

**Meeting Minutes:
Door County “Smart Growth” Plan
Land Use Work Group – 1st Meeting
February 4th, 2008**

1. Open meeting/introductions.

The first meeting of the Land Use Work Group was held in the Sturgeon Bay Library Basement, 107 S. 4th Avenue, Sturgeon Bay, Wisconsin, on Monday, February 4th, 2008. The meeting started at 6:20 p.m.

Present:

Last Name	First Name	Agency
Beller	Martha	Property Owner
Benson	MaryLee	Washington Island, Town of
Fortin	Guy	Community Wind Energy, LLC
Heimbecher	Mark	Clay Banks, Town of
Statz	Dennis	White Lace Inn
Steinberger	Bob	Gardner, Town of
Vandertie	Bill	Property Owner

Also present:

Mariah Goode, Door County Planning
Becky Kerwin, Door County Planning

2. Brief Overview: “Smart Growth” Legislation and County Plan Development Process

Goode explained that the State of Wisconsin enacted the “Smart Growth” legislation in 1999. It requires certain municipalities to write a comprehensive plan by 2010 in order to guide land use decision-making and also requires consistency between the comprehensive plan and the zoning ordinance. Door County’s comprehensive plan process is guided by the county board-established adhoc Core Planning Committee (CPC). The CPC consists of one representative from each local unit of government and two representatives from the Door County Resource Planning Committee. The CPC is providing general guidance to the planning process, communication between the county and local municipalities, and review and approval of all work documents (i.e., element goals and actions, chapter drafts, vision statement, etc.). Documents developed to date that will also guide the planning process include the following:

- Public Participation Plan (adopted by the County Board in April, 2007)
- Draft Vision Statement. Four visioning sessions were held across the county between October 2006 and May 2007. Public input and ranking exercises were conducted regarding the county’s assets and vision for the future.
- Resource Report. Background information, data, maps, and projections required by the Smart Growth legislation.
- Inventory of Completed Municipal Plan Goals. A document that identifies similarities and any potential conflicts between the completed municipal plan goals.

These documents and more can be found on the comprehensive planning website located at http://map.co.door.wi.us/planning/comp_planning.htm.

3. Work Group Role in Development of County Plan

Goode stated that the work group role in the development of the county plan is to help draft the element vision statements and to help develop the element goals, objectives, and policies. The CPC will review all work group products, which will then be reviewed by the Resource Planning Committee, and ultimately by the County Board.

4. Review and Discuss Resource Report

Goode stated that the Resource Report, researched and written by Bay-Lake Regional Planning Commission, is currently in a very rough draft form. Planning Department staff will be doing a great deal of additional work over the next few months in order to develop the Resource Report into a final draft. When reviewing the report, be aware that the yellow high-lighted text in the report indicates notes or comments inserted by Mariah and Becky.

The final Resource Report will be one of two volumes of the county plan, from which readers will be able to get all of the objective, factual data about Door County required by the Smart Growth legislation. The other volume of the plan will contain the element statute language, vision statements, and goals, objectives, and policies.

The Introduction chapter of the report will give an outline/overview of the document and an explanation of the document organization. It will also briefly explain what the "Smart Growth" plan is and describe what is contained in each of the two volumes.

The Issues and Opportunities chapter contains a chart of the visioning meeting results and an explanation of the chart. The visioning meeting results were used to draft an overall vision statement and will also be used to guide the work group element vision statements. This chapter also contains general issues and opportunities identified from the visioning meeting results. The population information that is currently in the housing chapter will be moved to the Issues and Opportunities chapter.

Land Use Chapter:

Items discussed include:

- Post to the website, if possible: text of the 1995 Development Plan; Land and Water Resource Management Plan; Guide to Significant Wildlife and Natural Areas; county ordinances; parks/outdoor recreation plans; Farmland Preservation Plan; WDNR Door County Comprehensive Forest Plan.
- Land use regulations: include more in-depth discussion of zoning; Egg Harbor subdivision, building and sign codes; FEMA floodplain maps are being updated, process started about one year ago.
- Land use inventory: describe the 2005 – 2006 land use inventory process; Bay-Lake codes were used by almost all consultants and the county; may not be able to compare numbers from 1992 land use inventory due to different inventory processes used.
- Parcel values: get assessed values from 10 years ago from Real Property to compare with current assessed values.

5. Set next meeting date.

1:00 p.m. - 3:00 p.m., Wednesday, February 27th, 2008

Location: Door County Economic Development Corporation

6. Adjourn.

Meeting adjourned at approximately 8:15 p.m.

Minutes transcribed by Becky Kerwin, Door County Planning