

**Meeting Minutes:
Door County “Smart Growth” Plan
Land Use Work Group – 2nd Meeting
February 27th, 2008**

1. Open meeting/introductions.

The second meeting of the Land Use Work Group was held at the Door County Economic Development Corporation, 185 East Walnut Street, Sturgeon Bay, Wisconsin on Wednesday, February 27th, 2008. The meeting started at 1:05 p.m.

Present:

Last Name	First Name	Agency
Benson	MaryLee	Washington Island, Town Of
Chaudoir	William	Door County Economic Development Corporation
Dewitt	Paul	Gardner, Town Of
Fortin	Guy	Community Wind Energy, LLC
Heimbecher	Mark	Clay Banks, Town Of
Hippensteel	Ann	Sustain Door
Nelson	Monica	Forestville, Town Of
Seaquist	Jim	Seaquist Orchards
Statz	Dennis	White Lace Inn
Steinberger	Bob	Gardner, Town Of
Vandertie	Bill	Property Owner

Also present (facilitators):

Mariah Goode, Door County Planning
Becky Kerwin, Door County Planning
Rob Burke, UW – Extension

2. Review previous meeting minutes.

The minutes were accepted with no revisions.

3. Review/discuss visioning work completed to date.

Prior to the second meeting, the work group was to have reviewed the county visioning summary documents including the General Issues and Opportunities, the draft Vision Statement, and the County Visioning Summary – Parts A & B. The readings for the second work group are posted to the website located at http://map.co.door.wi.us/planning/Comp-Plan/work-group_reading.htm. Land use topics generally intertwined with most visioning responses.

Goode outlined the process for the development of the future land use maps. Planning staff will be working off of the current land use inventory maps and also incorporating the goals of the land use work group in that process. The maps will then go to the towns for their review. The land use work group will not be reviewing or analyzing these maps.

4. Visioning exercises re: work group topic area(s).

Goode explained that at this meeting the group would discuss the four questions listed below. She explained that an issue is a weakness that is internal to the county or it can be an external threat originating from

outside the county. An opportunity is a strength that is internal to the county or it can be an external trend that could be capitalized upon within the county.

- What words or phrases best capture your preferred future vision for the county with regard to this work group's designated topics?
- Within the context of your preferred future vision for the county, what are the key issues we currently face with regard to this work group's designated topics?
- Again, within the context of your preferred future vision, what opportunities are available to or should be pursued for the county?
- What strategies or action items might be employed to address those issues or take advantage of those opportunities?

What words or phrases best capture your preferred future vision for the county with regard to land use?

- clustered housing
- preservation of large open space areas, forests, woodlands, meadows, and agriculture
- safe drinking water
- self-sufficient community(ies)
 - more products made here and less trucking in of product
 - be self-sufficient at county level or "lower"
- preservation of historic sites
- preservation of what's left of the Niagara Escarpment
- controlled highway corridor development
 - particularly in southern Door
 - clustered commercial development – green/undeveloped space between pockets of development
 - no more "strip" development like south of City and between Fish Creek and Sister Bay
 - fewer access points
 - parking behind buildings; screened parking
 - safer for traffic to limit development in this way
- people making a living off the land but also taking care of it
 - particularly valued in future vision of southern Door residents
 - agriculture
 - non-metallic mining
- rural economic activity balanced with natural preservation
- preservation of small family farms and diversity of types of farms
- continue to support SWCD programs such as the nutrient management program to make sure rural economy/agricultural activity is environmentally sound
- adequate recreational lands (including bike paths)
- communities/neighborhoods, i.e., the ability to walk/bike to things

Within the context of your preferred future vision for the county, what are the key issues we currently face with regard to land use?

- loss of mid-size farms is happening/will probably continue
 - small/niche/local will survive
 - big/commercial will survive
- farms just under 1000 animal unit threshold – more renting by out-of-county farmers happening in southern Door, primarily to get rid of manure; growing of crops is secondary
- In mid-1940s, had probably 700 cherry growers in county. Now, about 60 cherry growers and about 20 apple growers.
- Water quality issues
 - Sanitarian system testing – need more staff to ensure it is done in a timely manner
 - ban steel tanks in Door County?
 - adequacy of septic system technology and standards – do state standards work here?
 - Well testing/drilling and water quality issues

- Geology
- current zoning supports land uses dependent on fossil fuel-burning cars
 - limited supply of inexpensive oil in the world
 - need to change/adapt lifestyles to allow people to get what they need without driving (or with driving vehicles powered by alternative energy)
 - more transportation options – paths connecting residential and commercial areas, etc.
 - more land uses that don't require automobile transportation
- aging and potentially decreasing year-round population
- housing and land costs
- zoning – cluster housing regulations in ordinance now need revising (density bonuses)
- preserving large tracts of land for environmental corridors
 - development is here and there, fragmented and fragmenting natural resources
 - how do we get the money to do this?
- we need increased employment and housing opportunities to retain youth – we have a lack of good-paying, year-round jobs and a lack of affordable and different housing options
- lack of light industrial sites in most areas of the county does not foster new business opportunities
- zoning restrictions regarding business types that can be established, particularly on ag. properties
- workforce issues – primarily, numbers needed not available and skills needed not available
- commuter population (Door County to Green Bay)/bedroom community development (particularly in southern Door)
- retiring baby boomers

Again, within the context of your preferred future vision, what opportunities are available to or should be pursued for the county?

- eco-tourism
 - very “big” now
 - kayaking, astronomy, bicycling
- agriculture – preservation of, tourism related to, and provision of food for community
 - use best crops locally
 - some of the best vegetables are grown here (peas, sweet corn, snap peas) but most leaves the county for canning/distribution elsewhere
 - fruit, too – cherries, apples, berries
 - zoning that will allow “mixed-uses” on farms so food can be processed on-site where it is grown
 - zoning needs to be more flexible
 - more home businesses need to be allowed
 - marketing Door County products – see the Door County Coffee & Tea example
- develop entrepreneurial efforts
- look at making zoning more flexible – mixture of uses, lot sizes
- enact county zoning that encourages agriculture and clustering
 - look at Brussels (and Union?) – see how separation of lot size from density is working
- look into “service” industries for senior residents and visitors
- more business incubators across the county – northern Door (maybe arts-related?) and southern Door (maybe ag-related?)
- organics industry – take advantage of increasing awareness/sales/interest
- rail transport from Milwaukee to Green Bay – extend to Sturgeon Bay?
- promote products that make sense for manufacturing in Door County

What strategies or action items might be employed to address those issues or take advantage of those opportunities?

- Projects like the video regarding manufacturing jobs that is currently being produced (DCEDC project) for students
- IT technology improvements (county RFP re: fiber optic)
- Kevin Kiehnau – consulting with Organic Valley – improve organics opportunities/knowledge in county

- Bees – problems with dying populations nationally (another argument in favor of organic farming – pesticides, etc. may be partial cause) – can we do anything to help our local producers?
- Support small businesses, small agricultural operations that produced things that we need here
- Education regarding local purchasing support
- Affordable housing – look into variety of options:
 - Small lots
 - Clustered housing
 - Square footage requirements
 - Other zoning tools
 - Reclaim abandoned homes (redevelopment opportunity)
 - Financial assistance programs
 - Education needs to happen
- No more development along highways.
 - Preserve open space along highways
 - Communities should have green space between them
 - Any development should be well-screened
 - Door County is starting to look like “every place” USA
- Signs – get rid of billboards
- Biking trails along state/county roads
- Don’t allow uses that negatively impact farming (i.e., residential developments)
- Quarries need to be regulated so as to impact neighbors as little as possible (hours of operation, etc.)
- Sewer/water provision as much as possible
- Manufacturing wages in Door County are lower than Green Bay – educate business owners
- When/if technology infrastructure improves – get “clean” businesses to locate here, like insurance companies
- DKBEP projects
 - Movie re: manufacturing
 - Home-building project
 - Skill building
 - Do more projects like these
- Incentives/ways to get NWTC or other graduates to come/stay here
 - Loan forgiveness, etc. – areas do this all the time for health care workers and teachers
- Support orchard industry more
 - Make sure zoning and other regulations are not impeding
 - Work to grow these industries
 - Local restaurant use
 - Orchards fall into “niche” and “commercial” producers on scale/size of operation

5. Set next meeting date.

1:00 p.m. - 3:00 p.m., Wednesday, April 2nd, 2008

Location: Sturgeon Bay Library - Jane Greene Room

6. Adjourn.

Meeting adjourned at 3:00 p.m.

Minutes transcribed by Becky Kerwin and Mariah Goode, Door County Planning