

**Meeting Minutes:
Door County "Smart Growth" Plan
Economic Development and Housing Work Group – 3rd Meeting
April 10, 2008**

1. Open meeting/introductions.

The third meeting of the Economic Development and Housing Work Group was held in the Sturgeon Bay Library, Conference Room, 107 S. 4th Avenue, Sturgeon Bay, Wisconsin, on Thursday, April 10, 2008. The meeting started at 10:03 a.m.

Present:

Last Name	First Name	Agency
Konkel	David	Aircraft Owners and Pilots Association
Ozburn	Paul	Property Owner
Perlman	Sam	Door County Economic Development Corporation
Rogers	Rick	Sustain Door

Also present:

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

2. Review previous meeting minutes.

The minutes were accepted with no revisions.

3. Review previous meeting visioning exercise results:

- a. **Draft element vision statement.**
- b. **Issues.**
- c. **Opportunities.**
- d. **Draft goals.**

Before the meeting, work group participants were to have reviewed the results from the work group visioning and other discussion exercises conducted at the 2nd meetings on-line at http://map.co.door.wi.us/planning/Comp-Plan/work-group_reading.htm.

Comments/discussion on the draft element vision statements, issues, opportunities, and goals/action items comprised most of the meeting.

Vision statement discussion

No changes were suggested to the draft vision statement compiled from the second work group meeting discussions.

Issues, opportunities, and goals discussion

- Basic job skills are lacking in northeast WI generally (and probably other areas of state, country).
 - People want to work but lack fundamental skills such as:
 - knowing how to dress properly for work
 - punctuality/timeliness
 - attendance
 - a general sense of responsibility
 - Bay Area Work Force Development is developing a pilot program to improve these skills.

- Door County Job Center already offers some training locally to develop these skills.
- Get NWTC “graduate” information.
 - Number of students enrolled in which courses and degree programs.
 - Where do people go after completion of course/degree?
- Tourism industry
 - Extending the tourism season requires more infrastructure
 - Need more businesses that stay open longer and more employees to staff.
 - Extended visits possible due to increasing fuel costs
 - Tourists will require more entertainment/recreation to keep them here for longer visits.
- Zoning issues
 - How much land is available for economic development? (commercial and industrial zoning)
 - How much agricultural land is available for new agricultural uses?
 - Density decrease requests, particularly for multi-family developments, may be in part due to towns not wanting to install/extend sewer
- Education
 - Many groups to educate about housing and economic development needs
 - Elected officials
 - Residents
 - Tourists
 - Education of (potential) tourists could be just considered “marketing” – need to make sure marketing conveys messages we need/want to convey
 - Seasonal residents
 - Many seasonal residents do get involved in recreational, conservation, arts activities – need to figure out how to get them involved/interested in housing and economic development issues!
 - One issue we need to tackle in education efforts is taxation
 - Where do our tax dollars go?
 - How does this compare to other areas in Wisconsin?
 - Another issue: beach and water quality issues, which affect economic development
 - Education here for towns and residents, such as impact phosphorus has an algal bloom (need to educate re: collective impact)
 - Education regarding shared septic systems (DNR prefers to see shared septic systems).
- Regulatory changes
 - All zoning codes, not just county, need to be amended to be more favorable to affordable housing and economic development
 - Changes to date (e.g., City of Sturgeon Bay) have been just to make sure code is less of a hindrance to zoning – we need to provide incentives or maybe mandates, not just get rid of impediments
 - What maximum density can the county support? Do a study here similar to Dutchess County, NY study (examine hydrology, soil types, etc. to figure out homes per acre that county’s geology can support without sewer/water).

4. Review and discuss goals from completed municipal plans:

- a. Compare with initial draft of work group goals.**
- b. Identify goals to add to county plan.**
- c. Identify topics/goals not addressed by municipalities or work groups.**

Work group attendees and facilitators agreed that this topic/discussion would be undertaken at the next meeting.

5. Set next meeting date.

10:00 a.m. – 12:00 p.m., Thursday, May 8th, 2008

Location: Sturgeon Bay Library – Basement

6. Adjourn.

Meeting adjourned at approximately 11:15 a.m.

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