

**Meeting Minutes:  
Door County “Smart Growth” Plan  
Land Use Work Group – 3<sup>rd</sup> Meeting  
April 2, 2008**

**1. Open meeting/introductions.**

The third meeting of the Land Use Work Group was held in the Sturgeon Bay Library, Jane Greene Room, 107 S. 4th Avenue, Sturgeon Bay, Wisconsin, on Wednesday, April 2, 2008. The meeting started at 1:00 p.m.

**Present:**

Last Name	First Name	Agency
Benson	MaryLee	Washington, Town of
Chaudoir	Bill	Door County Economic Development Corp.
Heimbecher	Mark	Clay Banks, Town of
Hippensteel	Ann	Sustain Door
Statz	Dennis	White Lace Inn
Steinberger	Bob	Gardner, Town of

**Also present:**

Mariah Goode, 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 2<sup>nd</sup> meetings on-line at [http://map.co.door.wi.us/planning/Comp-Plan/work-group\\_reading.htm](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 the remainder of the meeting.

Vision statement discussion

The vision statement needs to include more specific/clear reference to keeping connected natural spaces – wildlife habitat *and corridors*.

The vision statement should discuss the needs of businesses more explicitly. For example, businesses need to have sufficient land available for business expansion and/or establishment in order to provide the goods and services (and jobs) we expect/want as a community. Also, businesses need to be assured the ability (within reason) that they will be allowed to operate in order to provide those goods, services, and jobs.

The vision statement should more explicitly note protection/quality of drinking (ground) water and surface waters.

## Goals/actions discussion

- Transportation-related goals need to clearly state that:
  - We want/need to protect highway corridors as high-speed, limited access corridors
    - Traffic safety reasons (speed, cross-traffic, intersection issues)
    - Road function reasons (i.e., those highways were meant to be high-speed, limited access roads)
    - Aesthetic reasons (open/green space between communities, no “sprawl,” etc.)
  - The Airport Improvement Plan, accepted years ago by the County Board (as presented by a consultant hired to do the study), needs to be supported and move forward – no steps have yet been taken to implement it. The runway re-orientation and expansion will improve economic development expansion/retention efforts. Up to 98% funding is available currently – who knows how long that will be true!
- The new plan, once complete, should be used:
  - To “check” new developments and subdivisions against – see if they fit vision, goals, etc.
  - To guide decisions regarding requests for:
    - Rezoning
    - Text amendments
    - Conditional use permits
    - Variances
  - Staff should do staff reports – with recommendations – for issues going to public hearing (text and map amendments, conditional use permits, variances), using the plan as the basis for the recommendation.
  - Agendas should include an “executive report” (condensed version of staff report) – brief explanation/overview of agenda item, including staff recommendation
- County board involvement – Planning Department should provide an annual update (in addition to the written annual report) to the full county board (not just the RPC) on Smart Growth plan implementation
- Re-word goal language regarding 10- and 20-acre lot size requirements for agricultural and natural resource areas. Instead of talking about “eliminating” large lot size requirements, the goal should read that the county will look to replace those requirements with zoning regulations that allow:
  - Agricultural operators to earn the income necessary to retire (ability to sell off some land)
  - Agricultural and natural resource protection by decreasing large-lot fragmentation of those areas
  - Aesthetically-pleasing open space areas to be retained
- Look into Brussels/Union-type ordinances that separate lot size from density, perhaps in combination with a requirement that those homes be clustered
- Examine Door County Zoning Ordinance regulations regarding allowance of single-family residence split-offs and lot creation for family or farm workers to see if they need to be amended in order to achieve original purpose
- Would Exclusive Agricultural zoning district preserve more farmland than some other ideas that have been raised? It is working in Clay Banks.
- Goal on p.21 regarding agriculture – vineyards should be included with orchards.
  - County should pursue/support viticultural designation that Eric Fowle – Niagara Escarpment Resources Network – was working on
  - Make sure zoning ordinance does not make it difficult for vineyards to be established in conjunction with processing and selling
- Make sure zoning ordinance does not make it difficult to keep/re-use/move old cottages/cabins (for example, eliminate square footage requirements for such dwelling units)
- Goal on p. 22 regarding workforce issues
  - Need to state specifically that we want to try to recruit more young families/workers into the county
  - We should be actively leveraging the arts/cultural industry and the adult education institutions/ opportunities that are in the county – use those resources to improve/enhance economic development efforts or attract people
  - “Door County University” idea (also brought forth by Historical and Cultural Resources Work Group) – include common/central registration and marketing as strategies
- Goal on p. 22 regarding ecotourism – add “birding” in list of activities

- Highway corridor development should use “reverse” frontage roads (development along highway takes access from frontage roads that are located behind the development)
  - Would beautify any new development or even some of the existing development (parking and driveways could be behind development, land along highway could be used for screening landscaping, etc.)
  - Would ensure safe traffic movement for areas already developed (existing driveways could be eliminated) and any new areas that might be developed

**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.**

**1:00 – 3:00 p.m., Tuesday, May 6, 2008**

Location: Sturgeon Bay Library – Conference Room

**6. Adjourn.**

Meeting adjourned at 2:50 p.m.

*Minutes transcribed by Mariah Goode, Door County Planning*