

**Meeting Minutes:
Door County “Smart Growth” Plan
Agricultural & Natural Resources Work Group – 4th Meeting
May 7, 2008**

1. Open meeting/introductions.

The fourth meeting of the Agricultural & Natural Resources Work Group was held in the Sturgeon Bay Library, Jane Greene Room, 107 S. 4th Avenue, Sturgeon Bay, Wisconsin, on Wednesday, May 7, 2008. The meeting started at 8:05 a.m.

Present:

Last Name	First Name	Agency
Buchholz	Aaron	WDNR
Guillette	Gale	Union, Town of
Heimbecher	Mark	Clay Banks, Town of
Konkol	Dale	Door County, Soil & Water
Leonard	Steve	The Ridges Sanctuary
Miller	Annie	Liberty Grove, Town of
Overdahl	Ron	Washington, Town of
Paitrick	Mary	Door County Economic Development Corporation
Plzak	Chris	WDNR
Sigmann	Peter	Sustain Door
Skadden	Nancy	Town of Gardner resident
Volenberg	Dean	UW-Extension
Whitford	George	Nasewaupsee, Town of

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 and discuss goals from completed municipal plans for comparison with and potential inclusion in the county plan:

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

Meeting attendees agreed that the Core Planning Committee’s comments with regard to the agricultural and natural resources work group’s goals – listed below – should be incorporated:

- Wording throughout this section (and others where similar language appears) regarding decreasing lot sizes should be re-worked so as to clarify that the intent is to:
 - Separate density from lot size requirements, but not increase overall density.
 - Allow smaller lots to be parceled off. Those lots should be clustered.
- Re: the vision statement, there was some discussion as to the meaning of the word “critical” with regard to agriculture. It was agreed that the word was probably appropriate – “critical” agricultural

resources could include areas with good soils, or agricultural operations located in proximity to other agricultural operations, etc.

Next, the work group reviewed the 1995 (current) Door County Development Plan goals and the 14 state comprehensive planning goals. Discussion of those documents as well of the goals from completed towns' plans and other issues ensued as follows:

- State goal #12 (balancing private property rights with conservation and other community goals) is a big issue.
 - Farmers needing to sell as much land as possible to offset retirement expenses.
 - PDR/TDR programs might be best way to accomplish goal #12.
 - Farmers need to make more money off of selling land for agricultural production (versus selling it for development).
 - World-wide food shortage issues – perhaps this may happen.
 - Maybe some form of this work group should continue so as to provide input regarding specific implementation measures and programs undertaken.
- Summary goal A4 from summary of completed towns' plans is key.
- Plan language is often – but perhaps needs to be – wishy-washy.
- Environmental corridors
 - Plan should include language that those corridors will be updated/approved.
 - Use the Natural Areas group map(s) rather than BLRPC for both the Resource Report and for plan implementation. (Maybe still need to review/update those.)
 - Look at using environmental corridors as an overlay district?
- Criteria for re-zoning – RPC should have list of standard questions, issues (in conjunction with staff reports based on plan)
 - Reasons for re-zoning should be spelled out by district
 - Reasons for individual re-zonings should be written on decision document
 - Ensure land is free and clear of chemicals before a re-zoning can occur?
- Garbage collection and recycling – impact on water
 - How do we make sure we're not covered in garbage?
 - How do we make it easier for people to get rid of things they want to get rid of?
 - Explore/study models such as Free-Cycle and Re-Store.
- We need to update the county's Farmland Preservation Plan!
- Identify most productive farmland by soil type and provide incentives to keep that as agricultural in use (or disincentives to develop)
- Promote cluster wastewater treatment systems – mini-sewer systems (i.e., City of Green Bay examples)
- Problem: the best farmland (soil depth, etc.) is often the best land for residential development!
- Require studies of developers before allowing agricultural/natural resource land to be rezoned or developed
 - Shift burden of proof to conditional use permit applicants, persons petition for zoning amendments, etc. rather than to RPC (i.e., City of Sturgeon Bay environmental impact studies)
 - Applicant has to convince RPC
 - Make sure farmers have an out, a way to make sure they can sell their farm.
 - Reduce the uncertainty of outcomes from the developer's viewpoint, so that farm land doesn't become virtually "unsaleable."
- Wetlands – buffer areas
 - Stepped setbacks depending on district, use
 - Even in unzoned areas (through land division ordinance)
- Need local involvement at state level regarding agricultural preservation standards revision specifically and in general (maybe Legislative Days – more follow-up from team leaders, etc.)
- LaCrosse and Calumet counties are doing pilot projects testing the Working Lands Initiative recommendations – look at those results

- Air quality should be on list of intergovernmental cooperation issues to tackle
- Mining – tell people that they can give mines their construction site spoils for mine reclamation
 - We should inventory existing sites and their status; maybe some could be designated as “holding” sites for fill

4. Set next meeting date, if necessary.

The designated tasks for the work group being complete – developing a draft vision statement and agreeing upon goals related to agricultural and natural resources – it was deemed unnecessary to hold further meetings.

5. Adjourn.

The meeting adjourned at 9:50 a.m.

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