

**Meeting Minutes:
Door County “Smart Growth” Plan
Land Use Work Group – 4th Meeting
May 6, 2008**

1. Open meeting/introductions.

The fourth meeting of the Land Use Work Group was held in the Sturgeon Bay Library, Conference Room, 107 S. 4th Avenue, Sturgeon Bay, Wisconsin, on Tuesday, May 6, 2008. The meeting started at 1:05 p.m.

Present:

Last Name	First Name	Agency
Benson	MaryLee	Washington, Town of
Fritschler	John	Property Owner
Hippensteel	Ann	Sustain Door
Overdahl	Ron	Washington, Town of
Statz	Dennis	White Lace Inn
Steinberger	Bob	Gardner, 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 land use work group’s goals – listed below – should be incorporated:

- Re: the overall goal of preserving large tracts of land, we need to be careful as to how this is done – if we don’t keep a low tax base, it will be even harder to keep/attract younger people here.
- Re: discussion of allowing smaller/denser development, there should be clarification that this type of development should be in/near existing developed areas, etc.
- Re: improving drinking water quality, perhaps the county should undertake a study of the carrying capacity of the county with regard to both water quality and quantity. Some information regarding these issues may already be available; that information should be widely disseminated to local officials and the public.
- Re: general discussion in the land use section (and others) regarding supporting “niche” or “specialty” agriculture – we need to make sure that it is clear that larger, more traditional agricultural activities can, will, and should also be supported.

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:

- Add to the land use goals the idea of creating an “R4” workforce housing zoning district, possibly along the lines of what Sister Bay is doing. R4 wouldn't be placed on zoning maps, but would rather be created as an option within the zoning text for which property owners/developers could petition to establish on their property. The only or primary use allowed would be workforce housing.
- Consider requiring use of this R4 district (or some other affordable housing provision) when someone is petitioning to rezone to commercial; the new R4 district would need to be located within that community for workers.
- Add to land use goals exploration of potential requirements for developments (subdivisions, multiple occupancy developments, etc.) to designate a certain percentage of the units/lots to be sold/rented to low- to moderate-income residents.
- Who/when/what defines what is ecologically significant? The plan should include language re: when/how those determinations will be made – makes sense that multiple agencies would have to agree.
- Add to the goals the Brussels goal (last goal, p.40) regarding monitoring senior needs.
- Add “beaches” to the #3 summary goal on p.38.
- Add the Brussels goal from p. 40 re: working with neighboring towns, etc. to ensure compatible growth summary goal A2.
- Add language to the effect that the county will “provide through land use regulations the potential for a broad range of housing choices to meet the needs of the community” to summary goal B1.
- Add language in the goals section re: encouraging “green” building, including LEED programs (both LEED for homes and for neighborhoods) and the Green Build program.

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 land use – it was deemed unnecessary to hold further meetings.

5. Adjourn.

The meeting adjourned at 2:55 p.m.

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