

**WASHINGTON ISLAND ZONING AND PLANNING  
COMMITTEE MEETING  
February 26, 2024 – 6:30pm  
Washington Island Community Center Rutledge Room &  
Virtual Option, Call in Instructions Below  
AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES** of the January 19, 2024 meeting
- 4. CORRESPONDENCE:**
- 5. ACTION ITEMS**

- a. Town of Washington Comprehensive Plan                      Discussion/Motion**  
Draft revisions, additions and corrections to the Town of Washington Comprehensive Plan document. Draft goals and objectives based on Comprehensive Plan Survey results. Review input from various community wide resources and town departments.
  
- b. FEMA Flood Plain Map Revision                                      Discussion Only**  
Review proposed changes to the flood plain map ordinance. County is required to adopt the revised ordinance in order to remain certified in the National Flood Insurance Program (NFIP).
  
- c. Opening for WIZAP Committee    Discussion/Motion**

- 6. REPORTS/ANNOUNCEMENTS**
- 7. COMMUNITY INPUT**
- 8. BOARD INPUT**
- 9. NEXT MEETING:** Suggestions?
- 10. ADJOURN**

MORE THAN TWO TOWN BOARD MEMBERS MAY BE PRESENT  
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Posted February 21, 2024

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**WASHINGTON ISLAND ZONING & PLANNING  
COMMITTEE MEETING - Meeting Minutes  
Wednesday February 2, 2024  
Rutledge Room, Washington Island & on line.**

**1. CALL TO ORDER:** The meeting was called to order at 6:01 PM by Chairman Doug Hansen

**MEMBERS PRESENT:** Michael Kickbush, Doug Hansen, Connie Smith, Larry Kahlscheuer, Susan Kokenowski

**MEMBERS ABSENT:** Andrew Kehren, Susan Buchanan

**OTHERS PRESENT:** Peter Sownie, John Larsen.

**2. APPROVAL of AGENDA:** The agenda was approved as written. Motion by Kickbush, 2<sup>nd</sup> by Kokenowski. **Motion passed** unanimously.

**3. APPROVAL OF MINUTES:** The minutes January 19, 2024 meeting were approved as amended. Motion by Smith, 2<sup>nd</sup> by Kokenowski. **Motion passed** unanimously.

**4. CORRESPONDENCE:** Email from Brandon Robinson with sample plan documents from other communities.

**ACTION ITEMS:**

**5. a. Town of Washington Comprehensive Plan** – Reviewed vision statements and comprehensive plans from other communities. Reviewed survey questions and a draft copy of the TOW Comprehensive plan. Committee to write goals and objectives based on Questions 10/11, 12, 15, 16/17, 18/23, 20, 22, housing, healthcare services, outdoor junk & light pollution.

WIZAP to seek additional input from various town services for TOW Comp. Plan as well, see list below. Wastewater Committee (John Larsen), Environmental Input (Steve Waldron), Farming (Washington Island Observer Articles), Map of cultural & historical places (Chamber of Commerce), REA (Robert Cornell), WIPD (Tyler McCrane), EMS (Gary Schultz), WIFD (Peter Nehlsen), Parks Committee (Connie Smith), Health (Carrie Andersen), Town Equipment & Facilities (Jon Mann).

**5. b Implementing Comprehensive Plan Goals & Objectives.** – A future meeting will be help to discuss the topic of outdoor junk.

**5. c. Opening for WIZAP Committee** – No action taken.

**6. REPORTS/ANNOUNCEMENTS:** None.

**7. COMMUNITY INPUT:** None.

**8. BOARD INPUT:** Doug Hanson reiterated his request to have substantial dialogue about out door junk around Washington Island.

**9. NEXT MEETING:** February 26, 2024 at 6:30pm.

**10. ADJOURNMENT:** Motion by Kokenowski, 2nd by Smith. Meeting adjourned at 8pm.

Respectfully submitted,

Michael G. Kickbush AIA

Secretary

Washington Island Zoning & Planning Committee

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**RE: School Follow up**

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**Brandon Robinson** <brobinson@baylakerpc.org>

Mon, Feb 19, 2024 at 2:20 PM

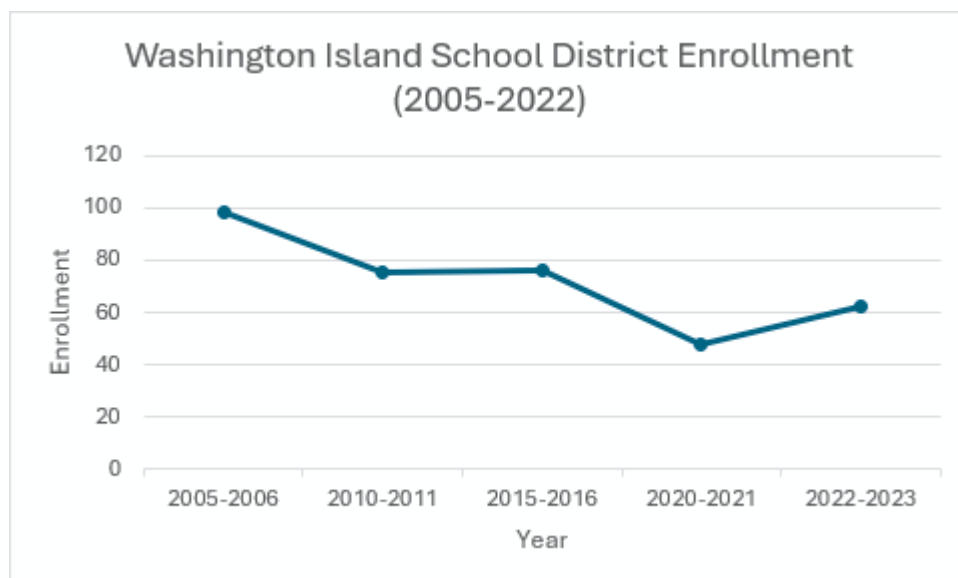
To: WIZAP Committee &lt;wizap@washingtonisland-wi.gov&gt;

Cc: DOUG HANSEN &lt;doughansen202@gmail.com&gt;, Larry Kahlscheuer &lt;lkahlscheuer@washingtonisland-wi.gov&gt;

Sorry for the late response as I was out the 2<sup>nd</sup> half of last week. Here is a table of the information for the school district. We did not chart enrollment for every year, but instead gathered data every 5 years beginning in 2005 (with the exception being the 2022-23 school year). This information is found in the table below and chart below. Source is Wisconsin Department of Public Instruction.

Washington Island School District Enrollment (2005-2022)

Year	Enrollment
2022-2023	62
2020-2021	48
2015-2016	76
2010-2011	75
2005-2006	98



Let me know if you have any questions.

**Brandon Robinson**

Executive Director

Bay-Lake Regional Planning Commission

1861 Nimitz Drive | De Pere, WI 54115

920-448-2820, Ext. 105 | [brobinson@baylakerpc.org](mailto:brobinson@baylakerpc.org)



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**From:** WIZAP Committee <[wizap@washingtonisland-wi.gov](mailto:wizap@washingtonisland-wi.gov)>

**Sent:** Thursday, February 15, 2024 1:01 PM

**To:** Brandon Robinson <[brobinson@baylakerpc.org](mailto:brobinson@baylakerpc.org)>

**Cc:** DOUG HANSEN <[doughansen202@gmail.com](mailto:doughansen202@gmail.com)>; Larry Kahlscheuer <[lkahlscheuer@washingtonisland-wi.gov](mailto:lkahlscheuer@washingtonisland-wi.gov)>

**Subject:** School Follow up

Hi Brandon,

Checking to see if you have followed up with the school to get the needed information for the plan. WIZAP has written a draft introduction and draft vision statement for the town board to approve at their February 21 meeting. WIZAP's next meeting is on February 26 at 630 and we plan to start working on goals and objectives.

Thanks,

Mike

## Zoning and Planning Committee Town Plan 2024

### Care Facilities: Healthcare

- The Island and Door County have a current shortage of caregivers for the elderly and special needs population which will continue to be an issue and possibly worsen as the baby boomers age out of being able to provide these services and move into needing those services. We will need to get creative with future caregivers. Caregiver shortage is WICHP's #1 need presently on the Island.
- Support Services will continue to be needed and foresee an increased need as the baby boomers age. These services would include:
  1. Meals/Nutrition: Congregate or home delivered
  2. Transportation: On and off the Island
  3. Exercise opportunities
  4. In Home Supportive Care Services
  5. Communication: Telephone, computer, internet, etc. so can stay connected to loved ones near and far
  6. Socialization (other than a bar setting) and intergenerational events are in demand and will continue to grow. WICHP currently addressing these needs.
- Continued support of medical and ancillary services
  1. Dental/dentist
  2. Eye doctor
  3. Audiology
  4. Health clinic with DCMC—possibly expand on Island services to meet the growing need of older adults who want to remain here and age in place
- Community health services via WICHP will continue to grow as the population ages and there will be an increased need. Since I started in 2011 the over 65 population was about 33% on the Island and currently is around 40%. If this trend continues, WICHP's services will remain in demand and continue to expand.

It's all about  
the Island



# Washington Island Observer

June 29-July 5, 2023

Volume Forty-three, Number thirteen

\$2.00

## Town to 'Reopen' Public Lake Access at End of Roads

By Karen Yancey

The Town Board unanimously voted at its June 21 board meeting to hire a surveyor to re-identify all land owned by the town at the end of Island roads and replace signs informing the public of these lake access sites.

"This will not be popular," said Larry Kahlscheuer, town board member. "But the community deserves its property back."

Kahlscheuer, who proposed the motion, said that the town board had originally passed a similar motion in 2009 but it had not been implemented. Some of the signs were removed and are still in the town's shop, he said.

Doug Hansen, a long-time island resident, said that there are 14-16 of these lake access points owned by the town, most at the end of town roads. He said that many of them have been taken over by adjacent property owners, and some now had septic systems

and big boulders on them to discourage public access.

"There is going to be a lot of angry people in this community because they have squatted on town land," said Town Chairman Hans Lux. He said that adjoining landowners have also put up No Parking signs along the end of these roadways to discourage public use although the public has a right to park along the road and enter the lake on town property to launch kayaks, swim or engage in other recreational activities.

Once the Public Access signs are reposted, anyone who removes them could be arrested for the theft of government property, Lux said.

He noted that some of these town-owned properties, including the one at the end of Town Line Road, had once been used by the fire department to fill their trucks, but had been sold by a previous town board to a

private property owner and no longer provided access for the fire department or the public.

On another lake access issue, the Town Board failed to second a motion by Town Board Member Margaret Foss to reapply for a \$1 million federal grant to purchase the Nordheim property as a public park and beach. Board Member Loren Roznal said that the town could not afford the maintenance costs for another public park.

### Comprehensive Plan proceeds

The Town Board also unanimously approved a contract with Bay Lake Regional Planning Commission to proceed with a Comprehensive Plan for the island that would be developed over the next year, according to Lux. The plan will include surveying every member of the community about their opinion on a variety of issues.

Lux said that the Town Board's committees had submitted survey questions for the consideration of Bay Lake, who will develop the final survey. But he said there were so many questions submitted, he asked each committee to go back and limit the number of questions they would like the commission to consider to 10 or less.

Lux also said that he was going to arrange for a representative of Bay Lake to speak to the Town Board at an upcoming meeting to provide more details on the survey and other aspects of developing the Comprehensive Plan for the island.

The Town Board also voted unanimously to have Bay Lake complete a state required rating of town roads for \$1,100 because it would cost much more in staff time for the town to complete this rating.

*Continued on page 6*

## Island growers discuss the future of Island agriculture at Observer forum

By Steve Kretzmann

Wednesday evening, June 20, was a gorgeous evening to sit on the terrace in front of the TPAC and talk about food—specifically, growing and raising food on the Island. Four Island agricultural experts presented their varied takes on what growing food on the Island might look like 20 years from now. About 30 Islanders listened, discussed, and learned.

Jane Jessen, who organized and moderated the forum, introduced all four speakers, starting with Russell Rolfs, who runs Hoot Blossom farm with his partner Alessanura Rolfs. He noted that Hoot Blossom sells most of its produce to local restaurants, Mann's store, and directly to

consumers at the farmers' market and on Facebook. He believes that there is probably room for more small farms, commenting that Hoot Blossom could probably do enough business selling just lettuce. During later questioning, Rolfs did point out that there are significant barriers to starting a farm on the Island, including finding suitable land and housing.

Next up was Casey Dahl, who with his partner Shawn Murray operates Folktree Farm on Michigan Road. Like Hoot Blossom, Folktree raises vegetables for Island consumption, but Dahl and Murray also have a small orchard that supplies apples



PHOTO BY STEVE KRETZMANN

Island farmers and gardeners discussed the future of agriculture on the Island at an Observer-sponsored forum at the TPAC on June 20. Leading the discussion were forum panellists (l to r) Russell Rolfs of Hoot Blossom farm; Casey Dahl of Folktree farm; Joe Elmora, who raises cattle on the Island; and John Chapman, an avid gardener who experiments with improved irrigation and preserving methods.

for Island Orchard Ober in Ellison Bay. Dahl also works at Island Orchard, and he commented that the cider is sold all over Wisconsin, but the largest portion is sold on the

Island and in Door County. This demonstrates a model for how local products can reach a wider market but still support smaller local producers.

*Continued on page 5*

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Continued from page 1

### Island Growers

Changing gears, Joe Elmore, who raises cattle on land along Main Road, commented that he did not consider himself a farmer, since he doesn't raise food to make his primary living. He retired from conventional grain farming in east central Illinois, and now raises cattle mainly for pleasure and to sell to local consumers. Elmore was generally pessimistic about agriculture on the Island, pointing out that there is very little land suitable for profitable farming. He said that much of the land was ill-used by earlier generations who tried to farm potatoes and other crops on the Island. According to Elmore, they did not take care to replenish the soil—either through organic methods or with commercial fertilizers—so the Island has very little good farmland. He said that small farms and gardens might do OK, but there isn't much hope for larger-scale farming.

The final presenter was John Chapman, who represented the avid home gardeners of the Island. Chapman is particularly interested in technologies that enhance the ability of gardeners to increase the production and preservation of food for their own and friends' consumption. He brought samples of tubing and slow release spigots that efficiently water garden rows and keep vegetable crops healthy even in dry weather such as we've had recently. Chapman also uses freeze drying equipment to preserve and store his produce. He believes that for people who have the time and desire to learn efficient gardening techniques, raising a large share of their own food is a real possibility.

After the four presenters spoke, the audience questioned the panelists for another 30 minutes. Concerns ranged from how to control quackgrass to where small farmers can find grants and/or government aid to support starting and running a business. There was general agreement that it's wonderful to be able to access locally-grown food, and there may be room for more small enterprises, but that farming probably won't replace tourism as the Island's economic base.

Steve Kretzmann is Managing Editor of the Washington Island Observer. He can be contacted at editor@washingtonislandobserver.com

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June 16 thru Sept. 4				Washington Island Ferry Line			
TO ISLAND		TO MAINLAND		Friday Night Trips			
7:30 am	1:45 pm	6:45 am	1:00 pm	TO ISLAND		TO MAINLAND	
8:15 am	2:15 pm	7:30 am	1:30 pm	7:45 pm	Now thru Nov. 3	7:00 pm	
9:00 am	2:45 pm	8:15 am	2:00 pm	8:15 pm	Now thru Sept. 1	7:30 pm	
9:45 am	3:15 pm	9:00 am	2:30 pm	9:15 pm	Now thru Nov. 3	8:30 pm	
10:15 am	3:45 pm	9:30 am	3:00 pm	10:30 pm	Now thru Aug. 4	9:45 pm	
10:45 am	4:15 pm	10:00 am	3:30 pm	Saturday/Sunday Night Trips			
11:15 am	4:45 pm	10:30 am	4:00 pm	TO ISLAND		TO MAINLAND	
11:45 am	5:15 pm	11:00 am	4:30 pm	8:15 pm	Now thru Sept. 3	7:30 pm	
12:15 pm	5:45 pm	11:30 am	5:00 pm	Go to website or Facebook for schedule updates.			
12:45 pm	6:15 pm	12:00 pm	5:30 pm	<b>wisferry.com • 800-223-2094</b>			
1:15 pm	6:45 pm	12:30 pm	6:00 pm				



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## Fwd: 20 year plan

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**Michael Kickbush** <michaelkickbush@doorcountyvacationrental.com>  
To: wizap@washingtonisland-wi.gov

Wed, Feb 21, 2024 at 10:58 AM

----- Forwarded message -----

From: **Andrew Kehren** <andrewkehren@gmail.com>  
Date: Wed, Feb 21, 2024 at 9:05 AM  
Subject: 20 year plan  
To: <mkickbush@hotmail.com>, DOUG HANSEN <doughansen202@gmail.com>

Environmental Issues, (Steve Waldron p22)

Environmental issues that are currently affecting Washington Island and will likely continue to affect it in the next 20 years includes species loss. Washington Island is on a major migration route for neotropical birds traveling between Central and South America and North America in the spring and fall. One scientific deep dive into the effects of climate change on bird populations predicted about a third of our North American birds would benefit from climate change, about a third would maintain a stable population, and a third of bird species would become threatened or extinct. The number of birds in North America has already decreased by about 30% since 1970. Habitat loss and climate change are two of the primary drivers of extinction at this time. Invasive species that include gobies, quagga mussels, and zebra mussels have fundamentally changed the biology of Lake Michigan .This is unlikely to change in the next 20 years. Efforts to check the growth of terrestrial invasives such as spotted knapweed, autumn olive, and garlic mustard will need to be ongoing to contain their spread.

A climate change model for the Great Lake region made 20 plus years ago predicted that a wet spring would be followed by prolonged dry stretches in the summer followed by a wet fall. That was the pattern for the summer of 2023. We could be seeing a shift in the growing seasons. The level of Lake Michigan will likely become of greater concern to residents of Washington Island. As air temperature increases, the amount of ice protecting lake water from evaporation decreases. There is a good chance that an increase in precipitation (warmer air can hold more water) will not off-set increased evaporation and lake levels will fall.

Pilot Island, which has been managed by U.S. Fish and Wildlife Service since 2007, continues to be home to about 10,000 nesting cormorants. Bird guano has killed much of the vegetation and fouls surrounding waters. If historic buildings are restored, the nesting bird population reduced, many islanders believe air and water quality would improve along with sport fishing.

Police Dept, (Chief Tyler p30)

The Washington Island Police Department is located at 1045 Main Road. It consists of two full time officers. In the next twenty years, the Police Chief would like to see the department grown to at least three full time officers and one or two

part-time officers. A combined municipal building used to house the Fire Department, Police Department, Highway Department, and town office would also benefit the town.

The need for paved shoulders for bike safety is becoming urgent on the island roads. Sidewalks in town and around the ferry dock should also be installed. Gated public parking lots to collect parking fees for those visiting our community could solve the problem of parking as well as bringing in revenue.

Fire Department (Chief Peter p30)

The Washington Island Fire Department is located at 1291 Airport Road. It consists of a Fire Chief and volunteer firefighters who provide fire fighting and other emergency responses in the town. The increasing complexity of federal standards continues to put additional burdens on the resources of small town fire departments, to include WIFD. For example, every truck replaced in the last twenty years has been longer and taller than its predecessor as a result of the increasing burden of federal standards. Our truck bays were built in 1948 and 1960, sized for trucks contemporary of the time. Consequently, WIFD has had to sacrifice safety to fit our equipment in the existing space. This problem will have to be solved at some point.

Power/Electricity (Robert p29)

Power is available by the Washington Island Electric Coop on an individual basis.

I have spoken with both Gary and Christine. They will have their paragraphs to me soon.

-Andy

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Pass through the Door to Washington Island!



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## Fwd: DPW planning list

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**Michael Kickbush** <michaelkickbush@doorcountyvacationrental.com>  
To: wizap@washingtonisland-wi.gov

Tue, Feb 13, 2024 at 6:39 AM

----- Forwarded message -----

From: **Highway Department** <townshop@washingtonisland-wi.gov>  
Date: Tue, Feb 13, 2024 at 6:14 AM  
Subject: DPW planning list  
To: Michael Kickbush <mkickbush@hotmail.com>  
Cc: Town of Washington Office <townoffice@washingtonisland-wi.gov>

Continuous expenses  
Blacktopping  
Seal coating  
Equipment replacement  
Crushing

1 to 5 years  
Community center remodel  
Development of mountain park property  
Expansion of cemetery  
Improve boat launch area  
Expansion of airport maintenance building  
Mark out public access points  
Flush toilets Red Barn  
Redo traffic flow at landfill

5 to 10 years  
New town shop  
Addition on Firehouse  
Redesign Jackson Harbor Dock  
Pave Richter Forest walking trail

10 to 15 years  
Wastewater treatment

--

Pass through the Door to Washington Island!

# Island Map



Washington Island  
Chamber of Commerce  
2206 West Harbor Road  
Washington Island, WI 54246

[info@washingtonisland-wi.com](mailto:info@washingtonisland-wi.com)

## Website

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overcast clouds  
humidity: 68%  
wind: 8mph N  
H 23 • L 21

31°	44°	40°	44°
SAT	SUN	MON	TUE

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## update re: new county floodplain ordinance and maps

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GOODE, MARIAH <mgoode@co.door.wi.us>

Tue, Feb 13, 2024 at 9:58 AM

Hi, everyone –

I am writing to provide a correction to the information provided in the attached.

Based on recent correspondence with FEMA and DNR, the new floodplain ordinance and maps will become effective immediately upon passage by the county board, which we anticipate will be March 26, 2024.

I apologize for any confusion. Please let me know if you have any questions.

Thank you!

Mariah Goode, Director

Door County Land Use Services Department

Door County Government Center

[421 Nebraska Street](#)

[Sturgeon Bay, WI 54235](#)

Direct line: (920) 746-2224

Main office line: (920) 746-2323

FAX: (920) 746-2387

E-mail: [mgoode@co.door.wi.us](mailto:mgoode@co.door.wi.us)

Website: <https://www.co.door.wi.gov/164/Land-Use-Services>

Apply for permits on-line: <https://www.citysquared.com/#!/app/DoorCountyWI/landing>

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**From:** GOODE, MARIAH

**Sent:** Wednesday, February 7, 2024 1:38 PM

**Subject:** new county floodplain ordinance and maps

**Importance:** High

Greetings, town board chairs, town plan commission chairs, and town clerks!

As you may already be aware, the County of Door is required by FEMA to adopt a new floodplain ordinance and maps by May 8, 2024. I've attached for your review a packet of information about the adoption process, the ordinance, and the maps. This same packet will also be posted by tomorrow on our department website home page, <https://www.co.door.wi.gov/164/Land-Use-Services> .

The Resource Planning Committee hearing regarding adoption of the new ordinance and maps will be on Thursday, March 7<sup>th</sup> at 3:00 p.m. You are welcome to attend the meeting in person or virtually. A hearing notice with the meeting details will be sent to town clerks next week. Please note that while you are welcome to submit written and/or provide verbal testimony, the county has little to no say as to the content of the ordinance, and no say in the areas mapped as floodplain.

Please let me know if you have any questions.

Thank you!

Mariah Goode, Director

Door County Land Use Services Department

Door County Government Center

[421 Nebraska Street](#)

[Sturgeon Bay, WI 54235](#)

Direct line: (920) 746-2224

Main office line: (920) 746-2323

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**2024 Floodplain Ordinance Information.pdf**

11678K