



# 20-Year Comprehensive Plan Update

2019



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**Adopted:  
November 25, 2019**

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## Project Team

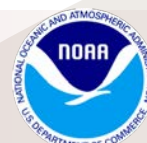
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## ACKNOWLEDGMENT

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# 20-Year Comprehensive Plan

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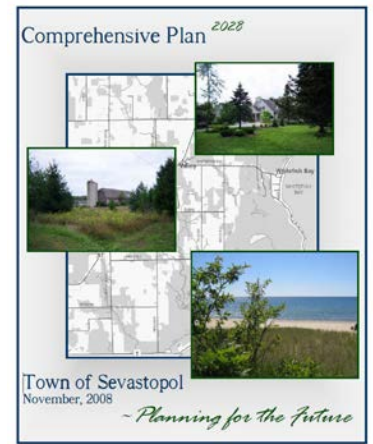


# 1. INTRODUCTION

## PURPOSE:

The *Town of Sevastopol 20-Year Comprehensive Plan* update was initiated in an effort to provide town officials and decision makers with a revised guide to the 2008 plan for managing the growth and conservation of the town and to meet the requirements within s. 66.1001, Wis. Stats. The comprehensive plan is a long-range policy document containing demographic data, current and potential development/preservation issues, along with strategies which will assist in achieving the town's 20-year vision.

The strategies of this town plan update were generated by utilizing prior planning efforts of the town, along with the combined knowledge of town citizens and local officials. Additionally, responses were utilized from an online interactive survey. The survey was also available at the Sevastopol Town Hall in paper form.

The flyer is titled 'YOUR OPINION MATTERS' and is for the Town of Sevastopol. It asks 'how do you want your Town to look in 20 years?'. It states that the town is updating its comprehensive plan and is asking for public input. It mentions an interactive on-line portal and a public input tool. It provides a QR code and a link to the ArcGIS Online Story Map: <https://arcg.is/1XlJST>. It also provides contact information for the Bay-Lake Regional Planning Commission (BLRPC) and the Town of Sevastopol.

**YOUR OPINION MATTERS**

*Town of Sevastopol - how do you want your Town to look in 20 years?*

Sevastopol is updating its comprehensive plan. This document will guide the Town's growth over the next 20 years. The Town is asking for your input on the course of the future development/preservation in the Town.

As a result, an interactive on-line portal has been created for citizens to voice their opinions. Information gathered through this public input tool will be used to help establish desired outcomes during this planning effort. The portal will be available until December 15, 2018. Please encourage your friends and relatives who live or visit the Town to provide input using this tool.

To access the Town of Sevastopol Community Feedback Portal, scan the QR code or visit <https://arcg.is/1XlJST> or <https://baylakepc.org/about/surveys>

For more information regarding the this planning effort, please contact:

Bay-Lake Regional Planning Commission  
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**BAY LAKE**

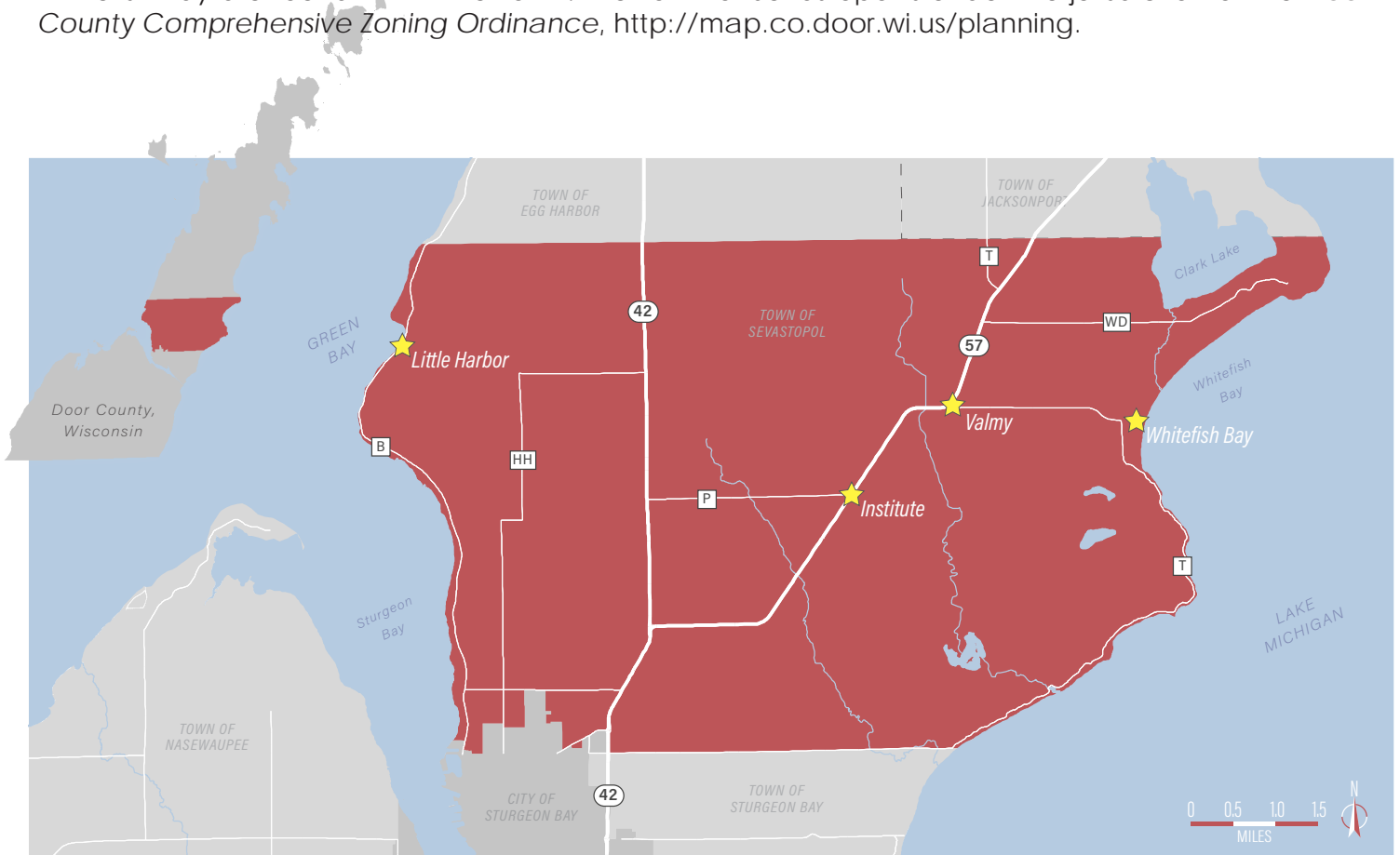
In order to allow the public instant access to this comprehensive plan, the Bay-Lake Regional Planning Commission (BLRPC) has established an ArcGIS Online Story Map. The Story Map is an interactive version of this plan that may be updated on an as needed basis. The ArcGIS Online Story Map for the *Town of Sevastopol 20-Year Comprehensive Plan* is accessible via the link below or by using the adjacent QR code.

<https://arcg.is/1XlJST>



# SEVASTOPOL SNAPSHOT

Located in central Door County, the Town of Sevastopol covers 91 square miles containing a combination of agricultural lands, undeveloped natural areas, state and county parks, and rural residential development. The unincorporated communities of Institute, Little Harbor, Valmy, and Whitefish Bay are found within the Town. The Town of Sevastopol is under the jurisdiction of the *Door County Comprehensive Zoning Ordinance*, <http://map.co.door.wi.us/planning>.



## Population (2019 Estimate)

**2,723**

Change from the 2010 US Census 2,628, or 3.6%

Source: U.S. Census; American Fact Finder

## Yr. 2040 WDOA Population Projection

**2,515**

Source: Wisconsin Department of Administration

## Median Age

**51.9**

Source: U.S. Census

## Total Housing Units

**1,943**

Change from the 2010 US Census of 1,859, or 4.5% increase

Source: U.S. Census; American Fact Finder 2013-2017 ACS 5-Year Estimates

## Yr. 2040 Household Projection

**1,188**

Change from the 2010 US Census of 1,138, or 4.4% increase

Source: Wisconsin Department of Administration

## MEDIAN HOUSEHOLD INCOME

**\$64,242**

Source: American Fact Finder, 2017 inflation-adjusted numbers

## Civilian Labor Force

**1,408**

Source: American Fact Finder 2013-2017 ACS 5-Year Estimates

## Unemployment Rate

**4.4 %**

Source: American Fact Finder 2013-2017 ACS 5-Year Estimates

## Largest Nonfarm Industry Education & Health Services

Employment: 346 or 25.7 %

Source: American Fact Finder 2013-2017 ACS 5-Year Estimates

# 2.

## LAND USE INVENTORY & ENVIRONMENTAL LANDSCAPE

*Agricultural, Natural, and Cultural Resources Vision:*

*Natural areas and open spaces provide recreational opportunities for residents and visitors and habitat for wildlife. Farming and orchards continue to be productive and economically viable sources of income for families and the community. Residential and commercial areas have been developed while protecting open spaces, preserving the scenery and panoramic views that define the community. Sevastopol has maintained its cultural traditions and continues to embrace its history through numerous area-wide events.*





## Agricultural, Natural, and Cultural Resources Strategy:

Goal: Maintain and protect the significant natural resources that characterize the town's natural landscape

Objectives:

- Preserve the natural resource base, primary environmental corridors, and surrounding agricultural lands, which contribute to the maintenance of the ecological balance, natural beauty, and economic well being of the Town.
  - Preserve water resources including watersheds, stream corridors, shorelands, floodplains, wetlands, and recharge areas.
  - Work with county, state, and other entities to preserve and protect the town's Lake Michigan and Green Bay shorelines from potential coastal hazards.
  - Protect floodplains and other areas having severe soil restrictions from development through local ordinances.
  - Preserve and protect Sevastopol's groundwater to ensure a long-term, viable source of potable water for current and future residents of the Town.
  - Provide education on, and assistance toward, practices that encourage the sustainable use of resources for future development within the town.
  - Regulate the type of commercial and industrial development in the Town to minimize the chances of groundwater contamination.
  - Discourage development that will interfere with important natural resources, including area lakes and streams.
  - Preserve existing productive agricultural resources and support the continuation of agricultural operations while minimizing environmental impacts.
  - Support zoning that encourages local family farm operations and small specialty farms to maintain agriculture as a productive part of the rural landscape.
  - Preserve and enhance wildlife habitats.
  - Preserve and protect the historic resources of the Town to promote the educational, cultural, and general welfare of residents of Sevastopol and provide for a more interesting, attractive and vital community.
- 
- 
- Encourage planning efforts with a resiliency mindset as a way to foster a town that would be able to withstand and recover from natural hazards.
  - Cooperatively work with federal, state, and county entities, along with other non-governmental organizations, to establish invasive species management programs, education, and outreach for control of non-native invasive species (e.g., Emerald ash borer, Gypsy moth, Wild parsnip, Phragmites, etc.).
  - Explore efforts that will assist with adapting to a changing climate.
  - Support green infrastructure practices such as extended retention of wetlands, retention ponds, rain gardens, and use of rain barrels.
  - Continue to work with advocates to protect and preserve the Niagara Escarpment.



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## Current Land Use:

The Town of Sevastopol accounts for nearly 33,750 acres of land. Approximately 90% of the town is undeveloped (primarily agriculture and woodlands). Residential land accounts for the largest portion of the developed land in the town, covering nearly six percent, or 1,910 acres, of the town's landscape. A land use inventory of the town is illustrated on the adjacent page.

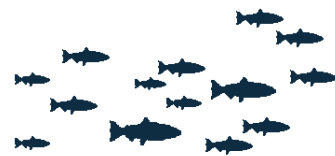
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## Natural Resources:

The town should utilize the *Door County Comprehensive and Farmland Preservation Plan 2035 (2015)*, which contains data and maps reflecting the town's natural resources. Resources include geology, topography, general soils and soil limitations, mineral resources, water resources (including watersheds, groundwater, and surface water), floodplains, significant natural areas, and threatened and endangered species.

The Town of Sevastopol contains approximately 16,000 acres of natural features when taking into account wetland areas, woodlands, open space/fallow fields, and water features.

- Woodlands account for 11,380 acres.
- Natural areas (e.g., wetlands) cover nearly 4,000 acres of the town.
- Water features (lakes, rivers, streams) make up about 645 acres of the town's land.
- The Town of Sevastopol spans the width of Door County, sandwiched between the waters of Green Bay and Lake Michigan. The town contains approximately nine miles of Lake Michigan shoreline on the Town's east border and nearly seven miles of Green Bay shoreline on the Town's western boundary. Adding to the maritime properties of the town, the Town's southwestern boundary includes the waters of Sturgeon Bay (an arm of Green Bay).

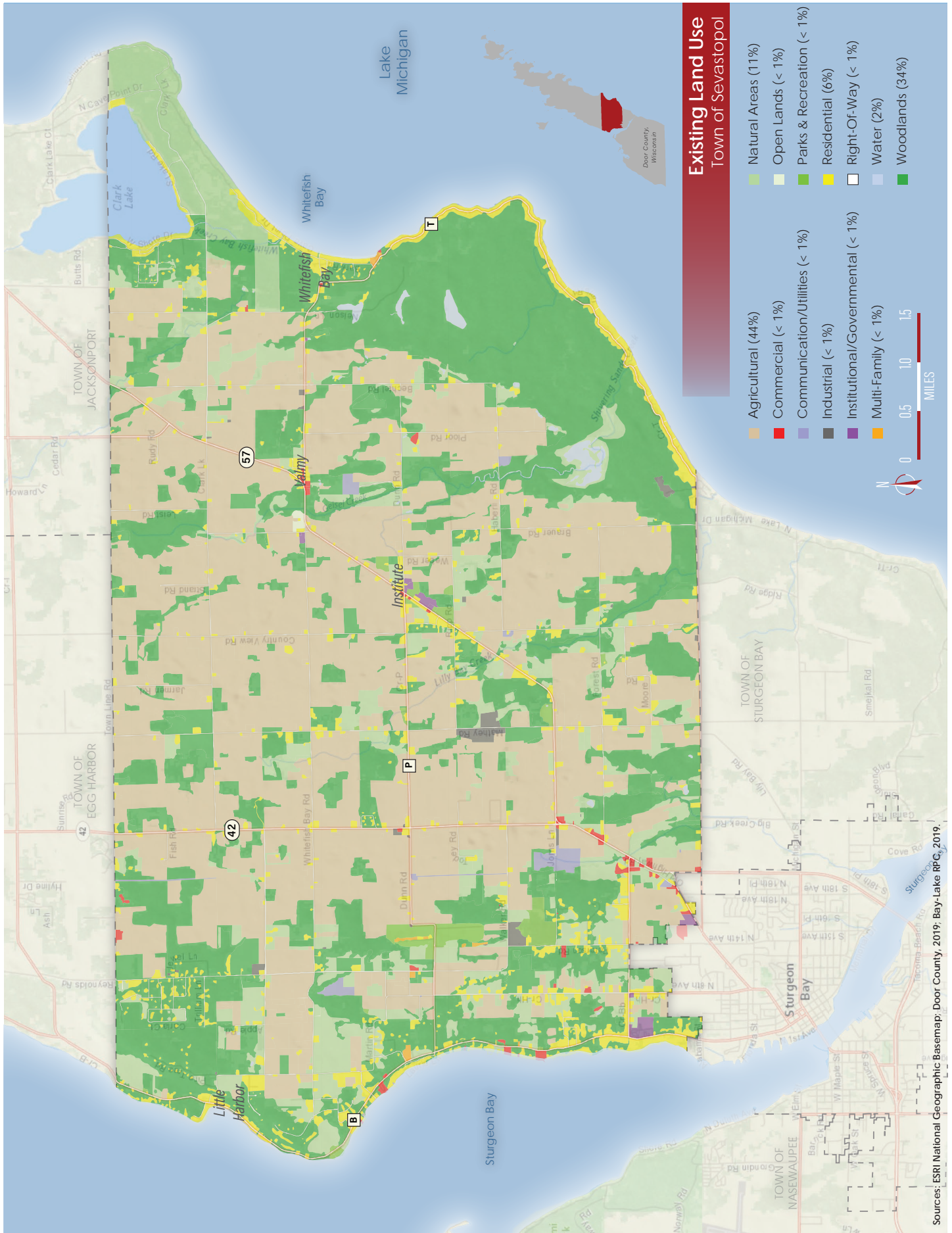


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## Agriculture:

- According to the 2017 Census of Agriculture for Wisconsin, there were 626 farming operations managing approximately 114,500 acres of land in Door County.
- Over 14,720 acres of land in the Town of Sevastopol are crops/pasture.
- More detailed information on agriculture, farm demographics, crops, prime agricultural soils, etc. for Door County and the town can be found in the *Door County Comprehensive and Farmland Preservation Plan 2035, Volume II: Resource Report*.





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### Environmentally Sensitive Areas:

Environmental corridors refer to several features:

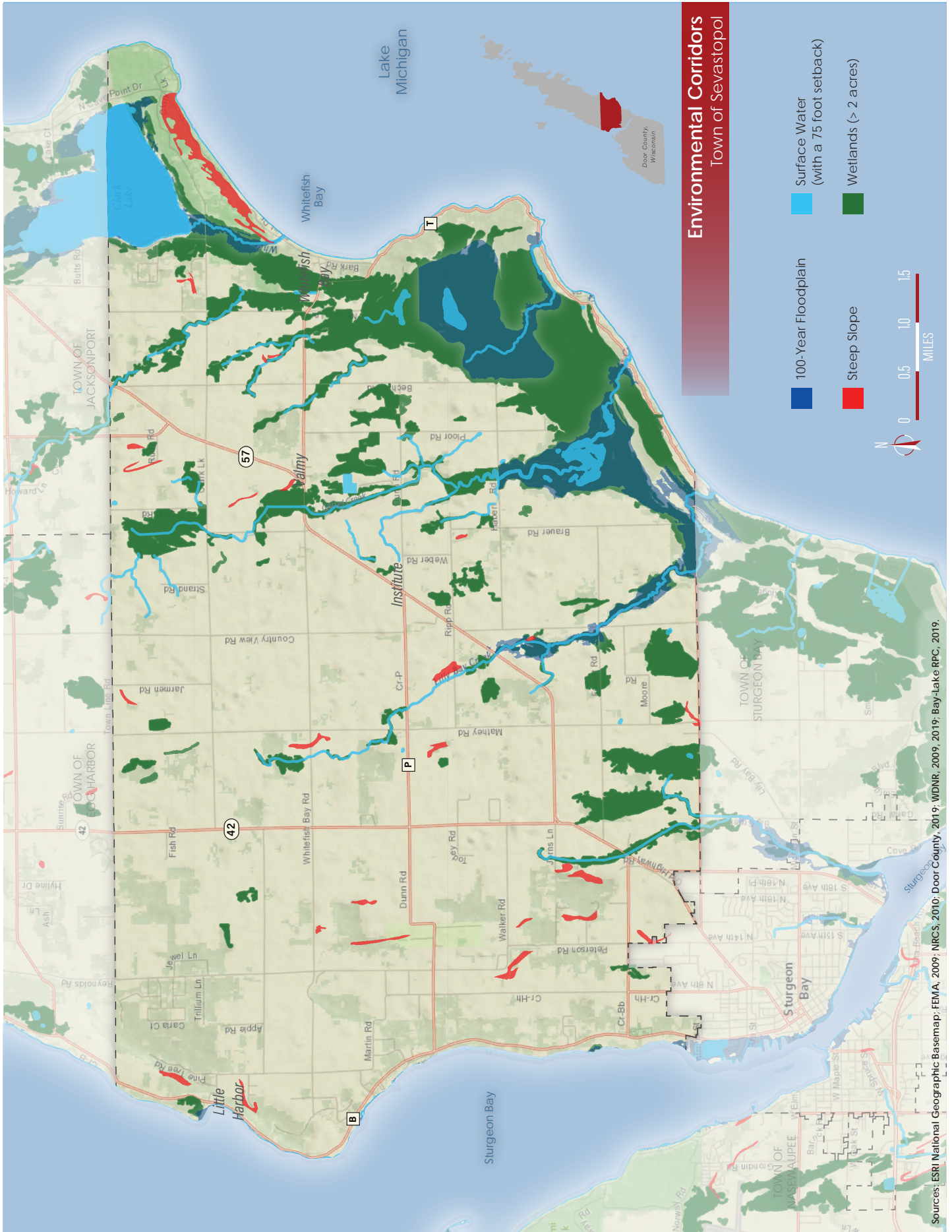
- Wetlands
- 100-year Floodplains
- Steep slopes (12% or greater), and
- a water setback for buildings



Collectively, these features serve as a guidance tool to promote protection of areas with environmental significance from other land use influences. These areas within the Town are illustrated on the adjacent page.

Source: Door County Soil and Water Conservation Department.

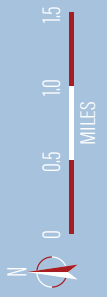




## Environmental Corridors

Town of Sevastopol

- Surface Water (with a 75 foot setback)
- Wetlands (> 2 acres)
- 100-Year Floodplain
- Steep Slope



Sources: ESRI National Geographic Basemap; FEMA, 2009; NRCS, 2010; Door County, 2019; WDNR, 2009, 2019; Bay-Lake RPC, 2019.

## Historical and Cultural Sites:

- The Wisconsin Historical Society recognizes 47 places of historic significance within the town, 15 of which were constructed before 1900.
- The Wisconsin Historical Society Division of Historic Preservation has identified 5 sites in and near the town which are on historic registers.
  1. A prehistoric site - listed in the National Register of Historic Places
  2. Four shipwrecks - listed in the national and state registers.

**The Farm** is “a living museum of rural America.” It offers educational and recreational activities on agriculture and animal husbandry.

**Wisconsin Motorcycle Memorial** is a one-acre memorial dedicated to Wisconsin motorcycle enthusiasts.

**Sevastopol School** was the first consolidated school district in Wisconsin north of Milwaukee.



## Significant Natural Features:

### Land Legacy Locations:

Land Legacy locations have been identified by the Wisconsin DNR as being ecologically significant.

The **Niagara Escarpment** runs along the western edge of Door County, right through Sevastopol. Its dolomite cliffs have been revealed at the former Leathem & Smith quarry property and the adjacent George K. Pinney County Park on Bay Shore Drive, and are highlighted as remarkable geological features.

**Shivering Sands** a 3,400-acre wetland that encompasses three lakes, several streams and springs, forested sand dunes, lowland conifer forest, sedge meadows and fens. It is rich in rare plant life and is home to many birds, mammals, frogs, and other wildlife.

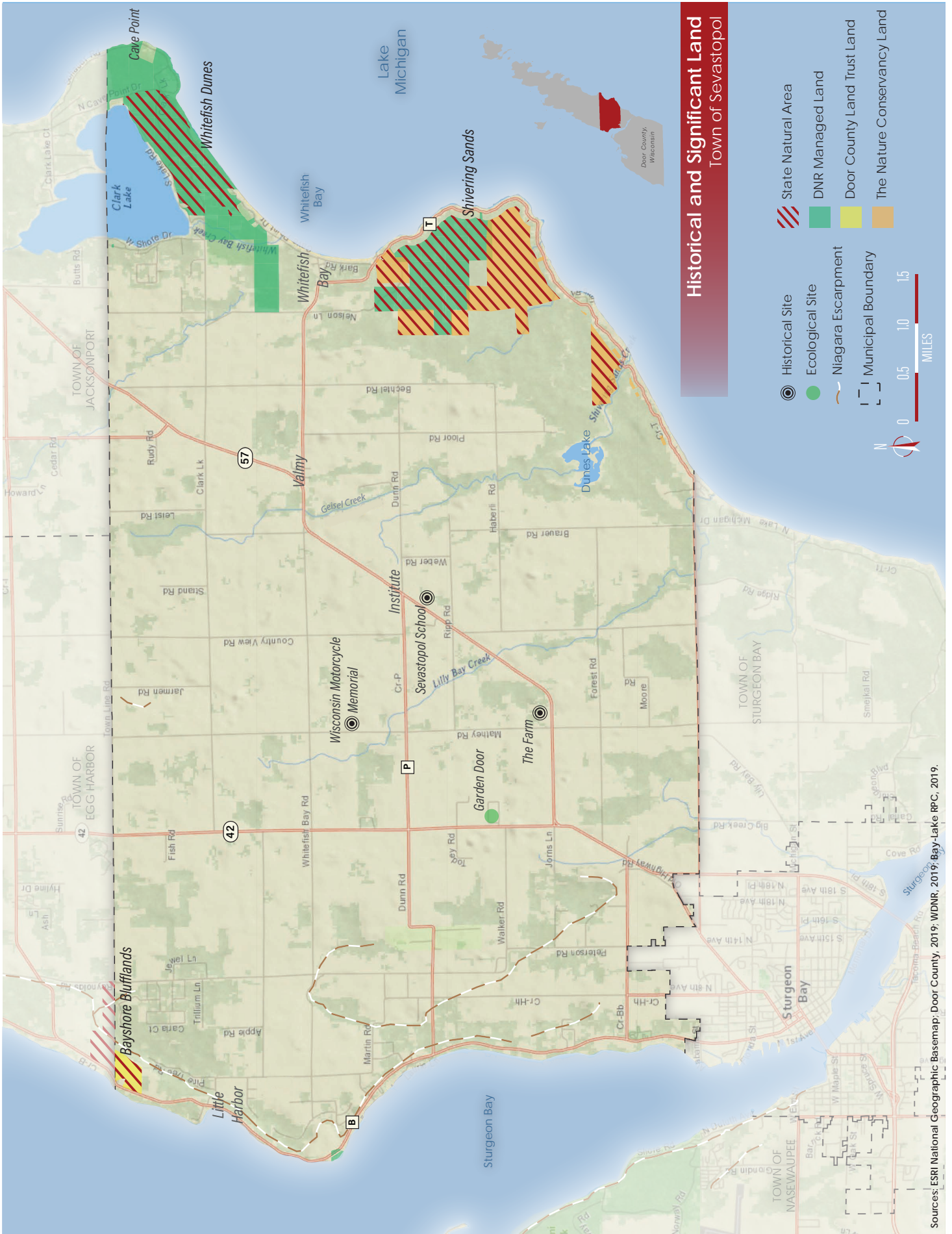
### Ecological Sites of Interest:

The **Garden Door** is a one-acre landscape and flower garden on the site of the Peninsular Agricultural Research Station (PARS). It is a cooperative project with the Door County Master Gardeners Association.

**Bay Shore Blufflands Nature Preserve** is operated by the Door County Land Trust. It is a functioning preserve and also offers views from a bluff of the Niagara Escarpment.

**Cave Point County Park** is possibly the most recognizable natural landscape of Door County. It's rock facing is continually being carved out by the violent waves of Lake Michigan crashing onto the shore and dissolving the limestone. It is a popular site for photographers and divers.

**Whitefish Dunes State Park** preserves the largest and most significant sand dunes in Wisconsin. The park contains a sandy lakefront, 14.5 miles of trails, a boardwalk to navigate through the wetlands, and a nature center.



Sources: ESRI National Geographic Basemap; Door County, 2019; WDNR, 2019; Bay-Lake RPC, 2019.

# 3.

## FUTURE LAND USE

### Land Use Strategy:

Goal: To preserve the rural character, protect natural and cultural resources, promote sustainable growth, maintain agricultural heritage, and leave a legacy that will enrich the lives of future generations.

#### Objectives:

- Protect and preserve rural character of Sevastopol.
- Ensure that development and redevelopment is done in accordance with the goals and objectives of the Comprehensive Plan.
- Protect prime agricultural lands and environmentally sensitive areas.
- Areas zoned Prime Agricultural currently have a 20-acre minimum lot size. Consideration could include the effectiveness in preserving farmland and land divisions that are affordable.
- Restore and preserve environmental corridors in order to protect water quality, provide wildlife habitat, and maintain rural character.
- Encourage conservation based development in the community.
- Promote energy efficient, sustainable development.





**Development Considerations:**

**Land Supply and Demand:**

Being a rural community, there is a significant amount of land available for future development within the Town of Sevastopol. Development pressures continue to be much higher in the western portion of the town because of the woodlands and overall quiet rural setting. The rural nature of the town offers itself to development as the demand for larger lot sizes and open space properties continues. This could impact the town’s ongoing efforts to preserve productive farmlands and areas that are sensitive to development into the future. Incompatibilities with farm and non-farm developments are also likely to occur as development pressures increase.

Overall, the majority of residents are content with the rural residential nature of the town and would like to see country living continue as a primary land use. The high demand for second/vacation homes in the town, however, will increase the amount of services that will be needed to accommodate future growth.

**Future Land Use Needs:**

The estimated acreage needed for potential future development within the Town of Sevastopol through the year 2040, in 5-year increments, is illustrated in the following chart.

- Future residential development was projected utilizing the town’s 2013 WDOA Household Projections at an average of 1.5 acres per dwelling unit. Commercial and industrial projections were calculated by comparing the ratio of current residential acreage to existing commercial and industrial land use acreage in the town.
- Analyzing the land use acreage changes that occurred in the town over the last 15 years, the conversion of agricultural lands to non-farm uses in the town have increased. It is unrealistic to predict specific acreage needs for each period due to the unsteadiness of growth. The town will continue to ensure that prime farmland is protected, while directing non-farm land uses to areas containing less productive soils.

Future Land Use Projections						
YEAR	RESIDENTIAL		COMMERCIAL		INDUSTRIAL	
	ACRES	TOTAL ACRES	ACRES	TOTAL ACRES	ACRES	TOTAL ACRES
2020	36.0	88.5	1.2	2.9	2.1	5.2
2025	57.0	145.5	1.8	4.7	3.4	8.6
2030	18.0	163.5	0.6	5.3	1.1	9.6
2035*	-	163.5	-	5.3	-	9.6
2040*	-	163.5	-	5.3	-	9.6



Source: Bay-Lake Regional Planning Commission, 2019

\* Note: As identified in the household forecast data of the Demographics and Housing section of this plan, the data indicates that the town is not projected to experience any new household growth between the years of 2030 and 2040. As a result of the WDOA projections, it is estimated that no additional town land would be used for new development.

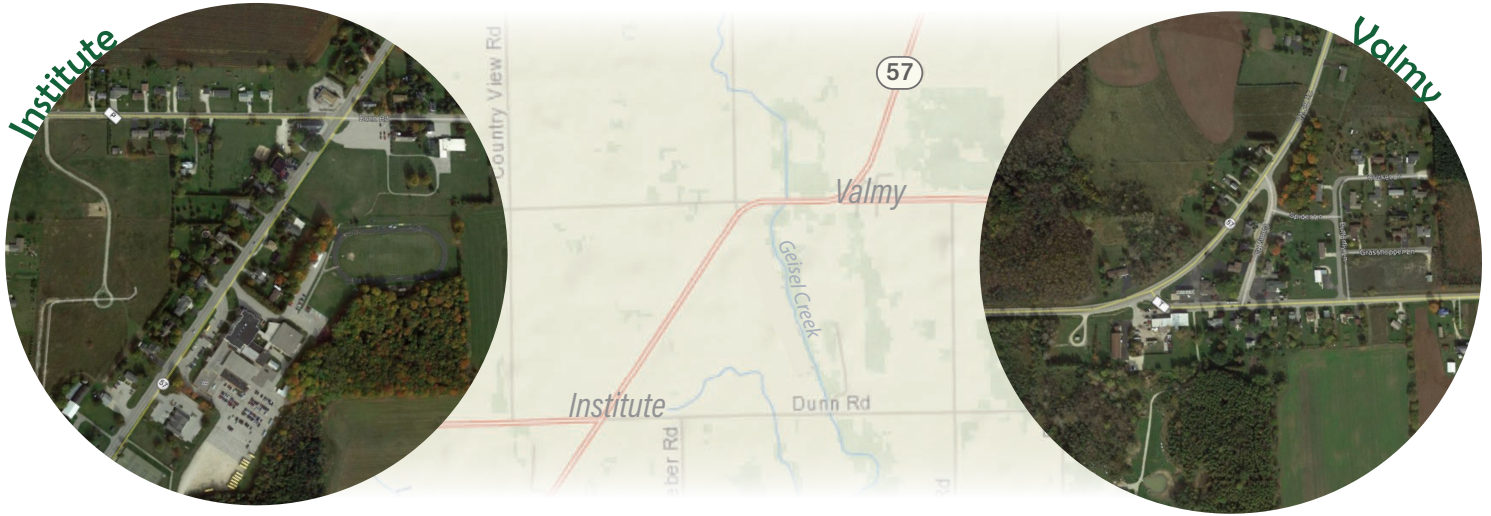


## Smart Growth Areas - Institute and Valmy:

Future development options within the crossroad communities encourage residential, commercial, and institutional (education and local government) development.

The following design standards are suggested for future development within Institute and Valmy:

- Improve connectivity by incorporating pedestrian and bicycle amenities, including sidewalks, trails, benches, bike racks, etc.
- Encourage businesses to provide attractive entrances and landscaped buffers between adjacent properties.



## Future Land Use Considerations:

Current land use issues and conflicts, along with anticipated trends, were used to establish a 20-year development scenario for the Town of Sevastopol. The future land use plan identifies recommendations for type and location of future land uses in the town leading up to the year 2040.

The following land use classifications and corresponding strategies were established in the creation of the 20-Year Land Use Plan map located in the center of this document. The town provided recommendations for these land use classifications that best represent the community's character and are in the best interests of the town and its citizens. These recommendations about future land use within the Town of Sevastopol should be carefully reviewed by the town when making decisions concerning future land use. The following categories of land use are associated with the Town of Sevastopol 20-Year Land Use Plan map.

1. Residential
2. Rural Residential
3. Mixed Use
4. Business
5. Agricultural
6. Parks and Recreation
7. Transportation
8. Woodlands/Natural Areas
9. Environmentally Sensitive Areas



It should be noted that the specified classification does not designate individual areas within the classification for development; rather, it designates the general area for that use to occur.

## Future Land Use Designations:

### RESIDENTIAL:

Identifies areas in the town currently consisting of concentrated development patterns and lands intended to be developed predominantly with single-family uses. The majority of the town's current dense residential developments are located along, and within close proximity to, the bay of Green Bay and Lake Michigan shorelines, or at the communities of Valmy and Institute. Some parcels designated as "Residential" on the 20-Year Land Use map may also contain duplexes, multi-family developments, or resorts.

- Proposed residential development within this designation is expected to follow the town's existing growth patterns and will primarily consist of single family homes within a subdivision setting or infill current vacant parcels.
- Future housing choices within these "Residential" designated areas may also include duplexes, condominiums, townhomes, multi-family, and housing for seniors, among others. On the original plan, the town suggested these additional housing types be encouraged near the STH 42 corridor, at the intersections of Dunn and Walker Roads, or at the intersection of STH 57 and Mathey Road.
- Any new residential developments should consider design that integrates the surrounding environmental features, or has a minimal impact on them.

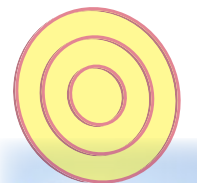
### RURAL RESIDENTIAL:

This future land use classification is intended to develop with predominantly single-family residential uses, generally on larger parcels. These areas are proposed adjacent to concentrated residential developments and are on lands consisting of primarily woodlands or less productive agricultural lands. Some of these areas have been platted or are beginning to develop at relatively lower densities. Development in these areas should continue at modest densities and be consistent with the rural character of these areas.



### MIXED USE:

Lands designated as mixed use are intended to accommodate a variety of activities including commercial, residential, and institutional (e.g., school, governmental offices, religious). Multiple uses may be permissible within the same structure, on the same site, or on an adjoining site. These areas contain concentrated growth and are situated at established crossroad communities in the town (i.e., Institute and Valmy) and adjacent to the Cherry Hills golf course at Dunn Road. Future growth in these areas should be consistent with the character of these communities, while limiting conflicts with existing land uses.



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## Future Land Use Designations:

### BUSINESS:

The town should ensure that future businesses meet the needs of both the residents of the town and the transient traffic. The primary location for new commercial development is envisioned along the STH 42/57 corridor from the City of Sturgeon Bay boundary to the split of the state highways. Designs for future business development along the proposed highway corridor should consider the use of frontage roads or other alternatives to limit the number of access points to the highway and to preserve the aesthetic views along the corridor.



### AGRICULTURAL:

Agriculture will continue to be one of the town's principal land uses where there are currently agricultural activities with few non-agricultural uses. These areas are not planned for non-agricultural development over the 20-year planning timeline. Lands in this category also contain residential uses compatible with agriculture. Agricultural and related operations in these areas should be protected by limiting non-farm development to low density levels.



### TRANSPORTATION:

Future dense developments are encouraged to include well-connected patterns that offer motorists several route options and avoid concentrating traffic on few roads. Well-connected patterns will also allow people to safely and efficiently navigate the Town's roads with and without personal vehicles. Development should encourage more active transportation (walking and biking) in their designs.

## Future Land Use Designations:

### PARKS AND RECREATION:

Identifies the state, county, and town recreation sites in Sevastopol. Future park and recreation needs will be dependent on development or an expressed need for additional public park and recreational facilities including nature exhibits, and protected historical and other cultural amenities. Consider Eco-tourism of threatened, natural environments in the town, such as the Niagara Escarpment, to support conservation efforts.

The town should continue to explore diverse recreation opportunities for its residents and visitors, both active and passive recreation. It is important for the town to ensure people of all abilities will be able to enjoy the parks and recreation facilities of the town into the future.



### WOODLANDS/NATURAL AREAS:

Lands including wetlands, woodlands, and public and private conservancy areas. The character of these regions should be protected by discouraging any development that would adversely impact the environmental quality or natural function of these areas.



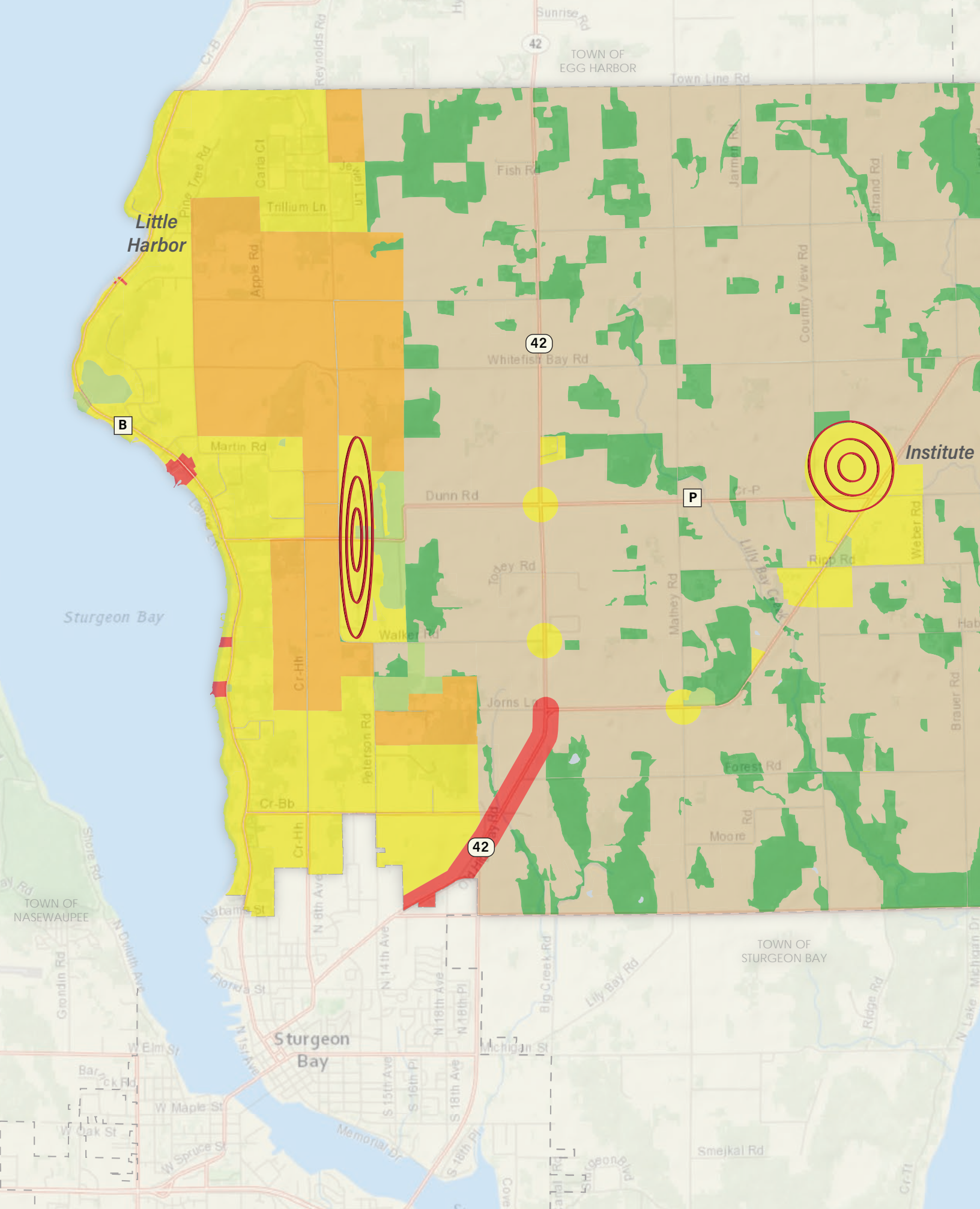
### ENVIRONMENTALLY SENSITIVE AREAS:

To ensure the rural character of the town is preserved into the future, environmentally sensitive areas such as wetlands, floodplains, stream corridors, and steep slopes should be protected from development. Future developments are strongly encouraged to integrate these natural areas into their designs.

The 20-Year Land Use Plan map and the natural resources section of this plan illustrate the environmentally significant lands (a.k.a. Environmental Corridors) within the town that are protected by state and county regulations.



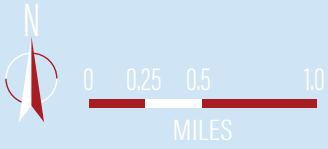
Source: Door County Soil and Water Conservation Department.





# 20-Year Land Use Plan

- Residential
- Rural Residential
- Mixed Use
- Business
- Agricultural
- Park/Recreation
- Woodland/Natural Areas
- Water Feature



# 4.

## IMPLEMENTATION

The Town of Sevastopol is under the jurisdiction of County Zoning, which is administered by the Door County Land Use Services Department, <http://map.co.door.wi.us/planning>.

The following actions are intended to be used as a general guide by local elected officials, the Town Plan Commission, or other entities assigned by the Town Board, to implement the goals and objectives found within this *Town of Sevastopol 20-Year Comprehensive Plan Update*.

### Action Plan:

- Administer the comprehensive plan's strategies and recommendations and monitor the statistical projections within the comprehensive plan. Conduct a minor update of plan components every 3 to 5 years and a complete update of the plan every 10 years per Wis. Stats. § 66.1001. Also, consider an annual report on the implementation and effectiveness of the comprehensive plan.
- Work to ensure that the town can implement plan goals and objectives.
- Conduct an annual review of, and amend as necessary, existing town regulations to coincide with the comprehensive plan. Also, consider the development of other town ordinances that could assist with plan implementation.
- Consider cooperative efforts with Door County, the surrounding towns, and the City of Sturgeon Bay regarding topics such as land use planning, provision of coordinated public services and facilities, and plan implementation.





# 5.

## DEMOGRAPHIC & HOUSING SUMMARY

*Housing Vision:*

*Sevastopol offers residential living choices in harmony with the town's natural environment. Single-family homes are the primary housing choice with additional well designed and well constructed alternative housing styles meeting the needs of a diversity of residents.*





**Housing Strategy:**

Goal: To encourage rural residential living choices in harmony with the Town's natural environment. Consider a variety of housing choices with well designed and well constructed alternative housing styles meeting the needs of the town's population.

Objectives:

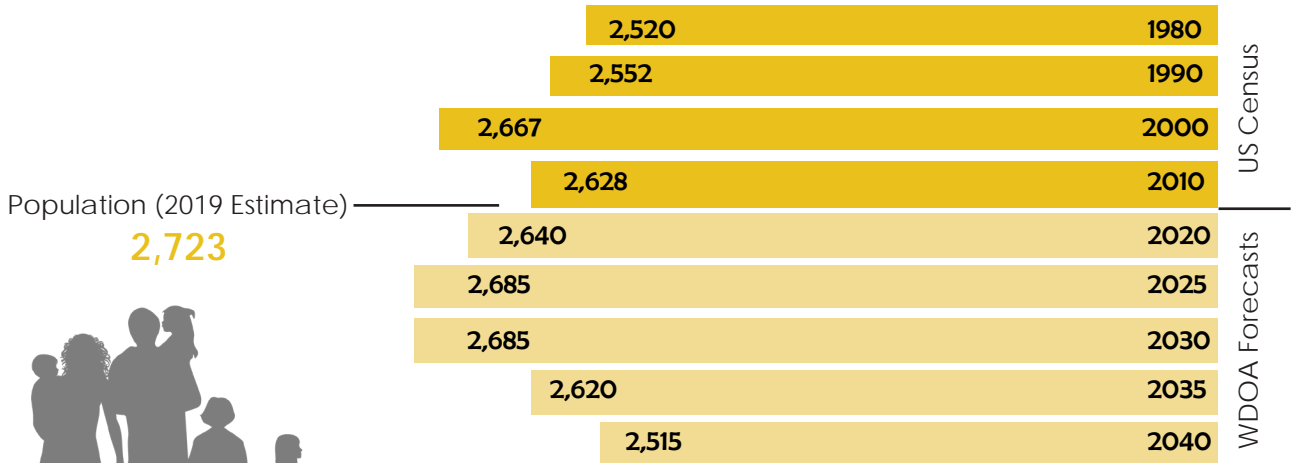
- Utilize the patterns presented on the Future Land Use map as a guide for development.
- Encourage new developments to provide abundant green space and access to planned trails.
- Encourage the integration of varied housing types within developments.
- Maintain housing values over time by promoting maintenance and rehabilitation of existing housing stock.
- The Town of Sevastopol enjoys a significant, yet manageable, rate of housing development.
- Promote the development of a range of housing choices to meet the needs of persons of all income levels, age groups, and needs.



**Demographic Summary:**

This portion of the document details Sevastopol’s population and housing trends and projections. These demographic characteristics are important in predicting future population and housing trends and their influence on the town’s infrastructure and community facility capacities, along with future economic development opportunities.

**Population Trends & Forecasts**



Source: U.S. Census; American Fact Finder

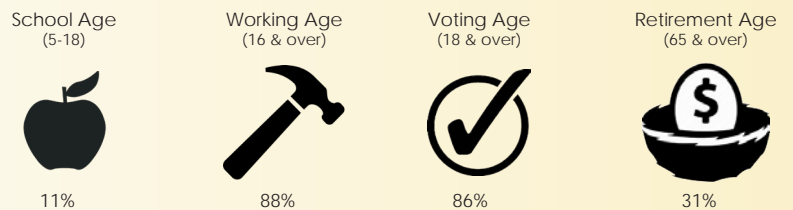
**Sevastopol's Seasonal Population**

With 634, or 34% of total housing units in the Town being used for seasonal purposes. The seasonal population estimate for the town is estimated at **1,465\* persons**

*(Seasonal housing units x Personal per household 634 seasonal housing units x 2.31 persons per household)*



**Town Age Distribution (2017)**



## Housing Summary:

### Historic Total Housing Units:

1990	2000	2010
1,395	1,554	1,859

### Occupancy Status (2010):

61% (1,138) Occupied units  
 39% (721) Vacant units  
 634 units, or 88% of vacant units, are used for seasonal, recreational, or occasional use in the town.



### Tenure (2010):

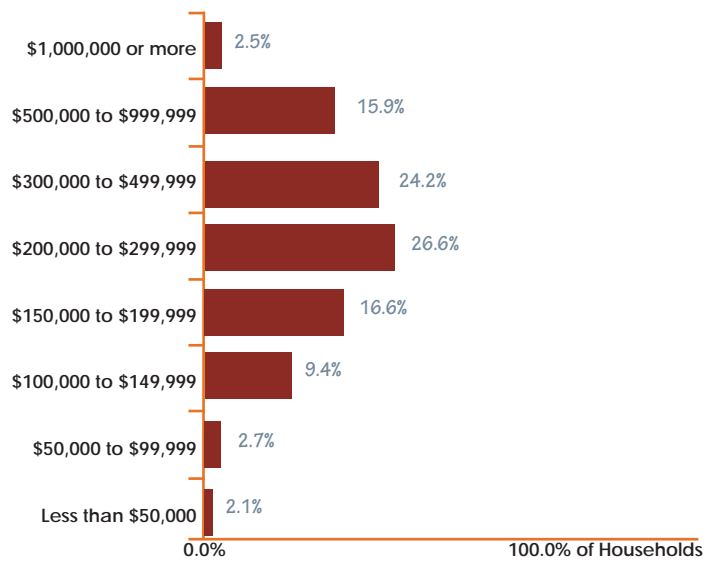
91% Owner-Occupied  
 9% Renter-Occupied

### Housing Units in Structure (2017):

95% 1 unit, detached  
 2% 2 units



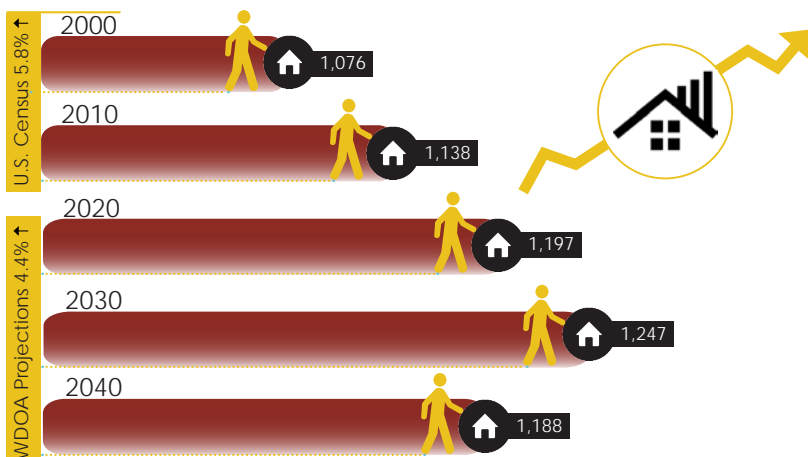
### Household Value (2017):



### Estimated Median House Value (2017):

Sevastopol	\$273,200
Wisconsin	\$173,200

### Historic & Projected Households by Decade:



Median Monthly Mortgage Costs  
 \$1,477

Median Monthly Gross Rent  
 \$912

# 6.

# ECONOMIC DEVELOPMENT SUMMARY

*Economic Development Vision: Sevastopol remains a rural, agricultural community that supports local businesses catering to residents and tourists. The town relies primarily on residential development to support its tax base. Commercial development occurs in harmony with the town's natural environment. Tourism continues to thrive due to the town's scenic character, recreational opportunities, and proximity to Lake Michigan and Green Bay.*



## Economic Development Strategy:

Goal: The town will remain a rural, agricultural community that supports local businesses catering to residents and tourists. The town primarily relies on residential development to support its tax base, while commercial development occurs in harmony with the Town's natural environment.

Objectives:

- Provide assistance to persons and organizations interested in developing new, or expanding existing, small businesses in the Town.
  - Enhance the natural character of the community to ensure the attractiveness of the Town to tourists.
  - Support Eco-Tourism in the Town. The Niagara Escarpment, rural/rustic bike routes, and state, county, and town parks provide opportunities to bring nature enthusiasts to the area that could spend money in the community at local restaurants, the farmers market, and other businesses.
  - Support local agriculture as an integral part of the Town's economy.
  - Follow the pattern on the Future Land Use map when evaluating locations for new residential and business development and to preserve suitable land for agricultural uses (e.g., giving development priority to lands where there is no history of farming and land that is inaccessible or too small to farm).
  - Support agriculture and tourism as preferred industries to provide local economic revenue at a minimal cost of service (i.e. infrastructure).
  - Support Agri-Tourism activities in the Town. Agricultural uses dominate the landscape in much of Door County. Given the strength of the agricultural economy, opportunities exist to offer tourists activities related to our agriculture, including: farmer for a day experiences, rural bed and breakfasts, roadside stands, horse boarding and trail riding, pick-your-own produce operation, corn mazes, pumpkin patches, wineries, cheese factories, etc.
  - Encourage local economic development opportunities that exist in harmony with Sevastopol's rural atmosphere and support the local tax base.
- Facilitate the establishment of agri-business and home-based businesses with concise ordinances that address consistency and compatibility with the character of the surrounding area, maintain the rural appearance of the landscape and minimize potential negative impacts (traffic, noise, odor, glare, signage, parking, truck deliveries, etc.).
  - Per the WDNR, there have been environmental incidences (spills or leaking underground storage tanks (LUST)) that have occurred in the town. Sixteen environmental repair program (ERP) sites remain open, while all other sites are closed or need no action. These sites may be evaluated and considered for continued or future business uses.



## Economic Summary:

### Total Labor Force (Sevastopol) (2013-2017, 5-year estimate):

1,408

Employed: 1,346

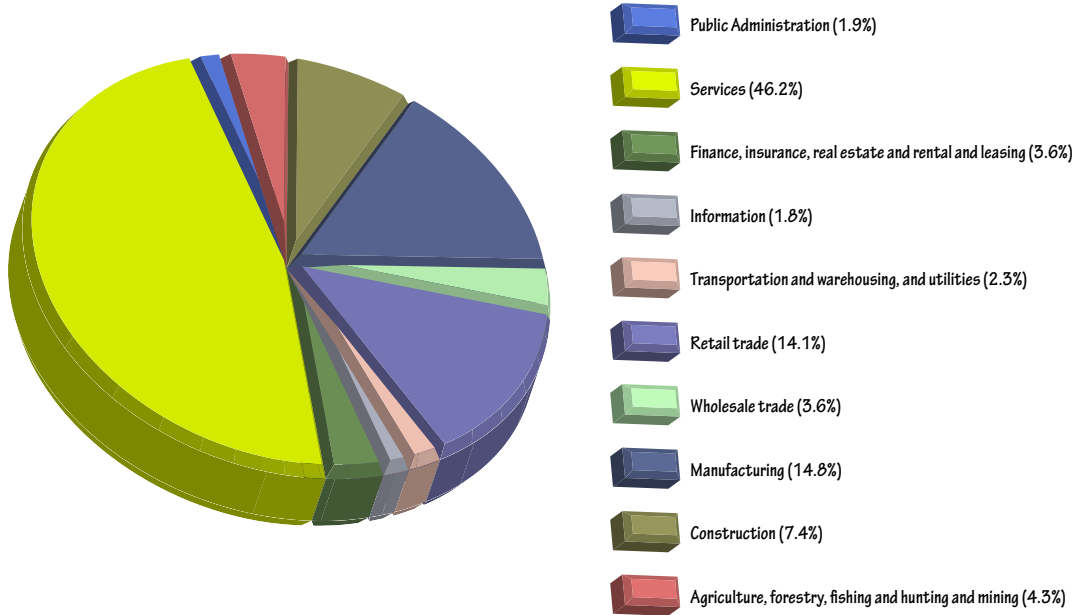
Unemployed: 62

4.4 %

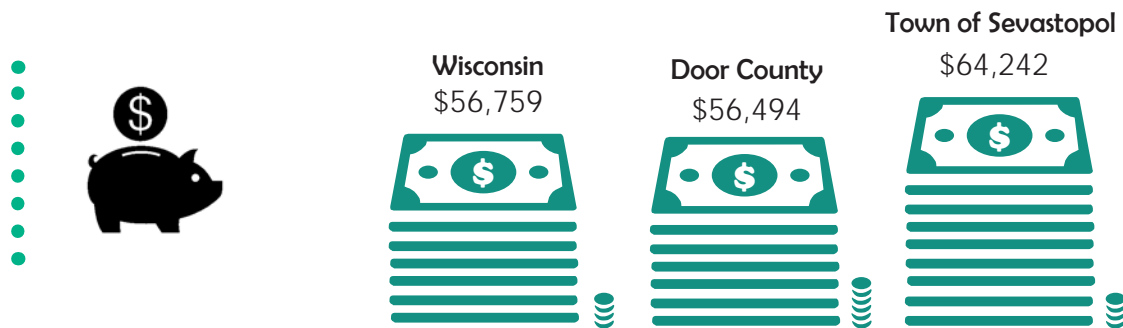
### Occupation (2013-2017, 5-year estimate):

- Approximately 32% of employed persons in the town are in management, business, science, and arts occupations. Sales and office occupations employ 23% of working residents.

### Employed Persons by Industry (Sevastopol) (2013-2017, 5-year estimate):



### Median Household Income:



### Education: Bachelors Degree or Higher

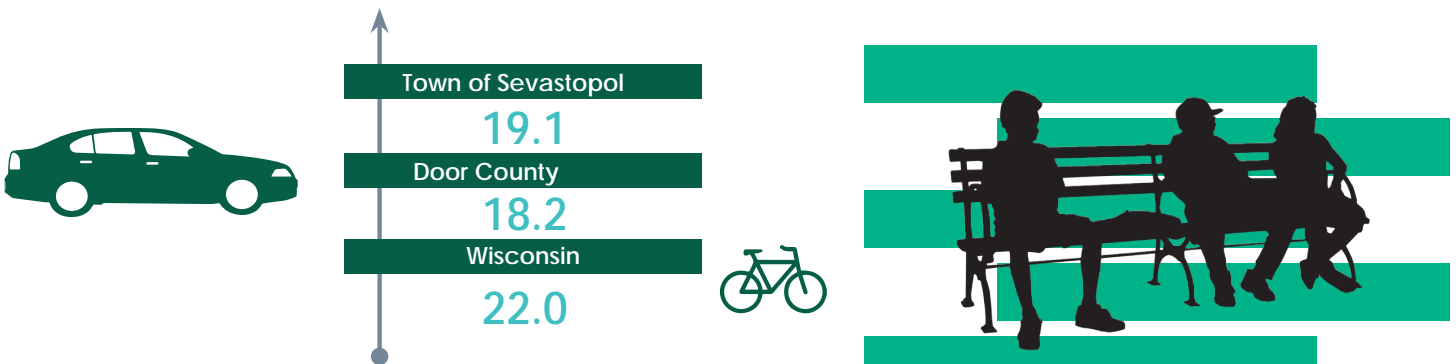


### 2017 Economic Base (Door County):

- Door County “basic employment areas” that are considered exporters:
  - Manufacturing
  - Retail Trade
  - Arts, entertainment, and recreation
- Industries that import goods or services:
  - Professional and business services
  - Financial activities
  - Information industries
- Agriculture in Door County generates \$243 million, or 10 percent of the county’s economic activity.
- In 2018, travelers spent over \$367 million in Door County, a 2.5% increase over 2017.



### Average Commuting Time To Work: (Minutes)



- 91% of the town’s working citizens work in Door County, while 7% work in other counties. Two percent of the town’s population work outside of Wisconsin.

### 2016-2026 Employment Forecast:

(Industry and employment projections cover years 2016 to 2026 for the 11 county Bay Area Workforce Development district.)

- Goods-Producing Industries (e.g., construction, manufacturing, natural resources) are projected to increase over 3.0% in the region from 2016-2026.
- Service-Providing (e.g., trade, transportation, financial, professional and business, education and health, etc.) is projected to increase over 8.6%.
- Self-Employed is forecast to increase nearly 7.7%.



# 7.

# TRANSPORTATION SUMMARY

### *Transportation Vision:*

*A well-maintained system of Town roads, County roads, and State highways provide for the safe and efficient movement of people and goods throughout the town. Although personal vehicles remain the primary choice for transportation, walkers, bicyclists, and other outdoors enthusiasts enjoy a network of trails linking destinations within the town and with surrounding areas.*

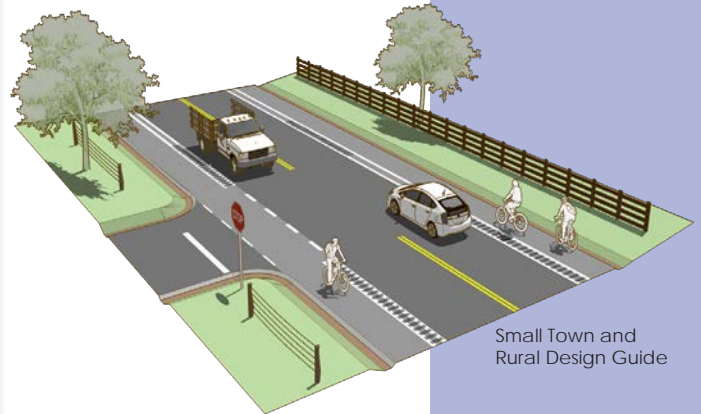


## Transportation Strategy:

Goal: Promote a multi-modal transportation system for efficient, safe, and convenient movement of people, goods, and services.

Objectives:

- Provide a greater range of transportation choices, including quality streets, roads, highways, bicycle routes, and trails to meet the needs of the Town's population.
- Maintain and improve Town roads in a timely and well-planned manner. Schedule street improvements according to the analysis of existing physical street conditions and Town budget capacities using a Capital Improvement Plan and Budget.
- Provide inspiring and well-maintained public streets in proposed residential subdivisions.
- Promote opportunities for walking, hiking, and biking throughout the community to enjoy the natural character of the community.
- Expand transportation choices for the elderly, disabled, and children.
- Discourage the development of roadways in environmentally sensitive areas such as wetlands, floodplains, prime agricultural lands, and soils with severe engineering limitations.
- Schedule street improvements according to the analysis of existing physical street conditions and Town budget capacities using a Capital Improvement Plan and Budget.
- Encourage the extension of the Ahnapee State Trail to northern Door County.
- Support the long-term viability of area roads.
- Keep residents informed of transportation improvements.
- Coordinate with Door County, BLRPC, and WisDOT to plan and coordinate transportation improvements.



## Transportation Summary:

85.0 Town Miles

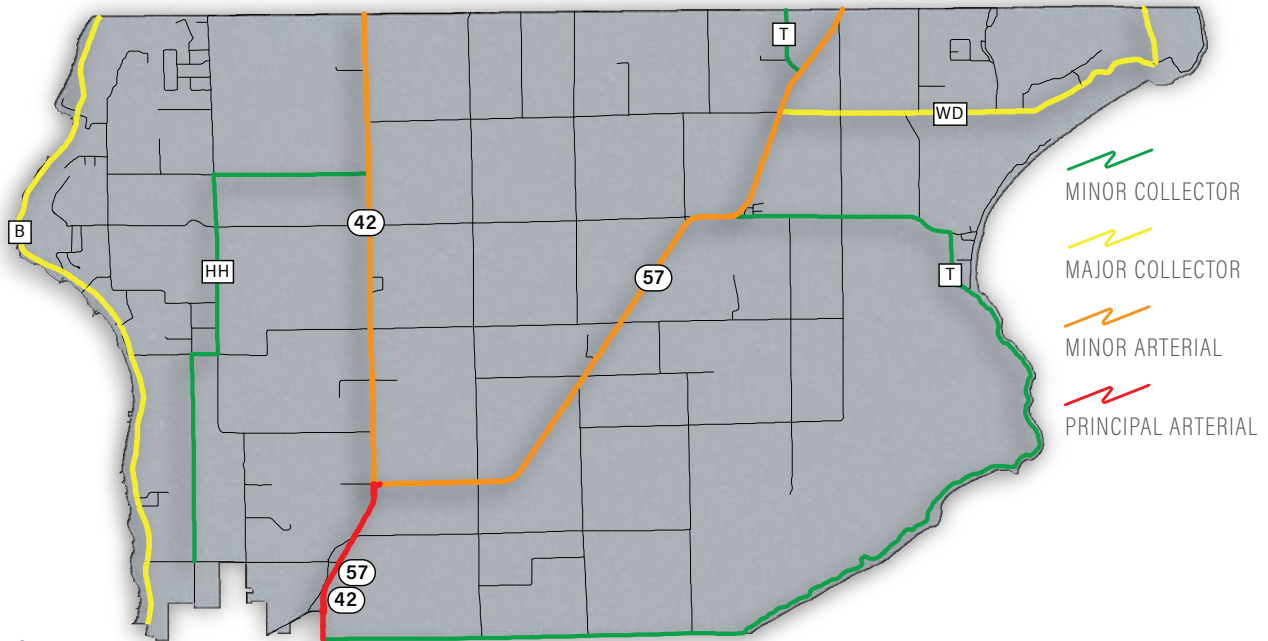
32.1 County Miles

117.1 Total Town / County Miles

State Highways 42 and 57 also occupy just under 14 miles within Sevastopol

### Functional Classification:

WisDOT classifies highways and roadways according to character of service.



### Air Service:

- Austin Straubel International Airport is the regional airport located in the City of Green Bay, approximately 60 miles south of the town.
- Door County Cherryland Airport is located just south of the City of Sturgeon Bay on Park Drive and is used primarily for single engine aircraft and ultralight activity.



### Elderly and Disabled Transportation:

Taxi cabs and bus connector system offer public transportation to all of Door County.

### Trucking:

Various businesses, industries, and farms within the town rely on truck routes to import and export goods. These truck trips typically occur on county or state highways, but trucks occasionally need to travel on town roads to reach their destinations.

### Active Transportation:

According to WisDOT, the Town's roads offer satisfactory conditions for bicyclists. Consider establishing designated bicycle facilities in the future in an effort to improve bicycle navigation within the town.





# 8. UTILITIES / COMMUNITY FACILITIES SUMMARY

*Utilities and Community Facilities Vision:*

*Sevastopol coordinates with neighboring local governments and the County to ensure that town residents have easy access to efficient services and quality facilities. The town's property taxes have been maintained at a stable level by controlling debt, maintaining town equipment, and carefully planning expenditures.*



### Utilities & Community Facilities Strategy:

Goal: Ensure that all Town development is served by efficient, cost-effective utilities and community facilities within the town's capacity to provide such services.

Objectives:

- Locate park and open space throughout the community to ensure all neighborhoods have access to open space.
- Encourage the involvement of citizens in the planning and improvement of Town parks.
- Consider the year-round use of park and trail facilities to provide additional winter recreation choices in the Town.
- Construct all new park facilities for handicapped accessibility. (This is required to maintain eligibility for matching park funds from the Department of Natural Resources.)
- Use the Town's Official Map to reserve areas particularly suitable for future parks, trails, and utilities.
- Require developers to pay their "fair share" for improvements needed to support new development requests.
- Consider partnering with neighboring municipalities to provide mutual recreational opportunities. Provide a greater range of transportation choices, including quality streets, roads, highways, bicycle routes, and trails to meet the needs of a growing population.
- Establish a "nature-based" Park System to increase educational and recreational opportunities for Town residents and visitors.
- Continue to ensure that Sevastopol remains a safe community by meeting or exceeding recognized standards for public safety.
- Work to improve high-speed internet and cellular telephone service availability in the town.

## Utilities and Community Facilities Inventory:

### Utilities Summary:

- Wisconsin Public Service (a subsidiary of WEC Energy Group Inc.) and Sturgeon Bay Utilities deliver electricity to the town. Natural gas service is limited to the southwest corner of the town.
- The Sevastopol Sanitary District 1 (SSD 1) provides sanitary sewer service to Institute and Valmy.
- All residents and businesses within the town get their potable water from their own private wells.



### Town Facilities and Services:

- The Sevastopol Town Hall, located on STH 57, houses the town's government functions and contains a community room and other facilities that are available for rental.
- Garbage and recycling disposal for residents is available at the transfer station facility in Sturgeon Bay and by private providers.



### Emergency Services:

- Sevastopol receives police protection from the Door County Sheriff's Department.
- The town contracts with the City of Sturgeon Bay Fire Department for fire protection.
- Sevastopol supports and funds a team of individuals as First Responders.
- The town receives ambulance-dispatching service from the Door County Sheriff's Department. These ambulances are operated by Door County Emergency Medical Service and operate out of the City of Sturgeon Bay.



### Medical Facilities:

The closest medical facilities are in Sturgeon Bay:

- Door County Medical Center
- Aurora Medical Clinic
- Prevea Door County Health Center
- Bellin Medical Clinic





**Telecommunications and Internet:**

- Broadband and cellular service is available from several providers. The town conducted an internet service survey in 2019 to determine additional service needs.
- Sevastopol's Public, Educational, and Government access (PEG) Channel (986) and YouTube allows residents to watch town and county board meetings, in addition to other varied programming.

**Education Facilities:**

- Sevastopol School District and Sturgeon Bay School District serve the town. Significant facility updates are planned for the near future.
- UW-Madison College of Agriculture and Life Sciences operates the Peninsular Agricultural Research Station (PARS), located on STH 42 in the town.

**Cemeteries:**

There are four cemeteries located within the town:

- Bayside Cemetery
- Whitefish Bay Cemetery
- St. John's Lutheran Church Cemetery
- St. Peter and Paul Catholic Cemetery
- St. Joseph's Cemetery



## Recreation Summary:

**Cave Point County Park** offers hiking trails along shoreline cliffs and picnic areas.

**Clark Lake** has a boat launch and beach facilities.

**George K. Pinney County Park (formerly Olde Stone Quarry Park)** offers boat launches, pier, pavilion, and picnic area. The park is also a harbor of refuge on the waters of Green Bay.

**Lily Bay County Park** straddles the town line of Sevastopol and Sturgeon Bay at the waters of Lake Michigan. The park offers a fair weather boat launch.

**Sevastopol Town Park** offers baseball, softball, tennis, basketball, open space, playground equipment, and a pavilion for events.

**Whitefish Bay Boat Launch into Lake Michigan.**

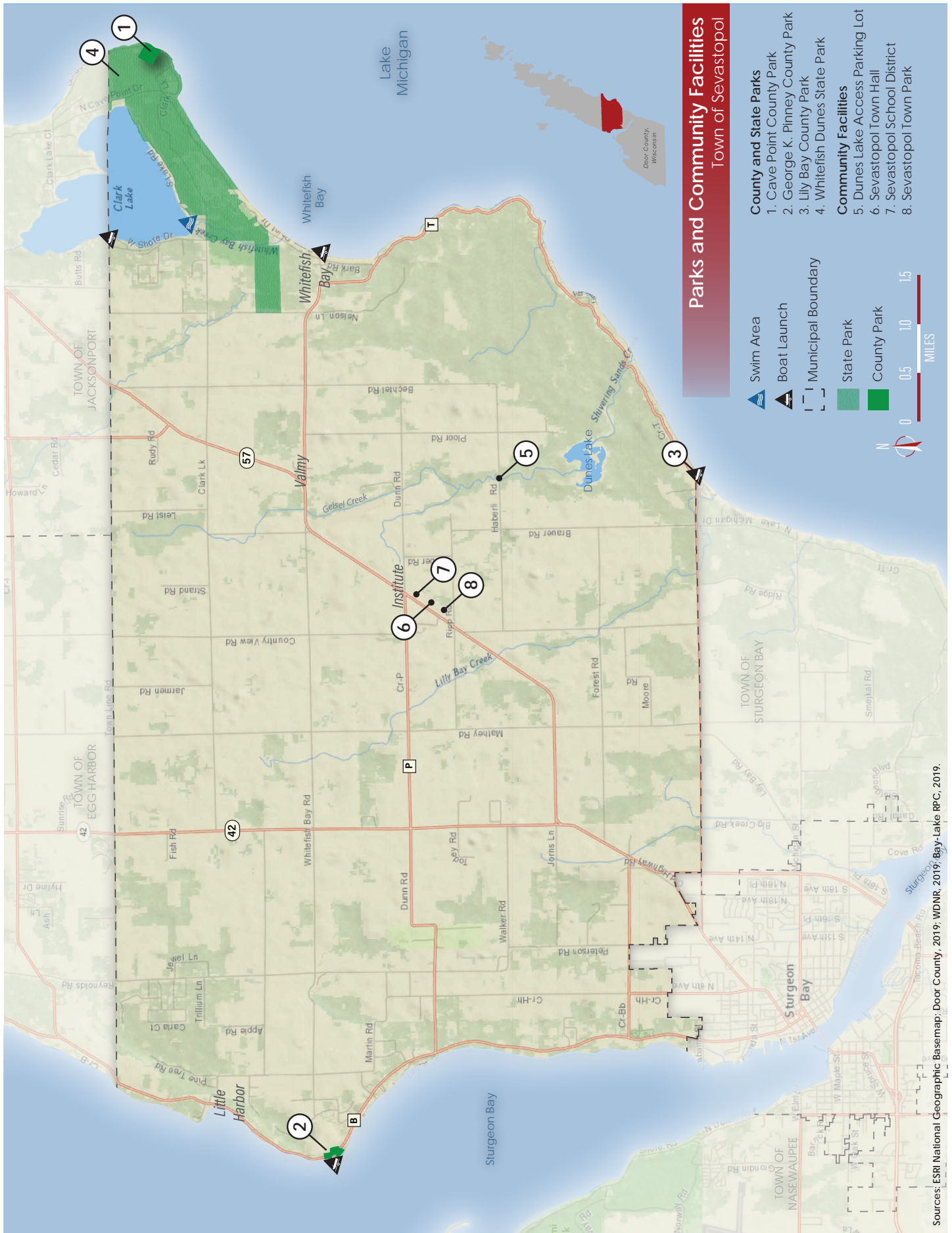
**Whitefish Dunes State Park** is home to hiking trails, a rare dune biome, a dog friendly swim beach, and educational exhibits in their nature center.

**Dunes Lake** is located in the southeastern portion of the town. There is no direct access to the lake from a road. Public access is possible from a parking area on Haberli Road, which then requires travel by canoe or kayak on Geisel Creek for about one mile to the lake.

- Dunes Lake area has been the subject of an extensive restoration initiative that has included reducing the sources of nutrients to the lake and dredging to remove phosphorus sediment that has accumulated in the lake over time. The Sevastopol Town Board, Door County Soil and Water Conservation Department, Ducks Unlimited, The Nature Conservancy, and local citizens, are just a few of the many partners that have contributed to this ongoing restoration effort.







## Parks and Community Facilities

Town of Sevastopol

- County and State Parks**
1. Cave Point County Park
  2. George K. Pinney County Park
  3. Lily Bay County Park
  4. Whitefish Dunes State Park
- Community Facilities**
5. Dunes Lake Access Parking Lot
  6. Sevastopol Town Hall
  7. Sevastopol School District
  8. Sevastopol Town Park

**Swim Area**

**Boat Launch**

**Municipal Boundary**

**State Park**

**County Park**

**Scale:** 0 0.5 1.0 1.5 MILES

Sources: ESRI National Geographic Basemap; Door County, 2019; WDNR, 2019; Bay-Lake RPC, 2019.

# 9.

## INTERGOVERNMENTAL COOPERATION

*Intergovernmental Vision:*

*Intergovernmental cooperation efforts have enabled Sevastopol to establish partnerships with neighboring communities, State agencies, Door County, and the Sevastopol School District to provide coordinated, cost-effective services to residents.*



## Cooperative Agreements:

In order for the Town of Sevastopol to grow in an orderly and efficient manner, it is necessary for the town to work with its neighbors, Door County, the State of Wisconsin, and other units of government. Working cooperatively is especially important since many issues, such as stormwater management and transportation, do not recognize municipal boundaries. The Town of Sevastopol has formed partnerships with several of its neighboring municipalities for the following services.

- The Town of Sevastopol has agreements with all adjacent municipalities regarding maintenance on shared border roads.
- The town has a partnership with municipalities for shared fire service.
- Ambulance/EMS services
- Police protection



## Intergovernmental Strategy:

Goal: To coordinate with the adjacent communities, Door County, and other stakeholders on planning initiatives.

Objectives:

- The Town of Sevastopol will seek to cooperate with all neighboring municipalities, Door County, Bay-Lake RPC, state agencies and the Sevastopol and Sturgeon Bay School Districts for mutual benefit.
- Seek new ways to coordinate and share community facilities and services with neighboring communities, the school districts, and Door County
- Sevastopol will continue to work with adjoining governments as the town revises and updates its comprehensive plan and will coordinate future planning and development activities in boundary areas.





Bay-Lake Regional Planning Commission  
425 S. Adams Street, Suite 201  
Green Bay, WI 54301  
(920) 448-2820