

**WASHINGTON ISLAND ZONING AND PLANNING  
COMMITTEE MEETING  
April 11, 2023 – 4:00pm  
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 March 21, 2023 meeting
- 4. CORRESPONDENCE:**
- 5. ACTION ITEMS**

- |           |   |                          |
|-----------|---|--------------------------|
| <b>a.</b> | <b>Elect WIZAP Chairman</b>   | <b>Discussion/Motion</b> |
| <b>b.</b> | <b>Elect WIZAP Secretary</b>  | <b>Discussion/Motion</b> |
| <b>c.</b> | <b>Opening for WIZAP Committee</b>  | <b>Discussion/Motion</b> |
| <b>d.</b> | <b>Zoning Text Amendments</b> – The Door Co. Zoning & Planning Department is recommending removal of utility-related regulations from the zoning ordinance which includes heat, light, water, power, sewer, solar, wind turbine and communication tower/support structures. |                          |

**Discussion/Motion**

- |           |   |  |
|-----------|---|--|
| <b>e.</b> | <b>Baylake Regional Planning Commission Introduction</b> – baylakerpc.org |  |
|-----------|---|--|

**Discussion Only**

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

MORE THAN TWO TOWN BOARD MEMBERS MAY BE PRESENT  
*WISCONSIN'S OPEN MEETINGS LAW NOTICE (WIS.STAT. §19.84)*  
Posted April 5, 2023

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**WASHINGTON ISLAND ZONING & PLANNING  
COMMITTEE MEETING - Meeting Minutes  
Tuesday March 21, 2022  
Rutledge Room, Washington Island**

**1. CALL TO ORDER:** The meeting was called to order at 4:02 PM by temporary Chairman Mike Kickbush

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

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Hans Lux, Sandy Bassler, Mark Flasch

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

**3. APPROVAL OF MINUTES:** The minutes November 9, 2023 meeting were approved as written. Motion by Kickbush, 2<sup>nd</sup> by Smith. **Motion passed** unanimously.

**4. CORRESPONDENCE:** E-mails for Door Co. Planning & Zoning Department RE Utility Related Ordinance Changes & the “Island” overlay, Letter of interest from Susan Buchanan,

**ACTION ITEMS:**

**5. a. Elect WIZAP Chair** – Motion by Smith, 2<sup>nd</sup> by Kickbush to recommend Doug Hansen by elected chair. Motion passed unanimously.

**5. b. Elect WIZAP Secretary** – Motion by Hansen, 2<sup>nd</sup> by Smith to recommend Mike Kickbush be elected secretary. Motion passed unanimously.

**5. c. Opening for WIZAP Committee** – Motion by Hansen, 2<sup>nd</sup> by Kickbush to recommend Susan Buchanan be appointed to WIZAP. Motion passed unanimously.

**5. d. Variance Request** – Sandra L. Bassler, Trustee of William & Sandra Bassler Trust has requested a variance from Section 4.08(8)(f)2.b.(2) of the Door County Comprehensive Zoning Ordinance which requires Multiple Occupancy Developments to be located at least 40’ from side lot lines when adjacent to a single family residence. The property is located at 1145 Old West Harbor Road, parcel number 028-01-02332923Q. Motion by Kickbush, 2<sup>nd</sup> by Hansen to recommend approval of the variance request. Motion passed unanimously.

**5. e. Island Zoning Overlay** - Motion by Kickbush, 2<sup>nd</sup> by Hansen to make the following recommendation. Relative to the Door Co. Zoning Ordinance, the Washington Island Overlay (chapter 3.15(3)) was reviewed and was determined to meet the current needs of the island and shall be kept as is and as it was envisioned by previous committees. Any changes in “clean up” language need to be consistent with the intent of the overlay. Motion passed unanimously.

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

**7. COMMUNITY INPUT:** None.

**8. BOARD INPUT:** Discussion of zoning text amendment relative to utilities & introduction of Baylake RPC.

**9. NEXT MEETING:** April 11, 2023 @ 4pm.

**10. ADJOURNMENT:** Motion by Smith to adjourn, 2<sup>nd</sup> by Hansen. Motion passed unanimously. Meeting was adjourned at 4:49 pm.

Respectfully submitted,

Michael G. Kickbush AIA  
Secretary  
Washington Island Zoning & Planning Committee

## RECOMMENDATION

# WASHINGTON ISLAND PLANNING & ZONING COMMITTEE

**April 11, 2023**

At a meeting of the Washington Island Zoning and Planning meeting held on April 11, 2023 it was the unanimous recommendation of the committee members present that the following motion be considered.

Relative to the Utility Related Zoning Text Amendments, WIZAP does NOT RECOMMEND approval of the proposed Zoning Text Amendments for the reasons listed below. Motion passed unanimously.

1. No explanation of whom and what the other state agencies are that will have additional oversight & control if the utility related ordinances are removed.
2. Lack of transitional advice for townships (like Washington) that do not yet have a telecommunication ordinance.
3. Lack of staff is not a reason to remove relative and needed ordinances from being enforced. The County of Door needs to provide the required staff & resources to do the job at hand.
4. Loss of local control & deregulation can lead to unanticipated and undesired outcomes which can adversely affect property values.
5. The Door Co Land Use Services Department is responsible for Administration of the Door County Comprehensive Plan 2035 which is required by Wisconsin's Smart Growth Legislation. Smart growth is made up of a minimum of 9 sections of which utilities are one of them.
6. Any and/or all changes to the Door County Comprehensive Ordinance need to be consistent with the goals and objectives of the Door County Comprehensive Plan 2035 of which the proposed zoning text amendments are not entirely consistent with, see attached page 39. (see high level of service and standards and coordination of utilities and facilities)
7. The Town of Washington does not have the personal to take on administration & enforcement of ordinances that are currently the County of Door's responsibility.

Respectfully submitted,

Michael G. Kickbush AIA  
Secretary  
Washington Island Planning & Zoning Committee

### **UTILITIES VISION STATEMENT**

In the year 2035, Door County and its municipalities continue to work toward sustainability, high levels of service and standards, and long-term environmental protection with regard to sanitary sewer service systems, on-site wastewater treatment systems, storm water management, water supply systems, solid waste and recycling disposal, telecommunications facilities, and power generation. Policies and standards support public health, connectivity and coordination of utilities and facilities, conservation of natural resources, and conservation and efficient use of energy.

Specifically, residents, visitors, businesses, and regulatory agencies operating in the county are:

- minimizing waste streams;
- held to a high level of maintenance, particular with regard to protection of water quality;
- striving to achieve long-term water quality;
- expanding and improving utilities as possible, particularly with regard to infill;
- working to ensure back-up sources for power, phone;
- continuing to expand use of and opportunities to establish renewable and alternative energy services;
- offering on-going public education efforts regarding these issues; and
- working always to achieve balance between improving facilities and maintaining natural and scenic resources.