

**WASHINGTON ISLAND ZONING AND PLANNING
COMMITTEE MEETING
May 23, 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 April 11, 2023 meeting
- 4. CORRESPONDENCE:**
- 5. ACTION ITEMS**
 - a. Door County Comprehensive Plan - Housing Discussion Only**
Report from Doug Hansen on his attendance of a recent Washington Island Economic Development Committee meeting. Topics for discussion may include Short Term Rentals, Residential Zoning Districts, Commercial Zoning Districts & the Core Development Areas.
 - b. Baylake Regional Planning Commission Discussion/Motion**
Discussion of previous Door County Comprehensive Plans, Previous Washington Island Plans, informational surveys, maps and next steps.
 - 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
WISCONSIN'S OPEN MEETINGS LAW NOTICE (WIS.STAT. §19.84)
Posted May 16, 2023

THE PUBLIC IS WELCOME
Check the Town website for our posted agendas & minutes at:
www.washingtonisland-wi.gov

Computer, Tablet or Smartphone Link
<http://meet.goto.com/930812733>

Call in Phone Number
Access Code: 930-812-733
United States: +1 (224) 501-3412

**WASHINGTON ISLAND ZONING & PLANNING
COMMITTEE MEETING - Meeting Minutes
Tuesday April 11, 2023
Rutledge Room, Washington Island**

1. CALL TO ORDER: The meeting was called to order at 4:00 PM by Chairman Doug Hansen

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

MEMBERS ABSENT: None

OTHERS PRESENT: Hans Lux, Brandon Robinson, Izzy Fuller – All virtually

2. APPROVAL of AGENDA: The agenda was approved as written. Motion by Kickbush, 2nd by Smith. **Motion passed** unanimously.

3. APPROVAL OF MINUTES: The minutes March 21, 2023 meeting were approved as written. Motion by Smith, 2nd by Kickbush. **Motion passed** unanimously.

4. CORRESPONDENCE: None

ACTION ITEMS:

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

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

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

5. d. Zoning Text Amendments – 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. Relative to the Utility Related Zoning Text Amendments, Motion by Kickbush, 2nd by Buchanan to **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.

5. e. Baylake Regional Planning Commission Introduction – Brandon Robinson & Izzy Fuller from Baylake RPC gave an introduction to the planning process that will begin on July 1, 2023 and last for a year. They have worked with many communities throughout northeast Wisconsin to develop surveys, recommendations and community plans based on a participatory public process. WIZAP will assist Baylake RPC in hosting public meetings and facilitating this process. A community wide questionnaire will be conducted first and was recommended to be separated into seasonal and year round residents. This grant process is being funded in part by a Wisconsin Coastal Management Grant. Previous plans, survey results and current Door Co. Comprehensive Plan 2035 will be sent to Baylake RPC for background information and presented at the next meeting.

6. REPORTS/ANNOUNCEMENTS: None.

7. COMMUNITY INPUT: None.

8. BOARD INPUT: Hansen repeated interest in resolving end of road right of way and public access issues. Item to be placed on a future agenda. Buchanan discussed Island's alliance and will report back.

9. NEXT MEETING: Sometime after May 10, 2023

10. ADJOURNMENT: Motion by Kickbush to adjourn, 2nd by Buchanan. Motion passed unanimously. Meeting was adjourned at 5:27 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 May 23, 2023 the following motion was considered.

Motion by Hansen, 2nd by Kickbush that the Town of Washington send copies, links and archived planning documents for the Town of Washington to Bay-Lake Regional Planning Commission. Motion passed unanimously.

Respectfully submitted,

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