

**WASHINGTON ISLAND ZONING AND PLANNING  
COMMITTEE MEETING  
February 2, 2024 – 6:00pm  
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 January 19, 2024 meeting
- 4. CORRESPONDENCE:**
- 5. ACTION ITEMS**
  - a. Town of Washington Comprehensive Plan**                      **Discussion/Motion**  
Review Vision Statements and Goals and Objectives from other communities. Draft Vision Statement , Goals and Objectives & missing plan document pieces.
  - b. Implementing Comprehensive Plan Goals & Objectives**                      **Discussion/Motion**  
Discuss role of WIZAP, other town committees & the Town Board in Implementing Comprehensive Plan Goals & Objectives.
  - 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 January 30, 2024

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**WASHINGTON ISLAND ZONING & PLANNING  
COMMITTEE MEETING - Meeting Minutes  
Wednesday January 19, 2024  
Rutledge Room, Washington Island & on line.**

**1. CALL TO ORDER:** The meeting was called to order at 1:03 PM by Chairman Doug Hansen

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

**MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Peter Sownie, John Larsen, Brandon Robinson

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

**3. APPROVAL OF MINUTES:** The minutes December 11, 2023 meeting were approved as written. Motion by Kehren, 2<sup>nd</sup> by Kickbush. **Motion passed** unanimously.

**4. CORRESPONDENCE:** Packet material from Bay Lake RPC & a letter of interest from Susan Kokenowski

**ACTION ITEMS:**

**5. a. Town of Washington Comprehensive Plan Update** – Presentation by Brandon Robinson of Bay Lake RPC. Brandon will be the new Bay lake RPC liaison with the departure of Izzy Fuller. Brandon reported 601 responses from the community wide survey, about a 42.8% response rate. The survey closed December 25, 2023 but can be reopened if additional mail in survey copies are received. Written commentary is being inputted but taking additional time. Common themes are housing, seasonal tourism and protection of natural resources with the airport question being the most definitively answered. Response to short term rental question was even in its response. Tourists need to pay more of the costs that they incur. Bay Lake to follow up with the school for demographic information. Reference previous plan documents such as the Detroit Harbor Plan.

WIZAP next needs to draft a vision statement as well as goals and objectives, Brandon to send examples from other communities. Vision statement is a description of where the town wants to be in 20 years. Mission statement refers to nuts and bolts. WIZAP will need to let Bay Lake know what parts of the plan document are applicable as well as fill in the missing blanks where denoted. There will be another round of public engagement by the end of February/early March. Brandon Robinson to come here and do a workshop. Susan K. to be the keeper of the draft document and keep track of changes.

**5. b Town of Washington Comprehensive Plan Draft change** – An introduction document was written by Steve Reiss, Town of Washington Archivist which will be incorporated into the plan document. Motion by Kickbush, 2<sup>nd</sup> by Kehren that WIZAP recommend to the Town Board that they use the Introduction written by Steve Reiss for the plan document. Motion passed unanimously.

**5. c. Opening for WIZAP Committee** – Susan Kokenowski applied to be a member of WIZAP. Susan's impressive resume and community interest will make her a valuable asset to the committee. Motion by Kickbush, 2<sup>nd</sup> by Smith to recommend to the Town Board that they approve Susan Kokenowski to become a member of WIZAP. Motion passed unanimously.

**6. REPORTS/ANNOUNCEMENTS:** FEMA flood plane elevation and flood inventory maps are changing with anticipated lowering of the flood plane elevation.

**7. COMMUNITY INPUT:** None.

**8. BOARD INPUT:** None.

**9. NEXT MEETING:** February 2, 2024 at 6pm.

**10. ADJOURNMENT:** Motion by Kehren, 2nd by Smith. Meeting adjourned at 3pm.

Respectfully submitted,

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

## **Vision Statements (Gibraltar, Jacksonport, and Sevastopol)**

### **Town of Gibraltar Vision Statement**

“With its back to a rock and its face to the sea’, the Town of Gibraltar offers a uniqueness in its location, history and amenities that cannot be replicated anywhere else along the peninsula. As we plan for the future, the Town of Gibraltar (to include the unincorporated communities of Fish Creek, Juddville, and Maple Grove) is committed to seeking opportunities for mindful growth with a balanced mix of economic opportunities that work to: enhance, not weaken or eliminate, the Township’s distinctive characteristics and strengths; honor its Door County heritage; preserve its historic legacy, infrastructure and aesthetics; protect its abundant natural, environmental and agricultural resources; identify and implement farmland preservation strategies, and continue the tradition of offering a welcoming, friendly, small-town atmosphere for residents, business owners, workers and visitors alike.”

### **Town of Jacksonport Vision Statement**

“The Town of Jacksonport will sustain its strong sense of place by preserving the town's deep historic roots while embracing purposeful change for future generations to experience.”

### **Town of Gardner Vision Statement**

“The Town of Gardner is a recreational, rural, and agricultural community with an abundance of picturesque shoreline. The Town strives to preserve its small-town charm while maintaining and promoting it’s unique and natural beauty, populated with friendly welcoming residents.”

## **Town of Sevastopol Vision Statement\***

*\*Sevastopol opted for a vision statement of each section*

### Agriculture, 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.”

### 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.”

### 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.”

### 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.”

### 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.”

### 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.”

### **Town of La Pointe Vision Statement**

“The preferred future for Madeline Island shows respect for nature, open government, social diversity, life-long learning, and an economy that will sustain steady, low-impact growth of both seasonal and year-round populations.”

## Goals & Objectives/Actions *Examples*

### Gibraltar Goals & Objectives/Actions

#### Environmental

**Goal 1.1: The Town of Gibraltar actively works to sustain and maintain its freshwater ecosystem made up of both ground and surface water.**

Actions:

- Action 1.1a: The Town actively works to preserve, protect and/or restore its wetlands for the purpose of catching and storing floodwaters and releasing them slowly; filtering snowmelt and rainwater and returning it into the groundwater; and providing a freshwater habitat for plants and wildlife.
- Action 1.1b: The Town actively works to protect its wetlands and ground water through control of its surface water runoff to protect the Town and its ecosystem.
- Action 1.1c: The Town actively works to capture stormwater runoff in its “Village Commercial” district and remove solid waste before directing it to the harbor.
- Action 1.1d: The Town maintains its curbs, gutters, Vortech units and culverts through regular inspections to assure they are working properly and the removal of any debris.
- Action 1.1e: As part of the design of future roads or the reconstruction of existing roads, the Town will work to incorporate efficient methods of controlling snow melt and storm water runoff using grassy swales and other natural methods.
- Action 1.1f: The Town actively works to encourage its Fish Creek residents to filter and capture stormwater using grassy swales, rain gardens and/or rain barrels, and other techniques before it flows to a storm drain and then the harbor.
- Action 1.1g: The Plan Commission actively works to implement the Fish Creek Watershed Plan by selecting the goals & outcomes from the plan to pursue each year, budgeting and/or securing grants as needed to complete the goals & outcomes and then annually reporting its accomplishments to the Town Board and the residents via the Town newsletter and website and at the Town’s annual meeting.
- Action 1.1h: The Plan Commission annually budgets for the continued monitoring of Fish Creek, according to the Fish Creek Watershed Plan, and recommends the Town Board appoint a leader of a small group of volunteers and ensure that the monitoring is carried out according to the Fish Creek Watershed Plan and the guidelines of the DNR Watershed Action Volunteers.
- Action 1.1i: The Town annually considers the need to monitor the beach, harbor, and/or other creeks and watersheds within the Township.
- Action 1.1j: The Town annually educates the Town residents on the need to test any private well used for drinking water for the presence of bacteria; maintain their private wastewater systems according to the rules set by the County Sanitary Department; manage the waste of their livestock and pets; manage & reduce the use of fertilizers, herbicides and pesticides in their

gardens and lawns; and manage & reduce their use of salt/sodium on surfaces in the winter; as needed to protect and maintain clean ground water for drinking.

- Action 1.1k: The Town actively works to protect and preserve its shoreline from flooding caused by high lake levels, wave action, and loss of soil and vegetation.
- Action 1.1l: The Town actively works to maintain and increase public access to the Green Bay shoreline and Fish Creek.
- Action 1.1m: The Town Board in cooperation with the Town Commissions and Committees actively work to implement the Waterfront Master Plan.
- Action 1.1n: The Town Board and the Harbor Commission will actively work toward becoming a certified member of the Wisconsin Clean Marina Program.

**Goal 1.2: The Town of Gibraltar's trees and forests are preserved and restored for current and future generations.**

Actions:

- Action 1.2a: The Town's Parks & Lands committee in collaboration with the maintenance staff actively works to preserve the Town's existing tree canopy and forests through annual inspections of trees for disease and the planned replacement of undesirable, non-native, dying or dead trees with appropriate native species.
- Action 1.2b: The Parks & Lands committee in collaboration with Town maintenance staff will maintain the safety of areas of the Town where the public walks by removing unsafe branches or tree limbs.
- Action 1.2c: The Town's Parks & Lands committee actively works to educate residents annually on the need to preserve and restore the trees and/or forests on their private property.
- Action 1.2d: The Town's Parks & Lands committee actively looks into the possibility of becoming a "Tree City" and decides whether to pursue it as an action of this comprehensive plan.

**Goal 1.3: The Town of Gibraltar's parks, green spaces and recreation areas are preserved, and/or restored and open for use by all its residents, visitors, and future generations.**

Actions:

- Action 1.3a: The Town's Parks & Lands committee in collaboration with the maintenance staff will oversee the maintenance, preservation, protection and any needed restoration of the Town's beach, parks, green spaces, and recreation areas.
- Action 1.3b: The Town's Parks & Lands committee shall implement the Town's Bike & Pedestrian plan, selecting objectives and policies from the plan to pursue each year, budgeting and/or securing grants as needed to complete those goals, then annually reporting the accomplishments to the Town Board and residents via the Town newsletter, website and at the Town's annual meeting. They shall also review & update the plan every 5 years.
- Action 1.3c: The Town's Parks & Lands committee shall implement the Town's Recreational Plan, selecting goals to pursue each year, budgeting and/or securing grants as needed to complete the work, annually reporting accomplishments to the Town Board and residents via the Town



newsletter, website and at the Town's annual meeting. Park & Lands shall also review & update the plan every 5 years.

- Action 1.3d: The Town's Parks & Lands committee actively works to remove invasive plant, shrubs and tree species from Town parks and properties and replace them with native plants, shrubs, and trees.
- Action 1.3e: The Town's Parks & Land's committee actively works to educate Town residents on the problems caused by invasive species, the need for property owners to remove them from their private property and replace them with native shrubs, plants, and flowers.
- Action 1.3f: The Town's Parks & Lands committee actively works to create neighborhood parks and/or green spaces where they are needed.

**Goal 1.4: The Town's wildlife/bird habitat, and wildlife corridors are preserved and/ or restored and protected for all current and future generations.**

Actions:

- Action 1.4a: The Town's Park & Lands committee actively works to restore native trees, bushes, and flowers on all Town properties, budget and/or secure grants to complete the work and report accomplishments to the Town Board and residents via the newsletter, website and the Town's annual meeting.
- Action 1.4b: The Town's Park & Lands committee actively looks into the possibility of becoming a "Bird City" and makes a decision whether to pursue it as an action of this comprehensive plan.
- Action 1.4c: The Town's Park & Lands committee in cooperation with the Town Board actively takes action to restore and protect the Town's wildlife corridors.
- Action 1.4d: The Town's Park & Lands Committee actively works with outside resources to determine if all environmental corridors, open space, forests, environmentally sensitive areas, vistas, geological features, archaeological sites, and endangered species within the Town have been identified, inventoried and/ or mapped.

**Goal 1.5: The Town of Gibraltar's dark skies are preserved and sustained for all current residents, visitors, and future generations.**

Actions:

- Action 1.5a: The Town actively works to minimize light pollution on Town properties, to protect the safety and privacy of residents and visitors.
- Action 1.5b: The Town actively works to provide information to all residents on the problem of light trespass and the resulting need to eliminate light pollution on their private property.
- Action 1.5c: The Town continues to recommend that the County make downcast lighting a condition on all conditional use requests.
- Action 1.5d: The Town will create and adopt an ordinance that requires all new buildings and parking areas on private property to have downcast lighting and any replacement fixtures on private property to be downcast in compliance with the ordinance.

**Goal 1.6: The Town preserves and protects its air quality for all current residents, visitors, and future generations.**

Actions:

- Action 1.6: The Town supports county, state, and federal measures to protect air quality including the County's prohibition on the burning of refuse as described in Chapter 31 - 31.05 of the County Code. A Town permit is required for any open burning of brush.

**Goal 1.7: The Town actively works to support and sustain its generational family farm agricultural heritage.**

Actions:

- Action 1.7a: The Town actively works to encourage new and existing farms and orchards to use agricultural practices that support clean ground water, healthy air, and soil.
- Action 1.7b: The Town actively works to support local farmer's markets.
- Action 1.7c: The Town actively encourages property owners to prohibit the spreading of liquid manure on any land they own in the Township of Gibraltar in order to preserve and protect the Town's ground water and surface water resources.
- Action 1.7d: The Town actively supports and promotes agritourism.
- Action 1.7e: The Plan Commission actively works with local farmers and other interested citizens to seek ways to preserve large tracts of farmland for future agricultural uses.

**Goal 1.8: The Town works to sustain its existing quarry sites for current and future use.**

Actions:

- Action 1.8a: The Town actively works to locate future quarries away from residential areas.
- Action 1.8b: The Town actively works to limit airborne dust from its quarries to protect its residents.

**Goal 1.9: The Town works to preserve ecologically significant areas such as Lost Lake.**

Actions:

- Action 1.9a: Any development in these ecological significant areas such as Lost Lake i.e. Thorp Pond on County EE near Quarter Line Road, the Ephraim/ Gibraltar Swamp, the Fish Creek lowlands, including Button Marsh, the Hedemora Hills/ Little Sweden, and Peil Creek headwaters must consider primary, secondary, and cumulative impacts to the environment.

Historical Resources, Town Heritage, Cultural Arts and Recreational Venues

**Goal 2.1: The historical character of the Town's small communities, Fish Creek, Juddville, and Maple Grove and its outlying areas are preserved for its residents, visitors and future generations.**

Actions:

- Action 2.1a: The Town actively works to preserve the historical character of the Township through the strict control of signage.
- Action 2.1b: The Plan Commission will actively work with the Gibraltar Historical Association to bring together the owners of the Town's historically significant buildings, and other interested citizens to seek ways to preserve the historical character of the Town's small communities of Fish Creek, Juddville, and Maple Grove and outlying areas.
- Action 2.1c: The Town actively supports the Gibraltar Historical Association, the Noble House, and Noble Square.
- Action 2.1d: The Park & Lands committee actively works to preserve & restore Chambers Island Lighthouse and its property seeking funding and budget to advance improvement.
- Action 2.1e: The Park & Lands committee actively seeks to identify and preserve existing and future archaeological sites in the Township.

**Goal 2.2: The Character of the Town's rural outlying areas and residential districts are preserved for its residents, visitors, and future generations.**

Actions:

- Action 2.2a: The Town actively works to preserve the rural character of its outlying areas through the strict control of signage.
- Action 2.2b: The Town actively supports the rural character of its outlying areas by working to minimize Highway 42 corridor development between Fish Creek and Egg Harbor and Fish Creek and Ephraim.
- Action 2.2c: The Town actively works to keep commercial retail businesses out of its residentially zoned districts in order to preserve their character as defined.
- Action 2.2d: The Town Board, Committees, and Commissions, with help from the office staff will actively monitor compliance with its STR Ordinance, follow up on violations and update the ordinance as needed to protect its residential neighborhoods and other Town interests.
- Action 2.2e: The Town Board, Committees, and Commissions, with help from the office staff will actively monitor any changes that the surrounding communities are proposing or making in their STR ordinances so it can take immediate action if necessary in protecting its residential neighborhoods and other Town interests.
- Action: 2.2f: The Town will remain part of the Door County Coastal Byway and Shall consider its requirements when making decisions that might affect the Town's membership in this organization.

**Goal 2.3: The Town's cultural arts venues are supported and promoted for their contribution to the character of the Town that make it a desirable place to live, work, and visit.**

Actions:

- Action 2.3: The Town actively works to support and promote its cultural arts non-profit venues.

**Goal 2.4: The Recreational Opportunities of the Town are supported and promoted for their contribution to the character of the Town that make it a desirable place to live, work and visit.**

Actions:

- Action 2.4: The Town actively works to support and promote its recreational venues and opportunities.

### **Housing**

*Per Wis. State Stats. 66.1001, the housing element of a comprehensive plan shall identify specific policies and programs that:*

- *Promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs.*
- *Promote the availability of land for the development or redevelopment of low-income and moderate-income housing.*
- *Maintain or rehabilitate the local governmental unit's existing housing stock.*

**Goal 3.1: The housing needs that have been identified by the Door County Economic Development Corporation in support of seasonal and year-round workers, young families, and the very elderly, are met with a sufficient supply of safe, quality, and attainable non-discriminatory housing both rental and private ownership.**

Actions:

- Action 3.1a: The Town actively seeks developers/developments that are focused on helping the Town meet its identified needs for housing and mindful of the Town's desire to preserve the visual and environmental character of the Town.
- Action 3.1b: The Town actively works to meet its identified needs for housing by acquiring State and Federal funding for infrastructure, etc. to support their development.
- Action 3.1c: The Town actively works to meet its identified needs for housing by securing land and/or directing developers/developments to land contiguous with existing or future utility systems.
- Action 3.1d: The Town actively works to meet its identified needs for housing by identifying, remediating and/or eliminating any barriers.
- Action 3.1e: The Town actively works to seek out and support the development of assisted living and/or nursing homes in the Township.
- Action 3.1f: The Town actively seeks ways to support recent Gibraltar High School graduates and their families who wish to pursue year-round housing in the Town.

- Action 3.1g: The Town promotes and supports the use of “conservation subdivisions” whose purpose is intended to preserve natural resources, agricultural land, and open spaces in exchange for greater density than offered by a traditional subdivision. In essence it allows increased density through the clustering of houses on a portion of the property with shared well and sanitary system thereby reducing the cost, while leaving the remaining acreage as permanent open, natural, or agricultural space in keeping with the Town’s rural character.
- Action 3.1h: The Town actively encourages green building practices.
- Action 3.1i: The Town actively monitors the efficacy of its short-term rental ordinance and updates it as needed. Including limitation of short-term rental or business license as deemed necessary.
- Action 3.1j: The Town actively works to seek ways and actions that it can take to preserve and restore its supply of long term, 30 days or more, rental units.
- Action 3.1k: The Town annually considers the need for a long term, 30 days or more, ordinance similar to its ordinance for short term rentals.
- Action 3.1l: Infill development of houses or commercial buildings need to reflect the character of the houses or businesses around it.

### **Economic Development**

#### **Goal 4.1: The Town supports a diverse mix of year-round and seasonal business.**

##### Actions:

- Action 4.1a: The Town actively works to secure quality broadband services to meet the needs of residents and businesses.
- Action 4.1b: The Town actively works to create the infrastructure needed to attract people who work from home to reside in the Township year-round.
- Action 4.1c: The Town supports a balance of mixed commercial and residential uses at the intersections of Juddville & Hwy 42, County A & Hwy 42, and County A & F.
- Action 4.1d: The Town encourages and supports a balance of commercial and residential uses in its “Village Commercial” and “General Commercial” zoning districts.
- Action 4.1e: The Town encourages the adaptive reuse of existing buildings for businesses in commercial districts and housing in both residential and commercial districts.
- Action 4.1f: The Town actively works to support the development of businesses that produce local agricultural, fishery and forestry products.
- Action 4.1g: The Town actively works to seek and support a balance of community based businesses that meet the everyday needs of local residents.
- Action 4.1h: The Town will actively work with Gibraltar Schools, NWTC, and local employers to develop career interests through internships, apprenticeships, and job shadowing that will encourage local graduates to work and live in our Town.

- Action 4.1i: The Town works actively with Gibraltar School to develop a program that allows students to job shadow the Town’s paid employees: administrator, treasurer, clerk, fire chief, police officer and maintenance workers.
- Action 4.1j: The Town actively works with businesses to support and promote “buy local” programs.
- Action 4.1k: The Town plans for the needs of those using the State Park’s multimodal trail between Gibraltar School and County A
- Action 4.1l: The Town actively supports its marina business and updates/ maintains its docks as needed.
- Action 4.1m: The Town and Harbor Commission annually consider the best use of its docks for commercial activity.

**Goal 4.2: The Town supports tourism as the main source of its economy.**

- Action 4.2a: The Town will actively support “Visit Fish Creek”.
- Action 4.2b: The Town will actively work with Destination Door County.
- Action 4.2c: The Town will actively work with Gibraltar Historical Association and other history preservation organizations to identify, promote, and support heritage tourism opportunities.
- Action 4.2d: The Town will actively work with the Wisconsin Agricultural Tourism Association, or like organizations, to promote and encourage sustained agricultural use of land within the Township and farm-based agritourism.
- Action 4.2e: The Town will actively work with Door County Economic Development Corporation to seek ways to diversify its economy while preserving the historical character of its small communities and rural character of its outlying areas.
- Action 4.2f: The Town actively works to support Green Tier initiatives and collaboration.

**Goal 4.3: Public improvements within the Town will take into consideration the aging population.**

**Transportation**

**Goal 5.1: The Town of Gibraltar develops and maintains a safe and efficient transportation system that reflects the small town historical character of the communities of Fish Creek, Juddville, and Maple Grove and also reflects the rural character of the Town’s outlying areas.**

Actions:

- Action 5.1a: The Town actively works to maintain the Town’s roads through the use of the Pavement Surface Evaluation System (PASER) to assess the overall condition of roadways and determine road maintenance, restoration and construction needs.
- Action 5.1b: The Town acts quickly to identify and resolve any safety issues.

- Action 5.1c: The Town actively works to alleviate congestion in the “Village Commercial” zoning district and other congested areas.
- Action 5.1d: The Town actively works with the State to solve the problem of pedestrians crossing Hwy 42 either way from the Noble House corner.
- Action 5.1e: The Town actively plans for the safety of bicycles and other recreation vehicles on high volume Town roads. (See the Town of Gibraltar’s Bike/Ped Plan)
- Action 5.1f: The Town actively works to support and promote the State’s multimodal path between Gibraltar School & County Highway A.
- Action 5.1g: The Town actively works to develop, maintain, support, and promote a system of pathfinding for pedestrians in the “Village Commercial” zoning district and connectivity trails with surrounding communities.
- Action 5.1h: The Town actively works to extend its path on the south side of Hwy 42 from the gas station to North Haven.
- Action 5.1i: The Town actively works to designate town roads as shared spaces with bicycles and pedestrians and marks the pavement to clearly communicate it to drivers.
- Action 5.1j: The Town actively works to make pedestrian cross walks more visible to drivers by marking them with colored pavement and markings on the pavement just before the crosswalks indicating that the road is shared with pedestrians and bicycles.
- Action 5.1k: All new roads and changes to existing roads should be designed to fit the character of the road’s surroundings.
- Action 5.1l: The Town actively works to support the operations of the Ephraim/ Gibraltar Airport while preserving the rural character of its outlying areas, including considering the impacts of light and noise pollution.

**Goal 5.2: The Town’s public parking lot will serve as a hub of transportation.**

**Actions:**

- Action 5.2a: The Town will actively work to encourage bike riders to park their bikes in the public parking lot and traverse the downtown area through other modes of transportation by adding sufficient bike racks near the public parking area and nearby sidewalks.
- Action 5.2b: The Town actively works to promote, support and/or provide some mode of transportation between the public parking lot and the Town docks.
- Action 5.2c: The Town actively works to promote, support and/or provide some mode of transportation between the public parking lot and worker’s places of employment.
- Action 5.2d: The Town actively works to promote, support and/or provide some mode of transportation between the public parking lot and selected pick up and drop off sites near businesses and popular sites of interest. (Inquire about Village of Sister Bay shuttle).

**Utilities and Community Facilities**

**Goal 6.1: The Town’s residents and visitors have access to quality community facilities and Utilities.**

Actions:

- Action 6.1a: The Town supports and actively works with Sanitary District #1.
- Action 6.1b: The Town actively works to maintain its docks and support the operation of its marina.
- Action 6.1c: The Town actively works to provide for and support safe parks, and recreational sites within the Township.
- Action 6.1d: The Town actively works with the Park & Lands committee to provide parks and recreational sites that offer a variety of activities for residents and visitors and expanding these as needed.
- Action 6.1e: The Town actively works to provide ADA access to its waterfront and Fish Creek for residents and visitors.
- Action 6.1f: The Town actively works to include ADA access in any of its new and existing public spaces.
- Action 6.1g: The Town actively works to include energy conservation measures in all community facilities.
- Action 6.1h: The Town actively works to enhance broadband services in the Township.
- Action 6.1i: The Town actively works to support, maintain, and promote its beach.
- Action 6.1j: The Town actively works to provide clean public restrooms and showers as needed in its “Village Commercial” district for residents and visitors.

**Intergovernmental Cooperation**

**Goal 7.1: The Town of Gibraltar actively works with governmental agencies that make decisions that affect the Town.**

Actions:

- Action 7.1a: When the Town of Gibraltar works with governmental agencies that are making decisions that affect the Town, it seeks to assure that all decisions are in agreement with the Town’s 2043 Comprehensive Plan. If compromises are needed it works to assure that the interests of both parties are served.
- Action 7.1b: The Town supports and actively works with other governmental agencies – the County, Peninsula State Park, Gibraltar School, and other Towns through fire and rescue’s mutual aid agreement, the Town’s Police and Safety Department, and the Ephraim/Gibraltar Airport to promote economies of scale.

**Goal 7.2: The Town of Gibraltar actively works to develop a sense of community with its neighboring towns.**

Actions:



- Action 7.2a: The Town works to share information with its neighboring towns.
- Action 7.2b: The Town maintains its membership with the WDNR Green Tier Legacy Community program and actively supports it by attending state and local meetings, sharing information, and collaborating with its neighboring Green Tier Legacy Communities on sustainability projects of common interest. (See the Town website)
- Action 7.2c: The Town of Gibraltar actively works with neighboring towns to preserve, protect, and restore shared natural features like wetlands, wildlife corridors, etc.
- Action 7.2d: The Town actively works with neighboring towns to ensure compatible land use along shared borders.
  - Action 7.2e: The Town of Gibraltar actively works with neighboring towns to resolve issues along its shared borders.
- Action 7.2f: The Town of Gibraltar actively works with adjoining towns and to maintain transportation corridors.
- Action 7.2g: The Town actively works with neighboring towns to maintain compatible land use patterns.

## **Land Use**

### **Goal 8.1: The Town's land use aligns with its 2023-2043 vision & values.**

#### Actions:

- Action 8.1a: Ensure that all future growth and development occur in a planned and coordinated manner so that it meets the social and economic needs of the Town while also preserving the Town's visual, environmental, historic and rural/agricultural character.
- Action 8.1b: All new developments will be located within or adjacent to existing sanitary districts with a plan for hook up, be connected to storm drains and/or have a storm water drainage plan.
- Action 8.1c: The Town will actively work with the County to update the County Zoning Ordinance and other County ordinances to be consistent with the Town's 2043 Comprehensive Plan.
- Action 8.1d: The Town promotes and supports the use of "conservation subdivisions" whose purpose is intended to preserve natural resources, agricultural land, and open spaces in exchange for greater density than offered by a traditional subdivision. In essence it allows increased density through the clustering of houses on a portion of the property with shared well and septic thereby reducing the cost, while leaving the remaining acreage as permanent open, natural, or agricultural space in keeping with the Town's rural character.
- Action 8.1e: Recognize as Town policy the need to preserve ecologically significant areas such as Lost Lake i.e. Thorp Pond on County EE near Quarter Line Road, the Ephraim/Gibraltar Swamp, the Fish Creek lowlands, including Button Marsh, the Hedemora Hills/Little Sweden i.e. the old ski hill forest complex, and Peil Creek headwaters. Any developments in this area must consider primary, secondary, and cumulative impacts to the environment.

- Action 8.1f: The Town actively encourages mixed commercial and residential uses in its “Village” and “General Commercial” districts and at the intersections of Hwy 42 & Juddville Road, Hwy 42 and County A, and County F and County A, and consider future expansion of commercial zoning at some of these locations.
- Action 8.1g: The Town actively works to accommodate low impact home businesses in residential districts except on premise retail sales which must be located in commercial districts.
- Action 8.1h: When considering approval of new developments, conditional uses and zoning changes account for needed environmental protection and natural resource conservation.
- Action 8.1i: The Town supports the use of the TIF (Tax Incremental Financing).

### **Town Communication with and Involvement of its Residents**

**Goal 9.1: The Town actively works in a timely manner to inform its residents of the ongoing work of the Town Board, its commissions and committees and actively works to engage its residents, whenever possible, in the work of the Town Board, its commissions and committees do.**

Actions:

- Action 9.1a: The Town actively works to implement the Communication Plan, share accomplishments on the website and/or in Town newsletters and through a report at the Annual Town Meeting.
- Action 9.1b: The Town actively works to communicate with its residents by posting information on its website, sending out newsletters, holding public information meetings and other available means.
- Action 9.1c: The Town Board, its commissions and committees work in a timely manner to identify volunteer opportunities and communicate those opportunities to the public on the Town website, in the Town newsletter, and/ or other available means.

### **Implementation**

**Goal 10.1: The Town of Gibraltar actively works to implement its Comprehensive Plan.**

Actions:

- Action 10.1a: When taking action on behalf of the Town, its committees, commissions, and board members actively work to cross check with the Comprehensive Plan to assure the action they are taking is in accordance with the Plan.
- Action 10.1b: The Town’s committees, commissions and board shall keep track of what goals they have accomplished and what goals they intend to pursue in the following year and report this to the Town Board and to the residents at the Town’s annual meeting.
- Action 10.1c: The Town Board actively keeps track of the Goals & Actions of the plan that have been accomplished and those that are being proposed to be acted upon for the following year.
- Action 10.1d: The Town shall annually review, and update ordinances as needed so they are consistent with the Comprehensive Plan and all of its amendments.

- Action 10.1e: The Town will actively work to thoroughly evaluate all issues and possibilities before approving or rejecting any amendments to the Town's 2043 Comprehensive Plan.
- Action 10.1f: The Town will actively work to update the Comprehensive Plan every ten years.

## **Jacksonport Goals & Objectives**

### **Housing**

**Goal: To provide a variety of housing options for rent and giving opportunities for affordable single-family and workforce houses, while keeping in mind the rural residential living style for the existing and future residents.**

Objectives:

- Promote developments that provide a range of housing choices to meet the needs of all income levels, age groups, and persons with special needs.
- Encourage and support rural residential living choices.
- Continue the efforts of identifying barriers to residential development and discover alternatives for lowering or eliminating these barriers.
- Encourage a good mix of housing types including workforce houses, single-family, duplex units, multi-family units, and senior housing.
- Promote availability of land for development or redevelopment of low-income and moderate-income houses.
- Identify and utilize government agencies, local neighborhood associations, non-profit agencies, and private sector industries to implement these housing recommendations.

### **Economic Development**

**Goal: The Town will remain a rural, agricultural community that supports local businesses catering to residents and tourists. To promote an economic environment which maintains and increases the town's current tax base and provides quality employment opportunities.**

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.

- Continue to support eco-tourism in the town. The 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's market, 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.
- 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.).

### **Transportation Strategies**

**Goal: Promote a multi-modal transportation system for efficient, safe, and convenient movement of people, goods, and services for the residents as well as seasonal population.**

Objectives:

- Maintain and improve current town infrastructure in a timely and well-planned manner.
  - Action:
    - Work with the county to improve County Rd T/County Rd I, and County Rd V/County Rd T intersections.
    - Enforce speed limits on roads with high pedestrian activity.
- Promote an effective active transportation network for bicyclists and pedestrians.
- Provide safe transportation choices for the elderly, disabled, and children.
- Evaluate the need of updated infrastructure while keeping in mind the increasing use of bicycles, electric scooters/bikes and sidewalks.
- Partner with neighboring communities to work on a comprehensive bike and pedestrian plan.
- Provide safe pedestrian/bicyclists crossings for peak season population.

Action:

- Improve safety at Cave Point Drive for all users, by adding double yellow lines, bike lanes, and/or enforcing speed limits and any other measures as necessary.
- Make town more walkable and bike friendly.
- Keep residents informed of transportation improvements.
- Collaborate with Door County, BLRPC, and WisDOT to plan and coordinate transportation improvements.

### **Environmental & Cultural Strategies**

**Goal: Maintain and protect the significant natural resources that characterize the town's natural landscape while providing safety, cleanliness, and accessibility to all residents and visitors.**

Objectives:

- Continue to protect, preserve, and/or restore environmental corridors within Jacksonport.
- Enact and incentivize water best management practices, including green infrastructure, to protect groundwater and surface water quality of local lakes, creeks, and Lake Michigan.
- Support projects that protect environmental resources and the community that are vulnerable in the face of climate change.
- Update the Park and Recreational Plan for the town.
- Continue to develop and operate parks with consideration of accessibility and health and wellbeing.
- Support the preservation of farmland and the agricultural heritage within the town.
- Promote planning efforts with a resilience focus to enhance the town's ability to withstand and recover from natural hazards.
- Provide education on, and assistance with, practices that encourage sustainable use of resources for future development within the town and discourage development that will interfere with important natural resources.

### **Utilities & Community Facilities Strategies**

**Goal: Provide access to efficient, reliable, and cost-effective utilities and facilities for residents and property owners within the capacity of the town, while considering and planning for future changes and demand.**

Objectives:

- Encourage resident participation and communication and incorporate their feedback to update and improve facilities and services as needed.

- Provide utility and public safety services as feasible and collaborate with other public and private entities to provide supplementary services.

Action:

- Provide better paramedics/EMS station.
- Implement a diversity of green infrastructure projects and facilities that promote clean, safe water.
- Ensure equitable access to new and existing parks and facilities.
- Foster parks and open spaces that promote recreation opportunities, public health and safety, and environmental sustainability.
- Utilize facilities that serve multiple, year-round purposes.
- Incorporate new infrastructure for services like fiber optics, including Internet.
- Encourage volunteers to provide help with active emergency services.
- Work towards developing a sanitary district in the Town.

### **Intergovernmental Cooperation Strategies**

**Goals: Coordinate and cooperate with surrounding communities, Door County, and other stakeholders on governmental initiatives, programs, and projects.**

Objectives:

- Maintain regular contacts, both formal and informal, with adjoining jurisdictions and the school district.
- Provide adjoining jurisdictions the opportunity to review and comment on proposed comprehensive plan, as required by state law.
- Encourage the coordination, sharing, or joint ownership of community facilities, equipment, and other services whenever possible.

## **Sevastopol Goals & Objectives**

### **Agriculture, 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 nongovernmental organizations, to establish invasive species management programs, education, and outreach for control of nonnative 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.

### **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.

### **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 Sevestopol 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.

**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 agribusiness 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.

### **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.

### **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.

### **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.

