

RECOMMENDATION

**WASHINGTON ISLAND PLANNING & ZONING  
COMMITTEE**

**October 23, 2023**

At a publically posted meeting of the Washington Island Zoning and Planning meeting held on October 23, 2023 it was the unanimous recommendation of the committee members present that **the Town of Washington put out a press release making the public aware of the pending survey.**

The motion was made to put out a press release by box holder. The motion was made Kickbush, 2<sup>nd</sup> by Buchanan. Motion passed unanimously.

Respectfully submitted,

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

## RECOMMENDATION

# WASHINGTON ISLAND PLANNING & ZONING COMMITTEE

**October 23, 2023**

At a publically posted meeting of the Washington Island Zoning and Planning meeting held on October 23, 2023 it was the unanimous recommendation of the committee members present that **the Town of Washington send out the attached survey draft with the changes listed below.**

The motion was made to approve the TOW Comprehensive Plan Survey draft with revisions (discussed at the 10-23-23 meeting). The motion was made Kickbush, 2<sup>nd</sup> by Smith. Motion passed unanimously.

Respectfully submitted,

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

### **Changes to Introduction Letter**

Change deadline for return to November 17.

### **Changes to Questions.**

1. Change question to rank in order of importance rather than agree/disagree.
2. The Town of Washington is developing satisfactorily under existing zoning ordinances.
5. Large minimum sized lots benefit the island.
6. Change question to rank in order of importance rather than agree/disagree.
- 6c. Expanded nature trail systems for birders and hikers.
- 6d. Create trail systems for snowmobiles, cross country skiers and mountain bikers.
8. The most appropriate location for future high density development, including multi-family and affordable housing is the existing main road core development area.

9b. Homes to rent year round.

9d. Duplexes

9e. Multiple Occupancy Developments (condo's & multi-unit rental buildings).

10d. Establish a maximum limit on home size.

11. Deleted

14c. Deleted

15. The results of this survey will affect change.

16. More tourism in the summer would benefit our community.

17. Move question 17 and make it question 10, renumber remainder of questions.

21. It is important that Library Services meets the needs of our community.

22. It is important that the Washington Island School adequately prepares our youth for their futures.

23. It is important that the Town of Washington sponsor a community input driven space and use assessment of the community center building and grounds.

25. Charging day traffic to visit the island would offset our community's expenses.

26. All town buildings should meet minimum fire safety requirements.

### **New Questions**

Adopting Zoning Ordinances to regulate cell towers, wind farms and solar farms would benefit the island.

It is important that the island's infrastructure meets the needs of the community.

## TOWN OF WASHINGTON COMMUNITY PLANNING SURVEY

To all the land owners and voters in the Town of Washington.

The Town of Washington is in the beginning stages of developing a 20- year comprehensive plan. This document will guide our Town's growth over the next 20 years. During the planning process, we will evaluate various areas including land use, housing, transportation, economic development, utilities and facilities parks, natural and cultural resources, etc.

Public participation is essential in developing such a plan and the Town of Washington is requesting your input on how you want your community to look in the next twenty years. Completing this survey provides you the opportunity to express your opinion. At the end of the survey there is an opportunity for open commentary to express your concerns regarding the future of our community. Additional copies of the survey are available at the Town Office for those households with more than 2 people or for voters who do not own property. Please call (920) 847-2522 or email [townoffice@washingtonisland-wi.gov](mailto:townoffice@washingtonisland-wi.gov).

Information gathered from this survey will be used by our Town government to help establish the desired outcomes from this comprehensive planning effort. The community can follow the progress of this planning effort through accessing the following link:  
<https://town-of-washington-comprehensive-plan-baylakerpc.arcgis.com/>.

The survey must be returned in the attached envelop by November 10th. The survey may also be dropped off at the Town office in the return envelop by November 10 th . Please encourage all citizens of our community to complete this important Comprehensive Planning survey.

Doug Hansen  
Chairman-WIZAP

## 2023 Washington Island Comprehensive Planning Survey

For the following statements please indicate: strongly agree (1), agree (2), neutral (3), disagree (4) or strongly disagree (5)

	Resp. 1	Resp. 2
1) A primary goal of the Island's upcoming comprehensive plan should be the preservation of:		
A) Low density dispersed housing, as opposed to apartments or condominiums.....	_____	_____
B) The open spaces (fields, meadows) and forests.....	_____	_____
C) The quiet ambiance (lack of background noises).....	_____	_____
D) The natural features (Little Lake, the Mountain wetlands, beaches, clear lake waters, bird & wildlife habitats).....	_____	_____
E) Dark night skies.....	_____	_____
F) Local family owned and operated businesses as opposed to commercial chain outlets, stores, and restaurants.....	_____	_____
G) The rural/agrarian character of the community.....	_____	_____
2) The Town of Washington is developing satisfactorily under existing ordinances.....	_____	_____
3) Expanding and marketing tourism in spring, fall, and winter would benefit the Island.....	_____	_____
4) It is important to first consider the natural limitations of the island's location, physical features, and natural resources when making land use and development decisions.....	_____	_____
5) It is important that open spaces be preserved by allowing the rezoning of large parcels into smaller lots only if necessary to provide an overriding public benefit.....	_____	_____
6) On the subject of recreation, the upcoming comprehensive plan should encourage:		
A) Improved and expanded bike and pedestrian paths along roadsides.....	_____	_____
B) Improved and expanded public boat launch ramps.....	_____	_____
C) Expanded nature trail systems for birders and hikers and mountain bikers.....	_____	_____
D) Improved and expanded trail systems for snowmobiles and cross-country skiers.....	_____	_____
E) Improved and expanded public docking facilities for sail and motor boaters.....	_____	_____
F) Game hunting.....	_____	_____
G) Sport fishing.....	_____	_____
7) On the subject of commerce, the upcoming comprehensive plan should encourage:		
A) Restaurant facilities.....	_____	_____
B) Storage facilities.....	_____	_____
C) Tourist lodging facilities.....	_____	_____
D) Retail stores and shops.....	_____	_____
E) Retreat and adult learning centers.....	_____	_____
F) Museums.....	_____	_____
G) "On land" transportation facilities for tourists.....	_____	_____
H) "On land" transportation facilities for residents.....	_____	_____
I) Healthcare facilities.....	_____	_____
J) Marine facilities.....	_____	_____
K) Family entertainment facilities.....	_____	_____
8) The most appropriate location for future high density development, including multi-family and affordable housing is near or adjacent to the existing main road "Town Center." .....	_____	_____
9) On the subject of housing, the upcoming comprehensive plan should encourage:		
A) Homes to buy.....	_____	_____
B) Homes to rent.....	_____	_____

- C) Senior citizen housing..... \_\_\_\_\_
- D) Multi-unit housing (condominiums, townhouses, duplexes)..... \_\_\_\_\_
- E) Multi-unit housing (rental apartments)..... \_\_\_\_\_
- F) Summer/vacation houses..... \_\_\_\_\_
- G) Assisted care housing..... \_\_\_\_\_
- H) Nursing care housing..... \_\_\_\_\_

- 10) The upcoming comprehensive plan should use regulation to:
- A) Discourage outdoor "junk" storage visible from roadsides..... \_\_\_\_\_
  - B) Discourage outdoor residential lighting that contributes to light pollution..... \_\_\_\_\_
  - C) Establish architectural design standards..... \_\_\_\_\_
  - D) Establish a limit on home size..... \_\_\_\_\_

11) Additional ferry trips in the winter would encourage travel on and off the island..... \_\_\_\_\_

12) Development and expansion of the airport would benefit the Island..... \_\_\_\_\_

13) The town-owned easements to the lake should be better marked and maintained..... \_\_\_\_\_

- 14) On the subject of business, the upcoming comprehensive plan should encourage:
- A) Home business/cottage industry..... \_\_\_\_\_
  - B) Locally owned and operated business..... \_\_\_\_\_
  - C) High speed internet..... \_\_\_\_\_
  - D) Animal husbandry..... \_\_\_\_\_
  - E) Farming..... \_\_\_\_\_
  - F) Farmers markets..... \_\_\_\_\_
  - G) Managed forestry..... \_\_\_\_\_
  - H) Eco-tourism (birding, hiking, biking, kayaking, astronomy, etc)..... \_\_\_\_\_
  - I) Winter recreation activities..... \_\_\_\_\_
  - J) Hunting and fishing..... \_\_\_\_\_
  - K) Workshops/classes..... \_\_\_\_\_
  - L) Hospitality accommodations (hotel, motel, rentals, B&B's)..... \_\_\_\_\_
  - M) Support services for the elderly..... \_\_\_\_\_
  - N) Nursing and hospice care..... \_\_\_\_\_
  - O) Assisted living for the elderly..... \_\_\_\_\_
  - P) In home care for the elderly..... \_\_\_\_\_
  - Q) Amusement parks..... \_\_\_\_\_
  - R) Construction industry..... \_\_\_\_\_
  - S) Small conferences/retreats/forums (hosted on the Island)..... \_\_\_\_\_

15) The results of this survey will make a difference..... \_\_\_\_\_

16) More tourism would benefit our community..... \_\_\_\_\_

17) Properties being used for short term rentals (houses being rented for less than 7 days) benefits our community..... \_\_\_\_\_

- 18) What is the best way for government to keep the community informed? (Select all that apply)
- A) Town Website      B) Social Media      C) Email Announcement      D) Public Meetings
  - E) Newspaper notices      F) Box holder

19) The Town of Washington should develop a master plan for Mountain Tower Park and the adjacent valley property..... \_\_\_\_\_

- 20) It is important that historical records and photographs continue to be preserved by our archives and be made available to the public..... \_\_\_\_\_
- 21) The Washington Island Library Services currently meets the needs of our community..... \_\_\_\_\_
- 22) The Washington Island School adequately prepares our youth for their futures..... \_\_\_\_\_
- 23) The Town of Washington should sponsor a community input driven space and use assessment of the community center building and grounds..... \_\_\_\_\_
- 24) Healthcare services in our community are meeting the needs of the community for all ages..... \_\_\_\_\_
- 25) Collecting a visitor's use tax would benefit the community..... \_\_\_\_\_
- 26) All Town buildings should be code compliant and ADA accessible..... \_\_\_\_\_
- 27) What category best describes your residence status? (Select one)  
 A) Year round    B) Seasonal    C) Occasional    D) Year round, off island for 60 days or more
- 28) Do you intend to live here year-round in the future? (Select one)  
 A) Yes    B) No
- 29) How long have you been coming to the island? (Select one)  
 A) 10 years or less    B) 10-20 years    C) 20-30 years    D) 30-40 years    E) 40-50 years    F) 50-60 years    G) 60-70 years  
 H) Over 70 years
- 30) How long have you lived year-round on the island? (Select one)  
 A) 5 years or less    B) 6-20 years    C) 21 or more years    D) I was raised here    E) I don't live here year-round.
- 31) What is your property ownership status? (Select all that apply)  
 A) Home owner    B) Business owner    C) Land owner    D) Rent home    E) Do not own property
- 32) What is your age group? (Select one)  
 A) Under 20    B) 21-35    C) 36-50    D) 51-65    E) Over 65
- 33) What is your employment status? (Select one)  
 A) Full time    B) Part time    C) Seasonal    D) Retired    E) Self-employed    F) Unemployed  
 G) Unemployed (and looking for work)    H) Volunteer
- 34) What is your estimated annual income? (Select one)  
 A) Less than \$30,000    B) \$30,000 to \$45,000    C) \$45,000 to \$60,000    D) \$60,000 to \$150,000    E) Above \$150,000

Other thoughts or concerns regarding the future of our community:

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