

SMART GROWTH



TOWN of
Sturgeon Bay
Comprehensive Plan 2030

TOWN OF STURGEON BAY COMPREHENSIVE PLAN 2030

prepared by

Town of Sturgeon Bay Comprehensive Planning Commission

Phyllis Utley – Chair

Paul Skup

Carol Schuster

Barb Schmelzer

Steve Wilkie

Adopted by

Town of Sturgeon Bay Board of Supervisors

Dan Cihlar – Chair

Harry Porter

Paul Skup

Nancy Anschutz – Town Clerk

Lynn Gustafson – Treasurer

With thanks to

Eileen Andera • Deb Skup

Pat Judy • Lynda Larsen

University of Wisconsin Cooperative Extension Service

Greg Lamb • Rob Burke

Door County Planning Department

Becky Kerwin • Mariah Goode

and in memory of

Dwayne Partain • Blanche Partain



INTRODUCTION

TOWN OF STURGEON BAY SMART GROWTH PLAN

In 1999 the State of Wisconsin mandated that all units of government develop and adopt a 20 year comprehensive plan by the year 2010 if they wish to have a say in local land use decisions. The Town of Sturgeon Bay felt that it was important to be proactive in setting ground rules for development so as to insure that the future of the town reflect the wishes of its residents. In 2000 a volunteer committee was established to develop such a plan.

Because input from citizens is so important in developing a comprehensive plan, a community survey was sent to every registered voter and/or land owner in the town. The survey asked about citizen concerns and preferences for all areas involved with the future of the town. Areas covered included housing, transportation, agriculture, environment and culture, economic considerations, and land use.

Forty six percent of those who received the questionnaire responded. The results of the survey showed that 74% of the respondents felt that the town should establish planning guidelines for future development. Therefore, in 2004 the Town Board of Supervisors decided to go forward with the development of a comprehensive plan for the town that would be Smart Growth compliant. The results of the survey were used by the committee to guide its efforts in creating the following comprehensive plan. This plan, then, contains guidelines and policies to be used by the Sturgeon Bay Town Board of Supervisors when addressing issues concerning development in the town.

Sundew (Drosera rotundifolia), a carnivorous plant, on Kellner fen in the Town of Sturgeon Bay





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ISSUES & OPPORTUNITIES

TOWN OF STURGEON BAY SMART GROWTH PLAN

INTRODUCTION

The Issues and Opportunities Element provides the background and demographic information for the Town of Sturgeon Bay which were used to develop the visions and guidelines that will be used for development in the future. Among areas included are population information and projections, age distributions, education and income levels, and employment characteristics and forecasts.

The Town of Sturgeon Bay consists of 35.2 square miles located in Door County on the Door peninsula. It is bordered on the east by Lake Michigan, having approximately nine miles of shoreline, by the Town of Clay Banks to the south, the Town of Nasawaupee on the south west, and the Town of Sevastopol on the North. A unique feature of the Town of Sturgeon Bay is that it is separated into two parts by the waters of Sturgeon bay, by the Sturgeon Bay Ship Canal and by the City of Sturgeon Bay. The City of Sturgeon Bay also borders the Town of Sturgeon Bay on the northwest.

Many property owners of the Town of Sturgeon Bay are seasonal residents. According to the survey (*Appendix A*) sent to all property owners and/or registered voters 40% resided in the town for six months or less in a calendar year.

No city center, major highways, schools, public buildings (with the exception of a few small rural churches) or industries exist in the Town of Sturgeon Bay. It is primarily a vacation/residential/ agricultural area.

VISION STATEMENT

A “vision statement “ expresses what the owners and residents wish the town to be like in twenty years and establishes the direction of the plan. It identifies those areas which will form a picture of the desired size, appearance and physical qualities of the town in the future.

Our vision for the Town of Sturgeon Bay is: a community which ensures the need and desire for peace, privacy and recreation. Our roads are mostly peaceful and unhurried, with views of farms, woods and open agricultural areas. Much like it is today. Lot sizes are large enough for peace and privacy. There are many access points to the Lake Michigan waters as well as town parks and public lands for recreation.

COMMUNITY COMPREHENSIVE PLANNING PROCESS

Formation of the Committee

An effort was made to form a committee representing all areas of the town including business people, farmers, those living north and south of the canal, those living along the shoreline and those living inland. However, after extensive public and personal recruiting efforts, this proved to be impossible as many people who were asked to serve on this committee were unable or unwilling to do so. Therefore, a committee of those willing to serve on a volunteer basis was formed. The committee met monthly from 2000 until the plan was completed in 2010. During this time the committee met with and consulted with the Door County Planning Department, the University of Wisconsin Extension Service, and members of surrounding towns and cities.

Community Survey

To obtain community input on how the land owners and residents wished the town to look in twenty years, the committee prepared an extensive survey to send to landowners of record and registered voters in the town. This information would form the basis for decisions on the content of the comprehensive plan.

In the Fall of 2002 a survey was mailed to all registered voters and landowners in the Town of Sturgeon Bay. Questions were asked about all elements mandated in a state statute compliant comprehensive plan as well as areas felt by members of the planning committee to be of specific concern for the town's

future. The opportunity to comment on each question was provided so that survey participants could express their views freely. Forty-six percent of those receiving the survey responded. Therefore, the committee felt that the results of the survey were a valid basis for the formulation of goals and objectives for the plan. Questions and the results of the survey will be addressed as each element on the plan is discussed. A copy of the survey and its results will be found in Appendix A.

Public Meetings

The members of the Town of Sturgeon Bay planning commission held public meetings and have attended many other meetings which were sponsored by other groups. In 2002, at the beginning of the planning process for the comprehensive plan a meeting was hosted by the Sturgeon Bay Smart Growth committee. Greg Lamb of the University of Wisconsin Cooperative Extension Service acted as moderator for the meeting, for the purpose of sharing ideas, and building cooperation among the towns in the county. Members of the Smart Growth Committees/Planning Commissions of all County towns who had begun Smart Growth plans were invited to attend. The towns of Nasawaupee, Brussels, Egg Harbor and the City of Sturgeon Bay sent representatives. Following that meeting various other communities including the City of Sturgeon Bay held similar meetings which were attended by committee members.

The Door County Resource Planning Committee and the Door County Board of Supervisors held meetings both before and after beginning the county comprehensive plan. Committee members attended these meetings whenever possible.



A Tall Ship musters off the coast of the Town of Sturgeon Bay in summer 2010.

The progress of the comprehensive plan has been presented at the Town of Sturgeon Bay annual meetings held each April. The public has been kept abreast of the progress of the plan through these meetings and input from landowners/residents on the content of the plan was requested and received at these meetings.

A final public meeting will be held when the plan is finished to acquaint the landowners/residents of the content of the finished plan, to receive further input and to provide for final approval of the plan.

DEMOGRAPHIC PROFILES

Population Counts

Since it is necessary to understand the population of an area to make policy for the future, it is important to examine the make-up of the current population as compared to that of the past. Only then are we able to make (x) predictions for the future. These predictions were the basis for decisions on housing, education, utility, community, and recreation needs, as well as for economic considerations.

Population Trends and Forecasts

The Town of Sturgeon Bay experienced a significant growth of 25% between 1970 and 1980 according to information obtained from the 2000 United States Census. Since that time the population of the town has stabilized; the difference in population between 1980 and 2000 is only two people. (figure 1-1) the United States Census projections for the Town of Sturgeon Bay up to 2025 shows that the population will hit a high of 889 in 2010. (a 3% increase over the 2000 population) It will stabilize through 2015, and then decline through 2020 (figure 1-2) until it reaches a low of 841 by 2025. (a 6% decrease from 2000)

Changes in the population of an area are often caused by economic factors. Annexation can also have significant impact on population especially when a town borders a much larger and more powerful city as in the case of the Town of Sturgeon Bay. Projections are based upon current factors such as pressures caused by proposed changes in highway structure making the Town of Sturgeon Bay more easily accessible. The popularity of Door County for retirement and as a vacation destination, may impact the accuracy of these projections in the future.



Number of Households

The projected number of households in the Town of Sturgeon Bay peaks in the year 2020 at 409 households—a 13% increase from the 2000 census and stays relatively stable through 2025 at 403 households—a reduction of only six households. This occurs even though the population is projected at a 45 year low at 841 in the year 2025. As a result of the aging population in the town there will be fewer persons per household. (figure 1)

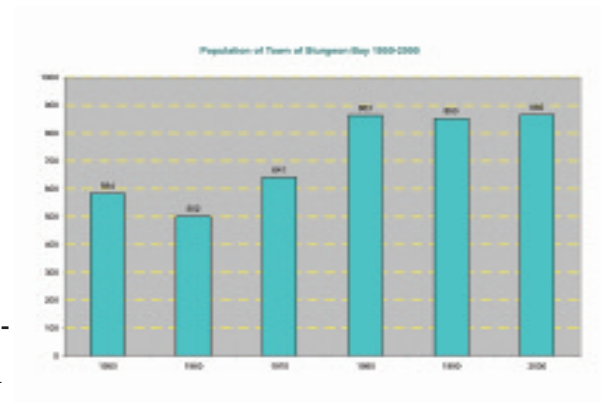
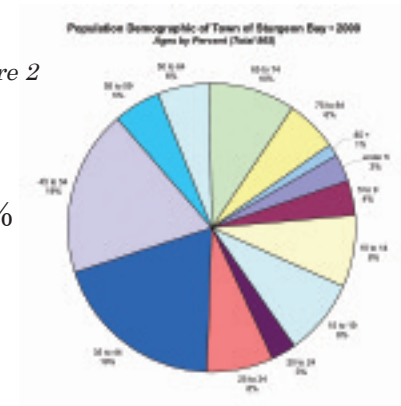


Figure 1

Population by Age

The largest population by age is 20-54 years at 48.3% followed by age 55-85+ years at 28.1%. The under 20 years group is the smallest at 23.6%. (figure 2)

Figure 2



Educational Levels

Of the 653 full time residents in the Town of Sturgeon Bay who are over the age of 25, 253 (38.7%) are high school graduates only. Two hundred and eighty-eight or 44% have attended college with 59/9% attaining associate's degrees and 76 (11.6%) receiving bachelors degrees. Forty-four (6.7%) have received graduate or professional degrees. Only 70 (10.7%) do not have at minimum a high school diploma. (figure 3)

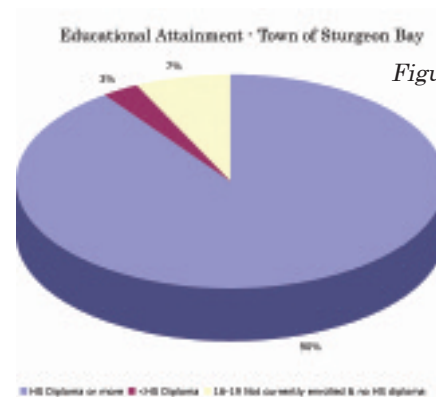


Figure 3

Economic Profile

The 2000 census shows that there are 367 females and 353 males in the Town of Sturgeon Bay. Of these 64.9% are employed, 0.09% are serving in the military, and 33.3% are not in the labor force, either because of age or other factors such as disabilities. Only 1.3% are unemployed. (figure 4)

Figure 4



Since the Town of Sturgeon Bay has very little employment available within the town limits and borders the City of Sturgeon Bay, most people who are employed work outside the town and commute to work. The average commute for a Town of Sturgeon Bay resident is 16.6 minutes. Six and a half percent of residents work out of their homes.

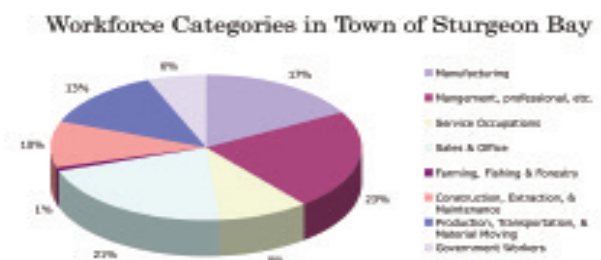


Figure 5

In the Town of Sturgeon Bay 21.8% of residents are employed in manufacturing, while 17.6% are employed in health, education and social service. Only 3.9% are engaged in agriculture, forestry, hunting, fishing or mining. Six and nine-tenths percent are employed in what might be considered tourist activities. Some jobs in this industry are seasonal. (figure 5)

Income Levels

The median household income for the residents of the town is \$42,400, with 25.2% of households earning less than \$25,000/year. Almost 33% of households earn from \$25,000 to \$49,999 annually, while 24% earn from \$50,000 to \$74,999. Only 6.4% earn from \$75,000 to \$99,999 and 11.4% earn more than \$100,000 per year. Of the town's households 14% have income below the poverty level of \$14,999. (Figure 6)

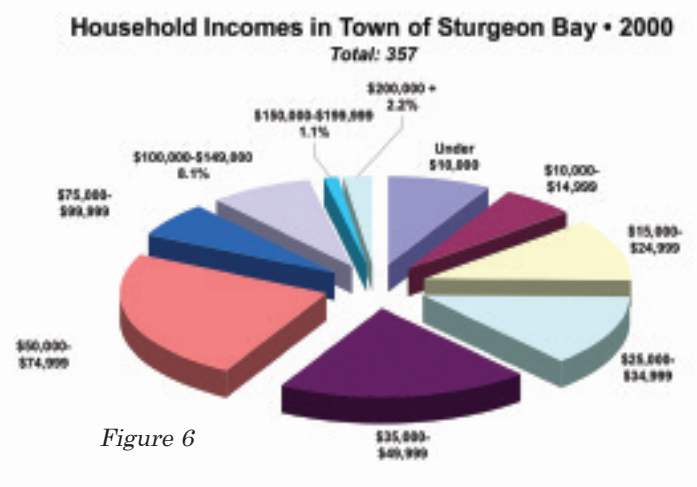


Figure 6

DEFINITIONS

Goals describe desired situations toward which planning efforts should be directed. They are broad and long range and represent the ideal end to be sought.

Objectives state what the plan will do to accomplish goals. Objectives are implemented by using stated courses of action called procedures.

PLANNING GOAL & OBJECTIVES

Goal:

Protect the interests of the residents/landowners of the Town of Sturgeon Bay by controlling growth in an orderly, cost efficient manner in accordance with their wishes as stated in the town survey.

Objectives:

This plan will:

- A. Provide for the adoption and maintenance of a 20-year comprehensive plan that reflects the needs and desires of current and future citizens and landowners of the Town of Sturgeon Bay,
- B. Provide for updating of the plan as needed to keep current with the needs and desires of citizens and landowners of the town.
- C. Provide for the presentation of the adopted plan and any revisions as they occur to neighboring municipalities and to the Door County Planning Department.
- D. Make it mandatory that the Town Board of Supervisors and/or Town Plan Commission, use this plan as its primary guide before making any decision about land use and/or land use policy affecting the Town of Sturgeon Bay.

Procedures:

- 1. Town of Sturgeon Bay Board of Supervisors will be responsible for developing town ordinances relating to the implementation of this plan. These shall be reviewed and revised as necessary when the plan is updated.
- 2. Before the annual meeting of the Town of Sturgeon Bay the Town of Sturgeon Bay Board of Supervisors will discuss the necessity of updating the town's comprehensive plan.
- 3. If needed the Town of Sturgeon Bay Board of Supervisors will appoint a committee to review the adopted comprehensive plan and to make amendments as necessary.
- 5. The Town of Sturgeon Bay Board of Supervisors will provide for the notification of persons requesting zoning and/or building permits in the Town of Sturgeon Bay about the town's comprehensive plan. The person requesting the permit will be responsible for complying with its contents.



HOUSING

TOWN OF STURGEON BAY SMART GROWTH PLAN

INTRODUCTION

The housing element provides an opportunity to examine the numbers and variety of housing available within the Town of Sturgeon Bay. Its purpose is to determine if current housing can meet the futures' needs.

The Town of Sturgeon Bay is located in Door County, a popular vacation area bordered to the east by Lake Michigan and to the west by the waters of Green bay. Because of this, 195 housing units are occupied only seasonally. In the survey taken by the comprehensive planning committee in 2002, 27% of the respondents stated that their homes were vacation homes and only 57% of respondents stated that they lived in the town for the full year. Thirty-two percent live in the town less than three months and 40% less than six months. however, as the residents of the town age and/or retire many modify vacation homes and become full time residents.

EXISTING HOUSING SUPPLY

According to the 2000 United States Census there were 557 housing units in



the Town of Sturgeon Bay. Of these 519, or 93% were single family detached homes. Of the seven percent remaining, thirty were mobile homes, and eight contained 2 units. There was no large multifamily housing, either apartment buildings or condominiums in the Town of Sturgeon Bay. Because the town is rural in character and has no municipal water supply or sewage service, multifamily housing is not practical for the town. This type of housing is readily available in the city of Sturgeon Bay.

Age of Available Housing

It is important to look at the age of housing in order to plan for the future. Older homes are more likely to be in need of rehabilitation or replacement. If newer housing is needed, plans regarding land availability, infrastructure, transportation and many other factors need to be considered.

A little more than 50% of the housing in the Town of Sturgeon Bay was built before 1979. Of the houses which were built before 1979 approximately 25% were built before 1939, another 26.8% were built from 1970-1980. The rest of the housing built before 1979 was built between 1940 and 1969. Twenty-eight percent of housing in the town was built after 1980. However, when the condition of housing in the town is taken into consideration the age of the housing becomes less important because most homes in the town are well maintained and in good repair.

Housing Value

The age, condition and demand for available housing determines its value in any given area. It is important to make sure that housing is affordable for the existing population to be able to form new households and to allow residents to change housing if they so desire. According to the 2000 census, the median value of owner occupied homes in the Town of Sturgeon Bay was \$133,900.

Affordability of Housing

Affordability is fundamental to an analysis of housing in any area. Does the cost of housing match the residents ability to pay. The Department of Housing and Urban Development(HUD) states that housing is considered affordable if it costs a family no more than 30% of their household income.

The largest number of households in the town of Sturgeon Bay or 39.5% spend less than 15% of their monthly income on housing costs, and 16% spend more than the recommended 30% of their monthly income. It is clear that the majority of residents in the town(83.6%) are able to afford single family housing.

According to the 2000 United States Census there were 31 renter occupied dwellings in the town. Of these 12.9% of the renters spend more than 30% of their income on housing costs. Therefore, 87.1% of those who rent fall within the boundaries specified for affordable housing by HUD.

Variety of Housing

There are 563 housing units available in the Town of Sturgeon Bay. 519/93.2% of these are single family detached homes and 6/1.1% are duplexes. None have more than two housing units per lot. There are also 30/5.4% mobile homes in the town. Three hundred and fifty-six housing units are occupied year around. Three hundred fifteen are owner occupied and 41 housing units are rented. One hundred and seventy units are occupied only seasonally. (figure 7)



Figure 7

Opportunities for Affordable Housing

Because the Town of Sturgeon Bay is rural in nature a wide choice of housing is not available. The town's zoning in the Door County Zoning Ordinance calls primarily for single family housing on five acre lots (estate zoning) except along the lake shore which is zoned for single family housing. For this reason and because:

- *there is no municipal water or sewer service available within the town
- *residents desire the town to remain rural in nature according to the results of the survey distributed to the residents and/or landowners in conjunction with the preparation of this plan.
- * most of those residents /landowners who responded to the town survey have stated their opposition to multifamily housing. (see appendix A)

the development of large scale multi-unit projects is neither feasible nor practical for the foreseeable future.

There are 27 households living below the poverty level in the Town of Sturgeon Bay. Of these 25 live in their own homes and two live in rental homes. Four are over the age of 65 and own their own homes.

Housing for the Elderly and/or disabled

There are no facilities for the elderly or disabled in the Town of Sturgeon Bay. As most housing in the town is single family, elderly and disabled persons who wish to live in the town must be able to live independently unless they have family members with whom they can reside. Jobs, transportation, medical facilities and services to those in need, and a large number and variety of living spaces are available in the neighboring City of Sturgeon Bay or elsewhere in the county.

HOUSING ISSUES AND CONCERNS

There is a strong desire for the town to remain rural in nature according to the the survey prepared by the comprehensive planning committee in 2002. Some type of educational materials about what life is like in the Town of Sturgeon Bay should be developed and given to realtors to distribute to prospective buyers and new residents. Also a copy of the comprehensive plan should be given to all those who plan to build or buy property in the town.

Development which negatively impacts natural areas, open spaces, farmland and which disturbs the rural character of the area is a concern for residents of the Town of Sturgeon Bay. Also of concern to town residents is the protection of sensitive ecological areas from development for housing.

HOUSING GOAL AND OBJECTIVES

Goal:

The Town of Sturgeon Bay will encourage the preservation of the rural character of the community and protect open space, farmland and ecologically sensitive areas while providing for the housing needs of its residents

Objectives:

This plan will;

- A. Encourage the use of “low impact” environmentally friendly building methods within its borders.
- B. Protect ecologically sensitive areas from damage due to detrimental building practices.
- C. Maintain the rural character of the town by discouraging the building of high density housing.
- D. Protect the natural beauty of the town and promote a friendly rural atmosphere.



Because of the many woodlands, wildlife is abundant. Take precautions against these cute little raccoons.

Procedures:

1. The Town Board of Supervisors will refer to the land use portion of the comprehensive plan and provide for the notification of persons requesting zoning and/or building permits in the Town of Sturgeon Bay about the town's comprehensive plan. The person requesting the permit will be responsible for complying with its contents.
2. The Town Clerk will obtain a list of all purchases of land with or without structures in the Town of Sturgeon Bay and will provide each purchaser with a copy of the comprehensive plan.
3. The Town Board of Supervisors will adopt a conservation subdivision ordinance when Door County implements one to encourage the preservation of natural areas, minimize urban sprawl and protect farmland in the town.
4. The Town Board of Supervisors will develop a web page which can be used to provide information on town services and education on the responsibilities and limitations of life in the Town of Sturgeon Bay.

Log cabins built in the 1930s and '40s give a rustic look to many seasonal residences.





TRANSPORTATION

TOWN OF STURGEON BAY SMART GROWTH PLAN

INTRODUCTION

The transportation unit will examine the modes of transportation available in the the Town of Sturgeon Bay and assess its ability to meet its future needs.

The Town of Sturgeon Bay transportation system consist of approximately one mile of state highway, four county trunk highways and local town roads. There is limited public transportation in the Town of Sturgeon Bay and bicycle and walking are primarily recreational, therefore, private motor vehicles are the primary means of transportation in, through and around the town.

INVENTORY OF EXISTING TRANSPORTATION FACILITIES

Roads and Highways

Residents of the Town of Sturgeon Bay enjoy easy access to the state and county trunk highways which border or intersect the town. These consist of a half mile strip of State Highway 42/57 which intersects the town in the north-west corner and another half mile which serves as the border between the Town of Sturgeon Bay and the City of Sturgeon Bay in that same corner. County Trunk Highway T forms the border between the Town of Sturgeon Bay and the Town of Sevastopol to the North and County Trunk Highway TT forms a small part of the border with the City of Sturgeon Bay and circles the northern section of the town. County Trunk Highway S serves as the southwestern border of the Town of Sturgeon Bay and the Town of Nasawaupée and a small portion of the City of Sturgeon Bay, while County Trunk Highway U Intersects the southern section. All other roads in the the Town of Sturgeon Bay are town roads.

The Town of Sturgeon Bay has responsibility for 73 miles of local roads. This includes maintenance, repair and reconstruction, of the roads under its jurisdiction. The primary funding source for maintaining local roads in the Town of Sturgeon Bay are tax dollars and, occasionally, the state's disbursement of general transportation funds. These funds are allotted to the towns for costs associated with road reconstruction and repair, including filling potholes, snow removal, grading shoulders, and marking pavement.

The need for repairs are ascertained by information provided by citizens and by an annual road tour by members of the Town Board who inspect all roads under the town's jurisdiction to assess pavement condition, road drainage, and ditch maintenance needs, safety of sight lines from all road intersections. and adequacy of traffic and road signs.

Rustic Roads

Lake Forest Park Road (County Trunk Highway TT) has been designated a rustic road by the State of Wisconsin. The Rustic Road System was created to help preserve scenic, lightly traveled country roads for the enjoyment of bikers, hikers, and motorists. There are other roads in the town that could be considered for this designation.

Public Transportation

Public transportation is not available to the general public nor is it likely to be in the foreseeable future. There are, however, programs available for transportation services for elderly and disabled persons living in Door County. These are provided by the Door County Commission on Aging and by the Door County Department of Human Services. The service is by appointment only and involves door to door transportation. Sunshine House, a sheltered employment facility in the City of Sturgeon Bay, provides services to persons 16 years and older who have mental and/or physical disabilities. There are also several private (for-profit) entities who provide transportation for primarily medical purposes for hire.



Short lanes give the public access to Lake Michigan beaches along Lake Forest Park Road and South Lake Michigan Drive.



The Ahnapee Trail provides a scenic and safe route to Algoma.

Walking and Bicycling

While walking and bicycling is used for recreational purposes and for visiting in neighborhoods it is not practical for commuting to work or for shopping as distances and/or weather make it difficult. Although many people walk and bicycle within the Town of Sturgeon Bay there are no specific walking or bicycling trails in the town, nor are there wide shoulders or sidewalks. Since traffic on the local roads is low they can and do safely serve the needs of bicyclists and walkers.

The Ahnapee State Recreation trail is a multi-use 28 mile facility part of which is located in the the Town of Sturgeon Bay. It originates in the City of Sturgeon Bay and terminates south of the City of Algoma in Kewaunee County.

Air Transportation

Limited air transportation is available to town residents at the Door County Cherryland Airport in the neighboring town of Nasawaupee. This airport is intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service and small planes either used as private aircraft or in commuter air service. There are no official plans to change these uses before 2020. The nearest commercial airport is Austin Straubel International Airport in Green Bay approximately 45 miles away.

Trucking

Although there are no trucking terminals located in the Town of Sturgeon Bay, minor truck traffic results from small mining sites and agricultural operations.

Rail Transportation

There is no rail transportation either passenger or freight in the Town of Sturgeon Bay or in all of Door county.

Water Transportation

Although the Town of Sturgeon Bay is bordered on its eastern edge by the waters of Lake Michigan, there are no boat launches or marinas in the town. And since the Wisconsin Department of Natural Resources does not allow private docks to be built on Lake Michigan these are not available to residents either.

TRANSPORTATION GOAL AND OBJECTIVES

Transportation Goal

To maintain safe, convenient, efficient and aesthetically pleasing roadways.

Transportation Objectives

This plan will:

- A. Provide for safe and well maintained roads within the town.
- B. Maintain the rural character of the town by providing for aesthetically pleasing roadsides.

Procedures:

1. The Town Board of Supervisors will continue to have an annual road tour to determine the condition of town roads and to decide what repairs and/or reconstruction need to be done.
2. The Town Board of Supervisors will continue to maintain roads in a continuous cycle to keep roads safe and in good repair and to use tax funds efficiently.
3. The Town Board of Supervisors will work with the Door County Highway Department to provide an ongoing assessment of the safety and efficiency of town roads
4. The Town Board of Supervisors will keep residents of the town informed of transportation improvements by providing such information at the town's annual meeting and on the town web site.
5. The Town Board of Supervisors will encourage town resident/landowners to take responsibility for the safety and aesthetic quality of their property and adjacent roadside by keeping trees and shrubs trimmed and by cleaning up litter.
6. The Town Board of Supervisors will avoid the construction of roads in any area which would endanger or damage significant natural habitats, wetlands or environmental corridors.



UTILITIES & COMMUNITY FACILITIES

TOWN OF STURGEON BAY SMART GROWTH PLAN INTRODUCTION

This unit contains an inventory of all community resources available in the Town of Sturgeon Bay which will be used to determine current deficiencies in services as well as any others which may occur in the future. It is important for the town to continually monitor the efficiency of existing facilities and upgrade where necessary to ensure the quality of services today and in the future.

Since the Town of Sturgeon Bay is a small rural community most services such as fire protection and electrical service are provided by the nearby City of Sturgeon Bay and police protection and library services are provided by the county. All sewer disposal is provided by on site private waste disposal systems and water by private wells. The Town of Sturgeon Bay is serviced by both the Southern Door and Sevastopol school districts.

The town itself is responsible for maintaining town roads and the two parks within its boundaries.

PUBLIC UTILITIES AND FACILITIES INVENTORY AND ANALYSIS

Electrical Service

Electricity is provided to residents of the Town of Sturgeon Bay by Sturgeon Bay Utilities which is owned by the City of Sturgeon Bay. The utility company buys electricity from a variety of sources and resells it to customers in the Sturgeon Bay area. It is responsible for maintaining and servicing lines and substations serving the town.

Natural Gas

There is no natural gas serving the town of Sturgeon Bay, however, some residents use liquid propane gas with on site tank storage.

Power Generating Plants And Transmission Lines.

There are no power generating plants in the Town of Sturgeon Bay, however, American Transmission Company maintains high voltage transmission lines which cross the town from its southern to its northern border.



An Osprey pair found a high, secure spot to raise their young.

Public Water Service

The Town of Sturgeon Bay does not maintain any public water service, nor is water available from the City of Sturgeon Bay at this time. All water is provided by private wells owned and maintained by the property owner. There is no plan to change this in the foreseeable future.

Sanitary Sewer & Wastewater Treatment Facilities

There are no sanitary sewers or wastewater treatment systems provided by the Town of Sturgeon Bay, nor are there plans to provide any in the future. All services of this nature are provided by privately owned and maintained individual septic systems or holding tanks. In order to install a new system, or modify, or add to an existing system a septic permit must be obtained from the Door County Sanitarian's office in the Door County Government Center at 423 Nebraska Street, in the City of Sturgeon Bay.

Refuse Disposal & Recycling Facilities

Refuse pickup and disposal is provided by private disposal companies contracted by the individual home owners, who pick up refuse at homes. There is also a drop off refuse disposal facility for garbage and trash disposal and for recycling in the City of Sturgeon Bay. This is operated by a private scavenger under contract to the county. There is a fee for dropping off garbage or trash but none for recycling materials such as paper, glass, aluminum and plastic. There are no landfill sites for garbage in the town. There are also private recycling centers in the City of Sturgeon Bay.

Road And Park Maintenance

Most maintenance of town roads is contracted with the Door County Highway Department located in the City of Sturgeon Bay. However, some work is sub-contracted to private contractors who provide a lower bid. Park maintenance is provided by the town or by volunteers. The Ahnapee Trail is maintained by the Door County Parks Department.

Postal Service

Postal service is provided by the Sturgeon Bay Post Office located in the City of Sturgeon Bay, as there is no post office in the town. Mail is delivered to homes by rural postal carriers. This service and the easy accessibility of the city post office makes these facilities adequate for the future.



The Door County Sheriff's department provides police protection to the Town.

Police Services

Police protection is provided to Town of Sturgeon Bay residents by the Door County Sheriff's Department which is located at the Justice Center on County Trunk Highway S in the City of Sturgeon Bay. Police service is adequate at present and there are no plans to form a town police force in the future.



The Sturgeon Bay Fire Department responds to calls from the Town.

Fire Services

The Town of Sturgeon Bay is served by the City of Sturgeon Bay Fire Department. The department has both full time and volunteer firefighters and serves the City of Sturgeon Bay, the Town of Sturgeon Bay and the Town of Sevastopol. There are no plans to change this as service is considered to be adequate for now and for the future.

Emergency Medical Services

The Door County EMS provides emergency medical services for the town. These are located in the City of Sturgeon Bay. It is anticipated that this service will continue to meet the needs of the town in the future.

Storm Water Management

Since the Town of Sturgeon Bay is located in a rural area there is sufficient open land to allow storm water to be absorbed into the ground. Drainage ditches exist along most town roads to capture excess water following a heavy storm.

Telecommunication Services

Telephone service is available in the town, both land lines and cell phones in most areas. Along the lake shore there are areas where no cell phone service is available. Cable television is available to a few residents in the northern section of the town. People who want expanded television viewing may obtain a satellite dish or install a rooftop antenna.

Libraries

The Door County Library located at 107 South 4th Street in the City of Sturgeon Bay provides library services, programs, and computer use for the people of the Town of Sturgeon Bay. It is a member of the Nicolet Federated Library System Inc. This library will be able to meet the needs of town residents in the future.

Municipal Buildings

There are no municipal buildings in the Town of Sturgeon Bay. The town does not have a town hall, therefore, town meetings, held on the first Monday of each month, meet at the Knights of Columbus Hall, 692 Tacoma Beach road in the City of Sturgeon Bay, which is rented for that purpose. For the present this is adequate for the needs of the town and will be for the foreseeable future.

Public Schools

Students from the Town of Sturgeon Bay attend either Southern Door Schools or Sevastopol Schools. Those south of the Sturgeon Bay Ship Canal attend Southern Door Schools in the town of Gardner and those who live north of the ship canal attend Sevastopol schools in Institute. Both Districts provide k-12.

This Trillium bud was one of thousands that bloomed in the woodlands of the Town of Sturgeon Bay



Child Care Facilities

The Town of Sturgeon Bay does not have any public child care facilities within its borders. These, as well as privately run facilities, are available in the City of Sturgeon Bay as well as in other areas of the county.

Health Care Facilities

Health care facilities are available in the City of Sturgeon Bay. Door County Memorial Hospital at 323 South 18th Avenue, Sturgeon Bay, as well as a variety of other medical services and other health care facilities are available in the county for use by all. There are no elderly health care facilities in the Town of Sturgeon Bay, however, a wide variety of elderly health care facilities can be found in the City of Sturgeon Bay as well as in the county as a whole. Agencies providing home health care services can be found in the city of Sturgeon Bay.

Cemeteries

There are two cemeteries in the Town of Sturgeon Bay both associated with churches, which are of historical interest. They are Mount Olive Cemetery on Shiloh Road between Mount Olive Road and Silverdale Road and Shiloh Cemetery on Shiloh Road south of Lake Lane.



Rebuilt in 1902 after a fire leveled the original, the Mt. Olive church is a favorite for weddings.

Community Operated Sites

The Town of Sturgeon Bay operates two parks, Town Park is on the south side of the Sturgeon Bay Ship Canal and is leased by the town for the use of its citizens. On the north side of the ship canal is Portage Park which the town owns. Both parks have sand beaches and limited improvements. No lifeguard is on duty at either park so people swim at their own risk.



Chippewa Drive is a public access to 100 feet of sandy Lake Michigan beach.

Lake Michigan Access Points

There are several town owned lake access points for the public. Six of them are off Lake Forest Park Road north of the ship canal and are marked and maintained. Two are off South Lake Michigan Drive south of the canal and are not marked. Town Board members inspect these yearly.

State Owned Facilities

The Ahnapee trail, a multi-use trail, linking Sturgeon Bay and Algoma, passes through the Town of Sturgeon Bay south of the City of Sturgeon Bay. The trail is a former railroad bed and is 28 miles long 15 miles of which are in Door County and approximately one mile is in the Town of Sturgeon Bay. It can be used for hiking, snowmobiling, mountain biking, equestrian use, and cross-country skiing. The county parks are maintained by the Door County Parks Department.

UTILITIES & COMMUNITY FACILITIES GOAL AND OBJECTIVES

Goal:

Provide quality community services for all residents of the Town of Sturgeon Bay today and for the future.

Objectives:

This plan will:

- A. Provide for the protection of water supplies by improving the town's ground and surface water quality and quantity.
- B. Enable the Town Board of Supervisors to provide for quality utilities, community facilities and services for all residents.

Procedures

1. The Town Board of Supervisors will use the town web site to keep residents informed regarding town activities and services and will encourage attendance at monthly town board meeting held on the first Monday of every month at 7:30 p.m. at the Knights of Columbus Hall, 692 Tacoma Beach Road, in the City of Sturgeon Bay, and/or the annual meeting of the Town of Sturgeon Bay held in April at the same place
2. The Town Board of Supervisors will maintain communication with the Door County Sheriff's Department, the Sturgeon Bay Fire Department, the Door County Sanitarian, the Door County Planning Department, Sturgeon Bay Utilities, and the Door County Highway Department.

PARK AND RECREATION LANDS GOAL & OBJECTIVES

Goal:

Provide for development and maintenance of parks and recreational areas.

Objectives:

This plan will:

- A. Develop strategies to enhance and maintain park and recreational areas for all residents.
- B. Provide for the means to protect public lake access points.
- C. Provide for the expansion of existing parks and the provision of additional parkland in accordance with the Town of Sturgeon Bay parks plan.

Procedures:

- 1. The Town Board of Supervisors will develop and maintain current parks and recreational areas.
- 2. The Town Board of Supervisors will look for opportunities to expand and improve existing parks and recreational areas and create new areas.
- 3. The Town Board of Supervisors will look for opportunities to expand and improve beach access points and maintain existing areas.
- 4. The Town Board of Supervisors will provide adequate signage for public access areas to the waters of Lake Michigan and inform residents of their location of the access points.
- 5. The Town Board of Supervisors will provide signage to inform users about rules and regulations for the use of parks and recreational areas.



AGRICULTURAL, ENVIRONMENTAL, NATURAL, HISTORICAL AND CULTURAL RESOURCES

TOWN OF STURGEON BAY SMART GROWTH PLAN

INTRODUCTION

The Town of Sturgeon Bay is located in Door County, a major tourist area in the Middle West, which is renowned and appreciated for the beauty of its natural resources and also for its rural character. Therefore, this chapter is of major importance to its residents and landowners. It will provide an inventory of the existing agricultural, natural and cultural areas and will provide a plan to protect these valuable resources.

AGRICULTURAL CONCERNS

The preservation of agricultural land and of the rural character of the Town of Sturgeon Bay is a major concern of its residents. According to the survey taken prior to the beginning of the comprehensive plan the residents and landowners of the Town of Sturgeon Bay feel very strongly that the town should retain its rural character. Seventy-four percent of respondents either agreed or strongly agreed that the Town of Sturgeon Bay should preserve its agricultural land while only 5% disagreed or strongly disagreed with this statement. Also maintaining the rural character of the town was one of the top five comments given by respondents on open ended questions.

Agricultural soils

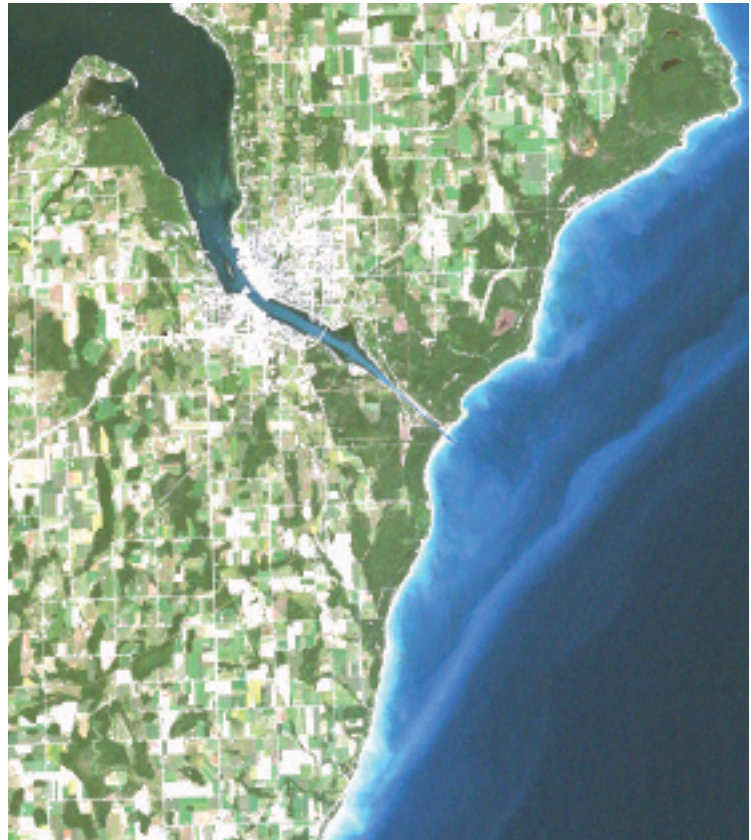
Soils used in agriculture in Door County are predominantly shallow and feature bedrock outcrops that limit production of agricultural crops. Most of the soils used for agriculture are formed from glacial till and are characteristically a reddish-brown heavy loam subsoil over a light brown, permeable sandy loam

sub-strata. Soils generally not suitable for agriculture are formed of silty clay glacial till and are slowly permeable. Only two soil types found in the town are suitable or moderately suitable for crops. These are found in the north central and north western and the south central and south western areas of the town.

Farms, Types and Trends

Although rural in Character, the Town of Sturgeon Bay has relatively few operating farms within its borders. In 1989 there were 72 farms operating in the town, by 1997 there were only 39. (a reduction of 45.8%) In 1989 two dairy farms were in operation and in 1997 there were three. The number of acres zoned as either general or prime agricultural in 1989 was 5286 and in 1997; 4451 acres. (a reduction of 15.8%)

The number of residents in the town living on farms was 55 people in 1990. (6.5% of residents) In 2000 48 people lived on farms. (5.5% of residents) Of those employed in the town in 1990, 26 persons (6.3%) worked in agriculture. In 2000, 18 people (3.9%) worked on farms.



See the maps section for a larger image of the soils of the Town of Sturgeon Bay.



Most residents would like to keep the open, rural aspect of the Town of Sturgeon Bay landscape.

As farmers retire they stop farming operations and remain on the farm or sell their land to obtain retirement income. Since fewer people are choosing to farm for a living the farmer often has no choice but to sell his land for nonagricultural uses or sell to a large corporate farm operation

Most land that is not zoned as either general or prime agricultural or that is not shore land, (zoned single family), is zoned for small estates of not less than five acres or for other designations requiring even larger parcels. Therefore, land used for densely populated subdivisions would have to use cluster/conservation developments or be rezoned in order to be developed. It is important that the town plan protect farmland and that development is directed so as to retain the rural, openly scenic character of the town, and to have minimal impact on natural resources, wildlife habitats and farmland.

There are different methods available to protect farmland. One is zoning. Another is using the services of organizations such as the Door County Land Trust which will give landowners advice on strategies to meet their conservation desires while still allowing the land to be sold. This can be done by establishing conservation easements on the landowners property which prevent future owners from developing land which they may purchase.



A Town of Sturgeon Bay farm was featured on this 2004 US postage stamp celebrating Wisconsin statehood in 1848.

Another method of protecting the rural character of the town is encouraging the use of conservation or cluster developments and by making sure that developers are required to meet standards which will protect the environment, maintain water and air quality and retain the rural atmosphere of the town. For any conservation/cluster development the county zoning department would have to be consulted.

Concentrated Animal Farms

Concentrated Animal Feeding or Dairy Farm operations (mega farms) are farms with more than 1000 animal units. (1,000 pounds/animal unit) This type of farming operation is increasing all across Wisconsin. Currently there are 77 mega farms in Wisconsin while in 1985 there was only one. While mega farms bring jobs and taxes to a community they also bring problems related to manure management, odor, reduction of property values of neighboring lands and the possibility of water pollution. There are currently no mega farms in the Town of Sturgeon Bay and because of the fragile nature of the environment in the town, it is not recommended that mega farms locate here.

AGRICULTURAL GOAL & OBJECTIVES

Goal:

Maintain open space and a rural atmosphere, support local farmers and preserve existing farmland in the Town of Sturgeon Bay for agricultural production.

Objectives:

This plan will:

- A. Promote the continuance of agriculture as a business and lifestyle to preserve the rural atmosphere and maintain open spaces.
- B. Explore farmland preservation incentives and programs which provide farmers with opportunities to continue to farm.

Procedures:

1. The Town Board of Supervisors will increase the amount of protected farmland by communicating preservation options to local farmers through the town web site.
2. The Town Board of Supervisors will appoint a committee to study programs which provide incentives to farmers and landowners to keep land for agricultural use and to share the information on the town web site and through any other methods available.
3. The Town Board of Supervisors will provide sources of assistance about estate and retirement planning on the town web site. However, the Town Board of Supervisors cannot give specific information or recommend a particular source for this information.
4. The Town Board of Supervisors will post links on the town web site to assist in educating farmers and other landowners about new developments and best practice methods of agricultural land use, water conservation, and waste disposal.



ENVIRONMENTAL RESOURCES

TOWN OF STURGEON BAY SMART GROWTH PLAN

ENVIRONMENTAL CONCERNS

Since much of the land in the Town of Sturgeon Bay is used for recreational purposes, the environment and natural resources are important to its residents and landowners. A knowledge of the geology, topography, flood plains, wetland and soil types is helpful in fully understanding the characteristics of the land so as to better protect the town's natural resources for future generations and to retain its rural flavor.

Climate

The Town of Sturgeon Bay is in a temperate weather zone having temperatures which vary according to the season. The mean temperatures recorded in Door County over an approximately 100 year span were 20.3 degrees in the winter, 65.8 degrees in the summer, 48.4 degrees in the fall and 41.6 degrees in the spring. Since Door County is a peninsula the climate is moderated by the water which surrounds it, being cooler in the summer and warmer in the winter than other areas at the same latitude. The county receives approximately 47.9 inches of snow during an average winter and 31.5 inches of rain per an average year. Although periods of drought do occur, rainfall is generally adequate for a successful growing season.

Air Quality

In April 2004, Door County was identified by the US Environmental Protection Agency (EPA) as a "non-attainment" zone for their air quality standards. Non-attainment zones are areas that exceed the EPA's 8-hour ozone national air quality standard that is designated to protect the public from breathing unsafe air. Ozone is unhealthy to breathe, especially for children and people with respiratory diseases. Persons active outdoors are also at increased

risk. Air quality is currently monitored by an EPA station in the county. The Wisconsin Department of Natural Resources (WDNR) and the Lake Michigan Air Directors Consortium indicate that the majority of the pollutants in the county originate from coal-burning power plants, manufacturing plants and automobiles operating in northwest Indiana, the Chicago area and southeastern Wisconsin. The ozone is transported to the county by weather patterns. The EPA has put requirements in place to reduce ozone levels in the county, however, there is little chance of a successful reduction as a result of actions taken within the county, since the pollution does not originate here.

Topography

The topography of the Town of Sturgeon Bay was formed by deposits left behind by glacial drifts from continental ice sheets, which occurred about 11,000 years ago. It can be described as gently rolling to flat land with forests and forested wetland areas. A ridge runs along the center of the southern part of the town which is the site of working sand and gravel pits. Since the eastern border of the town is formed by the shores of Lake Michigan, ridges and swales are an important topographic feature found here. This is a type of dune structure created by the waves of the lake forming a series of parallel ridges separated by wetlands or swales. They were created at the mouth of what used to be a shallow bay. Since this type of feature is found only on the shores of the Great Lakes it is important that it be preserved. Therefore, development should not be permitted in ridge and swales areas.



Ridge/swale formations are found around the Kellner fen in the northern part of the Town of Sturgeon Bay.

Geology

Door County was formed of Silurian Dolostone (Dolomite Limestone) which was formed as sediment soil deposited on the bottom of a warm shallow sea over 425 million years ago. This formed the bedrock which makes up the Door Peninsula. It was modified by weathering and erosion over long periods of time and by the action of continental glaciers during the last several million years. The dolostone is prominently exposed in some areas and thinly or deeply buried in others. Dolostone is a sedimentary rock which is similar to limestone but harder and dissolves more slowly than limestone. Geologists from the

Wisconsin Geological and Natural History Survey and the University of Wisconsin-Green Bay have found a wide variety of karst features such as sink-holes, enlarged joint openings and cave systems throughout the bedrock of Door County. Some can be found in the Town of Sturgeon Bay. These features are the result of small pre-existing fractures in the dolomite bedrock that are slowly enlarged over time by the solution action of slightly acidic groundwater. The dolomite crevices in Door County have been subjected to a considerable dissolution from groundwater activity. The resulting well-developed network of horizontal and vertical crevices provides direct pathways for the infiltration of surface water and the rapid flow of ground-water, allowing surface water to flow freely into the aquifer which can cause the groundwater to become contaminated.

Soils

A few types of soil are found in the Town of Sturgeon Bay. On the shores of Lake Michigan there are beach areas which are nearly level or gently sloping consisting of sandy, gravelly or cobble-y land suitable only for recreation. Large areas bordering the beaches and the shores of the Sturgeon Bay Ship Canal are only suitable for pasture, woodland and wildlife habitat. Because the soils of Door County originate from glaciation, bedrock weathering and water activity, they are generally alkaline. The soil produced by these factors is reddish brown, heavy loam over a light brown, permeable loam or sandy loam substrata. Most of the soil in the county is shallow being less than five feet deep, although the soil in the southeastern areas of the county such as in the Town of Sturgeon Bay is deeper than those areas to the north.



The Town of Sturgeon Bay is lined with Lake Michigan shoreline.

Runoff/Storm Water Management

The WDNR (Wisconsin Department of Natural Resources) describes runoff as water from rainfall or melting snow that flows across the landscape, washing soil particles, bacteria, pesticides, fertilizer, animal waste, oil, and other toxic materials into lakes, streams and groundwater. This is called “non point source pollution” as the pollution cannot be traced to one definitive source. Non point source pollution comes from a diverse number of sources and activities, includ-

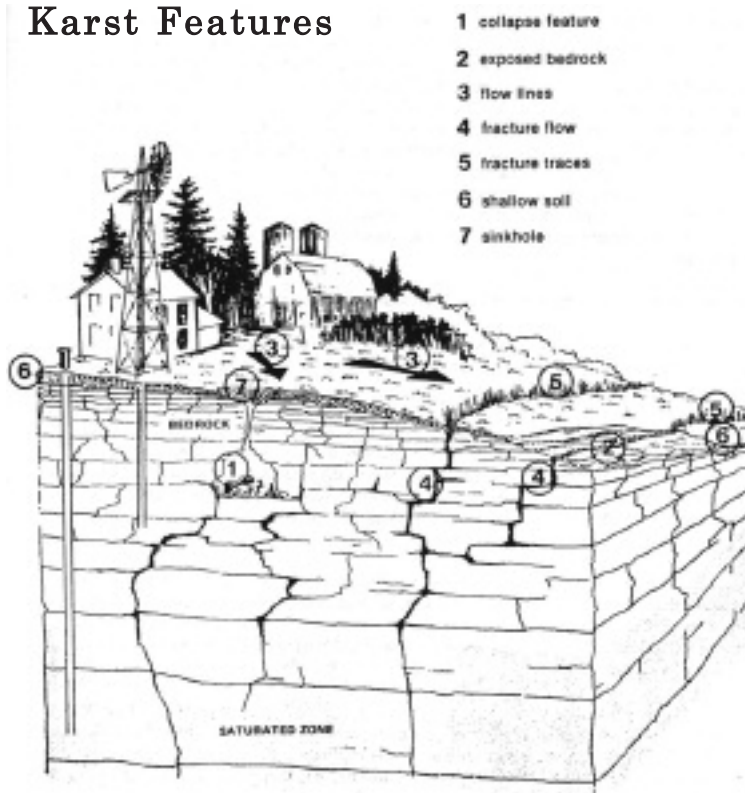
ing the use of fertilizers, pesticides and herbicides on lawns and farm fields, plowing fields and crops, and other agricultural activities, driving and maintaining cars, constructing buildings and roads, mining, and maintaining roads in winter. Actual pollutants found in runoff from agricultural and developed lands include sediment, phosphorus, nitrogen, bacteria, pesticides and other pollutants. Point source pollution is that which originates from a single point such as pipes, drains, ditches, wells, containers, or other identifiable sources that serve as direct conduits of pollutants into the water.

The WDNR states that urban and rural non point source pollution is a leading cause of water quality problems in Wisconsin, degrading or threatening an estimated 40 percent of the streams, 90 percent of the inland lakes, many of the Great Lakes harbors and coastal waters, many wetland areas, and substantial groundwater resources in the state.

Polluted runoff contributes to habitat destruction, fish kills, reduction in drinking water quality, harbor and stream siltation, and a decline in recreational use of lakes. Both voluntary and regulatory programs have been designed by the WDNR in order to decrease the impact of polluted runoff upon the water resources of Wisconsin. For a complete listing of the programs in place to reduce the pollution of water *see page 26, "Agricultural and Natural Resources"* of the Door County Comprehensive 2030 Plan or ask at the Door County Soil and Water Conservation Department for information on programs

to reduce water pollution in the county and state water supplies and water ways. Both offices are located in the Door County Government Center, 421 Nebraska Street, in the City of Sturgeon Bay.

Karst Features



Ground water is the main source of all water used for domestic, agricultural, commercial and industrial purposes. It is a limited resource and quantity and quality are important now and for the future. Because of the geology of Door County ground water issues have long been a concern.

Ground water is the result of precipitation, surface water, and snow melt percolating through soil and bedrock until they reach a saturation zone known as an aquifer. It is from these aquifers that wells draw their water. This water can be easily contaminated by anything that is spilled, poured or spread on the land which has the potential to seep through the ground and enter the ground water.

The primary aquifer providing water to Door County and the Town of Sturgeon Bay is the Silurian Dolomite aquifer. It has a well-developed system of horizontal and vertical crevices that provide the means for water to reach the aquifer. The thin soils and multiple fissures in the bedrock of Door County provide a potential for groundwater contamination because it is soil, sand and/or rock that normally filters contaminants from ground water as it seeps through on its way to the aquifer. In Door County, and in the Town of Sturgeon Bay, there is often insufficient filtering of the water as it moves from the surface to the aquifer. Therefore stringent standards must be initiated and enforced to protect this necessary resource. For more information see the report on the Door County Well Head Protection Plan from the Door County Soil and Water Conservation Department, in the Door County Government Center, 421 Nebraska Street, in the City of Sturgeon Bay.



Dragon's mouth orchid

Wetlands

Wetlands act as a natural pollution filter for lakes, streams and drinking water; act as groundwater recharge areas; retain floodwaters; provide habitat for many plants and animals; and provide scenic open spaces. Other common names for wetlands are swamps, bogs and marshes.



The carnivorous Pitcher plant.

Wetlands store flood waters and filter water from precipitation removing toxins and heavy metals from the water before it enters lakes and streams. Some wetlands also recharge local groundwater aquifers. By slowing water movement, wetlands reduce the likelihood that heavy rainfall or springs snow melt will cause erosion and flooding. Wetlands also retain soil and hold nutrients that would otherwise promote excessive weed growth and algae blooms in lakes and streams. These nutrients when held in

wetlands produce heavy growth of vegetation that provides nesting sites, food, and cover for waterfowl, small mammals, and many other types of wildlife. Wetlands also provide recreational opportunities for humans such as wildlife observation, hiking and hunting. forty-two percent of the land in the Town of Sturgeon Bay is wetland which must be protected from development.

Because wetlands provide many benefits to the environment, there are federal, state and municipal regulations to protect wetland areas. The three main levels of jurisdiction concerning wetlands in Door County are the United States Army Corps of Engineers (Federal), the Wisconsin Department of Natural Resources (WDNR-state), and the Door County municipal zoning agencies. All of these are involved with wetland regulation and management with often overlapping jurisdiction. The basic concept behind all types of wetland regulations is that these areas cannot be disturbed without a permit. Each agency uses slightly different definitions, but all agree that there are three basic factors in deciding whether or not a property is a wetland: the presence of water at, near, or above the surface, sustained aquatic plant life, and soils indicative of wet conditions. The presence of standing water may or may not indicate the presence of a wetland. A property could have standing water for a portion of the year and still not be a wetland due to a lack of the proper vegetation or soils. It is also possible that a true wetland, with all three of the above characteristics may never have standing water present.

Several varieties of Club moss find suitable habitat in the Town of Sturgeon Bay.



The Federal Clean Water Act regulates the discharge of dredge and fill material into “waters of the United States.” including wetlands adjacent to, or with a hydrologic connection to, “navigable waters.” In other words, the federal government regulates only waters upon which water craft can be used. Therefore wetlands not adjacent to these waters must be regulated by another agency.

The Wisconsin Department of Natural Resources (WDNR) regulates construction activity in all wetlands, regardless of wetland type size or location. State law requires the review of all wetland development proposals to ensure the proposed activity complies with state water quality standards for wetlands. Wetland development activities authorized by federal permits must also acquire state approval.

Regional Water Management Specialists at the WDNR, review permit applications on behalf of the state. They also monitor approved projects for compliance with permit conditions and assist with investigations and enforcement proceedings for authorized wetland fill.

The Door County Planning Department has jurisdiction over wetlands in the areas where it has zoning jurisdiction, which includes the Town of Sturgeon Bay. Permits for any activity which will affect a wetland must be applied for and approved by the Door County Planning Department before any action is taken.

State-designated Significant Coastal Wetlands

Since wetlands play an important role in the health of the Great Lakes ecosystem, the WDNR has identified ecologically Significant Coastal Wetlands along the Lake Michigan Shoreline. Wetlands located within close proximity to the shoreline provide a rich habitat for plants and animals and greatly influence the larger processes of the Great Lakes ecosystem. The wetlands provide a transition zone between land and water and are rich in species diversity providing critical habitat for migratory and nesting birds, spawning fish and rare plants. Since the eastern border of Town of Sturgeon Bay is the lake Michigan shoreland, it contains many of the Significant Coastal Wetland as designated by the WDNR.

Shorelands

Shorelands are valuable environmental resources for humans, and both aquatic and terrestrial plants and animals. The State of Wisconsin requires counties to adopt shoreland zoning regulations to protect shorelands from problems that can be associated with development in these areas. Shorelands are defined by the state of Wisconsin as land areas within a specified distance from the ordinary high water mark of navigable waters; specifically 1000 feet from a lake, pond, or flowing water and/or 300 feet from a river or stream or to the landward side of a flood plain whichever distance is the greater. Since most of the shoreland in the Town of Sturgeon Bay was developed before this protection was initiated much of the shoreland in the town is “grandfathered” or allowed to stay as it is. If new building is proposed for remaining shoreland it would have to meet more stringent regulations. Consult with the Door County Planning Department before contemplating any new shoreland construction.

Flood Plains

There are no delineated flood plains in the Town of Sturgeon Bay.



NATURAL RESOURCES

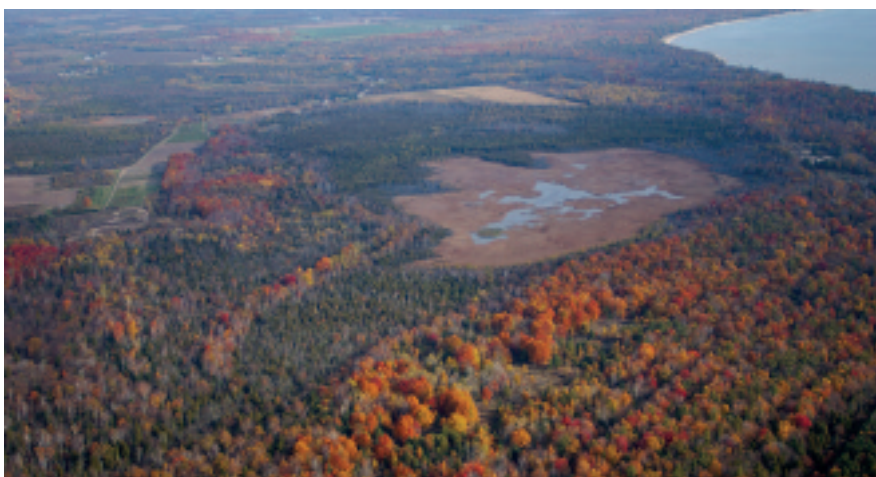
INTRODUCTION

The Town of Sturgeon Bay is located on the eastern edge of the Door Peninsula and has the shoreline of Lake Michigan as its eastern border making the lake its most important natural resource. Lake Michigan is the third largest of the Great Lakes by surface area and the sixth largest body of fresh water on Earth. The lake is an environmental and ecological resource for humans and natural communities, providing habitat to a wide variety of aquatic as well as terrestrial plants and animals. The lake provides recreational activities to residents and visitors to the Town of Sturgeon Bay and provides food and water as well. Lake Michigan greatly affects the lives of the town residents because of its effect upon the natural environment from weather and climate to wildlife and habitat

Lake Michigan

Lake Michigan is, therefore, a significant economic resource to Door County as a whole and to the Town of Sturgeon Bay in particular. Many of the town's landowners are part time residents using their homes in the town as summer cottages. Many own property in the town specifically because of its proximity to the lake shore.

*Kellner fen formed from an embayment of Lake Michigan - seen in upper right.
~photo by Jeff Davis*



The Lake Michigan ecosystem has been put under tremendous stress in the past by a variety of economic activities such as manufacturing, shipping, farming and recreation. Today, it is better understood that this ecosystem is fragile and cannot withstand unlimited use of its resources, and that our economic, environmental, and physical health depends on this complex system. Issues that directly affect Lake Michigan's beach and lake water quality include E. coli contamination, cladophora, water diversion, point and non point source pollution and invasive species.

Watersheds

Watersheds drain lands through a system of creeks, swamps and wetlands into larger bodies of water, in the case of Door County, into Lake Michigan. Watersheds are important in their effect on the quality of streams, rivers and lakes and on that of the water which we drink. All of Door County and, of course, the Town of Sturgeon Bay is found in the Lake Michigan Basin which is further divided into watersheds. The northern section of the town lies entirely in the Big Creek Watershed, which is a part of the Upper Door County Watershed, while the southern part of the town is in the Stony Creek Watershed divided between the Strawberry Creek and Woodard Creek watersheds.



The proximity to the waters of Lake Michigan moderate the temperatures in the Town of Sturgeon Bay about 10-20 degrees cooler in the spring and summer and 10-20 degrees warmer in the fall and winter.

Surface Waters

The Town of Sturgeon Bay has few surface water bodies within its borders. Portions of Lily Bay Creek, Strawberry Creek and Big Creek pass through the town and a body of water exists in Kellner fen.

Beach and Water Quality and Quantity Issues

The Town of Sturgeon Bay is greatly affected by the quality and quantity of water and by the conditions of the beaches which form its eastern boundaries. Some issues that are important to look at in this discussion are E. Coli contamination, algae, invasive species and the diversion of water to communities outside of the Great Lakes region.

E. Coli Contamination

Storm water discharge during and after rain is one of the major sources of *E. Coli* contamination of beach water. The most contamination in Door County was found in shallow waters which indicated that contamination is originating from onshore sources. Storm water discharge has been consistently shown to negatively impact beaches by increasing *E-Coli* contamination. The Door County Soil and Water Conservation Department (SWCD) is now working with local municipalities to install stormwater management infrastructure in order to prevent the transportation of *E. Coli* to county beaches, including those in the Town of Sturgeon Bay.

Cladophora

Cladophora is a green, slimy, algae that stinks when it starts to rot. It is a native aquatic plant that has grown naturally in Door County waters for hundreds of years in harmony with other plants. Recently, two major human-induced environmental impacts have increased the amount of *cladophora* to nuisance levels. These are the introduction of the non-native mussels and the increase of the chemical phosphorus in the waters.

Zebra mussel/Quagga mussel



Quagga mussels

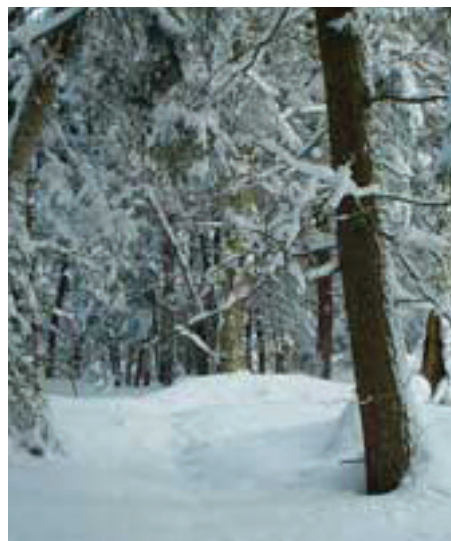
The non-native zebra mussel, introduced to Lake Michigan through the bilge waters of European ships, procreate quickly and eat by filtering water making the water much clearer than it would be naturally. Sunlight then penetrates deep into the water expanding the habitat where *cladophora* can grow and allowing for massive expansions. Exacerbating the situation are phosphates, an essential nutrient that feeds the *cladophora*. The EPA attributes most of the phosphate load to non-point sources such as run off from farmland, lawns and failing septic systems. It also comes from sewage treatment plants that discharge significant amounts of phosphate despite the employment of water treatment techniques to reduce phosphate content of the outflow. The main household sources of phosphate are lawn fertilizer and the detergents formulated for automatic dishwashers (containing up to 8% phosphate). In both applications the use of phosphate is unnecessary.

Water Diversion

The Great Lakes are a vast resource unique to the upper midwest region of the United States and south/central region of Canada. The combined Great Lakes support a 15 billion dollar economy, contain 20% of the earth's fresh water and 90% of North America's fresh water. With the increasing demands of industry and a growing population in the Great Lakes region, this water resource is becoming more vulnerable.

Lake water levels in recent years are dropping and Lake Michigan is facing near historic lows, creating multiple negative economic and environmental consequences, including increased transportation expenses, reduced wildlife habitat and the spread of invasive species. Communities outside the Great Lakes Basin including other states and countries, have been looking to divert water from the Great Lakes to help them with their water shortages. Diverting water outside of the Great Lake Basin is a problem because there is no natural way to return it to the lake and future diversions would only contribute to the dropping water levels. When Great Lakes water is used by communities within the basin, it generally makes its way back to the lake from which it came.

States within the Great Lakes Region and Canadian provinces bordering the Great Lakes, have been working together to address these severe environmental and economic challenges. In 1983, the Great Lakes Region's governors joined forces to create the Council of Great Lakes Governors, a nonpartisan partnership between, Illinois, Indiana, Michigan, Minnesota, New York, Ohio, Pennsylvania and Wisconsin. In more recent years the premiers of Ontario and Quebec have also joined. In December 2005, following nearly five-year of negotiations, the council reached agreement on the Great Lakes/ St. Lawrence River Basin Resource Compact. This compact provides a comprehensive management framework for achieving sustainable water use and resource protection. The council also reached a similar, good faith agreement with Ontario and Quebec which the provinces are using to amend their existing water programs for greater regional consistency. During 2007 and 2008 each of the eight state legislatures ratified the compact. Federal approval was completed by the end of 2008. The bill was signed by the president and became law in 2008.



Lake Michigan mists and lake effect precipitation provide a variety of weather in all seasons.

Woodlands

There are many woodlands in the Town of Sturgeon Bay, many of them located in the many wetlands in the town. Modern woodlands in the county consist of predominantly maple-basswood with smaller amounts of lowland hardwoods, oak, aspen-birch and lowland conifers. All types of woodlands provide aesthetic views, wildlife habitat, and recreational areas. Woodlands can also maintain watershed cover, provide shade, serve as a windbreak, help reduce soil erosion, and act as a noise barrier. It is the goal of Door county and the State of Wisconsin through the WDNR to protect the woodlands remaining in the state. Programs exist to do this. For details on these programs see Chapter 4, “Agricultural and Natural Resources” of the Door County Comprehensive Plan-2030 available at the Door County Planning Department or on line at <http://map.co.door.wi.us/planning/comp-planning.htm>

Rare Native Species & Communities

The location of ecological communities in Wisconsin are determined by environmental factors such as climate, geology, land forms soils and hydrology, which interact with natural disturbance events including windstorms, fires, droughts, floods, and insect infestations. Human activities, beginning with Native Americans and con-

tinuing today with our pervasive and intensive uses of land and water also had profound impacts on Wisconsin's landscape and biological communities.

In 1985 Wisconsin's Natural Heritage Inventory Program was established. The program is maintained by the WDNR Bureau of Endangered Species. This program is responsible for maintaining data on the locations and status of rare species, natural communities and natural features in Wisconsin and defines wildlife as any species of wild, free-ranging, fauna including fish, mussels and invertebrates. A natural community or wildlife habitat is defined as an assemblage of different plant and animal species living together in a particular area, at a particular time, in a specific habitat. Communities may be named for their dominant plant species such as pine barrens, sedge meadow or oak savanna, or by a prominent environmental feature, such as Great Lakes Dune, Dry Cliff or some combination of these factors. Communities range in size from less than an acre to thousands of acres. They are dynamic and always changing. Of the natural communities identified as significant in the state 29% are found in Door County.



U.S. Fish & Wildlife Service

Hine's Emerald dragonfly

In addition to the 31 significant natural communities identified in Door County, 145 aquatic and terrestrial animals and plants have been inventoried in the county, some of these in the Town of Sturgeon Bay. This list includes species designated as endangered or threatened as well as species in the “special concern” category.

There are two plant species in the county that are on both the state and federal endangered species list: the Dwarf Lake Iris and the Pitcher's Dune Thistle also known as the Dune Thistle. The Dwarf Lake Iris is found on partially shaded sandy-gravelly soils along the lake shores and the Pitchers Thistle is found on stabilized dunes and blowout areas along the Lake Michigan Shore line. Both of these can be found in the Town of Sturgeon Bay.

One animal species found in the county is the Hine's Emerald Dragonfly. It is on both the state and federal list of endangered species. There are eleven Hine's Emerald Dragonfly critical habitat units in Wisconsin. Ten of them are in Door County where the coastal springs and wetlands provide a rich habitat.

The Federal Endangered Species Act protects all federally listed animals, including insects, from direct killing, taking and/or other activities that may be detrimental to the species on any land public or private. Plants have similar protections but the prohibitions are limited to federal lands. Under Wisconsin's endangered and threatened species law, it is illegal to take, kill, transport, possess, process or sell any animal (including insects) that are on the Wisconsin endangered and threatened species list on any land, public or private, without a valid threatened or endangered species permit. State-listed plants have similar protections, but the prohibition against the direct killing or taking is limited to public land.



Pitcher's Dune thistle

Environmental Corridors

Environmental corridors are areas containing and connecting natural areas, free space, and other natural resources, such as stream corridors. They are essential for the survival of numerous wildlife species. In addition to wildlife population survival, countless ecological processes, such as maintenance of water quality, will not function if natural connections are severed.

Environmental corridors may also contain scenic, historic, scientific, recreational, and cultural resources. They are often along waterways and other natural features, serving many purposes: protecting water quality, acting as buffers between different land uses, controlling, moderating and storing floodwaters while providing nutrients and sediment filtration, providing fish and wildlife habitat, and providing recreational opportunities. Bay Lake Regional Planning Commission using the following data to define environmental corridors:

- * Navigable waters with a 75' setback
- * WDNR wetlands of 2 acres or greater with a 75' setback
- * Floodplains
- * Steep slopes
- * Public parks and recreational sites
- * State Wildlife Areas
- * WDNR Natural Areas Inventory Sites.
- * WDNR Land Legacy Places
- * Significant Coastal Wetlands
- * Significant Wildlife Habitat and Natural Areas

There are large areas in the Town of Sturgeon Bay that have been designated as environmental corridors. They are generally shoreland and wetland areas and although some, primarily the shoreland areas, are already highly developed they should be protected from further development.



Portage park marks one end of the native Americans' route from Sturgeon bay to Lake Michigan.

Parks and Open Spaces

There are many parks and recreation areas in Door County. These include State, County and local parks and conservation areas developed by various groups. For locally owned parks look at the community facilities chapter of this document. For a complete listing of other recreational facilities in Door County see Chapter 8 of the Door County Comprehensive Plan 2030.

Nonmetallic Mineral Resources

The Town of Sturgeon Bay has several active and inactive nonmetallic mines that provide topsoil, clay, sand, gravel and aggregate for shoreland protection, construction and road building. Location of these mines can be found on the land use map provided with this document. The WDNR has implemented rules which require operators of nonmetallic mines to provide and implement reclamation plans to be used when mining is completed. These reclamation standards address environmental protection issues including topsoil salvage and storage, surface and groundwater protection and contemporaneous reclamation to minimize wind and water erosion. They include final grading and slopes, topsoil redistribution and re-vegetation, and site stabilization. The depleted mines may be used for parkland, wildlife habitat, recreational land or other uses including for housing. Door County administers a Nonmetallic Mine Reclamation Ordinance which is in effect in all unincorporated areas of the county such as in the Town of Sturgeon Bay.



The Sturgeon Bay ship canal and the Overlook Trail separate the Town of Sturgeon Bay into North and South. Both are owned and maintained by the US Army Corps of Engineers.



ENVIRONMENTAL AND NATURAL RESOURCES GOAL & OBJECTIVES

Goal:

Preserve and protect environmental features and natural resources such as surface and ground water and including wetlands, woodlands, farmland, and environmental corridors and the portion in the Town of Sturgeon Bay of the State Natural Area which runs along the entire Lake Michigan shoreland.

Objectives:

This plan will:

- A. Protect and preserve all sensitive environmental features including streams, woodlands, and wetlands.
- B. Maintain and expand wildlife habitats.
- C. Provide for surface and ground water protection.

Procedures:

1. The Town Board of Supervisors will appoint a committee to communicate with the Door County Planning Department, the University of Wisconsin Extension Service, the Door County Environmental Council and the Wisconsin Department of Natural Resources to develop programs and distribute information to educate and inform the public about environmental resources within the Town of Sturgeon Bay. The board will use the town web page and all means available to disseminating this information.
2. The Town of Sturgeon Bay Web Master will post land use regulations pertaining to the protection of sensitive environmental areas on the Town of Sturgeon Bay web site.
3. The Town Board of Supervisors will strongly request the maintenance of a no build zone from delineated wetlands in accordance with the adopted zoning ordinance and encourage the County Board to maintain or increase this setback.

4. The Town Board of Supervisors will encourage landowners to protect their land by working with the Door County Land Trust and/or other conservation groups to protect wetlands, shore lands, ridges and swales, and farmland.
5. The Town Board of Supervisors will encourage the Door County Planning Department and the Door County Resource Planning Committee to maintain the integrity of designated State Natural Areas and environmental corridors.
6. The Town Board of Supervisors will support the use of alternative energy resources such as wind, solar, geo-thermal and keep current on new developments in the future.
7. The Town Board of Supervisors will work with Door County to provide well head and ground water protection.



cotton grass



bog buckbean



CULTURAL & HISTORICAL RESOURCES

TOWN OF STURGEON BAY SMART GROWTH PLAN

INTRODUCTION

Although there are numerous cultural and historical resources in Door County but only two in the Town of Sturgeon Bay are recognized as such. These are both cemeteries and are listed in the third edition of the “Cemeteries of Wisconsin”. Also Listed as in the Town of Sturgeon Bay is a third cemetery which is within the incorporated boundaries of the City of Sturgeon Bay. The list of cemeteries ignores incorporated boundaries and looks only at the geographic townships and ranges and ignores incorporated towns, cities and villages within those townships.

The two cemeteries listed which are in the Town of Sturgeon Bay are both associated with churches, which in themselves are of historical interest. They are Mount Olive Cemetery on Shiloh Road between Mount Olive Road and Silverdale Road and Shiloh Cemetery on Shiloh Road south of Lake Lane.

Although not listed in the Wisconsin Architectural and History Inventory (AHI) nor in the National List of Historic Places there are many building and places That deserve a mention.

Cultural Resources in the Town of Sturgeon Bay

- * Wooden one-room school house on Canal Road by the Coast Guard Station
- * The Emery Robert's log Barn and house. The log house was built in 1850 and the log barn from the 1920's.
- * Log cottages built in the twenties and thirties along South Lake Michigan Drive between Lake Lane and Silverdale Road and on North Lake Michigan Drive and Lake Forest Park Road.

- * Brick school house on County Trunk C near Mathey Road.
- * Large brick farmhouse on County Trunk Highway S near Emerald Road.
- * Log House on South Lake Michigan Drive south of Silverdale Road.
- * Mount Olive Church on Shiloh Road between Mount Olive Road and Silverdale Road.
- * Shiloh Church on Shiloh Road South of Lake Lane.

Mt. Olive Church

- * Neighborhood grocery store on South Lake Michigan Drive built in the 1930s or forties,

- * The light houses and house on the coast guard station. This is on federal land but is within the boundaries of the Town of Sturgeon Bay.

- * The Canal Overlook and Recreational Area on the north side of the Sturgeon Bay Ship Canal. This is federal land within the boundaries of the Town of Sturgeon Bay.

- * The former stage coach mail route which follows South Lake Michigan Drive and veers off into woodlands ending on Lake lane at Barge Road.

- * Portage Park, a town park on the site where native Americans portaged their canoes before the Sturgeon Bay Ship Canal was built.



Shiloh Church



Natural areas of significance in the Town of Sturgeon Bay:

- * Kellner Fen on the eastern edge of Lake Forest Park Road which is the site of many Special Concern, threatened, and endangered species of plants and animals. It is distinguished by a floating mat of sphagnum moss, sedges and rushes.
- * A swamp on Silverdale road where Skunk cabbage can be found.
- * Dunes, ridges and swales along Lake Forest Park Road south of Buffalo Ridge Road.
- * Sand Beaches along North and South Lake Michigan Drives and Lake Forest Park Road, sites for the Federally Endangered Pitcher's Dune Thistle.



One-room schoolhouse – now a private residence

In the City of Sturgeon Bay but of interest to the residents of the Town of Sturgeon Bay.

- * The Sturgeon Bay Ship Canal Property: A 300 + acre conservation property owned by the Door County Land Trust which borders the Town of Sturgeon Bay between Lake Lane and the Sturgeon Bay Ship Canal. This is a pristine ridges and swales area and includes a sand beach which is leased to the Town of Sturgeon Bay for a town park.

Skunk cabbage



There may also be areas of archeological interest within the town. Care should be taken when excavating so as not to disturb the historical or archeological sites.

HISTORIC & CULTURAL RESOURCES GOAL & OBJECTIVES

Goal:

Preserve the historic and cultural structures and areas within the Town of Sturgeon Bay for the people of the town now and for the future.

Objectives:

- A. The Town of Sturgeon Bay will work cooperatively with organizations or individuals who wish to identify, record and protect historic and cultural sites within the Town of Sturgeon Bay.
- B. The Town of Sturgeon Bay will promote the study and appreciation of historic and cultural sites.

Procedures:

- a. The Town Board of Supervisors will encourage the preservation of the town's historic and/or cultural sites and not allow incompatible uses around them.
- b. The Town Board of Supervisors will work with property owners to encourage the preservation of significant sites.
- c. The Town Board of Supervisors will encourage the reuse of historical structures while encouraging the retention of their original features.



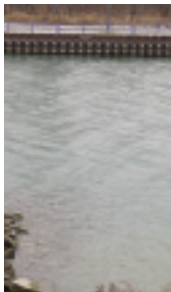


Historic log homes, barns, and outhouses in the Town of Sturgeon Bay.





U.S. Coast Guard Station and Lighthouse



Pilings along the Sturgeon Bay Ship Canal



North head pier lighthouse & foghorn



ECONOMIC DEVELOPMENT

TOWN OF STURGEON BAY SMART GROWTH PLAN

INTRODUCTION

The Town of Sturgeon Bay is primarily a rural area with no economic activity center or downtown retail/business area. Tourism, agriculture and mining are the main business activities within the town limits. Small home based businesses also exist but these generally do not impact the neighborhood in which they occur. Businesses in the town consist primarily of agribusiness such as orchards, plant nurseries and beef and dairy farms. Several operating mines which extract sand and gravel complete the economic base of the town.

Labor Force and Economic Base

Since the Town of Sturgeon Bay borders Lake Michigan on its eastern border and is a part of Door County, a major tourist/vacation area in the mid-west, many property owners in the town do not reside here for the entire year. Only 52% of those owning property in the Town of Sturgeon Bay reside here full time, therefore, any statistics about the labor force in the town discussed in this chapter will refer only to full time residents. Of the 720 residents of the Town of Sturgeon Bay who are 16 years of age or older and not retired, 467 or 64.9% are employed. Of these 29.1% are in professional or managerial positions, 56% are in the service industries, and 27.4% work in sales or office positions. Only 1.2% of those employed work in farming fishing or forestry, traditional occupations for Door County. The remaining, 13.3% work in construction, mining or maintenance

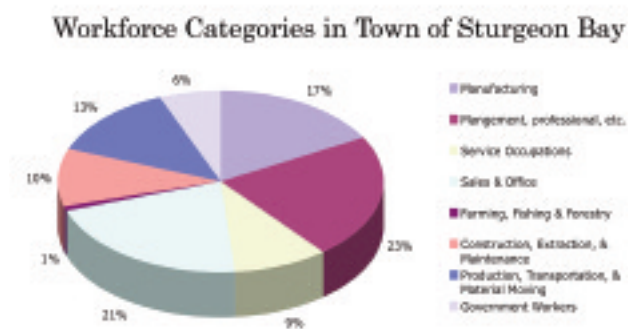


Figure 8

and 17.1% work in production or transportation. Since many people work more than one job the percentages equal more than 100%. Manufacturing is the main industry employing residents of the town. Construction is next with 10.5% of town workers, followed by educational, health and social services, professional, scientific, management, administrative services, and waste management services.

Ninety percent of workers commute to work either driving alone or in car pools, with a mean travel time of 16.6 minutes. Since there is little industry of any type in the Town of Sturgeon Bay, most of the workers in the town work in the City of Sturgeon Bay, elsewhere in the county, or commute to Green Bay or another of the small towns nearby.

Of those employed in the Town of Sturgeon Bay 75.6% are salaried workers and 16.1% are self employed in their own unincorporated businesses.

According to the survey sent to all residents/landowners in the town in 2002, there is little desire for increased industrial or commercial development in the Town of Sturgeon Bay as most property owners wish to retain the rural character of the town. Forty-seven percent of respondents to the questionnaire didn't want increased residential /commercial development, while 23% were in favor of it: a more that 2-1 difference. Since there are many opportunities for a variety of work in the nearby City of Sturgeon Bay and residents generally have short commutes to jobs, commercial or light industrial operations will be allowed only in areas designated for this purpose and only if they meet high environmental and aesthetic standards and zoning qualifications.



ECONOMIC DEVELOPMENT GOAL AND OBJECTIVES

Goal:

Provide for limited commercial development which meets high environmental quality standards. Encourage this type of development only in designated areas that will not interfere with the rural character of the town or damage sensitive environments within the town.

Objectives:

This plan will:

- A. Allow for future commercial development while protecting environmentally sensitive areas and maintain the rural character of the town.
- B. Support home based businesses and/or occupations that do not constitute a nuisance to neighboring properties

Procedures:

1. The comprehensive Plan will provide for areas in the land use portion of this plan in which commercial operations will be allowed.
2. The Town Planning Commission will work with the Door County Planning Department to provide clearly stated environmental standards for the Town of Sturgeon Bay to protect environmentally and culturally sensitive areas as well as air and water quality. The Town Board of Supervisors will refer all commercial development matters to the Door County Planning Department.
3. The Town of Sturgeon Bay Planning Commission will work with the Door County Planning Department, developers of commercial property and local residents to establish compatible signage, lighting, parking, and landscaping.
4. The Town Board will encourage the use of sustainable and environmentally sound energy sources.
5. The Town Board of Supervisors will encourage home based businesses that do not create excessive noise, traffic, odors, vibration, light or signage or in any way constitute a nuisance to their neighbors or interfere with the rural character of the town.



INTERGOVERNMENTAL COOPERATION

TOWN OF STURGEON BAY SMART GROWTH PLAN

INTRODUCTION

The intergovernmental cooperation chapter provides an overview of the relationships that exist between governmental bodies which have the potential to impact the quality of life within the Town of Sturgeon Bay. This chapter attempts to examine these relationships, identify potential problem areas and provide the means to resolve conflicts should they occur.

GOVERNMENTAL UNITS AND RELATIONSHIPS TO THE TOWN OF STURGEON BAY

***Governmental units with which the Town of Sturgeon Bay
must coordinate:***

- | | |
|--|-----------------------------------|
| * City of Sturgeon Bay | * Sevastopol School District |
| * Town of Clay Banks | * Southern Door School District |
| * Town of Nasewaupée | * Sturgeon Bay School District |
| * Town of Sevastopol | * WI. Dept. of Transportation |
| * Door County | * WI. Dept., of Natural Resources |
| * UW Extension Service | * WI. Dept. of Administration |
| * Northwestern Wisconsin Technical College | |

ANALYSIS OF RELATIONSHIPS WITH OTHER JURISDICTIONS

Adjacent Government Units

The Town of Sturgeon Bay shares borders with three other towns. Included are the towns of Clay Banks, Nasewaupée, Sevastopol all in Door County. Since none of the towns are incorporated they cannot annex land. Therefore, borders are fixed and there can be no boundary disputes. The town's relationships with neighboring municipalities are cordial and cooperative. The Town of Sturgeon Bay has met with neighboring towns to discuss Comprehensive Planning and the town boards interact with one another through the Door County unit of the Wisconsin Towns Association.

City of Sturgeon Bay

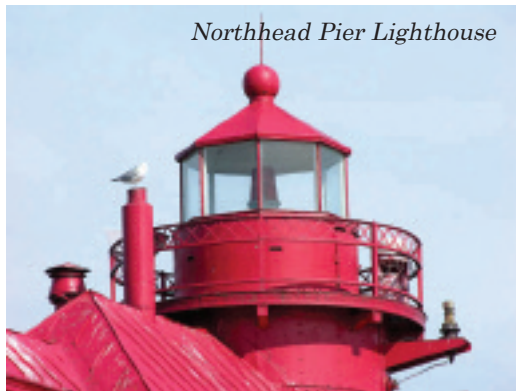
The City of Sturgeon Bay which also shares a border with the Town of Sturgeon Bay is incorporated and has annexation powers which they can and do use as they deem necessary. This can create a strain on intergovernmental relationships. The Town of Sturgeon Bay would like to be a party to issues which affect its future and is willing to negotiate on these matters but the city is not required to do so. The town benefits from its proximity to the city as the city provides town residents with fire protection and Sturgeon Bay Utilities provides electrical service. Quality health care, recreation facilities, senior housing and library services are available for use by town residents in the nearby city.

School Districts

The Town of Sturgeon Bay is served by two school districts. Children in the southern portion of the town attend Southern Door Schools, while those in the northern portion attend Sevastopol Schools. However, since the right to school choice was initiated in the state, parents may choose what district their children will attend so some children in the town attend Sturgeon Bay Schools. To take advantage of school choice, parents must request a place in a school district other than that in which they reside by February 1st before the September in which the child will begin attending the new school. The interaction of the town with school districts is limited as the school districts operate as independent political units and interaction with towns is minimal. However, when large scale budget changes occur either for improvements, high maintenance items or for increased budgets due to escalating costs, referenda are held allowing for input from district residents.

Door County

Since the Town of Sturgeon Bay is located in Door County, the county has jurisdiction within the town. The town chose to be a part of county zoning and so zoning disputes are handled at the county level with input from the Town Board. The county also has jurisdiction over shoreland-floodplains zoning and land divisions onsite sanitary systems, and over county highways which pass through the town. Input from the town is sought by the county when it is considering land use issues within the town, however, the county has the final word.



Regional Planning Commission

The Town of Sturgeon Bay is located in Door County which is in the northeast portion of the State of Wisconsin. Bay-Lake Regional Planning Commission has programs in place covering such as: planning, natural resources and transportation.

State of Wisconsin

The Town of Sturgeon Bay interacts with the State of Wisconsin mainly in matters of transportation through the Wisconsin Department of Transportation (WDOT), natural resources through the Wisconsin Department of Natural Resources (WDNR) and the Wisconsin Department of Administration (WDOA).

Wisconsin Department of Transportation(WDOT)

The WDOT is responsible for the planning and development of walking and biking facilities and maintaining State Highway 42/57 which passes through the town. The Town Board also looks to the WDOT for grants to fund maintenance of town roads.

Wisconsin Department of Natural Resources

The WDNR is responsible for the protection and maintenance of the natural areas and wildlife in the state. Since the Town of Sturgeon Bay has a diverse natural environment which needs protection now and in the future, it is important to maintain a good working relationship with the WDNR. The WDNR also provides updated information about dangers to the town's natural resources, funding opportunities and access to the department's services should the need arise.

Wisconsin Department of Administration

DOA administers the Wisconsin Coastal Management Program which works to coordinate efforts at all levels of government to protect the coasts of Wisconsin. Since the coast of Lake Michigan forms the eastern boundary of the town, coastal management is important to its well being.

POTENTIAL PROBLEMS AND RESOLUTION

Extraterritorial Zoning and Subdivision Regulation

Because of its size the City of Sturgeon Bay has the power to extend extraterritorial zoning over surrounding unincorporated areas. Currently the City of Sturgeon Bay has a population of just under 10,000 so its extra territorial area extends for 1.5 miles from its borders. If in the future its population exceeds 10,000 its extraterritorial powers will extend to three miles. The statutes state that a joint effort be made between the town and the city to develop a plan satisfactory to both. The extra territorial zoning is then established following the agreed upon plan. The same criteria allows the City of Sturgeon Bay to have the right of plat review over subdivisions planned within 1.5 miles of its borders, eventually this power may also extend to three miles.

Cooperative Boundary Plans

Wisconsin state statutes provide for combinations of municipalities to prepare cooperative boundary plans or agreements. Any combination of cities, villages and towns may determine the boundary lines between themselves. Each municipalities must pass a resolution authorizing its participation and the plan must be approved by the WDOA. The plan must be made with the purpose of producing coordinated and harmonious development of the territory covered, which will best promote public health, safety, order, convenience, prosperity and general welfare for today's needs and the future. The plans must cover at least a ten year period. The agreements may also be used for service sharing between municipalities. At the present no such agreements exist between the Town of Sturgeon Bay and its neighbors..

INTERGOVERNMENTAL GOAL AND OBJECTIVES

Goal:

Establish and maintain avenues of communication with surrounding communities and governmental bodies to create an environment in which cooperation and coordination is possible and conflicts are minimized.

Objectives:

This plan will;

- A. Provide for opportunities to communicate with neighboring communities, governmental bodies and residents/landowners of the Town of Sturgeon Bay.
- B. Seek ways to coordinate and share facilities and services with neighboring towns, Door County and the City of Sturgeon Bay.
- C. Provide for procedures for communication with neighboring communities to make possible a smooth mutually satisfactory resolution of boundary disputes.

Procedures:

- 1. The Town of Sturgeon Bay will periodically host meetings with the planning departments of neighboring towns to discuss concerns and plans, exchange ideas and report implementation achievements.
- 2. The Town Board of Supervisors will pursue the development of a boundary agreement with the City of Sturgeon Bay to establish expansion areas for a minimum of 10 years.
- 3. The Town Board of Supervisors will coordinate with other communities adjacent to the Town of Sturgeon Bay to establish a smooth, fair expansion policy.
- 4. The Town Board of Supervisors will provide a Town Web Page where information about activities in neighboring communities and at local schools can be obtained by town residents.

5. The Town Board of Supervisors will coordinate with the WDOA, the WDOT, and the WDNR to ensure transportation facilities are safe and natural features and farmland is protected.
5. The Town Board of Supervisors will be open to discussion of potential for mutual services with neighboring towns.
7. The Town Board of supervisors will continue to contact the WDNR if concerns about the natural resources in the town develop.
8. The Town Board of Supervisors will provide information on a web site to promote the use of existing biking and walking trails and to actively seek new areas for expanding the trail system.





LAND USE

TOWN OF STURGEON BAY SMART GROWTH PLAN

INTRODUCTION

The Town of Sturgeon Bay is a rural community with woodlands, shore land and wetlands. It has very little industry. What industry exists is primarily agricultural in nature consisting of orchards, nurseries and farms. There are some sand and/or gravel mines as well. Many of the homes in the town, especially along the lake shore are used as summer residences. There are very few public buildings and few commercial areas. All this contributes to a rural atmosphere that the majority of homeowners/residents would like to see preserved.



EXISTING LAND USE

The existing Land Use Map was created from information provided by the Door County Planning Office. It consists of the following categories:

Shallow areas along the eastern shoreline appear very bright, due to sunlight passing through the very clear water of Lake Michigan and reflecting off the bright-colored sand or limestone bedrock at the bottom.

Residential

Most of the residential areas of the Town of Sturgeon Bay are zoned as estate which requires all lots to be at least 5 acres in size. The land along the shores of Lake Michigan is zoned single family. Few apartments and/or condominiums are located in the town.

General Agriculture

General Agriculture includes family farms, cropland and other agricultural uses such as nurseries and orchards. It also allows other uses that require large tracts of land.



Prime Agriculture



Prime agriculture includes family farms, croplands and orchards but doesn't allow for expanded commercial uses as general agriculture does.

Fallow Fields or Open Space

Fallow fields are open cleared agricultural lands not presently being used for agricultural purposes. These lands are zoned as Prime Agriculture but are labeled as fallow lands on the land use maps.

Woodlands, Wetlands and Natural Areas

The majority of the land in the Town of Sturgeon Bay falls into one or the other or several of these categories. These are forested and other natural areas.

Commercial

There are few commercial areas, those in which the buying and selling of goods and services occurs in the Town of Sturgeon Bay. What there are are either home based businesses or agricultural based businesses.

Government or Institutional

There are two institutional public areas in the Town of Sturgeon Bay, both are churches with adjacent cemeteries. Also within the town borders but on federal land is the United States Coast Guard Station located at the mouth of the Sturgeon Bay Ship Canal.

Industrial Sites

There are only a few industrial sites in the Town of Sturgeon Bay. Most of these are mining operations.

Parks and Recreation

Recreational areas include parks and lake access areas.

Water Features

Surface water consists of ponds, streams and creeks.

Following is a numerical breakdown of existing land uses in the Town of Sturgeon Bay as required by the Wisconsin Smart Growth Law.

Future Use	SQ FT	%
Woodland/Wetland/Natural	228,379,509.87	42.2873%
Rural/Agricultural	151,337,003.17	28.0219%
Rural Residential	90,936,688.16	16.8380%
Residential	40,187,714.51	7.4412%
Park/Recreation	7,481,275.31	1.3853%
Roads	7,292,682.87	1.3503%
Mixed Use-Com/Res	4,759,270.97	0.8812%
Communication/Utility	4,249,443.52	0.7868%
Water Feature	2,647,458.47	0.4902%
Commercial	2,350,347.92	0.4352%
Institution/Government	331,629.28	0.0614%
Transportation	111,859.01	0.0207%
Industrial	1,898.68	0.0004%
TOTAL	540,066,781.73	100.0000%

ZONING REGULATIONS

Zoning in the Town of Sturgeon Bay is provided by Door County Zoning Ordinance. The zoning districts found in the town in the order of the largest land designation to the smallest are:

****Prime Agriculture-***

This district is intended to maintain agricultural lands which have historically produced high levels of productivity.

****Wetland-***

This district is intended to prevent the destruction of wetlands; to protect water courses and the public rights therein, to maintain the purity of water in lakes and streams and to prevent pollution of them. It is also intended to protect spawning grounds of fish, wildlife and plant habitats and to prevent the changing of the natural character of wetlands.

****Estate***

Most areas available for residential development in the Town of Sturgeon Bay are zoned estate. This zoning requires a minimum of five acre lots.

****Natural areas***

This district is intended to preserve existing undeveloped natural areas in the town.

****General Agriculture-***

This district is for agricultural uses but does allow other appropriate uses within this zoning

****Rural Residential***

A Rural Residential District is intended to provide for single family residential development on lots of 40,000 square feet. smaller than that required in areas zoned estate.

****Single family Residential***

This district is intended to provide for single family residential at fairly high densities. Lots in this zoning district allow lots of 20,000 square feet. This designation is found almost exclusively along the shores of Lake Michigan where high density summer homes existed before zoning districts were incorporated in the town.

****Small estate residential.***

There is only one very small area in the Town of Sturgeon Bay that is zoned small estate. Lots in this zoning district have a minimum size of 1.5 acres.

SUBDIVISION REQUIREMENTS

The Town of Sturgeon Bay does not have a subdivision ordinance of its own. All towns in Door County are regulated by the Door County Land Division Ordinance,

TRENDS AFFECTING FUTURE DEVELOPMENT

The residents and property owners of the Town of Sturgeon Bay desire that the town remain rural in character as shown in the questionnaire distributed to residents/property owners in 2002. Therefore it is important that this plan carefully regulate the location of future development to avoid a negative impact on the rural character of the town, prevent interference with agricultural operations or to prevent an increased need for services.

Residential Development

Because of the large amount of agricultural, wetland and natural areas in the Town of Sturgeon Bay there is a limited amount of land available for residential development. Most of the land appropriate for residential development is zoned estate which limits the number of home sites available. Historically there has been little demand for large scale residential developments and the projections for the future predict a loss of residents rather than an increase. However, this could change in the future and further demand for housing could occur. The value of residential land is comparable to that of other towns in the area and as in other areas the value of land has increased over the years.

Farming

According to the responses to the questionnaire of 2002 there is a strong desire in the Town of Sturgeon Bay to retain farmland, especially that of family farms which include dairy and beef operations, grain farms, orchards and tree farms. However, the number of farming operations has dropped and there are less operating farms currently than there were in the past. This can be attributed to low farm product returns and farmers retiring. Also the low value of farmland compared to residential land impacts the number of farms as people buy acreage for residential purposes which they then let lie fallow.

Preservation of rural character is dependent upon retaining farmland. Some strategies to do so include:

- * Encourage landowners of farms and other large tracts of land to partner with land trusts to protect natural areas and farmland.

- * Support efforts to minimize farmland conflicts through negotiation and open communication.
- * Establish networks to connect farmers who wish to sell their land with other farmers who would like to acquire additional property.
- * Encourage the rental or leasing of farm land to another farmer to retain it for agricultural use.

Commercial And Industrial Development

There is very little commercial or industrial development in the Town of Sturgeon Bay and residents/property owners are in agreement that there should not be an increase. The town has very little frontage on heavily traveled roads and no municipal sewage or water systems, therefore there is little incentive for this type of development. Also due to the proximity of the city of Sturgeon Bay there is no need for an increase of commercial or industrial development in the town.

Opportunities for Redevelopment.

Because of the rural nature of the town, opportunities for redevelopment are limited. The town does however have several sand and/or gravel quarries which are required to be reclaimed and would be good sites for redevelopment for other uses.

FUTURE LAND USE

The planning process for the Town of Sturgeon Bay began with an assessment of the vision the residents and/or property owners have for the town for the future. A questionnaire was developed based on what the committee felt were the strength and weaknesses of the town, the possibilities for the future and all the areas considered to be important according to the guidelines of the Smart Growth/ Comprehensive Plan Law.

The questionnaire was mailed to every resident and property owner in the town based on voter and tax records. Eight hundred questionnaires were sent out and 356 or 45% were returned. The entire questionnaire can be found in the appendix. However, key questions will be noted here which indicate the wishes of the respondents.

Since we are only showing the combined agree or disagree answers the percents will not add up to 100 since the answer “don't know” or “Neutral” were also available.

The Town of Sturgeon Bay should promote commercial/industrial development.

Agree or strongly agree	83 respondents (23 %)
Disagree or strongly disagree	168 respondents (47 %)

The Town of Sturgeon Bay should preserve agricultural growth.

Agree or strongly agree	263 respondents (74 %)
disagree or strongly disagree	18 respondents (5 %)

Asked in another way the responses were similar.

Do we(Town of Sturgeon Bay) need:

******agricultural land preservation***

Agree or strongly agree	278 respondents (78 %)
Disagree or strongly disagree	19 respondents (5 %)

******more residential development***

agree or strongly agree	52 respondents (15 %)
disagree or strongly disagree	194 respondents (54 %)

******more commercial development***

agree or strongly agree	56 respondents (16%)
disagree or strongly disagree	211 respondents (59 %)

It is obvious that there is a strong prejudice against commercial development and housing development and in favor of protecting agricultural lands.

In another part of the questionnaire respondents were asked an open ended question concerning what they would like to see the Town of Sturgeon Bay look like in twenty years. The answer most often stated was that they would like to see a rural atmosphere retained.

EXISTING LAND USE CONTROLS

There are land use controls that currently exist which affect or restrict the use of lands for specific purposes. A discussion of these as they affect the land use planning for the Town of Sturgeon Bay follows.

Planning Documents

In March of 1994 Door County adopted guidelines for future land use and for development in the county. The policies adopted were for the purpose of:

- *Discouraging commercial sprawl beyond established or planned business areas.
- *Maintaining function of the county's principal roads
- *Promoting development within defined communities and growth areas where such development can more easily be serviced by public facilities.

All of these goals are in accordance with the wishes of the Town of Sturgeon Bay.

SPECIAL CONSIDERATIONS

Private Well Setbacks

Since there are several sand/gravel quarries in the Town of Sturgeon Bay the issue of the setbacks from quarries comes into play. The WDNR requires an 1,200 foot setback around a quarry for a private well. To drill a residential well within this area property owners are required to obtain a variance from the WDNR. This is intended to protect residents from potential environmental hazards including groundwater issues, vibration, and odors.

Environmental Corridors

According to the community survey residents/property owners in the town place great value on the conservation of natural areas. These areas include wetlands, woodlands, shore lands, and wildlife and plant habitats. Therefore the Future Land Use Maps include environmental corridors which represent elements that include flood plains as defined by the Federal Emergency Management Agency (FEMA), WDNR designated wetlands, and a 75-foot set-back from all navigable waterways. Since all of these natural areas occur in abundance in the town, there are large areas designated as environmental corridors which are considered sensitive and which should be preserved. These areas correspond to the shore land and wetland zoning requirements enforced by the WDNR and Door County. The Future Land Use Maps also indicate that existing woodlands many of which occur in wetlands will remain.

Sewage Treatment

The Town of Sturgeon Bay has no sewage removal systems in place at the present time. It is not likely that any will be provided in the future. Therefore any development of any kind must be able to prove that adequate private sewage systems that conform to all County and State regulations will be provided before any building may be built in the Town of Sturgeon Bay

Priority Water Shed Plan

Because of the nature of the soil in the county and of the underlying rock which allows water to seep through fractures and pass into the sources for drinking water without being filtered through layers of bedrock, sand and soil, a priority water shed plan was instituted in the county to protect the quality of its drinking water. It covers an area of 139 square miles and is the zone of contribution for the wells providing water to the City of Sturgeon Bay. It is hoped that by determining where the water coming into these wells originates programs can be developed to prevent further pollution of the well water.

Preserving Rural Character

No other issue in the survey of the Town of Sturgeon Bay resident/property owners prompted as much comment as the issue of preserving the rural character of the town. The question was not asked directly but was the number one comment in the open-ended questions. Since this issue is so important to the people of the town a further look at it seems to be in order.

To preserve the rural character of the town it is necessary to understand what is meant by “rural character,” Generally the rural feeling of a place consists of a blend of the following characteristics.

- *Farm fields and farm yards and farm animals.

- *Open space

- *Rustic town roads

- *Distant views

- *abundant natural resources and wildlife

In Door County we can add:

- *orchards

- *Shorelands and Lake views

There is a difference between the preservation of agriculture as a way of life and the preservation of the agricultural character of an area. Preserving agriculture means that farming continue as a viable economic activity. Retaining the rural character refers to maintaining the appearance of an agricultural area. Both of these are important to the people of the town but it is easier to preserve the rural feeling of an area than it is to insure the future of farming as a way of life. However, efforts need to be made to preserve both.

One of the most successful methods of retaining the rural character of an area is the the use of “cluster” or “conservation” subdivisions. This refers to a residential development in which the homes are clustered in one part of the land and the rest is left undeveloped. For instance, in the Town of Sturgeon Bay most land available for development is zoned estate and requires a minimum of five acres lots. If a developer has a forty acre plot of land, he can potentially build eight homes, each having a five acre lot. if, however, each home is built on one acre there are 32 acres of undeveloped land available for open space. Currently this type of development is not allowed in Door County due to the limitations of the zoning ordinances, however, the Door County Planning Department is working on changing the ordinances to allow this type of development in the county.

There are two ways to develop conservation based housing areas. The first is by the use of a conservation easement which is a restriction against further development of a portion of a parcel. It can be used to protect flood plains, woodlands steep slopes and scenic views. In this approach individual lot sizes

are reduced and the surrounding land is held in common ownership usually maintained by a homeowners association.

If it is not possible to hold land in common the lot lines can be extended out so that there is not a common open space but rather private open space. The areas beyond the home can be deed -restricted against further development so that the open space will always remain undeveloped.

In both these cases the number of homes on a plat of land is the same but an open feeling is generated.

Managed Roadway Access

The rural feeling can also be maintained by limiting the numbers of points of ingress and egress from a roadway. Rather than have driveway after driveway along rural roads which can be unsightly and dangerous as well as hindering efficient travel along the roads, promote shared driveways. This also has the benefit of limiting impervious surfaces and its impact on the quality of ground water.

DEVELOPING FUTURE LAND USE MAPS

The following procedures were used to determine the development of the Future Land Use Maps:

- *All areas of importance according to the Wisconsin Comprehensive Planning Law were examined and used to decide the needs of the Town of Sturgeon Bay through the year 2030. These results were used to determine what roads, housing, utilities and services would be needed for the town to operate efficiently in the future.
- *Natural resources, environmentally sensitive areas and areas of cultural and historical significance were catalogued to aid in their preservation.
- *The results of the community survey were reviewed to ensure that residents' /landowners' desires and expectations were incorporated into the plan.
- *Door County zoning as it relates to the Town of Sturgeon Bay, along with state and federal regulations and past planning objectives were referenced to understand limitations imposed by these entities.

USING FUTURE LAND MAPS

Future Land Use Maps are meant to be a planning tool for the Town of Sturgeon Bay. According to the Wisconsin Comprehensive planning Law (Smart Growth) they should be used to guide the following actions:

- *Municipal Incorporation
- *Annexation
- *Cooperative Boundary Agreements
- *Official Mapping
- *Local Subdivision Regulation
- *Zoning
- *Transportation Improvements
- *Agricultural Preservation Plans
- *Impact Fee Ordinances
- *Land Acquisition for Recreational lands
- *Any other ordinance, plan or regulation that relates to land use and parks.

Town officials either elected or appointed should use the plan maps as a guide for making future land use decisions.

Developers, land owners and residents should use the maps and the plan to understand the areas where development can take place and where services and facilities are available.

Any plan must reflect current conditions. Therefore, this plan must be reviewed and, if necessary, amended regularly for it to remain effective.

Any changes in the plan or the land use maps of the plan must be considered in the context of all nine required plan elements as well as the goals, policies and procedures included in the document. In order to amend the document the process must include a formal public hearing and distribution per the requirements of the Wisconsin Smart Growth Law. Any amendment must be recommended by the Planning Commission and approved by the Town Board before any development is permitted.

A Future Land Use Map for the Town of Sturgeon Bay is included with this document. Areas designated as available for future development are based on natural resource concerns and limitations including WDNR limitations and concerns about sanitary suitability based on soil conditions found in the chapter on Agriculture, Natural and Cultural Resources. Large amount of land in the town are designated as wetlands by the WDNR and environmental corridors further limit the land available for development.

The Future Land Use Map differs little from the Current Land Use Map. Certain areas bordering the City of Sturgeon Bay have been designated as mixed commercial which allows a mix of residential and commercial uses. Other designations on the Future land Use Map remain generally the same as on the previous map.

Categories found on the Future Land Use Map are as follows;

****Prime Agriculture-***

This district is intended to maintain agricultural lands which have historically produced high levels of productivity.

****Wetland-***

This district is intended to prevent the destruction of wetlands; to protect water courses and the public rights therein, to maintain the purity of water in lakes and streams and to prevent pollution of them. It is also intended to protect spawning grounds of fish, wildlife and plant habitats and to prevent the changing of the natural character of wetlands.

****Estate***

Most areas available for residential development in the Town of Sturgeon Bay are zoned estate. This zoning requires a minimum of five acre lots.

****Natural areas***

This district is intended to preserve existing undeveloped natural areas in the town.

****General Agriculture-***

This district is for agricultural uses but does allow other appropriate uses within this zoning

****Rural Residential***

A Rural Residential District is intended to provide for single family residential development on lots of 40,000 square feet. smaller than that required in areas zoned estate.

****Single family Residential***

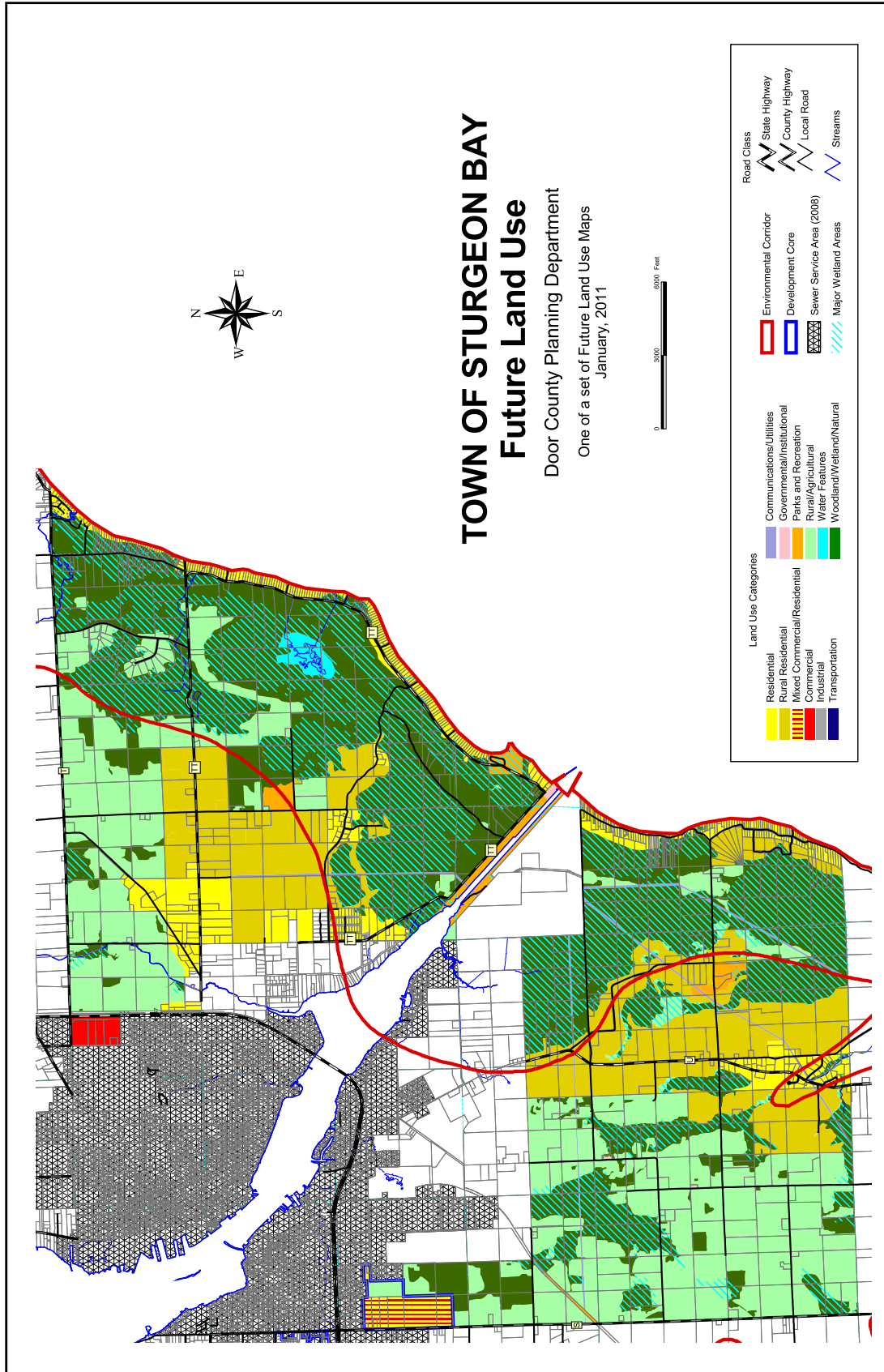
This district is intended to provide for single family residential at fairly high densities. Lots in this zoning district allow lots of 20,000 square feet. This designation is found almost exclusively along the shores of Lake Michigan where high density summer homes existed before zoning districts were incorporated in the town.

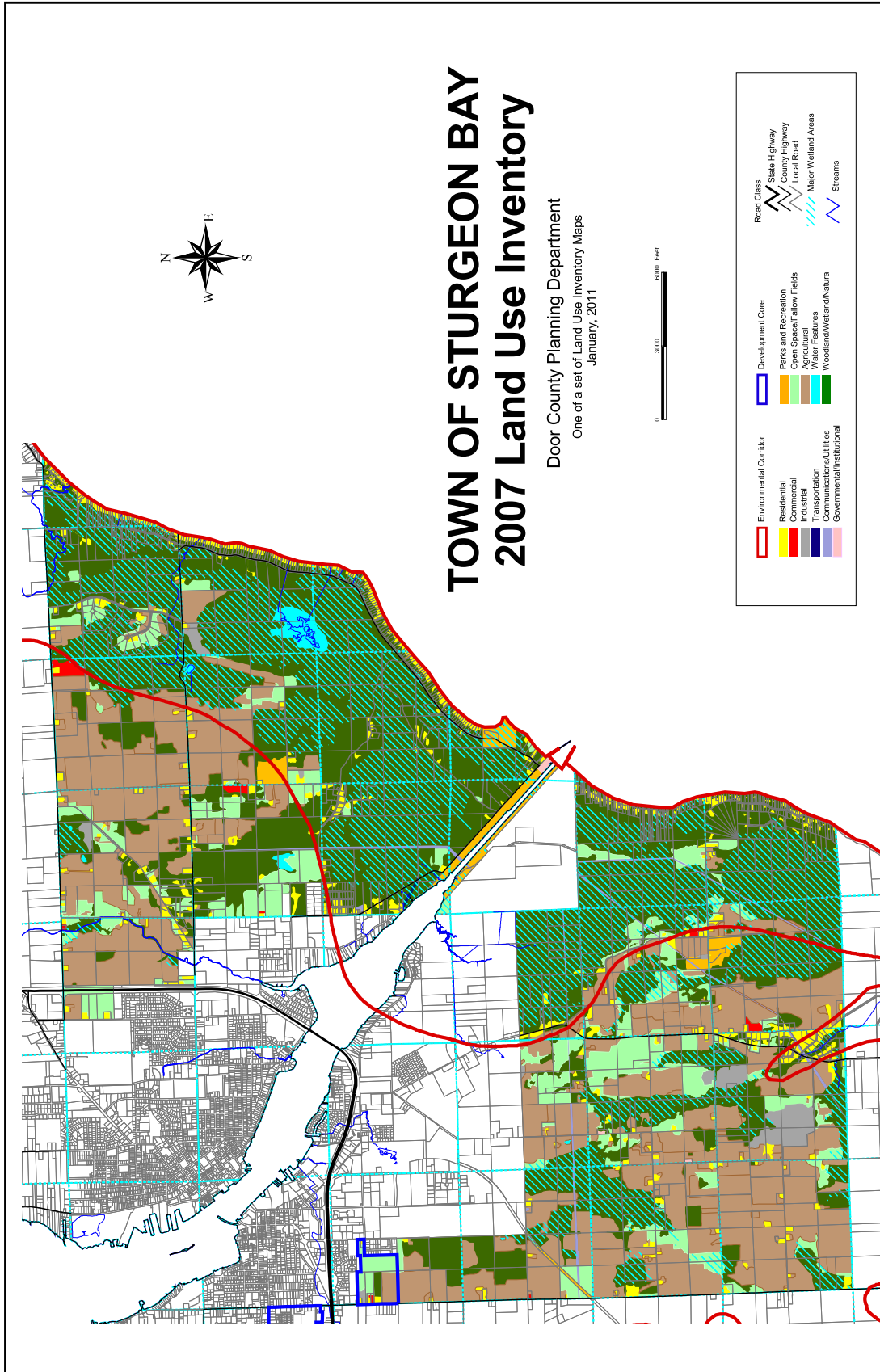
****Small estate residential.***

There is only one very small area in the Town of Sturgeon Bay that is zoned small estate. Lots in this zoning district have a minimum size of 1.5 acres.

****Mixed commercial***

This district allows for a mixture of residential and commercial uses.





LAND USE GOALS AND OBJECTIVES

The Town of Sturgeon Bay will be faced with expansion in the future. To ensure that development will not destroy the rural character of the town, negatively impact the natural resources and environment or create undue congestion on the town county or state roads the Town of Sturgeon Bay will pursue the following goals, objectives, and policies.

OVERALL LAND USE GOAL

Maintain the rural atmosphere of the town and protect its abundant natural and ecologically sensitive areas while insuring that no negative impact on taxes or services occurs.

Goal:

Protect the interests of the residents of the Town of Sturgeon Bay by controlling growth in an orderly, cost efficient manner in accordance with the wishes of residents and land owners as stated in the town survey.

Objectives:

This plan will:

- A. Provide for the adoption and maintenance of a 20-year comprehensive plan that reflects the needs of all current and future citizens of the Town of Sturgeon Bay,
- B. Provide for updating of the plan as needed to keep current with the wishes of future citizens and landowners of the town.
- C. Present the adopted plan to neighboring municipalities and to the Door County Planning Department at its inception and/or revision and encourage cooperation and communication between the Town of Sturgeon Bay and neighboring towns, cities, and county governmental bodies in implementing this plan.

Procedures

1. The Town Board of Supervisors will appoint a committee to hold periodic sessions to review the adopted comprehensive plan and make amendments to accommodate changing conditions as they may occur in the future.

2. The Town of Sturgeon Bay planning commission will review and update the existing town ordinances as they relate to the implementation of the plan.
3. The Town of Sturgeon Bay Planning Commission will hold public meetings to gain new insights, provide for new ideas, promote support and make information available to the public on planning matters.
4. This plan shall be used as the primary guide for recommendations to and by the Town Board of Supervisors regarding land use issues. All persons asking for zoning permits, building permits or involved in land transfers will be required to obtain a copy of this comprehensive plan and follow its mandates.
5. The Town of Sturgeon Bay Planning Commission will present the adopted plan to neighboring municipalities and to The Door County Planning Department.

HOUSING GOALS AND OBJECTIVES

Goal:

The Town of Sturgeon Bay will encourage the preservation of the rural character of the community and protect open space, farmland and ecologically sensitive areas while providing for the housing needs of its residents

Objectives:

This plan will;

- A. Encourage the use of “low impact” environmentally friendly building methods within its borders.
- B. Protect ecologically sensitive areas from damage due to detrimental building practices.
- C. Maintain the rural character of the town by discouraging the building of high density housing.
- D. Protect the natural beauty of the town and promote a friendly rural atmosphere.

Procedures:

1. The Town Board of Supervisors will refer to the land use portion of the comprehensive plan and provide for the notification of persons requesting zoning and/or building permits in the Town of Sturgeon Bay about the town's comprehensive plan. The person requesting the permit will be responsible for complying with its contents.
2. The Town Clerk will obtain a list of all purchases of land with or without structures in the Town of Sturgeon Bay and will provide each purchaser with a copy of the comprehensive plan.
3. The Town Board of Supervisors will adopt a conservation subdivision ordinance when implemented by the county to encourage the preservation of natural areas, minimize the impact of urban sprawl and protect farmland in the town.
4. The Town Board of Supervisors will develop a web page which can be used to provide information on town services and education on the responsibilities and limitations of life in the Town of Sturgeon Bay.

UTILITIES & COMMUNITY SERVICES GOAL

Goal:

Provide quality community services for all resident of the Town of Sturgeon Bay today and for the future.

Objectives:

This plan will:

- A. Provide for the protection of water supplies by improving the town's ground and surface water quality and quantity.
- B. Enable the Town Board of Supervisors to provide for quality utilities, community facilities and services for all residents.

Procedures

1. The Town Board of Supervisors will use the town web site to keep residents informed regarding town activities and services and will encourage attendance at monthly town board meeting held on the first Monday of every month at at 7:30 p.m. at the Knights of Columbus Hall, 692 Tacoma Beach Road, in the City of Sturgeon Bay, and/or the annual meeting of the Town of Sturgeon Bay held in April at the same place.
2. The Town Board of Supervisors will maintain communication with the Door County Sheriff's Department, the Sturgeon Bay Fire Department, the Door County Sanitarian, the Door County Planning Department, Sturgeon Bay Utilities, and the Door County Highway Department.

TRANSPORTATION GOAL AND OBJECTIVES

Goal:

To maintain safe, convenient, efficient and aesthetically pleasing roadways.

Objectives:

This plan will:

- A. provide for safe and well maintained roads within the town.
- B. provide for aesthetically pleasing transportation corridors.

Procedures:

1. The Town Board of Supervisors will continue to have an annual road tour to determine the condition of town roads and to decide what repairs and/or reconstruction need to be done.
2. The Town Board of Supervisors will continue to maintain roads in a continuous cycle to keep roads safe and in good repair and to use tax funds efficiently.
3. The Town Board of Supervisors will work with the Door County Highway Department to provide an ongoing assessment of the safety and efficiency of town roads.

4. The Town Board of Supervisors will keep residents of the town informed of transportation improvements by providing such information at the town's annual meeting and on the town web site.
5. The Town Board of Supervisors will encourage town residents/landowners to take responsibility for the safety and aesthetic quality of their property and adjacent roadside by keeping trees and shrubs trimmed and by cleaning up litter.
6. The Town Board of Supervisors will oppose the construction of roads in any area which would endanger or damage significant natural habitats, wetlands or environmental corridors.

ECONOMIC DEVELOPMENT GOALS & OBJECTIVES

Goal:

Provide for limited commercial development which meets high environmental quality standards. Encourage this type of economic development only in designated areas that will not interfere with the rural character of the town or damage sensitive environments within the town.

Objectives:

This plan will:

- A. Allow for future commercial development while protecting environmentally sensitive areas and maintain the rural character of the town.
- B. Support home based businesses and/or occupations that do not constitute a nuisance to neighboring properties.

Procedures:

1. The Comprehensive Plan will provide for areas in its land use portion where commercial operations will be allowed.

2. The Town Planning Commission will work with the Door County Planning Department to provide clearly stated environmental standards for the Town of Sturgeon Bay to protect environmentally and culturally sensitive areas as well as air and water quality. The Town Board of Supervisors will refer all commercial development matters to the Door County Planning Department.
3. The Town of Sturgeon Bay Planning Commission will work with the Door County Planning Department, with developers of commercial property and with local residents to establish compatible signage, lighting, parking, and landscaping.
4. The Town Board will encourage the use of sustainable and environmentally sound energy sources.
5. The Town Board of Supervisors will encourage home based businesses that do not create excessive noise, traffic, odors, vibration, light or signage or in any way constitute a nuisance to their neighbors or interfere with the rural character of the town.

AGRICULTURAL GOAL & OBJECTIVES

Goal:

Maintain open space and a rural atmosphere in the Town of Sturgeon Bay, support local farmers and preserve existing farmland for agricultural production.

Objectives:

This plan will:

- A. Promote the continuance of agriculture as a business and lifestyle to preserve the rural atmosphere and maintain open spaces.
- B. Explore farmland preservation incentives and programs which provide farmers with opportunities to continue to farm.

Procedures:

1. The Town Board of Supervisors will increase the amount of protected farmland by communicating preservation options to local farmers through the town web site.

2. The Town Board of Supervisors will appoint a committee to study programs which provide incentives to farmers and landowners to keep land for agricultural use and to share the information on the town web site and through any other methods available.
3. The Town Board of Supervisors will provide sources of assistance about estate and retirement planning on the town web site. However, the Town Board of Supervisors cannot give specific information or recommend a particular source for this information.
4. The Town Board of Supervisors will post links on the town web site to assist in educating farmers and other landowners about new developments and best practice methods of agricultural land use, water conservation, and waste disposal.

NATURAL & ENVIRONMENTAL RESOURCES GOAL & OBJECTIVES

Goal:

Preserve and protect environmental features and natural resources such as surface and ground water and including wetlands, woodlands, farmland, and environmental corridors and the portion in the Town of Sturgeon Bay of the State Natural Area which runs along the entire Lake Michigan shoreland.

Objectives:

This plan will:

- A. Protect and preserve all sensitive environmental features including streams, woodlands, and wetlands.
- B. Maintain and expand wildlife habitats.
- C. Provide for surface and ground water protection.

One of the first spring flowers, with its 'liver-spotted' leaves, the hepatica.



Procedures:

1. The Town Board of Supervisors will appoint a committee to communicate with the Door County Planning Department, the University of Wisconsin Extension Service, the Door County Environmental Council and the Wisconsin Department of Natural Resources to develop programs and distribute information to educate and inform the public about environmental resources within the Town of Sturgeon Bay. The board will use the town web page and all means available to disseminating this information.
2. The Town Board of Supervisors will post land use regulations pertaining to the protection of sensitive environmental areas on the Town of Sturgeon Bay web page.
3. The Town Board of Supervisors will strongly request the maintenance of a no build zone from delineated wetlands in accordance with the adopted zoning ordinance and encourage the County Board to maintain or increase this setback.
4. The Town Board of Supervisors will encourage landowners to protect their land by working with the Door County Land Trust and/or other conservation groups to protect wetlands, shore lands, ridges and swales, and farmland.
5. The Town Board of Supervisors will encourage the Door County Planning Department and the Door County Resource Planning Committee to maintain the integrity of designated State Natural Areas and environmental corridors.
6. The Town Board of Supervisors will support the use of alternative energy resources such as wind, solar, geo-thermal and keep current on new developments in the future.
7. The Town Board of Supervisors will work with Door County to provide wellhead and ground water protection.

HISTORIC AND CULTURAL RESOURCES GOAL AND OBJECTIVES

Goal:

Preserve the historic and cultural structures and areas within the Town of Sturgeon Bay.

Objectives:

- A. The Town of Sturgeon Bay will work cooperatively with organizations or individuals who wish to identify, record, and protect historic and cultural sites within the Town of Sturgeon Bay.
- B. The Town of Sturgeon Bay will promote the study and appreciation of historic and cultural sites.

Procedures:

- 1. The Town Board of Supervisors will encourage the preservation of the town's historic and/or cultural sites and not encourage incompatible uses around them.
- 2. The Town Board of Supervisors will work with property owners to encourage the preservation of significant sites.
- 3. The Town Board of Supervisors will encourage the reuse of historical structures while encouraging the retention of their original features.

PARK AND RECREATION LANDS GOAL AND OBJECTIVES

Goal:

Provide for development and maintenance of parks and recreational areas.

Objectives:

This plan will:

- A. Develop strategies to enhance and maintain park and recreational areas for all residents.
- B. Provide for the protection of public lake access points and the expansion of these in accordance with the parks plan.

Procedures:

- 1. The Town Board of Supervisors will develop and maintain current parks and recreational areas.
- 2. The Town Board of Supervisors will look for opportunities to expand and improve existing parks and recreational areas and create new areas.
- 3. The Town Board of Supervisors will look for opportunities to expand and improve beach access points and maintain existing areas.
- 4. The Town Board of Supervisors will provide adequate signage for public access areas to the waters of Lake Michigan and inform residents of their location of the access points.
- 5. The Town Board of Supervisors will provide signage to inform users about the rules and regulations for the use of park and recreational areas.

INTERGOVERNMENTAL COOPERATION GOAL AND OBJECTIVES

Goal:

Establish and maintain avenues of communication with surrounding communities and governmental bodies so as to create an environment in which cooperation and coordination is possible and conflicts are minimized.

Objectives:

This plan will:

- A. Provide for opportunities to communicate with neighboring communities and governmental bodies
- B. Provide for the maintenance of communication with surrounding communities and governmental bodies and with residents of the Town of Sturgeon Bay.

Procedures:

1. The Town of Sturgeon Bay will continue to periodically host meetings with the planning departments of neighboring towns to discuss concerns and plans, exchange ideas and report implementation achievements.
2. The Town Board of Supervisors will pursue the development of a boundary agreement with the City of Sturgeon Bay.
3. The Town Board of Supervisors will coordinate with other communities adjacent to the Town of Sturgeon Bay to establish a smooth, fair expansion policy.
4. The Town Board of Supervisors will provide a Town Web Page which will provide links where information about activities in neighboring communities and at local schools can be obtained by town residents.
5. The Town Board of Supervisors will coordinate with WDOA , WDOT and WDNR in an effort to ensure facilities and services that are safe and natural features and farmland that are protected.
6. The Town Board of Supervisors will be open to discussion of potential for mutual services with neighboring towns.
7. The Town Board of Supervisors will continue to contact WDNR if concerns about the natural resources in the town develop.
8. The Town Board of Supervisors will provide information on their web site to promote the use of existing biking and walking trails and to actively seek new areas for expanding the trail system.



IMPLEMENTATION CHAPTER

TOWN OF STURGEON BAY SMART GROWTH PLAN **INTRODUCTION**

The Implementation Chapter ties together all the parts of the plan. It states specific actions which will be necessary for the plan to be successful and indicates who will be responsible for the completion of the tasks. The actions may include but are not limited to:

1. Carrying out the recommended action for specific projects such as changing zoning where necessary, creating or amending ordinances and/or creating an official map.
2. Using the plan for public or private decision making on matters that will affect the future of the town, such as requests for development and/or for rezoning.
3. Reviewing and amending the plan as necessary.

This chapter will provide an action plan which will clarify the implementation process and provide a guide for the steps to be taken to put the plan into action.

*The Sturgeon Bay Ship Canal divides the
Town of Sturgeon Bay into north and
south.*



CHAPTER /UNIT	GOAL/PROCEDURE	RESPONSIBLE UNIT	TIME
Entire Plan	1. The Town Board of Supervisors will be responsible for developing town ordinances relating to the implementation of this plan. These shall be reviewed and revised as necessary when the plan is updated.	Town Board of Supervisors	2011
Entire Plan	2. Before the annual meeting of the Town of Sturgeon Bay the Town Board of Supervisors will discuss if it is necessary to update the town's comprehensive plan.	Town Board of Supervisors	2012 annually in March
Entire Plan	3. If needed the Town Board of Supervisors will appoint a committee to review the adopted comprehensive plan and make amendments as necessary.	Town Board of Supervisors	2012 annually in April
IGC	4. The Town Board of Supervisors will initiate communication between neighboring communities to encourage cooperation.	Town Board of Supervisors	2012 Quarterly
Hou EcDev NER Land	5. The Town Board of Supervisors will refer to the land use portion of the Comprehensive Plan and provide for the notification of persons requesting zoning and/or building permits in the Town of Sturgeon Bay about the town's comprehensive plan. The person requesting the permit will be responsible for complying with its contents.	Town Board of Supervisors Door County Planning Department	2012 ongoing
Hou EcDev Ag Land	6. The Town Clerk will obtain a list of all purchases of land with or without structures in the Town of Sturgeon Bay and will provide each purchaser with a copy of the comprehensive plan.	Clerk of Town of Sturgeon Bay	2012

Abbreviations used in this table:

IGC - Intergovernmental Cooperation
Hou - Housing
Land - Land Use
NER - Natural & Environmental Resources
EcDev - Economic Development

UCF - Utilities & Community Facilities
Ag - Agricultural Resources
TRAN - Transportation
PkRec - Parks & Recreation
HIST - Historic & Cultural Resources

CHAPTER /UNIT	GOAL/PROCEDURE	RESPONSIBLE UNIT	TIME
Hou EcDev Ag	7. The Town Board of Supervisors will adopt a conservation subdivision ordinance when implemented by the county to encourage the preservation of natural areas, minimize the impact of urban sprawl and protect farmland in the town.	Town Board of Supervisors	2012
Hou All Chapters /Units	8. The Town Board of Supervisors will develop a web page which can be used to provide information on town services and education on the responsibilities and limitations of life in the Town of Sturgeon Bay.	Town Board of Supervisors Town of Sturgeon Bay Webmaster	2012
EcDev UCF NER Land	9. The Comprehensive Plan will provide for areas in its land use portion where commercial operations will be allowed.	Town of Sturgeon Bay Planning Commission	2012 ongoing
EcDev All Chapters /Units	10. The Town Planning Commission will work with the Door County Planning Department to provide clearly stated environmental standards for the Town of Sturgeon Bay to protect environmentally and culturally sensitive areas as well as air and water quality. The Town Board of Supervisors will refer all commercial development matters to the Door County Planning Department.	Town of Sturgeon Bay Planning Commission Door County Planning Department	2014
EcDev UCF NER Land	11. The Town of Sturgeon Bay Planning Commission will work with the Door County Planning Department, developers of commercial property and local residents to establish compatible signage, lighting, parking, and landscaping.	Town of Sturgeon Bay Planning Commission Door County Planning Department Town Board of Supervisors	2012 ongoing

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TRAN - Transportation
PkRec - Parks & Recreation
HIST - Historic & Cultural Resources

CHAPTER /UNIT	GOAL/PROCEDURE	RESPONSIBLE UNIT	TIME
EcDev UCF Hou NER	12. The Town Board will encourage the use of sustainable and environmentally sound energy sources.	Town Board of Supervisors	2011 ongoing
EcDev Hou UCF	13. The Town Board of Supervisors will encourage home based businesses that do not create excessive noise, traffic, odors, vibration, light or signage or in any way constitute a nuisance to their neighbors or interfere with the rural character of the town.	Town Board of Supervisors	2011 ongoing
All Chapters /Units	14. The Town Board of Supervisors will use the town web site to keep residents informed regarding town activities and services and will encourage attendance at monthly town board meeting held on the first Monday of every month at at 7:30 p.m. at the Knights of Columbus Hall, 692 Tacoma Beach Road, in the City of Sturgeon Bay, and/or the annual meeting of the Town of Sturgeon Bay held in April at the same place.	Town Board of Supervisors Town of Sturgeon Bay Webmaster	2012 ongoing
All Chapters /Units	15. The Town Board of Supervisors will maintain communication with the Door County Sheriff's Department, the Sturgeon Bay Fire Department, the Door County Sanitarian, the Door County Planning Department, Sturgeon Bay Utilities, and the Door County Highway Department.	Town Board of Supervisors	2012 ongoing
TRAN EcDev Hou	16. The Town Board of Supervisors will continue to have an annual road tour to determine the condition of town roads and to decide what repairs and/or reconstruction need to be done.	Town Board of Supervisors	2012 ongoing
TRAN EcDev Hou	18. The Town Board of Supervisors will continue to maintain roads in a continuous cycle to keep roads safe and in good repair and to use tax funds efficiently.	Town Board of Supervisors	2011 ongoing

Abbreviations used in this table:

IGC - Intergovernmental Cooperation
Hou - Housing
Land - Land Use
NER - Natural & Environmental Resources
EcDev - Economic Development

UCF - Utilities & Community Facilities
Ag - Agricultural Resources
TRAN - Transportation
PkRec - Parks & Recreation
HIST - Historic & Cultural Resources

CHAPTER /UNIT	GOAL/PROCEDURE	RESPONSIBLE UNIT	TIME
TRAN EcDev Hou	18. The Town Board of Supervisors will work with the Door County Highway Department to provide an ongoing assessment of the safety and efficiency of town roads.	Town Board of Supervisors Door County Highway Department	2011 annual- ly
TRAN EcDev Hou	19. The Town Board of Supervisors will keep residents of the town informed of transportation improvements by providing such information at the town's annual meeting and on the town web-site.	Town Board of Supervisors Town of Sturgeon Bay Webmaster	2011 ongoing
TRAN NER	20. The Town Board of Supervisors will avoid the construction of roads in any area which would endanger or damage significant natural habitats, wetlands or environmental corridors.	Town Board of Supervisors	2011 ongo- ing
Ag NER Land	21. The Town Board of Supervisors will increase the amount of protected farmland by communicating preservation options to local farmers through the town web site.	Town Board of Supervisors Town of Sturgeon Bay Webmaster	2011 ongo- ing
Ag NER	22. The Town Board of Supervisors will appoint a committee to study programs which provide incentives to farmers and landowners to keep land for agricultural use and to share the information on the town web site and through any other methods available.	Town Board of Supervisors Town of Sturgeon Bay Webmaster	2013 ongo- ing
Ag NER	23. The Town Board of Supervisors will provide sources of assistance about estate and retirement planning on the town web site. However, the Town Board of Supervisors cannot give specific information or recommend a particular source for this information.	Town Board of Supervisors Town of Sturgeon Bay Webmaster	2013 ongo- ing

Abbreviations used in this table:

IGC - Intergovernmental Cooperation
Hou - Housing
Land - Land Use
NER - Natural & Environmental Resources
EcDev - Economic Development

UCF - Utilities & Community Facilities
Ag - Agricultural Resources
TRAN - Transportation
PkRec - Parks & Recreation
HIST - Historic & Cultural Resources

CHAPTER /UNIT	GOAL/PROCEDURE	RESPONSIBLE UNIT	TIME
Ag NER	24. The Town Board of Supervisors will post links on the town web site to assist in educating farmers and other landowners about new developments and best practice methods of agricultural land use, water conservation, and waste disposal.	Town Board of Supervisors Town of Sturgeon Bay Webmaster	2013 ongoing
NER PkRec	25. The Town Board of Supervisors will appoint a committee to communicate with the Door County Planning Department, the University of Wisconsin Extension Service, the Door County Environmental Council and the Wisconsin Department of Natural Resources to develop programs and distribute information to educate and inform the public about environmental resources within the Town of Sturgeon Bay. The board will use the town web page and all means available to disseminating this information.	Town Board of Supervisors Town of Sturgeon Bay Webmaster	2014 ongoing
NER PkRec	26. The Town Board of Supervisors will post land use regulations pertaining to the protection of sensitive environmental areas on the Town of Sturgeon Bay web page.	Town Board of Supervisors Town of Sturgeon Bay Webmaster	2014 ongoing
NER PkRec Land	27. The Town Board of Supervisors will strongly request the maintenance of a no build zone from delineated wetlands in accordance with the adopted zoning ordinance and encourage the County Board to maintain or increase this setback.	Town Board of Supervisors Town of Sturgeon Bay Webmaster	2011 ongoing

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CHAPTER /UNIT	GOAL/PROCEDURE	RESPONSIBLE UNIT	TIME
NER Ag Hou PkRec	28. The Town Board of Supervisors will encourage landowners to protect their land by working with the Door County Land Trust and/or other conservation groups to protect wetlands, shorelands, ridges and swales, and farmland.	The Town Board of Supervisors Town of Sturgeon Bay Webmaster	2014 ongoing
NER PkRec	29. The Town Board of Supervisors will encourage the Door County Planning Department and the Door County Resource Planning Committee to maintain the integrity of designated State Natural Areas and environmental corridors.	The Town Board of Supervisors	2012 ongoing
NER UCF Hou EcDev	30. The Town Board of Supervisors will support the use of alternative energy resources such as wind, solar, geo-thermal and keep current on new developments in the future.	The Town Board of Supervisors	2010 ongoing
NER All Chapters/ Units	31. The Town Board of Supervisors will work with Door County to provide well-head and ground water protection.	The Town Board of Supervisors Door County Government Offices	2010 ongoing
HIST HOU NER PkRec Land	32. The Town Board of Supervisors will encourage the preservation of the town's historic and/or cultural sites and not encourage incompatible uses around them.	The Town Board of Supervisors	2014 ongoing
HIST HOU NER Land PkRec	33. the Town Board of Supervisors will work with property owners to encourage the preservation of significant sites.	The Town Board of Supervisors	2011 ongoing

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CHAPTER /UNIT	GOAL/PROCEDURE	RESPONSIBLE UNIT	TIME
HIST HOU Land	34. The Town Board of Supervisors will encourage the reuse of historical structures while encouraging the retention of their original features.	Town Board of Supervisors	2011 ongoing
PkRec UCF NER Land	35. The Town Board of Supervisors will develop and maintain current parks and recreational areas.	Town Board of Supervisors	2012 ongoing
PkRec UCF NER Land	36. The Town Board of Supervisors will look for opportunities to expand and improve existing parks and recreational areas and create new areas.	Town Board of Supervisors	2012 ongoing
PkRec UCF NER Land	37. The Town Board of Supervisors will look for opportunities to expand and improve beach access points and maintain existing areas.	Town Board of Supervisors	2012 ongoing
PkRec UCF NER Land	38. The Town Board of Supervisors will provide adequate signage for public access areas to the waters of Lake Michigan and inform residents of their location.	Town Board of Supervisors	2012 ongoing
PkRec UCF NER Land	39. The Town Board of Supervisors will provide signage to inform users about rules and regulations for the use of parks and recreational areas.	Town Board of Supervisors	2012 ongoing

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CHAPTER /UNIT	GOAL/PROCEDURE	RESPONSIBLE UNIT	TIME
IGC	40 The Town of Sturgeon Bay will continue to periodically host meetings with the planning departments of neighboring towns to discuss concerns and plans, exchange ideas and report implementation achievements.	Town Board of Supervisors	2011 ongoing
IGC All Chapters/ Units	41. The Town Board of Supervisors will pursue the development of a boundary agreement with the City of Sturgeon Bay	Town Board of Supervisors City of Sturgeon Bay	2013
IGC All Chapters/ Units	42. The Town Board of Supervisors will coordinate with other communities adjacent to the Town of Sturgeon Bay to establish a smooth, fair expansion policy.	Town Board of Supervisors Town boards of neighboring municipalities	2013 ongoing
IGC All Chapters/ Units	43. The Town Board of Supervisors will promote a Town Web Site which will provide links where information about activities in neighboring communities and at local schools can be obtained by town residents.	Town Board of Supervisors Town of Sturgeon Bay Web master	2013 ongoing
IGC All Chapters/ Units	44. The Town Board of Supervisors will coordinate with WDOA, WDOT, and WDNR in an effort to ensure facilities and services that are safe and that natural features and farmland that are protected.	Town Board of Supervisors WI Dept of Administration WI Dept of Transportation WI Dept of Natural Resources	2011 ongoing

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CHAPTER /UNIT	GOAL/PROCEDURE	RESPONSIBLE UNIT	TIME
IGC UCF TRAN PkRec EcDev	45 The Town of Sturgeon Bay will be open to discussion of potential for mutual services with neighboring towns.	Town Board of Supervisors Boards of Neighboring Communities	2011 ongoing
IGC NER PkRec Ag Land	46. The Town Board of Supervisors will continue to contact WDNR if concerns about the natural resources in the town develop.	Town Board of Supervisors WI-DNR	2013 ongoing
IGC NER TRAN PkRec Land	47. The Town Board of Supervisors will provide information on the town website to promote the use of existing biking and walking trails and to actively seek new areas for expanding the trail system.	Town Board of Supervisors WI-DNR Door County Planning Dept.	2013 ongoing
IGC All Chapters/ Units	48. The Town Board of Supervisors will appoint a committee to hold periodic sessions to review the adopted comprehensive plan and make amendments to accommodate changing conditions.	Town Board of Supervisors	2013 ongoing
Land All Chapters/ Units	49. The Town of Sturgeon Bay planning commission will review and update the existing town ordinances as they relate to the implementation of the plan.	Town of Sturgeon Bay Planning Commission	2013 ongoing

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APPENDIX A - SURVEY OF TOWN OF STURGEON BAY RESIDENTS AND LANDOWNERS

Dear Town of Sturgeon Bay Resident*:

Our town is forming a committee to draft a comprehensive plan to comply with the State of Wisconsin's Smart Growth Mandate. Smart Growth requires that by 2010 every municipality in Wisconsin will be guided by a comprehensive plan written by each community itself. This reliance on input from local citizens provides the opportunity to voice concerns and express opinions about your vision for the Town of Sturgeon Bay twenty years into the future.

Following is a survey which we would like you to answer and return to us by March 15, 2003. The survey is being taken to help the committee find community consensus about the future of the Town of Sturgeon Bay. As it is designed to obtain your input, please take a few moments to consider and answer the questions put before you. It should take no more than ten minutes. Answer as much or as little as you wish, since all of your input is valuable. Your written comments will be especially helpful.

Committee meetings will be held once a month and public informational meetings will be scheduled as often as needed throughout the process. If you are interested in joining the committee, please contact Phyllis Utley at 746-0401. We can definitely use your input and help. We plan to send occasional e-mail updates throughout the process. If you would like to receive these updates, please send your e-mail address to <pcscn@doorpi.net>.

If adult members of your household wish to fill out separate surveys please call 920-746-0401 and leave a message clearly stating your name, mailing address and number of copies needed.

Sincerely,

Comprehensive Planning Committee
Town of Sturgeon Bay

334 42%

Town of Sturgeon Bay Land Use Survey

Your opinions are essential to preparing a 20-year land use plan which reflects the desires and concerns of Town of Sturgeon Bay residents. Please complete the survey and return it as addressed by March 15, 2003.

Please check all that apply:

1. Are you eligible to vote in the Town of Sturgeon Bay?

☐ Yes 186 56% ☐ No 150 45%

2. Do you own property in the Town of Sturgeon Bay?

☐ Yes 309 92% ☐ No 16 5%

3. Do you rent or lease property in the Town of Sturgeon Bay?

☐ Yes 27 8% ☐ No 289 87%

4. How would you describe your property in the Town of Sturgeon Bay?

<input type="checkbox"/> Residence	<input type="checkbox"/> Business	<input type="checkbox"/> Vacation home	<input type="checkbox"/> Unimproved land	<input type="checkbox"/> Agricultural land
183	12	88	62	48
55%	4%	26%	19%	14%

* The two sections of the Town of Sturgeon Bay are approximately as follows:

South of Bay Bridge - lands east of County Trunk S, lands North of Hornsper Road, lands south of Lake Lane

North of Bay Bridge - lands east of State Highway 42/57, lands north of Cove Road, lands south of County Trunk T

5. If you own property, how much property do you own?
- ☐ Less than 1 acre ⁷¹_{21%} ☐ 1-5 acres ¹³³_{40%} ☐ 6-10 acres ²¹_{6%}
- ☐ 11-20 acres ²⁵_{8%} ☐ 21-39 acres ¹⁶_{5%} ☐ 40 acres or more ⁵⁶_{17%}
6. On average, how many months per year do you reside in the Town of Sturgeon Bay?
- ☐ Less than 1 month ⁶¹_{18%} ☐ 1-3 months ⁴⁸_{14%} ☐ 3-6 months ²⁸_{8%}
- ☐ More than 6 months ⁴_{1%} ☐ Full time resident ¹¹⁹_{54%}
7. How long have you lived **full time** in the Town of Sturgeon Bay?
- ☐ Less than 1 year ¹¹_{3%} ☐ 1-5 years ²⁷_{8%} ☐ 6-10 years ³⁸_{10%} ☐ More than 10 years ¹²³_{37%} ☐ Not applicable ¹¹⁷_{35%}
8. How long have you lived **part time** in the Town of Sturgeon Bay?
- ☐ Less than 1 year ¹⁴_{4%} ☐ 1-5 years ¹²_{4%} ☐ 6-10 years ¹⁹_{6%} ☐ More than 10 years ⁷⁴_{22%} ☐ Not applicable ²⁶²_{61%}
9. If you own a business in the Town of Sturgeon Bay, how long have you had this business?
- ☐ Less than 1 year ²_— ☐ 1-5 years ⁶_{2%} ☐ 6-10 years ¹²_{4%} ☐ More than 10 years ²⁶_{6%} ☐ Not applicable ²⁵⁴_{76%}
10. Here we will gather some general opinions regarding issues which will affect Town of Sturgeon Bay residents in both the near and distant future. Please circle the rating which best reflects your thoughts concerning the following:

Do we need ...	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
agricultural land preservation	181 ⁵	90 ⁴	56 ³	9 ²	9 ¹
woodland, wetland and natural area preservation	211 ⁵	64 ⁴	33 ³	6 ²	10 ¹
more residential development	21 ⁵	27 ⁴	105 ³	106 ²	84 ¹
more commercial development	21 ⁵	36 ⁴	64 ³	87 ²	121 ¹
more recreational facilities	33 ⁵	85 ⁴	108 ³	57 ²	43 ¹
to coordinate efforts among surrounding towns and cities	101 ⁵	135 ⁴	70 ³	19 ²	7 ¹
to establish planning guidelines for future development	159 ⁵	95 ⁴	39 ³	16 ²	10 ¹
to identify areas that would be off limits to commercial and residential development	195 ⁵	85 ⁴	23 ³	16 ²	11 ¹
more monitoring/regulation of sewage disposal systems	102 ⁵	99 ⁴	89 ³	28 ²	12 ¹

Additional comments:

11. Do you or does anyone in your home participate in any of the following activities within the Town of Sturgeon Bay? Please check all that apply or insert your own interests.

Walking/Running	256	Sailing/Boating	109	Bicycling	208	Camping/Hiking	121
Hunting/Fishing	162	Kayaking/Canoeing	76	Picnicking	132	Golfing	94
Swimming	179	Bird-watching	189				

Additional comments:

12. How would you rate the **quantity** of public access points for recreational activities **within** the Town of Sturgeon Bay?

5	Too Many	2	4	Adequate	194	3	Too Few	86	DK	Don't Know	42
Comments: 2% 58% 26% 13%											

13. The Town of Sturgeon Bay should promote the use and availability of areas for recreational activities within the Town of Sturgeon Bay to its **residents**.

5	Strongly Agree	4	Agree	3	Neutral	2	Disagree	1	Strongly Disagree	DK	Don't Know
Comments: 67 136 80 16 15 12											
26% 41% 24% 6% 5% 4%											

14. The Town of Sturgeon Bay should promote the use and availability of areas for recreational activities within the Town to **tourists**.

5	Strongly Agree	4	Agree	3	Neutral	2	Disagree	1	Strongly Disagree	DK	Don't Know
Comments: 23 83 91 64 59 4											
7% 25% 27% 19% 18% 1%											

15. The Town of Sturgeon Bay should preserve its agricultural land.

5	Strongly Agree	4	Agree	3	Neutral	2	Disagree	1	Strongly Disagree	DK	Don't Know
Comments: 144 110 52 13 4 2											

16. The Town of Sturgeon Bay should compensate land owners who agree to not develop agricultural land.

5	Strongly Agree	4	Agree	3	Neutral	2	Disagree	1	Strongly Disagree	DK	Don't Know
Comments: 52 86 88 65 35 16											
16% 26% 24% 19% 10% 6%											

17. The above compensation should be funded by: (Circle all that apply)

5	Increasing Property Taxes	4	Increasing Other Taxes	3	Public Donations	2	Other gov't Funding	1	Outside Organizations	DK	Don't Know
Comments: 19 52 24 56 73 103											
6% 16% 25% 26% 22% 31%											

18. Family farms are preferred to commercial farms in the Town of Sturgeon Bay.

5	Strongly Agree	4	Agree	3	Neutral	2	Disagree	1	Strongly Disagree	DK	Don't Know
Comments: 142 108 66 9 4 12											
43% 32% 18% 3% 3% 1% 4%											

19. If you currently own agricultural land in the Town of Sturgeon Bay, how long do you intend to continue to operate that property for agricultural purposes?

5	5 years or less	4	6-10 years	3	11-15 years	2	More than 15 years	DK	Don't Know	NA	Not Applicable
Comments: / 6 2 27 24 25/											

20. Land Use Policies should place a high priority on the Town of Sturgeon Bay's natural resources.

5	Strongly Agree	4	Agree	3	Neutral	2	Disagree	1	Strongly Disagree	DK	Don't Know
Comments: 145 101 44 7 7 8											

21. Wildlife habitats and natural features in the Town of Sturgeon Bay should be identified in order to raise awareness and protect them.

5	Strongly Agree	4	Agree	3	Neutral	2	Disagree	1	Strongly Disagree	DK	Don't Know
Comments: 152 112 34 11 7 4											

22. Please list those places, natural (wetlands, streams, woodlands, etc.) or manmade (historical buildings, cemeteries, bridges, etc.), located within the Town of Sturgeon Bay that you think are special or are worth preserving.

23. What road/highway improvements do you feel will be necessary to accommodate traffic increases in the next 20 years in the Town of Sturgeon Bay?

24. The Town of Sturgeon Bay should promote commercial/industrial development.

5	Strongly Agree	4	Agree	3	Neutral	2	Disagree	1	Strongly Disagree	DK	Don't Know
Comments: 26 54 54 71 91 10											

8% 16% 16% 21% 27% 3%

25. The Town of Sturgeon Bay should designate specific areas in which this commercial/industrial development should take place.

5	Strongly Agree	4	Agree	3	Neutral	2	Disagree	1	Strongly Disagree	DK	Don't Know
Comments: 98 109 25 14 32 13											
29% 33% 7% 4% 10% 4%											

26. Which of the following types of residential development should be allowed in the Town of Sturgeon Bay? (Check all that apply.)

Single Family - One acre lots (Apartments)	139	Multiple Family Units	44
Single Family - Five acre lots	199	Condominium Developments	41
Single Family - Ten+ acre lots	138	Other (Explain)	5
Comments:			

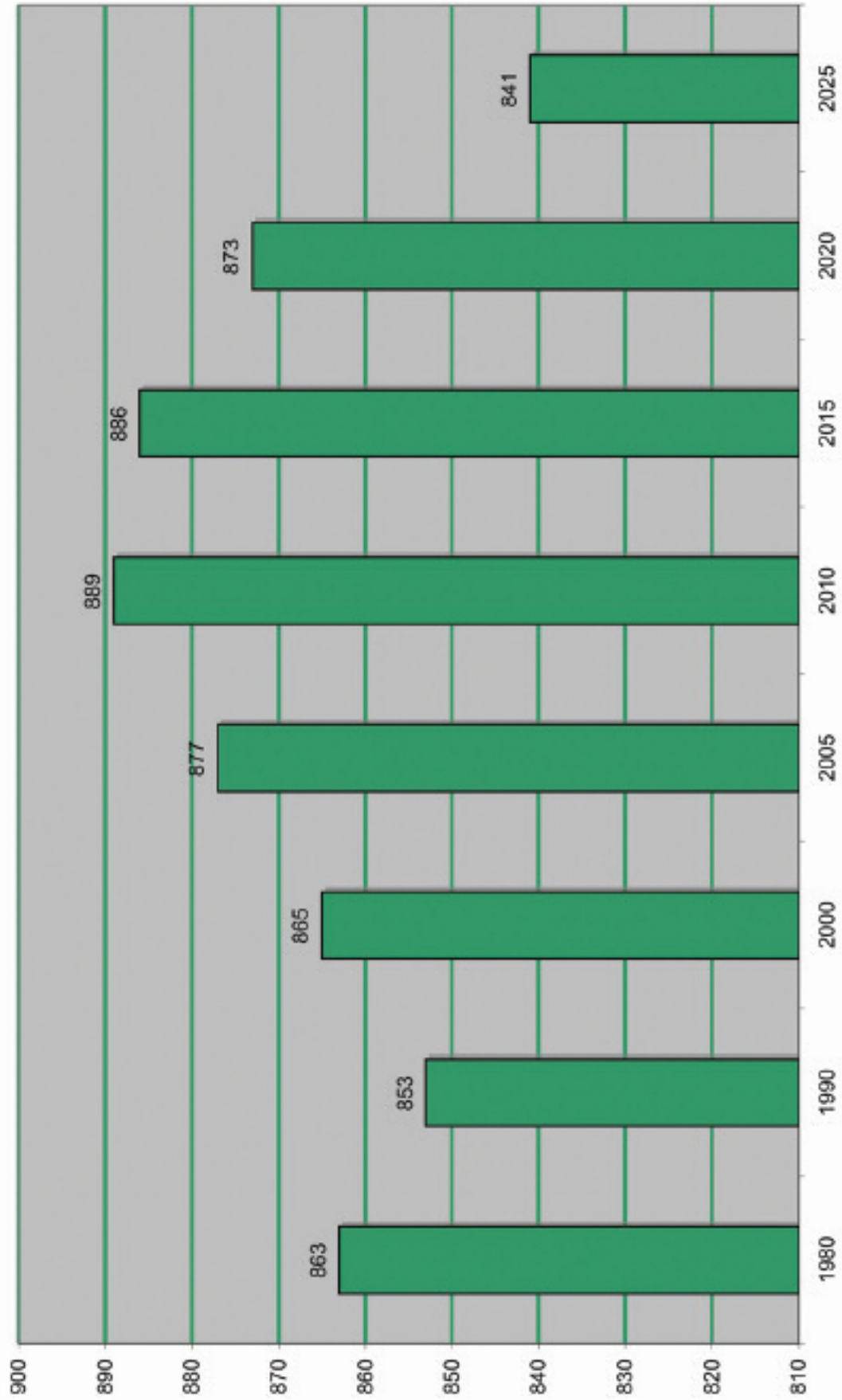
27. The Town of Sturgeon Bay should develop and institute a comprehensive plan to guide land use for the future.

5	Strongly Agree	4	Agree	3	Neutral	2	Disagree	1	Strongly Disagree	DK	Don't Know
Comments: 147 107 20 11 9 4											
44% 32% 6% 3% 3% 1%											

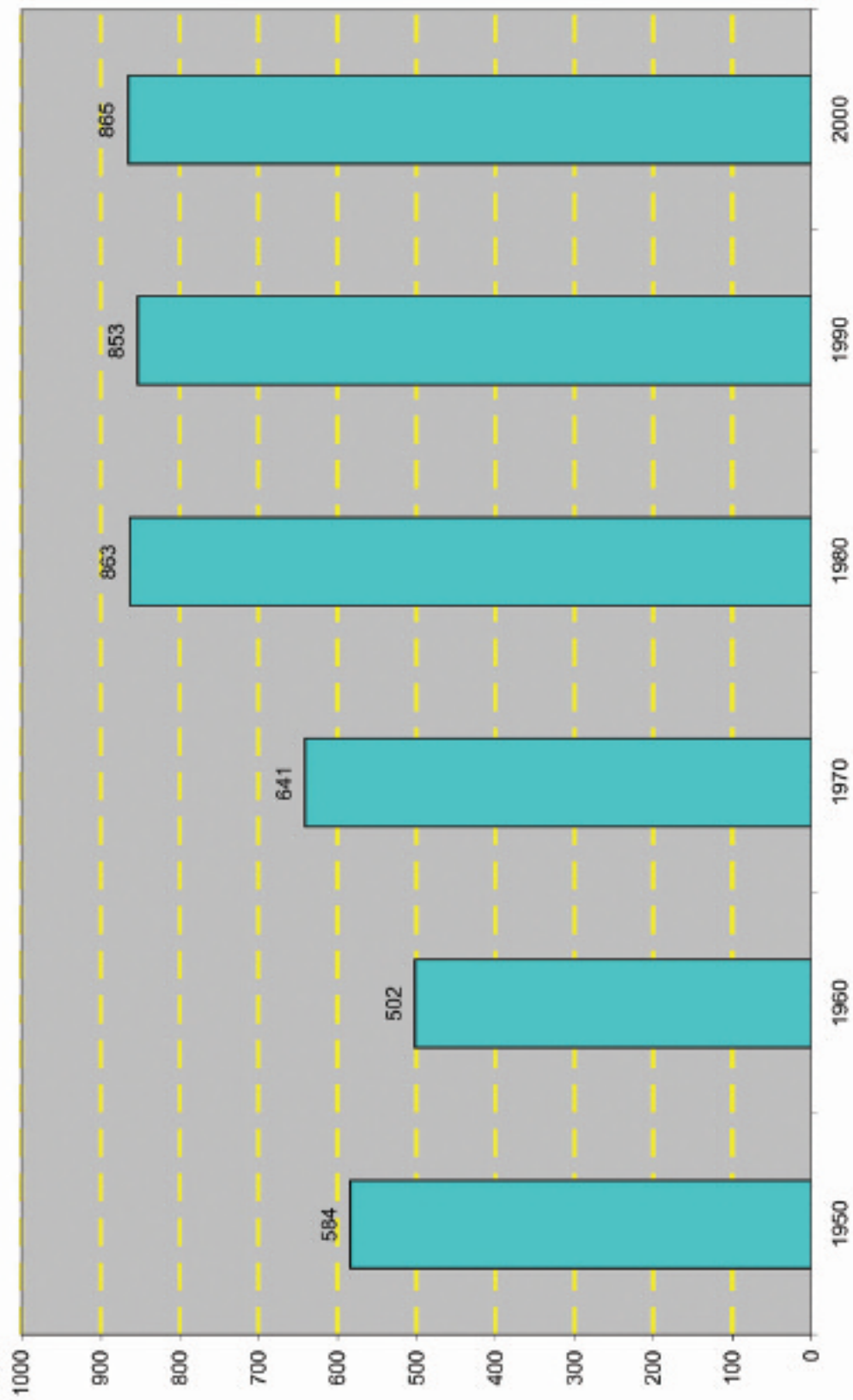
28. Thinking ahead, please describe how you would like to see the Town of Sturgeon Bay twenty years into the future.

NOTE: Please tape or staple survey together and mail by March 15. THANK YOU FOR YOUR TIME.

Town of Sturgeon Bay Actual & Projected Population 1980-2025

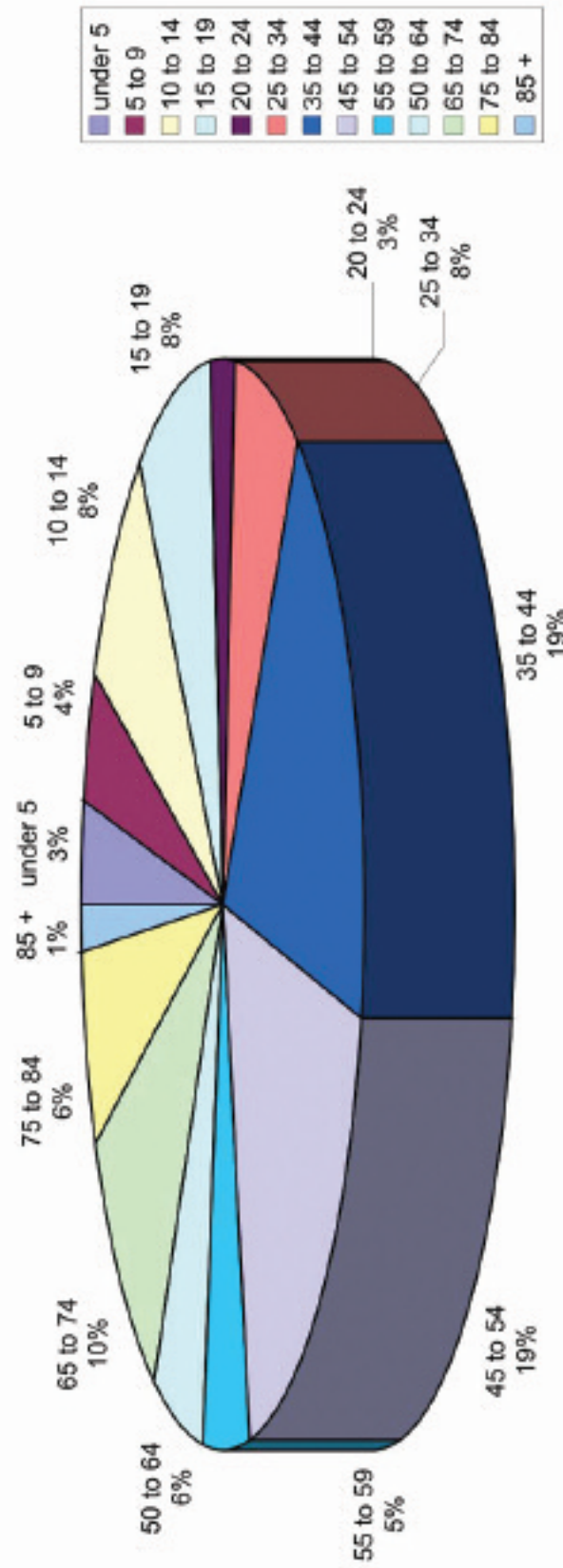


Population of Town of Sturgeon Bay 1950-2000



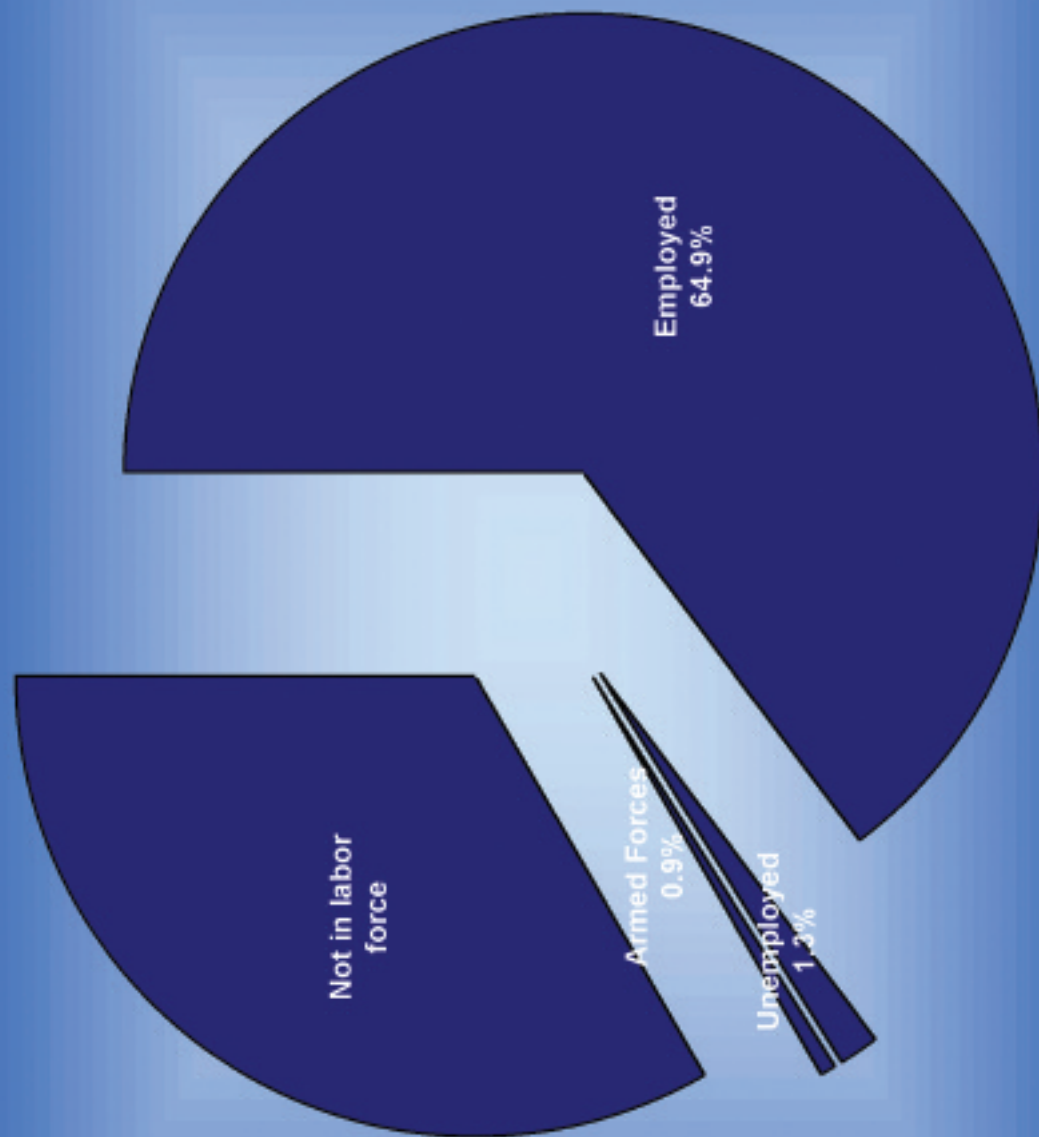
Population Demographic of Town of Sturgeon Bay • 2000

Ages by Percent (Total 865)



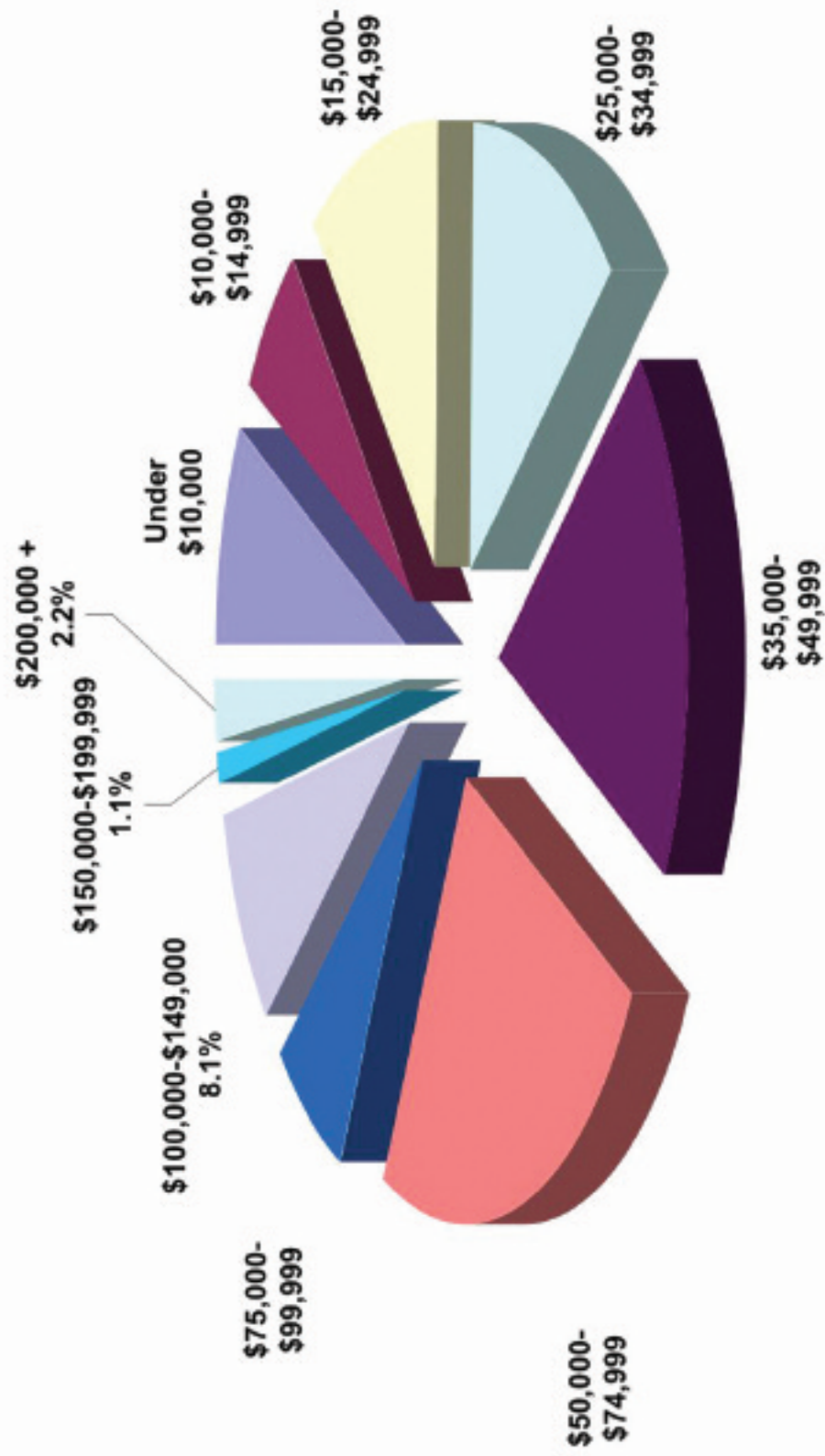
Employment Status of Town of Sturgeon Bay • 2000

Totals: 367 Female - 353 Male

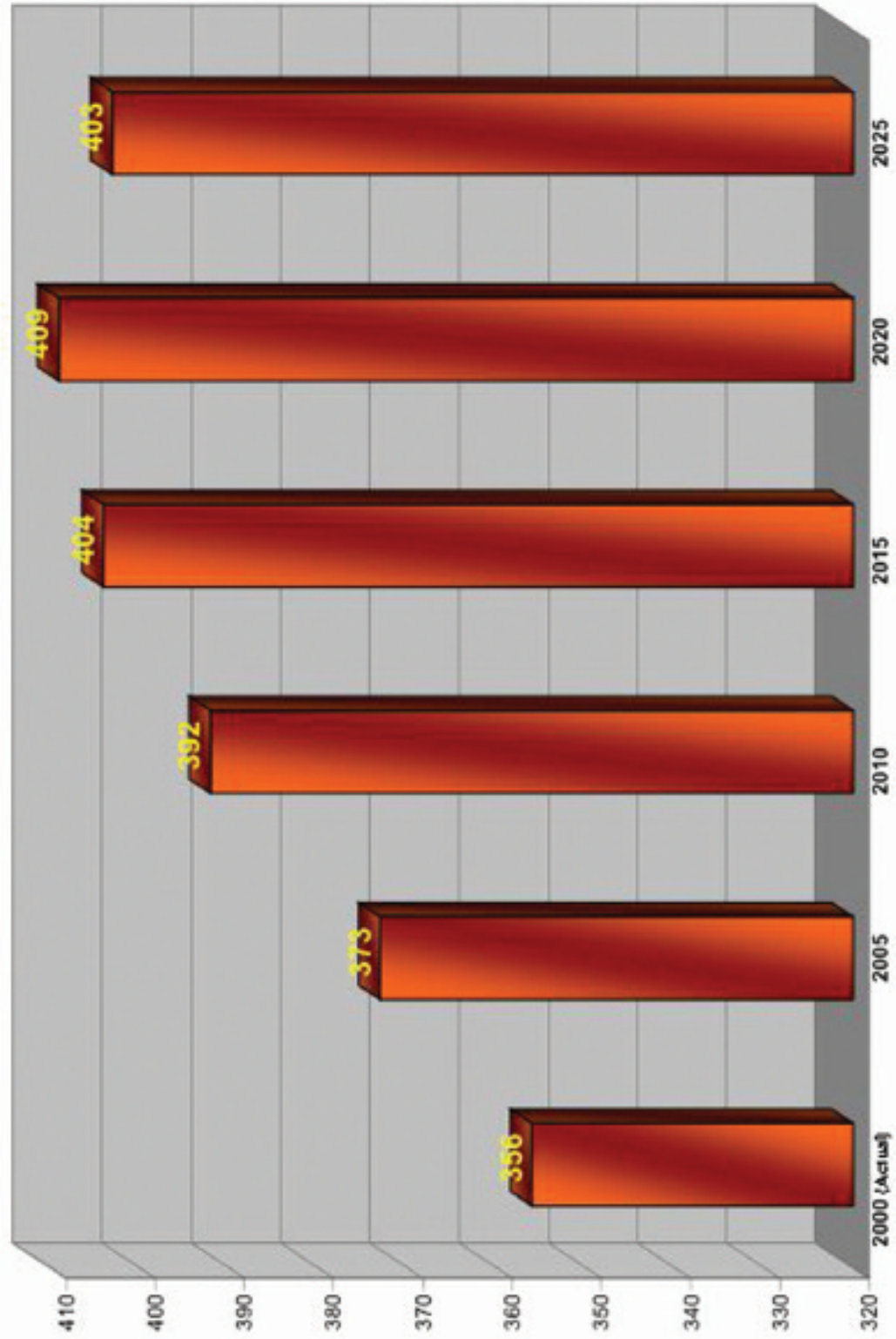


Household Incomes in Town of Sturgeon Bay • 2000

Total: 357



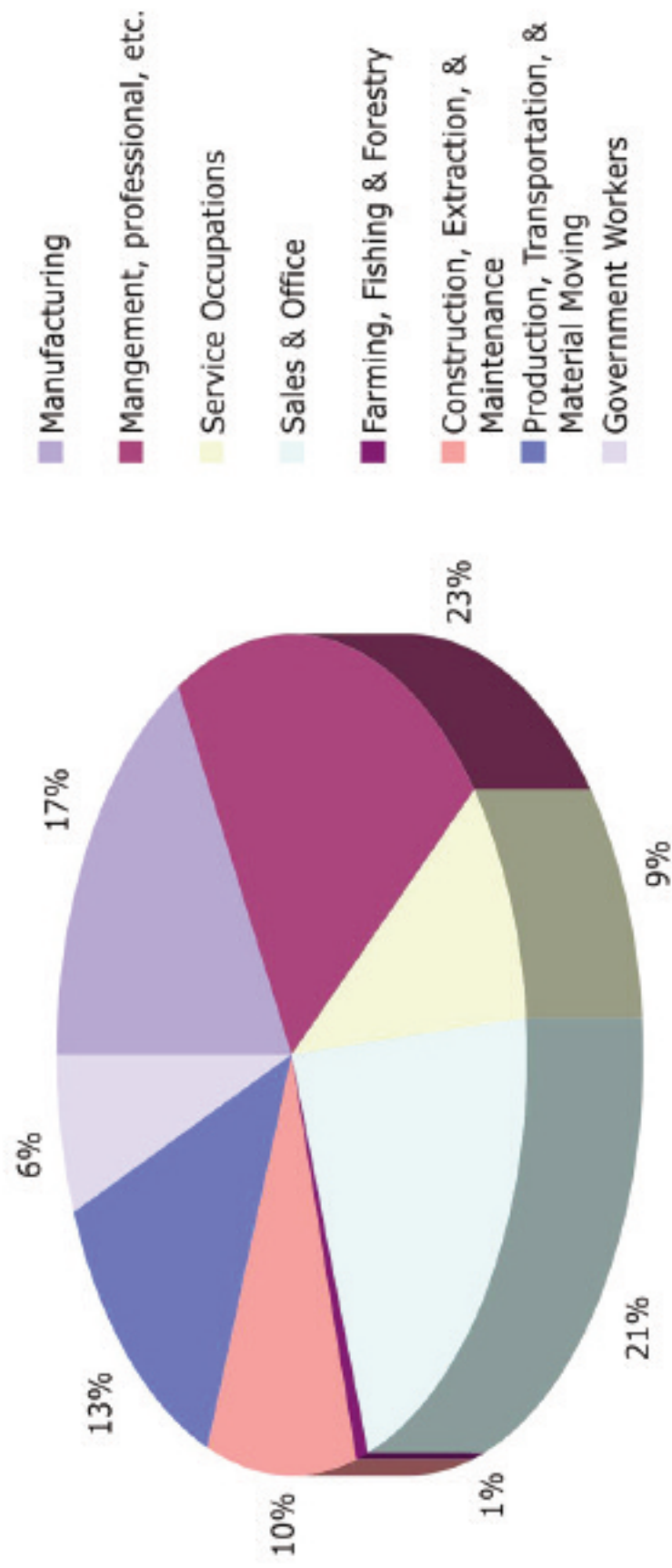
Projected Households for Town of Sturgeon Bay



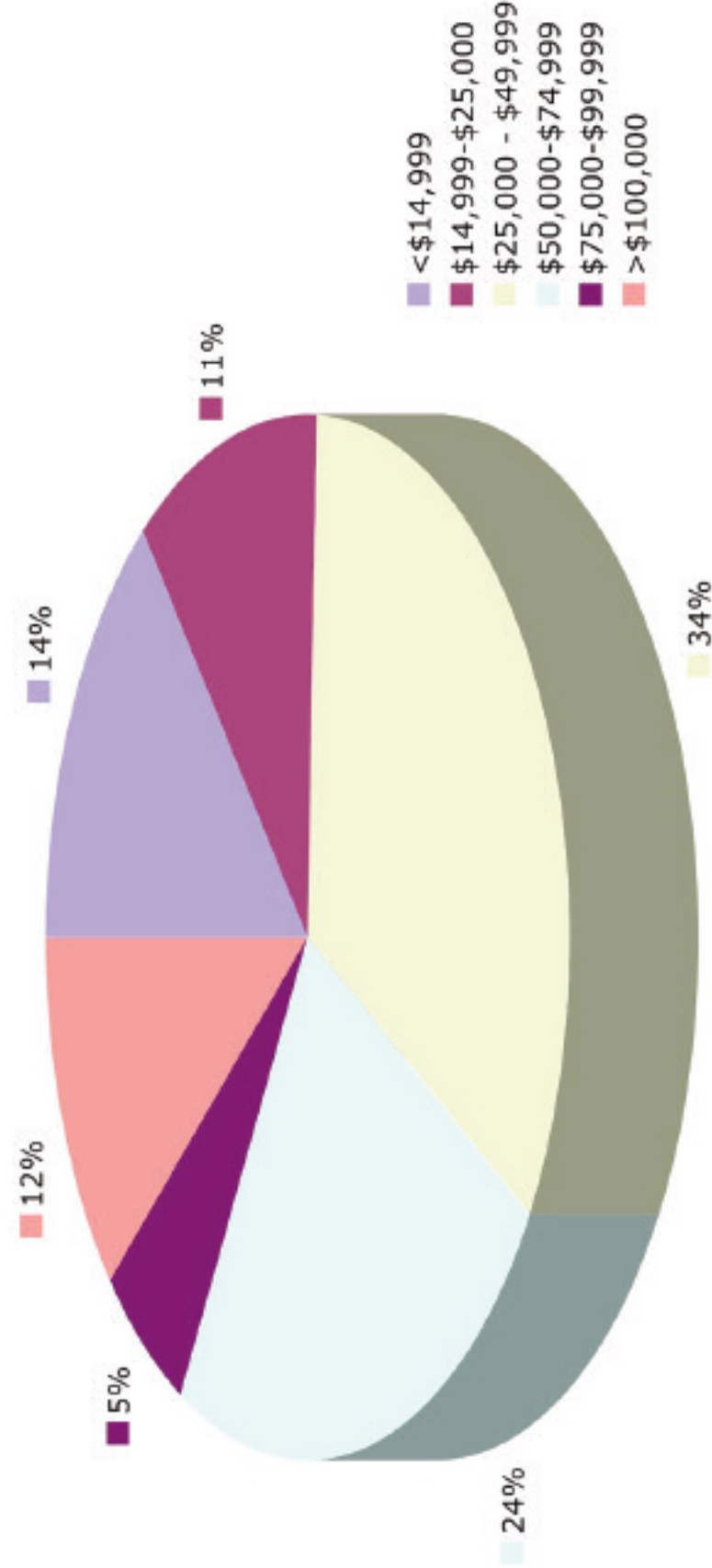
Educational Attainment - Town of Sturgeon Bay



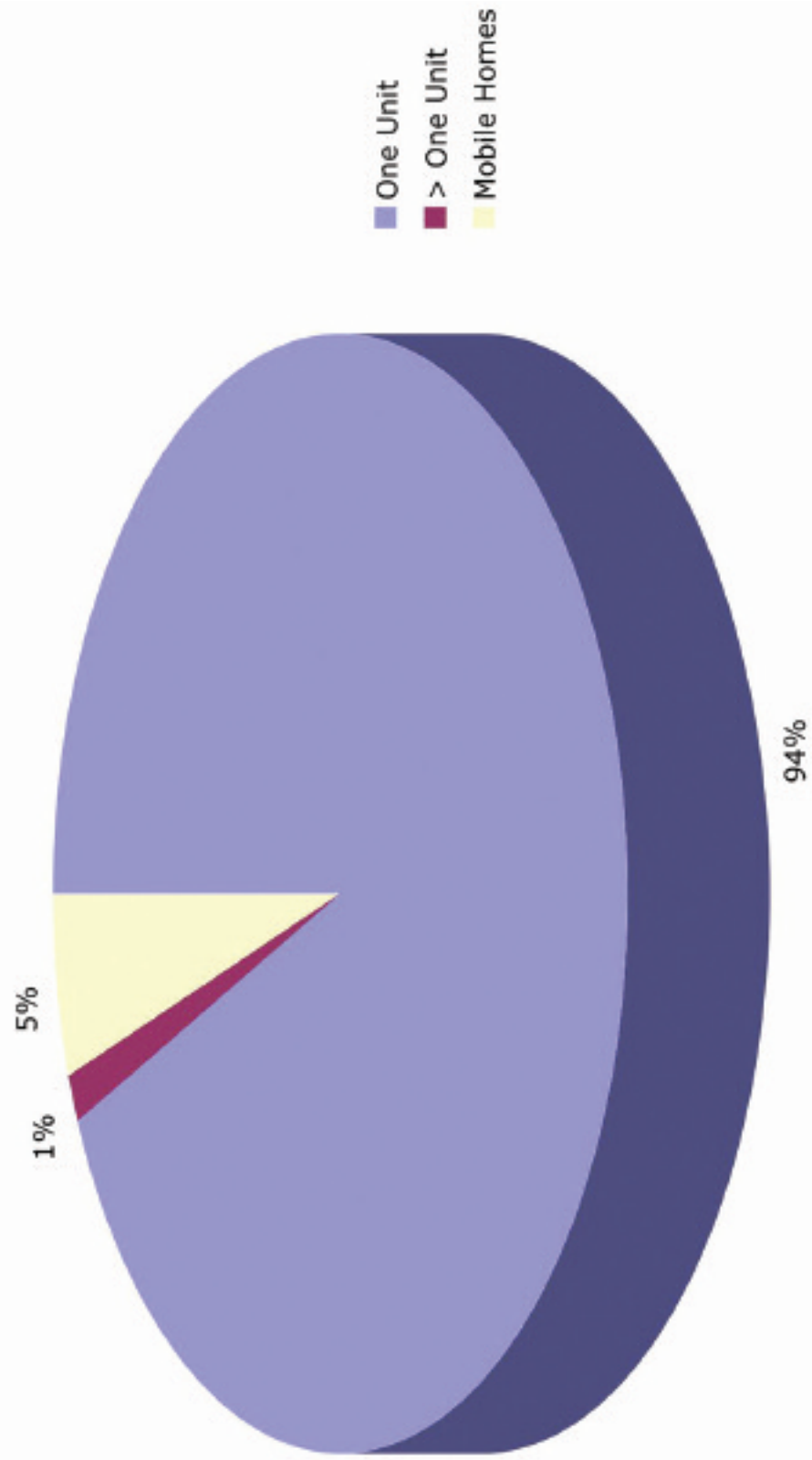
Workforce Categories in Town of Sturgeon Bay



Income Levels in Town of Sturgeon Bay

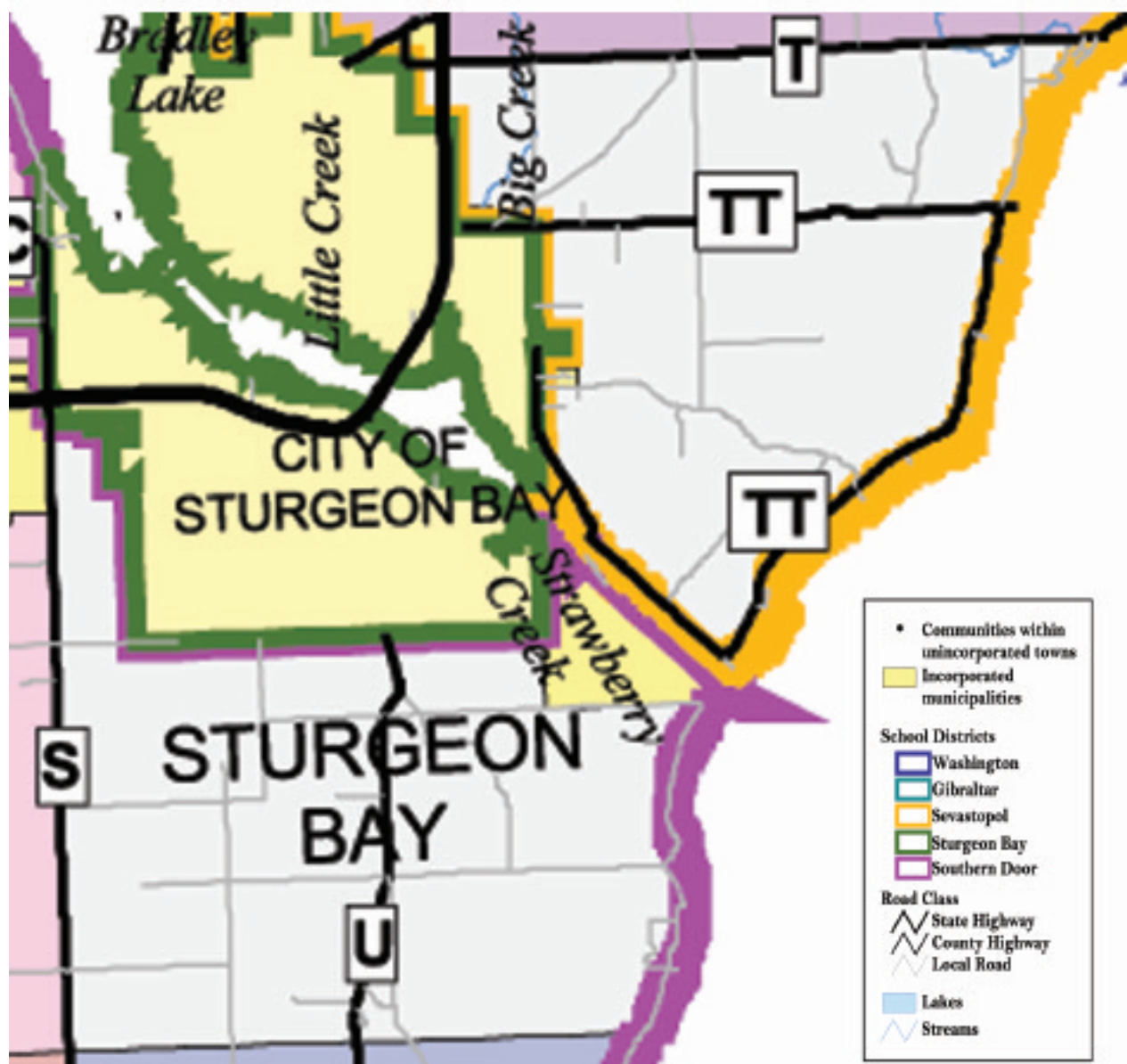


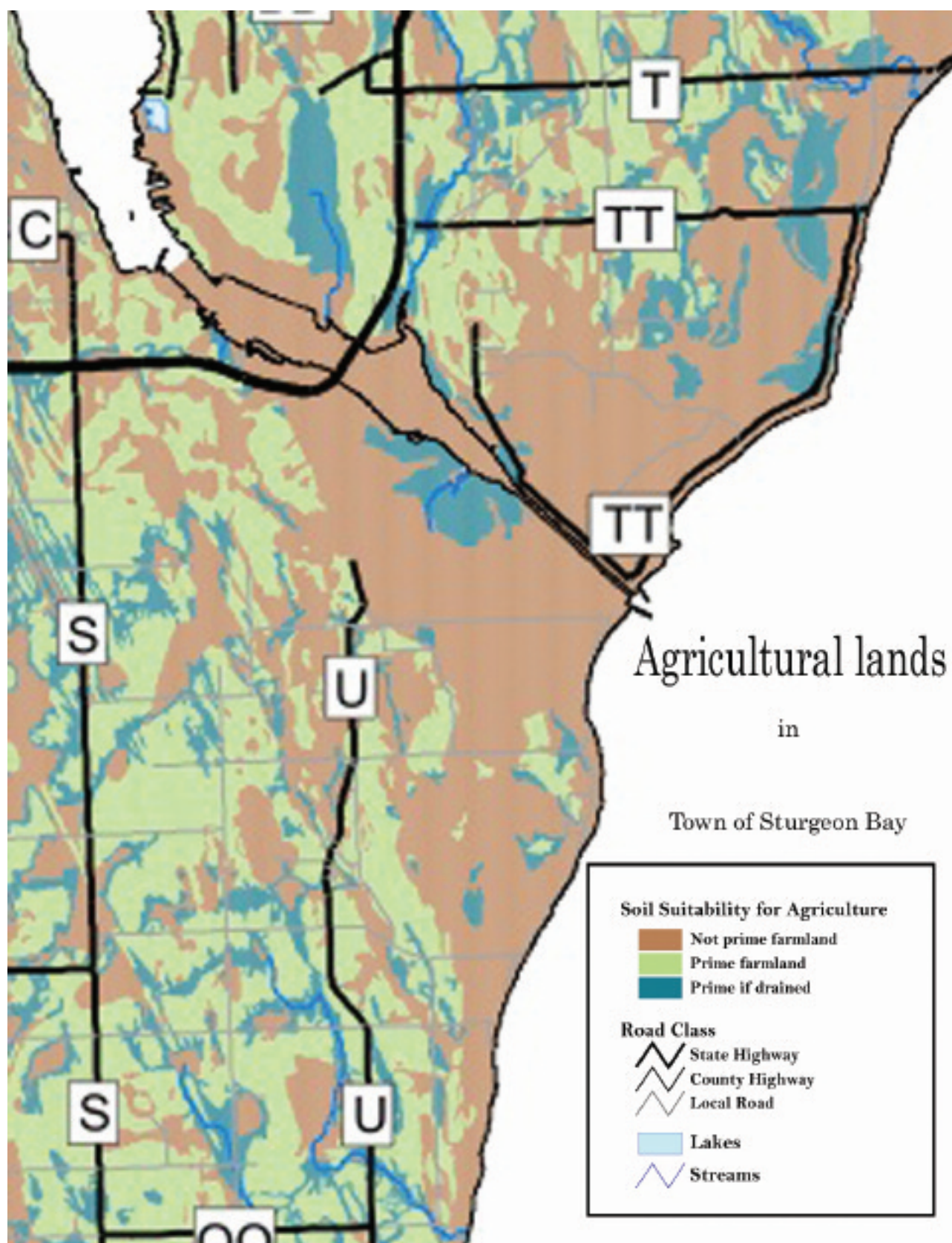
Housing Units in Town of Sturgeon Bay

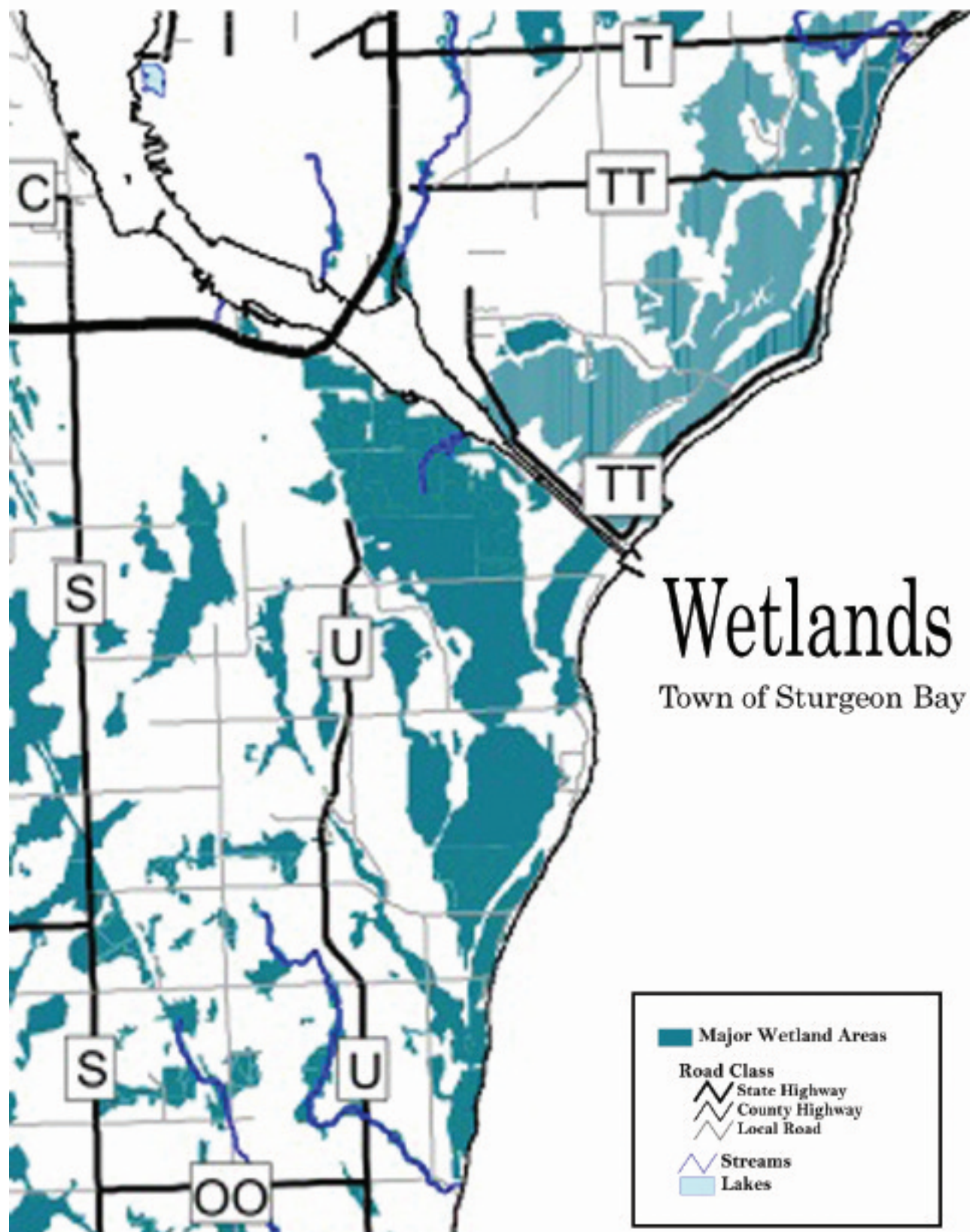


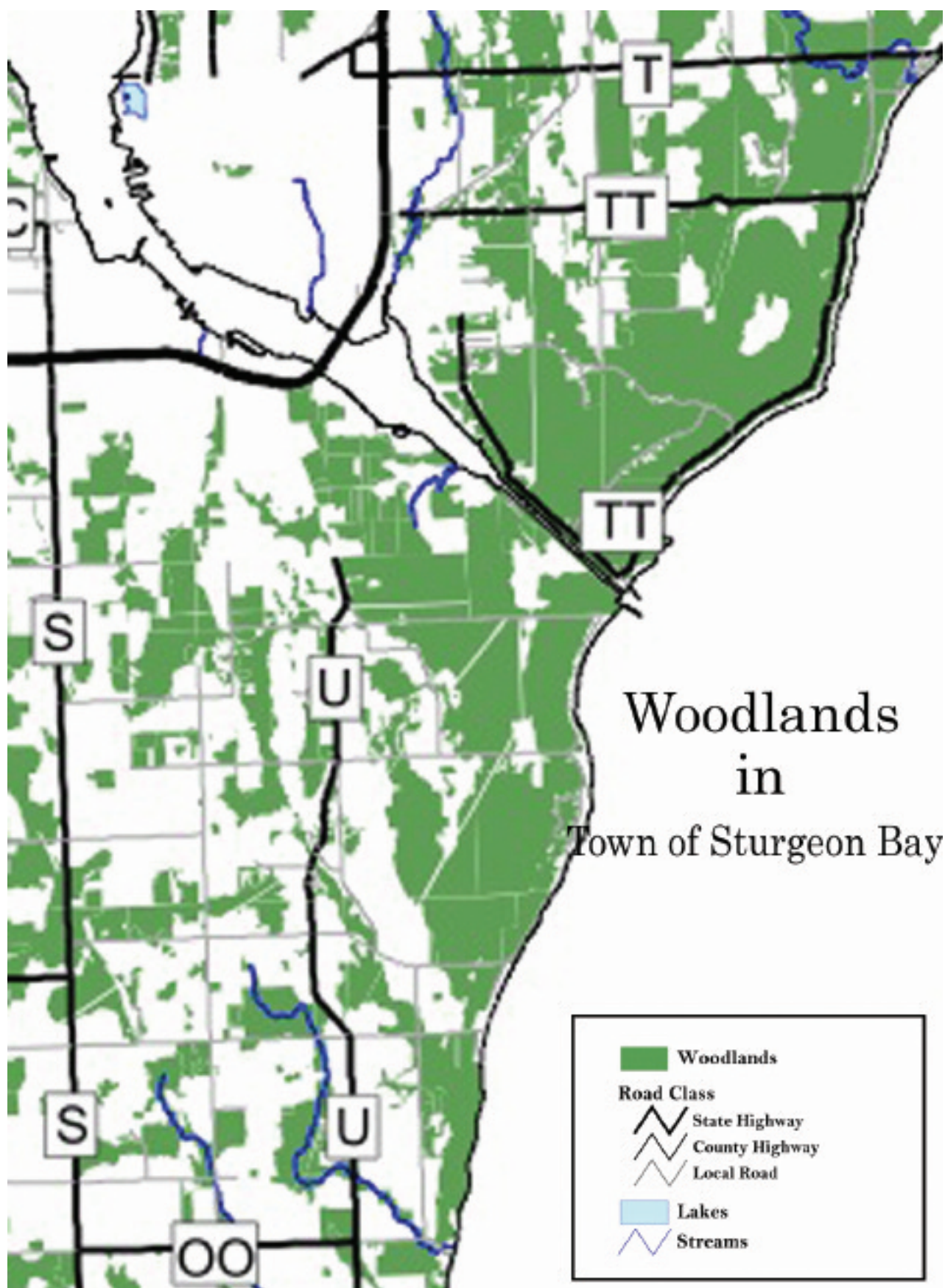
Town of Sturgeon Bay

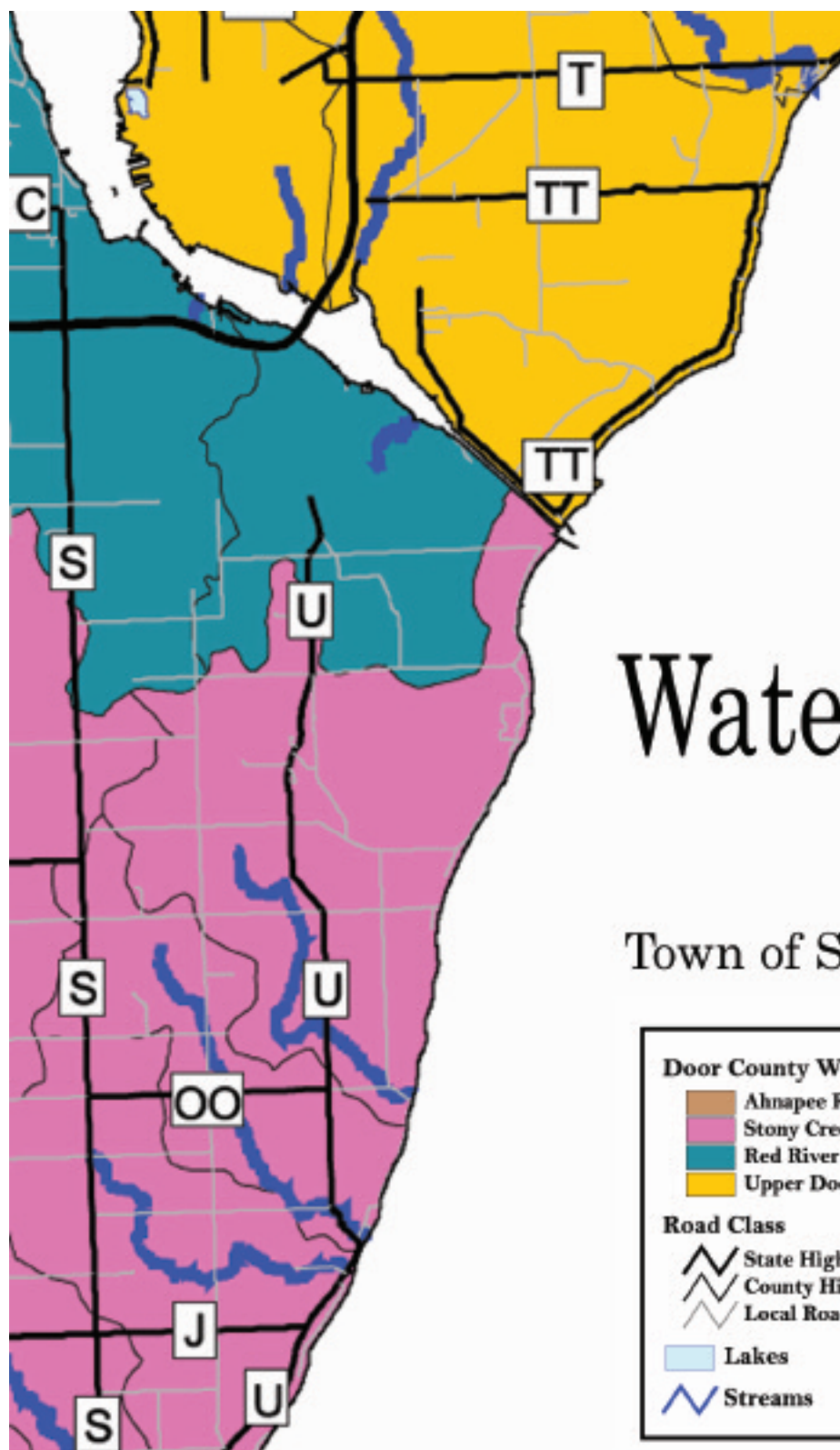
Boundaries











Watersheds

in

Town of Sturgeon Bay

Door County Watersheds

- Ahnapee River
- Stony Creek
- Red River and Sturgeon Bay
- Upper Door Peninsula

Road Class

- State Highway
- County Highway
- Local Road

Lakes

Streams

TOWN OF STURGEON BAY COMPREHENSIVE PARKS, OUTDOOR RECREATION & OPEN SPACE PLAN

2008-2013

Introduction

This 2008 report is the first document to examine the Town's recreational features. The report covers an inventory of existing recreational areas, estimates future needs and offers suggestions on how to preserve and enhance the quality of the Town. The Town is committed to updating this plan every five years to meet the needs of the Town in the future.

Objectives of the Plan

1. Provide a document which addresses the needs of Town residents and visitors for outdoor recreation needs and wishes.
2. Promote and encourage expansion of parks, open space and recreational facilities in the Town.
3. Identify and preserve scenic, historical, archeological and natural characteristics here.

Underlying Premise for Parks and Recreational Lands

It has been generally accepted that parks, open space and recreational areas are more than a place to engage in recreation. The parks are a part of the Town's preservation of offshore wetlands and endangered plants and wildlife species.

Influencing Factors

1. Build strong families by promoting closer, healthy relationships within families.
2. Create a foundation of local pride.
3. Participation in physical activities in achieving physical and emotional health.
4. Parks bring beauty to the area and improve quality of life.

5. Parks help conserve plants and trees which help control water, air and noise pollution and create valuable habitats for animal and plant species.
6. Create economic benefits by creating a catalyst for tourism.
 - a. Door County attracts more than two million visitors a year and tourism is one of the major industries in the county.

Because of these benefits providing parks and open space is a meaningful function of local government.

History of the Town of Sturgeon Bay Park

Portage Park is the only park owned by the Town of Sturgeon Bay. It was originally the place early native people landed when traveling by water on Lake Michigan to portage across land to the waters of Sturgeon Bay. The park is just under 40 acres, featuring a large beach area, an off street driveway and parking, wooded wetlands, fishing, boating, hiking and other related activities.

A short section of the Ahnapee State Trail crosses our Town. This trail is an abandoned railroad track maintained by the Door County Parks Department. The Ahnapee is used for biking, hiking, equestrian and snowmobiling in the winter.

The Town of Sturgeon Bay leases land from the City of Sturgeon Bay just south of the Sturgeon Bay Ship Canal featuring a sand beach, ridges and swales, woodland hiking areas, fishing and other activities.

Lily Bay County Park - Boat Launching Ramp touches the northeast corner of our Town featuring motor boating and some sunbathing.

Scenic Area

The Town of Sturgeon Bay boasts of great scenic beauty all through our area including many miles of wooded, shoreline and offshore roads. As the population of Southern Door County continues to grow, with the expansion of Highway 57, we will continue to evaluate the needs of the Town. We will look at any method of expanding our parks as opportunities arise.

Recommendations for an Action Program

There seems to be no question that maintaining public parks and open space is in the public interest. All levels of government attempt to provide some kind of parks and recreational program.

1. Government agencies should work together to provide a park system without competing or duplicating efforts to serve the public in an efficient and economical manner.
2. Parks should be structured to meet the needs of local residents as well as visitors to our Town.
3. Environmental quality should never be sacrificed in the interest of needed satisfaction.

Guidelines for Land Acquisition

The Town of Sturgeon Bay should work to provide outdoor recreation opportunities, open space as well as landscape protection needs by various means including acquisition.

1. Land acquisition should be given high priority.
2. Projects of land adjacent to lake waters to increase public water access, particularly on the Lake Michigan shore are most important.
3. Projects to expand present park lands or protect critical land forms or natural areas are equally important.

Guidelines for Implementation of Parks, Outdoor Recreation and Open Space Plan

1. Develop a full range of programs for the preservation of parks and open spaces including purchase, dedication, zoning, acquisition of easements and other rights.
2. Encourage State and Federal allocation of grant funding for parks and open space in the Town.
3. Seek new methods of using private sources of funding such as land donations, donations of easement and other rights, and labor donations.

4. Donations of land should be evaluated in terms of needs, proximity to existing parks, maintenance costs and special environmental qualities.
5. The Town will cooperate with private groups and other units of government in financing and sharing recreational resource management.
6. The Town endorses projects of other units of government which meet regional objectives and use needs.
7. This Town Plan assists the County Parks Plan by coordinating their plan with our plan to enhance the value of the parks and open space in the Town and the County.

Guidelines for Plan Development

Parks should provide basic facilities such as:

1. Designated parking areas
2. Adequate access and marking
3. Identification of park entrance(s) and boundaries
4. Nature and hiking trails where practical
5. Development of areas providing a variety of activities
6. Maintain facilities for use in a safe manner