

**COMPREHENSIVE PLAN  
FOR THE  
TOWN OF BAILEYS HARBOR**

*Adopted by the Baileys Harbor Town Board of Supervisors  
August 15, 2005*

**Prepared by:**

GBH Consulting, LLC  
P.O. Box 602  
Baileys Harbor, WI 54202

**In partnership with:**

Baileys Harbor Town Plan Commission and Residents



Ordinance No: XXXX

AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN OF THE  
TOWN OF BAILEYS HARBOR, WISCONSIN.

The members of the town board of the Town of Baileys Harbor, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the town of Baileys Harbor is authorized to prepare and adopt a comprehensive plan as defined in sections of 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the town of Baileys Harbor, Wisconsin has adopted written procedures designed to foster public participation in every stage of the preparation of the comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The plan commission of the town of Baileys Harbor, Wisconsin by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the town board of the adoption of the document entitled "Comprehensive Plan for the Town of Baileys Harbor," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

SECTION 4. The town has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The town board of the town of Baileys Harbor, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "Comprehensive Plan for the Town of Baileys Harbor," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the town board and posting as required by law.

Adopted the 15<sup>th</sup> day of August, 2005.

\_\_\_\_\_  
Town Board Chair

Posted: XXXXXX

Attested: \_\_\_\_\_  
Jane Pluff, Town Clerk



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## **I. Introduction**

### **Creation of the Baileys Harbor Comprehensive “Smart Growth” Plan**

1999 Wisconsin Act 9 – commonly referred to as Wisconsin’s “Smart Growth” legislation – stated that by January 1, 2010, any Wisconsin municipality that has programs or takes actions that affect land use must have a comprehensive plan in place. The comprehensive plan must serve as the basis for community decision-making, be consistent with the municipality’s ordinances and programs, and comply with the Wisconsin statutes as to the nine issues or elements outlined therein. In several circumstances, such as when the municipality is applying for various state funds, municipal plans will also be evaluated against general planning goals outlined in the legislation.

The Smart Growth legislation has undergone various amendments since its initial enactment. Some were to clarify the legislation, others to more clearly state which municipalities were required to create comprehensive plans. The statutory requirements as to the necessary contents of a comprehensive plan have remained essentially unchanged throughout these revisions. Although the Town of Baileys Harbor may not currently be required to create a “Smart Growth” plan, local officials felt that it was a good idea to do so anyway, both since the existing town comprehensive plan needed to be updated and since the town might easily enact programs or ordinances that would require such a plan be in place. The Town of Baileys Harbor has therefore created and adopted this plan under the authority granted by Wisconsin Statutes Section 66.1001, replacing the town plan previously in place.

Town officials hired GBH Consulting in the summer of 2002 to work with town residents on developing a new town plan that complied with the Smart Growth legislation. During the creation of the plan, eight widely publicized Public Information Meetings were held; eight newsletters were distributed to all property owners; open, posted meetings were held between GBH Consulting and the town plan commission each month; a Resource Inventory Report was completed; materials related to the plan’s development were available for review at the library and through a link on the GBH Consulting website; and volunteer citizen “work groups” drafted the initial vision statements and goals regarding each plan element.

### **Overview of the Plan**

The plan is comprised of ten chapters. After the Introduction and a Brief History of Baileys Harbor, the remaining chapters are structured so as to match the required plan elements outlined in the Smart Growth legislation, except the topics of housing and economic development, which are addressed simultaneously in Chapter VI.

Chapter III covers the “Issues & Opportunities” the Smart Growth legislation requires a municipality to consider in its planning. Chapters IV through IX present the other seven topical elements required by the legislation: Agricultural, Natural, & Cultural Resources; Land Use; Housing and Economic Development; Transportation; Utilities & Community Facilities; and Intergovernmental Cooperation. Each of those chapters contains the exact Smart Growth legislative requirements with regard to the particular topic, a summary of existing conditions, a vision statement, and goals, objectives, and implementation policies. All components of these chapters – except the legislative requirements – were drafted using research by GBH Consulting, the results from Public Information Meetings, and the results from work groups and other resident input methods.

Chapter X is the Implementation chapter, which, as required by the Smart Growth legislation, contains a summary of all implementation mechanisms decided upon with regard to the eight topical elements, a timeline and cooperating partners for implementation of those tools, and discussion as to how the plan will be updated.

Finally, the plan contains nine appendices. The first appendix contains the Public Participation Plan the town adopted and used during the creation of this plan as well as other information related to public participation throughout the process. The remaining eight appendices provide the detailed background research and information for each of the plan elements, which were purposefully placed here rather than in the body of the plan so as to make the plan as readable, user-friendly, and compact as possible.

## **II. Brief History of Baileys Harbor**

The Town of Baileys Harbor, population 1,003, located in the County of Door, Wisconsin, is 66 miles northeast of the City of Green Bay and 22 miles northeast of the City of Sturgeon Bay. According to the United States Census Bureau, the town has a total area of 68.8 square miles (178.1 km<sup>2</sup>). Of that area, 29.5 mi<sup>2</sup> (76.5 km<sup>2</sup>) is land and 39.2 mi<sup>2</sup> (101.6 km<sup>2</sup>) is water, which means that just over 57% of the town's area is water. It is bordered on the east by the waters of Lake Michigan, on the south by the Town of Jacksonport, on the west by the Towns of Egg Harbor and Gibraltar, and on the north by the Town of Liberty Grove.

The area now known as Baileys Harbor was named for Captain Justice Bailey, a sailor who in 1848 sought shelter in the harbor from a storm on Lake Michigan. His employer, Alanson Sweet, impressed with the limestone and lumber resources available, built the town's first infrastructure – a pier. Later businessmen continued investment in the logging, mining, and shipping industries. These endeavors required additional laborers, and settlers came from Norway, Sweden, Finland, Denmark, Poland, England, Germany, Scotland, and Ireland. As they came to Baileys Harbor, they cleared more land and farming became the predominant economic activity. In more recent years, tourism and its related commercial endeavors, such as retail, lodging, foodservice, and real estate/construction trades, have become dominant.

Recreation and access to recreational activities are important aspects of the economy in the present day Town of Baileys Harbor. Fishing, hunting, snowmobiling, boating, cross-country skiing, and wildlife viewing are some of the popular outdoor activities. Baileys Harbor is the most biologically diverse town in the State of Wisconsin, supporting a wide variety of species as well as ecological communities. These resources are important to residents as well as draws to visitors.

### **III. Issues and Opportunities**

*Per Wisconsin Statutes Section 66.1001(2)(a), the issues and opportunities element of a comprehensive plan is “background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, education levels, income levels and employment characteristics that exist within the local governmental unit.”*

#### **Issues and Opportunities: Summary of Existing Conditions**

*Please see Appendix 2 for further background research and data required for the issues and opportunities element of the plan.*

In public input sessions and through citizen work group discussions, Baileys Harbor’s residents and property owners have identified a number of general issues and opportunities facing the town.

#### **General Issues**

Several of the main issues residents see as facing the town are related to the demographic characteristics of the town’s residents and/or the town’s economy:

- The town’s population is aging, both in terms of the existing population and with regard to individuals moving into the community.
- There are few large-scale full-time employers in the town besides Harbor Construction and PCI, and a limited number in other areas of northern Door.
- Economically, the town is now tourism and construction based; agriculture is rapidly declining.
- Year-round income earning potential is decreasing in the town/county as the economy becomes more tourism-dependent.
- Increased land values make attainable housing, either rental or ownership, out of reach for many, especially younger persons and families working in Door County.
- The aging population of the town is affecting local emergency services (firefighters, first responders, etc.) – membership in these necessary services is reaching a plateau. With the median age of the population climbing, this is a problem – these volunteers are already stretched.

Residents note that while Baileys Harbor is considerably less developed than other northern Door communities, the town seems to be on the cusp of large-scale tourist/second home development; such development has created major issues for other northern Door communities. Currently, most “developers” in Baileys Harbor are natives or long-time residents, but that will probably shift, as it has in other local communities. There is increasing pressure on the waterfront properties, and more multi-unit and sub-division development in the town, both in and out of downtown Baileys Harbor.

With the continued influx of second homeowners/seasonal residents, full-time residents fear that community member familiarity is decreasing. It is harder for them to know their neighbors like they used to in years prior. On the up side, however, those moving here seem to value the

small-town values so prevalent in the town – family, friends, religion, community events, and support of local businesses.

### General Opportunities

Residents and property owners overwhelmingly feel that the small-town community character of Baileys Harbor is its greatest asset. They like the mix of uses in the town, the fact that it is a year-round community, the preponderance of single-family housing, the smaller scale of tourist-focused businesses (as compared with other northern Door communities), and the fact that many town businesses are owner-operated and small. Residents appreciate that the town's architecture is still at a small scale and in the downtown, is primarily historic in character. The town's historical flavor is further enhanced through its parks, lighthouses, remaining farms, and pastoral vistas. In addition to the physical small-town characteristics of the town, residents feel that Baileys Harbor is a very personable community where "everyone knows your name" and there are still strong ties between community members. Since those moving here seem to value both the tangible and intangible aspects of small-town character, the town has the opportunity now to define and then work on retaining the characteristics important to residents and property owners.

Baileys Harbor's residents and property owners also feel that the following are opportunities or advantages the town has as it plans for its future:

- Baileys Harbor's residents like the town's location on the "quiet side," its being adjacent to Lake Michigan, and its easy access to both northern Door and Sturgeon Bay.
- The town has a large number of acres protected by the Wisconsin Department of Natural Resources, The Ridges Sanctuary, the Door County Land Trust, Bjorklunden, and The Nature Conservancy, not to mention areas protected by individual private property owners through conservation easements. This contributes to the beauty of the town for residents and visitors as well as to the town's biological diversity.
- The town's outlying land is primarily agriculture or vacant/fallow farmland, not yet developed. The town has the opportunity to allow wise development and/or protection of these areas.
- The town has a vast amount of shoreline: Lake Michigan, Kangaroo Lake, and Mud Lake.
- People still live on "Main Street" in Baileys Harbor, and the vast majority of the secondary roads in downtown remain residential.
- Development so far has largely been proportional to existing structures, with developers taking into account the town's character.
- There is a strong base of support for preserving the history of Baileys Harbor. Many written and visual histories are on record at the library and preservation of historic buildings is numerous.

### Population Trends and Issues

While Baileys Harbor's year-round population has fluctuated from decade to decade, the town has experienced significant growth since 1950, when the population was 715 persons: the 2000 U.S. Census found Baileys Harbor's year-round population to be 1,003 persons. It is expected that the town's population will continue to increase, particularly as the "baby boom" generation retires over the next 20 years. A modified Growth Trend Series of population projections for the town, determined to be the most accurate to estimate the town's growth for the planning period, predicts that Baileys Harbor's year-round population will be just over 1,300 persons as of 2025.

Although the town's population is increasing, it is aging. Between 1990 and 2000 the number of year-round residents that were under 5 years of age decreased by over 55 percent, and the

number of residents 25-34 years of age decreased by over 20 percent. During that same time period, however, the number of residents age 65 and older increased by over 30 percent.

In addition to monitoring population trends for its year-round residents, the Town of Baileys Harbor also needs to keep in mind potential growth in its number of seasonal residents and visitors. Calculations done in 1999 by University of Wisconsin-Extension Door County estimate that the total population for Baileys Harbor, defined as year-round residents plus seasonal residents and visitors, is actually much higher – between 44 and 350% higher, depending on the month – than the number of Baileys Harbor’s year-round residents counted in the Census.

#### Household Characteristics, Trends, and Issues

As one would expect based on population increases, Baileys Harbor’s total number of households increased significantly between 1990 and 2000. Again, though, it is clear that the town is aging: there was virtually no increase in the percent of the town’s households that had children under 18 present.

Housing occupancy statistics show that between 1990 and 2000 the number of occupied housing units in the town increased significantly, which corresponds with the year-round population growth. Even so, in 2000 nearly half of the town’s housing units were still “for seasonal, recreational, or occasional use.”

Based on population projections, demographic trends, decreases in average household size, and recent building permit application levels, over the 20-year planning period Baileys Harbor can expect an average increase of approximately 6-8 households (roughly 14–17 people) per year. Note that that figure is for new *year-round* households and residents, and that the homes those households will be occupying will be a mixture of existing homes and new construction. The town will also obviously have new *seasonal* residents that will occupy existing and new residential units. A reasonable estimate, taking into consideration projected year-round population increases and likely comparable increases in seasonal residents, is that over the 20-year planning period the town can expect an average of 10 new residential units to be constructed each year.

#### Employment Characteristics, Trends, and Issues

In 2000, the top industries employing Baileys Harbor’s employed residents 16 and over were: 1) arts, entertainment, recreation, accommodation, and food services; 2) educational, health and social services; 3) construction; and 4) retail trade. A very small number of the town’s residents – far fewer than in 1990 – were employed in agriculture, forestry, fishing/hunting, and mining, which have been historically significant employers for local residents. The percent of town residents employed by manufacturing industries also declined significantly between 1990 and 2000.

Data on wage levels for year-round full-time workers in the town are not available, but examination of county and state wage levels provides insight regarding the industries within which Baileys Harbor’s residents are employed. Overall, the average annual wage for all industries in Door County has been roughly 70 percent of Wisconsin’s average wage for the past five years. In fact, Door County’s workers’ annual average wages are lower for nearly all industry categories than those of the state as a whole.

The highest annual average wages for Door County workers are found in the construction and manufacturing industries, while the lowest annual average wages for Door County workers are

found in the retail trade; agriculture, forestry and fishing; and service industries. County-wide the overall trend is an increase in the number of service industry and retail trade positions, which, coupled with housing costs that are higher than the average housing costs across the state, poses a significant problem for year-round residents of working age.

### Income and Education Levels

*Note: Statistics on income levels include all residents, working or not, and all sources of income.*

Door County has generally had per capita income levels at or above state averages since 1979. Door County's median household income, however, is consistently lower than the Wisconsin median, and has in recent years been significantly lower than the Brown County median.

Baileys Harbor's residents' income levels, in comparison with state and county levels, have fluctuated, and also vary in comparison to the state and county levels depending upon whether or not one is examining median family income, median household income, or income tax returns. In 2001, the Average Gross Income per income tax return filed for Baileys Harbor residents was \$32,838 and for Door County as a whole, \$35,978.

Between 1989 and 1999, the number of Baileys Harbor households earning \$24,999 or less decreased significantly, while the number of households earning between \$75,000 and \$149,999 increased dramatically. Significant increases were also apparent for residents' median household income levels, median family income levels, the number of households with Social Security income, and the number of households with retirement income (the latter two obviously corresponding with the aging of the town's population). These figures all sound like good news, until considering them in the context of the town's declining number of young families, increased dependence on low-paying tourist-focused industries, and high housing costs – young workers and families earning average wages are often unable to move into or stay in the community.

Income levels are typically examined in conjunction with educational attainment levels. In Baileys Harbor in 2000, 91.6 percent of the town's population aged 25 years or older had completed high school or higher; 30.1 percent had completed a Bachelor's degree or higher. Both of those figures were significantly higher than the corresponding statistics – in actual numbers and as a percent of total population – from 1990.

Younger residents – those age 3 and older – were enrolled in elementary and high school in greater numbers in 2000 than in 1990, but the number of children enrolled in nursery school, preschool, and kindergarten in 2000 was exactly the same as in 1990. This reinforces the trend noted earlier regarding the decreasing percent of the town's population comprised of residents under age 5 between 1990 and 2000.

### Summary of Plan Goals

Following are general goals that Baileys Harbor residents have discussed and generally agreed upon at planning meetings.

The Town of Baileys Harbor shall:

- Retain its humble, quaint, small-town atmosphere and values as it grows.
- Work to ensure that further natural/open areas are permanently protected.

- Work to ensure more physical as well as visual waterfront access for all.
- Strive to keep a balance of ages within the community.
- Strive to increase townspeople's ability to earn a comfortable living.
- Ensure that new development shall be on a scale that complements existing structures.

Below are the specific Baileys Harbor plan goals and objectives. Each is expanded upon in the appropriate topical chapter through implementation policies. The Implementation chapter of the plan (Chapter X) displays each goal, objective, and policy in a timeline format, listing lead and cooperating agencies and a timeframe for implementation.

Goal 1: The Town of Baileys Harbor shall preserve and protect its natural resources.

Objective 1.1: Ensure the safe usage of all harbor waters, lake waters (Lake Michigan and Kangaroo Lake), shorelines, marinas, commercial fishing docks, beaches, creeks, and watersheds.

Objective 1.2: Ensure the protection and preservation of Baileys Harbor's unique biological and other natural resources.

Goal 2: The Town of Baileys Harbor shall preserve and protect its historical and cultural resources.

Objective 2.1: Preserve existing historical buildings and sites and their significance by establishing standards and providing guidelines to aid in the retention of the overall character of the community.

Objective 2.2: Maintain and expand the presence of cultural and artistic groups in the Town of Baileys Harbor.

Goal 3: The Town of Baileys Harbor shall maintain a physically well-defined downtown "core," a Peninsula Center commercial district, and high-density residential areas.

Objective 3.1: Keep retail businesses and major government and social institutions concentrated within the downtown "core" area.

Objective 3.2: Future commercial development in the town should remain within existing commercial areas or contiguous to existing commercial development, preferably on public sewer or future sewer extensions, with the exception of the Peninsula Center area (which is not served by sewer). As demand exceeds present stock, commercial development should be considered on properties served by public sewer extending inland from the "core" area.

Objective 3.3: Retain the Highway 57 approaches to the downtown "core" commercial area from the north and south as primarily low- to medium-density single-family residential with natural roadside vegetation preserved.

Objective 3.4: (Re)development of existing businesses and homes within the downtown "core" area should occur at similar density levels and building volumes to existing development in order to maintain the small-town character of Baileys Harbor and preserve the vistas of the water.

Objective 3.5: Locate high-density and multiple occupancy residential developments inside the “core” area on public sewer or future sewer extensions whenever possible.

Objective 3.6: Have residential lot sizes progress from smallest in the “core” area to largest in the agricultural areas, with gradual increases in size in between. Sewer or sewer extensions should serve smaller lot sizes.

Goal 4: Allow development within the town that offers the opportunity for new economic growth and the retention/expansion of existing desired uses.

Objective 4.1: As demand exceeds available stock, allow the expansion of light industrial and trades-based uses in areas contiguous with existing light industrial zoning in order to group such uses and to allow for economic development within the town. Infrastructure should expand with or ahead of development.

Objective 4.2: Encourage and support agriculturally productive farmlands as much as possible.

Goal 5: Ensure that development occurring in the town protects environmentally sensitive natural areas.

Objective 5.1: Ensure that land use management ordinances in place in the town such as zoning recognize important natural areas.

Objective 5.2: Educate property owners about tools such as deed restrictions/conservation easements to protect private land.

Goal 6: The Town of Baileys Harbor shall work to encourage county-wide solutions to Door County’s housing and economic development needs.

Objective 6.1: Discuss such issues and join or start cooperative initiatives with entities such as the Door County Economic Development Corporation, the county planning department and Resource Planning Committee, and other northern Door communities.

Goal 7: The Town of Baileys Harbor shall work on its own to offer educational programs and possibly form partnerships with other organizations to ensure that attainable/entry-level housing is developed within the town and that desired economic development occurs within the town.

Objective 7.1: Assign the town plan commission the responsibility of working on housing and economic development issues facing year-round residents.

Objective 7.2: Work to ensure the development of attainable housing options and economic development initiatives, particularly within preferred growth areas.

Goal 8: The Town of Baileys Harbor shall work to ensure that there are various housing options available to senior and disabled residents.

Objective 8.1: The town plan commission shall explore housing issues facing seniors and the disabled in the town.

Goal 9: Baileys Harbor shall encourage businesses that offer quality year-round jobs. The town shall work to create and maintain a diverse economy, offering a variety of businesses and services so as not to be entirely dependent on one sector or business.

Objective 9.1: Promote and support agriculture- and horticulture-related businesses as well as small manufacturing.

Objective 9.2: Encourage and support the skilled trade industries such as plumbing, carpentry, and electrical work, as well as high-tech industries.

Objective 9.3: Encourage the development of more professional offices and quality arts and retail businesses, particularly in the downtown “core” area.

Goal 10: Establish better technology infrastructure within the town to allow for the establishment of higher-tech, internet-dependent, or telecommuter businesses within the town.

Goal 11: The Town of Baileys Harbor shall seek to maximize a safe and efficient transportation system for motor vehicles, pedestrians, and bicycles that maintains the quality of life and enhances the economic prosperity of the community.

Objective 11.1: Maintain, and where necessary build/rebuild, a safe highway and road infrastructure to serve the recreational, residential, and commercial interests of the community.

Objective 11.2: Provide a safe system for bicycle travel within the community.

Objective 11.3: Support the activities of the Northern Door County Snowmobile Clubs to maintain a network of trails in and around Baileys Harbor.

Objective 11.4: Support limited availability and access to the community by air.

Objective 11.5: Develop and maintain a system of sidewalks in the central downtown “core” area of the community to allow safe year-round travel by pedestrian traffic.

Objective 11.6: Provide safe access to and use of the public waterways within the community.

Goal 12: The Town of Baileys Harbor shall provide or promote utilities to service the current community and anticipated growth within the community.

Objective 12.1: Safely operate a system for wastewater treatment within the community that anticipates growth while preserving and upgrading existing waste collection and treatment facilities.

Objective 12.2: Provide that sewer and storm water drainage systems and the periodic maintenance thereof be consistent with minimizing adverse impact to the community’s groundwater and shore waters.

Objective 12.3: Cooperate with the Door County Sanitarian Department's responsibility for verifying soil tests, issuing sanitary system installation permits, and evaluating existing private systems.

Objective 12.4: Provide the community with reliable telecommunications capabilities.

Objective 12.5: Provide adequate solid waste and recycling services through outside contractors to the community.

Goal 13: The Town of Baileys Harbor shall provide and promote community facilities to service the current community and anticipated growth within the community.

Objective 13.1: Ensure adequate cemetery facilities are available in the town.

Objective 13.2: Support community access to necessary health services.

Objective 13.3: Encourage the development of childcare facilities within the town.

Objective 13.4: Ensure adequate law enforcement within the community.

Objective 13.5: Provide effective and timely fire-fighting capability to the community as needed.

Objective 13.6: Support the prompt and appropriate response to emergency medical needs that occur within the community.

Objective 13.7: Maintain and improve or expand upon existing town parks as deemed appropriate in order to provide readily accessible public park space for the use and enjoyment of residents and visitors to the community.

Objective 13.8: Provide locally available library resources.

Objective 13.9: Ensure quality educational opportunities for the residents of the community.

Goal 14: Promote cooperation between the Town of Baileys Harbor and any other governmental agency that makes decisions impacting the town.

Objective 14.1: The Town of Baileys Harbor shall create a framework providing for the uniform adoption, periodic review, and control of intergovernmental agreements for the town.

Objective 14.2: The Town of Baileys Harbor shall work with neighboring communities and other pertinent agencies to discuss land use issues that span municipal boundaries.

Objective 14.3: Explore the possibility of sharing costs and services when beneficial to the town, without substantial loss of input or control.

## **IV. Agricultural, Natural, and Cultural Resources**

*Per Wisconsin Statutes Section 66.1001(2)(e), the agricultural, natural, and cultural resources element of a comprehensive plan is “a compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20(2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.”*

### **Agricultural, Natural, and Cultural Resources: Summary of Existing Conditions**

*Please see Appendix 3 for further background research and data required for the agricultural, natural, and cultural resources element of the plan.*

#### **General Information**

##### **Climate**

The climate of the Town of Baileys Harbor is typically continental with some modification by Lake Michigan. About two-thirds of the annual precipitation falls during the growing season (freeze-free period). It is normally adequate for crop production, although drought is occasionally reported. The climate is most favorable for dairy farming; the primary crops are corn, small grains, hay, and vegetables.

The mean annual temperature is 44.1 F. The mean temperature in winter is 20.0 F; spring, 41.8 F; summer, 66.3 F; and fall, 48.3 F. The freeze-free season is approximately 145 days. The extended length of the growing season at this northern latitude is due primarily to the moderating effect of Lake Michigan. The average day of the last spring freeze is May 12. The first autumn freeze occurs in early October, around October 8.

The average annual precipitation in the town is 31.49 inches. Thunderstorms average about 30 per year. Occasional hail, wind, and lightning damage are also reported. The first snowfall of consequence, an inch or more, is usually in late November. Average annual duration of snow cover is approximately 111 days. The snow cover acts as protective insulation for grasses, autumn seeded grains, alfalfa, and other vegetation.

##### **Topography**

The Town of Baileys Harbor is characterized by rocky outcroppings, glacial lake basins and depressions, and outwash plains, which give way to relatively level and open farmland in the center of the town.

##### **Geology**

Glacial ice and erosion shaped the landmass that is now known as Door County. It is part of a massive limestone ledge known as the Niagara Escarpment. The Escarpment forms the backbone of the Door Peninsula, arcs through Canada over 900 miles, and finally supports the waters of Niagara Falls.

The Niagara Escarpment is comprised mainly of dolomite; the majority of the surface bedrock in the Town of Baileys Harbor is dolomite that is 400-425 million years old. Dolomite is a sedimentary rock similar to limestone, but is slightly harder and dissolves more

slowly than limestone. Dolomite has a well-developed network of horizontal and vertical crevices that serve as effective paths for the movement of groundwater. The network of paths within the bedrock has historically provided ample quantities of groundwater to the wells of Baileys Harbor.

### Soils

There are three main soil association types in the Town of Baileys Harbor. The first type, the Summerville-Longrie-Omena association, was formed by glacial till and is found along the southern shoreline of the town, in the vicinity of Cana Island, and in the majority of inland areas. It is characterized as well drained soil that has a sandy loam or loam subsoil over sand loam, fine sandy loam till, or dolomite bedrock. This soil type has only slight to moderate limitations for farming and residential development.

The second type, the Deford-Yahara Variant-Carbondale association, which is found on the northern shoreline of town, along Moonlight Bay, and around Mud Lake, is a deep, poorly drained, nearly level soil that is underlain by fine sand outwash or that has a silt loam subsoil over stratified lake sediments.

The third soil type, the Carbondale-Cathro association, is found in the inland area north of Kangaroo Lake and along the northern shores of North Bay. It is characterized as very poorly drained, nearly level organic soil.

These last two soil association types were most likely formed in slowly permeable silty clay glacial till, outwash sand, and gravel or lacustrine sediment. Soils such as these that are slowly permeable, shallow over bedrock, wet, or steep have severe limitations for septic tank absorption fields.

*The map entitled Soils and Floodplain Areas, which may be found immediately following Chapter X, depicts those soils in the town that have less than 60 inches to bedrock and those with more than 60 inches to bedrock.*

### Natural Hazards

The Town of Baileys Harbor is free of most natural hazards such as landslides, severe wind, and earthquakes, although the U.S. Geological Service has mapped floodplains within the town. Given the geological formation of the town and the nature of the soils, however, any potential flooding is not expected to be significant.

*The Soils and Floodplain Areas map found following Chapter X shows those areas in the town that have elevations at or potentially below the floodplain level.*

### Agricultural Resources

Agriculture was once the primary economic force in Baileys Harbor. Recent years, however, have seen a continuing decline in agriculture and related activities in the town, county, and region. Throughout northeast Wisconsin along the Lake Michigan and Green Bay shorelines, including all of Door County, farm acreage accounts for only 36% of the land base of the region, and total market value per acre of agricultural products is below average compared to other regions in Wisconsin.

The 1997 National Agriculture Census reported that there were 29 farms in the Town of Baileys Harbor. Eight were less than 50 acres; the remaining 21 were between 50 and 999 acres. The primary crops included corn, soybeans, alfalfa, wheat, and hay silage. Three farms reported

having dairy cattle and seven included beef cattle in their inventories. Seven farms had land in orchards. Of the 29 farms, 19 operators were full-time and ten were part-time.

According to the Soil Survey of Door County, almost 20 percent of the town's land is classified as prime agricultural land with minimal modifications. (*The Soils and Floodplain Areas map found following Chapter X depicts those areas in the town considered prime farmland by the Soil Survey.*) The U.S. Department of Agriculture Natural Resources Conservation Service defines prime farmland as land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed, and other agricultural crops with minimum inputs of fuel, fertilizer, pesticides, and labor, and without intolerable soil erosion. Prime farmland includes land that is being used currently to produce livestock and timber. It does not include land already in or committed to urban development or water storage. (*Note: The Soil Survey of Door County was created in the 1970s.*)

### Natural and Recreational Resources

The Town of Baileys Harbor is abundant in natural and recreational resources. The waters of Lake Michigan and the rivers and streams that empty into it support approximately 150 species of fish. More than 90 species of birds have been recorded as potentially breeding within the town. Baileys Harbor is the most biologically diverse municipality in the state and is home to many federal and state endangered and protected species. (*Please see Appendix 3 for a detailed listing of those species.*) Large portions of the town are forested or considered environmentally sensitive, and much of these are in permanent conservation due to ownership by The Ridges Sanctuary, The Nature Conservancy, the Door County Land Trust, University of Wisconsin, and the State of Wisconsin Department of Natural Resources (DNR).

*Wooded areas of the town are visible on the 2002 Aerial Photo with Wetland Overlay, which also shows areas zoned Wetland as of June 2005. The 2005 Land Use Inventory and Resources map includes two land use categories designating natural and recreational resources, and also depicts specific resources in the town such as The Ridges Sanctuary, Toft Point, the Mud Lake Wildlife Unit, and many others discussed in this Natural and Recreational Resources section. Both the photo and the map may be found following Chapter X.*

### Freshwater Resources

#### *Lake Michigan Shoreline*

Baileys Harbor has nearly 25 miles of Lake Michigan shoreline, providing a tremendous natural and recreational resource to residents and visitors. The coastal areas surrounding the town, including North Bay, Moonlight Bay, and Baileys Harbor itself, support a great variety of sport and forage fish communities.

#### *Hibbards Creek*

Hibbards Creek originates in Thorp Pond, two miles west of Kangaroo Lake, and outlets to Lake Michigan just north of Jacksonport. It is 5.4 miles long, with a gradient of 7.6 feet per mile and a drainage area of 17 square miles. The stream is predominantly bordered by wetlands, although emergent wetlands, conifer swamps, dry mesic woodlands, and ridge-swale complexes are also characteristic of the stream corridor. The stream supports a native brook trout population and provides habitat for stocked rainbow trout, with 2.8 miles classified as Class II trout waters.

The fishery consists primarily of warm water species such as northern pike, yellow perch, smallmouth bass, and to a lesser extent, sunfish and black bullheads. It supports rainbow and brook trout runs as well. Macro-invertebrates collected in 1987 indicate fair to good water quality. Those collected in the fall of 1990 indicated fair water quality.

Hibbards Creek is the only stream in Door County monitored by the U.S. Geological Survey under the National Water Quality Assessment Program (NWQA). Under this program, Hibbards Creek is used for comparison to other streams with similar physical settings.

#### *Heins Creek*

Heins Creek, the outlet of Kangaroo Lake, flows through sand dunes before reaching Lake Michigan. It is designated as a Class II trout stream, but has naturally occurring problems related to water level fluctuations that limit its potential use. Occasionally, fish are trapped in the creek when flows decline and rubble builds up at the mouth from Lake Michigan wave action. This promotes water temperature increases and low dissolved oxygen concentrations. Fisheries management personnel believe there is not enough flow to support a Class II trout fishery, but conditions may be sufficient for it to be considered as a Class III trout stream. In the spring and summer, salmon and trout use the stream for spawning. Macro-invertebrates collected in 1985 indicate fair water quality.

#### *Peil Creek*

Peil Creek originates from a series of small springs located in a 40-acre basin about 2.5 miles above Kangaroo Lake. The creek then flows through a wooded corridor before entering Kangaroo Lake. A lowland forest composed of white cedar and black ash is located just north of Kangaroo Lake and borders Peil Creek north to its headwaters.

### Inland Wetlands, Swamps, and Marshes

#### *Kangaroo Lake*

Kangaroo Lake is the largest lake in Door County, with a surface area of 1,123 acres and a maximum depth of 12 feet. It is a clear, high quality lake with low algae productivity. Its large size and shallowness allow wind action to re-suspend sediments, which occasionally results in high turbidity. The fishery is composed of smallmouth bass, largemouth bass, walleye, northern pike, and panfish.

#### *Mud Lake*

This shallow (no deeper than one foot), 155-acre drainage lake is located in a large swamp between North Bay and Moonlight Bay. A spring-fed stream enters from the north and flows through to Moonlight Bay. The lake is accessible from Lake Michigan during high water. The bottom is comprised primarily of marl. A limited panfish fishery is present, but the lake suffers from winterkill and fluctuating water levels.

The state currently owns approximately 1,900 acres of primarily wooded wetland in the area and manages it as a state wildlife area. It is one of the few remaining natural waterfowl production areas in Door County.

#### *Voecks Marsh*

Voecks Marsh is a shallow (maximum depth 2 feet), 19-acre swampland depression. A narrow outlet flows from Voecks Marsh to Moonlight Bay. Over 850 acres of timbered swamp border the lake. The area surrounding Voecks Marsh is somewhat unique in that the dominant vegetation is marsh horsetail (*Equisetum palustre*).

## Air and Water Quality

### *Air Quality*

Door County is a non-attainment zone for the ozone air quality standard. An area is designated as non-attainment when it does not meet the minimum standards for air quality set by the U.S. Environmental Protection Agency (EPA). The 1990 Clean Air Act classification for Door County is "marginal," derived from the pollutant concentration (in parts per million) recorded by air quality monitoring devices. Air quality is currently monitored by two EPA stations in the county, including one in Newport State Park in Liberty Grove.

Door County is classified as a rural transport area. This means that industries in other cities may be contributing to the air quality in Door County. According to the EPA, it was recently found that ozone formed in one area can drift on air currents to add to air quality problems elsewhere. Research shows that this transported ozone contributes significantly to high ozone levels in Wisconsin. In addition to the general environmental and health concerns this may pose, Door County's designation as a non-attainment area may mean that businesses or industries wishing to move to Baileys Harbor will be subject to additional requirements.

### *Groundwater Quality*

Groundwater is the source of potable water within the Town of Baileys Harbor. There is no municipal water system; all residents rely on individual wells. The majority of the groundwater has historically been drawn from the upper limestone aquifer, the Silurian Formations. However, as demand for water has increased and water table levels have fluctuated, water levels within many shallow wells have declined in recent years. Consequently, more new wells are now routinely being drilled into deeper areas below the Silurian Formations.

Geologically sensitive areas with high bedrock and thin soil cover have limited ability to filter surface contaminants prior to water entering drinking water aquifers and are highly susceptible to contamination. The Door Peninsula, including the Town of Baileys Harbor, is identified as being moderately to mostly susceptible to groundwater contamination.

Door County and the Town of Baileys Harbor have had special well casing requirements in place since 1957 to attempt to address the problem of groundwater contamination. There are areas in the county, however, where the aquifer is contaminated such that greater casing requirements do not ensure safe drinking water, and installation of water treatment devices may be the only option available to consistently provide safe drinking water in these areas. New regulations proposed by the EPA may require installations of treatment devices in sensitive areas such as Door County. Information is needed to better estimate how many systems may be impacted by this rule. In addition, information is needed to better define the risk and actual occurrence of illnesses due to contaminated groundwater consumption.

### *Beach Health*

The summer of 2004 marked the second beach season of full implementation of the Wisconsin coastal beach program. The program is a collaboration between state and local environmental and health agencies to monitor recreational waters for health risks in order to help beach visitors make informed choices. The Wisconsin Department of Natural Resources coordinates the program, but local health departments have authority over public

beaches within their jurisdictions. The statewide beach monitoring program is funded by an EPA grant through the federal Beach Act of 2000.

Anclam Beach and Baileys Harbor Ridges County Park are designated "medium priority," and are tested once a week during the swimming season. Closures/advisories are imposed on beaches that display over 1,000 colonies per liter for E. coli bacteria. In 2002, beaches were closed if they exceeded 235 colonies per liter.

<b>Number of Advisories</b>					
<b>Beach</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
Anclam	0	0	1	1	0
Ridges	0	0	6	0	0

\*USEPA, [www.glin.net/beachcast](http://www.glin.net/beachcast)

#### Metallic and Non-metallic Mineral Resources

The Town of Baileys Harbor does not appear to contain any metallic mineral resources. Non-metallic resource extraction has been limited to a handful of quarry/gravel pit sites. The establishment, operation, and reclamation of non-metallic resource extraction sites are regulated by the county.

#### Parks

Currently, there are four public parks within Baileys Harbor. Three are owned by the town and one by the county. These parks vary widely in size, scope of services, and facilities offered.

*Parks are labeled on the 2005 Land Use Inventory and Resources map following Chapter X.*

#### *Anclam Park*

Anclam Park is a 0.65-acre waterfront park containing a small passive recreation area onshore and a peninsula extending approximately 320 feet out into the water. Facilities at the park include:

- Information sign regarding town activities/events
- Manmade pier
- Natural peninsula
- Restrooms
- Asphalt drive
- Playground equipment
- Flagpole
- Boat launch
- Asphalt parking area
- Picnic area with grills and tables

#### *Recreation Park*

Recreation Park is a 37-acre community park located approximately one mile west of the town's downtown business district. The park is the primary recreational facility in the Baileys Harbor area, providing adequate area for active recreation and room for future expansion. The park is located on good, buildable soil and the site is well suited for further recreational development. Facilities at the park include:

- Two baseball/softball diamonds
- Bleachers and backstops
- Multi-purpose recreation building (concession stand)
- Lights
- Playground equipment
- Restrooms

#### *Kendall Weisgerber Memorial Park*

The Kendall Weisgerber Memorial Park is a small memorial park located behind the Town Hall. The park provides an excellent site amenity to the Town Hall and forms a linkage between the Town Hall and Fire Station. Facilities at the park include:

- Playground equipment
- Shelter
- Memorial plantings and seating areas

#### *Baileys Harbor Ridges County Park*

Baileys Harbor Ridges County Park, located on and split by Ridges Road, is over 30 acres and has one of the largest public sand beaches in Door County. The site is most noted for its two rangelight houses, used as water navigational aids in bygone days. The lighthouses still stand, but the original lights have been removed and modern directional rangelights have been installed elsewhere on the property by the Coast Guard. The houses are considered historic landmarks by many local people and visitors.

The portion of the property on the harbor side of Ridges Road is used to gain access to approximately 550 feet of Lake Michigan shoreline for swimming and for sunning on the beach. The site is served by a parking lot for approximately 25 cars, a restroom facility, and several picnic tables. The areas on both sides of the parking lot are significant as habitat for various sensitive plants, including orchids.

By action of the Door County Board of Supervisors on February 15, 1972 (Resolutions 61-89 and 62-89), all county park property north of Ridges Road was leased to The Ridges Sanctuary, Inc. for ninety-nine (99) years. The corporation is to maintain the property in its present state and to provide maintenance to the two rangelight houses.

#### Privately-owned Natural Areas with Public Access

##### *The Ridges Sanctuary*

The Ridges Sanctuary is comprised of over 1,200 acres and contains a diversity of unusual habitats, resulting in one of the greatest concentrations of rare plants in the Midwest. The preserve, a National Natural Landmark, was established in 1937 as Wisconsin's first area set aside to protect native flora. The list of rare species found at The Ridges includes Dwarf Lake Iris and 25 species of orchid. The largest population of the federally endangered Hine's emerald dragonfly is also found here.

The natural area consists of seventeen narrow, crescent-shaped sandy ridges, formed over the past 2400 years by wind and the wave action of adjacent Lake Michigan. Each ridge represents a former beach line of Lake Michigan and took an average of 150 years to form. The ridges are forested with black spruce, white spruce, balsam fir, and white pine, with wet swales between the ridges. Swamp conifers occupy some of the swales, while others are

filled with marsh and bog flora. Sections of the forest can be classified as boreal and are similar to, but far too disjunct from in order to be considered part of, the northwestern Wisconsin boreal forests near Lake Superior. The cool waters of Lake Michigan heavily influence the local climate, allowing many northern species to thrive.

The Ridges is owned by the private conservation organization The Ridges Sanctuary, Inc. Self-guided tours on an extensive walking trail and boardwalk system are available to the public for a small donation fee. Wildflowers bloom in The Ridges from late April to mid-October. A nature center with displays, information, and a store are open to the public during the flowering season.

#### *Toft Point*

Toft Point is comprised of about 740 acres. It contains several outstanding native plant communities concentrated on a one-mile-wide peninsula along the Lake Michigan shoreline. The natural area is bordered on the north by Moonlight Bay and on the south by Baileys Harbor. There are more than two miles of Lake Michigan shoreline, with areas of wave-cut dolostone cliffs. Stretches of limestone cobble beach, mixed with marly soil, are exposed during periods of low lake levels. The vegetation of the eastern shoreline, influenced by the cooling effects of Lake Michigan, consists of a narrow strip of boreal forest dominated by balsam fir and white spruce.

The majority of the peninsula is wooded, with a mesic forest of sugar maple, yellow birch, hemlock, balsam fir, and scattered white pine. Toft Point was untouched by the Peshtigo Fire of 1871 and much of it was never logged; the Point therefore contains one of, if not the largest, continuous stand of old-growth white pine on the entire western shore of Lake Michigan. The natural area provides habitat for more than 440 vascular plant species and one of the most diverse bryophyte (mosses and liverworts) floras in the state. Several orchid taxa and many rare species find refuge here. Along with the adjacent Ridges Sanctuary, Toft Point contains many area-sensitive bird species, including seventeen species of nesting warblers.

The site is named for Thomas Kresten Toft, who began purchasing land and establishing his family's legacy of protecting the area in 1875 when he worked at a limestone quarry nearby. Remaining on-site is an historic kiln, which is the state's best intact example of the early circular kilns that once dotted parts of the Niagara escarpment. Toft Point is owned by the University of Wisconsin-Green Bay and the Wisconsin Chapter of The Nature Conservancy. The site is recognized by the National Park Service as a National Natural Landmark and was designated a State Natural Area in 1967.

#### Other Recreational Resources

Recreation and access to recreational activities are important aspects of the economy in the Town of Baileys Harbor. Fishing, hunting, snowmobiling, boating, cross-country skiing, and wildlife viewing are some of the popular outdoor activities available in the town.

#### *Sport Fishing*

Baileys Harbor and the water surrounding it provide many recreational fishing opportunities. Fishing for brown trout and salmon along the shores in early spring, along with lake trout and salmon fishing in the deeper waters of Lake Michigan, are the most common.

**Sport Fish and Seasons**

<b>Common Name</b>	<b>Time of Year</b>
Brown Trout	Early April – October
Rainbow Trout	Late April – September
Brook Trout	Late April – September
Smelt	Late April – May
Walleye	Late April – October
Yellow Perch	Late April – October
Small Mouth Bass	Early May – September
Chinook Salmon	Late May – October
Lake Trout	Late May – Late August
Northern Pike	May – October

*Hunting*

The fall deer and the wild turkey hunts provide an influx of visitors to the Town of Baileys Harbor. Statistics are unavailable at this time for the number of deer or turkey killed annually in the town.

*Snowmobiling*

Snowmobiling is a popular sport in the Town of Baileys Harbor both with local residents and visitors to the area. The Northern Door County Snowmobile Clubs maintain a network of trails in and around Baileys Harbor, primarily on private land.

*Boat Launches*

Boating is a very popular recreational activity in the Town of Baileys Harbor. The table below lists the boat launches in the town. *(Note: The Baileys Harbor Town Marina is discussed in greater detail in Chapter VIII, Utilities and Community Facilities.)*

<b>Name</b>	<b>Location</b>	<b>Fee</b>
Baileys Harbor Town Marina	Downtown Baileys Harbor	Yes
Bues Point	North Bay	Yes
Kangaroo Lake	Kangaroo Lake Road	Yes

Cultural and Historical Resources

Baileys Harbor has many sites of historic interest as well as many cultural events annually. The town’s architecture reflects its varied past as a center for logging and shipping, then agriculture, and now tourism. Buildings such as the “bird cage lighthouse” (one of only three in the U.S.), the Baileys Harbor Range lights, and Albert Zahn’s birdhouse are unique to Baileys Harbor and draw many visitors.

Sites On the State and/or National Historic Registers

The National Register is the official national list of historic properties in the U.S. deemed worthy of preservation. The list is maintained by the National Park Service of the U.S. Department of the Interior. The State Register is Wisconsin’s official listing of state properties determined to be significant to Wisconsin’s heritage and is maintained by the Division of Historic Preservation at the Wisconsin Historical Society. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or local history, architecture, archaeology, engineering, and culture. Currently, there are seven properties in the Town of Baileys Harbor on the State and/or National Historic Registers.

*(Please see Appendix 3 for the location, architectural style, and construction dates of these properties.)*

Sites Listed in the Wisconsin Architecture and History Inventory (AHI)

The Wisconsin Architecture and History Inventory contains information on sites, structures, and objects that illustrate Wisconsin's history. It has been assembled over a period of more than 25 years from a wide variety of sources. In many cases, the information is dated: some properties may be altered or no longer exist. Inclusion in this inventory conveys no special status, rights, or benefits to owners of these properties. In addition to the sites on the National and/or State Historical Registers, there are seventy other properties in Baileys Harbor listed in the AHI. *(Please see Appendix 3 for the location and historical names of these properties.)*

**Agricultural, Natural, and Cultural Resources: Vision Statement**

The Town of Baileys Harbor will strive to maintain the vitality of its rural, small-town character through respecting, nurturing, and preserving its rich natural and cultural resources, historical landmarks, and legacy.

**Agricultural, Natural, and Cultural Resources: Goals, Objectives, and Policies**

Goal 1: The Town of Baileys Harbor shall preserve and protect its natural resources.

Objective 1.1: Ensure the safe usage of all harbor waters, lake waters (Lake Michigan and Kangaroo Lake), shorelines, marinas, commercial fishing docks, beaches, creeks, and watersheds.

Policy 1.1a: Uphold the continued proper, monitored disposal of treated sewage into Lake Michigan from the Baileys Harbor Sewage Treatment Plant.

Policy 1.1b: Foster a better understanding of the highly permeable geological structure of the Baileys Harbor area, with emphasis on the dolostone bedrock and the associated "Karst" features (e.g. sink holes, caves, crevices, etc.) that permit rapid groundwater movement.

Policy 1.1c: Uphold proper well-drilling activities and proper decommissioning of abandoned wells.

Objective 1.2: Ensure the protection and preservation of Baileys Harbor's unique biological and other natural resources.

Policy 1.2a: Advocate for continued open and cooperative relationships, especially the sharing of information, between all resource conservation groups (e.g., The Ridges, The Nature Conservancy, the Door County Land Trust, the Wisconsin Department of Natural Resources, University of Wisconsin, UW-Extension, etc.) and encourage stewardship of Baileys Harbor's unique biological resources.

Policy 1.2b: Advocate for increased state and federal research on and monitoring of air and water quality in Baileys Harbor along the shoreline and for all of Door County.

Policy 1.2c: Encourage the adoption of a county ordinance in support of the “Dark Sky” concept or adopt a town light trespass ordinance that includes the use of appropriate directional lighting and wattage in all areas of the town.

Policy 1.2d: Encourage local governments to lend their support in fostering and preservation of small family farms and other low impact agricultural operations.

Policy 1.2e: Continue to cooperate with adjacent communities when one or the other’s actions impact shared natural resources.

Policy 1.2f: Continue the education and participation of the Baileys Harbor townspeople and their children in determining and implementing the Smart Growth issues and policies important to the town.

Goal 2: The Town of Baileys Harbor shall preserve and protect its historical and cultural resources.

Objective 2.1: Preserve existing historical buildings and sites and their significance by establishing standards and providing guidelines to aid in the retention of the overall character of the community.

Policy 2.1a: Create an Historic Preservation Commission.

Policy 2.1b: Establish an Historic District and local Historic Registry.

Policy 2.1c: Create an Historic Preservation Ordinance which regulates the demolition of or significant alteration of historic properties and provides for “preservation planning” by establishing criteria for compatible community design, including site design, architecture, and materials.

Policy 2.1d: Recognize and support a group or groups that would be willing to locate, collect, duplicate, and catalog the historic data on the Town of Baileys Harbor from public and private sources.

Policy 2.1e: Make available a chronological history of the community based on documents from the public and private historical collections of the town residents for the purpose of providing extended public access and education using these historical records.

Policy 2.1f: Provide consistent town-wide labeling of historic sites, structures, and architecturally significant buildings so that both visitors and residents could enjoy a walking tour highlighting the town’s history.

Policy 2.1g: Establish a suitable permanent home for display and storage of historical information on the town.

Policy 2.1h: Utilize existing kiosks in the town and Chamber of Commerce distribution facilities to inform visitors of the history of the town through the development and distribution of historical brochures (i.e. shipwrecks, political, lumbering, and early business history).

Objective 2.2: Maintain and expand the presence of cultural and artistic groups in the Town of Baileys Harbor.

Policy 2.2a: Provide town support to local festivals, cultural events, and activities.

Policy 2.2b: Encourage arts-based entrepreneurial businesses to locate in the town by offering appropriate incentives and by referencing the arts-friendly identity in town promotions.

Policy 2.2c: Encourage the cultural and educational activities currently managed by private groups at their own facilities in the Town of Baileys Harbor.

## **V. Land Use.**

*Per Wisconsin Statutes Section 66.1001(2)(h), the land use element of a comprehensive plan is “a compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in [the Issues & Opportunities element], for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in [the Utilities & Community Facilities element], will be provided in the future, consistent with the timetable described in [the Utilities & Community Facilities element], and the general location of future land uses by net density or other classifications.”*

### **Land Use: Summary of Existing Conditions**

*Please see Appendix 4 for further background research and data required for the land use element of the plan.*

The Door County Development Plan, adopted by the Door County Board of Supervisors in 1995, discusses a variety of land use issues facing Door County communities. The plan has been primarily implemented through the Door County Zoning and Land Division Ordinances, which are administered by the county Planning Department and County Resource Planning Committee of the County Board of Supervisors. The county also administers a Floodplain Ordinance. All three are in effect in the Town of Baileys Harbor. The town also had a town plan in place prior to adoption of this plan, adopted in 1993 and updated in 1998, which primarily dealt with town-owned structures and facilities and some land use issues.

### **Land Use Inventories**

Door County Planning Department staff conducted a land use inventory and created land use maps for each of the towns in 1992. According to that inventory/mapping process, Baileys Harbor's primary land uses at that time – in terms of total acreage comprised of each category of use – were woodland (not including parkland), idle croplands and orchards, active cropland, and residential. Commercial and industrial uses accounted for a combined total of less than 1.5 percent of the town's total land area.

An updated, simplified land use map created by Baileys Harbor residents and property owners in 2004-2005 (see the 2005 Land Use Inventory and Resources map) revealed that while during the past twelve years the pattern and composition of land uses in the community has not shifted dramatically, the town has had significant increases in residential development and slight increases in commercial and industrial development. And, as discussed earlier, active agricultural uses have declined in the town.

In general, the town has few – if any – internal land use conflicts or conflicts with neighboring municipalities' adjacent land uses, and does not expect that many will arise over the course of the planning period. Development and re-development in the town have occurred in a relatively logical manner, consistent with Smart Growth guidelines: commercial development has been concentrated in downtown and at the commercially zoned “Peninsula Center” intersection; light industrial development is largely found in one area slightly to the northwest of downtown, which offers opportunity for expansion; and higher density residential development has occurred in or adjacent to downtown, on sewer, or as redevelopment of previous high-density residential properties, also primarily on sewer. Opportunities for future redevelopment – possibly for new economic development initiatives or attainable housing – are primarily found in the downtown “core” area of the community, which is comprised of a mixture of commercial and residential uses, most on sewer.

#### Land Use Projections and “Smart Growth” Areas

Town officials and residents created the Town of Baileys Harbor future/projected (2025) land use map by creating and reviewing a current (2005) land use map, by reviewing all the background data that had been collected to create the town’s Smart Growth plan and Resource Inventory Report, and by discussing and agreeing upon general land use goals for the town. The 2025 map allows adequate areas for projected agricultural, residential, commercial, and industrial land uses for the 20-year planning period (see below for projections). In fact, the future land use map allows for far more industrial and commercial development than would be necessary if the town continued development in these sectors as it has in recent years; the larger acreage allocated for these uses is due to the hope that the town’s economic development and housing policies outlined in the plan will bring more jobs and young families to the town.

#### Baileys Harbor Land Use Maps

The land use designations on the 2005 Land Use Inventory and Resources map depict the primary or predominant land use on existing parcels. Parcel boundaries as of May 2005 are shown. Parcels with no improvements as of May 2005 are also designated with a dot on this map in order to show sites that could potentially be developed. (Note: All tax-exempt properties are depicted without dots. Most tax-exempt parcels in the town do not currently nor will ever contain improvements so should not be viewed as potential development sites.) The 2025 Projected Land Uses map depicts projected primary/predominant land uses for the end of the planning period.

*Both the 2005 and 2025 land use maps may be found following Chapter X, as are maps depicting soils, floodplain areas, wooded areas, wetlands, the town sewer system, and other information helpful when considering land use issues.*

Following is an explanation of the legend categories used on the land use maps. Note that the land use categories are not to be construed as zoning designations for either the current or future land use maps, but rather as guidelines regarding general types of existing and projected development.

Residential: Single-family residences, including mobile/manufactured homes. Note that some single-family residences, particularly in downtown, contain (and are projected to contain) home businesses.

Multi-family Residential: Primarily non-transient residential uses with two or more dwelling units.

Commercial: Commercial uses, including transient residential uses. Note that some commercial uses, particularly in downtown, contain (and are projected to contain) year-round residences.

Commercial / Residential Mix: Properties within the downtown “core” and Peninsula Center projected to be commercial and/or residential (single- or multi-family) in 2025.

Transportation / Off-street Parking: Public off-street parking lots.

Communications / Utilities: Telephone and sewer services.

Governmental / Institutional: Town-owned buildings (town hall/library, fire department), churches, cemeteries, U.S. Post Office.

Outdoor Recreation / Parks / Nature Study Areas: Town and county parks, campgrounds, golf courses, school-owned lands, lands in conservation ownership that specifically invite recreational or educational public use.

Agricultural / Open Spaces: Agricultural lands (active and fallow) and open space, including individually owned woodlands. Many parcels include (and are projected to include) single-family residences and home businesses.

Industrial: “Light” industrial uses such as warehousing/storage, trade/contractor uses.

Natural Areas / Wildlife Refuges: Lands in conservation ownership for the primary purpose of environmental/habitat protection.

#### Agricultural Use Projections

Based on local as well as regional trends, agricultural land uses are expected to decline in Baileys Harbor over the 20-year planning period. In fact, both the number of and acreage comprised by agricultural uses have already declined since the most recent National Agriculture Census in 1997. Operators of agricultural uses in Baileys Harbor, like others in northern Door County, face several problems in continuing their agricultural operations, including: high transportation costs, high property tax levels, and strong pressure or financial incentives to develop agricultural land in other ways. Town residents and officials hope to be able to retain an agricultural presence within the town, plan to support existing or new agricultural ventures as fully as possible, and have set up the future land use map so as to allow as much land be agriculturally used in the future as is at present. Realistically, however, much of the land currently used for agricultural purposes will probably become fallow fields and/or be divided into larger lots for residential or other uses during the 20-year planning period.

#### Residential Use Projections

Demographic trends and housing projections discussed in the Issues and Opportunities chapter of the plan predict that Baileys Harbor will need approximately 200 new housing units during the 20-year planning period to accommodate both year-round and seasonal residents. Based on current residential use configurations, approximately 160 of those new housing units will be single-family residences. Also, approximately 175 of the new units will be owner-occupied (versus renter-occupied).

In 2003, Baileys Harbor's residentially assessed/used properties averaged roughly 4 acres each (7,488 acres assessed residentially divided by 1,825 parcels). This means that the town will need a maximum of 800 acres available over the next 20 years for residential development (some of the new housing units expected will presumably be replacing some existing housing units). The future land use map presented in this plan easily allows for this increase in residential development, given the number of properties that may be re-developed as residential uses (existing agricultural uses, residential uses that may be replaced/redeveloped, commercial properties that may become high-density residential uses, etc.) as well as the amount of vacant land currently available in the town in all zoning districts.

Although it is possible that this growth in residential units will occur evenly in five-year increments between 2005 and 2025, it is more likely, given the expected range of years encompassing the retirement of the "baby boom" generation, that this growth will start off more slowly. Between 2005 and 2010, therefore, the town should expect roughly 25 new housing units using up to 100 acres; between 2010 and 2015, roughly 40 housing units using up to 160 acres; 2015 to 2020, roughly 60 housing units using up to 240 acres; and between 2020 and 2025, roughly 75 housing units using up to 300 acres.

#### Commercial and Industrial/Manufacturing Use Projections

Currently, a commercially used parcel of land in the Town of Baileys Harbor averages 1.9 acres (275 acres assessed commercially divided by 146 parcels). If the current ratio in the town of residential uses to commercial uses of 12.5:1 were to remain constant over the 20-year planning period, the town would need space for approximately 16 new commercial uses in the town, or just over 30 acres. This new growth, as well as the additional commercial growth town officials are hoping to attract, can more than adequately be accommodated by the projected expansion of (and potential redevelopment of some parcels within) the town's downtown "core" area and the projected expansion of the Peninsula Center area.

There are no parcels in the town currently assessed as containing "manufacturing" land uses, although a small area of land just to the northwest of downtown is zoned for "light industrial" uses. (The handful of businesses in that area are presumably assessed as "commercial" uses by the state.) On the future land use map for the town, residents and officials have greatly increased the amount of land available for "light industrial" use in this area, based on the economic development policies the town will be pursuing.

#### "Smart Growth" Areas

Areas identified for "Smart Growth," as defined by the Wisconsin legislation's 14 municipal planning goals, were identified for the Town of Baileys Harbor during the process of establishing goals regarding land use in the town. These are the downtown "core" area, areas served by sewer (much of which overlaps with downtown), the light industrial area just northwest of downtown, and Peninsula Center. Concentrating growth in these areas will allow the town to grow without "sprawling," utilize sewer or planned sewer extensions, expand commercial and industrial uses contiguous to existing such uses, and maintain the rural atmosphere of outlying areas of the town.

#### Tax Parcels and Values

Baileys Harbor contains 18,391.66 acres. As of August 2003, the Town of Baileys Harbor had 2,433 recorded tax parcels.

The total assessed value of Baileys Harbor real estate for tax purposes, land and improvements, was \$288,082,400 as of August 2003. (The total value for the land in the town was \$142,804,500 while the total value for the improvements was \$145,277,900.)

The estimated fair market value (EFMV) – established annually by the Wisconsin Department of Revenue – of Baileys Harbor real estate as of August 2003, land and improvements, was \$326,233,299. This was \$38,150,899 more than the total value assessed for tax purposes.

(Note that all value figures exclude tax-exempt land and their associated improvements.)

#### Property Taxes

The total real estate tax paid by Baileys Harbor property owners in 2002 was \$3,585,536. This includes taxes paid to the state, county, and town; local school districts; and Northeast Wisconsin Technical Colleges. The majority of the real estate taxes paid by the town's property owners are paid by non-Door County residents:

Real estate taxes paid in 2002 by non-Door County residents:	\$2,099,305
Real estate taxes paid in 2002 by Door County residents:	\$1,486,231

*“Residency” determined by zip code to which tax bill is mailed.*

190 parcels in Baileys Harbor, comprising a total of 4,757 acres, are exempt from property taxes. Nearly half of that acreage is owned by the Wisconsin Department of Natural Resources (which pays approximately \$60,000 annually to the town in lieu of property taxes). Another 1,100 or so acres is owned by The Ridges Sanctuary. The balance of the tax-exempt acreage is owned by a variety of entities, including the Town of Baileys Harbor.

#### Assessed Land Use Categories

The three primary categories of land use assessed in the town are “residential,” at just over 40 percent of all the land in the town; “agricultural,” at just under 12 percent; and “swamp/waste,” at just over 9 percent. Roughly 27 percent of the town's land area is tax-exempt and not categorized. The remaining 12 percent of the town's land area is a mixture of assessment types, including commercial and various forest cropland programs.

“Residential” parcels, including those with and those without improvements, comprise over 7,400 acres and pay the majority of the real estate taxes paid in the town (over \$3.1 million in 2002). Residential parcels have, however, the highest totals for assessed value and estimated fair market value of any land use assessment category.

#### Trends in the Supply, Demand, and Price of Land

*All of the information in this section was taken from or calculated using information from the Door County Board of REALTORS Multiple Listing Service sales records as of September 9, 2003. (Roughly 90% of all real estate sold in Door County is listed with the Multiple Listing Service.) All figures are for Baileys Harbor real estate sold; information on more recent active listings is in the next section. Figures for 1999 and 2003 are for partial years: 1999, August 23 through December 31; and 2003, January 1 through September 5.*

The following chart illustrates the number and types of properties sold in Baileys Harbor from 1999 through 2003.

**Number of Real Estate Sales By Real Estate Class and Type**

<b>Real Estate Class and Type</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>TOTAL</b>
Commercial/industrial	1	1	1	1	0	<b>4</b>
Condominium, Residential	2	9	9	5	4	<b>29</b>
Condominium, Hotel	0	5	3	4	2	<b>14</b>
Condominium, Dockominium	0	1	0	1	0	<b>2</b>
Condominium, Storage	0	0	0	0	1	<b>1</b>
Condominium, Other *	4	0	0	0	0	<b>4</b>
Land, Inland **	21	32	28	21	21	<b>123</b>
Land, Waterfront **	1	1	2	4	0	<b>8</b>
Residential, Inland	6	10	16	15	8	<b>55</b>
Residential, Waterfront	4	5	8	8	3	<b>28</b>
<b>TOTAL</b>	<b>39</b>	<b>64</b>	<b>67</b>	<b>59</b>	<b>39</b>	<b>268</b>

\* All four “condominiums, other” were commercially zoned properties.

\*\* Land, inland and waterfront, is vacant land.

For the top four categories of sales – inland land, inland residential, residential condominium, and residential waterfront – both the median and average sold prices in 2003 were higher than the median and average sold prices in 1999.

Recent Real Estate Listings

*All of the information in this section was taken from or calculated using information from the Door County Board of REALTORS Multiple Listing Service records as of September 17, 2003.*

In September of 2003 in Baileys Harbor there were a total of 294 properties listed for sale. The following chart shows the top five categories of properties listed for sale at that time, the number in each category, and the listing price range, average, and median.

	<b>Number Listed</b>	<b>Listing Price, Range</b>	<b>Listing Price, Average</b>	<b>Listing Price, Median</b>
<b>Condominium, residential</b>	102	\$25,900 to 369,900	\$254,141	\$264,900
<b>Land, inland</b>	88	\$26,900 to 289,000	\$71,111	\$64,900
<b>Condominium, hotel</b>	49	\$72,500 to 164,900	\$98,069	\$97,900
<b>Residential, inland</b>	21	\$95,000 to 694,900	\$278,990	\$244,900
<b>Residential, waterfront</b>	12	\$189,900 to 985,000	\$505,192	\$425,450

**Land Use: Vision Statement**

Baileys Harbor is committed to a community-led planning process in directing its future growth. Town officials wish to meet the needs of residents and enhance the well-being of the business community while maintaining small-town rural character, encouraging compatible land uses, and protecting natural resources for future generations.

## **Land Use: Goals, Objectives, and Policies**

Goal 3: The Town of Baileys Harbor shall maintain a physically well-defined downtown “core,” a Peninsula Center commercial district, and high-density residential areas.

Objective 3.1: Keep retail businesses and major government and social institutions concentrated within the downtown “core” area.

Policy 3.1a: Specifically define the boundaries of the downtown “core” area.

Policy 3.1b: Ensure that current and future zoning designations require all such development to occur downtown or contiguous to downtown.

Objective 3.2: Future commercial development in the town should remain within existing commercial areas or contiguous to existing commercial development, preferably on public sewer or future sewer extensions, with the exception of the Peninsula Center area (which is not served by sewer). As demand exceeds present stock, commercial development should be considered on properties served by public sewer extending inland from the “core” area.

Policy 3.2a: Ensure that current and future zoning designations steer commercial development in the town toward existing commercial areas, preferably toward areas that are or will be served by sewer.

Policy 3.2b: Future commercial development in the downtown and Peninsula Center areas shall proceed in an orderly manner, contiguous to existing commercial enterprises.

Objective 3.3: Retain the Highway 57 approaches to the downtown “core” commercial area from the north and south as primarily low- to medium-density single-family residential with natural roadside vegetation preserved.

Policy 3.3a: Retain low- to medium-density single-family residential zoning designations along the highway entrances to downtown.

Policy 3.3b: Work with the county, utility companies, and private landowners to encourage preservation of natural, native roadside vegetation immediately adjacent to the highway.

Objective 3.4: (Re)development of existing businesses and homes within the downtown “core” area should occur at similar density levels and building volumes to existing development in order to maintain the small-town character of Baileys Harbor and preserve the vistas of the water.

Policy 3.4a: In addition to adopting appropriate policies regarding historical and cultural preservation, the town should work with the county to ensure that zoning regulations in effect in downtown Baileys Harbor do not allow for (re)development that is out of scale with existing development.

Objective 3.5: Locate high-density and multiple occupancy residential developments inside the “core” area on public sewer or future sewer extensions whenever possible.

Policy 3.5a: Regulations for such development concerning density, building volume, and setbacks shall be adopted that protect open space and neighboring properties.

Policy 3.5b: Ensure that current and future zoning designations disallow the development of high-density and multiple occupancy residential developments outside the “core” and/or sewer areas.

Policy 3.5c: Examine – and, if necessary, propose amendments to – county zoning regulations regarding density, building volume, and setbacks for high-density and multiple occupancy developments to ensure open space is preserved, neighboring properties protected, and large-scale buildings are in scale with the property on which they are located.

Objective 3.6: Have residential lot sizes progress from smallest in the “core” area to largest in the agricultural areas, with gradual increases in size in between. Sewer or sewer extensions should serve smaller lot sizes.

Policy 3.6a: Ensure that current and future zoning designations are consistent with this objective.

Policy 3.6b: Re-examine current zoning districts and lot size requirements, including consideration of a decrease in the lot size requirements for the existing 10-acre districts. Strong incentives for cluster development should be adopted and utilized to preserve open space in these areas if this change in minimum lot size occurs.

Goal 4: Allow development within the town that offers the opportunity for new economic growth and the retention/expansion of existing desired uses.

Objective 4.1: As demand exceeds available stock, allow the expansion of light industrial and trades-based uses in areas contiguous with existing light industrial zoning in order to group such uses and to allow for economic development within the town. Infrastructure should expand with or ahead of development.

Policy 4.1a: In conjunction with policies recommended regarding economic development within the town, allow the expansion of light industrial and trades-based uses in an orderly manner – contiguous to existing light industrial uses and served by sewer.

Objective 4.2: Encourage and support agriculturally productive farmlands as much as possible.

Policy 4.2a: With those landowners operating agriculturally productive farmlands, examine current zoning regulations for any possible impediments to existing or potential agricultural uses within the town. Propose amendments to regulations if necessary.

Policy 4.2b: Encourage the creation of small-scale and “specialty” agricultural uses such as heirloom orchards, organic farms, etc.

Goal 5: Ensure that development occurring in the town protects environmentally sensitive natural areas.

Objective 5.1: Ensure that land use management ordinances in place in the town such as zoning recognize important natural areas.

Policy 5.1a: With environmental experts, examine current and future zoning regulations to ensure protection of natural areas as development occurs.

Objective 5.2: Educate property owners about tools such as deed restrictions/conservation easements to protect private land.

Policy 5.2a: Encourage/sponsor educational programs regarding environmental issues facing the town and how landowners can work privately to address those issues.

## **VI. Housing and Economic Development**

*Note: After conducting the research required and establishing goals, objectives, and implementation policies regarding housing and economic development issues, the two topics were combined into one plan chapter due to the interconnection of the issues and potential solutions. This chapter therefore outlines first the summary of existing conditions regarding housing, then for economic development, and then presents one vision statement and one set of goals, objectives, and implementation policies. Further background research and data required for these two plan elements, however, are found in two separate appendices to the plan (Appendix 5 for housing and Appendix 6 for economic development).*

### **Housing: Summary of Existing Conditions**

*Please see Appendix 5 for further background research and data required for the housing element of the plan.*

*Per Wisconsin Statutes Section 66.1001(2)(b), the housing element of a comprehensive plan is “a compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit’s housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit’s existing housing stock.”*

There were a total of 19,587 housing units in Door County in 2000. 1,036 of those were located in Baileys Harbor, with 477 of those defined as occupied. The vast majority of Baileys Harbor’s housing units – 87.5 percent – were single-family detached structures.

*The residential land use categories on the 2005 Land Use Inventory and Resources map show the basic location and composition of Baileys Harbor’s existing residential units as well as vacant properties (which are designated with a dot) considered potentially available for residential development. The 2025 Projected Land Uses map shows the potential increases for different types of residential development during the planning period. Both maps may be found following Chapter X.*

As of the year 2000, 41 percent of the town’s total housing units had been constructed prior to 1960. However, nearly 25 percent of the town’s total housing units had been constructed between 1990 and 2000, reflecting both the town’s year-round and seasonal population growth.

The main housing issue facing Baileys Harbor – and all of Door County – is the lack of affordable – or “attainable” – housing for year-round residents. Attainable housing is considered that which people of median income in a community can rent or purchase for no more than 28-30% of gross household income, exclusive of other debt such as student loans, car payments, child support, credit cards, etc. For example, a person working full-time, year-round making \$9 an hour can afford roughly a \$55,000 mortgage; \$15 an hour, a \$90,500 mortgage; and \$20 per hour, a \$120,000 mortgage. (Note: those figures exclude the down payment and again assume no outside debt.)

### Housing Unit Values

The median value for all owner-occupied housing units in Baileys Harbor in 2000 was \$179,300, far above either Door County's median value of owner-occupied housing units that same year – \$120,800 – or the state median of \$112,200. ("All owner-occupied housing units" includes units in any configuration, single- or multi-family; mobile homes; housing units on all sizes of lots; and housing units containing or connected to business or medical offices.)

The median value of owner-occupied mobile homes in Baileys Harbor in 2000 was \$55,000.

The median value for specified owner-occupied housing units in Baileys Harbor in 2000 was \$164,600, compared to \$120,800 for Door County overall. The median total real estate tax paid by specified owner-occupied housing units in Baileys Harbor in 1999 was \$1,385. ("Specified" owner-occupied housing units includes only 1-family houses on less than 10 acres without a business or medical office on the property. The data for "specified units" also excludes mobile homes.)

### Mortgage Costs

The median selected monthly owner costs for the 158 specified owner-occupied housing units with a mortgage in Baileys Harbor in 2000 was \$967. For Door County overall, the median was \$894. The "selected monthly owner costs" for housing units with mortgages include mortgage and related payments, real estate taxes, homeowners' insurance, utilities, and fuels.

Nearly two-thirds of those with mortgages spent 25 percent or more of their monthly income on those selected monthly owner costs.

### Rental Housing

In 1999, four in ten families in Door County could not afford Fair Market Rent (FMR). FMR is defined as the market cost to rent a home or apartment, plus the cost of all utilities, heat, etc.

Median gross monthly rent – which includes contract rent plus utilities – for specified renter-occupied housing units in Baileys Harbor in 2000 was \$553. For Door County overall, it was \$481.

In 2000 at the time the Census was taken, there were a total of 69 specified renter-occupied housing units in Baileys Harbor. There were also 11 vacant rental housing units at the time. The median rent asked for the vacant units – not necessarily including utilities – was \$608.

### Projected Housing Needs and Configurations

Please see related sections in Chapter I, Issues and Opportunities, and Chapter V, Land Use, for information on these issues.

## **Economic Development: Summary of Existing Conditions**

*Please see Appendix 6 for further background research and data required for the economic development element of the plan.*

*Per Wisconsin Statutes Section 66.1001(2)(f), the economic development element of a comprehensive plan is "a compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment*

*opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit."*

#### General Information on the Economy in Wisconsin

Wisconsin's per capita income in 2001 placed the state at 21<sup>st</sup> in the nation, while Minnesota was ninth and Illinois, tenth. Wisconsin's per capita income forecast for the year 2024 is 83% of the forecasted U.S. average.

To raise per capita income to the national average, 140,000 high-paying jobs (\$50,000+) need to be created in Wisconsin. High-tech jobs appear to be the best opportunity for creating high-paying jobs on a large scale. Currently, Wisconsin ranks 31<sup>st</sup> in the nation in the number of high-tech jobs while Minnesota ranks seventh. Wisconsin is also \$1 billion short of the national average in "R&D" (research & development) spending and is trailing other Midwest states badly in venture capital investment.

Compounding these problems is the fact that the percent of Wisconsin's workforce with a 4-year college degree is lower than that for Minnesota, Illinois, and the nation overall. This is significant as persons with bachelor's degrees or higher earn far more than those with high school educations only. And, Wisconsin schools graduate more college graduates than the state retains, experiencing a net migration of college graduates of 50,772 people between 1989 and 1999. Minnesota had a net gain of college graduates during that same time period of 141,055 people.

#### Door County's Economy

There are no official state, regional, or county economic development plans or programs guiding economic development initiatives in the county. The Door County Economic Development Corporation (DCEDC) has, however, been working in the county since 1989 to address various economic development issues facing the area. While DCEDC has historically primarily focused on Sturgeon Bay employers – and, more specifically, on manufacturing employers – they are now looking at larger issues such as the county's rising housing costs and lack of telecommunications infrastructure. DCEDC, as a member of the Northeast Wisconsin Regional Economic Partnership, participated in 2004 in the creation of the Northeast Wisconsin Opportunities Study, a 16-county regional economic strategic plan. This study did utilize local – including Baileys Harbor residents' – input in various manners. A regional commission is now working to implement this plan. Between February of 2004 and April of 2005, DCEDC also prepared and completed a Door County Economic Development Adjustment Plan that provided a snapshot view of current economic circumstances, surveyed demographic and economic trends, and provided seven strategic recommendations regarding economic development in the county. DCEDC will use this new document to guide its activities over the next 5-10 years.

Door County's economy has traditionally depended on the agriculture, manufacturing, and tourism industries. While all three industries are still present in the county, working age residents, particularly in the northern part of the county, are becoming more and more dependent on the tourism industry for employment.

As of 1999, employment in manufacturing made up over 18 percent of the total employment in Door County. It was the third highest industry in terms of number of jobs in the county that year but the highest in terms of total amount of wages paid – 23.2 percent of all wages paid in Door County that year were to manufacturing industry jobs. As of December 2003, however, the Northeast Wisconsin region, including Door County, had in the previous 24 months experienced approximately a 35% job loss in the manufacturing industry, with replacement wages for re-employed displaced workers at levels less than 85% of previous earnings. Several hundred manufacturing jobs have recently been created in Sturgeon Bay, however, which will help to counteract local job losses in recent years.

In 1999, the 26.6 percent of Door County’s workers in the retail trade earned only 16.9 percent of the total wages paid in the county. Retail trade workers consistently earn far less than workers in other industries, while at the same time retail trade work is becoming more and more prevalent in the county.

Baileys Harbor’s Economy

The primary economic issues facing Baileys Harbor’s working residents are consistent with those in the rest of Door County: increased dependence on lower-paying tourism-based jobs, rising housing and land costs, and lack of telecommunications infrastructure.

Just over three-quarters of Baileys Harbor’s year-round households reported having at least one source of income in 1999. As one might expect from the aging population of the town, over 34% of all year-round households reported receiving income from Social Security that same year.

The following table illustrates the number of weeks and the hours per week worked as well as wages earned by Baileys Harbor’s male and female workers in 1999.

**Work Status and Earnings in 1999 of Baileys Harbor’s Workers**

	<b>All Workers</b>	<b>Males</b>	<b>Females</b>
<b>16 years and over, worked in 1999</b>	<b>630</b>	<b>303</b>	<b>327</b>
<b>Usually worked 35 or more hours per week</b>	<b>456</b>	<b>240</b>	<b>216</b>
40 or more weeks	384	217	167
<b>Usually worked 15 to 34 hours per week</b>	<b>124</b>	<b>46</b>	<b>78</b>
40 or more weeks	82	23	59
<b>Usually worked 1 to 14 hours per week</b>	<b>50</b>	<b>17</b>	<b>33</b>
40 or more weeks	14	5	9
<b>Earned \$24,999 or less</b>	100	39	61
<b>Earned \$25,000 to \$49,999</b>	168	111	57
<b>Earned \$50,000 to \$99,999</b>	45	30	15
<b>Earned \$100,000 or more</b>	5	2	3
<b>Median earnings</b>	\$30,556	\$31,705	\$26,458
<b>Mean earnings</b>	\$35,914	\$40,144	\$30,254

The following table shows Baileys Harbor’s male and female workers by industry category.

**Baileys Harbor’s Workers – Industry by Sex, 2000**

<b>Industry</b>	<b>Both Sexes</b>	<b>Males</b>	<b>Females</b>
Agriculture, forestry, fishing and hunting, mining	14	8	6
Construction	82	73	9
Manufacturing	44	27	17
Wholesale trade	5	4	1
Retail trade	81	36	45
Transportation and warehousing, and utilities	9	5	4
Information	8	6	2
Finance, insurance, real estate, and rental and leasing	28	11	17
Professional, scientific, management, administrative, and waste management services	27	18	9
Educational, health, and social services	83	15	68
Arts, entertainment, recreation, accommodation, and food services	106	32	74
Other services (except public administration)	29	13	16
Public administration	6	2	4
<b>Total employed civilian population 16 years and over</b>	<b>522</b>	<b>250</b>	<b>272</b>

*The 2005 Land Use Inventory and Resources map provides a guide to the location of much of Baileys Harbor’s existing economic activity as well as vacant properties (which are designated with a dot) considered potentially available for such development. The 2025 Projected Land Uses map shows the areas for potential expansion for different types of economic development during the planning period. Both maps may be found following Chapter X.*

**Housing and Economic Development: Vision Statement**

Baileys Harbor shall work to create a community where diverse housing opportunities of high quality are available, including historic homes, affordable homes, rentals, condominiums, and homes for seniors and the disabled. The town shall seek to provide a broad spectrum of business and economic activity which is consistent with its small-town rural character, including skilled trades, agriculture, health care, technology-based businesses, food service, lodging, retail sales, and the arts.

**Housing and Economic Development: Goals, Objectives, and Policies**

Goal 6: The Town of Baileys Harbor shall work to encourage county-wide solutions to Door County’s housing and economic development needs.

Objective 6.1: Discuss such issues and join or start cooperative initiatives with entities such as the Door County Economic Development Corporation, the county planning department and Resource Planning Committee, and other northern Door communities.

Policy 6.1a: Have town designee(s) join the Door County Economic Development Corporation Attainable Housing and Technology Committees.

Policy 6.1b: Sponsor annual meetings/discussions for the various private and public county organizations working on housing and economic development issues to come

together to discuss existing or possible initiatives in the county. Meetings should be widely publicized and specifically invite homeowners, potential homeowners, and representatives from the development/real estate community.

Policy 6.1c: Work with other northern Door communities to propose amendments to the county zoning ordinance that will encourage or mandate attainable housing. Such amendments might include: inclusionary zoning for subdivisions and multi-family developments, requiring new commercial construction to provide employee housing, allowing smaller lot sizes in specific situations, decreasing setbacks in specific situations, decreasing minimum floor area requirements for new homes, encouraging or mandating cluster housing, and/or allowing additional accessory residences in certain situations.

Policy 6.1d: Work with other northern Door communities to ensure that the county zoning ordinance does not prohibit or excessively restrict desirable economic development initiatives.

Goal 7: The Town of Baileys Harbor shall work on its own to offer educational programs and possibly form partnerships with other organizations to ensure that attainable/entry-level housing is developed within the town and that desired economic development occurs within the town.

Objective 7.1: Assign the town plan commission the responsibility of working on housing and economic development issues facing year-round residents.

Policy 7.1a: The plan commission shall work with public and private organizations working on attainable housing and economic development issues, forming partnerships as appropriate, to provide attainable housing and economic development solutions within the town.

Policy 7.1b: The town plan commission shall advise the town board and act as a liaison between the board and other public and private entities that affect the provision of attainable housing in the town.

Objective 7.2: Work to ensure the development of attainable housing options and economic development initiatives, particularly within preferred growth areas.

Policy 7.2a: The town shall be proactive in letting property owners and the real estate community know that the town is interesting in working with funders and developers to (re)develop properties – particularly downtown – as attainable housing or desired business sites. As appropriate, the plan commission may meet with local property owners and realtors when properties are listed for sale to determine if attainable housing units or business space can be created.

Policy 7.2b: Encourage the redevelopment of existing hotels – especially ones for sale and/or underutilized – as attainable housing units.

Goal 8: The Town of Baileys Harbor shall work to ensure that there are various housing options available to senior and disabled residents.

Objective 8.1: The town plan commission shall explore housing issues facing seniors and the disabled in the town.

Policy 8.1a: Look for ways to specifically invite seniors and the disabled to educational programs regarding available housing programs and funds that may benefit them.

Policy 8.1b: Consider encouraging the development of an assisted living facility with appropriate amenities and services within Baileys Harbor. This might also provide other business development opportunities, such as home health care and transportation services for seniors.

Goal 9: Baileys Harbor shall encourage businesses that offer quality year-round jobs. The town shall work to create and maintain a diverse economy, offering a variety of businesses and services so as not to be entirely dependent on one sector or business.

Objective 9.1: Promote and support agriculture- and horticulture-related businesses as well as small manufacturing.

Policy 9.1a: Examine current and future zoning designations and regulations to ensure that such businesses can easily operate, expand, and locate within the town.

Policy 9.1b: Have the town plan commission specifically consider ways to retain and attract such businesses to the town.

Policy 9.1c: Explore the possibility of expanding the light industrial area in the town as a municipal industrial park.

Objective 9.2: Encourage and support the skilled trade industries such as plumbing, carpentry, and electrical work, as well as high-tech industries.

Policy 9.2a: The town shall work with local educational institutions to increase course offerings in these areas.

Policy 9.2b: Examine current and future zoning designations and regulations to ensure that such trade industries can easily locate and operate/expand within the town.

Objective 9.3: Encourage the development of more professional offices and quality arts and retail businesses, particularly in the downtown "core" area.

Policy 9.3a: Work with building owners and the local real estate community as well as persons selling business space(s) to encourage such development as sites become available.

Goal 10: Establish better technology infrastructure within the town to allow for the establishment of higher-tech, internet-dependent, or telecommuter businesses within the town.

*Please see Chapter VIII, Utilities and Community Facilities, for objectives and policies regarding this goal.*

## **VII. Transportation**

*Per Wisconsin Statutes Section 66.1001(2)(c), the transportation element of a comprehensive plan is “a compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit’s objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.”*

### **Transportation: Summary of Existing Conditions**

*Please see Appendix 7 for further background research and data required for the transportation element of the plan.*

The network of local roads and state and county highways is the primary transportation system in the Town of Baileys Harbor. Nearly all residents are dependent upon personal automobiles. The town does not have the population to support a public transportation system, although specialty services for the elderly and disabled as well as private transportation systems are available.

#### **Roadways**

There are over 60 miles of state, county, and town public roadway in Baileys Harbor. Excluding State Highway 57, two-thirds of the remaining road mileage is owned by the town and one-third by the county.

Roads may be divided into three categories: arterial, collector, and local. The category of a road is determined by the function that the road serves in relation to traffic patterns, land use, land access needs, and traffic volumes. State Highway 57 is classified as a minor two-lane arterial highway. Approximately 19 miles of road in the town have been classified as collector roads and the remaining 38 miles as local roads.

Appendix 7 lists all Baileys Harbor roads and their functional classifications, jurisdictions, and conditions. The maps from the Door County Planning Department on the following pages illustrate current Baileys Harbor roadways. *(Note that roads are also labeled on the land use maps found following Chapter X.)*



# E911 Addressing Maps

## Town of Baileys Harbor (NORTH)

Door County, Wisconsin

Door County  
Planning Dept.  
Courthouse  
421 Nebraska St.  
Sturgeon Bay, WI  
54235-0670

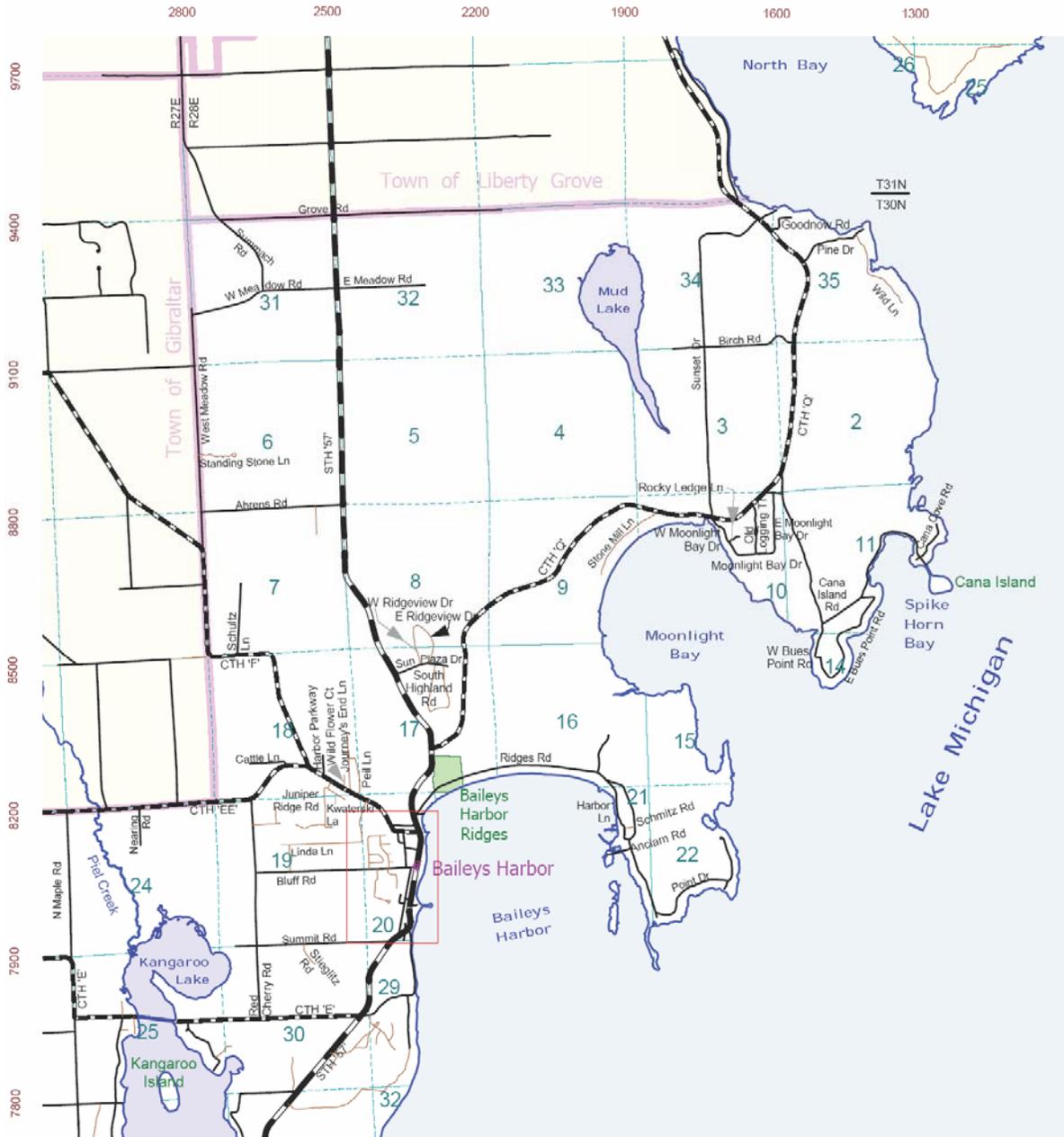
(920) 746-2323

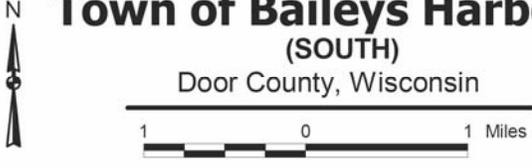


T.30-31N. - R.28E.

1 inch = 1 mile

August, 2004





1 0 1 Miles

1 inch = 1 mile

## E911 Addressing Maps

# Town of Baileys Harbor

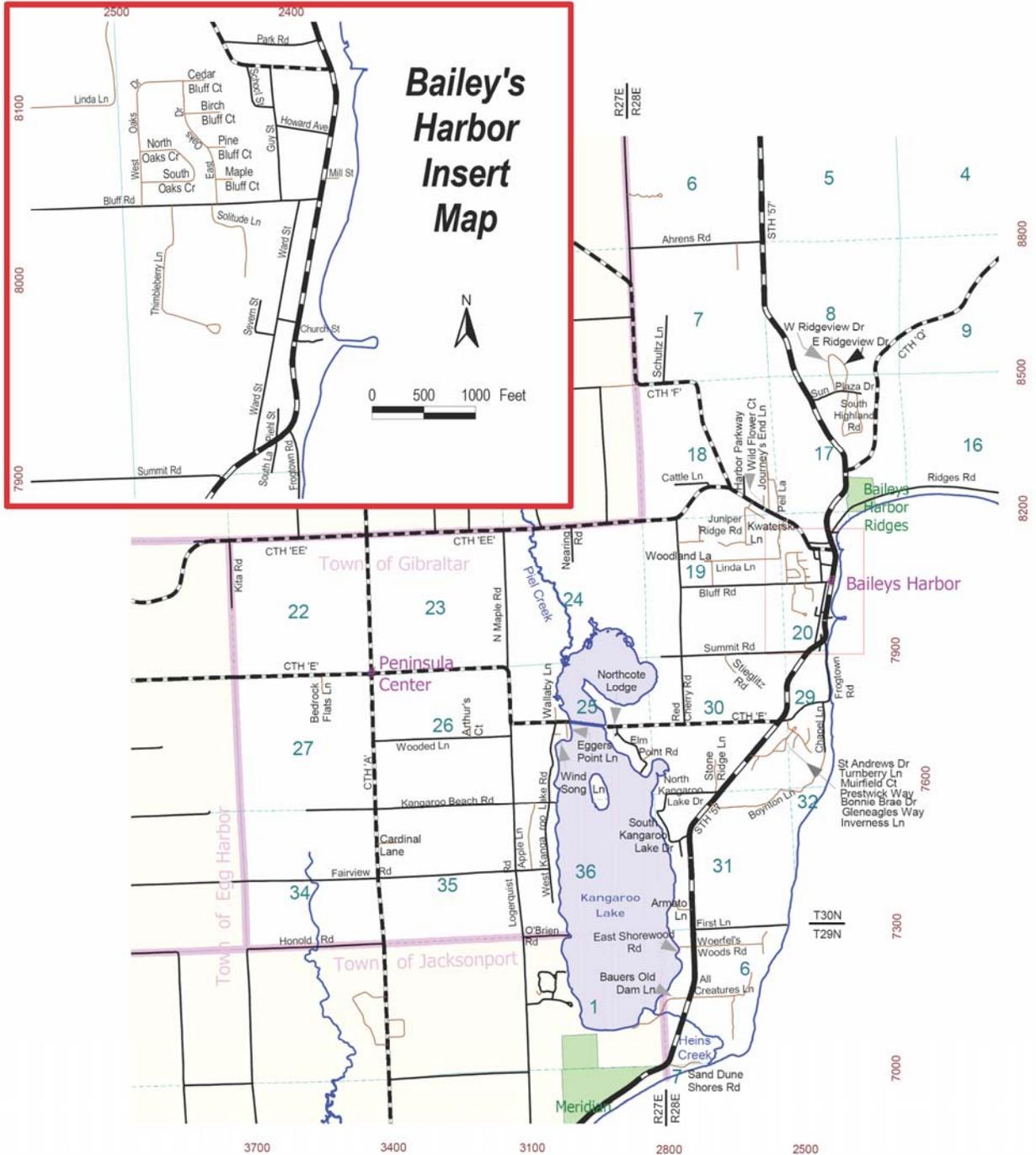
(SOUTH)

Door County, Wisconsin



Door County  
Planning Dept.  
Courthouse  
421 Nebraska St.  
Sturgeon Bay, WI  
54235-0670  
(920) 746-2323

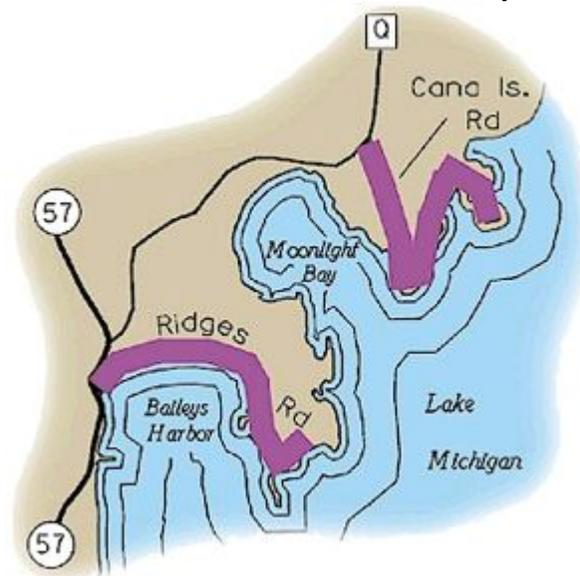
T.29-30N. - R.27-28E.
August, 2004



### Rustic Roads

Wisconsin's Rustic Roads System was created by the 1973 State Legislature in an effort to help citizens and local units of government preserve what remains of Wisconsin's scenic, lightly-traveled country roads for the enjoyment of bikers, hikers, and motorists. There are two roads classified as Rustic Roads in Baileys Harbor:

- Rustic Road 38: R38, Cana Island Road, passes through a unique boreal forest between Moonlight Bay and North Bay filled with magnificent specimens of spruce, cedar, and white pine and various species of rare and endangered plants. The route provides scenic views of Cana Island Lighthouse and the Lake Michigan shoreline.
- Rustic Road 39: R39, Ridges Road, provides panoramic views of heavily wooded and lakeshore areas. The Toft Point Natural Area and the Ridges Sanctuary Wildlife Area accessible from the road abound in wildlife and feature many rare native plants.



### Transportation Systems for Seniors and the Disabled

There are several programs and organizations providing transportation services that senior and disabled Baileys Harbor residents may use: Door County Senior Resource Center, Medi-Vans, Northeast Wisconsin Transport, Red Cross, and Sunshine House. Services provided vary in terms of days offered, fees (some programs may be covered by state/federal assistance, some not), destinations, and type of appointments to which clients may be transported, although all provide transportation to medical appointments. The Red Cross will also provide veterans of any age transportation to medical appointments.

### Pedestrian Transportation

Currently there is no official pedestrian transportation plan in effect in Baileys Harbor. Sidewalks are present in the downtown area (approximately 0.75 miles on both sides of Highway 57 and on some side streets immediately off of 57). In addition, there are marked crosswalks throughout this stretch of Highway 57.

### Bicycle Transportation

Neither the County of Door nor the Town of Baileys Harbor currently has an official bicycle transportation plan. There are also no county or town accommodations such as bicycle paths or

lanes in the town. The Chamber of Commerce produces a county-wide map of “suggested” bike routes annually and also has a committee looking at the possibility of creating bike paths or lanes in the county.

### Marinas

#### Baileys Harbor Town Marina

The Baileys Harbor Town Marina was built in 2000 and provides seasonal boat docking, transient docking, boat launching facilities, gas, and pump-out services. It is the only full-service municipal marina in northern Door on the Lake Michigan side of the peninsula. *(Note: The town marina is labeled on the land use maps found following Chapter X.)*

#### Baileys Harbor Yacht Club Marina

The Baileys Harbor Yacht Club includes a 55-slip full-service marina with a number of transient slips available. In addition, the marina offers various boat rentals and fishing charters through local guides.

### Rail Transportation

Currently, there are no operable rail services in the Town of Baileys Harbor or the County of Door. In addition, there are no state, regional, or local plans to provide rail service in the future.

### Air Transportation

There are no airfields, public or private, within the Town of Baileys Harbor. Residents are currently served by three public airfields in the region:

- Austin-Straubel International Airport, Green Bay: A full-service regional connector airport providing regular flights to Milwaukee, Wisconsin; Chicago, Illinois; Detroit, Michigan; and Minneapolis, Minnesota.
- Door County Cherryland Airport, Sturgeon Bay: Provides regional cargo and passenger services and commuter air services.
- Ephraim-Gibraltar Airport, Fish Creek: Accommodates aircraft of less than 6,000 pounds gross weight. It has two runways, one asphalt (2,700 feet) and one turf (2,324 feet).

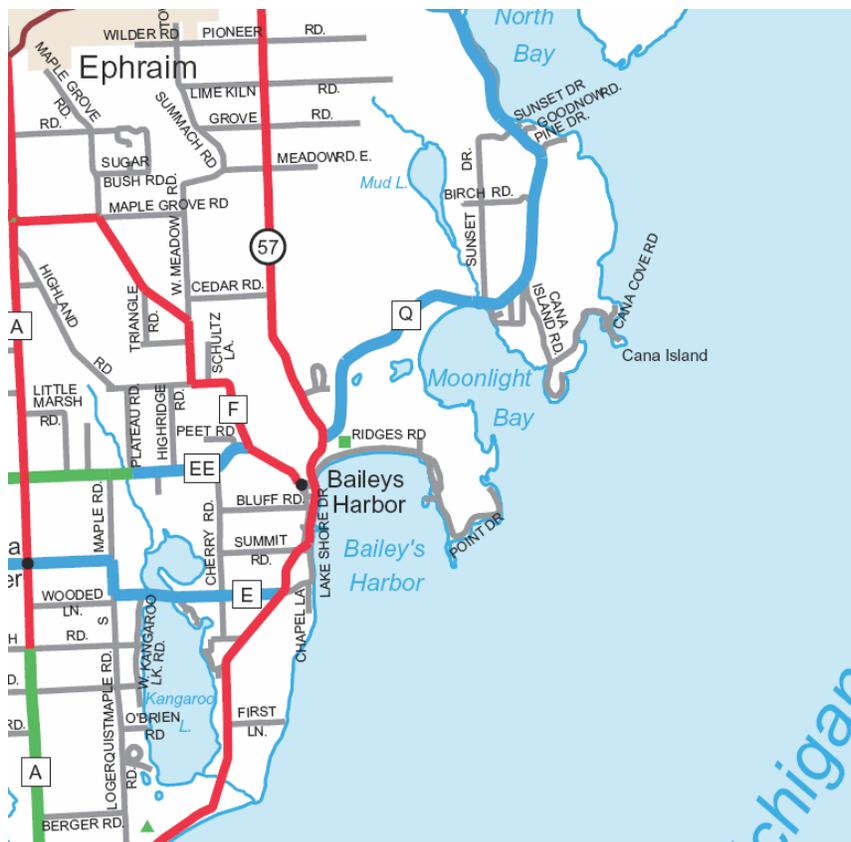
In addition to the three public-use airport facilities, there are also eight privately owned airstrips or helicopter landing pads in Door County. These facilities, with turf runways from 2,000 to 3,000 feet long, are primarily used by recreational pilots and for medical emergencies.

### State and Regional Transportation Plans

Following are summaries of existing regional and state transportation plans that may impact transportation considerations in the Town of Baileys Harbor.

- Wisconsin State Highway Plan 2020: The Wisconsin Department of Transportation (WisDOT), in partnership with its stakeholders, developed the State Highway Plan 2020, a 21-year strategic plan which considers the highway system's current condition, analyzes future uses, assesses financial constraints, and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin. The plan does not forecast any changes to State Highway 57 in Baileys Harbor.

- 6-Year Highway Improvement Plan: WisDOT developed the 6-Year Highway Improvement Plan to prioritize highway projects within the state. There are no projects forecasted during the planning period for the Town of Baileys Harbor. The major project within the county is the development of State Highway 57 as a four-lane divided highway with access management, allowing for uninterrupted travel from Green Bay to Sturgeon Bay. This project begins one mile north of the intersection of State Highways 54 and 57 in Brown County and extends to the intersection of State Highways 57 and 42 south of Sturgeon Bay in Door County. This project represents an estimated \$72.5 million investment in eastern Wisconsin's transportation system.
- Wisconsin Bicycle Transportation Plan 2020: The plan establishes WisDOT goals, objectives, and policies regarding bicycle accommodations in Wisconsin. The plan does not make any recommendations for improvements in the Town of Baileys Harbor, but does provide a map of bicycle routes and conditions in the town (below).





- Door County Bicycle Transportation Capital Improvement Plan: This plan was prepared by the Door County Highway Department in cooperation with the Door County Chamber of Commerce Trails Committee. It was updated and revised in January 2003. The plan aims to provide safe bicycle transportation routes in Door County and encourage bicycle use for transportation and recreation in the county. The Chamber of Commerce also distributes the *Back Roads Bicycle Map*. Currently, the map recommends County Road Q, County Road F, County Road EE, County Road E, and Logerquist Road as bicycle routes in and around the Town of Baileys Harbor. Highway 57 and County Road A are considered difficult routes due to traffic and/or terrain. (Note that this is in conflict with the existing map provided through the Wisconsin Bicycle Transportation Plan 2020, which lists County A as “Best Conditions for Bicycling.”)
- Wisconsin Pedestrian Policy Plan 2020: WisDOT developed the Wisconsin Pedestrian Policy Plan 2020 to provide a long-range vision addressing Wisconsin pedestrian needs. The Pedestrian Plan provides a basic description of existing and emerging pedestrian needs over the next 20 years, with a set of recommendations to meet those needs. Although Baileys Harbor is not considered directly in this plan, many of the issues and implementation mechanisms outlined could be beneficial for future planning in the town.

### **Transportation: Vision Statement**

Baileys Harbor is committed to cooperating with county and state agencies in promoting transportation systems. These systems will provide for the safe, efficient movement of people and goods necessary for a desirable quality of life and economic prosperity. Town streets, highways, bike and snowmobile trails, walkways, and the harbor/marina waterway will be important components of these transportation systems.

### **Transportation: Goals, Objectives, and Policies**

Goal 11: The Town of Baileys Harbor shall seek to maximize a safe and efficient transportation system for motor vehicles, pedestrians, and bicycles that maintains the quality of life and enhances the economic prosperity of the community.

Objective 11.1: Maintain, and where necessary build/rebuild, a safe highway and road infrastructure to serve the recreational, residential, and commercial interests of the community.

Policy 11.1a: Continue to cooperate and plan for future growth with the State of Wisconsin and the County of Door in their maintenance and development of programs involving the state and county highway systems within the limits of Baileys Harbor.

Policy 11.1b: Encourage the State of Wisconsin to annually review the speed limits of the State Highway system within the Town of Baileys Harbor to insure safe travel for both highway users and pedestrians.

Policy 11.1c: Work with the State of Wisconsin in establishing hazardous cargo routes through the community that will minimize the impact to the town's valuable lake resources in the event of an accident or a spill from a transient hazardous cargo hauler.

Policy 11.1d: Consider sensitive shoreline areas in all future road development projects.

Policy 11.1e: Support and annually review the existing road specification ordinance. Consider the addition of a road abandonment ordinance.

Policy 11.1f: Present an annual review of road maintenance and improvement projects in Baileys Harbor at the town's annual meeting.

Policy 11.1g: Monitor public, bus, and trailer parking availability within the town. Expand current facilities should demand increase.

Policy 11.1h: Provide and make available to the community information about the nature of transport systems presently available to seniors and the disabled.

Objective 11.2: Provide a safe system for bicycle travel within the community.

Policy 11.2a: Support the county and Chamber of Commerce proposed bicycle path system as it is developed.

Policy 11.2b: Develop a bicycle route through the downtown "core" area utilizing side streets to avoid the heavily traveled State Highway 57 corridor.

Policy 11.2c: Consider additional width for bicycle paths when planning for road construction or resurfacing.

Objective 11.3: Support the activities of the Northern Door County Snowmobile Clubs to maintain a network of trails in and around Baileys Harbor.

Policy 11.3a: Permit the marking and use of seasonal trails within the community.

Policy 11.3b: Promote the existence of snowmobile trails within the town by encouraging the distribution of brochures by the Baileys Harbor Community Association describing such trails and facilities.

Objective 11.4: Support limited availability and access to the community by air.

Policy 11.4a: Stay informed of upgrade and expansion plans at the Ephraim-Gibraltar Airport.

Policy 11.4b: Research other community ordinances and policies pertaining to landing small aircraft and private airfield development, especially as related to helicopters and aircraft capable of water-based landings.

Objective 11.5: Develop and maintain a system of sidewalks in the central downtown “core” area of the community to allow safe year-round travel by pedestrian traffic.

Policy 11.5a: Present an annual review of sidewalk maintenance and improvement projects at the town’s annual meeting.

Objective 11.6: Provide safe access to and use of the public waterways within the community.

Policy 11.6a: Monitor current boat launch sites (parking and facilities). Consider expansion at Kangaroo Lake and Moonlight Bay should the need arise.

Policy 11.6b: Monitor water levels and use of Anclam Park. Consider additional boat access and facilities should the need arise.

Policy 11.6c: Coordinate with the DNR and U.S. Coast Guard in offshore management and enforcement.

## **VIII. Utilities and Community Facilities**

*Per Wisconsin Statutes 66.1001(2)(d), the utilities and community facilities element of a comprehensive plan is “a compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire, and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.”*

### **Utilities and Community Facilities: Summary of Existing Conditions**

*Please see Appendix 8 for resources regarding the utilities and community facilities element of the plan.*

The Town of Baileys Harbor has primarily invested in community facilities specifically relating to governmental functions, community safety (fire and police protection), and the purchase of community recreation areas and parks. Other facilities such as medical care, childcare, and schools, which typically serve multiple communities, are available in neighboring municipalities.

Utilities, except for sewer service, are provided by outside companies. Given current population levels, most companies have been reticent to invest in technological upgrades to existing systems.

*Note: The 2005 Land Use Inventory and Resources map found following Chapter X depicts the town hall/library/office building, the fire station, town and county parks, the town marina, public off-street parking areas, cemeteries, the sewer plant, and the Verizon telephone company switching station.*

### **Sewer and Water**

With approximately seven miles of pipe in service, the Baileys Harbor Sewer System serves the downtown area, Ridges Road, and south of downtown along the lakeshore. There are seven lift stations: one on Chapel Lane, one on Frogtown Road, one on State Highway 57, and four along Ridges Road. The overall capacity of the treatment plant, located on Summit Road, is 212,000 gallons per day (gpd). Presently, it is operating at approximately 100,000 gpd in the summer months and averaging about 40,000 gpd in the winter months.

When the sewer system was installed, plans were made for future expansions. These include expansion and installation of sewer along County Road F, Bluff Road, Summit Road, County Road E, north on State Highway 57 to County Q, and Sun Plaza. These proposed expansions are considered to be more than adequate to accommodate growth over the 20-year planning period. The Baileys Harbor Sewer Commission and the Town of Baileys Harbor are responsible for oversight and expansion of the sewer system within WisDNR guidelines.

*A map of the existing sewer lines and proposed expansion areas may be found following Chapter X.*

There is no municipal water supply. All residents and businesses rely on private wells.

#### Private On-Site Wastewater Treatment Systems (POWTS)

Individuals and businesses in the Town of Baileys Harbor not served by the sewer system use private on-site wastewater treatment systems. These systems include a combination of holding tanks, conventional septic systems, mound systems, in-ground pressure systems, at-grade systems, or sand filter systems.

Soil and bedrock conditions on a property determine which type of system is suitable. The Door County Sanitarian Department verifies private soil tests, issues sanitary system installation permits, verifies evaluations of existing private sanitary systems, and enforces orders concerning system upgrade or replacement.

#### Storm Water Management

The Town of Baileys Harbor allows storm water to drain through a series of ditches and culverts along the majority of town roads and county highways. The downtown area is served by a series of storm water drains, most of which flow into Lake Michigan.

#### Solid Waste and Recycling Facilities

Residential and commercial refuse pick-up and disposal are provided only by private contractors; residents and business owners must contract on an individual basis for these services. The town itself has a contract with an independent contractor for recycling services; free recycling drop-off is therefore available to residents on the second and fourth Saturdays of the month from 10 a.m. to 1 p.m. at Recreation Park.

#### Telecommunications

Residential and commercial telephone service is provided by Verizon Communications via a GTD5 electronic digital switch. The sole switching station serving the town is located near the Town Hall. At this time, there are no redundancy capabilities in land-based phone service. Local (Sister Bay-based) employees are available for service installation and maintenance.

Cellular phone service is available to residents through Cellcom, US Cellular, and other national service providers.

Internet access is available to residents through independent service providers. Only dial-up and satellite Internet connections are available. None of Baileys Harbor has access to cable service at this time.

#### Electrical Services

The American Transmission Company is responsible for the maintenance of the main and only transmission line from Green Bay to Sturgeon Bay. Electrical service to Baileys Harbor, which is dependent on this line as well as on the only line from Sturgeon Bay north, is provided by a substation on County E. Currently there are no redundancy capabilities (i.e. secondary or back-up line) on the major transmission line from Green Bay to Sturgeon Bay or from Sturgeon Bay north.

Wisconsin Public Service (WPS) provides electrical service to residential and commercial clients in the Town of Baileys Harbor and is responsible for maintaining power lines in the town. Most of the Baileys Harbor area has been upgraded to a higher-capacity 24.9 kilovolt (KV) system, although there are still some areas of the town operating at 12KV.

### Cemeteries

There two cemeteries in the Town of Baileys Harbor; they are immediately adjacent and are located on County Road EE. The cemeteries are owned by the town and St. Mary's of the Lake Catholic Church in Baileys Harbor. Recently, the town purchased an adjacent strip of land to accommodate future expansion.

### Police

Police protection is provided by the Door County Sheriff's Department, with assistance from two Town Constables who are elected by town voters and paid by the Town of Baileys Harbor.

### Fire Protection

The town is protected by a 26-member "paid by call" volunteer fire department. Members all carry a pager unit capable of receiving calls from the 911 dispatch center at the Door County Communications Center. All members of the fire department receive regular training, either in-house or through Northeast Wisconsin Technical College. The Baileys Harbor Fire Department is a signor to the Mid-Door Enhanced Fire Response Agreement, allowing Baileys Harbor, Ephraim, Liberty Grove, Gibraltar, Egg Harbor, and Jacksonport to provide additional water and manpower to one another when necessary.

The fire department is housed in a facility located across from the Town Hall, on Park Street. The fire department owns the following equipment:

- 2000 Freightliner Tanker, 3100 gallon tank
- 1996 Freightliner Tanker, 2100 gallon tank
- 1993 Seagrave Pumper, 750 gallon tank, 1250 gallons/minute
- 1980 Ford Pumper, 500 gallon tank, 750 gallons/minute
- 1978 Ford Brush Truck, 250 gallon tank

Fire department adequacy is evaluated by the Insurance Service Office (ISO) through the use of the Grading Schedule for Municipal Fire Protection. This schedule provides criteria to be used by insurance grading engineers in classifying the fire defenses and physical conditions of municipalities. These gradings are in turn used throughout the U.S. in establishing base rates for fire insurance. Although these gradings do not directly dictate what, if any, improvements or changes should be made, they are generally accepted as an effective planning tool for municipalities. The grading is obtained by ISO based upon their analysis of several components of fire protection, including:

- Fire department equipment
- Alarm systems
- Water supply system
- Fire prevention programs
- Building construction
- Distance of potential hazard areas from a fire station

In rating a community, total deficiency points in the areas of evaluation are used to assign a numerical rating of one to ten, with one representing the best protection and ten representing an unprotected community. In 2001, Baileys Harbor received a rating of 8-9.

### Emergency/Rescue Services

In northern Door, ambulance and emergency medical service are provided by a Door County Emergency Services rescue squad headquartered at the Sister Bay fire station on Mill Road. The squad consists of two ambulances, seven paramedics, and three volunteer EMTs serving Sister Bay, Liberty Grove, Gibraltar, Baileys Harbor, and portions of Jacksonport and Egg Harbor. The rescue squad responds to approximately 600 calls per year. The Northern Door First Responders, a twenty-four member volunteer group equipped with defibrillators, oxygen, and first-aid supplies, supports and assists county emergency personnel. They respond to between 120 and 200 calls per year.

### Libraries

The McArdle Library, located in an addition to the Baileys Harbor Town Hall, is one of seven branches of the Door County Public Library System and a member of the Nicolet Federated Library System. The town is responsible for maintenance of the building. The building addition housing the library was completed in 1997 and provides space for the library and one meeting room.

### Government Buildings

#### Baileys Harbor Town Hall

The Town Hall is an 8,500 square-foot structure located at the north end of the downtown area on State Highway 57 at the intersection of County Road F. The building was built in 1937 and remodeled in 1997. All of Baileys Harbor's administrative facilities are housed in the Town Hall. The facility provides meeting rooms; an auditorium; office space for the Town Clerk, Town Treasurer and Town Building Inspector; records storage; and the McArdle Library.

#### Fire Station and Town Maintenance Shop

The Baileys Harbor Fire Station and Town Maintenance Shop building is a 4,270 square-foot single level structure located approximately 300 feet northwest of the Town Hall on Park Street. The Fire Station site includes parking for approximately 14 vehicles. A second parking lot immediately to the west of the building provides event overflow and boat trailer parking, accommodating 50 single vehicles.

#### Baileys Harbor Town Marina

The Baileys Harbor Town Marina was built in 2000 and provides seasonal boat docking, transient docking, boat launching facilities, gas, and pump-out services. The marina is protected by a 450-foot break wall and provides five feet of draft throughout the marina harbor. There are 25-foot, 32-foot, 36-foot, and 40-foot slips. Of the 45 boat slips, 32 are seasonal, 8 are reservation transient, and 5 are open on a first-come first-served basis.

### **Utilities and Community Facilities: Vision Statement**

Baileys Harbor desires to continue as a healthy, progressive, and caring town that celebrates the past and has adequate facilities and services to support well-planned growth, while maintaining rural and small-town life quality. Community services and facilities shall maintain

their functionality, address the needs of the town's diversified population, and adapt and change in anticipation of community growth. Services include programs that promote a neighborly atmosphere, the town as a safe place to live, and reflect the concerns of individuals and families in the community as well as visitors to the area.

### **Utilities and Community Facilities: Goals, Objectives, and Policies**

Goal 12: The Town of Baileys Harbor shall provide or promote utilities to service the current community and anticipated growth within the community.

Objective 12.1: Safely operate a system for wastewater treatment within the community that anticipates growth while preserving and upgrading existing waste collection and treatment facilities.

Policy 12.1a: Provide financial support to the operation of the waste treatment facility to assure its continued full and complete compliance with applicable state and national discharge regulations.

Policy 12.1b: Present a report of all planned and required maintenance and/or expansion of the sewer system at the town's annual meeting.

Policy 12.1c: Develop a five- to ten-year plan for the sewer system. This plan shall address how and when sewer may be provided to all areas of the downtown "core," as well as include discussion of serving anticipated growth in other areas and financing for future upgrades. It shall also consider the use of impact fees on new construction as a source of funding.

Policy 12.1d: Current sewer district definitions and rules should be reviewed, clarified, and readily available.

Objective 12.2: Provide that sewer and storm water drainage systems and the periodic maintenance thereof be consistent with minimizing adverse impact to the community's groundwater and shore waters.

Policy 12.2a: Wherever possible, avoid direct storm water discharge into the community's lakes and streams.

Policy 12.2b: Map and inspect all storm water drainage systems. Note ownership of all existing systems.

Policy 12.2c: Develop plan for maintenance, changes, and improvements to the storm water drainage system in downtown commercial district.

Policy 12.2d: Utilize where possible such tools as retention ponds and drywells to collect storm water discharge.

Objective 12.3: Cooperate with the Door County Sanitarian Department's responsibility for verifying soil tests, issuing sanitary system installation permits, and evaluating existing private systems.

Policy 12.3a: In addition to supporting the Door County Sanitarian Department in its work, the town shall work to coordinate the mandatory testing and reporting required at town and county levels regarding POWTs.

Objective 12.4: Provide the community with reliable telecommunications capabilities.

Policy 12.4a: Sponsor an annual planning meeting with existing telecommunications providers and neighboring municipalities.

Policy 12.4b: Be proactive in advancing telecommunications upgrades in the town.

Objective 12.5: Provide adequate solid waste and recycling services through outside contractors to the community.

Policy 12.5a: Monitor contracted solid waste and recycling services against projected growth of the community. Increase availability of services should the need arise.

Policy 12.5b: Provide information (date and location) to residents regarding drop-off point for hazardous materials.

Goal 13: The Town of Baileys Harbor shall provide and promote community facilities to service the current community and anticipated growth within the community.

Objective 13.1: Ensure adequate cemetery facilities are available in the town.

Policy 13.1a: Continue to cooperate with St. Mary's of the Lake in the appropriate development, maintenance, and provision of cemetery facilities in the town.

Objective 13.2: Support community access to necessary health services.

Policy 13.1a: Encourage the activities of groups such as the county visiting nurses, Meals on Wheels, the Red Cross Blood Drives, and Parish Nurse programs in addressing the health needs of the community.

Policy 13.2b: Whenever possible, make space available within the Town Hall for these programs' administration and make the Town Hall available on an as-needed basis for the use of these programs.

Objective 13.3: Encourage the development of childcare facilities within the town.

Policy 13.3a: Support efforts of qualified residents to provide in-home childcare and/or efforts to establish a licensed childcare facility in the town.

Objective 13.4: Ensure adequate law enforcement within the community.

Policy 13.4a: Encourage the County Sheriff to upgrade patrol coverage of northern Door County to reduce response times.

Policy 13.4b: Maintain the Town Constable system.

Policy 13.4c: Encourage the State Police to have a presence in northern Door County, particularly in the spring and summer months.

Objective 13.5: Provide effective and timely fire-fighting capability to the community as needed.

Policy 13.5 a: Continue to support the existing mutual aid system among northern Door fire departments.

Policy 13.5b: Support a program to maintain the ISO fire rating for the community of 8-9.

Policy 13.5c: Continue to maintain a replacement reserve fund from the town's operating budget for the replacement of fire equipment.

Policy 13.5d: Monitor current fire department staff levels and research alternative staffing mechanisms.

Policy 13.5e: Continue to provide significant monetary support to the fire department for personnel equipment and for ongoing and enhanced training.

Policy 13.5f: Consider an ordinance requiring all alarmed structures to be equipped with Knox Box key repositories that would facilitate easy access in the event of an alarm.

Objective 13.6: Support the prompt and appropriate response to emergency medical needs that occur within the community.

Policy 13.6a: Provide annual budgetary support of the First Responder program.

Policy 13.6b: If demand for ambulance services in northern Door County increases, Baileys Harbor, as a mid/centrally located community, should be considered to house these additional ambulance services.

Policy 13.6c: Support non-emergency ambulance services that would serve the community.

Policy 13.6d: Consider stall space in the existing fire station building for an ambulance and office space for First Responders.

Policy 13.6e: Consider the creation of a water rescue service for the community.

Objective 13.7: Maintain and improve or expand upon existing town parks as deemed appropriate in order to provide readily accessible public park space for the use and enjoyment of residents and visitors to the community.

Policy 13.7a: Consider expanding Anclam Park through acquiring additional contiguous property to the north.

Policy 13.7b: Acquire the Larson property (if and when available) between the fire station and State Highway 57.

Objective 13.8: Provide locally available library resources.

Policy 13.8a: Continue to provide for library facilities within the Town Hall complex.

Policy 13.8b: Continue community membership in the Door County and Nicollet Library systems.

Policy 13.8c: Support the acquisition of historically significant collections by the library that the library board may view as critical in preserving the history of the community and the area.

Objective 13.9: Ensure quality educational opportunities for the residents of the community.

Policy 13.9a: Support and encourage the Gibraltar Area and Sevastopol school districts in their pursuit of academic excellence and fiscal responsibility.

Policy 13.9b: In conjunction with neighboring communities, be proactive and involved in NWTC decision-making. Encourage attendance by a representative of NWTC at the town's annual meeting.

Policy 13.9c: Lobby and support greater local community oversight of NWTC spending and course offerings.

Policy 13.9d: Continue support of private education efforts in the town by groups such as Lawrence University, The Ridges, the Door County Land Trust, The Nature Conservancy, and the University of Wisconsin.

## **IX. Intergovernmental Cooperation**

*Per Wisconsin Statutes Section 66.1001(2)(g), the intergovernmental cooperation element of a comprehensive plan is “a compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, s. 66.0307, or s.66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.”*

### **Intergovernmental Cooperation: Summary of Existing Conditions**

*Please see Appendix 9 for further background research for the intergovernmental cooperation element of the plan. Also see the map entitled Door County Municipalities following Chapter X that shows the location of all 14 towns in the county and provides a key to the location of the county’s four villages and one city.*

*Note: The Town of Baileys Harbor is not a party to any plans or agreements under s.66.0301, s.66.0307, or s.66.0309, Wisconsin Statutes.*

#### **Adjacent Governmental Units**

The Town of Baileys Harbor shares borders with four other municipalities: the Towns of Jacksonport, Gibraltar, Liberty Grove, and Egg Harbor.

##### **Relationship**

The Town of Baileys Harbor has good working relationships with surrounding towns. Since towns are not incorporated, they cannot annex land; therefore, the borders between the Town of Baileys Harbor and adjacent towns are fixed and boundary disputes are nonexistent.

There is existing cooperation with several adjacent and nearby communities regarding the provision of public services such as emergency services (fire, ambulance, etc.).

Baileys Harbor officials already meet on an as-needed basis with officials from adjacent and nearby northern Door County municipalities to discuss issues such as municipal planning, land use, and fire protection, and intend to continue such periodic meetings. There are no on-going or foreseeable conflicts in these areas.

##### **Siting of Public Facilities**

Ambulance and emergency medical services are provided by a Door County rescue squad, headquartered at the Sister Bay fire station.

The Baileys Harbor fire station is located in the middle of downtown Baileys Harbor. A formal mutual aid agreement is maintained with Gibraltar, Ephraim, Jacksonport, Egg Harbor, Sister Bay, and Liberty Grove to receive large amounts of water tankers on a primary call basis for all structure fires.

The library in Baileys Harbor is one of seven branches of the Door County Library System and a member of the Nicolet Federated Library System.

#### Sharing Public Services

Currently the Town of Baileys Harbor has several intergovernmental agreements with neighboring communities regarding public services. The Baileys Harbor fire department has a Mid-Door Enhanced Fire Response Agreement with neighboring departments. Baileys Harbor's ambulance services are provided by Emergency Services of Door County and are shared with the Village of Sister Bay and the Towns of Liberty Grove, Gibraltar, and portions of Jacksonport and Egg Harbor. Law enforcement is provided by the Door County Sheriff's Department and the Baileys Harbor Town Constables.

#### School District

The Town of Baileys Harbor is located within the Gibraltar Area School District, although some residents in the town may choose to send their children to Sevastopol Schools.

#### Relationship

The Town of Baileys Harbor's relationship with the Gibraltar School District is good. The School District operates independently of the municipalities it serves, although the School District is among the taxing jurisdictions that directly affect Town of Baileys Harbor property owners. The Baileys Harbor Town Hall has been used by the School District for some planning and information meetings.

#### Sharing School Facilities

The town has no formal agreement with the School District for shared use of the school's facilities and foresees no need for one.

#### County

The Town of Baileys Harbor is located in Door County; therefore, the county has jurisdiction within the town in some matters. In particular, the county has jurisdiction in the town over zoning, land divisions, on-site sanitary systems, police protection, county-owned parks, and public health issues. Town officials are currently satisfied with these working relationships.

#### State

The town has good working relationships with the State of Wisconsin agencies with which it interacts. Primarily, the town deals with the Wisconsin Department of Natural Resources, which is one of the largest landowners in the town and is also responsible for overseeing various environmental and water quality issues in the town, and the Wisconsin Department of Transportation, which provides funding for various local road projects.

### **Intergovernmental Cooperation: Vision Statement**

To promote cooperation between the town and other governmental agencies, Baileys Harbor shall create a framework providing for the uniform adoption, periodic review, and control of intergovernmental agreements to which the town is a party.

**Intergovernmental Cooperation: Goals, Objectives, and Policies**

Goal 14: Promote cooperation between the Town of Baileys Harbor and any other governmental agency that makes decisions impacting the town.

Objective 14.1: The Town of Baileys Harbor shall create a framework providing for the uniform adoption, periodic review, and control of intergovernmental agreements for the town.

Policy 14.1a: Establish a standard process for adoption of agreements, updating and dealing with expiration of agreements, and plans for future agreements.

Policy 14.1b: Any easement, abandonment, or other agreement with private or public entities should be approved by town legal council and contain “sunset” clauses in the event that said agreement is not acted upon.

Objective 14.2: The Town of Baileys Harbor shall work with neighboring communities and other pertinent agencies to discuss land use issues that span municipal boundaries.

Policy 14.2a: Encourage an annual review of zoning/planning issues with neighboring towns, as well county and regional agencies.

Policy 14.2b: Develop an agreement with neighboring towns to notify each other of potential land use conflicts near town lines.

Policy 14.2c: Create a standard set of questions/issues for the town plan commission to consider when conducting site plan reviews or reviewing petitions to the county Board of Adjustment and Resource Planning Committee (variances, zoning amendments, etc.).

Policy 14.2d: Request an annual report to the town by regional Department of Natural Resources staff to stay involved in land acquisition and shoreline issues.

Objective 14.3: Explore the possibility of sharing costs and services when beneficial to the town, without substantial loss of input or control.

Policy 14.3a: Continue current intergovernmental processes conducted by the town board, including annual review of fire services and county emergency services.

Policy 14.3b: Update and/or adopt agreements for roads shared with other towns and villages. Adopt a standard procedure for converting private roads to public.

## **X. Implementation**

*Per Wisconsin Statutes Section 66.1001(2)(i), the implementation element of a comprehensive plan is “a compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in [the previous eight elements]. The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit’s progress towards achieving all aspects of the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.”*

### **Timeline of Implementation Measures by Topic Area**

The chart on the following pages shows all of the Baileys Harbor Comprehensive Plan goals, objectives, and implementation policies. For each policy, the chart lists the agency primarily responsible for carrying out the policy, the agencies with which to cooperate or work on implementing the policy, and the timeframe for implementation.

Goals, Objectives, and Policies	Lead Agency	Cooperating Agencies	Timeline
<b>Agricultural, Natural, and Cultural Resources</b>			
<b>Goal 1:</b> The Town of Baileys Harbor shall preserve and protect its natural resources.			
<i><b>Objective 1.1:</b> Ensure the safe usage of all harbor waters, lake waters (Lake Michigan and Kangaroo Lake), shorelines, marinas, commercial fishing docks, beaches, creeks, and watersheds.</i>			
<b>Policy 1.1a:</b> Uphold the continued proper, monitored disposal of treated sewage into Lake Michigan from the Baileys Harbor Sewage Treatment Plant.	Baileys Harbor Sewer Commission	Town Board, Wisconsin DNR, Door County Soil and Water Conservation Department	On-going (As needed/ appropriate)
<b>Policy 1.1b:</b> Foster a better understanding of the highly permeable geological structure of the Baileys Harbor area, with emphasis on the dolostone bedrock and the associated “Karst” features (e.g. sink holes, caves, crevices, etc.) that permit rapid groundwater movement.	Town Board	Town Plan Commission, Door County Soil and Water Conservation Department, UW-Extension	Years 1-3
<b>Policy 1.1c:</b> Uphold proper well-drilling activities and proper decommissioning of abandoned wells.	Town Board	Door County Soil and Water Conservation Department	On-going (As needed/ appropriate)
<i><b>Objective 1.2:</b> Ensure the protection and preservation of Baileys Harbor's unique biological and other natural resources..</i>			
<b>Policy 1.2a:</b> Advocate for continued open and cooperative relationships, especially the sharing of information, between all resource conservation groups (e.g., The Ridges, The Nature Conservancy, the Door County Land Trust, Wisconsin Department of Natural Resources, University of Wisconsin, UW-Extension, etc.) and encourage stewardship of Baileys Harbor's unique biological resources.	Town Board	Town Plan Commission, UW-Extension, Wisconsin DNR, The Nature Conservancy, Door County Land Trust, The Ridges Sanctuary	Years 1-3
<b>Policy 1.2b:</b> Advocate for increased state and federal research on and monitoring of air and water quality in Baileys Harbor along the shoreline and for all of Door County.	Town Board	Town Plan Commission, Wisconsin DNR	Years 3-5
<b>Policy 1.2c:</b> Encourage the adoption of a county ordinance in support of the “Dark Sky” concept or adopt a town light trespass ordinance that includes the use of appropriate directional lighting and wattage in all areas of the town.	Town Board	Town Plan Commission, Door County Resource Planning Committee/County Board	Years 1-3
<b>Policy 1.2d:</b> Encourage local governments to lend their support in fostering and preservation of small family farms and other low impact agricultural operations.	Town Board	UW-Extension, Door County Co-op	On-going (As needed/ appropriate)

<b>Policy 1.2e:</b> Continue to cooperate with adjacent communities when one or the other's actions impact shared natural resources.	Town Board	Town Plan Commission; Towns of Gibraltar, Liberty Grove, Jacksonport, Egg Harbor	On-going (As needed/ appropriate)
<b>Policy 1.2f:</b> Continue the education and participation of the Baileys Harbor townspeople and their children in determining and implementing the Smart Growth issues and policies important to the town.	Town Board	Town Plan Commission, UW-Extension	Years 1-3
<b>Goal 2:</b> The Town of Baileys Harbor shall preserve and protect its historical and cultural resources.			
<b>Objective 2.1:</b> <i>Preserve existing historical buildings and sites and their significance by establishing standards and providing guidelines to aid in the retention of the overall character of the community.</i>			
<b>Policy 2.1a:</b> Create an Historic Preservation Commission.	Town Board	Town Plan Commission, Wisconsin State Historical Society	Years 1-3
<b>Policy 2.1b:</b> Establish an Historic District and local Historic Registry.	Baileys Harbor Historic Preservation Commission	Town Board, Town Plan Commission Wisconsin State Historical Society, Baileys Harbor Historic Society	Years 3-5
<b>Policy 2.1c:</b> Create an Historic Preservation Ordinance which regulates the demolition of or significant alteration of historic properties and provides for "preservation planning" by establishing criteria for compatible community design, including site design, architecture, and materials.	Baileys Harbor Historic Preservation Commission	Town Board, Town Plan Commission Wisconsin State Historical Society, Baileys Harbor Historic Society	Years 1-3
<b>Policy 2.1d:</b> Recognize and support a group or groups that would be willing to locate, collect, duplicate, and catalog the historic data on the Town of Baileys Harbor from public and private sources.	Baileys Harbor Historic Preservation Commission	Town Board, Town Plan Commission Wisconsin State Historical Society, Baileys Harbor Historic Society	Years 1-5
<b>Policy 2.1e:</b> Make available a chronological history of the community based on documents from the public and private historical collections of the town residents for the purpose of providing extended public access and education using these historical records.	Baileys Harbor Historic Preservation Commission	Town Board, Town Plan Commission Wisconsin State Historical Society, Baileys Harbor Historic Society	Years 3-5

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<b>Policy 2.1f:</b> Provide consistent town-wide labeling of historic sites, structures, and architecturally significant buildings so that both visitors and residents could enjoy a walking tour highlighting the town's history.	Baileys Harbor Historic Preservation Commission	Town Board, Town Plan Commission, Wisconsin State Historical Society, Baileys Harbor Historic Society	Years 5-10
<b>Policy 2.1g:</b> Establish a suitable permanent home for display and storage of historical information on the town.	Baileys Harbor Historic Preservation Commission	Town Board, Town Plan Commission, Baileys Harbor Historic Society	Years 3-5
<b>Policy 2.1h:</b> Utilize existing kiosks in the town and Chamber of Commerce distribution facilities to inform visitors of the history of the town through the development and distribution of historical brochures (i.e. shipwrecks, political, lumbering, and early business history).	Baileys Harbor Historic Preservation Commission	Town Board, Town Plan Commission, Baileys Harbor Historic Society	Years 3-5
<b>Objective 2.2:</b> <i>Maintain and expand the presence of cultural and artistic groups in the Town of Baileys Harbor.</i>			
<b>Policy 2.2a:</b> Provide town support to local festivals, cultural events, and activities.	Town Board	Baileys Harbor Community Association	On-going (As needed/appropriate)
<b>Policy 2.2b:</b> Encourage arts-based entrepreneurial businesses to locate in the town by offering appropriate incentives and by referencing the arts-friendly identity in town promotions.	Town Board	Baileys Harbor Community Association	Years 3-5
<b>Policy 2.2c:</b> Encourage the cultural and education activities currently managed by private groups at their own facilities in the Town of Baileys Harbor.	Town Board	Baileys Harbor Community Association	On-going (As needed/appropriate)
<b>Land Use</b>			
<b>Goal 3:</b> The Town of Baileys Harbor shall maintain a physically well-defined downtown "core," a Peninsula Center commercial district, and high-density residential areas.			
<b>Objective 3.1:</b> <i>Keep retail businesses and major government and social institutions concentrated within the downtown "core" area.</i>			
<b>Policy 3.1a:</b> Specifically define the boundaries of the downtown "core" area.	Town Plan Commission	Town Board	Years 1-3 (On-going)
<b>Policy 3.1b:</b> Ensure that current and future zoning designations require all such development to occur downtown or contiguous to downtown.	Town Plan Commission	Town Board, Door County Resource Planning Committee/County Board	Year 1 (On-going)
<b>Objective 3.2:</b> <i>Future commercial development in the town should remain within existing commercial areas or contiguous to existing commercial development, preferably on public sewer or future sewer extensions, with the exception of the Peninsula Center area (which is not served by sewer). As demand exceeds present stock, commercial development should be considered on properties served by public sewer extending inland from the "core" area.</i>			

<p><b>Policy 3.2a:</b> Ensure that current and future zoning designations steer commercial development in the town toward existing commercial areas, preferably toward areas that are or will be served by sewer.</p>	<p>Town Plan Commission</p>	<p>Baileys Harbor Sewer Commission, Town Board, Door County Resource Planning Committee/County Board</p>	<p>Year 1 (On-going)</p>
<p><b>Policy 3.2b:</b> Future commercial development in the downtown and Peninsula Center areas shall proceed in an orderly manner, contiguous to existing commercial enterprises.</p>	<p>Town Plan Commission</p>	<p>Town Board, Door County Resource Planning Committee/County Board</p>	<p>Year 1 (On-going)</p>
<p><b>Objective 3.3:</b> <i>Retain the Highway 57 approaches to the downtown "core" commercial area from the north and south as primarily low- to medium-density single-family residential with natural roadside vegetation preserved.</i></p>			
<p><b>Policy 3.3a:</b> Retain low- to medium-density single-family residential zoning designations along the highway entrances to downtown.</p>	<p>Town Plan Commission</p>	<p>Town Board, Door County Resource Planning Committee/County Board</p>	<p>On-going (As needed/appropriate)</p>
<p><b>Policy 3.3b:</b> Work with the county, utility companies, and private landowners to encourage preservation of natural, native roadside vegetation immediately adjacent to the highway.</p>	<p>Town Board</p>	<p>Town Plan Commission, WPS, Door County Highway Department, Verizon, property owners</p>	<p>Years 1-3 (On-going)</p>
<p><b>Objective 3.4:</b> <i>(Re)development of existing businesses and homes within the downtown "core" area should occur at similar density levels and building volumes to existing development in order to maintain the small-town character of Baileys Harbor and preserve the vistas of the water.</i></p>			
<p><b>Policy 3.4a:</b> In addition to adopting appropriate policies regarding historical and cultural preservation, the town should work with the county to ensure that zoning regulations in effect in downtown Baileys Harbor do not allow for (re)development that is out of scale with existing development.</p>	<p>Town Plan Commission</p>	<p>Town Board, Baileys Harbor Historic Preservation Commission, Door County Resource Planning Committee/County Board</p>	<p>Years 1-3 (On-going)</p>
<p><b>Objective 3.5:</b> <i>Locate high-density and multiple occupancy residential developments inside the "core" area on public sewer or future sewer extensions whenever possible.</i></p>			
<p><b>Policy 3.5a:</b> Regulations for such development concerning density, building volume, and setbacks shall be adopted that protect open space and neighboring properties.</p>	<p>Town Plan Commission</p>	<p>Town Board, Door County Resource Planning Committee/County Board</p>	<p>Years 1-3 (On-going)</p>
<p><b>Policy 3.5b:</b> Ensure that current and future zoning designations disallow the development of high-density and multiple occupancy residential developments outside the "core" and/or sewer areas.</p>	<p>Town Plan Commission</p>	<p>Baileys Harbor Sewer Commission, Town Board, Door County Resource Planning Committee/County Board</p>	<p>Year 1 (On-going)</p>

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<p><b>Policy 3.5c:</b> Examine – and, if necessary, propose amendments to – county zoning regulations regarding density, building volume, and setbacks for high-density and multiple occupancy developments to ensure open space is preserved, neighboring properties protected, and large-scale buildings are in scale with the property on which they are located.</p>	<p>Town Plan Commission</p>	<p>Baileys Harbor Historic Preservation Commission, Town Board, Door County Resource Planning Committee/County Board</p>	<p>Years 1-5</p>
<p><b>Objective 3.6:</b> <i>Have residential lot sizes progress from smallest in the "core" area to largest in the agricultural areas, with gradual increases in size in between. Sewer or sewer extensions should serve smaller lot sizes.</i></p>			
<p><b>Policy 3.6a:</b> Ensure that current and future zoning designations are consistent with this objective.</p>	<p>Town Plan Commission</p>	<p>Town Board, Door County Resource Planning Committee/County Board</p>	<p>Year 1 (On-going)</p>
<p><b>Policy 3.6b:</b> Re-examine current zoning districts and lot size requirements, including consideration of a decrease in the lot size requirements for the existing 10-acre districts. Strong incentives for cluster development should be adopted and utilized to preserve open space in these areas if this change in minimum lot size occurs.</p>	<p>Town Plan Commission</p>	<p>Town Board, Door County Resource Planning Committee/County Board</p>	<p>Years 1-3</p>
<p><b>Goal 4:</b> Allow development within the town that offers the opportunity for new economic growth and the retention/expansion of existing desired uses.</p>			
<p><b>Objective 4.1:</b> <i>As demand exceeds available stock, allow the expansion of light industrial and trades-based uses in areas contiguous with existing light industrial zoning in order to group such uses and to allow for economic development within the town. Infrastructure should expand with or ahead of development.</i></p>			
<p><b>Policy 4.1a:</b> In conjunction with policies recommended regarding economic development within the town, allow the expansion of light industrial and trades-based uses in an orderly manner – contiguous to existing light industrial uses and served by sewer.</p>	<p>Town Plan Commission</p>	<p>Town Board, Door County Resource Planning Committee/County Board</p>	<p>On-going (As needed/ appropriate)</p>
<p><b>Objective 4.2:</b> <i>Encourage and support agriculturally productive farmlands as much as possible.</i></p>			
<p><b>Policy 4.2a:</b> With those landowners operating agriculturally productive farmlands, examine current zoning regulations for any possible impediments to existing or potential agricultural uses within the town. Propose amendments to regulations if necessary.</p>	<p>Town Plan Commission</p>	<p>Agricultural property owners, Town Board, Door County Resource Planning Committee/County Board</p>	<p>Years 1-3 (On-going)</p>
<p><b>Policy 4.2b:</b> Encourage the creation of small-scale and “specialty” agricultural uses such as heirloom orchards, organic farms, etc.</p>	<p>Town Board</p>	<p>Town Plan Commission, UW-Extension, Door County Resource Planning Committee/County Board</p>	<p>Years 1-3 (On-going)</p>
<p><b>Goal 5:</b> Ensure that development occurring in the town protects environmentally sensitive natural areas.</p>			
<p><b>Objective 5.1:</b> <i>Ensure that land use management ordinances in place in the town such as zoning recognize important natural areas.</i></p>			

<p><b>Policy 5.1a:</b> With environmental experts, examine current and future zoning regulations to ensure protection of natural areas as development occurs.</p>	<p>Town Plan Commission</p>	<p>Town Board, Door County Resource Planning Committee/County Board, The Nature Conservancy, Door County Land Trust, The Ridges Sanctuary</p>	<p>Years 1-3 (On-going)</p>
<p><b>Objective 5.2:</b> Educate property owners about tools such as deed restrictions/conservation easements to protect private land.</p>			
<p><b>Policy 5.2a:</b> Encourage/sponsor educational programs regarding environmental issues facing the town and how landowners can work privately to address those issues.</p>	<p>Town Plan Commission</p>	<p>Property owners, Door County Soil and Water Conservation Department, The Nature Conservancy, Door County Land Trust, The Ridges Sanctuary</p>	<p>On-going (As needed/appropriate)</p>
<p><b>Housing and Economic Development</b></p>			
<p><b>Goal 6:</b> The Town of Baileys Harbor shall work to encourage county-wide solutions to Door County's housing and economic development needs.</p>			
<p><b>Objective 6.1:</b> Discuss such issues and join or start cooperative initiatives with entities such as the Door County Economic Development Corporation, the county planning department and Resource Planning Committee, and other northern Door communities.</p>			
<p><b>Policy 6.1a:</b> Have town designee(s) join the Door County Economic Development Corporation (DCEDC) Attainable Housing and Technology Committees.</p>	<p>Town Board</p>	<p>Town Plan Commission, DCEDC</p>	<p>Year 1 (On-going)</p>
<p><b>Policy 6.1b:</b> Sponsor annual meetings/discussions for the various private and public county organizations working on housing and economic development issues to come together to discuss existing or possible initiatives in the county. Meetings should be widely publicized and specifically invite homeowners, potential homeowners, and representatives from the development/real estate community.</p>	<p>Town Plan Commission</p>	<p>Town Board, Baileys Harbor Community Association, northern Door municipalities, DCEDC, Door County Board of Realtors, and public and private housing agencies, including: Wisconsin Department of Commerce Bureau of Housing, Wisconsin Housing and Economic Development Authority, United States Department of Agriculture, Lakeshore-CAP, Habitat for Humanity</p>	<p>Years 1-20 (Annually)</p>

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<p><b>Policy 6.1c:</b> Work with other northern Door communities to propose amendments to the county zoning ordinance that will encourage or mandate attainable housing. Such amendments might include: inclusionary zoning for subdivisions and multi-family developments, requiring new commercial construction to provide employee housing, allowing smaller lot sizes in specific situations, decreasing setbacks in specific situations, decreasing minimum floor area requirements for new homes, encouraging or mandating cluster housing, and/or allowing additional accessory residences in certain situations.</p>	<p>Town Plan Commission</p>	<p>Town Board; Towns of Washington, Liberty Grove, Gibraltar, Jacksonport, Sevastopol, Egg Harbor; Door County Resource Planning Committee/County Board</p>	<p>Years 1-5</p>
<p><b>Policy 6.1d:</b> Work with other northern Door communities to ensure that the county zoning ordinance does not prohibit or excessively restrict desirable economic development initiatives.</p>	<p>Town Plan Commission</p>	<p>Town Board; Towns of Washington, Liberty Grove, Gibraltar, Jacksonport, Sevastopol, Egg Harbor; Door County Resource Planning Committee/County Board</p>	<p>Years 1-5</p>
<p><b>Goal 7:</b> The Town of Baileys Harbor shall work on its own to offer educational programs and possibly form partnerships with other organizations to ensure that attainable/entry-level housing is developed within the town and that desired economic development occurs within the town.</p>			
<p><b>Objective 7.1:</b> Assign the town plan commission the responsibility of working on housing and economic development issues facing year-round residents.</p>			
<p><b>Policy 7.1a:</b> The plan commission shall work with public and private organizations working on attainable housing and economic development issues, forming partnerships as appropriate, to provide attainable housing and economic development solutions within the town.</p>	<p>Town Plan Commission</p>	<p>Town Board, Baileys Harbor Community Association, northern Door municipalities, DCEDC, Door County Board of Realtors, and public and private housing agencies, including: Wisconsin Department of Commerce Bureau of Housing, Wisconsin Housing and Economic Development Authority, United States Department of Agriculture, Lakeshore-CAP, Habitat for Humanity</p>	<p>Years 1-3 (On-going)</p>

<p><b>Policy 7.1b:</b> The town plan commission shall advise the town board and act as a liaison between the board and other public and private entities that affect the provision of attainable housing in the town.</p>	<p>Town Plan Commission</p>	<p>Town Board, Baileys Harbor Community Association, northern Door municipalities, DCEDC, Door County Board of Realtors, and public and private housing agencies, including: Wisconsin Department of Commerce Bureau of Housing, Wisconsin Housing and Economic Development Authority, United States Department of Agriculture, Lakeshore-CAP, Habitat for Humanity</p>	<p>Years 1-3 (On-going)</p>
<p><b>Objective 7.2:</b> Work to ensure the development of attainable housing options and economic development initiatives, particularly within preferred growth areas.</p>			
<p><b>Policy 7.2a:</b> The town shall be proactive in letting property owners and the real estate community know that the town is interesting in working with funders and developers to (re)develop properties – particularly downtown – as attainable housing or desired business sites. As appropriate, the plan commission may meet with local property owners and realtors when properties are listed for sale to determine if attainable housing units or business space can be created.</p>	<p>Town Plan Commission</p>	<p>Town Board, Baileys Harbor Community Association, DCEDC, Door County Board of Realtors, and public and private housing agencies, including: Wisconsin Department of Commerce Bureau of Housing, Wisconsin Housing and Economic Development Authority, United States Department of Agriculture, Lakeshore-CAP, Habitat for Humanity</p>	<p>On-going (As needed/ appropriate)</p>
<p><b>Policy 7.2b:</b> Encourage the redevelopment of existing hotels – especially ones for sale and/or underutilized – as attainable housing units.</p>	<p>Town Plan Commission</p>	<p>Town Board, Baileys Harbor Community Association, DCEDC, Door County Board of Realtors, and public and private housing agencies, including: Wisconsin Department of Commerce Bureau of Housing, Wisconsin Housing and Economic Development Authority, United States Department of Agriculture, Lakeshore-CAP, Habitat for Humanity</p>	<p>On-going (As needed/ appropriate)</p>

<b>Goal 8:</b> The Town of Baileys Harbor shall work to ensure that there are various housing options available to senior and disabled residents.			
<b>Objective 8.1:</b> <i>The town plan commission shall explore housing issues facing seniors and the disabled in the town.</i>			
<b>Policy 8.1a:</b> Look for ways to specifically invite seniors and the disabled to educational programs regarding available housing programs and funds that may benefit them.	Town Plan Commission	Town Board, Door County Commission on Aging, Door County Department of Community Programs	On-going (As needed/ appropriate)
<b>Policy 8.1b:</b> Consider encouraging the development of an assisted living facility with appropriate amenities and services within Baileys Harbor. This might also provide other business development opportunities, such as home health care and transportation services for seniors.	Town Board	Town Plan Commission, Door County Commission on Aging, Door County Department of Community Programs, development community, public and private housing agencies, Town Plan Commission, Baileys Harbor Community Association	Years 3-5
<b>Goal 9:</b> Baileys Harbor shall encourage businesses that offer quality year-round jobs. The town shall work to create and maintain a diverse economy, offering a variety of businesses and services so as not to be entirely dependent on one sector or business.			
<b>Objective 9.1:</b> <i>Promote and support agriculture- and horticulture-related businesses as well as small manufacturing.</i>			
<b>Policy 9.1a:</b> Examine current and future zoning designations and regulations to ensure that such businesses can easily operate, expand, and locate within the town.	Town Plan Commission	Town Board, Door County Resource Planning Committee/County Board	Years 1-3 (On-going)
<b>Policy 9.1b:</b> Have the town plan commission specifically consider ways to retain and attract such businesses to the town.	Town Plan Commission	Town Board, DCEDC, Baileys Harbor Community Association	Years 3-5 (On-going)
<b>Policy 9.1c:</b> Explore the possibility of expanding the light industrial area in the town as a municipal industrial park.	Town Plan Commission	Town Board, DCEDC, Baileys Harbor Community Association	Years 3-5
<b>Objective 9.2:</b> <i>Encourage and support the skilled trade industries such as plumbing, carpentry, and electrical work, as well as high-tech industries.</i>			
<b>Policy 9.2a:</b> The town shall work with local educational institutions to increase course offerings in these areas.	Town Board	NWTC, Gibraltar Area Schools	Years 3-5
<b>Policy 9.2b:</b> Examine current and future zoning designations and regulations to ensure that such trade industries can easily locate and operate/expand within the town.	Town Plan Commission	Town Board, Door County Resource Planning Committee/County Board	Years 1-3 (On-going)
<b>Objective 9.3:</b> <i>Encourage the development of more professional offices and quality arts and retail businesses, particularly in the downtown "core" area.</i>			

<p><b>Policy 9.3a:</b> Work with building owners and the local real estate community as well as persons selling business space(s) to encourage such development as sites become available.</p>	<p>Town Plan Commission</p>	<p>Town Board, Door County Board of Realtors, DCEDC, development community</p>	<p>On-going (As needed/ appropriate)</p>
<p><b>Goal 10:</b> Establish better technology infrastructure within the town to allow for the establishment of higher-tech, internet-dependent, or telecommuter businesses within the town. <i>(Please see Community Utilities and Facilities for implementation policies regarding this goal.)</i></p>			
<p><b>Transportation</b></p>			
<p><b>Goal 11:</b> The Town of Baileys Harbor shall seek to maximize a safe and efficient transportation system for motor vehicles, pedestrians, and bicycles that maintains the quality of life and enhances the economic prosperity of the community.</p>			
<p><b>Objective 11.1:</b> <i>Maintain, and where necessary build/rebuild, a safe highway and road infrastructure to serve the recreational, residential, and commercial interests of the community.</i></p>			
<p><b>Policy 11.1a:</b> Continue to cooperate and plan for future growth with the State of Wisconsin and the County of Door in their maintenance and development of programs involving the state and county highway systems within the limits of Baileys Harbor.</p>	<p>Town Board</p>	<p>Door County Highway Department, Wisconsin DOT</p>	<p>On-going (As needed/ appropriate)</p>
<p><b>Policy 11.1b:</b> Encourage the State of Wisconsin to annually review the speed limits of the State Highway system within the Town of Baileys Harbor to insure safe travel for both highway users and pedestrians.</p>	<p>Town Board</p>	<p>Wisconsin DOT</p>	<p>Years 1-3</p>
<p><b>Policy 11.1c:</b> Work with the State of Wisconsin in establishing hazardous cargo routes through the community that will minimize the impact to the town's valuable lake resources in the event of an accident or a spill from a transient hazardous cargo hauler.</p>	<p>Town Board</p>	<p>Wisconsin DOT</p>	<p>Years 3-5</p>
<p><b>Policy 11.1d:</b> Consider sensitive shoreline areas in all future road development projects.</p>	<p>Town Board</p>	<p>Door County Highway Department, Wisconsin DOT</p>	<p>Years 1-5</p>
<p><b>Policy 11.1e:</b> Support and annually review the existing road specification ordinance. Consider the addition of a road abandonment ordinance.</p>	<p>Town Board</p>	<p>Town Plan Commission, Door County Highway Department, Wisconsin DOT, Wisconsin DNR, County of Door</p>	<p>Years 1-3</p>
<p><b>Policy 11.1f:</b> Present an annual review of road maintenance and improvement projects in Baileys Harbor at the town's annual meeting.</p>	<p>Town Board</p>	<p>Town Plan Commission, Door County Highway Department</p>	<p>Years 1-3</p>
<p><b>Policy 11.1g:</b> Monitor public, bus, and trailer parking within the town. Expand current facilities should demand increase.</p>	<p>Town Board</p>	<p>Town Plan Commission, Door County Highway Department</p>	<p>Years 1-3</p>

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<b>Policy 11.1h:</b> Provide and make available to the community information about the nature of transport systems presently available to seniors and the disabled.	Town Board	Town Plan Commission, Door County Highway Department	Years 1-3
<b>Objective 11.2:</b> <i>Provide a safe system for bicycle travel within the community.</i>			
<b>Policy 11.2a:</b> Support the county and Chamber of Commerce proposed bicycle path system as it is developed.	Town Board	Town Plan Commission, County of Door, Door County Chamber of Commerce	Years 1-5
<b>Policy 11.2b:</b> Develop a bicycle route through the downtown "core" area utilizing side streets to avoid the heavily traveled State Highway 57 corridor.	Town Board	Town Plan Commission, County of Door, Door County Chamber of Commerce, Wisconsin DOT, Door County Highway Department	Years 3-5
<b>Policy 11.2c:</b> Consider additional width for bicycle paths when planning for road construction or resurfacing.	Town Board	Town Plan Commission, Wisconsin DOT, Door County Highway Department	Years 1-3
<b>Objective 11.3:</b> <i>Support the activities of the Northern Door County Snowmobile Clubs to maintain a network of trails in and around Baileys Harbor.</i>			
<b>Policy 11.3a:</b> Permit the marking and use of seasonal trails within the community.	Town Board, Town Plan Commission	Local snowmobile clubs	On-going (As needed/ appropriate)
<b>Policy 11.3b:</b> Promote the existence of snowmobile trails within the town by encouraging the distribution of brochures by the Baileys Harbor Community Association describing such trails and facilities.	Town Board	Local snowmobile clubs, Baileys Harbor Community Association	On-going (As needed/ appropriate)
<b>Objective 11.4:</b> <i>Support limited availability and access to the community by air.</i>			
<b>Policy 11.4a:</b> Stay informed of upgrade and expansion plans at the Ephraim-Gibraltar Airport.	Town Board	Town of Gibraltar, Village of Ephraim	On-going (As needed/ appropriate)
<b>Policy 11.4b:</b> Research other community ordinances and policies pertaining to landing small aircraft and private airfield development, especially as related to helicopters and aircraft capable of water-based landings.	Town Plan Commission	Town Board	Years 1-3
<b>Objective 11.5:</b> <i>Develop and maintain a system of sidewalks in the central downtown "core" area of the community to allow safe year-round travel by pedestrian traffic.</i>			
<b>Policy 11.5a:</b> Present an annual review of sidewalk maintenance and improvement projects at the town's annual meeting.	Town Plan Commission	Town Board, Wisconsin DOT, Door County Highway Department	Years 1-20 (Annually)

<b>Objective 11.6:</b> Provide safe access to and use of the public waterways within the community.			
<b>Policy 11.6a:</b> Monitor current boat launch sites (parking and facilities). Consider expansion at Kangaroo Lake and Moonlight Bay should the need arise.	Town Board	Wisconsin DNR	On-going (As needed/ appropriate)
<b>Policy 11.6b:</b> Monitor water levels and use of Anclam Park. Consider additional boat access and facilities should the need arise.	Town Board	Wisconsin DNR	On-going (As needed/ appropriate)
<b>Policy 11.6c:</b> Coordinate with the DNR and U.S. Coast Guard in offshore management and enforcement.	Town Board	U.S. Coast Guard, Wisconsin DNR	Years 1-5
<b>Utilities and Community Facilities</b>			
<b>Goal 12:</b> The Town of Baileys Harbor shall provide or promote utilities to service the current community and anticipated growth within the community.			
<b>Objective 12.1:</b> Safely operate a system for wastewater treatment within the community that anticipates growth while preserving and upgrading existing waste collection and treatment facilities.			
<b>Policy 12.1a:</b> Provide financial support to the operation of the waste treatment facility to assure its continued full and complete compliance with applicable state and national discharge regulations.	Town Board	Baileys Harbor Sewer Commission	On-going (As needed/ appropriate)
<b>Policy 12.1b:</b> Present a report of all planned and required maintenance and/or expansion of the sewer system at the town's annual meeting.	Baileys Harbor Sewer Commission	Town Board	Years 1-5
<b>Policy 12.1c:</b> Develop a five- to ten-year plan for the sewer system. This plan shall address how and when sewer may be provided to all areas of the downtown "core," as well as include discussion of serving anticipated growth in other areas and financing for future upgrades. It shall also consider the use of impact fees on new construction as a source of funding.	Baileys Harbor Sewer Commission	Town Board	Years 1-3
<b>Policy 12.1d:</b> Current sewer district definitions and rules should be reviewed, clarified, and readily available.	Baileys Harbor Sewer Commission	Town Board	Years 3-5
<b>Objective 12.2:</b> Provide that sewer and storm water drainage systems and the periodic maintenance thereof be consistent with minimizing adverse impact to the community's groundwater and shore waters.			
<b>Policy 12.2a:</b> Wherever possible, avoid direct storm water discharge into the community's lakes and streams.	Town Board	Baileys Harbor Sewer Commission, Wisconsin DNR	Years 1-5

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<b>Policy 12.2b:</b> Map and inspect all storm water drainage systems. Note ownership of all existing systems.	Baileys Harbor Sewer Commission	Town Board	Years 1-3
<b>Policy 12.2c:</b> Develop plan for maintenance, changes, and improvements to the storm water drainage system in downtown commercial district.	Baileys Harbor Sewer Commission	Town Board	Years 1-5
<b>Policy 12.2d:</b> Utilize where possible such tools as retention ponds and drywells to collect storm water discharge.	Baileys Harbor Sewer Commission	Town Board, Door County Soil and Water Conservation Department	Years 3-5
<b>Objective 12.3:</b> Cooperate with the Door County Sanitarian Department's responsibility for verifying soil tests, issuing sanitary system installation permits, and evaluating existing private systems.			
<b>Policy 12.3a:</b> In addition to supporting the Door County Sanitarian Department in its work, the town shall work to coordinate the mandatory testing and reporting required at town and county levels regarding POWTs.	Baileys Harbor Sewer Commission	Town Board	Years 3-5
<b>Objective 12.4:</b> Provide the community with reliable telecommunications capabilities.			
<b>Policy 12.4a:</b> Sponsor an annual planning meeting with existing telecommunications providers and neighboring municipalities.	Town Board	Telephone and Internet providers, Town Plan Commission, northern Door municipalities	Years 1-3
<b>Policy 12.4b:</b> Be proactive in advancing telecommunications upgrades in the town.	Town Board	Telephone and Internet providers, Town Plan Commission	Years 1-3
<b>Objective 12.5:</b> Provide adequate solid waste and recycling services through outside contractors to the community.			
<b>Policy 12.5a:</b> Monitor contracted solid waste and recycling services against projected growth of the community. Increase availability of services should the need arise.	Town Board		Years 1-3
<b>Policy 12.5b:</b> Provide information (date and location) to residents regarding drop-off point for hazardous materials.	Town Board		Years 3-5
<b>Goal 13:</b> The Town of Baileys Harbor shall provide and promote facilities to service the current community and anticipated growth within the community.			
<b>Objective 13.1:</b> Ensure adequate cemetery facilities are available in the town.			
<b>Policy 13.1a:</b> Continue to cooperate with St. Mary's of the Lake in the appropriate development, maintenance, and provision of cemetery facilities in the town.	Town Board	St. Mary's of the Lake	On-going (As needed/ appropriate)
<b>Objective 13.2:</b> Support community access to necessary health services.			

<p><b>Policy 13.2a:</b> Encourage the activities of groups such as the county visiting nurses, Meals on Wheels, the Red Cross Blood Drives, and Parish Nurse programs in addressing the health needs of the community.</p>	<p>Town Board</p>	<p>Visiting Nurses Association, Meals on Wheels, American Red Cross, Parish Nurse program, Door County Commission on Aging, Door County Department of Community Programs</p>	<p>On-going (As needed/ appropriate)</p>
<p><b>Policy 13.2b:</b> Whenever possible, make space available within the Town Hall for these programs' administration and make the Town Hall available on an as-needed basis for the use of these programs.</p>	<p>Town Board</p>	<p>Visiting Nurses Association, Meals on Wheels, American Red Cross, Parish Nurse program, Door County Commission on Aging, Door County Department of Community Programs</p>	<p>On-going (As needed/ appropriate)</p>
<p><b>Objective 13.3:</b> Encourage the development of childcare facilities within the town.</p>			
<p><b>Policy 13.3a:</b> Support efforts of qualified residents to provide in-home childcare and/or efforts to establish a licensed childcare facility in the town.</p>	<p>Town Board</p>	<p>Baileys Harbor Community Association, Town Plan Commission</p>	<p>On-going (As needed/ appropriate)</p>
<p><b>Objective 13.4:</b> Ensure adequate law enforcement within the community.</p>			
<p><b>Policy 13.4a:</b> Encourage the County Sheriff to upgrade patrol coverage of northern Door County to reduce response times.</p>	<p>Town Board</p>	<p>Door County Sheriff's Department</p>	<p>Years 5-10</p>
<p><b>Policy 13.4b:</b> Maintain the Town Constable system.</p>	<p>Town Board</p>		<p>On-going (As needed/ appropriate)</p>
<p><b>Policy 13.4c:</b> Encourage the State Police to have a presence in northern Door County, particularly in the spring and summer months.</p>	<p>Town Board</p>	<p>Door County Sheriff's Department, Wisconsin State Police</p>	<p>Years 5-10</p>
<p><b>Objective 13.5:</b> Provide effective and timely fire-fighting capability to the community as needed.</p>			
<p><b>Policy 13.5a:</b> Continue to support the existing mutual aid system among northern Door fire departments.</p>	<p>Town Board</p>	<p>Baileys Harbor Fire Department</p>	<p>On-going (As needed/ appropriate)</p>
<p><b>Policy 13.5b:</b> Support a program to maintain the ISO fire rating for the community of 8-9.</p>	<p>Town Board</p>	<p>Baileys Harbor Fire Department</p>	<p>Years 3-5</p>
<p><b>Policy 13.5c:</b> Continue to maintain a replacement reserve fund from the town's operating budget for the replacement of fire equipment.</p>	<p>Town Board</p>	<p>Baileys Harbor Fire Department</p>	<p>Years 1-20 (Annually)</p>

<b>Policy 13.5d:</b> Monitor current fire department staff levels and research alternative staffing mechanisms.	Town Board	Baileys Harbor Fire Department	Years 3-5
<b>Policy 13.5e:</b> Continue to provide significant monetary support to the fire department for personnel equipment and for ongoing and enhanced training.	Town Board	Baileys Harbor Fire Department	Years 1-20 (Annually)
<b>Policy 13.5f:</b> Consider an ordinance requiring all alarmed structures to be equipped with Knox Box key repositories that would facilitate easy access in the event of an alarm.	Town Board	Baileys Harbor Fire Department	Years 5-10
<b>Objective 13.6:</b> Support the prompt and appropriate response to emergency medical needs that occur within the community.			
<b>Policy 13.6a:</b> Provide annual budgetary support of the First Responder program.	Town Board	First Responders	Years 1-20 (Annually)
<b>Policy 13.6b:</b> If demand for ambulance services in northern Door County increases, Baileys Harbor, as a mid/centrally located community, should be considered to house these additional ambulance services.	Town Board	Door County Emergency Services	On-going (As needed/ appropriate)
<b>Policy 13.6c:</b> Support non-emergency ambulance services that would serve the community.	Town Board		On-going (As needed/ appropriate)
<b>Policy 13.6d:</b> Consider stall space in the existing fire station building for an ambulance and office space for First Responders.	Town Board	First Responders	Years 5-10
<b>Policy 13.6e:</b> Consider the creation of a water rescue service for the community.	Town Board	Door County Emergency Services	Years 5-10
<b>Objective 13.7:</b> Maintain and improve or expand upon existing town parks as deemed appropriate in order to provide readily accessible public park space for the use and enjoyment of residents and visitors to the community.			
<b>Policy 13.7a:</b> Consider expanding Anclam Park through acquiring additional contiguous property to the north.	Town Board	Wisconsin DNR	Years 5-10
<b>Policy 13.7b:</b> Acquire the Larson property (if and when available) between the fire station and highway 57.	Town Board	Wisconsin DNR	Years 5-10
<b>Objective 13.8:</b> Provide locally available library resources.			
<b>Policy 13.8a:</b> Continue to provide for library facilities within the Town Hall complex.	Town Board	Door County and Nicollet Library systems	On-going (As needed/ appropriate)
<b>Policy 13.8b:</b> Continue community membership in the Door County and Nicollet Library systems.	Town Board	Door County and Nicollet Library systems	On-going (As needed/ appropriate)

<b>Policy 13.8c:</b> Support the acquisition of historically significant collections by the library that the library board may view as critical in preserving the history of the community and the area.	Town Board	Door County and Nicollet Library systems, Baileys Harbor Historic Society, Baileys Harbor Historic Preservation Commission	Years 3-5
<b>Objective 13.9:</b> <i>Ensure quality educational opportunities for the residents of the community.</i>			
<b>Policy 13.9a:</b> Support and encourage the Gibraltar Area and Sevastopol school districts in their pursuit of academic excellence and fiscal responsibility.	Town Board	Gibraltar Area Schools, Sevastopol Schools	On-going (As needed/ appropriate)
<b>Policy 13.9b:</b> In conjunction with neighboring communities, be proactive and involved in NWTC decision-making. Encourage attendance by a representative of NWTC at the town's annual meeting.	Town Board	NWTC, northern Door municipalities	Years 1-20 (Annually)
<b>Policy 13.9c:</b> Lobby and support greater local community oversight of NWTC spending and course offerings.	Town Board	Northern Door municipalities	On-going (As needed/ appropriate)
<b>Policy 13.9d:</b> Continue support of private education efforts in the town by groups such as Lawrence University, The Ridges, the Door County Land Trust, The Nature Conservancy, and the University of Wisconsin.	Town Board	Lawrence University, The Ridges, Door County Land Trust, The Nature Conservancy, University of Wisconsin	On-going (As needed/ appropriate)
<b>Intergovernmental Cooperation</b>			
Goal 14: Promote cooperation between the Town of Baileys Harbor and any other governmental agency that makes decisions impacting the town.			
<b>Objective 14.1:</b> <i>The Town of Baileys Harbor shall create a framework providing for the uniform adoption, periodic review, and control of intergovernmental agreements for the town.</i>			
<b>Policy 14.1a:</b> Establish a standard process for adoption of agreements, updating and dealing with expiration of agreements, and plans for future agreements.	Town Board	Town Plan Commission	Years 1-3
<b>Policy 14.1b:</b> Any easement, abandonment, or other agreement with private or public entities should be approved by town legal council and contain "sunset" clauses in the event that said agreement is not acted upon.	Town Board	Town Plan Commission	Years 1-3
<b>Policy 14.1c:</b> Current sewer district definitions and rules should be reviewed, clarified, and be more readily enforced.	Baileys Harbor Sewer Commission	Town Board	Years 1-3

<b>Objective 14.2:</b> <i>The Town of Baileys Harbor shall work with neighboring communities and other pertinent agencies to discuss land use issues that span municipal boundaries.</i>			
<b>Policy 14.2.a:</b> Encourage an annual review of zoning/planning issues with neighboring towns, as well county and regional agencies.	Town Board	Town Plan Commission, northern Door municipalities, Door County Resource Planning Committee/County Board, Bay-Lake Regional Planning Commission	Years 1-20 (Annually)
<b>Policy 14.2b:</b> Develop an agreement with neighboring towns to notify each other of potential land use conflicts near town lines.	Town Board	Town Plan Commission; Towns of Gibraltar, Liberty Grove, Jacksonport, Egg Harbor	Years 1-3
<b>Policy 14.2c:</b> Create a standard set of questions/issues for the town plan commission to consider when conducting site plan reviews or reviewing petitions to the county Board of Adjustment and Resource Planning Committee (variances, zoning amendments, etc.).	Town Board	Town Plan Commission	Years 1-3
<b>Policy 14.2d:</b> Request an annual report to the town by regional Department of Natural Resources staff to stay involved in land acquisition and shoreline issues.	Town Board	Town Plan Commission, Wisconsin DNR	Years 3-5
<b>Objective 14.3:</b> <i>Explore the possibility of sharing costs and services when beneficial to the town, without substantial loss of input or control.</i>			
<b>Policy 14.3a:</b> Continue current intergovernmental processes conducted by the town board, including annual review of fire services and county emergency services.	Town Board		Years 1-20 (Annually)
<b>Policy 14.3b:</b> Update and/or adopt agreements for roads shared with other towns and villages. Adopt a standard procedure for converting private roads to public.	Town Board	Town Plan Commission; Towns of Gibraltar, Liberty Grove, Jacksonport, Egg Harbor; Village of Ephraim	Years 1-5 (On-going)

**Timeline of Implementation Policies by Year(s) of Implementation**

The chart on the following pages again contains all of the policies that will be used to implement the Baileys Harbor Comprehensive Plan, grouped by implementation timing. In addition to providing a useful document for annual review by the town plan commission and town board to monitor plan implementation, this final summary shows the coordination and consistency between the different Smart Growth goals and implementation mechanisms the Town of Baileys Harbor will pursue over the planning period.

Policy	Lead Agency	Timeline
<b>Policy 3.1b:</b> Ensure that current and future zoning designations require all such development [retail businesses, major government and social institutions] to occur downtown or contiguous to downtown.	Town Plan Commission	Year 1 (On-going)
<b>Policy 3.2a:</b> Ensure that current and future zoning designations steer commercial development in the town toward existing commercial areas, preferably toward areas that are or will be served by sewer.	Town Plan Commission	Year 1 (On-going)
<b>Policy 3.2b:</b> Future commercial development in the downtown and Peninsula Center areas shall proceed in an orderly manner, contiguous to existing commercial enterprises.	Town Plan Commission	Year 1 (On-going)
<b>Policy 3.5b:</b> Ensure that current and future zoning designations disallow the development of high-density and multiple occupancy residential developments outside the "core" and/or sewerred areas.	Town Plan Commission	Year 1 (On-going)
<b>Policy 3.6a:</b> Ensure that current and future zoning designations are consistent with this objective [of having lot sizes progress from smallest in the "core" area to largest in agricultural areas, with sewer serving the smallest].	Town Plan Commission	Year 1 (On-going)
<b>Policy 6.1a:</b> Have town designee(s) join the Door County Economic Development Corporation (DCEDC) Attainable Housing and Technology Committees.	Town Board	Year 1 (On-going)
<b>Policy 1.1b:</b> Foster a better understanding of the highly permeable geological structure of the Baileys Harbor area, with emphasis on the dolostone bedrock and the associated "Karst" features (e.g. sink holes, caves, crevices, etc.) that permit rapid groundwater movement.	Town Board	Years 1-3
<b>Policy 1.2a:</b> Advocate for continued open and cooperative relationships, especially the sharing of information, between all resource conservation groups (e.g., The Ridges, The Nature Conservancy, the Door County Land Trust, Wisconsin Department of Natural Resources, University of Wisconsin, UW-Extension, etc.) and encourage stewardship of Baileys Harbor's unique biological resources.	Town Board	Years 1-3
<b>Policy 1.2c:</b> Encourage the adoption of a county ordinance in support of the "Dark Sky" concept or adopt a town light trespass ordinance that includes the use of appropriate directional lighting and wattage in all areas of the town.	Town Board	Years 1-3
<b>Policy 1.2f:</b> Continue the education and participation of the Baileys Harbor townspeople and their children in determining and implementing the Smart Growth issues and policies important to the town.	Town Board	Years 1-3
<b>Policy 2.1a:</b> Create an Historic Preservation Commission.	Town Board	Years 1-3

<p><b>Policy 2.1c:</b> Create an Historic Preservation Ordinance which regulates the demolition of or significant alteration of historic properties and provides for "preservation planning" by establishing criteria for compatible community design, including site design, architecture, and materials.</p>	<p>Baileys Harbor Historic Preservation Commission</p>	<p>Years 1-3</p>
<p><b>Policy 3.6b:</b> Re-examine current zoning districts and lot size requirements, including consideration of a decrease in the lot size requirements for the existing 10-acre districts. Strong incentives for cluster development should be adopted and utilized to preserve open space in these areas if this change in minimum lot size occurs.</p>	<p>Town Plan Commission</p>	<p>Years 1-3</p>
<p><b>Policy 11.1b:</b> Encourage the State of Wisconsin to annually review the speed limits of the State Highway system within the Town of Baileys Harbor to insure safe travel for both highway users and pedestrians.</p>	<p>Town Board</p>	<p>Years 1-3</p>
<p><b>Policy 11.1e:</b> Support and annually review the existing road specification ordinance. Consider the addition of a road abandonment ordinance.</p>	<p>Town Board</p>	<p>Years 1-3</p>
<p><b>Policy 11.1f:</b> Present an annual review of road maintenance and improvement projects in Baileys Harbor at the town's annual meeting.</p>	<p>Town Board</p>	<p>Years 1-3</p>
<p><b>Policy 11.1g:</b> Monitor public, bus, and trailer parking availability within the town. Expand current facilities should demand increase.</p>	<p>Town Board</p>	<p>Years 1-3</p>
<p><b>Policy 11.1h:</b> Provide and make available to the community information about the nature of transport systems presently available to seniors and the disabled.</p>	<p>Town Board</p>	<p>Years 1-3</p>
<p><b>Policy 11.2c:</b> Consider additional width for bicycle paths when planning for road construction or resurfacing.</p>	<p>Town Board</p>	<p>Years 1-3</p>
<p><b>Policy 11.4b:</b> Research other community ordinances and policies pertaining to landing small aircraft and private airfield development, especially as related to helicopters and aircraft capable of water-based landings.</p>	<p>Town Plan Commission</p>	<p>Years 1-3</p>
<p><b>Policy 12.1c:</b> Develop a five- to ten-year plan for the sewer system. This plan shall address how and when sewer may be provided to all areas of the downtown "core," as well as include discussion of serving anticipated growth in other areas and financing for future upgrades. It shall also consider the use of impact fees on new construction as a source of funding.</p>	<p>Baileys Harbor Sewer Commission</p>	<p>Years 1-3</p>
<p><b>Policy 12.2b:</b> Map and inspect all storm water drainage systems. Note ownership of all existing systems.</p>	<p>Baileys Harbor Sewer Commission</p>	<p>Years 1-3</p>
<p><b>Policy 12.4a:</b> Sponsor an annual planning meeting with existing telecommunications providers and neighboring municipalities.</p>	<p>Town Board</p>	<p>Years 1-3</p>

<b>Policy 12.4b:</b> Be proactive in advancing telecommunications upgrades in the town.	Town Board	Years 1-3
<b>Policy 12.5a:</b> Monitor contracted solid waste and recycling services against projected growth of the community. Increase availability of services should the need arise.	Town Board	Years 1-3
<b>Policy 14.1a:</b> Establish a standard process for adoption of agreements, updating and dealing with expiration of agreements, and plans for future agreements.	Town Board	Years 1-3
<b>Policy 14.1b:</b> Any easement, abandonment, or other agreement with private or public entities should be approved by town legal council and contain "sunset" clauses in the event that said agreement is not acted upon.	Town Board	Years 1-3
<b>Policy 14.1c:</b> Current sewer district definitions and rules should be reviewed, clarified, and be more readily enforced.	Baileys Harbor Sewer Commission	Years 1-3
<b>Policy 14.2b:</b> Develop an agreement with neighboring towns to notify each other of potential land use conflicts near town lines.	Town Board	Years 1-3
<b>Policy 14.2c:</b> Create a standard set of questions/issues for the town plan commission to consider when conducting site plan reviews or reviewing petitions to the county Board of Adjustment and Resource Planning Committee (variances, zoning amendments, etc.).	Town Board	Years 1-3
<b>Policy 3.5a:</b> Regulations for such development [high density and multiple occupancy residential developments] concerning density, building volume, and setbacks shall be adopted that protect open space and neighboring properties.	Town Plan Commission	Years 1-3 (On-going)
<b>Policy 3.1a:</b> Specifically define the boundaries of the downtown "core" area.	Town Plan Commission	Years 1-3 (On-going)
<b>Policy 3.3b:</b> Work with the county, utility companies, and private landowners to encourage preservation of natural, native roadside vegetation immediately adjacent to the highway.	Town Board	Years 1-3 (On-going)
<b>Policy 3.4a:</b> In addition to adopting appropriate policies regarding historical and cultural preservation, the town should work with the county to ensure that zoning regulations in effect in downtown Baileys Harbor do not allow for (re)development that is out of scale with existing development.	Town Plan Commission	Years 1-3 (On-going)
<b>Policy 4.2a:</b> With those landowners operating agriculturally productive farmlands, examine current zoning regulations for any possible impediments to existing or potential agricultural uses within the town. Propose amendments to regulations if necessary.	Town Plan Commission	Years 1-3 (On-going)
<b>Policy 4.2b:</b> Encourage the creation of small-scale and "specialty" agricultural uses such as heirloom orchards, organic farms, etc.	Town Board	Years 1-3 (On-going)
<b>Policy 5.1a:</b> With environmental experts, examine current and future zoning regulations to ensure protection of natural areas as development occurs.	Town Plan Commission	Years 1-3 (On-going)

<p><b>Policy 7.1a:</b> The plan commission shall work with public and private organizations working on attainable housing and economic development issues, forming partnerships as appropriate, to provide attainable housing and economic development solutions within the town.</p>	<p>Town Plan Commission</p>	<p>Years 1-3 (On-going)</p>
<p><b>Policy 7.1b:</b> The town plan commission shall advise the town board and act as a liaison between the board and other public and private entities that affect the provision of attainable housing in the town.</p>	<p>Town Plan Commission</p>	<p>Years 1-3 (On-going)</p>
<p><b>Policy 9.1a:</b> Examine current and future zoning designations and regulations to ensure that such businesses [agriculture- and horticulture-related and small manufacturing] can easily operate, expand, and locate within the town.</p>	<p>Town Plan Commission</p>	<p>Years 1-3 (On-going)</p>
<p><b>Policy 9.2b:</b> Examine current and future zoning designations and regulations to ensure that such trade industries [plumbing, carpentry, and electrical trades and high tech businesses] can easily locate and operate/expand within the town.</p>	<p>Town Plan Commission</p>	<p>Years 1-3 (On-going)</p>
<p><b>Policy 2.1d:</b> Recognize and support a group or groups that would be willing to locate, collect, duplicate, and catalog the historic data on the Town of Baileys Harbor from public and private sources.</p>	<p>Baileys Harbor Historic Preservation Commission</p>	<p>Years 1-5</p>
<p><b>Policy 3.5c:</b> Examine – and, if necessary, propose amendments to – county zoning regulations regarding density, building volume, and setbacks for high-density and multiple occupancy developments to ensure open space is preserved, neighboring properties protected, and large-scale buildings are in scale with the property on which they are located.</p>	<p>Town Plan Commission</p>	<p>Years 1-5</p>
<p><b>Policy 6.1c:</b> Work with other northern Door communities to propose amendments to the county zoning ordinance that will encourage or mandate attainable housing. Such amendments might include: inclusionary zoning for subdivisions and multi-family developments, requiring new commercial construction to provide employee housing, allowing smaller lot sizes in specific situations, decreasing setbacks in specific situations, decreasing minimum floor area requirements for new homes, encouraging or mandating cluster housing, and/or allowing additional accessory residences in certain situations.</p>	<p>Town Plan Commission</p>	<p>Years 1-5</p>
<p><b>Policy 6.1d:</b> Work with other northern Door communities to ensure that the county zoning ordinance does not prohibit or excessively restrict desirable economic development initiatives.</p>	<p>Town Plan Commission</p>	<p>Years 1-5</p>
<p><b>Policy 11.1d:</b> Consider sensitive shoreline areas in all future road development projects.</p>	<p>Town Board</p>	<p>Years 1-5</p>
<p><b>Policy 11.2a:</b> Support the county and Chamber of Commerce proposed bicycle path system as it is developed.</p>	<p>Town Board</p>	<p>Years 1-5</p>

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<b>Policy 11.6c:</b> Coordinate with the DNR and U.S. Coast Guard in offshore management and enforcement.	Town Board	Years 1-5
<b>Policy 12.1b:</b> Present a report of all planned and required maintenance and/or expansion of the sewer system at the town's annual meeting.	Baileys Harbor Sewer Commission	Years 1-5
<b>Policy 12.2a:</b> Wherever possible, avoid direct storm water discharge into the community's lakes and streams.	Town Board	Years 1-5
<b>Policy 12.2c:</b> Develop plan for maintenance, changes, and improvements to the storm water drainage system in downtown commercial district.	Baileys Harbor Sewer Commission	Years 1-5
<b>Policy 14.3b:</b> Update and/or adopt agreements for roads shared with other towns and villages. Adopt a standard procedure for converting private roads to public.	Town Board	Years 1-5 (On-going)
<b>Policy 1.2b:</b> Advocate for increased state and federal research on and monitoring of air and water quality in Baileys Harbor along the shoreline and for all of Door County.	Town Board	Years 3-5
<b>Policy 2.1b:</b> Establish an Historic District and local Historic Registry.	Baileys Harbor Historic Preservation Commission	Years 3-5
<b>Policy 2.1e:</b> Make available a chronological history of the community based on documents from the public and private historical collections of the town residents for the purpose of providing extended public access and education using these historical records.	Baileys Harbor Historic Preservation Commission	Years 3-5
<b>Policy 2.1g:</b> Establish a suitable permanent home for display and storage of historical information on the town.	Baileys Harbor Historic Preservation Commission	Years 3-5
<b>Policy 2.1h:</b> Utilize existing kiosks in the town and Chamber of Commerce distribution facilities to inform visitors of the history of the town through the development and distribution of historical brochures (i.e. shipwrecks, political, lumbering, and early business history).	Baileys Harbor Historic Preservation Commission	Years 3-5
<b>Policy 2.2b:</b> Encourage arts-based entrepreneurial businesses to locate in the town by offering appropriate incentives and by referencing the arts-friendly identity in town promotions.	Town Board	Years 3-5
<b>Policy 8.1b:</b> Consider encouraging the development of an assisted living facility with appropriate amenities and services within Baileys Harbor. This might also provide other business development opportunities, such as home health care and transportation services for seniors.	Town Board	Years 3-5
<b>Policy 9.1c:</b> Explore the possibility of expanding the light industrial area in the town as a municipal industrial park.	Town Plan Commission	Years 3-5

<b>Policy 9.2a:</b> The town shall work with local educational institutions to increase course offerings in these areas [skilled trade, such as plumbing, carpentry, and electrical, and high tech business].	Town Board	Years 3-5
<b>Policy 11.1c:</b> Work with the State of Wisconsin in establishing hazardous cargo routes through the community that will minimize the impact to the town's valuable lake resources in the event of an accident or a spill from a transient hazardous cargo hauler.	Town Board	Years 3-5
<b>Policy 11.2b:</b> Develop a bicycle route through the downtown "core" area utilizing side streets to avoid the heavily traveled State Highway 57 corridor.	Town Board	Years 3-5
<b>Policy 12.1d:</b> Current sewer district definitions and rules should be reviewed, clarified, and readily available.	Baileys Harbor Sewer Commission	Years 3-5
<b>Policy 12.2d:</b> Utilize where possible such tools as retention ponds and drywells to collect storm water discharge.	Baileys Harbor Sewer Commission	Years 3-5
<b>Policy 12.3a:</b> In addition to supporting the Door County Sanitarian Department in its work, the town shall work to coordinate the mandatory testing and reporting required at town and county levels regarding POWTs.	Baileys Harbor Sewer Commission	Years 3-5
<b>Policy 12.5b:</b> Provide information (date and location) to residents regarding drop-off point for hazardous materials.	Town Board	Years 3-5
<b>Policy 13.5b:</b> Support a program to maintain the ISO fire rating for the community of 8-9.	Town Board	Years 3-5
<b>Policy 13.5d:</b> Monitor current fire department staff levels and research alternative staffing mechanisms.	Town Board	Years 3-5
<b>Policy 13.8c:</b> Support the acquisition of historically significant collections by the library that the library board may view as critical in preserving the history of the community and the area.	Town Board	Years 3-5
<b>Policy 14.2d:</b> Request an annual report to the town by regional Department of Natural Resources staff to stay involved in land acquisition and shoreline issues.	Town Board	Years 3-5
<b>Policy 9.1b:</b> Have the town plan commission specifically consider ways to retain and attract such businesses [agriculture- and horticulture-related and small manufacturing] to the town.	Town Plan Commission	Years 3-5 (On-going)
<b>Policy 2.1f:</b> Provide consistent town-wide labeling of historic sites, structures, and architecturally significant buildings so that both visitors and residents could enjoy a walking tour highlighting the town's history.	Baileys Harbor Historic Preservation Commission	Years 5-10
<b>Policy 13.4a:</b> Encourage the County Sheriff to upgrade patrol coverage of northern Door County to reduce response times.	Town Board	Years 5-10

<b>Policy 13.4c:</b> Encourage the State Police to have a presence in northern Door County, particularly in the spring and summer months.	Town Board	Years 5-10
<b>Policy 13.5f:</b> Consider an ordinance requiring all alarmed structures to be equipped with Knox Box key repositories that would facilitate easy access in the event of an alarm.	Town Board	Years 5-10
<b>Policy 13.6d:</b> Consider stall space in the existing fire station building for an ambulance and office space for First Responders.	Town Board	Years 5-10
<b>Policy 13.6e:</b> Consider the creation of a water rescue service for the community.	Town Board	Years 5-10
<b>Policy 13.7a:</b> Consider expanding Anclam Park through acquiring additional contiguous property to the north.	Town Board	Years 5-10
<b>Policy 13.7b:</b> Acquire the Larson property (if and when available) between the fire station and highway 57.	Town Board	Years 5-10
<b>Policy 6.1b:</b> Sponsor annual meetings/discussions for the various private and public county organizations working on housing and economic development issues to come together to discuss existing or possible initiatives in the county. Meetings should be widely publicized and specifically invite homeowners, potential homeowners, and representatives from the development/real estate community.	Town Plan Commission	Years 1-20 (Annually)
<b>Policy 11.5a:</b> Present an annual review of sidewalk maintenance and improvement projects at the town's annual meeting.	Town Plan Commission	Years 1-20 (Annually)
<b>Policy 13.5c:</b> Continue to maintain a replacement reserve fund from the town's operating budget for the replacement of fire equipment.	Town Board	Years 1-20 (Annually)
<b>Policy 13.5e:</b> Continue to provide significant monetary support to the fire department for personnel equipment and for ongoing and enhanced training.	Town Board	Years 1-20 (Annually)
<b>Policy 13.6a:</b> Provide annual budgetary support of the First Responder program.	Town Board	Years 1-20 (Annually)
<b>Policy 13.9b:</b> In conjunction with neighboring communities, be proactive and involved in NWTC decision-making. Encourage attendance by a representative of NWTC at the town's annual meeting.	Town Board	Years 1-20 (Annually)
<b>Policy 14.2.a:</b> Encourage an annual review of zoning/planning issues with neighboring towns, as well county and regional agencies.	Town Board	Years 1-20 (Annually)
<b>Policy 14.3a:</b> Continue current intergovernmental processes conducted by the town board, including annual review of fire services and county emergency services.	Town Board	Years 1-20 (Annually)
<b>Policy 1.1a:</b> Uphold the continued proper, monitored disposal of treated sewage into Lake Michigan from the Baileys Harbor Sewage Treatment Plant.	Baileys Harbor Sewer Commission	On-going (As needed/appropriate)

<b>Policy 1.1c:</b> Uphold proper well-drilling activities and proper decommissioning of abandoned wells.	Town Board	On-going (As needed/appropriate)
<b>Policy 1.2d:</b> Encourage local governments to lend their support in fostering and preservation of small family farms and other low impact agricultural operations.	Town Board	On-going (As needed/appropriate)
<b>Policy 1.2e:</b> Continue to cooperate with adjacent communities when one or the other's actions impact shared natural resources.	Town Board	On-going (As needed/appropriate)
<b>Policy 2.2a:</b> Provide town support to local festivals, cultural events, and activities.	Town Board	On-going (As needed/appropriate)
<b>Policy 2.2c:</b> Encourage the cultural and education activities currently managed by private groups at their own facilities in the Town of Baileys Harbor.	Town Board	On-going (As needed/appropriate)
<b>Policy 3.3a:</b> Retain low- to medium-density single-family residential zoning designations along the highway entrances to downtown.	Town Plan Commission	On-going (As needed/appropriate)
<b>Policy 4.1a:</b> In conjunction with policies recommended regarding economic development within the town, allow the expansion of light industrial and trades-based uses in an orderly manner – contiguous to existing light industrial uses and served by sewer.	Town Plan Commission	On-going (As needed/appropriate)
<b>Policy 5.2a:</b> Encourage/sponsor educational programs regarding environmental issues facing the town and how landowners can work privately to address those issues.	Town Plan Commission	On-going (As needed/appropriate)
<b>Policy 7.2a:</b> The town shall be proactive in letting property owners and the real estate community know that the town is interesting in working with funders and developers to (re)develop properties – particularly downtown – as attainable housing or desired business sites. As appropriate, the plan commission may meet with local property owners and realtors when properties are listed for sale to determine if attainable housing units or business space can be created.	Town Plan Commission	On-going (As needed/appropriate)
<b>Policy 7.2b:</b> Encourage the redevelopment of existing hotels – especially ones for sale and/or underutilized – as attainable housing units.	Town Plan Commission	On-going (As needed/appropriate)
<b>Policy 8.1a:</b> Look for ways to specifically invite seniors and the disabled to educational programs regarding available housing programs and funds that may benefit them.	Town Plan Commission	On-going (As needed/appropriate)
<b>Policy 9.3a:</b> Work with building owners and the local real estate community as well as persons selling business space(s) to encourage such development [professional offices and quality arts and retail businesses] as sites become available.	Town Plan Commission	On-going (As needed/appropriate)
<b>Policy 11.1a:</b> Continue to cooperate and plan for future growth with the State of Wisconsin and the County of Door in their maintenance and development of programs involving the state and county highway systems within the limits of Baileys Harbor.	Town Board	On-going (As needed/appropriate)

<b>Policy 11.3a:</b> Permit the marking and use of seasonal [snowmobile] trails within the community.	Town Board, Town Plan Commission	On-going (As needed/appropriate)
<b>Policy 11.3b:</b> Promote the existence of snowmobile trails within the town by encouraging the distribution of brochures by the Baileys Harbor Community Association describing such trails and facilities.	Town Board	On-going (As needed/appropriate)
<b>Policy 11.4a:</b> Stay informed of upgrade and expansion plans at the Ephraim-Gibraltar Airport.	Town Board	On-going (As needed/appropriate)
<b>Policy 11.6a:</b> Monitor current boat launch sites (parking and facilities). Consider expansion at Kangaroo Lake and Moonlight Bay should the need arise.	Town Board	On-going (As needed/appropriate)
<b>Policy 11.6b:</b> Monitor water levels and use of Anclam Park. Consider additional boat access and facilities should the need arise.	Town Board	On-going (As needed/appropriate)
<b>Policy 12.1a:</b> Provide financial support to the operation of the waste treatment facility to assure its continued full and complete compliance with applicable state and national discharge regulations.	Town Board	On-going (As needed/appropriate)
<b>Policy 13.1a:</b> Continue to cooperate with St. Mary's of the Lake in the appropriate development, maintenance, and provision of cemetery facilities in the town.	Town Board	On-going (As needed/appropriate)
<b>Policy 13.2a:</b> Encourage the activities of groups such as the county visiting nurses, Meals on Wheels, the Red Cross Blood Drives, and Parish Nurse programs in addressing the health needs of the community.	Town Board	On-going (As needed/appropriate)
<b>Policy 13.2b:</b> Whenever possible, make space available within the Town Hall for these [health services] programs' administration and make the Town Hall available on an as-needed basis for the use of these programs.	Town Board	On-going (As needed/appropriate)
<b>Policy 13.3a:</b> Support efforts of qualified residents to provide in-home childcare and/or efforts to establish a licensed childcare facility in the town.	Town Board	On-going (As needed/appropriate)
<b>Policy 13.4b:</b> Maintain the Town Constable system.	Town Board	On-going (As needed/appropriate)
<b>Policy 13.5a:</b> Continue to support the existing mutual aid system among northern Door fire departments.	Town Board	On-going (As needed/appropriate)
<b>Policy 13.6b:</b> If demand for ambulance services in northern Door County increases, Baileys Harbor, as a mid/centrally located community, should be considered to house these additional ambulance services.	Town Board	On-going (As needed/appropriate)
<b>Policy 13.6c:</b> Support non-emergency ambulance services that would serve the community.	Town Board	On-going (As needed/appropriate)
<b>Policy 13.8a:</b> Continue to provide for library facilities within the Town Hall complex.	Town Board	On-going (As needed/appropriate)
<b>Policy 13.8b:</b> Continue community membership in the Door County and Nicollet Library systems.	Town Board	On-going (As needed/appropriate)

<b>Policy 13.9a:</b> Support and encourage the Gibraltar Area and Sevastopol school districts in their pursuit of academic excellence and fiscal responsibility.	Town Board	On-going (As needed/ appropriate)
<b>Policy 13.9c:</b> Lobby and support greater local community oversight of NWTC spending and course offerings.	Town Board	On-going (As needed/ appropriate)
<b>Policy 13.9d:</b> Continue support of private education efforts in the town by groups such as Lawrence University, The Ridges, the Door County Land Trust, The Nature Conservancy, and the University of Wisconsin.	Town Board	On-going (As needed/ appropriate)

### **Procedures for Updating Plan**

While the Baileys Harbor Comprehensive Plan is meant to guide the town over a 20-year planning period, it is not a static document. At a minimum, it will be amended or updated every ten years, in accordance with the Smart Growth legislation requirements. Baileys Harbor officials shall, however, be continually referencing the town plan as they make decisions and implement policies and programs, so the plan will be reviewed far in advance of its tenth year of implementation.

Below are the general guidelines and procedures Baileys Harbor will use to both make sure that the town plan remains relevant and that the plan policies are being implemented.

- All town plan commission and town board members shall keep and use for reference a copy of the town plan. Any new board or commission members elected or appointed shall be provided with a copy of the plan.
- The implementation mechanism timeline shall be periodically reviewed at regular or special meetings. The town board shall do such reviews at least twice a year; the town plan commission, quarterly. The implementation timeline shall also be available at the annual town meeting.
- After the plan has been in effect for five years, the plan commission shall conduct a special meeting or meetings to thoroughly review the entire plan to determine when or if it needs to be amended or updated.
- When the plan is ten years old, or when the plan commission determines the plan needs amending or updating, whichever is first, the amending/updating process will begin. The plan shall be amended or updated following Wisconsin Statutes section 66.1001(4)(b) and the town's Public Participation Plan (see Appendix 1).
- Amending or updating the plan will entail:
  - Review – and revise and officially adopt a revised version, if necessary – the Public Participation Plan (PPP). The PPP shall be used as a guide in any amending/updating of the plan.
  - Conducting necessary background research to update old plan sections and/or add new plan sections.
  - Based on the extent of the amendment or updating process as well as on the Public Participation Plan in effect, the plan revisions shall be conducted using public information meetings, regular or special plan commission meetings, newsletters, and/or other public input and education methods to revise (or write new) plan goals, objectives, and policies.