



DOOR COUNTY

Resolution No. 2023-32

**Door County Comprehensive and
Farmland Preservation Plan 2045
Public Participation Plan**

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD	X		
BEARDSLEY	X		
BULTMAN	X		
CHOMEAU	X		
D. ENGLEBERT	X		
R. ENGLEBERT	X		
ENIGL			X
FISHER	X		
GAUGER	X		
GUNNLAUGSSON	X		
HEIM PETER	X		
KALMS	X		
LIENAU	X		
MILLER	X		
MORKIN	X		
NORTON	X		
ROBILLARD	X		
RUSNAK	X		
THAYSE	X		
VOGEL	X		
ZETTEL	X		

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

1 **WHEREAS**, Sections 66.1001(4) and 91.10(3) of the Wisconsin
2 Statutes establish procedures for adopting a municipality's
3 comprehensive and farmland preservation plans; and

4 **WHEREAS**, Section 66.1001(4)(a) requires the governing body
5 to adopt written procedures designed to foster public participation for
6 the development of such plans; and

7 **WHEREAS**, the Door County Land Use Services Department
8 has drafted a public participation plan (Exhibit A); and

9 **WHEREAS**, the Resource Planning Committee has reviewed
10 and approved the public participation plan.

11 **NOW, THEREFORE, BE IT RESOLVED**, the Door County
12 Board of Supervisors hereby adopts the "Door County
13 Comprehensive and Farmland Preservation Plan 2045 Public
14 Participation Plan."
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BOARD ACTION

Vote Required: Majority Vote of Total Membership

Motion to Approve Adopted

1st Fisher Defeated

2nd Bultman

No: 0 Yes: Exc: 1

**SUBMITTED BY:
RESOURCE PLANNING COMMITTEE**

David Enigl, Chairperson

Ken Fisher
Ken Fisher

Hugh Zettel
Hugh Zettel

Roy Englebert
Roy Englebert

Morgan Rusnak
Morgan Rusnak

Reviewed by: _____, Corp. Counsel

Reviewed by: _____, Administrator

FISCAL IMPACT: There is no additional fiscal implication with the adoption of this resolution.
STW

Certification:

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 28th day of March, 2023 by the Door County Board of Supervisors.

Jill M. Lau
County Clerk, Door County

Door County Comprehensive and Farmland Preservation Plan 2045

Public Participation Plan

Adopted by the Door County Board of Supervisors March 28, 2023

INTRODUCTION

The Door County Land Use Services Department is embarking on a statutorily required update of the current Door County Comprehensive and Farmland Preservation Plan 2035. Per s. 66.1001, Wis. Stats., the County is required to have a comprehensive plan in place because the county has both a zoning ordinance and a land division ordinance in place. This comprehensive plan is required to address nine elements related to development, discussed further below, for a 20-year planning period. Door County's first comprehensive plan under this statute was adopted in 2009 and then updated in 2014, primarily due to circumstances related to farmland preservation planning and zoning.

In addition to the comprehensive plan, Door County is also required to have a farmland preservation plan in place. Per s. 91.38, Wis. Stats., the County is required to have a farmland preservation plan order for the Town of Clay Banks to continue participating in the farmland preservation zoning program via its Exclusive Agricultural zoning district. In 2014, the County was required to update its farmland preservation plan in order to maintain certification for both the plan and Exclusive Agricultural zoning. Prior to 2014, the County's farmland preservation plan was separate from the comprehensive plan. The 2014 update combined both plans, partially because of the overlapping agricultural-related requirements and partially to have both plans on the same updating schedule (at least once every 10 years).

PLAN REQUIREMENTS

Comprehensive Plan Element Requirements. The comprehensive planning law requires information and goals related to the nine elements listed below to be included in the Plan.

- Issues and opportunities
- Housing
- Transportation
- Utilities and community facilities
- Agricultural, natural and cultural resources
- Economic development
- Intergovernmental cooperation
- Land use
- Implementation

Farmland Preservation Plan Topical Requirements. The farmland preservation planning law requires information and goals related to the topics below to be included in the plan.

- Agricultural uses, including key agricultural specialties.
- Key agricultural resources, including available land, soil, and water resources.
- Key infrastructure for agriculture, including key processing, storage, transportation, and supply facilities.
- Significant trends in the county related to agricultural land use, agricultural production, enterprises related to agriculture, and the conversion of agricultural lands to other uses.
- Anticipated changes in the nature, scope, location, and focus of agricultural production, processing, supply, and distribution.
- Goals for agricultural development in the county, including goals related to the development of enterprises related to agriculture.
- Actions that the county will take to preserve farmland and to promote agricultural development.
- Policies, goals, strategies, and proposed actions to increase housing density in areas that are not targeted for agriculture.

- Key land use issues related to preserving farmland and to promoting agricultural development and plans for addressing those issues.

In addition to the elements/topics described above, the County is also required to have maps in place that guide future development and that clearly identify areas for agriculture and related uses. The comprehensive planning law requires both current and future land use maps. The farmland preservation planning law requires maps that identify areas that the County plans to preserve for agricultural use and agriculture-related uses.

Public Participation Requirements. Both of the comprehensive and farmland preservation planning laws have the same public participation component that requires the County to adopt written procedures designed to foster public participation (see the statutory section below). The purpose of the public participation requirement is to gather input on the elements and agricultural topics listed above.

s. 66.1001(4)(a), Wis. Stats. Procedures for adopting comprehensive plans.

(4) PROCEDURES FOR ADOPTING COMPREHENSIVE PLANS. A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:

(a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.

SUMMARY OF ELEMENT/TOPIC AND GOAL REQUIREMENTS

In the chart at the end of this document (Chart of Element/Topic and Goal Requirements), the elements and agriculture-related topics listed above have been expanded and broken out into 14 categories. Below the heading for each category, the first column lists the information required for that category and the second column lists the types of goals/policies/action (“goals”) required for that category.

The information requirements listed in this chart will be contained in Volume II, Resource Report. This Resource Report will contain all of the required information, inventories, and analyses required by both comprehensive and farmland preservation planning laws. The purpose of the Resource Report is to inventory current conditions and analyze statistical trends and projections to help identify future needs. This Volume also includes the current land use maps required by the comprehensive planning law.

The goal requirements listed in the chart will be contained in Volume I, Vision and Goals. The Vision and Goals volume will contain all of the required issues, opportunities, and vision statements for the required topic areas as well as the overall plan goals, policies, and action items. The Vision and Goals volume also contains the future land use maps required by the comprehensive planning law and the farmland preservation maps required by the farmland preservation planning law.

DISTRIBUTION METHODS AND PUBLIC INPUT TIMELINE

The timeline listed below outlines the process for distributing both Volumes and the three sets of maps described above and for providing opportunity for written comments. Also described below are the County agencies responsible for the oversight and coordination of that process. As stated in the public participation statute, the County must practice wide distribution of proposed, alternative, or amended elements to the comprehensive and farmland preservation plans. The County must provide sufficient opportunity for written comments on the plan. Note that in addition to the formal participation activities outlined below, informal participation submitted via written correspondence will be accepted at any time. Also, note that the timeframes are approximate and may need to be adjusted as the planning process evolves.

Formal Participation Timeline:

- **Public Participation Plan.** RPC/County Board adopts a public participation plan. (March 2023)
- **Kick-off press release.** Issue press release and distribute invitations announcing the Plan development process and an opportunity to review and provide input on Volume II, Resource Report. (April – June 2023)
- **Current land use maps.** Distribute the current land use maps to Towns for their review and input. (June - August 2023)
- **Volume I, Vision and Goals.** Issue press release and distribute invitations announcing an opportunity to review and provide input on draft Volume I, Vision and Goals. The Vision and Goals volume will be created by staff based on information from the existing county plan, the updated Resource Report, town comprehensive plans, and other local, state, and federal plans. (October – December 2023)
- **Future land use and farmland preservation maps.** Issue press release and distribute invitations announcing an opportunity to review and provide input on the future land use and farmland preservation maps. (January – March 2024)
- **Open House Meetings.** Issue press release and distribute invitations announcing open house meetings. At these meetings, both Volumes (Resource Report and Vision & Goals) and all sets of maps (current land use, future land use, and farmland preservation) will be presented for final review and input. (July – September 2024)
- **Formal Public Hearings.** The final plan draft will go through two formal public hearings. The first one will be before the Resource Planning Committee for their discussion/approval and the second one will be before the Board of Supervisors for final discussion/approval/adoption. Both of these hearings will be publicized at least thirty days in advance by a Class I notice.
 - RPC public hearing (October 2024)
 - County Board Public Hearing (November 2024)

Process Oversight and Coordination

- **Door County Board of Supervisors.** Adopt the public participation plan and hold a final public hearing to discuss/adopt the final Plan draft.
- **Resource Planning Committee (RPC).** The RPC will be the oversight committee for the plan development. RPC members will review/approve the draft public participation plan and recommend it to the Door County Board of Supervisors for adoption. Land Use Services Staff members will keep them updated on progress made in the timeline above. The RPC will also hold a public hearing regarding the final draft plan before recommending plan adoption by the County Board.
- **Land Use Services Department.** Land Use Services staff members will be the overall coordinators of the plan. They will organize and prepare the plan requirements listed in the chart below, including gathering the necessary information and communicating/discussing that information with appropriate agencies and the public. Methods of communication to be used by the Department include the utilizing the Department’s web page for posting material, email, and press releases. The open house meetings will be held using a virtual meeting platform and/or in-person meetings.

CHART OF ELEMENT/TOPIC AND GOAL REQUIREMENTS

<p>Issues and Opportunities (s. 66.1001(2)(a), Wis. Stats.)</p>	
<p>Information Required:</p> <ul style="list-style-type: none"> • population, household and employment forecasts • demographic trends, age distribution, educational levels, income levels and employment characteristics 	<p>Goals, etc. to be Developed: Objectives, policies, goals and programs to guide the future development and redevelopment of the local governmental unit over a 20-year planning period.</p>
<p>Historical and Cultural Resources (66.1001(2)(e), Wis. Stats.)</p>	
<p>Information Required: historical and cultural resources and community design</p>	<p>Goals, etc. to be Developed: Objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management of historical and cultural resources and community design.</p>
<p>Housing (s. 66.1001(2)(b), Wis. Stats.)</p>	
<p>Information Required:</p> <ul style="list-style-type: none"> • Age, structural, value, occupancy characteristics 	<p>Goals, etc. to be Developed: Objectives, policies, goals, maps and programs to provide an adequate housing supply. Develop policies and programs that will:</p> <ul style="list-style-type: none"> • meet existing and forecasted housing demand; • provide for a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs; • promote the availability of land for the development or redevelopment of low-income and moderate-income housing; and • maintain or rehabilitate the local governmental unit's existing housing stock.

<p>Economic Development (s. 66.1001(2)(f), Wis. Stats.)</p> <p>Information required:</p> <ul style="list-style-type: none"> • analysis of the labor force and economic base • assessment of categories or particular types of new businesses and desired industries • identify strengths and weaknesses with respect to attracting and retaining businesses and industries • identify county, regional and state economic development programs that apply to the county • designate an adequate number of sites for such businesses and industries 	<p>Goals, etc. to be Developed: Objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities.</p>
<p>Natural Resources (s. 66.1001(2)(e), Wis. Stats.)</p> <p>Information Required: Groundwater, forests, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources.</p>	<p>Goals, etc. to be Developed: 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, open spaces, and other natural resources.</p>
<p>Agricultural Resources (s. 66.1001(2)(e), Wis. Stats.)</p> <p>Information Required by Comprehensive Planning and Farmland Preservation Planning Statutes: Agricultural land use and specialities, key resources and infrastructure, trends, anticipated changes, and key issues and proposed actions.</p>	<p>Goals, etc. to be Developed: Objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management of productive agricultural areas. Also:</p> <ul style="list-style-type: none"> • goals for agricultural development in the county, including goals related to the development of enterprises related to agriculture • actions that the county will take to preserve farmland and to promote agricultural development • policies, goals, strategies, and proposed actions to increase housing density in areas that are not targeted for agriculture

<p>Transportation (s. 66.1001(2)(c), Wis. Stats.)</p>	<p>Information Required:</p> <ul style="list-style-type: none"> • identify highways within the local governmental unit by function • incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit • comparison of the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans 	<p>Goals, etc. to be Developed: 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, electric scooters, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation.</p>
<p>Community Facilities & Utilities (s. 66.1001(2)(d), Wis. Stats.)</p>	<p>Information Required:</p> <ul style="list-style-type: none"> • location, use and capacity of existing public utilities and community facilities • approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities or to create new utilities 	<p>Goals, etc. to be Developed: Objectives, policies, goals, maps and programs to guide the future development of utilities such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, telecommunications facilities, power-generating plants and transmission lines.</p>
<p>Community Facilities & Utilities: Health Care, Assisted Living Facilities, Adult and Child Care Services (s. 66.1001(2)(d), Wis. Stats.)</p>	<p>Information Required:</p> <ul style="list-style-type: none"> • location, use and capacity of existing community facilities • approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing facilities or to create new facilities 	<p>Goals, etc. to be Developed: Objectives, policies, goals, maps and programs to guide the future development of community facilities such as health care facilities, child care facilities and other public facilities.</p>

<p>Community Facilities & Utilities: Police, Fire and Rescue Facilities, Libraries, Schools, and Other Governmental Facilities (s. 66.1001(2)(d), Wis. Stats.)</p>	
<p>Information Required:</p> <ul style="list-style-type: none"> • location, use and capacity of existing community facilities • approximate timetable that forecasts the need to expand or rehabilitate existing facilities or to create new facilities • assessment of future needs for government services in the local governmental unit that are related to such facilities 	<p>Goals, etc. to be Developed: Objectives, policies, goals, maps and programs to guide the future development of community facilities such as police, fire and rescue facilities, libraries, schools and other governmental facilities.</p>
<p>Land Use (s. 66.1001(2)(h), Wis. Stats.)</p>	
<p>Information required:</p> <ul style="list-style-type: none"> • listing of the amount, type, intensity and net density of existing uses of land, such as agricultural, residential, commercial, industrial and other public and private uses • analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts • projections, based on the background information specified in Issues and Opportunities 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 • series of maps that show 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, and the general location of future land uses by net density or other classifications 	<p>Goals, etc. to be Developed: Objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property.</p>

<p>Intergovernmental Cooperation (s. 66.1001(2)(g), Wis. Stats.)</p>	<p>Information required:</p> <ul style="list-style-type: none"> analyze the relationship of the county to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309 identify existing or potential conflicts between the local governmental unit and other governmental units and describe processes to resolve such conflicts 	<p>Goals, etc. to be Developed: Objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services.</p>
<p>Bicycle, Pedestrian, & Recreational Facilities (s. 66.1001(2)(c), (d), & (e), Wis. Stats.)</p>	<p>Information Required: Conservation and promotion of parks, open space, and recreation.</p> <p>Parks:</p> <ul style="list-style-type: none"> location, use and capacity of existing facilities an approximate timetable that forecasts the need to expand or rehabilitate existing facilities or to create new facilities an assessment of future needs for government services in the local governmental unit that are related to such facilities 	<p>Goals, etc. to be Developed: Objectives, policies, goals, maps, and programs to guide the future development of bicycle transportation, parks, open spaces, and recreational facilities.</p>
<p>Implementation Element (s. 66.1001(2)(i), Wis. Stats.)</p>	<p>Information required:</p> <ul style="list-style-type: none"> describe how each of the elements will be integrated and made consistent with the other elements of the comprehensive plan include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan include a process for updating the comprehensive plan no less than once every 10 years 	<p>Goals, etc. to be Developed: 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 all of the elements listed above.</p>