

**TOWN OF GIBRALTAR PLAN COMMISSION**  
**TUESDAY, JUNE 26, 2007**  
**6:30 P.M.**  
**GIBRALTAR TOWN CENTER**

*Approval Pending*

**Call to order:** The meeting of the Gibraltar Plan commission was called to order at 6:34 p.m. by Tom Birmingham, chairman.

Members present: Tom Birmingham, Jim Jauquet, David Boyd and Andy Coulson  
Members absent: Linda Merline (excused)

**Approve minutes:** It was moved by Coulson and seconded by Boyd to approve the minutes of May 22, 2007 as written. Motion carried unanimously.

**Open discussion and correspondence:** No correspondence has been received.

**Hearing for a conditional use permit by B & N Investments, LLC, for a brewery or distillery at Ray's Cherry Hut:** Bob Pullman, owner of Door Peninsula Winery and Shipwrecked stated that the proposed use is leaning more to a distillery than brewery. First and foremost, Pullman stated, we are a tourist industry, a boutique business. Mr. Pullman stated a brewery makes a malt beverage whereas a distillery takes a malt beverage and distills the product to a higher alcohol percentage. Currently the State of Wisconsin does not allow someone who has a retail license to also have a distillery. There is legislation pending to allow both.

The property is zoned general commercial, which would allow for a brewery. A distillery is not listed in the table of uses in the Door County Zoning Ordinance per Birmingham. Jauquet recommended that Pullman return to the County and request an amendment to the table of uses to add distillery under general commercial.

Rob Pullman stated the law only allows a distillery to produce 75,000 gallons; he is looking toward 7,000 - 10,000 gallons of production the first couple of years. There would only be 1 (600 liter) still. A brewery uses more water whereas distillery is a process of condensation. Anticipated products are brandy, vodka, Eau-Di-Vie, etc. Taste testing would be allowed and a sample tray would also be available to purchase. Servers would be licensed.

Water issues included: the quality and quantity of wastewater produced, if the septic system in place was sufficient and the effect of the draw on the existing well and aquifer. Rob Pullman stated there really was no set amount of wastewater produced. Connie Judd stated that during harvest periods when the well at the property was stressed that water was brought in. Also the acreage had been irrigated in the past. Steve Sohns added that the property had been used for cherry processing which used a substantial amount of water. Bob Pullman stated a new well was being drilled. Odor was not considered an issue.

Birmingham supports the use as a brewery; if zoning allows it he is also in favor of a distillery. No testimony was given in opposition to the petition. No correspondence was received in favor of the application. No correspondence was received in opposition to the application.

Birmingham stated it was in order to make a recommendation on a brewery.

It was moved by Coulson and seconded by Jauquet to support the application for a brewery and make no recommendation on the distillery, as it is not listed in the table of allowable uses. Motion carried unanimously.

Birmingham stated the support is in concept. More detailed plans would be needed to determine specific conditions i.e. full cut off lighting, drainage and septic. Birmingham recommended that the petitioner attend the Town Board meeting on July 10<sup>th</sup>.

**Historic preservation:** Birmingham stated that setting aside the proposed ordinance historic preservation could be approached on a voluntary basis in smaller increments. The recent photo survey gave examples of structural types to be encouraged and likewise to be discouraged. Identify the core historic district and create recommendations for standards of preservation, development and architecture within the district. Defining the characteristics of the district as guidelines is a logical starting point. The recommendations/guidelines can be used by the Town Board and defensibly used by the Town Board in recommendations to the Resource Planning Committee.

The sub committee was restructured; participating members will be Boyd, Coulson and Birmingham. Sub committee meetings will note that a quorum of the Plan Commission may be in attendance.

**Ground and surface water protection:** Bill Weddig stated that the Utilities and Facilities sub committee came to the conclusion that whatever maps and information that is available for the drainage situation. A primary concern was how much additional water would be generated by future property improvements that would tap into the existing storm water systems. The sub committee was reluctant to make a mapping commitment with out commitments on the Town's part to solve the associated problems. Jauquet stated the long-term plan is to hold storm water and remove the pollutants prior to letting the water return to the bay. Birmingham stated the proposed plan at Fish Creek Beach is an example of retention and filtering.

Birmingham asked what the committee's recommendation was to move forward. Weddig recommended the production of a map that shows the existing contours. Not knowing what may happen on properties it is hard to calculate what to do. Coulson recommended getting an estimate for the creation of the map and submit it to the Town Board. Weddig stated a Request for Proposal would need to be drawn up (RFP). Jauquet stated that developments would need to handle their own water and not relying on municipal piping. The use of impact fees could subsidize costs for ground and surface water protection systems.

Birmingham stated that since 2005 the plan has been pending professional recommendation and funding. Birmingham reiterated the activities associated with the comprehensive plan objective 1.2 (page 9-6, 9-7). The following steps can be taken to move forward.

1. Meet with the County Sanitarian to see what measures can be taken to monitor the groundwater situation.
2. Inventory wells
3. Develop an official map.
4. Possibility of unifying the sanitary districts

Steve Sohns recommended pushing for existing things to be taken care of: catch basins, storm sewers.

Birmingham thanked Bill Weddig for his report. Jauquet will retrieve what we have from Bay Lake and take to the new county mapping department. Bill Weddig was directed to find out

from Sister Bay who they recommend to work with. Birmingham stated the secret to the committees is to know who to go to. The example of going to Robert Florence was cited.

**Committee reports:** Housing – Jauquet spoke to Mark Walters regarding the lack of progress and ideas. Working in tandem with the County on the issue was recommended. The town's options include inclusionary zoning and incentive based regulations (density levels for pricing incentives, design standards). Birmingham stated the next step would need to come at the County level. Jauquet stated there is a 3-day housing workshop in Baraboo in July. Interested commission members should contact him.

Official town map: Jauquet spoke with Walters and should meet with him and Josh regarding the status of the map. If the town wishes to plan for future beaches, parks the smart growth plan should reflect it now. Birmingham stated the desire to work with the County vs. Bay Lake Regional Planning. Jauquet stated one overlay should be roads and another for utilities. Jauquet will follow up with Walters and the County for willingness and fees.

**Commission term vacancies:** Birmingham stated that the terms for Boyd and Merline are expiring. The vacancies have been duly advertised. Both Boyd and Merline have submitted letters of interest in remaining on the Commission. No other letters of interest have been received. It was moved by Jauquet and seconded by Coulson to recommend Boyd and Merline be reappointed. The motion carried with Boyd abstaining. Connie Judd stated that she was interested but did not submit a letter as she felt the incumbents were doing a good job.

**Set next meeting date:** The next meeting is scheduled July 24<sup>th</sup>.

**Adjourn:** It was moved by Coulson and seconded by Boyd to adjourn. Motion carried unanimously and the meeting ended at 9:07.

Respectfully submitted,

Beth Hagen, CMC  
Deputy Clerk-Treasurer