

**TOWN OF GIBRALTAR  
PLAN COMMISSION  
TUESDAY, APRIL 29, 2008  
7:00 P.M.  
GIBRALTAR TOWN CENTER**

**Call to order:** The regular meeting of the Gibraltar Plan Commission was called to order at 7:02 p.m. by Tom Birmingham, chairman.

Members present: Tom Birmingham, David Boyd, Andy Coulson, Linda Merline and Jim Jauquet

**Approve minutes of last meeting:** *It was moved by Boyd and seconded by Coulson to approve the minutes of March 18, 2008 as written. Motion carried unanimously.*

**Open discussion and correspondence:** Jauquet reported the updated land use maps of the town are completed and at the town office. Birmingham stated that Supervisor Skare brought up the opportunity to research sustainability with new information from Bayfield. The office will forward Bayfield's resolution to the commission. No correspondence had been received.

**Implementation 2008:**

A. Planning commission website: Jauquet stated a brief introduction needs to be added otherwise everything is in order. Historic preservation district information is a work in progress per Boyd.

B. Needs assessment for designation of future park areas and roadways, discussion facilitated by Mark Walter of Bay-Lake Regional Planning Commission (BLRPC): Birmingham introduced Mark Walter of BLRPC and thanked the Parks & Lands Committee for attending and participating in the needs assessment effort. Birmingham yielded the floor to Mark Walter. Walter stated that the foundation for the assessment is the comprehensive plan. The needs assessment itself puts focus on roads and parks. The official map is the implementation tool of the comprehensive plan.

Parks look at year round demographics. Demographics track age, mobility, and trends in recreation. Walter recommended focusing on our population needs first and location second.

Roadway dedication focuses on relieving congestion, better flow of traffic, population demographics, housing, transportation, rising fuel costs and associated effects and land cost. An analytical review of population and transportation facilities, community input and a refined view and focus on the concerns and objectives of the comprehensive plan were recommended.

Overall the town should plan for the balance that it wishes to have. Are you trying to meet or attract and/or meet the population? A diversity of recreational uses is needed. Given the cost of fuel/transport how close are the facilities to the population? The key is balance.

Walter stated there have been a number of changes of demographics and the housing market in the last 5 years. The Statewide and Regional Recreational Use Plan was recommended by Walter to aid in making the assessment for implied future trends, trails, and passive recreational uses. The National Recreation Association has standards for types of use. An integral part of the assessment is determining what a community wants to promote in recreational sports. Active recreation is more organized/development/team oriented whereas passive recreation is more solitary i.e., trails, canoeing. Wisconsin and Door County is becoming an aging state and county. Maintaining undeveloped/open land lends itself to passive needs. BLRPC has updated demographics at the County Planning at this time. Trends in recreation over 6-7 years mimic the demographics to more passive sports. Trail

systems can be more land intensive (large areas of land) 20+ acre minimums with a dense canopy to support diverse wildlife. Walter stated that developed uses are easier to plan for.

- Evaluate what you currently have and where people are coming from. And what people they are, family, children.
- Ideally what do we need to meet the needs of the people here, what do we need to meet the future needs.
- State parks, at capacity for whom?? Campers, hikers, bikers?? The DNR is going through a master plan. Trail development there are models available for example the Ice Age Trail.
- Andrea Kinsey-Jauquet asked about fees for community parks. Administrative consideration, grant funding.
- Birmingham stated that picnic areas go to the heart of the needs assessment.
- Boyd questioned the needs of tourists. Walter stated needs of the entire population must be considered. Does your town meet the recreational needs of the permanent, seasonal and future population?
- If tourism to be encouraged the visitors bureau would be a resource, also FCCA
- Future roads and rights of way? Look at traffic flow, accidents, and traffic volumes. Most are to improve the flow of traffic. Revisit what the transportation subcommittee did. Check to see if recommendations are still valid.
- Kinsey-Jauquet raised the issue of public transit. Walter stated public transit loses money, 40-60% is subsidized. There are only 2 regional transit authorities in the state, Milwaukee and Madison, limited by statute. Sunshine House is a transit company in Door County. Reasons for new roads - traffic flow primary reason, recreational development access, right of way for sanitary district expansion
- Roads can be used as a means of encouragement/discouragement for development.
- The official map needs to be consistent with comprehensive plan, periodically review when plan is reviewed.
- The subdivision ordinance states roads must meet county and town standards that serve 5 or more lots.
- The town is not obligated to take over a private road even if it meets the town standards.

Birmingham thanked Mark Walter for his guidance. Birmingham stated there is a lot to start with; a few subcommittees will be organized over the next few months.

### **Application for Conditional Use Permit Ronald and Carol Vande Walle #014-02-26312722E**

**Roof alteration to increase living space:** Birmingham outlined the procedure for the hearing. In preparation for the hearing Birmingham questioned Rick Brauer of Door County Planning and Zoning as to why a conditional use was required for this project. Brauer had responded that the increase in floor space requires the conditional use.

Carole Vande Walle stated that the motel is an older 1950's style motel. The motel has been added on to several times leaving multiple rooflines. The Vande Walle's are experiencing quite a bit of roof leaking and in an effort to solve the problem have are planning a single simple roofline with the focal point to remain the anniversary suite. The higher roof will add residential living space (an enlarged bedroom and living room) not rental space.

No other testimony was given in favor of the petition.

No testimony was given in opposition to the petition.

No additional correspondence was received in support.

No correspondence was received in opposition to the petition.

Commission discussion yielded that it was an ambitious project and perfectly reasonable. The project did not affect neighboring property owners.

*It was moved by Coulson and seconded by Boyd to recommend to the Gibraltar Town Board that it support the Petition for Conditional Use by Ronald and Carol Vande Walle #014-02-26312722E. Motion carried unanimously.*

Birmingham stated that either the Vande Walle's or their representative are required to be present at the May 7<sup>th</sup> Town Board meeting.

**Committee reports:**

- A. Preservation: Boyd stated it is a work in progress. He is following up with Kudick too.
- B. Ground and surface water protection: The sub-committee meeting a few weeks ago. Bill Weddig spoke with Foth and is ready to meet again. Jauquet stated there is storm water infrastructure data accumulation fieldwork that needs to be done. Mapping problem areas and pointing it out with perhaps a recommendation.
- C. Official map: Much of the work is work as discussed tonight. .
- D. Lighting: Best practices: Merline stated the education aspect is being worked on.
- E. Housing: Nothing new.
- F. Transportation: Covered under the needs assessment.

Annual Meeting: Jauquet reported there was a request for a comprehensive plan status report on an annual basis. Wayne Kudick questioned plans for bike trails from the Community Center to the Thorp House. Wayne Kudick requested an overall report on water quality, which would incorporate beach reports, storm water and septic reports into a single report. Also raised was the question on plans to increase the number of transient units vs. condominium units. The sign ordinance was also brought up and a request to have it reviewed. Annual accomplishments of the commission are to be put in spring newsletter.

County Core Planning Meeting: Jauquet stated that water is not on the county radar. The county is no longer using BLRPC; they are going on their own at this point. Draft information is being put on their website. July 31<sup>st</sup> is the next core group meeting.

**Set next meeting date:** The next meeting is scheduled for May 20<sup>th</sup>, 2008 at 7:00 p.m.

**Adjourn:** *It was moved by Boyd and seconded by Jauquet to adjourn. Motion carried unanimously.*  
The meeting adjourned at 9:33 p.m.

Respectfully submitted,

Beth Hagen, CMC  
Deputy Clerk-Treasurer