

# Town of Jacksonport Land Use Plan Revisions

Draft of November 10, 2014

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## **GOAL 1**

### *PRESERVE THE RURAL, AGRICULTURAL CHARACTER OF THE TOWN'S INLAND AREAS*

1. Encourage traditional and alternative agriculture. Traditional includes agriculture such as dairy, beef, equestrian, and orchards. Alternative agriculture includes such uses as market gardening, specialty crops, specialty livestock, tree farming, and other specialties.
2. Support continuation of the Wisconsin use value assessment program, which requires that farmland assessments be based upon the lands' productive agricultural value rather than upon its potential development value.
3. Support and encourage the protection and maintenance of historic barns and farmhouses.

## **GOAL 2**

### *ENCOURAGE COMMERCIAL GROWTH IN THE TOWN CORE AREA*

1. Map the boundaries of the Jacksonport Town Core.
2. Develop a Master Plan for commercial development in the Town Core Area, including plans for additional streets, sidewalks, lighting, storm water management, wastewater management, signage, park expansion and green space.
3. Encourage businesses in the Town Core Area such as a gas station, beauty/barber shop, postal station, etc. which meet the needs of the residents and visitors.
4. Prepare an on street and off-street parking plan for the Town Core Area.
5. Obtain a Jacksonport-only amendment to county zoning, which will help implement the Town Core Master Plan.

## **GOAL 3**

### *PRESERVE AND PROTECT THE WETLAND/NATURAL AREAS AND SCENIC VIEWS IN THE TOWN*

1. Identify Jacksonport's wetlands, streams, lakes, shoreland, forestlands and unique geologic features, using the best available maps and other sources as guides in making land use decisions.
2. Support plans to protect streams, lakes and wetlands, and their watersheds.
3. Use Door County Soil and Water Conservation Department guidelines for good land use practices such as storm water management, which reduces the quantity and improves the quality of runoff into surface waters and into groundwater recharge areas.
4. Work with state and private groups to improve management of lands in the State forestry programs, including use of the whole cut tree, reduction of canopy loss through smaller, more frequent and selective cutting, and cutting at times that minimize damage to the forest floor.
5. Encourage the use of private funding for Purchased Development Rights (PDRs) to acquire areas with high groundwater contamination potential such as multiple sinkholes and areas with exceptional scenic views.
6. Cooperate with neighboring towns to protect natural features, which cross town boundaries.
7. Urge Door County to upgrade its shoreland vegetation zoning provisions to provide:
  - a. Better protection for the natural beauty of the shoreline

- b. Better control of shoreland erosion
- c. Reduction in the flow of contaminating nutrients and sediments into the lakes.
- d. Support and maintain integrity of natural waterways.

**GOAL 4**

*PROTECT THE SAFE DRINKING WATER IN JACKSONPORT WELLS*

1. Work with the Door County Soil and Water Conservation Department to conduct a baseline water quality study of groundwater and surface water, beginning with the Town Core Area. If this baseline study discloses water problems, the Board should arrange for a sanitary survey and other necessary studies to identify the cause of the contamination and should recommend steps to correct it.
2. Monitor storm water runoff in the Town Core Area.
3. Inform Jacksonport property owners of the serious groundwater pollution potential of sinkholes and abandoned wells and of the ready availability of state and county funds for filling and capping abandoned wells-the most cost-effective action in drinking water protection.
4. Help the appropriate state and county agencies identify the many unused wells in Jacksonport, which have not been properly filled and capped.
5. In order to protect Jacksonport ground water from pollution, support the counties Non Metallic Mining Reclamation Act.
6. Encourage protection of water resources by individual compliance with Door County Soil and Water Conservation Department and University of Wisconsin-Extension guidelines for residential, commercial and agricultural use of chemicals and fertilizers, which could contaminate those resources.
7. Encourage stewardship of Jacksonport drinking water through voluntary participation in state and county groundwater and surface water protection programs.

**GOAL 5**

*SAFE TRANSPORTATION OF PEOPLE AND GOODS THROUGHOUT THE TOWN*

1. The Town Board shall develop a five-year road maintenance plan (to be updated every five years) that will maintain the roads consistent with the Wisconsin Department of Transportation guidelines. The Town Board will present the bi-annual condition report at a Town annual meeting to inform residents of the condition of the Town's roads.
2. Coordinate with the Wisconsin Department of Transportation to ensure that any rehabilitation of Highway 57 is consistent with the proposed development of the Town Core Area and will not have an adverse impact on the natural beauty of the Highway 57 corridor lying within the Jacksonport town limits.
3. Encourage walking and biking and a decrease in auto traffic, with consideration for a walking and biking path near the outer edge of the 33-foot right-of-way (measured from the center line) of Highway 57 and North Cave Point Drive, the path to begin at the north boundary line of the Town Core Area and end at Cave Point County Park located within Whitefish Dunes State Park.
4. Recognize the natural beauty of Cave Point Drive and Lake Shore Road by maintaining their current canopied, natural character.
5. Support the Door County Bike Route in the Town and pave 4-foot shoulders on each side of County A between County V and Berger Road to provide safe bicycle lanes for this 3-mile link in the Door County Bike Route.
6. Establish and enforce safe-vision triangles on all driveways entering town roads and at all town road intersections.

1 **GOAL 6**

2 *EXPAND AND IMPROVE PARKS AND OTHER RECREATIONAL FACILITIES IN THE TOWN*

- 3 1. Support the Parks Committee in their work with the Jacksonport Advancement Corpora-  
4 tion, Jacksonport Women’s Club, Jacksonport Historical Society and other interested  
5 groups to make recommendations to the Town Board on parks, recreation and historic  
6 preservation.
- 7 2. Annually review the recommendations of the Park’s Committee covering possible grant  
8 opportunities to fund Town recreation facilities.
- 9 3. In cooperation with federal, state, county and private sources acquire property, option  
10 rights and easements for future expansion of Jacksonport’s parks and recreational lands.
- 11 4. Periodically review the Town’s Comprehensive Outdoor Recreation Plan to insure that the  
12 recreation and open space needs of the Town are being met.
- 13 5. Replace the pit toilets in Lakeside Park with a more sanitary system that includes flush toi-  
14 lets, sinks for hand washing and a changing house for swimmers.
- 15 6. Support the construction of a walking path joining Lakeside Park to the ball field parking  
16 lot and Town Hall, crossing Highway 57 on a marked crosswalk.
- 17 7. Periodically review the needs of the groups using the Town’s public parks and facilities to  
18 insure the reservation and fee systems are operating consistent with the Park’s Committees  
19 goals.
- 20 8. Develop an all-season trail system to be used for walking, jogging, biking, cross-county ski-  
21 ing, equestrian, and snowshoeing, utilizing existing county easements, managed forest and  
22 other lands in state or federal programs with public access opportunities. If recreational  
23 easements are needed for this trail system over private lands not in state or federal pro-  
24 grams, seek cooperation from the landowners to obtain such easements.
- 25 9. Work with neighboring towns on recreational issues that are not specific to the Town of  
26 Jacksonport, such as trails, bike routes, lake use, etc.
- 27 10. Maintain public water access sites for recreational water activity, fire safety, and water res-  
28 cue, assuring that it does not damage wetland or environmentally sensitive areas.  
29

30 **GOAL 7**

31 *EXPAND AND IMPROVE COMMUNITY SERVICES*

32 The Town will continue to provide adequate public services throughout the planning period in  
33 order to reach the desired vision of this plan regarding future land use development.

- 34 1. The Town Board will continue to monitor services provided to residents and explore op-  
35 tions of maintaining or improving upon the level of existing services. The Town Board has  
36 the responsibility to review and update the General Plan Design to ensure it continues to  
37 meet the stated goals and objectives stated above as well as those stated goals and objec-  
38 tives outlined in previous elements of the plan.
- 39 2. The Town Board will monitor the quality of the fire protection and emergency medical ser-  
40 vices provided to Town residents.
- 41 3. The Town Board will insure that the space needs of the Fire Department are monitored at  
42 least every five years and adequate space is provided.
- 43 4. The Town Board will continue to monitor and address the facility and program needs of  
44 the elderly population and those approaching senior status.
- 45 5. The Town Board will work with the surrounding towns and Door County to help provide  
46 future services as effectively and efficiently as reasonably possible.
- 47 6. The Town Board will empower the Fire Department to protect lives and property by adopt-  
48 ing ordinances that recognize the challenges of providing emergency services along the  
49 shoreline and other areas with limited access. For all commercial and multifamily projects

1 the Fire Chief shall certify in writing that sufficient water exists to serve the project for fire  
2 protection and the project is built and maintained with sufficient access. Normal access  
3 routes are defined as pavement, sidewalks, streets, driveways and paths leading to the  
4 building that are clear and maintained year round. The normal access route does not in-  
5 clude grass, parking stalls, ditches, hills, shrub beds, fences, walls or any other area not  
6 typically used for ingress or regress to a building. All commercial and multifamily devel-  
7 opment buildings, grading and landscaping shall be constructed, installed and maintained  
8 in such a fashion that the Fire Department can have access around the entire building(s)  
9 during the entire year. The Fire Chief shall provide written confirmation of such access to  
10 the Town Board prior to zoning approval.

## 11 **IMPLEMENTATION STEPS AND STRATEGIES**

- 13 1. Individual Stewardship: Individual stewardship based upon a good understanding of and  
14 willingness to follow the Plan guidelines is the first and best means of implementation. A  
15 copy of the final Plan, as adopted by the Town Board, will be available to the town hall. A  
16 supply of the final Plans should be maintained at the Door County Planning Department.
  - 17 a. The Jacksonport Town Board will use the Plan as a guide when making decisions that  
18 affect development in the Town.
  - 19 b. Copies of the Plan should be mailed to each planner and zoning administrator in the  
20 Door County Planning Department, and to each member of the Resource Planning  
21 Committee, the Board of Adjustment and the Door County Board of Supervisors.  
22 They should all be urged to study the Plan and to use it as a guide when making de-  
23 cisions on zoning and development in Jacksonport.
- 24 2. Door County Zoning Ordinance. The Town of Jacksonport is part of county zoning, having  
25 approved the 1995 Door County Zoning Ordinance. That ordinance will be basic in the  
26 implementation of the Jacksonport Plan. Ordinance amendments and/or Jacksonport-only  
27 amendments (overlays) may be needed to make the County Zoning Ordinance consistent  
28 with the Jacksonport Land Use Plan. The Town Board shall do a "28-day town review" of  
29 all applications for amendments to the zoning ordinance, special exception permits, vari-  
30 ances and appeals and appear at public hearings on such application, either by letter or by  
31 Town representative.
- 32 3. Door County Land Division Ordinance. Another way to implement a Town Land Use Plan  
33 is through a subdivision ordinance. The Town Board shall review and comment on any no-  
34 tification of major (five parcels or more) land divisions after comments are received from  
35 the Fire Department.
- 36 4. Other County Implementation. Other county implementation and assistance includes the  
37 Door County 1995 Floodplain Zoning Ordinance, administered by the Door County Plan-  
38 ning Department; the Office of the Door County Sanitarian, which administers the Wiscon-  
39 sin sanitary statutes and rules of the Department of Commerce; Door County Code 21.15  
40 requiring a sanitary inspection when real property changes hands; and the Door County  
41 Soil and Water Conservation Department, which administers Wisconsin soil and water  
42 conservation rules and statutes and county land and water conservation ordinances, and  
43 which provides technical assistance to towns in the implementation of their land use plans.
- 44 5. State Implementation. The Wisconsin Department of Natural Resources, the Wisconsin  
45 Department of Commerce and the Wisconsin Department of Transportation all administer  
46 Wisconsin statutes and administrative rules which will help implement this Plan.
- 47 6. Continuing Education. The Town Board should host public education programs on the  
48 Jacksonport Land Use Plan and on state, county, and town implementation of that plan.

- 1 Members of the Town Board should attend workshops to increase their knowledge of  
2 planning and zoning issues.
- 3 7. Review and Updating of Plan. The Town of Jacksonport Land Use Plan is a living docu-  
4 ment guiding decisions affecting conservation and development in the town. It should be  
5 reviewed during the first year of every Town Board's two-year term. A comprehensive re-  
6 view and updating of the Plan to reflect new technology and changing priorities of the  
7 towns' residents and property owners should be undertaken every five years.

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