



# ANNUAL MEETING NOTICE

ANNUAL TOWN MEETING FOR THE TOWN OF BAILEYS HARBOR  
WILL BE HELD ON TUESDAY APRIL 12, 2011 AT 7:00 P.M. IN THE  
AUDITORIUM OF THE TOWN HALL, 2392 COUNTY F, PER  
WISCONSIN STATE STATUTES 60.11.



TOWN OF BAILEYS HARBOR  
P.O. BOX 308  
BAILEYS HARBOR, WI 54202

PRSRVT STD  
U.S. POSTAGE PAID  
BAILEYS HARBOR, WI  
PERMIT NO. 5

## ANNUAL MEETING APRIL 13, 2010

James Parent called the Annual Meeting to order at 7:00PM in the auditorium of the Town Hall. Present were James Parent, Robert Schultz, Barbara Anschutz, Peter Jacobs, Douglas Smith, Lois Pluff, attorney Jim Smith and 95 people in attendance.

Accept last year's minutes – Motion made/second Donald Sitte/Michael Meulemans to accept the minutes. Carried.

Accept financial report per auditors – In 2009 the last payment on the fire truck was made. We currently have \$75,000 in the designated fund for a new truck, and another \$75,000 in the budget this year, so when the purchase occurs we shouldn't have to take out a loan for it. There is a decrease of interest income, simply due to the fact that interest rates are down. The work that was done on Bluff/Mill/Hwy 57 was paid outright because the Town Board made sure they set money aside years prior. That is the goal with County Road F as well. Kris Schorer asked for the total debt load of the Town. At year-end it was approximately \$666,000. For the Waste Water Treatment Plant, the revenue pays for the expenses. It does show an operating loss, but that is because of depreciation. The Marina does show a bit down, but that is due to gas that was purchased last year is still in the tanks and will be paid for this year. Motion made/second Jane Pluff/Kris Schorer to accept the financial report per auditors. Carried.

Accept reports as printed – Clerk stated the website continues to grow. Motion made/second Ed Miller/Sue Bauldry to accept the Clerk's report. Carried. Motion made/second Kim Burns/Norm Kubiak to accept the Constable's report. Carried. Jim explained that Don Prust has stepped down as Fire Chief and thanked him for his service in the position for the last 12 years. Jim introduced the new chief, Brian Zak. Motion made/second Lynn Mattke/Mike Meulemans to accept the fire report. Carried.

Dick Burress – Service recognition of First Responders – Dick Burress, Emergency Services Director of Door County explained the history of the Baileys Harbor First Responders and his involvement with them. Dick thanked Sharon Honold, who recently stepped aside as the Baileys Harbor First Responder Crew Chief, while remaining a First Responder. He also thanked Mark Merrill and Donald Prust, as well as Vicki Prust, who will be stepping up as the Crew Chief. Jim asked all First Responders to stand and introduce themselves and thanked them all.

Recognition of James Tishler's service to the Town of Baileys Harbor – Jim Parent called Mark Merrill forward, along with Jim Tishler's son and brother. Everyone in attendance stood, as Mark presented a lifelong service award to them and stated it was an honor working with Jimmy Tishler.

Update on County Road F project – Jim explained there is going to be a pretty substantial renovation taking place. Steve Parent was present and explained that the County informed the Town a couple of years ago that they would be repaving it, so the Town decided now would be a good time to do any upgrades. Storm sewer and curb & gutter will be installed, beginning next week. There will be sidewalk and parking lots on both sides. All work should be done by Memorial Day. Question if there was a plan for a bike lane. The road will be widened by about 5 feet after the curb and gutter ends. They aren't technically designated as bike paths, but they are going to stripe it. Rich Weisgerber was present and explained it will end up looking like the remainder of County F. County E is also getting resurfaced during the same time frame.

Update on Anclam Park project – Prior to the Town purchasing the Marina property, there was a substantial landscaping plan to renovate Anclam Park. When the Marina came into the picture, Anclam Park got set on the shelf for a while. With the formation of the Parks Committee, the project was resurrected and Lakeshores Landscape was hired to begin the process to put together a plan to make the park a little more consumer and visitor friendly. The Parks Committee met with John Meredith and put together a list of what they would like to see. With it being so close to the water, the DNR, Door County Planning, Door County Soil & Water and the Army Corps make the determining factor of what can be done. After consulting with these entities, a final draft was put together. There will be a joint Parks Committee/Town Board meeting this coming Monday to go over the final draft. Once everything is approved, we will be having a special Town meeting to make sure everyone has input on the plan, since it will be very substantial. That would be done before any contracts are signed or "green light" is given. Kris Schorer asked if the plan included upgrades to playground equipment. While the playground equipment will be moved to the lower level, it does not include new equipment. Jim Rossol explained the reason the equipment should be moved is due to a safety concern with it currently being so close to the highway.

Town Board/Committee reports – Bob – Roads – We're going to see how the costs come out for County F and then see what else our budget will allow us to do. He was possibly thinking about Ward Street, the Town Hall parking lot and maybe finish Guy Street all the way. Next year, the plan is Frogtown Road and make sure the shoreline is safe and perhaps start on Chapel Lane. Question asked if anything can be done about the County E/Hwy 57 intersection. The state has control of it. Rich Weisgerber explained that there are some technicalities that the Dept. of Transportation requires, but they are going to report it to the State. Bob stated maintenance will be taking place on Lugerquist and Fairview. Ellen Witteborg asked about bike lanes. Rich stated that Door County has nothing designated as "bike lanes." Ray Spangler asked about crosswalks and the crosswalk signs that used to be in Town before the resurfacing last year. Jim explained that when there is a crosswalk, it has to be permitted by the state and when you have one, you lose four parking spaces. The Town currently has two permitted parking spots. As for the signs, one of the problems is that our crosswalks are on intersections and every time someone with a trailer takes the corner, they get knocked over.

## ANNUAL MEETING APRIL 13, 2010

Barb – Town Hall/Cemetery – Sprinkler system was installed in the Town Hall lawn last year. The staircase on the west is beginning to fall apart, so Barb has been working with the State Historical Society to figure out how it can be fixed. As for cemetery, she will be meeting with Sue Bauldry to begin working on a sign.

Peter – Planning – The Smart Growth Plan is going to be reviewed this year. Everyone should have received a survey in the past few weeks. There is a kick-off meeting scheduled for May 6 at 7:00PM. Question from the audience if other communities are currently reviewing their plans. Clerk stated Liberty Grove was and Bob thinks the Town of Sturgeon Bay is in the process. It is statutorily required to be reviewed at least every ten years. After the kick-off meeting, we'll have a better idea as to when other meetings will be held. As the meetings come up, they will be posted in the regular locations and on the website. The surveys will be compiled by our consultant, Jeff Sanders, of Community Planning & Consulting. There are about 400 surveys that have been returned thus far.

John Hammarstrom, dock master for the Marina, was present and gave an update. Regular hours begin on May 1 for five days a week, then on June 15, they are open 7AM to 7PM all week long. The depth is looking good, at about 3 ½ feet. This is the lowest point of the yearly cycle, so we should be about 5 feet by midseason. Don Sitte thanked John for doing a good job at the Marina.

Any other business per state statutes – Joan Holliday congratulated Bobby and Barb on their reelection and thanked everyone on the Board for their time and effort. Joan made a motion to appoint Ellen Witteborg to the vacancy on the Town Board left by Dale Williams' resignation. Jim stated that the Board will take Ellen into consideration but the motion is not binding and that there are other people who have put their names in. Joan questioned if the townspeople at this meeting could act as the electorate. Attorney Jim Smith explained that there are only certain things by statute that can be done at an Annual Meeting or Special Town Meeting and appointing someone to a vacant seat is not one of them. The motion can still be taken as a recommendation. Lynn Mattke seconded the motion. Vote was taken on the motion by show of hands. Motion failed, with 27 for and 29 against. The Town Board, Clerk and Treasurer abstained.

Ed Miller thanked the Clerk and Treasurer for the behind the scenes work they do and complimented the Town website.

Kevin Egan asked about Maxwellton Braes and wondered if the Board has had any discussion about it. The Board has not discussed it. The one commitment the bank made was that they will make sure the course doesn't fall into disrepair. It would be very bad to lose it, but Jim isn't sure when the appropriate time to get into discussions would be. Cal Oldenburg stated it would be very bad for the whole Town if the course isn't open and asked the people in attendance how they felt about the Town buying it. Norm Kubiak stated it all depends on the bottom line and there's a lot to think about. Lois stated one other thing to think about is if the Town purchased it, it would drop off the tax roll. Jim Smith suggested leasing it would be an option too. Jim Parent will write a letter to the bank to ask them to make sure the appearance is okay.

Francha Barnard thanked the Board for the dark sky street lights in the downtown area. She also suggested doing the rest of the neighborhood areas this year, which would be about 20 lights. There are 72 lights in Town and we replaced about 20 of them. We could look into doing some more.

A representative from the Census spoke about the need for more Census workers in northern Door County.

Jim Parent brought up the recent talk about the potential of forming a fire district. After the talks, it was decided against forming one, but there was discussion as to how best to plan for the next 5 years. Most everything comes down to manpower. There is a concern with the lack of young people here. One of the major things that came out of the meetings was ways to get more people involved in the Fire Department. Brian Zak also attended the meetings and explained that Baileys Harbor is fine right now, but people are always welcome to help with computer work, administrative help, or just general maintenance at the Fire Station.

Kris Schorer asked if Baileys Harbor is still looking at buying waterfront property. Jim explained the Town is always looking, but from the standpoint of historic renovations or purchases, a Historical Society has been created. Roy Cole was present and explained that the Town has 6 buildings on the national register and has 57 other structures that are listed on the state register. The goal is for the Society to do a comprehensive survey of historic structures and then work with the Town to create a preservation ordinance, which allows the Town to institute a Preservation Commission.

Set date for Annual Meeting 2011 – Date is set for April 12, 2011.

Motion made/second Donald Sitte/Douglas Smith to adjourn at 8:30PM. Carried.

Douglas Smith  
Town Clerk

## **2010 CLERKS REPORT**

All Smart Growth/Comprehensive Plan documents are now available online at <http://townofbaileysharbor.com/smartgrowth.html>. This includes the original 2005 adopted Smart Growth plan, as well as any documents created with the current 2010-11 review process.

In 2010, I attended my third and final year of UWGB's Wisconsin Municipal Clerk's Institute. The Institute is comprised of one week every year for three years, totaling 100 hours of classes, and covers a range of topics from election administration to open meetings/public records laws. I found the training extremely valuable and will soon be applying for designation as a Wisconsin Certified Municipal Clerk.

If you require an absentee ballot for the April 5th election, written, e-mailed, or faxed requests must be received in my office no later than 5:00PM on March 31, 2011, but to allow enough transit time, a week earlier is suggested (March 24, 2011). For complete instructions, please contact me at (920) 839-9509 or [tbaileysharbor@dcwis.com](mailto:tbaileysharbor@dcwis.com)

Effective February 1, 2011, per State legislation, all residences are required to have a carbon monoxide detector on each level of the premises.

The Town Building Inspector is at the Town Hall on Wednesday mornings from 8:30AM to 9:30AM, but can also be reached by phone at (920) 609-7598.

Recycling is held on the 2nd and 4th Saturdays of the month between 10:00AM and 1:00PM. During the winter months (November 1st through March), it is located at the Baileys Harbor Fire Station on Park Road. Beginning April 9th, it will return to the Baileys Harbor Recreational Park on Summit Road.

## **2010 CONSTABLE REPORT**

The following Constable Report includes Mark Merrill and Gary Nelson.

They have worked a total of 320.5 hours and traveled 5,831 miles. They have assisted with the following items: 20 alarms, 6 disabled vehicles, 16 open doors/building security checks, 10 agency assists, 5 Town Board assists, 14 road obstructions, 2 disturbances of the peace, 3 campers removed, 15 accidents, 2 traffic stops, 5 traffic citations, 3 vehicle defects, 10 dog/animal complaints, 7 parking complaints, 21 parking citations, 2 boats in distress, 7 suspicious vehicles, 1 lockout, 1 damage to property, 2 well being checks, 1 gun shot, 1 boat launch warning, 1 title transfer, 2 traffic complaints, 1 custody dispute, 2 deaths, 2 burglaries, 1 hunting complaints and 6 other misc. items.

## 2010 BAILEYS HARBOR FIRE DEPARTMENT REPORT

The Baileys Harbor Fire Department has had a safe and successful year. Here are a few of the interesting facts from 2010:

- We responded to a total of 117 calls.
- Of those, 79 were from our Mid-Door group. (Baileys Harbor, Ephraim, Gibraltar).
- We had 34 calls in Baileys Harbor alone, 15 in Ephraim and 30 in Gibraltar and 38 mutual aid calls.
- Our department has about 26 people on the roster.
- We continue to put an emphasis on training so that we can have the most qualified crew possible to serve the Town. The department has logged a total of 793.5 hours in calls and 844 hours for meetings/training/maintenance. We also logged 231 hours in out of station training. (N.W.T.C, etc.).
- We had 2 high school students complete Entry Level Firefighter training through N.W.T.C. And they are in the process of getting their state certification along with a few other members of the department. Also, there are three new members taking Entry Level Firefighter at this time.
- Some of our firefighters were instrumental once again in setting up 2010's fire prevention program at Gibraltar school and continue to improve it every year.
- The Fire Dept. is continuing the use of the KNOX BOX program. Knox Box is a small key vault used to secure your house keys in and is mounted to your house/business. If the fire department is called to your house for an alarm and no one is home, the key holder is unavailable or the occupant is unable to answer the door, we can have the County's communication center release our master key from the fire truck to open your Knox Box and get your keys so we won't have to force entry to determine if there is any fire/emergency. This is highly recommended for people with alarm systems, seasonal residents and commercial properties without 24 hour personnel on site. If you have a key holder, many times we are unaware of who it is or they may not be available. We also have temporary ones available to fit on a door for people who may have a medical condition that would make it impossible for them to open the door for medical personnel. The 1st responders also have access to the truck and key. Please contact Fire Chief Brian Zak at 421-0198 for more information. The cost of these vaults start at about \$150.00 and once the box is mounted by the owner the Fire Department can activate its use with the County's communication center.
- The Fire Department is also going to be taking delivery of a new brush truck this month which will be replacing the existing 1977 brush truck. The truck will be kept and used as the two vehicle for the 6-wheeler & trailer.
- Lastly, the department is in the process of purchasing a new thermal imaging camera. The present camera that we have is approximately 15 years old and in need of replacement. We were not able to include the cost of the camera replacement in our budget and are looking to raise money for its replacement. Donations would be greatly appreciated and can be mailed to the Fire Department at:

Baileys Harbor Fire Department  
PO Box 91  
Baileys Harbor WI 54202

Sincerely,  
Brian Zak- Fire Chief



**TOWN OF BAILEYS HARBOR, WISCONSIN**  
 General Fund  
 Detailed Comparison of Budgeted and Actual Revenues  
 Year Ended December 31, 2010

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>Taxes</b>				
Property tax	\$ 1,204,214	\$ 1,204,214	\$ 1,204,215	\$ 1
Forest taxes	-	-	668	668
Room taxes	45,000	45,000	70,653	25,653
Total Taxes	1,249,214	1,249,214	1,275,536	26,322
<b>Intergovernmental</b>				
State				
Shared taxes	14,432	14,432	14,433	1
Payment in lieu of taxes	21,000	21,000	23,147	2,147
Highway aids	80,782	80,782	80,782	-
Fire insurance dues	10,000	10,000	10,898	898
Forest cropland	-	-	152	152
Other state aid payments	-	-	1,255	1,255
County recycling	2,500	2,500	5,052	2,552
Total Intergovernmental	128,714	128,714	135,719	7,005
<b>Licenses and Permits</b>				
Liquor licenses	5,800	5,800	5,446	(354)
Operators licenses	500	500	610	110
Cigarette licenses	200	200	125	(75)
Holding tank permits	100	100	-	(100)
Total Licenses and Permits	6,600	6,600	6,181	(419)
<b>Fines, forfeits, &amp; penalties</b>				
Parking tickets	-	-	425	425
<b>Public Charges for Services</b>				
Park rental	75	75	800	725
Town hall rental	2,025	2,025	2,105	80
Cemetery	500	500	250	(250)
Building inspections	800	800	2,701	1,901
Title search fee	700	700	1,360	660
Launching fees	2,200	2,200	3,189	989
Other public charges	-	-	9	9
Total Public Charges for Services	6,300	6,300	10,414	4,114
<b>Miscellaneous</b>				
Interest	8,000	8,000	9,382	1,382
Donations				
Fire department	-	-	3,465	3,465
First responders	-	-	353	353
Insurance refund	2,000	2,000	8,368	6,368
Total Miscellaneous	10,000	10,000	21,568	11,568
<b>Total Revenues</b>	<b>\$ 1,400,828</b>	<b>\$ 1,400,828</b>	<b>\$ 1,449,843</b>	<b>\$ 49,015</b>





**TOWN OF BAILEYS HARBOR, WISCONSIN**  
General Fund  
Detailed Comparison of Budgeted and Actual Expenditures  
Year Ended December 31, 2010

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>General Government</b>				
Town chairman	\$ 7,000	\$ 7,000	\$ 7,000	\$ -
Town supervisors	16,000	16,000	15,739	261
Town clerk	30,000	30,000	27,793	2,207
Town treasurer	9,000	9,000	8,871	129
Board of review	1,225	825	750	75
Elections	5,000	2,900	2,853	47
Administration	4,000	5,400	5,304	96
Legal	8,500	11,000	10,687	313
Accounting and audit	7,000	7,000	4,650	2,350
Advertising	1,000	1,000	597	403
Office expenses	12,700	11,000	9,900	1,100
Postage	2,500	2,800	2,764	36
Property and liability insurance	16,000	16,000	15,347	653
Assessment of property	42,230	42,230	42,230	-
Mileage reimbursement	1,300	1,300	432	868
Maintenance personnel	70,000	70,000	66,197	3,803
Maintenance supplies/truck	15,000	15,000	15,693	(693)
Town hall	60,000	52,000	39,880	12,120
Telephone	3,000	3,000	2,868	132
Fringe benefits	55,000	55,000	53,444	1,556
Equipment repairs	3,000	3,000	1,457	1,543
Equipment outlay	10,000	5,000	4,899	101
Dues and subscriptions	2,000	2,000	1,869	131
Overpayment on taxes	-	-	3,598	(3,598)
Contingency	40,000	-	-	-
<b>Total General Government</b>	<b>421,455</b>	<b>368,455</b>	<b>344,822</b>	<b>23,633</b>
<b>Public Safety</b>				
Town constable	9,600	9,600	9,455	145
Fire department	96,915	96,915	89,562	7,353
Fire truck replacement fund	75,000	75,000	30,614	44,386
First responders	18,000	18,000	16,415	1,585
Fire insurance	10,000	10,000	9,721	279
<b>Total Public Safety</b>	<b>209,515</b>	<b>209,515</b>	<b>155,767</b>	<b>53,748</b>
<b>Public Works</b>				
Roads	332,000	440,680	433,473	7,207
Sidewalks	13,000	19,000	19,185	(185)
Street lighting	22,000	22,000	21,888	112
Signs	500	500	450	50
Maintenance building	1,000	21,000	20,591	409
Snow removal	45,000	39,000	35,290	3,710
Recycling	19,200	19,200	19,394	(194)
<b>Total Public Works</b>	<b>432,700</b>	<b>561,380</b>	<b>550,271</b>	<b>11,109</b>

(Continued)



# **TOWN OF BAILEYS HARBOR, WISCONSIN**

## **General Fund**

### **Detailed Comparison of Budgeted and Actual Expenditures (Continued)** Year Ended December 31, 2010

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>Health and Human Services</b>				
Cemetery	10,000	10,000	2,841	7,159
Dog boarding	750	750	750	-
<b>Total Health and Human Services</b>	<b>10,750</b>	<b>10,750</b>	<b>3,591</b>	<b>7,159</b>
<b>Culture and Recreation</b>				
Launch ramp renovation	6,800	6,800	4,853	1,947
Recreation field and parks	48,000	47,000	46,304	696
Anclam park	5,000	16,000	15,244	756
Pavilion and playground	2,800	3,800	3,221	579
Bicycle study	7,500	7,500	5,383	2,117
Historical society	2,500	2,500	2,500	-
<b>Total Culture and Recreation</b>	<b>72,600</b>	<b>83,600</b>	<b>77,505</b>	<b>6,095</b>
<b>Conservation and Development</b>				
Planning	2,000	2,000	2,045	(45)
Smart growth	2,000	16,000	15,549	451
Baileys Harbor Community Association	-	5,500	5,255	245
Room tax contingency	45,000	33,500	-	33,500
<b>Total Conservation and Development</b>	<b>49,000</b>	<b>57,000</b>	<b>22,849</b>	<b>34,151</b>
<b>Debt Service</b>				
<b>Debt Retirement</b>				
Principal	184,200	184,200	184,200	-
Interest	20,608	20,608	20,601	7
<b>Total Debt Service</b>	<b>204,808</b>	<b>204,808</b>	<b>204,801</b>	<b>7</b>
<b>Total Expenditures</b>	<b>\$ 1,400,828</b>	<b>\$ 1,495,508</b>	<b>\$ 1,359,606</b>	<b>\$ 135,902</b>





**TOWN OF BAILEYS HARBOR, WISCONSIN**  
Statement of Revenues, Expenses and Changes in Net Assets  
Proprietary Fund - Wastewater Utility  
Year Ended December 31, 2010

	<div>2010</div>
Operating Revenues	
Charges for services	\$ 315,521
Other revenue	7,250
Total Operating Revenues	<u>322,771</u>
Operating Expenses	
Wages and fringe benefits	169,193
Operating supplies and expenses	58,136
Billing, accounting and collecting	17,491
Office supplies and expenses	4,966
Accounting and audit	6,440
Insurance	8,488
Outside services employed	1,447
Repairs and maintenance	47,023
Miscellaneous	52
Depreciation	252,223
Total Operating Expenses	<u>565,459</u>
Operating Loss	<u>(242,688)</u>
Nonoperating Revenues (Expenses)	
Interest income	11,086
Interest and fiscal charges	(3,498)
Total Nonoperating Revenues (Expenses)	<u>7,588</u>
Change in Net Assets	(235,100)
Net Assets - January 1	<u>5,303,701</u>
Net Assets - December 31	<u><u>\$ 5,068,601</u></u>

The notes to the basic financial statements are an integral part of this statement.



**TOWN OF BAILEY'S HARBOR, WISCONSIN**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
Marina Fund  
Year Ended December 31, 2010

	Budgeted Amounts	Actual Amounts	Variance with Budget - Positive (Negative)
<b>Revenues</b>			
Public charges for services			
Docking fees	\$ 26,000	\$ 26,332	\$ 332
Launch fees	6,500	5,784	(716)
Seasonal fees	37,500	33,222	(4,278)
Gas and diesel sales	40,900	43,948	3,048
Other	8,075	7,514	(561)
Total Public Charges for Services	<u>118,975</u>	<u>116,800</u>	<u>(2,175)</u>
<b>Expenditures</b>			
Operation and maintenance			
Wages and fringe benefits	45,000	41,664	3,336
Maintenance and supplies	9,500	11,482	(1,982)
Utilities	5,500	6,021	(521)
Gas purchases	37,150	41,769	(4,619)
Insurance	3,500	3,187	313
Dredging	2,000	-	2,000
New equipment	5,000	11,146	(6,146)
Miscellaneous	11,325	11,933	(608)
Total Expenditures	<u>118,975</u>	<u>127,202</u>	<u>(8,227)</u>
Excess of Revenues Over (Under)			
Expenditures	-	(10,402)	(10,402)
Other Financing Sources			
Transfer in from general fund	-	6,000	6,000
Net Change in Fund Balance	-	(4,402)	(4,402)
Fund Balance - January 1	<u>4,446</u>	<u>4,446</u>	-
Fund Balance - December 31	<u>\$ 4,446</u>	<u>\$ 44</u>	<u>\$ (4,402)</u>

Hello,

On April 5, 2011, you will have the opportunity to affect the future of Baileys Harbor as we all vote whether or not the Town Board should extend the Town Core (known officially as CORE AREA) to the south. --  
A definition of CORE AREAS, and a map of the area under consideration are on the other side of this page.

## HISTORY

As part of reviewing and updating the Smart Growth Plan of 2005 – (most municipalities in Wisconsin have some version of the Smart Growth Plan which the local taxpayers developed as a definition of their town and its long-term needs) – the participating taxpayers of Baileys Harbor reached an impasse regarding the space needed for future business growth. After many meetings, the Baileys Harbor Plan Commission and Town Board decided that a referendum by registered voters (not taxpayers who vote elsewhere) would give the town leaders guidance for their decision.

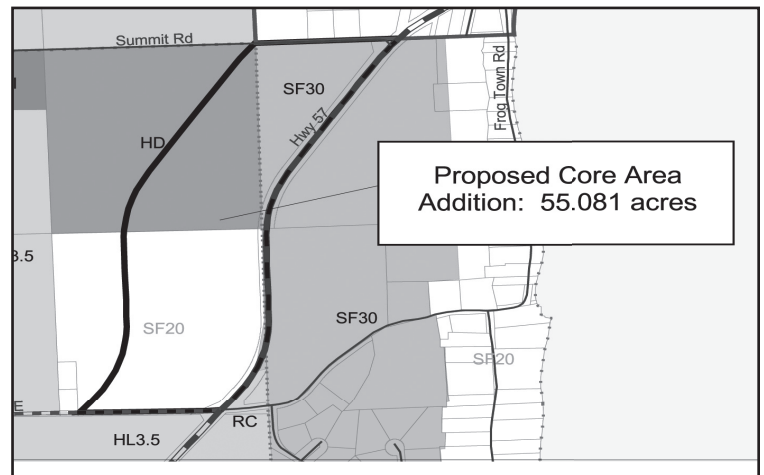
## THE REFERENDUM ITSELF

An advisory referendum will appear on the April 5 ballot.  
The referendum states:

*Shall the Town of Baileys Harbor amend the Town Core designation in its Smart Growth Comprehensive Plan by extending the existing Town Core south to CTH E, west of S.T.H. 57 only, to include an area within 900 feet westerly of, and parallel to, the centerline of S.T.H.57?*

**If you vote “yes”** you are indicating that you want the properties west of Hwy. 57 from Summit Road (current south boundary of the town’s Core Area) to Cty. E to be designated as “Core Area” to a maximum depth of 900 feet.

**If you vote “no”** you are indicating that you do not want the current Core Area extended.



***This vote is advisory only.***

To help you envision the size of the area under consideration, marker poles have been placed in the ground on Summit Rd. and on Cty. E at the distance of 900 feet west of Hwy. 57.

## WHAT THIS VOTE IS ABOUT

This vote is about creating the possibility for developers to, in the future, consider this land for new projects. Any zoning change will still have to be approved by the Door County Board through the County Zoning Process, but the changed designation in the Smart Growth Plan would ease the approval process.

## WHAT THIS VOTE IS NOT ABOUT

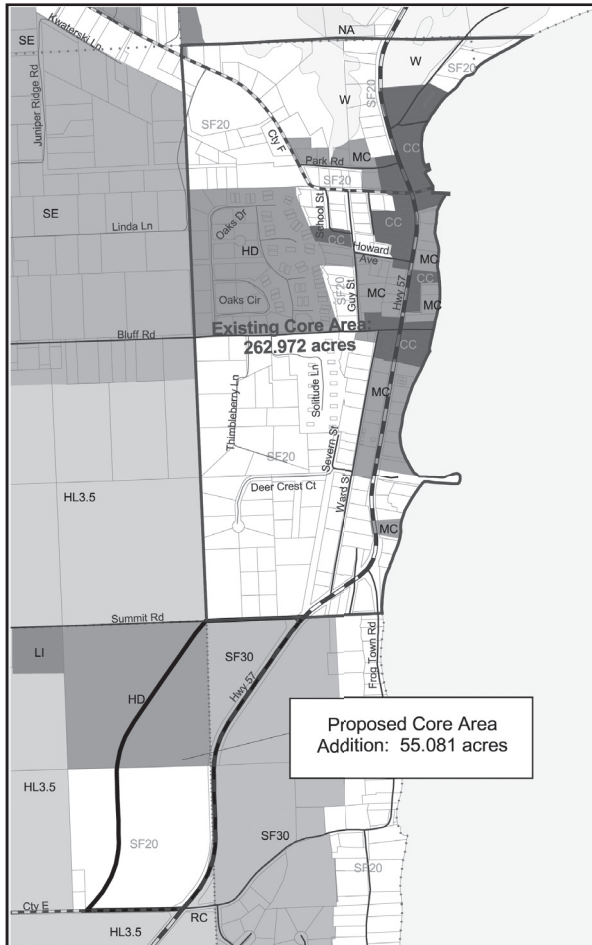
1. This vote is not about a vision corridor (area of trees and other vegetation along Hwy. 57 to block the view of commercial development and retain a “natural” entry to the town from the south).
2. This vote is not about a grocery store, hardware store, gas station or any other specific business development.

*Document developed by the Baileys Harbor Town Board and a group of town citizens at a public meeting on 7 March 2011.*

# Town of Baileys Harbor Core Area

## April 5, 2011 Referendum Information

Below is the section from the Door County Comprehensive Plan 2030 which describes those portions of the future land use maps designated as “core areas.” The county comprehensive plan future land use map designations are derived from town future land use map designations.



### “Core Areas

The areas encompassed by the core area boundaries consist of existing built-up communities and their planned expansion areas. These communities already contain a fairly dense mixture of commercial, residential, and institutional uses. In many cases public sewer already exists. In general, future high density (re)development, whether commercial, residential, or mixed-use, should be directed to these areas. Guidelines for these areas are as listed below.

- *Maintain the vital community character of these core areas by encouraging future commercial, residential, and institutional uses to locate in these areas.*
- *Allow higher density development in accordance with the availability of and capability of wastewater treatment systems.*
- *Within individual development core areas, guide the future development pattern by identifying suitable locations for each type of desired development (e.g., retail, single family residential, mixed-use, townhouses, etc.).*
- *Promote orderly and rational expansion of these communities, particularly by avoiding a linear strip development pattern along major roads in favor of a more compact development pattern. Where possible, communities should strive to maintain a distinct “edge” to their built-up areas.*
- *Avoid sprawl by maintaining undeveloped parts of the core areas as lower density rural lands until such land is actually needed to accommodate growth from the central parts of the core areas.*
- *Encourage infill development and redevelopment.*

Targeting much of the projected commercial and higher-density residential development to core areas will serve to allow the county to grow with minimal “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 county. Core areas are therefore those areas of the county deemed to be designated for “Smart Growth,” as defined by the Wisconsin legislation’s 14 municipal planning goals.

*Note: Land use designations on the future land use maps for individual parcels located within the boundaries of the core areas are the same as shown on the 2007 Land Use maps, unless the towns directed otherwise. Regardless of the 2007 designations, however, any land within the core boundary may be deemed appropriate for development per the above guidelines.”*

**Source: Door County Comprehensive Plan 2030; Volume I, Vision and Goals; Chapter 9, Land Use; Future Land Use Maps (section); Future Land Use Categories (sub-section); Page 49.**