

Town of Baileys Harbor
Update of 2005 Comprehensive Plan

Kick-off Meeting

Baileys Harbor Town Hall

May 6, 2010



Welcome & Introductions

- **Jim Parent**
Town Board Chair
- **Cal Oldenberg**
Plan Commission Chair
- **Jeffrey Sanders**
Community Planning & Consulting



Wisconsin Comprehensive Planning Law (66.1001 State Stats)

- Signed into law in 1999
- Requires all communities to develop comp plan if they want to affect local land use
- Baileys Harbor completed Comprehensive Plan in 2005



What is a Comprehensive Plan?

- An official document, developed through citizen input and adopted by a local government, used to guide the physical development of a community (blueprint for the future)
- Includes visions, goals, objectives, and policies for implementation, as well as a Future Land Use Map



What's in a Comprehensive Plan?

- **Nine required plan elements:**
 - Issues & Opportunities
 - Housing
 - Transportation
 - Utilities & Community Facilities
 - Agricultural, Natural, & Cultural Resources
 - Economic Development
 - Land Use
 - Intergovernmental Cooperation
 - Implementation



2005 Comp Plan Goals

1. Preserve and protect natural resources
2. Preserve and protect historical and cultural resources
3. Maintain a physically defined core area, Peninsula Center commercial district, and high-density residential areas
4. Development that allows opportunity for new economic growth and retention/expansion of existing desired uses



2005 Comp Plan Goals (cont.)

- 5. Ensure that development protects environmentally sensitive natural areas**
- 6. Encourage County-wide solutions to housing and economic development needs**
- 7. Encourage attainable/entry-level housing and desired economic development**
- 8. Ensure housing variety for seniors and disabled residents**



2005 Comp Plan Goals (cont.)

- 9. Encourage businesses that provide year-round jobs**
- 10. Establish better technology infrastructure in the community**
- 11. Maximize a safe and efficient transportation systems (for all users) that maintains quality of life and enhances prosperity**



2005 Comp Plan Goals (cont.)

12. Provide/promote utilities to service current uses and future growth
13. Provide/promote facilities to service current uses and future growth
14. Promote intergovernmental cooperation



Comp Plan Update Process

- Plans must be amended at least once every 10 years
- Much has changed since 2005
- Current Comp Plan will be updated to address changes that have occurred since plan adoption



Comp Plan Update Process (cont.)

- **Community Survey** – March
- **Kick-off Meeting** – May
- **Cognitive Mapping Meeting** – June?
- **Presentation of First Draft** – July/Aug?
- **Presentation of Revised Draft** – Within 2 to 3 weeks of First Draft Presentation
- **Open House/Public Hearing** – Aug/Sept?
- **Adoption** – October?



Community Land Use Survey

- **Surveys mailed on March 22, 2010**
- **Total of 1,601 surveys distributed or requested**
- **674 surveys completed and returned (42% response rate)**



Tabulated Responses

Which best describes your current status?

- Year-round resident 41%
- Seasonal resident 46%
- Non-resident business owner 2%
- Non-resident landowner 12%
- Other <1%

(Males – 60%, Females – 40%)



Tabulated Responses (cont.)

How long have you been a resident or property owner in Baileys Harbor (BH)?

- Less than 1 year 4%
- 1-5 years 12%
- 6-10 years 17%
- 11-20 years 31%
- More than 20 years 36%
- Not a resident or landowner <1%



Tabulated Responses (cont.)

Which best describes your current residence?

- Single-family house 83%
- Duplex/two-family house 2%
- Mobile home 2%
- Apartment <1%
- Condo 6%
- Farm 4%
- Other 4%

(98% owners, 2% renters)



Tabulated Responses (cont.)

How many acres of land do you own?

- None 2%
- Less than 1 acre 33%
- 1-5 acres 44%
- 6-20 acres 14%
- 21-40 acres 3%
- 41-100 acres 2%
- More than 100 acres 3%



Tabulated Responses (cont.)

How satisfied are you with BH as a place to live?

- Satisfied or very satisfied 91%
- Dissatisfied or very dissatisfied 6%
- No opinion 3%

How responsive or unresponsive is Town government in addressing needs?

- Responsive or very responsive 52%
- Unresponsive or very unresponsive 21%
- No opinion 27%



Tabulated Responses (cont.)

How familiar are you with the 2005 Comprehensive Plan?

- Very familiar 12%
- Somewhat familiar 46%
- Not familiar 42%



Tabulated Responses (cont.)

How adequate is current availability of these housing options?

Seniors

- Adequate or very adequate 20%
- Inadequate or very inadequate 34%
- No opinion 46%

People with disabilities

- Adequate or very adequate 13%
- Inadequate or very inadequate 30%
- No opinion 56%



Tabulated Responses (cont.)

How adequate is current availability of these housing options?

Single-family houses

- Adequate or very adequate 70%
- Inadequate or very inadequate 8%
- No opinion 22%

Condos/Townhouses

- Adequate or very adequate 78%
- Inadequate or very inadequate 2%
- No opinion 40%



Tabulated Responses (cont.)

How adequate is current availability of these housing options?

Duplexes/Triplexes

- Adequate or very adequate 48%
- Inadequate or very inadequate 8%
- No opinion 44%

Multi-family apartments

- Adequate or very adequate 55%
- Inadequate or very inadequate 11%
- No opinion 34%



Tabulated Responses (cont.)

How adequate is current availability of these housing options?

Affordable year-round rentals

- Adequate or very adequate 25%
- Inadequate or very inadequate 24%
- No opinion 50%

Affordable vacation rentals

- Adequate or very adequate 57%
- Inadequate or very inadequate 7%
- No opinion 35%



Tabulated Responses (cont.)

How adequate is current availability of these housing options?

Affordable owner-occupied housing

- Adequate or very adequate 53%
- Inadequate or very inadequate 18%
- No opinion 30%



Tabulated Responses (cont.)

How adequate is current availability of these recreational uses?

Park space

- Adequate or very adequate 71%
- Inadequate or very inadequate 13%
- No opinion 6%

Children's playground facilities

- Adequate or very adequate 81%
- Inadequate or very inadequate 9%
- No opinion 10%



Tabulated Responses (cont.)

How adequate is current availability of these recreational uses?

Sports fields

- Adequate or very adequate 71%
- Inadequate or very inadequate 7%
- No opinion 12%

Trails for pedestrians/bicyclists

- Adequate or very adequate 39%
- Inadequate or very inadequate 49%
- No opinion 13%



Tabulated Responses (cont.)

How adequate is current availability of these recreational uses?

Trails for horse riding

- Adequate or very adequate 16%
- Inadequate or very inadequate 32%
- No opinion 52%

Trails for snowmobiles

- Adequate or very adequate 53%
- Inadequate or very inadequate 8%
- No opinion 38%



Tabulated Responses (cont.)

How adequate is current availability of these recreational uses?

Trails for ATVs

- Adequate or very adequate 17%
- Inadequate or very inadequate 20%
- No opinion 54%

Golf courses

- Adequate or very adequate 76%
- Inadequate or very inadequate 12%
- No opinion 12%



Tabulated Responses (cont.)

How adequate is current availability of these recreational uses?

Skiing, snowshoeing, hiking

- Adequate or very adequate 61%
- Inadequate or very inadequate 25%
- No opinion 14%

Water activities (swimming, paddling, etc.)

- Adequate or very adequate 79%
- Inadequate or very inadequate 13%
- No opinion 8%



Tabulated Responses (cont.)

How adequate is current availability of these recreational uses?

Camping

- Adequate or very adequate 69%
- Inadequate or very inadequate 9%
- No opinion 22%

Areas for scenic enjoyment/open spaces

- Adequate or very adequate 76%
- Inadequate or very inadequate 17%
- No opinion 7%



Tabulated Responses (cont.)

How adequate is current availability of these recreational uses?

Hunting/fishing areas

- Adequate or very adequate 75%
- Inadequate or very inadequate 6%
- No opinion 20%

Public access to water

- Adequate or very adequate 78%
- Inadequate or very inadequate 16%
- No opinion 6%



Tabulated Responses (cont.)

How satisfied are you with the quality of existing transportation facilities?

Town roads

- Satisfied or very satisfied 88%
- Dissatisfied or very dissatisfied 7%
- No opinion 6%

County roads

- Satisfied or very satisfied 87%
- Dissatisfied or very dissatisfied 8%
- No opinion 4%



Tabulated Responses (cont.)

How satisfied are you with the quality of existing transportation facilities?

State Highway 57

- Satisfied or very satisfied 93%
- Dissatisfied or very dissatisfied 3%
- No opinion 4%

Bicycle & pedestrian trails

- Satisfied or very satisfied 39%
- Dissatisfied or very dissatisfied 43%
- No opinion 18%



Tabulated Responses (cont.)

How satisfied are you with the quality of existing transportation facilities?

Water access (marinas and boat launches)

- Satisfied or very satisfied 79%
- Dissatisfied or very dissatisfied 6%
- No opinion 15%



Tabulated Responses (cont.)

How important to you are the following natural resource and landscape features?

Lake Michigan

- Important or very important 98%
- Unimportant or very unimportant <1%
- No opinion 2%

Baileys Harbor (the harbor itself)

- Important or very important 95%
- Unimportant or very unimportant <1%
- No opinion 5%



Tabulated Responses (cont.)

How important to you are the following natural resource and landscape features?

Kangaroo Lake

- Important or very important 88%
- Unimportant or very unimportant 5%
- No opinion 7%

Mud Lake

- Important or very important 62%
- Unimportant or very unimportant 17%
- No opinion 20%



Tabulated Responses (cont.)

How important to you are the following natural resource and landscape features?

Moonlight Bay

- Important or very important 83%
- Unimportant or very unimportant 5%
- No opinion 12%

Ridges Sanctuary

- Important or very important 91%
- Unimportant or very unimportant 3%
- No opinion 6%



Tabulated Responses (cont.)

How important to you are the following natural resource and landscape features?

Mud Lake Public Hunting Ground

- Important or very important 53%
- Unimportant or very unimportant 21%
- No opinion 26%

Forests and wooded areas

- Important or very important 95%
- Unimportant or very unimportant 1%
- No opinion 4%



Tabulated Responses (cont.)

How important to you are the following natural resource and landscape features?

Grasslands/open fields

- Important or very important 87%
- Unimportant or very unimportant 5%
- No opinion 8%

Streams and surface waters

- Important or very important 94%
- Unimportant or very unimportant <1%
- No opinion 6%



Tabulated Responses (cont.)

How important to you are the following natural resource and landscape features?

Wetlands/marshes

- Important or very important 87%
- Unimportant or very unimportant 8%
- No opinion 6%

Undeveloped open spaces

- Important or very important 86%
- Unimportant or very unimportant 7%
- No opinion 6%



Tabulated Responses (cont.)

How important to you are the following natural resource and landscape features?

Native plants and animals

- Important or very important 92%
- Unimportant or very unimportant 5%
- No opinion 4%

Rustic Roads

- Important or very important 80%
- Unimportant or very unimportant 13%
- No opinion 7%



Tabulated Responses (cont.)

How important to you are the following natural resource and landscape features?

Farms and agricultural fields

- Important or very important 84%
- Unimportant or very unimportant 5%
- No opinion 10%



Tabulated Responses (cont.)

How important to you are the following?

Preservation of natural areas

- Important or very important 95%
- Unimportant or very unimportant 3%
- No opinion 3%

Habitat protection for fish and wildlife

- Important or very important 91%
- Unimportant or very unimportant 6%
- No opinion 3%



Tabulated Responses (cont.)

How important to you are the following?

Surface water quality

- Important or very important 95%
- Unimportant or very unimportant <1%
- No opinion 5%

Ground water quality

- Important or very important 98%
- Unimportant or very unimportant <1%
- No opinion 2%



Tabulated Responses (cont.)

How important to you are the following?

Air quality

- Important or very important 98%
- Unimportant or very unimportant <1%
- No opinion 2%

Preservation or rural character

- Important or very important 93%
- Unimportant or very unimportant 3%
- No opinion 3%



Tabulated Responses (cont.)

How important to you are the following?

Preservation of agricultural land

- Important or very important 87%
- Unimportant or very unimportant 5%
- No opinion 8%

Scenic views

- Important or very important 97%
- Unimportant or very unimportant 1%
- No opinion 2%



Tabulated Responses (cont.)

How important to you are the following?

Dark skies at night

- Important or very important 87%
- Unimportant or very unimportant 8%
- No opinion 5%

Quiet places

- Important or very important 94%
- Unimportant or very unimportant 3%
- No opinion 3%



Tabulated Responses (cont.)

How important to you are the following?

Tourism

- Important or very important 82%
- Unimportant or very unimportant 13%
- No opinion 5%

Historic preservation

- Important or very important 86%
- Unimportant or very unimportant 7%
- No opinion 7%



Tabulated Responses (cont.)

Which of the following development types would you view as desirable?

Type	Number
Grocery store	413
Locally-owned small businesses	401
Banking and insurance	321
Farmers' market	311
Family dining	239
Public space, fountains, live music	233
Art galleries	221
Entertainment, theatre, perf. arts	180



Tabulated Responses (cont.)

Which of the following development types would you view as desirable (cont.)?

Type	Number
Healthcare, clinics	156
Craft stores	144
Pubs, breweries, bars	100
Hotels, motels, lodging	97
Hair salons, spas, barbers	95
Upscale restaurants	79
Childcare, daycare	61
Business incubator	57



Tabulated Responses (cont.)

To what extent would you encourage the preservation of open space when new development occurs?

- Encourage or strongly encourage 90%
- Discourage or strongly discourage 6%
- No opinion 5%



Tabulated Responses (cont.)

To what extent would you encourage alternative wastewater treatment systems for new development?

- Encourage or strongly encourage 93%
- Discourage or strongly discourage 1%
- No opinion 5%



Tabulated Responses (cont.)

If land is necessary for future residential development, it should be located:

- North of the Town core 15%
- South of the Town core 15%
- West of the Town core 34%
- Anywhere in the Town 8%
- Nowhere in the Town 13%
- No opinion 14%



Tabulated Responses (cont.)

If land is necessary for future commercial and mixed-use development, it should be located:

- North of the Town core 21%
- South of the Town core 19%
- West of the Town core 24%
- Anywhere in the Town 7%
- Nowhere in the Town 15%
- No opinion 14%



Tabulated Responses (cont.)

What percentage of land in BH do you believe is currently restricted from development (sanctuaries, parks, etc.):

- Less than 10% 11%
- 10-25% 25%
- 26-50% 22%
- 50-75% 9%
- More than 75% 1%
- No opinion 31%



Tabulated Responses (cont.)

What percentage of land in BH do you believe should be restricted from development:

- | | |
|-----------------|-----|
| ■ Less than 10% | 3% |
| ■ 10-25% | 14% |
| ■ 26-50% | 26% |
| ■ 50-75% | 21% |
| ■ More than 75% | 14% |
| ■ No opinion | 21% |



Tabulated Responses (cont.)

Do you believe that future development should be guided so that it occurs in some places and not in others?

- | | |
|------------|-----|
| ■ Yes | 81% |
| ■ No | 7% |
| ■ Not sure | 12% |



Tabulated Responses (cont.)

To what extent would you support the clustering of new homes to permanently preserve open space?

- Encourage or strongly encourage 70%
- Discourage or strongly discourage 13%
- Neither encourage nor discourage 17%



Tabulated Responses (cont.)

To what extent would you support the purchase or transfer of development rights from willing landowners?

- Supportive or strongly supportive 73%
- Unsupportive or strongly unsupportive 10%
- No opinion 17%



Tabulated Responses (cont.)

Please identify the actions you are considering or may consider?

Type	Number
Home energy efficiency	163
Composting	159
Higher gas mileage vehicle	148
Green roofs, rain gardens/barrels	134
PV solar, wind, geothermal, etc.	117
Home energy audit	72
Reforestation, prairie, wetland	58
Organic agriculture/garden	57

 Community Planning
& Consulting, LLC

Questions?



OK then, that's 27 property owners in favor of
smart growth.
And one vote in favor of wacky growth."

Let's take a 10-Minute Break



Population & Projections

- 2000 – 1,003
- 2005 – 1,103
- 2010 – 1,177
- 2015 – 1,255
- 2020 – 1,324
- 2025 – 1,378
- 2030 – 1,408

Population fluctuates seasonally. January population may be 44% of total (563 in 2030) while July population can increase by 350% (4,928 in 2030).

Source: 2005 Comprehensive Plan

2000-2030: 405 people,
40.4% increase



Visioning Exercise

What is your vision for the future of Baileys Harbor?

- Imagine it's the year 2030
- Express your ideal future
- Be *visionary*



Visioning Exercise (cont.)

By 2030, **housing** in the Town of Baileys Harbor includes...



Visioning Exercise (cont.)

By 2030, the **transportation system** in the Town of Baileys Harbor includes...



Visioning Exercise (cont.)

By 2030, **economic development** in the Town of Baileys Harbor includes...



Visioning Exercise (cont.)

By 2030, **parks and recreational opportunities** in the Town of Baileys Harbor include...



Visioning Exercise (cont.)

By 2030, the Town of Baileys Harbor has **successfully preserved**...



DOTS !



Next Steps

- Cognitive Mapping Exercise – June?
- Presentation of First Draft – July?
- Presentation of Revised Draft – July/Aug
- Open House/Public Hearing – August
- Adoption of amended Plan – September?



Town Website

- <http://townofbaileysharbor.com/>
- Meetings and coming events
- Meeting summaries
- Draft Plan elements
- Contact information

Or contact me at:

jeffs@communityplanningandconsulting.com

or 920-309-0721



Thank you very much!

See you at the Mapping Meeting

