

Described in the following section are the land use categories depicted on Maps 9.1 (A – C), Future Land Use. These general land use categories largely match those categories used in creating the current (2013) land use maps (see Chapter 10 of the Resource Report), with the addition of “rural residential” and “mixed commercial/residential” categories and the replacement of the two categories “agricultural” and “open/fallow” with “rural/agricultural.” Boundaries of “core areas” – a term and land use category first used in the county’s 1995 Door County Development Plan – are also depicted on the county-wide future land use maps. Core areas are found only in towns and are referenced in the Door County Zoning Ordinance as areas allowing higher multiple-occupancy development densities and, in some instances, decreased setbacks. Core area boundaries were developed by towns in their review and approval of the county-level future land use maps.

Note that larger-sized versions of these county-level future land use maps are available from the Door County Planning Department for all 19 municipalities. Those maps depict wetlands larger than two acres in area and also areas served by public sewer (as of 2008), features not shown on the smaller-scale maps in this plan volume. ***Important note: While the county Planning Department can provide more detailed municipal-level versions of these county future land use maps, still more specific future land use maps are available from those municipalities which have themselves developed and adopted their own comprehensive plans. Those municipal-level plan maps and accompanying goals, objectives, and action items should be consulted for more detailed information as to desired land use activities or guidelines regarding development activities – many proposed land uses or projects might require review and approval by multiple levels of government. All municipalities—except for the Towns of Forestville, Jacksonport, and Washington—have adopted their own municipal-level comprehensive Smart Growth plans as of the date of this county plan adoption.***

FUTURE LAND USE CATEGORIES

Future land use category designations are not intended to serve as zoning designations, but rather indicators of desired types of development and land uses. Mapped future land use categories will, however, be one consideration when petitions are presented to the county requesting county zoning ordinance map amendments. (Other considerations will include input from the affected town[s] with regard to the municipal-level future land use map or any pertinent goals and action items, if any, and any pertinent goals, objectives, and action items from the county plan.)

Note that there are several areas on the county future land use maps where the boundaries of particular land use categories are not meant to be specifically defined, due to loosely defined boundaries on the municipal-level future land use maps. Any proposed map amendments for these areas will need to be evaluated with even more care than usual. Those areas are: 1) the proposed commercial area at the intersection of State Trunk Highway 42 and Europe Bay Road (Town of Liberty Grove), 2) the proposed mixed use area around the community of Namur (Town of Union), 3) two proposed residential areas along State Trunk Highway 42 and one along State Trunk Highway 57 just north of the City of Sturgeon Bay (all three in the Town of Sevastopol), and 4) proposed mixed use areas in/near the communities of Valmy and Institute (both in the Town of Sevastopol). Finally, note that, per the town’s request, the majority of the Town of Egg Harbor – outside areas governed by county shoreland zoning – is depicted as an unbounded mixture of rural/agricultural, residential, and commercial uses.

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.

Residential – Areas designated as “Residential” are intended to be developed predominantly with single-family uses, or, where allowed by zoning or other ordinance, mobile homes, group quarters, or non-transient multi-family buildings. Some parcels designated as “Residential” may currently contain duplexes, multi-family developments, or resorts, if those uses are located on parcels currently zoned for primarily single-family residential development, or if the municipality wished to ensure that the long-term development of the property would be primarily residential rather than commercial in nature. “Residential” areas include the majority of the county’s shorelines and areas containing smaller lots and/or emerging small-lot residential development patterns.

Rural Residential – Areas designated as “Rural Residential” are intended to develop with predominantly single-family residential uses, generally on larger parcels and in areas removed from designated community centers, core areas, or “downtowns.” These areas consist primarily of wooded uplands, areas where agricultural activity has greatly diminished, and certain areas adjacent to existing developed areas. Typically, public sewer is not available, though some of these areas have been platted or are beginning to develop at relatively low densities. Development in these areas should continue at modest densities and consistent with the generally rural character of these areas. Commercial activity should be discouraged except for uses that are compatible with lower density residential development.

Commercial – “Commercial” areas are those intended for development with retail sales, trade of goods and/or services, commercial offices, and commercial lodging establishments and are found largely in community centers, core areas, or “downtowns.” Commercial areas should maintain defined boundaries, avoid excessive access points to major roads by encouraging shared driveways or internal circulation patterns, and have buffering or screening of light industrial uses and storage and parking areas from adjacent public rights-of-way and residential areas. Highway corridor development should avoid further strip development and loss of community separation by limiting future development density, employing stringent setbacks, and requiring screening of new uses. Note that the future land use maps depict many “outlying” (i.e., non-core) commercial areas, reflecting existing commercial zoning or businesses such as multiple occupancy developments; when redevelopment is proposed for the latter, it should be undertaken carefully and with consideration for neighborhood compatibility.

Mixed Commercial/Residential – Areas designated as “Mixed Commercial/Residential” are intended to accommodate a variety of commercial and residential activities, typically higher-density and in designated community centers, core areas, or “downtowns.” There are also several small “Mixed Commercial/Residential”