

Jacksonport Land Use Plan

Plan for the Conservation and Development of the Town of Jacksonport, Door County, Wisconsin

Town of Jacksonport Land Use Plan
Adopted by the Jacksonport Town Board on November 27, 2007

George Bagnall, Chairman
Aaron LeClair, Supervisor #1
Jeanne Majeski, Supervisor #2

JACKSONPORT LAND USE PLAN

INTRODUCTION

What is a Town Land Use Plan?
Why is a Jacksonport Land Use Plan necessary?
How was the Jacksonport Land Use Plan developed?
Opportunities for Jacksonport

JACKSONPORT INSIGHTS

History
People and Economics
Topography and Soils
Land Use
Public Lands
Surface Waters
Wetlands
Drinking Water

GOALS AND MEANS

Preserve the rural, agricultural character
Encourage residential and commercial growth to Village Core Area
Protect quiet residential neighborhoods
Preserve wetland/natural areas and scenic views
Protect safe drinking water
Promote safe transportation
Improve and expand parks and recreational facilities

IMPLEMENTATION (How the Plan will work)

Individual stewardship
Door County 1995 Zoning Ordinance
Door County 2005 Land Division Ordinance
Other County Implementation
State Implementation
Land Acquisition and Purchase of Development and Easement Rights
Continuing Education
Review and Updating of Plan

VILLAGE CORE AREA MAP

LETTER TO SURVEY PARTICIPANTS

Appendix A: Population and Housing Comparisons for the Town of Jacksonport. 1990 – 2000

Appendix B: Public Lands Acreage

INTRODUCTION

What is a town land use plan?

A town land use plan serves as a guide for future conservation, land use and development in a town. It is a statement by the citizens and their town board of what they want the future of their town to be; what should be preserved, what should be prevented and what should be encouraged. A town land use plan expresses these objectives through goals, means, maps and ordinances. Town boards have the authority to adopt land use plans, maps, and ordinances.

Why is a Jacksonport Land Use Plan necessary?

This Jacksonport Land Use Plan is a guide to the Jacksonport Town Board and to the Door County government in administering, enforcing and establishing zoning and other ordinances affecting Jacksonport. Although they are separate, both land use planning and zoning are essential and must work together to be fully effective. This Jacksonport Land Use Plan provides our citizens and developers with clear guidelines and an understanding of the goals and objectives of the citizens of Jacksonport; what they want their town to be and how they want their town to look in the future.

How was the Jacksonport Land Use Plan developed?

The 1995 Door County Development Plan urges each town to develop its own, unique land use plan. In June 1997, the Jacksonport Town Board, with the support of a majority of Jacksonport citizens at the Annual Town Meeting, established a volunteer committee of seven year-round residents to develop a proposed land use plan for consideration by the Town Board.

The Planning Committee first received direction from 140 citizens at the "Jacksonport Speaks Out On Planning" meetings during the summer of 1997. Next, the Committee conducted a Jacksonport mail survey during November and December of 1997. It received responses from 65% of all Jacksonport voters and property owners. The responses showed how much concern there is about future land use in Jacksonport, as well as remarkable agreement among all groups of respondents about what needs to be done. The Planning Committee received further helpful direction from citizen comments at Planning Committee and Town Board meetings during 1997 and 1998.

The Committee sought out advice from planning experts at the University of Wisconsin Extension, the Door County Departments of Planning, Soil and Water Conservation and Sanitarian, from environmental and business organizations and from planning committees of other Wisconsin towns. The main source of guidance for the Committee has been the wishes expressed by a majority of the citizens of Jacksonport. The Committee developed a Proposed Land Use Plan and presented it to the Town Board and citizens of Jacksonport in July, 1998. During the remainder of 1998 and 1999, the Town Board discussed and revised the Proposed Land Use Plan during its regular monthly meetings. On January 25, 2000, the Jacksonport Town Board adopted this Land Use Plan for the Town of Jacksonport.

In 2006 the Jacksonport Town Board established a committee to look at updating the plan. Several meetings were held that sought and received public input, and provided this updated plan. On November 27, 2007 the Board approved the revised plan.

Opportunities for Jacksonport

Jacksonport is blessed with beautiful farms, natural scenic views and quiet residential areas. It has an attractive, small town, village core area with a mixture of homes and small retail and service businesses; most are open year round. The businesses are owned by people who are sensitive to attractive design, maintenance and responsible land use and its benefits to their business and to the community.

Jacksonport has a strong real estate tax base and stable tax revenue, paid by owners of homes, farms and small businesses, including the large number of seasonal residents and the growing number of retired year round residents who pay school and local taxes, but do not send additional children to local schools.

Jacksonport now has adopted its first land use plan and will, when necessary, adopt additional ordinances to protect the town from over development and scattered development, to protect its drinking water, natural resources, scenic views and its quiet residential and agricultural character. Jacksonport shows the rest of Door County that it can grow responsibly and provide its citizens with an attractive place to live.

Concerns for Jacksonport

Jacksonport has some limitations for many people. Some of those limitations are; obtainable housing, year around employment, and a sustainable economic base.

Rev. 6/4/07

INSIGHTS INTO JACKSONPORT

1. Brief History of Jacksonport by Eileen Roberts and Jim Halstead

Even though the Town of Jacksonport was officially organized on March 9, 1869, there are historical accounts of the Potawatomi Indian tribe living in their village, “Mechingan,” in the area of Hibbard Creek, many years before. It is possible that the famous siege of the Ottawa by the Iroquois took place at this location. An Indian burial ground was located behind the homes south of Eureka House (Highways 57 and AV).

Around the middle of the nineteenth century the first white man settled in Jacksonport. He was Neil Blair, a Scotsman, who came around 1850. He was a commercial fisherman and owned a farm at 6034 Highway 57. Perry Hibbard moved to Jacksonport in 1861. Mr. Hibbard built a dock and was in the lumbering, store, and shipping business near Hibbard Creek.

Some French-Canadian settlers from Quebec arrived in Jacksonport in the 1860s, and some families much later, about 1890. Other immigrants settling in Jacksonport were Canadians from Ontario in the 1870s, other Canadians from Quebec in the 1880s, and Germans and Austrians in the 1880s and 1890s. Families from Ireland, England, Scotland, New England, and New York also found land and homesteads in Jacksonport.

Lumbering was an important industry in Jacksonport, as well as commercial fishing. Trout and whitefish were plentiful in the early days. At one time there were ten commercial fisheries in Jacksonport. During the 1870s there were two general stores, a meat market, and two blacksmith shops. There were two wagon shops, two hotels and taverns, a sawmill and also a boarding house. The sawmills were surrounded by family homes and outbuildings, a school, and several buildings which were oftentimes used for church services. Sailing vessels, as many as 39, would come to the piers to be loaded with wood products to be taken to market.

School District #1 was established in June of 1869, with 10 pupils registered, at an average age of seven. The teacher’s salary was \$33.00 per month. By August 9, 1870, 21 pupils were registered. New families continued to settle in Jacksonport, so that by February 1871, there were 45 students. A second school was built in 1878. In the late eighties the school was again outgrown, and a two-room school was necessary. Almost 100 students were enrolled at the turn of the century. Through the years, three more districts were established in the town.

The Catholic congregation was established in 1874 by a priest from Ahnapee. The Methodist Episcopal congregation was established in the mid-1870s by circuit riders. During the early eighties the Episcopal congregation was established by a priest from Fond du Lac. A Lutheran congregation was established in 1888 by a theological student.

During the 1870s and 1880s there was very limited outside communication for the families in Jacksonport. It took six hours or more for a team to get to Sturgeon Bay. Once a week mail was sent and received. Highway A received the first telephone line in 1888. The first motor “stage” came to Jacksonport in 1911.

By 1885 there were 862 people living in Jacksonport. By 1890 the Town was almost all agricultural, with lumbering being done on a very small scale. It was at about the turn of the century that others discovered the Jacksonport area as a great vacation center. Some stayed at Eureka House or La Mere Lodge, and others camped and lived in tents. By the 1920s cottages were being built and rented to vacationers.

Currently the Jacksonport piers are gone, very little commercial fishing is done, and boarding houses are outdated. Farms are getting bigger and fewer. When you drive through town you can still see a few old buildings (as if it were yesterday), in a combination of new and very old. Jacksonport is a unique town.

An active Historical Society that continues has published the History of Jacksonport in several volumes.

Sources: Martin
H.R. Holand
Lucille Reynolds

Copyright Jacksonport Historical Society. 1998

2. People and Economics of Jacksonport

Population and Economics Summary Town of Jacksonport Door County, WI

August 2007

Year Round Population: Growing Moderately

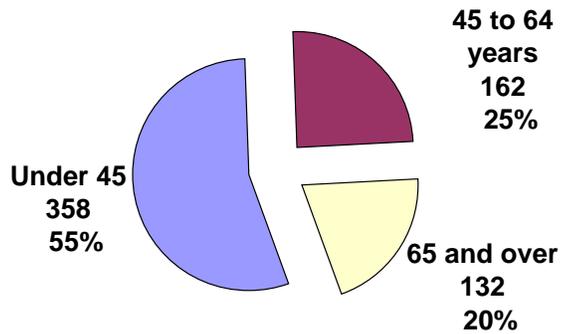
The Town of Jacksonport added 49 year round residents between the 1990 and 2000 census. As of 2005 the Wisconsin Department of Administration estimated the population had grown by 8%, or 59 people. Assuming the population estimates are accurate, Jacksonport appears to be growing at a rate approximately double the rate of the 1990's.

Population growth in the Town of Jacksonport, like all of Door County, is due to immigration of people making Jacksonport their new permanent residence.

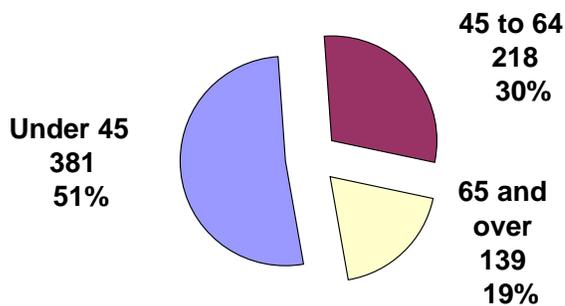
Year Round Population: Growing Older

The percent of the population that is voting age rose from 75% to 77% between 1990 and 2000. In 2007 it is estimated that the percent of the year round population that is voting age stands at 78%. In 1990 55% percent of residents were under 45 years old. In 2000 this had changed to 51%. The 45 to 64 year age group increased from 25% to 30% of the total year round population. Expect these trends to continue.

Jacksonport Population in 1990



Jacksonport Population in 2000



See Appendix A.

Year Round Population: More Family Households

The Census counts “Households”. A **household** includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

A “Family Household” consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. All persons in a household who are related to the householder are regarded as members of his or her family. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated persons or one person living alone.

According to the 2000 Census there were a total of 304 households in the Town of Jacksonport. This was an increase of 47 over 1990. The number of family households rose by 20, from 196 to 216.

However the percentage of households that were defined as Family households dropped slightly to 71%. These are not major or dramatic shifts. Average household size dropped slightly from 2.68 in 1990 to 2.43 in 2000.

Housing Stock

Interestingly, there was a drop in the overall number of housing units, falling by 55 units from 693 to 638; this includes seasonal as well as year round homes, condos, apartments, etc. The number of “Year Round” housing units went up to 48% of the total from 37% in 1990. The actual number of “Year Round” housing units rose to 304 from 257 in 1990. These changes may be due to people converting their seasonal residences to year round. Less easy to explain is the rather dramatic drop in the number of seasonal homes/apartments/condos (and the most likely related drop in overall housing units) Those units dropped by 45 units, from 360 to 316.

Economics

- The number of year round residents over the age of 16 that work increased to 390 in 2000 compared to 329 in 1990 (53% and 47% of the total population) Of those workers, 39 worked at home compared with 61 in 1990, a large difference when expressed as a percentage of all workers 10% to 18% in 1990.
- A very dramatic change is seen in the percent of workers that drove longer distances to their workplace. In 1990 only 10% of workers drove 30 minutes or more to work. In 2000 22% drove 30 minutes or more.
- Median family income in Jacksonport in 1990 was \$30,875 compared to \$30,913 for Door County, in 2000 it was \$46,912 compared to \$48,460 for Door County
- The major industries in which workers worked in the 2000 Census include:
- Construction, Agriculture/Forestry/Fishing, Manufacturing, Retail Trade, Arts and Entertainment, Management, Education, Health Care, Hospitality/Lodging, Sales, Office Administration/Support, Farming and Farm Management.

Year Round Population: More Family Households

The Census counts “Households”. A **household** includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

A “Family Household” consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. All persons in a household who are related to the householder are regarded as members of his or her family. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated persons or one person living alone.

According to the 2000 Census there were a total of 304 households in the Town of Jacksonport. This was an increase of 47 over 1990. The number of family households rose by 20, from 196 to 216. However the percentage of households that were defined as Family households dropped slightly to 71%. These are not major or dramatic shifts. Average household size dropped slightly from 2.68 in 1990 to 2.43 in 2000.

3. Topography and Soils

The 29-square mile area of the Town of Jacksonport, like most of Door County, is characterized by Niagara dolomite/limestone bedrock, formed on ancient Silurian seabeds over 400 million years ago. Good examples of this are Cave Point and the quarry on Plum Bottom Road. The present topographical features are a result of the last glacial age, which ended about 10,000 years ago. The land is rolling in nature, with a scattering of glacial features on the surface and several long, narrow cedar swamps that border wetlands and creeks. Soils range in depth from a few inches with bedrock showing, to deep soil. In general there is a significant acreage of very shallow soils. In the agricultural areas soils are typically of a sandy loam base, good for agriculture.

4. Land Use

Although the land is primarily agricultural, there are scattered upland forests spread throughout the town, often connected to farm parcels. There are also upland wetlands and lowland cedar forests. Part of the previously farmed land lays fallow, and more and more of it is being planted in tree farms.

5. Public Lands

The Town of Jacksonport owns 57 acres of public land. Lakeside Park, Erskine Park, Schauer Park and a small area near Logan Creek and Highway T total 4 acres. The Fire Station-Town Hall, soccer and ball fields account for 13 more acres. The remaining 40 acres on an old gravel pit off Pit Road.

Door County owns 234.8 acres which include Meridian Park (194.8 acres), Hibbards Creek (20 acres) and a quarry off Plum Bottom Road (20 acres). Other public lands include schools, cemeteries, and public waters.

All remaining land in Jacksonport is in private ownership. However, land along Logan Creek, owned by the Ridges Sanctuary, is a natural conservation area with public access. Also, some parcels of private land in the Forest Management program are open to the public for hunting, fishing, and hiking. Total tax exempt land is 580 acres.

See Appendix B.

6. Surface Waters

Bounded by Lake Michigan on its eastern border, the town also includes parts of Kangaroo and Clark lakes, and both are residentially developed. Lost Lake is a shallow inland lake with depths of about four feet, and there is limited development. The two main streams are Hibbard Creek, and Logan Creek. A small part of Heins Creek, the outlet from Kangaroo Lake, is also included in the town. Both Hibbard and Heins creeks support good trout fishing. All of these creeks deserve protection.

7. Wetlands

The wetlands are located primarily in corridors bordering Hibbard, and Logan creeks, and in shoreland areas of Kangaroo and Clark lakes. But there are also many pockets of emergent/wet meadows and of cedar and deciduous forest wetlands. So far, most of the wetlands have not been farmed, but some residential development has occurred in these areas. The interior wetlands serve very important functions, including control of storm water runoff, maintenance and improvement of water quality, and recharging of ground water, as well as providing essential habitat for wildlife and unique plant life.

8. Drinking Water

All Jacksonport drinking water is obtained from private wells drilled into the dolomite/limestone aquifer. Water from this aquifer is of a very hard calcium-magnesium bicarbonate type, with concentrations of iron. The dolomite/limestone has numerous fractures, sinkholes, crevices, and joints which allow surface water to flow easily through the rock. The dolomite/limestone aquifer is supplied by seepage from rain and snow. Pollutants also quickly enter our drinking water through these fractures. Since almost all waste and chemical pollutants enter Jacksonport drinking water from the land within one mile of each well, it is essential the natural water-filtering action of wetlands in and around Jacksonport be preserved. All wells and septic systems in Jacksonport should be properly constructed and maintained, and the town's drinking water should be monitored and protected from contamination by fertilizers, pesticides and other toxic chemicals. Septic systems within the town are monitored and managed through the Door County Sanitarian to maintain and improve water quality.

Rev. 6/4/07

GOALS AND MEANS

GOAL 1 PRESERVE THE RURAL, AGRICULTURAL CHARACTER OF THE TOWN'S INLAND AREAS

MEANS to achieve this goal:

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 the Wisconsin managed forest program to encourage sustainable timber growing and harvesting as an important part of the town's economy and to give property tax relief to owners of formerly productive farmlands.
3. 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.
4. Support and encourage the protection and maintenance of historic barns and farm houses.
5. Where applicable, use appropriate positioning of homes to maintain open land, and encourage continued agricultural production.

GOAL 2 ENCOURAGE RESIDENTIAL AND COMMERCIAL GROWTH AWAY FROM AGRICULTURAL AND NATURAL AREAS TO THE VILLAGE CORE AREA

MEANS to achieve this goal:

1. Map the boundaries of the Jacksonport Village Core.
2. Plan for residential and commercial development in the Village Core Area, including plans for additional streets, footpaths, lighting, stormwater management, wastewater management, signage, park expansion and green space.
3. Encourage owner-operated business in the Village Core Area such as a gas station, beauty/barber shop, postal station, etc. which meet the needs of the local population.
4. Prepare an on-street and off-street parking plan for the Village Core Area.
5. Obtain a Jacksonport-only amendment to county zoning which will apply more protective Multiple Occupancy Development (MOD or condo) regulations to the Village Core Area that are applied to densely developed villages like Fish Creek, including:

Density: 16 bedrooms per acre maximum

Height: 2 stories

Impervious surface area (buildings, driveways and parking areas which increase the volume and speed of stormwater runoff):

Maximum of 40% of lot surface area

Side and rear yard setbacks: 20 feet

GOAL 3 PROTECT THE QUIET ENJOYMENT OF SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS

MEANS to achieve this goal:

1. Encourage all residential property owners to be good stewards of their lands by making wise ecological decisions such as:
 - a. Retaining and/or planting native vegetation rather than replacing it with non-native trees, shrubs and grasses.
 - b. Minimizing the use of chemicals and fertilizers which can contaminate drinking water.
 - c. Trimming and selective cutting of trees rather than clear cutting.
 - d. Maximizing the absorption of stormwater runoff by keeping impervious surfaces down to less than 25% of the lot's surface area.
 - e. Minimizing the area of land disturbed during construction.
 - f. Avoiding outdoor lighting that spills onto neighboring properties and into the night sky.

2. Urge the 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
 - d. Reduction in the flow of contaminating nutrients and sediments into the lakes.

3. Support and maintain integrity of natural waterways.

Rev. 9/26/00
Rev. 6/4/07

GOAL 4 PRESERVE AND PROTECT THE WETLAND/NATURAL AREAS AND SCENIC VIEWS IN THE TOWN

MEANS to achieve this goal:

1. Identify Jacksonport's wetlands, streams, lakes, shoreland, forest lands and unique geologic features, using the best available maps and other sources as guides in making land use decisions.
2. Develop and support plans to protect streams, lakes and wetlands, and their watersheds.
3. Encourage The Nature Conservancy's Meridian Park Project by petitioning the county for more protective zoning provisions on the Kangaroo Lake sand dunes.
4. Use Door County Soil & Water Conservation Department guidelines for good land use practices such as stormwater management which reduces the quantity and improves the quality of runoff into surface waters and into groundwater recharge areas.
5. Work with state and private groups to improve management of lands in 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.
6. Utilize public and 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.
7. Cooperate with neighboring towns to protect natural features which cross town boundaries.

Rev. 10/24/00
Rev. 6/4/07

GOAL 5 SAFE DRINKING WATER IN JACKSONPORT WELLS

MEANS to achieve this goal:

1. The Town Board will work with the Door County Soil & Water Conservation Department to conduct a baseline water quality study of groundwater and surface water, beginning with the Village Core Area.
2. 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.
3. Encourage private stewardship of Jacksonport drinking water by communicating recent studies which confirm that Door County drinking water comes from rain and snow falling on the ground in the near vicinity of each well.
4. 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. 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 & 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.

Rev. 11/28/00
Rev. 6/4/07

GOAL 6 SAFE TRANSPORTATION OF PEOPLE AND GOODS THROUGHTOUT THE TOWN

MEANS to achieve this goal:

1. Coordinate with the Wisconsin Department of Transportation to ensure that any rehabilitation of Highway 57 is consistent with the proposed development of the Village Core Area and will not have an adverse impact on the natural beauty of the Highway 57 corridor lying within the Jacksonport town limits.
2. Monitor stormwater runoff in the Village Core Area.
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 Village Core Area and end at Cave Point County Park located within Whitefish Dunes State Park.
4. Oppose any state or county extension of County A southward from County V to Highway 57.
5. Recognize the natural beauty of Cave Point Drive and Lake Shore Road by maintaining their current canopied, natural character.
6. 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.
7. Control the number of driveways entering the west side of Highway 57 north of the Village Core Area through large-lot zoning and shared driveways.
8. Establish and enforce safe-vision triangles on all driveways entering town roads and at all town road intersections. Urge the county to establish and enforce comparable safe-vision triangles on all driveways entering county and state highways in Jacksonport and at all county and state highway intersections in Jacksonport.

Rev. 12/19/00
Rev. 6/4/07

GOAL 7 EXPAND AND IMPROVE PARKS AND OTHER RECREATIONAL FACILITIES IN THE TOWN

MEANS to achieve this goal:

1. Support the Parks Committee in their work with the Jacksonport Advancement Corporation, Jacksonport Women's Club, Jacksonport Historical Society and other interested groups to make recommendations to the Town Board on parks, recreation and historic preservation.
2. In cooperation with federal, state, county and private sources acquire property, option rights and easements for future expansion of Jacksonport's parks and recreational lands.
3. Improve the size of town parks by acquiring additional property.
4. Replace the pit toilets in Lakeside Park with a more sanitary system that includes flush toilets, sinks for handwashing and a changing house for swimmers.
5. Support the construction of a walking path joining Lakeside Park to the ball field parking lot and Town Hall, crossing Highway 57 on a marked crosswalk.
6. Support the public facilities reservation policy.
7. Develop an all-season trail system to be used for walking, jogging, biking, cross-county skiing, equestrian, and snowshoeing, utilizing existing county easements, managed forest and other lands in state or federal programs with public access opportunities.
8. If recreational easements are needed for this trail system over private lands not in state or federal programs, seek cooperation from the landowners to obtain such easements.
9. Urge the county to pave 4-foot shoulders on each side of County Highway A between County Highway V and Berger Road to increase the safety of this link in the Door County Bike Route.
10. Work with neighboring towns on recreational issues that are not specific to the Town of Jacksonport, such as trails, bike routes, lake use, etc.
11. Develop a Local Comprehensive Outdoor Recreation Plan based on Wisconsin Department of Natural Resources Bureau of Community Assistance Guidelines to make Jacksonport eligible for federal, state and county funding of recreational facilities.
12. Maintain public water access sites for recreational water activity, fire safety, and water rescue, assuring that it does not damage wetland or environmentally sensitive areas.

Rev. 1/23/01
Rev. 6/4/07

IMPLEMENTATION: HOW THE PLAN WILL WORK

1. Individual Stewardship: Individual stewardship based upon a good understanding of and willingness to follow the Plan guidelines is the first and best means of implementation. A copy of the final Plan, as adopted by the Town Board, will be available to the town hall. A supply of the final Plans should be maintained at the Door County Planning Department.

The Jacksonport Town Board will use the Plan as a guide when making decisions that affect development in the Town.

Copies of the Plan should be mailed to each planner and zoning administrator in the Door County Planning Department, and to each member of the Resource Planning Committee, the Board of Adjustment and the Door County Board of Supervisors. They should all be urged to study the Plan and to use it as a guide when making decisions on zoning and development in Jacksonport.

2. Door County Zoning Ordinance. The Town of Jacksonport is part of county zoning, having approved the 1995 Door County Zoning Ordinance. That ordinance will be basic in the implementation of the Jacksonport Plan. Ordinance amendments and/or Jacksonport-only amendments (overlays) may be needed to make the County Zoning Ordinance consistent with the Jacksonport Land Use Plan.

Prior to the county public hearing, the towns are now given an opportunity to do a “28-day town review” of all applications for amendments to the zoning ordinance, special exception permits, variances and appeals.

If Jacksonport property or interests are involved, the Jacksonport Town Board may appear at public hearings on such application, either by letter or by personal representative.

3. Door County Land Division Ordinance. Another way to implement a Town Land Use Plan is through a subdivision ordinance. Door County’s current subdivision ordinance was adopted in 2005 and is known as Door County Land Division Ordinance. This ordinance gives the town boards notification of major (five parcels or more) land divisions.

4. Other County Implementation. Other county implementation and assistance includes the Door County 1995 Floodplain Zoning Ordinance, administered by the Door County Planning Department; the Office of the Door County Sanitarian, which administers the Wisconsin sanitary statutes and rules of the Department of Commerce; Door County Code 21.15 requiring a sanitary inspection when real property changes hands; and the Door County Soil and Water Conservation Department, which administers Wisconsin soil and water conservation rules and statutes and county land and water conservation ordinances, and which provides technical assistance to towns in the implementation of their land use plans.

5. State Implementation. The Wisconsin Department of Natural Resources, the Wisconsin Department of Commerce and the Wisconsin Department of Transportation all administer Wisconsin statutes and administrative rules which will help implement this Plan.

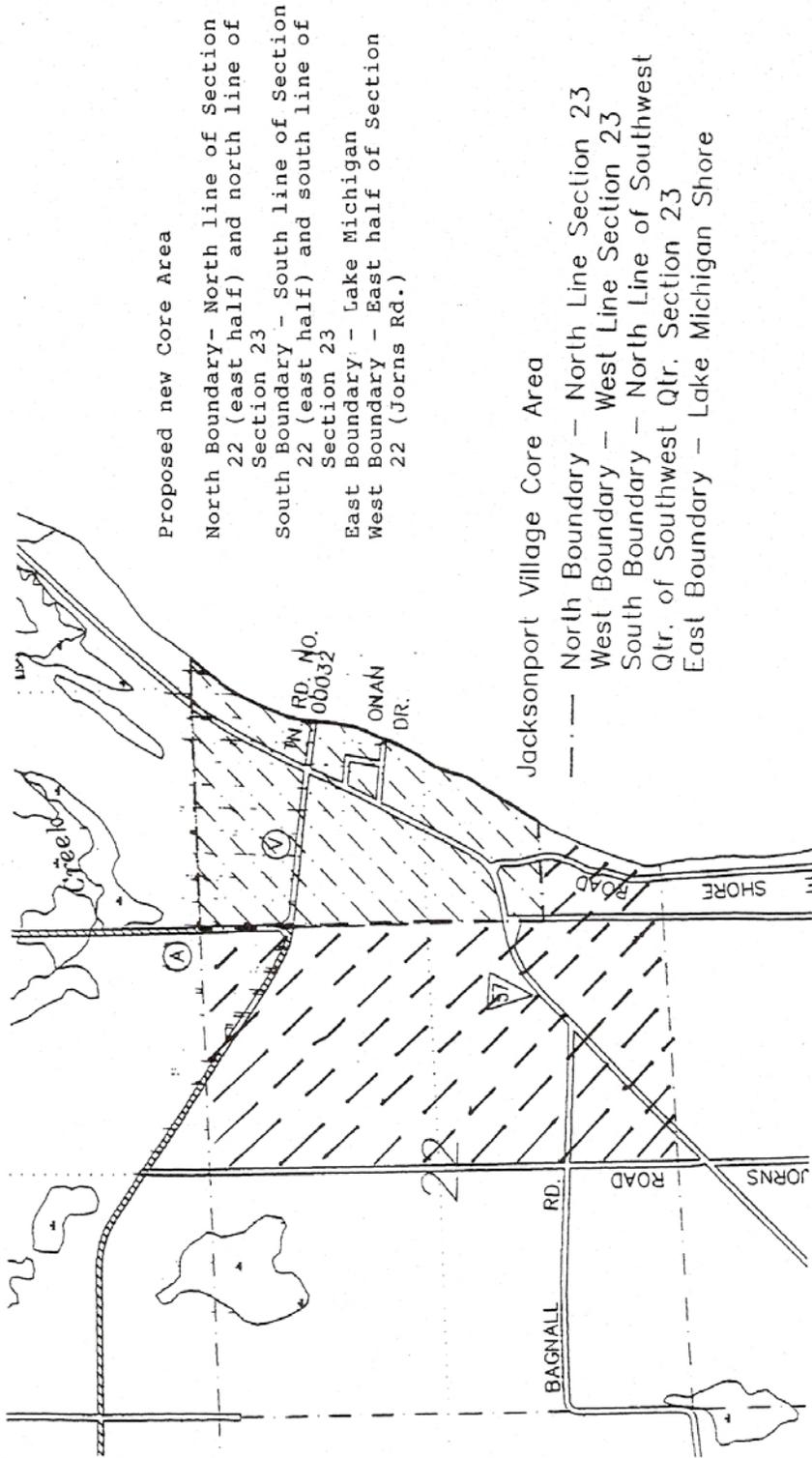
6. Town Land Acquisition and Purchase of Development and Easement Rights. The Town Board may, from time to time, acquire lands and/or purchase development rights to protect

groundwater and surface water and to save important scenic views. It may make applications for state and federal grants and aids to assist in acquiring land or easements for parks, walking and biking paths and other public purposes.

7. Continuing Education. The Town Board should host public education programs on the Jacksonport Land Use Plan and on state, county, and town implementation of that plan. Members of the Town Board should attend workshops to increase their knowledge of planning and zoning issues.

8. Review and Updating of Plan. The Town of Jacksonport Land Use Plan is a living document guiding decisions affecting conservation and development in the town. It should be reviewed during the first year of every Town Board's two-year term. A comprehensive review and updating of the Plan to reflect new technology and changing priorities of the towns' residents and property owners should be undertaken every five years.

Rev 6/4/2007



Proposed new Core Area

North Boundary - North line of Section 22 (east half) and north line of Section 23
 South Boundary - South line of Section 22 (east half) and south line of Section 23
 East Boundary - Lake Michigan
 West Boundary - East half of Section 22 (Jorns Rd.)

Jacksonport Village Core Area

--- North Boundary - North Line Section 23
 -.- West Boundary - West Line Section 23
 South Boundary - North Line of Southwest Qtr. of Southwest Qtr. Section 23
 East Boundary - Lake Michigan Shore

June 4, 2007

The town Board established a 5 person volunteer Planning Committee to review the 2001 Jacksonport Land Use Plan.

There are several ways to implement the Jacksonport Land Use Plan. Education, understanding and voluntary compliance is the first and best way. The second way is through zoning. Jacksonport cannot, by law, enact its own zoning. However, it can obtain, as other towns have done, an overlay to the existing Door County Zoning Ordinance tailored to the needs of Jacksonport. The Town Board can also adopt certain town ordinances to carry out the Jacksonport Land Use Plan.

Both planning and zoning are essential. They are not interchangeable. Both need to be in place and tied together properly to assure the best results. The plan comes first.

Jacksonport is currently involved with town planning through the County Planning Department and their work on the Door County Comprehensive Plan.

Planning Committee meetings were utilized to update the existing Jacksonport Land Use Plan. The intent is to present the update to the Jacksonport Town Board in 2007.

Jacksonport Planning Committee

Kari Anderson, Chair

Alvin Scharrig

Paul Ozburn

J.R. Jarosh

Tom Wilson

Appendix A
Population and Housing Comparisons for the Town of Jacksonport.
1990 - 2000

1990 Census			2000 Census		
Total population	689		Total population	738	
SEX			SEX AND AGE		
Male	357	52%	Male	387	52%
Female	332	48%	Female	351	48%
					0%
AGE			AGE		
Under 5 years	37	5%	Under 5 years	24	3%
5 to 17 years	133	19%	5 to 9 years	55	7%
18 to 20 years	20	3%	10 to 14 years	53	7%
21 to 24 years	23	3%	15 to 19 years	57	8%
25 to 44 years	188	27%	20 to 24 years	15	2%
			25 to 34 years	62	8%
			35 to 44 years	125	17%
45 to 54 years	79	11%	45 to 54 years	111	15%
55 to 59 years	36	5%	55 to 59 years	59	8%
60 to 64 years	47	7%	60 to 64 years	48	7%
65 to 74 years	79	11%	65 to 74 years	78	11%
75 to 84 years	41	6%	75 to 84 years	41	6%
85 years and over	6	1%	85 years and over	10	1%
<u>Select Age Cohort Comparisons 1990 - 2000</u>					
Under 5 years	37	5%	Under 5 years	24	3%
Under 18 years	170	25%	Under 18 years	173	23%
18 Years and over	519	75%	18 years and over	565	77%
25 to 44 years	188	27%	25 to 44 years	187	25%
45 to 64 years	162	24%	45 to 64 years	218	30%
65 years and over	126	38%	65 and over	129	17%
85 years and over	6	1%	85 years and over	10	1%
<u>RACE AND HISPANIC ORIGIN</u>					
White	679		White	719	
Black	0		Black or African American	0	
American Indian, Eskimo, or Aleut	3		American Indian and Alaska Native	0	
Asian or Pacific Islander	3		Asian	7	
			Vietnamese	7	
Other race	4		Other race	5	
Hispanic origin (of any race)	4		Hispanic or Latino (of any race)	11	
					P. 1

<u>HOUSEHOLDS BY TYPE</u>					
1990 Census			2000 Census		
Total households	257	100%	Total households	304	100%
Family households (families)	196	76%	Family households (families)	216	71%
Married-couple families	179	70%	Married-couple family	192	63%
Householder 65 years and over	20	8%	Householder 65 years and over	30	10%
Persons per household	2.68		Average household size	2.43	
			Average family size	2.91	
<u>About Housing Units</u>					
Total housing units	693		Total housing units	638	
Occupied ("Year Round") housing units	257	37%	Occupied ("Year Round") housing units	304	48%
Vacant housing units	436	63%	Vacant housing units	334	52%
For seasonal, recreational, or occasional use	360	52%	For seasonal, recreational, or occasional use	316	50%
1990 Census			2000 Census		
<u>UNITS IN STRUCTURE (House Types)</u>					
<u>Total Housing Units</u>	<u>693</u>		<u>Total Housing Units</u>	<u>638</u>	
1-unit detached (Single Family Homes)	583	84%	1-unit detached (Single Family Homes)	608	95%
1-unit attached (Condo/Townhome)	50	7%	1-unit attached (Condo/Townhome)	2	0%
2 to 4 units (Duplex - Quads)	11	2%	2 to 4 units (Duplex - Quads)	8	1%
5 or more units	3	0%	5 or more units	0	0%
Mobile home, trailer, or other	46	7%	Mobile home, trailer, or other	20	3%
			<u>For Vacant (Mostly Seasonal) Housing Units</u>		
			Total:	334	
			1-unit detached (Single Family Homes)	323	97%
			1-unit attached (Condo/Town)	2	1%
			2 to 4 units (Duplex - Quads)	0	0%
			5 or more units	0	0%
			Mobile home, trailer, or other	9	3%

Appendix B