

Comprehensive Plan 2022 - 2042

Town of Gardner

Door County

Wisconsin

Comprehensive Plan 2022 - 2042

Vision Statement:

The Town of Gardner is a recreational, rural, and agricultural community with an abundance of picturesque shoreline. The Town strives to preserve its small-town charm while maintaining and promoting it's unique and natural beauty, populated with friendly welcoming residents.

Prepared by:

Bay-Lake Regional Planning Commission 1861 Nimitz Drive De Pere, Wisconsin 54115 (920) 448-2820



Acknowledgments

The Bay-Lake Regional Planning Commission (Bay-Lake RPC) prepared this report for the Town of Gardner. Bay-Lake RPC and the Town of Gardner thank those in the community who responded to outreach efforts and who supported the development of this plan.

Town of Gardner Town Board

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Amy Sacotte - Clerk

Nancy Robillard - Treasurer

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Mark Lentz - Supervisor #2

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Bay-Lake RPC Project Team

Adam Christensen Brandon Robinson Nicole Barbiaux





Funded by the Wisconsin Coastal Management Program and the National Oceanic and Atmospheric Administration, Office for Coastal Management under the Coastal Zone Management Act, Grant #NA21NOS4190086.

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Introduction

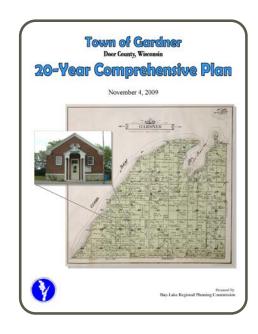
Purpose

The Town of Gardner *Comprehensive Plan 2022-2042* provides the town with an update to its 2008 comprehensive plan and meet the requirements of Wis. State Stats. § 66.1001 (2022). A comprehensive plan is a long-range planning document that provides information on demographic data, current and potential development and preservation issues, and strategies to assist local officials and decision makers in accomplishing the town's 20-year vision. Comprehensive plans require an update every ten years per Wis. state stats.

The strategies of this plan were developed utilizing prior planning efforts and the combined knowledge of town citizens and local officials. Additionally, responses were utilized from two online interactive surveys. A paper version of the survey was sent out to residents upon request.

Items accomplished since the last plan:

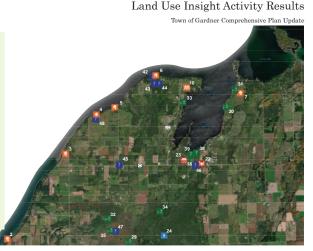
- Single family housing development on Lime Kiln Road Bay Cliff Drive.
- Sunset Bay Drive boat landing on the West side of Debroux Road.
- Sugar Creek Estates near the intersection of County Road K & N.



Community Outreach

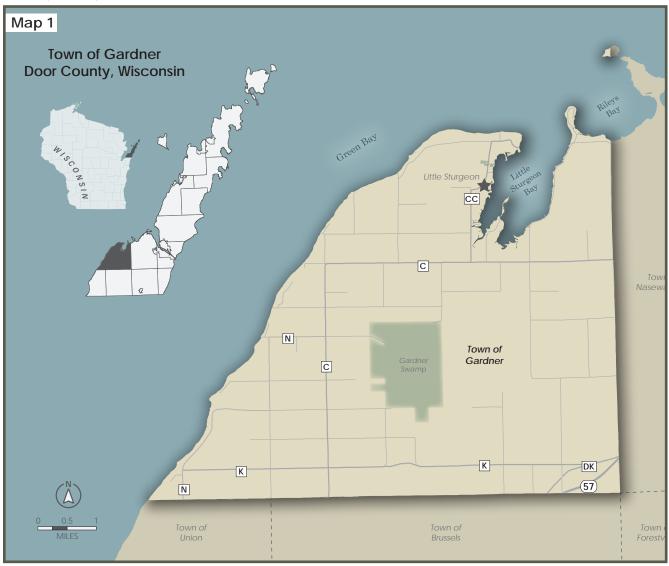
Your Help Is Needed

The Town of Gardner is working on the development of our 20-year growth/improvement plan (Comprehensive Plan). In order to adequately prepare, we are asking you to take a few minutes to complete a two part survey. Hearing directly from you is the ideal way to evaluate your wants and needs for the Town of Gardner going forward. You can access the survey through Bay-Lake Regional Planning Commissions Website at www.baylakerpc.org/gardner, the link to Bay-Lake RPCs Website can also be found on the Town Website at www.townofgardner.org. If you prefer a paper copy, please contact the Town Clerk at (920) 825-1137



Town Snapshot

Located in southwestern Door County, the Town of Gardner covers 34 square miles containing agricultural lands, undeveloped natural areas, a state wildlife area, parks, and residential developments. The town is adjacent to the waters of the bay of Green Bay, Little Sturgeon Bay, and Rileys Bay, and borders the towns of Nasewaupee, Forestville, Union, and Brussels.



Population (2020 Estimate) 1.233

Source: U.S. Census (2000, 2010). Wisconsin Demographic Services Center (2020).

Population Projection 2040 1,215

Source: Wisconsin Department of Administration.

Median Age 51 years

Source: U.S. Census. Wisconsin Demographic Services Center (2020).

Total Occupied Housing Units (Permanent Residents) 581 households

Source: American Community Survey 2019, 5-year estimates

Total Occupied Housing Unit Projection 2040

577

Source: Wisconsin Department of Administration.

Average Household Size 2.17 people per owner-occupied units

2.3 people per renter-occupied units

Source: American Community Survey 2019, 5-year estimates

Median Household Income \$63,472

Source: American Community Survey 2019, 5-year estimates

Civilian Labor Force 614

Source: American Community Survey 2019, 5-year Data Profiles

Unemployment Rate 5.1%

Source: American Community Survey 2019, 5-year Data Profiles

Largest Non-farm Industry Manufacturing

Source: American Community Survey 2019, 5-year Data Profiles

Median Earnings \$37,625

Source: American Community Survey 2019, 5-year Data Profiles

Population and Housing

This section provides a summary of Gardner's population and housing trends and projections. These demographic changes are important in predicting future population and housing trends and their influence on the town's infrastructure and community facility capacities, along with potential economic development opportunities.

Community Demographic Profile

The Town of Gardner is a small community with a rural, residential development pattern. Roughly 1,200 residents call Gardner home, and the town has maintained a stable population since 2000. Over the last two decades, Gardner's population base has aged and has recorded higher median household incomes.

Population

- Since 2000, Gardner's population has grown by 3% (Exhibit 1).
- Through 2040, Wisconsin Demographic Services Center projects that Gardner's population will decline slightly to 1,215.

Age

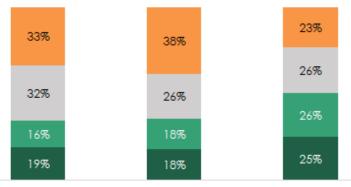
- The median age in Gardner increased by nine years, from 42 years in 2000 to 51 years in 2019.
 This trend is either due to growth in Gardner's and Door County's senior population (Exhibit 2), or people are not moving away from Door County.
- In comparison to the growth in the number of seniors (60 years and older), Gardner and Door County are experiencing a decline in the number of youth and young adults.
- Exhibit 3 compares the change in household size between the town, Door County, and Wisconsin from 2000 to 2019.

Exhibit 1. Population Trends, Town of Gardner, Door County, and Wisconsin, 1990 - 2020

	Town of Gardner	Door County	Wisconsin
1990	1,025	25,690	4,891,769
2000	1,197	27,961	5,363,675
2010	1,194	27,785	5,686,986
2020	1,233	28,770	5,854,594
Change 2000 to 2020			
Number	36	809	490,919
Percent	3%	3%	9%
Average Annual Growth Rate (AAGR)	0.15%	0.14%	0.44%

Source: U.S. Census (1990, 2000, 2010). WI Demographic Services Center (2020).

Exhibit 2. Population Distribution by Age, Town of Gardner, Door County, and Wisconsin, 2015-2019

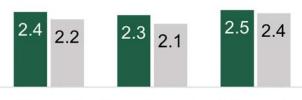


Town of Gardner Door County Wisconsin

Source: U.S. Census, ACS 5-year data (2015-2019).

■Under 20 ■ 20 to 39 ■ 40 to 59 ■ 60+

Exhibit 3. Average Household Size, Town of Gardner, Door County, and Wisconsin, 2000 and 2015-2019



Town of Door County Wisconsin Gardner

2000 2015-2019

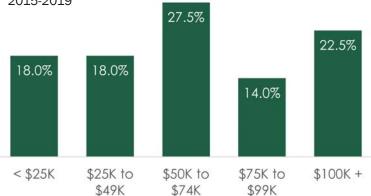
Source: U.S. Census, Decennial (2000) and ACS 5-year data (2015-2019).



Median Household Income

- About 65 percent of Gardner's households earned \$50,000 per year or more and are generally considered middle to high income (Exhibit 4).
- Gardner's median household income increased by seven percent (\$4,262) between 2000 and 2019. Exhibit 5 shows the distribution of household income in Gardner, Door County, and Wisconsin.

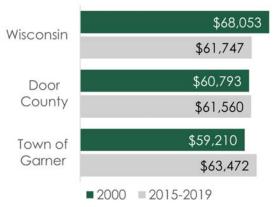
Exhibit 4. Household Income (2019 dollars), Town of Gardner, 2015-2019



Source: U.S. Census, Decennial (2000) and ACS 5-year data (2015-2019).



Exhibit 5. Median Household Income, Town of Gardner, 2000-2019



Source: U.S. Census, ACS 5-year data (2015-2019).



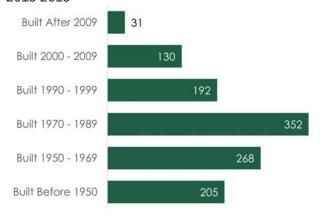
Housing Inventory

Gardner's housing stock primarily consists of single-family detached housing, with most households being owner-occupied. Characteristic of many communities in tourism-oriented and environmentally/recreational intriguing areas, Gardner has an extensive number of housing units considered "vacant" for seasonal, recreational, and occasional use.

- From 2000 to 2019, Gardner's housing stock increased by about 223 dwelling units, from 955 units to 1,178 units.
- Gardner has an older housing stock. About 70 percent of its housing stock was built in 1970 or earlier and approximately three percent of its housing stock was built in 2010 or after (Exhibit 6).
- Gardner's homeownership rate (85 percent) is higher than Door County's and Wisconsin's (Exhibit 7).
- As of 2019, Gardner's residential vacancy rate was about 51 percent (Exhibit 8). Of Gardner's vacant housing units, 85 percent are vacant for seasonal, recreational, or occasional use. Housing of this type is very common in Door County overall.

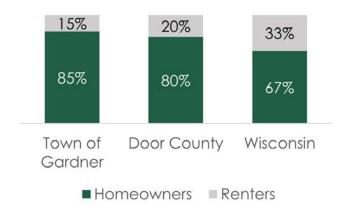


Exhibit 6. Year Housing Units were Built, Town of Gardner, 2015-2019



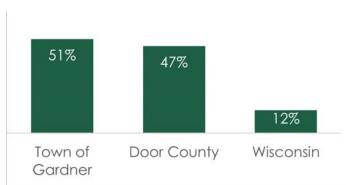
Source: U.S. Census, ACS 5-year data (2015-2019)

Exhibit 7. Housing Tenure, Town of Gardner, Door County, and Wisconsin, 2015-2019



Source: U.S. Census, ACS 5-year data (2015-2019).

Exhibit 8. Residential Vacancy, Town of Gardner, Door County, and Wisconsin, 2015-2019



Source: U.S. Census, ACS 5-year data (2015-2019).

Housing Costs and Affordability

- In Gardner, the median value of a home was \$188,100 (2019). The median mortgage payment was \$1,384 a month.
- According to the US Census Bureau and after adjusting for inflation, the median gross rent in Gardner decreased from \$849 in 2000 to \$575 in 2019.
- About 43 percent of Gardner's housing stock rents at prices between \$500 and \$799 per month.
 Compared to Door County and the State of Wisconsin, Gardner has a smaller share of higher cost rental housing (\$800 or more per month), (Exhibit 9).

Exhibit 9. Distribution of Gross Rent, Town of Gardner, Door County. and Wisconsin. 2015-2019



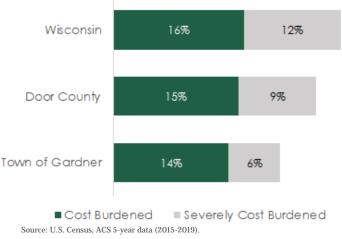


Cost Burden

Understanding rates of cost burden helps to determine the extent to which households may find it difficult to afford housing in Gardner. Households are cost burdened when they are paying more than 30 percent of their income on rent or severely cost burdened when they are paying more than 50 percent of their income on rent.

 About 20 percent of Gardner's households are cost burdened. Exhibit 10 shows that rates of rent cost burden in Gardner are less than rates in Door County and Wisconsin overall.

Exhibit 10. Rates of Rent Cost Burden, Town of Gardner, Door County, and Wisconsin, 2015-2019



Future Demand for Housing

Gardner's population base is forecast to decline through 2040 (Exhibit 11). This suggests that demand for new housing will not be driven by population/household growth. Public intervention and private development can still help to bring new residents to Gardner over the planning period, thereby influencing future demand for housing.

Exhibit 11. Population Projection, Town of Gardner, 2020 to 2040

	Town of Gardner	
2020	1,230	
2040	1,215	
Change 2020 to 2040		
Number	(15)	
Percent	-1%	

Source: Wisconsin Demographic Services Center (2020 estimate and 2040 projection). Extrapolated to 2020 and 2040 by BLRPC.

Economic Development

This section provides a summary of the economic development strategies for the Town of Gardner. It provides an economic summary, socio-economic characteristics, the economic base, and the town's strengths and weaknesses.

Economic Development Summary

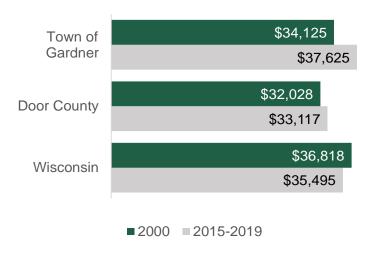
Gardner is a small, agricultural area with a tourism-rich economy. The town benefits from its location along the waters of Green Bay and Little Sturgeon Bay, which have a growing tourism base and continuous success in the leisure and hospitality sector. Concurrently, Gardner is affected by its working residents predominately commuting outside of the town to work, a consumer base impacted by seasonal tourism, and workforce replacement rate concerns as the senior population grows and the youth and young adult population declines.

Socio-Economic Characteristics

As of 2019, Gardner's labor force population was over 680 residents (over the age of 16). The average earnings for this group of residents was \$37,625 per year.

After adjusting for inflation, this analysis finds that average, annual earnings for Gardner's residents increased from 34,125 in 2000 to \$37,625 in 2019 (Exhibit 12).

Exhibit 12. Average Earnings, Population Aged 16 and Older with Earnings (2019 dollars), Town of Gardner, Door County, Wisconsin, 2000 and 2015-2019

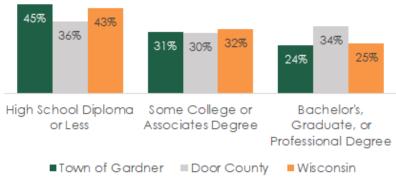


Source: U.S. Census, Decennial (2000) and ACS 5-year data (2015-2019).

Education Attainment

Exhibit 13 shows that Gardner's residents are similarly educated to Wisconsin's, but less educated than Door County residents.

Exhibit 13. Educational Attainment, Population Aged 25 and Older, Town of Gardner, Door County, Wisconsin, 2015-2019



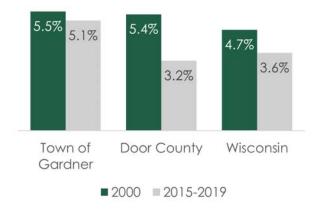
Source: U.S. Census, ACS 5-year data (2015-2019).

Unemployment

Gardner's unemployment rate was 5.1 percent in 2019, down slightly from 5.5 percent in 2000 (Exhibit 14).

Gardner has a lower labor force participation rate than Wisconsin. In 2019, Gardner's and Door County's labor force participation rate were 61 percent, compared to 66 percent in Wisconsin.

Exhibit 14. Change in Unemployment Rates for the Residents in Labor Force Aged 16 and Older, Town of Gardner, Door County, Wisconsin, 2000 and 2015-2019



Source: U.S. Census, ACS 5-year data (2015-2019).

Exhibit 15. Employment Characteristics by Industry Super-Sector, Door County, 2009 and 2019

Industry	Employment (2009)	Employment (2019)	Change in Employment (2009-2019)	Average Wage per Employee (2019)
Leisure and Hospitality	2,939	3,029	90	\$21,372
Trade, Transportation, and Utilities	2,142	2,466	324	\$30,148
Education and Health Services	2,121	2,292	171	\$46,351
Manufacturing	2,153	2,286	133	\$49,706
Public Administration	862	952	90	\$31,567
Construction	697	654	(43)	\$54,465
Other Services	677	713	36	\$21,884
Professional and Business Services	569	569	0	\$36,842
Financial Activities	509	408	(101)	\$39,979
Natural Resources and Mining	215	182	(33)	\$31,175
Information	189	176	(13)	\$36,175
Total	13,073	13,727	654	\$33,674

Source: Quarterly Census of Employment and Wages, 2009 and 2019.

Economic Base

Exhibit 15 presents Door County's employment characteristics by industry super-sector. Door County's largest industries in terms of employment are Leisure and Hospitality (22 percent); Trade, Transportation, and Utilities (18 percent); Education and Health Services (17 percent); and Manufacturing (17 percent). Combined these four industries comprise 74 percent of Door County's employment base (accounting for about 10,073 employees). High employment in the Leisure and Hospitality industry is characteristic of Door County's tourism-oriented economy.

Of Door County's four dominant industries, the Education and Health Services industry and the Manufacturing industry provide above average wages (\$46,400 and \$49,700), compared to Door County's average wage overall (\$33,700).

Gardner's civilian labor force (aged 16 years and older) comprised over 600 people in 2019 (Exhibit 16). The largest share of Gardner's civilian labor force was employed in management, business, science, and arts related occupations (34 percent). This occupational category increased by 57.6%.

Over 77% of Gardner's civilian labor force commutes out of Gardner to work at jobs in other areas such as, Sturgeon Bay and Green Bay from 2000 to 2019.



Exhibit 16. Civilian Labor Force (16 Years of Age or Older) by Occupation, Town of Gardner, 2015-2019

Occupational Category	Civilian Employed Population (16 years +)		
	Number	Share	
Management, business, science, & arts	208	34%	
Production, transportation, & material moving	138	22%	
Sales & office	95	15%	
Service	84	14%	
Natural resources, construction, & maintenance	89	14%	
Total	614	100%	

Source: U.S. Census, ACS 5-year data (2015-2019).

Strengths and Weaknesses

The following list identifies Gardner's strengths and weaknesses, with respect to attracting and retaining businesses and industries.

Gardner's Key Economic Strengths

Continued Growth in Key Industries: From 2009 to 2019, Door County has experienced growth in new business establishments, particularly in its Leisure and Hospitality industry (11 new establishments) and in its Manufacturing industry (46 new establishments).

Tourism-Oriented Economy: Gardner is located within a tourism-rich county. It is surrounded by the waters of Green Bay to the north and to the west and it is located west of a major access route (Wisconsin Highway 57) leading north through Door County from the City of Green Bay. Because of these factors, Gardner is in a nice spot to continue to attract tourism-oriented businesses. Increased tourism can support the local economy through visitor spending, job creation, and the development of distinct destinations in Gardner.

Extensive Access to the Bay: Access to the waters of Green Bay make Gardner a choice location for businesses seeking to establish water-based, recreational outlets along the bay.



Gardner's Key Economic Weaknesses

<u>Seasonality:</u> Gardner, like Door County, has many residents that are seasonal, limiting the area's employment base. Some industries and business enterprises that require a year-round work force may be hesitant to locate in Gardner for this reason. The seasonality of Gardner's economy also impacts businesses that rely on year-round tourism and year-round consumerism.

Remoteness: Gardner's nearest urban community is the City of Sturgeon Bay with a population of about 9,500 people (2020). While a small portion of Gardner is dissected by Wisconsin Highway 57, its rural development pattern and limited population base means that business requiring high visibility, or a critical mass of pass-by traffic, are unlikely to locate in Gardner.

Workforce Replacement: Gardner and Door County are both experiencing an increase in people aged 60 and older and decline in youth and young adults. As Gardner and Door County's workforce continue to retire, the region may struggle to find a skilled and educated work force to take their place.

Availability of Housing: An extensive stock of seasonal and vacation homes puts pressure on Gardner's housing market which can make it challenging for prospective residents to find housing in Gardner. Limited availability of housing, particularly rentals, can impact employers who are actively seeking employees and replacement workers. Housing supply shortages can also make existing housing more expensive, limiting who can afford to live in Gardner, young adults and low- to middle-income families.



Natural and Cultural Resources

This section provides a summary of the natural and cultural resources in the Town of Gardner. An inventory gives the Town the background information it needs to develop strategies and plan for protecting, maintaining, and improving these resources. For a deeper dive into the natural and cultural resources of Gardner the town should utilize the *Door County Comprehensive and Farmland Preservation Plan 2035* (2015).

Location Description

The Town of Gardner is located in the southwest portion of the Door County Peninsula along the Bay of Green Bay and covers 22,000 acres. Little Sturgeon is an unincorporated community in the town and is just west of the waters of Little Sturgeon Bay. State Highway 57 also provides access to the Town of Gardner, while County Highway C traverses the town.

Natural Resources Inventory

Natural resources provide residents and visitors with recreational opportunities and natural products such as timber, wildlife, farming products, and water.

Geology and Soils

The soil within the Town of Gardner is predominately made up of different concentrations of reddish sand and loam.

Bedrock found underneath the Town of Gardner is made up of Niagara dolomitic limestone, shale along the shoreline, dolomite throughout the eastern half of town, and sedimentary deposits.

The Wisconsin Geological and National History Survey indicates that the bedrock found in the Town of Gardner has deep karst potential. Karst features include sinkholes and caves.

Water Resources

the Town of Gardner has 23.7 miles of Green Bay coastline and and contains 3,845 acres of natural areas.

The Town of Gardner is primarily encompassed within the Red River/Sturgeon Bay watershed, which is located within the Lakeshore Basin. The Red River/Sturgeon Bay Watershed is a 139 square mile drainage area.

Two creeks located within the town are Sugar Creek and Keyes Creek (locally known as Kayes Creek).

Keyes Creek is one of only two streams in Door County that are designated as exceptional resource waters by the Wisconsin Department of Natural Resources (WDNR). It has a high non-point source ranking.

The groundwater for the town comes from the Eastern Dolomite Aquifer.

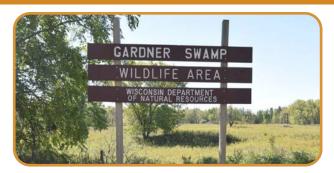
Significant Natural Resources

The Gardner Swamp Wildlife Area: Accounts for 1,180 acres in size (Map 3) and was created to provide habitat for waterfowl production, and recreation opportunities such as hunting, hiking, and snowmobiling. Swamps, marshes, grasslands, and forest ecosystems are located within this wildlife area and provide habitat for many different plant and animal species, including the endangered Hines' Emerald Dragonfly. Several ground fed tributaries feed Keyes Creek which runs through the swamp and eventually into Little Sturgeon Bay and Green Bay. Brook Trout can be found in the headwaters of Keyes Creek.

<u>The Niagara Escarpment:</u> A defining feature in Door County and the Town of Gardner which can be found along much of the town's coastline. The escarpment is made up of dolomite which was exposed because of glaciers grinding down the softer shale found above the escarpment. Due to the uniqueness of the habitat that the escarpment provides over 240 different rare, threatened, or endangered plant and animal species can be found living within the different ecosystems created by the escarpment. Slow growing white cedars can be found throughout the escarpment and are some of the state's oldest living trees with some cedars being hundreds or even a thousand years old. **GEO-DC** and Niagara Escarpment Resource Network are non-profits which are promoting education and stewardship along the Niagara Escarpment in Door County.

Brussels Hill: is the highest named point in Door County with an elevation of 851 feet at its summit. This hill is located in the north central part of the Town of Brussels and extends into the south-central part of the Town of Gardner. A pit cave is located near the southern base of the hill.





Agricultural Resources

According to the 2017 Census of Agriculture, there were a total of 626 farms managing 114,508 acres of land in Door County.

- The Town of Gardner contains 8,842 acres of farmland
- 96% of farms in Door County are family farms
- Farms in Door County sold over \$78 million in products in 2017
- Farmers in Door County use several conservation practices, these include no/reduced till and cover crops

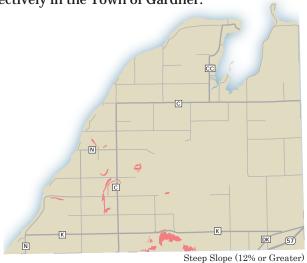
Environmental Corridors

Environmental corridors represent significant environmental features which should be protected from other land use influences, not only for the benefit of plants and animals but also for people.

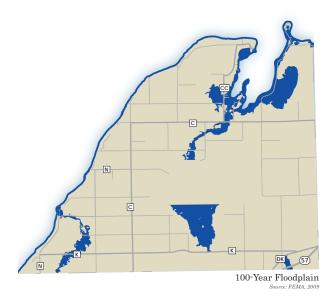
These features include:

- Lakes, ponds, rivers, streams, flowages
- 75-foot setbacks for water features
- Wetlands, as delineated by the WDNR
- 50-foot setbacks for wetlands
- 100-year floodplains, outlined by Federal Emergency Management Agency (FEMA)
- Areas of steep slope (those 12% or greater)

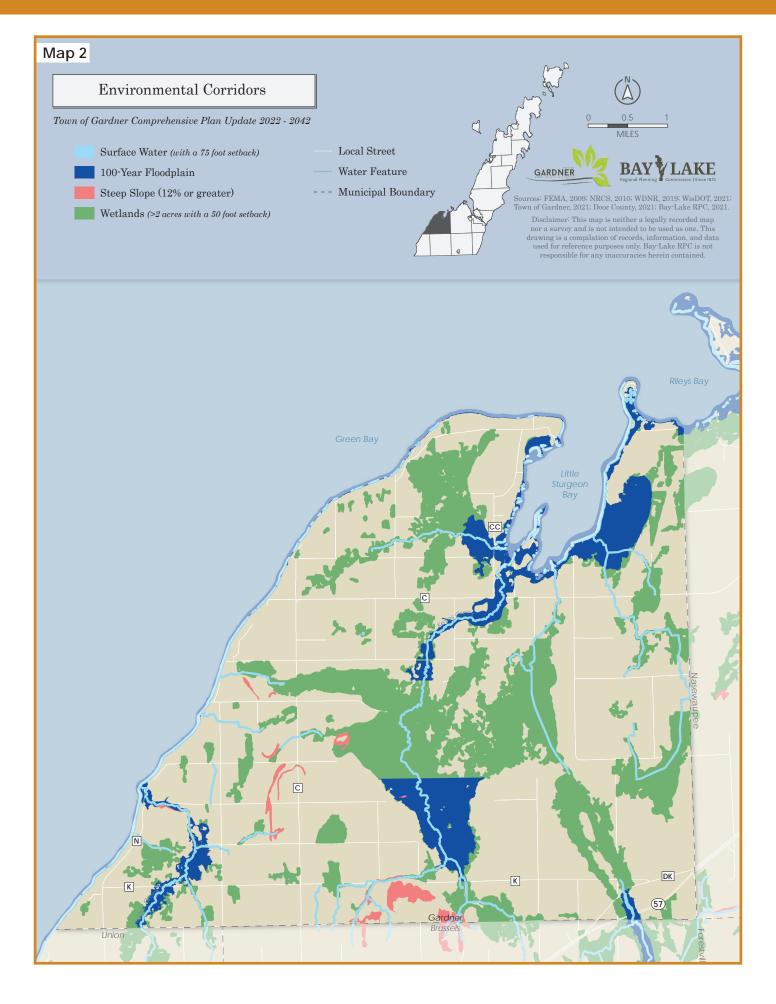
Map 2 on the following page illustrates these features collectively in the Town of Gardner.











Historic and Cultural Resources

Gardner was originally called Chickatoek (Chickatock) until March of 1866 when the name Gardner was adopted. Some of the first settlers were Increase Claflin, a New York fisherman-farmer, who settled at Little Sturgeon Point with his family in 1835 and is considered the first settler in Door County, and Freeland B. Gardner, of Pensaukee WI, who began a shipyard in the 1850's. Belgian and Irish immigrants called the town home. Occupations of the time were shipbuilding, logging, fishing, and quarrying lime and ice. Some early businesses were:

- 1. Freeland B. Gardner, (1850), steam mill (saw & flour) and shipyard. They provided the main employment for Brussels people having a total of 400 employees at one point. He bought Claflin's property.
- 2. Williamson's Shingle Mill, owners: John & James Williamson
- 3. Gardner Lime Kiln, owner: Freeland B. Gardner. Some families that associated with the town were Stevenson (at Little Sturgeon), Claflin, Neuville, Connard (Counard), Farley, Gigot, and Riley. (Historic information provided by Peninsula Genealogical Society Door County WI).

Entertainment and Social Destinations

Other than the numerous historically significant structures found in Gardner there are several social and ecotourism destination points. These include:

- The Southern Door High School Auditorium which has seating for 592 people and has been used for many different community events such as musicals, concerts, and other events
- Little Sturgeon Bay offers a wide variety of recreational opportunities and provides many homeowners and visitors a beautiful view of an amazing water resource
- The Green Bay Shoreline is a dominate feature in Gardner as most of the town's coastline is on the bay
- The Niagara Escapement can be seen along most of the coastline that touches the waters of Green Bay
- Wave Pointe Marina & Resort offers many amenities for people visiting Gardner including a marina for boaters, a restaurant, and a resort with a variety of rooms

According to the Wisconsin Historical DNR Public Acces Society, the Town of Gardner has 59 structures of historic significance. These sites date back to the mid-1800s up to the Map 3: Significant Land early 1900s and consist of various houses and barns, conditions of these historic structures are unknown. Please consult the Wisconsin Historical Society for more Niagara information. CC Escarpment In the waters of Gardner are 3 shipwrecks WDNR that can be found: The Advance (a barge), Managed the Foam (a scow-schooner), and an Land С unidentified wreck (a steamer). N) Gardner K K DK 57 N

Source: WDNR. 2021

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Land Use

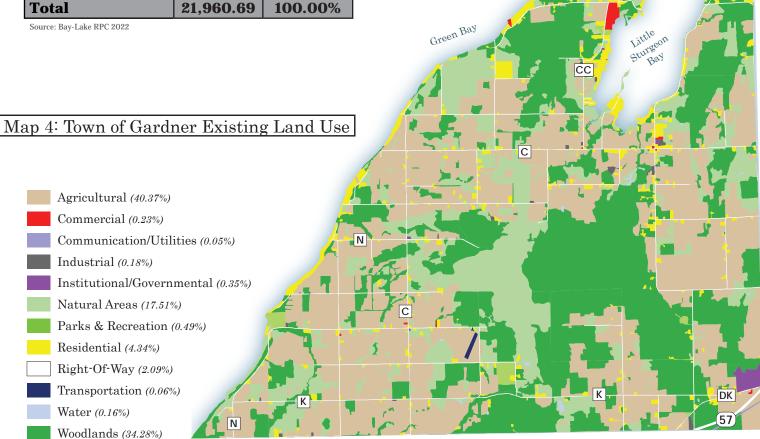
This section provides an inventory of the existing land uses in the Town of Gardner.

Exhibit 17. Acreage of Existing Land Uses

Land Use Category	Acreage	Percentage (%)
Agriculture	8,842.78	40.27%
Commercial	49.27	0.23%
Communication and Utilities	10.64	0.05%
Institutional and Governmental	77.89	0.35%
Industrial	39.48	0.18%
Natural Area	3,845.36	17.51%
Parks and Recreation	106.76	0.49%
Residential	953.91	4.34%
Right-of-Way	459.01	2.09%
Transportation	14.05	0.06%
Water	34.12	0.16%
Woodlands	7,527.21	34.28%
Multi-Family	0.00	0.00%
Total	21,960.69	100.00%

Current Land Use

The Town of Gardner is nearly 22,000 acres in size. Approximately 93% of the Town is undeveloped (primarily agriculture and woodlands). Residential land accounts for the largest portion of developed land in the Town, covering 4.3%, or 954 acres, of the town's landscape. Exhibit 17 shows the acreage of the existing land uses in Gardner. Map 4 illustrates the town's current land use.



NAIP Imagery, 2020

Future Land Use

This section discusses the future land use needs in the Town of Gardner.

Development Considerations

Land Supply

There are approximately 20,000 acres of undeveloped land in the Town of Gardner. Development pressures will be focused in the southeastern portion of the town near Highway 57, along the Green Bay shoreline, and along County Road C.

Seasonal and permanent residents aim to maintain the rural residential nature of the town and envision country living continuing as a primary land use.

Land Use Issues

Future development might impact efforts to preserve farmland and conserve natural areas. Issues may also arise between farm and non-farm related uses with new residents not being familiar with rural living and its associated sights, odors, and other activities.

Redevelopment Opportunities

The town identified several vacant parcels available for redevelopment. Some of these vacant parcels do contain abandoned structures which could be renovated.

- The property just north of Wave Pointe Resort
- · Northeast corner of Lime Kiln and County Road C, where an old school and cabins are located
- North side of Lime Kiln Road around Seagull Reef Road there are some abandoned cabins which could be redeveloped
- South side of County Road C between Stevenson Pier and Malvitz Creek
- Former mobile home park on Walleye Lane, along east side of County Road CC

Future Land Use Needs

Exhibit 18 below illustrates an estimate on the acreage needed for residential, commercial, and industrial developments in the town in five-year increments until 2040.

Future residential needs were calculated using the 2010 - 2040 housing projections created by the Wisconsin Department of Administration and the minimum lot size requirement for the Town of Gardner (1.5 acres per dwelling unit). Commercial and industrial projections were calculated by comparing the ratio of current residential acreage to existing commercial and industrial land use acreage in the town.

The town could expect to see 30 new homes between 2020 and 2025 and roughly 15 homes every five years until 2040. It should be noted that these projections could fluctuate over time due to changing markets, needs, and costs.

Exhibit 18. Future Land Use Projections for the Town of Gardner 2025 to 2040

	Future Land Use Projections					
	Resi	dential	Comn	nercial	Indu	strial
Year	Acres	Total Acres	Acres	Total Acres	Acres	Total Acres
2025	45	45	2.3	2.3	1.4	1.4
2030	22.5	67.5	1.2	3.5	0.7	2.1
2035	22.5	90	1.2	4.7	0.7	2.8
2040	22.5	112.5	1.2	5.9	0.7	3.5

Source: Wisconsin Department of Administration 2040 Housing Projections table, and Bay-Lake RPC, 2022

Future Land Use Plan

Town of Gardner Comprehensive Plan 2022 - 2042

Agricultural

Commercial

Governmental/Institutional

Light Industrial

Multi-Family Residential

Rural Residential

Shoreline Residential

Water

Parks and Recreation

Woodlands/Natural Areas

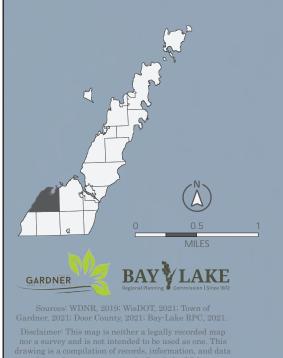
Environmental Corridors

Mixed-Use Areas

- Street

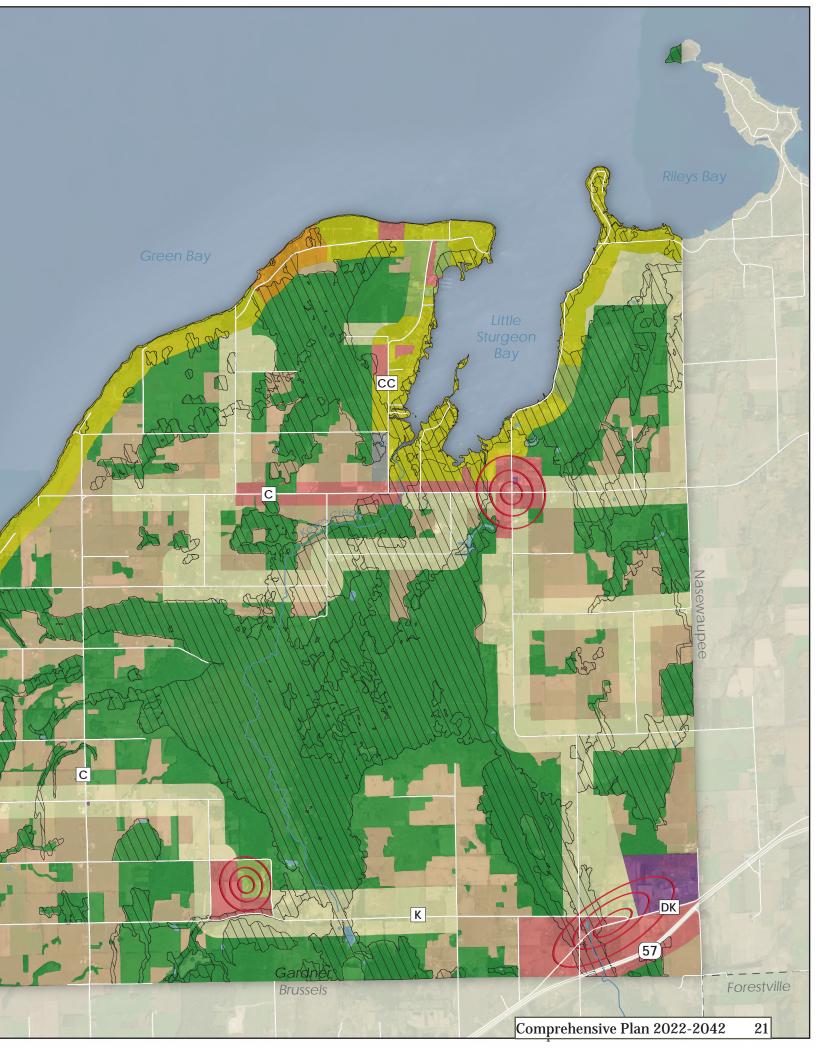
— Water Feature

---- Municipal Boundary



Town of Gardner

Exhibit 19. Acreage by Future Land Use			
Future Land Use			
Land Use Category	Acreage	Percentage	
Agriculture	5,364.08	24.42%	
Commercial	829.21	3.78%	
Light Industrial	32.15	0.15%	
Institutional/ Governmental	161.18	0.73%	
Multi-Family Residential	103.48	0.47%	
Parks and Recreation	204.80	0.93%	
Rural Residential	3,804.84	17.32%	
Right-of-Way	459.01	2.09%	
Shoreline Residential	1,814.08	8.26%	
Water	33.81	0.15%	
Woodlands/Natural Areas	9,155.87	41.69%	
Total 21,962.51 100.00%			
Source: Bay Lake Regional Planning Commission, 2022			



Future Land Use Strategies

The 20-year development scenario for the Town of Gardner was established using current land use and anticipated trends. The future land use map identifies recommendations for type and location of future land uses in the town leading up to the year 2042.

The following land use classifications and corresponding strategies were established in the creation of the future land use map. The town provided recommendations for these land use classifications that best represent the community's character and are in the best interests of the town and its citizens. These future land use recommendations in the Town of Gardner should be carefully reviewed by the town when making decisions concerning future growth/conservation. The following categories of land use are associated with the Town of Gardner Future Land Use Plan map (Map 5).

- Rural Residential
- Multi-Family Residential
- Shoreline Residential
- Commercial
- Light Industrial
- Governmental/Institutional
- Mixed Use Areas
- Parks and Recreation
- Agricultural
- Woodlands/Natural Areas
- Environmental Corridors

It should be noted that the specified classification does not designate individual areas within the classification for development, rather, it designates the general area for that use to occur.

Rural Residential

Where opportunities arise, properties should be infilled and redeveloped to reduce the impact development has on the rural and natural character of Gardner. Infill and redevelopment of properties can reduce the demand for new infrastructure needs that would need to be maintained and repaired.

Traditional and conservation subdivisions, which limit the impact of developments on naturalelements, can be used to increase the availability of housing.

Mutli-Family Residential

Multi-family housing offers opportunities to increase residential density in Gardner. Examples of multifamily housing include but are not limited to duplexes, multiplexes, condominiums, townhomes, and senior housing. Orange sections on Map 5 are outlined for multi-family, but these areas can also be developed for single-family homes.

Shoreline Residential

Shoreline residential properties in Gardner are represented by small and large lot sizes. These lots tend to be more compact and orderly. Gardner has about 24 miles of shoreline, of which over 50% is developed.

The town should monitor shoreline growth for potential natural coastal impacts to properties, impacts on the environment, and impacts to adjacent properties. When possible, shoreline properties should be re-developed and infilled.

Commercial

Commercial node development best represents the rural and natural character of Gardner.

Commercial nodes should be located near:

- County Road DK
- Hwy 57
- Select spots around County Road C, CC, and K.

The community survey identified several favorable businesses related to the retail, entertainment, and other service industries.

Mixed-Use Areas

Mixed-use areas are meant to designate areas which could see a mix of uses. Generally, the uses are a mix of residential, commercial, and institutional. Mixed-use areas could be zoned to allow for buildings serving two uses, such as commercial and residential, or parcels which have two buildings which are different uses. Mixed-use parcels could increase the density in the town and reduce the need for the development of agricultural and natural lands.

Gardner currently has mixed use areas located at the intersection of Stevenson Road and County Road C and the County Road DK corridor. A third potential future mixed-use area is located along Lovers Lane and County Road K. Future mixed-use growth should be consistent with the rural character of the town, while limiting conflicts with existing land uses.

Light Industrial

New industrial uses should be light industrial, reflect the rural nature of the town, and avoid impacting surrounding land uses. Examples of light industrial uses are vegetable/fruit/cheese processing facilities, assembly plants, and wholesale establishments. When possible, industrial uses should be placed near commercial uses and away from residential uses. If industrial developments are located adjacent to residential land uses, steps should be made to decrease the negative impacts on these residences.

Light Industrial (cont.)

Light industrial uses are suggested to be built along County Road CC in-between Circle Ridge Road and County Road C.

Agriculture

Agriculture will continue to be the primary land-use in the Town of Gardner. Agricultural and related operations in these areas should be protected by limiting non-farm development to low density uses.

Best management practices continue to be highly encouraged for all farming operations renting or managing land in the town.

Transportation

Any future developments are encouraged to include well-connected patterns that offer motorists several route options and avoid concentrating traffic on few roads. Well-connected patterns will also allow people to safely and efficiently navigate the Town's roads with and without personal vehicles. Where able, developments should encourage active transportation (walking and biking) options.

The town should continue to cooperate with other municipalities, Door County, and state government in the development and maintenance of all infrastructure systems.

Parks and Recreation

Future parks and recreation needs will be dependent on development or an expressed need for additional public park and recreational facilities which could include nature preserves, and historic and cultural parks.

Eco-tourism could be considered a means to draw in tourists who would spend money in the area to view natural amenities. The natural features of the town (Gardner Swamp, Little Sturgeon Bay, and Niagara Escarpment) all have potential to draw these tourists in while taking measures to limit the disturbance of these resources.

The town should continue to explore diverse recreation opportunities for its residents and visitors, in both active and passive recreation. It is also important that the town continues to ensure people of all abilities will be able to enjoy parks and recreation facilities.

Governmental/Institutional

The Governmental/Institutional land uses include existing government buildings, emergency services and facilities, schools, utilities and utility sites, cemeteries, and other facilities that provide public services to the town.

- Monitor the efficiency and effectiveness of town public services and identify needs for improvements, policy changes, establishment of mutual aid agreements, or future capital investments.
- Properly maintain all town-owned facilities and properties.
- Maintain communication with Door County on the county's efforts to increase broadband internet access.
- Continue to coordinate with the Southern Door County School District.

Woodlands/Natural Areas

In order to preserve the rural and natural character of the town, future developments are encouraged to incorporate woodlands and natural areas into their design, whenever feasible.

Environmental Corridors

Environmental Corridors are legally protected and cannot be developed because of natural features which make it difficult or dangerous to build there. These features include wetlands, a 75-foot shoreland buffer (with a 35-foot vegetated buffer), floodplains, and steep slopes equal to or greater than 12%. Properties which have these natural features can be developed, but the nature features themselves cannot be developed upon without special permits through the managing entity (WDNR, FEMA, Door County, etc.).



Smart Growth Areas

According to Wis. State Stats. § 16.965, a "smart growth area" is "an area that will enable the development and redevelopment of lands within existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low utility and municipal and state governmental costs."

The Town of Gardner has identified a few areas of smart growth, which are:

- The community of Little Sturgeon
- The old Hwy 57 (County Road DK) corridor.
- The intersection of Stevensons Pier Road and County Road C
- The redevelopment opportunities discussed above.

New developments should consider:

- Locating adjacent to compatible land uses to create more orderly and efficient development patterning.
- Assist in the preservation of valuable agricultural and natural lands





Transportation

The transportation element provides a summary of the transportation resources and needs in the Town of Gardner.

Transportation Inventory

The Town of Gardner currently has jurisdiction over and responsibility for maintenance, repair, and reconstruction of approximately 49 miles of local roads. The county is responsible for 23 miles of road in Gardner, and the state is responsible for the 2.25 miles of state highway (STH 57).

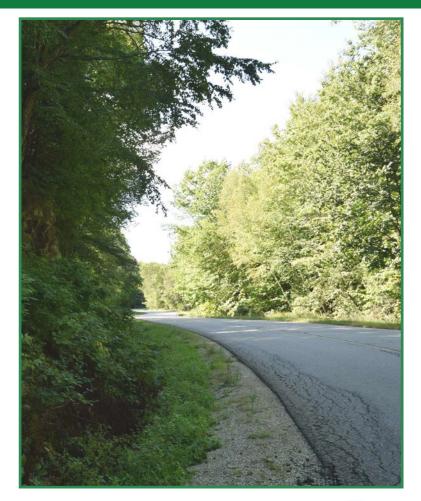
Functional Classification

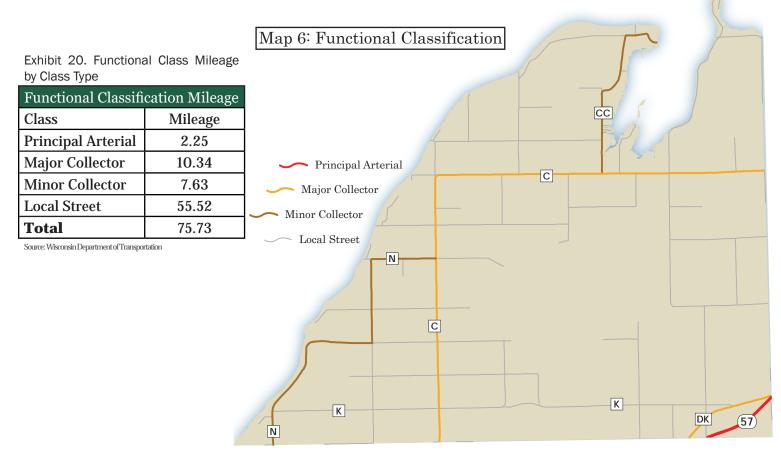
Roads are divided into three functional classes:

Arterials: These roads carry most of the traffic. In the Town of Gardner the only arterial road is STH 57.

Collector: These roads provide traffic circulation within residential and commercial areas. The main collectors in the Town of Gardner are County Road C and DK. County Road N and CC are considered minor collectors.

Local: These roads include the remaining small roads found in the Town of Gardner.





Source: WisDOT. 2013

Elderly and Disabled Transportation System

Door-Tran provides information for transportation planning, subsidizes travel costs through a half-price travel and gas voucher program, provides transportation through the Volunteer Driver Transportation Program, assists employed individuals with vehicle purchase and repair loans, and tracks unmet transportation needs.

Aging & Disability Resource Center of Door County provides affordable transportation through their Door County Connect program serving the entire county.

Active Transportation

According to the Wisconsin DOT, the roads in the Town of Gardner are suitable for bicycling. Currently, there are no bike trails in Gardner. Destination Door County has identified specific bike routes bikers can take throughout Door County. The route through Gardner utilizes County Road C and N Stevenson Pier Road.

Trucking

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Trucking in the Town of Gardner is primarily utilized by the farming industry and businesses to import and export goods. Because of this trucks sometimes need to use town roads to get to their destinations. Hwy 57 is a designated long truck route.

Air Transportation

Door County Cherryland Airport is located just south of Sturgeon Bay and is primarily used for single engine and ultralight aircraft.

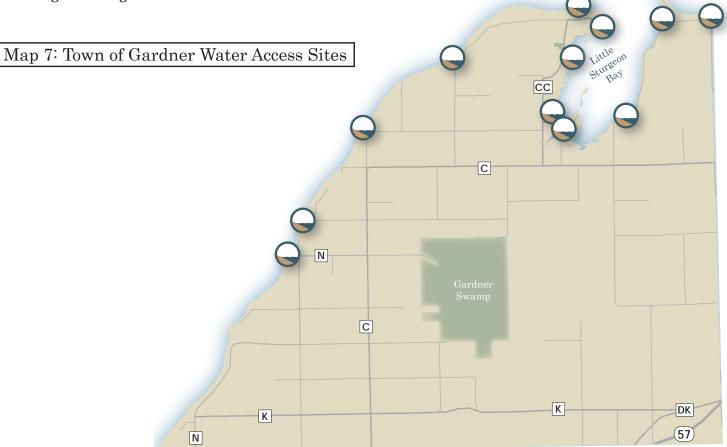
Austin Straubel International Airport is the regional airport located in the City of Green Bay and is a 50-minute drive south from the town.

Crispy Cedars is a private airport which provides a runway for aircraft enthusiasts and light sport aircraft. The airport is certified by the Wisconsin Bureau of Aeronautics and the FAA.

Marina and Water Access

Wave Pointe Marina & Resort is the only marina in the town and there are no harbors. It has over 124 slips and is a full service marina. The nearest commercial harbor is located in the City of Sturgeon Bay.

The Town of Gardner has 12 access points to both Green Bay and Little Sturgeon Bay. Additionally, the Town of Gardner has installed several boat launches and an ADA compliant kayak launch at the Robert M Carmody County Park. Map 7 below illustrates access points.



Town of Gardner

Town of Garnder, 2014, 2021

Utilities and Community Facilities

This section provides a summary of the different utilities and community facilities located in the Town of Gardner. The utilities section covers water and sewer services, and other private utilities. Community facilities cover emergency services, libraries, public schools, medical, facilities, and cemeteries.

Utilities Inventory

Electric and Natural Gas Services

- Electric and natural gas services are provided by the Wisconsin Public Service Corporation (WPS)
- The primary sources of electricity for the Town come from the Rosiere Wind Farm located in the Town of Lincoln, three natural gas power plants located in De Pere and Green Bay, and the Point Beach Power Plant located in Manitowoc County
- Residents and businesses without natural gas services utilize on-site fuel storage tanks, wood, and corn stoves for heating
- Residents also use renewable energy sources to produce electricity and provide heating

Telecommunication and Internet

Local internet services are provided by several providers via direct connection or satellite services. Internet speeds throughout Door County include 25+ Mbps download and 3+ upload speeds.

Private Well and Septic

Residents in the town have individual wells that are owned and maintained by the property owner relying on groundwater to meet their water supply needs.

All on-site wastewater treatment in the town is provided by privately owned, wastewater septic systems. A septic permit, obtained from Door County, is required for the installation, modification, or addition of systems. The septic permit must be obtained prior to issuance of a building permit.

Stormwater System

Stormwater in the town drains through a series of ditches and culverts along the town roads and other major highways. The town does not have any improvement plans for storm water drainage.

Community Facilities/Services Inventory

Administrative Facilities

- The Gardner Town Hall is located at the southeast corner of the intersection of County Highway C and 4 Corners Road.
- The town is currently investigating the need for a future Community Center/Senior Center/Town Hall as part of its long-range facilities planning

Public Schools

Southern Door County School District

- Serves grades K-12
- In 2020, the district renovated the Elementary and Middle School from the 1970 open classroom concept to modern classrooms and upgraded their public playgrounds
- The Eagle Walking trail surrounds the facility, is open to the public, and has several exercise stations along the trail
- The Talon Fitness Center is available for community members who purchase a gym membership
- The school auditorium regularly hosts plays, concerts, and other events
- The Waniger Schoolhouse was built in 1882 and is located in front of Southern Door's Elementary School
- The school operates a school garden, a forest, and a prairie used for environmental education purposes

Solid Waste and Recycling Centers

- The Town of Gardner has a solid waste and recycling program through private haulers
- Recycle Door County is a private recycling center located in the Town of Nasewaupee.

Emergency Services

- Fire services are provided through the Brussel-Union-Gardner (B.U.G.) Fire Department. Two Stations house 50 volunteer firefighters and are located in Brussels and Little Sturgeon
- EMS services are provided by a volunteer service in Gardner and the surrounding communities of Brussels and Sturgeon Bay
- Policing services are provided by the Door County Sheriff's Department located near Sturgeon Bay

Exhibit 21: Community Facilities in Sturgeon Bay, 2022

Community Facilities and Services Located in Sturgeon Bay				
Medical	Dental	Adult Day Care	Assisted Living	
Door County Memorial Hospital/Ministry Care	Door County Dental Clinic	Sunflower Cottage	Anna's Healthcare	
Aurora Health Center	Olson Dental	Nor Door Adult Services	Cardinal Ridge Residential Care	
Prevea Door County Health Center		Door County Adult Day Center	Sturgeon Bay Health Services	
Bellin Medical Clinic			Pine Crest Village	
	Cherry Cove Assisted Living			
xhibit 22: Additional Community Facilities, 2022			Door County Medical Center Skilled	

Additional Community Facilities		
Door County Public Libraries	Cemeteries	
Sturgeon Bay	Stevenson Pier Cemetery	
Forestville	St. Joseph Catholic Cemetery	
Child Care	Precious Blood Episcopal Cemetery	
Adventures Child Care, Inc.	St. John the Baptist Catholic Cemetery	
Source: Bay-Lake Regional Planning Commission (2022)	White Star Spiritualist Cemetery	
	Ceise Family Cemetery	

Nursing Facility

Source: Bay-Lake Regional Planning Commission (2022)



Parks and Recreation

Robert M. Carmody Park is open daily from half an hour before sunrise until 11pm. It contains over 100 combined parking spaces between two lots, along with six boat slips on site that carry a daily launching fee. The docks are handicap accessible. The park and boat launch are well maintained and include a bench near the water, an ADA compliant kayak launch, and three picnic tables centrally located around a grill.

Sugar Creek County Park is located along the Bay of Green Bay on County Highway N in Gardner where Sugar Creek empties to the bay. The 40-acre park features a boat launch, picnic tables, grills, parking for twenty cars, restrooms, and an 18-hole disc-golf course. The park has been a popular fishing spot for Perch and Whitefish throughout the year. The boat launch is also a good spot to launch kayaks and canoes for those wanting to view the coastline and the Niagara Escarpment.

Claflin Memorial County Park is located at the northwest tip of Henderson Point on Little Sturgeon Bay and is less than 0.02 acres in size. The site contains a stone monument within a low rail fencedin square and historical marker commemorating Increase Claffin, the first white settler in Door County. The Door County Historical Society has officially recognized the area as a historical site.

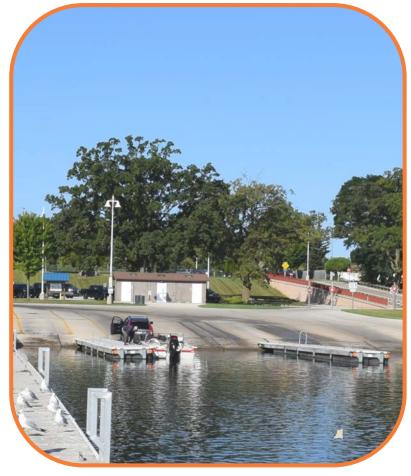
Tornado Memorial Park is a small 3-acre park located near State Highway 57. This Park is significant in that it is the first park that Door County created to memorialize the citizens of Williamsonville who perished in the Peshtigo fire.

Map 9: Town of Gardner Parks

N

K

N





Robert M. Carmody County Park

Source: WDNR, 2021; Town of Garnder, 2021



Intergovernmental Cooperation

Cooperative Agreements

In order for the Town of Gardner to grow in an orderly and efficient manner, it is necessary for the town to work with its neighbors, Door County and the State of Wisconsin. Working cooperatively is especially important since many issues, such as stormwater management and traffic, do not recognize municipal boundaries. The Town of Gardner has formed partnerships with several of its neighboring municipalities for the following services.

 The town has worked with the surrounding towns of Brussels and Union to create the Brussels, Union, and Gardner (B.U.G.) Fire Department.

TOWN OF BRUSSELS



Broadband Internet

Door County and the Door County Economic Development Corporation have started the process to increase broadband access throughout the county, partially by installing fiber optic cable throughout.

As this effort is county wide it will require intergovernmental cooperation and coordination if it is to succeed. Each community will be responsible in determining how to implement broadband. The county will work as a facilitator that offers assistance and potential resources.

Possible steps for implementation include:

- Creating broadband committee or assign existing committee
- Determining what is currently available
- Determining if there is existing connection areas and networks which can be built off.
- Determining how to deploy fiber for the rest of the community
- Establishing partnerships between communities
- Creating public and private partnership to assist with broadband efforts
- Determining costs and financing options
- Determining level of interest for applying for grants
- Implementing the plan once it is created

Information gathered about broadband efforts in Door County was provided by Door County and the County Administrator.





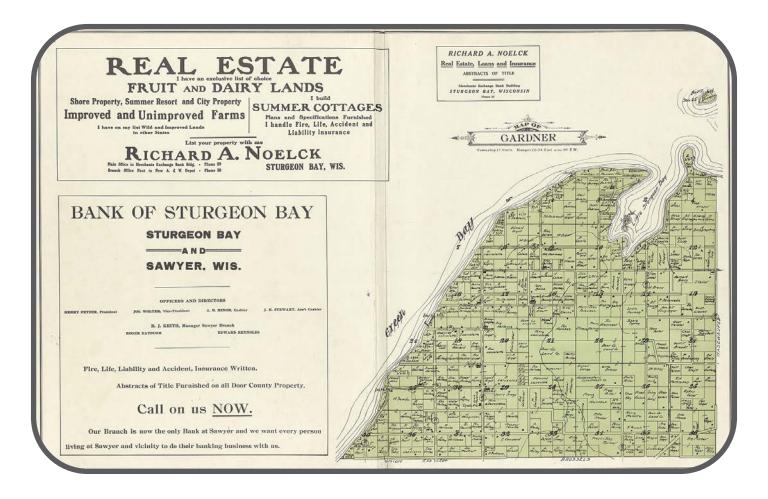


Implementation

Action Plan

- 1. Administer the comprehensive plan's strategies and recommendations and monitor the statistical projections in the comprehensive plan.
- 2. Conduct an update of the plan components every three to five years and a complete update of the plan every ten years per Wis. Stats. § 66.1001.
- 3. Consider an annual report on the implementation and effectiveness of the comprehensive plan.
- 4. Explore options for town zoning which will assist in the enforcement of town regulations and ordinances. Town zoning should consider future land use needs, strategies, and the goals and objectives outlined in the comprehensive plan.
- 5. Conduct an annual review of, and amend or create as necessary, existing or new town ordinances to coincide with the comprehensive plan.
- 6. Consider cooperative efforts with Door County and the surrounding communities regarding topics such as land use planning, provision of coordinated public services and facilities, and plan implementation.





Strategies and Recommendations Housing Strategies:

Goal:

To encourage and maintain an adequate supply of safe and affordable housing that provides a choice of location, style, and cost for current and future town residents while maintaining harmony with the Town's natural environment.

Objectives:

- 1. Maintain housing values over time by promoting maintenance and rehabilitation of existing housing stock.
- 2. Promote developments that provide a range of housing choices to meet the needs of all income levels, age groups, and persons with special needs.
- 3. Promote housing that is environmentally conscious and have minimal negative impacts on surrounding land uses.
- 4. Identify and utilize government agencies, local neighborhood associations, non-profit agencies, and private sector industries to implement these housing recommendations.

Economic Development Strategies

Goals:

To promote an economic environment which maintains and increases the town's current tax base and provide quality employment opportunities.

Objectives:

- 1. Promote current and future rural economic development opportunities in the Town.
- 2. Partner with governmental, non-profit, and educational entities in the development of Gardner's economic opportunities.
 - Partner with the Door County Economic Development Corporation in developing the Town of Gardner's economic opportunities.
 - Partner with the Door County Job Center in the marketing of job opportunities inside of Gardner.
 - Partner with NWTC Sturgeon Bay in promoting educational and skill learning opportunities to Gardner residents.
- 3. Support the development of zoning for commercial uses in economic centers found in the Town.
- 4. Improve and maintain current infrastructure needed to sustain current and future businesses in the Town.
- 5. Continue to support responsible ecotourism in the town to environmental features such as Little Sturgeon Bay and the Niagara Escarpment.

Natural, Agricultural, and Cultural Resources Strategies

Natural Resources

Goal:

To maintain, preserve, and responsibly use the town's natural resources in a manner that allows for future generations of residents and visitors to use the same resources.

Objectives:

- 1. Preserve and enhance the lakes, streams, bays, shorelines, wetlands, grasslands, woodlands, soil, and other natural resources found in the Town of Gardner.
- 2. Responsibly develop in a manner that protects wetlands, woodlands, grasslands, the soil, the Niagara Escarpment, the shoreline, water resources, and other significant and sensitive ecosystems.
- 3. Encourage the removal and management of invasive species.
- 4. Work with Door County on the reclamation of non-metallic mining site found in the town.
- 5. Encourage a resiliency planning mindset which better prepares the town to withstand coastal hazards and other climate related hazards.
- 6. Support green infrastructure projects within the town such as rain gardens, retention ponds, and ecosystem restoration projects.
- 7. Increase awareness of hazards and water quality issues related to karst landscapes, such as sinkholes and groundwater contamination.

8. Look for opportunities to use nature-based solutions along the coastline to increase ecosystem services and the resiliency of the Town to negative environmental impacts.

Agricultural Resources

Goal:

To preserve and encourage the town's agricultural resources.

Objectives:

- 1. Promote agricultural innovations and technique that improve the health of soils, and the Town's water quality.
 - Partner with Peninsula Pride Farms and the Door-Kewaunee Demonstration Farms Network to promote sustainable farming in the Town of Gardner.
- 2. Minimize conflict between agricultural and non-agricultural uses.
- 3. Support zoning that encourages local family farms and small specialty farming operations.

Historical and Cultural Resources

Goal:

To protect and promote the Town's cultural and historical resources for the benefit of residents and visitors.

Objectives:

- 1. Incorporate historical and cultural resources into recreation and educational opportunities where appropriate.
- 2. Protect and preserve historical landscapes and structures which contribute to the identity of the Town of Gardner.
- 3. Promote social and ecotourism destinations throughout the town, such as the Niagara Escarpment, Little Sturgeon Bay, and Brussels Hill.

Land Use Strategies

Goal:

To maintain the vision of the town as a recreational, rural, and agricultural community which also promotes its unique and natural beauty.

Objective:

- 1. Utilize the land use strategies section to make rational decisions on developments.
- 2. Ensure that rural development is sensitive to the needs for rural preservation and the protection of environmental areas.
- 3. Ensure shoreline developments follow shoreline zoning and Door County zoning ordinances which are applicable to the shoreline.

Transportation Strategies:

Goal:

Maintain and support the development of a safe transportation system.

Objectives:

- 1. Maintain and improve current town infrastructure in a timely and well-planned manner.
- 2. Coordinate efforts with local communities, Wisconsin Department of Transportation (Wis Dot) and other entities to maintain a safe, efficient, and accessible county wide transportation system.
- 3. Maintain consistent funding for maintenance and improvement of the Town of Gardner transportation system.

34 Town of Gardner

Utilities and Community Facilities Strategies:

Goal:

Ensure that the town's utilities and community facilities are maintained, updated, and expanded in a manner that reflects the present and future population of the Town of Gardner.

Objectives:

- 1. Maintain town facilities and services that adequately serve the present and future needs of the town.
- 2. Maintain and expand the intergovernmental cooperation activities.
- 3. Identify opportunities to expand broadband internet service in the town.
 - Utilize USDA grant programs to implement broadband projects.
- 4. Look for opportunities to expand community gathering areas such as community centers.

Parks and Recreational Facilities

Goal:

To provide and maintain safe recreational opportunities to all residents and visitors.

Objectives:

- 1. Maintain the quality of current parks, recreation areas, and trails for residents and visitors.
- 2. Insure that people with a disability or with disabilities can reasonably access parks and recreation facilities.
- 3. Research areas for future installation of additional parking at water access sites.

Intergovernmental Cooperation Strategies:

Goal:

Coordinate and cooperate with surrounding communities, Door County, and other stakeholders on governmental initiatives, programs, and projects.

Objectives:

- 1. Continue to communicate and work with surrounding communities, Door County, and other stakeholders.
- Coordinate and share community facilities and services when feasible.
- 3. Coordinate with other units of government to avoid duplication of efforts.

GARDNER DOOR COUNTY, WISCONSIN

