

Town of Gardner Future Land Use Map



Comprehensive Plan 2022 - 2042

20-Year Vision

Town of Gardner Town Board

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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.

Town Snapshot

Population (2020 Estimate)

1,233
Source: U.S. Census (2000, 2010). Wisconsin Demographic Services Center (2020).

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

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

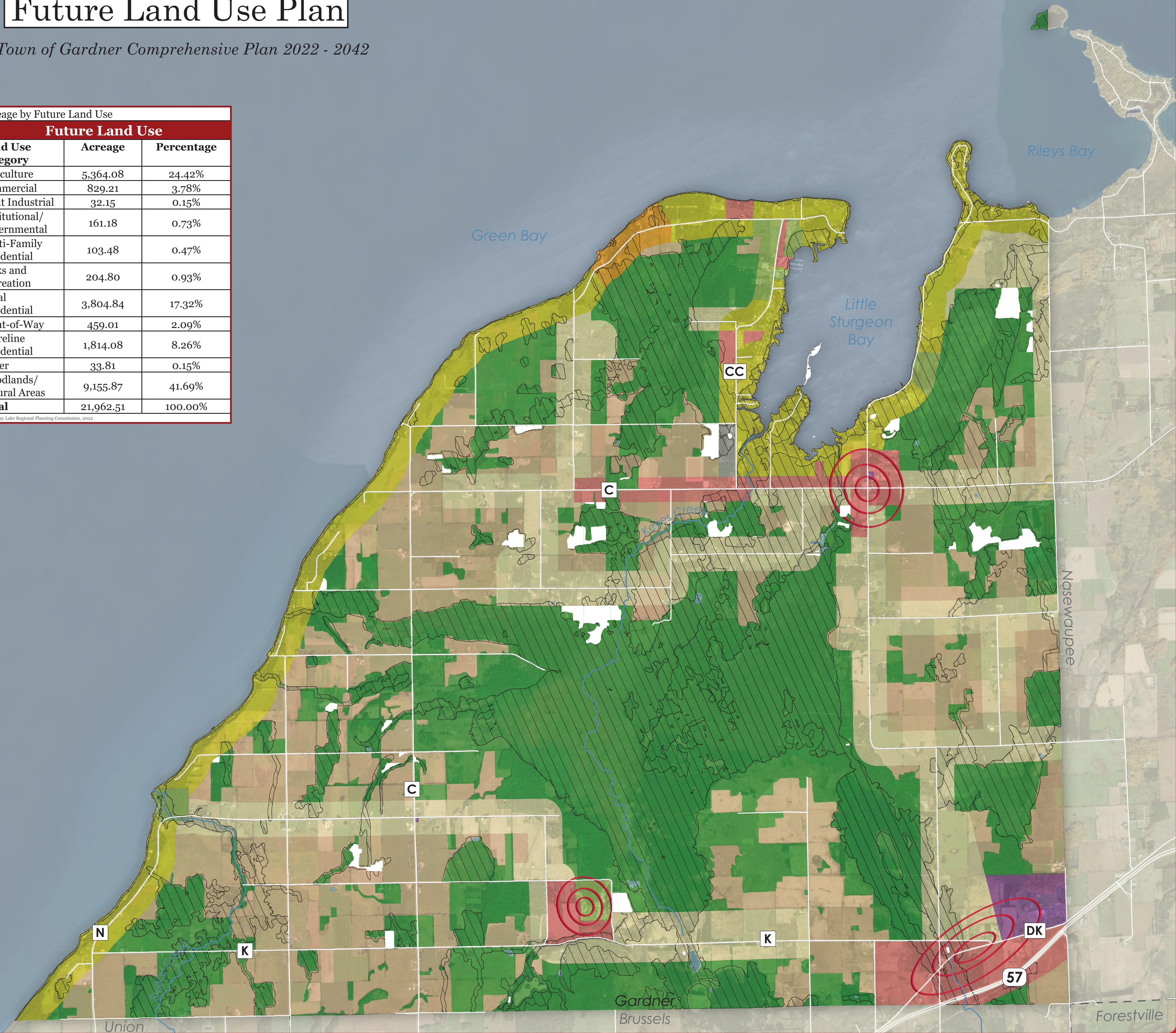
\$37,625
Source: American Community Survey 2019, 5-year Data Profiles

Future Land Use Plan

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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, 2020



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.

- 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.

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.

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 natural-elements, can be used to increase the availability of housing.

Multi-Family Residential

Multi-family housing offers opportunities to increase residential density in Gardner. Examples of multi-family 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.

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.

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.

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 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.

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.).

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.

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.

Action Plan

- Administer the comprehensive plan's strategies and recommendations and monitor the statistical projections in the comprehensive plan.
- 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.
- Consider an annual report on the implementation and effectiveness of the comprehensive plan.
- 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.
- Conduct an annual review of, and amend or create as necessary, existing or new town ordinances to coincide with the comprehensive plan.
- 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.

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