

**Meeting Notes from Baileys Harbor Housing Group**  
**5:00 p.m., September 21, 2016**  
**Baileys Harbor Town Hall**

**Attendees:**

Mariah Goode  
Sam Perlman  
Carol Schmidt  
Carol Williams  
Francha Barnard  
Mike Parent

**Topics discussed:**

**Camping:** The Door County Zoning Ordinance has been amended to allow for camping within a camping unit in a campground for eight months per calendar year. This matches the state-level regulatory allowance. (Previously, both the state and the county had a four-month maximum.) This means that a “tiny house” campground would be a real possibility for helping alleviate the seasonal workforce housing shortage. Mariah will let Steve Leonard and Brian Forest know about this regulatory change, in case The Ridges is still interested in a “campground” for their seasonal employees.

**Quietside Apartments:** There is still a valid/open county zoning permit for a fourth building on the property. It would need to be constructed within the 3-dimensional space approved by the original permit and be at or below the originally-proposed density. The problem is that the state would now require a sprinkler system be installed (required for any buildings housing three or more dwelling units). Perhaps two duplexes could instead be built in the 3-dimensional space authorized to house the larger building...? Mariah will check with zoning staff.

**Potential duplex development for year-round rental housing:** Mike had worked with Mark Isaksen on a possible site plan and building plans for duplexes at School Park. Mark’s plan had four duplexes, with each unit being two bedrooms and 930 square feet. Mark estimated that it would cost \$130-150 per square foot to build the duplexes he designed, or \$241,800-279,000 per building. This would not include water, sewer hook-up, and the land.

**Video:** Sam, on behalf of Door County Economic Development Corporation (DCEDC), worked with Lakeshore CAP and the Door County Board of REALTORS (DCBR) to flesh out the idea that came out of the BH Housing Group regarding having a short on-line video produced which would highlight homebuyer assistance programs available in Door County. The DCBR applied for and received a grant from the national real estate agents’ board in the amount of \$5000 to offset production costs of the video, the total cost of which will be \$8900. Peninsula Filmworks is going to produce the video; they are donating \$1900 worth of production costs. DCEDC, Lakeshore CAP, and the local NEXGEN Young Professionals’ Network are also making in-kind donations toward the project. The video will be 6-8 minutes long and include highlights of the various programs available. The video will be posted on a variety of web sites (DCEDC, Lakeshore CAP, county government web sites, etc.) and shown in a variety of settings.

**Rental survey demand:** The City of Sturgeon Bay just completed a survey regarding rental unit availability. They found that within the city there is a 3% or less vacancy rate. This finding is in

keeping with previous surveys that have included more of the county. The entire county definitely has a rental unit shortage.

40 acres south of town property adjacent to Rec Park: A certified survey map creating a couple of lots has been approved. Modest-sized homes are proposed for the lots being created. The road which has been cut through to STH 57 will have to be removed, per county zoning and land division ordinance requirements, so access to the lots/homes will be off of CTH E.

Meeting adjourned at around 6:15 p.m. No future meeting date was set as there is no reason to meet in the near future – a meeting will be called when there is something to discuss or that needs attention.