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(((•))) Baileys Harbor Selects Company to Assess Broadband Pathways / Matching Campaign Fires Up Otumba Park Playground Project / Dying Eggs with Natural Materials + Gallery Guide / Classifieds / Legals / Life Notes / Letters / Crossword on the cover Happy Easter from all of us to all of you. Graphic design by Andrew Kleidon.

))green

“Today I have grown taller from walking with the trees.” KARLE WILSON BAKER

Planting a Tree: One Small Step Anyone Can Take

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Jeff Lutsey gives away saplings in Ephraim in 2021 during The Big Plant: a countywide, community-based reforestation effort.

Local organizations gear up for another Big Plant

by CRAIG STERRETT
sterrettc64@gmail.com
Peninsula Pulse contributor

The public demand for trees overwhelmed planners of the inaugural Big Plant tree-planting blitz last spring. As a result, communities, service clubs and Door County nature and environmental organizations have prepared to meet some of that demand this April and May, but they anticipate more people will want free trees than can receive them.

Roy Thilly serves on the board of both the Climate Change Coalition of Door County, which sparked the countywide Big Plant effort, modeled after The Big Read; and Door County Land Trust, which distributed more free trees to county residents last year than any other local organization.

“In each instance, we were supposed to be there for the whole morning for the tree giveaways,” Thilly said, but “the trees went within one hour.”

The Climate Change Coalition encourages people to plant trees and native plants on their own if they cannot attend a giveaway event.

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EPHRAIM

Future of Hardy Gallery in Question

by MYLES DANNHAUSEN JR.
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The future of one of Door County's most recognizable buildings is up for discussion in Ephraim.

During its meeting Tuesday, the Ephraim Village Board decided to take a step back to gather more input on the future of Anderson Dock and the Hardy Gallery after residents raised questions about the information upon which the village was basing its deliberations.

The warehouse on Anderson Dock has been home to the Hardy Gallery since

1961. When high water threatened the building in 2019, village board members and residents made it a high priority to preserve and protect the famously graffiti-covered warehouse that has been the backdrop for countless photos for weddings, family reunions and sunsets.

But the scope of the discussion has expanded. Tuesday's village agenda included a recommendation from the Capital Projects Committee to consider alternative uses for the building.

“Would the village consider alternative uses for the building?” committee chair Ken Nelson asked. “Or should it be

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Gibraltar Combats Teacher Shortage by Bumping Up Teacher Pay

by CRAIG STERRETT
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Peninsula Pulse contributor

The Gibraltar Area School Board just made it a lot more attractive and financially lucrative to teach and work at the school in Fish Creek.

On Monday, the board unanimously voted to increase starting-teacher base pay from \$42,000 to \$50,000 per year, while also making certain that incoming teachers' salaries don't leapfrog those of some longtime teachers who have not

spent their summers going to school to seek advanced degrees. In addition to making sure that longtime teachers with bachelor's degrees also had a salary increase to \$50,000 or more, the board also increased pay of teachers with master's degrees to at least \$62,000.

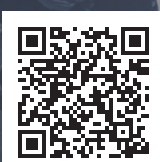
“We had three employees this impacted,” Van Meer said of those who have advanced degrees but were not yet making \$62,000.

For almost every other district employee not receiving the base-pay hike, the board on Monday voted to increase pay by 4.7%. The board

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DOOR COUNTY HALF MARATHON & NICOLET BAY 5K

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MAY 7, 2022



peninsula pulse

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news

newsNOTES

compiled by DEBRA FITZGERALD debra.fitz@ppulse.com

Door County Granary Moved to Forever Site



Sturgeon Bay - It took a day moving at a roller's pace, but on April 9, the Tweeles and Brandeis granary building ended up in the exact spot where it began in 1901 on Sturgeon Bay's West Waterfront. "This is a huge milestone," said Christie Weber with the Sturgeon Bay Historical Society Foundation, the organization that saved the historical structure that symbolizes Door County's agricultural roots.

The first phase of construction on the building at the 92 E. Maple St. site began in November 2021. Other work during this phase includes a new exterior skin, and for the top, translucent panels. A grand opening of this first phase will be held by June 1. The \$3 million Door County Granary project includes restoration of the 75-foot-tall structure into a three-season cultural center, gathering venue, interpretive museum, visible destination point and welcome center on Sturgeon Bay's West Waterfront for hikers on the Ahnapee State Trail, Ice Age National Scenic Trail and Bridge Walk.



COLLISION CAUSES POWER OUTAGE

Baileys Harbor - Power was knocked out for about 900 Wisconsin Public Service customers in the Baileys Harbor area on Friday afternoon, April 9, after a motorist collided with a power pole on Highway 57 just north of County Q. The driver was not hurt, but the collision knocked the pole to a tilt, causing a power outage that lasted less than an hour.

GOVERNOR APPROVES GIBRALTAR TIF DISTRICT

Gibraltar will have an administration informational meeting April 25, 4 pm, at the town center. Gibraltar - Gov. Tony Evers has approved the Town of Gibraltar's request to create a Tax Increment Financing District, commonly referred to as a TIF district or TID, to help pay for the expansion of its sewer lines to the upper bluff portion of the town along Highway 42. The bill was proposed by Rep. Joel Kitchens at the request of the town to allow the municipality to create the district. The idea to create the district came after Marise Redmann approached the sanitation department with plans for approximately 100 residential units in two- and four-unit buildings, and 15 vacant homesites on the property atop the bluff that's commonly referred to as the Redmann property. The approval is subject to two conditions: that the TID allowed under the bill must terminate no later than Sept. 30, 2032, and that any developer's agreement associated with the TID must include a letter of credit guaranteeing repayment of the TID's debt service.

NEW POSTS AND ROAD-PAVING PROJECTS

Baileys Harbor - The Baileys Harbor Town Board placed two residents into new positions this week and approved two road-paving contracts. Terry McArdle, who won election to the town board last week, took the board seat that Barb Anschutz had occupied for two years. Because of his election, McArdle resigned his position as an alternate on the plan commission. Anschutz did not run for reelection. Also Monday, town chair Don Sitte appointed board member Peter Jacobs to the position of vice chair, taking over for Anschutz. In addition, the board approved a \$101,645 contract for the Door County Highway Department crew to resurface the township's

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DOORCOUNTYPULSE.COM

West Kangaroo Lake Road, plus a \$145,188 contract for the county to repave the Baileys Harbor portion of West Meadow Road. The latter project will widen the road to 22 feet from 20 feet for the safety of bicyclists. The unit price for asphalt, at \$62 per ton, was the same as last year's.

RESIDENTIAL ELECTRICAL MORATORIUM EXPIRES APRIL 15

Wisconsin - Wisconsin Public Service (WPS) is urging customers who are behind on their energy bills to get in touch as soon as possible to avoid disconnection because the state's residential disconnection moratorium expired April 15.

WPS works with customers year-round to offer payment plans and help with energy assistance, so fewer than 1% of WPS customers are at risk for disconnection, which is always the last resort.

Residents who are behind on their bills can visit wisconsinpublicservice.com or the

WPS app, or call 800.450.7260 to arrange a payment plan or be connected with financial-assistance options. Customers who establish and maintain a payment plan are no longer at risk for disconnection.

Some customers may qualify for energy assistance. Learn more about that at wisconsinpublicservice.com/payment-bill/wi-assistance. Also visit wisconsinpublicservice.com/savings/tips to see a checklist to help manage home energy costs.

STUDENTS CAN NOW BEGIN BACHELOR'S DEGREES AT NWTCT

Sturgeon Bay - Northeast Wisconsin Technical College (NWTCT), including the Sturgeon Bay campus, and the University of Wisconsin-Green Bay will offer new transfer opportunities for learners to earn associate of arts and associate of science degrees.

For the first time, students can begin their bachelor's degree at NWTCT through the new, two-year transfer program. After completing either associate degree - with a focus on

the foundational general studies necessary to earn a bachelor's degree - students can transfer to UW-Green Bay with junior status.

"This is a significant milestone for our community as this partnership provides a seamless pathway for all students, regardless of prior academic performance or financial means, to achieve their academic goals throughout their lifetime," said NWTCT President Jeff Rafn. "As employers continue to require an ever-increasing skillful and agile workforce, this opportunity will be the pillar necessary to retain and upskill talent within the region."

Saving students thousands of dollars in tuition costs and providing a guaranteed transfer with junior status, the new program will provide affordable and accessible pathways to obtain a bachelor's degree. Courses will be offered in a variety of modalities for flexible learning options.

"We are thrilled that we are able to create more robust and direct transfer pathways between our institutions that make sense for students and expand the ecosystem of higher education in northeast Wisconsin," said UW-Green Bay Chancellor Michael Alexander.

"This progress honors the great education that is happening at the technical colleges in our region and provides equitable transfer from technical-college degrees into further education at UW-Green Bay. It provides access and opportunity for more students to expand their education beyond high school."

Fifty percent of NWTCT's transfer students enroll within the University of Wisconsin System, and 50% of those students choose to attend UW-Green Bay.

The UW System board of regents approved the new associate of arts and associate of science programs between the institutions on April 8.

NWTCT and UW-Green Bay have already partnered in creating more than 20 transfer programs, and through these new agreements, students have the option of pursuing a bachelor's degree in any program without loss of credit.

Applications for the new associate degree programs will be open in mid-April. Visit nwtc.edu/4year to learn more.

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ON THE POD THIS WEEK: Planning a Door County Wedding, A Door County Easter. Includes a QR code and social media icons.

DOOR COUNTY MUNICIPALITIES

These municipalities that publish their legal notices with us are indicated below with "LEGALS."

COUNTY OF DOOR, POP. 28,650 - LEGALS
co.door.wi.gov
920.746.2200
County Board meets 4th Tuesday of month
City Clerk: Jill Lau
jlau@co.door.wi.us

TOWN OF BAILEYS HARBOR, POP. 1,069 - LEGALS
baileysharborwi.org
920.839.9509
Town Board meets 2nd Monday of month
Clerk: Haley Adams
admin@townofbaileysharborwi.org

TOWN OF BRUSSELS, POP. 1,129 - LEGALS
townofbrussels.com
920.825.7618
Town Board meets 2nd Wednesday of month
Clerk: JoAnn Neinas
jonein789@centurytel.net

TOWN OF CLAY BANKS, POP. 592
townofclaybanks.org
920.493.7383
Town Board meets 2nd Monday of month
Clerk: Jessica Dongle
townofclaybanks@gmail.com

TOWN OF EGG HARBOR, POP. 1,404
townofeggharbor.org 920.743.6141
Town Board meets 3rd Monday of month
Clerk: Pam Krauel
clerk@townofeggharbor.org

VILLAGE OF EGG HARBOR, POP. 207 - LEGALS
villageofeggharbor.org
920.868.3334
Village Board meets 2nd Monday of month
Clerk: Lynn Ohnesorge
lohnesorge@villageofeggharbor.org

VILLAGE OF EPHRAIM, POP. 288 - LEGALS
ephrain-wisconsin.com
920.854.5501
Village board meets 2nd Tuesday of month
Clerk/Treasurer: Andrea Coliak
acoliak@ephrain-wisconsin.com

TOWN OF FORESTVILLE, POP. 1,109
forestvilletown.com
920.856.6551
1364 Mill Road, Sturgeon Bay, WI 54235
Town board meets 3rd Monday of month
Clerk: Ruth Kerscher
clerk@forestvilletown.com

VILLAGE OF FORESTVILLE, POP. 427
villageofforestville.com
920.536.3181
Village board meets 3rd Monday of month
Clerk: Tiffany Dufek
villageclerk@centurylink.net

TOWN OF GARDNER, POP. 1,228 - LEGALS
townofgardner.org
920.825.1137
Town board meets 2nd Wednesday of month
Clerk: Amy Sacotte
togclerk@townofgardner.org

TOWN OF GIBRALTAR, POP. 1,057 - LEGALS
gibraltarwi.gov 920.868.1714
Town board meets 1st Wednesday of month
Clerk: Kelly Murre
clerk@townofgibraltar.us

TOWN OF JACKSONPORT, POP. 727 - LEGALS
jacksonport.org
920.823.8136
Town board meets 4th Tuesday of month
Clerk/Treasurer: Theresa Cain-Bieri
jtownclerk@jportfl.com

TOWN OF LIBERTY GROVE, POP. 1,783 - LEGALS
libertygrove.org 920.854.2934
Town board meetings 1st and 3rd Wednesdays of month
Clerk/Treasurer: Anastasia Bell
tibertygrove@gmail.com

TOWN OF NASEWAUPEE, POP. 2,114
townofnasewaupee.com 920.495.0920
Town board meets 3rd Thursday of month
Meetings: 3388 Cty PD
Clerk: Jill M. Lau
nasewaupeeclerk@gmail.com

TOWN OF SEVASTOPOL, POP. 2,743 - LEGALS
townofsevastopol.com
920.746.1250
Town board meets on the 3rd Monday of month
Clerk/Treasurer: Amy M. Flok
office@townofsevastopol.com

VILLAGE OF SISTER BAY, POP. 966 - LEGALS
sisterbaywi.gov 920.854.4118
Village board meets 3rd Tuesday of month
Clerk: Heidi Teich
info@sisterbaywi.gov

CITY OF STURGEON BAY, POP. 9,467
sturgeonbaywi.org 920.746.2900
Common Council meets 1st & 3rd Tuesday of month
Clerk: Stephanie Reinhardt
info@sturgeonbaywi.org

TOWN OF STURGEON BAY, POP. 826 - LEGALS
townofsturgeonbay.us
920.743.3908
Town board meets 1st Monday of month
Clerk: Nancy Anschutz
nlschutz@yahoo.com

TOWN OF UNION, POP. 995
sites.google.com/site/townofuniondoor/home
920.866.8011
Town board meets 2nd Wednesday of month
Clerk: Beth Hanson
unionclerk02@gmail.com

TOWN OF WASHINGTON, POP. 719
washingtonisland-wi.gov
Town board meets 3rd Wednesday of month
Clerk/Treasurer: Alexandria McDonald
townoffice@washingtonisland-wi.gov

Concept Plans Ordered for Potawatomi Tower

Decisions Coming After November Election

by DEBRA FITZGERALD
debra.fitz@ppulse.com

The latest action on the Potawatomi State Park Observation Tower announced Tuesday by Gov. Tony Evers' office was received skeptically by those who suspect another planned delay in a project that has already been stalled to the detriment of the ailing tower – and this time safely past the hump of the legislative and gubernatorial elections in November.

"They're letting it rot in the woods while they study it to death," said Christie Weber with the Sturgeon Bay Historical Society Foundation (SBHSF), the organization that has led the push to save the structure.

"It's nothing more than an attempt to delay the restoration of the tower to the point where it can no longer be restored," said Dave Allen, founder of the Potawatomi Park Alliance, an organization he formed earlier this year.

The action announced was a request for professional architectural and engineering design services to provide the Wisconsin Department of Natural Resources (DNR) with construction administration services for the revitalization of the tower.

With a project budget of \$25,000, the pre-design services would include the development of two 10% concept plans, with detailed cost estimates for both. The first concept must review the existing tower conditions and provide a concept plan for the historical restoration of the tower. The second would provide a concept plan for a tower that's constructed with new materials that reflect the historical character of the current tower.

With both concept plans, the tower must be fully accessible at all observation levels to all park visitors, including individuals with physical disabilities, according to the request for proposals (RFP).

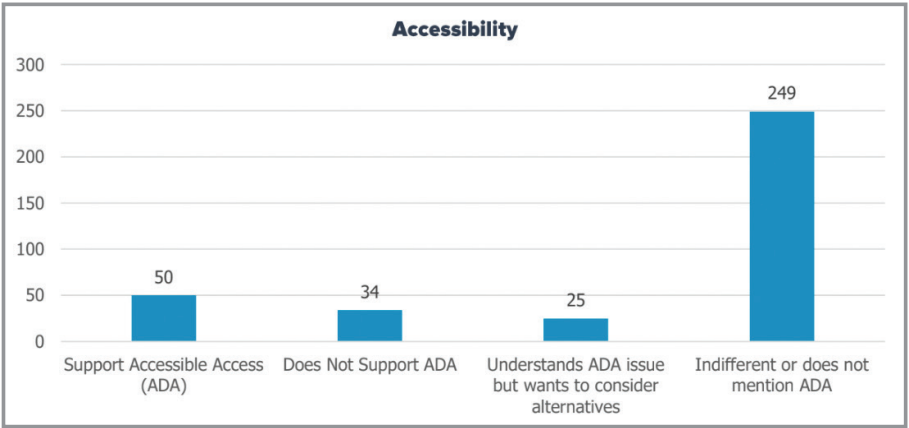
"It's clear folks want to see a restored or reconstructed tower at Potawatomi State Park," Evers said in the statement announcing the RFP. "We also recognize that accessibility is a critical consideration for any building project, especially one as cherished as the Potawatomi tower."

DNR Secretary Preston Cole linked the positive reception of the new Eagle Tower accessibility in Peninsula State Park with a need to make Potawatomi Tower accessible to all.

"The comments we received and the overwhelmingly positive public response to the fully accessible Eagle Tower at nearby Peninsula State Park drive home the importance of improving access to our outdoors," Cole said in a statement. "We look forward to building on that important work at Potawatomi."

The state's request for the RFP follows a public-comment period that the DNR held earlier this year on what people wanted to see happen with the tower. A total of 361 people submitted comments online, via email or during a Feb. 22 Zoom meeting. An overwhelming majority of people were in favor of saving the tower, according to the feedback summary the DNR provided.

"It was crucial for us to hear from the public regarding the future of the Potawatomi Observation Tower, and we thank everyone who took the time to weigh in," Cole said in a statement.



Many respondents mentioned accessibility in their comments. Opinions varied, from the desire to have an accessible tower to the belief that ADA compliance is not needed. Some of these comments were sympathetic to the desire for accessibility in the outdoors but asked to pursue alternative methods as opposed to full reconstruction. Source: Wisconsin Department of Natural Resources.

"The department recognizes the tower's importance to Potawatomi State Park visitors and the surrounding community."

Advocates for the tower's repair have argued all along that maintenance repairs done on the historical structure do not trigger ADA (Americans with Disabilities Act) requirements. They also say that access to the views provided by the tower for those who can't climb it could be addressed separately.

"The vast majority of citizens who weighed in on this issue during the DNR's call-in event and through Survey Monkey want the current tower restored," Allen said. "Even those who acknowledged the importance of accessibility also did not want accessibility to stand in the way of restoration."

By the DNR's own data from the comment period, only 50 of the 361 people who commented supported making the existing tower ADA accessible (see accompanying graph).

Neither the DNR nor the governor's office announced that it had commissioned the RFPs. The public learned of the newest development only via the April 12 press release, which was issued the day after the April 11 deadline for firms to submit their proposals.

Sarah Hoye, DNR communications director, said the contract was still open, so they could not reveal the companies that had bid on the job. That information will be available in the future from the Department of Administration.

According to the timeline within the RFP, final design and construction dates were "to be determined." Leading up to that, the company would be selected this month and the project kicked off in May, with the concept report completed in December 2022.

"I don't think it's a coincidence that it's after the election," said Rep. Joel Kitchens (R-Sturgeon Bay), whose efforts to get the tower repaired have been stonewalled by the DNR several times over the past couple of years. "They're not being genuine in any of their efforts. I see it as more of the same. They're just pretending to do something."

Evers said in his press release that his action was needed because the legislature had failed to provide funding or direction. Sen. Andre Jacques (R-DePere) fired back that the administration was shifting blame for its failure to restore and preserve the tower.

"Money is not an issue," Jacque said, who's a member of the State Building Commission. "The current state budget, which the Governor signed last summer, includes over \$200 million for maintenance projects for state facilities – not to mention all the federal ARPA money he is distributing throughout the state. The DNR could have submitted a request to the Building Commission at any time, but they have failed to do so."

Kitchens drafted legislation earlier this year that asked for American Rescue Plan Act (ARPA) funds to repair the tower and while the bill had a hearing in November 2021, it was not presented for a vote.

Historical Preservation Priorities Questioned

The tower was closed for the season in December 2017 and officially closed in the spring of 2018 after routine inspections determined it to be unsafe for public access. Since then, three studies have been done on the tower: the first commissioned in 2018 by the DNR with the USDA's Forest Products Lab in Madison; the second commissioned in 2019 by the SBHSF with Wood Research and Development; and the third commissioned in 2020 by the Department of Administration to review the previous reports and provide an assessment of the tower with possible options to address the safety concerns.

The request for concept plans "is to provide the department a course for the revitalization of the tower," according to the governor's press release. But those in the know have noted the careful wording in the RFP that signals that historical preservation isn't a DNR priority.

"The project does not involve federal funds or require federal permits to be completed and so is not subject to Section 106 of the National Historic Preservation Act," the RFP advises the bidding companies. Yet the RFP goes on to say that "this requirement will need to be reconsidered if funding sources for the construction of the project change."

Section 106 requires that if it's "feasible" to save a historical structure, it must be saved. If the delaying tactics push the tower into a state "beyond repair, they have beat that word 'feasible,'" Weber said.

So although Evers and Cole said they were "committed to progress on the Potawatomi Tower," those who have been fighting to repair the structure see more intentional neglect, and, Allen said, they "urge Gov. Evers to direct the DNR to restore the tower immediately."

Future of Hardy Gallery in Question *continued from page 1*

repaired, or reproduced with modern materials?"

Nelson said information he has received from the village and elsewhere is that the warehouse is not part of the designated historical site, but several people in attendance disputed that claim. The Anderson Dock Historic District has been listed with the National Register of Historic Places since 1984.

Village president Mike McCutcheon suggested the village put the idea of alternative uses on the back burner until it can determine exactly what the status of the site and building is.

But the discussion also raised concerns from supporters of the Hardy Gallery. Steve Sauter, a Hardy board member and a former village board member, said it's good for the village to discuss a range of options, but he expressed disappointment that the village had not invited representatives from the Hardy Gallery to be part of the discussions.

"It would have been good practice to consult with the tenant who has a lease," Sauter said.



The Hardy Gallery has provided a centerpiece for countless photographs. File photo by Brett Kosmider.

Throughout the evening, several board members noted that its meetings are open to the public, and residents should get informed by checking agendas and coming to meetings.

Village administrator Brent Bristol said the discussions have not been specific to the future of the Hardy Gallery.

"Nobody ever said we should kick the Hardy Gallery out," he said. "What we're asking is, is there a future need above what the present facility needs infrastructure-wise? Are we designing it for all it will ever be? It has modest

bathrooms. As long as we're putting money into the building, should we do more? Hopefully, if we're going to put money into it, it's going to be a 30- to 50-year investment."

Adolf Anderson sold the dock and warehouse, which dates to 1893, to the village in 1949, and the village in turn leased it to the Ephraim Historical Foundation (EHF). The EHF subleased the warehouse to the Hardy Gallery from 1961 until 2000, and since 2001, the village has leased it directly to the gallery, which welcomed 18,859 visitors in 2021.

The Hardy Gallery's lease expires in May of 2023, and the village must notify the gallery six months prior if it does not intend to renew the lease. That gives the village six months to figure out its options, trustee Cindy Nelson said.

A motion to discontinue discussion of alternative uses failed, but primarily because board members said they needed details on the historical status of the structures before making a decision.

"I want to find out what it is classified as before I make any decision," said trustee Matt Meacham.

STURGEON BAY

Egg Harbor Road Site of Sixth City TID District

Council decision slated for April 19

by DEBRA FITZGERALD
debra.fitz@ppulse.com

Another Tax Increment District is expected to be formalized by the end of April within the City of Sturgeon Bay – this one along Egg Harbor Road.

Tax Increment District (TID) #6 runs an irregular path, taking into its area some new housing developments, vacant lots, the new Ace Hardware that's under construction at the former Bank Mutual site and the new Rogue Theater building that's under construction on 14th Avenue. The latter two developments were included because they broke ground at the first of the year, said Alder Helen Bacon, who chairs the Finance Committee where some of the details for TID #6 were first hashed out.

The official process began when the Sturgeon Bay Common Council unanimously hired financial consultant R.W. Baird on Feb. 1 for \$6,750. The council is poised to consider the TID for approval during its April 19 meeting, and following that would be consideration for approval from the Joint Review Board on April 26. This board comprises individuals representing each of the taxing authorities: the Sturgeon Bay School District, County of Door, City of Sturgeon Bay and Northeast Wisconsin Technical College.

What the TID Will Pay For

TID #6 will pay for public improvements such as sewer, water and street upgrades. It will finance developer incentives in the form of cash grants or loans – \$620,000 for developer incentives is earmarked in Baird's analysis – to encourage and promote residential and commercial development.

The public improvements, specifically, are:

- A regional stormwater detention pond on the east side of North 12th Avenue to serve new and existing development.
- About 800 feet of new street to connect two existing dead-end streets on the east end of Alabama Place, extended westerly to the south end of North 12th Place, to improve east-west traffic flow and create street frontage for residential development.
- Public water and sanitary sewer in the Alabama Place extension.
- New street to connect Bonnie View Drive to North 8th Place.
- A pedestrian and bicycle path between Bonnie View Drive and Egg Harbor Road.
- Repaving Cherry Court and North 8th Place.
- Paving about 300 feet of existing gravel shoulder on the west side of 14th Avenue and adding street trees.
- Resurfacing Egg Harbor Road from North 8th Avenue to North 14th Avenue.



How the TID Will Pay for the Improvements and Incentives

The improvements and incentives are financed with debt and TIF (Tax Increment Financing) revenue. These expenditures are projected to cost \$2,390,000, plus financing/interest costs (projected at \$891,791) during the TID's 15-year expenditure period, according to Baird's analysis.

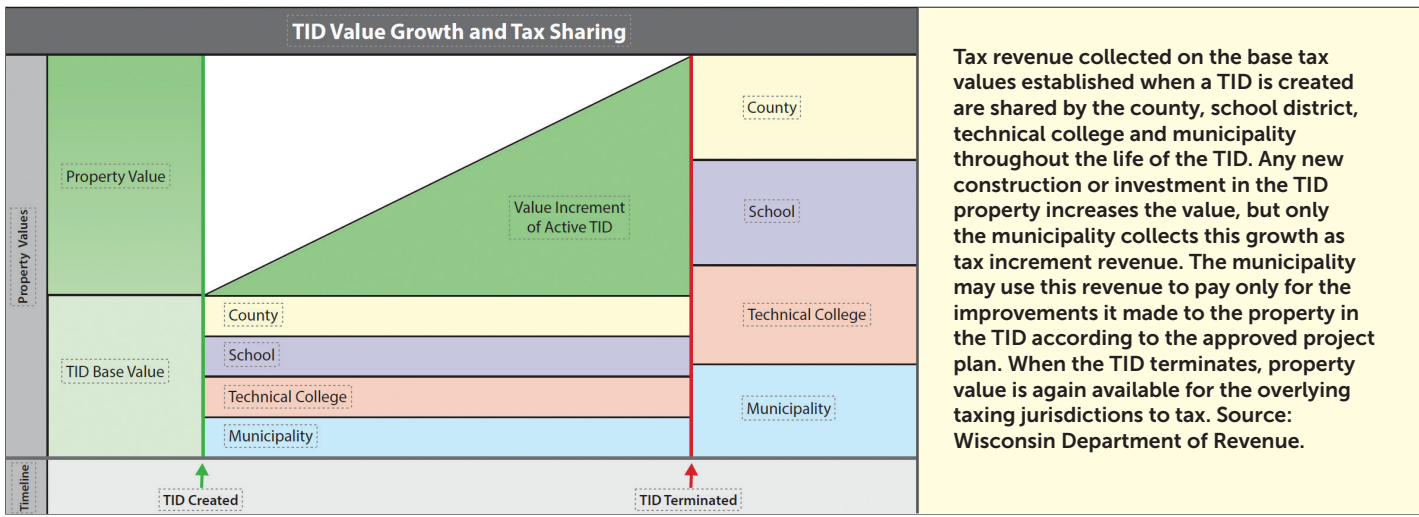
The TID is expected to raise \$6,424,609 in additional tax revenue, which will primarily be used to pay the debt and incentives. Land and improvement values of approximately \$16.4 million will be created by the end of 2028, according to Baird.

TID #1 Decision Pending April 19

Sturgeon Bay Mayor David Ward said during a past council meeting that they need to keep an eye on the percentage of the tax base that's coming from the city's TIDs.

"We don't want too much of your tax base on TIF," he said. "One time, almost 12% of tax valuation was in TIF, but when [TID] #1 closes down, it will be more in the neighborhood of 5-6%," he said.

Since the mayor said that in February, the council has gone in a different direction with TID #1, wanting to turn it into an affordable-housing fund. By statute, the city is allowed to divert revenue from an existing TID into an



Tax revenue collected on the base tax values established when a TID is created are shared by the county, school district, technical college and municipality throughout the life of the TID. Any new construction or investment in the TID property increases the value, but only the municipality collects this growth as tax increment revenue. The municipality may use this revenue to pay only for the improvements it made to the property in the TID according to the approved project plan. When the TID terminates, property value is again available for the overlying taxing jurisdictions to tax. Source: Wisconsin Department of Revenue.

A Performance Snapshot of Sturgeon Bay's Existing TIDs

by DEBRA FITZGERALD
debra.fitz@ppulse.com

Sturgeon Bay has five active Tax Increment Financing Districts (TIDs). The fifth was approved in September 2021 to finance developer incentives and improvements in the former Sunset School property and neighborhood. A sixth is also on the verge of being approved for Egg Harbor Road, and a seventh is in the conceptual stage to support new housing near Target.

TIDs are supposed to enable municipalities to make improvements and incentivize developers. The tax base is increased as a result, and all taxing authorities win once the TID terminates.

The Wisconsin Department of Revenue tracks the performance of all TIDs across the state. Below is a synopsis of the latest performance of Sturgeon Bay's TIDs.

- **TID #1:** Industrial Park. Mandatory termination date is 2028. It's expected to end with a surplus of \$794,974. Expenses will have been \$7,106,387, and revenue \$7,499,844. The property within this district was valued at \$9,634,200 when the TID was created in 1991. As of 2021, the district's property value was \$46,586,200: a \$36,952,000 increase.
- **TID #2:** Eastside Waterfront Redevelopment. Mandatory termination date of 2031. It's expected to end with a surplus of \$14,105,135. Expenses will have been \$15,158,599, and revenue \$26,108,309. The property within this district was valued at \$16,123,000 when

the TID was created in 1994. As of 2021, the district's property value was \$58,366,600: a \$42,243,600 increase.

• **TID #3:** Wiretech Redevelopment. Mandatory termination date of 2035. It's expected to end with a surplus of \$462,795. Expenses will have been \$1,509,470, and revenue \$1,120,439. The property within this district was valued at \$916,900 when the TID was created in 2008. As of 2021, the district's property value was \$3,937,000: a \$3,020,100 increase.

• **TID #4:** West Waterfront Redevelopment. Mandatory termination date of 2040. It's expected to end with a deficit of \$1,492,907, with the expected revenues of \$6,923,811 not covering the anticipated total expenses of \$8,914,715. The property within this district was valued at \$415,900 when the district was created in 2013. As of 2021, the district's property value was \$4,664,400: an increase of \$4,248,500.

Of the four districts, only TID #4 is projected to end with a deficit. If the others do end with surpluses as projected, "whatever is left is disbursed back to the taxing districts," said Valerie Clarizio, Sturgeon Bay finance director/city treasurer.

TID #2 on the State's Stressed List
TID #2 is slated to terminate with a surplus, paying of its debt by the mandatory closing date of 2031 (the expected closing date is 2025). Yet it's on the state's "stressed or severely

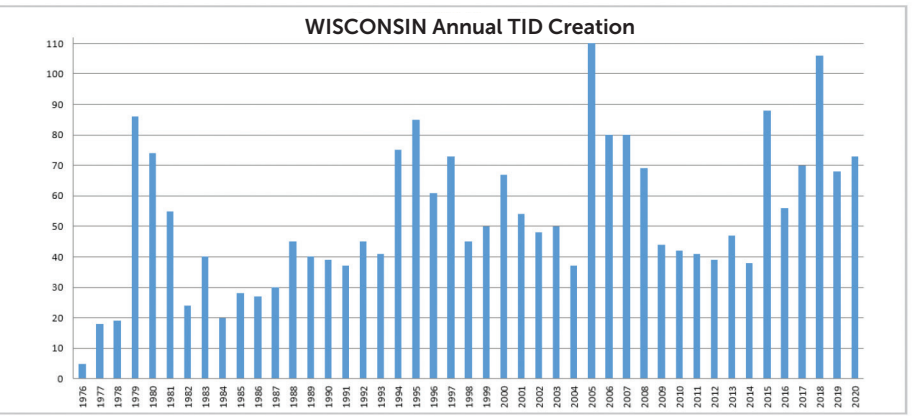
stressed" list. Its presence there was part of an intentional strategy, as explained by Marty Olejniczak, Sturgeon Bay's community development director.

Following the Great Recession of 2007-2009, a number of TIDs around the state were in trouble financially. The state had also tweaked its formula for determining the value with a TID, which gave some TIDs less revenue to pay off debt. Those two issues, Olejniczak said, caused the legislature to enact a law that allowed a TID to be extended for up to 10 additional years. The law had a sunset timeframe, intended only for TIDs harmed by the

formula tweak and/or recession, and is no longer an option.

But when the law was on the books, Sturgeon Bay decided to use it to declare TID #2 stressed.

"It was harmed by the value formula tweak and by the stoppage of development within the former PBI Shippard after the recession," Olejniczak said. "The district also took on additional debt due to the Oregon Street Bridge approaches, which the city had to pay for as the state only covered the actual bridge from water's edge to water's edge. So, it made sense for TID #2 to be distressed."



Overall, there has been steady growth since TIF was added to state law. There are a few noticeable spikes in creation activity due to law changes or economic trends. In 2020, the last full year of data to date, 73 new TIDs were certified across the state. Of those, 32 were for mixed-use development, 18 for rehabilitation/conservation, 16 for blight elimination and seven for industrial use. Source: Wisconsin Department of Revenue.

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Education

Gibraltar Considers How to Narrow Salary Gap *continued from page 1*

is still searching for its next superintendent, a grade school principal and a director of pupil services, so it exempted those negotiable salaries from Monday's vote and 4.7% hike.

Board president Stephen Seyfer said the 4.7% increase follows recent directives from both the Wisconsin Department of Public Instruction and Wisconsin Association of School Boards.

These directives come not only because of inflation, but also because of nationwide and statewide teacher shortages. Seyfer said the teacher shortages are real, and a lot of experienced teachers have left the profession.

Wisconsin schools in general – and especially small, more remote districts such as Gibraltar – have difficulties attracting new teachers, said Van Meer, who is retiring at the end of the school year.

She said Gibraltar's \$42,000 base pay for a bachelor's degree with no additional certifications or continuing education was fairly attractive when she became Gibraltar's superintendent, but it has become increasingly difficult to get new teachers to "come up here" for \$42,000 throughout the past decade. That pay has become unattractive, yet Van Meer said she could not in good conscience offer new recruits more than some longtime teachers were getting paid.

"There comes a point where you're going to have a difficult time finding quality candidates at \$42,000," Van Meer said.

Act 10's Impact on Teachers' Salaries
In 2011, Wisconsin's legislature, under Gov. Scott Walker, approved

Act 10 – also called the Wisconsin Budget Repair Bill – and stripped teachers of bargaining rights. Since then, base pay in Gibraltar has lagged, and traditional union-negotiated "steps and lanes" have blurred and faded from district's salary schedules, Van Meer said. She noted that she came on board right after Act 10 and has seen increasing difficulties in hiring and retaining employees since then.

Gibraltar school board members have been discussing ways to improve the district's salary schedule over the past few months. Earlier this winter, Seyfer, a retired Gibraltar superintendent, remarked at a public meeting that it should not be necessary for professional teachers to take restaurant serving jobs during the summer to make ends meet.

"A higher starting wage is necessary to attract candidates, especially to a small, rural district," Seyfer stated this week. "The current salary structure is a holdover from collective bargaining and requires a young teacher to work 20-plus years before achieving veteran teacher pay status. The committee recommended raising the base wage to assure professional compensation for professional work."

Van Meer said she believes the increased base pay and updated salary schedule will help the next superintendent in recruiting educators. (The board interviewed finalists for the superintendent position this week.)

The board assigned Van Meer to come up with a plan, and this week the board approved that

plan, providing new pathways for teachers to steadily step up their pay. The district has kept incentives in place, too, such as offering teachers \$7,500 per year to earn national board certification from the National Board for Professional Teaching Standards. (About 29% of teachers who try for the certification fail in their attempts.)

The new salary schedule with the base-pay hikes will add a little more than \$300,000 to the budget, and the 4.7% pay hike for almost all other district employees will add another \$98,000.

Narrowing the Salary Gap

In addition to improving starting-teacher pay, the board's Financial Planning Committee asked Van Meer to find a way to narrow the chasm between the lowest-paid teachers at \$42,000, and the highest-paid teachers, who have a doctorate and earn more than \$82,000. Increasing all teacher pay by the same percentages during the past 11 years has increased that gap.

"The current gap," Seyfer said, "contradicts the reality that young and veteran teachers are each providing high-quality instruction to students every day."

Outgoing board member Mike Peot said that no matter what, some teachers come here and stay, and others plan to work for three years and move on. Still, he said he believes the salary changes will "move the needle to make Gibraltar one of the places teachers want to come to."

“Knowledge is power. Information is liberating. Education is the premise of progress, in every society, in every family.” KOFI ANNAN

EDUCATION briefs



DOOR COUNTY STUDENTS PLACE AT SEAPERCH COMPETITION

Two Door County schools were represented in the recent regional SeaPerch competition day. SeaPerch is an underwater-robotics program from the North Coast Marine Manufacturing Alliance that equips teachers and students with resources to build an underwater Remotely Operated Vehicle (ROV) in an in-school or out-of-school setting.

Washington Island's Team Dory took second place overall during the competition at the Ashwaubenon Community Pool and will move on to the **international competition**, to be held in June in Maryland.

Sevastopol Middle School students Luke Filar, Austin Pagels and Daniel Castillo Barahona placed first in the obstacle course competition and took **seventh overall**.

This educational program is offered through the Door County Maritime Museum.



SEVASTOPOL'S DESTINATION IMAGINATION TEAMS ADVANCE TO GLOBAL COMPETITION

Three Sevastopol teams competed in the recent Destination Imagination state competition at UW-Green Bay.

The elementary team **Micro Magix** took first place in the scientific challenge; the middle school team, **The Ultimates**, took first place in the engineering challenge and won the Renaissance Award; and the elementary team **Poison Ivy** took fourth place in the Fine Arts Challenge.

Team Micro Magix and The Ultimates will go on to compete **May 21-24** in the **global competition** in Kansas City, Missouri.

SOUTHERN DOOR HOLDS FAMILY MATH NIGHT APRIL 26

Southern Door will host a Family Math Night on April 26, 5:30-7 pm, in the elementary cafeteria. There will be **make-and-take math activities**, raffle prizes and lots of **family fun**. Find out more and **sign up** at facebook.com/southerndoorschools.

perspectives

Letters to the editor

Excited about the History the Granary Project Is Preserving

I recently met Tim Stone and Jim Janning to learn about the Teweles and Brandeis Granary project. I knew only what I'd read in the paper. My expectations were neutral.

We met in the construction trailer on the Sturgeon Bay West Waterfront site. The project has received impressive history and design accolades. I asked about sustainability and how much history will be preserved. I'm content with the answers.

Then I'm offered a tour by project manager Chad Greuel – but only if I'm OK with heights and climbing old, vertical wooden ladders. (They forgot to mention there's no artificial lighting inside.) I'm game. We stoop under the structure, and my journey into history begins.

Because the original first-floor support timbers are being refurbished, my first climb is up to the second floor. A 90-degree vertical ascent followed by a 75-degree angled ladder leads to the top level.

What do I see? It's not a rickety, old barn that looks like it could collapse in the next windstorm. Heavy beams, lumber and mechanics have a cathedral-like feel and clearly tell the story of a granary. Still visible are the one-person counterweight elevator, the chute where grain was hoisted upward, and the large, metal pipes that directed grain flowing to one of the 19 wooden, cribbed storage bins below. The plan is that all of this will be preserved and visible through a state-of-the-art elevator and stairway.

I'm excited. I love history, especially local history. The agricultural and maritime industries were/are two important economic engines in Door County. This project is a gem worth saving because it is fully operational. Few wood granaries still stand, and most are not accessible to the public. The objective is to save an important historical agricultural structure. Creating an event space makes the objective sustainable.

The maritime museum addition is nearly complete. Now it's time to tell the agricultural story. Did I tell you? I am *really* excited. I wrote my check; now it's your turn. You can find out more at sturgeonbayhistoricalsociety.org/granary.

Rob Davis
Ephraim, Wisconsin

Enough with the Election Investigation

When, if ever, will the Vos/Gableman goofiness end? It has turned into a ridiculous clown show. Enough already.

Rick Ronvik
Sister Bay, Wisconsin

Civility Is the Lubricant of a United Society

In Lynn Lees' letter to the editor [April 1], she wrote, "Where has civil behavior gone? What has happened to decency in political debate?" I have some thoughts.

"Civility" has been labeled "political correctness" (PC), and has been made a bad thing by many on our political right. Also, it seems that "PC" in the opinion of some on the right means that we have to listen to and respect their opinions, no matter how ignorant,

scientifically illiterate, homophobic, racist, misogynistic, insane, not factual or laughable.

Then when we challenge their opinions, they accuse us of "cancel culture," meaning there is no way to deal with their statements. Civility means personal politeness, and that is the lubricant of a united society.

Dennis Keith Johnson
Sturgeon Bay, Wisconsin

Campaign Flyer Found Lacking

Thank you, Rep. Joel Kitchens, for your recent campaign flyer touting your and the Assembly's legislative accomplishments. To be sure, "building better relationships between condominium associations and unit owners" (Assembly Bill 570) is a commendable effort. I'm sure all of Wisconsin sleeps better knowing that that hot issue has been defused.

However, I find it curious that there was absolutely no mention of the Assembly's efforts in restricting our voting rights or the Assembly-directed, taxpayer-funded Gableman investigation into "voter fraud." I would think an endeavor of that magnitude and scope would certainly be worthy of a mention. But not a word. Not proud of it, or just don't think we need to know about it?

You stated that the resulting changes would restore confidence in the state's election process. Excuse me? There was no lack of confidence in Wisconsin's election process until Donald Trump and his followers created the "Big Lie" and claimed that our election officials and many Wisconsin voters had fraudulently stolen an election. The solution? Tear the system down, and re-create it in a form that serves the Assembly's purposes: that is, to suppress the votes of non-Republican voters.

Some of us are actually paying attention.

Tom Soik
Sturgeon Bay, Wisconsin

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- What is diabetes?
- Learning to live with diabetes
- The basics of meal planning and portion control
 - Label reading
- Meal planning and grocery shopping



Ruth Norton
RN, CDE
Diabetes Educator

Topics Covered April 27th

- Physical activity and exercise
- Preventing acute complications (hyperglycemia and hypoglycemia)
- Preventing chronic complications (foot care, dental care, eye care, cardiac care, immunizations, labwork, MD/provider visits)
 - Sick day management



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Sincerely, Walter Bud Kalms

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Planting a Tree: One Small Step Anyone Can Take continued from page 1



Volunteers receive instructions from the Habitat Healers group's experts before planting hazelnut trees at Crossroads at Big Creek during The Big Plant in 2021. Crossroads is just one of many organizations that will give away and plant trees this spring.

Last year, the Land Trust gave away about 1,000 native trees and plants, and it will give away twice that many this year, thanks to supporters' donations. Still, Cinnamon Rossman, director of development for Door County Land Trust, said she expects to run out quickly again.

"Please note that demand for free trees and plants is very high, and supplies are limited," the Land Trust advises. "Come early, and be prepared to wait in line. A limit of three items per household is requested."

Door County Land Trust Tree and Plant Giveaways

Door County Land Trust has announced four events – the same number as last year – to give away native trees and pollinator plants on the following Saturdays:

- April 30, 10 am – 12 pm, YMCA Healthy Kids Day (one tree or plant per child, or a maximum of three per family), 1900 Michigan St. in Sturgeon Bay
- May 7, 9-11 am, Stabbur Beer Garden, 10698 N. Bay Shore Dr. in Sister Bay
- May 14, 9-11 am, Main Street Market, 7770 Hwy 42 in Egg Harbor
- May 21, 9-11 am, Southern Door School, 2073 Cty DK in Brussels

Countywide Tree Distributions and Other Tree-planting Events

The Nature Conservancy has been doing tree plantings around Earth Day for many years, with help from volunteers and schoolchildren, and last year, the organization planted about 7,000 trees

A Few Native Trees and Plants for Door County

Door County Land Trust will give away the following native trees and plants during four events this month and next (see the related story):

- **Trees:** Northern white cedar, balsam fir, red pine, white pine and white spruce; six to 10 inches tall in two-inch plugs; must be planted on the day of the giveaway.
- **Pollinator perennials:** Dogtooth daisy (*Helenium autumnale*), prairie blazing star (*Liatris pycnostachya*), common ironweed (*Vernonia fasciculata*) and blue/woodland phlox (*Phlox divaricata*).

during the blitz, including 6,000 saplings in one preserve.

The Climate Change Coalition reported that 19,000 small trees in "grow plugs" and larger trees were planted last spring by 40 organizations and individuals. As of early April, coalition coordinator Nicole Matson did not know how many groups were planting trees, or how many trees would be planted through this spring's effort.

"Right now," Matson said April 4, "we've collaborated with over 50 organizations to help plant 9,500 trees – and counting – in Door County."

- The Village of Egg Harbor – a Green Tier Community – was reserving trees for a major April 23 giveaway for its residents, and those trees sold out prior to an April 8 deadline. A tree giveaway will take place at Egg Harbor's Kress Pavilion, 7845 Church St., on April 23, 10 am, as part of a four-day Every Day Is Earth Day celebration being held April 21-24 in several county venues.

- The Climate Change Coalition is promoting a Swing into Spring event at Prince of Peace Lutheran Church, 1756 Michigan St. in Sturgeon Bay, as part of an Earth Day celebration on April 22, starting at 5:45 pm, with dinner by Smokin' Tom's Team BBQ and music by the Swingin' Door Big Band.

- The Wild Ones of the Door Peninsula will distribute trees – and urban forester Don Gustafson will demonstrate the proper way to plant them – on April 24, 2-4 pm, at Crossroads at Big Creek, 2041 Michigan St. in Sturgeon Bay.

- Baileys Harbor will have a tree giveaway again this year for the Big Plant on May 7, 9 am – 12 pm, at the town hall, 2392 Cty F.

- Crossroads at Big Creek will host a public tree planting May 14, 9:30-11:30 am, at its headquarters, 2041 Michigan St. in Sturgeon Bay. Crossroads will provide tree-planting tools, but it urges volunteers to wear appropriate shoes and clothing that can get dirty.

- The Door County Environmental Council will lead a public planting event June 11, 10 am, at Sunset Park, 747 N. 3rd Ave. in Sturgeon Bay.

Why It's Important to Plant Trees

For one thing, the county is steadily losing certain types of trees to disease and pests, such as the emerald ash borer.

But tree planting does much more than replace trees that die. Crossroads staff and volunteers note that tree planting is one simple solution toward mitigating the impacts of climate change because "trees sequester carbon, provide oxygen, protect coastal communities, absorb pollutants, filter our air and anchor plant and wildlife biodiversity." The Climate Change Coalition adds that trees provide protection to groundwater, streams and soils, and they provide shade to reduce air-conditioning needs.

Thilly said it's important for people to take many steps to save energy, cut pollution and attempt to slow down climate change. Those steps can range from turning off lights when not in use, to installing LED bulbs, to using light timers or motion lights, to considering solar energy or a hybrid or electric car.

Minor steps by the masses can have an effect collectively, and planting efforts are also an important part of the mix, Thilly said.

"It isn't going to solve climate change, but reforestation is an important tool in our strategy for climate change," he said. "You have to do a lot of things."

green NOTES



Photo courtesy of iStock/baranozdemir.

DNR PROVIDING GRANTS FOR RECYCLING ELECTRONICS

The Wisconsin Department of Natural Resources (DNR) is accepting applications for the new **E-Cycle Wisconsin Electronics Collection Grant** from entities that will host one or a series of electronics **collection sites or events** in 2022 or the beginning of 2023. The events or sites must be located in counties that **do not currently have** a permanent E-Cycle Wisconsin collection site that's open to all residents.

The DNR plans to award up to **\$85,000 in grants** for this round, with the maximum award per collection **event** set at **\$5,000**

and the maximum award per permanent collection **site** being **\$10,000**.

The DNR will **give priority** to projects in Forest, Iron, Kewaunee, Marquette and Price counties because they **lack permanent** collection sites registered under E-Cycle Wisconsin and **did not host** a registered collection event during the previous year.

The application **deadline is April 29**, 5 pm. Find out more and link to the application form at dnr.wisconsin.gov/topic/ECycle/Collectors.html.



DOCUMENTARY DISCUSSES SOIL, CLIMATE CHANGE

Crossroads at Big Creek is partnering with the **Climate Change Coalition** of Door County to screen **Kiss the Ground** on April 21, 6:30 pm, as part of Every Day Is Earth Day. The event will take place at Crossroads, 2041 Michigan St. in Sturgeon Bay.

This compelling, **hopeful documentary** explores the power of **regenerative agriculture** to address climate change. By using graphics, visuals, and NASA and NOAA footage, it illustrates how soil, by drawing down **atmospheric carbon**, is the missing piece of the climate puzzle.

Remote screening is also available by emailing info@crossroadsatbigcreek.org. **Learn more** at climatechangedoorcounty.com/a-season-of-action.



DCMGA LECTURE EXPLORES INVASIVE JUMPING WORMS

Many **Door County gardeners** have been shocked to discover invasive jumping worms in their lawns, gardens and woodlands. Ecologist **Brad Herrick** will explore the impact of this new nonnative **soil invader** during the next lecture of the Door County **Master Gardeners Association's (DCMGA) Education Series** on **April 26**, 6:30-8 pm, at Crossroads at Big Creek, 2041 Michigan St. in Sturgeon Bay.



Photo by Susan Day, UW Arboretum.

Herrick, the research program manager at the **UW-Madison Arboretum**, will discuss the

potentially **harmful** impacts of the jumping worm on forests and gardens in Door County and the Midwest, as well as offer hope regarding potential **control options**.

Visit dcmga.org to **learn more** about this and other DCMGA events.

DOOR COUNTY FESTIVAL OF NATURE OF NATURE

FESTIVAL OF NATURE CELEBRATES ALL SUMMER LONG

The **Ridges Sanctuary** and its community partners invite the public to celebrate the precious species, rare habitat and **natural beauty** of the Door peninsula all summer long during its **20th annual Festival of Nature**. Activities will kick off on Memorial Day weekend and include **65 programs** involving outdoor learning, social conversation and art.

On **May 26**, 4 pm, The Ridges will host an artist reception for the new **Inspired by Nature** installment: weavings by Mary Burns and scientific illustrations by Rebecca Jabs.

The **festival dinner** will take place **May 27** at About Thyme Farm in Baileys Harbor, where the keynote speaker will be **naturalist John Bates**, author of *Wisconsin's Wild Lakes and Our Living Ancestors*.

Field trips will be offered until the first week of August. **Register online** at ridgessanctuary.org/festivalofnature to have the best chance of securing the festival trips of your choice, or call 920.839.2802.

Sustainability Issue on Its Way

Making Better Connections

by **DEBRA FITZGERALD**
debra.fitz@ppulse.com

Earth Day is April 22 this year, and our Sustainability Issue will hit newsstands that same day. This has been an annual convergence for more than a decade. The point is to shine a light on a single topic to convey what's being done locally – and what more can be done – to create a more sustainable Earth.

When we talk about "sustainability," the environmental connections are obvious: We want to meet our own needs without compromising the ability of future generations to meet theirs, by one widely used definition. But sustainability

is not just about environmentalism or natural resources. It includes social and economic sustainability. It means we're creating conditions for the long-term health of our state, country and world – one community at a time.

Numerous factors contribute to a healthy community. When I lived in Minnesota, a weeklong community leadership workshop through the Blandin Foundation taught us about nine common dimensions that all healthy communities share: lifelong learning, inclusion, recreational and artistic opportunity, environmental stewardship, infrastructure and services, safety and security, community leadership, economic opportunity, and spirituality and wellness.

When you check this list against Door County communities, you'll probably be

blown away by just how well we measure up. Yet no community is perfect. There's always room for improvement.

One of those areas is transportation. We move up and down and all around this 80-mile-long peninsula largely through private transportation. This reigning form of transportation burns most of the world's petroleum and is one of the largest sources of global greenhouse-gas emissions. It's also heavy on air pollution; requires non-Earth-friendly things such as parking lots and parking spaces; and can be heavy on the wallet, as we've learned this year.

To be sure, we have some public transportation, but there's a group working to expand this throughout the peninsula. We have some roads that accommodate pedestrians, bicyclists and motorists, but more sustainable

planning and design are needed and are being done. Some around the peninsula are deciding not to pave paradise, opting instead for more sustainable surfaces on which to park our vehicles. And if we want to use our cars less and our bodies more, we'll show you where people are trying to make better connections through new trails, or trails opened to wider usage.

Door County is definitely not the kind of place where people are content to sit back and enjoy the good life. They're engaged and unafraid of raising awareness about improved ways of living for all. We'll show you how they're doing this next week in the area of transportation in the 2022 Sustainability Issue: Making Better Connections.