



Zoning & Permitting



Land Development



Mapping & GIS



Conservation



Septic Systems



Housing Programs

COMPASS POINTS

PLANNING & DEVELOPMENT NEWSLETTER: VOLUME 3, ISSUE 2

SPRING 2013

BOATHOUSES

Some of the most common questions Planning & Development staff receive from property owners involve the placement of detached accessory structures - specifically boathouses.

A boathouse is defined as any accessory building designed for the purpose of storing boats and other water-related recreational materials. It is an accessory building not to exceed 576 square feet, which is allowed in addition to the standard accessory building allowances for a property. For information on standard accessory building allowances including detached garages and sheds free to read a previous article about accessory buildings from our [Spring 2012 Compass Points publication](#).

Zoning Permit

A zoning permit is required from the Department of Planning & Development for the construction of a boat-house accessory building. The zoning permit ensures that the building meets applicable setbacks from property lines, other structures and certain environmental assets and falls within the size and height restrictions stated in the zoning ordinance. In addition to the required zoning permit, property owners must decide if they will hire a registered land surveyor to survey the building after it has been constructed or prolong the survey requirement by signing a document called a 'Waiver of Liability of Foundation Survey' which is recorded against the property title. If the waiver is signed, the property owner will eventually have to have a survey completed to show that the accessory building was constructed according to the permit requirements.

If the property owner wishes to sign the waiver rather than have an updated survey done, there is a separate fee of \$30 to record the waiver document with the Register of Deeds in addition to the standard zoning permit fee.

Location

The Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinances require that boathouse accessory buildings only be constructed after the principal use is established on the property. This means that a residence must first be present on lots with residential zoning and a commercial building must first be present on lots with commercial zoning. Boathouses, unlike other buildings, are allowed to be located within the 75-foot shore yard setback.

Building Permit

Once Planning & Development has issued the zoning permit for the boathouse accessory structure, the property owner may proceed to their Town's building inspector for the required building permit. The building inspector will make sure that the building is built to proper building code (footings, framing, electrical, etc...) and will handle any on-site inspection of the building.



In this issue

Boathouses	1
Septic System Safety	2
Leadership Kenosha	2
Ask the Expert: Gardening	2
The Home-Grown Advantage	3
County Spotlight: Sheriff Sales	4
Upcoming Dates to Note	4

PLANNING & DEVELOPMENT CALENDAR 2013

APRIL

10	Planning, Development & Extension Education Committee Public Hearing Room, 6 pm
18	Zoning Board of Adjustments Hearing Room A, 6 pm

MAY

2	Zoning Board of Adjustments Hearing Room A, 6 pm
8	Planning, Development & Extension Education Committee Public Hearing Room, 6 pm
16	Zoning Board of Adjustments Hearing Room A, 6 pm
18	Kenosha HarborMarket: 10th Anniversary Celebration (see pg 3 for location information)

JUNE

6	Zoning Board of Adjustments Hearing Room A, 6 pm
11	Ask the Expert: Gardening (see page 2)
12	Planning, Development & Extension Education Committee Public Hearing Room, 6 pm
15	Kenosha County Dairy Breakfast (see page 4)
20	Zoning Board of Adjustments Hearing Room A, 6 pm
24	Youth Tractor Certification Course Begins (see page 4)

Unless otherwise indicated,
all events are at the
Kenosha County Center
(19600 75th Street, Bristol)

SEPTIC SYSTEM SAFETY

Private sewage systems can be dangerous and deadly if not properly maintained and left to deteriorate. The obvious danger is coming into physical contact with E. coli bacteria and viruses from a system that may be failing by surfacing sewage out of the ground, around a treatment tank or backing up into the house through a drain. Back-ups of sewage into the home often require professional clean-up and disinfection to ensure cleanliness.

Septic tanks, as well as any other buried tank such as a pump chamber, holding tank, seepage pit, drywell or cesspool, can be hazardous in that entry can cause asphyxiation or drowning. A treatment tank can contain levels of methane gas, hydrogen sulfide gas or other gases that can be toxic to humans if inhaled. Gases can be in the manhole riser and be at a toxic level when a manhole lid is removed. The area above the liquid level of a treatment tank must be properly ventilated prior to doing any work, even if it is for something as simple as cleaning a baffle filter. These gases can also be explosive, therefore the use of any open flames in and around a treatment tank can be unsafe.

Leaving locking devices off a manhole riser allowing a cover to be easily removed, or not replacing a cover after it has been broken, is an accident waiting to happen. Children can easily enter a tank when left open, or closed with a makeshift cover, and either drown or asphyxiate in a matter of minutes.

If a tank must be left open, it is imperative to fence off the area around the tank opening to prevent any person or pet from falling into the opening. Deteriorating tanks can collapse on their own or become so structurally weak that a person walking over them may cause a collapse and possible accidental entry into the tank. It is not recommended that any motor vehicles drive over or park on a treatment tank.

Keep in mind that some systems, such as mound systems, have a buried electrical service run to the pump chamber. A homeowner must know where this wire is buried to avoid hitting it while planting or gardening, thus avoiding electrical shock or worse, electrocution.

If you encounter a septic system treatment tank that was not abandoned when the new system was installed or when the property converted to municipal sewer service, the tank needs to be abandoned as soon as possible. Proper abandonment requires that all liquid contents of the tank be removed and the tank either removed or broken up in place enough to no longer hold any water. The void left by this empty tank can be backfilled with granular material such as pea stone, sand, crushed stone, dry granular soil or sand-water slurry. Documentation of abandoned tanks during the inspection of a replacement POWTS has been a priority in Kenosha County since the inception of the POWTS program in 1980.

LEADERSHIP KENOSHA

Leadership Kenosha is accepting applications for the 2013-14 class. Leadership Kenosha is a nine-month professional development program of the Kenosha Area Chamber of Commerce open to any person living or working in Kenosha County. The purpose of Leadership Kenosha is to develop, strengthen and challenge the leadership of our community in order to foster the leadership in both the private and public sectors of Kenosha's Economy.

This is a wonderful opportunity for individuals to connect with other professionals throughout Kenosha County in a variety of settings. The curriculum covers a wide variety of topics in the areas of:

Business & the Economy
Government & Law Enforcement
Human Services & Health Care
Quality of Life
Education

Nonprofit Sector
Community Stewardship
Organizational Change
Visioning
Communication Skills

The workshops are held one Wednesday each month from October through May. The tuition is \$1,025 or \$975 for Kenosha Area Chamber of Commerce members and includes all program materials. For more information check out the Leadership Kenosha website: www.leadershipkenosha.com or contact Tedi Winnett, LK Facilitator at (262) 857-1931 or tedi.winnett@ces.uwex.edu.



ASK THE EXPERT: GARDENING

Ask the Expert will be taking place on June 11th, at 6:00 pm at the Twin Lakes Library. Barb Larson, UW-Extension Horticulture Educator, will be there to answer your questions about garden and landscape problems, pests, and diseases. Samples and/or photos of plants with problems welcomed.

Master Gardeners will also be at the Kenosha HarborMarket to answer gardening questions every 2nd and 4th Saturday of the month starting May 25th through September 14th. The Horticulture Hotline is also open for your gardening questions on Mondays/Wednesdays/Fridays from 9:00 am - 12:00 pm, April through September. You can call the hotline at (262) 857-1942 or e-mail master.gardeners@kenoshacounty.org

Why eat locally grown food?

Because what we eat matters! How our food is grown, processed, and packaged really does count. Our food choices influence our health, the quality of our environment, jobs in our community, preserve farmland and help keep farmers in business.

**Buying locally grown food is good for you.**

It's a simple fact; fresh food is better tasting and more nutritious. Informed consumers want to know how and who is producing their food. Buying locally grown food helps connect farmers and consumers. In these times, when obesity and diet related illnesses are on the rise, replacing heavily processed foods with whole fresh produce will improve your health. Food purchased locally and in season is fresher, of higher quality and much more flavorful.

Buying locally grown food is good for our community.

The average American is approximately 3-5 generations removed from the farm. Children no longer understand that French fries come from potatoes or that apples grow on trees. Keeping our local farmers and producers in business supports our local economy. Local purchases reinforce local jobs and maintain local employment. Dollars spent close to home tend to stay close to home. The more we feel linked to the people who produce what we eat, the more we foster the urban/rural connection.

Buying locally grown food is good for farmers.

It provides the farmer with a different source of revenue, often crucial in today's difficult farming climate. Selling locally can be much more cost-effective and profitable. The farmers can get higher prices because the middle man is cut out. Studies show that only 18 cents of every dollar you spend at the grocery store is returned to farmers. Buying locally helps keep farmers farming and as a result preserves farmland. A study by the American Farmland Trust shows that northeast Illinois and southeast Wisconsin is the 3rd most endangered farming region in the United States!

Buying locally grown food is good for the environment.

The average food item travels 1,500 miles before it arrives on your plate or on the grocery store shelves. Additionally, most produce is picked before it is ripe and long before consumers purchase it. This compromises quality, taste and freshness of the products. By buying whole local foods, we also reduce packaging, further saving energy and resources.

Buying locally grown food is good for the consumer.

Consumers enjoy the atmosphere and experience of farmers' markets and roadside stands. They offer increased choice and can offer extra fresh, affordable produce in areas with few such options. They strengthen community—a key factor in the quality of life in Wisconsin. Consumers get fresh, healthy produce usually at competitive prices. Farmers' markets are springing up all over southeast Wisconsin. They are good for local economies, good for the farmers, good for consumers, and great for the environment.

To the right is some information about the Farm Fresh Atlas of Southeastern Wisconsin along with a list of Farmers' Markets that can be found in Kenosha County.



The Farm Fresh Atlas of Southeastern Wisconsin is a local food guide for the Milwaukee metropolitan area. The Atlas features farms and businesses that are family or cooperatively owned that produce, use, or sell Wisconsin farm products.

The Farm Fresh Atlas is available at many locations in Southeastern Wisconsin including local libraries, businesses, visitor bureaus, municipal buildings, farmers' markets, county fairs and other local events. The Atlas, along with information about local Farms and Farmers' Markets, is also available online at: <http://www.farmfreshsewi.org/>

Farmers' Markets in Kenosha County**Bristol Farmers' Market**

Veterans Park, Bristol, WI 53104
Wednesdays, 2:00 pm - 6:00 pm
June 5 - October 23

Kenosha HarborMarket

514 56th St., Kenosha, WI 53143 (Indoor Market from Oct. - Mid May)
56th St. and 2nd Ave.
(Outdoors May 18 - Oct. 12)
Saturdays, 9:00 am - 2:00 pm
Kenoshaharbormarket.com

**Kenosha - Baker Park Farmers' Market**

66th St. and Sheridan Rd., Kenosha, WI 53143
Fridays, 6:00 am - 12:00 pm
June - November

Kenosha - Columbus Park Farmers' Market

54th St. and 21st Ave., Kenosha, WI 53140
Wednesdays, 6:00 am - 12:00 pm
Saturdays, 6:00 am - 1:00 pm
June - November

Kenosha - Lincoln Park Farmers' Market

69th St. and 19th Ave., Kenosha, WI 53143
Thursdays, 6:00 am - 12:00 pm
June - November

Kenosha - Union Park Farmers' Market

45th St. and 8th Ave., Kenosha, WI 53143
Tuesdays, 6:00 am - 12:00 pm
June - November

**Twin Lakes - The Market**

Central Park, Lake Ave. and E. Main St., Twin Lakes, WI 53181
Fridays, 4:00 pm - 7:00 pm
May 24 - September 27
www.twinlakeschamber.com/themarket.html



After a period of non-payment on a mortgage, the lender will start the legal process to recover loan losses. In Wisconsin, the lender is eventually given permission by the court to sell the property. This sale is handled by the County Sheriff's Department, which is how we get the term Sheriff Sale. Sheriff Sales can be appealing because you can obtain properties for much less than their assessed values, but this is not always the case.

Information regarding Sheriff Sales in Kenosha County can be found online at <http://www.co.kenosha.wi.us/index.aspx?nid=825> or on the Kenosha County website homepage under the Sheriff tab on the left. Online you will find a list of properties that includes the sale date, access to the legal notice, and a link to the property details with a map. Notices are posted at least six weeks prior to the sale date by the bank's attorney. Three weeks prior to the sale, notices are posted by the Sheriff's Department in the appropriate newspapers to ensure that those living in the area of both the sale and property locations receive the notice.

If you see a notice and are interested in bidding on a property, you can obtain bid information by contacting the attorney on the case. Contact information is generally located on the legal notice that can be found online. Sheriff Sales for all properties located in Kenosha County are conducted on Wednesday's beginning at 10:00 am in the lower level of the Kenosha County Courthouse, 912 56th St., Kenosha, WI 53140.

At the time of the sale, the highest bidder must pay 10% of the bid to the sheriff present in cash or cashier's check. From there a confirmation hearing will be scheduled. During the hearing, the judge will look over everything to ensure that the process has been carried out properly and then approve the sale. Once the sale is approved, the buyer has 10 days to pay the remaining balance of the bid. If the balance is not paid within 10 days, the 10% down payment is forfeited to the bank. If the balance is paid within the 10 days, the deed for the property is transferred to the buyer. At the end of the process, a final report is put together by the Sheriff's Department.

There are a few things you should know before you consider buying a home through a Sheriff Sale. First, do your homework on the property. If there are liens, unpaid property taxes, or even other outstanding mortgages, you could become responsible for those debts. Second, the property is sold "as is" and you will not have access to the home before the sale goes through. Finally, in many cases the former owners are still living in the home at the time of the sale. If this is the case, you become the landlord and will need to go through an eviction process. The Sheriff's Department assists in the eviction process, the forms and information are available online at <http://www.co.kenosha.wi.us/index.aspx?NID=1365>. Once the eviction notice is served, they will have 14 days to vacate, then you will have access to the home.

UPCOMING DATES TO NOTE

KENOSHA COUNTY DAIRY BREAKFAST: SATURDAY, JUNE 15, 2013, 6:30 AM TO 10:30 AM

This year's event will take place at Uhlenhake's Land-Locked Acres (1801 216th Ave, Union Grove). Admission to the farm is free and breakfast tickets are \$6 (children 6 and under eat free). This year's breakfast includes scrambled eggs with ham and cheese, pancakes, fresh bread and butter, yogurt, muffins, milk, juice, and ice cream. In addition to the breakfast there will be milking demonstrations, children's games, a Wisconsin products tent, and much more.

YOUTH TRACTOR CERTIFICATION COURSE: JUNE 24 - 28 & JULY 1, 2013, 8:00 AM - NOON

The tractor certification course is a 24-hour program designed to teach youth ages 12 - 16 about safety as it relates to driving farm machinery on public roads, offering both classroom activities and hands-on tractor driving experiences. This course will take place at Burlington High School and is required for any youth age 12 - 16 that will be driving farm machinery on public roads. The cost is \$50 and youth must attend all sessions. For registration information, please visit: <http://kenosha.uwex.edu/2013/02/27/uw-extension-offers-youth-tractor-safety-course/>

KENOSHA COUNTY FARMERS MARKETS: ONGOING

Enjoy locally grown food and support local farmers! For a full list of market locations and hours, visit the Farm Fresh Atlas of Southeastern Wisconsin: <http://www.farmfreshsewi.org/markets.htm>



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<http://www.co.kenosha.wi.us/index.aspx?nid=656>

The mission of the Kenosha County Department of Planning and Development is to encourage the use of land, water resources and structures in a planned and orderly manner through technology, Geographical Information Systems (GIS) and its base mapping and various ordinances, which promotes sound planning and land use management, environmental awareness and public participation to protect the overall public health, safety, morals, prosperity, aesthetics, comfort, convenience and general welfare of the citizens of Kenosha County as well as providing professional planning assistance to other departments within Kenosha County government.