



COMPASS POINTS

PLANNING & DEVELOPMENT NEWSLETTER: VOLUME 2, ISSUE 2 WINTER 2012

WATERSHED PLANNING

Root River Watershed Restoration Plan: This planning effort is being led by Root-Pike Watershed Initiative Network (WIN) and Sweet Water (S.E. Wisconsin Watersheds Trust) with assistance from the River Alliance of Wisconsin and UW-Extension. The plan will be built from the 2007 Regional Water Quality Management Plan Update for the Greater Milwaukee Watersheds, prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). SEWRPC was contracted to develop the plan, which will . The plan will include recommendations for the following four focus areas: 1) Water quality, 2) Recreational access and use, 3) Habitat conditions, and 4) Flooding.

Pike River Watershed Plan: Root-Pike WIN is also partnering with Hawthorn Hollow Nature Sanctuary and Arboretum and UW-Extension to lead planning for the Pike River Watershed, a.k.a. The Pike River Future. This effort is in Phase I: engaging citizens and government officials by sharing information about the watershed and gathering input from stakeholders about their interests and concerns. In Phase II, scheduled to start in June, the development of a watershed restoration plan will begin with guidance from a citizen advisory group.

The Pike River Future focuses on improving one of the most degraded watersheds in Wisconsin. Today, the Pike River watershed contains only about 350 acres of its original 4,800-plus acres of wetlands which has greatly reduced its stormwater storage capacity, and is a major contributing factor to the water quality problems and flooding. The plan will lead to watershed improvements such as wetland restoration, streambank stabilization, reduced flooding and fewer pollutants and sediments finding their way into Lake Michigan. The plan will also identify ways to restore lost natural connections along the river corridor to enhance wildlife habitat and create new recreational opportunities.

For more information on watershed planning, please visit: <http://rootpikewin.org/>

KENOSHA COUNTY TREE PROGRAM

Kenosha County Tree & Shrub Program has been offered for over 25 years and our office has sold nearly one million trees. The purpose of the program is to encourage area residents to plant native trees and shrubs for the purpose of conservation and wildlife enhancement. The program offers a variety of pines, hardwoods, and shrubs. New varieties for 2012 were recommended by Barb Larson, Horticulture Educator with Kenosha County UW-Extension.



The sale is open to the public. To get your 2012 tree order form please visit: http://www.kenoshacounty.org/plandev/conservation/tree_prgrm.html or call (262) 857-1895. The deadline for ordering trees this year is Friday, March 2, 2012. The anticipated tree pick-up dates will be mid-to-late April at the Kenosha County Center in Bristol.

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PLANNING & DEVELOPMENT CALENDAR 2012

JANUARY

11	Planning, Development & Extension Education Committee Public Hearing Room, 6:30 pm
19	Zoning Board of Adjustments Hearing Room A, 6 pm

FEBRUARY

1	Landscape & Ground Maintenance Short Course Begins (see page 4)
2	Zoning Board of Adjustments Hearing Room A, 6 pm
8	Planning, Development & Extension Education Committee Public Hearing Room, 6:30 pm
16	Zoning Board of Adjustments Hearing Room A, 6 pm

MARCH

1	Zoning Board of Adjustments Hearing Room A, 6 pm
12	Spring into Gardening — Central High School (see page 2)
14	Planning, Development & Extension Education Committee Public Hearing Room, 6:30 pm
29	Zoning Board of Adjustments Hearing Room A, 6 pm

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

CONSTRUCTION SITE EROSION CONTROL

Soil erosion is a gradual process that occurs when the actions of water, wind, and other factors wear down the land, causing soil to deteriorate and re-locate. When a site is under construction, it is common to strip the site of topsoil. These bare soil conditions greatly accelerate the erosion process. As such, construction sites have long been identified as a significant source of soil erosion.

The repercussions of soil erosion can be disastrous. Sediment which reaches streams or watercourses can clog drainage ditches and stream channels, silt in reservoirs, cover fish spawning grounds and reduce downstream water quality. Pesticides and fertilizers, frequently transported along with the eroding soil, can contaminate or pollute downstream water sources and recreational areas.

Kenosha County is dedicated to protecting our natural resources. The County requires a permit for sites that disturb 4,000 square feet or involve cut/fills of more than 400 cubic yards of soil. Any site that meets these minimums is required to have an erosion control plan to show how erosion on the site will be minimized and what practices will be implemented to accomplish this. Larger sites that disturb land over an acre may need a plan prepared by a Wisconsin Certified Professional Engineer and often need permits from other governmental agencies.

There are a wide variety of erosion control techniques that can be incorporated into these plans specifically designed to prevent environmental damage caused by pollution, soil erosion, and sedimentation from land development. Some examples of the more common erosion control techniques are as follows:

- **Access Drives and Tracking** - Provide access drives for construction vehicles that minimize tracking of soil off site, using practices such as stone tracking pads, tire washing or grates.
- **Inlet Protection** - Protect inlets to storm drains, culverts and other storm water conveyance systems from siltation until the site is stabilized.
- **Channel Flow** - Trap sediment in channelized flow before discharge from the site using practices such as sediment traps and sediment basins.
- **Overland Flow** - Trap sediment in overland flow before discharge from the site using practices such as silt fence and vegetative filter strips.
- **Final Site Stabilization** - All areas where land-disturbing activities will not be occurring under the proposed grading plans shall be stabilized within 30 days from the start of construction. Stabilize all other disturbed areas within 7 days of final grading and topsoil application. Large sites shall be treated in stages as final grading is completed in each stage. Any soil erosion that occurs after final grading or the application of stabilization measures must be repaired and the stabilization work redone.



SPRING INTO GARDENING

The 6th Annual Spring Into Gardening program is scheduled for Saturday, March 10, 2012, from 8:30 am to 3:30 pm, at Central High School (24617—75th Street, Salem).

Some of this year's workshop topics include: Hummingbird Gardens; Woodland Natives for Shady Areas; Gardening 101; Growing Small Fruits; Composting in Your Backyard; Rose Care; Underused Hardy Bulbs; Invasive Plant Identification and Management; Prairie and Meadow Gardens; and Make Your Yard and Garden Bee-Friendly.

The registration fee for this daylong program is \$26, which includes lunch. For more information, please visit: <http://kenosha.uwex.edu> or call Kenosha County UW-Extension at 262-857-1945.



RESPONSIBILITIES OF HOMEOWNERS' ASSOCIATIONS

As more and more people today live in subdivisions regulated by Homeowners' Associations (HOAs), it is important to understand the responsibilities and general regulations of such entities. Here is a breakdown of the major components of how HOAs function:

- **CC&Rs:** A declaration of Covenants, Conditions and Restrictions (CC&Rs) is a legal document established by the subdivision developer and recorded with the County Register of Deeds office that sets forth permitted uses, requirements, and rules and restrictions for the subdivision. The CC&Rs along with the HOA By-laws outline the HOA responsibilities.
- **Governance:** Most HOAs have a board of directors that are elected every few years.
- **Maintenance:** Started by the subdivision developer, maintenance and replacement responsibilities are turned over to the HOA at a time specified in the CC&Rs. The HOA must decide if it will use the same contractors to do maintenance work or hire someone else. A maintenance plan, if established and followed, helps to preserve property values in the development and reduce long-term maintenance and replacement costs.
- **Fees and Assessments:** HOAs have the authority to levy monthly fees which pay for the maintenance of all common areas in the development. If there are defaults in payment, HOAs have the authority to place a lien on a property in default.
- **Regulations:** The HOA Board creates rules and policies that govern a number of items. The rules typically apply to new construction, parking and storage of vehicles, accessory uses, building aesthetics, building additions, telecommunication devices, and many others.

Maintenance Responsibilities

Homeowners' associations assume a number of maintenance responsibilities. This list varies with each subdivision, so carefully review your CC&R to determine your HOA responsibilities. Typical responsibilities include:

- **Maintenance of Common Areas:** includes tasks such as mowing, weeding, watering, and landscape replacement of all common areas.
- **Maintenance of Storm Water Basins:** includes maintaining the basin itself, inlet and outlet pipes, and any buffer or grassy areas.
- **Maintenance of Signage:** includes any replacement or changes to the subdivision monument sign.
- **Structure Maintenance:** Some subdivisions have structures in common areas (e.g. fences or walls) which are the responsibility of the HOA to maintain.



Consequences of a Failing Homeowners' Association

The HOAs' only source of income comes from the fees that homeowners pay to cover community maintenance. When homeowners fail to contribute their share, the HOA may fail. Lack of funds prevents HOAs from doing their job, forcing the neighborhood's common property containing landscaping and signage features, stormwater infrastructure and drainage easements into disrepair.

If necessary maintenance fails to happen, then a municipality may require a special assessment to complete the tasks.

CONSIDER THE LANDSCAPE WHEN LOCATING A POWTS

Proper planning of where to place your private onsite wastewater treatment system (POWTS) on your property is important whether it is a new construction site or you are replacing a failing system.

Here are a few things to consider as you meet with a soil tester and a POWTS contractor.

Soil types and their suitability for a system is the most important thing to consider. Obtaining an aerial map with 2-ft. contours and soil types of your property from the County Sanitarian or the Kenosha County website is your first step in determining the potential area available for a POWTS. The County Sanitarian can assist you with interpreting the soil map and their suitability for potential system areas. This will provide you with important information as you prepare to meet with a contractor.

Properties with rolling topography often have the best potential sites for a POWTS. Installing a POWTS dispersal cell on a hillside can often result in the system being obscured on the landscape. Systems perform best when a dispersal cell is installed on a contour of a sloping site and are as long and narrow as the design and site perimeters allow. Narrow systems can often be installed in wooded areas with minimal loss or damage to trees.

Other things to consider when choosing an area for your POWTS are avoiding areas that already have or will have soil compaction from vehicles, as well as areas reserved for future outbuildings, swimming pools, gardens, patios, decks, landscaping and areas to be paved. Also avoid areas that are low in landscape that will hold runoff water from heavy rains or snow melt.

COUNTY SPOTLIGHT: HOUSING AUTHORITY FOX RIVER FLOOD MITIGATION PROGRAM



Kenosha County, with administrative assistance from the Kenosha County Housing Authority and staff support from the Southeastern Wisconsin Regional Planning Commission (SEWRPC), offers a program intended to reduce flood damage and the potential for injury to affected persons by acquiring and demolishing residential structures and relocating displaced residents from the 1% annual probability (100-year) floodplain of the Fox River.

The program area is located along the Fox River from STH 50 on the north to CTH F on the south within the Towns of Salem and Wheatland and the Village of Silver Lake.

The purpose of the program is to reduce the threat to the health and safety of area residents and rescue workers resulting from the frequent and severe flooding of the Fox River. A secondary goal of the program is the removal of blighted and hazardous dwellings.

The program began in 1993 with grants from the State of Wisconsin and the Federal Emergency Management Agency (FEMA). To date, the County has secured over \$11 million in State and Federal funds and purchased 99 homes.

The most recent round of funding was provided as a result of the severe flooding that occurred in August 2007 and June 2008. These two flood events are the highest on record and caused the most damage to homes since the program began in 1993.

The County is acquiring properties on a voluntary basis and will only work with individuals who are interested in selling. All of the dwellings acquired to date have been demolished and the properties are being retained by the County in permanent open space.

There are approximately 75 homes remaining in the program area. However, the availability of Federal and State funds to purchase additional homes is not certain and depends on the severity of future flood events.

Those interested in more information on the buyout program are encouraged to call the Housing Authority at the Kenosha County Center at (262) 857-1843.



UPCOMING DATES TO NOTE

LANDSCAPE & GROUNDS MAINTENANCE SHORT COURSE: WEDNESDAYS, FEBRUARY 1, 8, 15, & 22, 2012

Join other horticulture professionals in learning up-to-date science-based information to help you increase the economic and environmental sustainability of landscapes you care for and your business. The course will take place on Wednesday mornings in February, between 8:30 and 11:30 am, in the Kenosha County Center (19600 75th Street, Bristol). The registration fee for all four sessions is \$50 per person. You can save \$5 per person if 3 or more people attend from the same company. For more information, please visit: <http://kenosha.uwex.edu>

DAIRYAIR COMMUNITY BIKE RIDE AND KENOSHA COUNTY DAIRY BREAKFAST: SATURDAY, JUNE 16, 2012

Kenosha County Executive Jim Kreuser is inviting county residents to join him on a free community bike ride from Mars' Cheese Castle (2800 West Frontage Rd, Kenosha) to the Kenosha County Dairy Breakfast, starting at 7am. The ride is 7.5-miles each way. This year, the Dairy Breakfast will be at Mighty Grand Dairy Farm, located at 22811 18th St., Union Grove. Admission to the dairy breakfast is free. Breakfast costs \$6; children ages 6 and under eat free. For more information, please visit Kenosha County Parks: <http://www.kenoshacounty.org/publicworks/parks>



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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.