



Zoning & Permitting



Land Development



Mapping & GIS



Conservation



Septic Systems



Housing Programs

# COMPASS POINTS

PLANNING & DEVELOPMENT NEWSLETTER: VOLUME 2, ISSUE 4

SUMMER 2012

## NEW FEMA MAPS FOR KENOSHA COUNTY

In Kenosha County, floodplains were originally identified as part of the Flood Insurance Study (FIS) and the accompanying Flood Insurance Rate Maps (FIRMS) produced by the Federal Emergency Management Agency (FEMA) for Kenosha County in 1981. The last update and revision to the FIRMs for Kenosha County was in 1996.



In 2007, FEMA initiated and has recently completed a Map Modernization Program for Kenosha County which has resulted in updated digital Flood Insurance Rate Maps (dFIRMS). Flood elevations and floodplain limits were identified through detailed studies along the Des Plaines River, Fox River, Pike River, Root River, and selected tributaries are included in the new FIS. The FIS also depicts "approximate" floodplains along streams and lakes where no detailed engineering studies were conducted.

Kenosha County and other municipalities that participated in the National Flood Insurance Program (NFIP) were required to update their floodplain zoning maps and ordinances to reflect the new FEMA floodplain maps and be consistent with the State model floodplain ordinance, no later than June 19, 2012 or be suspended from the NFIP. Following a public hearing, the Zoning Ordinance for the unincorporated areas of the County was amended, updated, and approved by the Kenosha County Board, WDNR, and FEMA. The new flood hazard maps became effective June 19, 2012.

Adoption of these new floodplain elements will allow the Kenosha County Department of Planning and Development to continue to: protect life, health and property, minimize public expenditures for costly flood control projects, minimize rescue and relief efforts, minimize business interruptions and damage to public facilities, restrain the occurrence of future flood blight areas, and maintain eligibility for Kenosha County residents to obtain affordable flood insurance coverage.



It is worth noting that as a result of Kenosha County Planning & Development regulating land use based on an earlier adopted floodplain overlay district that was equivalent to the new FEMA flood hazard maps, very few residences will see a change in their risk zone and/or their Base Flood Elevation (BFE).

The United States Congress mandated federally regulated or insured lenders to require flood insurance on properties that are located in areas at high risk of flooding. Areas at high risk of flooding are referred to as Special Flood Hazard Areas (SFHA). SFHA are inside the 1% annual flood-risk floodplain area (100-year floodplain). Over the life of a 30-year mortgage, there is a 26% chance that a property in a SFHA will be flooded. The Kenosha County flood maps SFHA zones are labeled with the letters "A" or "AE."

Kenosha County landowners whose property is within the SFHA may receive a letter from their lender about the new flood hazard maps and flood insurance requirements. In an effort to supply as much information as possible to Kenosha County residents regarding the new floodplain mapping we have designed a webpage to help you understand how you will be affected, what your property's risk for flooding is, and what insurance options you have:

<http://www.kenoshacounty.org/plandev/NewFloodHazardMapsandInsuranceRequirements.html>

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### PLANNING & DEVELOPMENT CALENDAR 2012

#### JULY

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

#### AUGUST

2	Zoning Board of Adjustments Hearing Room A, 6 pm
8	Planning, Development & Extension Education Committee Public Hearing Room, 6 pm
15	Kenosha County Fair starts (See page 4)
16	Zoning Board of Adjustments Hearing Room A, 6 pm

#### SEPTEMBER

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

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

One common question asked by property owners is, “Can I divide my property?” The answer to this question depends on several factors, including the current zoning classification of your property, the adopted future zoning classification of your property on your community’s adopted long-range planning map, the size of your property, the amount of road-frontage currently dedicated to your property, and the availability of certain utilities such as sanitary sewer.

In the unincorporated areas of Kenosha County, land divisions are regulated by the Kenosha County Subdivision Control Ordinance. Additionally, some townships have adopted their own local subdivision control ordinance. These ordinances are in place for the following reasons:

- To ensure accurate legal descriptions of properties.
- To avoid disputes regarding the sale, transfer or subdivision of land.
- To prevent substandard development.
- To ensure new development is adequately served by public facilities (roads, utilities, etc.).
- To address health and safety issues such as stormwater runoff and emergency access.
- To promote neighborhood designs that meet the needs of residents (walkable, affordable, etc.).
- To promote development consistent with the publicly adopted Multi-Jurisdictional Plan for Kenosha County: 2035 (long-range planning map).
- To protect community interests.

## Current Zoning & Future Zoning

The current zoning classification of a property determines what types of uses are permitted for that property, as well as what density the property can be subdivided assuming the required utilities are available. For more information, contact the Planning & Development office.

The adopted long-range planning map for your community, also known as the Multi-Jurisdictional Plan for Kenosha County: 2035, was adopted by the County Board on April 20, 2010, after undergoing a state-mandated public participation process. This map is a planning tool used by property owners and developers to guide land development in a manner that is in-step with the consensus of the community.

The current county zoning map and its long-range planning map can be viewed online at Kenosha County Interactive Mapping ([http://www.kenoshacounty.org/plandev/mapping/interactive\\_map.html](http://www.kenoshacounty.org/plandev/mapping/interactive_map.html)) or by visiting the Kenosha County Planning & Development office.

## Land Division Documents

The County Subdivision Control Ordinance sets out procedures and requirements for the two primary types of land divisions: minor and major.

A minor land division, commonly referred to as a “certified survey map,” (CSM) is defined as a division of land by the owner or subdivider resulting in the creation of not more than 4 parcels or building sites, any one of which is 5 acres in size or less, or the division of a block, lot or outlot within a recorded subdivision plat into not more than 4 parcels or building sites without changing the exterior boundaries of said block, lot or outlot. Individual townships may have more restrictive land division rules for what requires the submittal of a certified survey map.

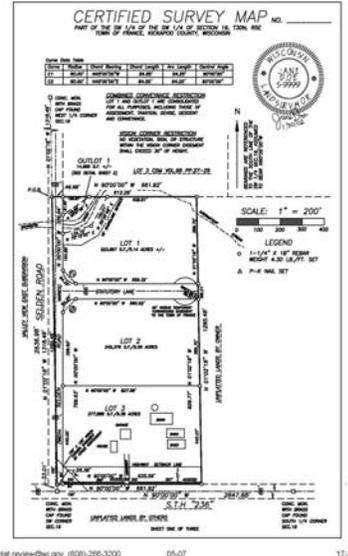
An example of a typical 3-page certified survey map document can be seen on the right.

A major land division, commonly referred to as a “subdivision plat,” is defined as any division of land resulting in five or more parcels of a particular size; generally approved through a public plat review process.

For more information about land division regulations within the unincorporated areas of Kenosha County, please visit:

[http://www.kenoshacounty.org/plandev/land\\_dev/](http://www.kenoshacounty.org/plandev/land_dev/)

Example of a CSM dedicating streets to the public



Example of a CSM Surveyor's Certificate



Example of a CSM Owner's and Approval Certificate required when dedicating lands.



## AEROBIC TREATMENT UNITS FOR SEPTIC SYSTEMS

Aerobic Treatment Units (ATUs) refer to a broad category of usually pre-fabricated, self-contained devices that can be added to, or incorporated in, a typical private onsite wastewater treatment system (POWTS) design. These units are designed to oxidize organic material and ammonium nitrogen to nitrate while decreasing suspended solids and reducing pathogen concentration in the wastewater.

ATUs utilize much of the same mechanics and concepts that a municipal wastewater treatment plant does, but on a smaller scale. Proper installation, set up, operation and maintenance are all important to achieve good results. Most ATUs must be checked and maintained annually at the least.

There are several designs of aerobic treatment devices. Some use a medium that allows the wastewater to come in contact with the air, and thus causes aerobic bacteria to grow and digest the organic solids and allows the suspended solids to settle out of the effluent. A majority of the units are designed with some sort of compressor or aerator that blows air into a venturi, thus oxygenating the wastewater and activating the aerobic bacteria that is always present but seldom utilized in a POWTS treatment tank. Pathogen levels can be reduced further by incorporating a disinfection device with the ATU such as a UV light or a chlorinator. Final treatment and discharge is to a dispersal cell and the soil.

The designer and manufacturer of the ATU rate these units for a hydraulic wastewater load of so many gallons per day. Residential units may handle a wastewater load of up to 600 gpd (gallon per day), whereas commercial units may be equipped for 1,500 gpd. Safety features include an audio and visual alarm to warn of compressor failure and/or hydraulic overload. The alarm alerts the owner to contact a service provider of a malfunction that requires immediate attention.

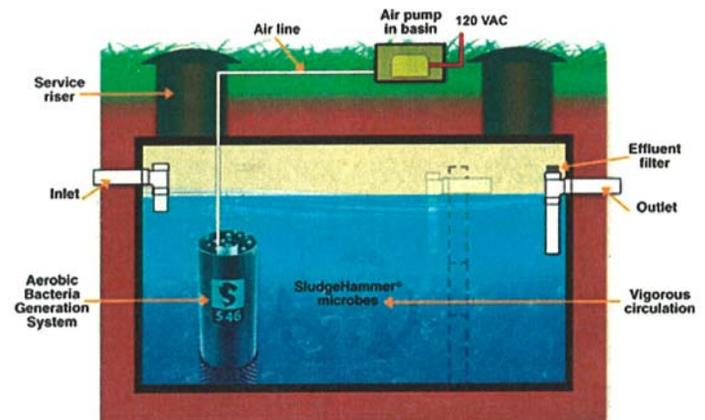
Why and when are ATUs used and/or required? In Wisconsin, an ATU must be used when the wastewater in a particular POWTS will exceed the standard quality of residential wastewater. Typically, wastewater from restaurants

will exceed this standard, and an ATU can be used to reduce the high levels of biological oxygen demand (BOD), fats, oils, and greases (FOGs) and total suspended solids (TSS) that are common in wastewater containing food waste. Occasionally, a homeowner will decide to include an ATU on their residential POWTS to reduce system sizing or ensure the longevity of their system.

Proper maintenance of an aerobic treatment unit is paramount. In Kenosha County, the owner is required to possess a maintenance contract with a service provider at all times during the life of the POWTS and the ATU. A maintenance agreement is drafted by the County and signed by the owner and is recorded with the Register of Deeds to ensure that any subsequent owner is notified of the existence of an ATU on the property and its obligation for periodic maintenance.

Consistent performance of an ATU depends on a stable power supply, an intact system as designed, routine maintenance as required by the manufacturer and a constant wastewater flow of consistent quantity and quality. All those things achieved will ensure an owner many years of trouble-free use.

An example of an ATU retrofitted into a septic tank to aide in the remediation of a ponded condition in an absorption field.



## KEEPING YOUR GRASS ALIVE DURING PERIODS OF EXTENDED DROUGHT

*Doug Soldat, Turfgrass Extension Specialist, UW-Extension/UW-Madison*

Southern Wisconsin has had a prolonged period of very hot and dry conditions. Many parts of the state have seen little or no rain in at least 30 days. Kentucky bluegrass is the dominant species of grass growing on Wisconsin's lawns. Fortunately, it is extremely tolerant of these conditions and can survive periods up to and even beyond 60 days without water.

Kentucky bluegrass survives by allowing its leaves to die, but keeping its "crown"

alive. The crown is the tiny part of the plant where the grass blades meet the roots. It is so small, that it requires only a minute quantity of water to survive. However, at some point, it too will die.

### How much and when to water?

To lengthen the time your lawn can survive without water, don't apply any fertilizers, herbicides, or other chemicals to your lawn.

Healthy green grass uses about one inch of water each week. However, when your turf is brown, it uses much less. *In fact, you only need to apply about one quarter*

*of an inch per week (or about a half inch every other week) to keep the crowns hydrated, and ensure that your grass will green up when the rain begins.*

It is not a good idea to apply much more than this amount, as the turf will start to send out new green leaves which will require lots of water to maintain their greenness. Water at night or early morning, when peak demand is lowest, and evaporative losses are least likely.

For more information on gardening in drought conditions, please visit: <http://kenosha.uwex.edu>



Did you know that there is public transportation service in Kenosha County west of I-94? Funded by state grants and county levy, Western Kenosha County Transit (WKCT) operates three fixed-routes serving the areas between Southport Plaza in the City of Kenosha and Lake Geneva in Walworth County.

In addition to making scheduled stops at designated places along the routes, the buses can deviate up to three-quarters of a mile off of the routes to pick up riders who cannot get to a stop. Two demand-response buses are available to pick up riders at their homes and bring them directly to their destinations. The demand-response service requires 24-hour advance notice. All buses are wheelchair accessible with lifts and restraint systems.

Since the service was started in 2007, ridership has increased steadily with record numbers being reported in 2012. A recent rider survey shows that most riders do not have a vehicle or driver's license and rely on the bus as a primary means of transportation. Others use the bus to commute to the Metra station in Antioch or into the City of

Kenosha for work. About three-quarters of the riders surveyed use the bus at least four times a month with 50% using it 10 times or more. The average rider is between 25 and 64 years old and uses the service for work, shopping, or a combination of purposes.

WKCT can be used by any residents or visitors of the county. Fixed-route trips are \$2 each way with free transfers available to other WKCT buses or Kenosha Area Transit buses at the Southport Plaza stop. Demand-response trips are \$3 each way and can be scheduled by calling 888-203-3498. For more information, check out WKCT on the web at <http://www.kenoshacounty.org/transit>.



**FAQ: LAND DEVELOPMENT**

**What is the difference between a Preliminary Plat and a Final Plat?**

A preliminary plat is a map showing the salient features of a proposed subdivision submitted to an approving authority for purposes of preliminary consideration. A preliminary plat precisely describes the location and exterior boundaries of the parcel proposed to be divided, and shows the approximate location of lots and other improvements.

A final plat is a map prepared in accordance with the requirements of Chapter 236 of the Wisconsin State Statutes and the Kenosha County Subdivision Control Ordinance for the purpose of creating a subdivision. When a final plat has received all approvals and signatures, it is recorded with the Kenosha County Register of Deeds.

**UPCOMING DATES TO NOTE**

**KENOSHA COUNTY FAIR: WEDNESDAY, AUGUST 15 THROUGH SUNDAY, AUGUST 19, 2012**

The Kenosha County Fair will be held from 8 am to midnight, Wednesday through Sunday, August 15-19, at the Wilmot fairgrounds (30820 111th Street), featuring food, entertainment, carnival rides, and judging of animals, photography, crafts and more. For more information, visit: <http://www.kenoshacofair.com>

**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.farmfreshatlas.org/southeast/>

**Kenosha County Department of Planning and Development**

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<http://kenoshacounty.org/plandev>



*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.*