

Zoning & Permitting



Land Development



Mapping & GIS



Conservation



Septic Systems



Housing Programs

COMPASS POINTS

PLANNING & DEVELOPMENT NEWSLETTER: VOLUME 3, ISSUE 3

FALL 2013

FEMA WELCOMES KENOSHA COUNTY TO THE COMMUNITY RATING SYSTEM



Residents and business owners in the unincorporated areas of Kenosha County can now enjoy a reduction in flood insurance premiums because of the county's active participation in the National Flood Insurance Program's (NFIP) Community Rating System (CRS). In addition to lower premiums, the CRS program helps to reduce the threat of damage due to flooding.

Federal Emergency Management Agency (FEMA) has verified that the voluntary actions undertaken by Kenosha County has exceeded the minimum standards of the NFIP and meet the criteria for a CRS Class 5 rating. Kenosha County is one of only two communities in the State to reach a Class 5 rating. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions. County residents will receive a 25 percent discount in the premium cost of flood insurance for NFIP policies issued or renewed in Special Flood Hazard Areas on or after May 1, 2013. This savings is a tangible result of the flood mitigation activities Kenosha County implements to protect lives and reduce property damage.

The Community Rating System (CRS) is a voluntary program for NFIP participating communities. The intended goals of the program are to reduce flood losses; facilitate accurate insurance ratings; and to promote the awareness of flood insurance. For more information about the CRS program, go to <http://www.fema.gov/business/nfip/crs.shtm>

If you do not have flood insurance, but think you should, talk to your insurance agent. Most homeowner's insurance policies do not cover damage from floods. Flood insurance is only available to those communities participating in the National Flood Insurance Program (NFIP). Because Kenosha County is part of the NFIP, residents are able to obtain flood insurance. Additionally, because the County participates in FEMA's CRS program, flood insurance premiums are discounted.

If you have flood insurance be sure to check your policy to ensure you have adequate coverage. Usually these policies cover the building structure, but not the contents. Contents coverage can also be obtained through your insurance carrier. There is a 30-day waiting period before flood insurance coverage becomes effective. Plan ahead; do not wait until a flood is predicted before purchasing flood insurance. If you are purchasing a home inside the floodplain, the purchase of flood insurance is mandatory if using a federally regulated/insured bank for a loan.



The County's flood plain management staff has worked hard to insure that Kenosha County's participation in the program pays off. In addition to the reduction in insurance premiums, local officials are more knowledgeable about floodplain management and its residents are more knowledgeable about mitigation and flood insurance. The CRS program helps to make Kenosha County a safer place to live, reduces the economic impact of flood hazards and saves citizens money on flood policy premiums.

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PLANNING & DEVELOPMENT CALENDAR 2013

OCTOBER

3	Zoning Board of Adjustments Hearing Room A, 6 pm
9	Planning, Development & Extension Education Committee Public Hearing Room, 6 pm
17	Zoning Board of Adjustments Hearing Room A, 6 pm
19	Kenosha WinterMarket Begins Saturdays October - May 514 56th St., Kenosha, 9am
26	Farm Fresh Atlas Fundraising Dinner (See Page 4)

NOVEMBER

2	7th Annual Rural Landowners Conference (See Page 4)
7	Zoning Board of Adjustments Hearing Room A, 6 pm
13	Planning, Development & Extension Education Committee Public Hearing Room, 6 pm
21	Zoning Board of Adjustments Hearing Room A, 6 pm

DECEMBER

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

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

Completing a comprehensive bike plan for Kenosha County was one of the recommendations of the Multi-Jurisdictional Comprehensive Plan for Kenosha County 2035, that was completed in May of 2010. That same year County staff applied for and was awarded funding under the State Transportation Enhancement/Bicycle and Pedestrian Facilities Program to prepare a comprehensive bicycle plan for Kenosha County. In the fall of 2011, the County completed a selection process to determine which consultant would prepare the Comprehensive Bike Plan. Alta Planning and Design partnered with the Wisconsin Bike Federation and were selected to write the plan. Contracts were signed in March of 2012 with the Kick-off meeting on May 15, 2012.

The County Executive created a steering committee, Comprehensive Bicycle Facilities Planning Committee, consisting of representatives from the County's local municipalities, Kenosha County, staff and selected stakeholders from Kenosha County with an interest in the planning and development of Kenosha County's bicycle routes. The committee was charged with creating a multi-jurisdictional planning document (A Comprehensive Bicycle Plan for Kenosha County: 2025) that would contain a recommended bikeway network, create recommended policies and programs for advancing education, encouragement, equity and evaluation of bicycle facilities as well as creating a recommended implementation plan.

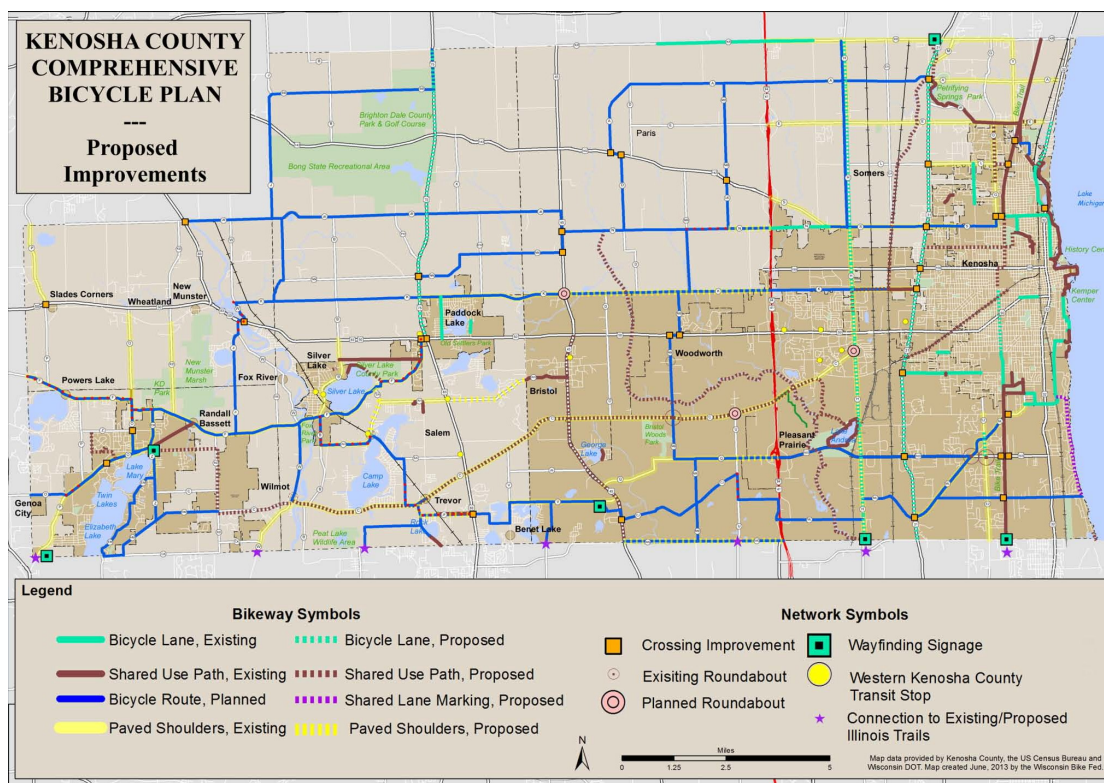
The committee met multiple times; culminating in a Public Informational Meeting held to provide outreach and receive direct public comment in October of 2012. The plan was finalized and presented to the County Board for approval on July 2, 2013.

The overall vision of the plan was put forward as follows:

In the future, bicycling in Kenosha County will be an accessible, safe, healthy, practical and viable form of transportation and recreation. The bicycle network will provide convenient connections between communities, places of employment, Parks, schools, recreation areas, retail establishments and other popular destinations.

The Plan timeframe takes into consideration the planning horizon of 2025 and recognizes that some projects require significant planning, especially off street corridors, and may not feasibly be constructed within this timeframe. The Plan is a living document, not static, and will change to respond to new challenges and opportunities as they arise. The project list and phasing will be frequently reviewed (every 5 years is recommended) to ensure they reflect current priorities and opportunities for the County.

Key to the plan is the recommended bikeway network (see map). This bikeway network will result in a county where biking for transportation and recreation is an every day, safe activity that is enjoyed by residents and visitors alike.



FAQ: SURVEYS

Why is a survey an important document?

A survey will let you know where the structures are and the distance they are located from the property lines. You can contact the Kenosha County Department of Planning and Development regarding required setback distances.

Besides helping you visualize exactly what the property looks like and contains, your survey gives you a type of protection. In addition to highlighting any encroachments, the survey will help to identify any other irregularities that may result in legal disputes sometime in the future. The surveyor assumes full professional responsibility for the accuracy of the survey and therefore may serve as an expert witness in court. The new survey enhances your title insurance policy. A plat of survey must be stamped by the registered land surveyor (RLS) who prepared it.

CONDITIONAL USE PERMITS

The unincorporated areas of Kenosha County are regulated by the Kenosha County General Zoning & Shoreland Floodplain Zoning Ordinance. One of the primary purposes of this ordinance is to regulate property uses within Kenosha County.

Within any zoning district there is a published list of principal uses, accessory uses and conditional uses.

Principal uses include uses that serve the primary purpose or intended purpose of a property. For example, in the R-3 Urban Single-Family Residential District one single-family would be a typical principal use. Whereas in the B-2 Community Business District a bakery or florist would be a typical principal use.

Accessory uses are subordinate to and serve an already established principal use on a property. For instance a detached garage, fence or swimming pool would all be considered accessory to an existing single-family dwelling unit in the R-3 Urban Single-Family Residential District.

Conditional uses are designed to be a flexibility device designed to cope with situations where a particular use, although not inherently inconsistent with the use classification of a particular zoning district, could create special problems and hazards if allowed to develop and locate as a matter of right in a particular zoning district.

For this reason conditional uses are not permissible by right. Proposals are required to undergo a formal application and review by the local township and a public hearing and review by the [Kenosha County Planning, Development & Extension Education Committee](#) before being either conditionally approved or denied.

A common example of a use requiring the review and approval of a conditional use permit is a gas station. As you can see on the [B-3 Highway Business District handout](#), a gasoline service station is listed

as a conditional use within the B-3 district. Because gas station operators desire to be located (and communities expect them to be located) along arterial roads, such a use is expected to be listed within the B-3 Highway Business Zoning District. However, placement of a gas station in any of a community's existing B-3 zoning areas

may not necessarily be a good idea. Existing residential neighborhoods, adjacent schools or the proximity to natural water bodies may make locating such a use in a certain area less than ideal. It is because there are inherent characteristics that come with gas stations that can be hazardous and/or offensive to nearby property owners that the conditional use permit review process is in place. To address these matters a public hearing is held to review the plan of operation for the use so that the adjacent property owner can express any concerns that development staff and the reviewing committees may not be aware of. Lighting, hours of operation, outdoor display and storage are typical issues that may be assessed and specifically dealt with when reviewing a conditional use permit application. If negative issues come up, the reviewing committees can be expected to place conditions on the approval of said use, or require the applicant to produce solutions to mitigate the negative issues on the surrounding area.

More information regarding the conditional use permit process can be found at the following website: <http://www.kenoshacounty.org/index.aspx?nid=769>



WISCONSIN FUND GRANT PROGRAM : COST-SHARING FOR FAILING SEPTIC SYSTEMS

Kenosha County has participated in the Wisconsin Fund program since April of 1981. Over the years, the County has received one million two hundred sixty-five dollars (\$1.265M) in grant awards to be distributed to eligible applicants. Although the program has gone through numerous changes over the years, eligible property owners continue receiving grant monies for replacing their failed private sewage systems.

The County office of Planning and Development works with the applicant to prepare the individual application and submits and County-wide application by February 1st each year. Applicant eligibility is limited to the following criteria:

- The private sewage system must meet the Wisconsin Administrative Code definition of failure and be confirmed by the County sanitarian.
- The failed system must be older than July 1, 1978 in age.
- The structure that is served by this failed system must be owner-occupied.
- If the failed system is serving a residence, the federal adjusted gross income for the household must be less than \$45,000 per year for the year prior to or the year of application for the grant.
- Small businesses may be eligible that have an annual gross revenue of less than \$362,500

Grants are paid out to an applicant in October and November each year.

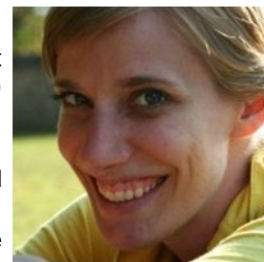
The applicant has to proceed with obtaining a soil test and a sanitary permit from the County as part of the application process for the grant. The applicant must also have the system installed and pay their contractor in full prior to receiving any of their grant money. Grants are only partial payment for the replacement systems and amounts are based on a flat rate table developed by the State's Department of Safety and Professional Services. The applicant receives a flat rate amount for each system component that is replaced or installed based on the minimum sizing requirements found in the Wisconsin Administrative Code.

For more information on the Wisconsin Fund Program please call the office of Planning and Development or visit the County website.



University of WI-Extension has a strong tradition of working in all 72 counties throughout the state in a range of programs - most often associated with agriculture and 4-H. The roots of the organizations started with the soil and remain deeply 'rooted' across Wisconsin communities. What helped your UW-Extension thrive over the past 100 years is that it has served as a bridge between community needs and university research—and that remains true today although UW-Extension programming has moved far beyond the fields.

Amy Greil began working in Kenosha County's UW-Extension office in April of 2013 and has a title longer than most - Community, Natural Resources and Economic Development Educator. (With the awkward abbreviation "CNRED Educator"). Greil describes herself as living out 'The Wisconsin Idea' where the boundaries of the University extend to the boundaries of the state. Taken quite literally, that means every person living in the state is a student of the University of WI and is entitled to research-quality data (not hearsay or Wikipedia) to improve decision-making and greatly enhance quality of life. "The Wisconsin Idea" also explains why most of our educational programs and services are no or very low-fees and why we spend so much time driving to obscure locations for meetings—we have no campus! Our community is our campus. And it works because bringing real-world problems into the realm of university research is key to improving the condition of our communities and in keeping the university accountable to the people paying its bills.



Greil is tasked with developing CNRED programs that meet the needs of the county's residents that are best illustrated through real-world examples. Greil has, for example, established a priority for Business Retention, Attraction and Economic Development Capacity-Building. This means delivering educational programs and services that raise the collective knowledge and know-how of leaders and community members—readers like you—of financing, infrastructure and workforce. This keeps existing businesses open and committed to being located here in the County, functioning well—and hopefully expanding. These same assets attract new business to locate here.

Some examples of CNRED education in simple, day-to-day language:

1. Greil has worked to supply data to support downtown storefront renovations and façade improvements to track the rate of return of investment to see how property owners can get the biggest 'bang for the buck.'
2. Greil is involved with market analysis of existing business clusters and voids (commonly referred to as "leakage") to determine where there is market saturation or, hopefully realizing unmet consumer demand which might create space for new business ventures.
3. Greil distributed reports on inflow/outflow of employees either leaving or entering the county for work. This may help, for example, in allowing small business to accurately assess what days/hours of operation will meet the highest consumer traffic.

To accomplish this, Greil has been meeting regularly with local officials and economic development professionals to share information of available resources, trends in the industry and innovative approaches being used in other counties. But anyone in Kenosha County can request this kind of information too by simply contacting Greil and letting her know your interest in data.

And this is just one CNRED priority area—wait until she tells you about her passion for community planning and natural resources conservation! Taken together, this Compass Spotlight shows that Greil believes strongly in the power of UW-Extension community-based education; exploring complex ideas together, finding answers to questions and utilizing the network of resources that exist to support them. Now, that's "The Wisconsin Idea."

U P C O M I N G D A T E S T O N O T E

REAL FARMS, REAL FOOD FARM FRESH ATLAS FUNDRAISER DINNER: OCTOBER 26, 2013, 6:00 PM

Come enjoy fabulous food from local farms, prepared by area chefs at the 4th Annual Fundraising Dinner for the Farm Fresh Atlas of Southeastern Wisconsin at the Oconomowoc Lake Club. A silent auction with hors d'oeuvres will begin at 6:00 pm, followed by dinner at 7:00 pm. Tickets are \$65 per person (13 and over), \$40 youth (6-12), and no charge (5 and under). Information regarding reservations and ticket purchases can be found at: www.farmfreshsewi.org

7TH ANNUAL SOUTHEASTERN WISCONSIN RURAL LANDOWNER CONFERENCE: NOVEMBER 2, 2013, 8:00 AM—3:00 PM

This conference is an educational opportunity for rural landowners, small farmers, and individuals considering the farm enterprise. Participants will be able to choose educational topics from three tracts: Small Farm, Conversation and Entrepreneurship. The program registration fee is \$25 for adults and \$15 for youth ages 14-18, which includes lunch. The cost will increase by \$5 after the October 25th early bird deadline. For more information or to register online please visit: <http://kenosha.uwex.edu>



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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.