



Zoning & Permitting

Land Development

Mapping & GIS

Conservation

Septic Systems

Housing Programs

# COMPASS POINTS

PLANNING & DEVELOPMENT NEWSLETTER: VOLUME 4, ISSUE 1

WINTER 2014

## TEMPORARY USE PERMITS

### What is a Temporary Use?

A temporary use is defined as the use of land, buildings or structures not intended to be of permanent duration and not located on a property for more than 12 months. Temporary uses are not guaranteed by right and may be denied outright by the municipal jurisdiction due to their lack of permanent infrastructure and tendency to not match the desired use for the property.

Through Chapter 12 of the Kenosha County municipal code temporary use permits are required in order to ensure that said use will not be contrary to the public interest and will promise the public health, safety, morals, aesthetics, and general welfare of the citizens of Kenosha County.

### The Application Process

Temporary uses within the unincorporated areas of Kenosha County are regulated by the Department of Planning & Development through a public meeting and review process involving the local Town Plan Commission and/or Town Board and the Kenosha County Zoning Board of Adjustments. Submitted temporary use applications are expected to provide information regarding the intended use, hours of operations, proposed site plan and building layout.



Issues such as noise, drainage, visual impact, parking and fire safety, security, sanitation, signs, lighting and building code requirements are also contemplated when reviewing a temporary use permit application. In addition to the county meeting agenda being posted in the newspaper, abutting property owners are also notified of pending temporary use applications in order to receive feedback from the surrounding community.

The cost for a temporary use permit is \$550 in addition to any applicable review fee required by the local township. Temporary use permits can only be granted for a period of one (1) year, therefore applicants must re-apply annually in order to renew the permit or contemplate locating the use on a property having correct zoning and permanent infrastructure to accommodate the use.

### Township Review

After an applicant formally files a temporary use permit application with the Kenosha County Department of Planning & Development and Town Clerk of the municipality in which the use will take place, they will be required to appear at a public meeting in front of the local township in order to receive a formal recommendation regarding the application. If a recommendation for approval is made, conditions of approval may be attached to the permit by the township.

### County Review

After obtaining a formal recommendation from the local township, the applicant will appear in front of the Kenosha County Zoning Board of Adjustments for a final determination regarding the application. At this meeting, the Board can either deny, table or approve said application incorporating any town conditions or conditions of their own.

### In this issue

|   |   |
|---|---|
| Temporary Use Permits   | 1 |
| Kenosha County Interactive Mapping  | 2 |
| It May Be Time to Replace Your Holding Tank   | 2 |
| F.A.Q.'s: Unused Wells  | 2 |
| Abandon That Old Well   | 3 |
| 2014 Landscape and Grounds Maintenance  | 3 |
| County Spotlight: Division of Health One of First to Receive National Accreditation | 4 |
| Upcoming Dates to Note  | 4 |

### PLANNING & DEVELOPMENT CALENDAR 2014

#### JANUARY

|    |  |
|----|--|
| 16 | Zoning Board of Adjustments Hearing Room A, 6 pm |
|----|--|

#### FEBRUARY

|    |   |
|----|---|
| 5  | Landscape & Grounds Maintenance Short Course Begins (see page 3)                |
| 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                                |
| 22 | 2014 Bi-State Horse Workshop (see page 4)                                       |

#### MARCH

|    |   |
|----|---|
| 6  | Zoning Board of Adjustments Hearing Room A, 6 pm                                |
| 8  | 8th Annual Spring Into Gardening Seminar (see page 4)                           |
| 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)

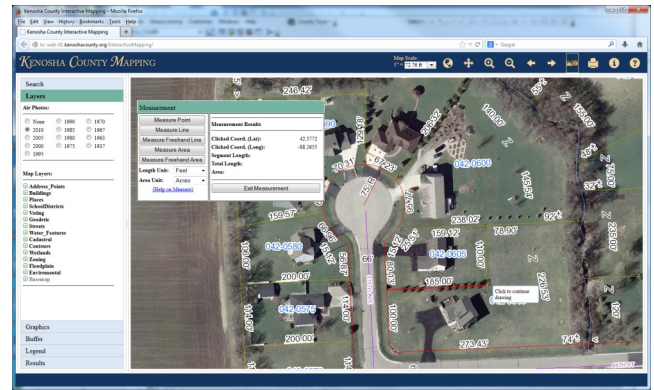
## KENOSHA COUNTY INTERACTIVE MAPPING

In 2013, Kenosha County launched its third generation interactive mapping application. This application allows the public to see many County datasets in an easy-to-use online mapping system. Developed in-house with the cooperation of numerous county departments and divisions, this next generation tool has already proven to be a valuable resource that serves many different types of land information. Among the mapping layers that can be displayed and queried are:

- Parcels
- Certified survey maps
- Air photos
- Buildings
- Wetlands
- Street centerlines
- Watersheds
- Subdivisions
- Municipal Boundaries
- 1-foot contour lines
- Zoning
- Floodplains
- Address points
- Environmental corridor
- Soils

With the application users are able to:

- Search for Parcels by address or parcel number
- View property tax information
- Create, print and save custom .pdf maps in multiple sizes
- Measure distances and areas
- Generate mailing lists
- Link to control survey summary diagrams and dossier sheets
- Find your school, voting and zoning district boundaries
- View historic aerial photographs as far back as 1939
- ... plus much more!



For optimum performance, users must view the application at a screen resolution of 1024x768 or greater, use a tested web browser (Internet Explorer 7 or higher, Firefox 3.5 or higher, Chrome 4 or higher or Safari 3 or higher), pop-up blocking must be disabled and JavaScript must be enabled. If you have any questions regarding the use of the application, please contact the Kenosha County Land Information Office at (262) 653-2622.

## IT MAY BE TIME TO REPLACE YOUR HOLDING TANK

Over the years the private sewage system codes have changed to allow a variety of alternatives to onsite wastewater treatment and disposal. From 1980 to 2000 the Wisconsin Administrative Code prohibited the use of mound systems for new homes on sites that had soils that did not meet the criteria of twenty-four (24) inches of suitable soil over seasonal zones of soil saturation. Unfortunately, this criterion included nearly seventy percent (70%) of the land area of Kenosha County.

As a result of this, many homes were built and served by holding tank systems. A majority of these holding tanks were welded steel tanks coated with bituminous or epoxy material. Over time these tanks rust and fail and either fill with groundwater, or worse, discharge sewage into our groundwater resources. Some of these tanks can be patched by a qualified welding contractor however this repair may only last a few years. Therefore eventual replacement of this system is inevitable and you may have several options to choose from as your replacement system.

There are several factors that must be considered when determining a replacement private sewage system on your property. First and foremost, is there room available to place a private onsite wastewater treatment system (POWTS) on the property? The amount of area needed will vary, but an average area needed for just the dispersal cell is roughly three thousand

square feet. This area is preferably not compacted or filled soil, with a uniform slope and is a minimum of fifty feet from any private well. The soil condition must be such that seasonal saturation is not to the soil surface and not located in a one hundred year flood plain.

The use of aerobic pretreatment can be used to overcome some of the restrictive soil conditions or reduce the size of the area needed for the dispersal cell. Unfortunately, additional components on a POWTS result in a more expensive replacement system. It is important to consider the cost of pumping your holding tank and the savings you will experience over the years. A POWTS will require servicing the treatment tank once every three years as a maintenance requirement. If you have an aerobic treatment component on your system, that component will also have a maintenance requirement that is typically done biannually or annually.

If no other type of system can replace your holding tank, then another holding tank can be installed. Typically the steel tanks are being removed from the property and salvaged for scrap metal. If you are interested in having Kenosha County research the potential for a future replacement to your steel holding tank, please contact Marcus Meyer, Environmental Sanitarian, at (262) 857-1911 during normal business hours.

## F.A.Q.'S: A B A N D O N I N G A N U N U S E D W E L L

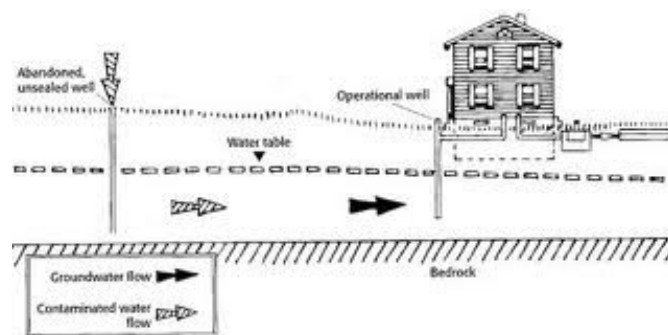
**I would like to abandon a well, is there cost sharing available?**

Kenosha County may have cost sharing available for well abandonment projects. Cost-sharing covers 70% of the abandonment costs (maximum cost-share payment is \$700) for a licensed well driller to properly abandon an old and unused well. Kenosha County offers cost-share on a first come - first serve basis to ten property owners annually, depending upon the availability of state funding and/or Land & Water Conservation Committee practice policy.



## PROTECT GROUNDWATER BY PROPERLY ABANDONING THAT OLD WELL

Unused and improperly abandoned wells are a significant threat to groundwater quality. If not properly filled with impermeable material, abandoned wells can directly channel contaminated surface or soil water into groundwater. Water that gets into abandoned wells bypasses the purifying action that normally takes place in the upper layers of the soil. Because groundwater flows in soil and bedrock formations (aquifers), contamination that enters old wells can move to nearby drinking water wells. Many improperly abandoned wells are threatening groundwater in Racine/Kenosha Counties. Whenever you see an old deteriorating windmill in the countryside, there is likely an improperly abandoned well underneath.



Unused and improperly abandoned wells can threaten groundwater and personal safety.

- Contaminated surface water can enter a well if the casing pipe does not extend high enough above the ground surface and the well cap has been broken or removed; or if there are cracks or holes in the casing due to damage or deterioration with age.
- Contaminated surface water can seep down along the casing pipe of an improperly constructed well.
- Wells in low areas are sometimes illegally left open to drain surface water from heavy rainfall or snow melt.
- Open wells offer tempting disposal receptacles for liquid and solid wastes. The disposal of any pollutant or wastewater in a well is prohibited by State codes.
- Large-diameter open wells pose safety hazards for small children and animals.
- Improperly abandoned flowing wells can be a nuisance and may lower artesian pressure in neighboring wells.



Wells should be properly abandoned after they are removed from service. Old wells often get forgotten after a property transfer and, in time, may get covered by a parking lot or a building. Sometimes all traces of old wells will disappear and such wells can cause significant groundwater contamination.

The first step when abandoning a well is to determine the construction and condition of the well. Construction information is best obtained from the Well Construction Report on file with the Wisconsin Geological and Natural History Survey (WGNHS) or with WDNR. The records date back to 1936. If you call to request a report, you must furnish a legal description in terms of 1/4-1/4 Section, 1/4-Section, Section, Township and Range designations of the property where the well is located. It's also helpful if you can obtain the name of the Well Driller, the property owner or agent at the time of drilling, the approximate date of construction and the street address or Lot #. The chances of finding the report are greater with more information. The telephone number at the WGNHS is (608) 262-7430. You may also contact the nearest WDNR office for this information.

Once a well is determined to have no current or potential future use, a water well contractor should be contacted to give advice about the most appropriate well decommissioning method. The water well professional will have knowledge of Wisconsin well decommissioning code requirements. Wells should be sealed from the bottom up. In most cases, only well contractors have the right equipment to do this. Any pumps, pipes, related equipment, or blockage should be removed from the well so that it may be filled in and sealed properly. It's usually more economical to fill an old unused well at the same time the Well Driller is at the site constructing a new well.

Kenosha County Land & Water Conservation Department can help you to properly abandon that old well. We can provide a 70% cost-share for a certified well abandonment (maximum amount you can receive is \$700 per abandoned well). For more information contact the Kenosha County Land & Water Conservation Dept. at (262) 857-1900.

## 2014 LANDSCAPE & GROUNDS MAINTENANCE SHORT COURSE

On Wednesdays in February, join other horticulture professionals in learning up-to-date science-based information to help you increase the economic and environmental sustainability of landscapes. This technical short course is a continuing education opportunity for Green Industry professionals in municipal and commercial grounds maintenance and arboriculture. Topics focus on current green industry issues and feature UW-Extension Specialists and prominent horticulture industry professionals. The registration fee for the entire course is \$50 per person. Reduced rates are available if three (3) or more people attend from a single company. Single day fees are also available. All classes are approved by the International Society of Arboriculture for 1 CEU per hour of instruction attended and for PLANET Landscape Industry Certified recertification at 1 CEU per hour of instruction attended. Simultaneous Spanish interpretation is available and requires pre-registration and notification. Space is limited. Register by January 24. Sessions take place on Wednesday February 5, 12, 19 and 26, 2014 at the Kenosha County Center from 8:30 AM - 11:30 AM. For more information or the registration brochure please visit: <http://kenosha.uwex.edu>



Recently the Kenosha County Division of Health announced that it had achieved national accreditation through the Public Health Accreditation Board (PHAB). The national accreditation program works to improve and protect the health of the public by advancing the quality and performance of the nation's Tribal, state, local, and territorial public health departments. The Kenosha

County Division of Health is one of the first of hundreds of health departments across the country that are preparing to seek accreditation through PHAB, the independent organization that administers the national public health accreditation program.

The national accreditation program, jointly supported by the Centers for Disease Control and Prevention and the Robert Wood Johnson Foundation, sets standards against which the nation's more than 3,000 governmental public health departments can continuously improve the quality of their services and performance. To receive accreditation, a health department must undergo a rigorous, multi-faceted, peer-reviewed assessment process to ensure it meets or exceeds a set of quality standards and measures.

Public health departments play a critical role in protecting and improving the health of people and communities. In cities, towns, and states across the nation, health departments provide a range of services aimed at promoting healthy behaviors; preventing diseases and injuries; ensuring access to safe food, water, clean air, and life-saving immunizations; and preparing for and responding to public health emergencies.

The Kenosha County Division of Health employs a workforce that totals over 500 years of public health experience. In addition to a high degree of local public health expertise, the Wisconsin Department of Public Health has well positioned local public health agencies to meet community health challenges. Kenosha County Division of Health is addressing Suicide Prevention and the Infant Mortality rate in the African American community. They attribute the success of these programs through strong partnerships both locally and statewide.

The national accreditation program was created collaboratively over a 10-year period by hundreds of public health practitioners working at the national, Tribal, state, and local levels. Since the program's launch in September 2011, nearly 130 health departments have applied to PHAB for accreditation, and hundreds of public health practitioners from across the nation have been trained to serve as volunteer peer site visitors for the program.

#### About the Public Health Accreditation Board

Achieving accreditation indicates that the Kenosha County Division of Health is dedicated to improving and protecting the health of the community by striving to continuously improve the quality of the services it delivers. Accreditation also promotes consistency in meeting standards. With an ever-increasing number of health departments now applying for and becoming accredited, you will be able to expect to receive the same quality of public health services wherever you go in the United States.

#### UPCOMING DATES TO NOTE

##### LANDSCAPE & GROUNDS MAINTENANCE SHORT COURSE: WEDNESDAYS IN FEBRUARY, 8:30AM - 11:30AM

Join other horticulture professionals in learning up-to-date science-based information from UW-Extension specialists and other Green Industry professionals. Registration for all four sessions is \$50. Save \$5 per person if 3 or more attend from the same company. The courses will be held at the Kenosha County Center. For more information please visit: <http://kenosha.uwex.edu/>

##### 2014 BI-STATE HORSE WORKSHOP: SATURDAY, FEBRUARY 22, 2014, 8:30 AM - 3:00 PM

Workshop topics include: Eye Care for the Horse, Internal and External Pest Control, Colic: Causes and What to do About it and Forage and Plant Pasture ID. Early bird registration (postmarked by Feb. 14) is \$25 per adult, \$45 for 2, and \$15 for youth.. After February 14th costs are \$35 per adult, \$60 for 2, and \$20 for youth. The workshop will take place at the Kenosha County Center. For registration information please visit: <http://kenosha.uwex.edu/>

##### 8TH ANNUAL SPRING INTO GARDENING SEMINAR: SATURDAY, MARCH 8, 2014, 9:00 AM—3:15 PM

This seminar is an adult-only education opportunity for home and community gardeners of all experience levels. Topics range from vegetable gardening to landscape renovation to composting and everything in between. The wide variety of class offerings will provide great options and valuable information for all attendees. The registration fee for the seminar is \$30 per person on or before February 21. After that date, registration is \$35 per person. The cost includes four classes and a catered box lunch at the Kenosha County Center. Class size is limited. For registration information please visit: <http://kenosha.uwex.edu/>



**Kenosha County Department of Planning and Development**  
19600 75th Street, Suite 185-3, Bristol, Wisconsin, 53104-9772  
Phone: (262) 857-1895 | Fax: (262) 857-1920  
<http://www.kenoshacounty.org/index.aspx?nid=656>

*The mission of the Division of Planning Operations is to provide high quality, professional assistance utilizing the best available technologies to aid the general public, in their desires to improve their property; land developers, in achieving a sound development; and businesses, in attracting and guiding their economic development. The Division also guides and implements the Smart Growth comprehensive planning initiative and future long range planning efforts through cooperative efforts with local municipalities while ensuring the conservation of land and water resources.*