

COMPASS POINTS

PLANNING & DEVELOPMENT NEWSLETTER

WINTER 2016

KENOSHA COUNTY LAKE & STREAM CLASSIFICATION PLAN NEARS COMPLETION

The County is drained by three large rivers, numerous named streams, and dozens of small unnamed streams. In addition to streams, 26 named lakes found wholly or partially in Kenosha County have a combined surface area of nearly six square miles. Kenosha County has undertaken a lake and stream classification study in partnership with the Southeastern Wisconsin Regional Planning Commission and Wisconsin Department of Natural Resources (WDNR) to identify the existing quality and the relative sensitivity to existing and future land use associated with each waterbody in the unincorporated areas of Kenosha County. The plan developed a ranking criterion that compares and contrasts the vulnerability of these water bodies to help ensure that future development is compatible with the natural resource characteristics of the watershed, consistent with future shore land ordinance revisions while protecting the water resource features of Kenosha County.

A multi-factor scoring process was developed to classify water bodies into groups based on degree of protection and need for restoration based upon the water body's sensitivity and level of human influence. Sensitivity criteria were used to determine and describe the adaptive capacity, or the ability of the resource to dilute or flush pollutants from its system. Human influence criteria were developed to help determine and describe the effect existing land use had on a lake or stream and its watershed. The level of impervious surface was discovered to be an important indicator used to develop the classification, as it has many effects on water quality including but not limited to fluctuations in water levels, increased erosion, as well as degraded water quality and habitat. A shoreline photographic survey was conducted for each lake to document quality and condition, which will be a baseline to compare and understand changes over time. In addition, individual "Lake Use Reports" were developed for each of the largest lakes in the County, which documents and describes existing water quality, biological and physical conditions, shoreline characteristics, land use, and recreational use.

Sensitivity to Development	Current Human Influence		
	Low Level	Medium Level	High Level
High Sensitivity	Protection (Class I)	Protection and Restoration (Class II)	Protection and Restoration (Class II)
Medium Sensitivity	Protection (Class I)	Protection and Restoration (Class II)	Restoration and Enhancement (Class III)

The scoring process groups all lakes and streams into three management classes. Class I waters contain the least impacted/most pristine waterbodies and Class III were the most modified/disturbed waterbodies in the County, whereas Class II waterbodies fell into the intermediate of these two extremes. Preliminary results show that of the 17 lakes found in unincorporated portions of the County, five fall into Class I, four fall into Class II, and the remaining eight are Class III. Streams found in unincorporated areas fall into eleven watersheds. Numerous streams were classified with the majority (35) being preliminarily classified into Class II. Eighteen streams were classified as Class III water bodies while only five were classified as Class I.

Lake and stream management recommendations include buffers and environmental corridors, groundwater recharge, surface hydrology, water quality, wildlife and fisheries, education, and monitoring. Class I could be threatened by changing land use and populations and protection of existing conditions is key. Protection measures include urban and agricultural runoff management, developing and enhancing buffers, and minimizing impervious surface development in new construction sites. Class II waters can be improved beyond what currently exists, restoring some of the water body's latent value and function. Protection and restoration measures include water quality improvement, flood attenuation, and/or wildlife habitat expansion. Management strategies may include returning functionality to ecological systems by restoring natural vegetation, reducing impacts to groundwater recharge and water quality in future and existing development, and restoring farmed wetlands. Class III waters benefit from active restoration work and are often associated with the need for more intensive mitigation or intervention, due to their greater impairment. Examples of restoration and enhancement actions include shoreline vegetation and habitat restoration, enhancing or restoring the connectivity and function of natural areas, implementation of pollution reduction measures, and rehabilitation of ditched and otherwise modified stream reaches.

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PLANNING & DEVELOPMENT CALENDAR 2017

JANUARY

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

FEBRUARY

8	Planning, Development & Extension Education Committee, Public Hearing Room, 6 pm
16	Zoning Board of Adjustments, Hearing Room A, 6 pm
21	MJAC Annual Report Meeting, Hearing Room A, 2 pm

MARCH

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

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

THE BIRTH OF A COUNTY-WIDE RETAIL ATTRACTION STRATEGY AND TALENT ATTRACTION INITIATIVE

In December of 2014, Municipal Planning Directors in the County agreed that there was a growing need to look at what was being referred to as the “Retail Gap” in our communities and Kenosha County as a whole. At that same time, the group started discussing the need to provide more formal community profiles for new residents and businesses looking to locate in Kenosha County. Also discussed was the topic of enhancing the quality of life with amenities that the area was seemingly lacking.

At that time, the group reached out to the Kenosha Area Business Alliance (KABA), the Kenosha Area Chamber of Commerce, the Kenosha Area Convention and Visitors Bureau (KACVB) and the Kenosha County UW-Extension (UWEX) office to join the Planning Directors group in March of 2015 to discuss these topics. As the expanded Planning Directors group continued meeting through the year of 2015, it became evident that each of these topics had a life of their own; and so, subgroups were created. The subgroups include Retail Market Planning, county-wide website development, and a Community Quality of Life group. The latter group was put on hold to allow the first two to develop. It was determined that this third effort would end up having a stronger presence if followed the works of the first two.

In November of 2015, the Retail Market Planning team first met and decided it was going to be necessary to start to learn how putting together a retail strategy could take place. To do this, the team started meeting with consultants from Jones Lang LaSalle and Mid-America Group to discuss and provide information regarding the development of a retail strategy. Several municipal leaders from other recognized cities known for retail within the Fox Valley were consulted as well. The team also started to send members to local and national retail trade shows and events to learn how these functioned and to see how other communities were tackling this issue.

It became evident within the team that if we wanted to be proactive and start seeking out desired retailers, a formal retail strategy was going to be needed. To accomplish this, a professional retail consultant would need to be brought in to develop a meaningful and strategic plan that would maximize exposure at retail and commercial development trade shows, leverage retail partners and developers and broaden the effort to attract opportunities to targeted areas throughout Kenosha County.



Kenosha Attraction Strategy and Talent Attraction Members

Kenosha County Planning & Development is taking the lead on this project, which has now become known as the **Kenosha County Retail Attraction Strategy**. The first step is to release a Request for Proposal (RFP) to consultants. That would be followed up by the team, interviewing viable consultants, selecting one and signing a contract for a plan. The plan would take into account each community's unique characteristics and would identify specific retail gaps and opportunities that would be of benefit for each community engaged in the effort as well as creating a series of recommendations for each of those communities.

At this same time, in November of 2015, the County-wide website team started meeting to start learning how to create a County-wide website that would be branded and provide a one-stop-shop of much needed local community, education and housing information. As the team met, it became apparent that two main topics should be addressed: overall branding identify and development of a website.

The creation of an overall brand identity is imperative and should be representative of the entire County. This brand would not compete with the brands of existing municipalities or organizations but rather enhance them and work together to reinforce key messaging. A singular icon would be created in hopes that partners would display it in an effort to demonstrate cooperation and show visitors that they're in the right place. The development of a website targeting people who are considering living, working or visiting here is another key factor to be addressed. The site would act as an overall resource for County-wide quality of life information such as education, neighborhoods, healthcare, cost of living, major employers, etc.

KABA has volunteered to lead this project, which has become to be known as the **Kenosha County Talent Attraction Initiative**. They are coordinating the development of this website with the development of its own website which is currently underway. KABA has entered into a working agreement with Milwaukee-based Thirsty Boy. The site will be rich in imagery and will portray the many assets and strengths of Kenosha County in a high-energy and very visually appealing way.

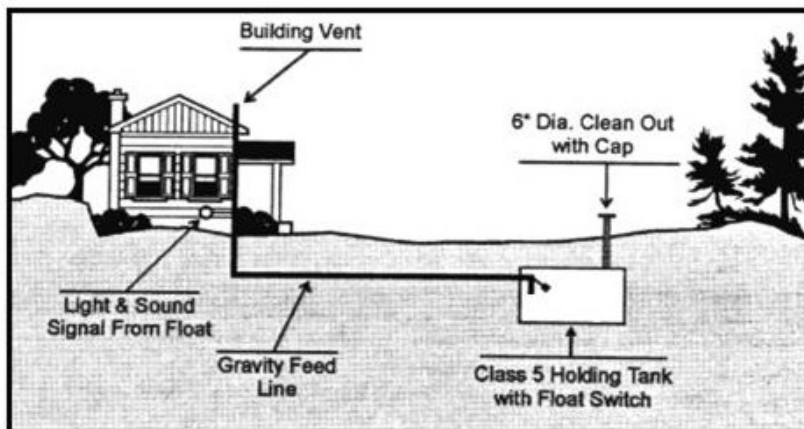
For both these efforts, the teams sought out funding, from their respected Municipal and Organizational Boards, to be included in the 2017 budgets. The funding has been achieved and both projects are planned on starting during the first quarter of 2017.

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

FAQ: PLATS OF SURVEY

What is a plat of survey and why is it so important?

A plat of survey is a two-dimensional map, drawn to scale, showing how a piece of land is divided. While they can show a multitude of data, they generally show:

1. The size, shape and dimensions of the subject parcel.
2. The dimensional footprints of the structures thereon and the distance between the structure and the nearest property line, lake or stream.
3. The 100-year floodplain elevation across your property.
4. The ordinary high water mark (OHWM) of a nearby lake or stream.
5. Location of other semi-permanent structures such as a well head, fence, timber wall, etc...

When would I have received one?

Typically, you would have received a plat of survey when you purchased your home. It is usually found in your mortgage/closing documents. If you cannot locate it, then you can contact Kenosha County to see if we have one on file or you can hire a professional surveyor licensed in the State of Wisconsin to prepare one.

Doesn't the County have a copy?

The County will only have a copy if you or a professional surveyor have provided it to us in the past. You can contact the [Kenosha County Department of Planning & Development](#) or the [Kenosha County Land Information Office](#) to determine if there is a survey on file for your property. You may also search online at <https://edocs.kenoshacounty.org/surveys/>.

Why are they required?

Surveys are required by many agencies to validate a piece of real estate and the physical improvements thereon. Many communities also have ordinances that regulate where structures can be located on a property and the amount of your property that can be covered by structures and impervious surface. Surveys prove useful for showing what and where you can build improvements on your property and proving permitted structures were built in the correct location.

What is a Professional Land Surveyor?

A Professional Land Surveyor is a person who has qualified by education and experience, and who has passed an examination for registration required by the State of Wisconsin to practice land surveying in Wisconsin.

How can I obtain the services of a Professional Land Surveyor?

- Ask someone who has employed a competent Professional Land Surveyor.
- Consult with your attorney, realtor, banker or title insurer.
- Look in the yellow pages under Surveyor-Land.
- [List of local professional land surveyors.](#)

COUNTY SPOTLIGHT: KENOSHA COUNTY BOND RATING

Kenosha County has received one of the highest possible credit ratings for the bonds that it sells in the investment marketplace. The proceeds of these bonds are used by the County to finance capital projects such as highways, buildings and other improvements. The higher the credit rating, the higher the benefit for the County and its residents.

Investors rely on bond ratings to evaluate the credit quality of specific bonds. Credit ratings indicate on a scale of high to low the probability of default; or the probability that principal and interest will not be repaid on time. Think of a bond as a loan and the investor is similar to a bank lending money to the County. As an investor you want to be sure that you will be repaid the principal at the time of maturity as well as receive the interest payments over the life of the loan.

Some bonds are less risky than others. Any security issued by the U.S. Government is considered free of risk as the chance of non-payment is virtually non-existent. Bonds issued by entities other than the U.S. Government, such as Kenosha County Municipal bonds, are rated by a number of agencies that specialize in evaluating credit quality.

Ratings are assigned on the basis of extensive economic analysis by the rating agencies mainly to determine revenues available to the issuer to cover the debt service. The more money available to cover the debt service, the higher the rating. The best-known rating agencies are Moody's, Standard and Poor's (S & P) and Fitch IBCA.

Credit ratings affect the cost of borrowing, or the interest rate paid by the issuer (Kenosha County) to attract buyers. The most creditworthy issuers borrow at a lower cost. Less creditworthy issuers pay higher interest. Consequently, bonds with the highest credit ratings carry the lowest yields; bonds with the lower credit ratings yield more.

Kenosha County Executive Jim Kreuser, the Kenosha County Board and County Finance officials have worked on behalf of Kenosha County residents to improve the County bond rating to AA+ for S&P and Fitch IBCA, one notch below AAA. These ratings, among the highest available, are an indication of sound and prudent fiscal management and positive financial health. These ratings result in lower interest payments for borrowed funds and lower taxes for County residents.



UPCOMING DATES TO NOTE

Winter Season in the Parks

Winter in Kenosha isn't just about bundling up and shoveling snow! Remember that Kenosha County Parks offers a variety of winter activities—snow shoe rental at the Pringle Nature Center in Bristol Woods Park, cross-country skiing at Silver Lake Park, sledding hills at Petrifying Springs Park, and more! Go to www.co.kenosha.wi.us for a complete guide to winter in the parks!

Saturday, January 21st, 2017 (7am-11am): 5th Annual KD Park 4-H Youth Ice Fishing Derby

The 4-H Fishing Project will be hosting the 5th annual youth ice fishing derby at KD Park (8530 352nd Avenue, Burlington, WI 53105) with cash and door prizes from sponsors, snowshoe rental and demonstration by the Pringle Nature Center, and much more! Please call (262) 857-1869 for more information.

Every Wednesday in February (8:30 am-11:30 am) 2017 Landscape and Grounds Maintenance Short Course

Join other horticulture professionals in learning up-to-date science-based information from UW-Extension specialists and other Green Industry professionals. Registration is \$50 for all four sessions. Courses to be held at the Kenosha County Center. For more info, go to www.kenosha.uwex.edu.



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<http://www.co.kenosha.wi.us/656/Planning-and-Development>

It is the mission of the Kenosha County Planning and Development Division to provide professional, customer-centered services to residents and organizations pursuing individual and community development goals while ensuring the balance of our community's economic advancement with protection of the natural environment. The Division provides services that; encourage the use of natural resources in a planned and orderly manner, utilize technology to ensure the efficient/accurate communication of technical land-use information, improve our local economy and advance the common good of the citizens of Kenosha County.