



Zoning & Permitting



Land Development



Mapping & GIS



Conservation



Septic Systems



Housing Programs

# COMPASS POINTS

## “MAKE HISTORY - PLANT A TREE”

The Kenosha County Tree Program has been offered for over 25 years and has sold nearly one million trees. The purpose of the program is to promote conservation and reforestation and to create a more beautiful, healthy and ecologically balanced environment. The Kenosha County Tree Program offers transplants and seedlings of a variety of evergreens, hardwoods and shrubs in undividable bundles of 25 trees, at a cost of \$20-\$25 per bundle. Varieties of trees and shrubs change from year-to-year depending upon availability, performance and demand trends. This year we have available Colorado and Norway Spruce, Frasier Fir, White Pine, Arborvitae, Black Walnut, Poplar, Hazelnut, Dogwood, Crabapple, Cherry, Plum, Red Bud, Lilacs, Birch, Oaks, Maples and many more. This sale is open to the interested public; you do not need to be a Kenosha County resident to participant. They are sold on a first-come, first-served basis and picked-up by the customer.

Tree Order Forms can be obtained at the Division of Planning and Development office at the Kenosha County Center in Bristol, or a printable form is available on the Kenosha County website at: <http://www.kenoshacounty.org/trees>. Please return your order form, with payment to the Kenosha County Division of Planning and Development Office, no later than February 23, 2018. Tree pickup day is typically in mid- to late April. Purchasers will be contacted by mail when the pick up date is finalized. Supply is limited, so don't hesitate.



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Planning & Development Calendar 2018	
January	
10	Planning, Development & Extension Education Committee, Public Hearing Room, 6 p.m.
18	Zoning Board of Adjustments, Hearing Room A, 6 p.m.
February	
14	Planning, Development & Extension Education Committee, Public Hearing Room, 6 p.m.
15	Zoning Board of Adjustments, Hearing Room A, 6 p.m.

## KENOSHA COUNTY TREE PROGRAM TO OFFER ON LINE ORDERING

Kenosha County Tree Program participants, it's the moment we've all (or at least some of you) have been waiting for – on line ordering is now available. We have put in place an on line ordering system enabling tree purchases to be made with a credit card. The link to our new on line system can be found at: <http://www.kenoshacounty.org/trees> The new purchasing system is extremely easy to use; identify your tree or shrub of interest and add it to the cart. Input your credit card information and your purchase is verified. The system also tracks inventory, continually monitoring stock availability. Please give our new on line ordering system a try.

For more information, contact Dan Treloar, county conservationist, at (262) 857-1900.

## RETAIL ATTRACTION AND RETENTION PARTNERSHIP FORMED

Over the past two years, municipal community planners within Kenosha County have been meeting regularly in the hopes of aligning efforts to guide the growth of our area in terms of economic, retail and residential development. These meetings have led to the creation of multiple strategic partnerships, including two partnerships focused on Talent Attraction and Retention and Retail Attraction and Retention. These partnerships seek to maintain and improve the quality of life throughout Kenosha County through the attraction and retention of both talent and high quality, relevant lifestyle amenities.

Partners involved in the Retail Attraction and Retention effort include: Kenosha County; the City of Kenosha (including Downtown Kenosha); the Villages of Pleasant Prairie, Bristol, Paddock Lake, Salem Lakes, and Somers; the University of Wisconsin - Extension; the Kenosha Area Business Alliance (KABA); the Kenosha Area Chamber of Commerce (KACC); and the Kenosha Area Convention and Visitors Bureau (KACVB).

This partnership will draw on the strengths of each segment of our community to offer a variety of lifestyle choices for those considering calling our community home - whether they prefer lake-front living on one of our inland lakes or along the Lake Michigan shoreline, a quiet country setting, an up-and-coming downtown, or a well-planned subdivision.

“Developing a collaborative approach to retail attraction and retention in Kenosha County not only benefits our residents and employers, but it appeals to those in the retail industry,” explained Andy Buehler, Kenosha County’s Planning & Development Director. “A collaborative approach offers more certainty and stability for retailers considering investments in this area.”

The Retail Attraction and Retention effort aims to retain and expand the area’s base of quality restaurants, services and specialty stores while creating a positive and unique experience that compliments the qualities of each of Kenosha County’s varied communities.



*Petrifying Springs Biergarten*

“A recent example is the Biergarten at Petrifying Springs Park,” explained Heather Wessling, Vice President of Economic Development at KABA. “The community intentionally placed an amenity that will have broad appeal to people of all ages in an effort to make a special space that promotes quality of life. We’d like to promote more destination experiences for the people that choose to live here.”

## CREATING A PLAN – PUTTING IT INTO ACTION

The partnership began with communities throughout the county sharing their “wish lists” for desired amenities, be they specific restaurants, shopping experiences, or service providers. During late 2016, governing bodies and partners throughout Kenosha County signed on to share a financial stake in a market study that will help identify gaps in retail services and determine which desired amenities are feasible in the various areas. A consultant, Jones Lange LaSalle (JLL), was interviewed by the team and hired in early 2017. JLL has started consolidating relevant data for the study and meeting with each community. Marketing materials will be created for each partner community that the team can then use to attract compatible retail uses.

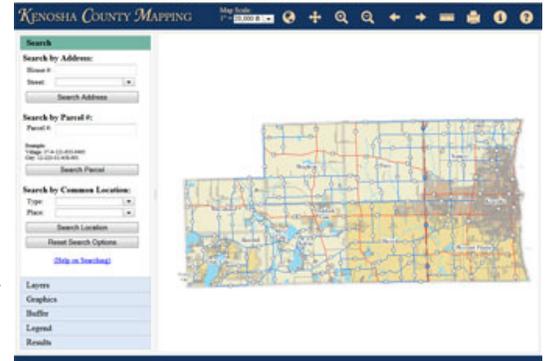


Members of the team are planning to attend a large retail development conference (ICSC) during 2018 where they can use the marketing materials created to start discussions and develop relationships with various retail representatives. “The partners look forward to sharing updates with the community through the local media as these efforts start to yield new retail development throughout Kenosha County,” concluded Buehler. “While this may take several months to years, our collaborative approach to guiding high-quality development should yield some exciting announcements down the road.”

## FOUNDATION SURVEY REQUIREMENTS

Pursuant to requirements in the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance, property owners can expect to be required to hire a professional surveyor to update their plat of survey after construction of the building foundation if they construct a principal structure, such as a residence, on their property. The purpose of this updated plat of survey is to validate that the proposed structure was constructed correctly on the property. This includes the size of the constructed building and its location relative to the property lines, other structures and environmental features such as a lake, stream or wetland.

If a property owner constructs an addition to a residence or constructs an accessory structure such as a detached garage, then in most cases the property owner will have the option to hire a professional surveyor to update their plat of survey after construction of the building foundation or sign what's called a waiver of liability of foundation survey form. This legal document allows the property owner to construct the home addition or accessory structure and put off the requirement to have their plat of survey updated. This legal document is signed and notarized by the property owner and states the owner will construct the building in the correct location and will provide an updated plat of survey to Planning & Development at a later date, usually when someone, such as a bank or buyer, requires the waiver be released.



If you are purchasing a property and you discover a waiver of liability on your title report, it is not recommended you assume liability for a waiver signed by a previous property owner. You should request a new plat of survey be completed for the property showing the built location of the subject building and have it submitted to the Kenosha County Department of Planning & Development to verify said structure was constructed in the correct location. If the structure is found to be constructed in the correct location, then Planning & Development will issue a reciprocating document called a Release of Waiver of Liability of Foundation Survey. This document states the requirements of the original waiver are satisfied and that the original waiver is null and void. The release-of-waiver document is ultimately recorded with the Register of Deeds office along with your closing documents, so that the next time a title search is done on your property both documents are found and they cancel each other out, giving the title report a clean bill of health.

## TRIGGERS FOR RESIDENTIAL SEPTIC SYSTEM EVALUATIONS

When it comes to purchasing a home, knowing what type of wastewater utility infrastructure serves the residence is one of the first questions any potential home buyer should ask themselves. Most properties are serviced by either municipal sanitary sewer or a private on-site wastewater treatment system, more commonly referred to as a septic system. Municipal sewer systems are common in densely populated areas, are funded and maintained by local governments, and flow to one or more regional treatment locations. Septic systems are usually independent systems located on the property they serve and are privately maintained by the property owner.

One of the most common issues we see with residential homeowners served by a septic system involves their desire to renovate or expand their residence and how permitting procedures for additions and renovations require an evaluation of that existing septic system. The Kenosha County Sanitary Code and Private Sewage System Ordinance states the following:

*(a) Pursuant to Comm 83.25(2)(c), Wisconsin Administrative Code a municipality shall not issue a building permit nor the County a zoning permit for the addition to a structure that will modify the design wastewater flow or contaminant load or both to an existing POWTS unless the owner of the property:*

- 1. Possesses a sanitary permit to either modify the existing POWTS or construct a POWTS to accommodate the modification in wastewater flow or contaminant load, or both; or*
- 2. Provides documentation to verify that the existing POWTS is sufficient to accommodate the modification in wastewater flow or contaminant load, or both.*
- 3. For the purpose of this ordinance, a modification in wastewater flow or contaminant load or both shall be defined as:*  
*discharging to the system.*

*a. Commercial Facilities, public building and places of employment when there is a proposed change in occupancy of the structure; or the proposed modification affects either type or number of plumbing appliances, fixtures or devices.*



## TRIGGERS FOR RESIDENTIAL SEPTIC SYSTEM EVALUATIONS (CONT.)

b. Dwellings that have an increase or decrease in the number of bedrooms and/or additions, interior modifications, renovations or remodeling or any combination thereof that enlarges or impacts a dwelling's building area and/or floor area by 25% or greater. For purposes of this ordinance and this provision only, a modification in wastewater flow or contaminant load or both may result in; a change in roof line, the conversion of storage area to building area or floor area, re-wiring, re-insulating, re-constructing a foundation, enclosing open porches, decks or patios, replacing drywall, plaster or paneling, removal or construction of interior walls. A modification in wastewater flow or contaminant load or both does not result in the construction of open decks, patios or porches, garages, re-roofing, painting, wiring, re-siding, window replacement or the replacement of equipment or appliances.

What many Kenosha County homeowners don't realize is that while many older existing residential septic systems, installed prior to July 1, 1980, appear on the surface to be working just fine, they may fail this required evaluation, usually due to the fact that the septic field has been installed in soils that do not meet the minimum separation to seasonal water table. This is due to the abundance of seasonally saturated, hydric, soils in the region, predominantly east of the Fox River.

In addition to the aforementioned construction and remodeling triggers, existing private on-site wastewater treatments systems are also required to be evaluated by a Wisconsin-licensed master plumber, or others as stated in Wisconsin administrative code, in the event the subject property is proposed to be rezoned or subdivided by means of an official certified survey map or subdivision plat.

For questions about the Kenosha County Sanitary Code you can contact Alex Priesgen at (262) 857-1910 or [alex.priesgen@kenoshacounty.org](mailto:alex.priesgen@kenoshacounty.org).

## COUNTY SPOTLIGHT: BEVERLEE BAKER, KENOSHA/RACINE AREA EXTENSION DIRECTOR



Beverlee Baker, Kenosha/Racine Area Extension Director

The Kenosha and Racine University of Wisconsin-Extension offices are now being led by newly named area Extension director (AED) Beverlee Baker. Baker is the former family living educator and department head of the Racine UW-Extension office. In her new role as AED, she oversees the budget and administration for both counties.

The Racine and Kenosha County UW-Extension offices have merged as a result of reorganization of all Cooperative Extension offices in the state. This merger has created a single administrative unit.

Baker has extensive management, budgetary, applied research and educational experience. She is a tenured faculty member with a proven track record of aligning programs and services to the needs of diverse communities and developing innovative responses to emergent issues.

UW-Extension office educators provide nutrition education, leadership training, assist communities with economic development issues, oversee 4-H and other youth empowerment programs and support the agricultural community, among other things. For more information, contact the Kenosha/Racine UW-Extension office at (262) 857-1945 or visit [kenosha.uwex.edu](http://kenosha.uwex.edu).



**For up-to-date Kenosha County news and upcoming events, visit**

[www.facebook.com/kenoshacountygovt/](https://www.facebook.com/kenoshacountygovt/)

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<http://www.co.kenosha.wi.us/index.aspx?nid=656>

*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.*