



Zoning & Permitting



Land Development



Mapping & GIS



Conservation



Septic Systems



Housing Programs

COMPASS POINTS

KENOSHA COUNTY RETAIL STRATEGY UPDATE

In 2017, the Planning and Development Division in collaboration with KABA (Kenosha Area Business Alliance), hired Jones, Lang, Lasalle (JLL) to engage developers active in the Midwest in 2017 and 2018. This is a coordinated effort with participating municipalities. As a result of more than 21 meetings at the International Council of Shopping Centers (ICSC), the National Trade Show and follow up contacts, the City of Kenosha, and the Villages of Bristol, Pleasant Prairie, and Somers now have a cadre of developers to call on for opportunities in their communities.



We are following up with this year's strategy to again attend the ICSC National Trade Show as well as the trade shows in Milwaukee and Chicago. The team intends to revise some of the marketing materials to include updated strategic locations for developers and to reach out and continue efforts with existing developers that expressed an interest with the team at the 2018 trade shows.

KENOSHA COUNTY HOUSING INITIATIVE

The Kenosha County Planning and Development Division partnered with KABA (Kenosha Area Business Alliance) and led a focused discussion on Housing Development for Kenosha County in mid-November 2018. The event was held at ULIN and 75+ attendees took part in the discussion including local government representatives, residential brokers, housing developers, and larger employers that are active with employee relocations to Kenosha County.



Notable market inefficiencies are impeding construction of new single-family residential, limiting inventory and pushing prices higher. Economist Dr. David Clark presented the Kenosha County economy's outlook as the backdrop to a panel discussion that was led by developers facing these challenges. Though the job outlook is strong, median family incomes are increasing too slowly and these employees are finding it more difficult to find suitable housing in any one of our communities.

In the second quarter of 2019, Kenosha County Planning and Development, KABA, and the municipal leaders will come together again to share some strategies that may improve our capacity to invest in new residential opportunities. The plan is to have focused, on-on-one discussions with potential developers to work past some of the challenges, share risk and spur higher rate of single family, and entry level housing options.

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Planning & Development Calendar 2019

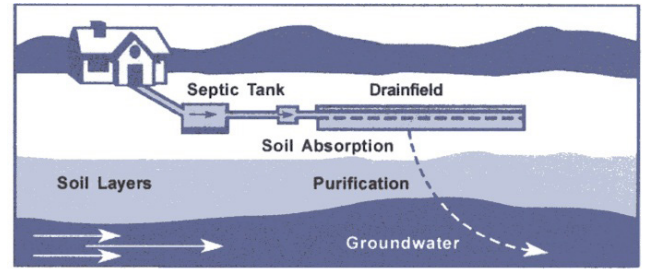
May	
8	Planning, Development & Extension Education Committee, Public Hearing Room, 6 p.m.
16	Zoning Board of Adjustments Hearing, Room A, 6 p.m.
June	
12	Planning, Development & Extension Education Committee, Public Hearing Room, 6 p.m.
20	Zoning Board of Adjustments Hearing, Room A, 6 p.m.
July	
10	Planning, Development & Extension Education Committee, Public Hearing Room, 6 p.m.
18	Zoning Board of Adjustments Hearing, Room A, 6 p.m.

REAL ESTATE POWTS INSPECTIONS

If you are in the process or will soon be looking for a home to purchase that is currently being served by a private on-site wastewater treatment system (POWTS) or septic system, then you should know that the evaluation process for evaluating the POWTS is completely subjective.

The individual or company performing the evaluation is not required by the State of Wisconsin Administrative code or State Statute to have any license or certification, skill level or experience in the POWTS industry to perform a POWTS evaluation for a real estate sale transaction.

In addition to the lack of licensing, certifications, or industry experience requirements, there is not codified language in administrative rule that specifies what a legitimate and thorough POWTS evaluation should consist of, or what items should be reviewed and evaluated during the inspection process. Each POWTS inspection completed during the real estate evaluation process can vary significantly from one evaluator to another. One evaluator may fail the POWTS during inspection and another may pass it.



One would have to wonder how or what would cause or create such a disparity in the inspection result. The answer to that would be to create or establish legitimate POWTS evaluation specifications or criteria to be followed for the real estate POWTS inspection and creating an evaluation process that creates a fair and equitable result for both the seller and the buyer.

The real estate POWTS evaluation results for the property sale transactions are only provided to the current owner and the future buyer, and/or their representative agents of the property. POWTS evaluation reports for the real estate sale transaction are not required to be provided to the local POWTS governing authority even though many buyers believe that they are. Report submittal to the POWTS governing authority won't resolve anything without the establishment of administrative rule for this inspection process.

KENOSHA COUNTY UW-EXTENSION SPOTLIGHT



Kenosha County UW-Extension welcomes Caitlin Sprague, the new Horticulture Program Coordinator. In this role, she will be managing the Master Gardener Programs for Kenosha, Racine, and Milwaukee counties, which include nearly 1,000 master gardener volunteer and over 70 community projects.

Caitlin is a native of southeast Wisconsin and has an extensive background in community development and volunteer management. She has a bachelor's degree in marketing and a master's in social work with a concentration in international and community development. Prior to joining UW-Extension, Caitlin was the Programming and Outreach Coordinator at the Franklin Public Library and a researcher at UW-Milwaukee. She also runs the Milwaukee Mural Map, Milwaukee's largest resource for mural information since 2014.

In 2015 Caitlin gave a TED Talk on the tangible impact murals have on communities; and in a similar vein, she understands how impactful UW-Extension's programs, including the Master Gardener Program, are on Wisconsin's community. She looks forward to being a part of positive growth in Kenosha County.

LOOKING FOR A SURVEY OF A PIECE OF PROPERTY?

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 the following:

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. The location of other semi-permanent structures such as a well head, fence, timber wall, etc...

It is required that any professional surveyor who completes a plat of survey for property within Kenosha County file a copy of said survey document with the Kenosha County Land Information Office. All survey documents are available online at <https://edocs.kenoshacounty.org/surveys/> or you can contact the Kenosha County Division of Planning and Development office or the Kenosha County Land Information office to determine if there is a survey on file for your property.

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?

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



COUNTY SPOTLIGHT: SCOTT SCHUTZE



Scott Schutze was hired as the Kenosha County Land Information Division Director in June of 2017. Schutze served as the Assistant Director since January 2016 under the supervision of the previous Division Director, Al Brokmeier, who retired after 28 years. Schutze was originally hired by Kenosha County in February 1996 as a GIS Senior Systems Operator and was promoted in October 2001 to a GIS Systems Coordinator. In his role as Director, Schutze supervises the Real Property Listing and Geographic Information Systems programs within the Division.

In addition to his role as Director, Schutze also serves as the designated Land Information Officer (LIO) for Kenosha County, a responsibility assigned to one representative of each of the 72 counties throughout the State of Wisconsin. As LIO, Schutze acts as a direct liaison to the Wisconsin Land Information Program and promotes the advancement of land records activities in Kenosha County and throughout the state.

UPCOMING EVENTS

May

- 5/4 - Walk M.S. Kenosha/Racine, Petrifying Springs Park Area #3
- 5/12 - Mother's Day Ephemeral Brunch & Spring Wildflower Walk, Bristol Woods/Pringle Nature Center
- 5/24 - Petrifying Springs Park Biergarten Grand Opening, Petrifying Springs Park Biergarten

June

- 6/1 - Kenosha County Bike Rodeo, Moose Lodge
- 6/8 - Coureurs de Bois Run/Walk, Petrifying Springs Park
- 6/10 - Yoga in the Park, Petrifying Springs Park Lot #4
- 6/12 - CrossFit in the Park, Petrifying Springs Park Lot #4
- 6/15 - DairyAir Bike Ride, Bristol Woods Park/Mighty Grand Dairy Farm
- 6/17 - Tots in the Park, Petrifying Springs Park Area #6
- 6/17 - Yoga in the Park, Petrifying Springs Park Lot #4
- 6/16 - Hops with Pops, Petrifying Springs Biergarten
- 6/19 - CrossFit in the Park, Petrifying Springs Park Lot #4
- 6/21 - Women on Wheels Mountain Bike Camp, Silver Lake Park
- 6/22 - Pups & Pints benefiting Safe Harbor Humane Society, Petrifying Springs Park Biergarten
- 6/23 - Two Wheels for Two Counties Bike Ride, Brighton Dale Park

- 6/24 - Tots in the Park, Petrifying Springs Park Area #6
- 6/24 - Yoga in the Park, Petrifying Springs Park Lot #4
- 6/26 - Leave No Child Inside: International Mud Day, Bristol Woods/Pringle Nature Center
- 6/26 - CrossFit in the Park, Petrifying Springs Park Lot #4

July

- 7/1 - Tots in the Park, Petrifying Springs Park Area #6
- 7/1 - Yoga in the Park, Petrifying Springs Park Lot #4
- 7/3 - CrossFit in the Park, Petrifying Springs Park Lot #4
- 7/8 - Tots in the Park, Petrifying Springs Park Area #6
- 7/8 - Yoga in the Park, Petrifying Springs Park Lot #4
- 7/10 - CrossFit in the Park, Petrifying Springs Park Lot #4
- 7/15 - Yoga in the Park, Petrifying Springs Park Lot #4
- 7/17 - CrossFit in the Park, Petrifying Springs Park Lot #4
- 7/22 - Y-Link Bingo & Brews, Petrifying Springs Park Biergarten
- 7/22 - Yoga in the Park, Petrifying Springs Park Lot #4
- 7/22 - Tots in the Park, Petrifying Springs Park Area #6
- 7/24 - CrossFit in the Park, Petrifying Springs Park Lot #4
- 7/29 - Tots in the Park, Petrifying Springs Park Area #6
- 7/29 - Yoga in the Park, Petrifying Springs Park Lot #4
- 7/31 - CrossFit in the Park, Petrifying Springs Park Lot #4



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

www.facebook.com/kenoshacountygovt/

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It is the mission of the Kenosha County Division of Planning and Development 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.