

**Kenosha County**  
**Multi-Jurisdictional Comprehensive Plan Advisory Committee (MJAC)**  
**(“Smart Growth”)**

**MEETING MINUTES**

August 25, 2009

**Present:** See Attached Sign-In Sheet

**Call to Order and Introduction of Members:** Fred Ekornaas, Chairman, called the meeting to order at 2:05 p.m.

**Approval of Minutes:** Motion was made by Bill Morris to approve the June 30, 2009 MJAC meeting minutes. The motion was seconded by Dennis Faber and passed unanimously by a voice vote of the MJAC representatives.

**Status Reports:**

- **Bill to Extend Consistency Deadline:** John Roth reported that there has not been an official decision from the State capitol regarding the January 1, 2010 deadline for communities to adopt their comprehensive plans.
- **New Floodplains Maps:** Nancy Anderson stated that the Federal Emergency Management Agency (FEMA) has been conducting a map modernization program over the last several years, and that a revised draft of the Kenosha County floodplain maps were due to be released on August 17, 2009. She noted that this due date has been postponed, and that the revised maps are not expected to be available for another two to three months. Fred Ekornaas asked whether the comprehensive plan could be adopted conditionally, with the understanding that amendments would be made when the revised floodplains maps became available. Nancy Anderson replied that Ozaukee County had adopted its plan under similar conditions.
- **Schedule for Completing the Multi-Jurisdictional Plan:** Nancy Anderson stated that the land use element was expected to be completed by mid-September, once land use plan maps for the City of Kenosha, the Village of Pleasant Prairie, and the Town of Somers have been finalized. The completed chapter will be distributed in September, provided SEWRPC receives the last three community land use plan maps, and considered by the MJAC at the October 27, 2009 meeting. The implementation element is the last of the nine State-required elements to be completed, and SEWRPC anticipates this will be done in November 2009, along with the plan summary.

Jean Werbie asked whether the committee should consider the deadline for completion of the multi-jurisdictional comprehensive plan to be December 8, 2009, when the DOA grant extension ends, or January 1, 2010, when the State law requires communities to have adopted comprehensive plans. Nancy Anderson stated that SEWRPC is working with the December 8, 2009 deadline, although it is expected that the DOA will grant a second six-month extension in December.

**Review and Possible Action on Revised Chapter XIV, “Intergovernmental Cooperation Element,” of the Multi-Jurisdictional Comprehensive Plan for Kenosha County:** Nancy Anderson reminded the committee of the discussion on Chapter XIV from the MJAC meeting on June 30, 2009. She noted that the second paragraph on page three of the chapter had been deleted, as suggested by committee members. In addition, the potential shared utilities and community facilities examples, “Consolidate small school districts west of I-94” was revised to read, “Consider consolidating school districts west of I-94.” Other minor revisions were made at the suggestion of Pat Meehan, on behalf of the Towns of Bristol, Salem and Wheatland.

Dennis Faber noted that John Holloway had voiced concerns on behalf of the Town of Paris at the August meeting, and he asked whether those concerns had been met by the revisions. Virgil Gentz stated that he believed the

Commission's concerns had been taken into account by the committee and SEWRPC, and he further commented on the importance of intergovernmental cooperation through associations such as the Wisconsin Towns Association. Mr. Gentz then expressed his appreciation that the Town's concerns had been considered and addressed.

Jean Werbie made a motion to approve the revised Chapter XIV, "Intergovernmental Cooperation Element." Dennis Faber seconded the motion. Upon a voice vote, the motion passed unanimously.

**Initial Review and Discussion of Preliminary Draft of Chapter IX, "Land Use Element," of the Multi-Jurisdictional Comprehensive Plan for Kenosha County:** Nancy Anderson reviewed the information presented in the preliminary draft of the land use element, stating that SEWRPC was still working with three local communities to finalize local land use plans before the countywide land use plan map could be completed. She noted that the committee had been given two handouts, including a clearer copy of the Town of Salem land use plan map and a memo from Pat Meehan, representing the Towns of Bristol, Salem, and Wheatland, with suggestions for revisions that will be incorporated into the second draft of the element.

Ms. Anderson stated that the land use element consists of six parts:

- *Existing Land Use Conditions and Trends:* This section contains information from the SEWRPC land use inventory updated to 2007 and information on land use trends and equalized land values. Countywide information is included in the chapter, while community-level information is presented in the participating community's appendix.
- *Plan Framework and Development Techniques:* Nancy Anderson noted that the County plan will be a patchwork of the local plans. Since the local land use plan maps utilize different land use plan categories, it was necessary for SEWRPC to develop standardized land use categories for the county plan. Appendix S provides a comparison between the county categories and each local community's categories.

Ms. Anderson also noted that the Villages of Silver Lake, Paddock Lake and Genoa City include areas outside their village boundaries on their land use plan maps. She stated that if there is a boundary agreement in existence between a city or village and the adjacent town, then the county plan map will show the land uses agreed upon by the two units of government. If there is not a boundary agreement in place between a city or village and the adjacent town, then the county land use plan map will show the recommended land uses in the town plan for those areas outside a city or village's civil division boundary and within their planning area.

Nancy Anderson stated that the County plan will include primary environmental corridors, secondary environmental corridors, and isolated natural resource areas to their full extent, including in those local governments that do not reflect these areas on their local land use plan maps. All existing 100-year floodplains and farmed and nonfarmed wetlands outside environmental corridors and isolated natural resource areas will also be included on the County map, as identified on the 2005 Wisconsin Wetland Inventory, and any staked wetlands from 2005 through 2008.

- *County Land Use Plan:* This section will contain the County land use plan map and information about each of the land use categories.
- *City, Village, and Town Land Use Plans:* This section will contain local land use plan maps for every city, village and town within the County.
- *Existing and Potential Land Use Conflicts:* This section will be completed when all the local land use plan maps have been finalized.
- *Land Use Goals, Objectives, Policies, and Programs:* This section will be discussed at the next MJAC meeting, when the element is completed.

Len Brandrup asked whether the local land use plan maps took into account potential development impacts of expanded transit services in the Town of Somers and the Village of Silver Lake. Nancy Anderson replied that the Town of Somers plan addresses potential development of commuter rail, and that SEWRPC would include text for other communities to amend their plans should transit be expanded in the future.

Dennis Faber and Jerry Helmert questioned the sharp decrease in the number of acres identified in the forest real estate class between 2003 and 2007 in the County (Table IX-2) and the Town of Brighton (Table F-8). Nancy Anderson stated that it was most likely that lands classified as forest in 2003 had been reclassified as ag forest in 2007, but that she would verify that with the Department of Revenue.

**Any Other Business Allowed by Law:** Nancy Anderson informed the committee that a SEWRPC consultant had recently completed a Draft Environmental Impact Statement (EIS) on the potential development of a Kenosha-Racine-Milwaukee (KRM) commuter rail service and expanded bus service, which describes a full range of commuter rail and bus alternatives, the affected environment, and an analysis of the environmental impacts of each alternative in the KRM corridor. The analysis includes the effects on land use, noise, vibration, and air quality, as well as the impacts on natural resources. Public hearings will be conducted in each of the three affected counties. Kenosha County's hearing is scheduled for September 15, 2009, from 5:00 p.m. to 7:00 p.m. at Ruther High School, with a presentation at 5:45 p.m. Additional information on the public hearings can be found at: <http://sewrpc.org/KRMonline>

**Next Meeting:** Nancy Anderson stated that the next MJAC meeting was tentatively scheduled for Tuesday, September 29, 2009, but it was likely to be postponed to October 27, 2009, in order to provide sufficient time for communities to review the completed draft Chapter IX, "Land Use Element." This schedule is dependent on land use plan maps being completed by the remaining three communities.

**Adjournment:** A motion to adjourn was made by Bill Morris, seconded by Virgil, and passed unanimously by a voice vote of the MJAC members. The meeting adjourned at 2:35 p.m.

Respectfully submitted,



Kristen Lie, Kenosha/Racine Community Planning Educator  
Kenosha County Department of Planning and Development

Approved: October 27, 2009