



## **Implementation & Intergovernmental Cooperation**

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### **Implementation**

The comprehensive planning law, which is often referred to as the Smart Growth law, was enacted by the Wisconsin Legislature in 1999. The law requires that comprehensive plans be adopted by January 1, 2010, by the governing bodies of counties, cities, villages, and towns for a County or local government to enforce zoning, subdivision, or official mapping regulations.

The design date for the new comprehensive plan is 2035. There will be nine elements addressed in the plan, as required by State law:

- Issues and Opportunities
- Land Use
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural, and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Implementation

Zoning and subdivision ordinances are the commonly used tools for implementing long-range land use plans (such as the comprehensive plan). Other important tools include boundary agreements and official mapping ordinances.

In 1983, the Kenosha County Board adopted a comprehensive amendment to the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance. The ordinance regulates land uses, buildings, and other structures in the Town. The ordinance includes 29 basic zoning districts and seven overlay districts, and is administered by the Kenosha County Department of Planning and Development in cooperation with the Town.

The Kenosha County general zoning and zoning map must be consistent with the comprehensive plan by January 1, 2010.

### **Intergovernmental Cooperation**

A city and village have authority under State law to approve or reject subdivision plats located in its extraterritorial plat review area. Under the terms of approved boundary agreements, the City of Kenosha has limited extraterritorial plat approval authority in the Town of Somers.

Under State law, a city or village may enact an extraterritorial zoning ordinance and map for adjoining unincorporated areas lying within its extraterritorial plat review area. The city or village must follow a procedure that involves the adjoining town before enacting a permanent extraterritorial zoning ordinance. The City of Kenosha has not enacted an extraterritorial zoning ordinance and map that affects the Town of Somers.



KENOSHA COUNTY  
MULTI-JURISDICTIONAL COMPREHENSIVE PLAN

**TOWN OF SOMERS**  
FACT SHEET

*Wisconsin Statutes* allows any combination of cities, villages, and towns to cooperatively determine the boundary lines between themselves under a cooperative plan. The cooperative plan must identify agreed-upon boundary changes and existing boundaries that will not change during the planning period; identify any conditions that must be met before a boundary change may occur; include a schedule of the period during which a boundary change shall or may occur; and specify arrangements for the provision of urban services to the territory covered by the plan. Existing boundary agreements include:

- ***City of Kenosha, Town of Somers, and the Town of Pleasant Prairie*** - In 1985, the City of Kenosha, City of Kenosha Water Utility, and the Town of Somers entered into an agreement which provided portions of the Town with City sanitary sewer service and delineated a boundary between those areas within the Town proposed to be served that would be annexed by the City and those that would remain in the Town. In a 1988 amendment to this agreement, certain lands within the Town of Pleasant Prairie were to be detached from the Town of Pleasant Prairie and attached to the Town of Somers; portions of those lands were immediately reserved for the expansion of the City of Kenosha boundaries. At the time, the Town of Pleasant Prairie was attempting to incorporate; it agreed to the land detachment in exchange for support for incorporation from the City of Kenosha.

The City and Town of Somers entered into a cooperative boundary agreement in 2005. This agreement defined the ultimate, permanent boundary between the City and Town and established a “City Growth Area” within the Town and adjacent to the City which would be transferred over 30 years to the City. The plan consolidates a variety of preexisting sanitary sewer and water agreements, and provides City sewer and water service to portions of the Town. The agreement also addresses revenue sharing, establishes limits on the City's exercise of land use controls within the Town, and requires City support of a possible future Town incorporation attempt.