

Compass Points

Kenosha County's Comprehensive Planning Newsletter

Comprehensive Planning Update: 2008

2008 is the second year in Kenosha County's three-year multi-jurisdictional comprehensive planning process timeline, as required by the grant received from the Wisconsin Department of Administration, and the comprehensive planning team has been working steadily with the Kenosha County Multi-Jurisdictional Comprehensive Plan Advisory Committee (MJAC) to ensure that the plan remains on target for completion of a draft plan in the spring of 2009. According to the Wisconsin's "Smart Growth" law, a comprehensive plan must include the following elements:

- ◆ Issues and opportunities
- ◆ Agricultural, natural and cultural resources
- ◆ Land use
- ◆ Housing
- ◆ Transportation
- ◆ Utilities and community facilities
- ◆ Economic development
- ◆ Intergovernmental cooperation
- ◆ Implementation

As of December 2008, the Kenosha County MJAC has approved the introductory and inventory chapters of the plan (Chapters I through VI), as well as drafts of the agricultural, natural and cultural resources element, housing element, and economic development element. The issues and opportunities element, utilities and community facilities element, and transportation element have been completed and reviewed, and are undergoing revisions that have been suggested by the County and local governments.

At this time, the comprehensive planning effort is focused primarily on the land use element, which provides the foundation for the entire plan. All nine local governments participating in the multi-jurisdictional comprehensive plan are working to develop or update their community-level land use plan maps to guide development through the year 2035. Of these communities, only the Towns of Brighton, Paris, and Wheatland and the Village of Silver Lake do not have a currently adopted land use plan map, and they are now meeting with staff from the County Department of Planning & Development and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to create a map for use in the comprehensive plan.

Following the completion of the land use element, an open house meeting will be conducted to provide an update on the plan elements and to receive public comments. In addition, community members are always invited to attend and offer input at the monthly MJAC meetings. For more information, including upcoming public participation opportunities and MJAC meetings, please visit the Smart Growth website.

In This Edition:

- ◆ Comprehensive Planning Update
- ◆ Regional Water Supply Study
- ◆ Summary of Revisions to Housing Element
- ◆ Tour of Development Sites

Comprehensive Planning Team:

Kenosha County Planning and Development

- ◆ **John Roth**
Director of Long Range Countywide Planning
- ◆ **Todd Roehl**
Principal Planner



Southeastern Wisconsin Regional Planning Commission

- ◆ **Nancy Anderson**
Chief Community Assistance Planner
- ◆ **Richard Kania**
Principal Community Assistance Planner
- ◆ **Robbie Robinson**
Community Assistance Planner



Kenosha County UW-Extension

- ◆ **Annie Jones**
Community Resource Development Educator
- ◆ **Kristen Lie**
Community Planning Educator



Southeastern Wisconsin Regional Water Supply Plan: 2035

Since 2005, SEWRPC has been working with the seven Southeastern Wisconsin counties (Kenosha, Milwaukee, Ozaukee, Racine, Washington, Waukesha, and Walworth), U.S. Geological Survey, the Wisconsin Geological and Natural History Survey, the University of Wisconsin-Milwaukee, the Wisconsin Department of Natural Resources, and many of the water supply utilities serving the Region to develop a regional water supply plan. The preliminary plan was completed in the fall of 2008.

The water supply plan is intended to provide a sound and workable plan for the provision and protection of long-term, sustainable sources of water for the Southeastern Wisconsin Region. The plan's major components include:

- ◆ Development of water supply service areas and of forecast demand for water use.
- ◆ Recommendations for water conservation efforts to reduce water demand.
- ◆ Evaluation of alternative sources of supply, culminating in identification of recommended sources of supply for each service area and in recommendations for development of the basic infrastructure required to deliver that supply.
- ◆ Identification of groundwater recharge areas to be protected from incompatible development.
- ◆ Specification of any new institutional structures necessary to carry out the plan recommendations.
- ◆ Identification of any constraints to development levels in areas of the Region that may arise from water supply sustainability concerns.

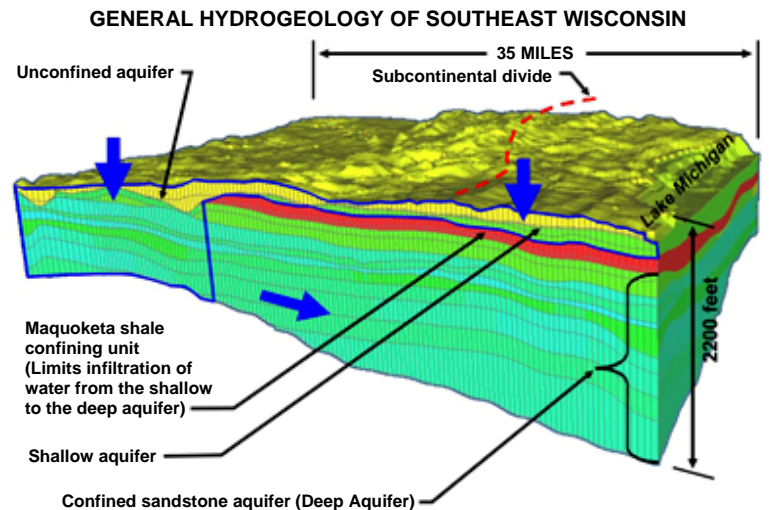
Under the preliminary water supply plan, communities in the Greater Kenosha Area (that is, the City of Kenosha, Village of Pleasant Prairie, Town of Somers and the eastern portion of the Town of Bristol) would continue to use Lake Michigan as a source of water supply. Western Bristol and Paddock Lake would continue to use groundwater as a long-term source of supply. Twin Lakes, Silver Lake, Powers-Benedict-Tombeau Lakes, and the Town of Salem, which are currently served by individual wells, are included as new long-term municipal water supply service areas, but would not be required to be served by municipal utilities until local conditions warrant it.

Kenosha County communities are recommended to implement either base-level or intermediate-level water conservation programs, which will provide for a four to eight percent reduction in average daily demand, and a six to twelve percent reduction in maximum daily demand.

About 73 percent of the high and very high groundwater recharge areas are planned for protection under the County's comprehensive plan and the 2035 regional land use plan. (As mapped in Comprehensive Plan Chapter III, "Inventory of Existing Agricultural, Natural, and Cultural Resources," approximately 17 percent of Kenosha County is rated as having high or very high groundwater recharge potential.)

For the Region, the cost of new facilities and programs envisioned in the water supply plan averages \$14 per capita per year. In Kenosha County, specifically, the cost is expected to be about \$12 per person.

Recommendations from the regional water supply plan have been incorporated into the comprehensive plan, particularly in Chapter III, "Inventory of Existing Agricultural, Natural, and Cultural Resources" and Chapter XII, "Utilities and Community Facilities Element." An informational meeting for Kenosha County regarding the water supply plan is expected to be conducted in January 2009. More information will be provided on the Smart Growth website when it becomes available.



Private residential wells are generally in the shallow aquifer and 100 to 300 feet deep. Most municipal wells are 200 to 800 feet deep with some up to 2,200 feet deep, and are in both the shallow and deep aquifer.

Source: U.S. Geological Survey



Additional information and the preliminary draft of the regional water supply plan can be found on the SEWRPC website:
<http://www.sewrpc.org>

Revisions to Chapter X, "Housing Element"

During the comprehensive planning process, draft chapters are revised and refined to reflect concerns raised by local communities and to provide updated information as it becomes available. A revised draft of the housing element was reviewed by MJAC on October 28, 2008, whereupon it received preliminary approval. Some of the data and analysis added to the element include:

Condition of Existing Housing Stock

In order to gain a better understanding of how many new housing units will be needed to serve the projected population in 2035, the present condition of housing stock was examined. (Housing units that are rated as unsound should be removed from the housing inventory when calculating how many new units will be needed.)

In Kenosha County, municipal and private assessors measure the physical condition of housing units using an eight-point scale, ranging from excellent to unsound.

As of 2006, about 59% of Kenosha County housing units were rated as excellent, very good, or good; about 40% were rated average or fair; and about 1% were rated as poor or very poor. Less than 1% were rated as unsound. It should also be noted that housing units that fell within the poor/very poor/unsound range were not concentrated in one area or community.

Housing Needs for Non-Resident Workers

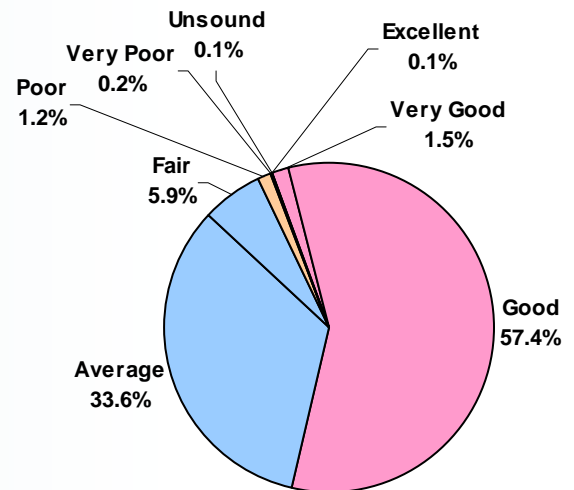
In 2000, approximately 23% of people who worked in Kenosha County commuted from other counties in Wisconsin or from Illinois, with the largest number of non-resident workers coming from Racine County. To determine whether workers in Kenosha County could afford to live in the County, data on worker income and housing costs and values were evaluated.

In terms of median earnings, workers living outside of Kenosha County earned more than County resident workers: the median earnings of non-resident workers in 2000 was about \$34,780, compared with the resident workers' median earnings of \$23,430—a difference of about 33%. Although the median earnings of workers vary significantly by occupation, the median wages of non-resident workers exceeded those of resident workers in every occupation category.

Looking at housing costs, overall, workers commuting from Illinois paid more for rent than County resident workers, while commuters from other counties in Wisconsin typically paid slightly less for rent. People who live and work in Kenosha County paid less for owner-occupied housing than did non-resident workers, regardless of whether they lived in Wisconsin or Illinois.

Given the lower housing costs in Kenosha County and the higher incomes earned by non-resident workers, it appears that people who work in the County could afford to live here as well.

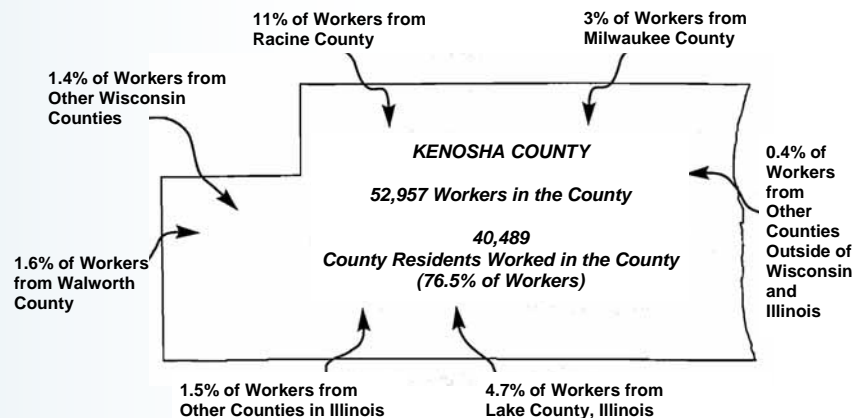
HOUSING CONDITIONS IN KENOSHA COUNTY: 2006



Source: Kenosha County community assessors and SEWRPC



WORKERS COMMUTING TO KENOSHA COUNTY: 2000



From Chapter II, "Population, Household and Employment Trends"
Source: US Census Bureau and SEWRPC

Send us your e-mail address
and we can e-mail you the next
newsletter!

kristen.lie@ces.uwex.edu

Tour of Development Sites

On September 30, 2008, several members of MJAC and other representatives from throughout Kenosha County participated in a tour of development sites in Woodstock, Illinois and Walworth County.

The Kenosha County Department of Planning & Development, along with the City of Woodstock Planning & Zoning Department and Kenosha County UW-Extension, organized the tour in order to stimulate ideas and discussion about future development in the County. Woodstock City Planning & Zoning Administrator James Kastner joined the tour to provide background information on the developments, outline some of the growth management issues and challenges Woodstock has faced, and answer questions from tour participants.

Topics of interest raised through the tour included innovative stormwater management techniques, residential development that is close to city centers, transit-oriented development, the integration of parks and recreation into new developments, and intergovernmental cooperation. Some participant concerns included how to create conservation subdivisions that effectively worked to reduce urban sprawl, how to maintain and increase options for affordable housing, and how to ensure that the County does not encourage “cookie-cutter” developments.

Information on the tour development sites and a summary of written comments from participants is available on the Smart Growth website.

