

Fort McCoy Joint Land-Use Study (JLUS) Public Meeting Minutes
Tuesday, March 6, 2012
6:00 – 8:00 PM
14345 County Highway B, Rolling Hills - Auditorium
Sparta WI 54656

Attendance:

Allan Balliett, DPW, Environmental Div., Fort McCoy
Dan Wald, 70th Assembly District candidate
Oris Hall, public
James Kuhn, Monroe County Board
John Christy, public
Gail Chapman, Monroe County Board/Town of Adrian
Mark Aumann, U.S. Representative Ron Kind's office
Linda Fournier, Public Affairs, Fort McCoy
Todd Fahning, City of Sparta Department of Community Development
Richard Yarrington, Monroe County Board
Violet Prihoda, Town of Lafayette
Doug Path, Monroe County Board
Sandy Lea Wood, Town of Grant
Richard Smith, Town of Lafayette
John Testar (?), Town of Lafayette
Lonnie Greene, Town of Lafayette
Randall Heimke, Town of New Lyme
Alison Elliott, Monroe County Zoning Department
Steve Groening, Unimin
Chris Axness, Unimin

Staff:

Dave Bonifas, Peter Fletcher, and Bryan Law, Mississippi River Regional Planning Commission (MRRPC)

1. Welcome and introductions
2. Open House to Describe Draft JLUS and Possible Recommendations

Bryan Law of the MRRPC presented a series of noise contour maps, which showed the areas off the installation in which noise-sensitive uses (mainly residential development) would be affected by operations at Ft. McCoy, particularly artillery and explosives training. The current land use map shows that those areas are mostly being put to uses (agriculture, forest, other open lands) that are compatible with Ft. McCoy's operations. The purpose of the JLUS is to prevent future land-use

incompatibility where possible, so the comparison of the noise-contour and land-use maps suggests that maintaining current land-use patterns would likely prevent future conflicts between military and civilian uses.

After the presentation, the public was invited to investigate the informational displays and the fact sheets (example attached to these minutes) and approach MRRPC staff with any questions or comments about the tools described. These tools are those that the research into the JLUS has suggested are available to Ft. McCoy, local governments, and the military and civilian communities working together. The MRRPC invited any corrections, additions, or other feedback from the public about these tools.

At 7:15, since no other attendees had arrived since the first presentation, Bryan Law suggested that the group have a discussion of the tools presented on the display boards and fact sheets instead of a repeat of the noise contour and land use comparison. Mr. Law led this discussion, in which attendees expressed support for the requirement that real estate transactions be accompanied by disclosure about Ft. McCoy's activities, in order to reduce the likelihood of noise complaints. The issue of eminent domain was raised, and while those in attendance did not relish the idea of the government taking property for public use, some pointed out that it is a governmental power that must be acknowledged in this discussion. There was mention, however, of the declining Defense Department budget, and therefore the likelihood that very little funding would be available for land purchases or takings by Ft. McCoy. Building codes and special tax treatment were two other tools listed that needed correction. State law prevents local building codes from being more restrictive than state requirements, and special tax treatment is similarly not possible.

After this discussion, the group took a break, agreeing to reconvene for a brief meeting for Policy Committee business.

3. Policy Committee Business (beginning at 7:45 p.m.):

Bryan Law called the roll, and the following members were present:

Brendan Smith, Volk Field

Allan Balliett, DPW, Environmental Div., Fort McCoy

Alison Elliott, Monroe County Zoning Department

Todd Fahning, City of Sparta Department of Community Development

Linda Fournier, Public Affairs, Fort McCoy

Randall Heimke, Town of New Lyme

Richard Yarrington, Monroe County Board

Also in attendance: James Kuhn, Monroe County Board member who joined the Zoning Committee since the last Policy Committee meeting in November.

Policy Committee members absent:

Peter Bakken, Black River State Forest
Dan Braund, CenturyLink
Ed Carns, DPTMS, Training Div., Fort McCoy
Mike Crneckiy, Meadowview Middle, Sparta School Schools
Ray Habelman, Habelman Brothers
Toby Lowe, Tomah VA Medical Center
Terry A. Schmidt, Jackson County Zoning Department
Cindy Struve, Monroe County Emergency Management Department
Wayne Tuchalsky, Town of Little Falls Planning Commission

- a. Minutes from the November 15, 2011, Policy Committee meeting were approved
- b. Approval of Draft JLUS and guidance for refining it – general approval, with the caveats that local residential building codes cannot be more restrictive than what the state allows, and special tax treatment is perhaps not possible
- c. The next Policy Committee meeting was scheduled for Tuesday, April 24, 2012, at 6:00 p.m., at the Rolling Hills Auditorium (if available).
- d. There was no other business

4. Adjourned