

Background on Joint Land Use Studies

Ft. McCoy
and
Monroe County, Wisconsin

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Mississippi River Regional Planning Commission

Overview

- Military installation and civilian community develop → many sources of potential land-use conflict
 - No land-use conflicts at present, but potential in the future
 - Help maintain healthy coexistence
- JLUS: planning document
 - Objective: identify sources of potential conflict and allow both parties to avoid them as they make plans for future development
 - Collaboration between military installations and surrounding communities

Ft. McCoy's Economic Impact

(FY 2009)

I. Dollars returned to the economy	\$442,400,113
A. Work force payroll	\$188,963,432
Civilian	\$85,211,520
Military	\$103,751,912
 B. Operating costs (Includes costs for utilities; physical plant maintenance; repair and improvements; new construction projects, and purchases of supplies and services)	 \$242,553,218
 C. Other expenditures	 \$10,883,463
Revenues to local governments (Includes land permit agreements, payments in lieu of taxes, and school district impact aid)	\$309,863
Soldier discretionary spending in local communities	\$10,573,600
 II. Total estimated economic impact*	 \$1,415,680,000

* A Gross Multiplier Index (GMI) of 3.2 was used to calculate this estimate. The GMI reflects how many times a dollar turns over within this region.

Some Benefits of a JLUS

- The more participants in a JLUS, the better
 - Shows commitment of local communities to the installation
 - Demonstrates good working relationship between military and civilian entities
- JLUS and Base Realignment and Closing (BRAC)
 - Issues dealt with → favorable to the installation
 - JLUS is *not* “BRAC-proofing”

Typical Process of a JLUS

- ✓ Service branch nominates installation
- ✓ Office of Economic Adjustment (OEA) conducts site visit
- ✓ OEA confirms need for JLUS
- ✓ Local government(s) agree to participate
- ✓ Local sponsor endorses effort and files grant application (90% paid by OEA; 10% from local gov't)
- ✓ OEA awards grant
- Study conducted and completed over 12 months
- Recommendations implemented by local government and installation

What to Expect from a JLUS

- General topics covered in a JLUS:
 - Community profile
 - Existing and proposed land uses
 - Policy Committee
 - Public participation plan
 - Installation operations ↔ community development

What to Expect from a JLUS

- Identification of potential conflicts:
 - Installation noise impacts
 - Aircraft approach and departure safety zones
 - Incompatible development
 - At installation
 - In surrounding community
 - Development encroachment that threatens installation mission

What to Expect from a JLUS

- Typical recommendations in a JLUS:
 - Reduce impacts of military operations
 - Revise community's comprehensive plan to be compatible with installation mission
 - Revise building or zoning codes
 - Conservation of undeveloped lands

Ed Carns

Ft. McCoy Representative
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Fort McCoy Joint Land Use Study Planning Process

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Mississippi River Regional Planning Commission

Key Elements and Timeline of the JLUS Planning Process

- Establish a Policy Committee that will oversee the planning process
- 4 Meetings of the Policy Committee will be held during the planning process
- Planning Process September 2011 to July 2012
- A Technical Advisory Group will be formed to gather and organize data and public input. The Technical Committee will develop recommendations to be considered by the Policy Committee.

JLUS Planning Process Introductory Meeting

- Introductory Meeting (Tonight)
 - Explanation of planning process
 - Identify members of the Policy Committee to oversee the planning process (Elected Officials, Landowners, Business Owners, Fort McCoy Officials, etc.)
 - Define Technical Advisory Group (Planners/Zoning Administrators, County and City Administrators, DNR, DOT, DOC, Fort McCoy personnel, Military Affairs Representative, Emergency Management Directors, Public Utility, Education, and Healthcare Representatives, etc.)
 - Gather Input (SWOT Analysis)

JLUS Planning Process Policy Committee

Meeting 1 (November 2012)

- Review SWOT Analysis results and additional public input from Introductory meeting
- Review data and information gathered to date
- Review and discuss initial draft plan recommendations

JLUS Planning Process

Policy Committee

Meeting 2 (February-March 2012)

- Review information and recommendations developed by the Technical Advisory Group in the form of a Draft JLUS Plan.
- Discuss and approve a Draft JLUS Plan
- Set date for Public Input Meeting on Draft JLUS Plan

JLUS Planning Process

Policy Committee

Meeting 3 (April-May 2012)

- Conduct Public Input meeting to gather public comments on the Draft JLUS Plan
- Technical Advisory Group will review public comments and develop final plan recommendations

JLUS Planning Process

Policy Committee

Meeting 4 (June-July 2012)

- Policy Committee reviews final draft of JLUS Plan and considers final plan recommendations
- Considers approval of the JLUS Plan