

Monroe County/Fort McCoy Joint Land Use Study (JLUS)
Technical Advisory Group (TAG)
December 8, 2011, 2:00 – 4:00 p.m.
Angelo Town Hall, 14123 Co. Hwy. I, Sparta, WI
Meeting Minutes

Attendance: Bryan Law, Mississippi River Regional Planning Commission (MRRPC); Linda Fournier, Ft. McCoy; Terry Schmidt, Jackson County Zoning; Cindy Struve, Monroe County Emergency Management; Randall Heinke, Town of New Lyme; David Martens, Wisconsin Economic Development Corporation; Alison Elliott, Monroe County Zoning Administrator

Absent: Major Chris Hanson, Volk Field John Ross, Jackson County Emergency Management; Paul Wydeven, Wisconsin Department of Transportation

Welcome and introductions

Bryan Law welcomed the group and led introductions around the table. Noting that there were a few people in attendance who were not at the November 3, 2011 TAG meeting, Mr. Law gave a brief overview of the JLUS program. He explained that the JLUS program sought to plan for ways to maintain mutually beneficial relationships between military installations and the civilian communities surrounding them. The US Department of Defense's Office of Economic Adjustment identifies installations with the potential to see conflicts in land use between the installation and the surrounding community, and then helps fund the planning effort that results in a JLUS. Once the JLUS is finished, the recommendations of the plan are presented to local governments for their adoption.

The Monroe County/Ft. McCoy JLUS is in its planning stage. The grant period began August 1, 2011, and will run until July 31, 2012. The Policy Committee is the group of decision-makers from local stakeholder groups that guides the JLUS planning process and eventually will adopt the JLUS document. The Policy Committee assembled for its first meeting on September 27, 2011, and held another public meeting on November 15, 2011. The Policy Committee is the body that will eventually approve the JLUS. The TAG is the group that helps identify and gather the specialized technical data and information needed for the JLUS.

Minutes from meeting of November 3, 2011

The members in attendance accepted the minutes of the November 3, 2011, TAG meeting.

Discussion on Topics to Include in the JLUS, where to find data for these topics, and identifying any volunteers to help gather it

For the benefit of TAG members who were not at the November 3, 2011, meeting, Bryan Law led a discussion of what topics should be included in the JLUS document. The list of topics ("Attachment A" to these minutes) grew out of the Strengths, Weaknesses,

Opportunities, and Threats (SWOT) analysis conducted at the September 27, 2011, Policy Committee meeting, and a reading of the Fort Stewart and Fort Benning JLUSes. Bryan Law reiterated that he should be considered as “volunteered” for each of these items, but that he would welcome input from the TAG, and that if members thought of other topics that should be included, they should let him know.

Discussion on Preliminary Recommendation Categories, which can help guide the TAG’s research

Bryan Law presented a list of potential recommendations for the JLUS (“Attachment B” to these minutes), based on the type of recommendations included in other JLUSs. Mr. Law explained that these recommendations are really at the heart of a JLUS, and these are the items that the military installation and surrounding communities need to adopt in order to head off potential land use conflicts in the future. These recommendations are not rules or regulations in and of themselves, but provide the framework for the military and civilian communities to enact ordinances, regulations, etc., to protect their mutually beneficial relationship.

Mr. Law asked the TAG for any considerations they would like to add to this list of potential recommendations. One suggestion was that real estate disclosure (making sure a buyer is aware of the military installation’s proximity and its likely activities that might impact use and enjoyment of the real estate) needed to be seriously considered. A consideration that needs investigating is where the authority to require disclosure might come from, if not from the state. Some suggested that it could be a part of zoning ordinances, while others thought such authority might be exercised by local or other agencies. This matter was noted as a question needing further research. Another topic of discussion was what alternatives to a disclosure requirement might exist that would bring the same result of informing potential buyers of the proximity of a military installation. One suggestion was that a document stating the proximity of Ft. McCoy, such as an affidavit, might be attached to real estate deeds, which would then come up in title searches. Some questions immediately came up: would the landowner or real estate agent be responsible for attaching this document; and would it be a voluntary action, or one required by an agency? This matter was also noted as needing further research.

Other business

Some members of the group mentioned that getting more involvement from Town officials would be crucial for developing a sense of buy-in among local communities. The Town Presidents were all invited to attend. It was suggested that the topic of the JLUS be brought up at Town Board meetings, especially those Towns that had not sent representatives to any meetings. Bryan Law volunteered to contact the Towns and try to get on their agendas in January and February to make them aware of the JLUS process, and invite them to participate in it.

Set next meeting date

A suggestion was made that the next meeting of the TAG happen in Tomah, since one meeting had already been held in Sparta and another in the Town of Angelo. Bryan Law offered to check into the possibility of meeting in Tomah, but would also check with the City of Sparta on the availability of the City Hall for the next meeting.

The next meeting was scheduled for Wednesday, January 25, 2012, from 2:00 to 4:00, at a location to be determined.

Adjourn

Attachment A: Topics to Include in JLUS (Revised, November 16, 2011)

History and background on Ft. McCoy and surrounding areas

Source: Monroe County All-Hazards plan has good information for this section; also, look at comprehensive plans and other documents from local governments, Ft. McCoy, and other organizations

Demographics, economic data, and growth patterns in areas surrounding Ft. McCoy

Sources: US Census; Bureau of Labor Statistics, etc.

Study goals

Source: other JLUSs will provide guidance; goals for this JLUS will be project-driven and defined by the research and public input

Defining the planning area and existing conditions

Sources: DNR plan for Black River State Forest; Town of Grant plan for County forest; other comprehensive plans for the area (County, cities, towns); Ft. McCoy documentation

Description of Planning Committee and Technical Advisory Group

Source: members of both groups are welcome to provide descriptions of themselves or their organizations; otherwise, we will include basic information, such as name, title, and organization (most participants are from organizations that are obvious or self-explanatory)

Description of public input meetings and opportunities

Source: records we have kept, such as agendas, notes, etc.

Economic impact of Ft. McCoy on surrounding areas

Source: Ft. McCoy has good information on this; it will be useful to compare FY2012 to FY2002 and earlier, to see what the future might bring with reduced mission; be sure to

include information on recreation, entertainment (e.g. concerts), and public use of the land (hunting, skiing, etc.)

Description of Ft. McCoy's current mission

Source: Ft. McCoy

Description of Ft. McCoy's anticipated future mission(s)

Source: Ft. McCoy

Inventory of Ft. McCoy's facilities, training areas, etc.

Source: Ft. McCoy; in addition to any internal information the fort is willing/able to provide, the Ft. McCoy Noise Plan will have good information on this

Description of undeveloped areas around Ft. McCoy

Source: area comprehensive plans, land use maps, etc.; Wisconsin Department of Transportation will have information on weight limits for highways in the area, and possibly some information on how frac sand mining will affect railroad and truck transportation – look into the 6-year plan for Monroe County

Description of Ft. McCoy's operational impacts on surrounding areas (for example: noise, vibrations, dust, etc.) – including proposed changes in the future

Source: Ft. McCoy; in addition to any internal information the fort is willing/able to provide, the Ft. McCoy Noise Plan will have good information on this

Description of compatibility issues concerning land use in civilian areas surrounding Ft. McCoy – including future trends

Source: area comprehensive plans, land use maps, etc.

Description of mitigation efforts the Fort and surrounding communities can undertake (for example, zoning that recognizes noise contours, accident prevention zones, Installation Operational Noise Management Plan, Sustainable Range Program, etc.)

Source: other JLUSs will provide guidance; recommendations for this JLUS will be project-driven and defined by the research and public input

Land use compatibility tools (for example: conservation of undeveloped land through easements or land trusts; land use guidelines; zoning ordinances; attenuation (sound-reduction) as part of building codes; disclosure of impacts to buyers or renters; impact of new infrastructure on development pressures; collaboration between military and local governments; clustering/transfer of development rights; noise mitigation;)

Source: other JLUSs will provide guidance; recommendations for this JLUS will be project-driven and defined by the research and public input

Other efforts at compatibility (for example: maintaining the Policy Committee after the JLUS is completed to improve communication and collaboration; updating comprehensive plans to include JLUS recommendations; improved communication to the public through websites, posters, brochures, etc.; several of these efforts can be formalized through a Memorandum of Understanding)

Source: other JLUSs will provide guidance; recommendations for this JLUS will be project-driven and defined by the research and public input

Identify areas of concern – those areas where incompatibility can be predicted if measures are not taken now to address them

Source: other JLUSs will provide guidance; recommendations for this JLUS will be project-driven and defined by the research and public input

In appendix, provide sample materials (for example: memorandum of understanding; comprehensive plan language; noise easement; real estate disclosure)

Source: other JLUSs will provide guidance; recommendations for this JLUS will be project-driven and defined by the research and public input

Attachment B: Preliminary Recommendation Categories for Monroe County/Ft. McCoy JLUS (Revised November 16, 2011)

These recommendation categories are based on those that appear in other JLUSs and the themes that emerged from a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted at the September 27, 2011, Policy Committee meeting. At this early stage of the process, fully written recommendations cannot be written, since the research phase has only just begun. But these recommendation categories can guide the research and data-gathering that must go into the JLUS process.

1. Air Safety Land Use Guidelines – Limiting the number, type, and concentration of structures near airfields and runways
2. Clustering or Transfer of Development Rights – Strategy in which residential areas, especially new subdivisions, are built with higher than usual density in a smaller part of the tract, while leaving a large area of land undeveloped
3. Communication – A formal mechanism is established which the military and local government can make information available to businesses and the public, and which the military can use to receive information from the civilian communities; might include a representative from the military as a non-voting, informative member of planning commissions
4. Comprehensive Plan – Local governments would incorporate recommendations and other conflict-avoidance language from the JLUS in their comprehensive plans
5. Conservation and Noise Easements – Eliminate land use conflicts through voluntary real estate transactions (this is a good place to address the concerns of the effect of explosives training on humans and animals, as well as to address the desire to protect certain environmentally sensitive areas from activities at Ft. McCoy)
6. Coordinating Committee – Members of the JLUS planning process committees would remain in contact with each other several times a year so that both military and civilian organizations are aware of what the other is doing
7. Coordination – The military and civilian communities would share information on development, expansions, etc.
8. Infrastructure – One consideration about building new infrastructure should be how it would affect areas of possible land use conflict with the installation
9. Land Use Regulations (Zoning) – Legislation that limits or prevents incompatible land uses in specific areas
10. Memorandum of Understanding – Document that formalizes the good faith efforts at collaboration and communication among the parties that sign it

11. Noise Mapping – The military can provide the civilian communities with an accurate description of noise activities at the installation
12. Noise Mitigation – The military can move operations to a less noise-sensitive area, or can install structures that reduce the noise that travels off the installation
13. Real Estate Disclosure – Legislation that requires that buyers or renters of real estate be informed of possible impacts from the installation
14. Sound Attenuation – Building design that reduces sound penetration; would be part of building codes