

**Monroe County/Fort McCoy Joint Land Use Study (JLUS)**  
**Technical Advisory Group (TAG)**  
**November 3, 2011, 2:00 – 4:00 p.m.**  
**Council Room, Sparta City Hall, 201 W. Oak Street, 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; John Ross, Jackson County Emergency Management; Paul Wydeven, Wisconsin Department of Transportation

Absent: Alison Elliott, Monroe County Zoning Administrator; Major Chris Hanson, Volk Field

**Welcome and introductions**

Bryan Law welcomed the group and led introductions around the table.

**Brief overview of JLUS process and status of the project**

Bryan Law 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 beginning stages. The grant period began August 1, 2011, and will run until July 31, 2012. The Policy Committee assembled for its first meeting on September 27, 2011, and will have its next meeting on November 15, 2011. The Policy Committee is the body that will eventually approve the JLUS.

**Explanation of TAG's purpose and what we hope for it to accomplish**

While the Policy Committee is made up of decision-makers, such as elected officials, from local stakeholder groups, the TAG is composed of people with technical expertise and direct knowledge of specific information that will be fundamental for the JLUS. The MRRPC will write and shape the JLUS, but the members of the TAG will need to help by providing crucial information and technical data. The first draft of the JLUS is scheduled for the spring of 2012, so much of the data-gathering work of the TAG will be conducted between fall of 2011 and spring of 2012.

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

Bryan Law led a discussion of what topics should be included in the JLUS document. The list of topics 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. The topics included (with possible sources of information identified by the group, and any volunteers to help gather data in **bold-face type**):

- History and background on Ft. McCoy and surrounding areas  
(**Monroe County All-Hazards Mitigation Plan**)
- Demographics, economic data, and growth patterns in areas surrounding Ft. McCoy
- Study goals
- Defining the planning area and existing conditions  
(**Wisconsin Department of Natural Resources [DNR] has a plan for Black River State Forest; Town of Grant should have information on the County Forest there**)
- Description of Planning Committee and Technical Advisory Group
- Description of public input meetings and opportunities
- Economic impact of Ft. McCoy on surrounding areas  
(**compare FY 2012 to FY 2002 and earlier to see what future might hold**)
- Description of Ft. McCoy's current mission  
(**Linda Fournier**)
- Description of Ft. McCoy's anticipated future mission(s)  
(**Linda Fournier**)
- Inventory of Ft. McCoy's facilities, training areas, etc.  
(**Ft. McCoy's Noise Plan; Linda Fournier**)
- Description of undeveloped areas around Ft. McCoy  
(**check into how sand mining affects railroad and trucking, especially weight limits on highways**)
- Description of Ft. McCoy's operational impacts on surrounding areas (for example: noise, vibrations, dust, etc.) – including proposed changes in the future  
(**Ft. McCoy's Noise Plan; Linda Fournier**)
- Description of compatibility issues concerning land use in civilian areas surrounding Ft. McCoy – including future trends  
(**land use maps for Monroe County Towns; Cindy Struve**)
- 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.)
- 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)  
(**WiDOT 6-year plan for I-90; preservation of Highway 27; Paul Wydeven**)
- 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)

- Identify areas of concern – those areas where incompatibility can be predicted if measures are not taken now to address them
- In appendix, provide sample materials (for example: memorandum of understanding; comprehensive plan language; noise easement; real estate disclosure)

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.

### **Other business**

Bryan Law asked if there were other issues or general questions the TAG members had. There were none. Bryan asked if there were any other groups that should be invited to serve on the TAG who were not present at the meeting, keeping in mind that Monroe County Zoning, Volk Field, and the DNR were invited but could not be present. Cindy Struve suggested the Register of Deeds, since that office would have the land records that would contain some of the information needed by the TAG.

### **Set next meeting date**

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. A suggestion was made that the next meeting of the TAG happen at one of the Town Halls. It was noted that the Town of Angelo has a relatively new Town Hall, and that it would be a good meeting spot. Bryan Law offered to check into that possibility, 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 Thursday, December 8, 2011, from 2:00 to 4:00, at a location to be determined.

### **Adjourn**