

## Preliminary Recommendation Categories for Monroe County/Ft. McCoy Joint Land Use Study (JLUS)

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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