

AMENDMENT TO THE

**REGIONAL WATER QUALITY
MANAGEMENT PLAN**

VILLAGE OF JACKSON

AS ADOPTED BY THE

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

JUNE 2003

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REGIONAL PLANNING COMMISSION**

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Nancy M. Anderson, AICP Chief Community Assistance Planner
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Robert P. Biebel, PE, PH. Chief Environmental Engineer
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William J. Stauber, AICP Chief Land Use Planner

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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Serving the Counties of: KENOSHA
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SUBJECT: Certification of Amendment to the Adopted Regional Water Quality Management Plan (Jackson Sanitary Sewer Service Area)

TO: The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Washington, the Village of Jackson, and the Town of Polk.

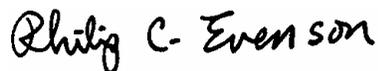
This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held at the Washington County Courthouse in West Bend, Wisconsin, on the 18th day of June 2003, the Commission did by majority vote of all Commissioners present, being 14 ayes and 3 nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated by reference to the same force and effect as if it had been specifically set forth herein in detail, adopt an amendment to the regional water quality management plan, which plan was originally adopted by the Commission on the 12th day of July 1979, as part of the master plan for the physical development of the Region. Said amendment to the regional water quality management plan pertains to the revised Village of Jackson and environs sanitary sewer service area and consists of the documents attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan, and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the City of Waukesha, Wisconsin, this 19th day of June 2003.



Thomas H. Buestrin, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:



Philip C. Evenson, Deputy Secretary

RESOLUTION NO. 2003-05

RESOLUTION OF THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION AMENDING THE ADOPTED REGIONAL WATER QUALITY MANAGEMENT PLAN, THAT PLAN BEING A PART OF THE MASTER PLAN FOR THE PHYSICAL DEVELOPMENT OF THE REGION CONSISTING OF THE COUNTIES OF KENOSHA, MILWAUKEE, OZAUKEE, RACINE, WALWORTH, WASHINGTON, AND WAUKESHA IN THE STATE OF WISCONSIN (JACKSON SANITARY SEWER SERVICE AREA)

WHEREAS, pursuant to Section 66.0309(10) of the *Wisconsin Statutes*, the Southeastern Wisconsin Regional Planning Commission, at a meeting held on the 12th day of July 1979, duly adopted a regional water quality management plan as documented in the three-volume SEWRPC Planning Report No. 30, *A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000*; and

WHEREAS, at a meeting held on the 10th day of September 1997, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Jackson sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 124 (2nd Edition), *Sanitary Sewer Service Area for the Village of Jackson and Environs, Washington County, Wisconsin*, September 1997, as amended; and

WHEREAS, by letters dated March 28 and April 15, 2003, the Village of Jackson requested that the Commission amend the Jackson sanitary sewer service area to include certain lands located outside of the currently adopted sewer service area; and

WHEREAS, the proposed amendment to the regional water quality management plan is documented in a Commission staff memorandum entitled, "Response to Request by the Village of Jackson to Amend the Jackson Sanitary Sewer Service Area," attached hereto and made a part hereof; and

WHEREAS, the requested change to the regional water quality management plan, as documented in the aforementioned staff memorandum, was the subject of a public hearing held jointly by the Village of Jackson and the Regional Planning Commission on May 13, 2003; and

WHEREAS, Section 66.0309(9) of the *Wisconsin Statutes* authorizes and empowers the Regional Planning Commission, as the work of making the whole master plan progresses, to amend, extend, or add to the master plan or carry any part or subject thereof into greater detail;

NOW, THEREFORE, BE IT HEREBY RESOLVED:

FIRST: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979, and which was amended on the 10th day of September 1997 to include the refined Jackson sewer service area, as set forth in SEWRPC Community Assistance Planning Report No. 124 (2nd Edition), be and the same hereby is amended in the manner identified on Map 1 of the aforementioned SEWRPC staff memorandum.

SECOND: That the Executive Director is authorized to submit findings to the Wisconsin Department of Natural Resources and the Wisconsin Department of Commerce that public and private sanitary sewer extensions necessary to serve the anticipated development on the lands concerned are in conformance with, and would serve to implement, the adopted regional water quality management plan as herein amended.

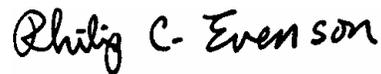
THIRD: That a true, correct, and exact copy of this resolution, together with the aforementioned SEWRPC staff memorandum, shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals as the law may require or as the Commission, its Executive Committee, or its Executive Director, at their discretion, shall determine and direct.

The foregoing resolution, upon motion duly made and seconded, was regularly adopted at the meeting of the Southeastern Wisconsin Regional Planning Commission held on the 18th day of June 2003, the vote being: Ayes 14; Nays 3.

A handwritten signature in black ink, appearing to read 'Thomas H. Buestrin', with a long horizontal flourish extending to the right.

Thomas H. Buestrin, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read 'Philip C. Evenson', written in a cursive style.

Philip C. Evenson, Deputy Secretary

SEWRPC STAFF MEMORANDUM

RESPONSE TO REQUEST BY THE VILLAGE OF JACKSON TO AMEND THE JACKSON SANITARY SEWER SERVICE AREA

INTRODUCTION AND BACKGROUND

By letters dated March 28, 2003, and April 15, 2003, the Village of Jackson requested that the Southeastern Wisconsin Regional Planning Commission amend the Jackson sanitary sewer service area tributary to the Village of Jackson sewage treatment facility. That area is currently documented in SEWRPC Community Assistance Planning Report No. 124 (2nd Edition), *Sanitary Sewer Service Area for the Village of Jackson and Environs, Washington County, Wisconsin*, dated September 1997, as amended. The basic purpose of this amendment would be to include within the planned Jackson sewer service area certain lands located immediately adjacent to, but outside of, the currently adopted sewer service area.

AREA DESCRIPTION

Two areas are proposed to be added to the Jackson sanitary sewer service area. The first area encompasses 70 acres located in U.S. Public Land Survey Section 29, Township 10 North, Range 20 East, in the Town of Jackson, and is shown with a red hatch pattern on Map 1. Aside from a one-third acre portion of an isolated natural resource area in the northwest corner, this area does not include any environmentally significant lands. The remainder is currently in agricultural use. The area is proposed to be developed to accommodate 70 housing units with an estimated attendant population of about 175 persons.

The second area encompasses 80 acres located in U.S. Public Land Survey Section 1, Township 10 North, Range 19 East, in the Town of Polk, and is shown with a blue hatch pattern on Map 1. This area includes 15 acres of public road rights-of-way and 65 acres currently in agricultural use. The area does not include any environmentally significant lands. An approximately 40-acre portion of the area is proposed to accommodate a hospital and medical office building. The remaining 25 acres of undeveloped land will be held in reserve for possible future hospital related facilities.

RELATIONSHIP OF THE PROPOSED CHANGE TO THE EXISTING SANITARY SEWER SERVICE AREA

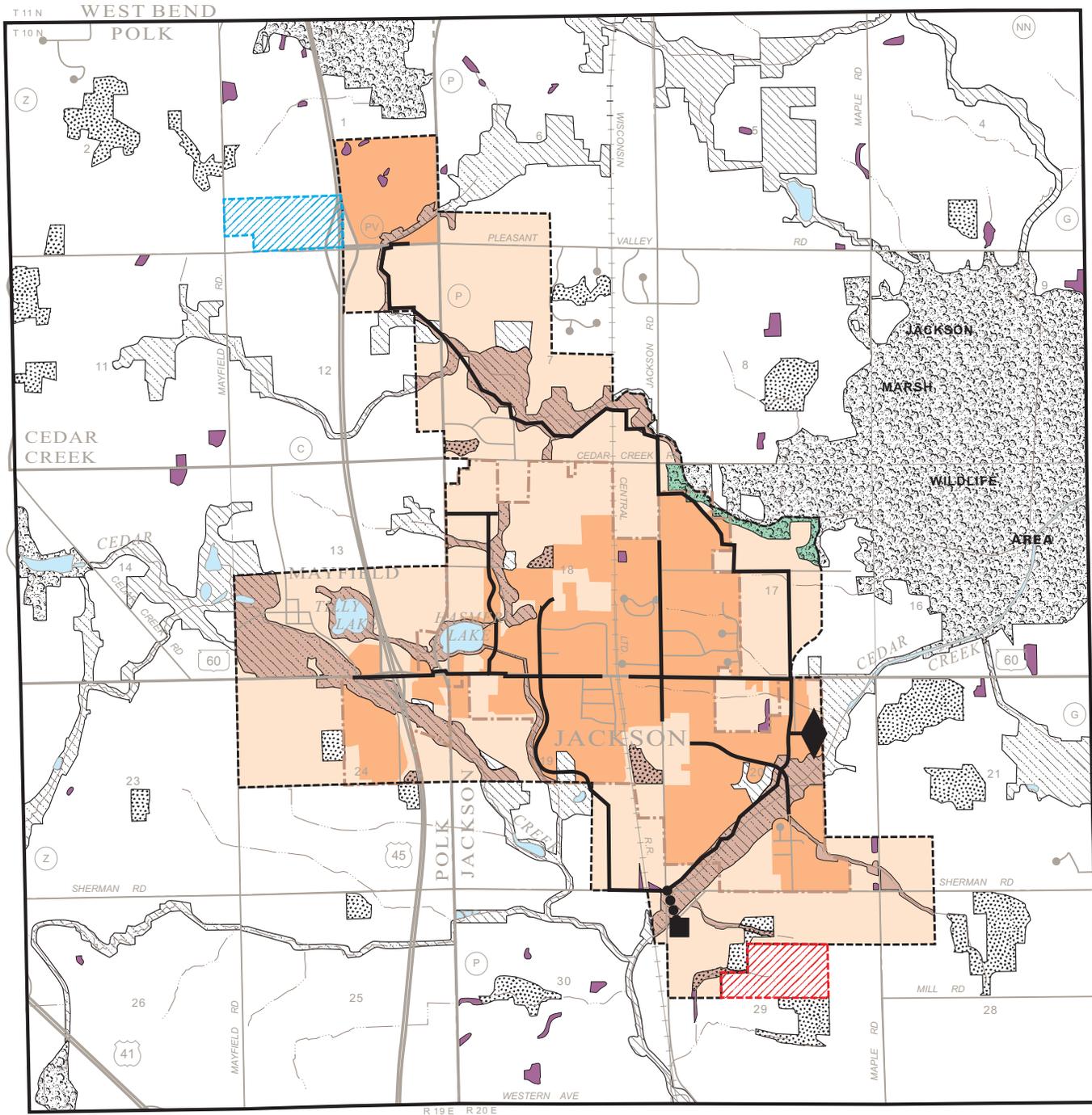
The proposed addition of 150 acres to the Jackson sanitary sewer service area represents an increase in the planned sewer service area of about 4 percent. The buildout population of the expanded sewer service area—that is, the estimated population which could be accommodated upon full development of the sewer service area—would approximate 8,250 persons. This is within the year 2020 population range of 5,100 to 8,600 persons projected for the Jackson area under the regional land use plan.

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the refined sanitary sewer service area plan herein set forth, it is envisioned that all urban lands within the planned urban service area would receive sanitary sewer service. Assuming that all applicable Federal, State, and local permits are obtained and that proper site development and construction practices are employed, there should be no significant adverse water quality impacts attributable to the development of the planned sanitary sewer service area.

Map 1

RECOMMENDED AMENDMENT TO THE VILLAGE OF JACKSON SANITARY SEWER SERVICE AREA



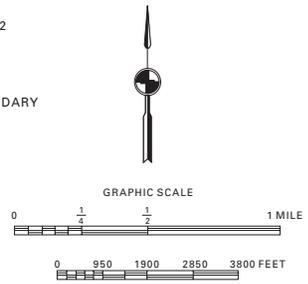
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

RESTRICTIONS ON SEWERED DEVELOPMENT

- PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.
- PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.*

- AREA SERVED BY PUBLIC SANITARY SEWERS: 2002
- PLANNED SANITARY SEWER SERVICE AREA
- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
- EXISTING PUBLIC SEWAGE TREATMENT FACILITY
- EXISTING TRUNK SEWER
- EXISTING FORCE MAIN
- EXISTING PUMPING STATION
- AREAS PROPOSED TO BE ADDED TO THE JACKSON SANITARY SEWER SERVICE AREA

* Includes shoreland areas with associated wetlands which are tributary to Cedar Creek



Source: SEWRPC.

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RELATIONSHIP OF THE PROPOSED CHANGE TO THE EXISTING SANITARY SEWER SERVICE AREA

The proposed addition of 150 acres to the Jackson sanitary sewer service area represents an increase in the planned sewer service area of about 4 percent. The buildout population of the expanded sewer service area—that is, the estimated population which could be accommodated upon full development of the sewer service area—would approximate 8,250 persons. This is within the year 2020 population range of 5,100 to 8,600 persons projected for the Jackson area under the regional land use plan.

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the refined sanitary sewer service area plan herein set forth, it is envisioned that all urban lands within the planned urban service area would receive sanitary sewer service. Assuming that all applicable Federal, State, and local permits are obtained and that proper site development and construction practices are employed, there should be no significant adverse water quality impacts attributable to the development of the planned sanitary sewer service area.

COST EFFECTIVENESS ANALYSIS

Both of the proposed additions to the Jackson sanitary sewer service area are immediately adjacent to the currently approved sewer service area tributary to the Village of Jackson sewage treatment plant, and can be most cost-effectively provided with sanitary sewer service through connection to the Village of Jackson sewage treatment plant.

SEWERAGE SYSTEM IMPACT ANALYSIS

Sewage Treatment Plant

Sewage from the Jackson sewer service area is treated at the Village of Jackson sewage treatment plant, which has a design capacity of 1.25 million gallons per day (mgd) on an average annual basis. The average annual flow rate in 2002 was about 1.0 mgd. The anticipated sewage flow to be generated in the areas proposed to be added to the Jackson sewer service area may be expected to be about 0.05 to 0.07 mgd initially, and about 0.07 to 0.09 mgd ultimately, on an average annual basis. Thus, the treatment plant currently has adequate capacity to treat sewage flows from the subject areas.

With regard to longer-term sewage treatment plant impacts, the increase in the sewer population from about 5,400 persons in 2002 to 8,250 persons, assuming full development of vacant lands within the sewer service area as envisioned under local land use plans, is estimated to result in an average annual sewage flow rate of about 1.5 to 1.8 mgd. An April 2003 facility plan amendment¹ prepared for the Village estimated an average annual sewage flow rate of 1.69 mgd for the sewer service area in 2023. It should be noted that this facility plan amendment was developed primarily to examine alternatives for effluent filtration and biosolids stabilization facilities only. Those plant process units were left unchanged during the last sewage treatment plant expansion in 1998. Accordingly, it is estimated that the April 2003 facilities plan amendment recommendations will need to be implemented, and additional facility planning for sewage treatment plant expansion will need to be completed within the next 5 years. Such facility planning would be directed toward units such as the headworks, the secondary treatment system, and disinfection facilities. The timing of facility construction for the treatment plant expansion would be dependent upon the timing and type of new development within the sewer service area.

Trunk Sewers

The area proposed to be added to the sewer service area in the vicinity of USH 45 and Pleasant Valley Road was considered in the design of the trunk sewer which now serves the Washington County Fair Park. Materials pertaining to the proposed trunk sewer extension, submitted to the Regional Planning Commission for review in 1998, indicate that lands west of USH 45, and located both north and south of Pleasant Valley Road, were ultimately anticipated to be served by the trunk sewer and were thus factored into the sizing of that trunk sewer. The sewage flow expected to be generated by the proposed hospital facilities—about 800 gallons per acre per day on an average annual basis—is generally lower than that typically specified for commercial or office park uses. Thus, the trunk sewer should have adequate capacity to serve the subject area.

The southerly area proposed to be added to the sewer service area—the area south of Sherman Road and west of Maple Road—represents phases 5 and 6 of the larger Twin Creeks subdivision. The sewers serving that area would be connected to existing sewers installed in previous phases of the Twin Creeks subdivision located immediately to the west of phases 5 and 6. Those subdivision sewers are tributary to a pumping station which has been designed and constructed to serve the additional phases 5 and 6 area. The pumping station connects to a trunk sewer that runs parallel to Cedar Creek.

¹ *Year 2003 Facility Plan Amendment for Wastewater Treatment Plant, Village of Jackson, Wisconsin*, Donohue and Associates, Inc., April 2003.

PRELIMINARY SEWRPC STAFF RECOMMENDATIONS

The SEWRPC staff recommends approval of both proposed additions to the Village of Jackson sewer service area. This recommendation is based upon the following considerations.

Only the southerly addition—the area south of Sherman Road and west of Maple Road—would directly increase the size of the resident population of the area; and even with that increase, the estimated “buildout” population for the area would remain within the population projection range for the Jackson area embodied in the year 2020 regional land use plan. This is a key finding under the requirements of Chapter NR121 of the *Wisconsin Administrative Code*, which governs the delineation of sewer service areas.

Existing major conveyance facilities are properly sized to accommodate both of the proposed sewer service area expansions. In particular, the trunk sewer installed to serve the Washington County Fair Park has been sized to accommodate future urban development west of USH 45 both north and south of Pleasant Valley Road. Expanding the sewer service area west of USH 45 and north of Pleasant Valley Road at this time is consistent with the decision made by Washington County and the concerned local units of government several years ago to provide trunk sewer capacity to serve this area, thus fully committing the lands concerned to an urban development pattern over time.

The sewage treatment plant currently has adequate capacity to treat sewage flows expected from the subject areas. The treatment plant will likely have to be improved in accordance with the Village’s 2003 facility plan amendment, and additional facility planning likely undertaken, during the next five years—with or without the proposed additions. The proposed additions would only marginally affect the scheduling of the needed improvements.

PUBLIC REACTION TO THE PLAN AMENDMENT

Separate public hearings on the proposed amendments were held on May 13, 2003, at the Washington County Fair Park Pavilion. The hearings were sponsored by the Village of Jackson and the Regional Planning Commission. Prior to the hearings, a summary of the plan amendments was presented, along with a description of the potential impacts on the sewerage system. More than 250 individuals attended the hearings.

Public Hearing on the Proposed Addition to the Sewer Service Area Located South of Sherman Road and West of Maple Road

The first hearing dealt with the proposed addition to the sanitary sewer service area located south of Sherman Road and west of Maple Road. No comments were made during the public comment period at that hearing, and no written comments were submitted.

Public Hearing on the Proposed Addition to the Sewer Service Area Located West of USH 45 and North of Pleasant Valley Road

The second hearing dealt with the proposed addition to the sanitary sewer service area of lands located west of USH 45 and north of Pleasant Valley Road. Substantial oral testimony was given and substantial written comments and other written materials submitted. The record of the hearing was kept open for the receipt of written comments through May 16, 2003. A transcript of the oral testimony and copies of the written materials are reproduced in Appendix A.

Oral testimony at the public hearing regarding the proposed sewer service area amendment at USH 45 / Pleasant Valley Road included the following:

- Statements in support of the amendment by representatives of Washington County, the Town of Polk, and the owner of the subject property, St. Joseph’s Community Hospital (see Appendix A-1).
- Statements by 40 other individuals, including 19 individuals who support the amendment and 21 individuals who oppose the amendment (see Appendix A-1).

Written materials submitted to the hearing record regarding the proposed sewer service area amendment at USH 45/ Pleasant Valley Road included the following:

- A total of 898 signed copies of a form letter supporting the proposed sewer service area amendment (see Appendix A-2)
- A petition opposing the proposed sewer service area amendment signed by 2,039 individuals (see Appendix A-3)
- A total of 39 other written comments, including 23 in support of the proposed sewer service area amendment and 16 opposed (see Appendix A-4)

In addition, those in attendance at the public hearing were invited to express their position on the proposed sewer service area amendment through a voluntary poll. A total of 245 signed polling forms were submitted, including 169 signed forms supporting the amendment and 76 signed forms opposed (see Appendix A-5).

In the foregoing tabulations, no effort was made to identify any overlap which might exist as a result of individuals expressing a position through more than one medium.

A review of the hearing record indicates both substantial support for, and opposition to, the proposed expansion of the Jackson sewer service area to include lands located west of USH 45 and north of Pleasant Valley Road. Concerns raised by those opposed to the proposed sewer service area amendment include concerns about the expansion of the sewer service area in this location per se and about the proposed development of a hospital on the subject site, in particular. The expressed concerns included the following:

- Concern regarding “urban sprawl” development in the area.
- Concern regarding loss of farmland, deterioration of the natural resource base, and loss of rural character.
- Concern regarding a lack of local land use planning for the area and lack of a boundary agreement.
- Concern about an increased need for police and fire protection services in the vicinity.
- Concern for increased traffic volumes and attendant road improvement requirements.
- Concern for moving a hospital from a population concentration and the attendant loss of convenient access for nearby residents and employees.
- Concern for rising health care costs.

Some of those opposed to the sewer service area expansion indicated that urban development in the subject area is inconsistent with the findings and recommendations of the Washington County Growth Management Task Force and inconsistent as well with the adopted regional land use plan recommendations calling for centralized urban development.

Reasons cited by those supporting the proposed sewer service area amendment also pertained to the expansion of the sewer service area per se and to the development of a hospital on the subject site, in particular. Supporters of the proposed amendment asserted the following:

- That expansion of the sewer service area is consistent with the 1999 intergovernmental utility service agreement between Washington County, the Village of Jackson, and the Town of Polk.

- That expansion of the sewer service area is consistent with the special assessment system put in place by Washington County to recoup the costs that it incurred attendant to the provision of the trunk sewer to the Washington County Fair Park.
- That trunk sewer capacity has been provided to serve urban development in the subject area.
- That the subject land is zoned for institutional use.
- That site development plans envision a park-like hospital campus setting, including enhancement of certain resource features.
- That the proposed hospital facility would be centrally located relative to its existing and future market area.
- That locating a hospital on the subject site would enhance hospital efforts to recruit and retain staff.
- That overall the subject site is a good location for a hospital, and that locating a hospital there does not represent urban sprawl.

FINAL SEWRPC STAFF RECOMMENDATIONS

The record of the public hearing dealing with the proposed amendment to the sanitary sewer service area to include certain lands located south of Sherman Road and west of Maple Road indicates that no comments were made on the proposed addition to the sewer service area. Accordingly, there is no reason to change the preliminary staff recommendation for approval of that amendment.

The record of the public hearing dealing with the proposed amendment to the sanitary sewer service area to include certain lands located west of USH 45 and north of Pleasant Valley Road includes testimony both for and against the proposed amendment, with both sides putting forth good points relative to a complex issue. As noted above, comments on both sides addressed both the expansion of the sewer service area to include the subject site west of USH 45 and the specific type of development proposed for the subject site—a hospital and hospital-related facilities.

Based upon its review of the hearing record, the Commission staff determined that there is no basis to change the preliminary staff recommendation regarding the proposed amendment, and thus the staff recommends approval. In arriving at this conclusion, the staff focused on the issue of expanding versus not expanding the sewer service area, and not on the specific development proposal for the subject site. The specific use of the site is not relevant to the sewer service area decision-making process other than in the consideration of sewerage system capacity.

Sewer service area planning as carried out by the Commission is a joint regional/local planning process. Given its advisory nature under State enabling legislation, the Commission takes the position that the determination of specific boundaries of a sewer service area is largely a local matter that should take into account local development objectives. The Commission's function is to ensure that locally proposed sewer service area boundaries are consistent with Chapter NR 121 of the *Wisconsin Administrative Code*, including provisions regarding the overall size of the service area and protection of environmentally significant lands. Nothing in the present proposal violates those provisions.

In this instance, the Commission staff concludes that the proposed sewer service area amendment is consistent with County and local commitments to properly accommodate urban development in this area with centralized sanitary sewerage and water supply facilities. These commitments were first evidenced in the 1999 intergovernmental utility service agreement between Washington County, the Village of Jackson, and the Town of Polk and then reflected in the engineering design of the sanitary sewer built to initially serve the Washington County Fair Park site and ultimately to serve other lands, including the parcel proposed to be added at this time to the sewer service area.

As a final note, the proposal to amend the sewer service area to include lands west of USH 45 has raised questions as to whether urban development in the subject area constitutes “smart growth” or rather whether such development constitutes “urban sprawl” at variance with the regional land use plan. Urban development on the subject site at this time is not classic accretion-like growth of the type recommended in the advisory regional land use plan. However, the development would be properly served by extensions of existing sewerage and water supply facilities emanating from an urban core—the Village of Jackson—identified in the regional plan for significant growth and development. While the development of the subject site at this time may be characterized as premature insofar as it is not contiguous with urban lands other than the Fair Park grounds, it is part of an area which, given relatively rapid rates of growth in Washington County, may be expected to urbanize over the course of the next generation.

VILLAGE BOARD ACTIONS

The Village of Jackson Board of Trustees adopted the proposed sewer service area amendment involving the addition of lands south of Sherman Road and west of Maple Road on May 13, 2003. The Village Board adopted the proposed sewer service area amendment involving the addition of lands west of USH 45 and north of Pleasant Valley Road on May 29, 2003.

Map 2

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF JACKSON AND ENVIRONS

U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 10 North, Range 19 East



-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA

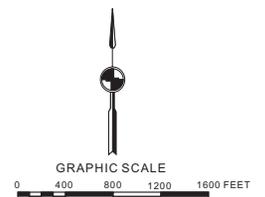
RESTRICTIONS ON SEWERED DEVELOPMENT

-  PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, OR STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

NOTE: This map replaces Map 7-1, page 20, of SEWRPC Community Assistance Planning Report No. 124 (2nd Edition), *Sanitary Sewer Service Area for the Village of Jackson and Environs, Washington County, Wisconsin*, September 1997.

Photography Date: March 2000



Source: SEWRPC.

Map 3

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF JACKSON AND ENVIRONS

U. S. Public Land Survey Sections 29 and 30
Township 10 North, Range 20 East



Photography Date: March 2000

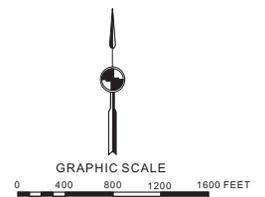
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NOTE: This map replaces Map 7-8, page 27, of SEWRPC Community Assistance Planning Report No. 124 (2nd Edition), *Sanitary Sewer Service Area for the Village of Jackson and Environs, Washington County, Wisconsin*, September 1997.

* Includes shoreland areas with associated wetlands which are tributary to Cedar Creek



Source: SEWRPC.

Appendix A

RECORD OF THE PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE VILLAGE OF JACKSON SANITARY SEWER SERVICE AREA TO INCLUDE CERTAIN LANDS LOCATED WEST OF USH 45 AND NORTH OF PLEASANT VALLEY ROAD

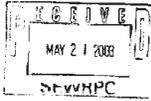
A public hearing on the proposed amendment to the Village of Jackson sanitary sewer service area involving the addition of certain lands located west of USH 45 and north of Pleasant Valley Road was held at the Washington County Fair Park Pavilion on May 13, 2003. The hearing was jointly sponsored by the Village of Jackson and the Regional Planning Commission. The record of that hearing is presented in the following sub-appendices:

- A-1 Transcript of Oral Testimony Given at the Public Hearing on the Proposed Sewer Service Area Amendment
- A-2 Form Letter Supporting the Proposed Sewer Service Area Amendment
- A-3 Petition Opposing the Proposed Sewer Service Area Amendment
- A-4 Other Written Comments Submitted for Inclusion in the Hearing Record
- A-5 Poll of Hearing Attendees

Appendix A-1

TRANSCRIPT OF ORAL TESTIMONY GIVEN AT THE PUBLIC HEARING ON THE PROPOSED SEWER SERVICE AREA AMENDMENT

BROWN & JONES REPORTING, INC.



PUBLIC HEARING ON THE EXTENSION OF JACKSON SEWER AND WATER SERVICE AREA MEETING HELD ON MAY 13th at 7:00 p.m. WASHINGTON COUNTY FAIRGROUNDS PARK PAVILION

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1 with, just a few remarks regarding what is the 2 background on the sewer service areas, sewer 3 service area plan, why the Regional Planning 4 Commission is involved. I'll be brief, but I think 5 this is useful background for what we'll be 6 discussing tonight.

7 The Regional Planning Commission is the 8 designated water quality management planning agency 9 for southeastern Wisconsin. With that designation 10 comes a number of responsibilities and duties, 11 including the preparation of sanitary sewer service 12 area plans for each of the sewerage systems in the 13 seven counties of the southeastern Wisconsin 14 region. These plans are prepared cooperatively by 15 the Regional Planning Commission in conjunction 16 with the communities concerned, you could call them 17 the designated management agencies for each 18 sewerage treatment plant, in this case the Village 19 of Jackson is the management agency.

20 The significance of the sewer service 21 area plan is really two-fold. One, it delineates 22 an outer boundary within which sanitary sewers can 23 be extended and, secondly, it delineates 24 environmentally sensitive areas within that 25 boundary which receive a strong measure of

TRANSCRIPT OF PROCEEDINGS

1 BY MR. MITTELSTADT: We're going to 2 call to record, obviously everybody is here for the 3 public hearing on the hospital. Everybody is here 4 for the public hearing, all the people are here for 5 the public hearing. What we're going to do is call 6 the names up and we will have a couple minutes 7 each. We'll have a couple minutes each and the 8 microphone is right in the middle over here, and 9 you watch the lights in back of us and we'll tell 10 you when you are getting down to the end of the 11 time.

12 MR. BEAVER: I'll call the name of the 13 person on deck, and when you see the yellow light, 14 you've got 30 seconds left. After the public 15 officials have their comments, we will roughly give 16 the testimony two minutes a piece because we have 17 34 registering to speak. So after the public 18 officials, if they wish to say anything, have an 19 opportunity to say their piece, then we'll start 20 with the testimony from the public.

21 MR. MITTELSTADT: We have a 22 representative from SEWRPC. Okay, Bill. Do you 23 want to go over the -- you can go right here.

24 MR. STAUBER: Good evening. To begin

1 protection under state policies which govern the 2 extension of sanitary sewers. While the Regional 3 Planning Commission plans are advisory, these plans 4 are used directly by state agencies, particularly 5 by the Department of Natural Resources and by the 6 Department of Commerce in their oversight of 7 sanitary sewer facilities in the state and the 8 region.

9 Tonight we're dealing with the Village 10 Jackson service area. Currently that service area 11 is documented in a report that's a technical 12 reference to SEWRPC community system planning 13 report No. 124. That report was last 14 comprehensively revised in September of 1997. 15 There was a minor amendment in September of 2001. 16 The outer boundary of that service area is shown by 17 the black dash line, it's hard for you to see 18 unless you're close to those display maps, the 19 black dash line is the current outer boundary of 20 the current Jackson service area. This evening 21 we're dealing with two proposed amendments to that 22 service area. I'll briefly describe them. The 23 first is shaded, it's hashed in the red hash, it's 24 on the display maps, it measures 70 acres in size, 25 it's currently in agricultural use, and it's

1 proposed as a future relatively low density
2 residential development approximately 74 units we
3 are told. Virtually, there is a very, very small
4 portion of the wetland within that area. Other
5 than that, we're not aware of any other
6 environmental significant lands.

7 The second area is the area west of US
8 Highway 45, north of Pleasant Valley Road. That
9 area is hashed in blue, blue hash on the display
10 maps. That area encompasses 80 acres. It's
11 currently in agricultural use with some streets and
12 highway rights-of-way. The future development is
13 the proposed hospital and medical office building
14 and also the immediate elements of the hospital and
15 the medical office building. A portion of the site
16 would be held in reserve for future related uses.
17 We're not aware of any environmentally significant
18 lands within that area.

19 Two things that -- two additional things
20 that the commission, Regional Planning Commission
21 evaluates in considering service sewer area
22 expansion are treatment plant capacity and trunk
23 sewer capacity. We find that the proposed
24 additions would have only a modest, very modest
25 impact on the sewerage treatment plan. The plant

1 presently has a capacity to serve any anticipated
2 development after those proposed additions. And in
3 any event, with or without these proposed
4 additions, additional planning for plant expansion,
5 sewerage treatment plant expansion, will have to be
6 undertaken within the next five years. So these
7 proposed additions would only marginally affect the
8 time of your expansion needs.

9 With respect to the trunk sewers, the red
10 hatch is tributary or would be tributary to a trunk
11 sewer along Cedar Creek, which has adequate
12 capacity to accommodate that proposed additional
13 residential land. The red hatched areas would be
14 tributary to the existing trunk sewer that extends
15 between Washington Park Fairground and the village
16 proper, and that also has capacity to accommodate
17 the proposed development west of US Highway 45.

18 That is the overview of the two additions
19 that we're considering this evening. We have
20 prepared a preliminary draft document that captures
21 or describes and documents the proposed additions.
22 We do have a preliminary I'll emphasize a
23 preliminary staff recommendation with respect to
24 those proposed additions. We presented that in the
25 preliminary draft. I will read it verbatim at this

1 point.

2 Our preliminary recommendation is as
3 follows. The SEWRPC staff recommends approval of
4 both proposed additions to the Village of Jackson
5 sewer service area. This recommendation is based
6 upon the following considerations. First, only the
7 southerly addition, the area south of Sherman Road
8 and west of Maple Road would directly increase in
9 size the resident population of the area, and even
10 with that increase, the estimated build-out
11 population for the area would remain within the
12 population projection range for the Jackson area
13 embodied in the year 2020 regional use plan. This
14 is a key finding under the requirements of Chapter
15 121 of the Wisconsin Administrative Code which
16 governs the elimination of sewer service areas.

17 Second, existing major sewerage
18 facilities are properly sized to accommodate both
19 the proposed sewer service area expansions. In
20 particular, the trunk sewer installed to serve the
21 Washington County Fair Park has been sized to
22 accommodate future urban development west of US
23 Highway 45, both north and south of Pleasant Valley
24 Road. Expanding the service sewer west of Highway
25 45 and north of Pleasant Valley Road at this time

1 is consistent with a decision made by the
2 Washington County and the concerned local units of
3 government several years ago to provide trunk sewer
4 capacity to serve in this area; thus, only
5 permitting the land concerned to an urban
6 development pattern over time. And third, the
7 sewerage treatment plant currently has adequate
8 capacity to accept sewerage flow from the subject
9 areas. The treatment plant will likely have to be
10 improved in accordance with the Village's 2003
11 facility plan amendment and additional facility
12 planning will be likely undertaken within the next
13 five years with or without the proposed additions.
14 The additions would only markedly affect the
15 scheduling of the needed improvement. That is the
16 end of the staff recommendation.

17 And finally I'll conclude with what would
18 be a normal progression of steps through the end of
19 a sewer service area amendment process. First of
20 all, this evening separate public hearings will be
21 held on each of the proposed amendments.
22 Subsequent to the hearings, the Village board will
23 take action on the proposed amendment on south
24 Sherman Road, the red hatched area, I believe
25 they're talking action or considering action today.

1 The village board will take action on the proposed
 2 addition west of US Highway 45 and north of
 3 Pleasant Valley Road at a special village board
 4 meeting prior to June 5th. Now, if approved by the
 5 village board, the amendments will be considered by
 6 this the Regional Planning Commission's planning
 7 and research committee. That meeting is on June
 8 5th. The planning and research committee will in
 9 turn make a recommendation to the full Regional
 10 Planning Commission. The Regional Planning
 11 Commission, the full commission, would consider the
 12 amendments for sewer service area on June 18th. If
 13 the Regional Planning Commission in turn approves
 14 the amendments, we would forward that amendment
 15 onto the Wisconsin Department of Natural Resources
 16 for its consideration and approval. Mr. Chairman,
 17 I will end my remarks and turn it over.

18 MR. MITTELSTADT: Thank you. We're
 19 going to start with the first public hearing, first
 20 public hearing, which is the southern addition to
 21 the sewer extension. We'd like to open the public
 22 hearing. And we have none registered to speak. Is
 23 there anybody that has not turned a slip in that
 24 would wish to speak for that? None. Hearing none,
 25 the public hearing is closed, and, Del, you have

1 something?

2 MR. BEAVER: I just want to let anyone
 3 that's interested know there is a conservation
 4 subdivision adjoining the balance of the Twin
 5 Creeks Conservation subdivision in the Town of
 6 Jackson south of Sherman Road.

7 MR. MITTELSTADT: Okay. The action
 8 taken by the Village board.

9 A BOARD MEMBER: Move to approve.

10 MR. MITTELSTADT: We have a motion in
 11 reconciliation, and we have a second. All in favor
 12 say aye. Opposed? Public hearing number two.
 13 Before we open the public hearing, we're going to
 14 have comments from representatives from Washington
 15 County, anybody from the Village of Jackson, Town
 16 of Polk and also the hospital in which to speak.
 17 Do we have a representative of Washington County
 18 here? If you'd like to step up to the mike.

19 COUNTY REPRESENTATIVE: Good evening to
 20 everyone here. Much of what I'm going to say
 21 tonight is very much review for the village board,
 22 but I do think it's important to offer the county's
 23 perspective in terms of what has happened to date
 24 by way of formal county board action. So tonight
 25 I'm going to review some history for purposes of

1 making a very good public record for the requested
 2 expansion of the service area.

3 Prior action of county board, formal
 4 action, beginning in 1996, really does support the
 5 expansion of the sewer area that is being requested
 6 in your second public hearing tonight. In June of
 7 1996, the county board selected the new fairground
 8 site, the site that we're here at tonight, which is
 9 very appropriate I guess for the public hearing.
 10 That was done by 1996 Resolution 9. The massive
 11 plan for the fair park was developed and adopted in
 12 1997 by formal action of the board. In May of
 13 1997, the county board selected the Village of
 14 Jackson as the municipal service provider for sewer
 15 and water from which to extend the service of the
 16 sewer and water to the fair park. As the village
 17 knows, the sewer service line runs directly out of
 18 the village limits and up and through the fair park
 19 and reaches all the way to the 45/PV interchange.

20 Sewer service provider when it was
 21 selected to be the Village of Jackson, that was
 22 done by formal county board action which is 1997
 23 Resolution 11. Also in 1997 in response to the
 24 county's plans to locate the fairgrounds here, you
 25 heard the representative from SEWRPC talk about the

1 study that was undertaken at that time to expand
 2 the service area to include this area. SEWRPC did
 3 a study at the time and recommended a refined
 4 Jackson sewer area. At that time SEWRPC in its
 5 study and its review of the request in '97 looked
 6 at the cooperative efforts between the Town of
 7 Polk, Jackson, the Village of Jackson and the
 8 county, and recognized that the cooperative efforts
 9 among the local units of government really did
 10 support the extension of the sewer and water out to
 11 this area. It specifically referenced those
 12 cooperative efforts in its December of 1997 report.
 13 I'm sure all of the village board have a copy of
 14 that.

15 Further, the study at that time did look
 16 at the capacity of Village of Jackson treatment
 17 plant and determined that it was adequate. And
 18 again you heard tonight SEWRPC indicate in its
 19 recommendations and I believe they also have it in
 20 writing that the capacity is not a question at this
 21 point. In 1999, that agreement that was referenced
 22 in the '97 study of SEWRPC did finally occur an
 23 agreement between the town, the village and the
 24 county which was reduced to writing and really what
 25 is referred to as the 1999 intergovernmental

1 agreement, that all of the local units of
2 government involved in the extension of sewer and
3 water out to this site are guided by and continue
4 to be guided by to this date.

5 In that agreement, part of that agreement
6 as well as part of the special assessment process
7 that the county engaged in an effort to recoup its
8 costs for the actual construction of the sewer and
9 water mains. There was reference, direct reference
10 to the two user districts. One of them was the
11 sewer user district, the other one was the water
12 user district. Both of those districts both in
13 special assessment document and also at resolution
14 that was approved by the village board as well as
15 in the 1999 agreement did include as a part of the
16 sewer user district the entire property surrounding
17 the 45/PV interchange, not just up to the fair
18 park, but it incorporated all of the land adjacent
19 to the interchange.

20 When the Village of Jackson ultimately
21 accepted the sewer and water service, the actual
22 mains from the county after it was dedicated, there
23 was a reference right in the village's resolution
24 that indicated that it intended to serve the
25 adjacent lands to the actual mains that are in the

1 ground. Recommending or approving the addition to
2 the sewer service area as being requested tonight
3 is consistent with the actions that the county
4 took, I believe it's consistent with the actions
5 that the village board took up to this date, and
6 consistent with what is in the intergovernmental
7 agreement.

8 Keep in mind one thing, when the county
9 did develop this special assessment method for
10 recouping some of its cost as to the actual
11 construction and property acquisition for extending
12 the sewer and water line up into this area, the
13 county did again take into account the service area
14 or the sewer mains that run to the intersection or
15 the interchange, it took that into account by way
16 of developing tier five, which tier five special
17 assessment formula indicates west of Highway 45, so
18 it isn't -- it wouldn't be inconsistent to expand
19 the service area to incorporate both what was
20 recognized in the 1999 agreement, as well as what
21 was recognized in the formula for the sewer special
22 assessment and the water special assessment.

23 At this point, I guess backing up to
24 1996, Washington County relinquished its
25 opportunity or ability to have comprehensive zoning

1 in the county, that was relinquished to the towns
2 and the villages, essentially the towns and the
3 county. So the towns in Washington County have
4 zoning and planning tools in place. The county no
5 longer has comprehensive zoning, so we as a county
6 are not having any ability to govern the type of
7 development that runs adjacent to the sewer lines
8 that extend out of the Village of Jackson. That's
9 left to the Town of Jackson and Polk to make that
10 determination. The only county jurisdiction at
11 this point in terms of zoning would be with respect
12 to wetland, shoreland, flood plain zoning and some
13 very limited sanitary issues, but certainly not
14 anything with regard to the type of development.

15 I'm assuming that the Town of Polk will
16 tonight likely speak to the tools that are in place
17 as to planning and zoning adjacent to the water and
18 sewer mains that are running out into the Town of
19 Polk. Please keep in mind that the hospital, the
20 Washington County board of supervisors, took no
21 formal action as to the selection site for the
22 hospital. The county formally has remained
23 neutral, continues to remain neutral, it has not
24 been the subject of a county board agenda item or a
25 county board meeting at this point.

1 Washington County specifically requested
2 SEWRPC recommend to the Department of Natural
3 Resources, Department of Commerce as to expanding
4 the service area that has been requested as a part
5 of the second public hearing tonight. We're asking
6 that consideration of this expansion not be clouded
7 by non-issues. The type of development really
8 needs -- in the Town of Polk really needs to be
9 governed by the Town of Polk and what it has in
10 place at this point. When infrastructures such as
11 transportation facilities, sewer and water mains,
12 and other related infrastructure are already in
13 place, it is precisely where development is
14 intended to occur. The focus should be on
15 fostering development in those areas and limiting
16 development in the areas where the infrastructure
17 is already in place. Again, modifying the sewer
18 service area to include what is requested tonight,
19 expanding the area to include what is requested
20 tonight, would be all consistent with what the
21 village, the town and the county have already done
22 as well as what SEWRPC did back its in December,
23 1997 study. Thank you for allowing me to offer the
24 county's perspective on this. I did submit written
25 comments which will become part of a public record.

1 Thank you.

2 MR. MITTELSTEADT: Thank you very much.
3 Do we have anybody from the Village of Jackson that
4 would like to speak on this? Okay. From the Town
5 of Polk. If you could state your name also,
6 please.

7 MR. ST. PETER: My name is John St.
8 Peter. I'm an attorney from Fond du Lac, from the
9 firm of Edgarton, St. Peter. I'm speaking tonight
10 on behalf of the Town of Polk. We on the town
11 board and the Town of Polk is in favor of the
12 amendment and is requesting that it be approved.
13 As Kim Mass just mentioned, this does have quite an
14 extensive history and I think I can avoid all of
15 that, because I think my time limit is three
16 minutes, and the lights aren't on but I'm afraid
17 they might come on. I'd like to read just -- thank
18 you, Bill. I'd like to read the relevant portion
19 of the resolution adopted, unanimously adopted by
20 the Town of Polk. The relevant part is whereas the
21 town board of the Town of Polk respectfully submits
22 that the public and private sanitary sewer
23 extensions are necessary to serve the anticipated
24 development and said extensions are in conformance
25 with and would serve to implement the adopted

1 regional water quality management plan. Resolved
2 that the town board of the Town of Polk does hereby
3 support the Village of Jackson's request to expand
4 the Jackson sewer utilities sanitary sewer service
5 area. Copies of that resolution have been
6 circulated and I'll leave another copy tonight for
7 the record.

8 The Town of Polk has given attention to
9 this particular site for a number of years. It has
10 identified development on the site as far back as
11 1988 in a planning map, which was reaffirmed in
12 1997. The town anticipated development and that
13 was reflected in the agreement with the Village
14 Jackson and Washington County, and other parties
15 which were signed in 1999. The development of this
16 site was also reflected in extensive materials that
17 were submitted in support of Washington County Fair
18 Park sewer extension bringing sewer and water to
19 this site.

20 Perhaps, most importantly, the land in
21 question has been rezoned by the Town of Polk in
22 May of 2002. It's been rezoned to I,
23 institutional, which is a permitted use for
24 hospitals. That zoning is in place as we speak.
25 It's not surprising that this history exists .The

1 site is at the intersection of a major highway,
2 it's contiguous to an existing sewer service area
3 boundary and existing utilities, and it's
4 obviously, at least our mind, the most cost
5 effective solution.

6 I read recently that the Washington Post
7 newspaper, no relation to Washington County, the
8 national newspaper, said that it was going to
9 abandon the use of the term urban sprawl because it
10 was vague and it was defined in so many different
11 ways. In fact, the Washington Post said it usually
12 begs the question. Urban sprawl to one person is
13 good economic development to another. The Town of
14 Polk submits that the issue is not growth versus no
15 growth. Rather the issue is whether the amendment
16 fosters sequential growth along a key urbanizing
17 tier. The town respectfully submits that it does,
18 and requests approval of the amendment. Thank you.

19 MR. MITTELSTEADT: Thank you very much.
20 We have somebody from St. Joseph's Hospital.

21 MR. BASS: Good evening. My name is Tom
22 Bass. I've been a resident of West Bend for all of
23 my 61 years. I currently live at 654 Silverbrook
24 Drive in the City of West Bend. I'm the
25 secretary/treasurer of the hospital board of

1 directors, and I'm chair of the finance committee.
2 Tonight I'm here representing St. Joseph's
3 Community Hospital. In November of 2000 the board
4 of directors at St. Joseph's Community Hospital
5 initiated the planning process for a new community
6 hospital. The process ultimately included the
7 creation of a site selection committee made up of
8 five directors and three community members. After
9 18 months of careful consideration of a number of
10 sites, and upon the recommendation of the site
11 selection committee, the board announced that it
12 had selected the Highway 45 and Pleasant Valley
13 site as a location for the new replacement
14 hospital.

15 The new hospital will be conveniently
16 located to serve more than 125,000 area residents
17 and will meet the community's growing health care
18 needs for many years to come. Many factors were
19 considered prior to purchasing the hospital
20 property, including the Town of Polk's plan for
21 business use of the property. A 1999 agreement
22 between Washington County, the Village of Jackson,
23 the Town of Jackson, and the Town of Polk,
24 requiring extension of sewer and water service to
25 the site upon the request of the land owner. In

1 addition, SEWRPC recommended an expansion of the
2 Jackson sewer utility sanitary service area to
3 include the Washington County Fair Park location.
4 And finally, the hospital property was zoned
5 institutional. It seems quite appropriate as it
6 was mentioned that this public hearing is being
7 held across the street from the site of the new
8 hospital. The new hospital design is nearly
9 complete receiving national and regional attention
10 for its focus on quality and safety in health care.
11 Much has been written about the new hospital's
12 focus. Some of the top health systems in the
13 country have asked for our advice and counseling,
14 including the Mayo Clinic and Johns Hopkins
15 outpatient center. Organizations such as the
16 American Society of Quality, American Hospital
17 Association, the American Medical Association, the
18 National Safety Foundation, the Institute of Health
19 Care Improvement, and others have actively
20 participated in support of our effort to enhance
21 the quality and safety of health care through the
22 community we serve.

23 We have had an opportunity to review the
24 SEWRPC staff report. We fully endorse its findings
25 and appreciate its recommendation for approval. As

1 noted in the report, expanding the sewer service
2 area west of Highway 45 and north of Pleasant
3 Valley is consistent with the decision made several
4 years ago by Washington County and the concerned
5 local units of government to provide trunk sewer
6 capacity to serve this area thus fully committing
7 the lands concerned for further development pattern
8 at the time. The use of our land for a community
9 hospital is appropriate use for that property. The
10 hospital at Highway 45 and Pleasant Valley does not
11 constitute urban sprawl. This is a planned
12 development. We support the Village of Jackson's
13 request for expansion of the sewer service area to
14 include the new hospital site. We look forward to
15 moving ahead with the construction of the new
16 hospital that will bring exceptional health care to
17 the residents of Washington County. Thank you.

18 MR. MITTELSTEADT: Thank you very much.
19 Is there anybody else from the towns or the
20 hospital that wish to speak on this? Okay.
21 Hearing none, we move to the public comments
22 section of this. We've got 37 people signed up
23 right now. We're going to limit it to two minutes
24 each. We ask that we'll call your name and we'll
25 also call up the next person, the two next, and

1 then we ask that you state your name and spell it
2 because we have a court reporter in the back that's
3 taking notes for this and also your address when
4 you come up and speak. At this time we'll hand it
5 over to Del, and he'll call off the names.

6 MR. BEAVER: Okay. Now just to make sure
7 everyone is aware of the game plan here, you get
8 two minutes. The yellow light comes on with 30
9 seconds to go, the red light comes on and the
10 officers arrest you if you go over your time. What
11 I'm going to do is because we've got a lot of
12 people packed in is to do two on deck. So the
13 first speaker is Paula Doyle, first on deck Tom
14 Johnson, second on deck Jackie Genlucci.

15 MS. DOYLE: My name is Paula Doyle,
16 P-A-U-L-A, D-O-Y-L-E, 5511 Silver Lake Drive, West
17 Bend. I lived at this address since 1970. I've
18 been an R.N. in the intensive care unit at St.
19 Joseph's Community Hospital for over 16 years, and
20 before that I was employed by Washington County for
21 15 years. My husband and I have raised two sons in
22 West Bend. This definitely is my community and I'm
23 here to tell you that there is no doubt in my mind
24 that expansion of the Jackson sanitary sewer
25 service to include the new hospital site will be a

1 win/win situation for all. I can speak firsthand
2 to reasons why we need a new hospital in our
3 community. Safety, accessibility for recruitment
4 of new physicians in order to provide comprehensive
5 health care and in this day of the acute nursing
6 shortage, attraction, retention of good nurses and
7 other staff. All of these issues and more have
8 been debated for months. We must now move forward.
9 Like it or not, health care is now a business, and
10 we must be a competitive business if we want a good
11 community hospital. Why would this hospital be a
12 good neighbor? It's very obvious. The majority of
13 the acreage will be maintained in a park-like
14 setting, pleasant and healing for patients, more
15 pleasant for neighbors than strip malls and golden
16 arches. I urge you to vote for expansion. Thank
17 you.

18 MR. JOHNSON: Good evening. My name is
19 Tom Johnson, and I am the owner and president of
20 Universal Strap a manufacturer located in Northwest
21 Industrial Park of Jackson. I was recently a
22 member of the board of directors of the Jackson
23 Area Business Association. I am currently a member
24 of the board of directors of the West Bend Area
25 Chamber of Commerce, and I am also a member of the

1 board of directors of Synergy Health Foundation. I
 2 speak tonight as a resident of Washington County.
 3 My personal position is one of support for the
 4 expansion of the Jackson sewer service area to
 5 include the new hospital site. I'm personally
 6 aware from my own experience that when I accepted
 7 the board positions that I just mentioned, I
 8 assumed a responsibility to represent the good of
 9 the whole, not my own personal agenda, nor any
 10 other personal agendas that are brought forth to
 11 me. I am certain that for each of you the same can
 12 be said.

13 You have in front of you SEWRPC's staff
 14 recommendation to approve the addition of the
 15 hospital site to the Village of Jackson sewer
 16 service area. The recommendation details the
 17 project and its impact being well within the plans
 18 and capacities in place at this time and consistent
 19 with a 2020 land use plan. I would like to
 20 encourage a unanimous vote of approval, not only to
 21 acknowledge the properness of the plan project but
 22 also to provide a signal to everyone involved that
 23 it is time to work together to help the planned
 24 hospital become a significant part of our community
 25 as a whole. Thank you very much for your time.

1 MR. BEAVER: Okay. The next on deck is
 2 Cindi Thiede; is that correct, from Fond du Lac
 3 Moraine Park Technical College and following her
 4 Mike Miller, Mayor of West Bend.

5 MS. GENLUCCI: Hi. My name is Jackie
 6 Genlucci and I live at 1021 Aspen Place in West
 7 Bend. I have lived in West Bend for 38 of my 43
 8 years. My husband and I have two businesses here,
 9 and I've been very involved in various aspects of
 10 the community as a volunteer over time. I am a
 11 true and proud member. One of our businesses is
 12 the Pleasant Valley Tennis and Fitness Club located
 13 just east of here. We have been impatiently
 14 waiting for the opportunity for sewer service as we
 15 cannot expand again without it. We have been
 16 through two expansions since buying the club in
 17 1990 and hope to add courts and expand fitness in
 18 the future. The success of the hospital project
 19 gives us hope that this growth may some day be
 20 possible. Some may find it in this respect self
 21 serving, but we do feel we offer a value to the
 22 quality of life for many in Washington and Ozaukee
 23 Counties. We sincerely believe the hospital would
 24 be a great neighbor. We are all for progress and
 25 believe it does cost the community but adds to it

1 in a positive way. I do not represent myself as an
 2 expert on the subject of a hospital as a whole, and
 3 it is one reason I hesitated to speak on the
 4 subject. It seems, however, that there are many
 5 with a more negative outlook who do not share this
 6 feeling with their often uneducated opinions. All
 7 I know is that the people who really do know the
 8 ins and outs of this project, whether they are
 9 associated with the hospital or hired from the
 10 outside, believe without a doubt that this is the
 11 correct course of action.

12 They've invested their time and perhaps
 13 their reputations and the emotional opposition does
 14 not sway or disregard their opinions. Growth is
 15 inevitable and controlled growth is desirable. I
 16 enjoy green space as much as anyone, but the
 17 Highway 45 corridor is destined to be a developed
 18 area, whether it is a hospital or something else.
 19 The hospital is and will be an integral part of
 20 Washington County and I do not understand the quest
 21 to stand in the way of it being the best facility
 22 possible. I enjoy quotes and did some swapping
 23 with my 80-year-young mother-in-law. She recently
 24 sent me a quote from Ogden Nash that reads,
 25 progress might have been all right once, but it has

1 gone one too long. I for one do not agree with Mr.
 2 Nash. Do you?

3 DR. THIEDE: Good evening. My name is
 4 Dr. Cindi, C-I-N-D-I, Thiede, T-H-I-E-D-E. I'm
 5 vice president for teaching and learning at Moraine
 6 Park Technical College located in West Bend, Fond
 7 du Lac, and Beaver Dam. Currently Moraine Park
 8 offers 19 associate degrees, technical diplomas and
 9 certificate programs in the allied health arena
 10 including a strong associate degree in the nursing
 11 program in the West Bend area. Due to the
 12 increased demand for allied health graduates,
 13 Moraine Park has responded to this need as quickly
 14 as possible by expanding our allied health programs
 15 to offer four additional new associate degree
 16 programs in 2003, 2004.

17 We currently have a waiting of list of
 18 over 600 people for our associate degree nursing
 19 program and our practical nursing program. We have
 20 over 300 people interested in our four new
 21 associate degrees program that we have not started
 22 yet. We need to have our programs be able to offer
 23 clinicals in the new hospital. We need the new
 24 hospital to be built now, so that these new
 25 programs can be begin to have clinicals in 2004.

1 We need St. Joseph's Hospital to be built on the
2 site that they have purchased.

3 Health care is an essential service for
4 all Wisconsin citizens. Its availability,
5 accessibility and high quality are essential for
6 our citizens health and safety. With the growing
7 demand for health care, the new hospital will
8 provide the growth opportunities for students
9 wanting to pursue careers in health care. We need
10 the St. Joseph's Community Hospital to move
11 forward. Thank you.

12 MR. MILLER: Good evening. My name is
13 Mike Miller. I'm the Mayor of the City of West
14 Bend, M-I-L-L-E-R. And I'm not here to discuss
15 whether we need a new hospital in the City of West
16 Bend or in the area. We do need a new hospital. I
17 am here tonight to speak in opposition to extending
18 the sewer line west of Highway 45 at the
19 intersection of Pleasant Valley Road. There are
20 three main reasons that I oppose this extension and
21 they are, to my knowledge, there has been no
22 formal, and I stress formal, development plans for
23 this area by the Town of Polk or by Washington
24 County. People are already stating that this is
25 not a bad location for development because the

1 fairgrounds is already here. One mistake should
2 not lead to another.

3 Sewer extensions to the west of the
4 fairgrounds should not be made until a smart growth
5 land use plan is adopted for this area by the Town
6 of Polk. To do otherwise, would be having
7 development dictate land use and not the other way
8 around. The director of SEWRPC was on the smart
9 growth task force and voted to approve smart growth
10 and not to require a smart growth plan here would
11 be against everything that smart growth was
12 designed to do.

13 The second reason I'm opposed to this is
14 the State of Wisconsin has been working very hard
15 to preserve farm land and it has given many
16 incentives to maintain farm land with the largest
17 community use value assessment of farm land. This
18 type of rural development is the worst misuse of
19 farm land that one can imagine. Three, the third
20 reason is urban sprawl. The title of this
21 organization has one word in it that states your
22 entire mission and that is planning. To allow this
23 extension without any consideration for the urban
24 sprawl that this sewer extension will cause now and
25 in the future, would be shameful. For those -- for

1 these three stated reasons, I ask that you vote no
2 for the sewer extension at this time. Once a land
3 use plan for this entire area is developed and
4 approved and everyone knows what is planned for the
5 entire area, this area then should be reconsidered
6 for sewer extensions. Thank you.

7 MR. BEAVER: I need Ronald Komas,
8 K-O-M-A-S, Rick Miller and then John Mulherin.

9 MR. KOMAS: Good evening. Ronald Komas,
10 K-O-M-A-S. I live at 2855 Long Valley Road, Town
11 of Polk and I also have another house in the Town
12 of West Bend. I'm retired, and I currently serve
13 as the treasurer of Germantown school board so I
14 have watched the development of subdivisions, I've
15 lived in Washington County for over 20 years and
16 experienced its beauty and its growth, but I've
17 also experienced situations involving medical
18 treatment in Washington County. My wife died of
19 cancer after being treated first at St. Joseph's
20 Hospital in West Bend, Mount Sinai, Community
21 Memorial, Waukesha Memorial and she ultimately died
22 in Milwaukee Hospice. I'm attempting to build a
23 hospice in her name, Cathy's Hospice. I'm here
24 tonight to speak in favor of extending the sewer
25 lines to the new hospital site. Referring to the

1 June, 2003 regional water quality planning guide
2 for Jackson, you hear talk about extending sewer
3 service to a new subdivision and a future hospital.
4 Subdivisions continue to be added. I was just
5 recently informed that there is a new subdivision
6 called Prairie Meadows that's going to be added in
7 the near future.

8 As you saw tonight, SEWRPC, the Town of
9 West Bend, the Town of Polk have all recommended
10 approval and I urge you to do so. Urban sprawl,
11 progress, call it what you may. Times have
12 changed. We all know it's the right decision for
13 the citizens of Washington County. I urge to
14 approve the extension of sewer lines to the new
15 hospital facility. Thank you.

16 MR. MILLER: Good evening. My name is
17 Rick Miller, M-I-L-L-E-R. I reside at 233 Gray Fox
18 Court, Colgate, Wisconsin here in Washington
19 County. I am the owner's representative for the
20 new planned hospital. I'm also a resident, and I'm
21 speaking as a resident tonight. As a resident, I
22 am speaking in support of expansion of the Jackson
23 sewer service area at US Highway 45 and Pleasant
24 Valley Road, including the site of the new
25 hospital. Clearly the sewer service area expansion

1 does not constitute urban sprawl, and therefore I
2 support the expansion for the following reasons.

3 There will be no significant adverse
4 water quality impact attributable to the
5 development of the planned sanitary sewer service
6 area, nor will there be, will development of the
7 new hospital have a significant impact on traffic
8 as evidenced by the traffic impact study
9 commissioned by the hospital. The additional
10 sanitary sewer service area was considered and
11 planned for in design of the trunk sewer which now
12 serves this Washington County Fair Park. The
13 subject area of expansion was anticipated and
14 served by this trunk sewer from inception when the
15 original expansion was requested. A shared
16 services agreement that was referenced earlier
17 between the Town of Polk, the Village of Jackson
18 and Washington County, clearly mandates the
19 extension of sewer and water services to specific
20 geographic areas of which are graphically and
21 clearly depicted by exhibits within this agreement.

22 The subject expansion area is within
23 these designated geographic boundary. This
24 provides further evidence that the expansion of the
25 sewer services area was carefully planned for and

1 imminently anticipated. The expansion of the
2 Jackson sanitary sewer service to include the
3 hospital site was carefully planned for, clearly
4 anticipated, and as such is clearly not a case of
5 urban sprawl. For these reasons, I respectfully
6 request that the commission continue to recommend
7 this extension. Thank you.

8 MR. BEAVER: Following John, is Pat
9 Jacotta and Tom McClain.

10 MR. MULHERIN: Good evening. My name is
11 John Mulherin. I'm a resident of Hartford, 5587
12 Waterford Road, and my name is spelled
13 M-U-L-H-E-R-I-N. I am a president and CEO of the
14 Ziegler Company. We are the national advisor to
15 St. Joseph's Hospital, and I'm here this evening
16 with my colleague Dr. Mark Baumgartner of
17 Cedarburg. Mark is St. Joseph's investment banker
18 and has worked very closely with St. Joseph's
19 management board on the project. We're here this
20 evening, both of us, to speak in support of the
21 sewer service to include the hospital site as is
22 the recommendation of the SEWRPC staff. In our
23 capacity, our role, we regularly help a wide range
24 of not-for-profit health care organizations
25 generate capital to construct, renovate and expand

1 their facilities.

2 In 2002, we underwrote approximately 1.6
3 billion and a total of 56 financings nationally.
4 In Wisconsin, we have been actively involved in a
5 number of projects in large cities, such as
6 Milwaukee, small communities like Oconto Falls.
7 Currently, we're working with Mercy Health Systems
8 in Janesville on a series of projects in southern
9 Wisconsin and north central Illinois. In our role,
10 we come to evaluate and understand that every
11 community faces a high need for top quality health
12 care that is affordable and accessible to all. Our
13 sense of St. Joseph's, their board, management and
14 staff is that they have put together exciting and
15 viable plans for a first rate facility at an
16 excellent location.

17 As co-manager of Synergy Health's \$50
18 million bond issue, we evaluated their plans and
19 worked with the professionals they engaged to
20 formulate their plans. The bonds were readily sold
21 indicating strong interest in support of numerous
22 institutional investors. We evaluate this project
23 to be very high quality and we recommend extension
24 of the service. Thank you very much.

25 MS. JACOTTA: I've been a resident of

1 Washington County for the past 26 years and spent
2 15 years actively serving county government,
3 including 16 years as Washington County's
4 representative for the southeastern Wisconsin
5 regional planning commission. In both my roles as
6 county supervisor and as a member of SEWRPC, I
7 became extremely aware of the need for planning in
8 the use of land in order to properly handle the
9 future growth potential to southeast Wisconsin
10 without destroying the wonderful landscape which
11 makes this part of the state beautiful, valuable
12 and unique.

13 Some issues which have been addressed at
14 various levels of government include smart growth
15 legislation at the state level, Washington County's
16 own growth management task force, discussion of
17 farm land preservation at the national, state and
18 county levels. Additionally, many serving the
19 residents of this area helped develop the open
20 space land and the economic development plan
21 conducted at the direction of Washington County,
22 time and again has indicated just how dearly our
23 residents cherish the landscape and wish to retain
24 their green space.

25 With this history and background, I must

1 question the wisdom of extending the current water
2 and sewer service beyond its current design.
3 Extending the current service even slightly beyond
4 its current design without a boundary agreement
5 sets an ugly precedent of complying with and, yes,
6 even encouraging urban sprawl. If this extension
7 is granted, then what is the precedent we are
8 setting when the next request is made. How can we
9 say no to the next request. Will we ever say no.
10 If we do not draw a line now, are we not
11 contributing to urban sprawl and destruction of our
12 wetlands.

13 I ask those who are in the position of
14 power to make this decision, I'd also like to make
15 a statement that we never, the county board never
16 voted on the 1999 agreement that has come -- that
17 has been referenced many times. That was never
18 voted on by the county board. Also, there is a map
19 that we have that indicates when we started the
20 water and sewer that just show the heavy line. We
21 never really were shown a map in Washington County
22 that included the west of side of this building.
23 Thank you very much.

24 MR. MCCLAIN: (Parts of Mr. McClain's
25 statement were mumbled which resulted in only a

1 portion being transcribed.) My name is Todd
2 McClain. I live at 5300 Oak Ridge Road in the Town
3 of West Bend. I'd like to begin with a simple
4 quote from the stated Milwaukee river basin, a
5 report that the DNR published in August of 2001.
6 Quote, land use has the greatest impact on service
7 and ground water resource quality on the Milwaukee
8 River basin (inaudible) its population increases
9 and rural land (inaudible) to homes and
10 businesses -- pollution sources of surface and
11 ground water increase while habitat and water fowl
12 remain gray, unquote.

13 Back in 1992, the state completed a
14 priority pollution plan for the Cedar Creek going
15 into the Milwaukee River. It was revealed that
16 heavy metal concentrations from as far upstream as
17 Pioneer Road in Cedar Creek, and identified heavy
18 metal -- for production rules at 50 percent and
19 stated a need for further quote detailed
20 information, unquote, to be developed for
21 individuals in their place in the Village of
22 Jackson. Since the adoption of this plan, we have
23 no idea if these rules have been met. Although I
24 credit the Village of Jackson for having adopted
25 those rules to address new development, the

1 question remains and the DNR must insist if Jackson
2 is to foster further sewer development at yet
3 another interchange along Highway 45, it should
4 have to clean up existing problems as well as
5 identify them in the first place. To belabor the
6 environmental cost of this decision, we have the
7 prospect of a high capacity wells service
8 development where basin water levels have dropped
9 from one third -- one foot per year since 1950.

10 The point is the facilities should be
11 tied in where the municipal structure exists on
12 this 23 acres in the heart of West Bend for the
13 fundamental economy of the city that it's already
14 in. Fire, police and service are established, and
15 the transportation needs and consequences -- the
16 transportation needs are less than what is proposed
17 in this sewer service amendment, an amendment which
18 unfortunately is a consequence of a specific
19 development proposal only seven years since
20 Jackson's last addition when, indeed, the planning
21 for the sewer service amendments should be
22 (inaudible).

23 MR. BEAVER: Following Gary Herdrich,
24 Robert Gibson and Sue Foti.

25 DR. HERDRICH: I'm Gary Herdrich,

1 H-E-R-D-R-I-C-H, family physician at the West Bend
2 Clinic. I'm currently the chief of staff at St.
3 Joseph's Community Hospital, and I've lived in
4 Washington County for 25 years. I am in favor of
5 extending sewer and water to the proposed hospital
6 site. Medicine is an extremely competitive
7 business. It is getting exceedingly more difficult
8 to recruit physicians, especially specialty trained
9 physicians. Likewise, it is getting difficult to
10 recruit the integral medical support staff,
11 especially nurses, operating room personnel and lab
12 and x-ray techs. We believe that by locating our
13 new hospital at Pleasant Valley/45, this will allow
14 time efficient accessibility, thus enabling us to
15 attract both physicians and supporting staff and
16 maintain our current teams.

17 Multiple independent consultants have
18 concluded that Pleasant Valley/45 is an ideal
19 location to build our community hospital. It will
20 be centrally positioned to provide medical care to
21 our current service area. The hospital plans to
22 build on 140-plus acres has the makeup of a good
23 neighbor. The development will be an esthetically
24 pleasing, healing environment. It will allow for
25 approximately two-thirds preservation of green

1 space, and it's a far cry from a gas station and
 2 fast food store or strip mall. The corridor from
 3 Milwaukee to West Bend has steadily filled in the
 4 past 25 years. The 45 bypass with off ramps at
 5 Pleasant Valley has invited development. The Town
 6 of Folk has appropriately planned for this form of
 7 development with its long-range plan and zoning of
 8 the proposed hospital site. The county planned for
 9 development in this area when it moved the fair
 10 grounds here in 1999. The 1999 sewer agreement
 11 with the Village of Jackson included our purchase
 12 site. SEWRPC must have agreed as it recommended
 13 larger pipes to allow for future expansion. The
 14 working group of SEWRPC sees the plan as legally
 15 and ecologically sound. I ask that SEWRPC
 16 recommend extension of sewer and water to the
 17 proposed hospital site at Pleasant Valley/45.
 18 Thank you for allowing me to speak.

19 MR. BEAVER: Following Sue Foti will be
 20 Bob Bodemsteiner.

21 DR. GIBSON: My name is Dr. Robert
 22 Gibson. I live at 630 Summit Drive in West Bend.
 23 Thank you for the opportunity to speak. I am a
 24 West Bend born and raised physician. Since
 25 returning here approximately 14 years ago, I've

1 been instrumental in helping build the seven-person
 2 family practice clinic into what West Bend Clinic
 3 and Synergy Health represents today. I am here in
 4 support of the expansion of the Jackson sewer
 5 service area to include the new hospital site. Our
 6 opposition is opposed to a new hospital at this
 7 site. I highly doubt that they are opposed to any
 8 development at this site. The urban sprawl
 9 argument is just the latest spin. Do the right
 10 thing. Recommend extension of the sewer service to
 11 allow the construction of a new facility, with all
 12 of the modern and updated technology that this
 13 community and region deserves. I appreciate the
 14 opportunity to share my views.

15 MS. FOTI: My name is Sue Foti, F-O-T-I.
 16 My address is N167 W21290 South Street, and I live
 17 in Jackson, and as a resident of this community, I
 18 support the expansion of the Jackson sewer service
 19 area to include the new hospital site. I feel that
 20 the new hospital by virtue of its unique role in
 21 the community will have a very positive impact in
 22 this area. In essence, its presence will enable
 23 the entire community encompassing West Bend,
 24 Jackson and surrounding areas to experience a
 25 higher level of services and, therefore, add

1 greatly to the quality of life for all residents.
 2 Frankly speaking, building a hospital at this site
 3 will provide the most benefits for the post people.

4 Since the extension of sewer and water
 5 for this location has previously been mandated, it
 6 seems a logical step to allow a facility of the
 7 status of St. Joseph's Hospital to be a major part
 8 of a positive pattern of development in this area.
 9 I am impressed with the hospital plan that I have
 10 studied, particularly with its strong emphasis on
 11 providing the highest quality of services and the
 12 safest possible environment for its patients. This
 13 plan is setting standards that are even now
 14 receiving national attention.

15 Looking ahead to the future of St.
 16 Joseph's Hospital and the entire community, it's
 17 important that we as residents of this community
 18 take an active role in promoting quality facilities
 19 that will serve as a pattern for responsible
 20 development. I believe my participation here
 21 tonight is part of that participation. To sum up,
 22 allowing expansion of the sewer service area to
 23 include the new hospital site is a decision that
 24 will provide many beneficial outcomes for now and
 25 into the future. Thank you.

1 MR. BEAVER: Following Mr. Bodemsteiner,
 2 Joanne Kieckhafer and Mary Franz.

3 MR. BODEMSTEINER: I'm Bob Bodemsteiner,
 4 B-O-D-E-M-S-T-E-I-N-E-R. I'm chairman of the board
 5 of the West Bend Clinic and a member of the board
 6 of Synergy Health. I have lived in the Town of
 7 West Bend for over 25 years. Surprisingly, I'm in
 8 support of the expansion of the Jackson service
 9 area to include the new hospital site. The
 10 proposed hospital site is not only the best option
 11 for the new hospital location, but makes for
 12 excellent land use. This use is consistent with
 13 the decisions made by local governing bodies
 14 several years ago. There is no basis for the
 15 argument that this facility will promote further
 16 development of the Cedar Lakes region. If one were
 17 to drive the freeway from Illinois to UP, you would
 18 be hard pressed to find an interchange without four
 19 corner development. But if you look closely, it is
 20 clear that development parallels the highway and
 21 does not spread in a perpendicular manner. We all
 22 know this controversy is not about urban sprawl
 23 anyway. It amazes me to find that the West Bend
 24 business owners like Kurt Penny or even current
 25 West Bend CEO like Ray Rebben and Tony Warren

1 continue to fight this development. What will be
2 the cost to this community if this project is
3 derailed.

4 For over 15 years, I have been involved
5 in various unsuccessful efforts to come up with a
6 suitable plan for the old hospital site. If this
7 project is derailed, rebuilding the old site just
8 is not going to happen. This issue is not unique
9 to our community. The old must accept change, cry
10 as we might, we can't maintain the old horse and
11 buggy days. If that were the case, this city would
12 not have been built.

13 Members of the SEWRPC board, I talk to
14 patients every day, notwithstanding (inaudible) the
15 vast majority get it. We have solid support for
16 this project where it counts the most. When this
17 last regulatory hurdle is finally cleared, we would
18 ask the other side to find the courage to let it
19 go, get over it and work with us on this vital
20 community project. Thank you.

21 MR. BEAVER: Following Mary Franz will be
22 Mike Murphy.

23 MS. KIECKHAFFER: My name is Joanne
24 Kieckhafer, K-I-E-C-K-H-A-F-E-R. I live at 5717
25 Paradise Ridge in the Town of West Bend. Many of

1 you knew my husband Jim. He was on the 2020
2 planning commission committee for the City of West
3 Bend and surrounding area. And also on the
4 hospital board that selected the site. My husband
5 Jim was very involved in the community and was one
6 of a group of committee members that selected the
7 new site of the hospital at Paradise Valley and 45.
8 Although Jim left me in February, I am here to
9 represent his wish. With many hours of research
10 and hard work he has contributed, Jim objectively
11 looked at all data presented regarding the new
12 hospital at a new location versus building a
13 hospital at the current location. He concluded and
14 supported that the new hospital should be built at
15 a new location, therefore, as a member of the
16 facility committee, he supported and recommended to
17 build a new hospital at Paradise Valley. I am here
18 representing my family as well as Jim in support of
19 expansion of the Jackson sewer service area to the
20 site of the new hospital. Thank you.

21 MR. BEAVER: Following Mike Murphy will
22 be Virginia O'Meara.

23 MS. FRANZ: Good evening. My name is
24 Mary Franz. I live in the Town of Polk at 4349
25 Hillside Road. I would say with scientific

1 certainty tonight that in the next 50 or 60 years
2 none of us will be here. No matter what the
3 technology is, no matter what our educational
4 status is, no matter what we've done or haven't
5 done in this community, we won't be here. So our
6 legacy to this community is the quality and care in
7 which we raise our families as well as what we do
8 to create a better community for future
9 generations. The Town of Polk -- I've lived in the
10 Town of Polk for 22 years and I've lived in
11 Washington County for almost 50. I've seen a lot
12 of change. But currently the Town of Polk does not
13 have a smart growth plan, we do not have boundary
14 agreements with the adjacent municipalities around
15 us. This type of development strongly affects the
16 residents of Town of Polk, and I have been involved
17 through the years and expressed interest in the
18 local activities of our township. However, when
19 you bring a large facility such as this, and this
20 agreement that was mentioned where in 1999, or the
21 agreement between the towns, villages and the
22 county existed, that allowed for three owners of
23 the property on the west side of 45 to have the
24 potential for the expansion of sewer and water,
25 just three property owners.

1 This type of growth, random growth which
2 will bring with it additional fast food
3 restaurants, mini marts and such, is going to
4 affect the quality of life for the residents of the
5 township, which have come here for rural type
6 living. We have rural zoning, and I feel that our
7 local township has not taken the interests of the
8 town to heart. And I would strongly discourage you
9 to allow for the expansion of sewer and water for
10 this development. Thank you.

11 MR. BEAVER: Following Virginia O'Meara
12 will be Rick Leitheiser.

13 MR. MURPHY: My name is Mike Murphy. I
14 live at 4221 County Aire Drive in the Town of
15 Jackson. I'm here to support the expansion of the
16 Village of Jackson sewer service to the hospital
17 site. A little information about me. I'm not a
18 life-long Washington County resident, but I have
19 lived here for about 10 years in the house that my
20 wife and I built. We're currently raising our
21 three kids, including one that's starting school,
22 one that's in grade school, and one in high school.
23 I feel I'm very much a part of the community. I'm
24 also the vice president of patient care services at
25 St. Joseph's Community Hospital, and I know we're

1 doing something very, very special in health care
 2 right now. I've had the privilege of helping
 3 design the hospital with numerous physicians,
 4 nurses, x-ray techs, lab techs, and many other too
 5 numerous to mention. I've also had the opportunity
 6 to speak to representatives from some prestigious
 7 organizations such as Mayo Clinic in Rochester,
 8 Johns Hopkins in Baltimore, many other places,
 9 Boston Mass in Boston Massachusetts, Sloan
 10 Kettering in New York. Everybody is very, very
 11 much interested in our hospital design for patient
 12 safety. We are doing something very, very special,
 13 and we are going to change the face of health care
 14 in United States right here in Washington County.

15 That's something very, very special and I
 16 think a lot of people don't recognize that right
 17 now. Other prompts, I love the outdoors and
 18 nature, that has propelled me into a chairman's
 19 position for the development of a prairie on the
 20 current site. We're looking at developing 20 acres
 21 of prairie to the north and west of the hospital,
 22 in the first section of prairie development.
 23 Combining this with walking trails, with ponds,
 24 we're putting together a healing environment to go
 25 along with the healing environment that we're

1 putting together internally. When you combine all
 2 this together, this just does not meet my
 3 definition of urban sprawl. Thank you for your
 4 time.

5 MR. BEAVER: After Rick Leitheiser, we
 6 have Jeffrey Smale.

7 MS. O'MEARA: Good evening. I'm Virginia
 8 O'Meara, O-M-E-A-R-A. I lived in this community
 9 for more than 50 years. I have lived in this
 10 community. I have lived in this community for more
 11 than 50 years, and I'm the mean mother of seven
 12 children. SEWRPC has a land use plan 2020 part of
 13 which recommends that as part of urban growth that
 14 it discourage, even reduce urban sprawl. So Mr.
 15 Kelly, Ms. Schoenback and the hospital board in
 16 their defiance choose to ignore this suggestion.
 17 Is it not urban sprawl to yank the hospital from
 18 inside our city where it's accessible to most of
 19 the people and plunk it in the middle of farm land.
 20 Since water and sewer on the west side of 45 near
 21 PV will enable this travesty, I urge SEWRPC to deny
 22 this request. Thank you.

23 MR. BEAVER: Following Rick Leitheiser
 24 and Jeffrey Smale will be Betty G-U-M, might be
 25 Gum.

1 MR. LEITHEISER: Good evening. My name
 2 is Rich Leitheiser, L-E-I-T-H-E-I-S-E-R and I
 3 reside at 1103 Timberline Drive in West Bend, and
 4 am currently the president of M & I Bank in West
 5 Bend and also the president of the Synergy Health
 6 Foundation Board. I'm here tonight to talk as a
 7 business leader in the community in West Bend in
 8 Washington County. I want to support the hospital
 9 and I'm really here to talk about development. My
 10 remarks are brief and really very simple.
 11 Development of this site does represent I think
 12 good plan development and does compliment the
 13 foundation of development that has already occurred
 14 and been planned for at this intersection. The
 15 village's -- the request for extension of services
 16 in this area is consistent by or with decisions
 17 made by local government certainly years ago to
 18 bring service to the area and to develop this fair
 19 park, and many of those decisions -- those
 20 decisions made were supported by many of the people
 21 in this room, I think on both sides of issue.
 22 Consistent with that, the proposed hospital does
 23 represent good development, and I do support the
 24 proposal and I do recommend that you support that
 25 with the Department of Natural Resources. Thank

1 you.

2 MR. SMALE: Hello. I'm Jeff Smale,
 3 S-M-A-L-E, I'm here in support of the --

4 MR. BEAVER: Address, please.

5 MR. SMALE: 1131 South Silverbrook Drive.

6 I'm here in support of extension of the Jackson
 7 sewer service to the new hospital site. I believe
 8 the people here that are speaking against the sewer
 9 extension are truly not against the development of
 10 this area for the most part into an institutional
 11 site, and would vote for or recommend this sewer
 12 extension if a high school or a simpler institution
 13 were to be built. They believe that the new
 14 hospital will add to their health costs and will
 15 add to the transportation time for the individuals
 16 who currently live close to that present hospital
 17 site. They have chosen to ignore the multiple
 18 benefits that this new hospital will provide for
 19 them and other individuals. Even the Mayor, I
 20 think unfortunately has chosen to ignore the
 21 benefits of the people of West Bend like myself who
 22 will gain from this.

23 This committee today for SEWRPC -- I
 24 don't believe this committee meant to address those
 25 concerns. I believe the hospital has spent a lot

1 of good effort and money developing an exciting new
2 hospital for people in this Washington County. And
3 the concerns of those currently opposing the new
4 hospital continue to need to be addressed, but this
5 is not the format to do so. Expanding the sewer
6 service area into the new hospital site is
7 consistent with plans developed even informally
8 several years ago for this intersection, and I
9 believe should be approved. Thank you for your
10 time.

11 MR. HRAN: (This statement was mumbled
12 and very hard to hear. It was transcribed as best
13 as could be heard.) My name is Lester Hran and I
14 live 806 Spring Drive, West Bend, Wisconsin spelled
15 H-R-A-N. Village of Jackson has requested
16 Southeastern Wisconsin Regional Planning Commission
17 also be referred to as SEWRPC to consider extending
18 municipal sewer and water to the building of the
19 west side of Highway 45 bypassing (inaudible).
20 When they evaluate this proposal, I believe that
21 SEWRPC will consider the history of a smart growth
22 plan that were made by Washington County residents,
23 representing the broadest possible concepts in
24 Washington County. (Inaudible) and
25 environmental agencies. The need for urban growth

1 development is the number one subject that needed
2 defending. Response to this Washington County
3 board chairman appointed a growth management
4 faculty. 20 county residents again representing
5 the broadest concepts representing (inaudible) met
6 many times from 1997 to 1998.

7 From that effort, the following
8 recommendations were made. One, Washington County
9 should adopt the SEWRPC 2020 regional planning use
10 plan. Two, boundary agreements should be actively
11 pursued between cities and villages. This process
12 should also include public water and sewer areas.
13 Which could be a part of the efforts to establish
14 stable municipal boundaries. SEWRPC has a firm
15 regional land use plan and it's many for the county
16 highway. 2020 plan were one plan seeks to
17 discourage and reduce urban sprawl, we recommend
18 that new urban development occur largely at the
19 existing state and in defining urban growth areas
20 emanating outward from existing urban sites. The
21 regional use plan recommended the statement of a
22 centralized regional plan and seeks to reverse the
23 planned current land use development trends. The
24 plan recommended that the extension of rural use of
25 almost all the remaining plans for public land

1 consisting of a most productive farm lands. This
2 all flies in the face of SEWRPC.

3 A CITIZEN: Good evening. I have lived
4 in this community for 50 years. When I came into
5 this community I lived in Jackson and we had a
6 business in Jackson, and we watched the 45 bypass
7 area develop along that bypass, and when I went
8 into Jackson in 1953, the population was 261. It
9 is now over 4,000. So I think Jackson did pretty
10 good. In 1953, I began working at St. Joseph's
11 Hospital. I worked for the Sisters of the Divine
12 Savior. When it was taken over as a community
13 hospital, I worked for or with Mr. Fred Brewery.
14 In August, 1990, I joined the West Bend clinic as a
15 team leader in the x-ray department. I have been
16 an x-ray technician for 51 years. At my age and my
17 husband's age, we are looking forward to an
18 advanced medical facility. This hospital will
19 attract excellent doctors, surgeons and medical
20 employees. They will be able to hire all of the
21 employees and retaining them will be a plus because
22 this is a state-of-the-art hospital. As a member
23 of this community and of this county, I strongly
24 support the extension of the Jackson service sewer
25 area to include the new hospital site at Highway 45

1 and PV. Thank you for considering my support and
2 taking the time to listen to me.

3 MR. BEAVER: Following Richard Finch is
4 Artie Ziegler.

5 MR. FINCH: I'm Richard Finch and I
6 reside in the Town of Farmington, F-I-N-C-H, Town
7 of Farmington at 8979 Paradise Road, Kewaskum. I
8 support the Jackson sewer expansion to the new St.
9 Joseph's site. People who know me call me greedy.
10 I think we should be doing more to control sprawl,
11 preserve open space, and save good farm land to
12 assure good production capacity for future
13 increased populations. These concerns have led me
14 to my involvement in programs that protect land
15 from development. But I realize that not all open
16 land and all farm land can be preserved, and
17 obviously other uses must be accommodated. An
18 example of this in Jackson -- is when the Town Folk
19 zoned the northwest corner of PV and 45 from
20 agricultural to business.

21 The highway location in proximity to the
22 municipalities, sewer and waterways had to be a
23 strong consideration, and a lot of people thought
24 it was a wise idea. If there was a problem with
25 sprawl at that point, I believe the time to voice

1 it was then before the die was cast and not at the
2 9th hour. Also, I think the hospital holds some
3 strong potential to environmentally improve the
4 part of the land that we don't occupy immediately
5 and there is going to be a lot of green open space,
6 the outlands and some wetlands are going to be
7 ecologically improved, and that's going to be a
8 plus. Again I'm in favor of the expansion. Thank
9 you.

10 MR. BEAVER: We've jumped around a little
11 here. Don Berchem is up next and then followed by
12 Artie Ziegler and Molly Hatfield.

13 MR. BERCHEM: My name Bob Berchem,
14 B-E-R-C-H-E-M. I live at 4991 Hillside Drive, Town
15 of West Bend. I'm here to oppose the development
16 of land west of Highway 45. It's amazing to me
17 that is SEWRPC who has come forward many times and
18 spoke of the needs to discourage and reduce urban
19 sprawl and to retain fine agricultural land in
20 rural form would come out and recommend that this
21 development take place. I'm really amazed at that
22 recommendation. And Mr. St. Peter doesn't like the
23 word urban sprawl. Maybe we ought to call it urban
24 erosion. I live out here. I've lived out here for
25 about 40 years, and I've lived here because I like

1 the rural atmosphere and I like the green space.
2 If we continue to do all this rich development,
3 pretty soon the whole flavor of Washington County
4 is going to change to the point where we might as
5 well move down to Chicago or move to Milwaukee or
6 perhaps we might want to look at the development
7 that took place on Bluemound Road and see if we
8 want to continue that kind of development. As
9 SEWRPC stated, this might be planned development,
10 well, 15, 20 years ago, they probably called
11 Bluemound Road planned development also. I think
12 it's a disaster, and I don't want to see those type
13 of disasters happening in Washington County. Thank
14 you very much.

15 MR. ZIEGLER: My name is Artie Ziegler,
16 Z-I-E-G-L-E-R. I live at 5409 (inaudible) Village
17 Road in the Town of West Bend. A terrible mistake
18 was made about five years ago when Washington
19 County, the Village Jackson and SEWRPC collectively
20 agreed to permit extension of sewer and water to a
21 location of this area. Since SEWRPC violated its
22 own 2020 plan by endorsing this urban sprawl, the
23 geographic location of Washington County
24 Fairgrounds is commendable, however, sewer and
25 water service to this location could have been

1 provided at far less than the 5.8 million dollars
2 that was actually spent. Perhaps as much as 90
3 percent of the cost could have been saved using the
4 strong (inaudible) approach employed by Cedar
5 Canning System at County Trunk Z. This type of
6 sewer service would have eliminated the need for
7 the tiering. Two wrongs never make a right. The
8 sewer and water lines are in and clearly service
9 the land illustrated on maps west of Highway 45,
10 which is compromised of just three land owners.
11 How these particular parcels were selected remains
12 a cloudy issue in my mind. The Washington County
13 board of supervisors never passed a resolution
14 expressly authorizing these three parcels west of
15 Highway 45 to be developed.

16 In fact, most of the supervisors on the
17 board at the time and currently that are serving at
18 that time have no recollection of this issue being
19 discussed at any county board meeting. Contrary to
20 ads run by our local hospital, the word about town
21 for county plan is business development on the west
22 side of Highway 45 near PV from the late '90s is
23 contrary to 1998 when the Washington County board
24 endorsed the recommendation of the growth
25 management plan which does not contemplate

1 development or urban sprawl in area. I
2 respectfully urge SEWRPC commissioners to deny the
3 sewer and water application and not open the urban
4 sprawl west of Highway 45.

5 MR. BEAVER: Following Michael
6 Schlotfeldt is Frank Alliet and then Molly
7 Hatfield, please.

8 MR. SCHLOTFELDT: Hi. My name is Mike
9 Schlotfeldt, Alderman of the Sixth District for the
10 City of West Bend. I'll spell my name,
11 S-C-H-L-O-T-F-E-L-D-T. Basically I will be brief.
12 I am against the proposal of extending sewer and
13 water to the hospital site. I believe that it will
14 destroy pristine farm land, and it would happen
15 without a boundary agreement between the Town of
16 Polk, and the Village of Jackson which I believe
17 needs to be done before such proposal goes forward
18 and third, poor planning causes urban sprawl. The
19 Town of Polk needs to develop a comprehensive land
20 use plan before development should occur. Plans
21 should be well thought out and not be dictated.
22 Thank you.

23 MR. BEAVER: Frank Alliet and then
24 following Molly Hatfield is Patrick Gardner.

25 MR. ALLIET: My name is Frank Alliet, 831

1 Wellington Drive, West Bend, Wisconsin and it's
 2 spelled A-L-L-I-E-T, and I am here to oppose the
 3 extension of the sewer and water project. The
 4 proposed St. Joseph's Hospital relocation to the
 5 Town of Polk represents the worst of urban sprawl.
 6 The proposal would require a municipality to
 7 provide, operate and maintain costly water and
 8 sewer services, fire and police services, and
 9 street services in this case several miles from its
 10 existing boundaries. As a nonprofit organization,
 11 the hospital would not be paying taxes to support
 12 these services so the residents of communities in
 13 this case Jackson would have to pay those costs.

14 An eye toward development would provide
 15 credence to further development. With municipal
 16 services already there, developers will come
 17 largely at costs to others. Higher property values
 18 and offers from developers will put more pressure
 19 on farmers to sell their lands for annexation and
 20 development.

21 Contrary to the wishes and carefully
 22 thought out plans of many communities involved,
 23 development will almost surely continue once the
 24 cat is out of the bag. Not allowing such an urban
 25 development encourages revitalization and renewal

1 of existing incorporated lands. Building where
 2 municipal services already exists helps to contain
 3 costs and increase efficiency and there are
 4 benefits to all in the preservation of the rural
 5 nature of townships. I ask you to say no to urban
 6 sprawl. I ask you to say yes to urban renewal and
 7 in fairness to the taxpayers who provide municipal
 8 services agree that an institution that requires
 9 municipal services needs to locate in a
 10 municipality. Allowing such a urban development is
 11 a dislocation to communities. Experience suggests
 12 that we are never more than a few dislocations away
 13 from urban sprawl, so I ask you to deny the
 14 proposal. Thank you.

15 MS. HATFIELD: My name is Molly Hatfield.
 16 I live at 113 Concord Lane. I'm here speaking in
 17 opposition of the extension of sewer and water to
 18 the west side of Highway 45. Urban sprawl is a
 19 negative term that describes uncontrolled or
 20 reactionary urban growth that results in the loss
 21 of valuable farm land, natural landscape and
 22 ecosystem, air and water pollution from increased
 23 driving and creation of waste products, congested
 24 roadways, and finally higher taxes and cost for
 25 municipal services. The opposite of urban sprawl

1 is called smart growth. The EPA refers to smart
 2 growth as development that contributes to healthy
 3 family based communities with a clean environment
 4 to give people the choice to walk, ride a bike,
 5 take transit or drive. Sounds like West Bend. And
 6 also the decisions that prefer broader public good
 7 against narrow other private interests.

8 The establishment of St. Joseph's
 9 Community Hospital at PV and 45 will sacrifice a
 10 potential for such smart growth. Although hospital
 11 officials said there are going to be better
 12 physicians to serve of the needs of community, in
 13 fact, they are moving out of the community that
 14 presents the largest single sector of it
 15 building -- or business, excuse me, employees,
 16 patients and visitors who were once within walking,
 17 biking, taxi service or a short commute will be
 18 forced to drive or find rides to the new hospital.
 19 Except for Highway 45, the county roads leading to
 20 the new location are narrow with inadequate
 21 shoulders. Many who will utilize the hospital will
 22 not take 45. They will take county roads. There
 23 will be needed improvements on Mayfield Road,
 24 County PV and County NN and maybe others. Who will
 25 pay for upgrades? Of course, it will be taxes.

1 Economic realities right now are that
 2 federal, state and county governments are in fiscal
 3 crises. Where will these funds be found to
 4 transform PV into a four-lane road with turning
 5 lanes, traffic signs and adequate street lighting?
 6 These improvements along with increased plowing,
 7 the road maintenance costs will be paid through
 8 more taxes on Washington County residents. I ask
 9 that SEWRPC and DNR realize that giving the
 10 hospital the go-ahead is contrary to the concept of
 11 smart growth and will not serve the broader public
 12 good. Thank you.

13 MR. BEAVER: Following Patrick Gardner
 14 will be Prudence Pickway.

15 MR. GARDNER: My name is Patrick Gardner,
 16 G-A-R-D-N-E-R. I reside at 6916 Cedar Street in
 17 the City of Wauwatosa. I'm an independent
 18 physician. I practice at St. Joseph's Community
 19 Hospital and I'm here to speak in support of the
 20 Village of Jackson's request for and the Regional
 21 Planning Commission support of the proposed
 22 extension. I commute to this area everyday. And I
 23 do that because you all are blessed by and I think
 24 often very much take for granted a quality hospital
 25 staff and very dedicated physicians. Their

1 continued presence here is not a guarantee.

2 The Village of Jackson and the hospital
3 are working together to allow creation of a new
4 health care facility to serve the residents not
5 only of Washington County but surrounding
6 communities in an efficient, caring and
7 professional manner. This development represents
8 an opportunity for us to create a foothold to
9 provide quality care for this community for decades
10 to come. I would argue that is smart growth. I
11 recognize the need for and the value of a facility
12 that meets the needs for this vital and growing
13 community.

14 From a sewer and water perspective, the
15 commission has shown that this agreement is viable,
16 and it should be approved. From a health care
17 perspective, the agreement is a means to future
18 quality care. The opportunity to create new and
19 innovative institutions such as a new hospital,
20 come along seldom. You have such an opportunity
21 and rather than sprawl, this does represent smart
22 growth and healthy continuation of planning for
23 this community for decades to come. I thank you
24 for your time and urge support of the proposed
25 expansion.

1 MR. BEAVER: Prudence should be next. We
2 went out of order a little bit. Then Gunter will
3 follow her.

4 MS. PICKWAY: My name is Prudence Pickway
5 and I reside at 1203 Evergreen Street in West Bend.
6 And I'm here this evening because I share the
7 concerns about expanding sewer and water to
8 facilitate development west of Highway 45 and
9 Pleasant Valley. I think it is naive to assume
10 that further development will not follow. I don't
11 think it will be a trickle-down effect, I think it
12 will be deluge, putting a great strain on the
13 infrastructure and many other services. The vision
14 of quiet country roads become brightly lit
15 thoroughfares to compensate unplanned and
16 heretofore unexpected usage is very disturbing.
17 It's my understanding that in 1998 the county board
18 endorsed the recommendation of its own appointed
19 growth management task force which in turn
20 recommended the adoption of the SEWRPC regional
21 land use plan number 45. A cornerstone of this
22 plan was to limit urban sprawl especially in
23 existing rural areas, but to promote intergrowth in
24 areas that were already developed. I don't think
25 anything has changed. I don't think the board has

1 communicated a change in philosophy.

2 We must preserve and treasure our
3 remaining rural areas as we do the quality of life
4 they represent. Granting sewer and water extension
5 would violate those values and I ask you to say no.

6 MR. BEAVER: Following Gunter is Jeffrey
7 Donial on deck, and he's followed by Timothy
8 Mitchum.

9 MR. WOOG: (The following statement was
10 mumbled and very hard to hear. It is transcribed
11 as best as could be heard.) My name is Gunter
12 Woog. It's spelled G-U-N-T-E-R, W-O-O-G. I live
13 5435 College Drive in the Town of West Bend. Being
14 the former town chairman of the Town of West Bend
15 and CEO of (inaudible) International for the last
16 30 years in West Bend also. I served on the
17 Washington County task force committee. I was one
18 of the originators of the long-term land use
19 boundary agreement in the City of West Bend
20 (inaudible). The intended move by West Bend
21 hospital to its chosen site is in diametric
22 opposition of the findings and recommendation of
23 that task force committee, SEWRPC's own planning
24 processes as well as every definition of
25 predictable urban sprawl. Great medical facilities

1 are created by extraordinary (inaudible) with a
2 vision on medical care not on facilities.
3 (inaudible.) The medical facilities are ones
4 patients seek out because of their results and
5 reputation not their convenience. Mayo Clinic is a
6 classic example of an inconvenient location but
7 patients come from all over the state --
8 (inaudible.) They are not near an expressway --
9 -- they are not even near an expressway.
10 Convenience is superficial and is no substitute for
11 results and substance. The hospital is the
12 community hospital paid for by the community and it
13 not does not need to be stolen from the community
14 that funded it all of these years. They are
15 winning the battle but ultimately losing the war.
16 There is ample room for expansion at its current
17 site and (inaudible). Relocation of St. Joseph's
18 Hospital is certainly predictable urban sprawl,
19 area health care must be based on service for the
20 community, medical excellence and not on individual
21 profits in communities. The voice of reason is
22 screaming out for intervention here and you have
23 the power to help choose that just cause. Thank
24 you very much.

25 MR. BEAVER: Following Timothy Mitchum

1 will be John Dietrich.

2 MR. DONIAL: My name Jeff Donial. I live
3 at 2668 Highway 164 in Town of Polk and I'm a
4 member of the Highway J Citizens Group. I am
5 strongly opposed to both the planned relocation of
6 the hospital to the Town of Polk and the Village of
7 Jackson's proposal to expand sewer and water
8 service, to this now predominantly agricultural
9 area. The hospital move and sewer and water
10 extensions have devastating negative impacts in
11 this area, and would cause uncontrolled urban
12 sprawl much like what has occurred on Bluemound
13 Road and Capitol Drive in Waukesha County. This
14 fine agricultural landscape between West Bend and
15 Jackson then will be filled with gas stations,
16 restaurants, strip malls, office complexes and
17 industrial parks.

18 For four years now the Highway J Citizen
19 group has actively opposed a Wisconsin DOT
20 four-lane expansion of Highway 164. This
21 unnecessary four-lane expansion would also fuel
22 uncontrolled urban sprawl right through the middle
23 of Washington County. In 1990, SEWRPC recommended
24 extending what was then Highway J north of Highway
25 41 following Highway NN and Z up to Highway 33 and

1 beyond. Luckily, because of strong, well organized
2 citizen opposition in the Towns of Polk and West
3 Bend this plan was rejected. Now with this
4 proposed hospital move and sewer and water
5 expansion, traffic volumes on many nearby roads
6 servicing this site will greatly increase causing
7 even more urban sprawl and environmental damage to
8 this pristine area. These roads all eventually tie
9 into Highway 164, where the Wisconsin DOT now wants
10 to create a major, north/south thoroughfare through
11 our county.

12 Due to increased traffic volumes created
13 by the hospital move and sewer and water
14 extensions, SEWRPC may decide once again to revisit
15 the previously rejected plan to extend Highway 164
16 northward into the environmentally sensitive Five
17 Lakes area. For these reasons, I am vigorously
18 opposed to both the hospital move to the Town of
19 Polk and the Village of Jackson's sewer and water
20 extension plan. Therefore, I strongly urge SEWRPC
21 to immediately reject the sprawl and plans. Thank
22 you and I submitted more detail written comments to
23 be part of the official public record.

24 MR. MITHCUM: Timothy Mitchum, 3530
25 Paradise Drive, West Bend. Last Saturday the West

1 Bend Daily News ran an editorial entitled sprawl
2 brawl. In it, they cited as reasons not to oppose
3 the move by the hospital the history of lack of
4 opposition to sprawl by the same people who now
5 lead the battle against moving the hospital. If
6 you believe the mistakes of the past somehow
7 justify mistakes of the future, our honorable
8 editor has a point. But as Confucius pointed out
9 that history is a vast early warning system. It
10 should be used as a tool for wiser decisions not as
11 an excuse for new errors. Extending sewer service
12 west of Highway 45 to accommodate a new hospital
13 would unquestionably produce sprawl. You members
14 of SEWRPC have certainly seen this happen
15 repeatedly elsewhere. I ask you to use that
16 knowledge as an early warning system here tonight.
17 It is said that those who do not remember the past
18 are condemned to repeat it. Mistakes of the past
19 do not warrant new mistakes. As strongly as I can,
20 I ask you not to recommend extension of the sewer
21 service to the proposed new hospital site. Thank
22 you.

23 MR. DIETRICH: My name is John Dietrich.
24 I live at 5704 Paradise Ridge in the Town of West
25 Bend. I was on the hospital board for 15 years and

1 left because of terminal illness. I was a coach
2 here of the cancer care fund drive, center fund
3 drive with the city -- to the hospital. I believe
4 that reasonable people can disagree. I support a
5 new hospital. I have a record of supporting the
6 hospital administration and the medical staff for
7 the 25 or 30 years that I've lived here in West
8 Bend since coming back. I also oppose moving the
9 hospital to PV and 45. The insidious effect of
10 urban sprawl is clearly seen in Waukesha County.
11 What was once a beautiful roving area, dotted with
12 lakes, is now an ugly scar on a landscape. Surely
13 we need no more evidence to what occurs in the
14 absence of planning. It is that very landscape
15 that attracted many of us to this area. We have a
16 responsibility to protect it, to the best of our
17 ability, not only for ourselves but for the future
18 generations.

19 This is not about support for or against
20 the new hospital. Most agree we need one. The
21 site in question is the wrong place because of how
22 it will change our landscape forever. As Mason
23 said to Dixon, we need to draw the line somewhere,
24 and that line is right down the middle of 45. And
25 I would like to go on the record as opposing the

1 extending of the sewer west of Highway 45. Thank
2 you.

3 A CITIZEN: Thank you. Pleasure to be
4 here to be, especially to see all the people who
5 are concerned and interested in this very
6 controversial situation. We have a board up here
7 of people who hopefully are members of this
8 country's stewards for protecting, preserving our
9 beautiful land. I'm opposed to extension of the
10 sewer because I too served as Mike Miller and a
11 number of people had said, on the Washington County
12 growth task force. Bill Evenson, the director of
13 SEWRPC served on that. The consensus of the people
14 there was to prevent urban sprawl because we knew
15 what had happened in Waukesha County, we did not
16 want that to happen here. I too was involved in a
17 state's growth, smart growth plan. I do not
18 believe the Town of Polk has a smart growth plan at
19 this time. I do not want to criticize the Town of
20 Polk, but I do not believe they have one. I
21 believe as goods stewards of our land, we must be
22 concerned about our natural resources, our water,
23 and our soil, but most of all we must be too
24 concerned about our people and how much they can
25 afford their health insurance.

1 To this point, I have heard about the
2 building of a Taj Mahal Hospital, so on and so
3 forth. I have not heard about the cost that's
4 going to affect all of us. Washington County has
5 -- I'm a Washington County supervisor. Washington
6 County has its own self-insured health program.
7 These costs, these premiums are escalating.
8 They're going so far out of range that our
9 employees who do use the services of St. Joe's
10 Hospital, many of them, have to sacrifice their
11 salary increases in order to pay their health
12 premium costs. I haven't heard anything about
13 anybody saying we're going to hold the health
14 premium costs, we're going -- in order to give good
15 health service. I would hope that the
16 professionals would do that. I guess I see the red
17 light, but please, please be good stewards and
18 listen to the people who worked on planning for
19 smart growth. Thank you very kindly.

20 MR. BEAVER: I guess I lied. We've got
21 two more speakers. Following Herb, Todd Cohen, and
22 John Torinus.

23 MR. FETTUS: Herb Fettus, 119 Silverbrook
24 Drive, West Bend, Wisconsin, county board
25 supervisor for 38 years. When the County fair park

1 was discussed at the county board meeting, there
2 was no discussion on expanding the sewer across and
3 no growth by the county board of extending the
4 sewer across 45. In fact, all the talk on the
5 recovery of the county's money on this sewer was
6 all on the east side with the subdivisions and
7 everything that were coming from Jackson going
8 north, and that's where the county was to recover
9 their money. There was never anything discussed as
10 far as extending the sewer.

11 I oppose the extension of the sewer
12 across 45 and the reason I do this is I talked to a
13 lot of people, a lot of constituents which I
14 represent, and they all oppose urban sprawl, and
15 urban sprawl SEWRPC's own statements in there,
16 they're saying that we should build within limits
17 of the sewer and water that is extended already.
18 And I believe you should stay within that, because
19 farm land is getting spars, and it's getting --
20 very little of it that isn't getting built on. And
21 I'd just like to say this. Use our land wisely.
22 As the wise man says, they don't make it anymore.
23 Thank you.

24 MR. COHEN: Todd Cohen, C-O-H-E-N, 350
25 North Baldwin Street, Madison. Thank you. I'm

1 speaking as planning director of 1,000 Friends of
2 Wisconsin. We are opposed to the extension. 1,000
3 Friends of Wisconsin is a nonprofit organization
4 with over 2600 members across the state including
5 over 40 members in West Bend, Jackson and Slinger.
6 We advocate responsible land use, healthy urban
7 rural communities and protection of our economic
8 natural resources state wide. I'm here to
9 represent the members who live in this area. The
10 decisions SEWRPC will make in the near future is
11 not just about sewer pipes, it's about traffic, new
12 roads, fire and police protection, agricultural
13 preservation, and it's about the quality of life in
14 Washington County and incremental uncoordinated
15 development opposed to that quality of life.

16 There is several compelling reasons why
17 SEWRPC should recommend against the extension.
18 First, the Town of Polk does not yet have a smart
19 growth comprehensive land use plan. This leads the
20 town to be in a position of reacting about future
21 land use and transportation that will be
22 necessitated by the development of a new hospital
23 on previously agricultural land. SEWRPC cannot
24 make a decision about sewer service area and then
25 wash its hand of the ripple effects of this

1 extension on land use conservation and other
2 infrastructure and the adverse impact of these
3 issues on local taxpayers.

4 Second, if granted, the proposed sanitary
5 service and extension will be in direct conflict
6 with SEWRPC's own regional land use plan for 2020.
7 SEWRPC's 2020 plan affirms a number of sound
8 development objectives. For example, SEWRPC writes
9 that it seeks to discourage and reduce urban sprawl
10 and this leap frog urban development in outlying
11 rural areas. The proposed sewer line extension
12 directly contradicts these principles in the fact
13 that it goes far beyond the edge of the nearest
14 outlying area. It's a perfect example of
15 leap-frog development. The SEWRPC plan also calls
16 for not extending the development beyond service
17 areas and infrastructure systems will also
18 contradict that point of the plan. Finally, SEWRPC
19 advocates for the preservation of open space and
20 this proposal will also violate that. The decision
21 to approve the sewer service -- to extend the sewer
22 service area in this case is basically telling the
23 communities in this region it's okay to make major
24 decisions about future infrastructure and land use
25 development without having a plan in place or if

1 you do have a plan and SEWRPC does, you can ignore
2 it. Thank you.

3 MR. BEAVER: We've got two more and then
4 we have to cut it off there. We're over our time.

5 MR. TORINUS: John Torinus,
6 T-O-R-I-N-U-S. I live at 4983 Lake Drive, West
7 Bend. I'm also the CEO of Serigraph, a payer that
8 has 5.25 million dollar health bill. I'm also the
9 president of the West Bend Urban Development
10 Corporation, which I've been associated with for 34
11 years. Our main job is low compact development.
12 I'm a member of the board of West Bend Economic
13 Development Corporation which unanimously opposes
14 the movement of the hospital out of West Bend to a
15 rural area. The great majority of business people
16 in the West Bend area oppose this project.
17 Incidentally, it's unfair to single out individual
18 business people because there is a large, large
19 majority of business people who are not in favor of
20 this project. The only ones that have spoken up
21 are those that have some affiliation with the
22 hospital.

23 There are many economic reasons to oppose
24 this expansion. That's not the main reason I'm
25 here tonight, but it is in effect sprawl. The cost

1 of this site out here is well over five million
2 dollars, most of it which would not have been spent
3 if it had been built on the existing site in the
4 City of West Bend or where there is already
5 existing sewer and water and roads in the City of
6 West Bend. Incidentally, since this expansion plan
7 started about three years ago, the hospital retail
8 rates are up 77 percent. We're being told this is
9 good for us. People are being priced out of health
10 care. Companies are going out of business because
11 they can't afford the health care costs.

12 The other reason for opposing this site
13 has to do with quality of life. When I try to
14 recruit talented people to come to Serigraph in
15 West Bend, one of the main selling points is the
16 beauty of this county. If this county looked like
17 Bluemound Road, I can guarantee you I'd have a hard
18 time attracting some of the people who are in this
19 room tonight to come to West Bend to live. So I
20 need the beauty of this town to remain, the esters,
21 the moraines, the lakes to attract people and I see
22 this project as a degradation of that beauty. I
23 ask the SEWRPC board to reverse the unfortunate
24 recommendation of its staff.

25 MR. HOFFMAN: Good evening. My name is

1 Paul Hoffman, H-O-F-F-M-A-N. I'm an attorney with
2 Michael Best & Friedrich, who represent the
3 hospital. So yes, I do come with something of a
4 vested interest here. But I also know what this
5 hearing is supposed to be about, and it's really
6 looking at what is good development and what is a
7 prudent establishment of sewer passively and to
8 conserve this area. We've heard a lot of
9 discussion about the siting of the hospital and
10 whether this is an appropriate setting. It's
11 really not what we're here for. We're here to
12 evaluate whether the SEWRPC staff will make their
13 recommendation to the SEWRPC commission which is
14 also being heard by this village board, and what we
15 have heard is that there is the capacity. This was
16 part of the plan with the town. It's been zoned
17 properly, and it is part of a long-range plan for
18 development along the highway corridor. It is
19 appropriate good planning.

20 I've heard about urban sprawl on
21 Bluemound Road. I travel Bluemound Road a lot. If
22 one can envision what this is going to be on this
23 setting, with a great majority of it preserved in
24 the wetlands and the rolling hills it has, with a
25 very large amount of green space, this isn't

1 retail. This isn't gas stations, this isn't malls.
 2 This is the kind of the development that I think
 3 this area, this county can be proud of. And I
 4 would urge you to consider the appropriate factors
 5 in evaluating whether or not to approve this
 6 expansion and go with the SBWRPC staff
 7 recommendation and vote your approval. Thank you.

8 MS. CURTIS: My name is Angela Curtis. I
 9 reside at 4190 Lily Road in the unincorporated
 10 Village of Cedar Creek. I come to you tonight in
 11 opposition to providing sewer and water to the St.
 12 Joseph's facility because it will not only
 13 encourage future development, but it will also
 14 affect local rural communities. This Saturday I
 15 had the pleasure to meet with over 50 percent of
 16 all community members in the unincorporated Village
 17 of Cedar Creek with over 85 percent of them signing
 18 in opposition to this plan. Their reasoning as
 19 long-term residents of this area with heritage
 20 dating back for generations as well as newcomers to
 21 the areas for the last 5 to 20 years, have voiced
 22 their concern of the lines that are blurred between
 23 our urban centers and how more rapidly the rural
 24 landscape which people come to and prosper to it
 25 and want to live in are seeing rapidly disappear.

1 There are prime examples throughout our
 2 entire county, whether it be with expansions along
 3 33, expansions of Washington Avenue, Paradise Mall,
 4 Highway 60, and now we want to blur the line of our
 5 metro areas even further into our rural landscapes.
 6 I came to you voicing our concern as local
 7 residents who validate our farming heritage, our
 8 open space, our water quality and the need for
 9 continued wise use planning as well as looking at
 10 the smart growth policies that our legislators
 11 passed and taking them into consideration in
 12 seizing the day to change, even though we might
 13 think we have set this zoning plan in stone. It's
 14 never too late to reverse our decisions. Thank you
 15 very much.

16 MR. MITTELSTADT: If you have written
 17 comments, they can be submitted to the village
 18 hall. We've got until 4:30 Friday, May 16th they
 19 will take those there. We will be taking those in
 20 consideration. The public hearing is now closed.
 21 Final action will be taken by the village board in
 22 a special village board meeting tentatively
 23 scheduled for the 29th at 6:30 at the Jackson
 24 Village Hall. Right now we will take a break for
 25 those who would like to leave. You're more than

1 welcome to stay for the rest of the meeting. Thank
 2 you.
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Appendix A-2

FORM LETTER SUPPORTING THE
PROPOSED SEWER SERVICE AREA AMENDMENT

The following is one copy of a form letter supporting the proposed sewer service area amendment. A total of 898 signed copies of this letter were submitted. These letters are on file at the SEWRPC offices.

Date 5/12/03

Dear Southeast Wisconsin Regional Planning Commission staff and board:

I want to make sure you are aware of my position regarding extension of the Jackson sewer service area. I believe it is appropriate to extend the sewer service area to include the new hospital site at Hwy 45 and PV.

Please approve extension of the Jackson sewer service area to ensure that residents of the greater Washington County area will have access to the best possible health care for generations to come.

Thank you for considering my support.

Sincerely,

Name Jason Boeker

Address 4195 Janz Dr.

West Bend, WI 53095

**PETITION OPPOSING THE
PROPOSED SEWER SERVICE AREA AMENDMENT**

The following is a copy of one page of a petition opposing the proposed sewer service area amendment. The petition was signed by 2,039 individuals. The complete petition is on file at the SEWRPC offices.

Petition on Urban Sprawl

The undersigned strongly object to permitting the Village of Jackson extending its sewer and water service district to the NW intersection of Pleasant Valley Road and US Hwy 45 for the purpose of allowing St. Joseph's Community Hospital of West Bend, Inc. to construct a hospital at that site. The reasons are;

1. The extension of sewer and water to the west side of US Hwy 45 will create and stimulate urban sprawl. These services do not presently exist in this area.
2. The extension will result in the loss of prime farmland from production.

Date	Name	Address	Phone #
5-9-03	Jerry Kutsche	7305 Willwood Rd West Bend	
5-9-03	Viola Stegw	948 Elm St Somers WI	
5-9-03	Maureen Keesick	804 - B Canterbury Ct. W.B.	
5-9-03	Nancy J. Mason	1707 Garden Ln West Bend	306-3585
5-9-03	Kathy Searin	6116 Ann Marie Ct West Bend	
5-9-03	Linda D. Schutte	612 E. Mulberry Dr. West Bend	WI 53090
5-9-03	Bernie Sepole	105 N. University	West Bend
5-9-03	Barbara A. Keller	814 Pecker Drive	WB 53090
5-9-03	Jeff Berg	8609 W. Burwood St. M.Lu	53221
5-9-03	Egga Dungen	7375 Resnic Rd	WB. 53090
5/12-03	Richard J. King	4321 Sherman Rd	Slinger 53086
5/12/03	Daryl G. Gentry	606 Spring Dr. West Bend	53085
5/12/03	Barbara A. Keller	706 E. Mulberry Dr. West Bend	53090
5/12/03	Carol E. Sanders	530 N. Silverbrook Dr. #234	WB. 53090
5-12-03	Marnie C. Taylor	602 Decora Rd.	W.B. 53085
5-12-03	Marta Keelley	475 meadowbrook Dr	WB 53090
5-12-03	DOROTHY E. ORIO	475 meadowbrook DR	W.B 53090
5-12-03	Joan Jacko	4219 Valley View Dr. Lk. Park	72212
5-12-03	Sandra Schloemer	P.O. Box 424	Kew, WI
5-12-03	Richard Wilhelm	89 Park Manor Ct	Carthage WI
5-12-03	Janet Wilhelm	890 Park Manor Ct	Carthage WI 53012

Appendix A-4

OTHER WRITTEN COMMENTS SUBMITTED FOR INCLUSION IN THE HEARING RECORD

The following are copies of all other written comments submitted for inclusion in the hearing record. The written comments are presented in alphabetical order based upon the last name of the individual whose signature appears on the comment. The original materials are on file at the SEWRPC offices.

DAVID A. BALDUS
4841 Mueller Lane
West Bend, WI 53095
(262) 644-8097

5/14/03
To: SEWRPC

Scott Mittelsteadt
Village President
Village of Jackson

5/14/03

William Stanber
SEWRPC

I attended the hearing held last night at the Washington County Fair Grounds. I did not speak then but am compelled to voice my feelings now.

I own property in both the Village of Jackson and in the Town of Polk and have lived in Washington County for forty five of my fifty five years. I know that the Town of Polk has no planning in place and is allowing development in a haphazard manner much to the disappointment of many of its residents. Polk is mainly rural and most prefer it to stay that way. The sewer extension will hasten growth and annexation. Both are contrary to "Smart Growth" policy.

The proponents spoke of a better designed facility and that is a good thing. But that same design is not exclusive to the Town of Polk site. The Hospital has the land where the infrastructure already exists. Also, due to my background in plumbing design, I know that a Hospital needs two water sources for domestic and fire services. One supply will be from the proposed water line the other will be from a huge reservoir. Can you imagine how huge?

It was not bought up last night but questions as to who would provide police and fire protection has been asked. This surely indicates sprawl since the answer is not easily answered.

This whole thing is really about beating a competing Hospital at "first to build". It's not about service to the community. Is it your job to level the playing field? And at who's expense (present & future)?

This whole thing was also ill-conceived. Poor location contributing to sprawl, a site with no services (water, sewer, electrical); disruptive to the community it "serves".

My dad once told me to remember the 6 "P's". PRIOR PROPER PLANNING PREVENTS POOR PERFORMANCE.

Please deny the extension.

Sincerely,
David Baldus

John A Beck
3165 Tillie Lake Rd
Town of Polk
Post Office Jackson, WI 53037

Southeastern WI Regional Planning Commission:

Although I have been a resident of the Town of Polk for 32 years, I have never been compelled to formally voice my opinion in township matters. But reading some of the print recently in the West Bend Daily News, I disagree with the suggestion that the new location of St. Joseph's Hospital in the Town of Polk creates urban sprawl.

Over 10 years ago preparing for the anticipated growth in Washington County, farmland was purchased for the construction of a 4 lane divided highway starting from the highway 41/45 split to north of West Bend. Recently, to further prepare for increased growth this 4 lane highway is being extended to Kewaskum. Now there are plans to make highway 60 from Jackson to Slinger a 4-lane highway. To accommodate the current and future needs, our county fair park was relocated from downtown Slinger to a rural area in the Town of Polk and providing sewer to that area was not considered contributing to urban sprawl. Growth is part of Washington County and to prepare for it in all aspects including medical care is very important.

I was born at St Joe's; my older cousin was the first baby born at St Joe's and her triplets were the first triplets born there. Both of my parents received care at St Joe's before their death. My wife, an RN, started working part-time at St Joe's in 1971 and still works there part-time. Since I have a family history at St Joe's compels me to voice my opinion and I totally agree with the hospital's Board of Directors decision to relocate the hospital in the Town of Polk preparing for the medical needs now, and the future with expansion opportunities as needed. Willard Heppie the Town of Polk's Chairman and his Board for years have successfully managed the town's growth and I am confident this will continue to prevent what is consider urban sprawl. I do see the possibility of a restaurant in the area because there was one there for almost 50 years until it burned down. A gas station also since the Fair Park can be rented for rummage sales, antique shows, car shows, motorcycle shows, private parties, wedding receptions, etc. These businesses will accommodate essentially the needs of those living outside our area attending the various functions available at the Fair Park.

I request the Planning Commission allow sewer and water to the new hospital location in the Town of Polk which would be consistent with other decisions that anticipated and prepared for the growth and needs of the people in this area. What could be more important than to be able to provide convenient, efficient, safe medical care to the current and future residents of this area.

From: Robert Bodensteiner M.D.
5990 Golf Ct.
West Bend, WI 53095

I am current Chairman of the Board of Directors of the West Bend Clinic and a member of the Board of SynergyHealth.

This statement is in support of expansion of the Jackson service area to include the new hospital site. The proposed hospital site is not only the best option for the new hospital location but makes for excellent land use. This use is consistent with decisions made by our local governing bodies several years ago.

There is no basis for the argument that this facility will promote further development of the precious Cedar Lakes region. If one were to drive the freeway from Illinois to the UP, he would be hard pressed to find an interchange without four-corner development. But if you look closely, it is clear that development parallels the freeway and does not spread in a perpendicular manner.

But we all know this controversy is not about urban sprawl anyway. It amazes me to find that West Bend business owners like Herb Tennes and even current West Bend CEOs like Ray Lipman and Tony Warren continue to fight this development.

What will be the cost to the community if this project is derailed?

For over 10 years I have been involved in unsuccessful efforts to come up with a viable plan for the old hospital site. If this project is defeated, rebuilding on the old site just isn't going to happen. Instead, the hospital West Benders use will be even further south and built by an organization with deeper pockets that can better withstand myopic local pressure. The loss to the local economy will be large. The loss of physicians committed to the community will be larger.

This issue is not unique to our community. The old must accept that things do change. Try as we might, we can't maintain the good old horse and buggy days. If that were the goal, this freeway would not have been built. But it was and with it the fate of adjacent land use was sealed.

This continued controversy has drained considerable professional and community time and hospital money from more worthwhile endeavors. It is disturbing to see how one man's tenacity and tentacles of influence along with too many unwilling to think for themselves or willing to use this man's energy to further their own goals can drag a community down.

The perceived instability has hurt physician recruitment and hospital gifting. I have sat on budget and planning discussions for years and there are always more worthy state of the art purchases wanted and needed than affordable. The loss of support from some community charitable foundations has and will take its toll. Our community hospital has been blessed in this area in the past. Our citizens should be asking for accountability from these local tax-exempt foundations. What has changed? Who, why, how much, pressured by whom? Are these foundations still meeting their stated mission or have they knuckled under to the politics of those with bruised egos.

I talk to patients every day. Notwithstanding deceptive polls, the vast majority "get it". We have solid support for this project where it counts the most.

When this last regulatory hurdle is finally cleared, I would ask the other side to "Let it go". And find the courage and character to get over it. It is well past time to move forward on this worthy and vital community project.

Thank you for your consideration.

Robert Bodensteiner

Handwritten signature: DABed

May 8, 2003

Southeast Wisconsin Regional Planning
Commission Staff and Board

Re: *Sewer Extension*

Dear Board Members and Staff:

I write this letter to make you aware of my position regarding the extension of the Jackson sewer service area. I currently serve as a member of the board of St. Joseph's Community Hospital in West Bend and its parent organization, Synergy Health. I also serve as a Senior Vice President for one of the largest employers in West Bend (over 600 employees).

I have followed the community discussion led by certain individuals who believe the extension of sewer service to the proposed hospital site at Highway 45 and PV is urban sprawl. I do not - to the contrary, I believe it is responsible development at a site which will be developed institutional or commercial, if not by the hospital then by some other entity.

I believe it is appropriate to extend the sewer service area to include the new hospital site at Highway 45 and PV. I urge you to approve the extension to ensure that residents of the greater Washington County area will have access to the best possible health care for generations to come.

Thank you for considering my support.

Sincerely,

John F. Duwell
John F. Duwell
926 Pine Drive
West Bend, Wisconsin 53095

HIGHWAY J CITIZENS GROUP, U.A.
P.O. Box 152
Hubertus, WI 53033

May 13, 2003

Southeastern Wisconsin Regional
Planning Commission (SEWRPC)
P.O. Box 1607
Waukesha, WI 53187-1607

RE: St. Joseph's Community Hospital of West Bend's proposed move to Town of Polk and related Village of Jackson plan to extend sewer and water service to this area.

Dear SEWRPC Commissioners:

Thank you for this opportunity to speak about this important issue concerning the future of our beautiful Kettle Moraine area. As a 38-year resident of the Town of Polk and also a representative of the Highway J Citizens Group, U.A., (a local citizens group comprising over 6,000 people from Washington and Waukesha Counties), I come here to officially register my **strong opposition to both** the planned relocation of the St. Joseph's Community Hospital of West Bend to the Town of Polk and the Village of Jackson's related proposal to expand Jackson Sewer Utility Sanitary Service to the west side of Highway 45 at Pleasant Valley Road.

Moving this hospital to the Town of Polk and extending sewer and water to this now predominantly agricultural area of our county would have devastating negative impacts on this area and would cause uncontrolled development and urban sprawl much like what has occurred over the past 20 years along Bluemound Road and Capitol Drive in Waukesha County. Before long, this prime agricultural landscape between West Bend and Jackson will be filled with 24-hour gas stations, restaurants and strip malls with brightly-lit neon signs, busy office and industrial parks, and other types of unwanted urban sprawl.

Also, for the past four years, the Highway J Citizens Group, U.A. has been actively opposing the Wisconsin Department of Transportation's planned four-lane expansion of Highway 164 (formerly Highway J) in both Washington and Waukesha Counties. This massive four-lane expansion would also fuel uncontrolled development and urban sprawl right through the middle of Washington County. In 1990, SEWRPC (as part of its 2000 Washington County Jurisdictional Highway System Plan) recommended extending Highway J north of Highway 41, following Highways NN and Z up to Highway 33 and beyond. Luckily, because of strong, well-organized, citizen opposition from the Towns of Polk and West Bend, this environmentally-destructive road extension plan was rejected at that time.

Now, with this proposed hospital move and related extension of sewer and water service, traffic volumes on the nearby roads servicing this Town of Polk site (such as Pleasant Valley Road, Arthur Road, Cedar Creek Road, Highways P, C, NN, Z and 60) will greatly increase, causing even more urban sprawl and environmental damage to this pristine part of Washington County. Going west from this site, all of these previously-listed roads eventually tie into Highway 164 where the WisDOT now wants to create a major, north-south, four-lane thoroughfare through our county. Therefore, because of the increased traffic volumes created by this proposed hospital move and related sewer/water extension, SEWRPC may decide to revisit its previously-rejected plan to extend Highway 164 northward through the environmentally-sensitive Tri-Lakes area. I strongly oppose this unwise idea.

For all of the above-specified reasons, I vigorously oppose both the St. Joseph's Community Hospital of West Bend's move to the Town of Polk and the Village of Jackson's related plans to extend sewer and water service to this predominantly-agricultural area of our county. Therefore, I strongly urge the Southeastern Wisconsin Regional Planning Commission to immediately stop these sprawl-inducing plans by rejecting the Village of Jackson's proposed sewer and water extension to this area before it's too late. Thank you.

Sincerely,

Jeffrey M. Gonyo

Jeffrey M. Gonyo,
Town of Polk representative for the
Highway J Citizens Group, U.A.
2868 Hwy. 164, Slinger, WI 53086
Phone: (262)-644-8334

Comments to be entered into record

Presented at Public Hearing
5/13/02
Washington Cty Fairgrounds

Molly Hatfield
113 Concord Lane
West Bend, WI

We are very familiar with the term Urban Sprawl. It is a negative term describing uncontrolled or reactionary urban growth that results in

1. The loss of valuable farm land, natural landscape and ecosystems
2. Air and water pollution from increased driving and creation of waste products
3. Congested highways and a lack of public transportation systems accessing the "sprawling development"
4. Higher Taxes and costs for municipal services

The opposite of urban sprawl is called smart growth. The US EPA refers to smart growth as development that contributes to

1. Healthy family-based communities with a clean environment
2. Economic enhancement for a community through the creation of local jobs and improved neighborhood services.
3. Strong neighborhoods giving people the choice to walk, ride a bike, take transit or drive
4. An emphasis on long-term effectiveness over short-term gain
5. Decisions that prefer the broader public good against narrower private interests

The establishment of St. Joseph Community Hospital at PV and 45 will sacrifice the potential for such smart growth. Although Hospital officials say they are going to be better positioned to serve the needs of the community, in fact they are moving out of the community that presents the largest single sector of their business. Employees, patients, and visitors who were once within walking, biking, taxi service, or a short commute will be forced to drive longer distances or find rides to the new hospital.

Except for Highway 45, the county roads leading to the new location are narrow, with inadequate shoulders. Many who utilize the hospital will not take highway 45; they will take county roads. There will be improvements needed on Mayfield Road, County PV, County NN and maybe others. Many of the people who volunteer and visit at the hospital are not comfortable jumping on a 65 MPH divided highway, especially at night.

Who will pay for these road upgrades? Of course, it will be local taxes. Economic realities right now are that federal, state, and county governments are in a fiscal crisis. Where will the funds be found to transform PV into a 4-lane road with turning lanes, traffic signs and adequate street lighting? These improvements, along with the increased plowing and road maintenance costs, will be paid for through more taxes on Washington County residents.

SEWRPC and the DNR are in an excellent position on this issue to step back, and really explore the land use, utility, economic, and negative community impacts of allowing the construction of a hospital at this site.

I ask that they realize that giving the hospital the go-ahead is contrary to the tenets of smart growth and will not serve the broader public good.

May 13, 2003

To: Southeast Wisconsin Regional Planning Commission

I am Gary Herdrich, a family physician at the West Bend Clinic. I am currently the Chief of Staff at St. Joseph's Community Hospital. I have lived in Washington County for 25 years.

I am in favor of extending sewer and water to the proposed hospital site.

Medicine is an extremely competitive business. It is getting exceedingly more difficult to recruit physicians, especially specially trained physicians. Likewise it is getting exceedingly more difficult to recruit the integral medical support staff, especially nurses, operation room personnel, and lab and x ray technicians.

We believe that locating our new hospital at Pleasant Valley 45 will allow increased time efficient accessibility, thus enabling us to attract both physicians and supporting staff and maintain our current teams.

Multiple independent consultants have concluded that PV 45 is an ideal location to build our community hospital. It will be centrally positioned to provide medical care to our current service area.

The hospital's plan to build on 140(+) acres has the make up of a good neighbor. The development will be an esthetically pleasing healing environment, will allow for 2/3 preservation of greenspace, and is a far cry from a gas station, fast food store, or strip mall.

The corridor from Milwaukee to West Bend has steadily filled in the past 25 years. The 45 bypass, with off ramps at PV, has invited development. The town of Polk has appropriately planned for this corner's development with its long range plan and zoning of the proposed hospital site. The county planned for development of this area when it moved the fairgrounds here in 1999. The 1999 sewer agreement with the Village of Jackson included our purchased site. Sewerpac must have agreed as it recommended larger pipes to allow for future expansion. The "working group" of sewerpac sees the plan as legally and ecologically sound.

I ask that sewerpac recommend extension of sewer and water to the proposed hospital site at PV 45.

I thank you for allowing me to speak.

Sincerely,


Gary Herdrich, M.D.

5349 Lewis Drive
West Bend



May 13, 2003

South Eastern Wisconsin Regional Planning Commission:

My name is Tom Johnson. I am the owner and president of Universal Strap, a manufacturer located in the Northwest Industrial Park in the Village of Jackson. I was recently a member of the Board of Directors of the Jackson Area Business Association, am currently a member of the Board of Directors of the West Bend Area Chamber of Commerce, and am also a member of the Board of Directors of the Synergy Health Foundation.

My personal position is one of support for the expansion of the Jackson sewer service area to include the new hospital site.

I am personally aware from my own experience that when I accepted the board positions that I just mentioned, I assumed a responsibility to represent, not my own personal agenda, but rather the good of the whole. I am certain that the same can be said for each of you.

You have in front of you SEWRPC staff recommendations to approve the addition of the hospital site to the Village of Jackson sewer service area. The recommendation details the project and it's impact being well within the plans and capacities in place at this time, and consistent with the 2020 land use plan.

I would like to encourage a unanimous vote of approval, not only to acknowledge the propeness of the planned project, but also to provide a signal to everyone involved that it is time to work together to help the planned hospital become a significant part of our community as a whole.

Thank you for this opportunity to speak to you.



Tom Johnson
Universal Strap, Inc.

Universal Strap, Inc. address W209 N7500 Industrial Drive • P.O. Box 40 • Jackson, WI 53037 phone 262-677-3641 fax 262-677-3567 www.ustrap.com

Date 5-3-03

Dear Southeast Wisconsin Regional Planning Commission staff and board:

I want to make sure you are aware of my position regarding extension of the Jackson sewer service area. I believe it is appropriate to extend the sewer service area to include the new hospital site at Hwy 45 and PV.

Please approve extension of the Jackson sewer service area to ensure that residents of the greater Washington County area will have access to the best possible health care for generations to come.

Thank you for considering my support.

Sincerely,

Name Bernice A. Jangress
Address 112 Concord Lane
West Bend WI 53095-3046

*I have been employed at St. Joe's
over 35 yrs! I know from working
on the floors that this building is
inadequate for health care.*

May 16, 2003

Re: Written Statement
Support of proposed extension of sewer service area

Dear Southeast Wisconsin Regional Planning Commission staff and board:

Growth or death is the only available option for any living system -- whether that system consists of an individual being or a community. Growth and development will take place along the highway 45 corridor between Jackson and West Bend. To not see this is being hopelessly shortsighted and / or naive. Since "death" is not an option in my mind I see that we need to ensure, instead, that the development is carefully weighed and thought out. What better addition to the location in question is the development of a premier healthcare facility? St. Joseph's Community Hospital is dedicated to providing access to high quality healthcare for community members for generations to come. In addition, the hospital has expressed a sincere interest in maintaining the integrity of the community, facilitating a healing environment, and setting a high standard for future additions to the location. In order to fulfill these goals it is necessary to see that the extension of the Jackson sewer service area to the new site be approved.

Listening to the opposition to the proposal presented on Tuesday night, in addition to the frequent editorials in the paper, I find that those individuals opposing this extension generally fall into one of two categories. First, those individuals that are well-intended but horribly misinformed and second, those with a strong affinity to "smoke and mirror" presentations (i.e.

The entire discussion of the highway 45 and PV site becoming another Bluemound Road or Capitol Drive).

When you cut through all of the posturing and rhetoric the decision about whether or not to extend the Jackson sewer service area becomes very obvious and logical:

- Does the community need a new hospital? - YES
- Is the PV and highway 45 site the best site to build? - YES
- Does the new site require extension of the present sewer and water lines to the west side of highway 45? - YES

Based on the above I am respectfully requesting that your committee approve the requested sewer service area extension. Thank you very much for your time and efforts.

Jennifer K. Klug RN MSN
Clinical Educator - New Life Center
St. Joseph's Community Hospital

Home address:
7828 Pathfinder Lane
West Bend, WI 53090

Barbara L. Knutzen
Chief Operating Officer
St. Joseph's Community Hospital

Thank you for the opportunity to address you.

I am in support of the expansion of sewer service to the new hospital site at PV/HWY 45. As outlined in the SEWRPC recommendations, the Village of Jackson treatment plant has adequate capacity and the trunk installed at the Fair Park was originally sized with expansion in mind. This was accomplished through forethought and planning in the mid 90's. As the report indicates, there should be no adverse water quality impacts to the planned development of this area.

As Chief Operating Officer, I would like to take the remainder of my time to explain the positive impact this expansion will have on healthcare for our community.

Envision the future. The year is 2005. A great celebration is taking place. The future of healthcare has arrived. The first hospital, truly designed around patient safety is open and caring for members of the community, just as it has since 1930. It may be a new location, but inside our walls are the same values of community, dignity, compassion and service that are at the core of our mission "To provide personalized, trusted care for our patients and their families".

Our new hospital will provide improved patient care through private rooms designed to promote healing, reduce complications such as infections, respect patient privacy and confidentiality. It will improve operational efficiencies through better design of support departments, movement of supplies and equipment and efficient utility systems. New physicians in many specialties will join the hospital's medical staff and we will no longer have to leaving our community for care. With the ever-increasing shortage of health care workers, we will have the newest facility in the region in order to attract and retain the best and brightest.

The approval for sewer extension is the next step in the journey to our bright future. Please join the true visionaries, it will be a truly exciting experience.

Barbara L. Knutzen
Barbara L. Knutzen
409 Winnebago Street
North Fond du Lac, WI 54937

Ronald A. Komars
2855 Long Valley Road
Richfield, Wisconsin 53076
Phone (262) 677-4564
ronka@execpc.com

May 2, 2003

Dear Southeast Wisconsin Regional Planning Commission staff and board:

Presently I own two houses in Washington County - one at 2855 Long Valley Road, Town of Falk, Richfield, Wisconsin 53076 and 3585 Grasser Drive, West Bend 53095. I have reviewed the Regional Water Quality Management Plan for the Village of Jackson and I want to make sure you are aware of my position regarding the extension of the Jackson sewer service area. I believe it is appropriate to extend the sewer service to include the new hospital site at Highway 45 and PV.

I think it is in the best of the present residents of Washington County and the future residents.

Please approve the extension of the Jackson sewer service area to ensure that residents of the greater Washington County area have access to the best possible health care for generations to come.

Thank you for considering my support.

Ronald A. Komars
Ronald A. Komars

May 13, 2003

SE Regional Planning Commission

I am here to express my support of the request by the Village of Jackson to expand its sanitary sewer area to include the site of the new hospital

The Village's request is consistent with the decisions made by local government several years ago to extend sewer to this area. The sewer extension to serve the County Fair Park laid the groundwork for future development on the PV interchange. The proposed hospital is consistent with the kind of development contemplated.

Thank you,


Richard M. Leitheiser
1103 Timberline Drive
West Bend, WI 53095



WEST BEND
ECONOMIC
DEVELOPMENT
CORPORATION

735 S Main Street
Suite 101
P.O. Box 522
West Bend, WI
53095 0522

262 338 2664
Fax 262 338 1771

May 16, 2003

SEWRPC
c/o Mr. Del Beaver
Village Administrator
Village of Jackson
P.O. Box 147
Jackson, WI 53037

Dear Mr. Beaver:

The West Bend Economic Development Corporation's long term objectives include farm land preservation and support of the State of Wisconsin's Smart Growth Policy and its related requirements that communities have long term land use plans.

As an organization that represents most major businesses in the Greater West Bend area, we want to go on record in opposition to proposed expansion of the Jackson sewer service to include the lands located west of US Hwy 45 and north of Pleasant Valley Road. The reason for our opposition is that there is no long term use plan in place in the Town of Polk where the above referenced property is located. In addition this proposal is not supporting our goal on farm-land preservation, but rather creating unneeded urban sprawl.

Sincerely,


Ray Lipeman
President

5/6/03

Dear Southeast Wisconsin
Regional Planning Committee

I am a resident of the Town of
Polk - 2878 Army Valley Rd
Richfield WI 53076.

I am in favor of the extension
of the Jackson sewer service
to the new hospital site
at Highway 45 + PV.

The approval of this extension
will help to ensure quality
health care to the residents
of Washington County as well
as others in Southeast Wisconsin.

I urge you to approve the
extension - Sincerely,
Thomas Mankel



Office of the Mayor

Comments before the Southeastern Wisconsin Regional Planning Commission on May 13, 2003.

I am here tonight to speak in opposition to extending a sewer line west of HWY 45 at the intersection with Pleasant Valley Road.

There are 3 main reasons that I oppose this extension and they are:

1. To my knowledge there has been no formal development plans for this area either by the Town of Polk or by Washington Co. People are already stating that this is not a bad location for development because the Fair Grounds are already here. One mistake should not lead to another. Sewer extensions to the west of the Fair Grounds should not be made until a Smart Growth Land Use Plan is adopted for this area by the Town of Polk. To do otherwise would be having development dictate land use and not the other way around. The Director of SEWRPC was on the Smart Growth Taskforce and voted to approve Smart Growth and not to require a Smart Growth plan here would be against everything that Smart Growth was designed to do.

2. The State of Wisconsin is working very hard to preserve farmland and has given many incentives to maintain farmland and the largest being the Use Value Assessment of Farmland. This type of rural development is the worse misuse of Farmland that one could imagine.

3. The third reason is Urban Sprawl!!! The title of this organization has one word in it that states your entire mission and that is Planning. To allow this extension without any consideration for the Urban Sprawl that this sewer extension will cause now and in the future would be shameful.

For these three stated reasons I ask that you vote NO for this sewer extension at this time. Once a land use plan for this entire area is developed and approved and everyone knows what is planned for the entire area than this area should be reconsidered for sewer extensions.


Michael R. Miller
Mayor - City of West Bend

Location Address: 1115 South Main Street • West Bend, WI 53095
Mailing Address: P.O. Box 1975 • West Bend, Wisconsin, 53095-9975

RMCC
233 Grey Fox Court
Colgate, WI 53017

Tel (262) 251-8087
Fax (262) 251-2082
e-mail: rmcc@execpc.com

May 13, 2003

Philip C. Evenson, Executive Director
Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
Waukesha, WI 53187-1607

Re: The Village of Jackson's Request to Amend the Jackson Sanitary Sewer Service Area at USH 45 and North of Pleasant Valley Road

Dear Mr. Evenson:

As a resident of Washington County I am writing in support of expansion of the Jackson sewer service area at USH 45 and Pleasant Valley Road including the site of the new Hospital.

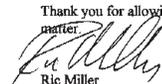
Clearly the sewer service area expansion does not constitute urban sprawl and therefore I support this expansion with the following reasons.

1. The planned addition of approximately 80 acres represents an increase of about 2% to the Jackson sanitary sewer service area which when fully developed is well within the projections for the Jackson area under the regional land use plan.
2. I concur with the Commissions assessment there will be no significant adverse water quality impact attributable to the development of the planned sanitary sewer service area.
3. This additional sanitary sewer service area was considered and planned for in the design of the trunk sewer which now serves the Washington County Fair Park. The subject area was anticipated to be served by this trunk sewer from inception when the original expansion was requested by the Village of Jackson and Washington County in 1998 at which time the original request was reviewed by the Commission.
4. A Shared Services Agreement executed in 1999 between the Town of Polk, the Village of Jackson and Washington County clearly mandates the extension of sewer and water services to specific geographic areas of which is graphically and clearly depicted by exhibits within this agreement. The subject expansion area is within these designated geographic boundaries. This provides further evidence that the expansion of this sewer services area was carefully planned for and imminently anticipated.

Page (2)
May 13, 2003

The expansion of the Jackson sanitary sewer service area to include the Hospital site was carefully planned for and clearly anticipated as and such is clearly not a case of urban sprawl. For these reasons I respectfully request that the Commission continue to recommend this expansion of the Village of Jackson Sanitary Sewer Service Area to serve this area.

Thank you for allowing me the opportunity to share my views regarding this important matter.


Ric Miller
President



OFFICE OF COUNTY ATTORNEY
KIMBERLY A. NASS, COUNTY ATTORNEY
432 EAST WASHINGTON STREET
WEST BEND, WISCONSIN 53095-7986
262-335-4374

ASSISTANT ATTORNEYS
CHRISTINE E. OHLS
262-335-4853
KIM A. LECHNER
262-335-4780

May 13, 2003

Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, WI 53187-1607

Re: Public Hearing - Comments
Proposed Addition to the Jackson Sewer Service Area -
West of U.S. Highway 45 and North of Pleasant Valley Road,
Washington County

Gentlemen:

The purpose of this letter is to report the formal action of the Washington County Board of Supervisors that supports the above-noted addition. This letter is intended to become a part of the record for the above public hearing.

In June of 1996, the County Board selected the site of the new County fairgrounds by 1996 Resolution 9. A master plan was developed and adopted in 1997. In May of 1997, the County Board selected the Village of Jackson as its municipal sewer and water service provider from which services were extended. (1997 Resolution 11).

Also in 1997, in response to the County's plans to locate its new fairgrounds at the northwest corner of the intersection of Highways P & PV and to have same served by municipal sewer and water, Southeastern Wisconsin Regional Planning Commission (SEWRPC), recommended a refined Jackson sewer service area. At that time, the SEWRPC report recognized the cooperative efforts of the Towns of Jackson and Polk, the Village of Jackson and the County in its December, 1997 report. Further, the study identified and considered treatment plant capacity and determined it to be more than sufficient. No substantive concerns were raised during the public hearing regarding the delineation of the external boundaries.

In 1999, the County, Towns and Village ultimately entered into an intergovernmental agreement (the agreement referred to in SEWRPC's 1997 report). This agreement defined the relationship of the local units of government involved. The agreement included attachments delineating sewer and water user districts including lands surrounding/adjacent to the U.S. 45/Highway PV interchange. When the County developed its special assessment method, it

Southeastern Wisconsin Regional Planning Commission
May 13, 2003
Page 2

referenced lands West of U.S. 45 at the Highway PV interchange. When the Village of Jackson accepted the sewer and water mains, its resolution indicated an intent to serve the lands adjacent to the U.S. 45 interchange at Highway PV.

Recommending an addition to the sewer service area, as requested by the Village of Jackson at this time, would make the service area consistent with both the intergovernmental agreement and the special assessment method.

By the creation of the special assessment formula and approval of same through appropriate public hearing and adoption process, the County has indicated its interest in having development along the sewer and water extension it constructed. With each voluntary connection, the County will recoup, based on a specific formula, the infrastructure costs it incurred in the acquisition of property rights and the construction of the extension. The formula is based on a system of tiers with an assessed amount attributed to each tier depending on proximity to the main. Tier 5 encompasses those properties west of U.S. 45. In order to recoup its infrastructure costs, the County is interested in having development along the line and within the various tiers.

Because Washington County no longer has a comprehensive zoning ordinance (the County relinquished comprehensive zoning in 1986), it is not in a position to approve or deny development, unless the property is located within shoreland, wetland or floodplain regulatory jurisdiction. The County will not/has not judged the type of development adjacent to the extended sewer and water service running to and through Fair Park. The decisions regarding type of development are appropriately left to the Town of Polk, Town of Jackson or Village of Jackson as the case may require. The Town of Polk, in this instance, will likely speak to the existence of zoning and planning tools in place governing the town.

Please keep in mind that Washington County was not a part of the hospital site selection process. The County Board of Supervisors as a body has remained neutral or has not formally considered or commented as to the site selection.

Washington County requests that SEWRPC be consistent in its recommendations. Please consider other sewer service areas that have been expanded in Washington County:

1. Serigraph located southwest of the West Bend city limits in the Town of Trenton. The County partnered to improve CTH 1 at the request of Serigraph and the City. The operating farm to the north of the property where the company is now situated was purchased and annexed to the city to provide contiguity. Development (subdivisions, athletic facilities) has followed.
2. Sewer has been extended across US 41 near Slinger, Addison, Germantown.

3. Sewer was extended in the Town of West Bend in German Village Road to serve Cedar Lake Campuses.

Please do not let your consideration of this addition to the Jackson sewer service area be clouded by non-issues. When infrastructure is already in place, such as transportation facilities, sewer and water utilities, zoning and planning ordinances, and related facilities, it is precisely where development is intended to occur. The focus should be on fostering development based on existing infrastructure and actually limiting development to those areas. Therefore, modifying the service area to include the properties adjacent to the U.S. 45 interchange at Highway PV, as requested, will represent overall consistency.

Thank you for allowing me to offer the County's perspective.

Very truly yours,

Kimberly A. Nass
Kimberly A. Nass
County Attorney

KAN:jk

cc: Kenneth F. Miller, County Board Chairperson
Douglas Johnson, Administrative Coordinator

MARK A. NIELSEN

May 5, 2003

Southeast Wisconsin Regional Planning Commission

Dear Southeast Wisconsin Regional Planning Commission staff and board:

I fully support the extension of the Jackson sewer service area to include the new hospital site at Hwy 45 and PV.

Please approve extension of the Jackson sewer service area to ensure that residents of the greater Washington County area will have access to the best possible health care for generations to come.

Thank you for considering my support.

Sincerely,
Mark A. Nielsen
Mark A. Nielsen

4650 CEDAR PARK DRIVE • WEST BEND WISCONSIN 53095
OFFICE TELEPHONE AND FAX (262) 644-7090 • HOME (262) 644-7823

05/13/03 15:15 FAX 6082529240 DEWITT ROSS STEVENS 0002/008

**DEWITT
ROSS & STEVENS**
LAW FIRM

www.dewittross.com

Capitol Square Office West Office
Two East Main Street 1001 Englewood Drive
Suite 800 Suite 401
Madison, WI 53703-2866 Madison, WI 53717-1914
Tel: 608-252-8901 Tel: 608-833-2100
Fax: 608-252-9243 Fax: 608-831-2108

Please respond to: Capitol Square Office
Direct line: 608-252-9919

May 13, 2003

Honorable Commissioners of the
Southeastern Wisconsin Regional
Planning Commission
P.O. Box 1607
Waukesha, WI 53187-1607

RE: Preliminary Draft Amendment to the Regional Water Quality Plan
Village of Jackson and Environs

Dear Commissioners:

We represent Friends of St. Joseph's Community Hospital. It is an organization which has coalesced around the urban sprawl impacts associated with the proposed amendment to the Village of Jackson's sanitary sewer service area. Those impacts include negative impacts on water quality associated with sprawl development.

We have substantial experience regarding environmental/land use matters, particularly the negative impacts associated with large scale leapfrog development located at a distance from the urban center. Timm Speerschneider has a Master's Degree in Urban and Regional Planning. Peter Peshek is a former Wisconsin Public Intervenor and lead the charge against such development in *Wisconsin's Envtl. Decade, Inc. v. DNR*, 115 Wis. 2d 381, 340 N.W.2d 722 (1983).

We have reviewed the proposed sewer service amendment and find SEWRPC's staff's preliminary recommendation to be contrary to SEWRPC's own plans and sound planning principles. Accordingly, we strongly urge the Commission to reject staff's preliminary recommendation.

Staff's Preliminary Recommendation

Nothing sums up staff's view of the proposed amendment better than Executive Director Phil Evenson's comment that appeared in the Milwaukee Journal on April 29, 2003:

May 14, 03

RECEIVED
MAY 20 2003

To: Commissioners - SEWRPC
From: Margaret Nielsen (Mrs. Wm.)
900 Schloemer Drive
West Bend, WI 53095

- Registered nurse
- Former member of West Bend Board of Education
- Former member of West Bend Police & Fire Commission
- Member of Kettle Moraine Technical College Health Care Advisory Committee

* Please vote against extending sewer and water to the rural area as requested by the hospital board.

1. Urban sprawl is real. You can be part of protecting precious rural areas until a total development plan is completed.
2. Needless millions of dollars are being spent that need not be.
3. Urban institutions belong in urban areas where sewer and water are accessible or present.

We urge you to vote no on the recommendation to extend service to the proposed site.
*Sincerely
Margaret Nielsen*

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LAW FIRM

May 13, 2003
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Phil Evenson, the planning commission's executive director, said his organization opposes sprawl, but stopping it may no longer be practical in hospital's case.

"That battle was fought and won five or six years ago," when government officials approved extending sewer service to Washington County Fair Park, Evenson said.

Milwaukee Journal Sentinel - April 29, 2003

Quite simply, the battle was never fought and therefore could not be won six years ago. When SEWRPC approved the nearly 111% increase in the Jackson sewer service area six years ago on September 10, 1997, Planning Report 124 made no mention of a further sewer service area expansion west of Hwy. 45 anywhere near the intersection of Hwy. 45 and Pleasant Valley Road. There was no battle then, not even a shot was fired, but there should be one now.

SEWRPC Plans

We strongly urge the Commissioners to look carefully at Planning Report 124. That Report specifically considered the location and capacity of planned trunk sewers and the presence of the Washington County Fairgrounds at the location north of Pleasant Valley Road and east of Hwy. 45:

The refinement effort considered the location, type, and extent of existing urban development; the location of areas where onsite soil-absorption sewerage disposal systems were known to be failing; the location and extent of gravity drainage areas tributary to planned sewerage treatment facilities; the location and capacity of planned trunk sewers; the location of existing property ownership boundaries; and certain pertinent aspects of the natural resource base, including the location and extent of soils suitable for urban development, the location and extent of primary and secondary environmental corridors, and the location and extent of prime agricultural lands.

In addition, the refinement effort considered the location of a parcel of land scheduled by the Washington County Board of Supervisors to be developed as the new Washington County Fairgrounds. The Fairgrounds site, located in the southeast quarter of U.S. Public Land Survey Section 1, Township 10 North, Range 19 East, is to be provided with public sanitary sewer service through the Village of Jackson sewerage system. To facilitate the design of the sewerage components to service this area, the Village is in the process of entering into an

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LAW FIRM

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agreement with the Towns of Polk and Jackson. This agreement will allow for the provision of sanitary sewer service to certain lands within the Towns, between the Village of Jackson and the Fairground site, without the requirement of annexation to the Village.

Pgs. 112-13. (Emphasis supplied.)

In light of the above considerations, that Report concluded that the expanded sewer service area would accommodate development in the Jackson area until 2010:

This report presents the revised Jackson sanitary sewer service area tributary to the Village of Jackson sewerage treatment facility. The refined sewer service area was delineated cooperatively by the units and agencies of government concerned, and was subject to review at a public hearing. It is envisioned that the delineated sewer service area will accommodate all new urban development anticipated in the Jackson area to the year 2010.

Fig. 18. (Emphasis supplied.)

Moreover, that conclusion was extended until the year 2020 in Planning Report 45, A Regional Land Use Plan for Southeastern Wisconsin: 2020 dated December 1997. (See attached Maps 10 and 17.) As noted by Chairman Buestrin in his introductory letter to Report 45:

In December 1997, the Commission completed the work necessary to extend the regional land use plan 10 years further into the future. The new plan accommodates population, household, and employment levels anticipated in the Region through the year 2020. As it was extended in time, the plan was reviewed and revised to reflect development which had occurred or which had been committed to in the Region since completion of the year 2010 plan, and to reflect as well recently completed county and municipal land use plans which serve to refine and detail the regional plan.

The year 2020 regional land use plan incorporates the basic principles and concepts of the previously adopted plans. The plan promotes a compact, centralized regional settlement pattern, with urban development recommended to occur within, and along the periphery of, existing urban centers; promotes the location of new urban development in areas which are physically suitable for such development and which may be readily served by basic urban services, including sanitary sewer, water supply, and public transit services; and seeks to preserve the environmentally sensitive lands and the most productive farmlands in the Region.

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(Emphasis supplied.)

In summary, SEWRPC's own plans establish that the further expansion of the sewer service area is not necessary to accommodate growth in the Jackson area until the year 2020. Further, the proposed sewer service area expansion violates several basic principles of SEWRPC plans, including the promotion of compact centralized development utilizing existing urban centers. The proposed expansion of the sewer service area is precisely the opposite - it serves to promote sprawl development by accommodating the exodus of a hospital from the urban center to prime agricultural land. It represents the very antithesis of the SEWRPC planning process.

Sound Planning Principles

As the Commissioners are well aware, Wisconsin passed "Smart Growth" legislation in 1999. As noted by the Wisconsin Department of Natural Resources, smart growth focuses on the issues of how, where, and when development will occur:

There are various definitions for the term "Smart Growth," but it most often refers to development that serves the economy, the community, and the environment. Smart growth is about asking how our communities' growth can be shaped. Talking about smart growth changes the nature of dialog from reactionary growth/no growth debate to proactive discussion of how and where new development should be accommodated.¹ Smart growth helps community leaders and everyday citizens envision "What kind of community do we want?" Smart growth seeks growth solutions that: 1) emphasize predictable outcomes yet remain open to innovation, 2) involve citizens in the decision-making process, 3) emphasize long-term effectiveness over short-term gain, and 4) balance the broader general public good with narrower private interests.

According to the U.S. EPA, smart growth can result in:

- Healthy communities - that provide families with a clean environment. Smart growth balances development and environmental protection - accommodating growth while preserving open space and critical habitat, reusing land, and protecting water supplies and air quality.
- Economic development and jobs - that create more business opportunities, local tax base improvements, provide

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ROSS & STEVENS.
LAW FIRM

May 13, 2003
Page 5

neighborhood services and amenities, and create economically competitive communities.

- Strong neighborhoods - which provide a range of housing options giving people the opportunity to choose housing that best suits them. Smart growth provides the choice to walk, ride a bike, take transit, or drive. It maintains and enhances the value of existing neighborhoods and creates a sense of community.

(Emphasis supplied.)

The issue is not simply whether development will occur on a specific piece of property, but how and when it will occur. Sound planning does not include premature expansion of a sewer service area to accommodate the exodus of a hospital from the established urban center to prime agricultural land. Sound planning does not promote the blurring of community separation between West Bend and Jackson. Finally, sound planning is not reflected in staff's preliminary recommendation that these issues have already been decided when they were never even discussed.

Further, there are no clear plans on how the sewer will be extended in this case and the impacts of such an extension.¹ What route will the sewer take? Will the County,² State and Federal governments provide the necessary easements? What size will the sewer be?

Summary

With regard to the proposed sewer service area expansion in this case, both SEWRPC's existing plans and sound planning principles indicate that the expansion is not necessary until at least 2020. Accordingly, the Commission should recommend against approval of this premature expansion.

¹ As was the case with the sewer service area expansion in 1997, we expect the Wisconsin Department of Natural Resources to prepare an Environmental Assessment regarding the proposed sewer service area expansion.

² Based upon the advertisement that appeared in the May 2, 2003 Hartford/West Bend Daily News, it appears that the County recognizes the sprawl impacts associated with this premature sewer expansion and may not grant all necessary approvals.

DEWITT ROSS & STEVENS

May 13, 2003 Page 6

Very truly yours,

DEWITT ROSS & STEVENS s.c.

Peter A. Peshek

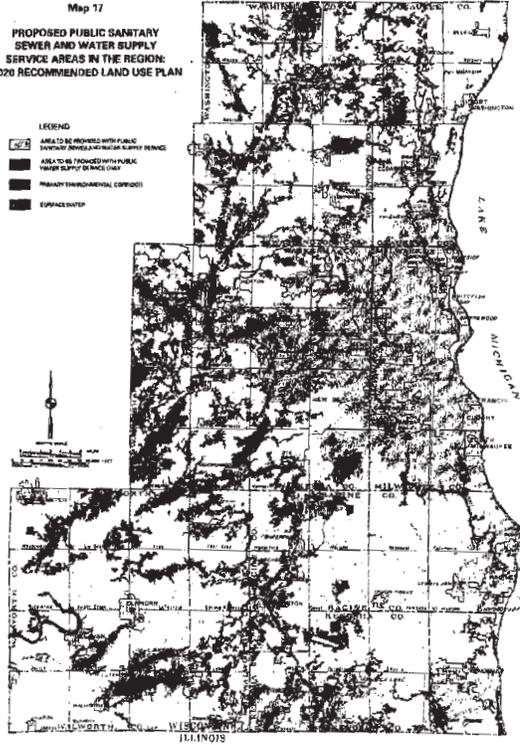
Tim P. Speers-Kleider

TPS:hrc

cc: 21 copies with color attachments via Federal Express to SEWRPC offices

Map 17 PROPOSED PUBLIC SANITARY SEWER AND WATER SUPPLY SERVICE AREAS IN THE REGION: 2020 RECOMMENDED LAND USE PLAN

- LEGEND AREAS TO BE SERVED WITH PUBLIC SANITARY SEWER AND WATER SUPPLY SERVICE AREAS TO BE SERVED WITH PUBLIC WATER SUPPLY SERVICE ONLY READY ENVIRONMENTAL CORRIDOR SPURSEWAY

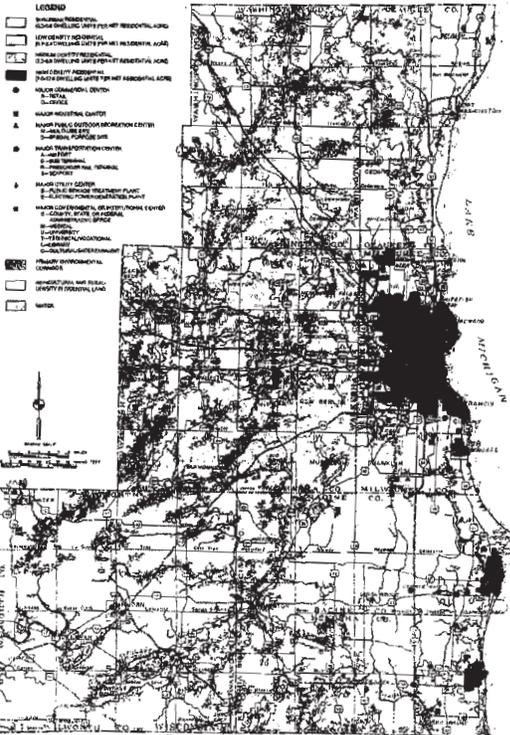


Under the year 2020 regional land use plan, all proposed new urban development would be served by public sanitary sewer and water supply facilities. In addition, public sanitary sewer and water supply service would be extended to certain existing urban areas currently lacking these facilities. About 594 square miles, or 84 percent of the developed urban area of the Region, and about 1.39 million persons, or about 81 percent of the total regional population, would be served by public sanitary sewer and water supply facilities by the year 2020. As shown above, public water supply service would be provided in several outlying communities for which public sanitary sewer service is not planned.

Source: SEWRPC

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Map 18 RECOMMENDED LAND USE PLAN FOR THE SOUTHEASTERN WISCONSIN REGION: 2020



The Year 2020 regional land use plan provides a model for meeting about 100 years of land use needs in urban areas. It recommends an anticipated population increase of about 267,500 persons and an anticipated employment increase of about 208,000 jobs in the Region between 1990 and 2020. Like the previously released plan, the plan calls for a diverse, compact, contained, and contained pattern, with urban development primarily occurring within, and along the periphery of, existing urban centers served by both municipal and regional services. This plan also calls for a pattern of development that is environmentally sensitive and the preservation of the most productive farmland in the Region. The plan recommends the preservation of environmentally sensitive areas and the preservation of the most productive farmland in the Region.

Source: SEWRPC

85

Southeastern Wisconsin Regional Planning Commission W239 N1812 Rockwood Drive PO Box 1607 Waukesha, WI 53187-1607

Dear Commissioners:

Many of us cherish the beautiful rolling farmlands on the west side of US Highway 45 between State Highway 60 and County Highway NN. It just seems inappropriate to permit the extension of sewer and water into the middle of this lovely terrain, which will surely nurture urban sprawl.

Isn't this a violation of SEWRPC's 2020 Regional Use Plan for southeastern Wisconsin?

Please know I am vigorously opposed to the proposed expansion of the Village of Jackson's sewer and water services to the west side of US Highway 45. It would be tragic for this to happen.

Sincerely, Scott Ratzburg Signature Name printed 1418 Ravine Forest Dr Address West Bend, WI 53090 Address (608) 338-2980 Telephone 5-12-03 Date

Southwestern Wisconsin Regional
Planning Commission
W239 N1812 Rockwood Drive
PO Box 1607
Waukesha, WI 53187-1607

Dear Commissioners:

Many of us cherish the beautiful rolling farmlands on the west side of US Highway 45 between State Highway 60 and County Highway NN. It just seems inappropriate to permit the extension of sewer and water into the middle of this lovely terrain, which will surely nurture urban sprawl.

Isn't this a violation of SEWRPC's 2020 Regional Use Plan for southeastern Wisconsin?

Please know I am vigorously opposed to the proposed expansion of the Village of Jackson's sewer and water services to the west side of US Highway 45. It would be tragic for this to happen.

Sincerely,
Christine H Read
Signature
Christine H Read
Name printed
6557 St. Kilian Drive
Address
Campbellsport, WI 53010
Address
262 626 1659
Telephone
5/13/03
Date

Submitted by: Mark Rider (& Marie)
2566 N. 65th St.
Wauwatosa, WI 53213

Attention: SEWRPC and Board of Directors, St. Joseph's Community Hospital
RE: Comments prepared by Mark Rider, who opposes hospital relocation.

A true story:

My father has been between hospitals/convalescent homes for (3) months (in my hometown, which is about the size of West Bend). My mom, who lives less than (2) miles away, visits thrice daily. Even though it is a short distance, it is difficult for mom to make these trips. Thank goodness my hometown hospital didn't relocate way out in the country. It would be more difficult Mom but especially for people who live on the opposite side of town.

Proverb: *Just because you CAN do something doesn't make it right.*
-anonymous

Another true story:

I reside in Wauwatosa but work in West Bend. If I seek healthcare through West Bend area network providers, I will currently enjoy a reduced price versus Milwaukee area providers. If a new hospital is built, I can kiss that advantage goodbye.

Proverb: *It is always easy to spend someone else's money.*
-anonymous

Mark Rider, 2566 N. 65th St., Wauwatosa WI 53213

1. What's more important? convenience of docs & nurses (fewer people/day) or low transit time for patients and visitors? (more people per day)
- 1.5 Hope the ponds don't breed West Nile
2. Consultants are always in favor of development... it pays.
3. Cost overruns / higher taxes that come w/ greenfield development will balloon the est. estimates.
4. Hospitals are not tax generators. They would lose, not give.
5. Public sentiment clearly against. Correct perception: high cost. Only pond people are for.
6. "Polk folks" didn't have a plan. If this goes through, it will rear its ugly head in 10-15 years.
7. SEWRPC's supposed to prevent sprawl. Conflicts w/ their position.

Susan M. Ryan
W58 N647 Columbia Court
Cedarburg, Wisconsin 53012
(262) 377-4850
Email: sryan@milwpc.com

May 8, 2003

Dear Southeast Wisconsin Regional Planning Commission staff and board:

I want to express my support for the extension of the sewer service to include the new hospital site at Highway 45 and PV.

This entire project will be an asset to this whole area and deserves our full support.

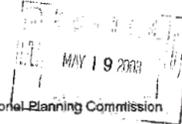
Please approve the extension of the Jackson sewer service area to ensure that this worthwhile project can proceed and offer the best in health care for both current and future residents.

Thank you for your consideration.

Sincerely,
Susan Ryan
Susan Ryan

May 16 03 03:09p

P-2



6725 North Trenton Road
West Bend, Wisconsin 53090
May 16, 2003

Southwestern Wisconsin Regional Planning Commission
Village of Jackson Hall
N168 W20733 Main Street
Jackson, Wisconsin 53037

SEWRPC and DNR.

I am writing to urge you NOT to allow sewer service to be extended west of Highway 45 to the hospital board's choice of sites. I believe that would encourage urban sprawl and is not necessary for the hospital to remain competitive.

First, I want to thank you for accepting people's opinions for interpretations of "smart growth." We all have valid opinions about how to balance needs. The pressure is awful, since this issue has caused such a rift and resentments. You all have an enormous responsibility to look at a wide number of factors to weigh the needs of whole ecosystems as heavily as the desires of groups of influential people. I am hoping that what I see as rational, you do, too.

I am a nurse who has seen many hospitals change. I believe that the hospital's board and some doctors are gripped with fear of competition from Aurora. They are losing sight of the tremendous success St. Joseph's Community Hospital has had in staying viable in a small city close to specialist facilities in Milwaukee. I want the hospital to remain on its present site and continue to be an excellent primary care facility. It can expand or build a totally new building and parking garage, while operating with a profit adequate for the building fund. St. Joe's does not have to try to duplicate all the specialties that are available in the Greater Milwaukee Area. A hospital needs to be located closer to police and fire protection centers. I am not the only nurse afraid for my safety if we must practice at a hospital "out in the boonies." I hope the Board can find a way to save face and concentrate on continuing the success they have had. The cancer center was an important addition, since so many people have cancer, now. It is too bad there is not a statewide authority, the way there once was, that could stop hospitals from wasting so much money competing and help them decide cooperatively who will handle what category of problems with best practices and who will own and operate what high-tech, expensive, specialized equipment. You have a part in holding down medical costs. You could save our community a lot of money and destruction of natural area by not allowing the secondary development around the hospital, like doctors' offices and related facilities. How many businesses will be built and go under before someone stops this trend?

I am hoping that SEWRPC will look at all of its own excellent data on the importance of using centralized infrastructures and preserving rural environments. I feel hurt in my body and spirit every time I see open, green space being filled with concrete that could have been remodeled or replaced in an already used spot. I know that most people, animals and plants sense the loss, too. There are empty spaces in cities that are not being efficiently used. You must be as responsible for preserving our precious natural resources as you are concerned about "economics." Business development cannot be sustained without the lovely natural areas that draw people or without taking care of our water resources. SEWRPC has helped conduct educational discussions about the importance of planning for the prevention of urban sprawl. Someone needs to look at the out-of-control pace of development in Washington County and call a moratorium on expanding boundaries. We are all wasting our tax monies and natural resources by not implementing more slowly, what is sustainable in terms of business/employment, food production, shared recreation opportunities, preservation of fresh water. Why isn't an extensive, impartial environmental study as important as a biased, business feasibility report? Please, take care of our Mother Earth and She will care for us.

Sincerely,
L. Joy Schweden

Willard Hoppe, Chairman
Harold W. Graft, Supervisor
Theodore C. Marten, Supervisor

TOWN OF POLK
WASHINGTON COUNTY, WISCONSIN
3660 Highway 60
Singer, Wisconsin 53086
Phone (262) 677-2123 • FAX 677-2423

Suzette J. Schuetz, Clerk
Shirley A. Kiesinger, Treasurer

May 7, 2003

VIA FACSIMILE

Mr. Philip C. Evenson
Executive Director
Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, WI 53187-1607

Dear Mr. Evenson:

Enclosed is a copy of a resolution passed by the Town of Polk Town Board supporting the expansion of the Jackson Sewer Utility Sanitary Service area.

Sincerely,



Suzette Schuetz
Town Clerk

Enc.

cc: Paul Hoffman
Del Beaver
John Reiling



Allen and Diane Sengpiel
2885 Farview Drive
Richfield, WI 53076

May 10, 2003

Dear Southeast Wisconsin Regional Planning Commission staff and board:

Presently I reside in Washington County at 2885 Farview Dr. Town of Polk, with a Richfield mailing address. I have reviewed the Regional Water Quality Management Plan for the Village of Jackson and I want to make sure you are aware of my position regarding the extension of the Jackson sewer service area. I believe it is appropriate to extend the sewer service to include the new hospital site of Highway 45 and PV.

I think it is in the best of the present residents of Washington County and the future residents.

Please approve the extension of the Jackson sewer service area to ensure that residents of the greater Washington County area have access to the best possible health care for generations to come.

Thank you for considering my support.



TOWN OF POLK
WASHINGTON COUNTY, WISCONSIN

**Resolution Supporting Expansion of
Jackson Sewer Utility Sanitary Service Area**

WHEREAS, the Village of Jackson has submitted a request to Southeastern Wisconsin Regional Planning Commission (SEWRPC) to expand the sewer service area to include the site for St. Joseph's Community Hospital of West Bend; and

WHEREAS, the location of the sewer service area expansion is within the Town of Polk, Washington County, Wisconsin; and

WHEREAS, the Town Board of the Town of Polk respectfully submits that the public and private sanitary sewer extensions are necessary to serve the anticipated development and that said extensions are in conformance with, and would serve to implement, the adopted regional water quality management plan;

RESOLVED, that the Town Board of the Town of Polk does hereby support the Village of Jackson's request to expand the Jackson Sewer Utility Sanitary Service Area; and

FURTHER RESOLVED, that the Town Clerk is authorized and directed to forward this official resolution to SEWRPC to confirm the Town's support of the sewer service area expansion request.

Adopted this 5th day of May, 2003.

TOWN OF POLK

By 
Board Chairperson

Attest:


Town Clerk

May 2, 2003

Dear Southeast Wisconsin Regional Planning Commission staff and board:

In regard to the extension of sewer service to the new St. Joseph's Community Hospital site, please know that I am solidly behind the extension. I believe it is in the best interests of the greater community, of which I am a part, that you approve the extension of the Jackson sewer service to include the new hospital site at Hwy 45 & PV. By doing so, you will help to enhance the medical and health care for the greater community. The residents of the greater Washington County area will then have access to the best possible health care---and part of their gratitude will be for you! Thank you.

Sincerely yours,


Sr. Donna Siegl, OSF
1709 Stonebridge Rd.
West Bend, WI 53095

May 13, 2003

To: Southeast Wisconsin Regional Planning Commission:

In the interest of the region, I urge your support and approval for sewer access to the proposed site of St. Joseph's Community Hospital.

Since approval for similar access was granted for the Washington County Fair grounds across the highway, it seems reasonable, even urgent, that you consider the vital issue of accessible, first rate hospital care.

This region is obviously in a state of rapid growth and development, and it is the responsibility of all agencies involved in this process - planners, developers, delivery systems for services, including health/hospital care, to ensure the increasing population within the area is served appropriately.

Thank you for your consideration.

Yours truly,
Dan Stawislawski
Kewaskum, WI

May 13, 2003

I have been a resident of Washington County for the past 26 years and have spent 16 years actively serving County Government - including 16 as the Washington County representative to the Southeast Wisconsin Regional Planning Commission (also known as SEWRPC). In both my role as a County Supervisor and as a member of SEWRPC, I became keenly aware of the need for planning for the use of our land in order to properly handle the future growth potential of Southeast Wisconsin without destroying the wonderful landscape which makes this part of the state so beautiful, valuable and unique.

Some issues which have been addressed at various levels of government include:

- * Smart Growth legislation at the state level
- * Washington County's own Growth Management Task Force
- * Discussion of farmland preservation at a national, state and county level

Additionally, many surveys of the residents of this area, such as the Park and Open Space Plan-Economic Development Plan conducted at the direction of Washington County, time and again have indicated just how dearly our residents cherish the landscape and wish to retain our green space.

With this history and these wishes as background, I must question the wisdom of extending the current water and sewer service beyond its current design. Extending the current service even slightly beyond its current design without a boundary agreement sets an ugly precedent of complying with and yes, even encouraging urban sprawl. If this extension is granted, what is the precedent we are setting when the next request is submitted? How can we say no to the next request? Will we ever say no? If we do not draw a line now, are we not contributing to urban sprawl - in spite of the wishes of our residents?

I ask those in the position of power to make this decision - to ask ourselves just when will we contain growth. Are there truly no other locations within Washington County that could be used as an alternative without contributing to urban sprawl?

I ask you to weigh these considerations seriously, listen to your residents' wishes and refrain from establishing a precedent of promoting urban sprawl.

Submitted by,

Patricia A. Strachota

May 6, 2003

DEAR SOUTHEAST WISCONSIN REGIONAL PLANNING COMMISSION STAFF & BOARD:

I PRESENTLY RESIDE IN WASHINGTON COUNTY AT 2795 FARVIEW DR., TOWN OF POLK, WE HAVE A RICHFIELD ADDRESS FOR MAIL. I HAVE REVIEWED THE REGIONAL WATER QUALITY MANAGEMENT PLAN FOR THE VILLAGE OF JACKSON AND I WANT TO MAKE SURE YOU ARE OF MY POSITION REGARDING THE EXTENSION OF THE JACKSON SEWER SERVICE AREA. I BELIEVE IT IS APPROPRIATE TO EXTEND THE SEWER SERVICE TO INCLUDE THE NEW HOSPITAL SITE AT HIGHWAY 45 AND P.V.

I THINK IT IS IN THE BEST OF THE PRESENT RESIDENTS OF WASHINGTON COUNTY & THE FUTURE RESIDENTS.

PLEASE APPROVE THE EXTENSION OF THE JACKSON SEWER SERVICE AREA TO ENSURE THAT RESIDENTS OF THE GREATER WASHINGTON COUNTY AREA HAVE ACCESS TO THE BEST POSSIBLE HEALTH CARE FOR GENERATIONS TO COME.

THANK YOU FOR CONSIDERING MY SUPPORT.

LEE R & LOGGIE STARK

GRILL R. STARK

Smith, Subst
2795 FARVIEW DR RICHFIELD, WI 53076-9531

Sargraph inc.

May 13, 2003

Mr. Philip C. Evenson
Executive Director
Southeastern Wisconsin Regional
Planning Commission
PO Box 1607
Waukesha, WI 53187-1607

MAY - 2 2003

Dear Phil:

For more than 30 years, I have observed SEWRPC's attempts to promote compact and sensible urban development. It goes hand and glove with preservation of farmland and natural areas. For those 30 years, I have supported SEWRPC in those principles.

Now, the proposed relocation of St. Joseph's Community Hospital from the center of West Bend to a farm field in the Town of Polk puts those principles to the test. It is inconceivable to me that the Commission could do anything but oppose this unwise, costly, unnecessary move.

While there is sewer to the county fairgrounds on PV and P, the sewer service boundary stops at the east side of the US 45 bypass. When the sewer line was installed, a mistake then and still today, it was never intended that the service would be extended to the farm areas on the west side of the freeway.

There is plenty of room in the City of West Bend for the hospital, including possible use of the existing 23-acre site. That is where an institution like a hospital belongs—in the center of an urban area, in the center of its market.

Placement of the hospital at the County PV site will serve to promote even more rampant development in that general area, instead of development within existing urban boundaries. That would be a tragedy.

More than 90% of the community respondents to two petitions and one independent survey conducted by the University of Wisconsin-River Falls have registered opposition to this relocation. The citizens of the community have spoken: they will support SEWRPC in its attempt to contain urban sprawl and preserve farmland and other natural areas.

Please be true to your principles. Thank you for your consideration of my views.

Sincerely,

John B. Torinus Jr.
Chief Executive Officer

P.S. Please include in record of May 13 public hearing.

CORPORATE HEADQUARTERS and DECORATING TECHNOLOGIES INSTITUTE
3901 E. DECORAH RD., PO. BOX 438, WEST BEND, WI 53096-9587 PHONE (262) 335-7800 FAX (262) 335-7888
Specialty Graphics Plant, 720 Indiana Ave., West Bend, WI 53085-4036
Phone (262) 335-7800 Fax (262) 335-7888
Accurate Graphics Plant, 3901 E. Decarah Rd., West Bend, WI 53085-4557
Phone (262) 335-7800 Fax (262) 335-7888
Source & Color Graphics Plant, 603 14th Street Rd., West Bend, WI 53090-1680
Phone (262) 335-7800 Fax (262) 335-7884
A&E (Application/Consulting/Electronics) Plant, 2520 Stonebridge Drive,
West Bend, WI 53085-9238 Phone (262) 335-7200 Fax (262) 335-7888

Date 5/13/03

Dear Southeast Wisconsin Regional Planning Commission staff and board:

I want to make sure you are aware of my position regarding extension of the Jackson sewer service area. I believe it is appropriate to extend the sewer service area to include the new hospital site at Hwy 45 and PV.

Please approve extension of the Jackson sewer service area to ensure that residents of the greater Washington County area will have access to the best possible health care for generations to come.

Thank you for considering my support.

Sincerely,

Name JAMES TWIEG
 Address 4036 Springfield Lane
SLinger (Town of POLK) WI 53086

Let's keep it simple. The community needs a "new" hospital; not a renovated "old" hospital. The new location is fine, very likely better than the existing location. Will serve Washington county better- Jackson, SLinger, Germantown, etc - the areas where the population growth is rapidly growing. West Bend area will continue to be served well and is close by. The discussion about urban sprawl is not relevant. Building a hospital in a "country" setting next to highway 45 will not attract strip malls, etc. In fact, the location definitely adds to the "healing" environment that a hospital would desire.

The extension of sewer to the hospital is logical and makes common sense.

May 7, 2003

To the Southeastern Wisconsin Regional Planning Commission and Village of Jackson:

I have been a resident of West Bend for 28 years, and I am an employee of St. Joseph's Community Hospital (in public relations). I have also worked previously as a reporter for the Daily News of West Bend, covering town and city government, and have seen the dramatic growth occurring not only in the city but also throughout Washington County over the past years.

I remember when Paradise Drive was a sleepy country road, when there were farm fields where West Bend Mutual Insurance stands, and you could drive past Jackson and never know it. At that time Highway 45 was a dangerous road and state and local officials worked hard to bring safe, modern transportation with the construction of the bypass. That brought more growth, more homes for families, and a vibrant community that is still growing.

I believe that sewer and water to the new hospital site at Highway 45 and PV must be extended because:

- The Institutional zoning makes it appropriate.
- The county, village, and town signed an agreement in 1999 that sewer and water be extended to the site.
- Extension of the Jackson sewer service area west of Highway 45 is consistent with previous discussions relating to the boundary amendment made to accommodate the Washington County Fair Park.
- Environmental, growth, water quality and other issues were considered by SEWRPC in its Community Assistance Planning Report and in making their recommendation to approve the addition of the new hospital site to the sewer service area.

Most importantly, the site will provide a viable, convenient, and ample site for a new hospital to successfully serve Washington County. A hospital is not a big box store, not a sprawling subdivision, not a gas station or strip mall, but a vital facility where lives are saved, wounds are healed, and families comforted. What better use for this site than a hospital, a place of healing on a beautiful site, with room to grow and to serve for generations to come.

In 1995 the West Bend Common Council annexed 124 acres of land from the town of Trenton into the city in order to expand Serigraph, a printing company, to build its headquarters on County I some distance east of the city. The city established a Tax Incremental Financial TIF district to pay for improvements such as highway reconstruction and infrastructure work for the Serigraph, the first TIF district set up specifically to accommodate a business plan.

"The Serigraph expansion is a big plus for West Bend - in terms of property values, jobs and the general health of the community" read an editorial in the Daily News, August 15, 1995. Isn't a hospital also worth the support of government and its leaders? Could we afford to be without a hospital for the health of our community and our county?

I believe the hospital at 45 and PV will be a big plus not only for West Bend, but all of Washington County, in terms of high quality and good paying jobs, economic vitality, high quality health care, and a better quality of life for all our residents. I urge you to approve the sewer service extension.

Mary Beth Winkowski
 Mary Beth Winkowski
 1305 Balsam Place
 West Bend, WI 53095

Southeastern Wisconsin Regional
 Planning Commission
 W239 N1812 Rockwood Drive
 PO Box 1607
 Waukesha, WI 53187-1607

Dear Commissioners:

Many of us cherish the beautiful rolling farmlands on the west side of US Highway 45 between State Highway 60 and County Highway NN. It just seems inappropriate to permit the extension of sewer and water into the middle of this lovely terrain, which will surely nurture urban sprawl.

Isn't this a violation of SEWRPC's 2020 Regional Use Plan for southeastern Wisconsin?

Please know I am vigorously opposed to the proposed expansion of the Village of Jackson's sewer and water services to the west side of US Highway 45. It would be tragic for this to happen.

Sincerely,

 Signature
Gunter Woog
 Name printed
5435 Bauers Drive
 Address
West Bend, WI 53095
 Address
262-338-2150
 Telephone
5-12-03
 Date

Gunter Woog

From: "Gunter Woog" <gunter@silverprofit.com>
 To: <gunter@silverprofit.com>
 Sent: Tuesday, May 13, 2003 6:10 PM
 Subject: HOSP

I'm Gunter Woog the former Town Chairman of the Town of West Bend. I served on the Washington County Growth Management Task Force Committee. I was also one of the originators of the Long Term Land Use Boundary Agreement with the City of West Bend and the Town. A first of it's kind in this area.

The intended move by the West Bend Hospital to it's chosen new site, is diametrically opposed to the findings and recommendation of that Task Force Committee's findings, as well as SEWRPC's own planning process as well as every definition of predictable Urban Sprawl known.

The arguments to move the Hospital have all been systematically and thoroughly debunked, as the thinly disguised self serving profiteering and squandering of community funds as they've proven to be.

The greatest medical facilities were created by extraordinary leading edge, courageous Doctors with a vision on medical care, not on personal or patient convenience. They are all created solely on results and the corresponding reputation generated from them. Anything else is merely a superficial substitute for results.

The greatest Medical Facilities are the ones the patients sought out, because of their great reputation, not their great convenience.

The Marshfield Clinic is a typical example of a most inconvenient location imaginable, but patients come from great distances for the opportunities and hope generated there. They are not near an express way ramp. They are not even near an express way! Convenience and superficial appearances are no substitute for results and substance.

The Hospital is a community Hospital, paid for by the community. It need not be stolen from the community that funded it all these many years. There is ample room for expansion at it's current site. It is relatively convenient and minutes from the Freeway, more so than most hospitals in Milwaukee or any where else. The move is also a catalyst and poster child for the cause of soaring medical care costs in this country.

The relocation intent of the Hospital, is clearly a catalyst for certain predictable urban sprawl.

The voice of reason and our land is screaming out for an intervention, and you have the power help chose the just cause.

Thank you.

Gunter Woog
 USI International Inc.
 PO Box 835
 West Bend, WI 53095
 Phone: 262-338-2150

5435 Bauers Drive

5/13/2003

Catherine Ann Yekenevicz

2330 Chestnut St. #35, West Bend, WI 53095-2989 / 262.669.6282(x) 262.335.3304(h) 262.334.9487x255(w)
cycpa@voyager.net

May 10, 2003

SE WI Regional Planning Commission
Meeting at Washington County Fair Park

Re: St. Joseph Hospital Building Project

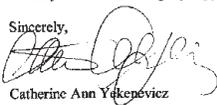
Dear SEWRPC staff and board:

As a citizen of Washington County, West Bend, and a past patient of the St. Joseph Hospital now on Silverbrook Drive, I would like to voice my support for the extension of the Jackson Sewer Service Area to the new site at the NW corner of Highway 45 and County Road PV/Pleasant Valley Road.

This extension of service will remove another roadblock delaying the hospital building project. We residents and the wider service area of the hospital will only benefit from the added value of the new facility.

Thank you for considering my support.

Sincerely,


Catherine Ann Yekenevicz

PUBLIC HEARING #2
PROPOSED EXPANSION JACKSON SS AREA --
WEST OF USH 45 & NORTH OF PLEASANT VALLEY ROAD
7:00 P.M. MAY 13, 2003

MY NAME IS R. D. ZIEGLER. I LIVE AT 5409 GERMAN VILLAGE ROAD IN THE TOWN OF WEST BEND.

A TERRIBLE MISTAKE WAS MADE ABOUT 5 YEARS AGO WHEN WASHINGTON COUNTY, THE VILLAGE OF JACKSON AND SEWRPC COLLECTIVELY AGREED TO PERMIT THE EXTENSION OF SEWER & WATER TO THE LOCATION OF THIS HEARING. SEWRPC VIOLATED ITS OWN 2020 PLAN BY ENDORSING THIS URBAN SPRAWL.

THE GEOGRAPHIC LOCATION OF THE WASHINGTON COUNTY FAIRGROUNDS IS COMMENDABLE. HOWEVER, SEWER & WATER SERVICES TO THIS AGRARIAN LOCATION COULD HAVE BEEN PROVIDED AT FAR LESS THAN THE \$5,800,000 SPENT. PERHAPS AS MUCH AS 90% OF THE COST COULD HAVE BEEN SAVED USING THE STRAW AND BALLOON APPROACH EMPLOYED BY CEDAR CAMPUSES ON CTY TRUNK. THIS TYPE OF SEWER SERVICE WOULD HAVE ELIMINATED THE NEED FOR THIS HEARING.

BUT TWO WRONGS NEVER MADE A RIGHT. THE SEWER AND WATER LINES ARE IN AND CAN CLEARLY SERVICE THE LAND DELINEATED ON MAPS WEST OF HWY 45, WHICH IS COMPRISED OF JUST 3 LAND OWNERS. HOW THESE PARTICULAR PARCELS WERE SELECTED REMAIN A CLOUDY ISSUE. THE WASHINGTON COUNTY BOARD OF SUPERVISORS NEVER PASSED A RESOLUTION EXPRESSLY AUTHORIZING THESE 3 PARCELS WEST OF HWY. 45 TO BE DEVELOPED. IN FACT, MOST SUPERVISORS ON THE BOARD AT THE TIME HAVE NO RECOLLECTION OF THIS ISSUE BEING DISCUSSED AT ANY OPEN COUNTY BOARD MEETING.

CONTRARY TO ADS RUN BY OUR LOCAL HOSPITAL, THERE WERE NO TOWN OR COUNTY PLANS FOR BUSINESS DEVELOPMENT ON THE WEST SIDE OF HWY. 45 NEAR PV IN THE LATE 90's. TO THE CONTRARY, in 1998 THE WASHINGTON

-2-

COUNTY BOARD ENDORSED THE RECOMMENDATIONS OF THE GROWTH MANAGEMENT PLAN, WHICH DID NOT CONTEMPLATE DEVELOPMENT OR URBAN SPRAWL IN THIS AREA.

I RESPECTFULLY URGE SEWRPC COMMISSIONERS TO DENY THIS SEWER & WATER APPLICATION AND NOT OPEN THE FAUCET TO URBAN SPRAWL WEST OF HWY. 45.


R. D. ZIEGLER
5409 GERMAN VILLAGE ROAD
WEST BEND, WI 53095

Appendix A-5

POLL OF HEARING ATTENDEES

The following are copies of forms used in a voluntary poll of those in attendance at the public hearing regarding their position on the proposed sewer service area amendment. A total of 245 hearing attendees submitted a signed form, including 169 who signed a form supporting the amendment and a total of 76 who signed a form opposing the amendment. The signed forms are on file at the SEWRPC offices.

**JACKSON SEWER SERVICE AREA
PUBLIC HEARING POSITION STATEMENT
SUPPORTING THE SEWER SERVICE AREA EXPANSION
WEST OF USH 45 AND NORTH OF PLEASANT VALLEY ROAD**

I **support** the proposed expansion of the Jackson sewer service area to include lands located west of USH 45 and north of Pleasant Valley Road.

Name: _____

Address: _____

**JACKSON SEWER SERVICE AREA
PUBLIC HEARING POSITION STATEMENT
OPPOSING THE SEWER SERVICE AREA EXPANSION
WEST OF USH 45 AND NORTH OF PLEASANT VALLEY ROAD**

I **oppose** the proposed expansion of the Jackson sewer service area to include lands located west of USH 45 and north of Pleasant Valley Road.

Name: _____

Address: _____

Appendix B

MATERIALS CONCERNING THE PROPOSED AMENDMENT TO THE VILLAGE OF JACKSON SANITARY SEWER SERVICE AREA TO INCLUDE CERTAIN LANDS LOCATED WEST OF USH 45 AND NORTH OF PLEASANT VALLEY ROAD— TRANSMITTED TO THE REGIONAL PLANNING COMMISSION AFTER THE CLOSE OF THE PUBLIC HEARING RECORD

The following letters regarding the proposed amendment to the Village of Jackson sanitary sewer service area involving the addition of certain lands located west of USH 45 and north of Pleasant Valley Road were transmitted to the Regional Planning Commission after the close of the public hearing record on May 16, 2003.

MARK J. EPPLI, PHD
PROFESSOR AND ROBERT B. BELL SR. CHAIR IN REAL ESTATE
DEPARTMENT OF FINANCE
MARQUETTE UNIVERSITY
P.O. BOX 1881
MILWAUKEE, WI 53201
TELEPHONE: (414) 288-5724
FACSIMILE: (414) 288-5756
EMAIL: MARK.EPPLI@MU.EDU

May 27, 2003

Honorable Commissioners of the
Southeastern Wisconsin Regional
Planning Commission
P.O. Box 1607
Waukesha, WI 53187-1607

Subject: "Amendment to the Regional Water Quality Management Plan: Village of Jackson and Environs" by the Southeastern Wisconsin Regional Planning Commission Dated June 2003 ("Draft Amendment")

Dear Commissioners:

On behalf of St. Joseph's Community Hospital of West Bend, Inc., I am writing in support of Southeastern Wisconsin Regional Planning Commission's ("SEWRPC") staff's recommendation to approve for sanitary sewer service the area described as:

"... 80 acres located in the U.S. Public Land Survey Section 1, Township 10 North, Range 19 East in the Town of Polk . . ."

I find that the decision to approve this land ("proposed site") for inclusion to the sanitary sewer service area is consistent with both "smart growth" principles and the 1999 State of Wisconsin "Smart Growth Law" Section 66.10001 of the Wisconsin Statutes. Additionally, the decision to approve this land for inclusion to the sanitary district is consistent with the comprehensive plan forwarded by SEWRPC. I base these comments on widely accepted definitions of "sprawl" and "smart growth" as well as the SEWRPC comprehensive plan.

I write these comments as an acknowledged and widely cited researcher in the field. I received my PhD in Urban Land Economics from the University of Wisconsin in 1991 and have since written a book and numerous articles on the topics of new urbanism and sprawl. Additionally, I have presented land use research at numerous academic and professional venues including those sponsored by the Environmental Protection Agency, the Urban Land Institute, and the Treasure Coast Regional Planning Council, among others. I currently am a Professor in the Department of Finance and hold the Robert B. Bell, Sr., Chair in Real Estate in the College of Business at Marquette University.

In order to understand the reasonableness of SEWRPC staff's recommendation to amend the Regional Water Quality Management Plan: Village of Jackson and Environs to include the proposed site in the Town of Polk, I place the decision in the context of sprawl. I also discuss the decision to amend the plan in the context of the 1999 Wisconsin legislation that provides a regional growth framework.

There is no clear-cut definition of sprawl in the academic or professional literature. The definition of sprawl is not exact, rather it is a matter of degree and it is often difficult to describe where sprawl begins and ends. However, Reid Ewing of Florida International University presents a definition that is cited on the *Planning Commissioner's Journal's* webpage as:

"... random development characterized by poor accessibility of related land uses such as housing, jobs, and services like schools and hospitals."¹

An alternative definition of sprawl is offered by the Sierra Club in the following discussion:

"In communities across America "sprawl" – scattered development that increases traffic, saps local resources and destroys open space – is taking a serious toll. But runaway growth is not inevitable. Hundreds of urban, suburban and rural neighborhoods are choosing to manage sprawl with smart growth solutions."²

¹ For more discussion on the problems associated with sprawl and references to additional sources refer to the web site of the *Planning Commissioners Journal* at <http://www.plannersweb.com>. The definition provided above was accessed on May 23, 2003.

² <http://www.sierraclub.org/sprawl/>, accessed May 23, 2003.

The State of Wisconsin embraced the concept of smart growth in October 1999 when Governor Tommy G. Thompson signed the "Smart Growth Law" adopted by the State Legislature. SEWRPC recognized the importance of these smart growth guidelines as follows:

While the comprehensive planning legislation did not impose a broad area-wide or regional planning framework within which counties and local governments should prepare comprehensive plans, it is widely recognized that in metropolitan regions, such as southeastern Wisconsin, the true "community" is the aggregation of the many county and local units of government that make up the metropolitan area. County and local governments and their residents are dependent on each other for many services, including highways, transit, parks, public sewer and water facilities, employment centers, medical facilities, and cultural resources. Accordingly, it is more important than ever for counties and local governments in southeastern Wisconsin to work together cooperatively in preparing and adopting a fully coordinated set of regional, county, and local comprehensive plans under the new law.³

The smart growth and planning guidelines are further detailed in a set of fourteen planning goals, many of which only tangentially apply to the proposed site.

I believe that the decision to approve the inclusion of the proposed site in the Town of Polk is generally not perpetuating sprawl as defined by the *Planning Commissioners Journal* and the Sierra Club based on the following reasons.

Sprawl Issue One: Scattered Development that Increases Traffic

The proposed hospital development is not scattered development that will unduly increase traffic in a way that may occur with other noninstitutional types of development. A preferred hospital location is one that is easily accessible to emergency vehicles, physicians, medical staff, and the public. The regional service area and employee base of a hospital makes automotive traffic to and from a hospital site a virtual necessity.

The proposed hospital site is not easily accessible to pedestrian traffic and is not currently served by public transportation. However, the proposed site is situated at

³ Obtained from page one of "The Regional Framework for 'Smart Growth' Planning and Development in Southeastern Wisconsin," a pdf file on the Southeastern Wisconsin Regional Planning Commission's web page: <http://www.sewrpc.org/smartgrowth/>.

the intersection of Pleasant Valley and Highway 45, a major vehicular intersection centrally located in the transportation system plan for Southeastern Wisconsin forwarded by SEWRPC.⁴ Given the significance of this intersection, it is likely to be served with public transportation in the future and is easily accessible to hospital emergency vehicle, employee, and patron traffic.

The proposed hospital development is characterized by superior accessibility for both hospital employees and patrons over that of the existing facility given the transition of the hospital patient base to more of a regional nature. This supports the smart growth tenet of not increasing vehicle-miles traveled within the hospital's current market service area.

Sprawl Issue Two: The Proposed Hospital Site "Saps" Local Resources

Another primary issue with sprawl is the reallocation of limited resources from sites that are currently served with infrastructure to more remote sites that require the infrastructure to be provided from a distant location.

The proposed site is situated on the intersection of Highway 45 and Pleasant Valley, which is an existing freeway exit. Both sewer and water are available at the adjacent Fair Park site. In summary, there will be little or no public money expended for roads, sewer, or water, thus supporting the smart growth tenet that the proposed development does not require significant investment of local resources.

Sprawl Issue Three: Development on Environmentally Sensitive Lands

A third primary concern associated with the concept of sprawl is the degradation of environmentally sensitive lands. In report Number 124, titled *Sanitary Sewer Service Area for the Village of Jackson and Environs, Washington County Wisconsin*, SEWRPC cataloged the environmentally significant lands in the Village of Jackson Sanitary Sewer Service Areas. The report returned the following:

"Therefore, a total of about 0.90 square mile, or about 16 percent of the sewer services area, would be encompassed in environmentally significant areas, consisting of primary environmental corridor, secondary environmental corridor,

⁴ *Ibid*, page 4b, map 3 titled, Transportation System Plan for Southeastern Wisconsin: 2020 Public Transportation Element.

isolated natural resource area lands, and wetlands less than five acres in size."³

Map 2 attached to the Draft Amendment shows that the proposed site does not include any of the four categories of environmentally sensitive lands. Page 1 of the Draft Amendment also concludes that "... there should be no significant adverse water quality impacts attributable to the development..." While the proposed hospital development is a "greenfield" development that uses productive farmland, this farmland is on a freeway interchange zoned for an institutional use with sewer and water available at an adjacent site. Therefore, although the proposed site is a greenfield site, it is one that is appropriately zoned for a more dense use because of its proximity to roadway, sewer, and water infrastructure, reflecting the smart growth principle of preserving environmentally sensitive lands.

In summary, using the northwest corner of Highway 45 and Pleasant Valley for a hospital is consistent with both smart growth principles and SEWRPC plans for the area, and therefore should not be considered to be perpetuating urban sprawl. I therefore join the SEWRPC staff in recommending that the Draft Amendment be approved.

Sincerely,


Mark J. Eppli, PhD

³ Community Assistance Planning Report Number 124 (second edition), *Sanitary Sewer Service Area for the Village of Jackson and Environs*, Washington County, Wisconsin, (September 1997) pages 13-15.

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May 27, 2003

Southeastern Wisconsin Regional Planning Commission
P.O. Box 1607
Waukesha, WI 53187-1607

RE: Requested Amendment to the *Regional Water Quality Management Plan*, Village of Jackson and Environs

Dear Commissioners:

On behalf of St. Joseph's Community Hospital, I am writing to support the proposed *Regional Water Quality Management Plan* amendment to add 80 acres to the Jackson sanitary sewer service area at the interchange of Interstate 45 and Pleasant Valley Road. I am a certified planner with a long-standing professional planning firm, have represented municipalities on several requests for sewer service area amendments, and have extensive experience in urban, rural, and regional planning. In our opinion, approval of this request is consistent with SEWRPC's plans, comports with sound land use and community service planning, and will result in the best possible outcome for development in this area given the decisions that have preceded this request.

I have reviewed both *A Regional Land Use Plan for Southeastern Wisconsin: 2020* and *Sanitary Sewer Service Area for the Village of Jackson and Environs*, each adopted in late 1997. In my opinion, these plans support the request to amend the sanitary sewer service area to respond to changed conditions since 1997. Certainly, it is possible to mold many of the general recommendations of adopted regional plans to support one position or another on almost any development proposal. However, as the Commission understands, these broad regional and community-wide plans were not intended to determine land use on a parcel-by-parcel basis, but rather to guide development of the overall region.

I believe that applicable sections of SEWRPC plans that provide the appropriate level of guidance on this request include the following:

- Pages 106-107 of the *Regional Land Use Plan* specify that sanitary sewer service area planning is one tool to implement the *Regional Land Use Plan*. Specifically, applicable sections indicate that "[w]hile the recommended regional land use plan should be used as a basis for the delineation of appropriate sanitary sewer service areas, this delineation should be refined to take into consideration factors such as the location, type, and extent of existing and locally planned urban land use development," and later that:

This flexibility [in delineating and sizing sanitary sewer service areas] is especially important to smaller communities in responding to proposed developments which are in accord with the principles and concepts of the regional land use plan... Indeed, failure to extend public sanitary sewer service in such situations may result in unsewered, "sprawl" development. (Emphasis added.)

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- Page 3 of the *Sanitary Sewer Service Area for the Village of Jackson and Environs* report indicates that "[t]he Regional Planning Commission recognizes that, like other long-range plans, sanitary sewer service area plans should be reviewed periodically to assure that they properly reflect regional and local urban development objectives." More specifically, page 18 of that same report indicates that:

It is envisioned that the delineated sewer service area will accommodate all new urban development anticipated in the Jackson area through 2010. Like other long-range plans, however, this sewer service area plan should be periodically reviewed, at about five year intervals, to assure that it continues to properly reflect the urban development objectives of the communities involved, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service.

- Page 13 of the *Sanitary Sewer Service Area for the Village of Jackson and Environs* report (first full paragraph) anticipates the 1999 agreement among the Town of Polk, Town of Jackson, Village of Jackson, and Washington County. This 1997 report also addressed the fact that this agreement considers the potential for additional sewer development in the vicinity of the County Fairgrounds. The 1999 agreement that followed included the site subject to the current sanitary sewer service amendment request as a potential future sewer area.

With support from the Town of Polk, the Village has requested that the Jackson sanitary sewer service area be amended to reflect emerging local urban development objectives. The groundwork for these emerging objectives was established on page 13 of the 1997 *Sanitary Sewer Service Area* report and carried out through subsequent efforts. These subsequent efforts have included an intergovernmental service agreement among Washington County, the Village of Jackson, the Town of Jackson, and the Town of Polk, completion of the sanitary sewer service extension to the County grounds, a proposal for urban development (the hospital) at the interchange area, and Town rezoning of the affected property for development following a well-attended public hearing. In my opinion, this type of evolution in local development objectives is why SEWRPC's plans suggest that flexibility and periodic adjustments to sanitary sewer service areas are warranted.

I further submit that—particularly given past decisions affecting the property—the proposed sewer service amendment and the proposed hospital development are consistent with substantive recommendations of SEWRPC's plans and good planning practice for the following reasons:

- Water quality impacts—SEWRPC's primary responsibility in sewer service area planning—are planned to be successfully addressed.* As SEWRPC staff suggests, there is now or planned to be sufficient sanitary sewer line and plant capacity to accommodate development of this site. Stormwater quality and quantity impacts will be addressed through on-site management. In fact, compared to its current condition as farmland, there are opportunities to improve water quality as a result of this project through progressive stormwater planning practices.
- While the preservation of productive farmland is an important regional objective, preserving farmland on this particular site is no longer feasible.* I hold this opinion given that the land is no longer owned by a farmer, its development value would make future sale to a farmer financially impractical, it is zoned for development not farming, it is located directly on an interchange, it is adjacent to the existing sewer service area, it is proximate to and serviceable via existing gravity sewer lines, and it is near already developed areas.

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- The site provides a superior regional location for the intended use.* In addition to being located right at an interchange, the site is near the geographic and population center of Washington County. This will certainly benefit service times, and potentially reduce the number of residents now leaving the County for medical services. This could significantly improve area health care and slightly reduce regional traffic movements out of the County.
- The project that will result from the sanitary sewer service area amendment represents high-quality edge development.* While clearly not "infill" development, a hospital will represent an efficient, attractive, and community-supporting use of the site at the expanding urban edge. Likely alternatives—particularly if sanitary sewer service is not extended—include highly-oriented commercial, industrial, or warehousing uses. These types of alternative uses can have more negative impacts on water quality, community appearance, and spin-off development pressure.
- The timing for development of the site is appropriate.* The site is owned by an entity that wishes to develop, all local governments support its development, it is zoned for development, the local communities have service agreements which support its development, it is within a planned sewer service basin and proximate to a sanitary sewer main, it is directly on an interchange, and it is close to growing suburban population centers. In my opinion, development of the site is virtually inevitable. All affected parties should now focus their attention to assuring that the highest quality development possible occurs on this site and community impacts are successfully addressed.

For the above reasons, I urge the Regional Planning Commission to approve the requested amendment to the Jackson sanitary sewer service area.

Sincerely,



Mark Roffers, AICP
Principal Planner

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