

**MINUTES**

**SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION**

**PLANNING AND RESEARCH COMMITTEE**

August 30, 2006

1:30 p.m.

SEWRPC Office Building  
Commissioners' Conference Room  
W239 N1812 Rockwood Drive  
Waukesha, Wisconsin

Present:

Excused:

Committee Members:

Daniel S. Schmidt, Chairman  
David L. Stroik, Vice-Chairman  
Charlene S. Brady  
Kenneth C. Herro  
Gregory L. Holden  
Michael J. Miklasevich  
Paul G. Vrakas

Anthony F. Balestrieri  
Thomas H. Buestrin  
Leon T. Dreger  
Lee Holloway  
James E. Moyer

Absent:

Anselmo Villarreal

Staff:

Philip C. Evenson	Executive Director
Michael G. Hahn	Chief Environmental Engineer
Kenneth Schlager	Chief Telecommunications Engineer
Loretta Watson	Executive Secretary

Guests:

Peter Schwabe	Big Bend Development LLC
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**ROLL CALL**

Chairman Schmidt called the meeting to order at 1:30 p.m. Roll call was taken and a quorum declared present. Mr. Evenson noted for the record that Commissioners Balestrieri, Buestrin, Dreger, Holloway, and Moyer had asked to be excused.

**APPROVAL OF MINUTES OF MEETING OF MAY 30, 2006**

On a motion by Mr. Vrakas, seconded by Mr. Miklasevich, and carried unanimously, the minutes of the meeting of May 30, 2006, were approved as published.

## **CONSIDERATION OF AMENDMENTS TO THE REGIONAL WATER QUALITY MANAGEMENT PLAN**

### **Sewer Service Area Plan for the Town of Bristol**

Chairman Schmidt asked Mr. Evenson to review with the Committee a proposed amendment to the adopted regional water quality management plan pertaining to the sanitary sewer service area for the Town of Bristol. A copy of the preliminary draft of a SEWRPC staff memorandum dated September 2006 concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Evenson indicated that by letter dated May 23, 2006, the Town of Bristol requested that the Commission amend the Bristol sanitary sewer service area. That area is currently documented in SEWRPC Community Assistance Planning Report No. 145, *Sanitary Sewer Service Area for the Town of Salem Utility District No. 1, Village of Paddock Lake, and Town of Bristol Utility District Nos. 1 and 1B, Kenosha County, Wisconsin*, dated October 1986, as amended. The purpose of this amendment would be to include within the planned Bristol sewer service area certain lands located immediately adjacent to, but outside, the currently adopted sewer service area.

Mr. Evenson directed the Committee's attention to Map 1, noting that the proposed amendment involves the addition of an area lying west of USH 45 and south of CTH AH. The area proposed to be added encompasses about 109 acres, including 35 acres of secondary environmental corridor lands. It is anticipated that the area will be developed for residential use in connection with a parcel that already lies within the adopted sewer service area. The project would add about 60 single-family residential dwellings and would accommodate about 150 persons. In total, the proposed amendment would increase the potential build-out population of the planned sewer service area by about three percent. That build-out population would approximate 4,500 persons, a figure that lies within the Commission's new year 2035 regional plan range of 4,100 to 7,100 persons for the Bristol area.

Mr. Evenson indicated that this matter was the subject of a public hearing before the Bristol Town Board on August 14, 2006. No objections to the proposed service area expansion were expressed at the hearing. Following the hearing, the Bristol Town Board approved the subject amendment. Mr. Evenson indicated that the Commission staff recommends approval of the proposed amendment as consistent with the adopted regional land use plan.

A brief discussion then ensued. In response to an inquiry by Mr. Vrakas, Mr. Evenson indicated that the Town of Bristol operates its own wastewater treatment facility that serves urban development in the USH 45 corridor in the western portion of the Town. The Town also, he said, purchases sewage conveyance and treatment services from the City of Kenosha for sewage generated in the eastern portion of the Town along IH 94. In response to an inquiry by Mr. Herro, Mr. Evenson indicated that secondary environmental corridors by definition are not regionally significant in terms of the concentration of resources found and in terms of the length and width of the corridor area; nevertheless, such corridors are frequently found to be of local importance and local governments move to protect and preserve them as well as the primary environmental corridors that by definition are of regional significance. In response to a follow up question by Mr. Herro, Mr. Evenson indicated that roads are permitted to cross environmental corridors, but in some cases involve obtaining Federal and/or State permits attendant to wetland and water management issues.

Following that discussion, on a motion by Mr. Miklasevich, seconded by Mr. Vrakas, and carried unanimously, the SEWRPC Staff Memorandum dated September 2006 was approved and recommended to the Commission for adoption.

### **Sewer Service Area Plan for the City of Hartford**

Chairman Schmidt asked Mr. Evenson to review with the Committee a proposed amendment to the adopted regional water quality management plan pertaining to the sanitary sewer service area for the City of Hartford. A copy of the preliminary draft of a SEWRPC staff memorandum dated September 2006 concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Evenson indicated that by letter dated June 30, 2006, the City of Hartford requested that the Commission amend the Hartford sanitary sewer service area. That area is currently documented in SEWRPC Community Assistance Planning Report No. 92 (3<sup>rd</sup> Edition), *Sanitary Sewer Service Area for the City of Hartford and Environs, Washington County, Wisconsin* dated September 2001, as amended. The purpose of this amendment would be to include within the planned Hartford sewer service area two separate areas, both of which are located immediately adjacent to, but outside, the currently adopted sewer service area.

Mr. Evenson directed the Committee's attention to Map 1 in the amendment document. He noted that both areas proposed to be added lie on the south side of the City of Hartford and consist of lands presently lying in the Town of Hartford. Together, the two areas encompass about 634 acres, including 130 acres of primary and secondary environmental corridor lands. In total, there are about 488 acres of land that are considered developable. City of Hartford land use planning identifies a mixture of residential, commercial, and recreational uses within these two areas, with the residential development over time expected to accommodate 625 housing units and a population of about 1,400 persons. Mr. Evenson indicated that these two additions were the last in a series of changes to the sewer service area map sought by the City of Hartford following updating efforts to their local land use plan.

Mr. Evenson indicated that the proposed sewer service area amendment was the subject of a public hearing held on August 22, 2006. Two elected officials from the Town of Hartford voiced opposition to the proposed amendment, indicating that, in their opinions, the City of Hartford already had enough planned residential land and that additional City development would likely exacerbate the City's radium contamination problem in its water supply. City of Hartford officials responded to the concerns raised by Town of Hartford officials, noting both that the proposal to amend the sewer service area is consistent with the City's land use planning efforts and that present radium contamination problems are being addressed through greater use of the uncontaminated water supplies in the shallow aquifer. Following that hearing, the Common Council acted to approve the proposed sewer service area plan amendment.

Mr. Evenson indicated that the Commission staff recommends approval of the proposed amendment as consistent with the adopted regional land use plan, noting that the planned population for the Hartford sewer service area in the new 2035 regional plan ranges from 18,100 to 31,200, with the estimated build-out population of the Hartford sewer service area set at about 26, 600 persons.

A brief discussion then ensued. Mr. Evenson contrasted the approaches taken by the City of Hartford and the Town of Bristol, noting that in the case of Hartford the Common Council desires to maximize its sewer service area so that all parties concerned have advance notification of the City's intent to ultimately provide municipal services to areas in its environs, while the Town Board of Bristol prefers to use the sewer service area amendment process more as a growth management tool. Mr. Vrakas commented that whether or not there are significant amounts of vacant land lying within a planned sewer service area likely has an economic effect reflected in the prices being asked for land. In response to an inquiry by Mr. Vrakas, Mr. Evenson said that the present wastewater treatment facility at Hartford would not be adequate to ultimately serve all of the land lying within its planned service area nor is it necessary that such be the case. Given growth trends, he said, it is likely that the City, which also serves the Rubicon Sanitary

District in neighboring Dodge County, will have to consider treatment plant expansion over the next five to ten year period.

Following that discussion, on a motion by Mr. Herro, seconded by Mr. Holden, and carried unanimously, the SEWRPC Staff Memorandum dated September 2006 concerning this matter was approved and recommended to the Commission for adoption.

**Sewer Service Area Plan for the City of Waukesha (Village of Wales)**

Chairman Schmidt asked Mr. Evenson to review with the Committee a proposed amendment to the adopted regional water quality management plan pertaining to the sanitary sewer service area for the City of Waukesha. A copy of the preliminary draft of a SEWRPC staff memorandum dated September 2006 concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Evenson indicated that by letter dated July 26, 2006, the City of Waukesha requested that the Commission amend the Waukesha sanitary sewer service area to provide for the connection of a planned sewer service area in the Village of Wales to the Waukesha wastewater treatment facility. The present Waukesha sanitary sewer service area is documented in SEWRPC Community Assistance Planning Report No. 100 (2<sup>nd</sup> Edition), *Sanitary Sewer Service Area for the City of Waukesha and Environs*, dated March 1999, as amended.

Mr. Evenson then directed the Committee's attention to Map 1 in the amendment document, noting the location of the Wales sewer service area as presently proposed and the route of sewerage facility that would connect Wales to the Waukesha sewerage system. He also called attention to Map 2 of the document identifying in more detail the initially proposed Wales sewer service area, calling attention to the fact that much of the land in that area is already developed for urban uses. These uses include the Kettle Moraine High School where waste is presently collected in a holding tank and trucked to the Waukesha treatment facility. He noted that the School District is anxious to discontinue use of the holding tank and has offered fiscal support to the Village of Wales to make a permanent connection to the Waukesha sewerage system. The Village of Wales intends, Mr. Evenson continued, to finance the sewerage facilities concerned through the establishment of a tax incremental finance district. It is hoped that sewer service can be made available in about a 24 month period. Mr. Evenson noted that prior planning efforts by the Commission had envisioned that service to the Village of Wales would be made through a connection to the Dela-Hart wastewater treatment facility lying along IH 94 to the north of the Village of Wales. Consequently, he said, this proposal by the City of Waukesha, supported by the Village of Wales and the Kettle Moraine School District, constitutes a proposed system change to the adopted regional water quality management plan.

Owing to pressures associated with anticipated new development that would provide a significant tax increment, the Village of Wales has indicated that time is of the essence in this matter. Accordingly, the Village has asked that all parties concerned act expeditiously to appropriately amend the adopted regional water quality management plan. Accordingly, Mr. Evenson continued, this matter is being brought to the Planning and Research Committee before a public hearing on this matter has been held and before other parties have been heard from, including the Dela-Hart sewerage officials. A public hearing on this matter has been scheduled by the City of Waukesha for August 31, 2006. The Common Council of the City of Waukesha will consider action on the proposed amendment on September 5, 2006. It is not known when or if the Dela-Hart Board has scheduled action on this matter, but they will be urged to do so. The full Regional Planning Commission is scheduled to meet next on September 13, 2006, and it is hoped that this matter will be ready for action at that time. Accordingly, Mr. Evenson concluded, the Commission staff recommends that the Planning and Research Committee favorably recommend to the full Commission adoption of the proposed plan amendment to the Waukesha sewer service area subject to approval of the

amendment by the Common Council of the City of Waukesha and to the receipt of an indication of no objection to the amendment from the Dela-Hart Board.

After a brief discussion, on a motion by Mr. Vrakas, seconded by Mr. Herro, and carried unanimously, the SEWRPC Staff Memorandum dated September 2006 concerning this matter was approved and recommended to the Commission for adoption subject to appropriate actions by the Common Council of the City of Waukesha and the Dela-Hart Board, with Mr. Evenson to report on such matters at the forthcoming September 13, 2006, Commission meeting.

**CONSIDERATION OF SEWRPC PLANNING REPORT NO. 50, A REGIONAL WATER QUALITY MANAGEMENT PLAN UPDATE FOR THE GREATER MILWAUKEE WATERSHEDS, CHAPTER 6**

Chairman Schmidt called upon Mr. Michael G. Hahn of the Commission staff to review with the members of the Committee material included in Chapter 6, "Legal Structures Affecting Water Quality Management Plan Update," of the forthcoming report. A copy of Mr. Hahn's presentation slides is attached as Exhibit A.

During Mr. Hahn's presentation, a number of questions and comments were made and addressed relating largely to processes currently in place relative to water quality monitoring efforts, including the waste discharge permit system under the direction of the Wisconsin Department of Natural Resources. Ms. Brady suggested that the Commission staff include, as may be appropriate, a glossary which would in part address the many acronyms that are frequently used throughout the chapter materials. Mr. Evenson said that he would work with staff to provide such a glossary in cases where a chapter contains numerous acronyms.

Following Mr. Hahn's presentation, on a motion by Mr. Stroik, seconded by Mr. Miklasevich, and carried unanimously, Chapter 6, "Legal Structures Affecting Water Quality Management Plan Update," of SEWRPC Planning Report No. 50 was approved for publication.

**CONSIDERATION OF SEWRPC PLANNING REPORT NO. 51, A WIRELESS ANTENNA SITING AND RELATED INFRASTRUCTURE PLAN FOR SOUTHEASTERN WISCONSIN, CHAPTERS 5, 6, 7, 8, AND 9**

Chairman Schmidt noted that the Committee was scheduled to complete at this meeting its review of the materials documenting a regional wireless telecommunications plan, having reviewed early chapters of the Commission's planning report on this matter at a meeting held on June 2, 2005. He then called upon Mr. Kenneth Schlager of the Commission staff to review with the members of the Committee material included in Chapter 5, "Wireless Telecommunications Infrastructure Inventory Findings," Chapter 6, "Wireless Telecommunications Performance Inventory Findings," Chapter 7, "A Regional Wireless Telecommunications Plan for Southeastern Wisconsin," Chapter 8, "Regional Wireless Network Plan Implementation," Chapter 9, "Summary," and the "Appendix – Environmental Impact Assessment of the Regional Broadband Wireless System Plan for Southeastern Wisconsin," of the forthcoming SEWRPC Planning Report No. 51, *A Wireless Antenna Siting and Related Infrastructure Plan for Southeastern Wisconsin*. A copy of Mr. Schlager's presentation slides is attached as Exhibit B.

During Mr. Schlager's presentation, a number of questions and comments were made and addressed. In response to an inquiry by Mr. Herro, Mr. Schlager indicated that while several large cities in the nation are in the midst of installing or seeking to install mesh-type WiFi wireless networks throughout their jurisdictions, the Commission staff is not aware of any areawide planning effort such as that being

undertaken by the Commission. Commenting on the reluctance of the wireless service providers to cooperate with the Commission in even verifying infrastructure data, Mr. Holden suggested that perhaps it would be useful for the Commission to recommend to local governments that the technical information required to complete the infrastructure inventory be made a part of the approval process of future antenna sites. In response to an inquiry by Messrs. Herro and Vrakas, Mr. Schlager indicated that with respect to the proposed system plan for wireless backhaul stations, existing antenna sites were used wherever possible under an assumption that existing tower owners would be able and willing to lease antenna space. More detailed implementation planning and engineering would be required to verify this assumption. This is why the plan includes a cost estimate of up to \$3.0 million for the backhaul system installation, it being assumed that new antenna sites would be required in most cases. In response to a question by Mr. Holden, Mr. Evenson indicated that to the best of the staff's knowledge, Federal grants for these types of wireless systems are not available except perhaps with respect to more rural portions of the State. In response to an inquiry by Mr. Herro, Mr. Schlager indicated that the staff has been in discussions with Ozaukee County about a demonstration program to field test and verify the design of the proposed wireless backhaul network that may lead to a budget initiative by Ozaukee County next year.

At the end of the discussion, on a motion by Mr. Herro, seconded by Mr. Stroik, and carried unanimously, Chapter 5, "Wireless Telecommunications Infrastructure Inventory Findings," Chapter 6, "Wireless Telecommunications Performance Inventory Findings," Chapter 7, "A Regional Wireless Telecommunications Plan for Southeastern Wisconsin," Chapter 8, "Regional Wireless Network Plan Implementation," Chapter 9 "Summary," and the "Appendix – Environmental Impact Assessment of the Regional Broadband Wireless System Plan for Southeastern Wisconsin," of SEWRPC Planning Report No. 51, *A Wireless Antenna Siting and Related Infrastructure Plan for Southeastern Wisconsin* were approved for publication, with the entire new wireless telecommunications plan recommended to the Commission for adoption.

#### **CORRESPONDENCE/ANNOUNCEMENTS**

Mr. Evenson reported that there were no announcements or correspondence to be brought to the attention of the Committee.

#### **CONFIRMATION OF NEXT MEETING DATE**

The next scheduled meeting of the Planning and Research Committee will be November 21, 2006, at 1:30 p.m. in the Commission offices.

#### **ADJOURNMENT**

There being no further business to come before the Committee, on a motion by Mr. Miklasevich, seconded by Mr. Holden, and carried unanimously, the meeting was adjourned at 4:05 p.m.

Respectfully submitted,

Philip C. Evenson  
Deputy Secretary

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