

MINUTES

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

PLANNING AND RESEARCH COMMITTEE

September 1, 2005

1:30 p.m.

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

Present:

Excused:

Committee Members:

David L. Stroik, Vice-Chairman
Anthony F. Balestrieri
Thomas H. Buestrin
Gregory L. Holden
Leonard R. Johnson
Michael J. Miklasevich
Kenneth F. Miller
James E. Moyer
Paul G. Vrakas

Daniel S. Schmidt, Chairman
Leon T. Dreger
Kenneth C. Herro

Absent:

Robert A. Brooks
Lee Holloway
Anselmo Villarreal

Staff:

Philip C. Evenson
William J. Stauber
Loretta Watson

Executive Director
Chief Land Use Planner
Executive Secretary

ROLL CALL

Vice-Chairman Stroik called the meeting to order at 1:35 p.m. Roll call was taken and a quorum declared present. Mr. Evenson noted for the record that Commissioners Dreger, Herro, and Schmidt had asked to be excused.

APPROVAL OF MINUTES OF MEETING OF JUNE 2, 2005

On a motion by Mr. Miklasevich, seconded by Mr. Moyer, and carried unanimously, the minutes of the meeting of June 2, 2005, were approved as published.

CONSIDERATION OF AMENDMENTS TO THE REGIONAL WATER QUALITY MANAGEMENT PLAN

Sewer Service Area Plan for the City of Waukesha

Vice-Chairman Stroik asked Mr. William J. Stauber 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 resolution intended for Commission consideration at the September 2005 Quarterly meeting concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Stauber indicated that by letter dated August 12, 2005, the City of Waukesha requested that the Commission amend the Waukesha sanitary sewer service area. That area is currently documented in SEWRPC Community Assistance Planning Report No. 100 (2nd Edition), *Sanitary Sewer Service Area for the City of Waukesha and Environs, Waukesha County, Wisconsin*, dated March 1999, as amended. Mr. Stauber recalled that from time to time it has become necessary to amend the Waukesha sewer service area plan to attach somewhat remote land uses in adjoining communities that are served by sewage holding tanks, with wastes generated at those sites trucked to the Waukesha sewage treatment plant for disposal. In the present case, he continued, a new commercial land use located along CTH ES in the Town of Vernon, Waynz World of Recreation, requires a relatively large sanitary sewer holding tank and a commitment to convey the waste to the Waukesha treatment plant. The site of the development lies within an area recommended for urban use in the forthcoming new regional land use plan under an expectation that the area eventually will be provided with public sanitary sewer service.

Mr. Stauber then reviewed with the Committee the proposed plan amendment document which consists of a draft Commission resolution and a map exhibit identifying the location of the subject land use. He noted that in those cases no public hearing is required and that it is expected that the holding tank agreement between Waynz World and the City of Waukesha will be approved by the Common Council of the City of Waukesha on September 6, 2005.

A brief discussion followed. In response to a question by Mr. Balestrieri, Mr. Stauber indicated that the term "attached" when used with respect to the holding tank and the Waukesha sewer service area means that all parties intend that a legal agreement be put in place between the landowner and the hauler of wastewater to convey by truck sewage generated at the site in question. In response to a question by Mr. Buestrin, Mr. Evenson indicated that the envisioned agreement between the landowner and the City of Waukesha will be ongoing in nature. He also noted that he had recently learned that the Village of Big Bend has engaged a consulting engineer to explore in detail connecting the subject area in Big Bend and

the adjacent Town of Vernon to the Waukesha sewage system via a pipeline. Mr. Vrakas commented that the City has had a long track record of providing treatment services for wastewaters generated in surrounding communities and hauled by truck to the Waukesha plant.

Following that discussion, on a motion by Mr. Vrakas, seconded by Mr. Moyer, and carried unanimously, the draft SEWRPC resolution concerning this matter was approved and recommended to the Commission for adoption subject to approval of the aforementioned holding tank agreement by the City of Waukesha.

Sewer Service Area Plan for the City of Oconomowoc

Vice-Chairman Stroik asked Mr. Stauber 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 Oconomowoc. A copy of the preliminary draft of a SEWRPC staff memorandum dated September 2005 concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Stauber indicated that by letter dated August 2, 2005, the City of Oconomowoc requested that the Commission amend the Oconomowoc sanitary sewer service area. That area is currently documented in SEWRPC Community Assistance Planning Report No. 172 (2nd Edition), *Sanitary Sewer Service Area for the City of Oconomowoc and Environs, Waukesha County, Wisconsin*, dated September 1999, as amended. The purpose of the amendment is to modify the Oconomowoc sewer service area both with respect to areal extent by including additional lands within the area and with respect to modifying a primary environmental corridor.

Mr. Stauber directed the Committee's attention first to Map 1 of the memorandum document, calling attention to three areas in question. The first area lies in the Jefferson County portion of the Village of Lac La Belle, totals about 175 acres, and is used as a recreational camp site operated by the Union Institute. It is the intent of both the Village and the Union Institute to provide sanitary sewer service to the recreational camp site facilities and abandon failing onsite sewage disposal systems. No change in land use is presently anticipated.

A second area proposed to be added, Mr. Stauber continued, lies partly in the Town of Summit and partly in the Town of Oconomowoc along the Waukesha-Jefferson County line. This area totals about 445 acres, of which about 156 acres consists of environmentally sensitive lands. Most of the remaining acreage is presently in agricultural use. Under the City of Oconomowoc land use plan, the lands concerned are designated for residential development that would accommodate about 850 persons. With this addition, the "buildout" population of the Oconomowoc sewer service area slightly exceeds the high end of the Commission's 2020 population projection range set forth in the adopted regional land use plan. The forthcoming new year 2035 regional land use plan will have a somewhat greater projected population range.

Mr. Stauber then called attention to Map 4 of the amendment document, noting that the development plan for the Pabst Farms project envisions efforts to modify an existing primary environmental corridor on the site by filling a portion of an old borrow pit created when IH 94 was constructed in the 1960's. The Pabst Farms developer has proposed to re-shape the existing corridor to include lands not presently within the corridor such that the areal extent of the corridor will not be diminished. Moreover, the corridor will be enhanced through appropriate vegetation planting in the area concerned. The proposed modification of this man-made element of the primary environmental corridor not only creates a better development site,

but will result in a strengthened and enhanced environmental corridor.

Mr. Stauber noted that this matter was the subject of a public hearing held on August 26, 2005, and no objections were raised. The amendment was subsequently approved by the Oconomowoc Common Council. The Commission staff recommends approval of the proposed plan amendment as consistent with the objectives underlying the regional land use plan.

There being no questions or comments, on a motion by Mr. Miklasevich, seconded by Mr. Johnson, and carried unanimously, the SEWRPC Staff Memorandum dated September 2005 concerning this matter was approved and recommended to the Commission for adoption.

CONSIDERATION OF SEWRPC PLANNING REPORT NO. 48, A REGIONAL LAND USE PLAN FOR SOUTHEASTERN WISCONSIN: 2035, CHAPTER 6, "Recommended Land Use Plan"

Mr. Evenson recalled that the Committee was in the process of reviewing materials developed to document a forthcoming updated and extended regional land use plan. He then called upon Mr. William J. Stauber to review with the members of the Committee material included in Chapter 6, "Recommended Land Use Plan." Mr. Stauber then delivered a presentation attendant to that chapter. A copy of Mr. Stauber's presentation slides is attached as Exhibit A.

A discussion followed Mr. Stauber's presentation. Mr. Evenson called attention to a recent proposal attendant to a large-scale development adjacent to the Village of Walworth. This particular proposal, he said, is being made on behalf of Chicago-based development interests and given its scale of about 1,000 acres, represents a relatively new development phenomenon in Walworth County, although some Chicago-style development is beginning to take place in Kenosha County as well. Unlike the historic Chicago-oriented development in Walworth County which has been focused on vacation or second homes, Mr. Evenson continued, the newer Chicago-based initiatives are focused on providing primary residences for those who would commute to jobs in northeastern Illinois. The draft regional land use plan, Mr. Evenson continued, does not assume aggressive marketing of such Chicago-based development in either Kenosha or Walworth Counties, although the plan does foresee some impact from the Chicago development market. In response to Mr. Evenson's comments, Mr. Holden indicated that Walworth County communities are going to have to grapple with these types of development proposals. While Walworth County communities are not necessarily opposed to development, he said, there are substantial concerns about the pace of development and development densities, with a local desire for lower densities and open space preservation.

In response to an inquiry by Mr. Vrakas, Mr. Evenson indicated that the Commission's Advisory Committee on Regional Land Use Planning does include a relatively large number of individuals who have not previously served on Commission advisory committees and who aren't necessarily wedded to the historic regional land use plan. Nevertheless, he said, there is a lot of support on the Committee among local and county planners for the basic development and preservation objectives inherent in the historic regional land use plan. This time around, he said, the Committee has helped the staff emphasize redevelopment activities and promote more mixed-use environments with a view toward reducing automobile dependency in meeting travel needs. While the Advisory Committee has recommended that the regional land use plan as presented move forward, the Committee has asked that a second look be taken at the development potential at certain freeway interchanges. This will be done, he said, as the Committee moves to complete its task later this year.

In response to an inquiry by Mr. Johnson, Mr. Evenson said that the Commission staff views the boundary agreements that have been put in place in both the Kenosha and Racine areas as positive steps that should help to diminish the intergovernmental disagreements between neighboring communities as time goes on. Competing for land development activity will continue, he said, but the worst of the turf battles should be behind all parties concerned.

At the end of the discussion, on a motion by Mr. Miklasevich, seconded by Mr. Miller, and carried unanimously, Chapter 6, "Recommended Land Use Plan" of SEWRPC Planning Report No. 48 was approved for publication.

CORRESPONDENCE

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

CONFIRMATION OF NEXT MEETING DATE

The next regularly scheduled meeting of the Planning and Research Committee will be November 22, 2005, 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. Vrakas, seconded by Mr. Holden, and carried unanimously, the meeting was adjourned at 2:40 p.m.

Respectfully submitted,

Philip C. Evenson
Deputy Secretary

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