

MINUTES
SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION
PLANNING AND RESEARCH COMMITTEE MEETING

Wednesday, June 14, 2023

2:30 p.m.

Washington County
Committee Room No. 1019
Government Center
432 E. Washington Street
West Bend, WI 53095

Meeting Occurred in Person and Virtually via Video and Telephone Conference

Present:

Excused:

Commissioners:

Michael A. Crowley, Chairman
Donna Brown-Martin
Charles Colman
Jonathan Delagrave
Katrina Hanson
John Holloway
Brian Holt
Dewayne Johnson
Mary Knipper
Amy Maurer
Natalia Minkel-Dumit
Robert W. Pitts
Jeffrey D. Schleif
Peggy L. Shumway
Eric Stelter
David L. Stroik

James Ladwig

Staff:

Benjamin R. McKay	Interim Executive Director
Elizabeth A. Larsen	Director of Administration
Joel E. Dietl	Chief Land Use Planner

ROLL CALL

Chairman Crowley called the Planning and Research Committee meeting to order at 2:30 p.m. Roll call was taken, and a quorum was declared present. Chairman Crowley indicated for the record that Commissioner Ladwig had asked to be excused.

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APPROVAL OF MINUTES OF THE MAY 2, 2023, MEETING

Chairman Crowley asked if there were any changes or additions to the May 2, 2023, meeting minutes. Mr. Stelter and Ms. Hanson noted they attended the May meeting. Mr. McKay noted that the minutes will be corrected.

On a motion by Mr. Pitts, seconded by Mr. Stroik, and carried unanimously, the minutes of the May 2, 2023, Planning and Research Committee Meeting were approved as amended.

REVIEW AND CONSIDERATION OF THE PROPOSED AMENDMENT TO THE REGIONAL WATER QUALITY MANAGEMENT PLAN: AMENDMENT TO THE GERMANTOWN SANITARY SEWER SERVICE AREA

Chairman Crowley asked Mr. McKay to review the proposed amendment to the adopted regional water quality management plan pertaining to the Germantown sanitary sewer service area. A copy of the preliminary draft of the SEWRPC Staff Memorandum dated May 15, 2023, concerning this matter was provided to the Committee members for review prior to the meeting. He noted that the draft memorandum had not been completed in time for the regularly scheduled May Committee meeting.

Mr. McKay indicated that by letter dated January 30, 2023, the Village of Germantown and the Village of Richfield jointly requested that the Commission amend the Village of Germantown sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District (MMSD) sewer system. He stated that the purpose of the amendment would be to include certain lands within both communities located immediately adjacent to, but outside of, the currently adopted sewer service area.

Mr. McKay directed the attention of the Committee members to Map 1, which identifies the proposed area to be added to the Germantown sewer service area. He stated that the subject area encompasses 730 acres, which includes nine existing homesites and five existing businesses. He indicated that these existing homesites and businesses are located outside the planned sanitary sewer service area.

Mr. McKay noted the subject area contains 103 acres of environmentally significant lands, with 72 acres of primary environmental corridor, 20 acres of isolated natural areas, and nine acres of isolated wetlands. Under the Village of Germantown comprehensive plan, the future land use is recommended to be developed as a mixed-industrial district. In addition, under the Village of Richfield comprehensive plan, the Richfield portion is recommended to be developed primarily for business mixed uses.

Mr. McKay stated that the proposed addition of about 730 acres to the Germantown sanitary sewer service area tributary to the MMSD sewerage systems represents an increase in the planned sewer service area of about 8 percent. He noted the provision of 1,928 of housing units (including the nine existing homesites) in the subject area would increase the resident population of this portion of the Germantown sewer service area by 4,530 persons, slightly below the population projected for the sewer service area.

Mr. McKay stated that the MMSD sewage conveyance and treatment facilities are set forth in the District's facility plan completed in 2021, with MMSD staff confirming there is sufficient capacity at the District's Metropolitan Interceptor Sewer for the proposed additional development. MMSD is currently preparing a facilities plan amendment to address the proposed amendment.

Mr. McKay then said that a public hearing was held on May 15, 2023. At the hearing a few residents expressed concerns regarding the proposed amendment and the impact on the Germantown water supply and the potential for warehouse development. Two residents expressed concern about the cost of extending the sanitary sewer service to the Village of Richfield, with one of those residents concerned about the impacts to MMSD and the other concerned about the population projection for the Germantown sanitary sewer service area.

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The Germantown Village Administrator and SEWRPC staff addressed these concerns. In response to an inquiry from a Village of Germantown Village Board member, SEWRPC staff indicated the population projection used in the sewer service area amendment was set forth in the original Germantown sewer service area plan, plus the additional population indicated in each plan amendment that has occurred since adoption of the original plan.

The Germantown Village Board adopted this amendment on May 15, 2023, and the Richfield Village Board adopted this amendment on May 18, 2023.

The amendment is consistent with the land use component of VISION 2050, the regional water quality management plan, and Chapter NR 121 of the *Wisconsin Administrative Code* governing the preparation of areawide water quality management plans.

Mr. McKay stated that the staff recommendation is for the Committee to recommend that the Commission amend the Village of Germantown sanitary sewer service area. Upon adoption by the Commission, the amendment will be provided to the Wisconsin Department of Natural Resources (WDNR) for approval and the WDNR will then provide the amendment to the U.S. Environmental Protection Agency for certification.

After Mr. McKay's presentation, the following individuals commented on the Village of Germantown sanitary sewer service area amendment:

Mr. Steven Wesolowski, Village of Germantown Utility Advisory Committee member, stated his concern about the maintenance of the system. The Old Farm lift station is 45 years old. Germantown delivers 1.4 million to 2.0 million gallons per day of wastewater to MMSD that is conveyed at 124th Street and County Line Road. During a particularly stormy weekend in September 2022, 12 million gallons of wastewater per day went through the system, likely including infiltration of stormwater into the sanitary sewer system. Mr. Wesolowski indicated that Germantown was once one of the best communities for keeping stormwater infiltration out of the sanitary sewer system, and inquired if SEWRPC could ask Germantown to investigate the Old Farm lift station.

Ms. Jan Miller, Village of Germantown Trustee, stated the Germantown Utility Advisory Committee was formed and disbanded and then formed again in December 2022. She noted she feels there is an issue with moving this amendment forward without additional information. She stated there are instances with lift stations being overworked, and she is not sure whether the Villages of Germantown or Richfield can hire enough staff to solve this issue. She would like to see additional investigations to discuss collector points to accommodate the extra stormwater and wastewater flowing through the system. She asked that the Planning and Research Committee postpone its recommendation on the sewer service area amendment so additional analysis could be conducted.

In response to an inquiry by Mr. Pitts, Mr. McKay noted the outcome of the public hearing was that the Village of Germantown and the Village of Richfield have approved the amendment to the Germantown sewer service area plan. Mr. McKay also stated that the Village of Germantown will be working on a full update of the sewer service area plan, and that the MMSD must also amend their plan to add the Village of Richfield to the Germantown sewer service area plan and MMSD Facilities Plan.

Mr. Johnson commented that eventual adoption of the amendment by the Commission allows the amendment to move forward to the WDNR, which can then determine whether to approve the amendment.

Mr. Stroik commented that it sounds like there is urgency surrounding this approval. He also questioned if the plan amendment is sensitive to sewerage overflows.

Mr. Dietl stated that a more detailed analysis will be done as the Village of Germantown and the MMSD begin updating their facility plans. He further stated that a sewer service area amendment typically does

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not include as much detail as a full plan update. He noted that a full update of the Germantown sewer service area plan is anticipated later this year, which will allow for a thorough review of such specific issues as lift stations.

There being no additional questions or comments, on a motion by Mr. Stroik, on the condition that Germantown analyze its lift stations, that such work is completed and addresses any potential capacity issues, and that Germantown representatives communicate the results of that work, seconded by Mr. Schleif, the Amendment to the Germantown Sanitary Sewer Service Area was unanimously recommended by the Committee for adoption by the Commission.

NEXT MEETING

The next meeting of the Planning and Research Committee will be held on August 1, 2023.

CORRESPONDENCE/ANNOUNCEMENTS

Chairman Crowley asked Mr. McKay if there were any correspondence or announcements. Mr. McKay stated the August Committee meeting will have a presentation and update on the Chloride Impact Study.

ADJOURNMENT

There being no further business to come before the Committee, on a motion by Mr. Schleif, seconded by Mr. Stroik, and carried unanimously, the meeting was adjourned at 3:05 p.m.

Respectfully submitted,

Benjamin R. McKay
Interim Executive Director

BRM/EAL/JED
#268645