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Philip C. Evenson, AICP ................. Executive Director
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Robert E. Beglinger .............. Chief Transportation Engineer
Robert P. Biebel, PE, PH ............... Chief Environmental Engineer
Leland H. Kreblin, RLS ............... Chief Planning Illustrator
Elizabeth A. Larsen ............... Business Manager
John G. McDougall ........ Geographic Information Systems Manager
John R. Meland ................ Chief Economic Development Planner
Donald M. Reed ................ Chief Biologist
William J. Stauber, AICP .......... Chief Land Use Planner
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


(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.

Thomas H. Buestrin, Chairman

ATTEST:

Philip C. Evenson, Deputy Secretary
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.
RESTRICTIONS ON SEWERED DEVELOPMENT

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

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.*

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

Source: SEWRPC.
INTRODUCTION AND BACKGROUND

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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 sewered 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 amendment 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.

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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.
ENVIROMENTALLY 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

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.

Source: SEWRPC.
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

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.*


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

TRANSCRIPT OF PROCEEDINGS

BY MR. MITCHELL: We're going to call to order. Obviously everybody is here for the public hearing on the hospital. Everybody is here for the public hearing. All the people are here for the public hearing. We're going to do as we call the names up and we'll have a couple minutes each. We'll have a couple minutes each and the microphone is right in the middle over here, and you watch the lights in back of us and we'll tell you when you are getting down to the end of the time.

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

MR. MITCHELL: We have a representative from SEMPC. Okay, Bill. Do you want to go over the -- you can go right here.

MR. STRANDER: Good evening. To begin with, just a few remarks regarding what is the background on the sewer service areas, sewer service area plan, why the Regional Planning Commission is involved. I'll be brief, but I think this is useful background for what we'll be discussing tonight.

The Regional Planning Commission is the designated water quality management planning agency for southeastern Wisconsin. With that designation comes a number of responsibilities and duties, including the preparation of sanitary sewer service area plans for each of the sewage systems in the seven counties of the southeastern Wisconsin region. These plans are prepared cooperatively by the Regional Planning Commission in conjunction with the communities concerned, you could call them the designated management agencies for each sewage treatment plant. In this case the Village of Jackson is the management agency.

The significance of the sewer service area plan is really two-fold. One, it delineates an outer boundary within which sanitary sewer can be extended and, secondly, it delineates environmentally sensitive areas within that boundary which receive a strong measure of protection under state policies which govern the extension of sanitary sewers. While the Regional Planning Commission plans are advisory, these plans are used directly by state agencies, particularly by the Department of Natural Resources and by the Department of Commerce in their oversight of sanitary sewer facilities in the state and the region.

Tonight we're dealing with the Village Jackson service area. Currently that service area is documented in a report that's a technical reference to SEMPC community system planning report No. 126. That report was last comprehensively revised in September of 1997. There was a minor amendment in September of 2002. The outer boundary of that service area is shown by the black dash line. It's hard for you to see unless you're close to those display maps, the black dash line is the current outer boundary of the current Jackson service area. This evening we're dealing with two proposed amendments to that service area. I'll briefly describe them. The first one is shaded, it's hatched in the red dash, it's on the display maps, it measures 90 acres in size, it's currently in agricultural use, and it's
proposed as a future relatively low density residential development approximately 14 units we are told. Virtually there is a very, very small portion of the wetland within that area. Other than that, we’re not aware of any other environmental significant lands.

The second area is the area west of US Highway 45, north of Pleasant Valley Road. That area is wooded in blue, blue ash on the display maps. That area encompasses 82 acres. It’s currently in agricultural use with some streets and highway rights-of-way. The future development is the proposed hospital and medical office building and also the immediate elements of the hospital and the medical office building. A portion of the site would be held in reserve for future related uses. We’re not aware of any environmentally significant lands within that area.

Two things that -- two additional things that the commission, Regional Planning Commission evaluates in considering service sewer area expansion are treatment plant capacity and trunk sewer capacity. We find that the proposed additions would have only a modest, very modest impact on the sewerage treatment plan. The plant presently has a capacity to serve any anticipated development after those proposed additions. And in any event, with or without these proposed additions, additional planning for plant expansion, sewerage treatment plant expansion, will have to be undertaken within the next five years. So these proposed additions would only marginally affect the time of your expansion needs.

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

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

Our preliminary recommendation is as follows. The SHEMCO staff recommends approval of both proposed additions to the Village of Jackson sewer service area. This recommendation is based upon the following considerations. First, only the southeastern addition, the area south of Sherman Road and west of Maple Road would directly increase in raise the resident population of the area, and even with that increase, the estimated build-out population for the area would remain within the population projection range for the Jackson area embolded in the year 2010 regional use plan. This is a key finding under the requirements of Chapter 121 of the Wisconsin Administrative Code which governs the elimination of sewer service areas.

Second, existing major sewer facilities are properly sized to accommodate both 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 US Highway 45, both north and south of Pleasant Valley Road. Expanding the service sewer west of Highway 45 and north of Pleasant Valley Road at this time is consistent with a decision made by the Washington County and the concerned local units of government several years ago to provide trunk sewer capacity to serve in this area; thus, only permitting the land concerned to an urban development pattern over time. And third, the sewerage treatment plant currently has adequate capacity to accept sewerage flow 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 will be likely undertaken within the next five years with or without the proposed additions. The additions would only marginally affect the scheduling of the needed improvement. That is the end of the staff recommendation.

And finally I’ll conclude with what would be a normal progression of steps through the end of a sewer service area amendment process. First of all, this evening separate public hearings will be held on each of the proposed amendments. Subsequent to the hearings, the Village board will take action on the proposed amendment south Sherman Road, the red hatched area, I believe they’re talking action or considering action today.
The village board will take action on the proposed
addition west of US Highway 45 and north of
Pleasant Valley Road at a special village board
meeting prior to June 5th. Now, if approved by the
village board, the amendments will be considered by
the Regional Planning Commission’s planning
and research committee. That meeting is on June
5th. The planning and research committee will in
turn make a recommendation to the full Regional
Planning Commission. The Regional Planning
Commission, the full commission, would consider the
amendments on June 18th. If the Regional Planning Commission in turn approves
the amendments, we would forward that amendment
onto the Wisconsin Department of Natural Resources
for its consideration and approval. Mr. Chairman,
I will end my remarks and turn it over.

MR. MITTELSTADT: Thank you. We’re
going to start with the first public hearing, first
public hearing, which is the southern addition to
the sewer extension. We’d like to open the public
hearing. And we have now registered to speak. To
there anybody that has not turned a slip in that
would you wish to speak for that? Now, hearing none,
the public hearing is closed, and, Dan, you have

nothing?

MR. BAUER: I just want to let anyone
that’s interested know there is a conservation
subdivision adjoining the balance of the Twin
Creeks Conservation subdivision in the Town of
Jackson south of Sherman Road.

MR. MITTELSTADT: Okay. The action
taken by the Village Board?

A BOARD MEMBER: Move to approve.

MR. MITTELSTADT: We have a motion in
reconciliation, and we have a second. All in favor
Before we open the public hearing, we’re going to
have comments from representatives from Washington
County, anybody from the Village of Jackson, Town
of Polk and also the hospital in which to speak.
Do we have a representative of Washington County
here? If you’d like to step up to the mike.

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

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

Prior action of county board, formal
action, beginning in 1996, really does support the
expansion of the sewer area that is being requested
in your second public hearing tonight. In June of
1996, the county board selected the new fairground
site, the site that we’re here at tonight, which is
very appropriate I guess for the public hearing.
That was done by 1996 Resolution 9. The massive
plan for the fair park was developed and adopted in
1997 by formal action of the board. In May of
1997, the county board selected the Village of
Jackson as the municipal service provider for sewer
and water from which to extend the service of the
sewer and water to the fair park. As the village
knows, the sewer service line runs directly out of
the village limits and up and through the fair park
and reaches all the way to the 45/94 interchange.

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

study that was undertaken at that time to expand
the service area to include this area. SEMWC did
a study at the time and recommended a rolled
Jackson sewer area. At that time SEMWC did its
study and its review of the request in ’97 looked
at the cooperative efforts between the Town of
Polk, Jackson, the Village of Jackson and the
county, and recognized that the cooperative efforts
among the local units of government really did
support the extension of the sewer and water out to
this area. It specifically referenced those
cooperative efforts in its December of 1997 report.
I’m sure all of the Village board have a copy of
that.

Further, the study at that time did look
at the capacity of Village of Jackson treatment
plant and determined that it was adequate. And
again you heard tonight SEMWC indicate in its
recommendations and I believe they also have it in
writing that the capacity is not a question at this
time. In 1999, that agreement that was referenced
in the ’97 study of SEMWC did finally occur an
agreement between the town, the village and the
county which was reduced to writing and really what
is referred to as the 1999 intergovernmental...
agreement, that all of the local units of government involved in the extension of sewer and water out to this site are guided by and continue to be guided by this date.

In that agreement, part of that agreement as well as part of the special assessment process that the county engaged in an effort to recoup its costs for the actual construction of the sewer and water mains. There was reference, direct reference to the two user districts. One of them was the sewer user district, the other one was the water user district. Both of those districts both in special assessment documents and also at resolution that was approved by the village board as well as in the 1999 agreement did include as part of the sewer user district the entire property surrounding the 45/9V interchange, not just up to the fair park, but it incorporated all of the land adjacent to the interchange.

When the Village of Jackson ultimately accepted the sewer and water service, the actual mains from the county after it was dedicated, there was a reference right in the village’s resolution that indicated that it intended to serve the adjacent lands to the actual mains that are in the ground. Recommending or approving the addition to the sewer service area as being requested tonight is consistent with the actions that the county took. I believe it’s consistent with the actions that the village board took up to this date, and consistent with what is in the intergovernmental agreement.

Keep in mind one thing, when the county did develop this special assessment method for recouping some of its costs as to the actual construction and property acquisition for extending the sewer and water line up into this area, the county did again take into account the service area or the sewer mains that run to the intersection or the interchange. It took into account by way of developing tier five, which tier five special assessment formula indicates west of Highway 45, so it isn’t -- it wouldn’t be inconsistent to expand the service area to incorporate both what was recognized in the 1999 agreement, as well as what was recognized in the formula for the sewer special assessment and the water special assessment.

At this point, I guess backing up to 1996, Washington County relinquished its opportunity or ability to have comprehensive zoning in the county, that was relinquished to the town and the village, essentially the towns and the county. So the towns in Washington County have zoning and planning tools in place. The county no longer has comprehensive zoning, so we as a county are not having any ability to govern the type of development that runs adjacent to the sewer lines that extend out of the Village of Jackson. That’s left to the Town of Jackson and Polk to make that determination. The only county jurisdiction at this point in terms of zoning would be with respect to wetland, shoreland, flood plain zoning and some very limited sanitary sewer, but certainly not anything with regard to the type of development.

I’m assuming that the Town of Polk will tonight likely speak to the tools that are in place as to planning and zoning adjacent to the water and sewer mains that are running out into the Town of Polk. Please keep in mind that the hospital, the Washington County Board of supervisors, took no formal action as to the selection site for the hospital. The county form in Jackson neutral continues to remain neutral, it has not been the subject of a county board agenda item or a county board meeting at this point.

Washington County specifically requested SEMPC recommend to the Department of Natural Resources, Department of Commerce as to expanding the service area that has been requested as a part of the second public hearing tonight. We’re asking that consideration of this expansion not be clouded by non-issue, the type of development really needs — the Town of Polk really needs to be governed by the Town of Polk and what it has in place at this point. When infrastructure such as transportation facilities, sewer and water mains, and other related infrastructure are already in place, it is precisely where development is intended to occur. The focus should be on fostering development in those areas and limiting development in the areas where the infrastructure is already in place. Again, modifying the sewer service area to include what is requested tonight, expanding the area to include what is requested tonight, would be all consistent with what the Village, the town and the county have already done as well as what SEMPC did back in December, 1997 study. Thank you for allowing me to offer the county’s perspective on this. I did submit written comments which will become part of a public record.
Thank you.

MR. MITTELSTEADT: Thank you very much.

Do we have anybody from the Village of Jackson that would like to speak on this? Okay. From the Town of Polk. If you could state your name also, please.

MR. ST. PETER: My name is John St. Peter. I'm an attorney from Pond du Lac, from the firm of Scott & St. Peter. I'm speaking tonight on behalf of the Town of Polk. We on the town board and the Town of Polk is in favor of the amendment and is requesting that it be approved.

As Jim Mass just mentioned, this does have quite an extensive history and I think I can avoid all of that, because I think my time limit is three minutes, and the lights aren't on but I'm afraid they might come on. I'd like to read just -- thank you, Bill. I'd like to read the relevant portion of the resolution adopted, unanimously adopted by the Town of Polk. The relevant part is 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 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 sewer service area. Copies of that resolution have been circulated and I'll leave another copy tonight for the record.

The Town of Polk has given attention to this particular site for a number of years. It has identified development on the site as far back as 1986 in a planning map, which was reaffirmed in 1997. The town anticipated development and that was reflected in the agreement with the Village of Jackson and Washington County, and other parties which were signed in 1999. The development of this site was also reflected in extensive materials that were submitted in support of the Washington County Fair Park sewer extension bringing sewer and water to this site.

Perhaps, most importantly, the land in question has been reowned by the Town of Polk in May of 2001. It's been reowned to the institutional, which is a permitted use for hospitals. That zoning is in place as we speak. It's not surprising that this history exists. The site is at the intersection of a major highway, it's contiguous to an existing sewer service area boundary and existing utilities, and it's obviously, at least our kind, the most cost effective solution.

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

MR. MITTELSTEADT: Thank you very much.

We have somebody from St. Joseph's Hospital.

MR. BASSET: Good evening. My name is Tom Bassett. I've been a resident of West Bend for all of my 61 years. I currently live at 864 Silverbrook Drive in the City of West Bend. I'm the secretary/treasurer of the hospital board of directors, and I'm chair of the finance committee.

Tonight I'm here representing St. Joseph's Community Hospital. In November of 2000 the board of directors at St. Joseph's Community Hospital initiated the planning process for a new community hospital. The process ultimately included the creation of a site selection committee made up of five directors and three community members. After 18 months of careful consideration of a number of sites, and upon the recommendation of the site selection committee, the board announced that it had selected the Highway 43 and Pleasant Valley site as a location for the new replacement hospital.

The new hospital will be conveniently located to serve more than 125,000 area residents and will meet the community's growing health care needs for many years to come. Many factors were considered prior to purchasing the hospital property, including the Town of Polk's plan for business use of the property. A 1999 agreement between Washington County, the Village of Jackson, the Town of Jackson, and the Town of Polk, requiring extension of sewer and water service to the site upon the request of the land owner. In
addition, SEMCRC recommended an expansion of the
Jackson sewer utility sanitary service area to
include the Washington County Fair Park location.
And finally, the hospital property was zoned
institutional. It seems quite appropriate as it
was mentioned that this public hearing is being
held across the street from the site of the new
hospital. The new hospital design is nearly
complete receiving national and regional attention
for its focus on quality and safety in health care.
Much has been written about the new hospital's
focus. Some of the top health systems in the
country have asked for our advice and counseling,
including the Mayo Clinic and Johns Hopkins
outpatient center. Organizations such as the
American Society of Quality, American Hospital
Association, the American Medical Association, the
National Safety Foundation, the Institute of Health
Care Improvement, and others have actively
participated in support of our effort to enhance
the quality and safety of health care through the
community we serve.

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

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

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

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

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

MR. DOYLE: My name is Paula Doyle,
Bend. I lived at this address since 1979. I've
been an RN in the intensive care unit at St.
Joseph's Community Hospital for over 16 years, and
before that I was employed by Washington County
for 16 years. My husband and I have raised two sons in
West Bend. This definitely is my community and I'm
here to tell you that there is no doubt in my mind
that expansion of the Jackson sanitary sewer
service to include the new hospital site will be a

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

MR. JOHNSON: Good evening. My name is
Tom Johnson, and I am the owner and president of
Universal Strap a manufacturer located in Northwest
Industrial Park of Jackson. I was recently a
member of the board of directors of the Jackson
Area Business Association. I am currently a member
of the board of directors of the West Bend Area
Chamber of Commerce, and I am also a member of the
board of directors of Synergy Health Foundation. I speak tonight as a resident of Washington County. My personal position is one of support for the expansion of the Jackson sewer service area to include the new hospital site. I’m personally aware from my own experience that when I accepted the board positions that I just mentioned, I assumed a responsibility to represent the good of the whole, not just my own personal agenda, nor any other personal agendas that are brought forth to me. I am certain that for each of you the same can be said.

You have in front of you SEMPCO’s staff recommendation to approve the addition of the hospital site to the Village of Jackson sewer service area. The recommendation details the project and its impact being well within the plans and capacities in place at this time and consistent with a 2020 land use plan. I would like to encourage a unanimous vote of approval, not only to acknowledge the propriety of the plan 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 very much for your time.

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

They’ve invested their time and perhaps their reputations and the emotional opposition does not sway or disregard their opinions. Growth is inevitable and controlled growth is desirable. I enjoy green space as much as anyone, but the Highway 45 corridor is destined to be a developed area, whether it is a hospital or something else. The hospital is and will be an integral part of Washington County, and I do not understand the quest to stand in the way of it being the best facility possible. I enjoy quotes and dad some swapping with my 80-year-old mother-in-law. She recently sent me a quote from Odyen Bush that reads, ‘Progress might have been all right once, but it has gone one too long. I for one do not agree with Mr. Nash. Do you?’

MR. DRAKE: Okay. The next on deck is Cindi Thielke, is that correct, from Fond du Lac Moraine Park Technical College and following her is Mike Miller, Mayor of West Bend.

MS. GESUCCI: Hi. My name is Jackie Gensucci and I live at 1621 Aspen Place in West Bend. I have lived in West Bend for 38 of my 49 years. My husband and I have two businesses here, and I have been involved in various aspects of the community as more volunteer time. I am a true and proud member. One of our businesses is the Pleasant Valley Tennis and Fitness Club located just east of here. We have been impatiently waiting for the opportunity for sewer service as we cannot expand again without it. We have been through two expansions since buying the club in 1990 and hope to add courts and expand fitness in the future. The success of the hospital project gives us hope that this growth may come day be possible. I am grateful for the opportunity to address this committee, but we do feel we are a value to the quality of life for many in Washington and Ozaukee Counties. We sincerely believe the hospital would be a great neighbor. We are all for progress and believe it does cost the community but adds to it.
We need St. Joseph’s hospital to be built on the
site that they have purchased.

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

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

Sewer extensions to the west of the
fairgrounds 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 SIRED-C was on the smart
growth task force 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.

The second reason I’m opposed to this is
the State of Wisconsin has been working very hard
to preserve farm land and it has given many
incentives to maintain farm land with the largest
community use value assessment of farm land. This
type of rural development is the worst misuse of
farm land that one can imagine. Third, 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 those -- for

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

As you saw tonight, SIRED-C, the Town of
West Bend, the Town of Polk have all recommended
approval and I urge you to do so. Urban sprawl,
progress, call it what you may. Times have
changed. We all know it’s the right decision for
the citizens of Washington County. I urge to
approve the extension of sewer lines to the new
hospital facility. Thank you.

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

those three stated reasons, I ask that you vote no
for the 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, this area then should be reconsidered
for sewer extensions. Thank you.

MR. KREMER: I need Ronald Kremer,
MR. KREMER: Good evening. Ronald Kremer,
K-O-M-A-G. I live at 2855 Long Valley Road, Town
of Polk and I also have another house in the Town
of West Bend. I’m retired, and I currently serve
as the treasurer of Germantown school board so I
have watched the development of subdivisions. I’ve
lived in Washington County for over 20 years and
experienced its beauty and its growth, but I’ve
also experienced situations involving medical
treatment in Washington County. My wife died of
cancer after being treated first at St. Joseph’s
Hospital in West Bend, Mount Silaii, Community
Memorial, Waukesha Memorial and she ultimately died
in Milwaukee hospice. I’m attempting to build a
hospital in her name, Cathy’s Hospice. I’m here
tonight to speak in favor of extending the sewer
lines to the new hospital site. Referring to the
does not constitute urban sprawl, and therefore I
support the expansion for the following reason.

There will be no significant adverse
water quality impact attributable to the
development of the planned sanitary sewer service
area, nor will there be, will development of the
new hospital have a significant impact on traffic
as evidenced by the traffic impact study
commissioned by the hospital. The additional
sanitary sewer service area was considered and
planned for in design of the trunk sewer which now
serves this Washington County Fair Park. The
subject area of expansion was anticipated and
served by this trunk sewer from inception when the
original expansion was requested. A shared
services agreement that was referenced earlier
between the Town of Folk, the Village of Jackson
and Washington County, clearly mandates the
extension of sewer and water services to specific
geographic areas of which are graphically and
clearly depicted by exhibits within this agreement.
The subject expansion area is within
those designated geographic boundary. This
provides further evidence that the expansion of the
sewer services area was carefully planned for and
imminently anticipated. The expansion of the
Jackson sanitary sewer service to include the
hospital site was carefully planned for, clearly
anticipated, and as such is clearly not a case of
urban sprawl. For these reasons, I respectfully
request that the commission continue to recommend
this extension. Thank you.

MR. BRAVER: Following John, is Pat
Jacotta and Tom McClain.

MR. MOOREHILL: Good evening. My name is
John Malberlin. I'm a resident of Hartford, 53027
Waterford Road, and my name is spelled
MAL-BER-ILN. I am a president and CEO of the
Ziegler Company. We are the national advisor to
St. Joseph's Hospital, and I'm here this evening
with my colleague Mr. Mark Baumgartner of
Cedarburg. Mark is St. Joseph's investment banker
and has worked very closely with St. Joseph's
management board on the project. We're here this
evening, both of us, to speak in support of the
sewer service to include the hospital site as is
the recommendation of the SWMPFC staff. In our
capacity, our role is to regularly help a wide range
of not-for-profit health care organizations
generate capital to construct, renovate and expand

their facilities.

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

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

MR. JACOTTA: I've been a resident of
Washington County for the past 36 years and spent
16 years actively serving county government,
including 16 years as Washington County's
representative for the southeastern Wisconsin
regional planning commission. In both my roles as
county supervisor and as a member of SWMPFC, I
became extremely aware of the need for planning in
the use of land in order to properly handle the
future growth potential to southeast Wisconsin
without destroying the wonderful landscape which
makes this part of the state 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
farm land preservation at the national, state and
county levels. Additionally, many serving the
residents of this area helped develop the open
space land and the economic development plan
carried at the direction of Washington County.
Once again, Pat has indicated just how dearly our
residents cherish the landscape and wish to retain
their green space.

With this history and 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, then what is the precedent we are
setting when the next request is made. How can we
say no to the next request. Will we ever say no.
If we do not draw a line now, we are not
contributing to urban sprawl and destruction of our
wetlands.

I ask those who are in the position of
power to make this decision, I'd also like to make
a statement that we never, the county board never
voted on the 1993 agreement that was one - that
has been referenced many times. That was never
voted on by the county board. Also, there is a map
that we have that indicates where we started the
water and sewer that just show the heavy line. We
never really were shown a map in Washington County
that included the west of side of this building.
Thank you very much.

Ms. McClain: (parts of Mr. McClain's
statement were mumbled which resulted in only a
portion being transcribed.) My name is Todd
McClain. I live at 5300 Oak Ridge Road in the Town
of West Bend. I'd like to begin with a simple
quote from the state Milwaukee river basin, a
report that the DNR published in August of 2001.
Quote, land use has the greatest impact on service
and ground water resource quality on the Milwaukee
River basin (inaudible) its population increases
and rural land (inaudible) to homes and
businesses -- pollution sources of surface and
ground water increase while habitat and water fowl
remain gray, unquote.

Back in 1992, the state completed a
priority pollution plan for the Cedar Creek going
into the Milwaukee River. It was revealed that
heavy metal concentrations from as far upstream as
Pioneer Road in Cedar Creek, and identified heavy
metal -- for production rules at 50 percent and
stated need for further quote detailed
information, unquote, to be developed for
individuals in their place in the Village of
Jackson. Since the adoption of this plan, we have
no idea if these rules have been met. Although I
credit the Village of Jackson for having adopted
those rules to address new development, the
question remains and the DNR must insist if Jackson
is to foster further sewer development at yet
another interchange along Highway 45, it should
have to clean up existing problems as well as
identify them in the first place. To be able to
consider the environmental cost of this decision, we have the
prospect of a high capacity wells service
development where basin water levels have dropped
from one third -- one foot per year since 1996.
The point is the facilities should be
cried in where the municipal structure exists on
this 23 acres in the heart of West Bend for the
fundamental economy of the city that it's already
in. Fire, police and service are established, and
the transportation needs and consequences -- the
transportation needs are less than what is proposed
in this sewer service amendment, an amendment which
unfortunately in a consequence of a specific
development proposal only seven years since
Jackson's last addition when, indeed, the planning
for the sewer service amendments should be
(inaudible).

Mr. BEAVER: Following Gary Herschich,
Robert Gibson and Sue Poti.

Dr. HERDICH: I'm Gary Herschich.
space, and it's a far cry from a gas station and 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 Pleasant Valley has invited development. The Town of Polk has appropriately planned for this form of development with its long-range plan and zoning of the proposed hospital site. The county planned for development in this area when it moved the fairgrounds here in 1999. The 1999 sewer agreement with the Village of Jackson included our purchase site. SWMP must have agreed as it recommended larger pipes to allow for future expansion. The working group of SWMP sees the plan as legally and ecologically sound. I ask that SWMP recommend extension of sewer and water to the proposed hospital site at Pleasant Valley/45.

Thank you for allowing me to speak.

MR. BEAVER: Following Sue Pott will be Bob Bodensteiner.

DR. GIBSON: My name is Dr. Robert Gibson. I live at 610 Summit Drive in West Bend. Thank you for the opportunity to speak. I am a West Bend-born and raised physician. Since returning here approximately 14 years ago, I've been instrumental in helping build the seven-person family practice clinic into what West Bend Clinic and Synergy Health represents today. I am here in support of the expansion of the Jackson sewer service area to include the new hospital site. Our opposition is opposed to a new hospital at this site. I highly doubt that they are opposed to any development at this site. The urban sprawl argument is just the latest spin. Do the right thing. Recommend extension of the sewer service to allow the construction of a new facility, with all of the modern and updated technology that this community and region deserves. I appreciate the opportunity to share my views.

MR. POTT: My name is Sue Pott, F.O.T.I. My address is 1249 W2190 South Street, and I live in Jackson. As a resident of this community, I support the expansion of the Jackson sewer service area to include the new hospital site. I feel that the new hospital by virtue of its unique role in the community will have a very positive impact in this area. In essence, its presence will enable the entire community embracing West Bend, Jackson and surrounding areas to experience a higher level of services and, therefore, add greatly to the quality of life for all residents.

Frankly speaking, building a hospital at this site will provide the best benefit for the post people. Since the extension of sewer and water for this location has previously been mandated, it seems a logical step to allow a facility of the status of St. Joseph's Hospital to be a major part of a positive pattern of development in this area. I am impressed with the hospital plan that I have studied, particularly with its strong emphasis on providing the highest quality of service and the safest possible environment for its patients. This plan is setting standards that are even now receiving national attention.

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

MR. BEAVER: Following Mr. Bodensteiner, Joanne Kieschafer and Mary Franz.

MR. BODENSTEINER: I'm Bob Bodensteiner, 800-888-1-888. I'm chairman of the board of the West Bend Clinic and a member of the board of Synergy Health. I have lived in the Town of West Bend for over 25 years. Surprisingly, I'm in support of the 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 the decisions made by local governing bodies several years ago. There is no basis for the argument that this facility will promote further development of the Cedar Lake region. If one were to drive the freeway from Illinois to CP, you would be hard pressed to find an interchange without four corner development. But if you look closely, it is clear that development parallels the highway and does not spread in a perpendicular manner. We all know this controversy is not about urban sprawl anyway. It amounts to me that the West Bend business owners like But Pense or even current West Bend CEO like Ray Reben and Tony Warren.
continue to fight this development. What will be
the cost to this community if this project is
derailed.

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

Members of the SVHPC board, I talk to
patients every day, notwithstanding (and not; the)
west majority get it. We have solid support for
this project where it counts the most. When this
lost regulatory hurdle is finally cleared, we will
ask the other side to find the courage to let it
go, get over it and work with us on this vital
community project. Thank you.

Ms. Beaver: Following Mary Frans will be
Mike Murphy.

Ms. Kiehnaufer: My name is Joanne
Paradise Ridge in the Town of West Bend. Many of
you knew my husband Jim. He was on the 2020
planning commission committee for the City of West
Bend and surrounding area. And also on the
hospital board that selected the site. My husband
Jim was very involved in the hospital in the city and was one
of a group of committee members that selected the
new site of the hospital at Paradise Valley and 45.
Although Jim left me in February, I am here to
represent his wish. With many hours of research
and hard work he has contributed, Jim objectively
looked at all the data presented regarding the new
hospital at a new location versus building a
hospital at the current location. He concluded and
supported that the new hospital should be built at
a new location, therefore, as a member of the
facility committee, I supported and recommended to
build a new hospital at Paradise Valley. I am here
representing my family as well as Jim in support of
expansion of the Jackson sewer service area to the
site of the new hospital. Thank you.

Mr. Beaver: Following Mike Murphy will
be Virginia O’Mara.

Ms. Frans: Good evening. My name is
Mary Frans. I live in the Town of Polk at 4049
Hillside Road. I would say with scientific
certainty tonight that in the next 50 or 60 years
none of us will be here. No matter what the
technology is, no matter our educational
status is, no matter what we’ve done or haven’t
done in this community, we won’t be here. So our
legacy to this community is the quality and care in
which we raise our families as well as what we do
to create a better community for future
generations. The Town of Polk — I’ve lived in the
Town of Polk for 22 years and I’ve lived in
Washington County for almost 50. I’ve seen a lot
of change. But currently the Town of Polk does not
have a smart growth plan. We do not have boundary
agreements with the adjacent municipalities around
us. This type of development strongly affects the
residents of Town of Polk, and I have been involved
through the years and expressed interest in the
local activities of our township. However, when
you bring a large facility such as this, and this
agreement that was mentioned where in 1999, or the
agreement between the towns, villages and the
county existed, that allowed for three owners of
the property on the west side of 45 to have the
potential for the expansion of sewer and water,
just three property owners.

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

Ms. Beaver: Following Virginia O’Mara
will be Rick Ladeheid.

Ms. Murphy: My name is Mike Murphy. I
live at 4221 County Aire Drive in the Town of
Jackson. I’m here to support the expansion of the
Village of Jackson sewer service to the hospital
site. A little information about me. I’m not a
lifelong Washington County resident, but I have
lived here for about 15 years in the house that my
wife and I built. We’re currently raising our	hree kids, including one that’s starting school,
one that’s in grade school, and one in high school.
I feel I’m very much a part of the community. I’m
also the vice president of patient care services at
St. Joseph’s Community Hospital, and I know we’re
doing something very, very special in health care
right now. I've had the privilege of helping
design the hospital with numerous physicians,
nurses, x-ray techs, lab techs, and many other too
numerous to mention. I've also had the opportunity
to speak to representatives from some prestigious
organizations such as Mayo Clinic in Rochester,
Johns Hopkins in Baltimore, many other places,
Boston Mass. in Boston Massachusetts, Sloan
Kettering in New York. Everybody is very, very
much interested in our hospital design for patient
safety. We are doing something very, very special,
and we are going to change the face of health care
in United States right here in Washington County.

That's something very, very special and I
think a lot of people don't recognize that right
now. Other projects, I love the outdoors and
nature, that has propelled me into a chairmen's
position for the development of a prairie on the
current site. We're looking at developing 20 acres
of prairie to the north and west of the hospital,
in the first section of prairie development.
Combining this with walking trails, with ponds,
we're putting together a healing environment to go
along with the healing environment that we're
putting together internally. When you combine all
this together, this just does not meet my
definition of urban sprawl. Thank you for your
time.

MR. BRAVER: After Rick Leitheiser, we
have Jeffrey Smale.

MS. O'MARA: Good evening. I'm Virginia
O'Mara, O.M.A.R.A. I lived in this community
for more than 50 years. I have lived in this
community. I have lived in this community for more
than 50 years, and I'm the mother of seven
children. SBHPC has a land use plan 2020 part of
which recommends that as part of urban growth that
it discourage, even reduce urban sprawl. So Mr.
Bailey, Mr. Schoenbeck and the hospital board in
their defense choose to ignore this suggestion.
Is it not urban sprawl to yank the hospital from
inside our city where it's accessible to most of
the people and place it in the middle of farm land.
Since water and sewer on the west side of 45 near
70 will enable this travesty, I urge SBHPC to deny
this request. Thank you.

MR. BRAVER: Following Rick Leitheiser
and Jeffrey Smale will be Betty O'M. might be
you.

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

MR. BRAVER: Address, please.

MR. SMALLE: 1151 South Silverbrook Drive.

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

This committee today for SBHPC -- I
don't believe this committee want to address those
concerns. I believe the hospital has spent a lot

MR. LEITHEISER: Good evening. My name
is Rich Leitheiser, L-R-I-T-S-E-B-X and I
reside at 1303 Timberline Drive in West Bend, and I
am currently the president of M & I Bank in West
Bend and also the president of the Synergy Health
Foundation Board. I'm here tonight to talk as a
business leader in the community in West Bend in
Washington County. I want to support the hospital
and I'm really here to talk about development. My
remarks are brief and really very simple.

Development of this site does represent I think
good plan development and it uses complement the
Foundation of development that has already occurred
and been planned for at this intersection. The village's -- the request for extension of services
in this area is consistent by or with decisions
made by local government certainly years ago to
bring service to the area and to develop this fair
park, and many of those decisions -- those
decisions were supported by many of the people
in this room, I think on both sides of issue.
Consistent with that, the proposed hospital does
represent good development, and I do support the
proposal and I do recommend that you support that
with the Department of Natural Resources. Thank
of good effort and money developing an exciting new hospital for people in this Washington County. And the concerns of those currently opposing the new hospital continue to need to be addressed, but this is not the format to do so. Expanding the sewer service area into the new hospital site is consistent with plans developed even informally several years ago for this intersection, and I believe should be approved. Thank you for your time.

MS. HANAN: (This statement was mumbled and very hard to hear. It was transcribed as best as could be heard.) My name is Lester Hanan and I live 846 Spring Drive, West Bend, Wisconsin. I am a past member of the Village of Jackson has represented Southeastern Wisconsin Regional Planning Commission also be referred to as SEMRPC to consider extending municipal sewer and water to the building of the west side of Highway 45 bypassing (inaudible). When they evaluate this proposal, I believe that SEMRPC will consider the history of a smart growth plan that were made by Washington County residents, representing the broadest possible concepts in Washington County. (Inaudible) and environmental agencies. The need for urban growth development is the number one subject that needed defending. Response to this Washington County board chairman appointed a growth management faculty. 20 county residents again representing the broadest concepts representing (inaudible) met many times from 1997 to 1998.

From that effort, the following recommendations were made. One, Washington County should adopt the SEMRPC 2000 regional planning use plan. Two, boundary agreements should be actively pursued between cities and villages. This process should also include public water and sewer areas. Which could be a part of the effort to establish stable municipal boundaries. SEMRPC has a firm regional land use plan and it’s many for the county highway. 2000 plan were one plan seeks to discourage and reduce urban sprawl, we recommend that new urban development occur largely at the existing state and in defining urban growth areas expanding outward from existing urban sites. The regional use plan recommended the statement of a centralised regional plan and seeks to reverse the planned current land use development trends. The plan recommended that the extension of rural use of almost all the remaining plans for public land

consisting of a most productive farm lands. This all fits in the face of SEMRPC.

A CITIZEN: Good evening. I have lived in this community for 50 years. When I came into this community I lived in Jackson and we had a business in Jackson, and we watched the 45 bypass area develop along that bypass, and when I went into Jackson in 1953, the population was 261. It is now over 4,000. So I think Jackson did pretty good. In 1993, I began working at St. Joseph’s Hospital. I worked for the Sisters of the Divine Savior. When it was taken over as a community hospital, I worked for or with Mr. Fred Eberly. In August, 1990, I joined the West Bend clinic as a team leader in the x-ray department. I have been an x-ray technician for 51 years. At my age and my husband’s age, we are looking forward to an advanced medical facility. This hospital will attract excellent doctors, surgeons and medical employees. They will be able to hire all of the employees and retaining them will be a plus because this is a state-of-the-art hospital. As a member of this community and of this county, I strongly support the extension of the Jackson service sewer area to include the new hospital site at Highway 45.

and IV. Thank you for considering my support and taking the time to listen to me.

MR. BIEBER: Following Richard Flinch is Artie Ziegler.

MR. FINCH: I’m Richard Finch and I reside in the Town of Farmington, F.I.N.C.H. Town of Farmington at 8979 Paradise Road, Kawawau. I support the Jackson sewer expansion to the new St. Joseph’s site. People who know me call me greedy. I think we should be doing more to control sprawl, preserve open space, and save good farm land to assure good production capacity for future increased populations. These concerns have led me to my involvement in programs that protect land from development. But I realize that not all open land and all farm land can be preserved, and obviously other uses must be accommodated. An example of this in Jackson -- is when the Town sold the northeast corner of IV and 45 from agricultural to business.

The highway location in proximity to the municipalities, sewer and waterways had to be a strong consideration, and a lot of people thought it was a wise idea. If there was a problem with sprawl at that point, I believe the time to voice
it was then before the die was cast and not at the
9th hour. Also, I think the hospital holds some
strong potential to environmentally improve the
part of the land that we don’t occupy immediately
and there is going to be a lot of green open space,
the wetlands and some wetlands are going to be
ecologically improved, and that’s going to be a
plus. Again I’m in favor of the expansion. Thank
you.

MR. BEAVER: We’ve jumped around a little
here. Don Berchen is up next and then followed by
Artie Ziegler and Molly Hatfield.

MR. BERCHEN: My name is Bob Berchen,
8-8-8-8-8-8. I live at 4991 Millsdale Drive, Town
of West Bend. I’m here to oppose the development
of land west of Highway 45. It’s amazing to me
that is SEMMPC has come forward many times and
spoke of the need to discourage and reduce urban
sprawl and to retain fine agricultural land in
rural form would come out and recommend that this
development take place. I’m really amazed at that
recommendation. And Mr. St. Peter doesn’t like the
word urban sprawl. Maybe we ought to call it urban
erosion. I live out here. I’ve lived out here for
about 40 years, and I’ve lived here because I like
the rural atmosphere and I like the green space.
If we continue to do all this rich development,
pretty soon the whole flavor of Washington County
is going to change to the point where we might as
good move down to Chicago or move to Milwaukee or
perhaps we might want to look at the development
that took place on Bluemound Road and see if we
want to continue that kind of development. As
SEMMPCC stated, this might be planned development,
well, 15, 20 years ago, they probably called
Bluemound Road planned development also. I think
it’s a disaster, and I don’t want to see those type
of disasters happening in Washington County. Thank
you very much.

MR. ZIEGLER: My name is Artie Ziegler,
2-1-6-E-8-L-R. I live at 5609 (inaudible) Village
Road in the Town of West Bend. A terrible mistake
was made about five years ago when Washington
County, the Village of Jackson and SEMMPC collectively
agreed to permit extension of sewer and water to a
location of this sort. Since SEMMPC violated its
own 2020 plan by endorsing this urban sprawl, the
gographic location of Washington County
Fairgrounds is commendable, however, sewer and
water service to this location could have been
provided at far less than the 5.8 million dollars
that was actually spent. Perhaps as much as 50
percent of the cost could have been saved using the
strong (inaudible) approach employed by Cedar
Gaming System at County Trunk 2. This type of
sewer service would have eliminated the need for
the tiering. Two wrongs never make a right. The
sewer and water lines are in and clearly service the
land illustrated on map west of Highway 45,
which is comprised of just three land owners.
Now these particular parcels were selected because
a cloudy issue in my mind. The Washington County
board of supervisors never passed a resolution
expressly authorizing these three parcels west of
Highway 45 to be developed.
In fact, most of the supervisors on the board
at the time and currently that are serving at
that time have no recollection of this issue being
discussed at any county board meeting. Contrary to
ads run by our local hospital, the ads run about town
for county plan is business development on the west
side of Highway 45 near PV from the late '90s is
contrary to 1998 when the Washington County board
endorsed the recommendation of the growth
management plan which does not contemplate

MR. SCHLOETTFELT: My name is Mike
Schloetfeldt. Alderman of the Sixth District for the
City of West Bend. I’ll spell my name,
S-C-H-L-O-E-T-F-E-L-T. Basically I will be brief.
I am against the proposal of extending sewer and
water to the hospital site. I believe that it will
destroy pristine farm land, and it would happen
without a boundary agreement between the Town of
Polo, and the Village of Jackson which I believe
needs to be done before such proposal goes forward
and third, poor planning causes urban sprawl, the
Town of Polo needs to develop a comprehensive land
use plan before development should occur. Plans
should be well thought out and not be dictated.
Thank you.

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

MR. ALLIET: My name is Frank Alliet, All
A-16

Wellington Drive, west Bend, Wisconsin and it's spelled A-L-L-T-E, and I am here to oppose the extension of the sewer and water project. Who proposed St. Joseph's Hospital relocation to the Town of Pulaski represents the worst of urban sprawl. The proposal would require a municipality to provide, operate and maintain county water and sewer services, fire and police services, and street services in this area several miles from its existing boundaries. As a nonprofit organization, the hospital would not be paying taxes to support these services so the residents of communities in this case Jackson would have to pay these costs.

An eye toward development would provide crux to further development. With municipal services already there, developers will come largely at rates to others. Higher property values and offices from developers will put more pressure on farmers to sell their land for annexation and development.

Contrary to the wishes and carefully thought out plans of many communities involved, development will almost surely continue once the cat is out of the bag. Not allowing such an urban development encourages revitalization and renewal of existing incorporated lands. Building where municipal services already exist helps to contain costs and increases efficiency and there are benefits to all in the preservation of the rural nature of townships. I ask you to say no to urban sprawl. I ask you to say yes to urban renewal and in fairness to the taxpayers who provide municipal services agree that an institution that requires municipal services needs to locate in a municipality. Allowing such urban development is a dislocation to communities. Experience suggests that we are never more than a few dislocations away from urban sprawl, so I ask you to deny the proposal. Thank you.

MS. HATFIELD: My name is Molly Hatfield. I live at 111 Concord Lane. I'm here speaking in opposition of the extension of sewer and water to the west side of Highway 45. Urban sprawl is a negative term that describes uncontrolled or reactionary urban growth that results in the loss of valuable farmland, natural landscape and ecosystems, air and water pollution from increased driving and creation of waste products, congested roadways, and finally higher taxes and cost for municipal services. The opposite of urban sprawl is called smart growth. The EPA refers to smart growth as development that contributes to healthy family-based communities with a clean environment to give people the choice to walk, ride a bike, take transit or drive. Sounds like west Bend. And also the decisions that prefer broader public good against narrow other private interests.

The establishment of St. Joseph's Community Hospital at PV and 45 will sacrifice a potential for such smart growth. Although hospital officials said there are going to be better physicians to serve the needs of community, in fact, they are moving out of the community that presents the largest single sector of it building -- or business, excuse me, patients and visitors who were once within walking, biking, taxi service or a short commute will be forced to drive 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 will utilize the hospital will not take 45. They will take county roads. There will be needed improvements on Mayfield Road, County PV and County NH and maybe others. Who will pay for upgrades? Of course, it will be taxes.

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

MR. BRAVER: Following Patrick Gardner will be Prudence Pickaway.

MR. GARDNER: My name is Patrick Gardner, 0-A-R-D-N-E-R. I reside at 6516 Cedar Street in the City of Waukesha. I'm an independent physician. I practice at St. Joseph's Community Hospital and I'm here to speak in support of the Village of Jackson's request for and the Regional Planning Commission support of the proposed extension. I commute to this area everyday. And I do that because you all are blessed by and I think often very much take for granted a quality hospital staff and very dedicated physicians. Their
continued presence here is not a guarantee.

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

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

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

MR. PICKWAY: My name is Prudence Pickway
and I reside at 1203 Evergreen Street in West Bend.
And I'm here this evening because I share the
concerns about expanding sewer and water to
facilitate development west of Highway 45 and
Pleasant Valley. I think it is naïve to assume
that further development will not follow. I don't
think it will be a trickle-down effect. I think it
will be deluge, putting a great strain on the
infrastructure and many other services. The vision
of quiet country roads become brightly lit
thoroughfares to compensate unplanned and
heretofore unexpected usage is very disturbing.

It's my understanding that in 1998 the county board
endorsed the recommendation of its own appointed
growth management task force which in turn
recommended the adoption of the SEMWRC regional
land use plan number 45. A cornerstone of this
plan was to limit urban sprawl especially in
existing rural areas, but to promote intergrowth in
areas that were already developed. I don't think
anything has changed. I don't think the board has
communicated a change in philosophy.

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

MR. BEAVER: Following Gunter is Jeffrey
Donah on deck, and he's followed by Timothy
Mitchum.

MR. WOOG: The following statement was
mumbled and very hard to hear. It is transcribed as
best as could be heard. My name is Gunter
Woog. It's spelled G-O-N-T-E-R. I live
at 5435 College Drive in the Town of West Bend. Being
the former town chairman of the Town of West Bend
and CEO of (inaudible) International for the last
30 years in West Bend also. I served on the
Washington County task force committee. I was one
of the originators of the long-term land use
boundary agreement in the City of West Bend
(inaudible). The intended move by West Bend
toward development to its chosen site is in diametric
opposition of the findings and recommendations of
that task force committee, SEMWRC's own planning
processes as well as every definition of
predictable urban sprawl. Great medical facilities
are created by extraordinary (inaudible) with a
vision on medical care not on facilities.

(inaudible.) The medical facilities are ease
patience seek out because of their results and
reputation not their convenience. Mayo Clinic is a
classic example of an inconvenient location but
patients come from all over the state --
(inaudible.) They are not near an expressway --
-- they are not even near an expressway.

Convenience is superficial and is no substitute for
results and substance. The hospital is the
community hospital paid for by the community and it
not does not need to be stolen from the community
that funded it all of these years. They are
winning the battle but ultimately losing the war.
There is ample room for expansion at its current
site and (inaudible). Relocation of St. Joseph's
Hospital is certainly predictable urban sprawl,
area health care must be based on service for the
community, medical excellence and not on individual
profits in communities. The voice of reason is
screaming out for intervention here and you have
the power to help choose that just cause. Thank
you very much.

MR. BEAVER: Following Timothy Mitchum
will be John Dietrich.

MR. GUNTIN: My name is Jeff Guntin. I live at 2606 Highway 164 in Town of Polk and I'm a member of the Highway J Citizens Group. I am strongly opposed to both the planned relocation of the hospital to the Town of Polk and the Village of Jackson's proposal to expand sewer and water service, to this now predominantly agricultural area. The hospital move and sewer and water extensions have devastating negative impacts in this area, and would cause uncontrolled urban sprawl much like what has occurred in Blumsom Road and Capitol Drive in Waukesha County. This fine agricultural landscape between West Bend and Jackson then will be filled with gas stations, restaurants, strip malls, office complexes and industrial parks.

For four years now the Highway J Citizens group has actively opposed a Wisconsin DOT four-lane expansion of Highway 164. This unnecessary four-lane expansion would also fuel uncontrolled urban sprawl right through the middle of Washington County. In 1989, SEMPC recommended extending what was then Highway J north of Highway 41 following Highway 164 and I to Highway 33 and beyond. Luckily, because of strong, well organized citizen opposition in the Towns of Polk and West Bend this plan was rejected. Now with this proposed hospital move and sewer and water expansion, traffic volumes on many nearby roads servicing this site will greatly increase causing even more urban sprawl and environmental damage to this pristine area. Those roads all eventually lie into Highway 164, where the Wisconsin DOT now wants to create a major, north/south thoroughfare through our county.

Due to increased traffic volumes created by the hospital move and sewer and water extensions, SEMPC may decide once again to revisit the previously rejected plan to extend Highway 164 northward into the environmentally sensitive Five Lakes area. For these reasons, I am vigorously opposed to both the hospital move to the Town of Polk and the Village of Jackson's sewer and water extension plan. Therefore, I strongly urge SEMPC to immediately reject the sprawl and plans. Thank you and I submitted these detailed written comments to be part of the official public record.

MR. MITHUN: Timothy Mitchun, 2030 Paradise Drive, West Bend. Last Saturday the West Bend Daily News ran an editorial entitled sprawl brawl. In it, they cited as reasons not to oppose the move by the hospital the history of lack of opposition to sprawl by the same people who now lead the battle against moving the hospital. If you believe the mistakes of the past somehow justify mistakes of the future, our honorable editor has a point. But as conservative pointed out that history is a key early warning system. It should be used as a tool for wise decisions not as an excuse for new errors. Extending sewer service west of Highway 65 to accommodate a new hospital would unquestionably produce sprawl. You members of SEMPC have certainly seen this happen repeatedly elsewhere. I ask you to use that knowledge as an early warning system here tonight. It is said that those who do not remember the past are condemned to repeat it. Mistakes of the past do not warrant new mistakes. We strongly agree, I ask you not to recommend extension of the sewer service to the proposed new hospital site. Thank you.

MR. DIETRICH: My name is John Dietrich. I live at 1706 Pheasant Ridge Ln. The Town of West Bend. I was on the hospital board for 15 years and left because of terminal illness. I was a co-chair of the cancer care fund drive, center fund drive with the city... to the hospital. I believe that reasonable people can disagree. I support a new hospital. I have a record of supporting the hospital administration and the medical staff for the 15 or 30 years that I've lived here in West Bend since coming back. I also oppose moving the hospital to SF and 45. The insidious effect of urban sprawl is clearly seen in Waukesha County. What was once a beautiful rural area, dotted with lakes, is now an ugly scar on a landscape. Surely we need no more evidence to what occurs in the absence of planning. It is that very landscape that attracted many of us to this area. We have a responsibility to protect it, to the best of our ability, not only for ourselves but for the future generations.

This is not about support for or against the new hospital. Must agree we need one. The site in question is the wrong place because of how it will change our landscape forever. As Mason said to Brown, we need to draw the line somewhere, and that line is right down the middle of 45. And I would like to go on the record as opposing the
A CITIZEN: Thank you. Pleasure to be here to be, especially to see all the people who are concerned and interested in this very controversial situation. We have a board up here of people who hopefully are members of this country's stewards for protecting, preserving our beautiful land. I'm opposed to extension of the sewer because I too served as Mike Miller and a number of people had said, on the Washington County growth task force. Bill Evenson, the director of SEMPC saved on that. The consensus of the people there was to prevent urban sprawl because we know what had happened in Waukesha County, we did not want that to happen here. I too was involved in a state's growth, smart growth plan. I do not believe the Town of Polk has a smart growth plan at this time. I do not want to criticize the Town of Polk, but I do not believe they have one. I believe as good stewards of our land, we must be concerned about our natural resources, our water, and our soil, but most of all we must be too concerned about our people and how much they can afford their health insurance.

MS. QUEEN: Todd Cohen, C-D-I-E-B, 350 North Baldwin Street, Madison. Thank you. I'm speaking as planning director of 1,000 Friends of Wisconsin. We are opposed to the extension. 1,000 Friends of Wisconsin is a nonprofit organization with over 2,600 members across the state including over 40 members in West Bend, Jackson and Slinger. We advocate responsible land use, healthy urban rural communities and protection of our economic natural resources state wide. I'm here to represent the members who live in this area. The decision SEMPC will make in the near future is not just about sewer pipe, it's about traffic, new roads, fire and police protection, agricultural preservation, and it's about the quality of life in Washington County and incremental uncoordinated development opposed to that quality of life.

There are several compelling reasons why SEMPC should recommend against the extension. First, the Town of Polk does not yet have a smart growth comprehensive land use plan. This leads the town to be in a position of reacting about future land use and transportation that will be necassitated by the development of a new hospital on previously agricultural land. SEMPC cannot make a decision about sewer service area and then wash its hands of the ripple effects of this.
extension on land use conservation and other
infrastructure and the adverse impact of those
issues on local taxpayers.

Second, it granted, the proposed sanitary
service and extension will be in direct conflict
with SEMPSC’s own regional land use plan for 2020.
SEMPSC’s 2030 plan affirms a number of sound
development objectives. For example, SEMPSC writes
that it seeks to discourage and reduce urban sprawl
and this leap-frog urban development in outlying
rural areas. The proposed sewer line extension
directly contradicts these principles in the fact
that it goes far beyond the edge of the nearest
outlying area. It’s a perfect example of
leap-frog development. The SEMPSC plan also calls
for not extending the sewer beyond service areas and infrastructure systems will also
contradict that point of the plan. Finally, SEMPSC
advocates for the preservation of open space and
this proposal will also violate that. The decision
to approve the sewer service — to extend the sewer
service area in this case is basically telling the
communities in this region it’s okay to make major
decisions about future infrastructure and land use
development without having a plan in place or if

you do have a plan and SEMPSC does, you can ignore
it. Thank you.

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

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

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

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

The other reason for opposing this site
has to do with quality of life. When I try to
recruit talented people to come to Serigraph in
West Bend, one of the main selling points is the
beauty of this county. If this county looked like
Bluemound Road, I can guarantee you I’d have a hard
time attracting some of the people who are in this
room tonight to come to West Bend to live. So I
need the beauty of this town to remain, the wetlands,
the moraines, the lakes to attract people and I see
this project as a degradation of that beauty. I
ask the SEMPSC board to reverse the unfortunate
recommendation of its staff.

MS. HOFFMAN: Good evening. My name is

Paul Hoffman, H-O-F-F-M-A-N. I’m an attorney with
Michael Bert & Friedrich, who represent the
hospital. So yes, I do come with something of a
vested interest here. But I also know what this
hearing is supposed to be about, and it’s really
looking at what is good development and what is a
prudent establishment of sewer passively and to
conserve this area. We’ve heard a lot of
discussion about the siting of the hospital and
whether this is an appropriate setting. It’s
really not what we’re here for. We’re here to
evaluate whether the SEMPSC staff will make their
recommendations to the SEMPSC commission which is
also being heard by this village board, and what we
have heard is that there is the capacity. This was
part of the plan with the town. It’s been zoned
properly, and it is part of a long-range plan for
development along the highway corridor. It is
appropriate good planning.

I’ve heard about urban sprawl on
Bluemound Road. I travel Bluemound Road a lot. If
one can envision what this is going to be on this
setting, with a great majority of it preserved in
the wetlands and the rolling hills it has, with a
very large amount of green space, this isn’t
retail. This isn't gas stations, this isn't malls. This is the kind of development that I think this area, this county can be proud of. And I would urge you to consider the appropriate factors in evaluating whether or not to approve this expansion and go with the SEMPO staff recommendation and vote your approval. Thank you.

Ms. Curtis: My name is Angela Curtis. I reside at 4190 Lilly Road in the unincorporated village of Cedar Creek. I come to you tonight in opposition to providing sewer and water to the St. Joseph's facility because it will not only encourage future development, but it will also affect local rural communities. This Saturday I had the pleasure to meet with over 66 percent of all community members in the unincorporated Village of Cedar Creek with over 65 percent of them signing in opposition to this plan. Their reasoning as long-term residents of this area with heritage dating back for generations as well as newcomers to the area for the last 5 to 20 years, have voiced their concern of the line that are blurred between our urban centers and how more rapidly the rural landscape which people came to and prospered in and want to live in are seeing rapidly disappear.

There are prime examples throughout our entire county, whether it be with expansions along 59, expansions of Washington Avenue, Paradise Mall, Highway 60, and now we want to blur the line of our metro areas even further into our rural landscapes. I came to you voicing our concern as local residents who validate our farming heritage, our open space, our water quality and the need for continued wise use planning as well as looking at smart growth policies that our legislators passed and taking those into consideration in seizing the day to change, even though we might think we have yet this zoning plan in stone. It's never too late to reverse our decisions. Thank you very much.

Mr. Mittlerhardt: If you have written comments, they can be submitted to the village hall. We've got until 4:30 Friday, May 16th they will take those there. We will be taking those in consideration. The public hearing is now closed. Final action will be taken by the village board in a special village board meeting tentatively scheduled for the 26th at 6:30 at the Jackson Village Hall. Right now we will take a break for those who would like to leave. You're more than welcome to stay for the rest of the meeting. Thank you.
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
Appendix A-3

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.

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<th>Date</th>
<th>Name</th>
<th>Address</th>
<th>Phone #</th>
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<tr>
<td>5-9-03</td>
<td>Barry Stoltz</td>
<td>7005 Wilkino Rd West Bend</td>
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<tr>
<td>5-9-03</td>
<td>Vidette Sarge</td>
<td>1488 Elm St Somers Hi</td>
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<td>5-9-03</td>
<td>Ann L. Kielich</td>
<td>804-13 Canoe Hwy Dr West Bend</td>
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<td>5-9-03</td>
<td>Nancy J. Meen</td>
<td>1707 Haven Ln West Bend</td>
<td>306-3585</td>
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<tr>
<td>5-9-03</td>
<td>Kathy Sacui</td>
<td>5604 W New Marion West Bend</td>
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<tr>
<td>5-9-03</td>
<td>Linda V. DeLuette</td>
<td>412 E Mulberry Dr West Bend</td>
<td>53070</td>
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<td>5-9-03</td>
<td>Bernice Seitz</td>
<td>505 N University Dr West Bend</td>
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<tr>
<td>5-9-03</td>
<td>Barbara Keller</td>
<td>514 Peck Dr WB 53090</td>
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<tr>
<td>5-9-03</td>
<td>Jeff Berg</td>
<td>870 W Berlin St Milw 53221</td>
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<tr>
<td>5-9-03</td>
<td>Edgar Comer</td>
<td>7375 Nestle Rd WB 53090</td>
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<tr>
<td>5-12-03</td>
<td>Paul A. Ryan</td>
<td>4321 Sherman Rd Slinger 53086</td>
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<tr>
<td>5-12-03</td>
<td>David S. Wilson</td>
<td>606 Spring Dr West Bend 53005</td>
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<tr>
<td>5-12-03</td>
<td>David S. Wilson</td>
<td>706 E Mulberry Dr West Bend  53005</td>
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<tr>
<td>5-12-03</td>
<td>Carol C. Thaidier</td>
<td>5301 E Berlin St WB 53090</td>
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<td>5-12-03</td>
<td>Marie C. Winkler</td>
<td>662 Deerfield Rd WB 53090</td>
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<td>5-12-03</td>
<td>Mike Kelley</td>
<td>475 Meadowbrook Dr WB 53090</td>
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<td>5-12-03</td>
<td>Dorothy S. 6/1050</td>
<td>475 Meadowbrook Dr WB 53090</td>
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<tr>
<td>5-12-03</td>
<td>Joan Ocko</td>
<td>4219 Valley View Dr LK AR 72212</td>
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<tr>
<td>5-12-03</td>
<td>Sandie Skelton</td>
<td>P.O. Box 424 Keewa, WI</td>
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<tr>
<td>5-12-03</td>
<td>Richard Wilcox</td>
<td>899 Parkview Rd Crystal</td>
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<tr>
<td>5-12-03</td>
<td>Lynn W. Weil</td>
<td>840 Parkview Ct Crystalburg WI 53022</td>
<td></td>
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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.

OTHER WRITTEN COMMENTS SUBMITTED FOR INCLUSION IN THE HEARING RECORD

DAVID A. BALDUS
4841 Martin Lane
West Bend, WI 53095
(262) 444-0991
Scott Mchedzhan
Village President
Village of Jackson
William Stauber
SADDWPC
I attended the hearing held last night at the Town of Polk Fair Groovens. I did not attend but was 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 one 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 to the disappointment of many of its residents. Polk is mainly rural and most prefer it to stay that way. The sewer system will worsen growth and annexation. Both are contrary to "Smart Growth" policy.

The proponents speak 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 dements 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 brought up last night but questions as to who would provide police and fire protection has been raised. The money needed to answer these questions is not easily answered.

This whole thing is really about creating a competing Hospital at "first to build," it's not about service to the community. Is your job to level the playing field? And at whose expense? At Polk's? This whole thing was also disconcerted. Poor location (too close to spread), 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

Southwestern 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 opinions in town meetings. This reading of some of the recent stories 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, Scandia 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 Scandia 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 access 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 genealogy history at St. Joe's I am compelled to voice this 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 Hope the Town of Polk's Chairman and his Board for years have successfully managed the town's growth? I do believe in a family is a problem which can continue to present what is considered urban sprawl. I do not believe 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 restaurant sales, antique shows, car shows, motorcycle shows, antique shows, wedding receptions, etc. These businesses would 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 well for the growth and needs of the people in this area. What could be more important then to be able to provide convenient, efficient, rural medical care to the current and future residents of this area.

Sincerely,

John A. Beck

Appendix A-4

5/14/95
For: SEWRPC
From: Robert Bodensteiner M.D.
5099 Golf Ct.
West Bend, WI 53095

I am the Chairman of the Board of Directors of the West Bend Clinic and a member of the Board of Synergy Health.

This statement is in support of expansion of the Jackson service area to include the new hospital site. The proposed hospital site is not 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 previous Cedar Lakes region. If one were to drive from Illinois to the UP, one would be hard pressed to find an interchange without first crossing development. But if you look closely, you will see 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 is necessary to find that West Bend business owners like 11th Street and even current West Bend CEOs like Ray Lippman and Terry Warrens continue to fight this development.

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

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 Bend will see will even further shrink and be built by an organization with deeper pockets than can better withstand any civic local pressure. The loss to the local community will be large. The loss of physicians committed to the community will be large.

This issue is not unique to our community. There are cases that show that large changes. Try as we might, we can’t maintain the good old home and happy days if that were the goal, this freeway would not have been built. But it was sold with the idea of adjacent land was sold.

This continued controversy has strained considerable professional and community time. I am concerned that hospital money from more worthwhile projects. It is disconcerting to see how one man’s tenacity and tenacity of time along with too many unwavering 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 giving. We have set on budget and planning discussions for years and there are always more worthy state of the art projects wanted and needed as affordable. The loss of support from those community charitable foundations has and will take a toll. Our community hospital has been neglected in this area in the past. Our citizens should be asking for accountability from those 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 pressure of those with vested interests.

I talk to patients every day. Notwithstanding deceptively polls, the vast majority get it. We have valid support for this project where it exists, 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 will be past time to move forward on this worthy and vital community project.

Thank you for your consideration.

Robert Bodensteiner
May 7, 2003

Southwest 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 discussions 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 residential 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,

[Signature]

John E. Dowell
926 River Drive
West Bend, Wisconsin 53095

Now, with this proposed hospital move and related expansion of sewer and water service, traffic volumes on the nearby roads servicing this Town of Poik site (such as Pleasant Valley Road, Arthur Road, Cedar Creek Road, Highways P, C, NN, Z and 90) will greatly increase, causing even more urban sprawl and environmental damage to this central part of Washington County. Going west from this site, all of these previously-listed roads eventually tie into Highway 164 where the WIDOT 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 Poik 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. Gignac,
Town of Poik representative for the Highway J Citizens Group, U.A.,
2896 Hwy. 164, Slinger, WI 53086
Phone: (262)-664-6334

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

REF: St. Joseph’s Community Hospital of West Bend’s proposed move to Town of Poik 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 33-year resident of the Town of Poik and also a representative of the Highway J Citizens Group, U.A., (a local citizen 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 Poik 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 Poik 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 or so 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 bright light 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 2) in both Washington and Waukesha Counties. This massive four-lane expansion would also fuel uncontrolled development and urban sprawl right through the middle of Waukesha County. In 1999, 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 Poik and West Bend, this environmentally-destructive road extension plan was rejected at that time.

We are very familiar with the term Urban Sprawl. It is a negative term describing uncontrolled or reactionary urban sprawl that results in: 1. Loss of valuable farmlands, 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 communities 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 foster 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 Maryfield 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 45 MPH divided highway, especially at night.

Comments to be entered into record

Presented at Public Hearing
Molly Hatfield
5/13/02
113 Concord Lane
Washington City Fairgrounds
West Bend, WI

A-25
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 fiscal crisis. Where will the funds be found to transform PV into a 4-lane road with turning lanes, traffic signals 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.

Sewer 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 impact 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 interests of smart growth and will not serve the broader public good.

May 13, 2003
To: Southeast Wisconsin Regional Planning Commission

I am Gary Hendrich, 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 23 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 specialty trained physicians. Likewise, it is getting exceedingly more difficult to recruit the integral medical support staff, especially nurses, therapists, operating room personnel, and lab and x-ray technicians.

We believe that locating our new hospital at Pleasant Valley 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 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 made us a good neighbor. The development will be an esthetically pleasing healing environment, still allow for 25% preservation of green space, and be far away 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 town's development with its long range plan and zoning of the proposed hospital site. The county planned for development of this area when it worked the disagreement here in 1999. The 1999 sewer agreement with the Village of Jackson included our purchased site. Sewerage must have agreed to incorporate larger pipes to allow for future expansion. The "working group" of sewerage must see the plans as legally and ecologically sound.

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

I thank you for allowing me to speak.

Sincerely,
Gary Hendrich, M.D.

May 13, 2003

South Eastern Wisconsin Regional Planning Commission

My name is Tom Johnson. I am the owner/operator of Universal Strap tie-down company located in the Southeastern Wisconsin Area (PV). I am also a member of the Board of Directors of the Jackson Area Hospital, a member of the Board of Directors of the Pleasant Valley Community Hospital, and am also a member of the Board of Directors of the Spaubeau Health Foundation.

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

I am personally aware of this area 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 SEWVRC staff recommendations to approve the addition of the hospital site to the Village of Jackson sewer service area. The recommendation states the project and its costs being well within the limits and expectations in place at this time, and consistent with the 2002 land use plan.

I would also encourage a unanimous vote of approval, not only to acknowledge the preparation of the planned project, but also to provide a signal of community intent that it is time to work together to stop the planned hospital because it is a significant part of our county's fabric.

Thank you for this opportunity to speak.

Sincerely,
Tom Johnson
Universal Strap, Inc.
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 at our own peril. 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 area 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 heavily uninformed and second, those with a strong affinity to “smoke and镜子” presentations (i.e.,

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

When you cut through all of the pontificating 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. King RN MSN
Clinical Educator – New Life Center
St. Joseph’s Community Hospital
Home address:
7828 Pathfinder Lane
West Bend, WI 53090

Barbara L. Kratzen
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/JFWY 45. As outlined in the SWRPC recommendations, the Village of Jackson wastewater plant has adequate capacity and the trunk line installed at the Fair Park was originally slated with expansion in mind. This was accomplished through foresight 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.

Revisioning the future. The year is 2005. A great revolution 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 one wall are the same values of community, dignity, compassion and service that are at the core of our mission “To provide compassionate, 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 serve our community for care. With the ever-increasing shortage of health care workers, we will have the newest facility in the region 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 thousands who have been strongly in support. This site is the only one that can meet our needs.

Barbara L. Kratzen
Chief Operating Officer
St. Joseph’s Community Hospital

Ronald A. Kormos
2000 Westville Road
Merton, WI 53028
Phone (262) 389-0500
Fax: (262) 389-0544
Email: rkormos@ameritech.net

May 2, 2003

Dear Southeast Wisconsin Regional Planning Commission staff and board:

Presently, I own two houses in Washington County – one at 123 E Olive Street, town of Richfield, Wisconsin 53077 and 3801 Green Oak Lane, West Bend 53094. 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 imperative to extend the sewer service to include the new hospital site at Highway 45 and PV.

I think it is in the best interest 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. Kormos

A-27
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 Country Fair Park and the groundwork for future development on the PV interchange. The proposed hospital is consistent with the kind of development contemplated.

Thank you.

Richard H. Leichtliker
1105 Timberline Drive
West Bend, WI 53095

West Bend Economic Development Corporation
735 S Main Street
Suite 211
P.O. Box 147
West Bend, WI 53095-0147

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 voice our 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 unwanted urban sprawl.

Sincerely,

Ray Lipiniski
President

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 plan 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 the area by the Town of Polk. To do otherwise would be having developments along HWY 45 and not the other way around. The Director of SEWRPC was on 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 worst misuse of Farmland that one could image.

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 veto NO for this sewer extension at this time. Once a land use plan for this entire area is developed and approved everyone knows what is planned for the entire area than this area should be reconsidered for sewer expansion.

Michael R. Miller
Mayor - City of West Bend

Number of Signatures: 1

Location Address: 1113 South Main Street • West Bend, WI 53095
Mailing Address: PO Box 1577 • West Bend, Wisconsin 53095-9975
RMCC
Re: Mr. Emerson

As a resident of Washington County I am writing in support of expansion of the Jackson sewer service area at USH 43 and Pleasant Valley Road including the site of the new hospital.

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 the 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 issue.

R. Miller
President

May 13, 2003

Southeastern Wisconsin Regional Planning Commission

May 13, 2003

Page 2

referred lands West of US 43 at the Highway 43 interchange. When the Village of Jackson accepted the sewer service area, its resolution indicated an intent to serve the lands adjacent to the U.S. 43 interchange at Highway 43.

Recommendation as 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 service extension constructed. With each voluntary contribution, the County will recoup, based on a specific formula, the infrastructure costs 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 1 encompasses those properties west of U.S. 43. 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 1995), it is not a position to approve or deny development, unless the property is located within Shoreland, wetland or floodplain regulatory jurisdiction. The County will not judge the type of development adjacent to the extended sewer and water service extending east through Pleasant Valley Road. The decision regarding type of development is appropriately left to the Town of Polk, Towns of Jackson or Village of Jackson as the case may require. The Town of Polk, in this instance, will Enact 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 SWRPC be consistent in its recommendations. Please consider other sewer service areas that have been expanded in Washington County:

1. Setrigho located southwest of the West Bend city limits in the Town of Trimpe. The County permitted to improve CTH G at the request of Setrigho and 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 Silage, Addiseon, Germantown.
3. Sewer was extended in the Town of West Bend in Germantown Village Road to serve Cedar Lake Campus.

Please do not let your consideration of this addition to the Jackson sewer service area be clouded by missteps. 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 sewer should be an enabling development based on existing infrastructure and actually finding 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,

[Signature]

Kimberly A. Ness
County Attorney

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

MARK A. NIELSEN

May 5, 2003

Southeast Wisconsin Regional Planning Commission

May 5, 2003

Dear Southwest Wisconsin Regional Planning Commission:

I fully support the extension of the Jackson sewer service area to include the new hospital site at U.S. 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

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May 14, 2003

[Image]
May 15, 2003
Page 2

DEWITT
ROSS & STEVENS

Page 3

May 15, 2003
Page 3

DEWITT
ROSS & STEVENS

May 15, 2003
Page 4

DEWITT
ROSS & STEVENS

May 15, 2003
Page 5

DEWITT
ROSS & STEVENS

A-31
Southwestern Wisconsin Regional Planning Commission
W295 N1813 Rockwood Drive
PO Box 1867
Waukesha, WI 53187-1867

Dear Commissioner:

Many of us cherish the beautiful rolling farmlands on the west side of US Highway 43 between State Highway 69 and County Highway NN. It just seems incongruous 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 Land 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 43. It would be tragic for this to happen.

Sincerely,

Scott Ratzburg

[Signatures]

Date: 5-12-03
Southeastern Wisconsin Regional Planning Commission
4201 North 182nd Drive
PO Box 1007
West Allis, WI 53207-1007

Dear Commissioner,

Many of us cherish the beautiful rolling farmlands on the west side of US Highway 45 between State Highway 69 and County Highway N. It just seems inappropriate to permit the extension of sewer and water into this lovely area, which will surely seem out of place.

Isn't this a violation of SEWRPC's 2,000 Regional 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

Submitted by: Mark Rider (1 page)

A-33
May 7, 2003

VIA FACSIMILE

Mr. Philip C. Ewenson
Commissioner
Southeastern Wisconsin Regional Planning Commission
W220 N1612 Woodwood Drive
P.O. Box 1607
Waukesha, WI 53187-1607

Dear Mr. Ewenson:

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,

[Signature]

Sue M. Schmitt
Town Clerk

cc: Paul Hoffman

Ded Kowal

John Reiling

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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 said extensions are in accordance with, and would serve to implement, the adopted regional water quality management plan;

RESOLVED, that the Town Board of the Town of Polk 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 ___ day of May, 2003.

TOWN OF POLK

[Signature]

Attest:

[Signature]

Town Clerk

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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,

[Signature]

St. Dana Siegel, O.S.F.
1709 Stonebridge Rd.
West Bend, WI 53095
May 13, 2003

To: Southeast Wisconsin Regional Planning Commission

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 landbank preservation at the 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 deeply our residents cherish the landscape and wish to retain our green space.

Well 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 acts as ugly precedent of complying with and yet, 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 – to the detriment of our residents?

I ask those in the position of power to make this decision – to ask ourselves just where 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.

Sincerely,

[Signature]

Patricia A. Stadsholt

May 6, 2003

Dear Southeast Wisconsin Regional Planning Commission Staff and Board:

I presently reside in Washington County at 2915 Fairview Dr., Town of Pole, Wi. We have a Richmond Address for Mail. I have reviewed the Jackson sewer Service area 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 HWY. I think it is in the best interest of the present and future residents of Washington County to have this sewerd. 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 healthcare care for generations to come.

Thank you for considering my request.

[Signature]  
John B. Terrill Jr.

Chief Executive Officer

P.S. Please include in record of May 13 public hearing.
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 inappropriate 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 who have access to the best possible health care for generations to come.

Thank you for considering my support.

Sincerely,

Name: James Telaga
Address: 4066 Springfield Drive
          Barrett (Town of) WI 53006

Let's keep it simple. The community needs a "new" hospital; not a renovated "old" hospital. The new location is close, very likely better than the existing location, while serving Washington County better than Jackson, Slough, Gomperts, etc. The area where the population growth is rapidly growing.

West Bend area will continue to be served well and close by.

This discussion about urban sprawl is not relevant. Building a hospital in a "country" setting next to high quality 45 will attract top level medical.

In fact, the location definitely adds to the "beaching" that a hospital would desire.

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

May 5, 2005

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

I have been a resident of West Bend for 26 years and I have been employed at St. Mary's Community Hospital for public 10 years. I have also served previously as a member 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 throughout Washington County over the past years.

I remember when Paradise Drive was a sleepy country road, where there were barn fields where West Bend Mutual Insurance stands, and you could drive past Jackson and never know it. All that being true, Highway 45 was a depression era road and city officials worked hard to bring value, 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 Hwy. 45 and PV must be extended because:

1. The institutional zoning is appropriate.
2. The county, village, and town signed an agreement in 1995 for sewer and water to be extended to the site.
3. Extension of the Jackson sewer service area west of Highway 45 is consistent with previous discussions relating to the boundary agreement to accommodate the Washington County Fair Park.
4. Population 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, if we delay this project, the inconvenience, the amount of time, the cost, and the inability to serve the need that currently exists.

In 1995 the West Bend Community Council passed a resolution that the town from Towne Center into the city is a "high priority" for measured development. This is where the population density is highest and the location is suitable for growth.

The "beaching" that a hospital would desire. This is not a problem, as the city has already developed this area for growth.

I believe the hospital at 45 and PV will be a big plus not only for West Bend, but of all of Washington County, in terms of high quality and good paying jobs, economic stability, a healthy community, and a better quality of life for all our residents. I urge you to approve the sewer service extension.
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 Silverwood 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 Yeceunas
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.
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 Environ” by the Southeastern Wisconsin Regional Planning Commission Draft 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 (“SWRPC”) staff recommendation to approve for sanitary sewer service the area described as:

"... 50 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 in the sanitary sewer service area is consistent with both “smart growth” principles and the 1999 State of Wisconsin “Smart Growth Law” Section 66.0501 of the Wisconsin Statutes. Additionally, the decision to approve this land for inclusion in the sanitary district is consistent with the comprehensive plan forwarded by SWRPC. I base these comments on widely accepted definitions of “sprawl” and “smart growth” as well as the SWRPC’s 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 urban sprawl and smart growth. 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 Wisconsin Institute for Public Policy, among others. Currently, I am a Professor in the Department of Geography and Planning at the University of Wisconsin-Milwaukee.

In order to understand the reachability of the proposed SU services, the SWRPC’s staff recommendation to amend the Regional Water Quality Management Plan: Village of Jackson and Environ includes 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 based on 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 easy, 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 Commission’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."

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, costs local resources and destroys open space—is taking a serious toll. But runaway growth is not inevitable. Hundreds of urban, suburban and rural communities are choosing to manage sprawl with smart growth solutions."

The State of Wisconsin embodied the concept of smart growth in October 1999 when Governor Tommy G. Thompson signed the “Smart Growth Law” adopted by the State Legislature. SWRPC 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” in the aggregate 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 safety 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.2

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 in generally not precluding sprawl as defined by the Planning Commission’s Journal and the Sierra Club based on the following reasons:

Spread Issue One: Scattered Development that Increases Traffic

The proposed hotel development is not scattered development that would add to the increase traffic in a way that may occur with other institutional types of development. A preferred hotel 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 the intersection of Pleasant Valley and Highway 45, a major vehicular intersection centrally located in the transportation system plan for Southeastern Wisconsin forward by SWRPC. Given the significance of this intersection, it is likely to be served by public transportation in the future and is easily accessible to hospital emergency vehicles, employees, and patients.

The proposed hospital development is characterized by superior accessibility for both hospital employees and patients 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 non-increasing vehicle-miles traveled within the hospital’s current market service area.

Spread 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 located at 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.

Spread 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 114, titled “Sanitary Sewer Service Area for the Village of Jackson and Environ,” SWRPC cataloged the environmentally significant lands in the Village of Jackson Sanitary Sewers Service Area. The report showed the following:

"...a total of about 0.00 square miles, or about 15 percent of the sewer service area, would be encompassed in environmentally significant areas, consisting of primary environmental corridors, secondary environmental corridors, water bodies, and steep, unstable slopes."


1 For more discussion on the problems associated with sprawl and references to additional resources refer to the web site of the Planning Commission's Journal at http://www.planningcommission.org. The definition provided above was updated on May 21, 2003.

2 This article, page 40, in the Wisconsin’s Smart Growth Plan for Southeastern Wisconsin 2002 Public Planning Commission's Journal.
isolated natural resource areas, and wetlands less than five acres in size.

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 floodplain interchange zone for an industrial site 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. Rippl, PhD

Southern Wisconsin Regional Planning Commission
P.O. Box 1607
Wedicons, WI 53567-1607

RE: Requested Amendment to the Regional Water Quality Management Plan, Village of Jackson and El�on

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 30 acres to the Jackson sanitary sewer service area at the interchange of Interstate 43 and Pleasant Valley Road. I am certified planner with a long-standing professional planning firm, have represented municipalities on sewer projects for several years, and have extensive experience in urban, rural, and regional planning. In our opinion, approval of this request is consistent with SEWRPC's plan, with several legal and community service planners and will result in the best possible outcome for development in the area given the decision-making process that has preceded this request.

I have reviewed both the Regional Land Use Plan for Southern Wisconsin 2020 and Existing Sewer Service Area for the Village of Jackson and El�on, each adopted in 1997. In our opinion, these plans support the request to extend the sewer service area to respond to changed conditions since 1997. Therefore, it is possible to endorse many of the goals for regional plans to support new positions or anticipated development proposals. However, as the Commission understands, these broad regional and community-wide plans were not intended to designate land use or as a specific-use basis, but rather to guide development of the general region.

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

1. Pages 106-107 of the Regional Land Use Plan that state that sanitary sewer service area planning is one tool to implement the Regional Land Use Plan. Specifically, applicable sections indicate that "It is desirable to locate the recommended regional land use plan should be used as a basis for the development of appropriate sanitary sewer service area, but the development should be based upon considerations such as the location, type, and extent of existing and potentially planned urban land use and associated land use accommodations...." Further, land use planning can have serious impacts on water quality, community appearance, and social development pressure.

3. The site provides for a proper location for the proposed hospital. In addition to being located right on an interchange, the site is near the geographic and population center of Southern Wisconsin. This site will certainly benefit service times, and potentially reduce the number of residents who need to travel outside the County for medical services. This could significantly improve home care and potentially reduce further land use integration out of the County.

4. The projects that will result from the proposed sewer service area amendment are high-quality, high-value development. While currently under "BEP" designation, the proposed development will be subject to thorough environmental review and approval by the SEWRPC. The proposed development will be subject to thorough environmental review and approval by the SEWRPC.

5. The timing of development is appropriate. The site is owned by an entity that wishes to develop the hospital. All local governments have been involved in its development, and the local communities have supporting services in place to support its development. It is within a planned sewer service area and is adjacent to a sanitary sewer area, but is directly on an interchange, and is close to surrounding population centers.

6. The development of the site is virtually inevitable. All affected parties should now focus their attention on assuring that the highest quality development possible occurs on this site and community interests are successfully addressed.

Sincerely,

Mark Rippl, ACP
Planning Director for Southern Wisconsin Regional Planning Commission

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