

MINUTES

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

PLANNING AND RESEARCH COMMITTEE

November 18, 2008

1:30 p.m.

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

Present:

Excused:

Committee Members:

Daniel S. Schmidt, Chairman
Thomas H. Buestrin
Susan S. Greenfield
Gregory L. Holden
William E. Johnson
John M. Jung
Mary A. Kacmarcik
Michael J. Miklasevich
Robert W. Pitts
Nancy Russell
George A. Torres
Paul G. Vrakas

Anita M. Faraone
David L. Stroik
Anselmo Villarreal
John F. Weishan, Jr. (representing Lee Holloway)

Absent

Staff:

Kenneth R. Yunker
Loretta Watson

Deputy Director
Executive Secretary

ROLL CALL

Chairman Schmidt called the meeting to order at 1:30 p.m. Roll call was taken and a quorum declared present. Mr. Yunker noted for the record that Commissioners Faraone, Stroik, Villarreal, and Weishan had asked to be excused.

APPROVAL OF MINUTES OF MEETING OF AUGUST 19, 2008

On a motion by Mr. Miklasevich seconded by Mr. Vrakas, and carried unanimously, the minutes of the meeting of August 19, 2008, were approved as published.

CONSIDERATION OF AMENDMENTS TO THE REGIONAL WATER QUALITY MANAGEMENT PLAN

Sewer Service Area Plan for the City of New Berlin

Chairman Schmidt recalled that this amendment has been presented to the Planning and Research Committee at its last meeting on August 19, 2008. At that meeting, following discussion of the proposed amendment, Mr. Evenson indicated that the schedule for City Council consideration of the proposed amendment had been changed, with the City not expected to consider action on the amendment until September 23, 2008. Accordingly, he said it would be

appropriate for the Planning and Research Committee to lay this matter over until today's meeting.

Chairman Schmidt asked Mr. Yunker to review with the Committee again the proposed amendment to the adopted regional water quality management plan pertaining to the sanitary sewer service area for the City of New Berlin. A copy of the preliminary draft of a SEWRPC Staff Memorandum dated September 2008 concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Yunker indicated that by letter dated June 11, 2008, the City of New Berlin requested that the Commission amend the New Berlin sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District. That area is currently documented in SEWRPC Community Assistance Planning Report No. 157, Sanitary Sewer Service Area for the City of New Berlin, Waukesha County, Wisconsin, dated November 1987, as amended. The purpose of the amendment would be to include within the planned sewer service area certain lands located immediately adjacent to, but outside, the currently adopted sewer service area.

Mr. Yunker directed the attention of the Committee members to Map 1 of the memorandum document, noting that two areas are proposed to be added to the sewer service area. The northerly area encompasses four acres, including an existing single-family home--it being envisioned that this site would be redeveloped for light industrial use. The southerly area encompasses 41 acres, including the recently constructed BuySeasons facility, which currently relies on a holding tank, and vacant land that would be available for expansion of the BuySeasons facility. The southerly site includes three acres that have been identified as part of an isolated natural resource area and a 0.5-acre wetland. These areas were disturbed during the construction of the BuySeasons facility, but would be unaffected by its expansion.

Mr. Yunker noted that the proposal was taken to public hearing on August 11, 2008. Two New Berlin residents indicated that they were opposed to the amendment. One indicated that the proposed light industrial use for the northerly site was inconsistent with the City plan. The other expressed concern about the expansion of light industry in the City in general. A representative of Towne Realty, which requested that the northerly site be added to the sewer service area, spoke in favor of the amendment as related to the northerly site. The city planner noted that the City is currently considering a petition to change the zoning of the northerly site from residential to light industrial. On September 23, 2008, the City of New Berlin Common Council acted to adopt the proposed amendment to the New Berlin sanitary sewer service area.

Mr. Yunker said that the expansion of the sewer service area as called for in the proposed amendment would be in conformance with regional plans. He indicated that the schedule for City Council consideration of the proposed amendment had been changed, with the City not expected to consider action on the amendment until September 23, 2008. Accordingly, he continued, it would be appropriate for the Planning and Research Committee to lay this matter over until its next meeting.

A brief discussion then ensued. In response to an inquiry by Ms. Greenfield relative to the local opposition to the amendment, Mr. Yunker stated that a single family home on the northerly site would convert to industrial use and the remaining single family homes in that area did not want that conversion.

Following that brief discussion, on a motion by Mr. Vrakas, seconded by Mr. Johnson, and carried unanimously, the SEWRPC Staff Memorandum dated September 2008 was approved and recommended to the Commission for adoption.

