

MINUTES

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION PLANNING AND RESEARCH COMMITTEE

February 23, 2010

1:32 p.m.

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

Present:

Excused:

Committee Members:

Daniel S. Schmidt, Chairman	Anita M. Faraone
Brian Dranzik	Susan S. Greenfield
Gregory L. Holden, Vice-Chairman	Nancy Russell
William E. Johnson	Paul G. Vrakas
John M. Jung	
Mary A. Kacmarcik	
Robert W. Pitts	
David L. Stroik	
John F. Weishan, Jr.	

Staff:

Kenneth R. Yunker	Executive Director
Elizabeth A. Larsen	Business Manager
Nancy M. Anderson	Chief Community Assistance Planner
Michael G. Hahn	Chief Environmental Engineer
William J. Stauber	Chief Land Use Planner
Debra A. D'Amico	Executive Secretary

ROLL CALL

Chairman Schmidt called the meeting to order at 1:32 p.m. Roll call was taken and a quorum was declared present. Mr. Yunker noted for the record that Commissioners Faraone, Greenfield, Russell, and Vrakas had asked to be excused.

APPROVAL OF MINUTES OF MEETING OF NOVEMBER 10, 2009

Chairman Schmidt asked if there were any changes or additions to the November 10, 2009, meeting minutes.

On a motion by Mr. Johnson, seconded by Mr. Stroik, and carried unanimously, the minutes of the meeting of November 10, 2009, were approved as published.

CONSIDERATION OF AMENDMENT TO THE REGIONAL WATER QUALITY MANAGEMENT PLAN

Sewer Service Area Plan for the Village of Genoa City (copy attached to Official Minutes)

Chairman Schmidt asked Mr. Yunker to review with the Committee the proposed amendment to the adopted regional water quality management plan pertaining to the sanitary sewer service area for the Village of Genoa City. A copy of the preliminary draft of a SEWRPC Staff Memorandum dated March 2010 concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Yunker indicated that by letter dated October 16, 2009, the Village of Genoa City requested that the Commission amend the Village of Genoa City sanitary sewer service area. That area is currently documented in SEWRPC Community Assistance Planning Report No. 175, *Sanitary Sewer Service Area for the Village of Genoa City, Kenosha and Walworth Counties, Wisconsin*, dated May 1996, 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. Area A encompasses 147 acres located north of Twin Lakes Road (CTH B) in the Town of Bloomfield. The area consists largely of farmland. Most of the developable land in Area A would be developed for residential use, with some commercial development expected. The anticipated residential development would accommodate about 350 housing units with a population of about 900 persons.

Mr. Yunker noted that the Village of Genoa City first requested the addition of Area A to its sewer service area in July 2005. At a hearing on this matter in November 2005, the Chairman of the Town of Bloomfield indicated that the Pell Lake sewerage system should be considered as a possible means of serving this area, a position also supported by Pell Lake Sanitary District No. 1. Initially, the Commission staff urged the concerned units of government to try to reach an agreement on this matter cooperatively on their own. After a period of time in which it became clear that this would not happen, the Commission staff carried out a detailed analysis of the cost-effectiveness of providing sewer service to Area A through the Genoa City and the Pell Lake Sanitary District No. 1 sewerage systems. Completed in May 2007, that analysis indicated that the provision of service through the Genoa City sewerage system would be more cost-effective. In September 2007, the owners of the property in Area A indicated that they wished to withdraw their request to have their land included in a sewer service area. At that time, the Commission notified all concerned units of government that, if another request to include Area A in a sewer service area were to be forwarded in the years ahead, Area A would be recommended to be attached to the Village of Genoa City sewer service area in accordance with the findings of the Commission's cost-effectiveness analysis.

Mr. Yunker indicated that the other area proposed to be added to the sewer service area, Area B on Map 1, encompasses 100 acres of land on either side of South Road in the southeast portion of the Village of Genoa City. The area consists largely of farmland. Environmentally significant lands in Area B consist of small wetland areas less than five acres in size. It is envisioned that the developable portion of Area B would be developed for commercial use.

Mr. Yunker indicated that, together, the addition of Area A and B would expand the planned sewer service area by 247 acres, or 17 percent. Mr. Yunker noted that the buildout population of the expanded sewer service area would be within the population range projected for the sewer service area under the year 2035 regional land use plan.

Mr. Yunker indicated that a public hearing on the proposed amendment was held on February 11, 2010, noting that no objections to the proposed amendment were expressed at the hearing. Mr. Yunker indicated that the Walworth County Land Use and Resource Management Department submitted written comments for inclusion in the hearing record. In its written comments, the County staff noted that, in addition to the environmental corridor and isolated natural resource area in Area A as shown on Map 1, there is an area of about five acres of 500-year recurrence interval floodplain. While noting that development is not prohibited in this area, the County staff recommended that special consideration be given by the Village and developer as to whether it is necessary or prudent to build in, or disturb, this area. Mr. Yunker indicated that the County's comments would be incorporated into the final report on the sewer service area amendment. Mr. Yunker noted that the Village Board of the Village of Genoa City approved the proposed amendment by resolution following the hearing on February 11th.

Mr. Jung noted that the delineation of the existing Village sewer service area on Map 1 does not appear to reflect recent seweried residential development in the Village as shown on the aerial photograph presented as Map 2. Mr. Yunker stated the staff would update the seweried area shown on Map 1 to better reflect existing conditions and include the updated map in the final report.

Mr. Yunker stated that the Commission staff recommends that the Planning and Research Committee forward the sewer service area amendment, with the foregoing revisions, to the Commission with a recommendation for approval.

On a motion by Mr. Stroik, seconded by Mr. Pitts, and carried unanimously, the SEWRPC Staff Memorandum dated March 2010, as revised, was unanimously approved and recommended to the Commission for adoption.

Sewer Service Area Plan for Big Bend and Environs (copy attached to Official Minutes)

Mr. Yunker indicated that, at its previous meeting, the Committee had reviewed the preliminary draft of Chapters I, II, and III of Community Assistance Planning Report No. 308 documenting the proposed Big Bend sewer service area and had been briefed by the Commission staff on the issues that were raised at the public hearing on the proposed plan on November 4, 2009, and that remained to be resolved. At that meeting, the Committee agreed that all concerns growing out of the public hearing should be addressed prior to any approval of the proposed plan.

Mr. Yunker indicated that the Commission staff had now prepared a preliminary draft of Chapter IV of the sewer service area plan report—previously mailed to the Committee—summarizing the oral and written comments from the public hearing and presenting the Regional Planning Commission and Village of Big Bend response to those comments. He noted that the chapter also includes concluding recommendations regarding a sewer service area and sewerage system for the Big Bend area, taking into account the results of the public hearing.

Mr. Yunker then reviewed the preliminary draft of Chapter IV, drawing attention to the issues raised at the public hearing and summarizing the related responses, as documented on pages 3 through 8 of the chapter.

Mr. Yunker indicated that the Commission staff had convened an intergovernmental meeting on February 3, 2010—attended by representatives of the Village of Big Bend, the Towns of Vernon and Waukesha, and Waukesha County—in order to provide an opportunity to collectively discuss the local government issues and concerns regarding the proposed plan. He noted that representatives of Racine County, the Western Racine County Sewerage District, and the Cities of Muskego and Waukesha had also been invited to attend. At that meeting, the Commission

staff reviewed the preliminary draft of Chapter IV, discussing each of the issues raised in the hearing record and the responses by the Commission and by the Village. Mr. Yunker indicated that all in attendance accepted the preliminary draft of Chapter IV as written. He added that, while City of Muskego officials declined to attend the meeting, the City Engineer had informed the Commission staff that the City of Muskego's concerns had been appropriately addressed in Chapter IV.

Mr. Yunker indicated that no changes to the proposed sanitary sewer service plan for the Village of Big Bend and environs, as presented in Chapters II and III of the report, were found to be warranted based upon the results of the public hearing. He said that, accordingly, the Commission staff recommends that the Planning and Research Committee forward Community Assistance Planning Report No. 308, which documents the proposed sewer service area plan, to the Commission with a recommendation for adoption—conditioned upon formal adoption of the plan by the Big Bend Village Board.

After brief discussion, on a motion by Mr. Stroik, seconded by Mr. Holden, and carried unanimously, Community Assistance Planning Report No. 308 was approved and recommended to the Commission for adoption conditioned upon formal adoption of the plan by the Big Bend Village Board.

[Secretary's Note: The Big Bend Village Board adopted the sewer service area plan on March 4, 2010]

CONSIDERATION OF SEWRPC PLANNING REPORT NO. 54, A REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN: 2035, CHAPTER III

Chairman Schmidt asked Ms. Anderson to review with the Committee Chapter 3 of the Regional Housing Plan (copy attached to Official Minutes). Ms. Anderson stated that this chapter is an inventory of plans and programs that focus on meeting housing needs in the Region. She proceeded to give a brief overview of various past and mostly present governmental strategies and programs involving regional housing planning practices.

Major plans affecting housing in the Region include consolidated plans prepared by the larger cities and Milwaukee and Waukesha Counties to identify housing needs and strategies to address them. Consolidated plans are required in order for the cities and counties to be eligible to receive Community Development Block Grants and HOME funds from the U.S. Department of Housing and Urban Development (HUD). Other major planning efforts include Continuum of Care plans, which develop strategies to provide emergency shelters and permanent housing for homeless persons, and comprehensive plans prepared by county and local governments.

The chapter also summarizes the major recommendations of the first Regional Housing Plan, adopted in 1975, and indicates the implementation status of those recommendations. Lastly, the chapter summarizes major housing assistance programs, which are primarily HUD funds administered by county and local governments and nonprofit agencies.

During Ms. Anderson's presentation, the following questions and comments were made and addressed:

1. In response to an inquiry by Mr. Stroik relative to whether it is primarily the responsibility of the private sector to implement the original and the new regional housing plan, Mr. Yunker stated that the public sector has responsibilities, as does the private sector. Community plans, zoning, and subdivision regulations have a significant effect, as do State tax policies and laws, and Federal and State governmental programs and funding.

2. In response to an inquiry from Mr. Pitts regarding the relevance of Chapter 3 to the entire planning report, Mr. Yunker stated that for future meetings a table of contents will be provided with each chapter presented to the Committee. A chapter outline of the regional housing plan is attached to these minutes as Exhibit A.

There being no further questions or comments, it was moved by Mr. Stroik, seconded by Mr. Johnson and carried unanimously, to approve this chapter as published.

CONSIDERATION OF TWO APPOINTMENTS TO VACANT POSITONS ON THE COMMISSION'S ENVIRONMENTAL JUSTICE TASK FORCE

Mr. Yunker presented a brief description and history of the Environmental Justice Task Force (EJTF). The EJTF's purpose is to assist the Commission in assessing the implications of regional plans on minority and low income groups, and assisting in public involvement and outreach with minority and low income populations. He indicated that two EJTF members had left the task force and that staff is recommending as replacements, Ms. Ella Dunbar, a Program Services Manager for the Social Development Commission of Milwaukee who has extensive experience working with various communities in Milwaukee in community relations, outreach, training, and surveys, and Mr. Jed Lapin, a Development Officer for the Greater Milwaukee Foundation who is active as a volunteer for many community groups in the Milwaukee area.

In response to an inquiry from Mr. Stroik, Mr. Yunker indicated that both of the candidates expressed the desire to serve the community with the goal of promoting environmental justice awareness in their community.

In response to an inquiry from Mr. Pitts, Mr. Yunker stated that these appointees were suggested by Mr. Stephen Adams, the Commission's Public Involvement and Outreach Manager.

There being no further questions or comments, it was moved by Mr. Pitts, seconded by Ms. Kacmarcik and carried unanimously, to appoint both Ms. Dunbar and Mr. Lapin as members of the EJTF.

CORRESPONDENCE/ANNOUNCEMENTS

Chairman Schmidt asked Mr. Yunker if there was any correspondence or announcements.

Mr. Yunker reported there was no correspondence, but did announce that about four years ago the Commission produced a new year 2035 regional transportation plan. The Commission is now conducting a review and update of the plan analyzing its implementation to date, and monitoring plan forecasts and transportation performance. He noted that the Commission's Advisory Committee on Regional Transportation Planning will be meeting later this week, and the plan review and update will be submitted for consideration by this Planning and Research Committee at its next meeting.

In response to an inquiry by Mr. Pitts relative to the status of the Kenosha-Racine-Milwaukee commuter rail, Mr. Yunker stated that Southeastern Regional Transit Authority (SERTA) has been meeting and the Commission has served as their interim staff. Work on the application to the Federal Transit Administration for the project to enter preliminary engineering is nearing completion. However, the Federal Transit Administration has stated that a preliminary engineering application will not be approved until the bus funding problems in Southeastern Wisconsin have been resolved.

(Planning and Research Committee)
February 23, 2010

Mr. Yunker noted that the Full Commission Quarterly Meeting will be held on Wednesday, March 10, 2010, at 3:00 p.m. in Waukesha County. A mailing of meeting materials attendant to this meeting will be going out within the next week.

ADJOURNMENT

There being no further business to come before the Committee, on a motion by Mr. Stroik, seconded by Ms. Kacmarcik, and carried unanimously, the meeting was adjourned at 2:54 p.m.

Respectfully submitted,

Kenneth R. Yunker
Deputy Secretary

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