

**VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022**

MEETING: SPECIAL MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, SEPTEMBER 10, 2018 5:30 p.m.

LOCATION: Germantown Village Hall Board Room

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **PUBLIC HEARING:**
 - A. Village of Germantown and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) for Proposed Sanitary Sewer Service Area Amendment in Accordance with the Provisions of Chapter NR 110 of the Wisconsin Administrative Code.
- IV. **NEW BUSINESS:**
 - A. **RESOLUTION 69-2018**, Sanitary Sewer Service Area Amendment.
- V. **ADJOURNMENT:**

The next regular meeting of the Village Board will be on September 17, 2018 at 7:00 p.m.

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For Additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

Notice is given that a majority of the Plan Commission may attend this meeting to gather information about an item over which they have decision making responsibility. This may constitute a meeting of the Plan Commission per State ex rel. Badke v. Greendale Village Board, even though the Plan Commission will not take formal action at this meeting.

**NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN**

Germantown Sanitary Sewer Service Area Amendment

A public hearing will be held on September 10, 2018, at 5:30 p.m. at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin, for the purpose of receiving public comment on, and reaction to, a proposed amendment to the Germantown sanitary sewer service area. The public hearing is being sponsored by the Village of Germantown and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). A draft report describing the proposed sanitary sewer service area, including a map of the area, is on file at the offices of the Village and SEWRPC. The sewer service area amendment will be explained at the public hearing.

Following the public hearing, the Village of Germantown and SEWRPC will determine whether any changes should be made to the sewer service area as presented at the hearing. The Village and SEWRPC will then formally adopt the report and forward it to the Wisconsin Department of Natural Resources for use by that Department in reviewing and approving sanitary sewer extensions in accordance with the provisions of Chapter NR 110 of the Wisconsin Administrative Code.

Interested citizens are encouraged to attend the public hearing. Further information about this matter may be obtained by contacting the Village or the offices of SEWRPC at W239 N1812 Rockwood Drive, Waukesha, Wisconsin 53187.

COPY

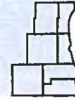
SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607 •

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August 24, 2018

Mr. Dean Wolter
President
Village of Germantown
N112 W17001 Mequon Road
P.O. Box 337
Germantown, WI 53022

Dear Mr. Wolter:

By letters dated April 17, 2018, and July 25, 2018, the Village of Germantown requested that the Regional Planning Commission amend the currently adopted Germantown sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District sewerage system. That area is documented in SEWRPC Community Assistance Planning Report No. 70, *Sanitary Sewer Service Area for the Village of Germantown, Washington County, Wisconsin*, dated July 1983, as amended. The basic purpose of the amendment would be to include within the planned Germantown sewer service area certain lands located immediately adjacent to, but outside, the currently adopted sewer service area.

Pursuant to that request, the Commission staff has now completed a revised draft of a SEWRPC staff memorandum documenting the proposed amendment. Twenty copies of the memorandum entitled, "Response to Request by the Village of Germantown to Amend the Germantown Sanitary Sewer Service Area," are enclosed for your review and consideration prior to the public hearing which has been scheduled for September 10, 2018, at 5:30 p.m. at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin. By copy of this letter, this draft memorandum is being transmitted to all parties concerned for review and comment prior to the public hearing.

The following is a suggested agenda for the public hearing:

1. Call to order and statement of the purpose and format for the hearing – Village of Germantown representative
2. Introduction of public officials present at the hearing – Village of Germantown representative
3. Briefing on the amendment to the Germantown sanitary sewer service area – SEWRPC representative
4. Comments and questions from those in attendance
5. Hearing adjournment



Mr. Dean Wolter
August 24, 2018
Page 2

We would ask that you arrange to take minutes of the hearing. Following the hearing, the Village of Germantown and the Regional Planning Commission would then jointly consider any comments that are submitted at the public hearing and agree upon any necessary changes to the staff memorandum.

Upon its adoption by the Village Board of Trustees, the staff memorandum would be considered by the Regional Planning Commission as a formal amendment to the regional water quality management plan. The amendment would then be transmitted to the Wisconsin Department of Natural Resources for approval.

Should you have any questions, please do not hesitate to call.

Sincerely,

Michael G. Hahn, P.E., P.H.
Executive Director

MGH/DAS/md
#244308 - Germantown SSA September 2018 Amendment Transmittal of Revised Draft

Enclosure

cc: Mr. Lawrence Ratayczak, Director of Public Works, Village of Germantown (enclosure)
Mr. Timothy Zimmerman, Superintendent of Wastewater Utility, Village of Germantown (enclosure)
Mr. Steven Kreklow, Administrator, Village of Germantown (enclosure)
Mr. Jeffrey W. Retzlaff, Planner and Zoning Administrator, Village of Germantown (enclosure)
Mr. Kevin Shafer, Executive Director, Milwaukee Metropolitan Sewerage District (enclosure)
Ms. Micki Klappa-Sullivan, Manager of Engineering Planning, Milwaukee Metropolitan Sewerage District (enclosure)
Mr. Jamie Ludovic, Administrator, Washington County Planning and Parks Department (enclosure)
Ms. Lisa Helmuth, Water Resources Management Specialist, Wisconsin Department of Natural Resources (enclosure)

PRELIMINARY DRAFT

AMENDMENT TO THE

REGIONAL WATER QUALITY MANAGEMENT PLAN

VILLAGE OF GERMANTOWN

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION



SEPTEMBER 2018

REVISED

SEWRPC STAFF MEMORANDUM

RESPONSE TO REQUEST BY THE VILLAGE OF GERMANTOWN TO AMEND THE GERMANTOWN SANITARY SEWER SERVICE AREA

INTRODUCTION

By letters dated April 17 and July 25, 2018, the Village of Germantown requested that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) amend the Village of Germantown sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District (MMSD) sewerage system, as that area is currently documented in SEWRPC Community Assistance Planning Report No. 70, *Sanitary Sewer Service Area for the Village of Germantown, Washington County, Wisconsin*, dated July 1983, as amended. The basic 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.

AREA DESCRIPTION

The proposed additions to the Germantown sewer service area are identified on Map 1 and described below.

- Area A

The area proposed to be added to the sewer service area encompasses approximately 32 acres and is located within the southwest quarter of U.S. Public Land Survey Section 17, Township 9 North, Range 20 East. It includes a portion of tax key parcel GTNV 173992 (31 acres) in addition to a small portion (1 acre) of the eastern right-of-way of Goldendale Road. Under the Village comprehensive plan, the subject area is identified as industrial/office use to accommodate potential development in the area. The subject area does not contain any wetlands, environmental corridors, or isolated natural resource areas.

- Area B

The area proposed to be added to the sewer service area encompasses approximately 431 acres and includes multiple parcels located along Holy Hill Road, between Goldendale Road and US 41/45. The area includes about 61 acres of environmentally significant land, 30 acres of existing urban land, and 340 acres of agricultural and other open land. As shown on the Village comprehensive plan, the subject area would be developed in industrial/office, commercial, and mixed uses.

- Area C

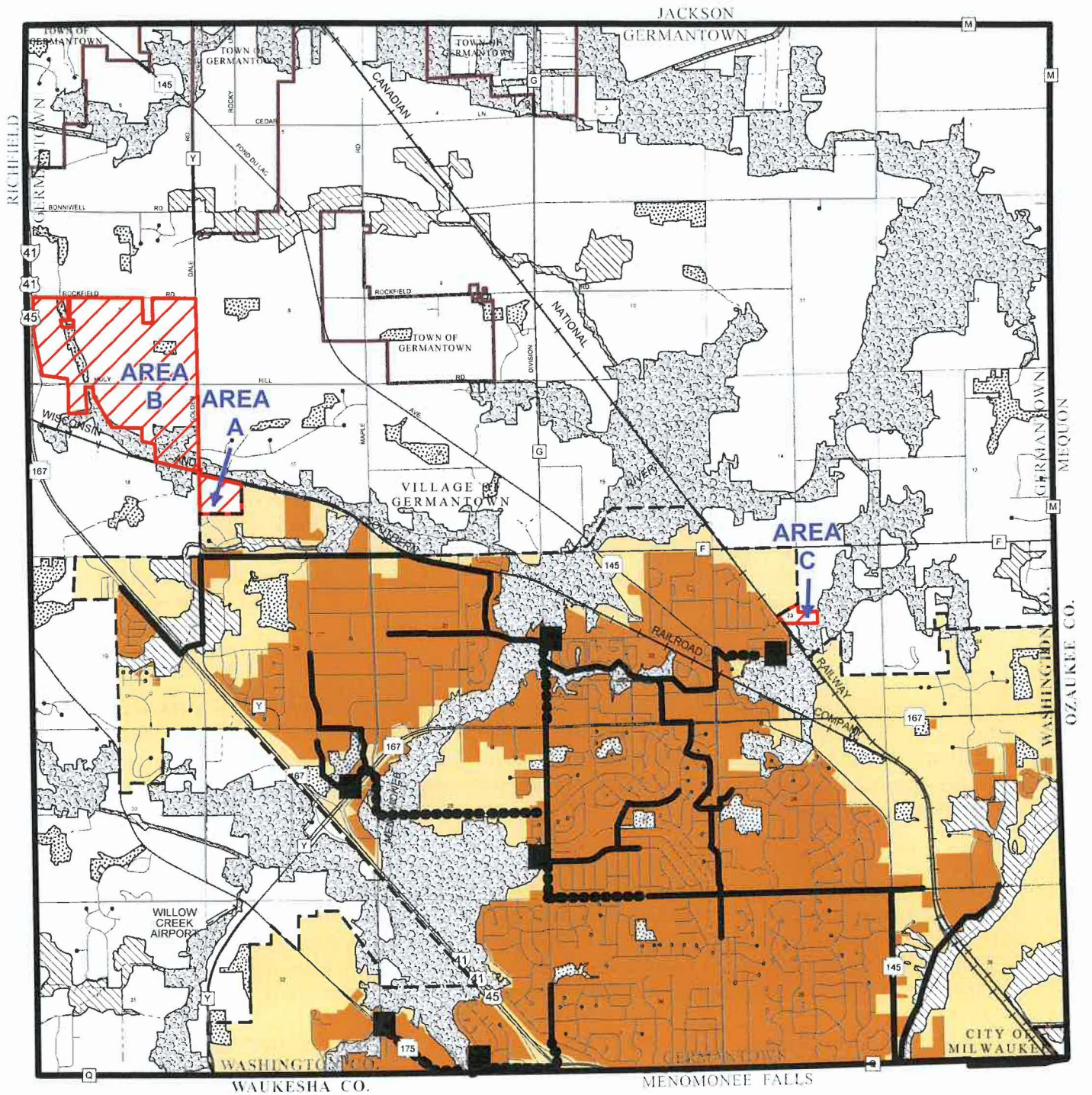
The area proposed to be added to the sewer service area encompasses approximately 10 acres and is located within U.S. Public Land Survey Section 23, Township 9 North, Range 20 East, along the Canadian National Railroad right-of-way. The area includes about two acres of environmentally significant land and eight acres of agricultural and other open land. As shown on the Village comprehensive plan, the subject area would be developed in residential uses, accommodating 14 single-family lots in the Wrenwood Subdivision.

In combination, the areas proposed to be added to the Germantown sewer service area encompass 473 acres, including 63 acres of environmentally significant lands, 31 acres of existing urban land, and 379 acres of agricultural and other open land. The residential development associated with Area C would accommodate a population of about 34 persons.

A more-detailed delineation of the amended sewer service area is shown on the aerial photographs reproduced as Maps 2, 3, and 4.

Map 1

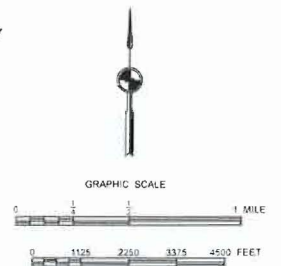
PROPOSED AMENDMENT TO THE VILLAGE OF GERMANTOWN SANITARY SEWER SERVICE AREA



- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- EXISTING AREA SERVED BY VILLAGE OF GERMANTOWN SANITARY SEWERS: 2010
- PLANNED SANITARY SEWER SERVICE AREA

- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
- EXISTING TRUNK SEWER
- EXISTING FORCE MAIN
- EXISTING LIFT STATION
- VILLAGE BOUNDARY
- AREAS PROPOSED TO BE ADDED TO THE GERMANTOWN SANITARY SEWER SERVICE AREA

Source: SEWRPC.



PRELIMINARY DRAFT

Map 2

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN

U.S. Public Land Survey Sections 5, 6, 7, and 8
Township 9 North, Range 20 East



Photography Date: April 2015

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- AREAS PROPOSED TO BE ADDED TO THE GERMANTOWN SANITARY SEWER SERVICE AREA

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

- 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.

NOTE: This map replaces Map 5-1, page 11, of SEWRPC Amendment to the Regional Water Quality Management Plan, Village of Germantown, March 1998



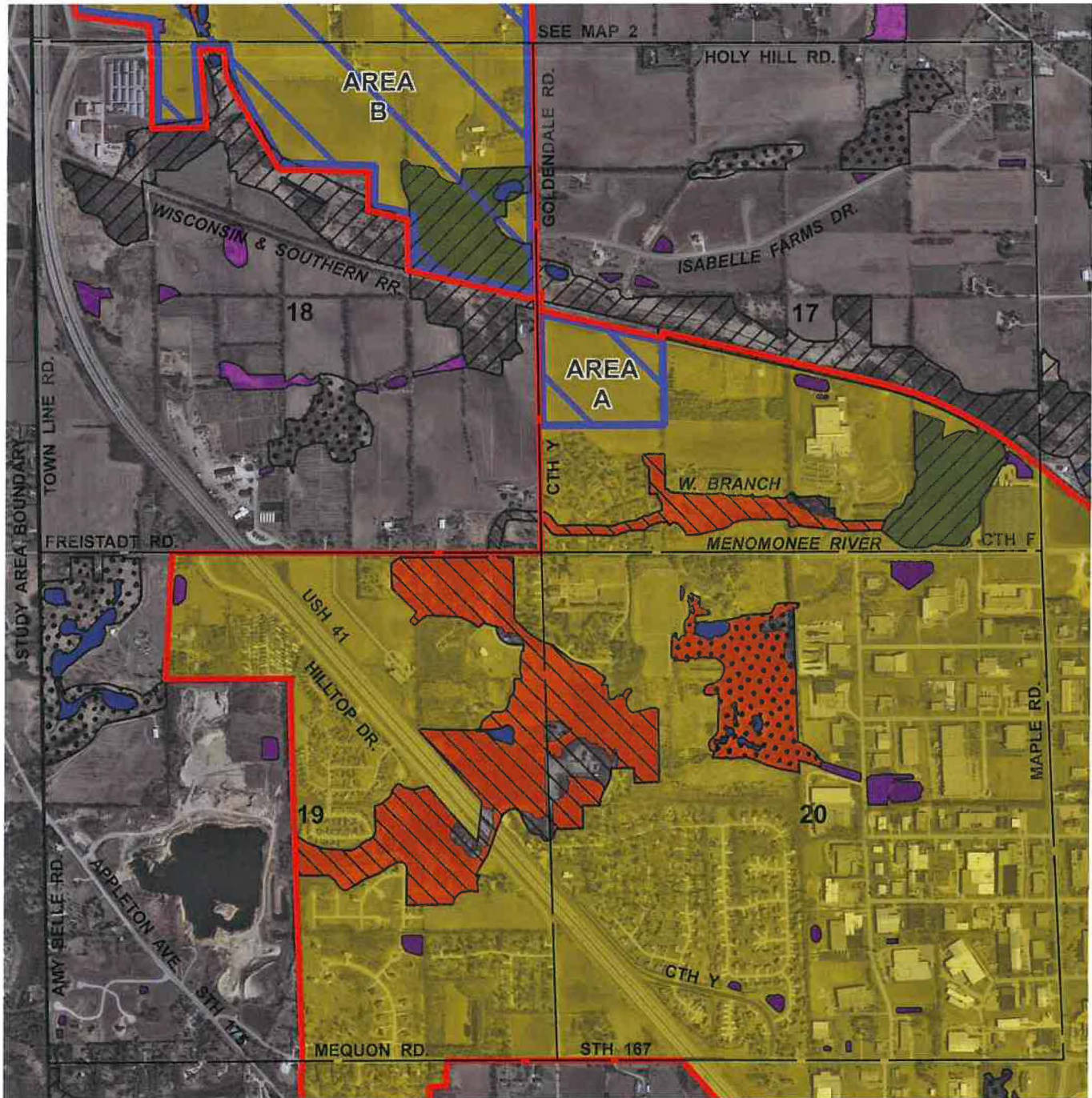
Source: SEWRPC.

PRELIMINARY DRAFT

Map 3

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN

U.S. Public Land Survey Sections 17, 18, 19, and 20
Township 9 North, Range 20 East



Photography Date: April 2015

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  AREAS PROPOSED TO BE ADDED TO THE GERMANTOWN SANITARY SEWER SERVICE AREA

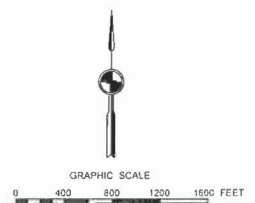
 GROSS SANITARY SEWER SERVICE AREA BOUNDARY

 PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

-  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.

NOTE: This map replaces a portion of Map 2, page 4, of SEWRPC Amendment to the Regional Water Quality Management Plan, Village of Germantown, December 2003.



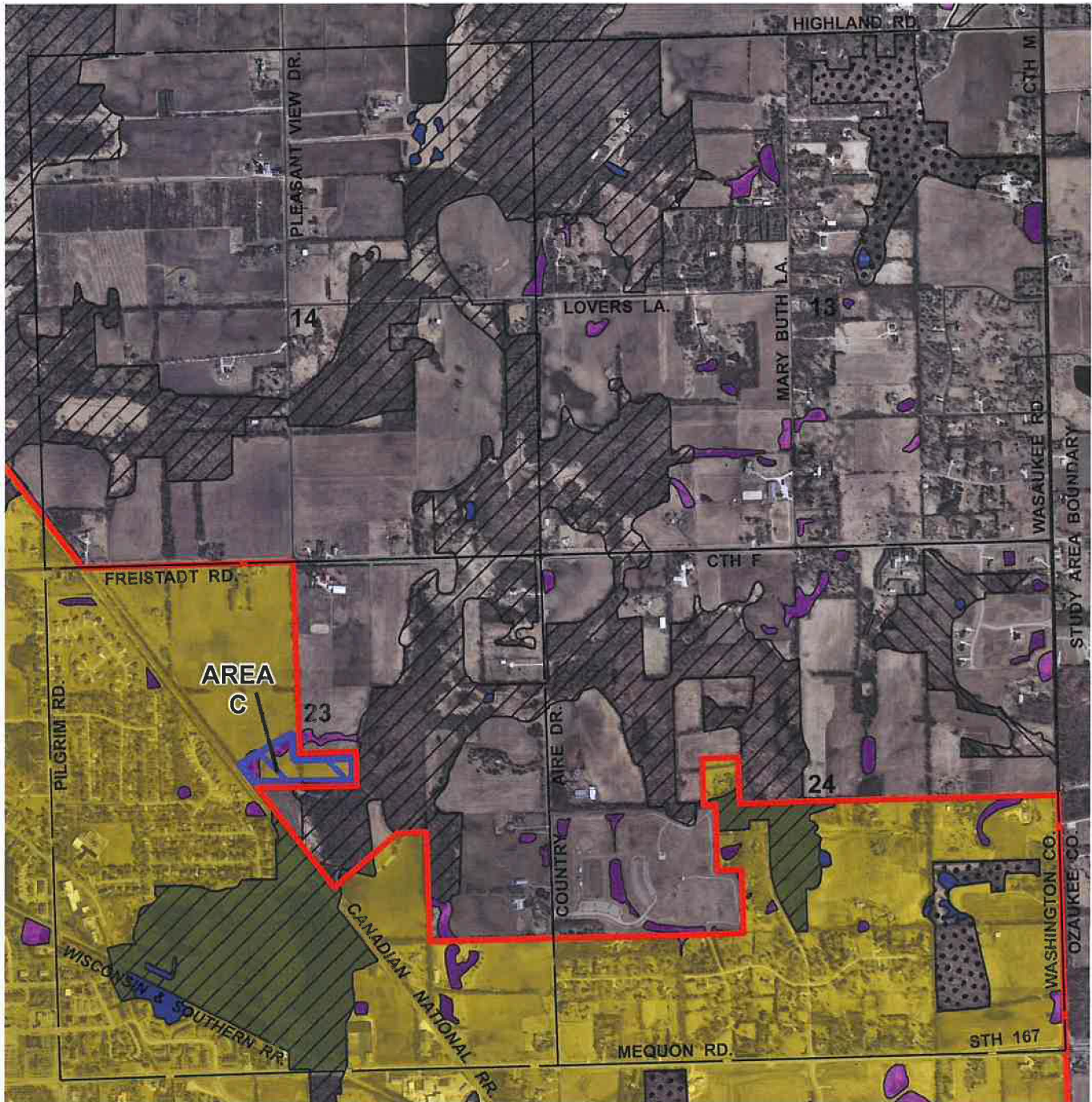
Source: SEWRPC.

PRELIMINARY DRAFT

Map 4

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN

U.S. Public Land Survey Sections 13, 14, 23, and 24
Township 9 North, Range 20 East



Photography Date: April 2015

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- AREAS PROPOSED TO BE ADDED TO THE GERMANTOWN SANITARY SEWER SERVICE AREA

- GROSS SANITARY SEWER SERVICE AREA BOUNDARY
 - PLANNED SANITARY SEWER SERVICE AREA
- RESTRICTIONS ON SEWERED DEVELOPMENT**
- 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.

NOTE: This map replaces Map 5-6, page 16, of SEWRPC Amendment to the Regional Water Quality Management Plan, Village of Germantown, March 1998.



Source: SEWRPC.

PRELIMINARY DRAFT

RELATIONSHIP OF THE PROPOSED CHANGE TO THE EXISTING SANITARY SEWER SERVICE AREA

The proposed addition of about 473 acres to the Germantown sanitary sewer service area tributary to the MMSD sewerage system represents an increase in the planned sewer service area of about 5 percent.

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the Germantown sanitary sewer service area plan, it is envisioned that all new urban development within the planned sewer 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.

WASTEWATER TREATMENT PLANT CAPACITY

The size and capacity of the MMSD sewage conveyance and treatment facilities are set forth in the District's facility plan completed in 2007.¹ Areas A and B that are proposed to be added to the planned sewer service area would be tributary to Sewershed GE3007 and Area C would be tributary to Sewershed GE3008. The MMSD facility plan is based upon a planned Sewershed GE3007 peak hourly flow of 5.6 million gallons per day (mgd) and a planned peak hourly flow of 1.5 mgd for Sewershed GE3008. The proposed additions to the sewer service area would add net planned industrial/office, commercial, and mixed use development areas of about 270 acres and residential development that would accommodate a population of about 34 persons. The MMSD staff has verified that there is planned capacity available for the area proposed to be added to the sewer service area.

PUBLIC REACTION TO THE PLAN AMENDMENT

(to be written following the public hearing)

LOCAL ACTION ON THE PLAN AMENDMENT

(to be written following the public hearing)

CONCLUDING RECOMMENDATION

(to be written following the public hearing)

* * *

MGH/DAS/mid
243256
08/21/18

¹ Milwaukee Metropolitan Sewerage District 2020 Facilities Plan, June 2007.

APPENDIX

Appendix A

REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE ANALYSIS

On March 13, 2013, the Regional Planning Commission adopted a regional housing plan for the seven-county Southeastern Wisconsin Region. That plan is documented in SEWRPC Planning Report No. 54, *A Regional Housing Plan for Southeastern Wisconsin*, dated March 2013. The plan addresses a range of housing issues and concerns, including the balance between jobs and housing throughout the Region. The plan includes a generalized analysis of the “job/housing balance” for subareas of the Region. The regional housing plan recommends that the findings of the job-housing analysis be provided to communities seeking to amend their sanitary sewer service areas, with the intent to inform communities of any job/housing imbalance, and to encourage them to consider addressing the imbalance when they review and update their community comprehensive plan and zoning ordinance. Accordingly, the findings of that analysis are summarized in this appendix.

The job/housing analysis conducted under the regional housing study examined the relationship between jobs and housing that would exist in areas planned by local governments to be served by a public sanitary system, assuming implementation of adopted long-range comprehensive plans for those areas. For each sewerage community, the analysis compared the projected relative shares of lower-cost, moderate-cost, and higher-cost housing¹ with the projected relative shares of lower-wage, moderate-wage, and higher-wage jobs,² respectively. Job/housing imbalances identified under this analysis are indicated on Map A-1. A “lower-cost” job/housing imbalance indicates a community projected to have a higher percentage of lower-wage jobs than lower-cost housing. A “moderate-cost” job/housing imbalance indicates a community projected to have a higher percentage of moderate-wage jobs than moderate-cost housing.

Map A-1 shows the Village of Germantown is projected to have a shortage of moderate cost housing compared to job wages. The regional housing plan would encourage the Village to consider conducting a more detailed job/housing analysis specific to their community, with the community-level analysis considering community-specific wage data and housing price data. The community-specific analysis could also consider the effect of multiple workers in a household, which was not incorporated in the regional-level analysis.

The regional housing plan further recommends that communities which are demonstrated to have a job/housing imbalance following a community-specific analysis consider making changes to their comprehensive plan and zoning ordinance, as appropriate, to enable the provision of housing suitable for the people holding jobs in their community. Actions to address a moderate-cost job/housing imbalance could include modifying the comprehensive plan to permit some single-family residences on smaller lots (1/4 acre or less) and of modest square footage (1,200 square feet). Actions to address a lower-cost job/housing imbalance could include modifying the comprehensive plan to permit some modest multi-family housing (density of about 10 housing units per acre and 800 to 850 square feet per two bedroom apartment).

Additional information about the housing plan and the job/housing balance analysis is available on the SEWRPC website (www.sewrpc.org/sewrpc/housing.htm) or by contacting the SEWRPC staff.

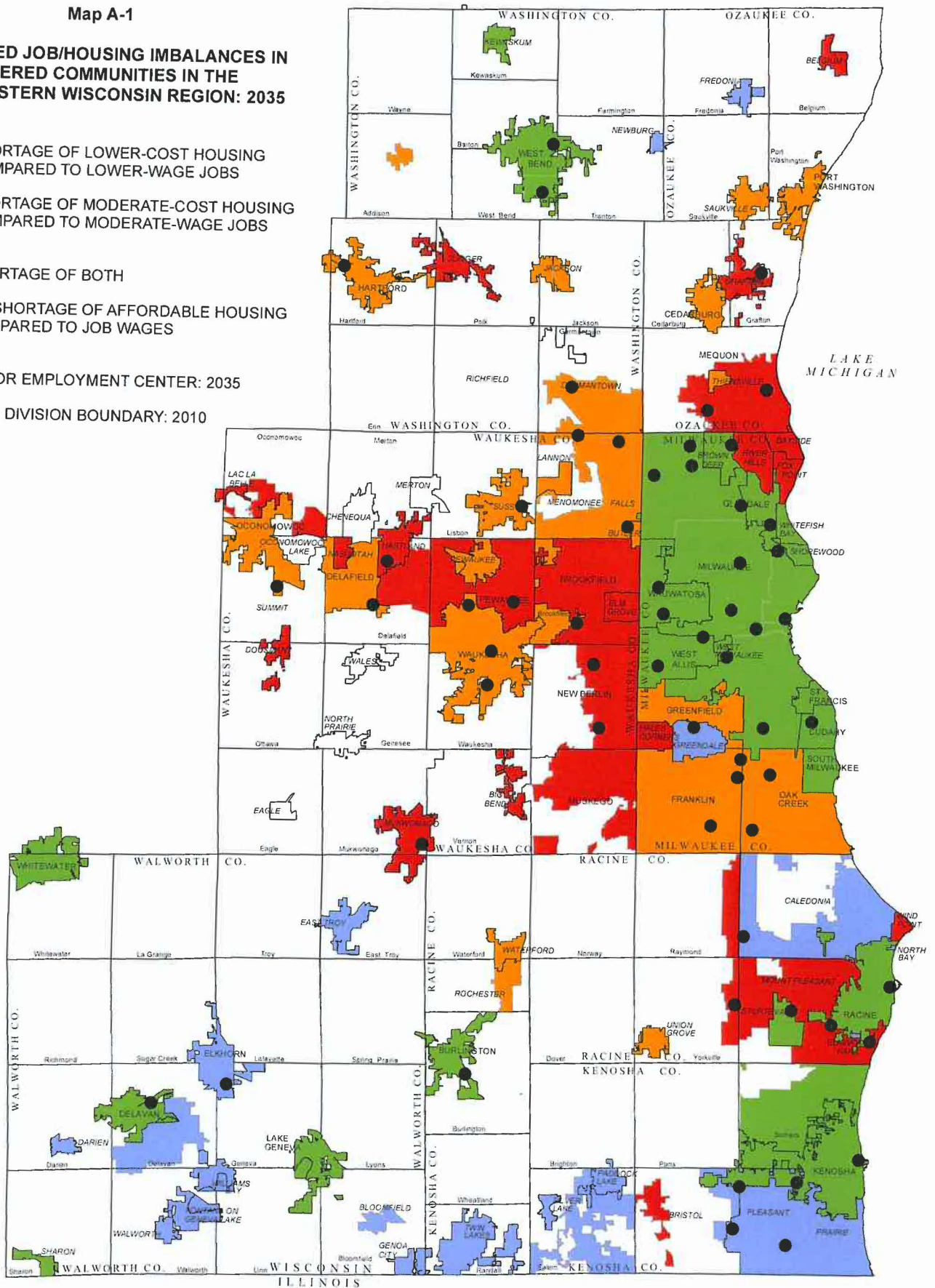
¹ For purposes of the analysis, lower-cost housing generally includes multi-family dwellings and single- and two-family dwellings at densities of 6,000 square feet or less per dwelling unit; moderate-cost housing includes single- and two-family dwellings at densities of one dwelling per 6,000 to 20,000 square feet for homes constructed prior to 2000 and at densities of one dwelling per 6,000 to 10,000 square feet for housing constructed after 2000; and higher-cost housing includes the balance of the housing stock.

² For purposes of the analysis, lower-wage jobs include those with an average annual wage that is 80 percent or less than the average annual wage for all jobs in the county; moderate-wage jobs include those with an average annual wage between 80 percent and 135 percent of average annual wage for all jobs in the county; and higher-wage jobs include those with an average annual wage that is 135 percent or more of the annual average wage for all jobs in the county.

Map A-1

**PROJECTED JOB/HOUSING IMBALANCES IN
SEWERED COMMUNITIES IN THE
SOUTHEASTERN WISCONSIN REGION: 2035**

- SHORTAGE OF LOWER-COST HOUSING
COMPARED TO LOWER-WAGE JOBS
- SHORTAGE OF MODERATE-COST HOUSING
COMPARED TO MODERATE-WAGE JOBS
- SHORTAGE OF BOTH
- NO SHORTAGE OF AFFORDABLE HOUSING
COMPARED TO JOB WAGES
- MAJOR EMPLOYMENT CENTER: 2035
- CIVIL DIVISION BOUNDARY: 2010



Source: Local Government Comprehensive Plans and SEWRPC.

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. 69-18

RESOLUTION ADOPTING A VILLAGE OF GERMANTOWN
SANITARY SEWER SERVICE AREA AMENDMENT

WHEREAS, the Southeastern Wisconsin Regional Planning Commission (SEWRPC), working in cooperation with the Village of Germantown, has prepared an amendment to the sanitary sewer service area for the Germantown area; and,

WHEREAS, the amendment is set forth in an August 2018 SEWRPC staff memorandum entitled, "Response to Request by the Village of Germantown to Amend the Germantown Sanitary Sewer Service Area"; and,

WHEREAS, the Village of Germantown concurs with the amended sanitary sewer service area set forth in the aforementioned SEWRPC staff memorandum; and,

NOW, THEREFORE, BE IT RESOLVED THAT the Village Board of the Village of Germantown, Wisconsin, do hereby adopt the SEWRPC staff memorandum entitled, "Response to Request by the Village of Germantown to Amend the Germantown Sanitary Sewer Service Area," as a guide for the provision of sanitary sewer service within the Germantown area; and

BE IT FURTHER RESOLVED THAT the Village transmit a certified copy of this Resolution to the Southeastern Wisconsin Regional Planning Commission.

Introduced by: _____

Adopted: _____

Vote: Ayes: ____ Nays: ____ Absent: ____

Dean M. Wolter, Village President

ATTEST:

Deanna Boldrey, Village Clerk