

PLANNING COMMISSION

Brown County



305 E. WALNUT STREET, ROOM 320  
P.O. BOX 23600  
GREEN BAY, WISCONSIN 54305-3600  
PHONE (920) 448-6480 FAX (920) 448-4487  
WEB SITE [www.browncountywi.gov/departments/planning-and-land-services](http://www.browncountywi.gov/departments/planning-and-land-services)

**COLE RUNGE**  
PLANNING DIRECTOR

April 27, 2022

Tim Asplund  
Monitoring Section Chief  
WDNR - Bureau of Water Quality  
PO Box 7921  
Madison, WI 53707-7921

**Re: Village of Hobart Sewer Service Area (SSA) Amendment Request 2022-01 (HOB), Brown County**

Dear Mr. Asplund:

The Village of Hobart has submitted a sewer service area amendment request to the *2040 Brown County Sewage Plan* to the Brown County Planning Commission. The proposed amendment is in the Village of Hobart, in the Ashwaubenon Creek (HUC 12: 040302040403). The proposed amendment is 15.5 acres of land, and the purpose for the amendment request is to extend sewer along the future right-of-way of Autumn Joy Drive for residential development.

On April 6, 2022, the Brown County Planning Commission staff held a public hearing to review the above-referenced major SSA amendment at the monthly planning commission board of directors meeting. The amendment was requested by the Village of Hobart., with Robert E. Lee & Associates Inc. acting as an agent representing the village.

The Brown County Planning Commission voted to approve a resolution to amend the sewer plan. Please find enclosed the Brown County Planning Commission staff report, maps, and supporting materials addressing the subject amendment.

The enclosed amendment materials are hereby being transmitted to the Wisconsin Department of Natural Resources for informational purposes. Please feel free to call me if you have any questions concerning this matter. In addition, please provide a copy of any correspondence relating to this matter to:

Jennifer Liimatta, P.E.  
Robert E. Lee & Associates, Inc.  
1250 Centennial Centre Blvd  
Hobart, WI 54155

Respectfully,

Devin Yoder, Senior Planner

cc: Jennifer Liimatta, P.E., Robert E. Lee & Associates, Inc.  
Aaron Kramer, Village Manager, Village of Hobart



**STAFF REPORT  
TO THE WDNR – BUREAU OF WATER QUALITY  
April 25, 2022**

---

---

**Sewer Service Area Amendment to the  
*2040 Brown County Sewage Plan*  
In the Village of Hobart  
(SSA 2022-01 HOB)**

**Addition of 15.5 acres to the Village of Sewer Service Area**

**INTRODUCTION**

On March 10, 2022, the Brown County Planning Commission (BCPC) received a request for an amendment to the 2040 Brown County Sewage Plan from the Village of Hobart and Robert E. Lee & Associates, working on behalf of the village. The request proposes adding 15.5 acres of SSA from the village's available SSA acreage. The purpose for the SSA amendment is to expand the sewer service area for a 12-lot residential subdivision development along Autumn Joy Drive, which is immediately adjacent to the west of another residential area, South Wind Estates. The village wants to begin work in the area at the end of May.

The subject area is in the southern half of the village, just west of the northwest corner of the Town of Lawrence. The amendment area is on both sides of the Autumn Joy Drive right-of-way and starts at the intersection of South Pine Tree Road and the future Autumn Joy Drive right-of-way, traveling east approximately 1,260 feet. The area east of where the Autumn Joy Drive right-of-way will meet the existing Copilot Way is already in the Village of Hobart SSA. The area includes the parcel north of the future Autumn Joy Drive right-of-way (HB-362-5) and to the south (HB-362).

The subject proposal follows Type 2 – Major Sewer Service Area Amendment, Policy #5 – Proper Land Use Planning. The village's letter of support is the submittal letter, included in Attachment F.

On April 6, 2022 at the Brown County Planning Commission (BCPC) monthly meeting, the BCPC voted to adopt a resolution (Attachment H) to add the amendment area to the *2040 Brown County Sewage Plan*, and to recommend approval of this amendment to the Wisconsin Department of Natural Resources.

**BACKGROUND**

This will be the village's second SSA amendment since the Brown County Sewage Plan was updated in 2015. The village's last SSA was submitted in 2017 and the DNR issued the administrative decision letter of approval February 15, 2018. Following that amendment, the village had a total of 137.62 acres available for future amendments. This petition is requesting the allocation of 15.5 acres which, based on the most recent amendment mentioned above, would leave the village with 122.12 eligible acres for future sewer service area amendments. The Village of Hobart's existing SSA is shown in Attachment A.

***Existing and Future Land Use***

The existing land uses, including the amendment area, are residential. The amendment and parcels to the north, south, west are all rural residential land uses (2.5+ acres/parcel). Immediately to the east of the amendment area is a residential subdivision and is about 75% built out. The existing uses in and around the proposed amendment area can be seen in Attachment B.

The Village of Hobart most recently adopted their Comprehensive Plan in 2016. The proposed SSA amendment is consistent with the village’s comprehensive plan, as it identifies this area as future residential, along with the proposed future right-of-way of Autumn Joy Drive (shown in Attachment C).

**Table 1. Adjacent Land Uses**

Direction	Existing Land Uses	Future Land Uses
North	Low-density residential	Single-Family residential
South	Low-density residential	Single-Family residential
East	Residential subdivision	Single-Family residential
West	Low-density residential	Single-family residential

**WATER QUALITY ASSESSMENT**

***Watersheds***

The proposed amendment area is part of the Ashwaubenon Creek (HUC12) watershed, which is part of the Fox River-Frontal Green Bay (HUC10) watershed. Both are part of the Lower Fox (HUC8) watershed (shown in Attachment D).

***Waterways***

The amendment area does not have any waterways in it. To the north beyond the amendment area there is an unnamed stream that flows north and then to the east. It then turns south and flows into the unnamed stream that is to the south beyond the amendment area. The second unnamed stream continues to flow east and south, and into the Hemlock Creek (WBIC 122600). Hemlock Creek flows into the Ashwaubenon Creek, which flows into the Fox River. Both the Ashwaubenon Creek and the Fox River are classified as impaired waterways on the state 303d list. Hemlock Creek is currently listed in “good” condition for fish and aquatic life condition, while Ashwaubenon Creek and the Lower Fox River are both listed in “poor” condition on DNR’s Wisconsin Water Search.

**Table 2. Water Resource Conditions**

Waterway	WBIC	General Condition	Impairments Include	Pollutants Include
Unnamed Stream – north of project site	5018838	Unknown	None listed	None listed
Unnamed Stream – south of project site	122700	Unknown	None listed	None listed
Hemlock Creek	122600	Good	None listed	None listed
Ashwaubenon Creek	122200	Poor	Low DO, degraded habitat	TP, sediment/TSS
Fox River	117900	Poor	Degraded biological community	TP

Source: WDNR Water Condition Viewer

***Wetlands***

DNR’s Wisconsin Wetland Inventory (WWI) shows several wetlands in the amendment area. Two of the areas are excavated ponds, one on each current residential parcel in the proposed amendment area. Another wetland area is too small to delineate on the northern edge of amendment area. The remaining wetland area, also too small to delineate, is adjacent to South Pine Tree Road.

***Steep Slopes***

The proposed amendment area has no steep slopes in it.

***Soils and Geology***

According to the Natural Resource Conservation Service (NRCS) Soil Survey, the predominant soil type in the amendment area and immediate surrounding area is Waymor silt loam, 2 to 6 percent slopes. On the

eastern side of the amendment area, a portion of it has Manawa silty clay loam, 0 to 3 percent slopes. This latter soil type has an NRCS hydric rating of partially hydric, with a somewhat poorly drained drainage class. More soils information is listed below in Table 3, and in the map in Attachment E.

**Table 3. Soils Classification**

Map Unit Symbol	Map Unit Name	Percent of Area	General Characteristics
McA	Manawa silty clay loam	7.5%	Somewhat poorly drained. Are in drainageways and shallow depressions and on foot slope positions of ground, end, and recessional moraines. Permeability is slow and have a perched seasonal high water table depth of 1 to 2.5 feet. Most areas are used for cropland; a few for pastureland or woodland.
OnB	Oshkosh silt loam	3.8%	Well drained. Soils are in glacial lake basins and stream terraces. Permeability is slow or very slow. Most areas of these soils are used for cropland.
WoB	Waymor silt loam	88.7%	Well drained. Waymor soils are on ground moraines. Permeability is moderate. Most areas of this soil are used for cropland.

Source:USDA NRCS Web Soil Survey

**SITE DESCRIPTIONS**

This amendment requests adding 15.5 acres to the village’s SSA. Attachment A & B identify the areas to be added to the SSA. If the amendment is approved without change, the following would occur (see tables):

- 15.5 acres of future SSA would be added to the Village of Hobart SSA.

**Table 4. Acreage requested to be added to SSA**

Area	Environmentally Sensitive Area	Developed/ROW	Undeveloped	TOTAL REQUEST for Amendment
Amendment Area	0.0	1.99	13.51	15.5
<b>TOTAL ACRES</b>	0.0	1.99	13.51	<b>15.5 acres</b>

**Table 5. Remaining acreage available to municipality for future amendments after credits**

Area	Acreage Available from Previous Amendment	Acreage Used for Current Amendment	Credit for Existing ESAs in Current Amendment	Credit for Existing Development in Current Amendment	TOTAL REMAINING ACREAGE for Future Amendments
Village of Hobart	137.62	-15.5	0.0	1.99	124.11
<b>TOTAL ACRES</b>	<b>137.62</b>	<b>-15.5</b>	<b>0.0</b>	<b>1.99</b>	<b>124.11 acres</b>

**PROJECT ASSESSMENT**

The SSA amendment proposes the addition of 15.5 acres to the Village of Hobart SSA. After applying acreage credits for ESA’s, the Village of Hobart will have 124.11 acres remaining for future amendments.

**AMENDMENT REVIEW CRITERIA**

ITEMS TO ADDRESS:	YES	NO	N/A	REFER TO REPORT
<b>Letters of Support</b>				
Municipality	X			Letter of Intent – Village of Hobart
<b>Acknowledgement of Participation</b>				
Owners		X		Letter of Support
Other – Sanitary/Sewerage District	X			NEW WATER
<b>Letter of Intent</b>	X			Village of Hobart
<b>Maps of the Subject Area/Amendment Request</b>	X			Robert E. Lee and Associates, Inc., and BCPC staff
<b>Amendment Fees</b>	X			March 10, 2022
<b>Cost-Effectiveness</b>				
Within Sewer Service Area		X		<i>To be changed with amendment</i>
Adjacent to Existing/Proposed Sewers	X			See Maps (Attachments A & B)
<b>Sewage Conveyance and Treatment Analysis</b>	X			Robert E. Lee and Associates, Inc. & NEW Water
<b>Public Water Supply and System Analysis</b>	X			8" Public Water
<b>Conformance with Plans</b>				
Local Plan	X			Comprehensive Plan
Local Zoning		X		See Zoning section
County Plan	X			Comprehensive Plan (Attachment C)
Sewage Plan	X			<i>Amendment is Policy #5</i>
<b>Population Projection Acreage Allocation Formula Analysis</b>	X			See Population Projection/Acreage Allocation
<b>ESA Impacts</b>		X		See ESA Impacts
<b>Erosion Control and Storm Water Management</b>				
Erosion Control Plan	X			Plans required by village prior to construction
Storm Water Management Plan	X			Plans required by village prior to construction
<b>Intergovernmental Cooperation and Coordination</b>	X			V of Hobart, NEW WATER, City of Green Bay, Brown County

## **AMENDMENT CRITERIA ANALYSIS**

The village has submitted all the required elements for the amendment criteria, shown in the chart above. The analysis included below further describes how this submittal meets the SSA amendment criteria.

The village initiated this amendment as a Type 2 – Major Sewer Service Area Amendment under Policy #5 *Proper Land Use Planning* to accommodate residential development along the future Autumn Joy Drive.

The following items below have further explanation:

### **Letters of Support**

A letter of support is not required by the *2040 Brown County Sewage Plan*; however, the plan states that they are “often helpful and beneficial”. The village notified both property owners of the proposed work to Autumn Joy Drive and the connection to sewer and water service. At the time of this report there has not been a response from the property owners.

### **Cost-Effectiveness**

Public water and sewer service are currently in place along Copilot Way to the east of the project area. The connection costs to these systems will be shared by the village and private developers. The existing downstream sewer and water mains were sized to ultimately serve the proposed area, requiring no further upgrades for those.

### **Sewage Conveyance and Treatment**

This amendment proposes that Autumn Joy Drive amendment will have an 8-inch sanitary sewer line in it, extended from Copilot Way to South Pine Tree Road. The proposed extension will then drain from the Village of Hobart into the Village of Ashwaubenon by an 18-inch gravity sewer. Both the extension and the downstream interceptors have the capacity to handle the wastewater from this area. NEW Water’s De Pere facility is the treatment facility for this area.

NEW Water staff reviewed the application and determined that based on the flow estimates provided in the submittal that NEW Water will have adequate capacity to treat the wastewater from the amendment request area. NEW Water’s review letter is included in Attachment G.

### **Public Water Supply**

As mentioned in the *Cost Effectiveness* section, public water service will be extended from Copilot Way along Autumn Joy Drive. The village’s water supply for this area comes from the Village of Ashwaubenon, which is from an agreement created in 1998 between the then-Town of Hobart and the village. This agreement is limited to just this part of Hobart, and for an area specifically designated for residential use.

### **Conformance with Plans**

#### ***Local Plans***

The Village of Hobart 2036 Comprehensive Plan Future Land Use Map identifies this area as a future residential area (Attachment C). This also complies with Brown County’s Comprehensive Plan, which uses the individual communities’ future land use maps for its future land use map.

#### ***Zoning***

The two parcels in the SSA amendment are currently zoned A-1 Agricultural District. The village is currently in the process of rezoning the parcel on the north side of the Autumn Joy Drive future right-of-way to R-1 Residential. The village anticipates presenting that to the Planning and Zoning Commission in April and to the Village Board in May.

### **Population Projection Acreage Allocation Formula Analysis**

The proposed development will include 12 single-family residential lots. With 2.6 people per residence, the projected population will be 32 people. The village's 2020 population was 10,211 and has a projected population of 12,480 (2040 WDOA projection).

### **ESA Impacts**

The proposed SSA amendment area is near the headwaters of the Hemlock Creek watershed. The watershed is a subwatershed of Ashwaubenon Creek Watershed. The proposed amendment area does not have any waterways in it, but is straddled by two unnamed streams, one 480 feet to the north of the amendment area, and one 750 feet to the south. Ashwaubenon Creek is an impaired river, with low dissolved oxygen and degraded habitat. The Village of Hobart has an erosion control and stormwater management ordinance, and any future development in this area will have to comply with these requirements to receive permits to proceed with any work.

In the developable area, parcel HB-362-5 has one wetland area identified as too small to delineate along the northern parcel boundary, approximately 280 feet east of the western property line. This area would be identified on any future land division documents for the future residential parcels and will be protected.

### **Intergovernmental Cooperation and Coordination**

The Village of Hobart has already worked with NEW Water on its application, and NEW Water has provided a review letter to BCPC staff (Attachment G). Village staff and its agents for this project have coordinated with Brown County Planning Commission staff to gather the information needed for this report.

---

---

### **STAFF RECOMMENDATION**

The Brown County Planning Commission staff recommends APPROVAL of the addition of 15.5 acres to the Hobart SSA.

### **PUBLIC REACTION**

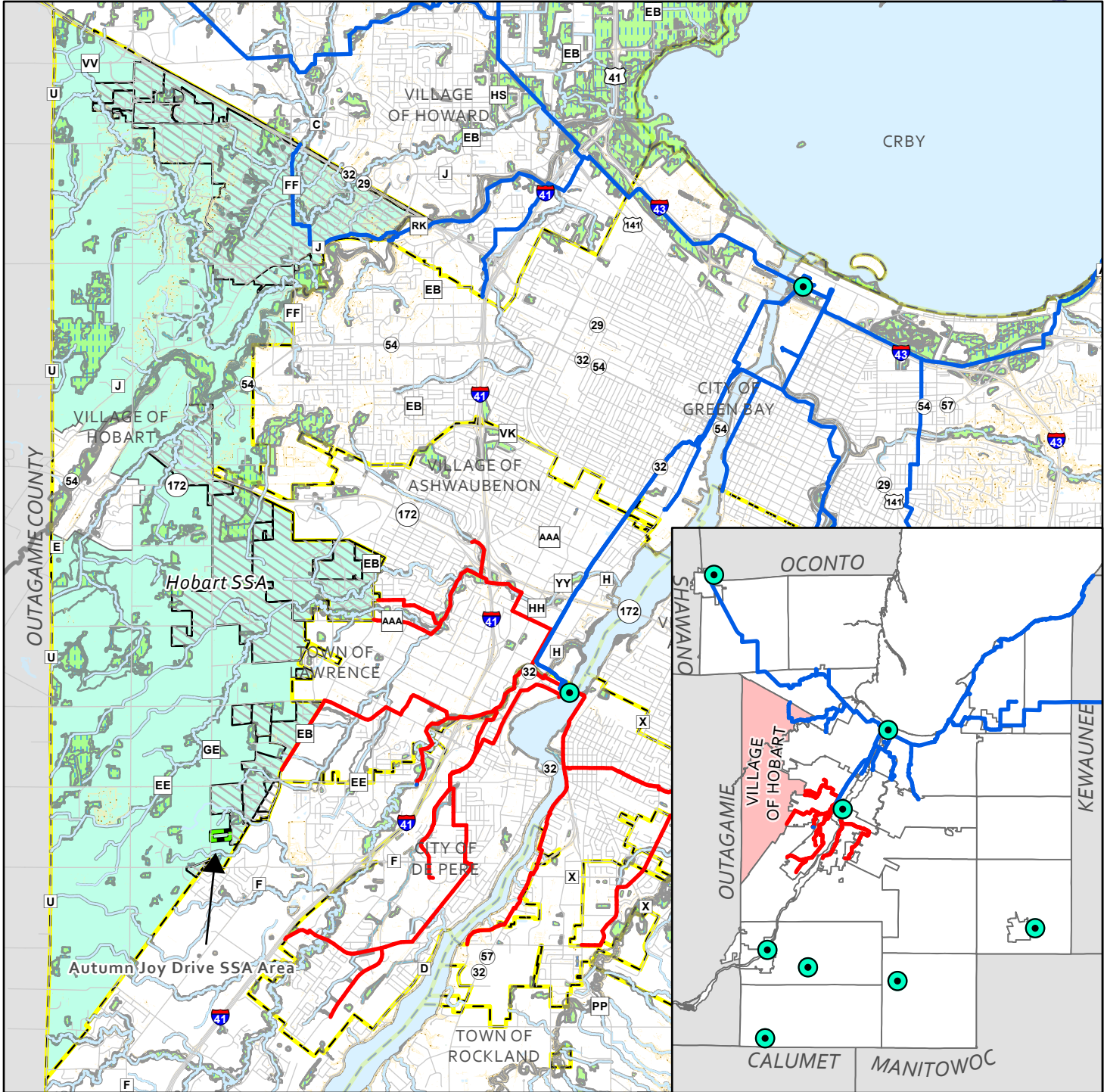
A public hearing was held on April 6, 2022, before the Brown County Planning Commission Board of Directors to obtain public reaction and comment on the proposed SSA amendment. BCPC staff presented an overview of the proposed amendment, and then opened the public hearing for comments, of which there were none. Summary minutes of the public hearing are included as Appendix A of this report.

### **BROWN COUNTY PLANNING COMMISSION BOARD OF DIRECTORS ACTION**

Pursuant to discussion of the facts and intent of the amendment request and taking into consideration the public hearing comments on this matter, the Brown County Planning Commission Board of Directors at its April 6, 2022, meeting APPROVED the subject SSA amendment with the conditions identified in the staff recommendation section of this report.

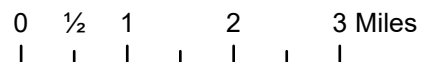


Sewer Service Area Amendment - Village of Hobart  
 Autumn Joy Drive Extension  
 Village of Hobart SSA - Attachment A



**Legend**

- |  |                             |                                 |                                      |                          |
|--|-----------------------------|---------------------------------|--------------------------------------|--------------------------|
| Village of Hobart Proposed SSA Amendment | Adjacent Counties           | GREEN BAY                       | Slope >= 20% (ESA)                   | Wetland <2 acres (DNR)   |
| Existing Sewer Service Area (SSA)        | NEW Water Interceptor Lines | Wastewater Treatment Facility   | Non-Navigable Stream 35ft Buffer ESA | Floodway 35ft Buffer ESA |
| Sanitary District                        | RECEIVING PLANT             | Environmentally Sensitive Areas | Navigable Stream 75ft Buffer ESA     | Surface Water            |
| Municipalities                           | DE PERE                     | Wetland 35ft buffer ESA         | Lake/Pond/River 35ft Buffer ESA      | Street Centerline        |
|  |                             |                                 |                                      | Rivers and Streams       |



Sewer Service Area Amendment - Village of Hobart  
 Autumn Joy Drive Extension  
 Site Details - Attachment B



15.5 Acres

Hobart SSA

**Legend**

- |  |                                   |  |                                      |                          |
|--|-----------------------------------|--|--------------------------------------|--------------------------|
| Village of Hobart Proposed SSA Amendment | Existing Sewer Service Area (SSA) | <b>Environmentally Sensitive Areas</b> | Non-Navigable Stream 35ft Buffer ESA | Wetland <2 acres (DNR)   |
| Wetland <2 acres (DNR)                   | Wetland 35ft buffer ESA           | Navigable Stream 75ft Buffer ESA       | Lake/Pond/River 35ft Buffer ESA      | Floodway 35ft buffer ESA |
| Slope >= 20% (ESA)                       |                                   | Street Centerline                      | Rivers and Streams                   | Tax Parcel polygons      |



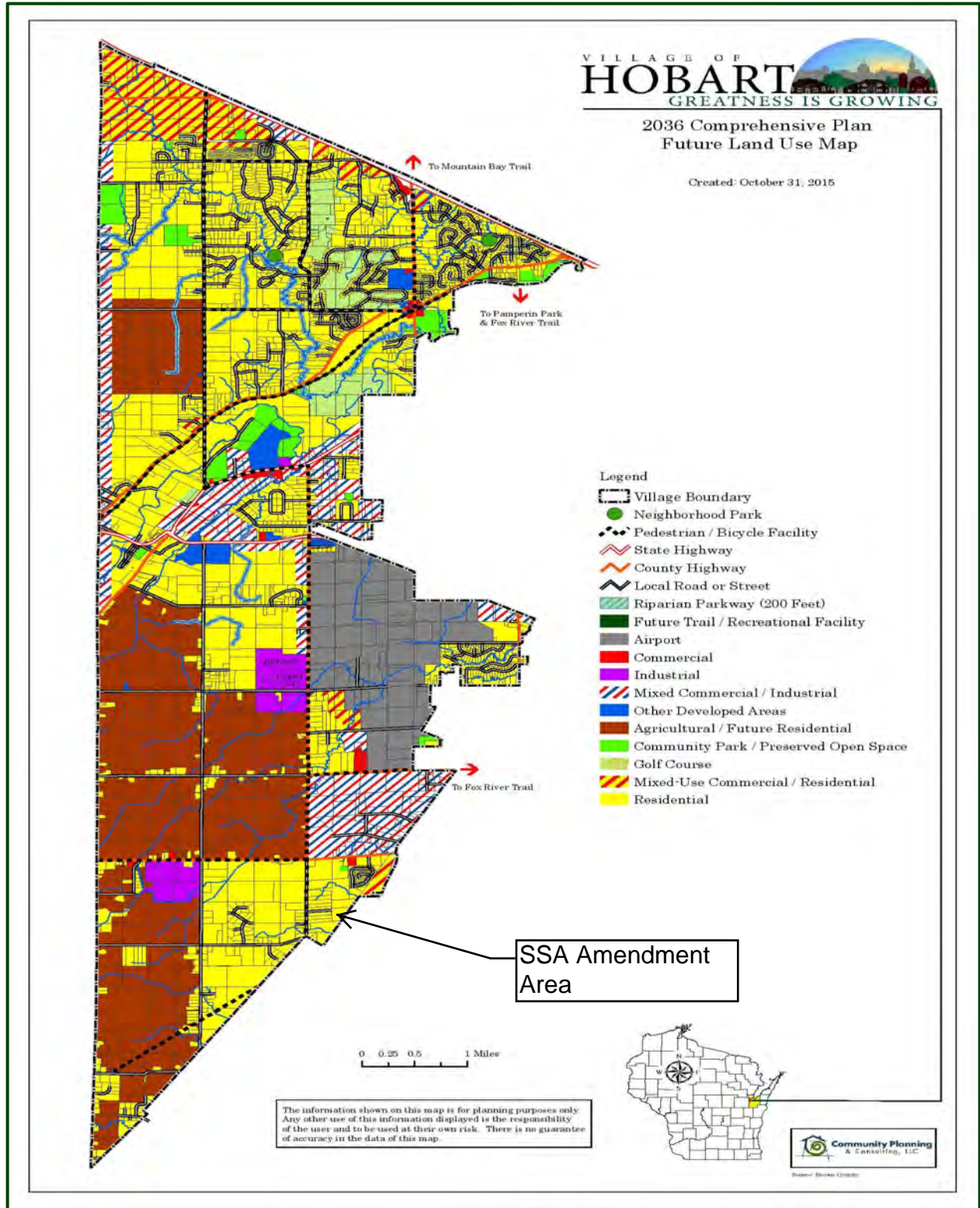
Created by Devin Yoder, Brown County Senior Planner  
 Sources: Brown County Planning Commission, WDNR  
 April 26, 2022

Disclaimer: All data portrayed on this map is approximate. This map is intended for advisory purposes only, and not intended for any permitting decisions. No warranties are implied.

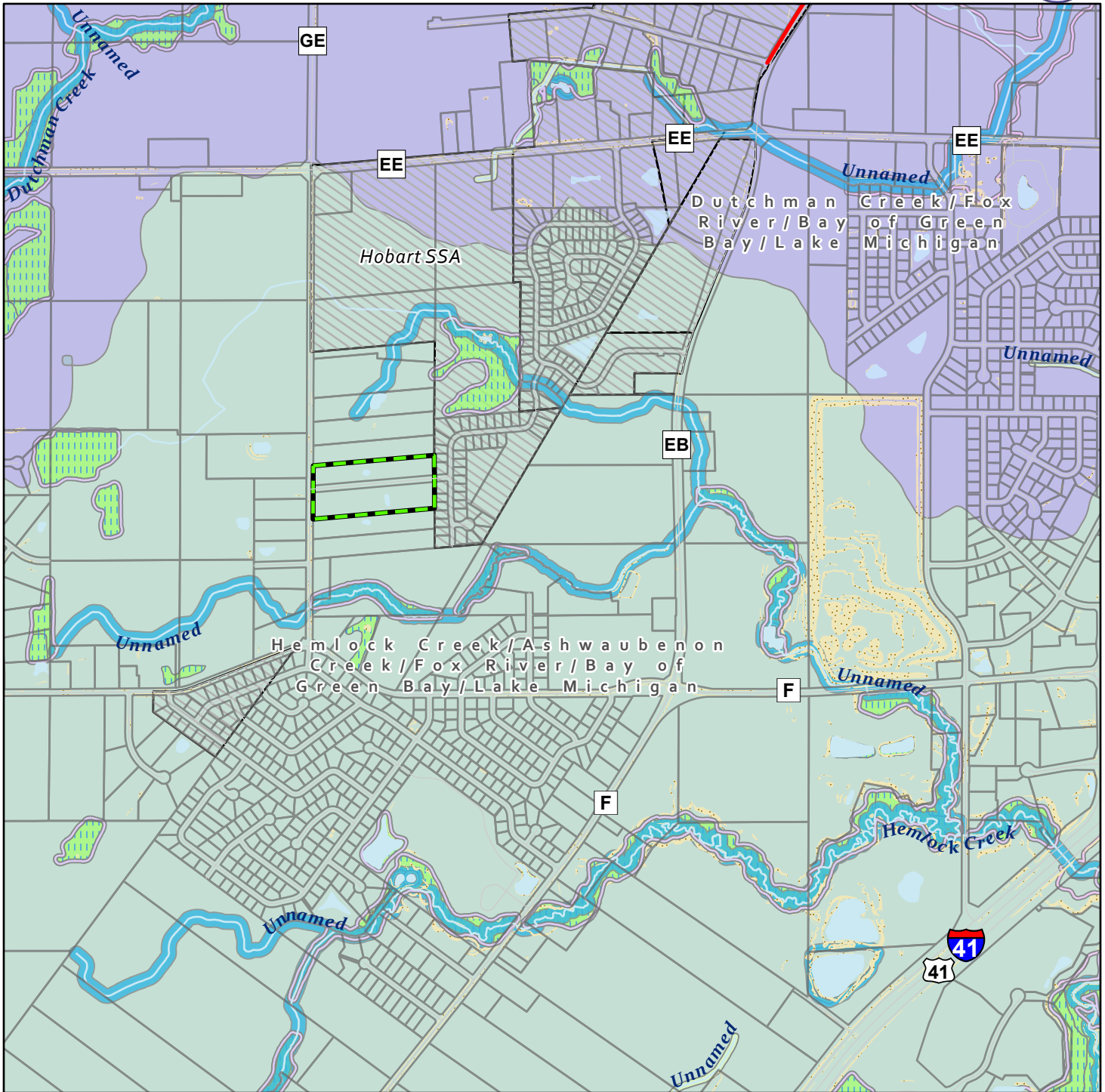


**Attachment C**  
**Village of Hobart Future Land Use Map**

Chapter 7:  
**Land Use**



Sewer Service Area Amendment - Village of Hobart  
 Autumn Joy Drive Extension  
 Water Resources - Attachment D

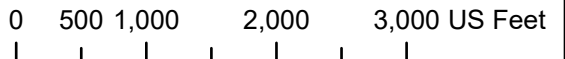


**Legend**

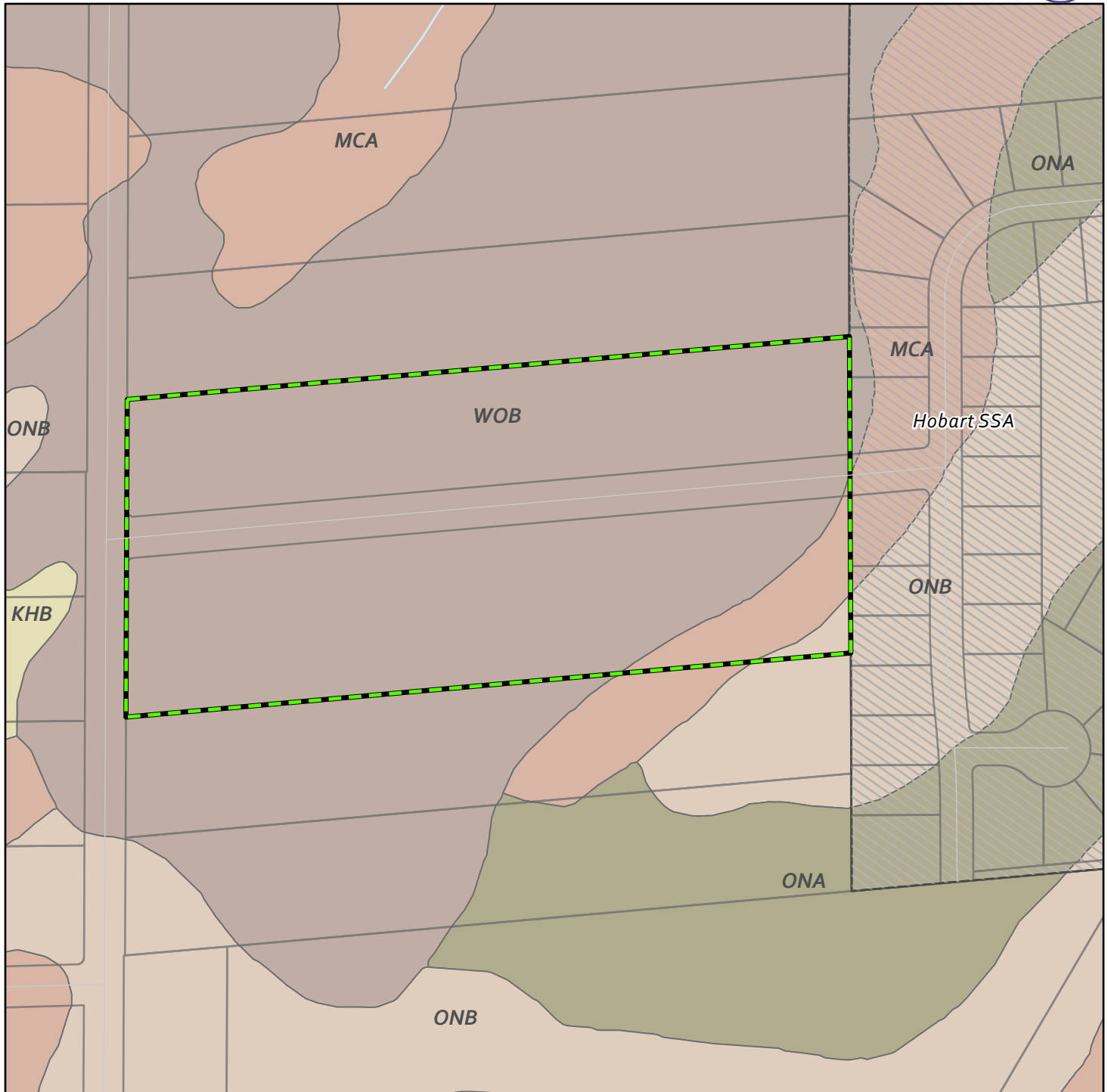
- Village of Hobart Proposed SSA Amendment
- Existing Sewer Service Area (SSA)
- Tax Parcel polygons

- Environmentally Sensitive Areas**
- Street Centerline
  - Surface Water
  - Rivers and Streams

- Wetland 35ft buffer ESA
- Slope >= 20% (ESA)
- Non-Navigable Stream 35ft Buffer ESA
- Navigable Stream 75ft Buffer ESA
- Lake/Pond/River 35ft Buffer ESA
- Wetland <2 acres (DNR)
- Floodway 35ft buffer ESA



Sewer Service Area Amendment - Village of Hobart  
 Autumn Joy Drive Extension  
 Soils - Attachment E



**Legend**

- Village of Hobart
- Proposed SSA Amendment
- Existing Sewer Service Area (SSA)
- Tax Parcel polygons

- Street Centerline
  - Rivers and Streams
- Soils Classification**
- KgB
  - KhB

- McA
- OnA
- OnB
- WoB





**Attachment F**  
Village of Hobart SSA Amendment  
Submission

March 4, 2022

Mr. Devin Yoder, Senior Planner  
Brown County Planning Commission  
305 E. Walnut Street; Room 320  
P.O. Box 23600  
Green Bay, WI 54305-3600

RE: Autumn Joy Drive Major Sewer Service Area Amendment

Dear Mr. Yoder:

On behalf of the Village of Hobart, we are requesting a major Sewer Service Area Amendment to the "2040 Brown County Sewage Plan". The area is a 15.5-acre plot located in South Hobart along Autumn Joy Drive that will connect South Pine Tree Road with Copilot Way. The amendment is being submitted under Policy 5 (Proper Land Use Planning) of the Sewage Plan.

The following information is enclosed:

1. Location maps showing the proposed Sewer Service Area Amendment areas
2. A report prepared by Robert E. Lee & Associates, Inc., detailing the criteria supporting this amendment.
3. A check for \$1,500 for the major amendment fee.

The Sewer Service Area Amendment will provide for the expansion of the Village and create a residential area along Autumn Joy Drive which will include single-family houses. The result of this amendment will be to add 12 single-family lots. The proposed uses for the property in the amendment area are consistent with the Village's zoning and comprehensive land use map.

The Village of Hobart supports this Sewer Service Amendment. Please review the information submitted at your earliest convenience. If you have any questions or need additional information, feel free to our engineer, Jennifer Liimatta, at Robert E. Lee & Associates Inc., at (920) 544-4393.

Please do not hesitate to contact me regarding any questions.

Sincerely,

Aaron Kramer  
Village Administrator  
AK/JSL

CC/ENC: Jennifer Liimatta, Robert E Lee & Associates, Inc.

## Attachment F

All of Lot 1 and Lot 2, Volume 29 of Certified Survey Maps, Page 215, Map Number 4581, Document Number 1360319 and part of the Northwest 1/4 of the Southwest 1/4, Section 25, T23N-R19E, Village of Hobart, Brown County, Wisconsin more fully described as follows:

Commencing at the West 1/4 corner of said Section 25; thence  $S00^{\circ}13'30''W$ , 370.22 feet on the west line of said Southwest 1/4 to the westerly extension of the north line of said Lot 2; thence  $N85^{\circ}01'12''E$ , 35.12 feet on said westerly extension to the east right of way of South Pine Tree Road, the **POINT OF BEGINNING**; thence continuing  $N85^{\circ}01'12''E$ , 1235.54 feet on the north line of said Lot 2 to the northeast corner thereof; thence  $S00^{\circ}14'09''E$ , 539.07 feet on the east line of said Lot 2 and continuing on the east line of said Lot 1 to the southeast corner of said Lot 1; thence  $S84^{\circ}56'41''W$ , 1240.03 feet on the south line of said Lot 1 to said east right of way; thence  $N00^{\circ}13'26''E$ , 541.09 feet on said east right of way to the Point of Beginning.

Said parcel contains 665,941 Square Feet (15.288 acres) of land more or less.

## Attachment F

# MAJOR SEWER SERVICE AREA AMENDMENT

## VILLAGE OF HOBART

March 2022

---

The Village of Hobart is requesting a major Sewer Service Area (SSA) amendment for a portion of the Village totaling 15.5 acres. The new service area is located in South Hobart along Autumn Joy Drive that connects South Pine Tree Road with Copilot Way. This area will be developed as a proposed residential use. This area is located adjacent to the existing Hobart Sewer Service Area. See the attached maps and legal descriptions for additional details. The property to be added to the Sewer Service Area are as follows (see the attached map for details):

### Areas to Be Added to the Sewer Service Area

#### Autumn Joy Drive

Single-Family

15.5 acres

This amendment is being submitted under Policy #5, "Proper Land Use Planning."

The proposed Major SSA Amendment addresses the following criteria:

**A. Letters of Support**

The cover letter is the Letter of Support from the Village of Hobart.

**B. Letter of Intent and Explanation**

The cover letter of this SSA amendment is the Letter of Intent and this report is the explanation of the proposed development.

**C. Map of the Subject Area**

A map of the properties to be added to the sewer service area is enclosed.

**D. Attached is the required \$1,500 fee for a major sewer service area amendment.**



## Attachment F

### E. Cost-Effective Analysis

Public water main and public sanitary sewer currently exist along Copilot Way. This proposed project off of Copilot Way will include extending public sewer and water into the proposed project area in order to serve future single-family development. The cost of these extensions will be split between the Village and private developers.

In addition, the sewer and water main extension and Sewer Service Amendment Area are contiguous to the proposed project areas thus making the existing utilities readily accessible and therefore cost-effective. The downstream sewer and water mains have adequate capacity and were sized to ultimately service the new area, which means further downstream upgrades will not be necessary.

### F. Sewage Conveyance/Treatment and Analysis

The projected peak sewage flows from the proposed additional sewer service area are as follows:

Sewer Service Area Addition

$$12 \text{ units} \times 2.6 \text{ people/unit} \times 400 \text{ gallons/person/day} = \underline{0.02 \text{ cfs}}$$

A proposed 8" sanitary sewer will be extended throughout the proposed residential development on Autumn Joy Drive. This proposed extension will ultimately drain out of the Village of Hobart and into the Village of Ashwaubenon by way of an 18" gravity sewer. These proposed 8" sewer extensions, as well as the downstream interceptors owned by GBMSD will have sufficient capacity to transport the wastewater from the proposed area. GBMSD's treatment system also has sufficient capacity to treat the wastewater generated from this area. The projected BOD loadings are 11 pounds per day and 12 pounds per day of suspended solids.

### G. Public Water Supply

An 8-inch diameter water main exists along Copilot Way which will be extended to the proposed development on Autumn Joy Drive and will provide sufficient capacity to serve the proposed residential area.

## **Attachment F**

### **H. Conformance with Local and County Comprehensive Plans**

The proposed development is in conformance with the Village of Hobart long-range and comprehensive plans. This area is included in the Brown County Comprehensive Land Use/Transportation Plan 2020.

### **I. Population Projection**

The proposed development includes the construction of 12 single-family lots. Therefore, based on 2.6 people per residence, the total projected population is approximately 32 people.

### **J. ESA Impact Analysis**

There are no waterways present within the area to be developed. A wetland delineation was performed on the development area. See attached for the map showing the delineated wetlands. There are 12,225 square feet of wetlands that will be filled. All applicable ESA and wetland regulations will be followed, and all necessary permits have been obtained to fill the section of wetlands within the area to be developed.

### **K. Erosion Control and Storm Water Management Analysis**

Any development on the lots will require the preparation of a Storm Water Management Plan that complies with the Village of Hobart and Brown County's ordinance, as well as with the Wisconsin Department of Natural Resources' requirements. The Storm Water Management Plans will need to be reviewed and approved by these entities prior to any construction.

### **L. Intergovernmental Cooperation and Coordination**

The project involves the cooperation of the Green Bay Metropolitan Sewerage District (GBMSD) for the sanitary sewer conveyance and treatment. The project would not be possible without the coordination and support of Brown County, GBMSD, and the Village of Hobart. The SSA has its potable water provided by the City of Green Bay.

Executive Director  
Thomas W. Sigmund, P.E.  
Commissioners  
Kathryn Hasselblad, President  
James Blumreich, Secretary  
Thomas P. Meinz, Vice President  
Mark D. Tumpach, Vice President  
Lee D. Hoffmann, Vice President

## Attachment G NEW Water Review Letter



April 5, 2022

Mr. Devin Yoder  
Senior Planner  
Brown County Planning Commission  
305 E. Walnut Street, Room #300  
Green Bay, WI 54301

RE: Village of Hobart Sewer Service Area Amendment

Dear Mr. Yoder:

This letter is in response to the Sewer Service Area Amendment (SSAA) recently submitted by the Village of Hobart to review the ability of the downstream facilities to transport wastewater for the requested amendment.

The SSAA includes a 15.5 acre area within the Village of Hobart located along Autumn Joy Drive that connects South Pine Tree Road with Copilot Way. The area is shown on the attached figure from the SSAA prepared by Robert E. Lee & Associates, Inc. (enclosed).

Based on information provided, wastewater from the proposed area will be tributary to the Ashwaubenon Creek Interceptor and will be treated at the Green Bay Metropolitan Sewerage District (GBMSD) De Pere Facility. The proposed area included in the SSAA is within the planned service area of the above listed interceptor, but was planned to discharge to a different segment (Segment 3) of the interceptor. Currently, the Village of Hobart has a temporary lift station (Lear Lane lift station) that will service this development. This lift station discharges to Segment 2 of the Ashwaubenon Creek Interceptor. According to a Village of Hobart Review of the Ashwaubenon Creek Interceptor Service Segment 2 and Segment 3 (the Review), the lift station was designed so it could be eliminated in the future when gravity sewer is extended on Packerland Drive. Based on information provided in the Review, the Village of Hobart is underutilizing the allocated capacity in Segment 2 of the Ashwaubenon Creek Interceptor, which allows for the temporary use of this segment for wastewater discharge from this area. The Village of Hobart and NEW Water will need to monitor development within the Segment 2 service area to ensure that allocated capacities are not exceeded and determine the appropriate time to eliminate the temporary lift station and redirect flow to Segment 3.

GBMSD has also reviewed the SSAA to determine its impact on the De Pere Wastewater Treatment Facility, which is owned and operated by GBMSD. Based on current use, the treatment facility has adequate capacity to treat the wastewater from the subject amendment request area.

Thank you for allowing GBMSD the opportunity to review the proposed Village of Hobart SSAA. If you have any questions regarding this letter, please contact me at (920) 438-1039 or [lsarau@newwater.us](mailto:lsarau@newwater.us).

Sincerely,

**GREEN BAY METROPOLITAN  
SEWERAGE DISTRICT**

A handwritten signature in blue ink that reads "Lisa Sarau".

Lisa Sarau, PE  
Staff Engineer

Enclosure

cc: File



RESOLUTION NO. 2022-02

RESOLUTION OF THE BROWN COUNTY PLANNING COMMISSION  
AMENDING THE ADOPTED AREAWIDE WATER QUALITY  
MANAGEMENT PLAN FOR BROWN COUNTY

WHEREAS, Chapter NR 121 of the Wisconsin Administrative Code, entitled *Areawide Water Quality Management Plans*, is authorized under Section 281.11 and Section 281.12(1) of the Wisconsin State Statutes to protect, maintain, and improve the quality and management of the waters of the state, ground and surface, public and private; and

WHEREAS, at a meeting held on the 2<sup>nd</sup> day of September 2015, the Brown County Planning Commission duly adopted a report entitled *2040 Brown County Sewage Plan* as the sanitary sewer service area planning element of the four areawide water quality management plans which pertain to Brown County; and

WHEREAS, by materials dated the 4<sup>th</sup> day of March 2022, the Village of Hobart, along with an agent titled Robert E. Lee & Associates, Inc., requested that the Brown County Planning Commission amend the 2040 Brown County Sewage Plan to add 15.5 acres of land to the currently adopted Village of Hobart sewer service area; and

WHEREAS, the proposed amendment to the *2040 Brown County Sewage Plan* is documented in a Brown County Planning Commission staff report attached hereto and made a part hereof, which concludes that the addition of the 15.5 acre area is sound and in the public interest; and

WHEREAS, at a meeting held on the 6<sup>th</sup> day of April 2022, the Brown County Planning Commission approved an amendment to the *2040 Brown County Sewage Plan* refining the Village of Hobart sewer service area to add the above-referenced acreage as noted in the staff report.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the *2040 Brown County Sewage Plan*, adopted by the Brown County Planning Commission on the 2<sup>nd</sup> day of September 2015 as the sanitary sewer service area planning element of the four areawide water quality management plans which pertain to Brown County, be amended in the manner identified in the Brown County Planning Commission staff report attached herein.

BE IT FURTHER RESOLVED that the Director of the Brown County Planning Commission is authorized to submit findings to the Wisconsin Department of Natural Resources and the Wisconsin Department of Safety & Professional Services that public and private sanitary sewer extensions to serve anticipated development on the lands concerned are in conformance with, and would serve to implement, the adopted Areawide Water Quality Management Plans for Brown County as herein amended.

BE IT FURTHER RESOLVED that a true, correct, and exact copy of this resolution, together with the aforementioned Brown County Planning Commission staff report shall be forthwith distributed to the Village of Hobart and to such other bodies, agencies, or individuals as the law may require or as the Brown County Planning Commission or its Board of Directors at its discretion shall determine and direct. The proposed amendment to the Areawide Water Quality Management Plans for Brown County for the subject SSA amendment, upon motion duly made and seconded, was adopted at the meeting of the Brown County Planning Commission Board of Directors held on the 6<sup>th</sup> day of April 2022, being approved with 23 ayes, 0 nays, and 0 abstentions.

BROWN COUNTY PLANNING COMMISSION

  
\_\_\_\_\_  
Norbert Dantine, Jr., President

ATTEST:

  
\_\_\_\_\_  
Cole Runge, Planning Director

**APPENDIX A: Public Hearing Meeting Minutes**

**Public Hearing:** Sewer Service Area amendment proposing the addition of 15.5 acres to the Lawrence SSA. (SSA 2022-01 HOB)

## NOTICE OF PUBLIC HEARING

The Village of Hobart requested a major amendment to the *2040 Brown County Sewage Plan*, an approved 208 Water Quality Management Plan for Brown County. The request proposes to add 15.5 acres to the village's sanitary sewer service area. The purpose for the amendment is to expand the sewer service area for anticipated residential development.

The subject area is located between South Pine Tree Road and Copilot Way, on both sides of the future Autumn Joy Drive right-of-way. The subject area includes the parcel HB-362-5 on the north side of the future Autumn Joy Drive and the parcel HB-362 on the south side of the future Autumn Joy Drive.

The Brown County Planning Commission will hold a public hearing on the amendment request on Wednesday, April 6, 2022, at 6:30 p.m. at the Green Bay Metro Transportation Center Commission Room, 901 University Avenue, City of Green Bay, Brown County Wisconsin.

Maps of the amendment area are available for review at the Brown County Planning and Land Services (PALS) office located in the Northern Building, Room 320, 305 E. Walnut St., Green Bay, WI 54301. Comments regarding the amendment request can be submitted to Devin Yoder by email to [devin.yoder@browncountywi.gov](mailto:devin.yoder@browncountywi.gov), by phone at (920) 448-6480, or by appearing in person at the public hearing.

Run 3/30/2022

**DRAFT MINUTES**  
**BROWN COUNTY PLANNING COMMISSION**  
**BOARD OF DIRECTORS**  
**Wednesday, April 6, 2022 - 6:30 pm**  
**Green Bay Metro Transportation Center**  
**901 University Avenue, Commission Room**  
**Green Bay, 54302**

**ROLL CALL:**

Paul Blindauer	<u>EXC</u>	Mark Handeland	<u>X</u>	Jonathon LeRoy	<u>X</u>
Corrie Campbell	<u>X</u>	Matthew Harris	<u>X</u>	Dan Lindstrom	<u>EXC</u>
Devon Coenen	<u>X</u>	Phil Hilgenberg	<u>X</u>	Jenny Nelson	<u>X</u>
Norbert Dantine, Jr.	<u>X</u>	Pat Hopkins	<u>X</u>	Gary Pahl	<u>X</u>
Steve Deneys	<u>X</u>	Elizabeth Hudak	<u>X</u>	Dan Segerstrom	<u>EXC</u>
Dean Erikson	<u>ABS</u>	Emily Jacobson	<u>X</u>	Glen Severson	<u>X</u>
Geoff Farr	<u>X</u>	Dotty Juengst	<u>X</u>	Mark Thomson	<u>X</u>
Steve Gander	<u>X</u>	Dave Kaster	<u>X</u>	Matthew Woicek	<u>X</u>
Mike Goral	<u>X</u>	Patty Kiewiz	<u>ABS</u>		
Steve Grenier	<u>X</u>	Joy Koomen	<u>X</u>		

**Others Present:** Jill Michaelson (for Jenny Nelson), Cole Runge, Ker Vang, Karl Mueller, Devin Yoder, Kathy Meyer, Chris Garcia (Bay Lake Regional Planning Commission), Matt Kriese (Brown County Parks) & Aaron Breitenfeldt (Robert E. Lee & Associates)

1. Approval of the minutes of the March 2, 2022 regular meeting of the Brown County Planning Commission Board of Directors.

A motion was made by D. Kaster, seconded by G. Pahl, to approve the minutes of the March 2, 2022 regular meeting of the Brown County Planning Commission Board of Directors. Clarification that Dotty Juengst was excused from the March 2, 2022 meeting. Motion carried.

2. Receive and place on file the draft minutes of the March 28, 2022 meeting of the Brown County Planning Commission Board of Directors Transportation Subcommittee.

A motion was made by S. Grenier, seconded by G. Pahl, to approve the minutes of the March 28, 2022 meeting of the Brown County Planning Commission Board of Directors Transportation Subcommittee. Motion carried.

3. **Public Hearing:** Draft 2021 Brown County Bicycle and Pedestrian Plan Update.

K. Mueller opened the public hearing for comment.

K. Mueller asked three times if anyone wished to speak. Hearing no comment, K. Mueller closed the public hearing.

4. Discussion and action regarding the Draft 2021 Brown County Bicycle and Pedestrian Plan Update.

K. Mueller stated that at the March 2022 Planning Commission meeting, staff presented the Draft 2021 Brown County Bicycle and Pedestrian Plan Update. This plan is an update to the 2016 plan. K. Mueller stated that a couple of minor revisions have occurred since the draft plan was presented in March. Staff added another recommendation to install a multi-use trail along the former Wisconsin Central rail line from Pamperin Park to the Outagamie County border.

K. Mueller stated two comments were received during the public review and comment period. Staff also received an additional comment related to the multi-use trail.

Staff presented the Draft 2021 Brown County Bicycle and Pedestrian Plan Update to the BCPC Transportation Subcommittee on March 28, 2022. The subcommittee recommended the approval of the 2021 Brown County Bicycle and Pedestrian Plan Update.

Staff asked the Brown County Planning Commission Board of Directors for consideration and approval of the Draft 2021 Brown County Bicycle and Pedestrian Plan Update.

A motion was made by G. Pahl, seconded by G. Farr, to approve the Draft 2021 Brown County Bicycle and Pedestrian Plan Update. Motion carried.

5. **Overview and Public Hearing:** Proposed Major SSA Amendment in the Village of Hobart to add 15.5 acres to the sewer service area.

D. Yoder presented a proposed Major SSA Amendment in the Village of Hobart.

Staff received a request for an amendment to the 2040 Brown County Sewage Plan from the Village and Robert E. Lee & Associates proposing adding 15.5 acres of SSA from the village's available SSA acreage. The purpose for the SSA amendment is to expand the sewer service area for a 12-lot residential subdivision development along Autumn Joy Dr., which is immediately adjacent to the west of another residential area, South Wind Estates.

D. Yoder reviewed the existing conditions and acreage breakdown.

D. Yoder stated that this is a major amendment that requires BCPC approval as well as WDNR approval. Planning staff recommends approval of the requested Major SSA Amendment.

D. Yoder opened the public hearing for comment.

D. Yoder asked three times if anyone wished to speak. Hearing no comment, D. Yoder closed the public hearing.

6. Discussion and action regarding a Major SSA Amendment in the Village of Hobart.

A clarification was made concerning ESAs and wetland areas in the areas to be served by the sewer extension, where wetland areas in the SSA amendment could not be developed to receive sewer service.

Discussion occurred about the DNR's process to approve major SSA amendments. Staff clarified that the DNR Areawide Water Quality Management Division reviews the extension request, which is different and separate from the DNR's water permitting staff.

A motion was made by C. Campbell, seconded by M. Harris, to approve the Major SSA Amendment in the Village of Hobart. Motion carried.

7. Status Report on the Brown County Sewage Plan update.

D. Yoder provided an update on the Brown County Sewage Plan. A meeting was held in March of 2022 with the Technical Advisory Committee. During this meeting, the committee discussed population projections and how the projections impact sewer service areas. D. Yoder anticipates having another meeting with the Technical Advisory Committee in May of 2022.



8. Discussion and action regarding the Brown County Planning Commission Transportation Subcommittee recommendation regarding Transportation Alternatives Program (TAP) applications for FFY 2023-2026.

K. Vang presented the Transportation Alternatives Program 2023-2026 via PowerPoint.

K. Vang provided an overview of the three project applications received.

- Fox River State Trail
- New Sidewalks
- West Side Trail

K. Vang noted that staff presented the projects and funding scenarios to the Transportation Subcommittee on March 28, 2022.

K. Vang noted that the Transportation Subcommittee recommends funding Scenario A as shown in the following table:

MPO Staff Ranking	Applicant and Applicant Rank	Project	Type	Federal Eligible Cost Estimate	Maximum Request (80%)	Required Local Share (20%)	Scenario A		Scenario B		Scenario C	
							Award	Percent	Award	Percent	Award	Percent
1	Brown County Parks (#1 of 1)	Fox River State Trail	Design	No Request	---	---	---	---	---	---	---	---
			Construction	\$1,050,901	\$840,721	\$210,180	\$840,721	80.0%	\$787,977	75.0%	\$662,399	63.0%
2	Green Bay (#2 of 2)	New Sidewalks	Design	\$114,166	\$91,333	\$22,833	---	---	\$57,083	50.0%	\$71,961	63.0%
			Construction	\$849,481	\$679,585	\$169,896	\$429,079	50.5%	\$424,741	50.0%	\$535,441	63.0%
3	Green Bay (#1 of 2)	West Side Trail	Design	\$86,095	\$68,876	\$17,219	---	---	---	---	---	---
			Construction	\$529,726	\$423,781	\$105,945	---	---	---	---	---	---
<b>Total:</b>				\$2,630,369	\$2,104,295	\$526,074	\$1,269,800		\$1,269,800		\$1,269,800	

K. Vang noted that additional TAP funds will be made available through the federal Bipartisan Infrastructure Law (BIL). WisDOT has determined that an additional solicitation for TAP projects will be scheduled to begin in August of 2022. However, the MPO has not been notified how much funding the Green Bay MPO will receive.

C. Runge stated that when the additional funding becomes available, and if we get additional projects for consideration, staff will review and score them and bring them to the Transportation Subcommittee and Brown County Planning Commission for approval consideration.

D. Kaster asked why the city did not submit a project for TAP funding that has a higher priority ranking in the Green Bay Safe Walk and Bike Plan than the West Side Trail project.

S. Grenier stated that with the TAP program, projects have to be of a certain cost and type to be eligible. Many of the facilities in the Safe Walk and Bike Plan that are more highly prioritized than the West Side Trail project do not meet these eligibility requirements.

A motion was made by G. Pahl and seconded by M. Thomson to approve the projects and funding levels as presented by staff under Scenario A. Motion carried.

9. Presentation and discussion of the Brown County Comprehensive Plan Update's Draft Transportation Chapter.

C. Runge provided a presentation via PowerPoint on the Draft Transportation Chapter of the Brown County Comprehensive Plan Update.

C. Runge highlighted some of the key areas within the chapter.

C. Runge talked about the next steps for the South Bridge Connector Project and the Eastern Arterial Extension Project.

C. Runge reviewed the goals to accommodate the future growth of port operations on the former Pulliam Power Plant site and potential redevelopment of the existing C. Reiss site.

C. Runge reviewed development patterns and site designs to enhance multimodal accessibility. These include placing a variety of land uses near each other with high connectivity with streets and walkways.

C. Runge talked about continuing to implement street designs that enhance multimodal accessibility. Examples include:

- Roundabouts
- Narrow arterial streets
- Bump-outs
- Midblock crossings with pedestrian refuges

C. Runge summarized the area's public transit services. These include:

- Fixed Bus Routes
- Paratransit
- Microtransit

C. Runge talked about autonomous vehicle technology.

Discussion occurred on truck routes and street radii.

Discussion occurred regarding federal grant programs and if these programs could help to fund the South Bridge Connector project. C. Runge talked about two federal discretionary grant programs, INFRA and RAISE. He also stated that Section 1 of the South Bridge Connector project between Packerland Drive in Lawrence and Lawrence Drive in De Pere is currently being developed by Brown County, WisDOT, De Pere, and Lawrence, and staff is continuing to search for federal, state, and local funding to construct the remaining sections of the South Bridge Connector project.

Discussion occurred about including riverfront walking trails at both the Pulliam Power Plant site and the C. Reiss site. D. Juengst suggested adding language in the comprehensive plan about waterfront beautification plans. C. Runge stated staff will make a note of that and add it to the plan. C. Campbell mentioned a group called Project for Public Spaces - an organization dedicated to planning and designing public spaces for communities – as a potential resource.

A question was asked about some of the recommendations regarding bike safety and education and if there is any funding available for these activities. C. Runge stated that there

are sources of funding for these activities and that TAP is an example of one of these funding sources.

D. Juengst asked if microtransit could address transportation needs for people who work late shifts.

C. Runge stated that microtransit is flexible enough that it might be able to address some of these needs. However, this will have to be studied further to determine costs and feasibility in various areas and situations.

C. Runge stated that all of the chapters are nearly finished. The next steps will be to present all of the draft chapters to the BCPC Board, then it will go to the County Board's Planning, Development, and Transportation Committee for its approval consideration, and the final step will be approval consideration by the County Board.

10. Brown County Planning Commission staff updates on work activities during the month of March 2022.

A motion was made by S. Grenier and seconded by G. Pahl to receive and place on file. Motion carried.

11. Planning Director's Report.

C. Runge stated that the Brown County Subdivision Ordinance Update (Chapter 21) is back underway now that the Senior Land Use Planner position has been filled. The next steering committee meeting is scheduled for Thursday April 7, and staff's intention is to finish this effort along with the Sewage Plan in 2022.

C. Runge stated that some board members may have a Title VI form paperclipped to their name placard. C. Runge explained the purpose of the form and asked that members complete the form and return it to staff.

C. Runge provided an update on the federal funding award of \$5.0 million for the South Bridge Connector (SBC) project. This funding will be used to fund the remaining environmental studies and the designs for Sections 2 and 3 of the SBC project. This portion of the project includes the new bridge over the Fox River.

A motion was made by S. Grenier and seconded by G. Pahl to receive and place on file. Motion carried.

12. Other matters.

None

13. Adjourn.

A motion was made by E. Jacobsen, seconded by G. Farr, to adjourn. Motion carried.

The meeting adjourned at 7:30 p.m.