

August 25, 2022

Timothy Asplund  
Monitoring Section Chief  
Bureau of Water Quality  
Division of Environmental Management  
101 S. Webster Street  
PO Box 7921  
Madison, WI 53707

**Subject: 2030 Fox Cities – Heart of the Valley Sewer Service Area Plan  
Amendment**

Track No. 174

Dear Mr. Asplund:

This letter submits the 2030 Fox Cities – Heart of the Valley Sewer Service Area Amendment request which was approved by the East Central Wisconsin Regional Planning Commission's Community Facilities Committee (CFC) on August 23, 2022. The City of Kaukauna applied for the amendment under ECWRPC's Amendment Policy I, A – Acreage Swap. This involves removing 39.41 acres currently within the SSA and adding 29.07 acres outside but adjacent to the SSA, both primarily agricultural land. The additional acreage would allow for the potential to provide sewer service to the proposed Bluestem Meadows development. This amendment complies with the Amendment Policies and Criteria in the adopted SSA Plan. Details on ECWRPC's full evaluation of the amendment can be found in the staff memo attached.

The materials attached for your consideration include the staff evaluation and recommendation, the City of Kaukauna's application, a location map, and the CFC meeting agenda and draft meeting minutes.

If you require any additional information or have any questions, please contact me at [wpaustian@ecwrpc.org](mailto:wpaustian@ecwrpc.org) or at 920-886-6832.

Sincerely,



Wilhelmina Paustian  
Senior Planner

att: Staff Memo  
City of Kaukauna Amendment Application  
Location Map  
Community Facilities Committee Agenda August 23, 2022  
Community Facilities Draft Meeting Minutes

cc: Kevin Englebert, Deputy Director, ECWRPC  
Melissa Kraemer Badtke, Executive Director, ECWRPC  
Gunilla Goulding, Plan Review Engineer, WDNR

**TO:** Community Facilities Committee

**FROM:** Wilhelmina Paustian, Senior Planner

**DATE:** August 4, 2022

**RE:** Fox Cities – Heart of the Valley Sewer Service Area Amendment – Track 174

In a letter dated July 20, 2022, the City of Kaukauna submitted a Sewer Service Area (SSA) Amendment application under Section I Policy A, acreage swap, in the Fox Cities – Heart of the Valley (HOV) 2030 Amendment Policies. The City is proposing to remove 39.41 acres of land in the HOV SSA and add in 29.07 acres of land that is currently outside of, but adjacent to the HOV SSA. While there is a 10-acre difference, more land will be removed from the SSA than added. The parcel that the City is requesting to be brought into the HOV SSA was originally in the SSA prior to being swapped out on June 10, 2021 under Amendment Track No. 169. Per the amendment criteria in the SSA Plan, the area must share a common boundary with the current SSA and utilize consistent land use areas to the extent possible. Both areas are primarily Agricultural. See Map 1 and Table 1.

**Table 1. Swap Areas by Land Use Classification**

Proposed Addition		Proposed Removal	
Land Use	Acres	Land Use	Acres
Agriculture	26.69	Agriculture	38.41
Undeveloped	1.38	General Woodlands	0.78
Water	1.01	75 Foot Stream Buffer	0.22
<b>Sum</b>	<b>29.07</b>	<b>Sum</b>	<b>39.41</b>

The City notified and received written confirmation from the property owner that they understand and approve the property will be removed from the SSA. The Fox Cities SSA Plan is in the process of being updated, and the parcels swapped out will be re-considered when allocating additional acres.

The parcel to be removed is within the Town of Buchanan. The City of Kaukauna notified Maggie Mahoney, Town of Buchanan Administrator, of the SSA amendment in accordance with the SSA Plan Policies.

Adding this area into the SSA would allow for the potential to provide sewer service to the proposed Bluestem Meadows development. This development would serve approximately 150 people with a design flow of 15,000 gallons per day; design BOD level of 25.5 pounds per day, design TSS level of 30 pounds per day, and design TP 1.245 pounds per day. The Heart of the Valley Metropolitan Sewerage District

(HOVMSD) conducted a review and stated the estimated residential loadings at full subdivision buildout should not be an issue for treatment capacity.

In addition, there is existing sewer infrastructure nearby on Haas Street and Antelope Trail to the north of the development. Sewer connections for the new development would connect to the sanitary sewer line on Antelope Trail.

While there is approximately one-acre of water on the parcel, the proposed development plan set does not appear to impact any mapped environmentally sensitive areas on the Fox Cities-HOV SSA Environmentally Sensitive Areas Map. However, the parcel does appear to have wetland indicator soils in the area. The developer will need to address that outside of this amendment process and, if necessary, conduct a wetland delineation and/or receive applicable wetland permits. A more detailed conformance review will take place if the amendment is approved.

Based on the review and evaluation of this amendment application, staff has determined that the proposed acreage swap in the Fox Cities – Heart of the Valley SSA follows ECWRPC's swap amendment criteria and is consistent with the Fox Cities 2030 SSA Plan.

**Staff Recommendation:** Staff recommends that the Community Facilities Committee approve the City of Kaukauna's SSA Amendment (Track 174) request.

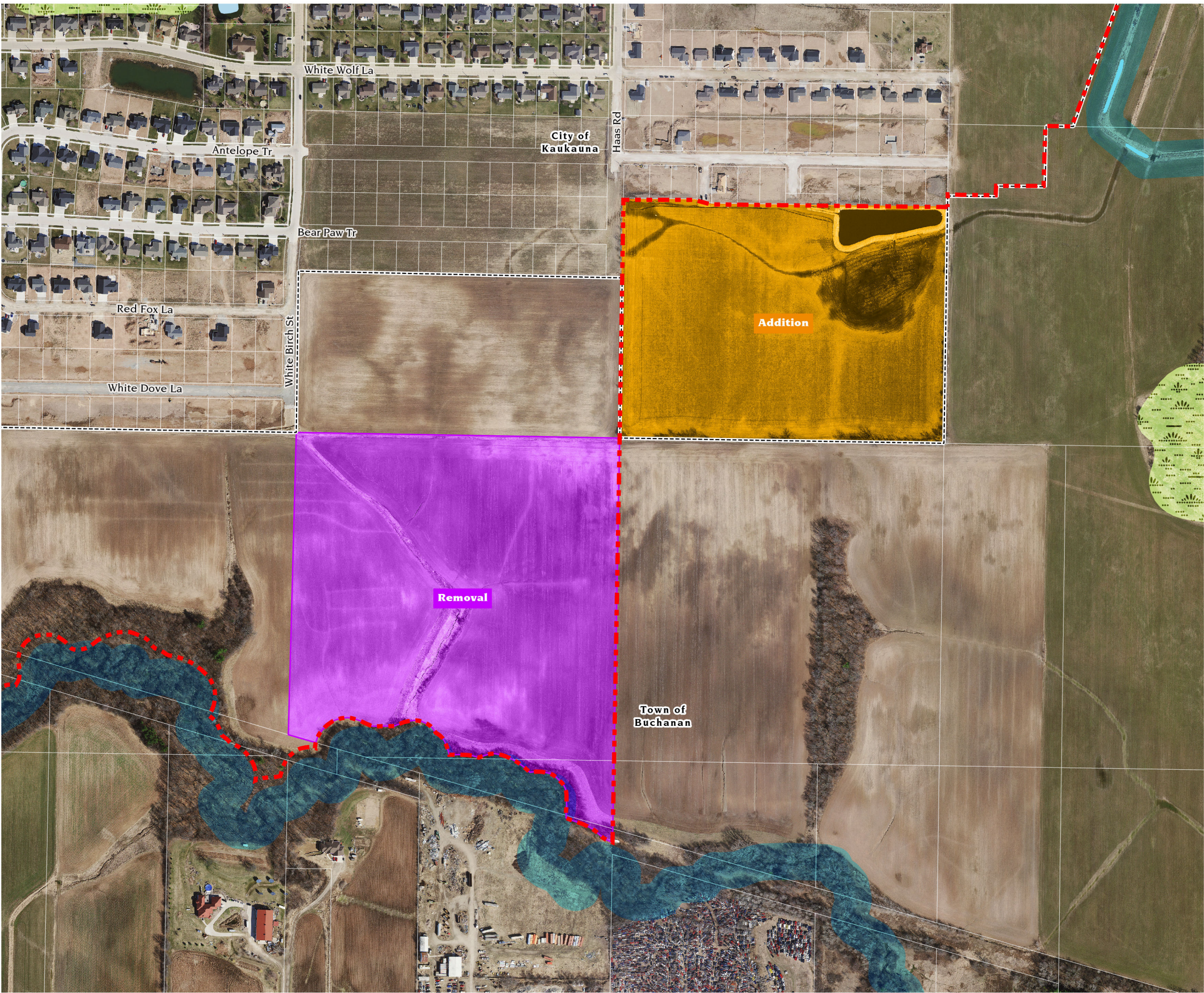


# Map 1

## City of Kaukauna

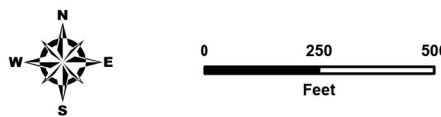
### SSA Amendment Proposal

#### Track 174



- Municipal Boundary
- Heart of the Valley Sewer Service Area Boundary
- Proposed Sewer Service Area Addition
- Proposed Sewer Service Area Removal
- Environmentally Sensitive Area
  - Wetland & 50 Foot Wetland Buffer
  - 75 Foot Stream Buffer

Source:  
SSA and ESA data provided by ECWRPC, 2022. Roads, Parcels, and Municipal Boundaries provided by Outagamie County, 2022.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED JULY 2022 BY:  
 ECWRPC  
Calumet • Fond du Lac • Menominee • Outagamie  
Shawano • Waupaca • Waushara • Winnebago





July 20, 2022

East Central Wisconsin Regional Planning Commission  
Attn: Wilhelmina Paustian  
400 Ahnaip Street  
Suite 100  
Menasha WI 54952

RE: City of Kaukauna Proposed Acreage Swap for Sewer Service Area Map Amendment

The City of Kaukauna would like to request a Sewer Service Area amendment under Section 1 Policy A, acreage swap. The City proposes to add a total of 29.1843 Acres east of Haas Road and south of Antelope Trail. The acreage includes Lot 4 CSM 7779, also called Blue Stem Meadows 3 & 4, a proposed 62 residential lot subdivision.

We propose the deleting/swap-out of Tax Parcel 03-0-0223-00-2 as described in the attached Personal Representative's Deed, total acreage of 39.75 Acres. This lot is adjacent to the proposed addition, is owned by a Family Trust; Mader Family Trust, Karen D. Mader Revocable Living Trust, et al., W891 County Road CE, Kaukauna, WI 54130.

Please contact my office at (920) 766-6305 with any questions regarding proposed SSA swap.

Sincerely,

Jeffrey Bodoh  
City of Kaukauna  
Senior Project Engineer

Enclosures

- 1) ECWRPC SSA Review Request Form with Fee - \$250
- 2) Overview of Blue Stem Meadows 3 & 4
- 3) CSM 7779 – Swap In Lot 4
- 4) Personal Representative's Deed – Swap Out Parcel 03-0-0223-00-2
- 5) Mader Family Trust Acknowledgement of Sewer Service Area Swap

CC: Blue Stem Meadows 3 & 4 Subdivision File  
HOVMSD – Brian Helming, District Director (via email)



## Wilhelmina Paustian

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**From:** Jeffrey Bodoh <jbodoh@kaukauna-wi.org>  
**Sent:** Tuesday, August 16, 2022 3:41 PM  
**To:** Wilhelmina Paustian  
**Cc:** John Neumeier  
**Subject:** FW: City of Kaukauna Sewer Service Area Swap-Tax Parcel 03-0-0223-00-2  
**Attachments:** Mader Family Trust-Aknowledgement 7 14 2022.pdf; Overview Swap Map.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Wilhelmina

Below is the e-mail reply from the Town of Buchanan regarding the sanitary sewer service area swap.

Have a nice day

**Jeffrey Bodoh**  
Project Engineer

**CITY OF KAUKAUNA**  
920.766.6305  
[jbodoh@kaukauna-wi.org](mailto:jbodoh@kaukauna-wi.org)  
[www.cityofkaukauna-wi.org](http://www.cityofkaukauna-wi.org)

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**From:** Maggie Mahoney <MaggieM@townofbuchanan.wi.gov>  
**Sent:** Tuesday, August 16, 2022 1:21 PM  
**To:** Jeffrey Bodoh <jbodoh@kaukauna-wi.org>  
**Cc:** John Neumeier <neumeier@kaukauna-wi.org>; Dennis Jandrey <DennisJ@townofbuchanan.wi.gov>; Cynthia Sieracki <cynthias@townofbuchanan.wi.gov>  
**Subject:** RE: City of Kaukauna Sewer Service Area Swap-Tax Parcel 03-0-0223-00-2

Hi Jeffrey,  
The Town does not have any issues or objections with the proposed sewer service swap. Thank you, Maggie

**Maggie Mahoney**  
Administrator  
Town of Buchanan



N178 County Rd. N | Appleton | WI | 54915

Office: 920-734-8599 | Fax: 920-734-9733

[https://link.edgепilot.com/s/588e813d/cJgkTHnA\\_U2v88y3feHZfg?u=http://www.townofbuchanan.org/](https://link.edgепilot.com/s/588e813d/cJgkTHnA_U2v88y3feHZfg?u=http://www.townofbuchanan.org/)

*“In the Spirit of Town Government”*

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**From:** Jeffrey Bodoh <[jbodoh@kaukauna-wi.org](mailto:jbodoh@kaukauna-wi.org)>

**Sent:** Monday, August 8, 2022 9:30 AM

**To:** Maggie Mahoney <[MaggieM@townofbuchanan.wi.gov](mailto:MaggieM@townofbuchanan.wi.gov)>

**Cc:** John Neumeier <[neumeier@kaukauna-wi.org](mailto:neumeier@kaukauna-wi.org)>

**Subject:** City of Kaukauna Sewer Service Area Swap-Tax Parcel 03-0-0223-00-2

Maggie Mahoney

The City of Kaukauna has requested that East Central Wisconsin Regional Planning Commission (ECWRPC) remove Tax Parcel 03-0-0223-00-2 (owned by the Mader Family Trust) from the City’s sewer service area (SSA) as shown on the attached map. This action is necessary to add land for the Blue Stem Meadows Subdivision Addition into the City’s sewer service area. The City anticipates that Tax Parcel 03-0-0223-00-2, that is being swapped out, will be back in the Kaukauna service area when the proposed 2040 Heart of the Valley SSA map is approved. This is anticipated to occur in 2023. This process would not change anything for Tax Parcel 03-0-0223-00-2 other than that the parcel could get City sewer service until after the City sewer service has been approved in 2023.

The City has been in contact with the Mader Family Trust. A letter of acknowledgement signed by 2 representatives of the Maders Family Trust is attached.

Would the Town of Buchanan have an issue with the sewer service swap? Please reply to this email. If you have any questions, feel free to call me at 920-766-6305.

Have nice day

**Jeffrey Bodoh**

Project Engineer

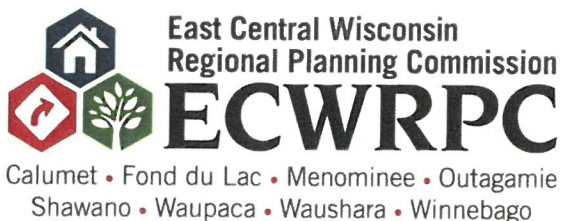
**CITY OF KAUKAUNA**

920.766.6305

[jbodoh@kaukauna-wi.org](mailto:jbodoh@kaukauna-wi.org)

<https://link.edgепilot.com/s/2643b321/AAI7H8G0cEKEEZHKseCTJw?u=http://www.cityofkaukauna-wi.org/>





## "208" Water Quality Management (WQM) Letter / SSA Review Request/Fee Payment Form

On July 27, 2018 the East Central Wisconsin Regional Planning Commission approved fee increases for the issuance of WQM letters and SSA Amendment Reviews (see complete fee schedule on reverse side). This form should be completed and submitted, (along with your check payable to East Central RPC), in conjunction with the normal/required project submittal documents. Project proposals may be emailed in .pdf format provided they are legible and complete, (as described above), and additionally, review comments will be returned via email for expediency and convenience. Applicants may request a receipt of payment upon request. Questions should be directed to Wilhelmina Paustian at [wpaustian@ecwrpc.org](mailto:wpaustian@ecwrpc.org) or by calling (920) 751-4770. A copy of this form in .pdf format is available on East Central's website ([www.ecwrpc.org](http://www.ecwrpc.org)) under the SSA Planning Program.

(PLEASE PRINT)

Submittal Date: 07 / 20 / 2022

Project Name: Blue Stem Meadows 3 & 4

Project Type (circle one): Sewer Extension Private Lateral Lift Station WWTF Facility Plan SSA Amendment

Fee Amount (from schedule on reverse): \$ 250.00 (please note 'member' or 'non-member' categories)  
(Note – please pay only the initial fee indicated. If additional charges are incurred, you will be notified to authorize continuation of the review)

Municipality Name: City of Kaukauna ☒ RPC Member ☐ RPC Non-Member

Sanitary District Name (if applicable) Heart of the Valley

Primary Project Contact: Jeffrey Bodoh

Company/Business: City of Kaukauna

Phone No. (920) 766-6305

E-mail: jbodoh@kaukauna-wi.org

### ECWRPC USE ONLY:

REVIEW NO. \_\_\_\_\_

DATE RCVD. \_\_\_\_\_

CHECK NO. \_\_\_\_\_

DATE COMPLETED: \_\_\_\_\_

BY: \_\_\_\_\_

*Please paper clip check payable to East Central RPC to this page. If the check is not attached, the review will not be initiated!*



*Sarah R. Van Camp*

SARAH R VAN CAMP, REGISTER OF DEEDS  
Returned to: DAVEL ENGINEERING

**Certified Survey Map No. 7779**

All of Lots 1, 2 and 3 of Certified Survey Map 6738 recorded as Document No. 2003546 in the Outagamie County Register of Deeds office, being all of the Northwest 1/4 of the Northeast 1/4 and all of the Southwest 1/4 of the Northeast 1/4 Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin.

Map is on Sheet 2

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Kaukauna, and under the direction of Patricia Jonen and Dercks Dewitt, LLC, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lots 1, 2 and 3 of Certified Survey Map 6738 recorded as Document No. 2003546 in the Outagamie County Register of Deeds office, being all of the Northwest 1/4 of the Northeast 1/4 and all of the Southwest 1/4 of the Northeast 1/4 Section 31, Township 21 North, Range 19 East, City of Kaukauna, Outagamie County, Wisconsin, containing 3,423,557 Square Feet (78.5941 Acres) of land, subject to all easements, and restrictions of record.

Given under my hand this 23 day of July, 2019.

*James R. Sehloff*  
James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692  
WI

City Council Approval Certificate

Resolved, that this certified survey map in the City of Kaukauna, Outagamie County, Patricia Jonen and Dercks Dewitt, LLC, the property owners, is hereby approved by the City Council of the City of Kaukauna.

*Anthony J. [Signature]*  
Mayor 7-30-19  
Date

I hereby certify that the foregoing is a copy of a resolution adopted by the City Council of the City of Kaukauna.

*Sally A. Kenney*  
Clerk 7-30-19  
Date



**DAVEL ENGINEERING &  
ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

Survey for:  
Dercks-Dewitt, LLC  
W857 County Road ZZ  
Kaukauna, WI 54130

File: 4198CSM.dwg  
Date: 07/23/2019  
Drafted By: jim  
Sheet: 1 of 4

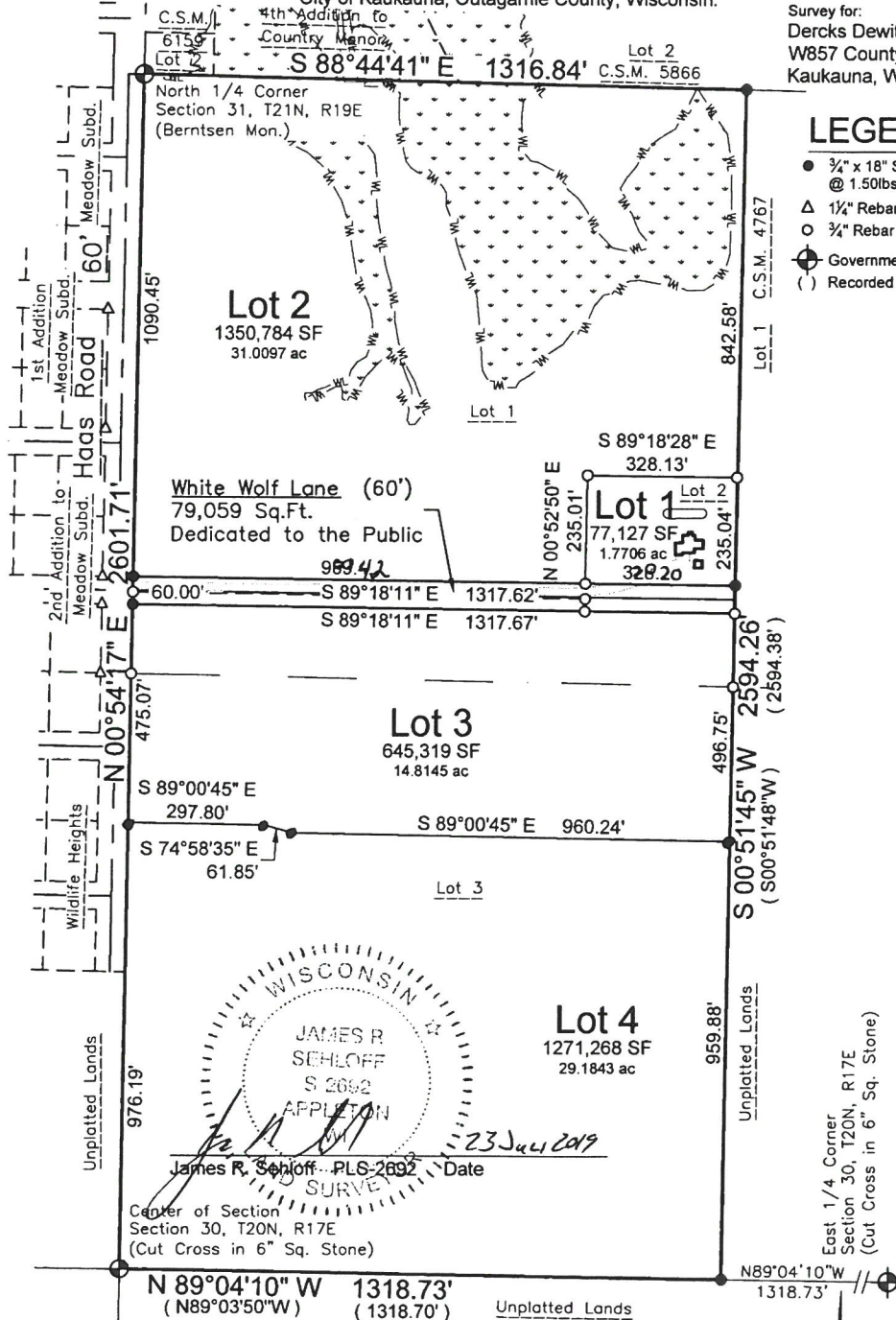
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Survey for:  
Dercks Dewitt, LLC  
W857 County Road ZZ  
Kaukauna, WI 54130

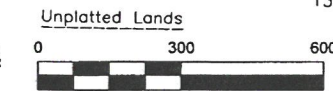
## LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1 1/4" Rebar Found
- 3/4" Rebar Found
- ⊕ Government Corner
- ( ) Recorded As



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro



Bearings are referenced to the E/L of the SE 1/4, Section 31, T21N, R19E, assumed to bear N00°03'40"W, base on the Outagamie County Coordinate System.

File: 4198CSM.dwg  
Date: 07/23/2019  
Drafted By: jim  
Sheet: 2 of 4



Certified Survey Map No. 7779

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Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the City of Kaukauna and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

Sally A. Kenney  
City of Kaukauna Treasurer

7-30-19  
Date

Tim J. Wolf  
County Treasurer

8/7/2019  
Date

Owners' Certificate

As the property owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

I do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Kaukauna

Dated this 24 day of July, 20 19

Patricia A. Jonen  
Patricia A Jonen, Owner

State of Wisconsin )  
                                  )SS  
Outagamie County)

Personally came before me on the 24 day of July, 20 19, the above the property owner(s) to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Sammy D. Selle  
Notary Public, Wisconsin



My Commission Expires August 28 2021

James R. Sehloff  
James R. Sehloff Professional Land Surveyor No. S-2692 Date 23 July 2019

Certified Survey Map No. 7779

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Owner's Certificate of Dedication

Dercks Dewitt, LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

CITY OF KAUKAUNA  
Outagamie County Department of Development & Land Services  
Town of Greenville

In the presence of: Dercks Dewitt, LLC

Thomas W. Dercks 7-23-19  
Tom Dercks Date  
Managing Member

State of Wisconsin )  
Calumet )SS  
County)



Personally came before me on the 23 day of July, 20 19, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

[Signature] My Commission Expires 7-23-23  
Notary Public, Wisconsin

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

The property owners of record:	Recording Information:	Parcel Number(s):
Patricia Jonen	Doc 2005408	<u>030021100</u> SRA
Dercks Dewitt, LLC	Doc 2162521	<u>030021200</u> SRA
		<u>030021201</u> SRA

James R. Sehloff 23 July 2019  
Professional Land Surveyor No. S-2692 Date



**1621753**

Document Number

**PERSONAL  
REPRESENTATIVE'S DEED****OUTAGAMIE COUNTY  
RECEIVED FOR RECORD****JUL - 7 2004****AT 8 O'CLOCK A.M. P.M.  
JANICE FLENZ  
REGISTER OF DEEDS**Record this document with the Register of Deeds  
Name and return address:Twohig & Riethrock, S.C.  
102 N. Madison Street  
Chilton, WI 53014pd  
1900  
wfm

For valuable consideration but without warranty, Karen D. Mader, as Personal Representative of the Estate of James A. Mader ("Grantor"), conveys to Karen D. Mader, Trustee of the Karen D. Mader Revocable Living Trust an undivided fifty percent interest, and to Karen D. Mader and Sara Jane Massonet, Co-trustees of the Mader Family Trust an undivided fifty percent interest, as tenants in common, ("Grantees"), in the following described real estate in Outagamie County, Wisconsin:

Tax Parcel No.: 03-0-0224-01-2

The South 75 feet of the North 325 feet of the West 125 feet of the Northwest 1/4 of the Southwest 1/4, Section 31, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

Tax Parcel No.: 03-0-0224-00-2

03-0-0222-00-2

03-0-0223-00-2

03-0-0235-00-2

**FEE**# 11  
**EXEMPT**

The South 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 31, Township 21 North, Range 19 East. That part of the East 1/2 of the Southwest 1/4 of Section 31, which lies north of the Milwaukee, Lakeshore and Western Ry. Co's. right of way (now the C. & N.W. Ry. Co.,) containing about 42 acres, also that part of the East 1/3 of the West 1/2 of the Southwest 1/4 of said Section 31, which lies North of the said railway company's right of way, containing 13.16 acres less the South six acres thereof sold to Ed. Glasheen by deed dated Aug. 12, 1911, also the North six acres of the center 1/3 between the east and West one-third of the West 1/2 of the Southwest 1/4 of Section 31, also all that part of the West 1/3 of the fractional West 1/2 of the southwest 1/4 of Section 31 North of the said railway, containing about 10 acres, all in Township No. 21, Range number 19 East in Co. and State aforesaid.

That part of the center 1/3 of the west 1/2 of the southwest 1/4 lying north of the Chicago & Northwestern right-of-way, less the North six acres thereof heretofore conveyed and shown at Vol. 137 of deeds, page 262, and together with that part of the east 1/3 of the west 1/2 of the southwest 1/4 lying immediately north of the Chicago & Northwestern right-of-way, containing about six acres of land and as described at Vol. 137 of Deeds, page 261, said property lying and being in Section 31, Township 21, North of Range 19 East, Outagamie County, Wisconsin, subject to life estate interest in the residence building of Mike Loderbauer and Theresa Loderbauer. Consisting of approximately one hundred (100) acres, excepting therefrom:

The South 75 feet of the North 325 feet of the West 125 feet of the Northwest 1/4 of the Southwest 1/4, Section 31, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin.

Tax Parcel No.: 03-0-0209-00-2

A parcel of land in the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 21 North, Range 19 East, Town of Buchanan, Outagamie County, Wisconsin, more fully described as follows: Commencing at the intersection of the East line of said Section 31 with the centerline of County Trunk Highway "Q" (now known as CE) as the point of beginning, thence South along the section line 152 feet to an iron pipe, thence North 76° 31' West 126.3 feet to an iron pipe, thence North 21° 01' East 167.2 feet to the center line of C.T.H. "Q" (now known as CE), thence South 61° 56' East along the center line of C.T.H. "Q" (now known as CE) 71.3 feet to the place of beginning, excepting therefrom:

A parcel of land in Section 31, T21N, R19E, the NE 1/4 of the NE1/4 thereof, described as follows:

Commencing at the Northeast corner of Section 31, which is assumed to be located at the intersection of the Wieler Road transit line and Kavanaugh Road transit line; thence N 89° 00' 14" W along the Wieler Road transit line and assumed Section line 625.50 feet; thence N 0° 59' 42" E on a line perpendicular to the Wieler Road transit line 24.75 feet; thence N 89° 00' 14" W along the existing northerly right-of-way line of Wieler Road 263.33 feet; thence N 60° 33' 56" W parallel with and 50 feet northeasterly of the C.T.H. "Q" (now known as CE) transit line 628.99 feet; thence N 57° 01' 40" W 81.03 feet to a point of curve of radius 2,346.83 feet (from said point the long chord bears N 70° 08' 07" W 780.13 feet); thence northwesterly along the arc of the curve parallel with and 55 feet northeasterly of the C.T.H. "Q" (now known as CE) transit line 783.95 feet to the end of curve; thence N 79° 42' 18" W parallel with and 55 feet northerly of the C.T.H. "Q" (now known as CE) transit line 308.86 feet; thence N 39° 15' 30" W 143.52 feet; thence S 01° 11' 18" W along the Haas Road transit line 150.00 feet; thence N 79° 42' 18" W along the C.T.H. "Q" (now known as CE) transit line 59.20 feet; thence S 10° 17' 42" W on a line perpendicular to the C.T.H. "Q" (now known as CE) transit line 50.00 feet; thence S 79° 42' 18" E parallel with and 50 feet southerly of the C.T.H. "Q" (now known as CE) transit line 453.54 feet to a point of curve of radius 2,241.83 feet (from said point the long chord bears S 70° 08' 07" E 745.40 feet); thence southeasterly along the arc of the curve parallel with and 50 feet southwesterly of the C.T.H. "Q" (now known as CE) transit line 748.88 feet to the end of curve; thence S 60° 33' 56" E parallel with and 50 feet southwesterly of the C.T.H. "Q" (now known as CE) transit line 1,280.88 feet; thence S 63° 25' 41" E 100.13 feet; thence S 60° 33' 56" E parallel with and 45 feet southwesterly of the C.T.H. "Q" (now known as CE) transit line 370.08 feet; thence S 57° 58' 26" E 330.27 feet; thence N 29° 25' 23" E on a line perpendicular to the C.T.H. "Q" (now known as CE) transit line 60.00 feet; thence N 60° 34' 37" W along the C.T.H. "Q" (now known as CE) transit line 329.92 feet to the



Kavanaugh Road transit line; thence N 29° 25' 44" E on a line perpendicular to the C.T.H. "Q" (now known as CE) transit line 50.00 feet; thence N 60° 33' 56" W parallel with and 50.00 feet northeasterly of the C.T.H. "Q" (now known as CE) transit line 762.77 feet; thence N 06 ° 40' 58" W 105.14 feet to a point on the Wieler Road transit line; which point is 150 feet from the C.T.H. "Q" (now known as CE) transit line as measured along the Wieler Road transit line; thence N 84° 42' 43" E 32.84 feet to the point of beginning..

Tax Parcel No.: 03-0-0237-00-2  
03-0-0238-00-2  
03-0-0243-01-2  
03-0-0241-01-2  
03-0-0240-00-2

All that portion of the following described property located North of the North line of the main track (now removed) of the Milwaukee Lake Shore and Western Railway Company (now the Chicago and North Western Transportation Company), as said main track was originally located and established over and across said Section 31, in Town of Buchanan, Outagamie County, Wisconsin, to-wit: The West 1/2 of the East 110 acres of the SE 1/4 of Section 31, T21N, R19E, Outagamie County, Wisconsin.

and

All that portion of the following described property located North of the North line of the main track (now removed) of the Milwaukee Lake Shore and Western Railway Company (now the Chicago and North Western Transportation Company), as said main track was originally located and established over and across said Section 31, in the Town of Buchanan, Outagamie County, Wisconsin, to-wit: The West 50 acres of the SE 1/4 of Section 31, T21N, R19E.

Tax Parcel No.: 03-0-0668-01-2

A strip of land 100 feet in width extending over and across part of the Northeast Quarter of the Southeast Quarter of Section 36, Township 21 North, Range 18 East of the Fourth Principal Meridian, said strip of land being 50 feet in width on each side of the center line of the main track (now removed) of the Milwaukee Lake Shore and Western Railway Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 36, and lying Southeasterly of the Southeasterly line of a tract of land described by Easement Deed dated October 21, 1970, between the Chicago and North Western Railway Company and the Town of Buchanan, Outagamie County, Wisconsin.

ALSO:

A strip of land 100 feet in width extending over and across part of the Southwest Quarter of Section 31, Township 21 North, Range 19 East of the Fourth Principal Meridian, said strip of land being 50 feet in width on each side of the center line of the main track (now

removed) of the Milwaukee Lake Shore and Western Railway Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 31, and lying Westerly of the following described line: Commencing at the South Quarter corner of said Section 31, as established by Project S 0733(3) of the Wisconsin State Highway Commission; thence S 89° 55' W along the South line of said Section 31 a distance of 581.6 feet; thence N 0° 05' W a distance of 425.1 feet; thence S 89° 55' W a distance of 199.4 feet; thence N 0° 05' W a distance of 722.8 feet to the point of beginning of the following described line; thence continuing N 0° 05' W a distance of 103.78 feet and there terminating.

Subject to all public roads and highways, and public or private utilities now located on the above described real estate

Excepting therefrom:

The East 350 feet of the following described property situated in the Town of Buchanan, Outagamie County, Wisconsin, to-wit:

A strip of land 100 feet in width extending over and across part of the SW 1/4 of Section 31, T21N, R19E, of the Fourth Principal Meridian, said strip of land being 50 feet in width on each side of the center line of the main track (now removed) of the Milwaukee Lake Shore and Western Railway Company (now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 31, and lying Westerly of the following described line: Commencing at the South 1/4 corner of said Section 31, as established by Project S 0733(3) of the Wisconsin State Highway Commission; thence S89°55' W along the south line of said Section 31 a distance of 581.6 feet; thence N 0°05'W a distance of 425.1 feet; thence S89°55'W a distance of 199.4 feet; thence N 0°05'W a distance of 722.8 feet to the point of beginning of the following described line; thence continuing N 0°05'W a distance of 103.78 feet and there terminating.

Being a part of Section 31, T21N, R19E, Outagamie County, Wisconsin.

By this Deed, the Grantor conveys to the Grantees all of the Grantor estate's interest in the Property, whether held by the decedent of the estate at the time of his death or acquired by the Grantor estate following the date of the decedent's death.

*(Note: this transfer is exempt from a transfer return and fee pursuant to Sec. 77.25 (11))*



Dated this 29th day of June, 2004.

Estate of James A. Mader, deceased

By: Karen D. Mader  
Karen D. Mader,  
Personal Representative

STATE OF WISCONSIN     )  
                                      )ss  
CALUMET COUNTY         )

Personally came before me this 29th day of June, 2004, Karen D. Mader, known to me to be the person who executed by foregoing instrument and who acknowledged to me that she is the Personal Representative of the Estate of James A. Mader, that she executed the foregoing instrument in her capacity as Personal Representative, and that the above instrument is a binding contract of the Estate of James A. Mader.

George W. Twohig  
George W. Twohig  
Notary Public, Calumet County, WI  
My commission is permanent.

Drafted by:  
Attorney George W. Twohig  
Twohig & Rietbrock, S.C.  
102 N. Madison Street  
Chilton, WI 53014  
(920)849-4999



June 15, 2022

Mader Family Trust  
Karen D. Mader, Revocable Living Trust, et al.  
W891 County Road CE  
Kaukauna, WI 54130

RE: City of Kaukauna Sewer Service Area Swap – Tax Parcel 03-0-0223-00-2

I, Karen Mader, understand and approve the 39.75 acre property owned by the Mader Family Trust (Tax Parcel 03-0-0223-00-2 as shown on attached map) being Swapped out of the City of Kaukauna's Sewer Service Area.

Signature: Karen Mader  
Sara J. Mason

Date: 7-14-22  
7/14/22

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

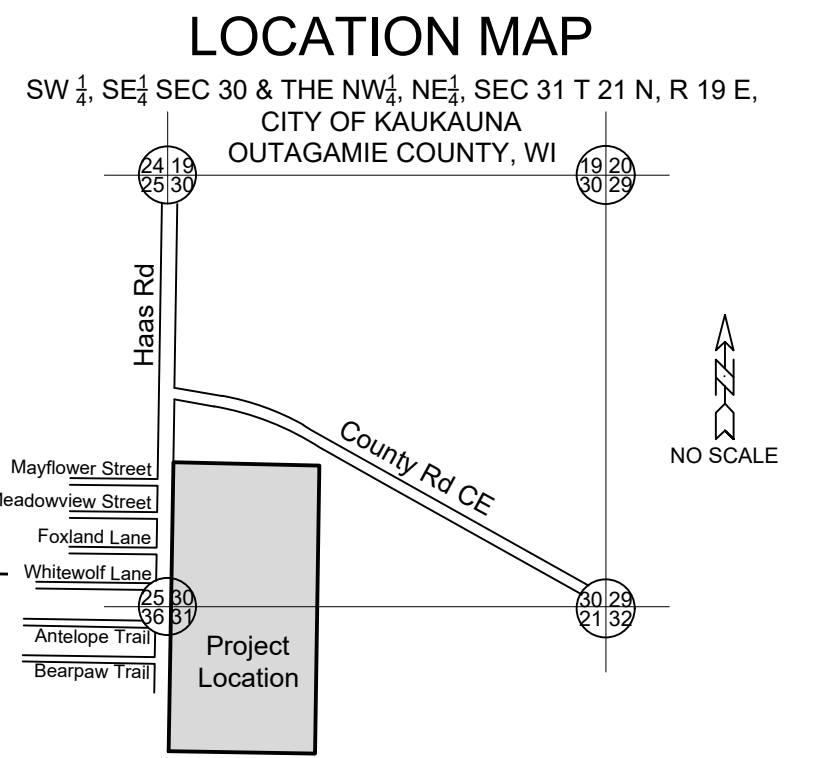
Please return to the Kaukauna Public Works Department in the attached addressed envelope



# Bluestem Meadows

## City of Kaukauna, Outagamie County, WI

### For: Dercks Builders & Masonry



Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the City of Kaukauna.

Streets shall be constructed in accordance with the State of Wisconsin Standard Specifications for Highway and Structures Construction, and all Special Provisions of the City of Kaukauna.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The outside services are shown to stop at a point 5 feet outside the foundation wall. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Water Pipe shall be PVC C900 D(18), with minimum of 18 gauge, insulated (blue), single-conductor copper tracer wire, or equivalent, per SPS 382.40 (8)(k).

Sanitary Sewer Pipe shall be PVC Schedule 40, with minimum of 18 gauge, insulated (green), single-conductor copper tracer wire, or equivalent, per SPS 382.30 (11)(h).

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with soil tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.

SHEET INDEX:	
Sheet	Page
Sewer & Water Cover Sheet	1.0
Topographic Survey	1.1
Drainage and Grading Plan	1.2
Erosion & Sediment Control Plan	1.3
Construction Details	2.1
Sewer & Water Details	2.2
Erosion & Sediment Control Details	2.3
Stormwater Pond Details	2.4
Pond Stand Pipe Grate Details	2.5
Plan & Profile: White Dove Lane - Sta 0+00 to 8+00	3.1
Plan & Profile: White Dove Lane - Sta 8+00 to 13+84.75	3.2
Plan & Profile: Beckett Lane - Sta 7+50 to 10+39.02	3.3
Plan & Profile: Snow Goose Way - Sta 0+00 to 10+39.32	3.4
Plan & Profile: Haas Road - Sta 22+00 to 27+61.59	3.5

## SEWER & WATER COVER SHEET

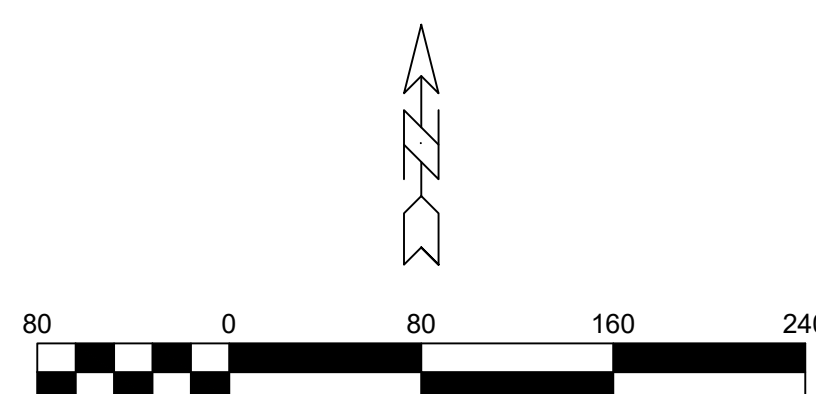


**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
www.davel.pro

Project Number: 4198  
August 1, 2022

### LEGEND

CATV	CATV	Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
FO	FO	Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
OH	OH	Overhead Electric Lines	Storm Manhole	Railroad Signal Sign
San	San	Utility Guy Wire	Inlet	Tower / Silo
Sto	Sto	Sanitary Sewer	Catch Basin / Yard Drain	Post / Guard Post
E	E	Storm Sewer	Water MH / Well	Satellite Dish
G	G	Underground Electric	Hydrant	Large Rock
T	T	Underground Gas Line	Utility Valve	Flag Pole
W	W	Underground Telephone	Utility Pole	Deciduous Tree
X	X	Fence - Steel	Light Pole / Signal	Coniferous Tree
X	X	Fence - Wood	Guy Wire	Bush / Hedge
X	X	Fence - Barbed Wire	Electric Pedestal	Stump
Treeline	Treeline	Electric Transformer	Air Conditioner	Soil Boring
Railroad Tracks	Railroad Tracks	Telephone Pedestal	Telephone Manhole	Benchmark
Culvert	Culvert	Intermediate Contour	Ex Spot Elevation	Asphalt Pavement
800	800	Delineated Wetlands	Proposed Sanitary Manhole	Concrete Pavement
799	799	Proposed Storm Sewer	Proposed Storm Manhole	Gravel
608	608	Proposed Sanitary Sewer	Proposed Curb Inlet	
		Proposed Water Main	Prop. Catch Basin / Yard Drain	
		Proposed Contour	Proposed Endwall	
		Proposed Swale	Proposed Hydrant	
		Proposed Culvert	Proposed Valve	
			Proposed Curb Stop	
			Proposed Cleanout	



***For DNR Sewer Checklist  
Bluestem Meadows 3***

**Proposed Service Area (acres)**

Immediate	<input type="text" value="29.41"/>	Ultimate	<input type="text" value="29.41"/>
-----------	------------------------------------	----------	------------------------------------

**Population to be served**

Density	<input type="text" value="5.10"/>	Population	<input type="text" value="150"/>
---------	-----------------------------------	------------	----------------------------------

**Per Capita Sewage Contribution (gallons per day)**

Average	100	Peak	400
---------	-----	------	-----

**Design Flows (gallons per day)**

Average	<input type="text" value="15000"/>	Peak	<input type="text" value="60000"/>
---------	------------------------------------	------	------------------------------------

**Design Flows (cubic feet per second)**

Average	<input type="text" value="0.02"/>	Peak	<input type="text" value="0.09"/>
---------	-----------------------------------	------	-----------------------------------

**Design BOD**

<input type="text" value="25.50"/>	lbs/day
------------------------------------	---------

**Design TSS**

<input type="text" value="30.00"/>	lbs/day
------------------------------------	---------

**Design TP**

<input type="text" value="1.245"/>	lbs/day
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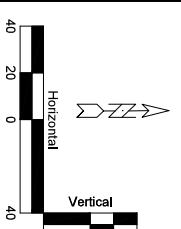


**RADIUS STATIONING IS TO BACK OF CURB.**

814.16 = PROPOSED GRADE

**ENDWALLS ARE INCLUDED IN CULVERT LENGTH**

Storm Sewer	Sto	Sto
Sanitary Sewer	Son	Son
Water Main	W	W
Culvert	=====	
Swaley Ditch	-----	
Sanitary Manhole	●	
Storm Manhole	◐	
Cure Inlet	◑	
Catch Basin/Yard D	◒	

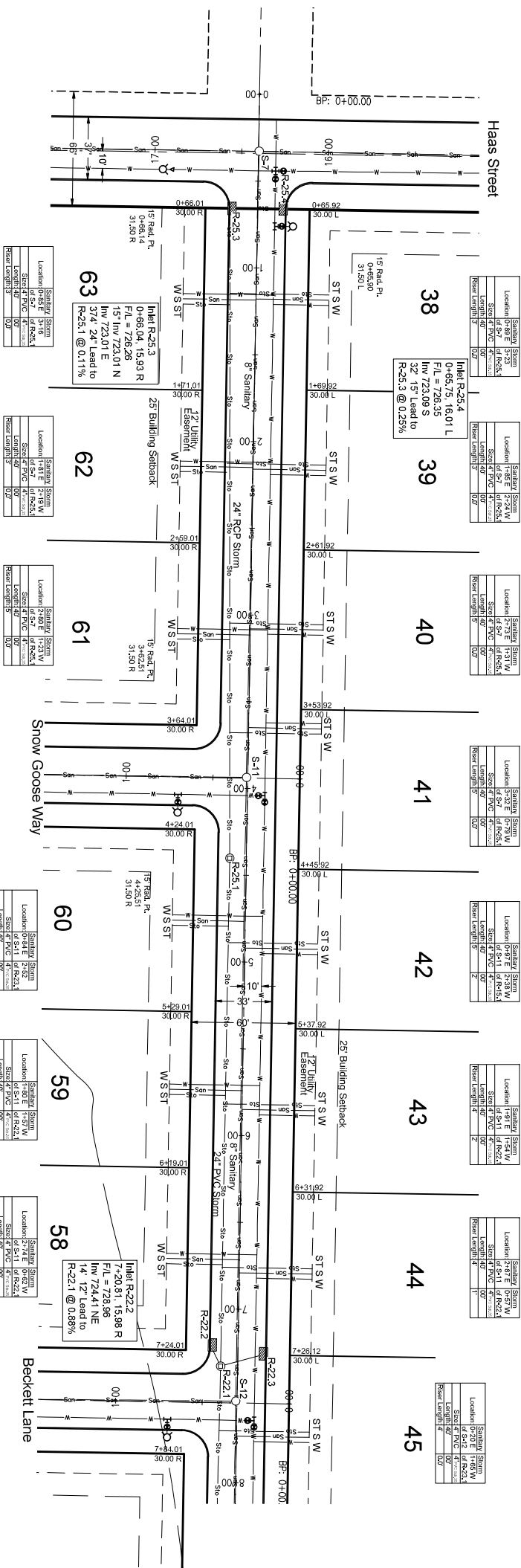


# RECORD DRAWING

## Antelope Trail

Sta 0+00 to 8+00

**DAVEL ENGINEERING &  
ENVIRONMENTAL, INC.**  
*Civil Engineers and Land Surveyors*  
1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866 Fax: 920-441-0804  
[www.davel.pro](http://www.davel.pro)



## Jeffrey Bodoh

---

**From:** Brian Helminger <Brian.Helminger@hvmsd.org>  
**Sent:** Wednesday, August 3, 2022 7:21 AM  
**To:** Jeffrey Bodoh  
**Cc:** Chad Giackino  
**Subject:** RE: Sanitary Sewer map amendment for the Bluestem Subdivision Phase 3

Good morning Jeffrey:

I have reviewed the attachments for the subdivision and the estimated residential loadings at full buildout should not be an issue as far as treatment capacity. I have included Chad from our office on this message and he will file the paperwork in our office and provide the concurrence letter once the project moves further along.

## Brian Helminger

District Director

Heart of the Valley  
Metropolitan Sewerage District  
801 Thilmany Road  
Kaukauna, WI 54130  
Phone: 920-766-5731

[https://link.edgepilot.com/s/017c5800/qkMPwESL10\\_6iSczaD4v4Q?u=http://www.hvmsd.org/](https://link.edgepilot.com/s/017c5800/qkMPwESL10_6iSczaD4v4Q?u=http://www.hvmsd.org/)

---

**From:** Jeffrey Bodoh <jbodoh@kaukauna-wi.org>  
**Sent:** Tuesday, August 2, 2022 4:16 PM  
**To:** Brian Helminger <Brian.Helminger@hvmsd.org>  
**Cc:** John Neumeier <neumeier@kaukauna-wi.org>  
**Subject:** Sanitary Sewer map amendment for the Bluestem Subdivision Phase 3

Mr. Helminger

I am working with East Central Wisconsin Planning Commission on Sanitary Service map Amendment for the Bluestem Meadows 3 Subdivision. East Central wants me to verify that the HOTV Wastewater Treatment Plant has the ability to treat the wastewater generated from the area. I have attached the sewer flow calculations (from the consultant), the proposed sewer layout for this subdivision and a copy of the plans for the earlier phase of Bluestem that Phase 3 will be connected to.

Please verify that the Treatment Plant can treat the waste from this subdivision.

Thank you and have a nice day

**Jeffrey Bodoh**  
Project Engineer





June 16, 2022

Mader Family Trust  
Karen D. Mader, Revocable Living Trust, et al.  
W891 County Road CE  
Kaukauna, WI 54130

Dear Karen Mader,

This letter is notification that the City of Kaukauna has requested that East Central Wisconsin Regional Planning Commission (ECWRPC) remove a portion of your property from the City's sewer service area (SSA) as shown on the attached map. This action is necessary to add land for the Blue Stem Meadows Subdivision Addition into the City's sewer service area. The City anticipates your property that is being swapped out, will be back in the Kaukauna service area when the proposed 2040 Heart of the Valley SSA map is approved. This is anticipated to occur in 2023.

Attached is a confirmation letter verifying that you understand and accept the Sewer Service Area Swap. Please review, sign, date and return in the enclosed envelope.

If you have any questions regarding this issue, please contact me at your convenience at (920) 766-6305 or [jbodoh@kaukauna-wi.org](mailto:jbodoh@kaukauna-wi.org).

Sincerely,

Jeffrey Bodoh  
City of Kaukauna  
Senior Project Engineer

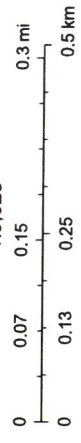
Attachments

Cc: Wilhelmina Paustian, Senior Planner, East Central Planning Commission  
John Neumeier, Director of Public Works/City Engineer, City of Kaukauna



[illegible]

1:9,028



Brown County WI, Maxar, Esri, HERE, HERE, © OpenStreetMap contributors, and the GIS user community



**MEETING NOTICE**  
**COMMUNITY FACILITIES COMMITTEE MEETING**  
**East Central Wisconsin Regional Planning Commission**

COMMITTEE MEMBERS: *David Albrecht (Perm Alt for Tom Egan), Aaron Jenson (Perm Alt for Brian Smith), James Lowey, Jeff Nooyen, Brenda Schneider*

**Date:** Tuesday – August 23, 2022

**Time:** 1:00 p.m.

**Place:** Virtual Only

**Meeting Link:** <https://meet.goto.com/711112565>

**Phone Number:** +1 (571) 317-3122

**Access Code:** 711-112-565

Please contact the East Central office if you are unable to attend and arrange for an alternate to be present.

**AGENDA**

- 1. Welcome and Introductions**
- 2. Roll Call**
  - A. Introduction of Alternates, Staff and Guests
- 3. Approval of the Agenda/Motion to Deviate**
- 4. Public Comment**
- 5. Approval of the Minutes of the June 8, 2022 Community Facilities Committee Meeting**
- 6. Announcements and Discussion Items**
- 7. New Business/Action Items**
  - A. Re-Evaluate Track 173 – Oshkosh 2030 Sewer Service Area Amendment: Change in DMA Status
  - B. Track 174 – Fox Cities-Heart of the Valley Sewer Service Area Amendment: Acreage Swap
  - C. Track 175 – Stockbridge Sewer Service Area Amendment: Acreage Swap
- 8. Informational / Discussion Items**
  - A. County Roundtable Discussion (*as time permits*)
- 9. Upcoming Commission Meetings**
  - A. The next **Community Facilities Meeting** will take place Wednesday, September 14, 2022 at 10:00 a.m. Further details will be forthcoming.
  - B. The next **Quarterly Commission Meeting** will take place Friday, October 28, 2022. Further details will be forthcoming.
- 10. Adjourn**

*Any person wishing to attend this meeting or hearing, who, because of a disability, requires special accommodations should contact the East Central Wisconsin Regional Planning Commission at (920) 751-4770 at least three business days prior to the meeting or hearing so that arrangements, within reason, can be made.*

**DRAFT**  
**MEETING MINUTES**  
**COMMUNITY FACILITIES COMMITTEE**  
East Central WI Regional Planning Commission

**Date:** Wednesday, August 23, 2022  
**Time:** 1:00 p.m.  
**Place:** Virtual Meeting

**1. Welcome and Introductions**

Vice Chairperson Schneider called the meeting to order at 1:00 p.m.

**2. Roll Call**

**Committee Members Present:**

Brenda Schneider-Chair ..... Fond du Lac County  
Jeff Nooyen ..... Outagamie County  
James Lowey-Vice Chair ..... Menominee County  
Aaron Jenson (Perm. Alt. for Brian Smith)..... Waupaca County

**Committee Members Absent (Excused):**

David Albrecht (Perm. Alt. for Tom Egan) ..... Winnebago County

**ECWRPC Staff:**

Melissa Kraemer Badtke..... Executive Director  
Kevin Englebert ..... Deputy Director  
Wilhelmina Paustian ..... Senior Planner  
Leann Buboltz..... Administrative Coordinator

**ECWRPC Guests:**

Kevin Mraz ..... Algoma Sanitary District  
Lawrie Kobza..... Boardman & Clark, LLP  
Jonathan Smies..... Godfrey & Kahn, S.C.  
Tim Asplund..... WDNR  
Gunilla Goulding..... WDNR  
Alix Burk ..... WDNR  
John Neumeier ..... City of Kaukauna  
Jeff Bodoh ..... City of Kaukauna  
Steve Gohde ..... City of Oshkosh Public Works  
James Rabe..... City of Oshkosh Public Works  
Justin Gierach..... City of Oshkosh  
Lynn Lorenson ..... City of Oshkosh  
Mark Rohloff ..... City of Oshkosh  
Amy Vanden Hogen..... City of Oshkosh

3. **Approval of the Agenda/Motion to Deviate** - A motion was made by Mr. Lowey and second by Mr. Nooyen to approve of the agenda. Motion carried unanimously.

4. **Public Comment** – Chair Schneider indicated that public comments are limited to 2 minutes for each individual.

Attorney Jonathan Smies – On behalf of the City of Oshkosh. Attorney Smies stated that the City of Oshkosh SSA Amendment will change the DMA status in the City of Oshkosh for the Wit development. He noted that he was in support of the Commission's recommendation to approve the City's request and shared that those being served are City residents and would be receiving city services (i.e. police, fire and water) so providing wastewater service would make sense.

Mr. Mark Rohloff – City of Oshkosh Manager indicated that workforce housing is important for the Economic Development in the area and that the City has been working with the Wit development for a couple of years and noted they are in favor of this request.

Attorney Lawrie Kobza – On behalf of the Algoma Sanitary District No. 1. Attorney Kobza shared that they believe that staff's recommendation includes an error. She stated that this will not conform to the existing Sewer Service Area Plan because the project is being sized to serve areas that are within the Sanitary District DMA and are already receiving service from the Sanitary District. Ms. Kobza also stated that the full cost for the City's interceptor project must be attributed to the Wit development.

Kevin Mraz – City of Algoma Sanitary District. He presented slides showing a map of the existing District's sewer main along Witzel Avenue and noted that it is adequate to serve the site and is the same size diameter that is being proposed by the City, therefore it would not be a necessity to install new infrastructure along Witzel Avenue. In addition, Mr. Mraz pointed out that the sewer main extends to Westbrook Drive, not to Westhaven Drive as was incorrectly noted in the Commission staff's memo. Mr. Mraz emphasized that the City's DMA request is proposed to allow service to the Wit property only and not connect to any other property. A map of the proposed 72 acres that is included in the City's broad project cost was not identified by the City. He also stated that spreading the entire project cost across the 72 acres would not be a fair representation of the monetary cost to serve the Wit development.

5. **Approval of the Minutes of the June 8, 2022 Community Facilities Committee Meeting** - A motion was made by Mr. Nooyen and seconded by Mr. Lowey to approve as presented. Hearing of no further discussion, motion carried unanimously.

6. **Announcements** –  
A. Staff Report –None.



## **7. New Business/Action Items – presented by Ms. Paustian – Senior Planner**

- A. Re-Evaluate Track 173 – Oshkosh 2030 Sewer Service Area Amendment: Change in DMA Status: Ms. Paustian provided an overview of the amendment timeline and final evaluation. Staff conducted an evaluation of the proposed SSA Amendment with respect to the Policies and Criteria outlined in the Oshkosh SSA Plan, and NR 121, Wisconsin Administrative Code definition of a cost-effective analysis, as well as a non-monetary cost analysis which includes environmental impacts. Upon that review, ECWRPC is recommending that the Community Facilities Committee approve the City of Oshkosh's SSA Amendment (Track 173) request.

A motion was made by Mr. Lowey and second by Mr. Nooyen to approve the proposed Track 173-Oshkosh 2030 Sewer Service Area Amendment: Change in DMA Status. Motion carried unanimously

- B. Track 174 – Fox Cities-Heart of the Valley Sewer Service Area Amendment: Acreage Swap. On July 20, 2022 the City of Kaukauna submitted an SSA Amendment application to propose removing 39.41 acres of land in the HOV SSA and add in 29.07 acres of land outside, but adjacent to the HOV SSA. Adding this area would allow for the potential to provide service to the proposed Bluestem Meadows development. Ms. Paustian noted that based on the review of the amendment application, staff determined that the proposed acreage swap follows ECWRPC's swap amendment criteria is consistent with the Fox Cities 2030 SSA Plan. Upon review, staff recommended that the Community Facilities Committee approve the City of Kaukauna's SSA Amendment (Track 174) request.

A motion was made by Mr. Jenson and second by Mr. Lowey to approve the proposed Track 171 SSA Amendment. Motion carried unanimously.

- C. Track 175 – Stockbridge Sewer Service Area Amendment: Acreage Swap. On behalf of the Village of Stockbridge, McMahon Associates, Inc. requested that a total of 31.10 acres be added to the SSA and 29.84 acres be removed, or swapped-out of the SSA. Ms. Paustian noted that based on the review and evaluation of this amendment application, it was determined that the proposed acreage swap in the Stockbridge SSA follows ECWRPC's swap criteria and is consistent with the elements in the Stockbridge SSA Plan and Water Quality Management Program elements. Staff recommended that the Community Facilities Committee approve.

A motion was made by Mr. Lowey and second by Mr. Nooyen to approve the proposed Track 171 SSA Amendment. Motion carried unanimously.

## **8. Informational/Discussion Items**

County Roundtable Discussion – None

## **9. Establish Time and Place for Next Commission Meeting**

- A. *The next **Community Facilities Meeting** will take place Wednesday, September 14, 2022 at 10:00 a.m. Further details will be forthcoming.*

B. The next **Quarterly Commission Meeting** will take place Friday, October 28, 2022. Further details will be forthcoming.

10. Adjourn – A motion was made by Mr. Lowey and second by Mr. Nooyen to adjourn.  
Time noted at 1:37 p.m.

Respectfully submitted  
Leann Buboltz – ECWRPC Administrative Coordinator