

Town of Center Hosts Intergovernmental Meeting

September 25, 2003. During this month's Comprehensive Planning Meeting, the Town Plan Commission invited representatives from neighboring towns, Outagamie County, the regional planning commission, WisDOT, WDNR, the school districts, and the City of Appleton to attend. The purpose of the meeting was to get reactions from these communities and agencies to the Town of Center Plan.

The meeting was very well attended. After a brief introductory presentation by OMNNI Associates describing the planning program and the issues and concerns raised so far, a discussion began during which invited participants identified concerns. The discussion was very good and raised several items for the Town of Center to consider. What follows is a summary of the issues expressed during the meeting organized by agency/community:

OMNNI Associates

During the initial presentation, OMNNI Associates raised two issues to begin the discussion:

- 1) The Plan must show the location of landfills and the required 1,200-foot variance area required by the WDNR around these landfills. Within this 1,200-foot area a variance has to be issued by the WDNR before a residential well can be drilled.
- 2) The Plan will need to address the potential church, school, assisted living facility proposed near Mackville.

Outagamie County

Outagamie County has several concerns with the current draft of the Town of Center Plan, including:

- 1) Growth is planned to occur too fast. The high amount of anticipated growth will impact the things that Town Residents expressed as important community values (i.e. ability to walk safely, protection of natural resources, preservation of farmland).
- 2) The current Plan does not provide for parks and trails and other amenities that new residents will desire. This situation has been seen before in the County with severe costs. Greenville and Grand Chute are two towns that have experienced these types of growing pains. When widespread residential development is allowed to occur, demand for additional services and amenities follow.
- 3) The County asked that the Plan Commission consider revising the Land Use Vision to scale back residential development.

- 4) The County is concerned that the Plan does not map the location of potential quarries. This information should be shown on the Future Land Use Map and residential development should be directed away from these areas.
- 5) The County is concerned about the arsenic advisory area in the town. Currently the county requires all plats within the arsenic advisory area to provide a note to that fact on the plan.

Wisconsin Department of Natural Resources (WDNR)

First, the WDNR wanted to notify the town that development in sections 28, 29, 30, 31, 32, and 33 is now subject to special well casing requirements that went into effect in July. These requirements are intended to minimize potential exposure to arsenic. New wells constructed in these sections will require a casing to a depth of 200 feet. This will affect residential development costs by essentially doubling the price of a well.

The WDNR is also very concerned about the growing arsenic issue in the area. The WDNR believes the Town's plan for unrestricted growth will have an impact on the arsenic exposure in the area. The plan needs to provide additional information about this issue and consider the need to limit residential development in order to limit exposure to arsenic.

Furthermore, the WDNR expressed a concern that the Future Land Use Map does not illustrate the location of future quarry locations. The WDNR believes this information should be included on the plan map and residential development should be directed away from these areas.

East Central Wisconsin Regional Plan Commission (ECWRPC)

The ECWRPC is concerned that projected population growth of approximately 5,000 people will result in an estimated 140-150 people per acre. Rather than spread development throughout the Town, the ECWRPC would recommend that it be concentrated in certain areas so the impact on undeveloped areas and agricultural operations can be minimized. Scattered development will have an adverse impact on scattered farming operations.

Like Outagamie County and the WDNR, ECWRPC would also encourage the town to map the location of future quarry operations, based on available resources, and restrict development from these locations. Long-term this land can be used for residential development, but only after the resource has been extracted.

Wisconsin Department of Transportation (WisDOT)

Like the other agencies present, WisDOT is concerned about the amount of development and the fact that all new development will be served by existing town roads and STH 47.

WisDOT views STH 47 as an important regional travel route. In order to preserve the function of the corridor, access limitations to STH 47 will become more restrictive. While there are no plans to build a bypass around Mackville (as has been rumored lately), WisDOT will be enforcing access controls to ensure that STH 47 remains a highway that has a high level of service. As traffic increase WisDOT needs to ensure that the road function appropriately. This means that driveway permits will not be issued for every property, as additional points of access deteriorate the level of service of the roadway. WisDOT stressed to the town that internal access must be considered.

WisDOT offered to partner with the town in developing an official map to identify future town roads, particularly new roads that cut into sections and away from STH 47 to provide local travel routes. During the meeting, the Plan Commission seemed agreeable to this partnership opportunity. This is an important implementation activity that will be added to the DRAFT Transportation, Implementation, and Intergovernmental Chapters as an objective.

Town of Ellington

The Town Chair expressed his concern over the loss of farmland in the Town of Center. As a neighboring community that desires farmland preservation, they are worried about the impact of scattered residential development in the Town of Center.

Prior to adjourning in the meeting the Town of Center Plan Commission indicated that they anticipate these issues will be discussed during the draft plan review phase, when all chapters are complete for the town to consider. The fall meeting schedule is as follows:

Thursday, October 30, 2003 at 7:00 pm
Thursday, November 20, 2003 at 7:00 pm
Thursday, December 18, 2003 at 7:00 pm