

**SANITARY SEWER SERVICE
AREA FOR THE CITY OF
WEST BEND AND ENVIRONS**

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Special acknowledgement is due SEWRPC Senior Planner Timothy J. McCauley and SEWRPC Research Analyst James P. Siegler for their contributions to this report.

**COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 35 (2nd Edition)**

**SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS
WASHINGTON COUNTY, WISCONSIN**

Prepared by the

**Southeastern Wisconsin Regional Planning Commission
P. O. Box 1607
Old Courthouse
916 N. East Avenue
Waukesha, Wisconsin 53187-1607**

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Chapter I

INTRODUCTION

BACKGROUND

On July 12, 1979, the Southeastern Wisconsin Regional Planning Commission formally adopted an areawide water quality management plan for Southeastern Wisconsin. The plan is aimed at achieving clean and wholesome surface waters within the seven-county Region, surface waters that are "fishable and swimmable."¹

The plan has five basic elements: 1) a land use element, consisting of recommendations for the location of new urban development in the Region and for the preservation of primary environmental corridors and prime agricultural lands; 2) a point source pollution abatement element, including recommendations concerning the location and extent of sanitary sewer service areas, the location, type, and capacity of, and the level of treatment to be provided at, sewage treatment facilities, the location and configuration of intercommunity trunk sewers, and the abatement of pollution from sewer system overflows and from industrial wastewater discharges; 3) a nonpoint source pollution abatement element, consisting of recommendations for the control of pollutant runoff from rural and urban lands; 4) a sludge management element, consisting of recommendations for the handling and disposal of sludges from sewage treatment facilities; and 5) recommendations for the establishment of continuing water quality monitoring efforts in the Region.

The plan was formally certified over the period July 23 to September 20, 1979, to all of the local units of government in the Region and to the concerned State and Federal agencies. The plan was formally endorsed by the Wisconsin Natural Resources Board on July 25, 1979. Such endorsement is particularly important because under State law and administrative rules, certain actions by the Wisconsin Department of Natural Resources (WDNR) must be found to be in accordance with the adopted and

endorsed plan. These actions include, among others, WDNR approval of waste discharge permits, WDNR approval of State and Federal grants for the construction of wastewater treatment and conveyance facilities, and WDNR approval of locally proposed sanitary sewer extensions.

NEED FOR REFINEMENT AND DETAILING OF LOCAL SANITARY SEWER SERVICE AREAS

The adopted regional water quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage treatment facility (see Map 1). There were in the plan, as initially adopted, a total of 85 such identified sanitary sewer service areas. The initially recommended sanitary sewer service areas were based upon the urban land use configuration identified in the Commission-adopted regional land use plan for the year 2000.² As such, the delineation of the areas was necessarily general, and may not have reflected detailed local planning considerations.

Section NR 110.08(4) and Section Comm 82.20(4) of the Wisconsin Administrative Code require that the Wisconsin Department of Natural Resources, with respect to public sanitary sewers, and the Wisconsin Department of Commerce, with respect to private sanitary sewers, make a finding that all proposed sanitary sewer extensions be in conformance with adopted areawide water quality management plans and the sanitary sewer service areas identified in such plans. These Departments, in carrying out their responsibilities in this respect, require that the Southeastern Wisconsin Regional Planning Commission, as the designated areawide water quality management planning agency for the Southeastern Wisconsin Region, review and comment on each proposed sewer extension as to its relationship to the approved plan and sewer service areas. In order to properly reflect local, as well as

¹The adopted areawide water quality management plan is documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, Volume One, Inventory Findings; Volume Two, Alternative Plans; and Volume Three, Recommended Plan.

²See SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation System Plan for Southeastern Wisconsin: 2000, Volume One, Inventory Findings; and Volume Two, Alternative and Recommended Plans.



areawide planning concerns in the execution of this review responsibility, the Regional Planning Commission, in adopting the areawide water quality management plan, recommended that steps be taken to refine and detail each of the 85 sanitary sewer service areas delineated in the plan in cooperation with the local units of government concerned. The refinement and detailing process consists of the following seven steps:

1. Preparation of a base map at an appropriate scale for each sanitary sewer service area identified in the areawide water quality management plan.
2. The delineation on that base map of a sanitary sewer service area consistent with the objectives set forth in the adopted regional water quality management plan.³
3. The conduct of intergovernmental meetings involving the local or areawide unit or units of government concerned. At these meetings, the initial sanitary sewer service area delineation is to be presented and discussed and the positions of each of the units of government concerned solicited.
4. The preparation of modifications to the initially proposed sanitary sewer service area to reflect, as necessary, concerns expressed at the intergovernmental meetings. These modifications would meet, to the fullest extent practicable, the objectives expressed both in the adopted areawide water quality management and regional land use plans and in adopted local land use and sanitary sewerage system plans.
5. The holding of a public hearing jointly by the Commission and the local or areawide unit or units of government concerned to obtain public reaction to site-specific sewer service area issues that might be raised by the proposed sewer service area delineation.
6. The preparation of a final sanitary sewer service area map and accompanying report.

³The sewer service areas in the water quality management plan were based upon the urban land use configurations as set forth in the Commission's design year 2000 land use plan. The Commission has since completed and adopted a design year 2020 land use plan, which plan served as the point of departure in the delineation of the sewer service area set forth in this report.

7. Adoption of the final sewer service area map by the Commission and certification of the map to the Wisconsin Department of Natural Resources and the U. S. Environmental Protection Agency as an amendment to the adopted areawide water quality management plan. Desirably, such adoption by the Commission would follow endorsement of the map by the local or areawide unit or units of government concerned. While such a consensus by the local governments concerned will always be sought by the Commission, it is recognized that in some cases unanimous support of the refined and detailed sanitary sewer service areas may not be achieved. In those cases, the Commission will have to weigh the positions of the parties concerned and make a final determination concerning the issues involved.

THE WEST BEND SANITARY SEWER SERVICE AREA REFINEMENT PROCESS

The process of refining and detailing the sanitary sewer service areas in Southeastern Wisconsin was initiated after the Commission's adoption of the regional water quality management plan in July 1979. By letter dated May 16, 1979, the City of West Bend requested that the Regional Planning Commission undertake the refinement and detailing of the proposed year 2000 sanitary sewer service area tributary to the City of West Bend sewage treatment facility. Subsequent to the completion of the draft report, public hearings on this matter were held on August 5 and 19, 1980. The City of West Bend sanitary sewer service area plan, as documented in SEWRPC Community Assistance Planning Report No. 35, Sanitary Sewer Service Area for the City of West Bend, Washington County, Wisconsin, dated December 1982, was adopted by the Common Council on June 20, 1983, and by the Regional Planning Commission on December 2, 1982; and was endorsed by the Wisconsin Department of Natural Resources on June 5, 1984.

The City of West Bend and the Regional Planning Commission subsequently adopted six further amendments to the sanitary sewer service area as initially refined and set forth in SEWRPC Community Assistance Planning Report No. 35. Four of these amendments, being adopted in 1987, 1991, 1992, and 1995, respectively, recommended the addition of certain lands located immediately adjacent to the West Bend sewer service area. The remaining two amendments, being adopted in 1985 and 1988, respectively, recommended the addition of certain lands not immediately adjacent to the West Bend sewer service area in order to resolve onsite sewage disposal problems.

The Regional Planning Commission recognizes that, like other long-range plans, sanitary sewer service area plans should be reviewed periodically to assure that they continue to properly reflect regional and local urban development objectives, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service. By letter dated April 30, 1997, the City of West Bend requested the Regional Planning Commission to refine further the currently adopted West Bend sanitary sewer service area tributary to the City of West Bend sewage treatment facility.

Copies of the draft report setting forth a preliminary revised sanitary sewer service area plan were provided to the Towns of Barton, Farmington, Trenton, and West Bend; the City of West Bend; Washington County; and the Wisconsin Department of Natural Resources for review and comment prior to the public hearing held on May 6, 1998. The public reaction to the proposed sanitary sewer service area plan, as documented in the minutes contained in Appendix A, is summarized later in this report. The final revised sanitary sewer service area attendant to the City of West Bend sewage treatment facility is described in Chapter III of this report.

Chapter II

STUDY AREA DESCRIPTION

LOCATION

The study area considered for determining the refined West Bend sanitary sewer service area is shown on Map 2. The area consists of all the lands encompassed within the corporate limits of the City of West Bend, together with the entirety of the Town of West Bend, and portions of the Towns of Barton, Farmington, Jackson, Polk, and Trenton. The total study area is 73.3 square miles in extent, of which 18.8 square miles, or 26 percent, lie within the Town of West Bend; 16.6 square miles, or 23 percent, lie within the Town of Trenton; 13.7 square miles, or 19 percent, lie within the Town of Barton; 11.3 square miles, or 15 percent, lie within the City of West Bend; 5.4 square miles, or 7 percent, lie within the Town of Polk; 4.4 square miles, or 6 percent, lie within the Town of Jackson; and 3.1 square miles, or 4 percent, lie within the Town of Farmington. These areas are based upon 1995 civil division boundaries.

POPULATION

The resident population of the study area in 1995 was estimated at 39,800 persons. Of this total, it is estimated that about 30,000 persons were served by public sanitary sewers. The remaining 9,800 persons in the study area were served by onsite sewage disposal systems.

The forecast of probable future resident population levels for small geographic areas such as the West Bend study area is a difficult task, accompanied by uncertainties and subject to periodic revision as new information becomes available. To accommodate unforeseen changes in social and economic conditions, an "alternative futures" approach is utilized by the Regional Planning Commission to project a range of population growth which may be expected to occur over the period 1990 to 2020. The preparation of the Commission's year 2020 regional land use plan incorporated a consideration of two alternative scenarios for regional growth and change, involving different assumptions regarding population lifestyles and economic conditions. The high-growth scenario is intended to represent the upper extreme of possible future regional growth and change, while the intermediate future is considered to be the most likely scenario.

The Commission's year 2020 land use plan also considered alternative development patterns for accommodating the incremental population and employment levels envisioned under the aforementioned growth scenarios. Two development patterns were considered in the preparation of the alternative land use plans. The first, a centralized development pattern, accommodates increases in population and economic activity by promoting a more compact regional settlement pattern, moderating to the extent practicable the current trend toward diffusion of population, employment, and attendant urban development, similar to previously adopted regional land use plans. The second, a decentralized development pattern, accommodates the continued diffusion of population and employment levels historically evident in the Region, but in a manner consistent with the protection of the natural resource base of the Region.

The intermediate-growth centralized land use plan, also the adopted regional land use plan, would accommodate a year 2020 resident population level of about 45,800 persons in the West Bend study area. Under a high-growth decentralized alternative, the population level within the study area could be as high as 64,500 persons by the year 2020.

ENVIRONMENTALLY SIGNIFICANT LANDS

Environmental corridors are defined as linear areas in the landscape containing concentrations of natural resource and resource-related amenities. These corridors generally lie along the major stream valleys, around major lakes, and in the Kettle Moraine area of southeastern Wisconsin. Almost all the remaining high-value wetlands, woodlands, wildlife habitat areas, major bodies of surface water, and delineated floodlands and shorelands are contained within these corridors. In addition, significant groundwater recharge and discharge areas, many of the most important recreational and scenic areas, and the best remaining potential park sites are located within the environmental corridors. Such corridors are, in effect, a composite of the most important individual elements of the natural resource base in southeastern Wisconsin, and have immeasurable environmental, ecological, and recreational value.

The land use element of the adopted regional water quality management plan recommends that lands identified as primary environmental corridors not be developed for intensive urban use. Accordingly, the plan further recommends that sanitary sewers not be extended into such corridors for the purpose of accommodating urban development in the corridors. It was recognized in the plan, however, that it would be necessary in some cases to construct sanitary sewers across and through primary environmental corridors, and that certain land uses requiring sanitary sewer service could be properly located within the corridors, including park and outdoor recreation facilities and certain institutional uses. In some cases, extremely low density residential development at a density not to exceed one housing unit per five acres of upland corridor, compatible with the preservation of the corridors in essentially natural, open uses, may also be permitted to occupy corridor lands, and it may be desirable to extend sewers into the corridors to serve such uses. Basically, however, the adopted regional land use plan seeks to ensure that the primary environmental corridor lands are not destroyed through conversion to intensive urban uses.

One of the first steps in refining the West Bend sanitary sewer service area was to map in detail the environmentally significant lands in the study area. Accordingly, Commission inventories were reviewed and updated as necessary with respect to the following elements of the natural resource base: lakes, streams, and associated shorelands and floodlands; wetlands; woodlands; wildlife habitat areas; areas of rugged terrain and high-relief topography; wet, poorly drained, and organic soils; and remnant prairies. In addition, inventories were reviewed and updated as necessary with respect to such natural resource-related features as existing parks, potential park sites, sites of historic and archaeological value, areas offering scenic vistas or viewpoints, and areas of scientific value.

Each of these natural resource and resource-related elements was mapped on one inch equals 400 feet scale ratioed and rectified aerial photographs. A point system for value rating the various elements of the resource base was established (see Table 1). The primary environmental corridors were delineated using this rating system. To qualify for inclusion in a primary environmental corridor, an area must exhibit a point value of 10 or more. In addition, a primary environmental corridor must be at least 400 acres in size, be at least two miles long, and have a minimum width of 200 feet. This environmental corridor refinement process is more fully described in SEWRPC Technical Record, Vol. 4, No. 2, in an article entitled, "Refining the Delineation of Environmental Corridors in Southeastern Wisconsin." The primary environmental corridors, along with secondary

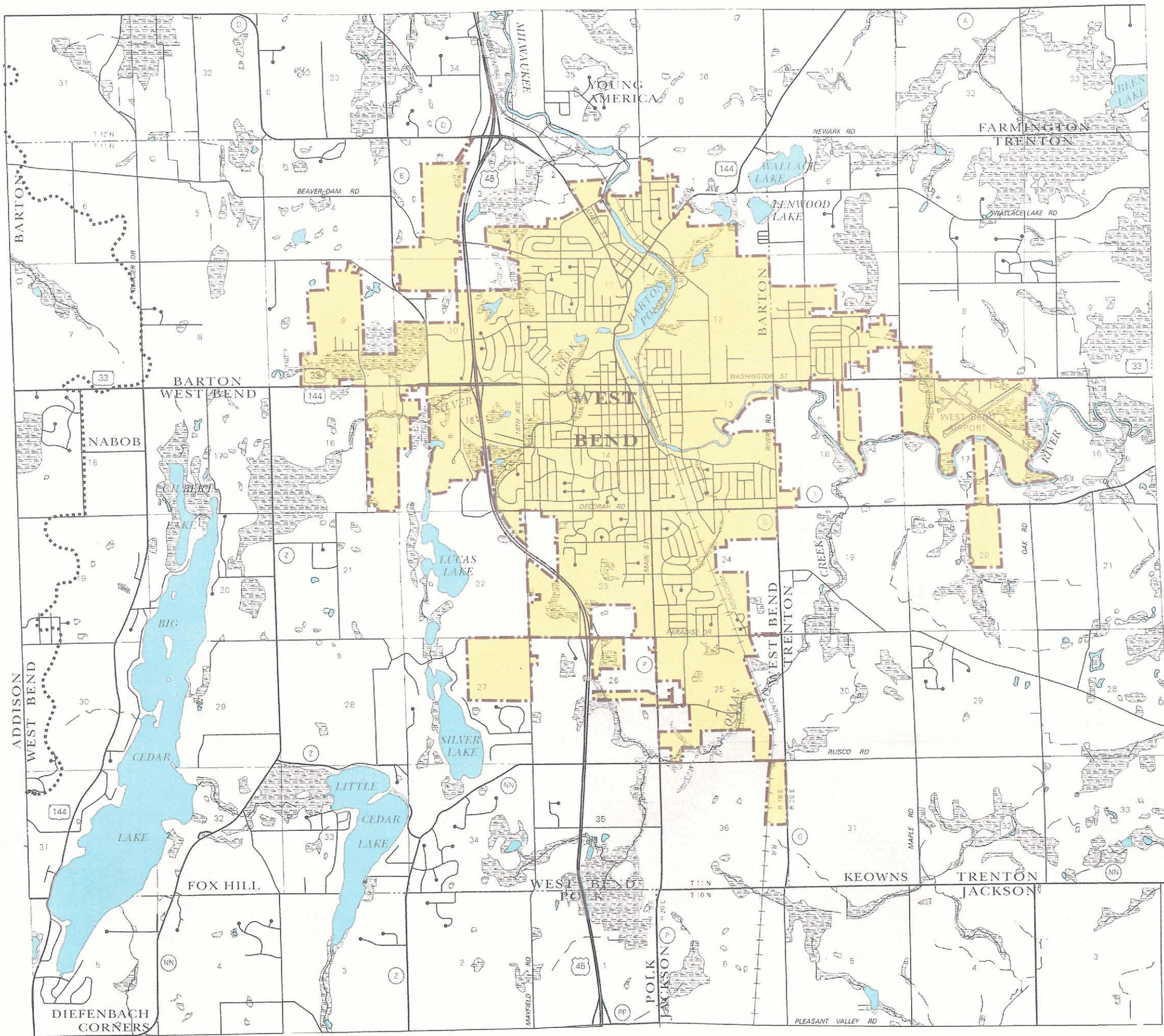
Table 1

**VALUES ASSIGNED TO NATURAL RESOURCE BASE
AND RESOURCE BASE-RELATED ELEMENTS IN
THE PROCESS OF DELINEATING PRIMARY AND
SECONDARY ENVIRONMENTAL CORRIDORS**

Resource Base or Related Element	Point Value
Natural Resource Base	
Lake	
Major (50 acres or more)	20
Minor (5-49 acres)	20
Rivers or Streams (perennial)	10
Shoreland	
Lake or Perennial River or Stream	10
Intermittent Stream	5
Floodland (100-year recurrence interval)	3
Wetland	10
Wet, Poorly Drained, or Organic Soil	5
Woodland	10
Wildlife Habitat	
High-Value	10
Medium-Value	7
Low-Value	5
Steep Slope	
20 Percent or More	7
13-19 Percent	5
Prairie	10
Natural Resource Base-Related	
Existing Park or Open Space Site	
Rural Open Space Site	5
Other Park and Open Space Site	2
Potential Park Site	
High-Value	3
Medium-Value	2
Low-Value	1
Historic Site	
Structure	1
Other Cultural	1
Archaeological	2
Scenic Viewpoint	5
Scientific Area	
State Scientific Area	15
State Significance	15
County Significance	10
Local Significance	5

Source: SEWRPC.

environmental corridors and isolated natural resource areas, as delineated in the West Bend study area, are shown on Map 3. The secondary environmental corridors should be considered for preservation as the process of urban development proceeds, because such corridors often provide economical drainageways, as well as needed "green" space, through developing residential neighborhoods. To qualify for inclusion in a secondary environmental corridor, an area must exhibit a point value of 10 or more, and have a minimum area of 100 acres and a minimum length of one mile.

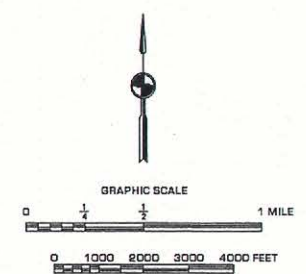


Map 2

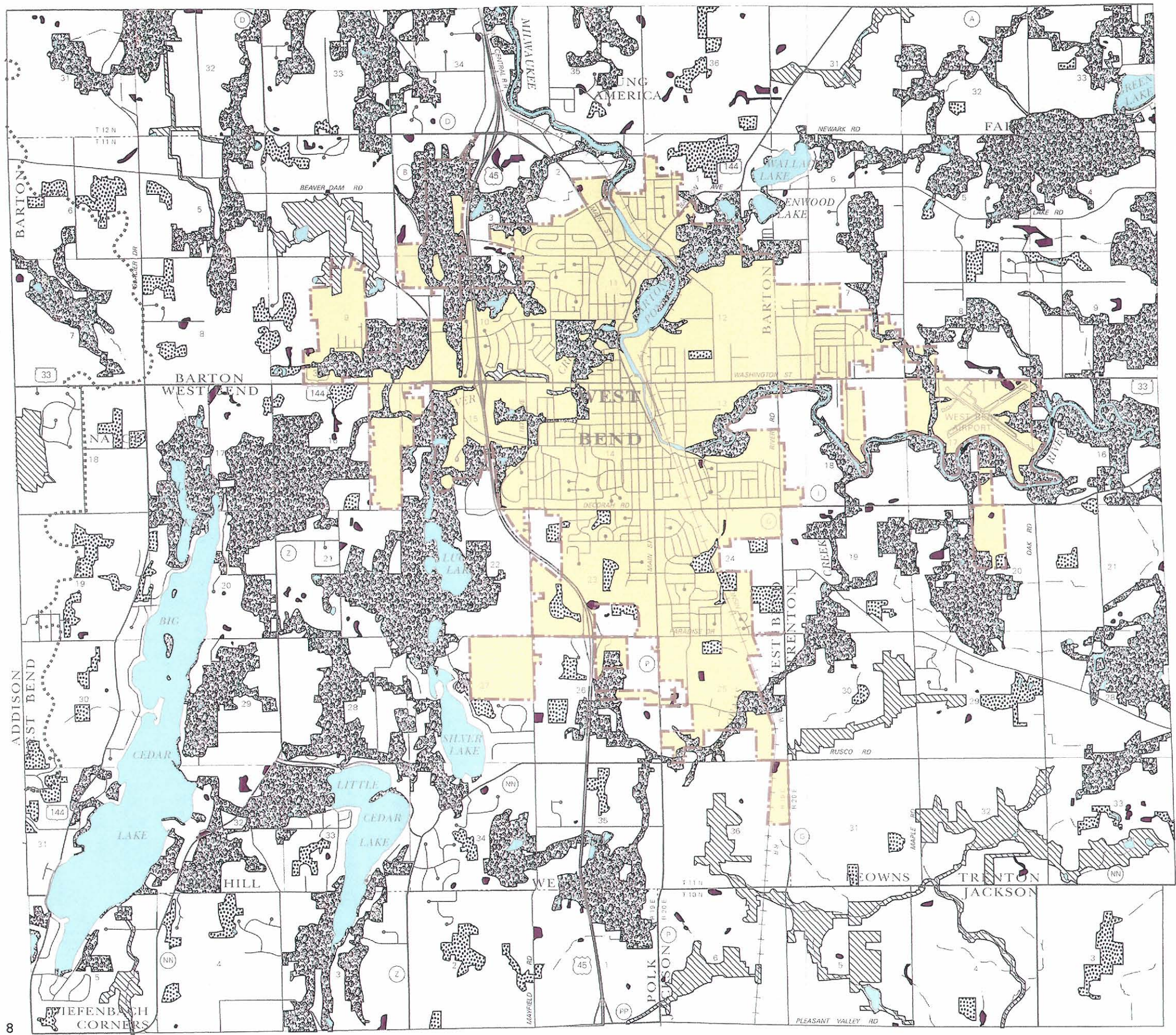
**STUDY AREA IDENTIFIED FOR PURPOSES
OF REFINING AND DETAILING THE CITY OF
WEST BEND SANITARY SEWER SERVICE AREA**

LEGEND

 1995 CITY OF WEST BEND
CIVIL DIVISION BOUNDARY



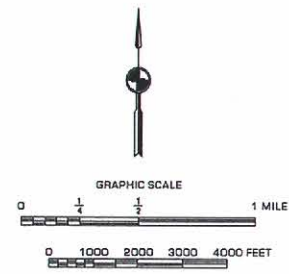
Source: SEWRPC.



Map 3
ENVIRONMENTALLY SIGNIFICANT LANDS
IN THE CITY OF WEST BEND STUDY AREA

LEGEND

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER
AREAS LESS THAN FIVE ACRES IN SIZE
- 1995 CITY OF WEST BEND
CIVIL DIVISION BOUNDARY



Source: SEWRPC.

Isolated natural resource areas generally consist of those natural resource base elements that have "inherent natural" value, such as wetlands, woodlands, wildlife habitat areas, and surface water areas, but are separated physically from the primary and secondary environmental corridors by intensive urban or agricultural land uses. Since isolated natural resource areas may provide the only available wildlife habitat in an area, provide good locations for local parks and nature study areas, and lend aesthetic character and natural diversity to an area, they should also be protected and preserved in a natural state to the extent practicable. An isolated natural resource area must be at least five acres in size.

In addition, wetlands less than five acres in size, located outside of primary environmental corridors, secondary environmental corridors and isolated natural resource areas, are shown on Map 3. Under Section 23.32 of the Wisconsin Statutes, a wetland is defined as, "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions." It should be noted the information presented on Map 3 does not represent an exhaustive inventory of wetlands in the study area. The identified wetlands are based upon the 1982 Wisconsin Wetlands Inventory and interpretation of 1995 aerial photographs.¹

Lands and surface water encompassed within the primary environmental corridors of the West Bend study area in 1995 totaled 16.5 square miles, or about 23 percent of the total study area. Lands and surface water encompassed within the secondary environmental corridors totaled about 2.1 square miles, or about 3 percent of the study area. Lands and surface water encompassed within isolated natural resource areas totaled about 1.9 square miles, or about 3 percent of the study area. About 194 acres, one-third of a square mile or about 0.4 percent of the study area, was encompassed within wetlands and surface water areas less than five acres in size. Thus, all environmentally significant lands in the West Bend study area encompassed about 20.9 square miles, or about 29 percent of the study area.

¹*Precise delineation of such small wetlands as well as other environmentally significant lands, including primary and secondary environmental corridors and isolated natural resource areas, can only be determined through field investigation.*

While the adopted regional water quality management plan places great emphasis upon the protection of the lands identified as primary environmental corridors in essentially natural, open uses, it recognizes that there may be situations in which the objective of preserving the corridor lands directly conflicts with other legitimate regional and local development objectives. For example, the regional plan recognizes that if a community were to determine the need for a strategic arterial street extension through the primary environmental corridor lands in order to service an important local development project, the street extension may be considered to be of greater community benefit than the preservation of a small segment of the primary environmental corridor. When such conflicts in legitimate community development objectives occur, it is important that they be resolved sensitively and that any damage to the natural environment in the corridors be minimized.

While a portion of the delineated floodlands in the West Bend study area are contained within the environmental corridors, there are areas of the floodlands utilized for agricultural or other open space uses located outside such corridors. The Regional Planning Commission recognizes that such floodlands are generally unsuitable for intensive urban development owing to poor soil conditions and periodic flood inundation. The Commission thus recommends that, as development of lands located within urban areas and adjacent to these floodland areas occurs, such floodland areas should be preserved in essentially natural, open space uses, and over time become part of the adjacent environmental corridors.

In addition, the adopted regional water quality management plan recognizes that certain secondary environmental corridors, isolated natural resource areas, and wetlands less than five acres in size may be converted to urban uses over the plan design period. However, current Federal, State, and local regulations may effectively preclude development of such areas. Of particular importance in this regard are natural resource protection regulations dealing with wetlands, floodplains, shorelands, stormwater runoff, and erosion control. Therefore, it is important that the developer or local unit of government concerned determine if it is necessary to obtain any applicable Federal, State, or local permits prior to any proposed disturbance of wetlands, floodplains, or other regulated lands.

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Chapter III

PROPOSED SANITARY SEWER SERVICE AREA

SIGNIFICANCE OF SANITARY SEWER SERVICE AREA DELINEATION

As noted earlier in this report, changes in the Wisconsin Department of Natural Resources (WDNR) and Wisconsin Department of Commerce rules governing the extension of sanitary sewers have made the delineation of local sanitary sewer service areas an important process for local units of government and private land developers. Prior to the rule changes, review and approval of locally proposed sanitary sewer extensions by the WDNR and the Department of Commerce was confined primarily to engineering considerations and was intended to ensure that the sewers were properly sized and constructed. The rule changes significantly expanded the scope of the State review process to include water quality-oriented land use planning considerations. Before the two State agencies concerned can approve a locally proposed sanitary sewer extension, they must make a finding that the lands to be served by the proposed extension lie within an approved sanitary sewer service area. Such areas are identified in the Commission's adopted areawide water quality management plan and any subsequent amendments thereto. If a locally proposed sanitary sewer extension is designed to serve areas not recommended for sewer service in an areawide water quality management plan, the State agencies concerned must deny approval of the extension. Consequently, it is important that an intergovernmental consensus be reached in the delineation of proposed sanitary sewer service areas.

CURRENTLY APPROVED WEST BEND SANITARY SEWER SERVICE AREA

The currently identified design year 2000 West Bend sanitary sewer service area, tributary to the City of West Bend sewage treatment facility, is set forth in SEWRPC Community Assistance Planning Report No. 35, Sanitary Sewer Service Area for the City of West Bend, Washington County, Wisconsin, dated December, 1982, and in six subsequent amendments to that report. As shown on Map 4, this service area as amended totals 21 square miles, or about 29 percent of the total study area of 73.3 square miles. The area encompasses about 4.2 square miles of primary environmental corridor, 0.1 square mile of secondary environmental corridor, and 0.5 square mile of isolated natural resource areas.

REFINED WEST BEND SANITARY SEWER SERVICE AREA

A comprehensive review of the West Bend sanitary sewer service area was last undertaken during the preparation of the first edition of SEWRPC Community Assistance Planning Report No. 35 in 1980. The purpose of this refinement effort is to review once again the sewer service needs of lands envisioned to be tributary to the City of West Bend sewage treatment facility and to adjust and extend, as necessary, the sewer service area boundaries to accommodate the design year 2020 population levels envisioned for this service area.

Factors taken into account in the delineation of the refined West Bend sanitary sewer service area included the currently identified sanitary sewer service area plan set forth in the first edition of SEWRPC Community Assistance Planning Report No. 35, Sanitary Sewer Service Area for the City of West Bend, Washington County, dated December 1982, and in six subsequent amendments dated March 1985, June 1987, September 1988, December 1991, March 1992, and June 1995, respectively, and shown on Map 4; the design year 2020 regional land use plan documented in SEWRPC Planning Report No. 45, A Regional Land Use Plan for Southeastern Wisconsin: 2020, dated December 1997 and adopted by the Regional Planning Commission in 1997; and the City land use plan as set forth in SEWRPC Community Assistance Planning Report No. 167, A Land Use Plan for the City of West Bend: 2010, dated July 1992 and adopted by the Common Council in 1992.

The refinement effort considered the location, type, and extent of existing urban development; the location of areas where onsite soil-absorption sewage disposal systems were known to be failing; the location and extent of gravity drainage areas tributary to planned sewage treatment facilities; the location and capacity of planned trunk sewers; the location of existing property ownership boundaries; and certain pertinent aspects of the natural resource base, including the location and extent of soils suitable for urban development, the location and extent of primary and secondary environmental corridors, and the location and extent of prime agricultural lands.

As previously noted, the Commission, as part of its regional planning program, including the delineation of sanitary sewer service areas and the subsequent refinements thereof, utilizes the "alternative futures" concept to deal with the uncertainties regarding factors affecting future growth and development within the Region. The sewer service area refinement effort for the West Bend area thus incorporates a range of resident population levels, with the most reasonable lower end of the population range based upon the Commission's intermediate-growth centralized land use plan and with the most reasonable upper end of the population range based upon the Commission's high-growth decentralized plan.

Local sanitary sewer service area and sewerage facility planning work should also consider a range of possible future population levels in the evaluation of alternative facility plans in order to identify alternatives which perform well under a reasonable range of possible future conditions. Construction of certain facilities and mechanical and electrical components of sewage treatment facilities such as pumps, compressors, and chemical-feed equipment are typically based upon relatively short-term population and loading forecasts. These facilities are often replaced or rebuilt at intervals of 10 to 15 years and are amenable to expansion in a staged manner. Accordingly, capital investments in such facilities are often limited to those relatively certain to be needed over a 15 to 20-year design period. The use of the intermediate population forecast may thus be most appropriate for use in the design of such facilities.

Consideration of a high-growth population forecast, however, may be appropriate in delineating a service area and in the design of certain components of the sewerage system that have a longer life, including gravity-flow conveyance facilities and such treatment plant components as hydraulic conduits and tanks. With respect to the size of the service area, the high-growth population forecast may be the most logical to use since the Commission forecasting methodology analyses indicate that such a level is indeed potentially achievable within the Southeastern Wisconsin Region. A sanitary sewer service area size based upon that level may also be desirable in order to provide flexibility to communities in determining the spatial distribution of anticipated new urban development and to facilitate the operation of the urban land market. With respect to the design of certain components of the sewerage system, the use of the high-growth population forecast may also be desirable where the physical life of the facilities is substantially greater than 20 years. Thus, facility construction based upon the high-growth forecast and loading levels may be warranted where the physical

life of the facilities extends beyond the 20-year planning period.

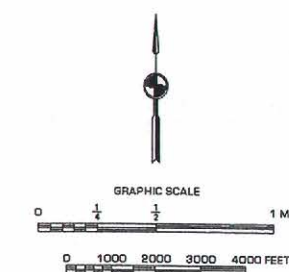
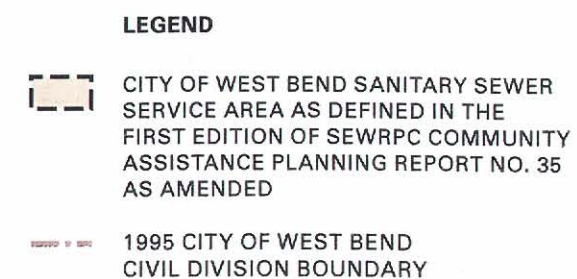
Under the foregoing conditions, the resident population levels of the area anticipated to be tributary to the City of West Bend sewage treatment facility would, by the design year 2020, range from about 38,700 persons under the Commission's intermediate-growth centralized plan, or the Commission's adopted regional land use plan, to about 53,300 persons under the Commission's high-growth decentralized plan.

The refined year 2020 West Bend sanitary sewer service area anticipated to be tributary to the City of West Bend sewage treatment facility, together with planned trunk sewers, and as submitted to public hearing, is shown on Map 5. The gross refined West Bend sanitary sewer service area encompasses 25.7 square miles, or about 35 percent of the total study area of 73.3 square miles. This gross sewer service area includes about 5.8 square miles of primary environmental corridor lands, 0.3 square mile of secondary environmental corridor lands, 0.5 square mile of isolated natural resource areas, and 57 acres, or about 0.1 square mile, of wetlands and surface water areas less than five acres in size. Therefore, a total of about 6.7 square miles, or about 26 percent of the sewer service area, would encompass environmentally significant areas, consisting of primary environmental corridors, secondary environmental corridors, isolated natural resource areas, and wetlands and surface water areas less than five acres in size.

Also shown on Map 5 are lands within the planned sanitary sewer service area that are ineligible for sewer service. These areas include all primary environmental corridor, as well as wetlands, floodplains, shorelands, and steeply sloped areas within secondary environmental corridors and isolated natural resource areas.

It should be noted that the environmentally significant lands indicated on Map 5 total 433 acres more than the environmentally significant lands indicated on Map 3. As shown on Map 6, 390 acres of land located within the 100-year recurrence interval flood hazard area associated with the Milwaukee River, Quaa Creek, and Silver Creek, and lying within the West Bend sewer service area, are currently undeveloped and lie adjacent to primary environmental corridor lands. An additional 6 acres located within other 100-year recurrence interval flood hazard areas at the southern edge of the sewer service area are currently undeveloped and lie adjacent to secondary environmental corridor lands. It is anticipated that over time, these lands will be withdrawn from open space uses and re-vegetated to possess the characteristics of, and added

**CITY OF WEST BEND SANITARY SEWER
SERVICE AREA AS DEFINED IN SEWRPC
COMMUNITY ASSISTANCE PLANNING
REPORT NO. 35 AS AMENDED**



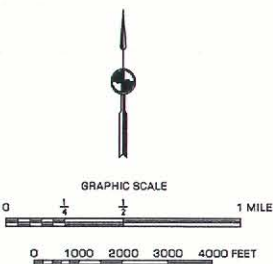
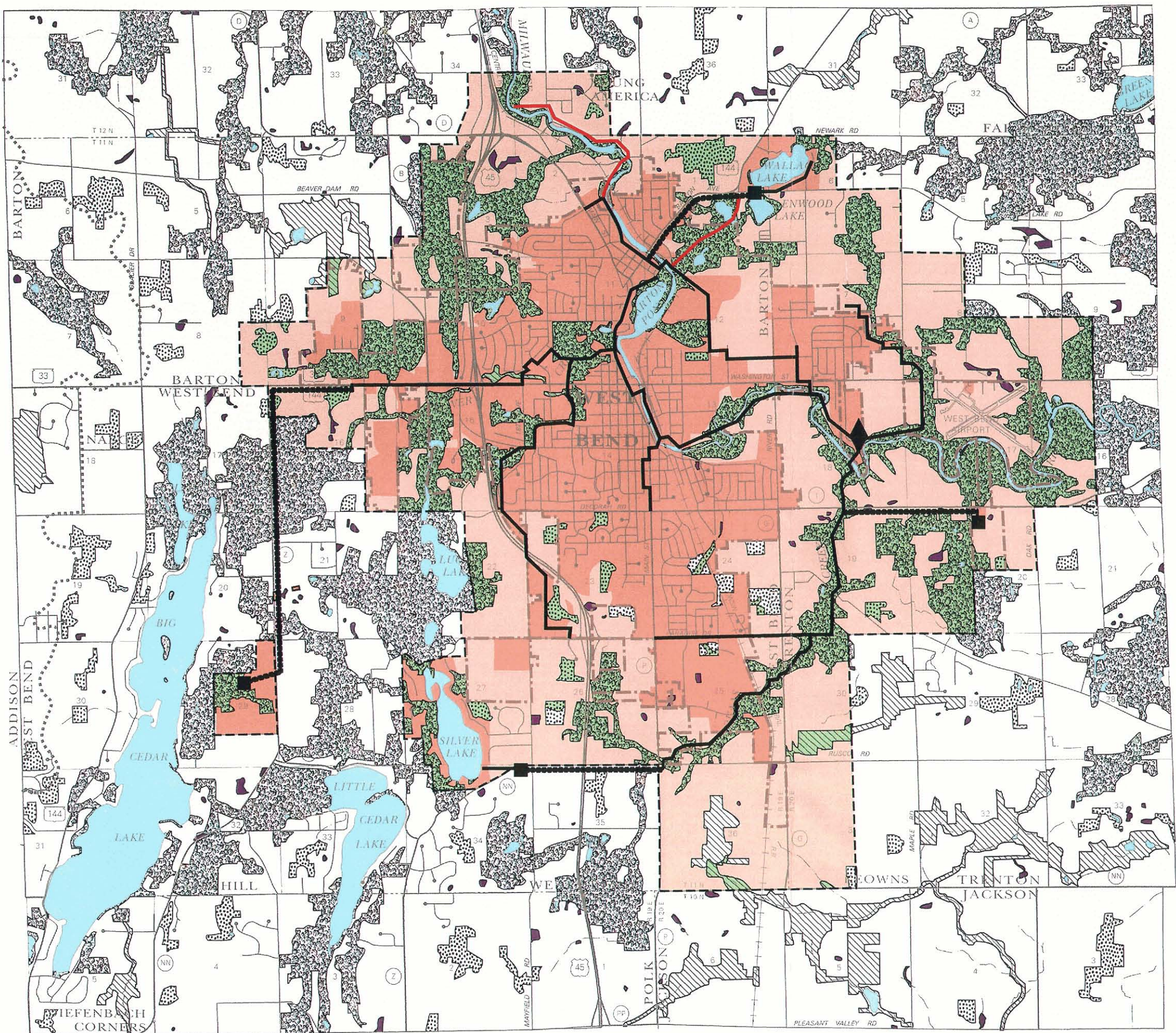
Source: SEWRPC.

Map 5

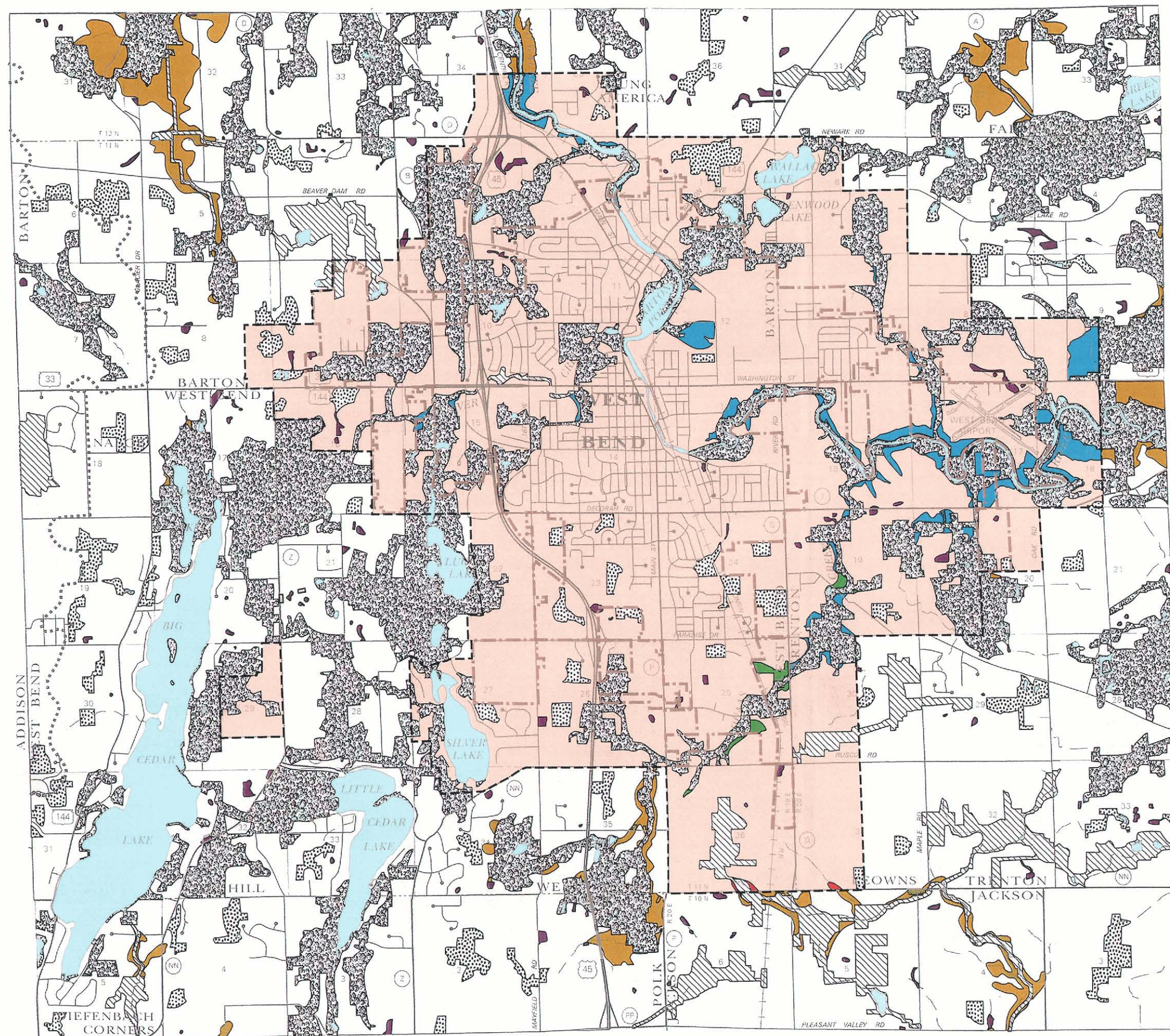
**CITY OF WEST BEND PLANNED
SANITARY SEWER SERVICE AREA: 2020**

LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER
AREAS LESS THAN FIVE ACRES IN SIZE
-  EXISTING SANITARY SEWER SERVICE AREA: 1995
-  PLANNED SANITARY SEWER SERVICE AREA: 2020
-  PLANNED SANITARY SEWER
SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER
SERVICE AREA INELIGIBLE FOR SEWER SERVICE
-  EXISTING PUBLIC SEWAGE
TREATMENT FACILITY
-  EXISTING TRUNK SEWER
-  EXISTING FORCE MAIN
-  EXISTING PUMPING STATION
-  PROPOSED TRUNK SEWER
-  1995 CITY OF WEST BEND
CIVIL DIVISION BOUNDARY



Source: SEWRPC.

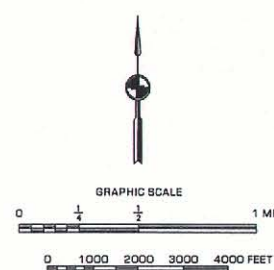


Map 6

ANTICIPATED CHANGES IN THE ENVIRONMENTALLY SIGNIFICANT LANDS IN THE CITY OF WEST BEND SANITARY SEWER SERVICE AREA

LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  FLOODLANDS PROPOSED TO REMAIN UNDEVELOPED AND ADDED TO THE PRIMARY ENVIRONMENTAL CORRIDOR
-  FLOODLANDS PROPOSED TO REMAIN UNDEVELOPED AND ADDED TO THE SECONDARY ENVIRONMENTAL CORRIDOR
-  FLOODLANDS LOCATED OUTSIDE THE WEST BEND SEWER SERVICE AREA WHICH WOULD BE ADDED TO THE ADJACENT ENVIRONMENTAL CORRIDOR SHOULD THE SEWER SERVICE AREA BE EXPANDED
-  AREAS OF DISTURBED TOPOGRAPHY -- LIMITS OF FLOODLAND UNDETERMINED
-  OTHER AREAS PROPOSED TO BE ADDED TO PRIMARY ENVIRONMENTAL CORRIDOR CONSISTENT WITH CITY LAND USE PLAN
-  PLANNED SANITARY SEWER SERVICE AREA: 2020
-  PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
-  1995 CITY OF WEST BEND CIVIL DIVISION BOUNDARY



Source: SEWRPC.

to, the adjacent primary or secondary environmental corridor. In addition, 37 acres of land were added to adjacent primary environmental corridors consistent with recommendations set forth in the adopted City of West Bend land use plan.

As also indicated on Map 6, there are 770 additional acres of land located within 100-year recurrence interval flood hazard areas lying outside of the proposed West Bend sewer service area. These floodplain areas would be added to adjacent environmental corridors should the sewer service area be expanded into those areas.

The refined West Bend sanitary sewer service area tributary to the City of West Bend sewage treatment facility would accommodate a resident population of about 50,500 persons, assuming full development of vacant lands within the sewer service area as envisioned under the City's land use plan. This population level lies within the range of population levels envisioned for the sewer service area under Commission alternative regional land use plans for the year 2020. The population and housing unit levels envisioned in the West Bend sewer service area would be accommodated at an overall density of about 2.9 dwelling units per net residential acre. This density lies within the recommended density range for the West Bend area as identified in the Commission-adopted regional land use plan for the year 2020.¹

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the refined sanitary sewer service area plan herein set forth, it is envisioned that all urban lands within the planned urban service area would receive sanitary sewer service. It is also envisioned that all lands identified as primary environmental corridor would not be developed for intensive urban use. It is recognized, however, that certain land uses requiring sanitary sewer service could be properly located in the primary environmental corridors, including park and outdoor recreation facilities, certain

institutional uses, and in some cases, extremely low-density residential development at a density not to exceed one housing unit per five acres of upland corridor land, compatible with the preservation of the corridors in essentially natural, open uses. These plans also recognize that certain secondary environmental corridors and isolated natural resource areas may be converted to urban uses over the plan design period. However, current Federal, State, and local regulations may effectively preclude development of such areas. Of particular importance in this regard are natural resource protection regulations dealing with wetlands, floodplains, shorelands, stormwater runoff, and erosion control. It should also be noted that the City of West Bend adopted erosion control and stormwater management ordinances in 1985. Therefore, it is important that the developer or local unit of government concerned determine if it is necessary to obtain any applicable Federal, State, or local permits before any proposed disturbance of wetlands, floodplains, or other regulated lands.²

In addition, the provision of public sanitary sewer service to those lands within the planned sanitary sewer service area which are currently developed and served by onsite sewage disposal systems may be expected to reduce the pollutant loadings from the existing onsite sewage disposal systems to both surface and ground waters.

Accordingly, assuming that any applicable Federal, State, and local permits are obtained and that proper site development and construction practices are employed, there should be no significant adverse water quality impacts attributable to the development of the planned sanitary sewer service area.

COST-EFFECTIVENESS ANALYSIS OF SEWAGE CONVEYANCE AND TREATMENT ALTERNATIVES

The planned West Bend sanitary sewer service area set forth in this report is about 4.7 square miles, or about 22

¹Net residential density in the refined West Bend sanitary sewer service area is determined by dividing the total number of dwelling units anticipated in the sewer service area in the design year by the net residential land area anticipated within that area. The total number of dwelling units anticipated in the West Bend sewer service area in the design year (19,700 units) divided by the net residential land within the sewer service area (6,840 acres) results in an overall net residential density of 2.9 dwelling units per acre.

²It should be noted that the sanitary sewer service area map set forth herein, particularly the environmental corridors and isolated natural resource areas shown thereon, are a representation of conditions at the time of map preparation and that such physical features may change over time from natural or human causes. Therefore, the presence and location of wetlands, navigable water, floodplains, and similar site features should be verified by developers, and applicable permits obtained prior to any land disturbing activity.

percent larger than the currently adopted sewer service area as set forth in SEWRPC Community Assistance Planning Report No. 35 as amended. All of the proposed additions to the West Bend sewer service area lie adjacent to the current sewer service area. The nearest other public sanitary sewer system, the Village of Jackson, as currently approved, is located approximately three miles south of the southerly limits of the proposed sewer service area boundary. Plans for expansion of the Village of Jackson sewer service area to serve the proposed Washington County Fair Park site, located about 1/2 mile south of the revised West Bend sewer service area, were under consideration for approval in 1998 by the Wisconsin Department of Natural Resources.

SEWAGE TREATMENT PLANT CAPACITY IMPACT ANALYSIS

The City of West Bend sewage treatment facility has a design hydraulic loading capacity of 9.0 million gallons per day (mgd) on an average annual flow basis. The average annual flow rate in 1997 was about 4.5 mgd. The increase in sewered population from about 30,000 persons in 1995 to about 50,500 persons, assuming full development of vacant lands within the sewer service area as envisioned under the City's land use plan, is estimated to result in a flow rate between 7.6 and 8.5 mgd on an average annual basis, with the total flows being somewhat dependent upon the sewage flows generated by new commercial and industrial land uses. Thus, the existing sewage treatment plant should have adequate capacity to treat sewage flows from the expanded sewer service area.

PUBLIC REACTION TO THE REFINED SANITARY SEWER SERVICE AREA

On May 6, 1998, a public hearing on the proposed revisions to the West Bend sanitary sewer service area was held at the West Bend City Hall. The hearing was jointly sponsored by the City of West Bend and the Regional Planning Commission. Minutes of the public hearing, which was very well attended, are reproduced in Appendix A.

A review of the public hearing record indicates the following:

1. The proposed revisions to the West Bend sanitary sewer service area were supported by two organizations, including the West Bend Economic Development Corporation and the West Bend Builders Association, and 18 citizens. One of the

latter group also supported adding more land to the planned sewer service area on the west side of the City north of STH 33.

2. The proposed revisions to the West Bend sanitary sewer service area were opposed by public officials from the Towns of Barton, Trenton, and West Bend and by eight citizens. The three Towns submitted formal resolutions in support of their positions. These resolutions are reproduced in Appendix B.

In reviewing the record of the public hearing, the City of West Bend and the Regional Planning Commission gave particular attention to the formal positions of the three Towns concerned. This review resulted in the following findings:

1. The Town of Barton's objections to the proposed expansion of the West Bend sanitary sewer service area are rooted in concerns over the diminishment of Town territory and inconsistencies between the areal extent of urban land uses reflected on the sewer service area map and such uses as identified in the year 2020 regional land use plan and the Town of Barton land use plan. Inconsistencies between land use plans prepared by an incorporated municipality, such as the City of West Bend, and an unincorporated municipality, such as the Town of Barton, are the norm. Wisconsin local government law inevitably creates such conflicts, encouraging incorporated municipalities to plan for extraterritorial jurisdictional areas in towns on the assumption that such lands likely will some day be annexed. Conflicts between local land use plans are not a basis for withholding approval of sewer service area plans. Rather, the major constraint attendant to the approval of sewer service area plans imposed under Wisconsin law relates to there being a reasonable relationship between the supply of developable land included within the perimeter of such an area and the amount of growth, in terms of population and employment, anticipated for that area. The adopted regional land use plan provides for a reasonable range of growth. As noted earlier in this report, the present West Bend sewer service area proposal falls within that growth range and, accordingly, meets that planning constraint.
2. The Town of Trenton's objections to the proposed expansion of the West Bend sanitary sewer service area are rooted in concerns that the proposed expansion of the service area is in excess of anticipated needs by the year 2020. As noted above,

and as documented earlier in this report, the adopted regional land use plan provides for a range of potential growth for the West Bend area by the year 2020. An analysis of the development potential within the perimeter of the proposed West Bend sewer service area, taking into account updated land use and residential density assumptions, results in a finding that the present proposal falls within that growth range. Accordingly, there is no basis for withholding approval of the sewer service area plan in this respect.

3. The Town of West Bend's objections to the proposed expansion of the West Bend sanitary sewer service area are rooted largely in concerns over the diminishment of Town territory. The Town also cites concerns over potential adverse impacts on environmentally sensitive areas, particularly the Lucas Lake area of the Town. The Town qualifies its concerns, however, by indicating that if the environmental concerns are properly addressed and if the City of West Bend would not link sanitary sewer service extensions to annexation, the Town would not oppose the proposed expansion of the West Bend sewer service area. Whether or not an incorporated municipality chooses to require annexation before extension of sanitary sewer service is not a basis for withholding approval of sewer service area plans. With respect to the Lucas Lake-related environmental concerns, review of detailed topographic mapping of the area indicates that the western limits of any proposed development to be sewered lies on nonenvironmental corridor lands which do not drain to Lucas Lake. Hence, there should be no significant adverse impact on Lucas Lake attendant to potential future urban development on such lands.

Given the foregoing findings, the Commission and City staffs concluded that there was no basis in the public hearing record that would require adjusting the boundary of the proposed West Bend sanitary sewer service area. Upon consideration of these findings, and upon the recommendation of its own staff, the City Plan Commission and Common Council of the City of West Bend accordingly determined to proceed with adoption of the revised sewer service area plan precisely as that plan was taken to public hearing. The plan was formally adopted by the Common Council of the City of West Bend on June 1, 1998.

Detailed delineations of the revised West Bend sanitary sewer service area, and of the environmentally significant lands within that area, are shown on a series of aerial photographs reproduced as Map 7, beginning on page 20 and continuing through page 45 of this report.

IMPLEMENTING RECOMMENDATIONS

It is recommended that the following steps be taken to implement the sanitary sewer service area proposals contained in this report:

1. Formal adoption of SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, and this SEWRPC Community Assistance Planning Report by the Common Council of the City of West Bend. In addition, endorsement of the plan by the Town Boards of the Towns of Barton, Trenton, and West Bend, as having lands affected by the planned sanitary sewer service area; and by the Washington County Park and Planning Department as the county planning agency having joint responsibility with the Towns in planning and zoning and otherwise regulating the development of lands in the study area, would be desirable.
2. Formal adoption of this SEWRPC Community Assistance Planning Report by the Regional Planning Commission as an amendment to the regional water quality management plan set forth in SEWRPC Planning Report No. 30, with certification of this report as a plan amendment to all parties concerned, including the Wisconsin Natural Resources Board and the U.S. Environmental Protection Agency.
3. Review by all of the local units of government concerned of their zoning, land subdivision control, and related ordinances to ensure that the policies expressed in such ordinances reflect the urban development recommendations inherent in the final delineated West Bend sanitary sewer service area as shown on Map 5. In particular, steps should be taken to ensure that those lands identified as being environmentally significant in this report are properly zoned to reflect a policy of retaining such lands, insofar as possible, in essentially natural, open uses.

4. Review by the City of West Bend of utility extension policies to ensure that such policies are consistent with the urban land development recommendations inherent in the delineation of the planned sanitary sewer service area.

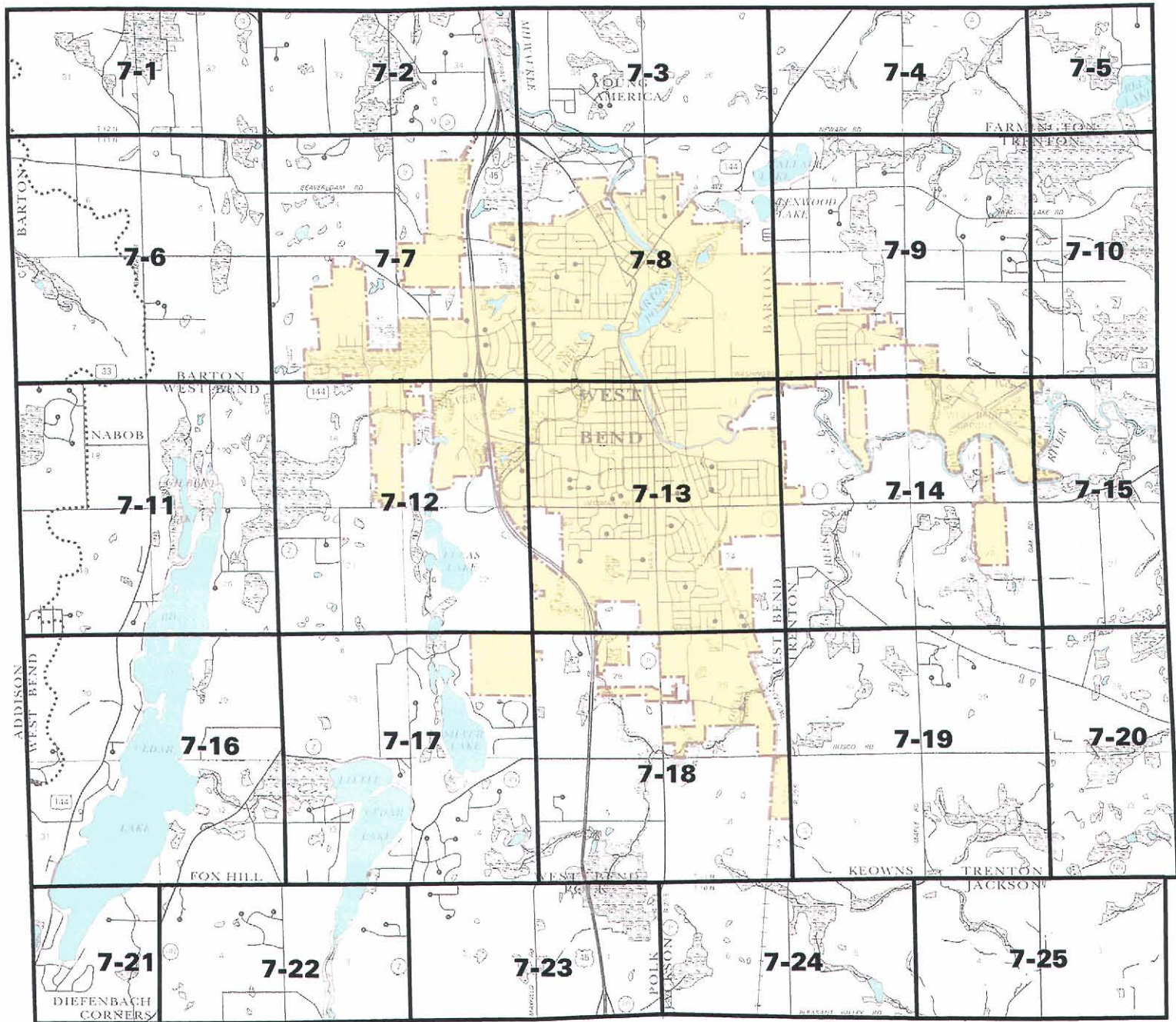
SUBSEQUENT REFINEMENTS TO THE WEST BEND SEWER SERVICE AREA

This report presents the revised West Bend sewer service area tributary to the City of West Bend sewage treatment facility. The refined sewer service area was subjected to review at a public hearing. It is envisioned that the delineated sewer service area will accommodate all new urban development anticipated in the West Bend area to

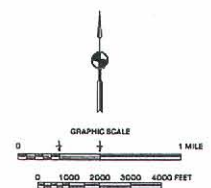
the year 2020. Like other long-range plans, however, this sewer service area plan should be periodically reviewed, at about five year intervals, to assure that it continues to properly reflect the urban development objectives of the communities involved, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service. Should it be determined by the City of West Bend, as the operator of the sewage treatment facility involved, or by the communities involved, that amendments to the sewer service area plan as presented herein are necessary, the particular unit of government should ask the Southeastern Wisconsin Regional Planning Commission for assistance in undertaking the technical work required to properly amend the plan. Any such plan revision should be carried out in a manner similar to that utilized in the refinement effort described in this report.

Map 7

INDEX OF MAPS SHOWING ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS



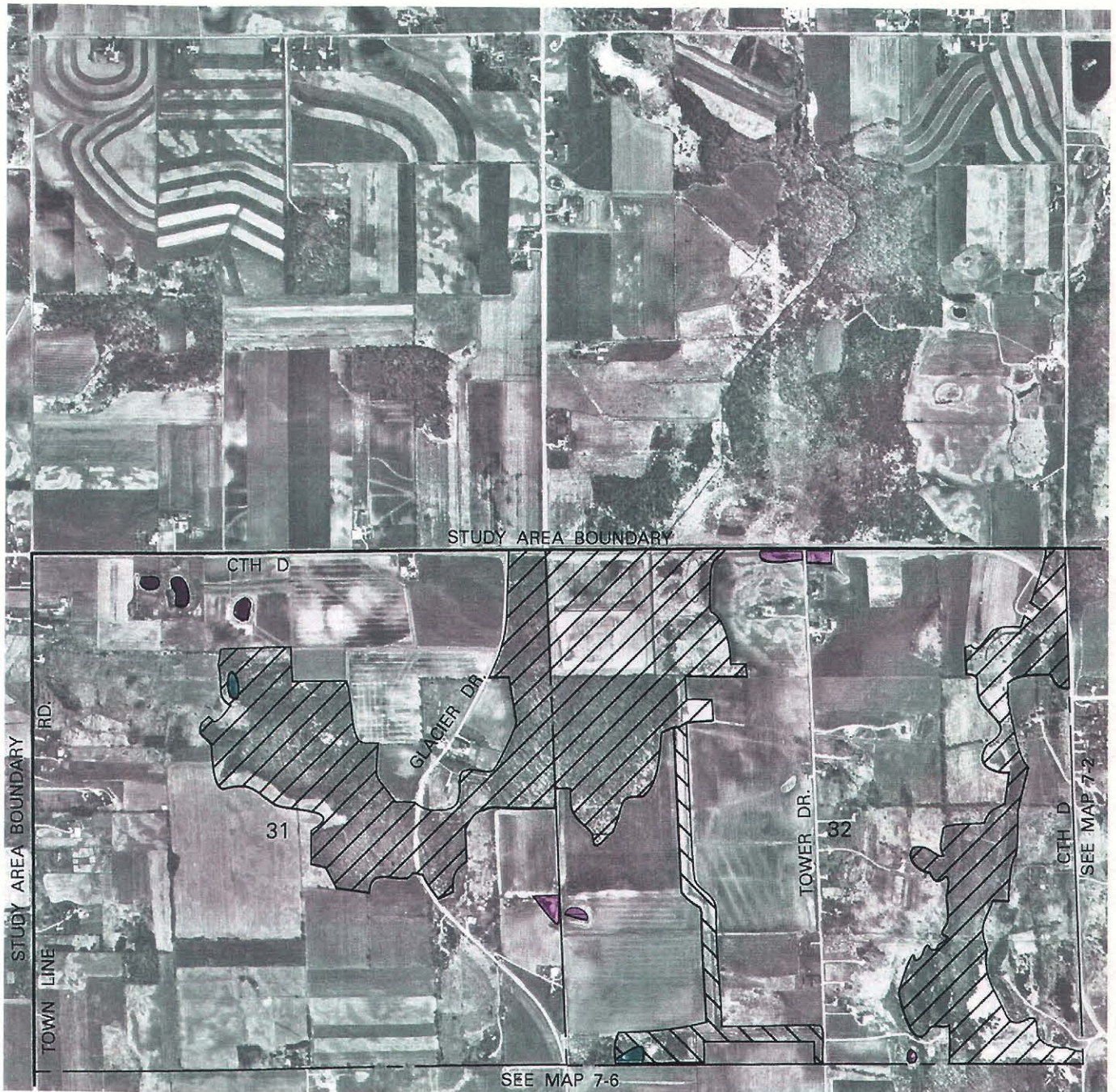
Source: SEWRPC.



Map 7-1

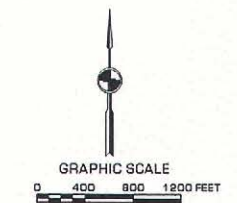
ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE CITY OF WEST BEND AND ENVIRONS

U. S. Public Land Survey Sections 31 and 32
Township 12 North, Range 19 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS



Source: SEWRPC.

Map 7-2

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS

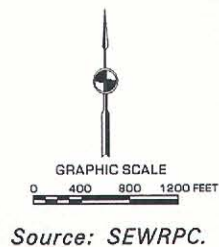
U. S. Public Land Survey Sections 33 and 34
Township 12 North, Range 19 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

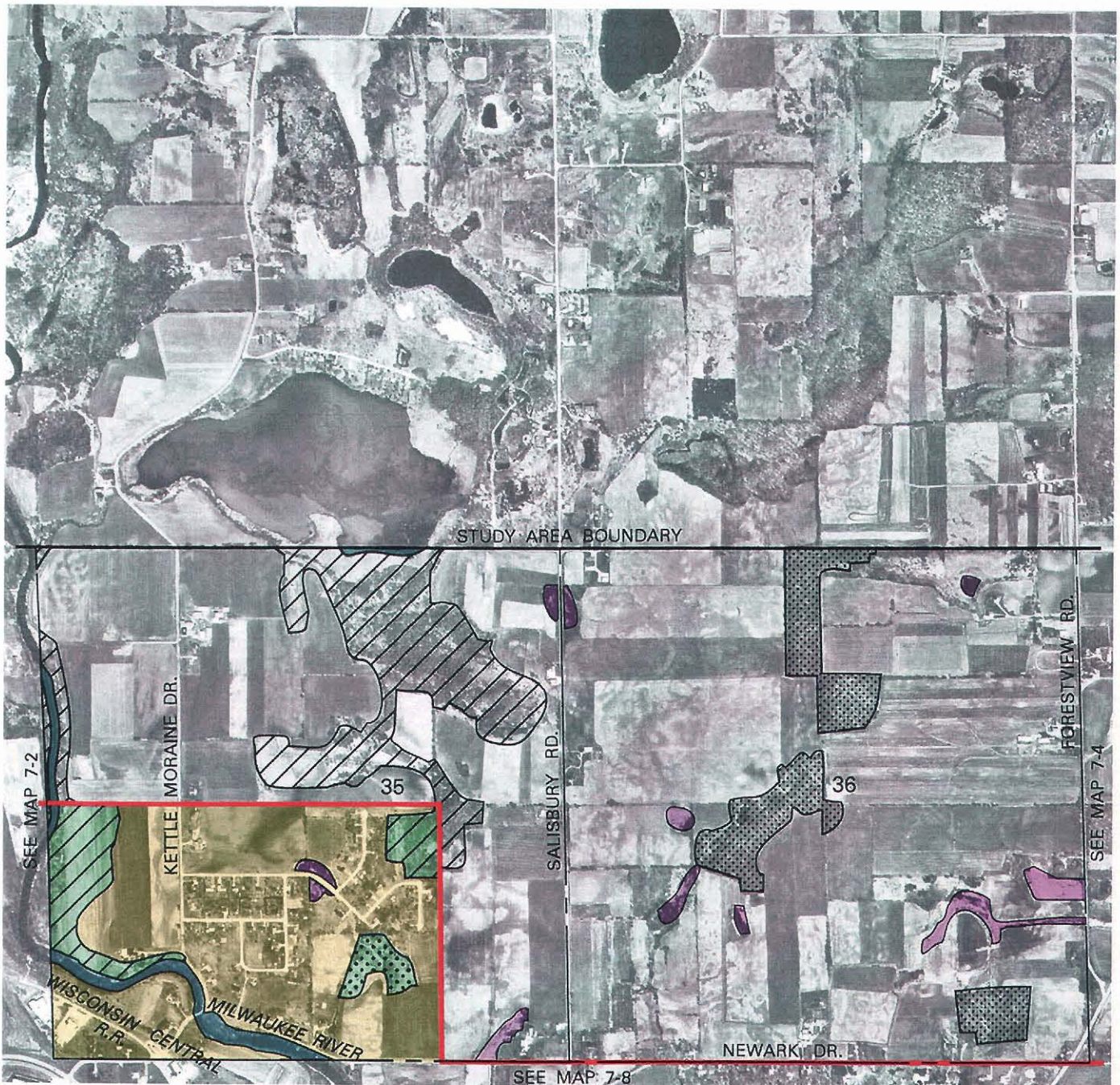
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE



Map 7-3

**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS**

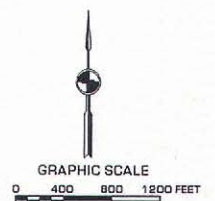
**U. S. Public Land Survey Sections 35 and 36
Township 12 North, Range 19 East**



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE

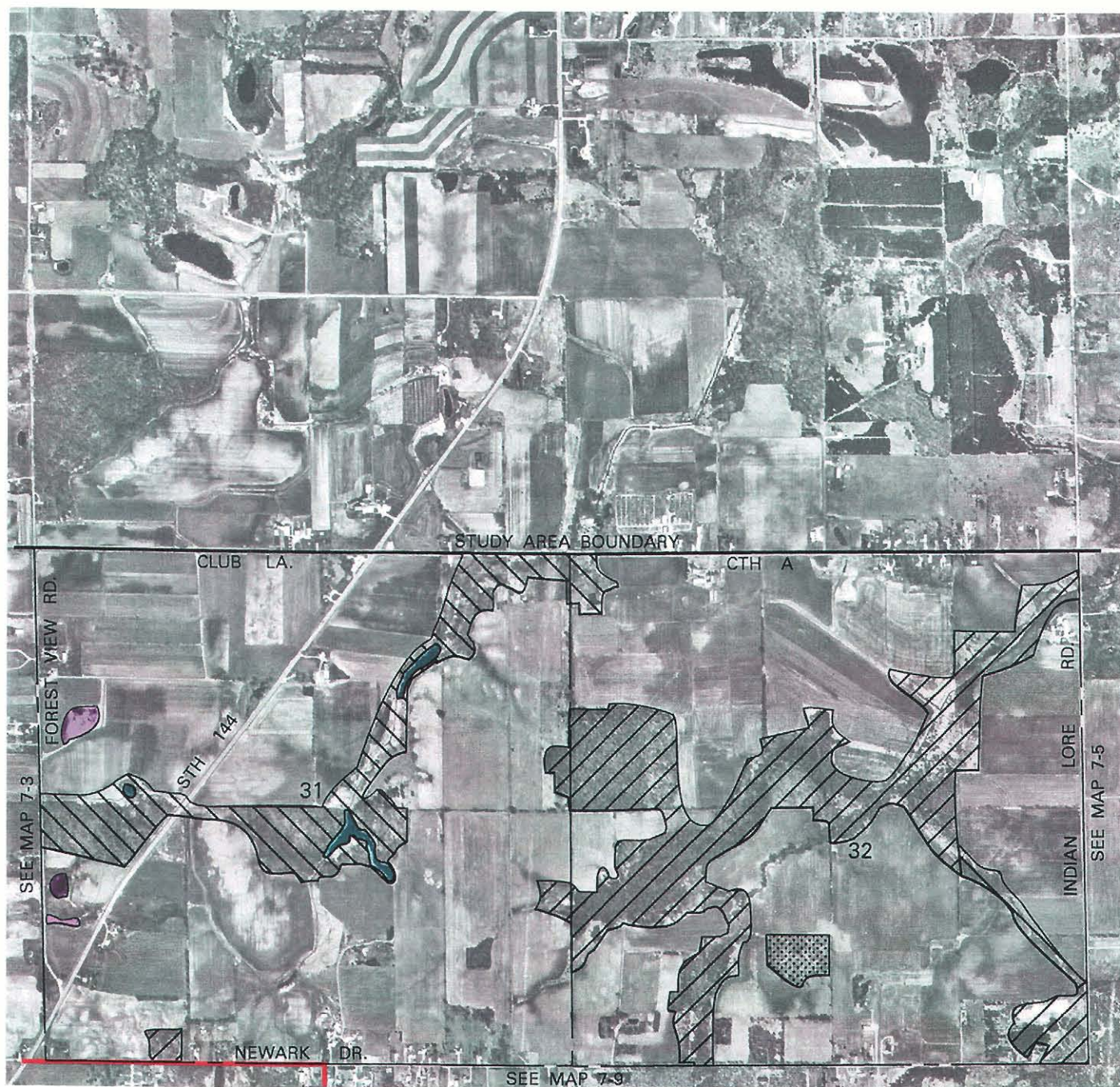


Source: SEWRPC.

Map 7-4

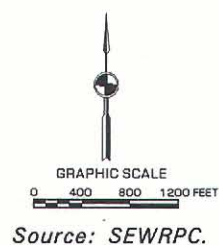
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS**

**U. S. Public Land Survey Sections 31 and 32
Township 12 North, Range 20 East**



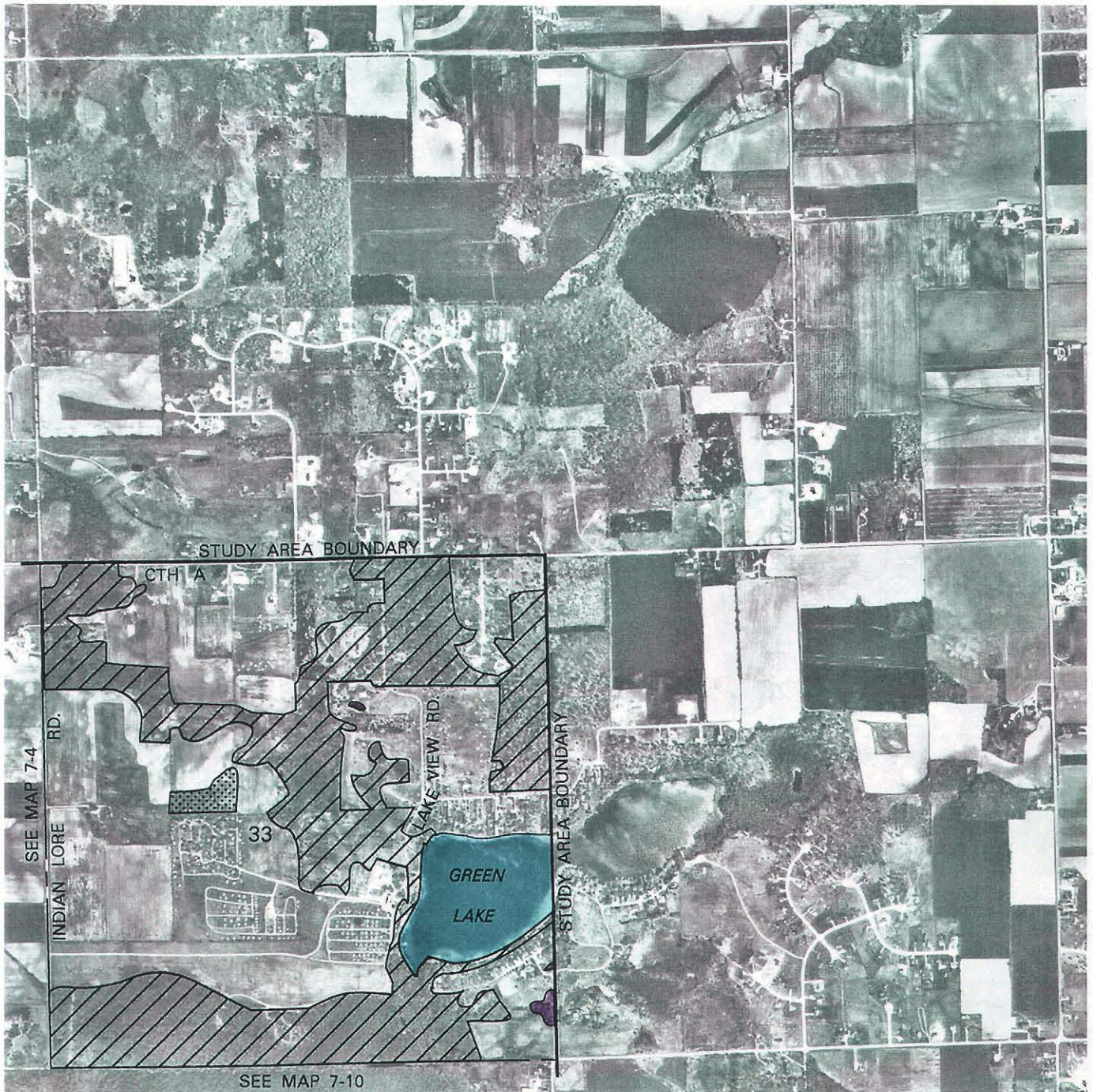
LEGEND

- | | | | |
|--|---|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
|  | ISOLATED NATURAL RESOURCE AREA | | |
|  | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE | | |



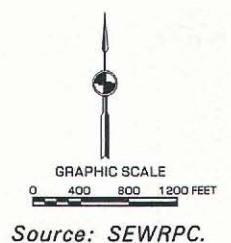
ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE CITY OF WEST BEND AND ENVIRONS

U. S. Public Land Survey Section 33
Township 12 North, Range 20 East



LEGEND

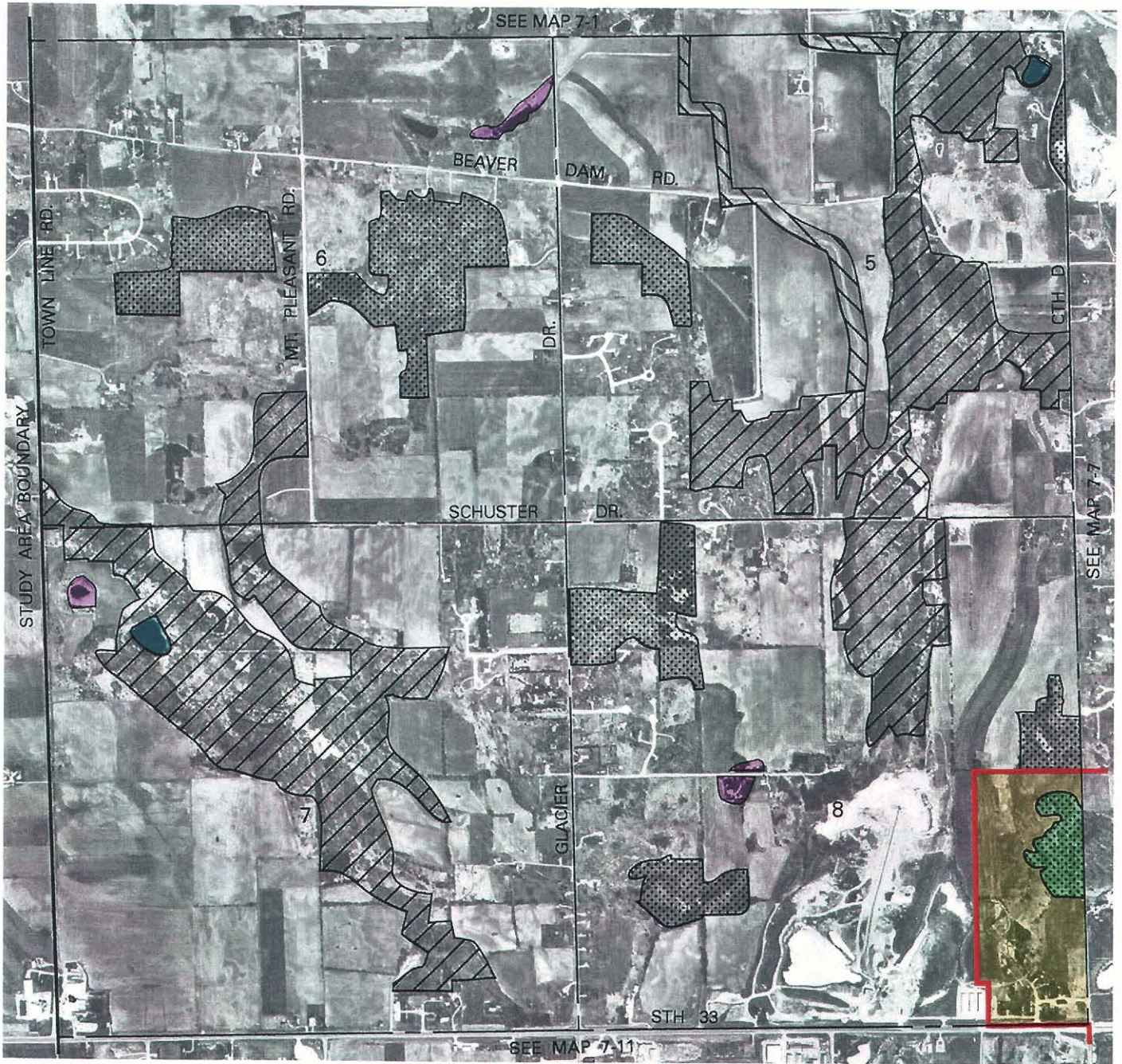
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS



Map 7-6

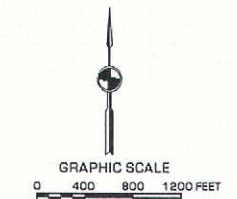
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS

U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 11 North, Range 19 East



LEGEND

- | | | | |
|--|---|---|---|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | PLANNED SANITARY SEWER SERVICE AREA |
|  | ISOLATED NATURAL RESOURCE AREA |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
|  | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE |  | LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE |

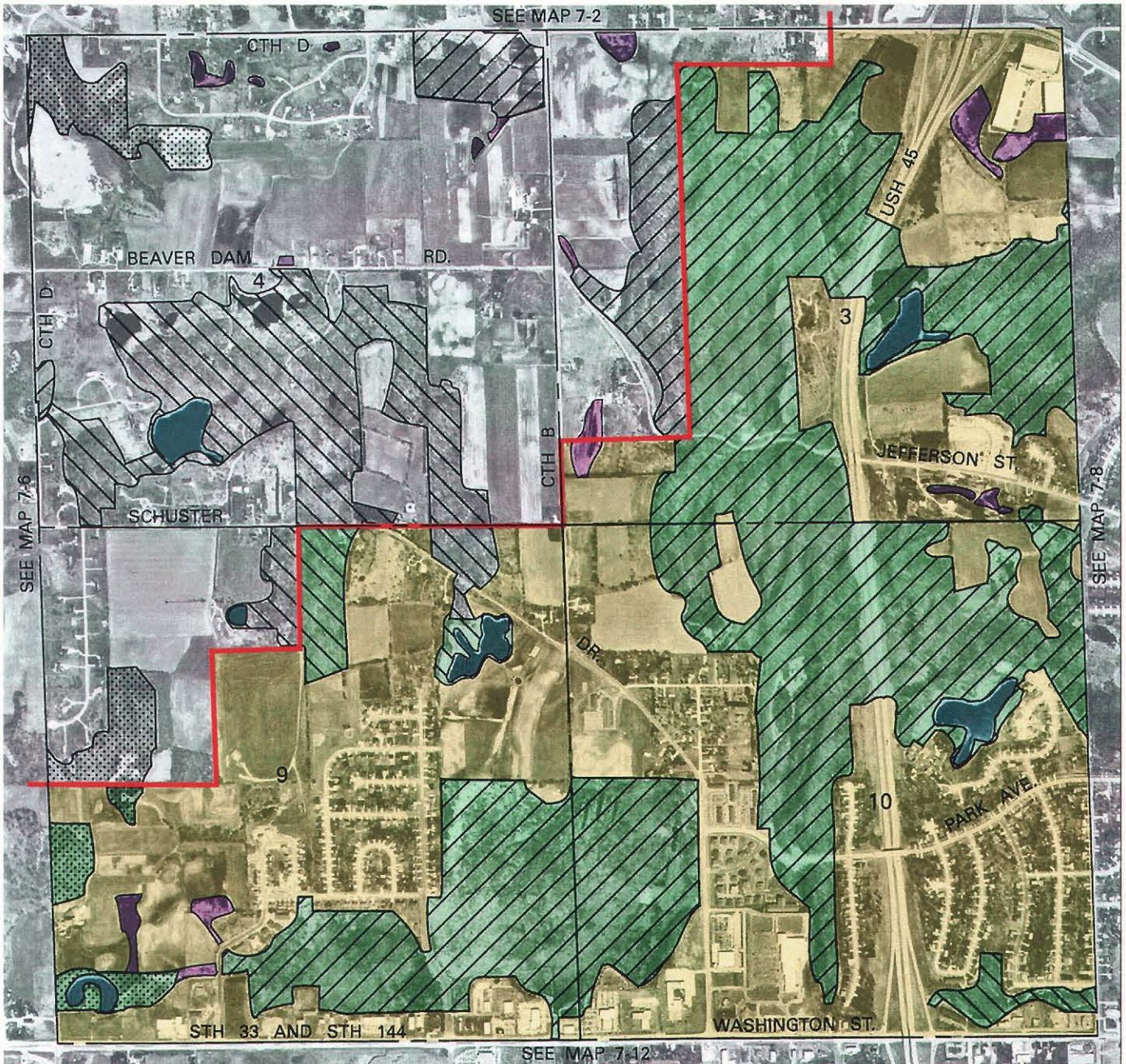


Source: SEWRPC.

Map 7-7

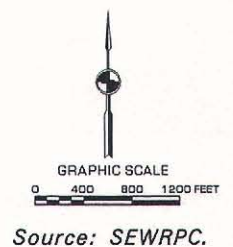
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS

**U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 11 North, Range 19 East**



LEGEND

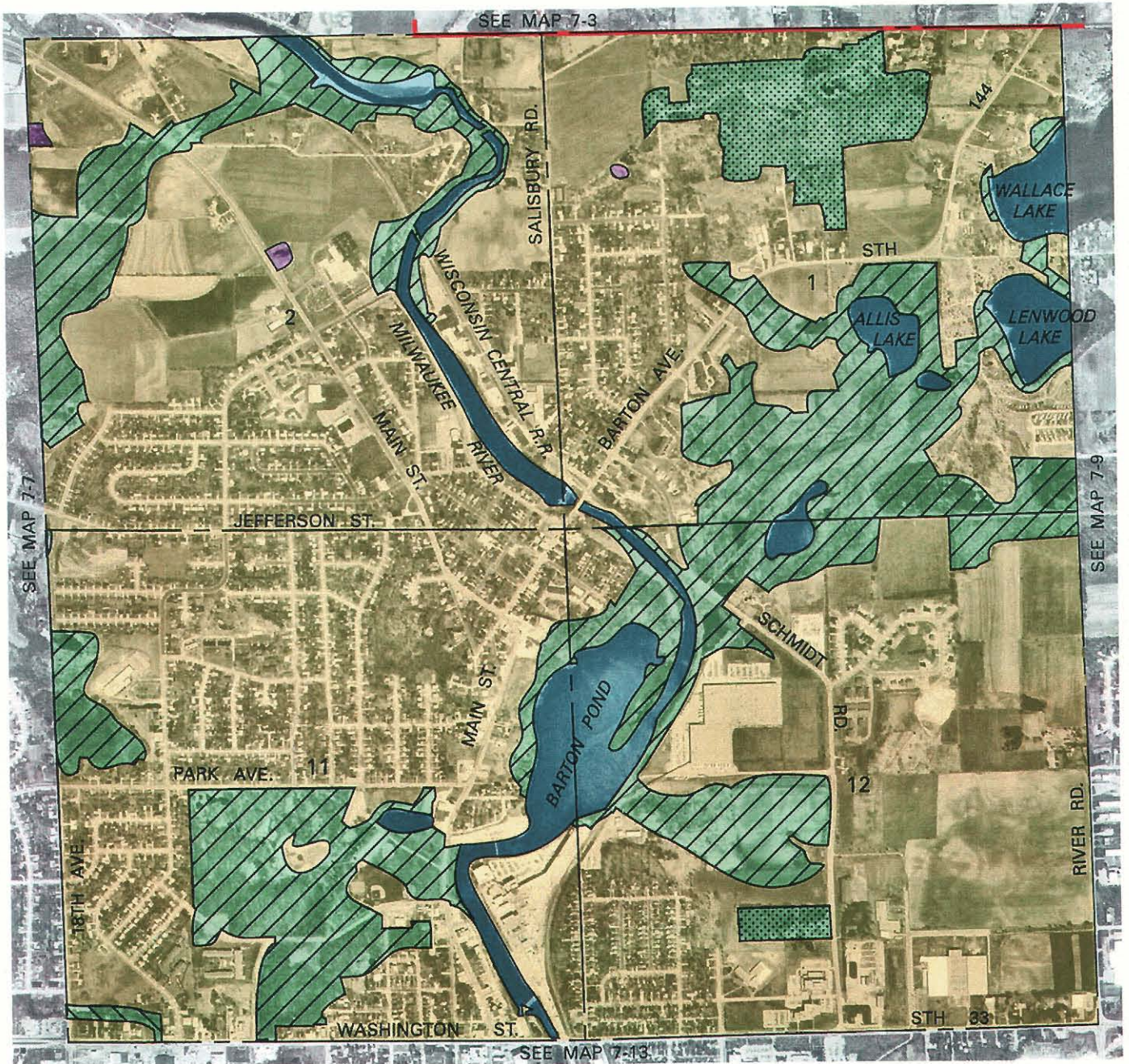
- | | | | |
|--|---|--|---|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | PLANNED SANITARY SEWER SERVICE AREA |
| | ISOLATED NATURAL RESOURCE AREA | | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
| | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE | | LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE |



Map 7-8

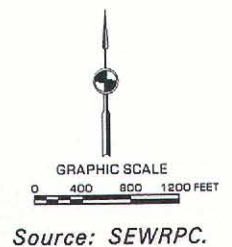
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS**

**U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 11 North, Range 19 East**



LEGEND

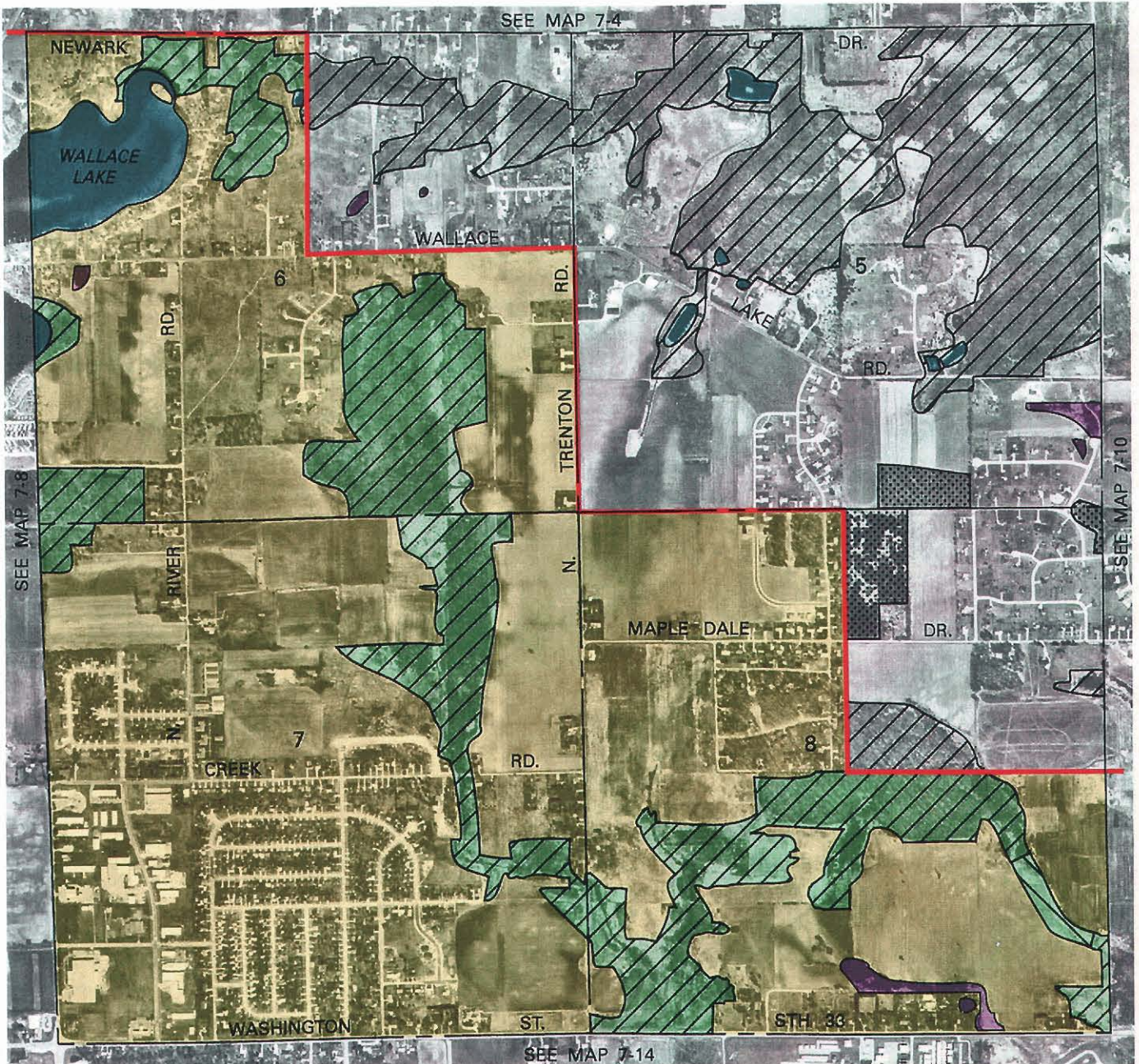
- | | | | |
|--|--|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS
AND ISOLATED NATURAL RESOURCE AREAS |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | PLANNED SANITARY SEWER SERVICE AREA |
|  | ISOLATED NATURAL RESOURCE AREA |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
|  | WETLANDS AND SURFACE WATER
AREAS LESS THAN FIVE ACRES IN SIZE |  | LANDS WITHIN THE PLANNED SANITARY SEWER
SERVICE AREA INELIGIBLE FOR SEWER SERVICE |



Map 7-9

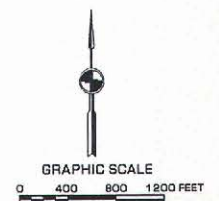
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS

U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 11 North, Range 20 East



LEGEND

- | | | | |
|--|---|---|---|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | PLANNED SANITARY SEWER SERVICE AREA |
|  | ISOLATED NATURAL RESOURCE AREA |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
|  | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE |  | LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE |



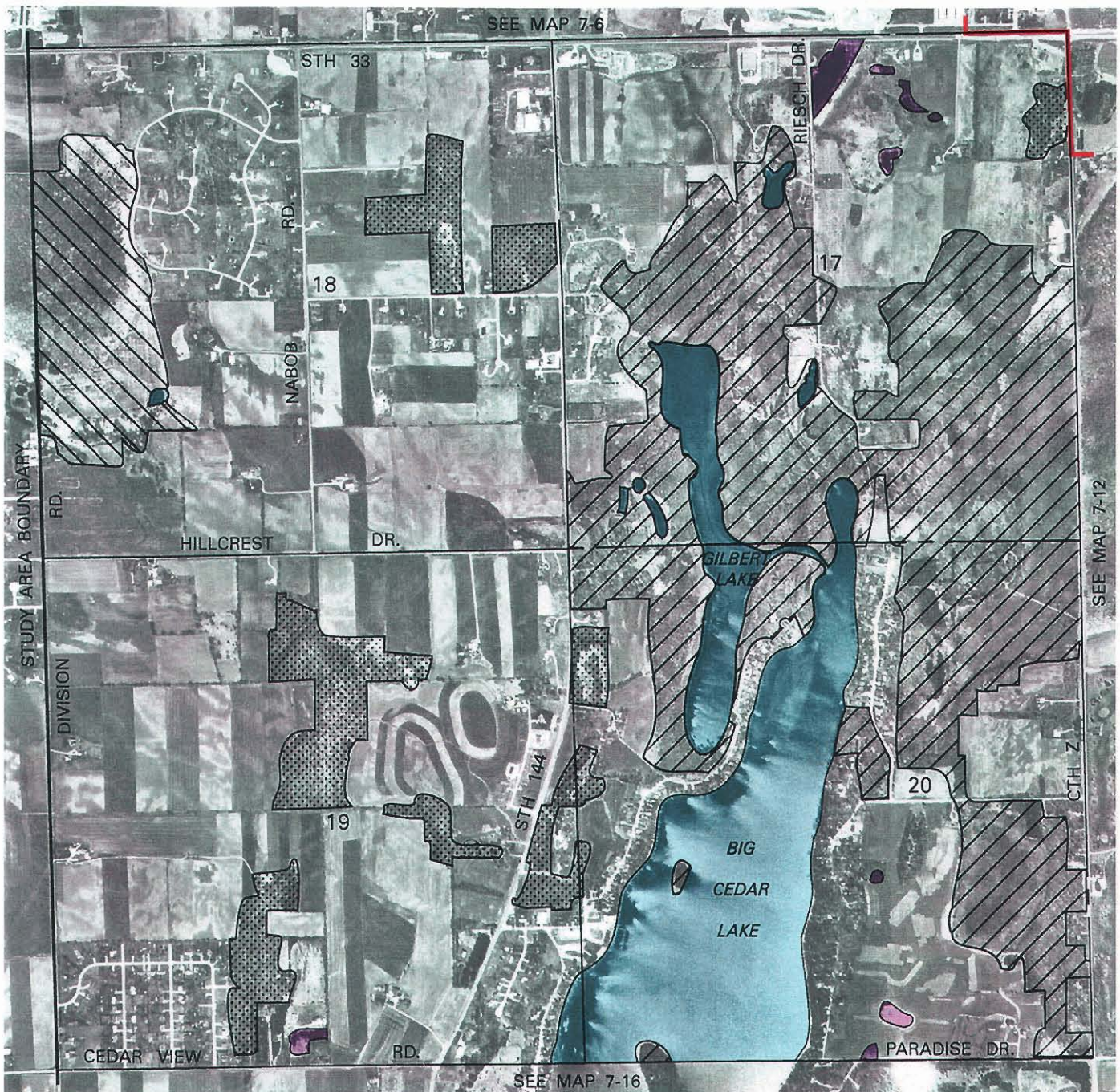
Source: SEWRPC.

**U. S. Public Land Survey Sections 4 and 9
Township 11 North, Range 20 East**



**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS**

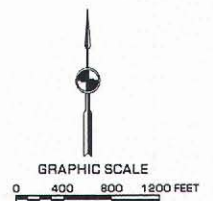
**U. S. Public Land Survey Sections 17, 18, 19, and 20
Township 11 North, Range 19 East**



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

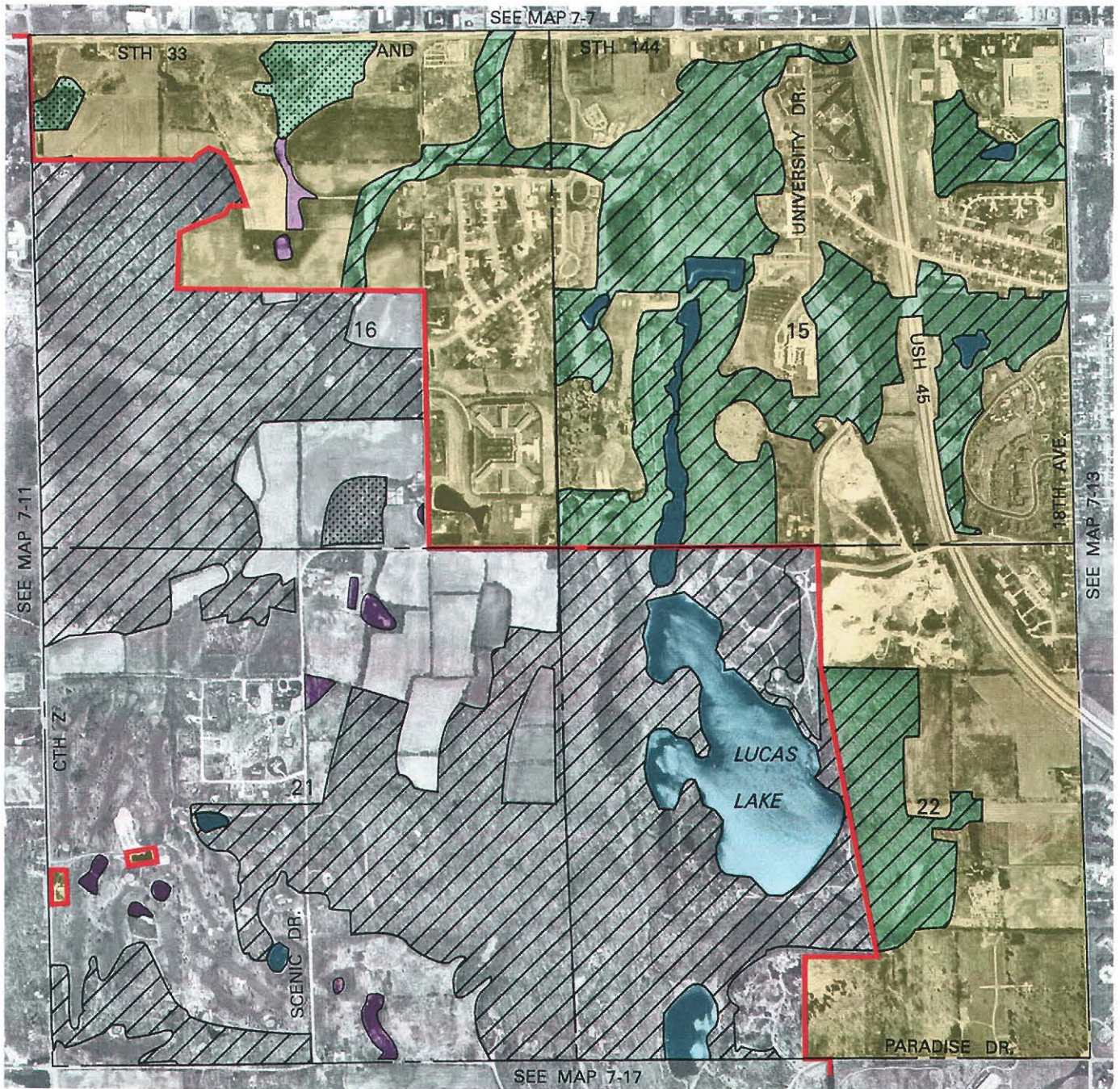


Source: SEWRPC.

Map 7-12

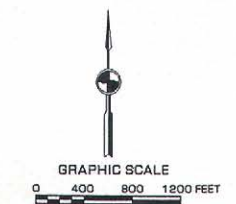
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS

U. S. Public Land Survey Sections 15, 16, 21, and 22
Township 11 North, Range 19 East



LEGEND

- | | | | |
|--|---|---|---|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | PLANNED SANITARY SEWER SERVICE AREA |
|  | ISOLATED NATURAL RESOURCE AREA |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
|  | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE |  | LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE |

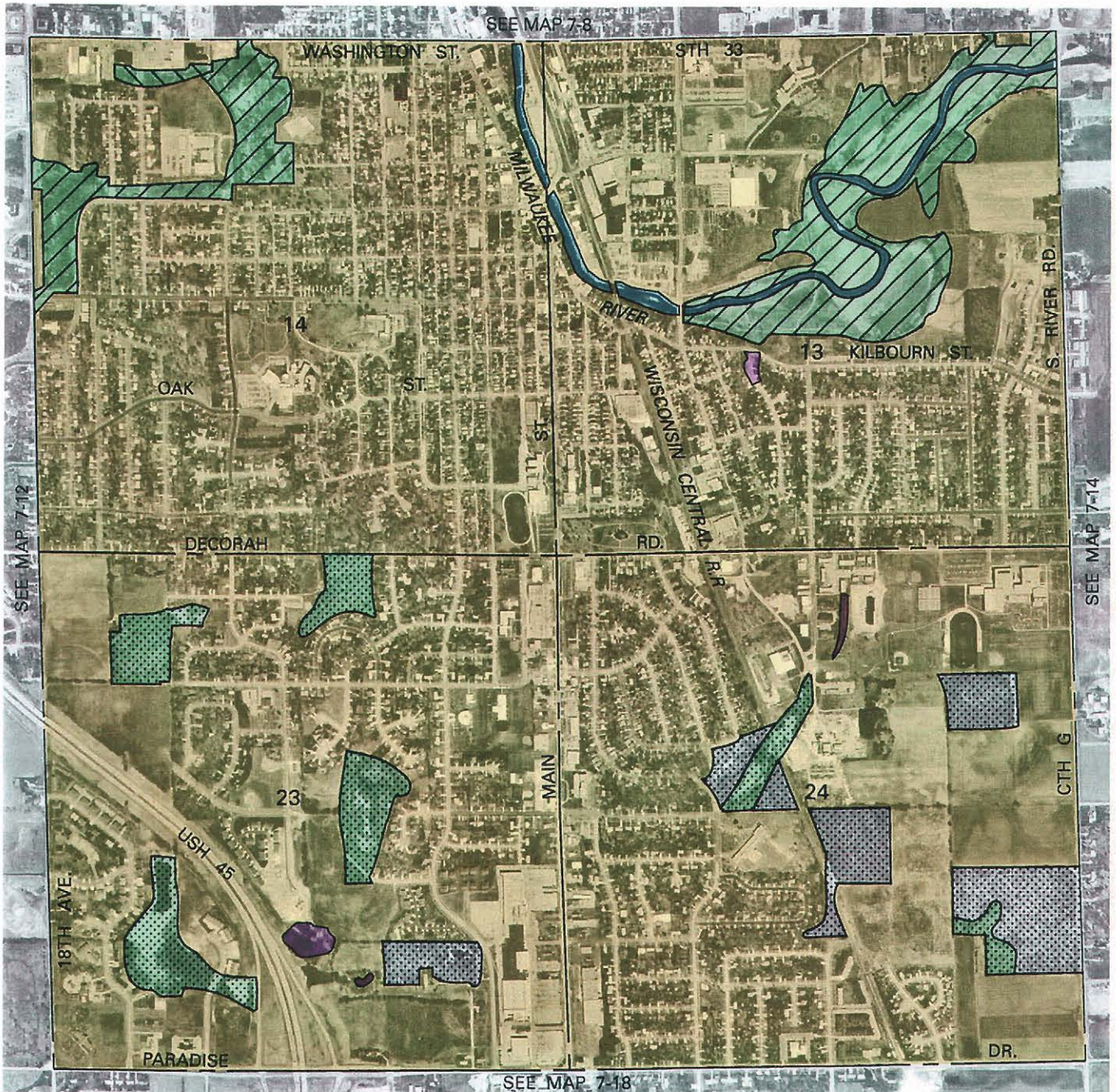


Source: SEWRPC.

Map 7-13

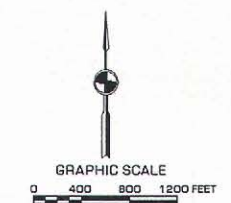
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS

**U. S. Public Land Survey Sections 13, 14, 23, and 24
Township 11 North, Range 19 East**



LEGEND

- | | | | |
|--|---|--|---|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | PLANNED SANITARY SEWER SERVICE AREA |
| | ISOLATED NATURAL RESOURCE AREA | | LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE |
| | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE | | |

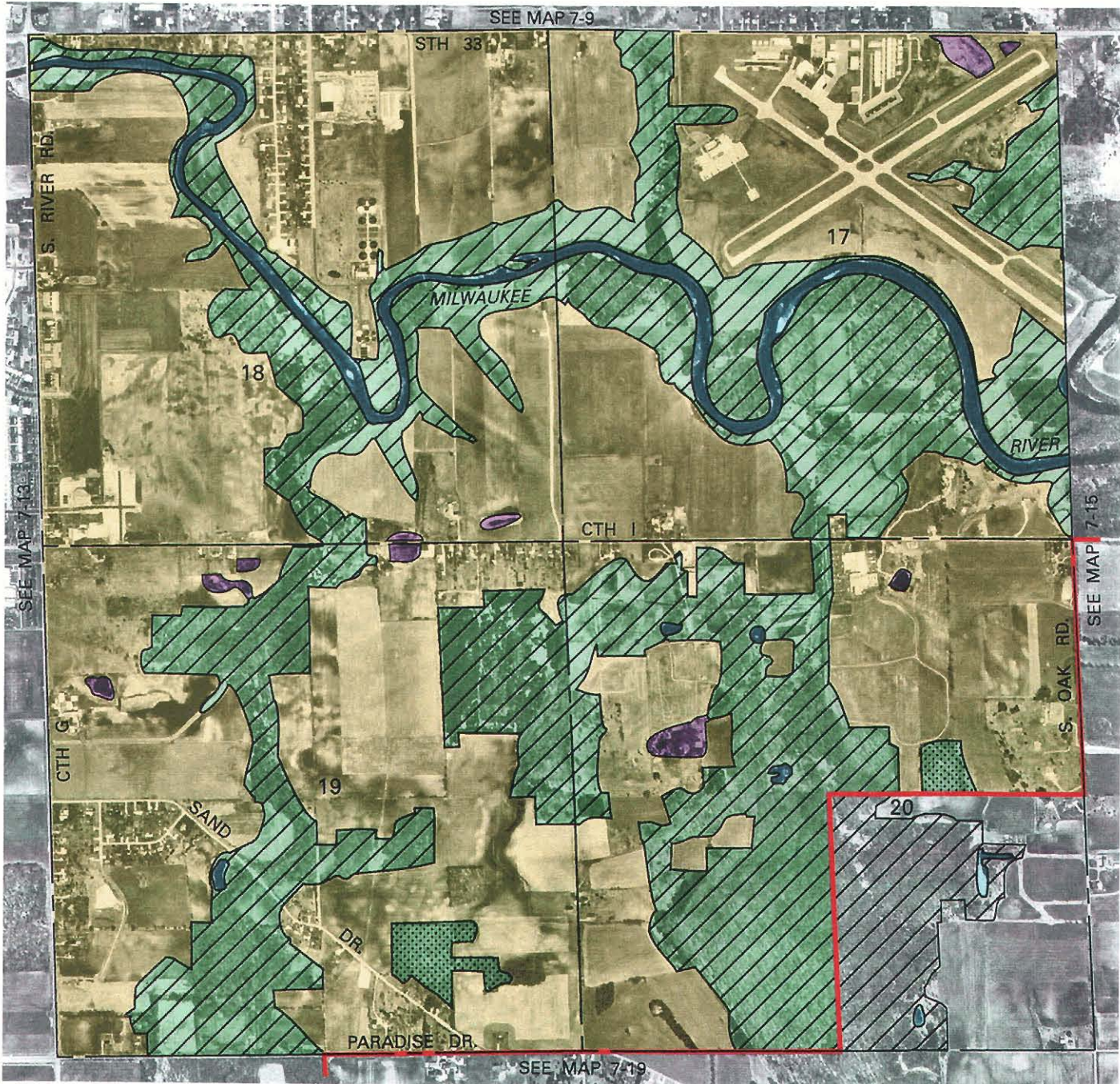


Source: SEWRPC.

Map 7-14

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS

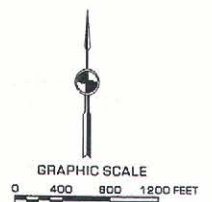
U. S. Public Land Survey Sections 17, 18, 19, and 20
Township 11 North, Range 20 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

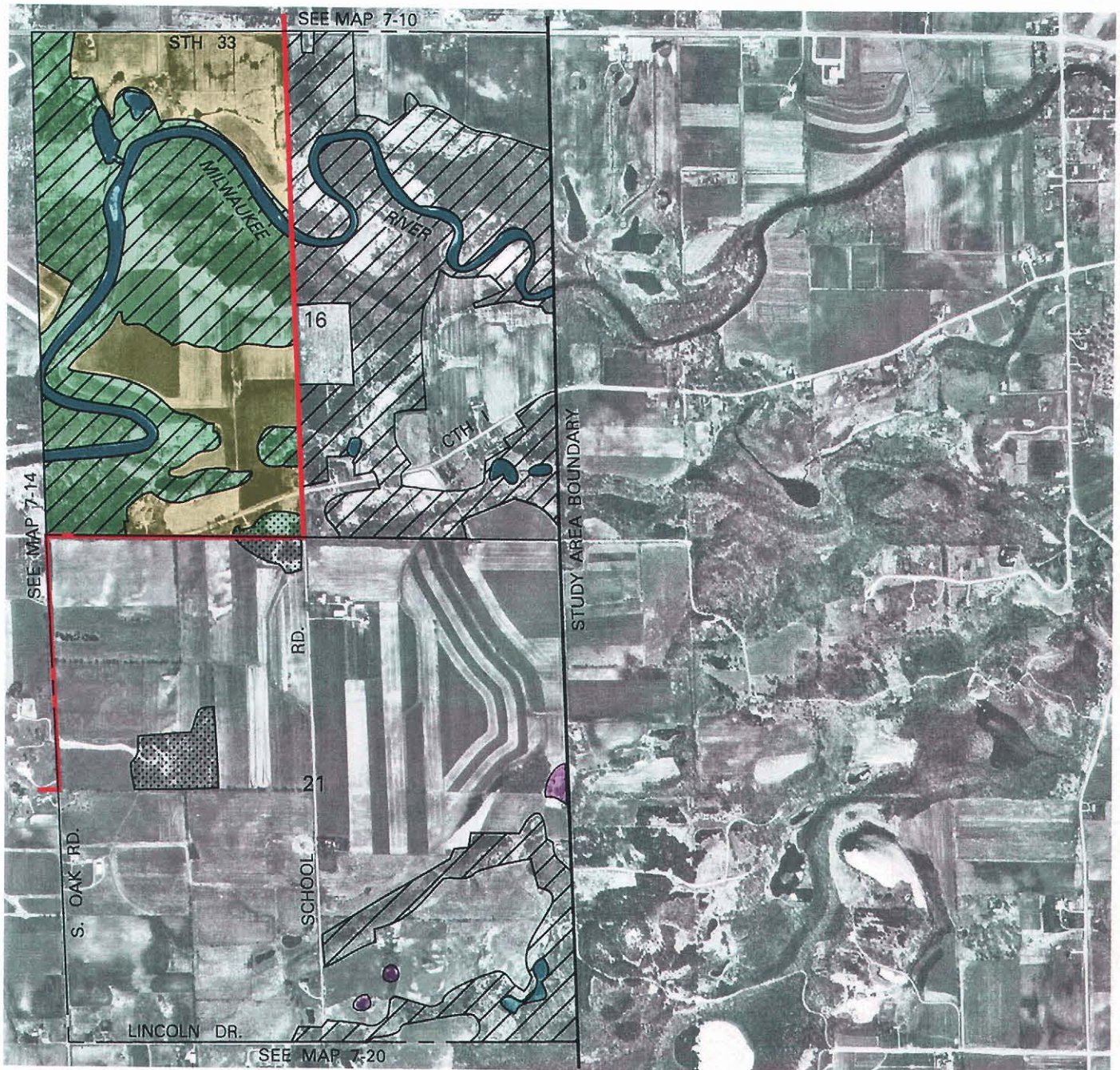
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE



Source: SEWRPC.

**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS**

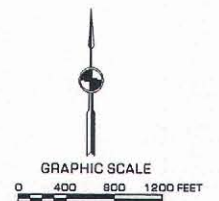
**U. S. Public Land Survey Sections 16 and 21
Township 11 North, Range 20 East**



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE

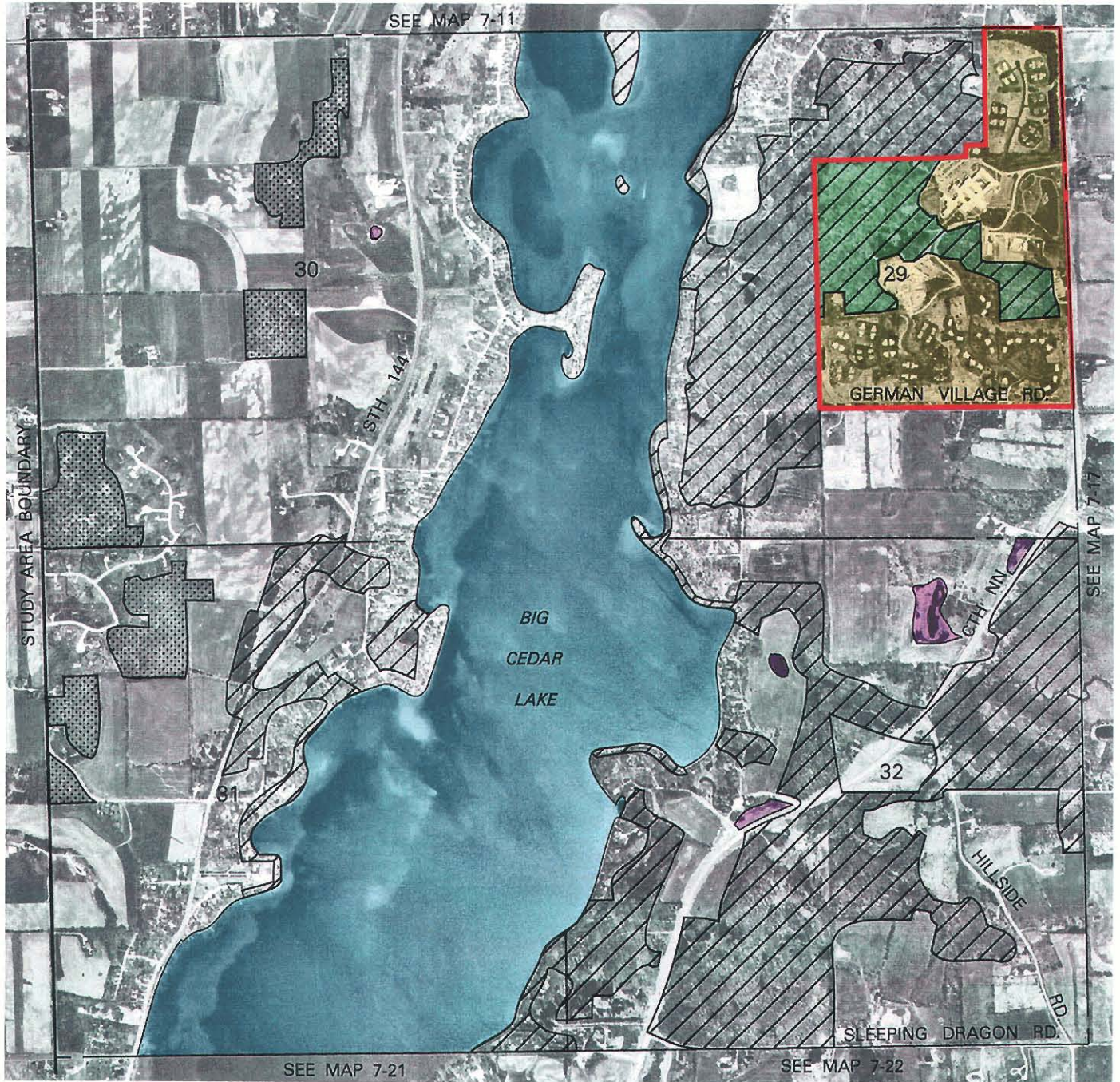


Source: SEWRPC.

Map 7-16

**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS**

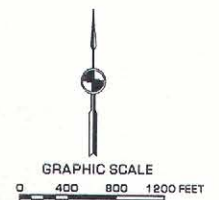
**U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 11 North, Range 19 East**



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

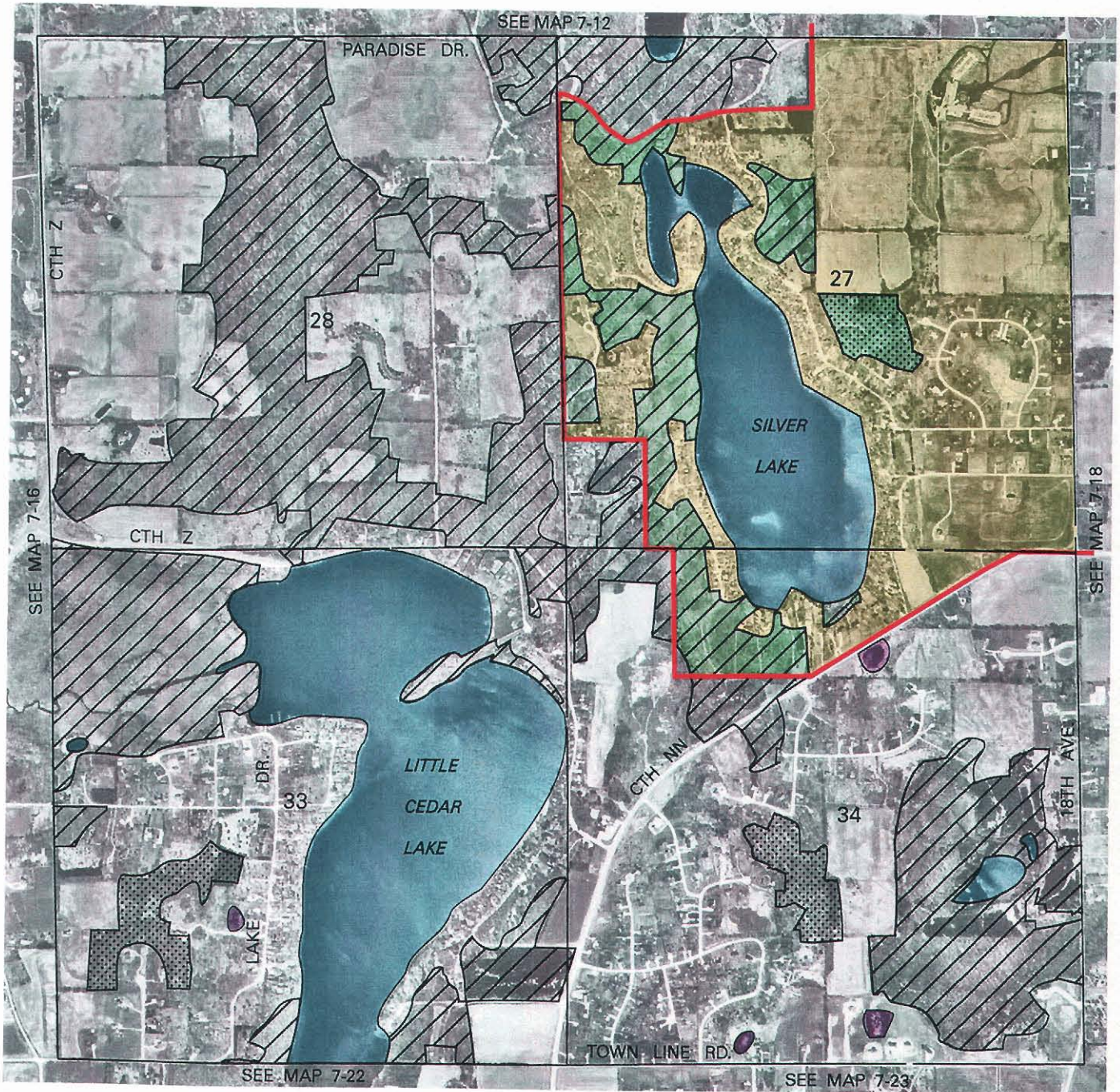
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE



Source: SEWRPC.

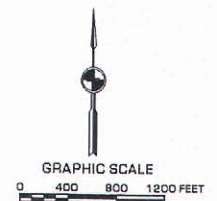
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS**

**U. S. Public Land Survey Sections 27, 28, 33, and 34
Township 11 North, Range 19 East**



LEGEND

- | | | | |
|--|--|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | PLANNED SANITARY SEWER SERVICE AREA |
|  | ISOLATED NATURAL RESOURCE AREA |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
|  | WETLANDS AND SURFACE WATER
AREAS LESS THAN FIVE ACRES IN SIZE |  | LANDS WITHIN THE PLANNED SANITARY SEWER
SERVICE AREA INELIGIBLE FOR SEWER SERVICE |
|  | SURFACE WATER WITHIN ENVIRONMENTAL
CORRIDORS AND ISOLATED NATURAL
RESOURCE AREAS | | |

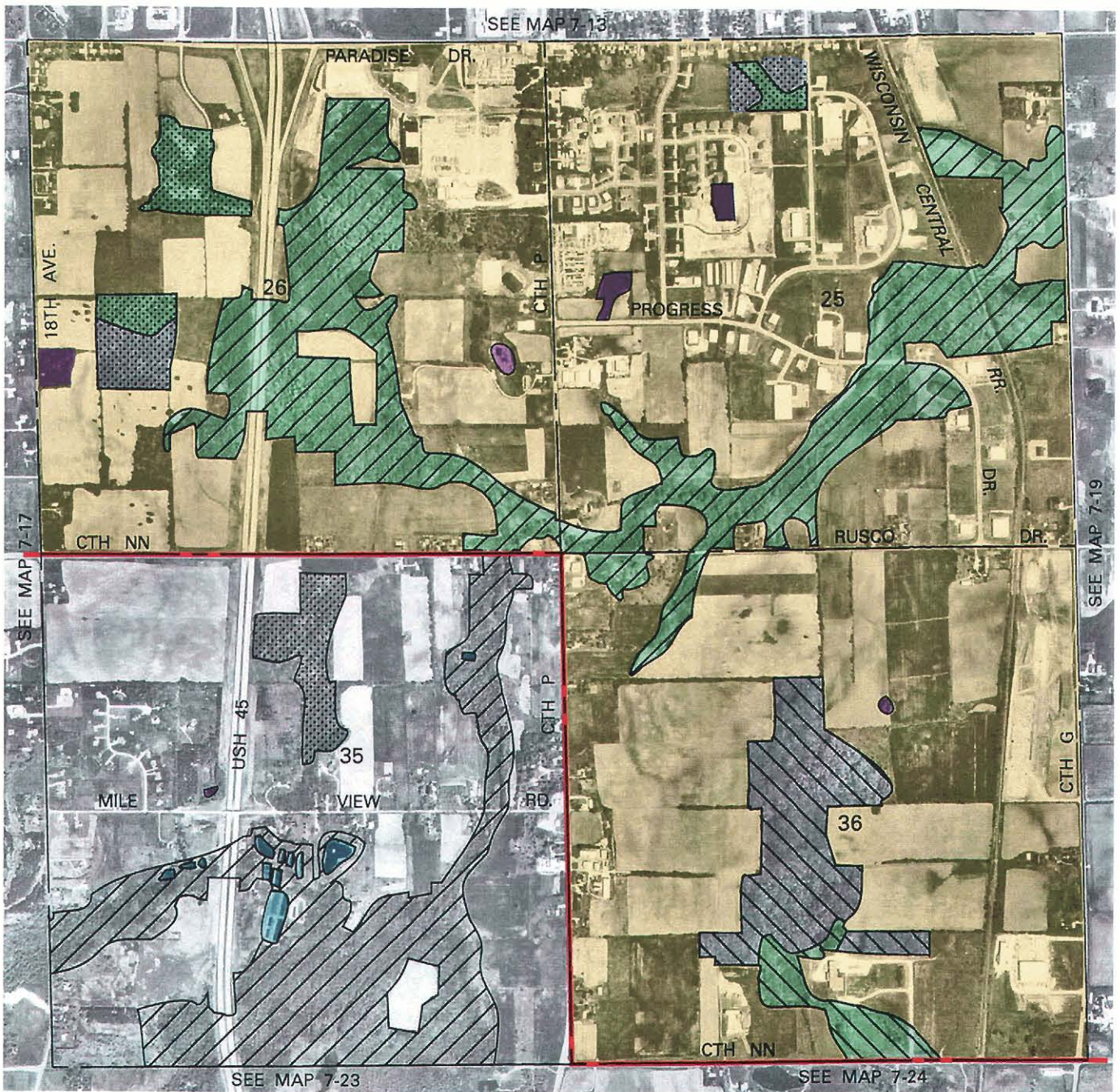


Source: SEWRPC.

Map 7-18

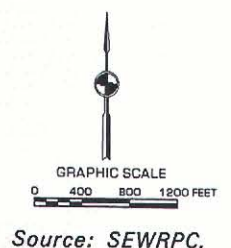
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS

U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 11 North, Range 19 East



LEGEND

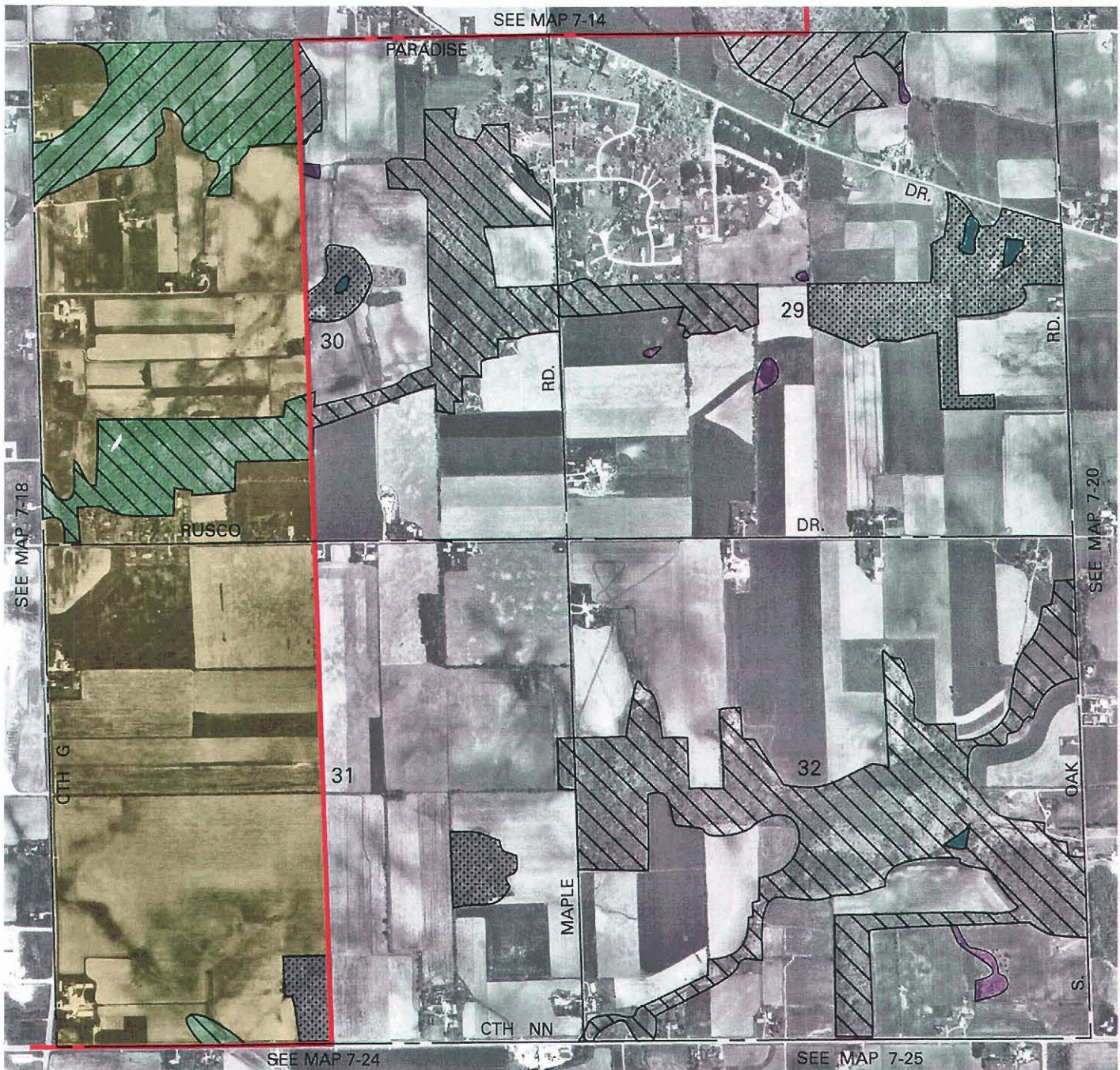
- | | | | |
|--|---|--|---|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | PLANNED SANITARY SEWER SERVICE AREA |
| | ISOLATED NATURAL RESOURCE AREA | | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
| | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE | | LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE |



Map 7-19

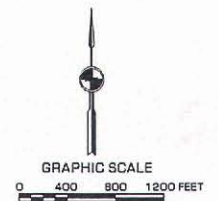
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS

U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 11 North, Range 20 East



LEGEND

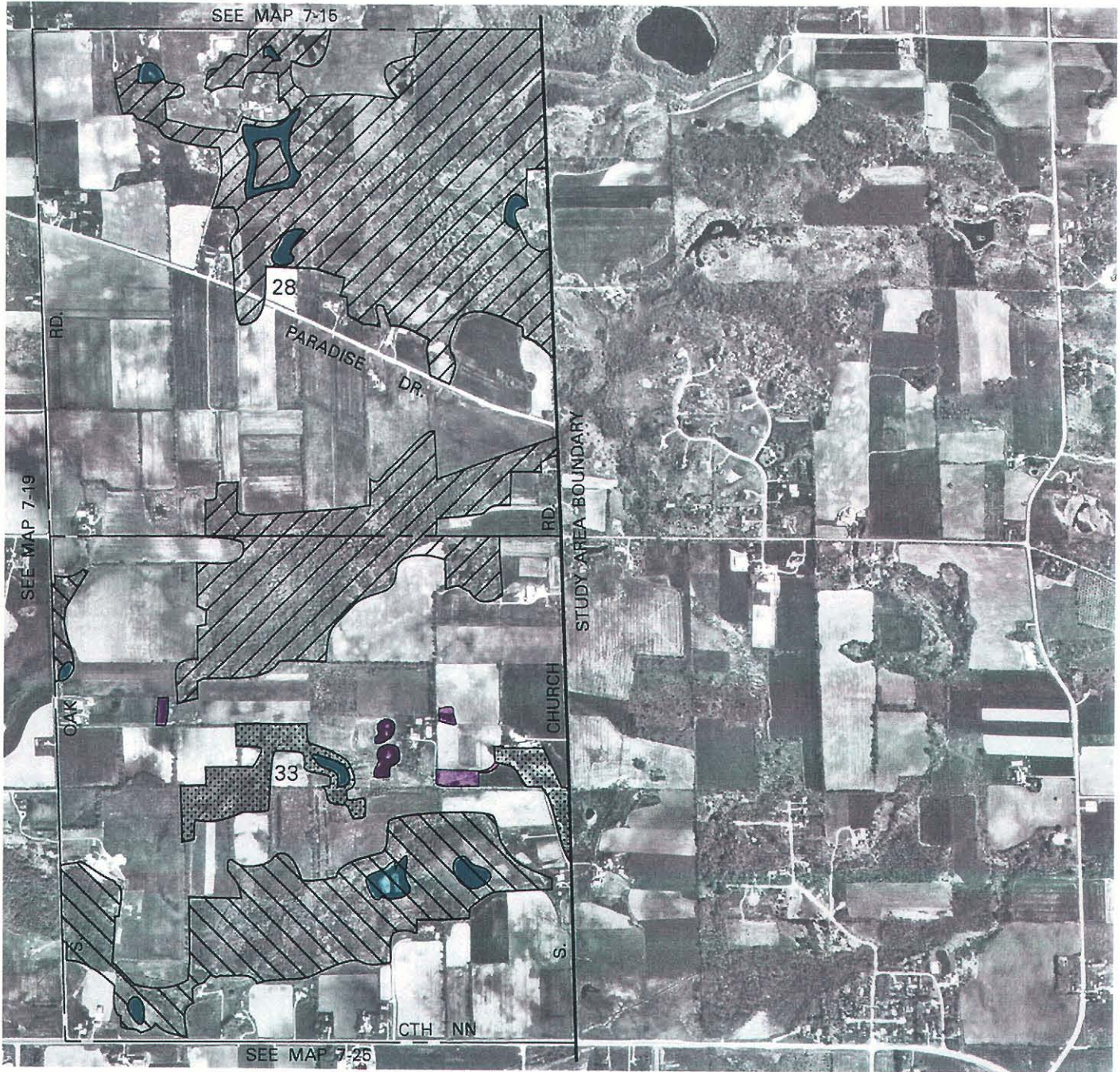
- | | | | |
|--|---|---|---|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | PLANNED SANITARY SEWER SERVICE AREA |
|  | ISOLATED NATURAL RESOURCE AREA |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
|  | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE |  | LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE |



Source: SEWRPC.

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE CITY OF WEST BEND AND ENVIRONS

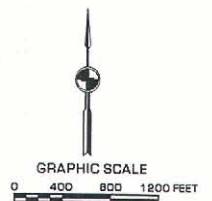
U. S. Public Land Survey Sections 28 and 33
Township 11 North, Range 20 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

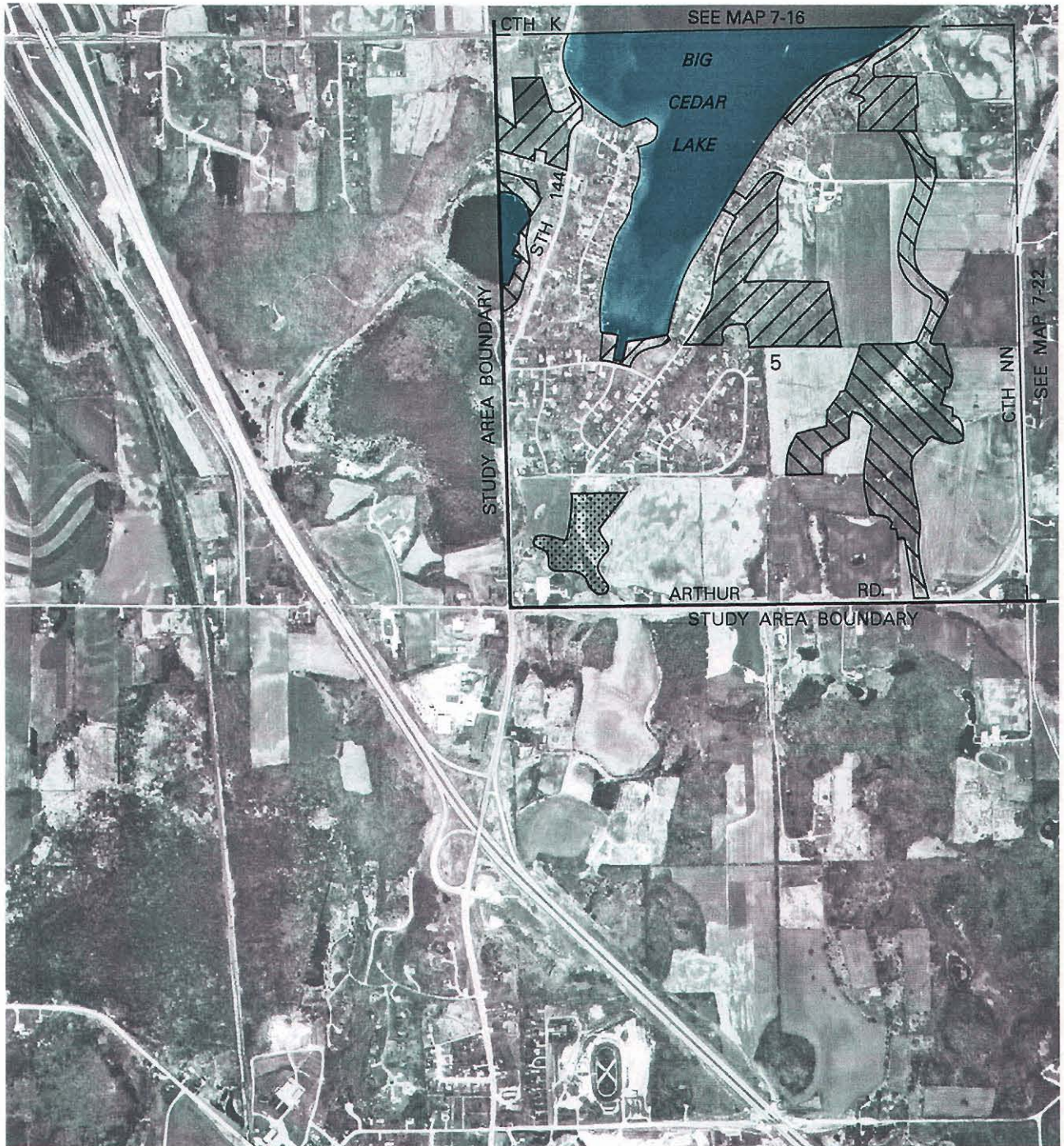
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS



Source: SEWRPC.

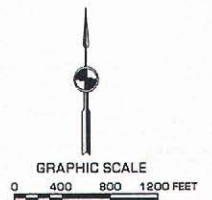
ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE CITY OF WEST BEND AND ENVIRONS

U. S. Public Land Survey Section 5
Township 10 North, Range 19 East



LEGEND

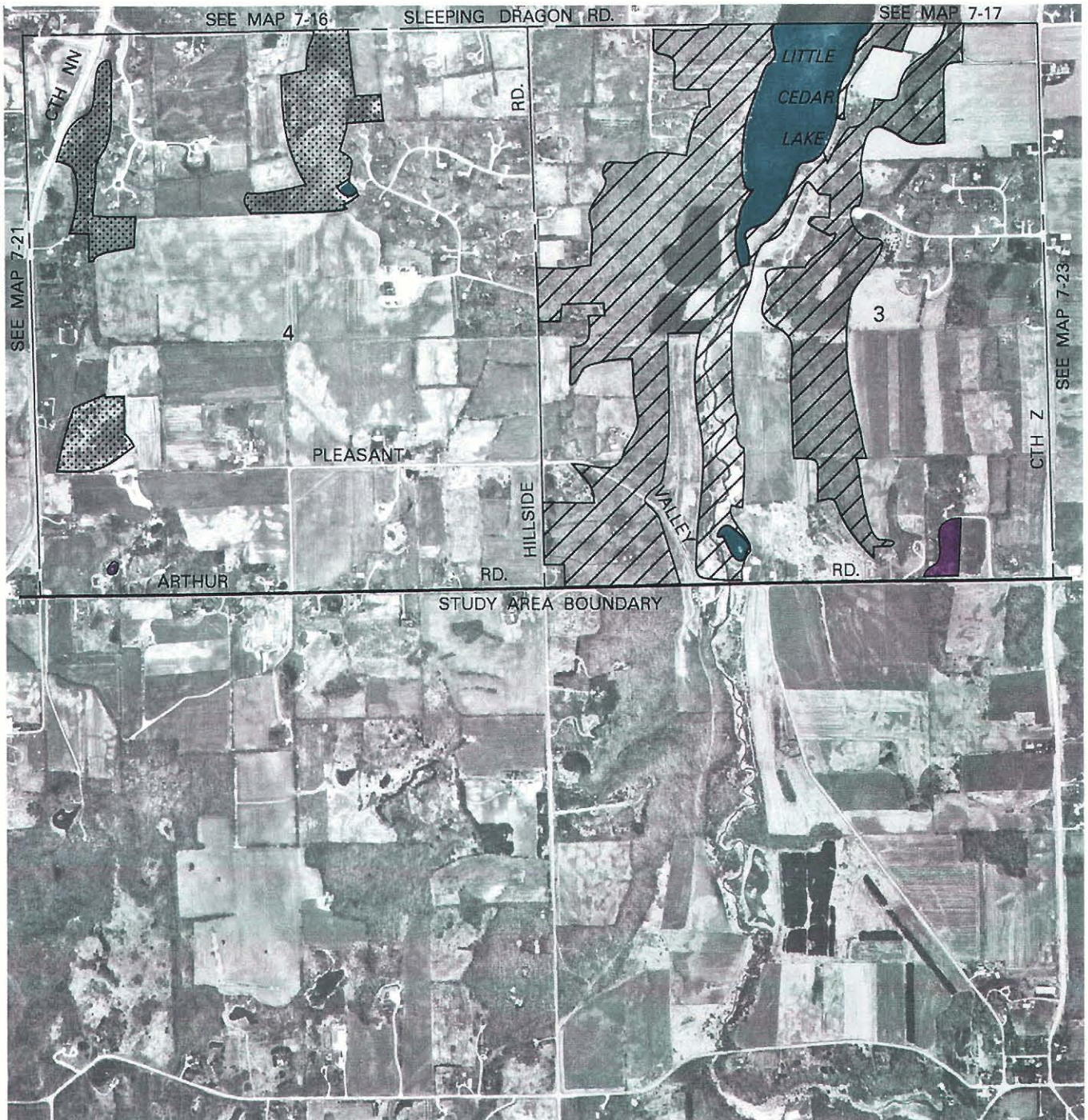
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL RESOURCE AREAS



Source: SEWRPC.

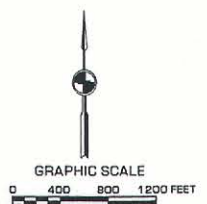
ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE CITY OF WEST BEND AND ENVIRONS

U. S. Public Land Survey Sections 3 and 4
Township 10 North, Range 19 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS



Source: SEWRPC.

Map 7-23

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS

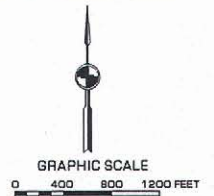
U. S. Public Land Survey Sections 1 and 2 Township 10 North, Range 19 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

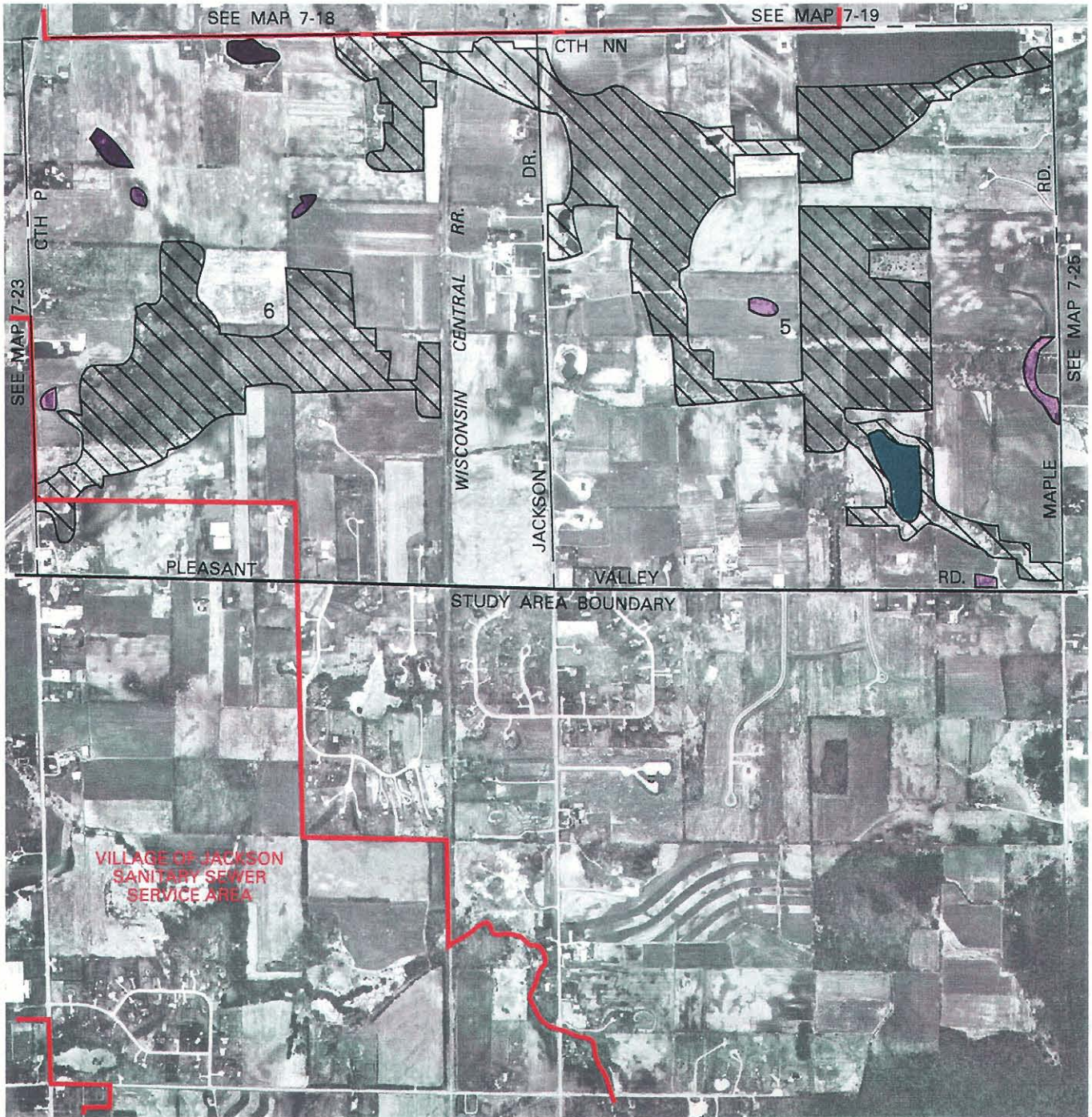


Source: SEWRPC.

Map 7-24

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS

**U. S. Public Land Survey Sections 5 and 6
Township 10 North, Range 20 East**



LEGEND



SECONDARY ENVIRONMENTAL CORRIDOR



GROSS SANITARY SEWER SERVICE AREA BOUNDARY



WETLANDS AND SURFACE WATER
AREAS LESS THAN FIVE ACRES IN SIZE



SURFACE WATER WITHIN ENVIRONMENTAL
CORRIDORS AND ISOLATED NATURAL
RESOURCE AREAS



GRAPHIC SCALE
0 400 800 1200 FEET

Source: SEWRPC.

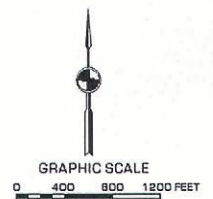
ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE CITY OF WEST BEND AND ENVIRONS

U. S. Public Land Survey Sections 3 and 4
Township 10 North, Range 20 East



LEGEND

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER
AREAS LESS THAN FIVE ACRES IN SIZE



Source: SEWRPC.

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APPENDICES

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Appendix A

MINUTES OF PUBLIC HEARING

City of West Bend
Sanitary Sewer Service Area Plan
Public Hearing Minutes
May 6, 1998

Page 3
Public Hearing Minutes
Sanitary Sewer Service Area Plan

1. Mayor Michael R. Miller convened the public hearing at 7:00 p.m. in the West Bend Common Council Chambers, West Bend City Hall. Mayor Miller, after welcoming everyone and introducing certain guests, stated that the hearing is being held so that the City may obtain comments on the City's proposed 2020 Sanitary Sewer Service Area Plan. Mayor Miller also stated that the City would receive written comments on the Plan and that they must be received by no later than 4:30 p.m. on Monday, May 11, 1998. Mayor Miller further stated that the purpose of the public hearing is to discuss the City's proposed 2020 Sanitary Sewer Service Area Plan and it is not a hearing on City annexation policies, nor the cost or timing of particular sewer lines nor future land use or zoning issues. Mayor Miller concluded his prepared remarks by outlining the hearing procedures.
2. Mayor Miller introduced Mr. Bruce Rubin, Chief Land Use Planner of the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Mr. Rubin briefed the audience on the historical background of sanitary sewer service plans for the City of West Bend, particularly the first plan approved in 1982 and the subsequent amendments since that time. Mr. Rubin also stated that the City of West Bend proposed various amendments to the sewer service area plan in its 2010 Land Use Plan which was adopted by the City in 1992. However, those amendments were never acted upon by the City.

Mr. Rubin explained the content of the proposed 2020 Sanitary Sewer Service Area Plan including the relationship to environmental corridors, the design capacity of the City wastewater treatment plant and the population and housing projections which form the basis of the Plan. Finally, Mr. Rubin outlined the procedural steps in the review and approval of the Plan by the City of West Bend, SEWRPC and the Wisconsin Department of Natural Resources.
3. Mayor Miller then asked for public comment. A total of 37 speakers entered comments into the record.
 - A. Mr. Russ Abel, Town of Barton Chairman. Mr. Abel expressed his opposition to the proposed plan and submitted a resolution adopted by the Town of Barton opposing the plan. Mr. Abel stated that the Town of Barton recommends that the sewer boundary conform to the boundary as proposed in the City of West Bend's 2010 Land Use Plan. (Resolution attached).
 - B. Ms. Leila Zingler. Ms. Zingler declined to comment.
 - C. Mr. Doug Bade. Mr. Bade expressed his support for the proposed plan.

- Q. Mr. Terry DuFour. Mr. DuFour stated that his questions had been answered and that he had no further questions of the City.
- R. Ms. Joy Schneider. Ms. Schneider expressed her opposition to the proposed plan.
- S. Mr. Mike Ellefson. Mr. Ellefson stated that he has a good functioning septic system and doesn't want urban growth.
- T. Mr. Gary Schneider. Mr. Schneider, representing the West Bend Builders Association, expressed support for the proposed plan.
- U. Mr. Robert Feind. Mr. Feind, Town of Trenton Attorney, expressed his opposition to the proposed plan and submitted a statement outlining the Town of Trenton's opposition to the plan. (Resolution attached).
- V. Mr. Paul Rice. Mr. Rice, a Town of West Bend Board Member, stated that he had no comments on behalf of the Town of West Bend.
- W. Mr. Ralph Gerner. Mr. Gerner expressed his support for the proposed plan.
- X. Mr. Jeff Retzlaff. Mr. Retzlaff, planner for the Town of Trenton, expressed his opposition to the proposed plan and submitted a statement outlining the Town of Trenton's concerns and opposition to the plan. (Statement attached).
- Y. Mr. Richard Gerner. Mr. Gerner expressed his support for the proposed plan.
- Z. Ms. Jeannine Peters. Ms. Peters expressed her support for the proposed plan.
- AA. Mr. Mike Herbrand. Mr. Herbrand, Town of Trenton Attorney, expressed his opposition to the proposed plan.
- BB. Mr. Glenn Peters. Mr. Peters expressed his support for the proposed plan.
- CC. Mr. Larry Hillman. Mr. Hillman expressed his concern about the plan in regards to the loss of prime farmland. He asked that the City reconsider its plan.
- DD. Mr. Todd Maclay. Mr. Maclay expressed his opposition to the proposed plan and stated that the Quasas Creek subwatershed needed protection from urban development.
- EE. Mr. Sylvester Hron. Mr. Hron expressed his support for the proposed plan and

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- D. Ms. Janet Zimmerman. Ms. Zimmerman asked for clarification of the plan content and expressed opposition to the plan.
- E. Mr. Dave Bohn. Mr. Bohn expressed his support for the proposed plan.
- F. Mr. Gunter Woog, Town of West Bend Chairman. Mr. Woog expressed his opposition to the proposed plan and submitted a resolution adopted by the Town of West Bend opposing the plan. Mr. Woog asked that the City consider delaying any amendment to the existing sewer service area plan until such time as the Town of West Bend completes its Town Land Use Plan. (Resolution attached).
- G. Mr. Tom Bohn. Mr. Bohn expressed his support for the proposed plan.
- H. Mr. Larry Witzling. Mr. Witzling, planner for the Town of West Bend, expressed his opposition to the proposed plan and submitted a statement outlining concerns and needed clarifications. (Statement attached).
- I. Mrs. Mildred Darmody. Mrs. Darmody expressed her support for the proposed plan and stated that her family had been waiting many years for sanitary sewer availability.
- J. Ms. Nancy Turk. Ms. Turk asked for clarification of the plan content.
- K. Mr. Clyde Darmody. Mr. Darmody expressed his support for the proposed plan.
- L. Mrs. Beryl Timmer. Mrs. Timmer stated that she was not in favor of sanitary sewers and that her septic system was working just fine.
- M. Mr. Jim Devenport. Mr. Devenport expressed his support for the proposed plan.
- N. Mr. Kevin Schmid. Mr. Schmid expressed his support for the proposed plan and stated that he had approximately 12 homes in the City of West Bend (recently annexed from the Town of Barton) that had failing septic systems and that he needed sanitary sewer service from the City of West Bend.
- O. Mr. Mike Dricken. Mr. Dricken, a Town of Barton Board Member, expressed his opposition to the proposed plan.
- P. Mr. Raymond Schloemer. Mr. Schloemer expressed his support for the proposed plan.

stated that the plan promotes orderly growth.

- FF. Mr. Geoff Maclay. Mr. Maclay expressed his opposition to the proposed plan and asked that the City work with the residents of the Town of West Bend to preserve land around Lucas Lake.
- GG. Mr. Richard Horlamus. Mr. Horlamus expressed his support for the proposed plan.
- HH. Mr. Ron Knutel. Mr. Knutel asked for clarification on development plans for his property.
- II. Mr. Pat Horlamus. Mr. Horlamus expressed his support for the proposed plan.
- JJ. Mr. Jeff Kenkel. Mr. Kenkel, Chairman, Town of West Bend Plan Commission, expressed his opposition to the proposed plan and asked that the City delay the plan until such time as the Town of West Bend has completed its land use plan.
- KK. Mr. Dave Johnson. Mr. Johnson expressed his support for the proposed plan and asked that the West Bend Sand and Stone property in the SE 1/4, Section 8, T11N, R19E, be included in the City's 2020 sewer service area.
4. Mayor Miller thanked everyone for their comments. He then read a letter from the West Bend Economic Development Corporation stating its support for the proposed plan (letter attached).
5. Mayor Miller again thanked everyone for attending the hearing and adjourned the hearing at 8:36 p.m.

John B. Capelle
Recording Secretary
John B. Capelle

5-12-98
Date



Comments On The SANITARY SEWER SERVICE AREA FOR THE CITY OF WEST BEND AND ENVIRONS

Larry Witzling, Ph.D., A.I.A., A.S.L.A.
Planner, Town of West Bend
June 9, 1998

1. REQUEST FOR 90-DAY DELAY IN APPROVAL OF BOUNDARIES

The Town of West Bend is engaged in a land use planning process which will be concluded within two to three months. A public hearing is being scheduled for the proposed plan. The plan has significant implications for determination of boundaries for the proposed the Sanitary Sewer Service Area. The Town requests a 90 day delay in the process. Prior to that time the Town will submit recommendations for:

1a. modified boundaries

detailed changes in the sewer area boundaries which, in the opinion of the Town, will encourage a more appropriate pattern of land uses.

1b. land use policies for boundary conditions

detailed recommendations for land use policies which should be proposed for the fringe areas along the edges of the sewer service boundaries.

2. TOWN PLANNING PROCESS AND ANTICIPATED OUTCOME

The Town began its land use planning process several months ago and has made rapid progress. The process has included workshops, analysis of existing data, a resident survey, new mapping of critical areas (provided by SEWRPC), and consideration of draft land use plans.

The Town intends to address the areas proposed for inclusion in the Sanitary Sewer Service Area and the next meeting of the Long Term Planning Committee, which is responsible for the land use plan. The Town also has begun conversations with City

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officials regarding mutual planning goals. It is likely that, as a result of this process, there will be a strong rationale for modifying some of the boundaries of the proposed Sanitary Sewer Service Area.

3. GENERAL CONCERNS ABOUT THE PROPOSED SANITARY SEWER SERVICE AREA

Based on our review of the plan, there are several general concerns which, in our opinion, suggest that the request for the delay and reconsideration is reasonable:

3a. The Boundaries Change Public Perceptions and Land Values

Most landowners and developers assume that sanitary service area boundaries are ultimately going to become the boundaries of the associated incorporated area — in this case the City of West Bend. While such predictions are not a 100% certainty, the perceived probability is sufficient to change perception of the future disposition of the land. Once the perception of the land is changed, the landowners and developers presume that the value should be based on the types of uses most likely found in urbanized areas. Even though there may be specific regulations which prohibit or restrict significant changes in land use, these regulations are rarely sufficient to stop the land value from increasing.

3b. The Impact of Land Values on Development and Land Use

Once land values change, there will be pressure on successive city administrations to allow landowners to capture that land value through new development. While not inevitable, the probability of such change is substantially increased. The Town of West Bend would like modifications of the boundaries in specific areas where increased land values and probabilities of higher intensity development should be restricted. Changing such boundaries now will make it substantially easier to propose, implement, and enforce rational land uses which preserve the environment and lead to a more harmonious boundary between the City and the Town.

3c. The Need to Link Land Use Policies to the New Boundaries

While we understand that the City is trying to carefully regulate new growth, the City's history has included patterns of development that are inconsistent with land conservation and environmental preservation. We understand that the present City administration supports good planning practices. However, the proposed plan could, in the future, be

under the guidance of different administrations with different approaches to growth and development. Like many cities, there is a spotty track record of controlling sprawl. Consequently, we believe that additional caution is appropriate at this time.

3d. Sewer Alignments That Promote Sprawl

Historically, planners have recommended that the boundaries between urban and rural areas include green belts. In southeastern Wisconsin, like many regions, application of this principle is difficult. Nevertheless, the incorporation of environmental corridors and natural areas into "belts" along the edges of urbanized development can be effective. We would like to see more incorporation of such principles into the precise delineation of the boundaries (such as using environmental corridors as dividing points between urban and rural areas).

3e. Impact On Water Quality

Preservation and minimization of inappropriate development is critical to maintaining the quality of the lakes, creeks, and watersheds in the Town. Urban development, with additional non-point source pollution, lawn chemicals, and run-off problems often degrades the quality of watersheds. Many Town residents believe that such negative impacts have already occurred and may get worse in the future. This issue may require further documentation prior to approval.

3f. Roadside Character And Boundaries

We are concerned with the details whereby the boundary lines are drawn. Typically such boundaries are located along roads which become the location for the sewer lines. However, if one side of the road is within the sanitary service area, and the other side is excluded, an unequal land value and development situation quickly emerges. The result is almost inevitable — the side of the road which is excluded ultimately becomes the target for further annexation and sewer service. We believe the boundaries can be drawn more carefully to reflect realistic development scenarios — that is, in some cases, both sides of the road can be excluded and, in other cases, both sides can be included.

3g. Outward Growth That Weakens The City Center

It is essential to the areas surrounding the City, that the central urban area remain economically and socially vital. However, the outward push of commercial growth may weaken the City's center and cause even more demand for commercial growth on the fringe. This will induce more sprawl.

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4. SPECIFIC BOUNDARY AREA CONCERNS

Minor modifications of the following boundary conditions, coupled with statements regarding desired land use policies can have a major impact on promoting appropriate future land uses and, more importantly, a major impact on preventing the unwanted development and sprawl.

4a. Expansion Near The City's Industrial Park

The Town is concerned with expansion past the existing primary environmental corridor (along Quasas Creek). This corridor could make an appropriate urban/rural boundary. The Town is also uncertain as to how much industrial land expansion is needed in West Bend, Washington County, and the region. The Town also has concerns about maintaining the rural character of County Highway NN.

4b. Expansion South Of The Office Park And West Bend Mutual

Additional development along 18th Avenue could easily turn into sprawl — especially if the boundary does not take into consideration the landscape, potential development patterns, and surrounding growth. North of County Highway NN, there is a primary environmental corridor, an isolated natural resource area, and wetlands — all significant environmental resources that should be taken into consideration in determining final land uses, growth patterns and sewer service boundaries. The visual character of Highway NN is largely rural and should be maintained. Commercial growth should be forestalled.

4c. Expansion Near Lucas Lake

Both the Town and City would like the area around Lucas Lake preserved. The proposed sewer service expansion may not be the best way to do this. The boundary currently includes land in the environmental corridor. There should be a specific plan for preservation of this area which, in turn, forms the basis for any sewer expansions — that is, the sanitary service area should follow a local area plan, not the other way around.

4d. Expansion Along Highway 33

Growth along Highway 33 is inevitable, but the character of growth can be controlled. The depth of growth off the arterial may not need to be as deep as implied by the proposed service area. Cities often relegate such areas to high traffic volume uses (retail, apartments, offices) that should be properly located closer to the City center. Rapid growth along 33 will intensify development pressure further into the Town.

TO: Southeastern Wisconsin Regional Planning Commission (SWRPC)

FROM: Jeffrey W. Retzlaff, Land Use Planning Consultant to the Town of Trenton, Washington County, Wisconsin

DATE: May 7, 1998 -7 1998

RE: 2020 Sanitary Sewer Service Area Plan for the City of West Bend and Environs; SWRPC CAP Report No. 35 (Preliminary Draft, 2nd Edition).

ATTACHMENT 1

List of Documents

On behalf of the Town of Trenton, Washington County, Wisconsin, please accept the following as a further statement of the Town's OPPOSITION to the proposed sewer service area (i.e. "Blue Line") expansion as set forth in the above cited report.

Based on a review and analysis of SWRPC Report No. 35 (2nd Ed.) and other planning documents and reports containing information relating to the matters of land use and sewer service area planning for the City of West Bend and surrounding communities (a complete list of the documents reviewed is presented in Attachment 1 hereto), the Town of Trenton is of the opinion that:

1. **EXPANSION OF THE EXISTING SEWER SERVICE AREA FROM THE CURRENT 21.0 SQ. MILE AREA TO THE PROPOSED 25.7 SQ. MILE AREA IS BOTH UNNECESSARY AND UNJUSTIFIED.**

This opinion is supported by evidence contained in the City's adopted 2010 Land Use Plan (SWRPC CAP Report No. 167) that the then existing 20.4 sq. mile sewer service area could accommodate the entire range of employment and population growth projected in the adopted 2010 Land Use Plan (up to a population of 52,000), which is greater than the projected growth (up to a population of 50,500) used to justify the proposed 2020 Sewer Service Area expansion (as set forth in SWRPC CAP Report No. 35, 2nd Ed.).

2. **EXPANSION OF THE EXISTING SEWER SERVICE AREA FROM THE CURRENT 21.0 SQ. MILE AREA TO THE PROPOSED 25.7 SQ. MILE AREA WILL FOSTER AND ENCOURAGE AN UNNECESSARY AND/OR PREMATURE CONVERSION OF AGRICULTURAL AND OTHER RURAL LAND TO URBAN USES AND DENSITIES, AND, ENCOURAGE SUCH URBAN DEVELOPMENT TO OCCUR IN A HAPHAZARD "DECENTRALIZED" PATTERN AND MANNER THAT CANNOT BE SERVED EFFICIENTLY NOR ECONOMICALLY BY EXISTING FACILITIES AND SERVICES.**

This opinion is supported by evidence that "net residential density" projected to occur upon buildout of the expanded sewer service area, i.e. 2.9 dwellings per net residential acre, is near the bottom of SWRPC's recommended urban residential density range (2.2 to 6.9 dwellings per acre) for the City of West Bend and one of the lowest when compared to surrounding municipalities (9th out of eleven).

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2020 Sanitary Sewer Service Area Plan for the City of West Bend and Environs;
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Further, expansion of the sewer service area from 21.0 sq miles to 25.7 sq. miles to accommodate an equal or less amount of projected population growth would allow currently agricultural and/or other rural lands that are further away from existing urban services to be developed with urban uses and at urban densities sooner than other vacant lands already in the existing sewer service area.

3. **THE PROJECTION OF POPULATION GROWTH FOR THE REVISED SANITARY SEWER SERVICE STUDY AREA INCLUDED IN AND REFERENCED BY SWRPC CAP REPORT NO. 35 (2ND ED.) ARE MISLEADING, UNREASONABLY HIGH, AND THEREFORE INAPPROPRIATE.**

This opinion is supported by evidence that indicates five (5) sq. miles of the sewer service study area (which has grown from the original 49.2 sq. miles in the original 1982 City of West Bend sewer service area plan, to 63.4 sq. miles in the City's 2010 Land Use Plan adopted in 1992, to 73.3 sq. miles in the preliminary sewer service area plan report), are already included in the Village of Jackson's 1997 Sewer Service Area Plan. Consequently, it appears that the City of West Bend's study area "double-counts" five (5) sq. miles of land and associated population growth that is already accounted for in the Village of Jackson's sanitary sewer service area plan.

Further, an assessment of population growth in the 63.4 sq. mile study area (used as the basis for the City of West Bend's adopted 2010 Land Use Plan) indicates that through 1997, population growth is slightly higher (approximately 37,000) than what was originally projected in the 2010 Land Use Plan (approximately 35,000). This is consistent with SWRPC's findings as presented in SWRPC Technical Report No. 11 (3rd Ed.) The Population of Southeastern Wisconsin (Oct. '95). Wherein it is pointed out that population across the region is slightly higher than the "intermediate" population projections but much less than the "optimistic" or "high-growth" projections. Consequently, it appears unreasonable to assume that population growth will reach the "high-growth" level as is assumed in the revised sewer service area report (SWRPC CAP Report No. 35, 2nd Ed.).

1. SWRPC Community Assistance Planning Report No. 35 (2nd Edition); Sanitary Sewer Service Area for the City of West Bend and Environs; Preliminary Draft; April, 1998.
2. SWRPC Community Assistance Planning Report No. 35 (Original); Sanitary Sewer Service Area for the City of West Bend; December, 1982.
3. SWRPC Community Assistance Planning Report No. 167: A Land Use Plan for the City of West Bend, Washington County, Wisconsin; 2010; July, 1992.
4. SWRPC Community Assistance Planning Report No. 238: A Land Use Plan for the Town of Trenton, Washington County, Wisconsin; 2010 (Draft, October 1997).
5. SWRPC Technical Report No. 11 (3rd Edition); The Population of Southeastern Wisconsin; October, 1995.
6. SWRPC Planning Report No. 42; A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin; September, 1997.
7. SWRPC Planning Report No. 45; A Regional Land Use Plan for Southeastern Wisconsin; 2020; December, 1997.
8. SWRPC Planning Report No. 46; A Regional Transportation System Plan for Southeastern Wisconsin; 2020; December 1997.
9. SWRPC Community Assistance Planning Report No. 136 (2nd Edition); A Park & Open space Plan for Washington County; August, 1997.
10. SWRPC Community Assistance Planning Report No. 210; City of West Bend Transportation System Plan; 2010; March, 1994.
11. Summons, Complaint, Motion for Summary Judgment & Brief; 97-CV-495: Town of Trenton (Plaintiff) vs. City of West Bend (Defendant).
12. City of West Bend Staff Reports and Plan Commission Meeting Minutes (various) Related to Ahlers Annexation Petition, City of West Bend Land Use Plan Adoption, and Sanitary Sewer Service Area Revisions.
13. Department of Administration Letters from George Hall, Director, Municipal Boundary Review Division, Relating to Annexation Petition.

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14. Town of Trenton Letters and Documents (various) Relating to Position and Responses to Annexation Petition.
15. Wisconsin Administrative Code; Department of Natural Resources (DNR) NR 110 & NR 121.
16. University of Wisconsin-Madison; Department of Urban and Regional Planning; Growth and Development in Washington County: Conflict or Cooperation?; May, 1996.
17. SWRPC Community Assistance Planning Reports on the following Sanitary Sewer Service Areas:

No.	Community
70	Village of Germantown
89	Village of Sussex
91	Village of Cedarburg
92	City of Hartford
95	City of Port Washington
103	Community of Allenton
124	Village of Jackson
128	Village of Slinger
205	Village of Newburg
208	Villages of Menomonee Falls & Lannon

A detailed summary of the factual information and evidence upon which these opinions are set forth is presented in Attachment 2 (hereto).

ATTACHMENT 2

The following summarizes the most significant findings, conclusions, and arguments that can reasonably be put forth in support of the Town of Trenton's position of OPPOSITION with respect to the City of West Bend's sewer service area (i.e. "Blue Line") expansion proposal. This summary presents selected information gathered from those documents listed in Attachment 1. All conclusions, arguments, and opinions presented herein are made by staff based on the review and analysis of the information presented in those documents.

ITEM #1. "STUDY" or "PLANNING" AREA.

- NOTES:**
- the terms "planning area" and "study area" are used interchangeably by SWRPC in all of the planning documents prepared for the City of West Bend, including the 2010 Land Use Plan and Sewer Service Area Plans.
 - both terms are used to describe the geographic area for which a particular plan is being prepared. Typically, the "planning" or "study" area is the geographic area for which projections of population and other measures of growth are made for a pre-determined time period (i.e. the Year 2010 is the most common time period used in all current SWRPC plans with the Year 2020 being the new time period for all new and soon-to-be revised plans, like the City of West Bend 2020 Sewer Service Area Plan).
 - since the ultimate size of a "planning" or "study" area can have a direct and significant impact on the overall amount and relative location of population being projected, the process of selecting the size and location of the study area for any planning effort can be a critical step in the entire planning process.
 - the planning area used in the Town of Trenton Land Use Plan comprises the entire 36.2 sq. miles of Township 11 North/Range 20 East; including 34.1 sq. miles and all of the unincorporated area of the Town and the remaining 2.1 sq. miles being those portions of the Township that lie in the incorporated areas of the City of West Bend and the Village of Newburg.

- FINDINGS:**
- the planning areas used in the City of West Bend Land Use Plan and Sewer Service Area Plans prepared by SWRPC are different. As presented in the table below, the planning area used as the basis for each plan gets larger as time goes on:

City of West Bend Plan	Size of Planning Area
1982 Sewer Service Area Plan (SWRPC CAP Report No. 35)	49.2 sqmi.
1992 Land Use Plan (SWRPC CAP Report No. 167)	83.4 sqmi.
1998 Sewer Service Area Plan (SWRPC CAP Report No. 35 2nd Edition)	73.3 sqmi.

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- FINDINGS:**
- As presented below, compared to the planning areas used in the sewer service area plans for other surrounding communities, the areas used for the City of West Bend Land Use Plan and, particularly that used for the City of West Bend 2020 Sewer Service Area Plan, are the largest in terms of geographic area. In terms of the sewer service area as a percentage of the entire planning area, the West Bend area is within a range of other communities:

Community	SSA Planning Area	% SSA of Planning Area
WEST BEND	73.3 sqmi.	35%
Hartford	55.0 sqmi.	18%
Cedarburg & Grafton	54.9 sqmi.	26%
Germanatown	36.1 sqmi.	29%
Menomonee Falls & Lannon	35.9 sqmi.	57%
Jackson	25.4 sqmi.	22%
Saukville	20.4 sqmi.	21%
Newburg	20.2 sqmi.	11%
Slinger	19.7 sqmi.	18%
Port Washington	15.1 sqmi.	38%
Allenton	10.5 sqmi.	8%

- Five (5) sq. miles of the planning area used as the basis for the City of West Bend 2020 Sewer Service Area Plan are also included in the Village of Jackson Sewer Service Area Plan. The geographic areas of and, presumably, population and other growth projections for Sections 1 & 2 in the Town of Polk and Sections 4, 5 & 6 in the Town of Jackson (all north of Pleasant Valley Road from Hwy Z to Hwy G) are being "double-counted" since these areas are used in both sewer service plans.
- The University of Wisconsin-Madison Urban & Regional Planning Department study of development in Washington County notes that only 12 sq. miles of the entire City of West Bend planning area (which is 73.3 sq. miles for the 2020 Sewer Service Area Plan and 83.4 sq. miles for the 2010 Land Use Plan) are currently within the incorporated city limits. Based on their findings in that study, the authors conclude that such a large planning area combined with little cooperation or consultation between the City and adjacent communities has resulted in numerous conflicts that "threaten the integrity of West Bend's Land Use Plan".

CONCLUSIONS/ ARGUMENTS:

- When combined with the projection of population and other growth measures, the size and extent of the planning area used as the basis for both the City of West Bend 2010 Land Use Plan and the 2020 Sewer Service Area Plan allows the City to utilize or get "credit" for projected growth in those outlying areas in other adjacent communities (in some cases as far as 4-5 miles away) as a means of justifying the need for an expanded sewer service area.

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Therefore, the planning areas used for both the 2010 Land Use and 2020 Sewer Service Area Plans are excessive and, with respect to the southern portion of the planning area used in the 2020 Sewer Service Area Plan, inappropriate given that a combined area of five (5) sq. miles within the Towns of Polk and Jackson are already included in the Village of Jackson's Sewer Service Area Plan.

ITEM #2. POPULATION & EMPLOYMENT PROJECTIONS USED TO DETERMINE SIZE AND EXTENT OF THE URBAN SERVICE AND SEWER SERVICE AREAS.

- NOTES:**
- For both the City of West Bend 2010 Land Use Plan and the 2020 Sewer Service Area Plan, population and employment projections within the planning areas are used as the principal criteria upon which to justify expansion of the urban service area (as it's called in the 2010 Land Use Plan) and the sewer service area in the 2020 Sewer Service Area Plan.
- FINDINGS:**
- As with all SWRPC plans to date, population projections are made for a range of "alternative futures" and include different growth levels, e.g. low, intermediate, and high, and different growth patterns, e.g. centralized or decentralized. The City's 2010 Land Use Plan is based on an "intermediate-centralized" alternative.
 - the following population projections are used in the City's 2010 Land Use Plan under the "intermediate-centralized" and the "optimistic" or "high-growth-decentralized" scenarios for both the planning area and urban (i.e. sewer) service area:

	1995 Population (Actual)	2010 Intermediate-Centralized	2010 Optimistic-Decentralized
Planning Area (63.4 sqmi)	30,940	39,360	61,110
Urban Service Area (18.1 sqmi)	23,800	32,050	52,880

- the following revised population projections are used in the City's 2020 Sewer Service Area Plan for the "intermediate-centralized" and the "optimistic" or "high-growth-decentralized" scenarios for both the planning area and sewer service area:

	1995 Population (Actual)	2020 Intermediate-Centralized	2020 Optimistic-Decentralized
Planning Area (73.3 sqmi)	39,800	45,800	64,550
Urban Service Area (25.7 sqmi)	30,000	38,700	53,300

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- Based on historic trends, the City of West Bend Plan Commission increased the projected level of population under the intermediate-centralized development scenario from 32,000 to 35,000 (a 9% increase) as the basis for determining the extent of the urban service area that was ultimately delineated on the 2010 Land Use Plan Map (Map 38, page 173 of the 12/92 Plan document).

- In the City's 2010 Land Use Plan, population and employment projections were applied against a pre-determined set of "development standards" in order to determine the appropriate amount and spatial location of lands to be included in the urban service area. For residential land, population projections were converted into a number of persons/dwelling and then into a number of dwellings/acre for each type of residential density. For commercial and industrial land, employment projections were converted into a number of acres/100 employees.

The "standards" used to convert population and employment projections into a quantity of urban land needed to accommodate future growth are found in Table 30 and Table 36 (see below) and are broken down by land use category, i.e. residential, commercial, industrial, etc. and by density type for residential lands.

- As presented in Table 36 and Table 37 of the City's 2010 Land Use Plan, the total amount of "new" urban land needed to be added to the urban service area for the Year 2010 is 2,628 acres. Combined with the existing developed area of 3,835 acres, a total of 6,463 acres is projected to be needed to accommodate existing and projected growth through the Year 2010.

- A note in Table 36 indicates that despite the projected population and detailed development standards used to derive future land needs for residential development, the amount of area to be set aside for future residential lands was increased by a factor of 20 percent from an identified need of 1,363 acres to 1,636 acres "to allow for site suitability and market choice of housing type". Similar somewhat questionable "adjustments" were made to the industrial and recreational land needs. The effect of such market "adjustments" was to increase the overall urban land need from 2,071 acres to 2,720 acres or 31 percent.

- Despite having gone through a comprehensive process of determining future urban land needs, the City Plan Commission abandoned their efforts toward developing a plan to satisfy the City's projected population, employment and urban land needs through the Year 2010. Instead, the Plan Commission opted to prepare a plan for the existing 20.4 sq. miles sewer service area. Based on a review of the November 5, 1991, Plan Commission meeting minutes, it appears that this "policy" decision was recommended by the West Bend Planning staff and/or SWRPC staff.

In so doing, the Plan Commission increased or expanded the City's urban land requirements from up to 73 percent more than what was projected for the Year 2010. As presented in Table 40, the RECOMMENDED ULTIMATE LAND USE PLAN provides for a total of 9,855 acres of urban land compared to a projected need by the Year 2010 of only 6,463 acres or an increase of 52 percent. The increases in urban land provided for under the "ultimate" plan are as high as 73 percent more than the projected need for residential development.

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As indicated on page 169 of the 2010 Land Use Plan, full development of the urban service area under the "ultimate" plan can accommodate a total population of 52,000 persons and 32,000 employees which, as stated therein, which is approximately the same projected population and employment as the "optimistic" or "high growth-decentralized" alternative future set forth in the sewer service area expansion report (SWRPC CAP Report No. 35, 2 ed.). This appears to be the only justification offered in support of the Plan Commission's decision, i.e. that the larger "ultimate" urban service area will accommodate an increase in population that is still within the projected range (albeit well beyond the 35,000 population figure the Plan Commission originally agreed to use as recommended by SWRPC).

A rough assessment and comparison of population estimates through 1997 vs. what the population would be as was originally projected for the 63.4 sq. mile planning area used in the City's Year 2010 Land Use Plan indicates that population in the study or planning area has increased at a slightly higher rate. Based on 1997 population estimates obtained from the Department of Administration, population in the 63.4 sq. mile planning area comprised of the City of West Bend and portions of the Towns of West Bend, Barton, Trenton, and Farmington, is about 6 percent higher than what was projected for 1997 (an estimate of 37,050 vs. the projected 34,980). While slightly higher, it reflects a similar growth level experienced throughout the Southeast Wisconsin region where growth has been slightly higher but closer to the "intermediate" population projections than the "optimistic" or "high-growth" projections.

For these reasons, it doesn't appear justified to make the assumption that by the Year 2010 or even 2020 that population will increase to a point where it equals the "optimistic" or "high-growth" levels that are currently used as the upper end of the growth projections.

As indicated in the SWRPC's 1995 report on Population in Southeastern Wisconsin, population growth levels are slightly higher than what the Year 2010 projections predict but still somewhere between the intermediate and optimistic or high levels, and that, growth patterns tend to be more decentralized than centralized.

CONCLUSIONS/
ARGUMENTS:

As presented in the City's 2010 Land Use Plan, despite following a reasonable and logical process of determining future urban land area based on the projection of population and employment levels that, as documented in the report included a variety of "fudge" factors deemed necessary to address the notions of "site suitability" and "market choice" that had the affect of increasing projected urban land needs by 31 percent, the City Plan Commission made a "policy" decision to abandon the SWRPC recommended population growth projections (35,000 population) and the resulting 15.2 sqmi. urban service/sewer area in favor of an "ultimate" plan for the then existing 20.4 sqmi. sewer service area.

In so doing, the 2010 Land Use Plan documents that, once developed, the urban service area shown in the plan can accommodate a level and pattern of growth equal to the "optimistic-decentralized" scenario with a range in population of 35,000 to 52,000 within the existing 21.0 sq. mile sewer service area.

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However, the revised 2020 Sewer Service Area Plan (preliminary report), indicates that, in anticipation of development occurring consistent with the high-growth-decentralized scenario, a need will exist to accommodate a level of population growth of 38,700 to 53,300 in a sewer service area of 25.7 sq miles.

ITEM #3. NET RESIDENTIAL DENSITY.

In all of the eleven (11) SWRPC Sewer Service Area plans reviewed (see Attachment 1 for a list), "NET RESIDENTIAL DENSITY" is a "gross" measure presumably used to check whether or not the extent or size of sewer service area satisfies the SWRPC's policies with respect to promoting compact or "centralized" development, a policy that is firmly reiterated in the SWRPC's 2020 Land Use Plan (Planning Report No. 45) and at an acceptable urban density. At or near the end of each sewer service area report, a "net residential density" factor is calculated and then compared to the recommended density range for the community; typically, this is the medium-density category of 2.2 to 6.9 dwelling units per net residential acre. The medium density category is also the density recommended under the SWRPC's 2020 Land Use Plan for 75 percent of the urban residential area.

Net Residential Density ("NRD") for each community whose sewer service area plan was reviewed are as follows:

Community	Net Residential Density
Hartford	4.4
Slinger	4.3
Germanatown	4.1
Port Washington	3.8
Cedarburg & Grafton	3.6
Menomonee Falls & Lannon	3.2
Saukville	3.2
Allenton	3.0
WEST BEND	2.9
Jackson	2.7
Newburg	2.3

As presented above, West Bend would have one of the lowest overall net residential density ratings of the (11) communities compared, and, be near the bottom of SWRPC's recommended medium-density range of 2.2 to 6.9.

- continued -

CONCLUSIONS/
ARGUMENTS:

- Expansion of the sewer service land area without a commensurate increase in population will further the notion that, while still (but barely) within the SWRPC recommended residential density range of 2.2 to 6.9 DU's/net acre, the City of West Bend would be allowing development to occur at a relatively lower density than what is recommended and lower than most surrounding communities. Expansion of the sewer service area may result in the premature conversion of rural lands in the Town of Trenton and surrounding towns and in a haphazard manner.

ASSESSMENT OF POPULATION ESTIMATES vs. PROJECTIONS
CITY OF WEST BEND LAND USE PLAN PLANNING AREA

Table 1: Population Estimates: Totals for all Communities in West Bend Planning Area

Year	City of West Bend	Town of West Bend	Town of Barton	Town of Farmington	Town of Trenton	Totals
1985	21,993	3,751	2,566	2,350	3,984	34,644
1986	22,372	3,795	2,584	2,387	4,003	35,141
1987	22,523	3,737	2,591	2,389	3,989	35,229
1988	23,207	3,751	2,577	2,389	4,001	35,925
1989	24,119	3,836	2,578	2,437	4,087	37,055
1990	24,470	4,165	2,586	2,523	3,967	37,711
1991	24,249	4,655	2,649	2,545	4,028	38,126
1992	25,374	4,286	2,637	2,598	4,018	38,891
1993	26,047	4,400	2,740	2,651	4,151	39,989
1994	27,069	4,454	2,761	2,699	4,211	41,194
1995	27,607	4,499	2,775	2,799	4,239	41,919
1996	27,796	4,504	2,773	2,842	4,290	42,205
1997	28,089	4,550	2,795	2,910	4,381	42,715

Table 2: Population Estimates: Totals for all Communities in West Bend Planning Area, Adjusted for Planning Area ONLY

Year	City of West Bend	Town of West Bend	Town of Barton	Town of Farmington	Town of Trenton	Estimate Total	Projected Total
1985	21,993	3,751	1,783	235	1,992	29,754	30,940
1986	22,372	3,795	1,796	239	2,002	30,203	31,277
1987	22,523	3,737	1,801	232	1,995	30,284	31,814
1988	23,207	3,751	1,791	239	2,001	30,989	31,950
1989	24,119	3,836	1,790	244	2,044	32,033	32,287
1990	24,470	4,165	1,797	252	1,994	32,668	32,624
1991	24,249	4,655	1,841	255	2,014	33,014	32,961
1992	25,374	4,286	1,833	260	2,009	33,761	33,296
1993	26,047	4,400	1,904	265	2,078	34,692	33,534
1994	27,069	4,454	1,919	270	2,106	35,817	33,971
1995	27,607	4,499	1,929	280	2,120	36,434	34,308
1996	27,796	4,504	1,927	284	2,145	36,656	34,645
1997	28,089	4,550	1,936	291	2,191	37,056	34,952
Adjustment Factor	100.0%	100.0%	69.5%	10.0%	50.0%	YEAR 2010	39,360

NOTES: Source of Population Estimates-We Dept of Admin
Adjustment factors based on community area in WB Planning Area/total community area

Table 30
URBAN LAND USE STANDARDS FOR THE CITY OF WEST BEND

Land Use Category	Development Standard (gross area) ^a
Residential^b	
Single-Family Dwellings	
Rural-Estate Density (5.0-acre lots or greater)	586 acres per 100 dwelling units
Suburban-Density (1.5 acre to 4.9 acre lots)	204 acres per 100 dwelling units
Low-Density (20,000- to 65,339-square foot lots)	108 acres per 100 dwelling units
Medium-Density (7,200- to 19,999-square foot lots)	32 acres per 100 dwelling units
Two- and Multi-Family Dwellings	
Medium-High Density (6.1 to 10.9 dwelling units per net residential acre ^c)	17 acres per 100 dwelling units
Multi-Family Dwellings	
High-Density (11.0 to 15.0 dwelling units per net residential acre ^c)	10 acres per 100 dwelling units
Commercial	6.0 acres per 100 commercial employees
Industrial	9.0 ^d acres per 100 industrial employees
Governmental and Institutional	
Public Elementary	2.8 acres per 100 students
Public Middle School	3.2 acres per 100 students
Public High School	2.3 acres per 100 students
Church	2.5 acres per 1,000 persons
Other ^e	4.5 acres per 1,000 persons
Public Outdoor Recreation	
Regional and Multi-Community	As recommended in the Regional Park and Open Space Plan
Community^f	
In Park Sites	2.2 acres per 1,000 persons
In Middle Schools or High School Sites	0.9 acres per 1,000 persons
Neighborhood^g	
In Park Sites ^h	1.7 acres per 1,000 persons
In Elementary School Sites	1.6 acres per 1,000 persons

^aGross areas include associated street rights-of-way and off-street parking for each land use category. These standards have been based upon existing land use studies of the Southeastern Wisconsin Region since 1963 and are reasonably responsive to expected future as well as present conditions.

^bBased upon the year 2010 intermediate growth-centralized scenario forecast of 2.59 persons per occupied housing unit in the City of West Bend urban service area, along with adopted regional land use plan standards.

^cNet residential acreage includes only those areas occupied by dwelling units and associated buildings, plus required yards and open spaces. It does not include associated street and utility rights-of-way.

^dAssuming a net land-to-building ratio of from 5:1 to 7:1. If the net land-to-building ratio is between 3:1 and 5:1, then six acres per 100 employees should be used.

^eThis category includes hospitals, city hall, libraries, post offices, police and fire stations, and other related governmental and institutional uses.

^fNatural areas may be incorporated into the design of a park site; however, acreages for areas with steep slopes, poor soils, floodwater storage, drainage ways and natural vegetations such as wetlands and woodlands should be considered as additions to the park-school standards.

^gPark site should be associated with a school. Park sites not associated with a school site should have a minimum area of 16 acres per park site.

Source: SEWRPC.

Table 36

FUTURE SELECTED URBAN LAND USE REQUIREMENTS FOR THE CITY OF WEST BEND URBAN SERVICE AREA

Urban Land Use Category	1988 City Plan ^a Acres ^b	Percent of Total 1988 Gross Area	1988 Land Use ^c	1988 Development Density	1988 Development Density	Planned Increment 1988-2010 ^d	Required Land Use ^e Acres ^b	Required Land Use ^e Percent of Total Gross Area ^b	2010 Forecast ^f	Total Gross Land Requirements 2010 ^g	Percent
Residential											
Single-Family Detached (Less than 1.5 acres)	1.0 ^h	0.1	6 persons in 2 dwelling units	700 acres per 100 dwelling units	880 acres per 100 dwelling units	0	0.0	0.0 ⁱ	0	0.0 ^j	0.0
Suburban (1.5- to 4.9-acre lots)	4.8	0.2	10 persons in 3 dwelling units	100 acres per 100 dwelling units	200 acres per 100 dwelling units	0	0.0	0.0 ⁱ	0	0.0 ^j	0.0
Low Density (50,000- to 65,000-square-foot lots)	104.2	3.5	400 persons in 120 dwelling units	80 acres per 100 dwelling units	100 acres per 100 dwelling units	120 dwelling units	120.6	107.4	800 persons in 240 dwelling units	278.0 ^k	4.8
Medium Density (7,200- to 18,999-square-foot lots)	1,410.8	48.0	32 persons in 100 dwelling units	32 acres per 100 dwelling units	32 acres per 100 dwelling units	2,479 dwelling units	780.3	682.8	21,212 persons in 6,880 dwelling units	3,828.8	41.8
Single-Family Detached Subtotal	1,821.4	57.9	14,081 persons in 4,276 dwelling units	32 acres per 100 dwelling units	32 acres per 100 dwelling units	2,479 dwelling units	925.8	1,118.4	32,024 persons in 7,322 dwelling units	2,849.8	46.7
Two-Family Detached (8.1 to 10.9 dwelling units per net residential acre)	176.7	5.8	2,000 persons in 1,240 dwelling units	14 acres per 100 dwelling units	17 acres per 100 dwelling units	360 dwelling units	101.7	122.0	6,000 persons in 1,560 dwelling units	281.7	5.3
Multi-Family Detached (Medium-High Density (8.1 to 10.9 dwelling units per net residential acre) and High Density (11.0 to 15.0 dwelling units per net residential acre))	0.0	0.0	110 persons in 70 dwelling units	14 acres per 100 dwelling units	17 acres per 100 dwelling units	1,274 dwelling units	220.8	280.3	2,387 persons in 1,444 dwelling units	280.3	5.1
High Density (11.0 to 15.0 dwelling units per net residential acre)	198.8	6.5	2,800 persons in 1,870 dwelling units	10 acres per 100 dwelling units	10 acres per 100 dwelling units	390 dwelling units	86.8	114.7	4,132 persons in 2,330 dwelling units	274.8	4.6
Multi-Family Detached Subtotal	198.8	6.5	2,800 persons in 1,870 dwelling units	10 acres per 100 dwelling units	10 acres per 100 dwelling units	390 dwelling units	86.8	114.7	4,132 persons in 2,330 dwelling units	274.8	4.6
Residential Subtotal	1,821.4	57.9	21,243 persons in 7,386 dwelling units	32 acres per 100 dwelling units	32 acres per 100 dwelling units	2,479 dwelling units	1,208.7	1,088.4	34,007 persons in 15,150 dwelling units	3,090.0	41.9
Commercial	266.3	10.5	6,800 employees ^l	6.1 acres per 100 employees ^m	6 acres per 100 employees ^m	2,500 employees ⁿ	142.8	142.8	7,400 employees ⁿ	481.1	8.0
Industrial	214.7	7.3	4,115 employees ^l	6.1 acres per 100 employees ^m	6 acres per 100 employees ^m	2,500 employees ⁿ	125.8	401.2 ^o	7,700 employees ⁿ	681.2	13.3
Governmental and Institutional	448.0	15.2	21,880 persons	304 acres per 1,000 persons	12 acres per 1,000 persons	13,007 persons	156.1	156.1	26,000 persons	821.1	10.7
Recreational	97.2	3.3	11,800 persons	4.4 acres per 1,000 persons	6.4 acres per 1,000 persons	13,007 persons	80.3	304.2 ^o	26,000 persons	401.2 ^o	7.1
Total	3,883.8	100.0						2,750.8		5,887.6	100.0

^aThese areas include commercial street rights-of-way and off-street parking areas for each land use category. The 1988 gross area pertains to the urban land uses within the City corporate limits.

^bEven though the estimated average household size was 2.61 persons per dwelling unit in the City of West Bend in 1988, the estimated household size that was used to estimate the land population for each type of residential development was 3.14 persons per single, and one-and-a-half dwelling unit, and 1.74 persons per multi-family dwelling unit. Based on information provided by the City of West Bend Community Development Department, since the 1980 average household size is forecast to increase to 2.89 persons per detached dwelling unit in the City within the year 2010, the land forecast population in the residential land use category is also approximately 3 persons less than the total forecasted population of 26,000 persons for the entire City of West Bend urban service area by the year 2010.

^cFor each type of dwelling unit, the forecasted population was determined by multiplying the number of dwelling units by the forecasted population per dwelling unit. For each type of dwelling unit, the forecasted population was determined by multiplying the number of dwelling units by the forecasted population per dwelling unit.

^dSee Table 37 for further details on how the forecasted population for the residential land use category was derived.

^eThe figure in each residential land use category includes 20 percent of additional coverage to allow for lots assembly and master plans of housing areas.

^fResidential land developed according to the 1988 City Plan, however, only 1.6 acres of the developed residential portion of these lots are included in this category. The other 13.4 acres were reserved for use, such as agricultural and open space.

^gEven though the table does not plan for large lots classified as "rural estate" or "suburban" residential lots that are 1.5 acres or greater, this does not imply that such lots will not exist in the City of West Bend urban service area by the year 2010. These large lots were used only for residential and the proportion of commercially, medium-density residential.

^hThis 1.0 acre of rural estate residential area and 4.8 acres of suburban residential area are included in the low-density residential category since these areas may be developed into a low-density "urban" type of residential land use.

ⁱThe total 1988 population figures in this land use category is less than the total population of 21,880 persons obtained within the City of West Bend in 1988 since it does not include the estimated 3 percent of the population that lived in either detached units located in commercial buildings or those that lived in group-quarters. For the same reason, the total forecast population in the residential land use category is also approximately 3 percent less than the total forecasted population of 26,000 persons for the entire City of West Bend urban service area by the year 2010.

^jThe forecasted total of commercial employees includes services and retail trade types of employees.

^kAlthough the forecasted commercial employees increase to 13,007 persons between 1988 and 2010, there will be an increase of 6,500 dwelling units, representing approximately 14,000 persons due to the decrease in the average number of persons per dwelling unit from about 2.61 in 1988 to about 2.89 in 2010.

^lThis number includes 270 acres of new park land as recommended in the adopted SEWRPC Community Assessment Planning Report No. 111, *A Plan and Open Space Plan for the City of West Bend*, and 34 acres of additional park land to be added to existing park land.

^mBased on the results report of existing industrial units, it is estimated that existing industrial units will either be replaced by fewer industrial units or be redeveloped for other types of land use.

ⁿThis category includes only areas for medium-density residential.

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May 7-1998

RECEIVED MAY 11 1998

City of West Bend Dept of Comm Development
Dear Sirs:

I was to the meeting Wednesday May 7th but I didn't sign up to speak.

I am heavily in favor of the sewer plant and any development that may go on. The way things are going you can not stop progress.

I thought the meeting was very progressive and encourage further development.

Sincerely,
Margaret Anders
2512 South River Rd.
West Bend, WI 53095

May 8, 1998

Mr. John B. Capelle, Director
Department of Community Development
P. O. Box 1975
West Bend, Wisconsin

Dear Mr. Capelle:

This is in response to your letter dated April 9, 1998.

I was unable to attend the meeting on May 6, but would like to go on record as follows:

The proposed plan (as is) should go forward. I am a property owner in the Town of Trenton.

Sincerely yours,
Henry Rosenthal
Henry Rosenthal



WEST BEND
ECONOMIC
DEVELOPMENT
CORPORATION

735 S Main Street

Suite 101

P.O. Box 522

West Bend, WI

53095 0522

April 20, 1998

Mayor Michael Miller
Members of the West Bend Common Council
1115 S. Main Street
West Bend, WI 53095

To the Mayor and Members of the West Bend Common Council:

414 338 2666
FAX 414 338 1771

The West Bend Economic Development Corporation has had the opportunity to review and discuss the City of West Bend's proposed 2020 Sanitary Sewer Service Area Plan as compiled by the Southeastern Wisconsin Regional Plan Commission (Community Assistance Planning Report No. 35-2nd Edition). The Corporation's Executive Committee at a meeting on April 16, 1998, affirmed the City's 2020 Sanitary Sewer Service Area Plan and encourages its adoption by the West Bend Common Council after the May 6th public hearing. This plan is an important element in the City's long term plan for the year 2020 and will provide good sound land use planning for the West Bend environs.

Sincerely,

Tom Bast

Tom Bast
President

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Appendix B

RESOLUTIONS FROM TOWNS REGARDING THE REVISED WEST BEND SANITARY SEWER SERVICE AREA

TOWN OF BARTON TOWN BOARD RESOLUTION NO. 98-01 REGARDING THE PROPOSED EXPANSION OF THE CITY OF WEST BEND SANITARY SEWER SERVICE AREA

WHEREAS, the Town of Barton, pursuant to the provisions of Section 60.22(3), 61.35, and 62.23(1) of the Wisconsin Statutes, has created a Town Plan Commission; and

WHEREAS, it is the duty and function of the Town Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a master plan for the physical development of the Town of Barton; and

WHEREAS, pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the Town of Barton Plan Commission, on the 10th day of July, 1995, adopted the report entitled Town of Barton Land Use Plan as an element of the Town's master plan to serve as a guide for the future development of the Town of Barton; and

WHEREAS, the Town Board of the Town of Barton concurred with the Town Plan Commission and the objectives, policies, and plan set forth in the report entitled Town of Barton Land Use Plan dated June 1995 and the Town Board of the Town of Barton on the 10th day of July 1995, adopted the report entitled Town of Barton Land Use Plan as an element of the Town's master plan to serve as a guide for the future development of the Town of Barton; and

WHEREAS, the proposed Town of Barton Land Use Plan calls for continued Town of Barton governance and Town boundary maintenance over the entire geographic area currently defined as the Town of Barton, the preservation of Town open space and agricultural lands, the use of planned transitional areas between urban land uses and rural land uses, and the continuation of the Town's rural character in planned locations within the Town of Barton; and

WHEREAS, the Southeastern Wisconsin Regional Planning Commission adopted its Planning Report No. 45 titled A Regional Land Use Plan for Southeastern Wisconsin: 2020 on December 3, 1997 including Map 10 titled "Recommended Land Use Plan for the Southeastern Wisconsin Region: 2020" which depicts the extent and amount of urban growth in the City of West Bend and environs-including portions of the Town of Barton; and

WHEREAS, the Town Board of the Town of Barton finds, with recommendation of the Town Plan Commission, that:

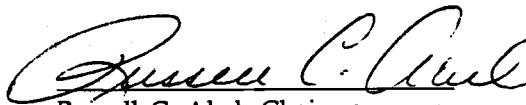
1. The proposed planned year 2020 sanitary sewer service area delineation indicated on Maps 5 and 6 of the draft of Community Assistance Planning Report No. 35 (2nd Edition) titled Sanitary Sewer Service Area for the City of West Bend and Environs (undated) is in conflict with and inconsistent with the adopted Town of Barton Land Use Plan.
2. The proposed planned year 2020 sanitary sewer service area delineation indicated on Maps 5 and 6 of the draft of Community Assistance Planning Report No. 35 (2nd Edition) titled Sanitary Sewer Service Area for the City of West Bend and Environs (undated) appears to be inconsistent with the extent and amount of urban growth indicated for the Town of Barton on Map 10 titled "Recommended Land Use Plan for the Southeastern Wisconsin Region:

2020" of SEWRPC Planning Report No. 45 titled A Regional Land Use Plan for Southeastern Wisconsin: 2020.

BE IT RESOLVED that the Town of Barton Town Board, with recommendation of the Town Plan Commission, hereby recommends to the Southeastern Wisconsin Regional Planning Commission, the Wisconsin Department of Natural Resources, and the City of West Bend that the proposed City of West Bend sanitary sewer service area (as it pertains to the Town of Barton) not be expanded beyond what is already indicated on Map 6 of SEWRPC's Community Assistance Planning Report No. 35 (1st Edition) titled Sanitary Sewer Service Area for the City of West Bend (dated December 1982).

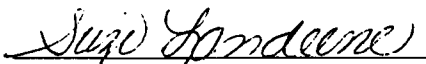
BE IT FURTHER RESOLVED that the Town Clerk transmit a certified copy of this resolution to the Southeastern Wisconsin Regional Planning Commission, the Wisconsin Department of Natural Resources, and the City of West Bend for their consideration and action thereupon.

Adopted this 11th day of May, 1998 by the Town Board of the Town of Barton.



Russell C. Abel, Chairman
Town of Barton

ATTESTATION:



Suzi Landeere, Town Clerk
Town of Barton

TOWN OF TRENTON
RESOLUTION NO. 1998- 5-2-98

WHEREAS, per the Preliminary Draft of SEWRPC CAP Report No. 35, 2nd edition ("the Blue Line Expansion Proposal"), pp. 3 & 11, the City of West Bend is currently operating under a sanitary sewer service area plan ("blue line") documented in SEWRPC Community Assistance Planning Report No. 35 (Sanitary Sewer Service Area for the City of West Bend, Washington County, Wisconsin) dated December, 1982, as amended in 1985, 1987, 1988, 1991, 1992 and 1995, which currently totals an area of 21 square miles ("the Current Blue Line"), and

WHEREAS, the City of West Bend requested further expansion of such sewer service area on April 3, 1997; and

WHEREAS, in response to such request, SEWRPC generated the Blue Line Expansion Proposal which at pages 11 and 16 proposes to expand the sewer service area by 4.7 square miles to a total of 25.7 square miles, representing a 22% increase over the Current Blue Line; and

WHEREAS, the Blue Line Expansion Proposal provides the following explanation for the proposed expansion of the urban sewer service area:

The purpose of the refinement effort is to review once again the sewer service needs of lands envisioned to be tributary to the City of West Bend sewage treatment facility and to adjust and extend, as necessary, the sewer service area boundaries to accommodate the design year 2020 population levels envisioned for the service area.

and

WHEREAS, the Blue Line Expansion Proposal appears to be basing its treatment on 2020 resident population projections of 50,500 persons (pp. 13, 16, 17); and

WHEREAS, the City of West Bend's most current land use plan, A Land Use Plan for the City of West Bend: 2010 ("the 2010 Plan") dated July, 1992 (SEWRPC CAP Report No. 167), p. 169, was prepared planning for a total resident population of 52,000 persons, rather than just the 2010 population projections of 35,000 because the City Plan Commission determined to prepare a recommended land use plan for the then urban sewer service area rather than just for the area required to meet the year 2010 needs; and

WHEREAS, the current urban sewer service area for the City of West Bend before the new proposed blue line expansion is slightly larger than that in place at the time of the 2010 Plan since the present urban sewer service area includes the sixth and final amendment to the most current blue line plan; and

WHEREAS, in light of the foregoing, it does not appear that there is any documented necessity to expand the current blue line by 22% in area or by any other smaller amount to accommodate 2020 population projections which, if anything, are lower than for the existing blue line; and

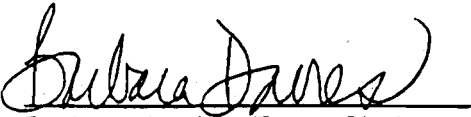
WHEREAS, the proposed blue line expansion into the Town of West Bend inevitably impacts on environmentally sensitive areas since it brings in additional lands located near and potentially within the watershed of Quass Creek in the Town of Trenton.

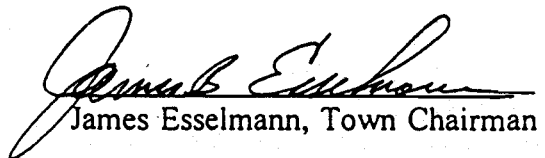
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF TRENTON AS FOLLOWS:

1. That the Town Board of the Town of Trenton opposes the general concept of the blue line expansion proposal which is the subject of the public hearing to take place on May 6, 1998, as it appears that the case for an increased population has not been made.
2. That such opposition does not include certain discrete areas which may be encompassed in the expansion proposal relating to limited areas requesting sewer service due to sanitary system failures.
3. That as to the lands proposed to be included which are located in the Town of Trenton, the Town Board hereby requests of SEWRPC and the Department of Natural Resources that the City of West Bend be required to conduct more extensive environmental testing and investigations before any decision is made on expanding the urban sewer service area in order to ascertain whether such expansion is consistent with the areawide water quality management plan for Southeastern Wisconsin adopted by SEWRPC on July 12, 1979, and endorsed by the DNR on July 25, 1979.

Passed this 5th day of May, 1998.

ATTESTED TO:


Barbara Davies, Town Clerk


James Esselmann, Town Chairman

TOWN OF WEST BEND

RESOLUTION # 98-5

WHEREAS except for two noncontiguous lake districts and a retirement community, the City of West Bend has linked extending its sewer service to accepting annexation to the City; and

WHEREAS per the Preliminary Draft of SEWRPC CAP Report No. 35, 2nd edition ("the Blue Line Expansion Proposal"), pp. 3 & 11, the City of West Bend is currently operating under a sanitary sewer service area plan ("blue line") documented in SEWRPC Community Assistance Planning Report No. 35 (Sanitary Sewer Service Area for the City of West Bend, Washington County, Wisconsin) dated December, 1982, as amended in 1985, 1987, 1988, 1991, 1992 and 1995, which currently totals an area of 21 square miles ("the Current Blue Line"), and

WHEREAS, the City of West Bend has requested further expansion of such sewer service area on April 3, 1997; and

WHEREAS, in response to such request, SEWRPC generated the Blue Line Expansion Proposal which at pages 11 and 16 proposes to expand the sewer service area by 4.7 square miles to a total of 25.7 square miles, representing a 22% increase over the Current Blue Line; and

WHEREAS the Blue Line Expansion Proposal states as the basis of its proposed expansion of the urban sewer service area that there are increased population projections:

"The purpose of the refinement effort is to review once again the sewer service needs of land envisioned to be tributary to the City of West Bend sewage treatment facility and to adjust and extend, as necessary, the sewer service area boundaries to accommodate the design year 2020 population levels envisioned for the service area."
p. 11

and

WHEREAS the Blue Line Expansion Proposal appears to be basing its treatment on 2020 resident population projections of 50,500 persons (pp. 13, 16, 17); and

WHEREAS the City of West Bend's most current land use plan, A Land Use Plan for the City of West Bend: 2010 ("the 2010 Plan") dated July, 1992 (SEWRPC CAP Report No. 167), p. 169, was prepared planning for a total resident population of 52,000 persons, rather than just the 2010 population projections of 35,000 because the City Plan Commission determined to prepare a recommended land use plan for the then urban sewer service area rather than just for the area required to meet the year 2010 needs;
and

WHEREAS the current urban sewer service area for the City of

West Bend before the new proposed blue line expansion is slightly larger than in place at the time of the 2010 Plan since the present urban sewer service area includes the sixth and final amendment to the most current blue line plan, and

WHEREAS in light of the foregoing, it does not appear that there is any documented necessity to expand the current blue line by 22% in area or by any other smaller amount to accommodate 2020 population projections which, if anything, are lower than for the existing blue line; and

WHEREAS the proposed blue line expansion into the Town of West Bend inevitably impacts on environmentally sensitive areas since it brings in additional lands located near and potentially within the watershed of existing lakes located in the Town of West Bend.

WHEREAS upon information and belief, approximately 75% of the existing sewer plant of the City of West Bend was funded by federal taxpayer dollars, and therefore was necessarily largely funded by taxpayers living outside of the City of West Bend; and

WHEREAS if the environmental concerns mentioned above can be conclusively resolved, the Town Board of the Town of West Bend would not oppose extension of the blue line provided that the City of West Bend would guarantee that it would extend sewer service without requiring annexation.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WEST BEND AS FOLLOWS:

1. That as long as the City of West Bend's providing of sewer service remains conditioned on annexation, the Town Board of the Town of West Bend opposes the general concept of the blue line expansion proposal which is the subject of the public hearing to take place on May 6, 1998, as it appears that the case for an increased population has not been made.

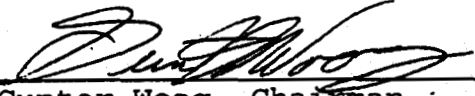
2. That such opposition does not include certain discrete areas which may be encompassed in the expansion proposal relating to limited areas requesting sewer service due to sanitary system failures.

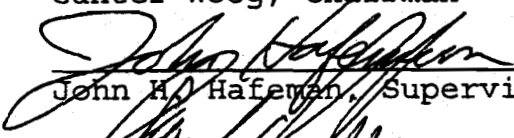
3. That as to the lands proposed to be included which are located in the Town of West Bend, the Town Board hereby requests of SEWRPC and the Department of Natural Resources that the City of West Bend be required to conduct more extensive environmental testing and investigations before any decision is made on expanding the urban sewer service area in order to ascertain whether such expansion is consistent with the areawide water quality management plan for Southeastern Wisconsin adopted by SEWRPC on July 12, 1979, and endorsed by the DNR on July 25, 1979.

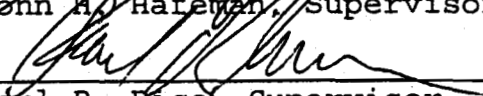
4. That if the City of West Bend does not link extending sewer service to annexation, and if all environmental concerns are

adequately answered, the Town Board of the Town of West Bend would not oppose the proposed extension of the blue line.

Adopted by the Town Board of the Town of West Bend this 4th day of MAY, 1998.


Gunter Woog, Chairman


John H. Hafeman, Supervisor


Paul R. Rice, Supervisor