

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN

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**COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 70**

**SANITARY SEWER SERVICE AREA
FOR THE VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**

Prepared by the

**Southeastern Wisconsin Regional Planning Commission
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July 1983

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July 14, 1983

TO: The Village of Germantown; the Town of Germantown; and the Washington County Park and Planning Commission

The adopted regional water quality management plan for southeastern Wisconsin identifies in a preliminary manner recommended sanitary sewer service areas tributary to each of the existing and proposed sewage treatment plants within the Region. The plan recommends that these service areas be refined and detailed through the cooperative efforts of the local units and agencies of government concerned so that the service areas properly reflect local, as well as areawide, development objectives. This refinement and detailing is particularly important in light of provisions in the Wisconsin Administrative Code which require the Regional Planning Commission to review and comment on all proposed sanitary sewer extensions, relating such extensions to the sanitary sewer service areas identified in the adopted regional water quality management plan. If such review can be based on a refined service area cooperatively identified by the local units of government concerned, then no conflicts concerning sanitary sewer extensions should arise, and the entire sewerage system and related land use development process can proceed in a smooth and efficient manner.

The Village of Germantown with the assistance of the Commission, initiated a community land use planning effort in March 1977. That plan, as documented in SEWRPC Community Assistance Planning Report No. 36, A Land Use Plan for the Village of Germantown: 2000 was adopted by the Village Plan Commission in December of 1980. Using the community land use plan as a point of departure, the Commission subsequently assisted the Village in refining and detailing the recommended sanitary sewer service area within the Village proposed to be tributary to the Milwaukee Metropolitan Sewerage System. This report documents the results of that refinement process.

The report contains a map showing the recommended refined sanitary sewer service area and the location and extent of the primary environmental corridors lying within that service area. These primary environmental corridors contain the best and most important elements of the natural resource base within the sewer service area. Their preservation in essentially natural open uses is important to the maintenance of the overall quality of the environment in the area, while avoiding the creation of serious and costly developmental problems. Accordingly, urban development should not be encouraged to occur within these corridors, a factor which should be considered in the future extension of sanitary sewer service.

During the preparation of this report, a number of meetings were held with local elected officials and concerned citizens, these meetings culminating in a public hearing held on October 4, 1982, to discuss the findings and recommendations of the work and to receive the comments and suggestions of the local elected officials concerned and of interested citizens. The recommendations contained in this report reflect the pertinent comments and suggestions made at those meetings and hearing.

The sanitary sewer service area herein presented is intended to constitute a refinement of the areawide water quality management plan adopted by the Regional Planning Commission in July of 1979. Accordingly, upon adoption of this report by the local units and agencies of government concerned and subsequent adoption by the Regional Planning Commission, the report will be certified to the Wisconsin Department of Natural Resources, the Governor, and the U. S. Environmental Protection Agency as an amendment to the adopted areawide water quality management plan.

The sanitary sewer service area presented in this report provides a sound guide which can assist the responsible local public officials in the making of development decisions in the Village of Germantown. Accordingly, careful consideration and adoption of this report and of the recommended sanitary sewer service area by the Village of Germantown and the Milwaukee Metropolitan Sewerage District is respectfully urged. The Regional Planning Commission stands ready to assist the Village and other units of government concerned in implementing the recommendations contained in this report.

Respectfully submitted,



Kurt W. Bauer
Executive Director

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TABLE OF CONTENTS

	Page
CHAPTER I - INTRODUCTION	1
Background.....	1
Need for Refinement and Detailing of	
Local Sanitary Sewer Service Areas.....	1
The Germantown Sanitary Sewer Service Area.....	4
CHAPTER II - STUDY AREA DESCRIPTION.....	7
CHAPTER III - PROPOSED SANITARY SEWER SERVICE AREA.....	11
Significance of Sewer Service Area Delineation.....	11
Proposed Sanitary Sewer Service Area As	
Set Forth in SEWRPC Planning Report No. 30.....	11
Determination of Environmentally Significant	
Lands in the Germantown Study Area.....	13
Refined Sanitary Sewer Service Area.....	16
Public Reaction to Proposed Sanitary Sewer Service Area.....	18
Implementing Recommendations.....	18

LIST OF APPENDICES

Appendix	Page
A Public Hearing Minutes	
Germantown Sanitary Sewer Service Area.....	33

LIST OF TABLES

Chapter III

Table	Page
1 Values Assigned to Natural Resource Base and Resource	
Base-Related Elements in the Process of Delineating	
Primary and Secondary Environmental Corridors.....	14

LIST OF MAPS

Chapter I

Map	Page
1 Recommended Sanitary Sewer Service Areas	
in the Region As Identified in the Adopted	
Regional Water Quality Management Plan.....	2
2 Recommended Land Use Plan for the	
Village of Germantown Planning Area: 2000.....	5

Chapter II

Map		Page
3	Study Area Identified for the Purpose of Refining and Detailing the Germantown Sanitary Sewer Service Area.....	8

Chapter III

4	The Germantown Sanitary Sewer Service Area As Defined in SEWRPC Planning Report No. 30.....	12
5	Environmentally Significant Lands in the Germantown Study Area.....	15
6	Recommended Germantown Sanitary Sewer Service Area.....	17
7	Aerial Photographs Identifying the Environmentally Significant Lands and the Final Planned Sanitary Sewer Service Area for the Village of Germantown and Environs.....	20
7-1	Environmentally Significant Lands for the Village of Germantown and Environs U. S. Public Land Survey Sections 5, 6, 7, and 8 Township 9 North, Range 20 East.....	21
7-2	Environmentally Significant Lands for the Village of Germantown and Environs U. S. Public Land Survey Sections 3, 4, 9, and 10 Township 9 North, Range 20 East.....	22
7-3	Environmentally Significant Lands for the Village of Germantown and Environs U. S. Public Land Survey Sections 1, 2, 11, and 12 Township 9 North, Range 20 East.....	23
7-4	Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and Environs U. S. Public Land Survey Sections 17, 18, 19, and 20 Township 9 North, Range 20 East.....	24
7-5	Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and Environs U. S. Public Land Survey Sections 15, 16, 21, and 22 Township 9 North, Range 20 East.....	25
7-6	Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and Environs U. S. Public Land Survey Sections 13, 14, 23, and 24 Township 9 North, Range 20 East.....	26
7-7	Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and Environs U. S. Public Land Survey Sections 29, 30, 31, and 32 Township 9 North, Range 20 East.....	27
7-8	Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and Environs U. S. Public Land Survey Sections 27, 28, 33, and 34 Township 9 North, Range 20 East.....	28
7-9	Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and Environs U. S. Public Land Survey Sections 25, 26, 35, and 36 Township 9 North, Range 20 East.....	29

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 primarily 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 proper 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 extent and location of sanitary sewer service areas, the location, type, capacity, and 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 (DNR) must be found to be in accordance with the adopted and endorsed plan. These actions extend from the DNR approval of waste discharge permits, to DNR approval of state and federal grants for the construction of wastewater treatment and conveyance facilities, to DNR approval of locally proposed sanitary sewer extensions.

NEED FOR REFINEMENT AND DETAILING OF LOCAL SANITARY SEWER SERVICE AREAS

As noted above, the adopted regional water quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage treatment facility. There are in the plan a total of 85 such identified sanitary sewer service areas as shown on Map 1. These recommended sanitary sewer service areas are based upon the urban land use configuration identified in

¹The 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.

the Commission-adopted regional land use plan for the year 2000.² As such, the delineations are necessarily general, and may not reflect detailed local planning considerations.

Section NR 110.08(4) of the Wisconsin Administrative Code requires that the Regional Planning Commission review and comment on all sanitary sewer extensions, relating the proposed extensions to the sanitary sewer service areas identified in the adopted regional water quality management plan. In order to properly reflect local, as well as regional, planning concerns in the execution of this review responsibility, the Regional Planning Commission in adopting the areawide water quality management plan directed 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 was envisioned to consist of the following seven steps:

1. The preparation of a base map at an appropriate scale for each sanitary sewer service area identified in the regional water quality management plan.
2. The delineation on that base map of the design year 2000 sanitary sewer service area as proposed in the regional water quality management plan and consistent with the objectives set forth in the adopted regional land use plan.
3. The conduct of intergovernmental meetings with the local and areawide units of government operating the sewage treatment facilities and with all other local units of government which are to be provided sanitary sewer service at the sewage treatment facilities concerned. At these meetings, the initial sanitary sewer service area delineation is to be presented and discussed and the positions of each of the concerned local units of government solicited.
4. The preparation of modifications to the proposed sanitary sewer service area to reflect the agreements reached at the intergovernmental meetings, meeting to the fullest extent practicable the objectives expressed both in the adopted areawide water quality management and regional land use plans and in any adopted local land use and sanitary sewer system plans.
5. The holding of a public hearing jointly by the Commission and the local or areawide unit, or units, of government operating the treatment facility or facilities 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.

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

7. The 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, or agency of government operating the sewage treatment facility or facilities concerned, and by the governing bodies of the local units of government which are to be served by the sewage treatment facility or facilities. 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 GERMANTOWN SANITARY SEWER SERVICE AREA

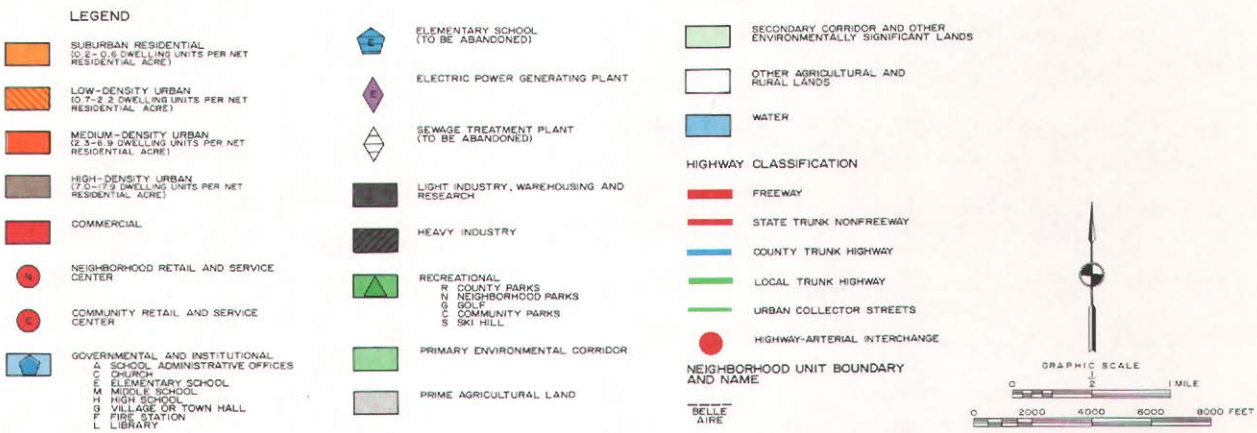
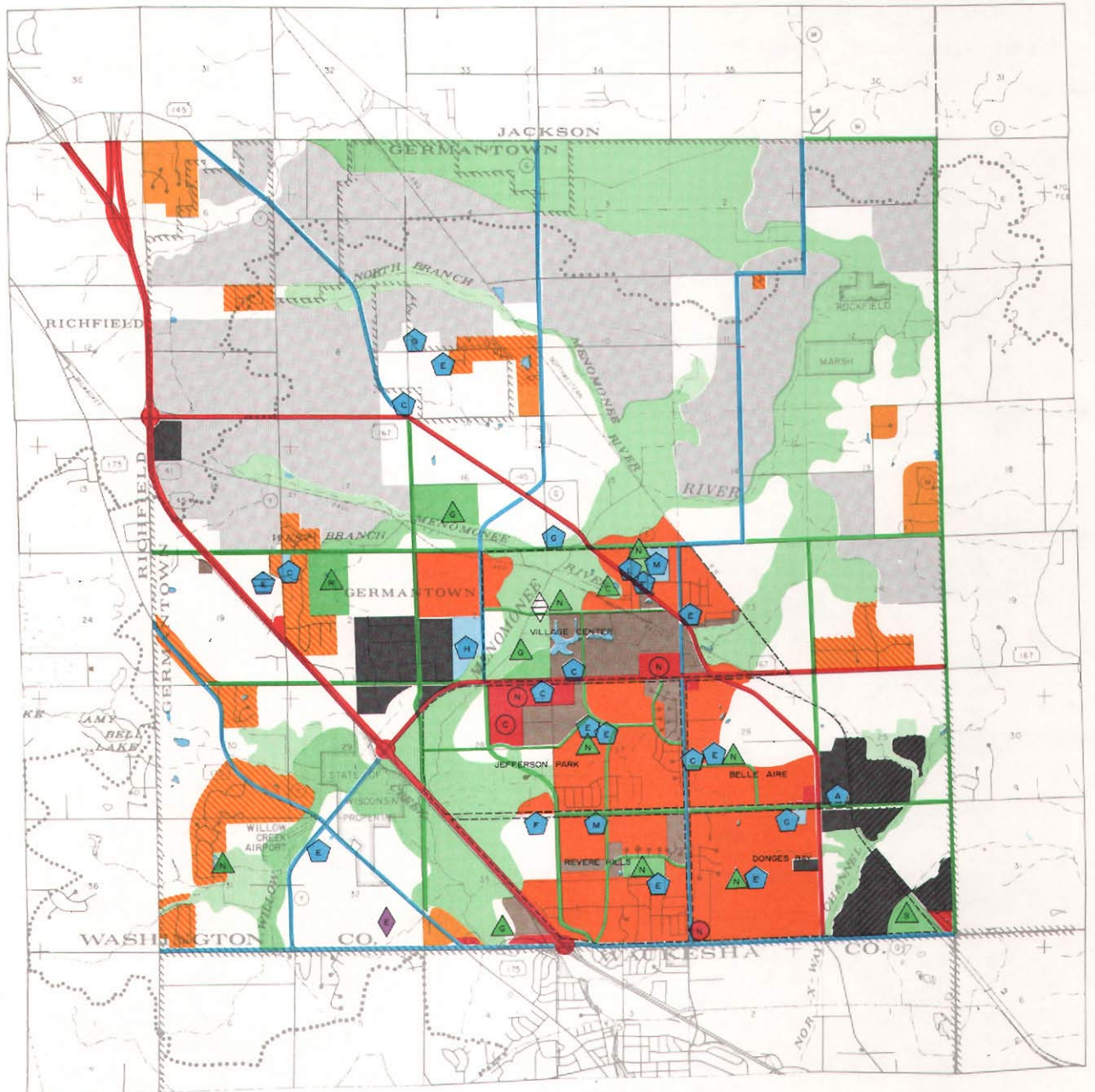
The process of refining and detailing the sanitary sewer service areas in southeastern Wisconsin began shortly after the Commission adopted the regional water quality management plan in July 1979.

The Village of Germantown, with the assistance of the Regional Planning Commission, initiated a community land use planning effort in March 1977. That plan, as documented in SEWRPC Community Assistance Planning Report No. 36, A Land Use Plan for the Village of Germantown: 2000, was completed in July 1980, and adopted by the Village Plan Commission in December 1980. A graphic representation of the adopted Village of Germantown land use plan is shown on Map 2. The Regional Planning Commission then recommended that the Village of Germantown undertake a sewer service area refinement process, as outlined in the areawide water quality management plan. This was determined to be an appropriate time to address the sewer service area refinement process since the major elements of the adopted land use plan could serve as a sound basis for the development of a refined sanitary sewer service area. These major elements consist of delineation of the boundaries of the primary and secondary environmental corridors and isolated natural areas within the Village and consideration of those boundaries in the delineation of a refined urban service area.

Several meetings for the purposes of refining and detailing the Germantown sanitary sewer service areas were held with the Germantown staff and Plan Commission. In addition, the Washington County Park and Planning Commission and the Milwaukee Metropolitan Sewerage District were given an opportunity to review and comment on a draft plan. A public hearing was held on October 4, 1982. The public reaction to the proposed sanitary sewer service area, is documented in the minutes contained in Appendix A and is summarized later in this report. The final recommended refined and detailed sanitary sewer service area is described in Chapter III of this report and reflects the intergovernmental decisions made in this series of meetings and hearings.

Map 2

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF GERMANTOWN PLANNING AREA: 2000



Source: SEWRPC.

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Chapter II

STUDY AREA DESCRIPTION

The study area considered for the purposes of refining and detailing the Germantown sanitary sewer service area is shown on Map 3. The area consists of all of the land encompassed within U. S. Public Land Survey Township 9 North, Range 20 East, Washington County. The total study area is 36.1 square miles, of which 34.3 square miles, or 95 percent, lie within the Village of Germantown; 1.8 square miles, or 5 percent, lie within the Town of Germantown; and less than 0.1 square mile, or less than 1 percent, lie within the City of Milwaukee. These areas are based on 1980 civil division boundaries.

The 1980 resident population of the entire study area totaled 10,998 persons. Of this total, 10,729 persons, or 98 percent, reside in the Village of Germantown; 267 persons, or 2 percent, reside within the Town of Germantown; with the remaining two persons residing in the City of Milwaukee.¹ It was estimated that in 1980 about 44 percent of the total residents of the study area, or about 4,840 persons, were served by centralized sanitary sewer service, with the remaining residents served by onsite soil absorption sewage disposal systems or by sewage holding tanks. Currently centralized sanitary sewer service is being provided to 3.1 square miles within the study area, all of which lies within the Village of Germantown.

By the year 2000 it is estimated that about 30,600 persons will reside in the identified study area. Of the total study area population, it is estimated that 26,900 persons, or 88 percent, will be served with centralized sanitary sewer service extending from the Milwaukee Metropolitan Sewerage District treatment facilities. The remaining 3,700 persons would continue to rely on onsite sewage disposal systems for sewage disposal. This planned population distribution within the Village is based upon the recommendations of the adopted land use plan for the Village of Germantown.²

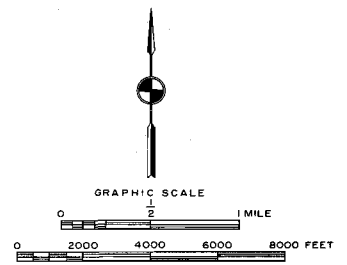
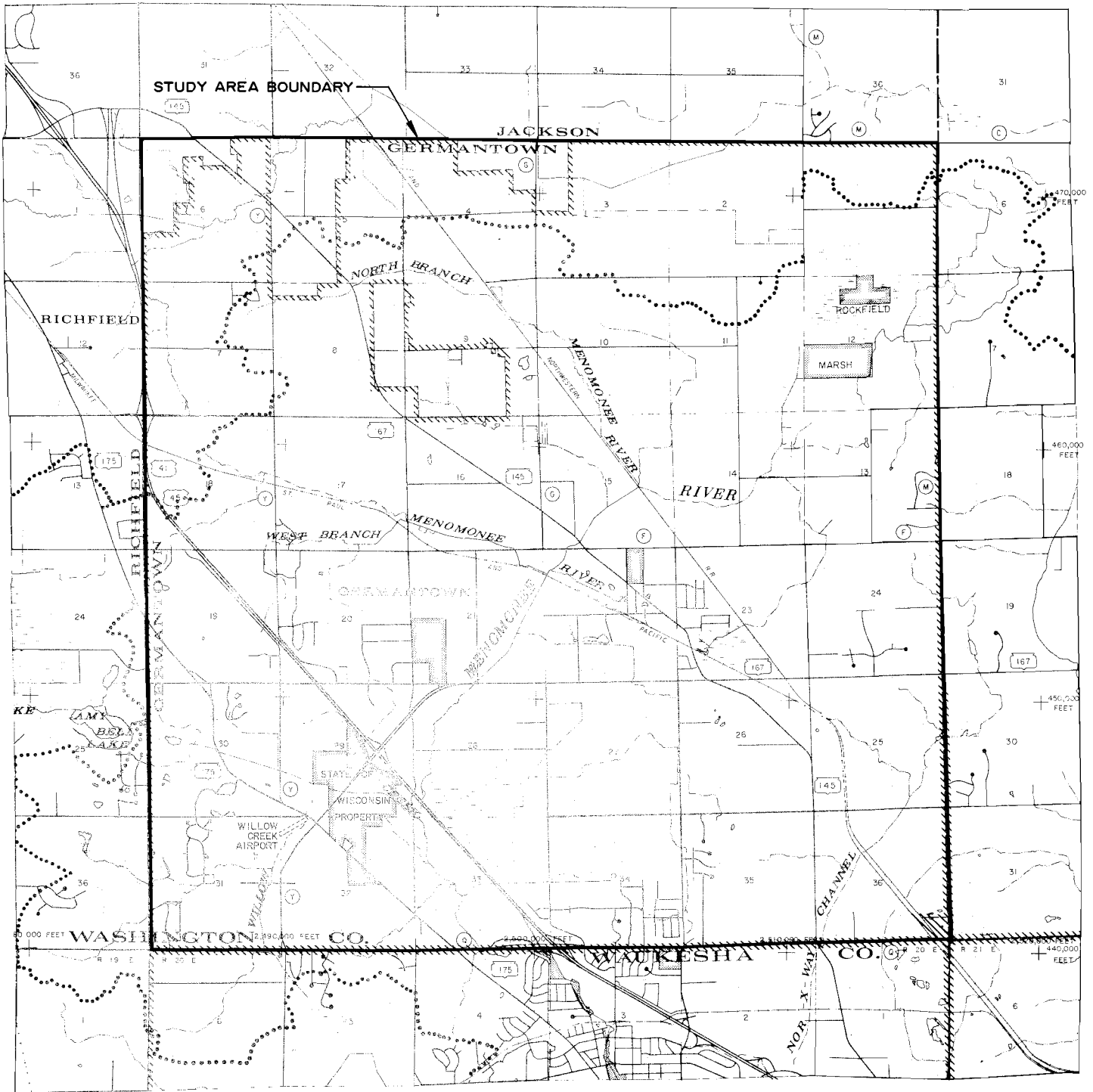
At the present time, the Village of Germantown operates a small wastewater treatment plant that is operating near its design capacity. The regional water quality management plan proposes that a trunk sewer connection be made to the Milwaukee metropolitan sewerage system to serve the existing and proposed Germantown sewer service area and that the Germantown wastewater treatment facility be abandoned as soon as the trunk sewer connection can be accomplished. This trunk sewer connection to the Milwaukee metropolitan sewerage system was also recommended in the facility planning study conducted by the Milwaukee Metropolitan Sewerage District. The Village of Germantown subsequently initiated a study reevaluating the conclusion that the Village should abandon its sewage treatment plant. Because of the completed local land use

¹This population information is based upon 1980 census counts published by the U. S. Bureau of the Census.

²See SEWRPC Community Assistance Planning Report No. 36, A Land Use Plan for the Village of Germantown: 2000.

Map 3

STUDY AREA IDENTIFIED FOR THE PURPOSE OF REFINING AND DETAILING THE GERMANTOWN SANITARY SEWER SERVICE AREA



Source: SEWRPC.

plan, which sets forth the extent of planned urban development, the particular alternative ultimately selected for providing sewage treatment service to the Village should not significantly affect the service area refinement process, since this process deals only with the boundaries of the sewer service area. However, the sizes and locations of local sewers which will be needed to provide service within the delineated area may be affected by the disposition of the treatment plant abandonment issue.

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Chapter III

PROPOSED SANITARY SEWER SERVICE AREA

SIGNIFICANCE OF SEWER SERVICE AREA DELINEATION

As noted earlier in this report, recent changes in the rules promulgated by the Wisconsin Department of Natural Resources (DNR) pertaining to sanitary sewer extensions have made the process of delineating local sanitary sewer service areas an important one for local units of government and private land developers. Up until the recent rule changes, DNR approval of locally proposed sanitary sewer extensions was confined primarily to engineering considerations, ensuring that the sewers were properly sized and constructed to accommodate the anticipated sewage flows. The recent rule changes significantly expand the scope of the DNR review process to include water quality-oriented land use planning considerations. Before the DNR can approve a locally proposed sanitary sewer extension, it 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 approved by the Wisconsin Natural Resources Board through approval of an 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 DNR must deny approval of the extension. Consequently, it is important that an intergovernmental consensus be reached in the delineation of proposed future sanitary sewer service areas.

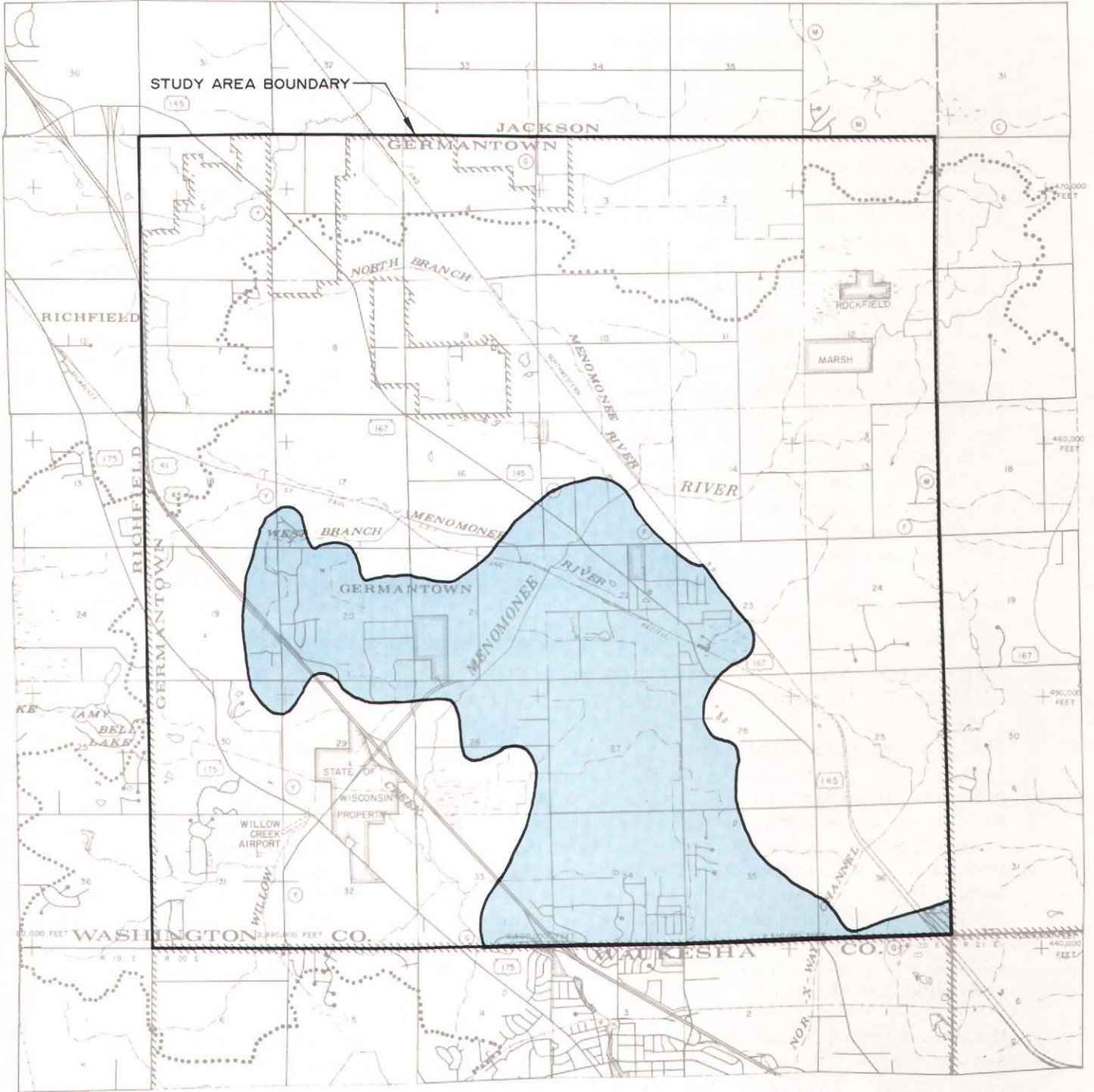
PROPOSED SANITARY SEWER SERVICE AREA AS SET FORTH IN SEWRPC PLANNING REPORT NO. 30

The planned year 2000 sanitary sewer service area tributary to the Village of Germantown collection system, as proposed in the approved areawide water quality management plan, is shown on Map 4. The area totals about 7.8 square miles, or 22 percent of the total study area of 36.1 square miles. The population expected to reside in this sanitary sewer service area by the plan design year 2000 was estimated in SEWRPC Planning Report No. 30 at about 26,100 persons. This planned population level has been revised based upon the recommendations of the more recently adopted land use plan for the Village of Germantown. That plan recommends a land use distribution which would accommodate a planned population of approximately 26,900 persons within the proposed year 2000 sewer service area.

Many factors were taken into account in the delineation of the sanitary sewer service area. Most importantly, these included existing urban land use and development, including the location of areas where onsite soil absorption sewage disposal systems are failing; gravity drainage areas tributary to existing major sewage pumping stations or directly tributary to the sewage treatment plant; existing and planned trunk sewers; and natural resource base data, including soils data related to the potential for urban development.

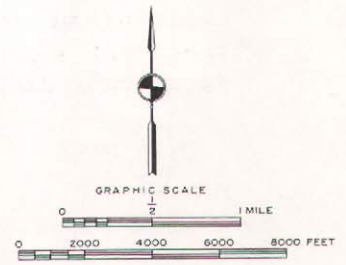
Map 4

THE GERMANTOWN SANITARY SEWER SERVICE AREA AS DEFINED IN SEWRPC PLANNING REPORT NO. 30



LEGEND

 PROPOSED SEWER SERVICE AREA



Source: SEWRPC.

DETERMINATION OF ENVIRONMENTALLY SIGNIFICANT LANDS IN THE GERMANTOWN STUDY AREA

Environmental corridors are defined as linear areas in the landscape containing concentrations of natural resource amenities as well as scenic, recreational, and historic resource amenities. Almost all of the remaining high-value woodlands, wetlands, 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 important recreational and scenic areas, and the best remaining potential park sites are located within the environmental corridors. Such environmental corridors are, in effect, a composite of the most important individual elements of the natural resource base in southeastern Wisconsin and have immeasurable environmental and recreational value.

The land use element of the adopted regional water quality management plan proposes that lands identified as primary environmental corridors not be developed for intensive urban use. Accordingly, the plan recommends that sanitary sewers not be extended into such corridors for the purpose of accommodating urban development in the corridors. However, it was recognized in the plan 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 in the corridors, including certain park and outdoor recreation areas and certain institutional uses. In some cases very low-density residential development on five-acre lots, 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 urban use.

One of the first steps in refining and detailing the Germantown sanitary sewer service area was to map in detail the environmentally significant lands in the Germantown study area. In development of a local land use plan for the Village, 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 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, scenic vistas or viewpoints, and areas of scientific value.

Each of these natural resource and resource-related elements was mapped on ratioed and rectified aerial photographs at a scale of 1" = 400'. A point system for value rating the various elements of the resource base was established (see Table 1). On the basis of the scoring of point values, the final primary environmental corridor delineations were established. To qualify for inclusion in a primary environmental corridor, an area must have 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. The primary environmental corridors as delineated in the Germantown study area are shown on Map 5. In addition, Map 5 identifies the secondary

Table 1

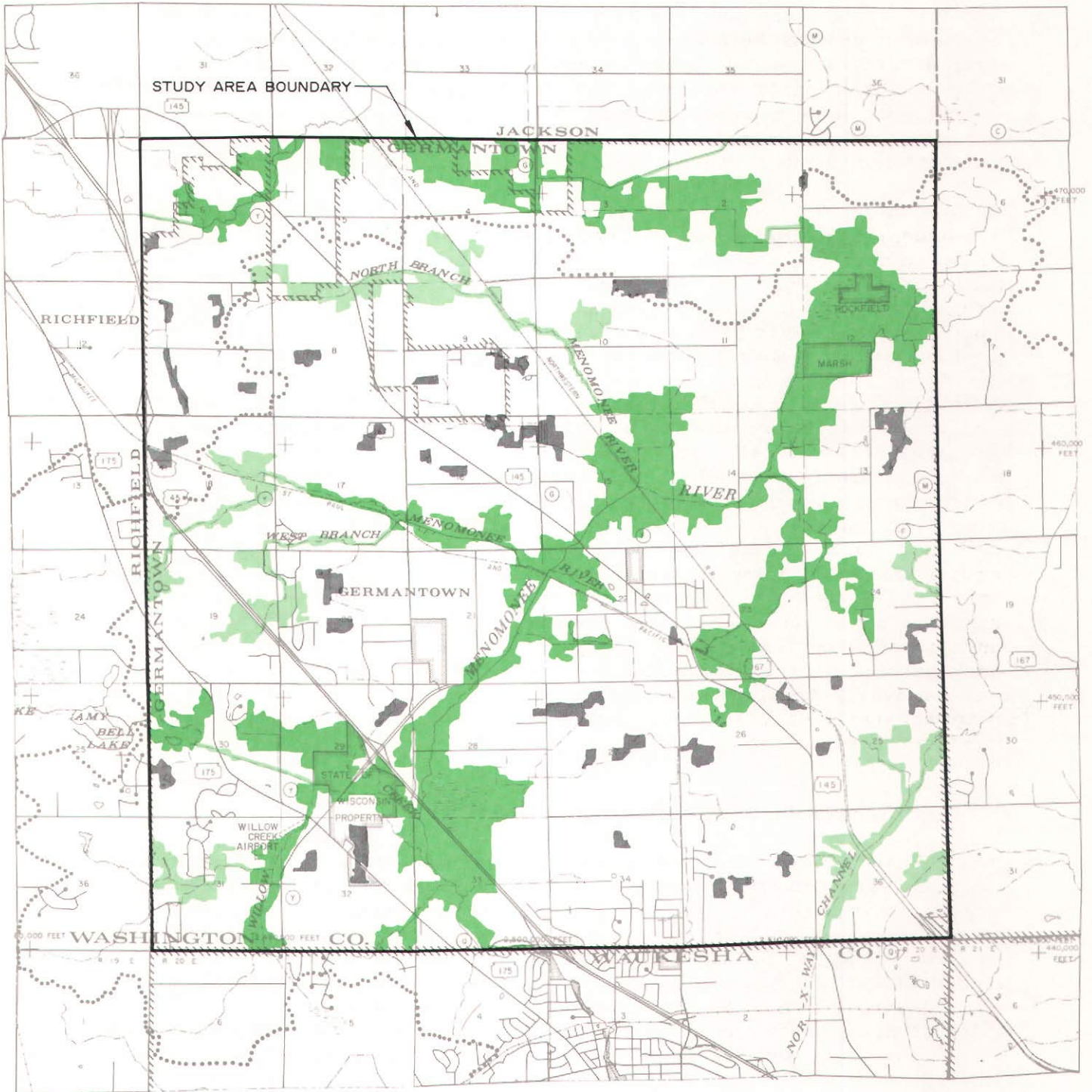
VALUES ASSIGNED TO NATURAL RESOURCE BASE AND RESOURCE BASE-RELATED ELEMENTS IN THE PROCESS OF DELINEATING PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS

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 Sites.....	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.

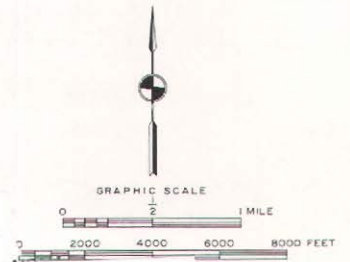
Map 5

ENVIRONMENTALLY SIGNIFICANT LANDS
IN THE GERMANTOWN STUDY AREA



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA



Source: SEWRPC.

environmental corridors. The secondary environmental corridors, while not as significant as the primary environmental corridors in terms of the overall resource values concerned, should be considered for preservation in the urban development process because such corridors often provide economical drainage-ways, as well as needed "green" space, through developing residential neighborhoods. To qualify for inclusion in a secondary environmental corridor, an area must have a point value of 10 or more, and have a minimum area of 100 acres and a minimum length of one mile. Also included on Map 5 is the designation of lands that have been determined to be isolated natural areas.

Lands encompassed within the primary environmental corridors total about 5.7 square miles, or about 16 percent of the total study area. Lands encompassed within the secondary environmental corridors total about 1.4 square miles, or 4 percent of the study area. Lands encompassed within isolated natural areas total about 0.8 square mile, or 2 percent of the study area. Thus, in total, environmentally significant lands in the Germantown study area comprise about 7.9 square miles, or 22 percent of the study area.

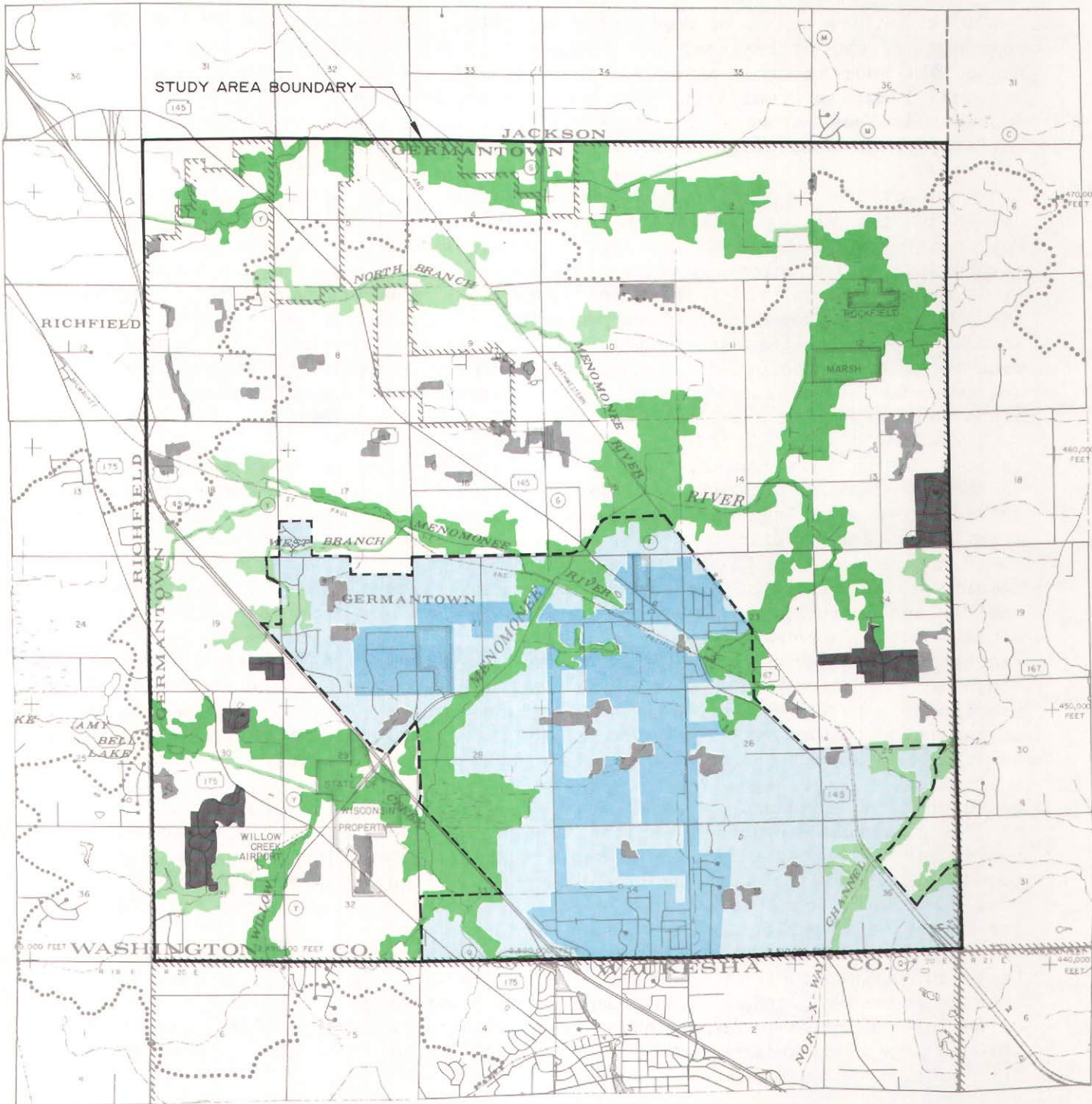
While the adopted regional water quality management plan places great emphasis upon the protection of the lands identified as primary environmental corridors in essentially natural, open space uses, it is recognized that there may be specific situations in which the objective of preserving the corridor lands directly conflicts with other legitimate regional and local development objectives. For example, the regional plan recommends that if the Village of Germantown 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 a greater community benefit than preservation of a small segment of the primary environmental corridor. Thus, a compromise to the preservation of primary environmental corridor lands would be required. 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.

REFINED SANITARY SEWER SERVICE AREA








The refined planned year 2000 sanitary sewer service area as agreed upon by the local governmental officials evolved through the series of intergovernmental meetings held in conjunction with the development of a local land use plan, referenced earlier in this report, and as submitted to public hearing, is shown on Map 6. The revised sanitary sewer service area encompasses a total area of about 10.5 square miles, or about 29 percent of the total study area of 36.1 square miles. Within this revised service area lie about 1.2 square miles of primary environmental corridor, 0.3 square mile of secondary environmental corridor, and 0.2 square mile of isolated natural areas. The refined planned year 2000 sanitary sewer service area would accommodate a total planned year 2000 resident population of about 26,900 persons at an overall average density of about 4.1 dwelling units per net residential acre. This density lies within the SEWRPC-recommended medium-density land use range.

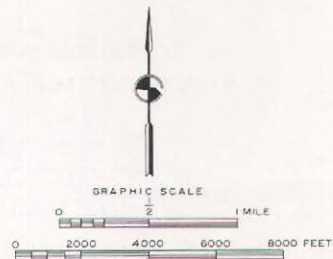
Map 6

RECOMMENDED GERMANTOWN SANITARY SEWER SERVICE AREA



LEGEND

- | | | | |
|--|---|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | PROPOSED SANITARY SEWER SERVICE AREA (2000) |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
|  | ISOLATED NATURAL AREA |  | LOCATIONS OF SUBDIVISIONS EXPERIENCING SIGNIFICANT ONSITE SEWAGE DISPOSAL PROBLEMS |
|  | EXISTING SANITARY SEWER SERVICE AREA (1980) | | |



Source: SEWRPC.

PUBLIC REACTION TO THE PROPOSED SANITARY SEWER SERVICE AREA

A public hearing was held on October 4, 1982, for the purpose of receiving comments on the preliminary revised sanitary sewer service area as shown on Map 6. The hearing was sponsored jointly by the Village of Germantown and the Regional Planning Commission. Minutes of the public hearing are reproduced in Appendix A. These minutes include a written statement received from the Administrator of the Washington County Land Use and Parks Department.

A review of the hearing record indicates that no substantive concerns were raised by the Village residents and landowners attending the hearing. The Washington County Land Use and Parks Department, which is charged with the responsibility for enforcing the Washington County Sanitary Code in the Village of Germantown, submitted information pertaining to certain subdivisions within the Village of Germantown where operational problems with existing onsite sewage disposal systems are occurring. The Department suggested that consideration be given to the potential need to extend sanitary sewer service to these subdivisions. These subdivisions are located in U. S. Public Land Survey Sections 13, 19, 24, 30, and 31 of Township 9 North, Range 20 East.

In considering this matter, the Village Engineer examined the feasibility of including these scattered subdivisions within the proposed sanitary sewer service area. The Engineer's evaluation indicated that, due to the scattered location of the subdivisions and the distance from existing trunk sewers, it would not be feasible to include the subdivisions within the proposed sanitary sewer service area. In considering this matter, the Village Plan Commission and Village Board agreed, however, that the areas should be identified on the final sanitary sewer service area map as problem areas that may in the future require public action, possibly including the extension of sanitary sewers to those areas. The Village determined that each of these situations would be handled on a case-by-case basis should onsite sewage disposal problems become so severe as to warrant public action. At that time, individual analyses would be made to determine the most cost-effective means of resolving such problems.

Based upon the comments received at the public hearing, no changes were made to the proposed Germantown sanitary sewer service area as presented at the public hearing and as reflected on Map 6. Rather, it was agreed to add to Map 6 the locations of the subdivisions experiencing significant onsite sewage disposal problems, identifying those areas for possible future consideration for the extension of public sanitary sewer service.

Detailed delineations of the final Germantown sanitary sewer service area and 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 29 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:

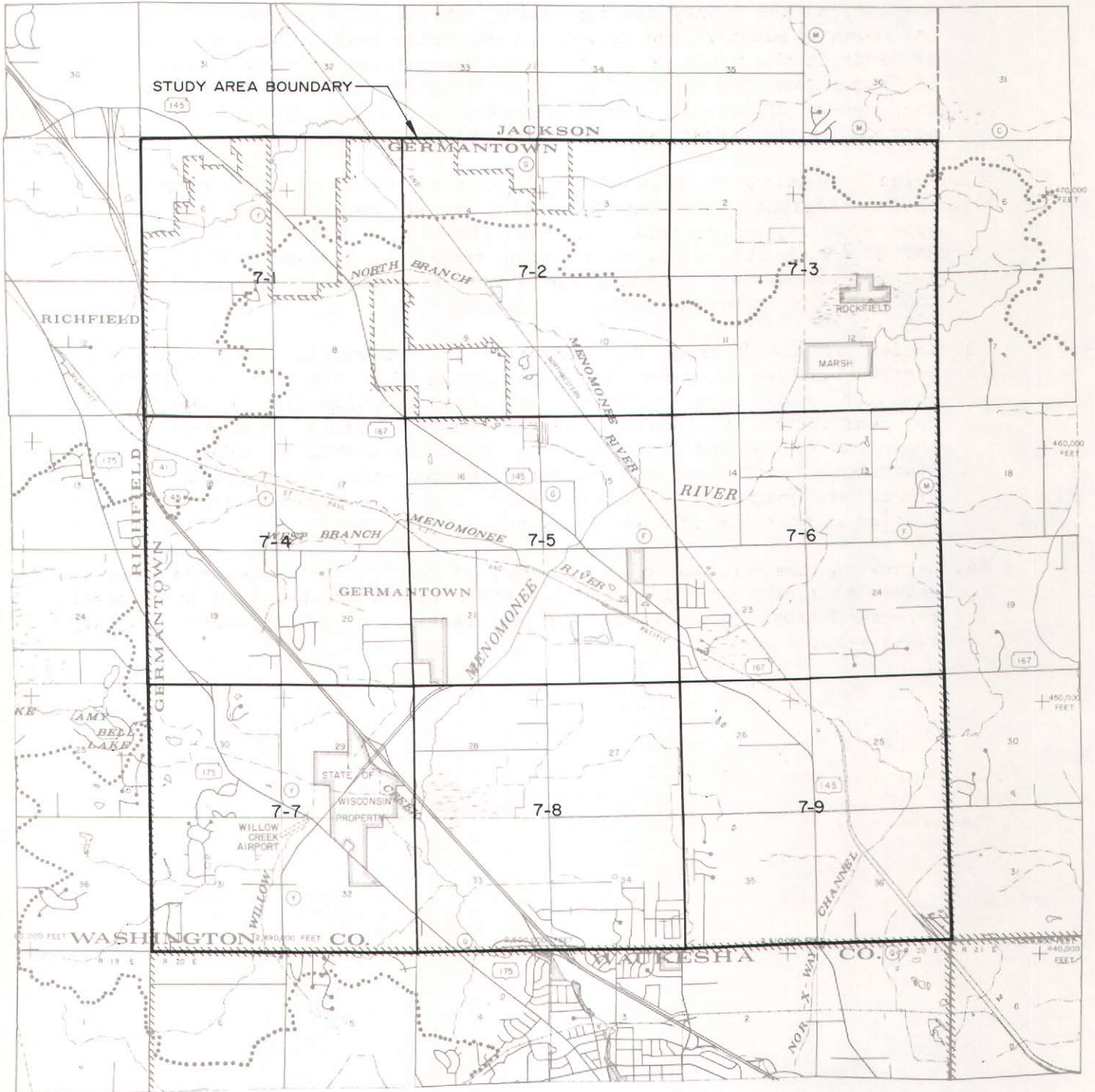
1. Formal adoption or endorsement of SEWRPC Planning Report No. 30 and this SEWRPC Community Assistance Planning Report by the Village Plan Commission and the Village Board of the Village of Germantown as the operator

of the existing sewage treatment facility currently responsible for providing sanitary sewer service to the Village; by the Town Board of the Town of Germantown, by the Washington County Park and Planning Commission, as the county planning agency having joint responsibilities with the towns in planning and zoning and otherwise regulating the development of lands in the study area outside of the corporate limits of the Village of Germantown; and by the Milwaukee Metropolitan Sewerage District, as the agency officially responsible for providing wastewater treatment services to the Germantown sanitary sewer service area.

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 the Village of Germantown of its 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 Germantown sanitary sewer service area shown on Maps 6 and 7. 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 Village of Germantown 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.

Map 7

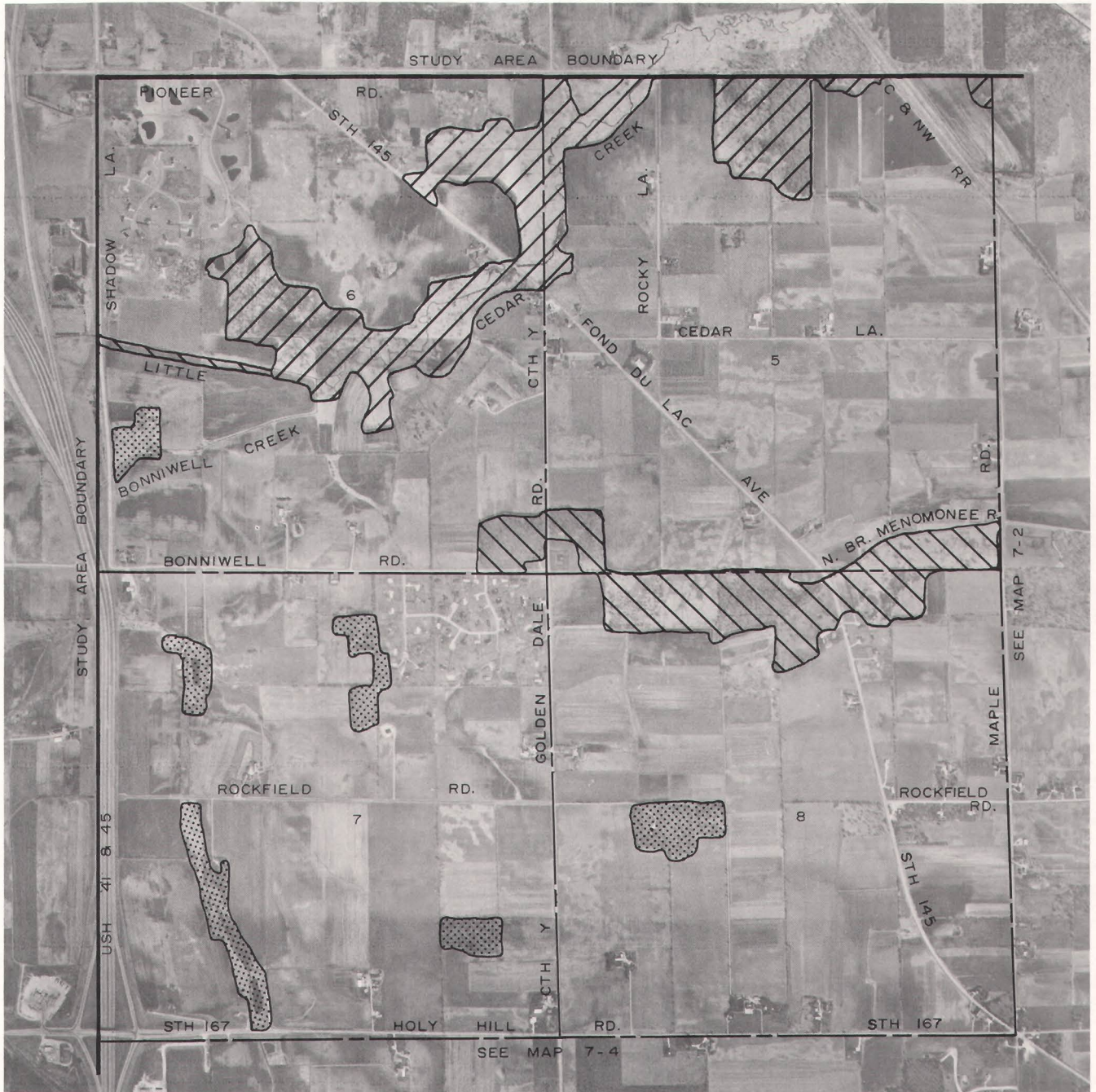
INDEX OF MAPS SHOWING ENVIRONMENTALLY SIGNIFICANT
LANDS AND PLANNED SANITARY SEWER SERVICE AREA
FOR THE VILLAGE OF GERMANTOWN AND ENVIRONS






Map 7-1

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
VILLAGE OF GERMANTOWN AND ENVIRONS

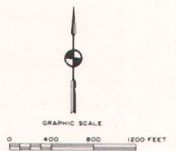
U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 9 North, Range 20 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA

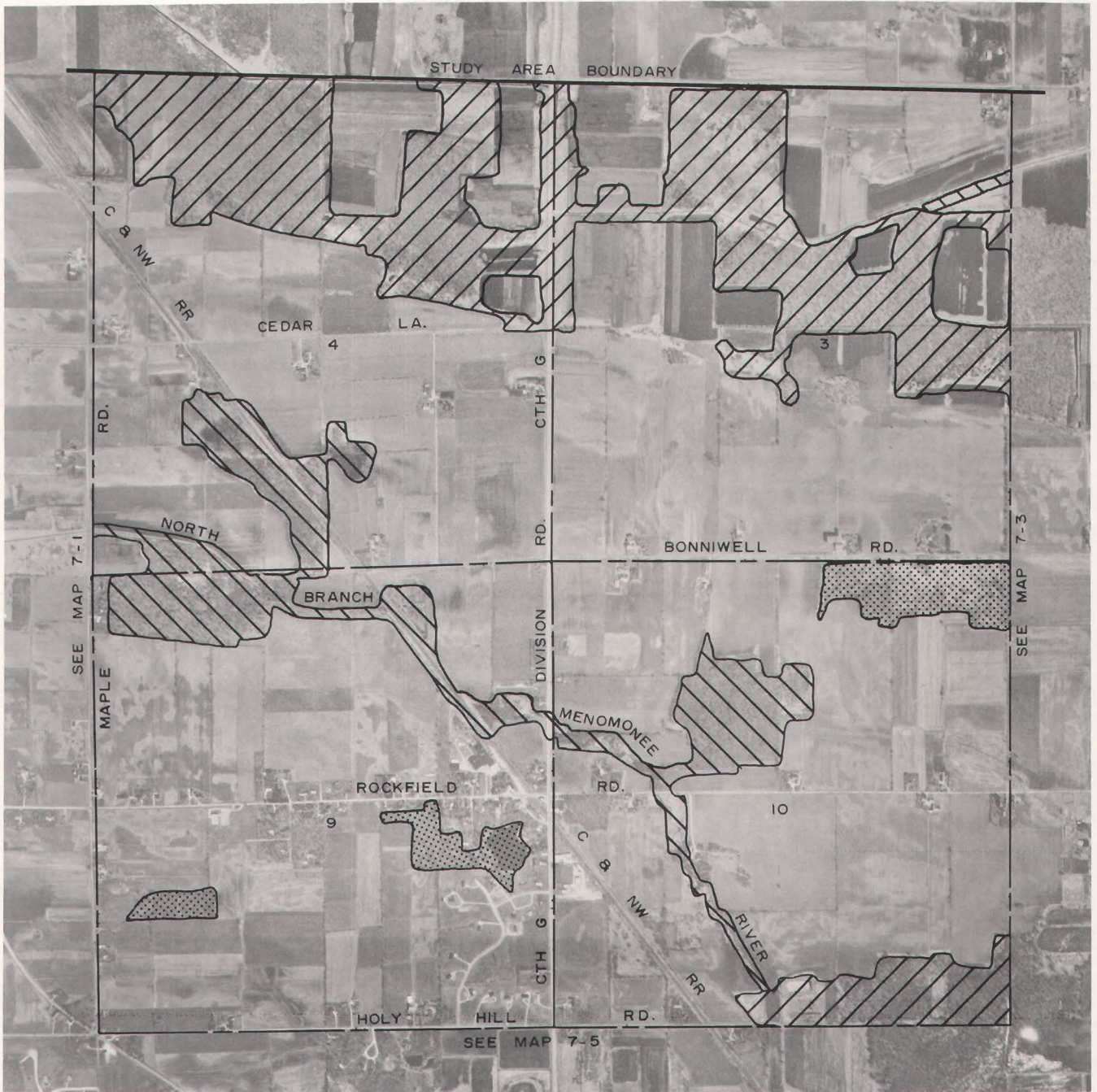
Source: SEWRPC.






Map 7-2

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
VILLAGE OF GERMANTOWN AND ENVIRONS

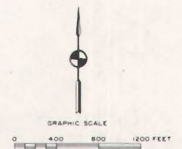
U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 9 North, Range 20 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA

Source: SEWRPC.






Map 7-3

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE VILLAGE OF GERMANTOWN AND ENVIRONS

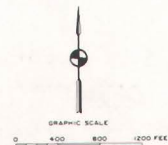
U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 9 North, Range 20 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA

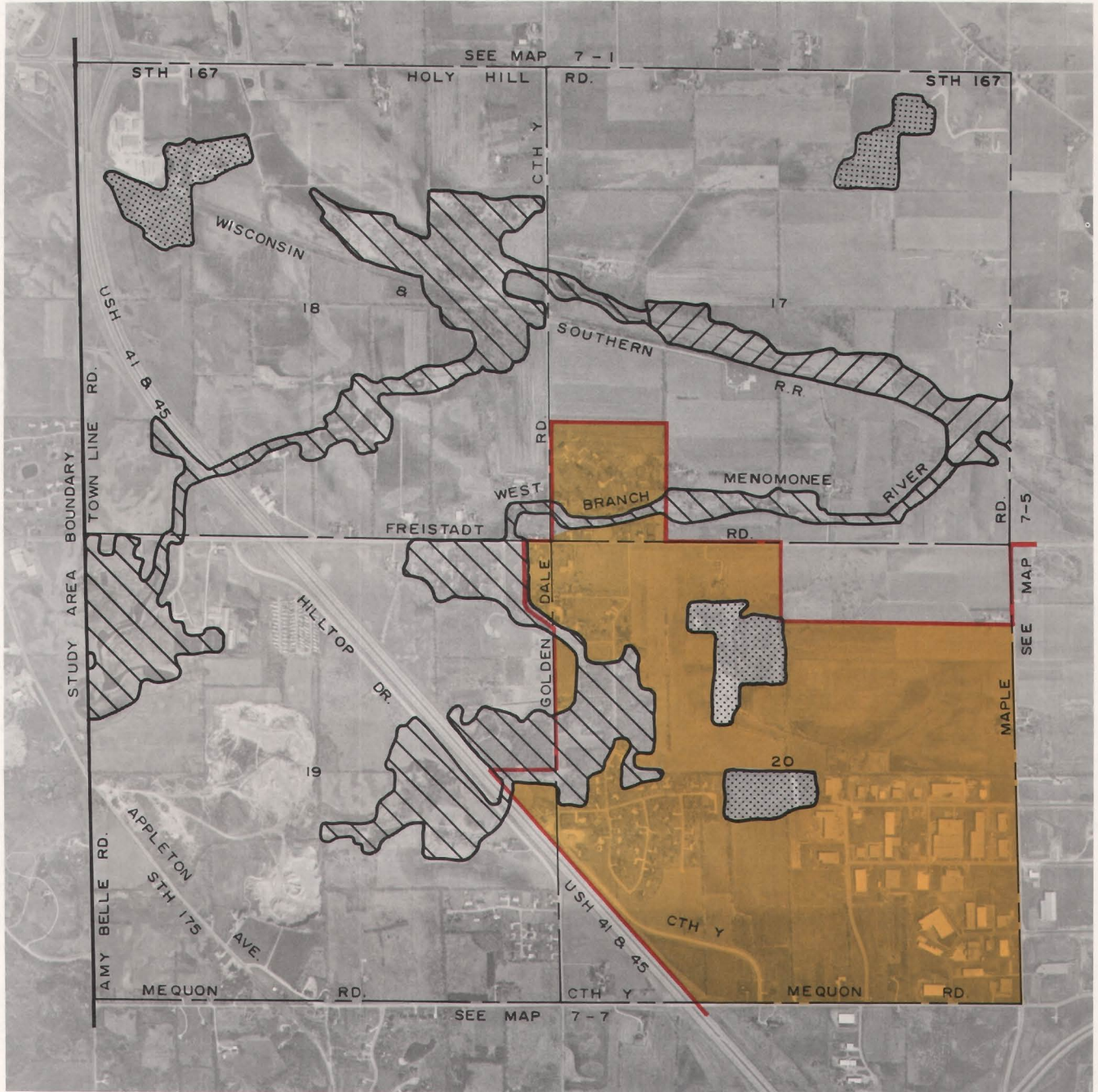
Source: SEWRPC.








Map 7-4

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

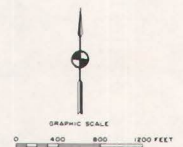
U. S. Public Land Survey Sections 17, 18, 19, and 20
Township 9 North, Range 20 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

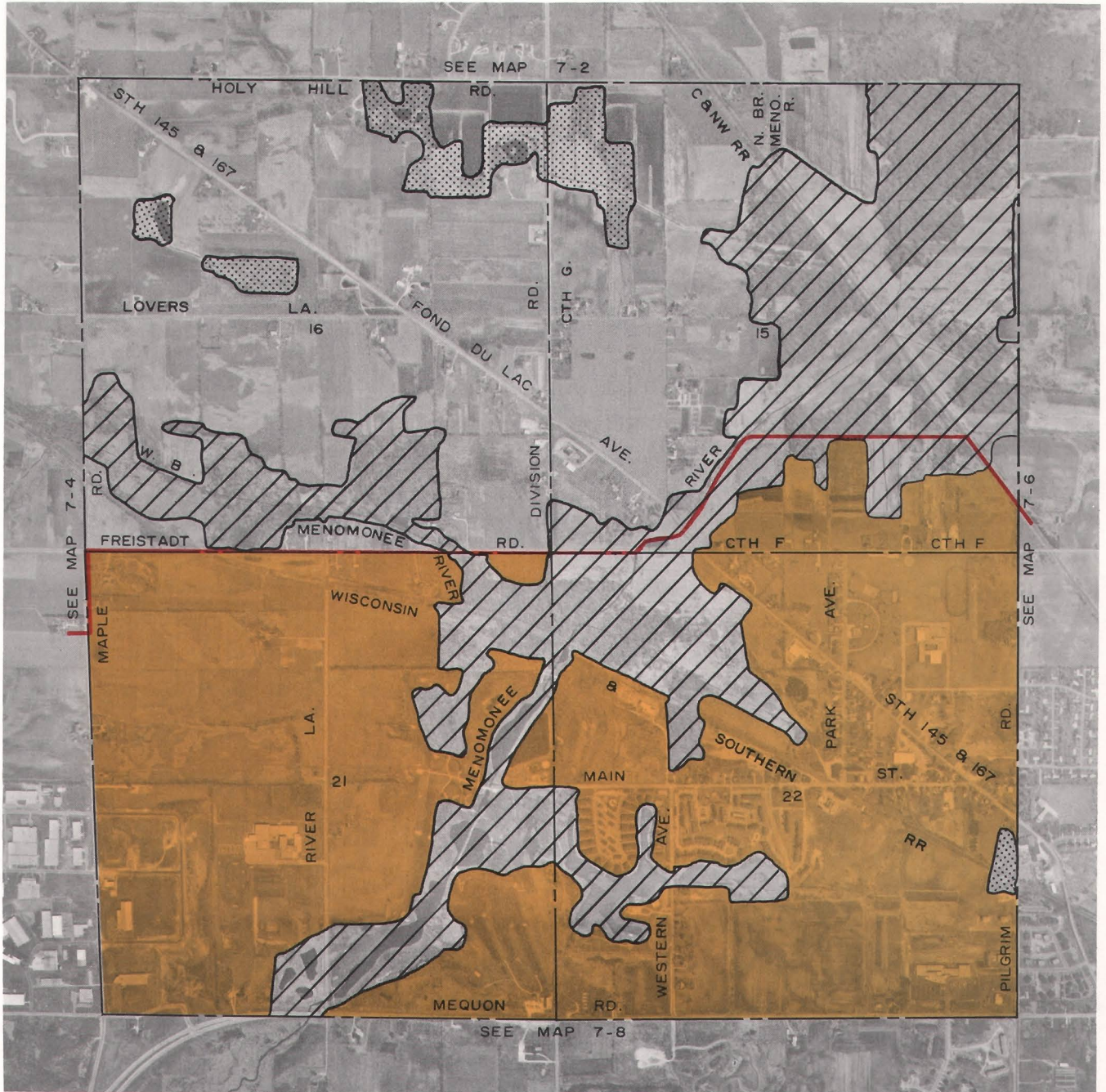
Source: SEWRPC.







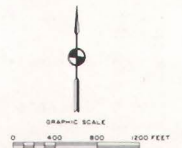
Map 7-5

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

U. S. Public Land Survey Sections 15, 16, 21, and 22
 Township 9 North, Range 20 East



-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

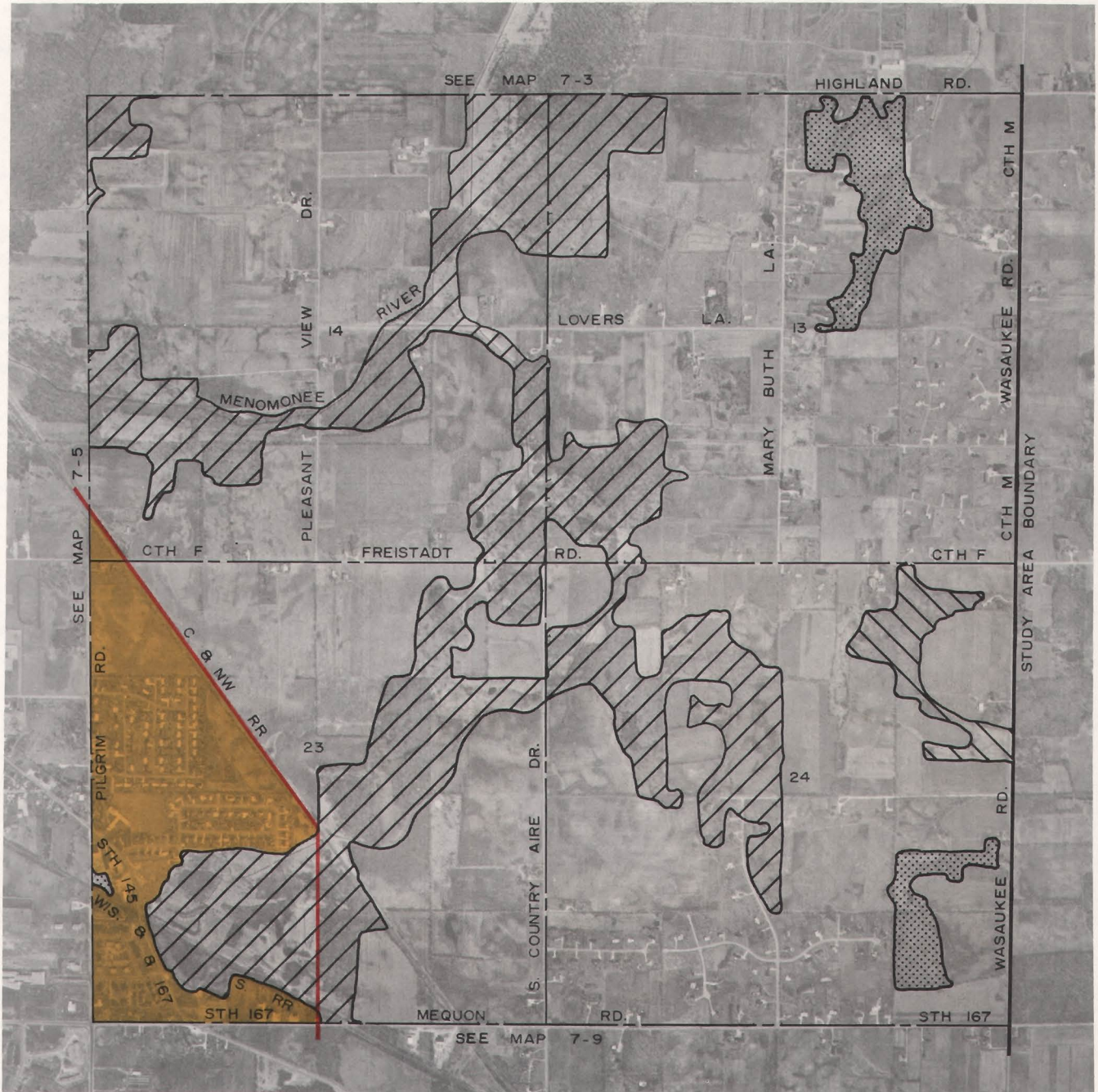


Source: SEWRPC.






Map 7-6

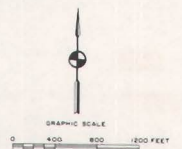
ENVIRONMENTALLY SIGNIFICANT LANDS AND
 PLANNED SANITARY SEWER SERVICE AREA FOR
 THE VILLAGE OF GERMANTOWN AND ENVIRONS

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



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY








Source: SEWRPC.

Map 7-7

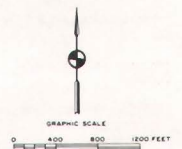
ENVIRONMENTALLY SIGNIFICANT LANDS AND
 PLANNED SANITARY SEWER SERVICE AREA FOR
 THE VILLAGE OF GERMANTOWN AND ENVIRONS

U. S. Public Land Survey Sections 29, 30, 31, and 32
 Township 9 North, Range 20 East



-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

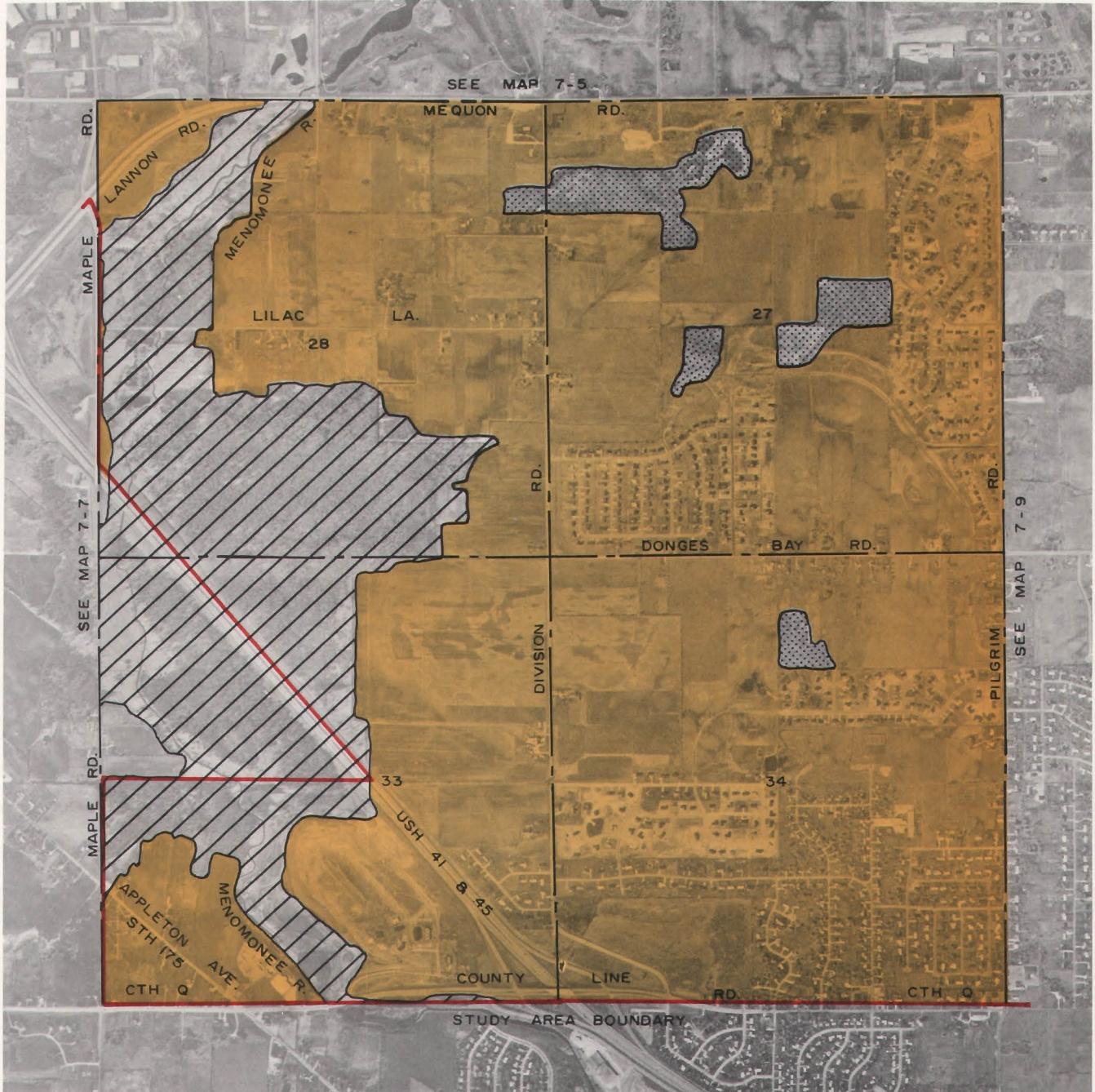
Source: SEWRPC.







Map 7-8

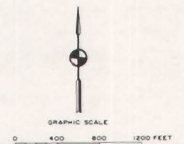
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN AND ENVIRONS

U. S. Public Land Survey Sections 27, 28, 33, and 34
Township 9 North, Range 20 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

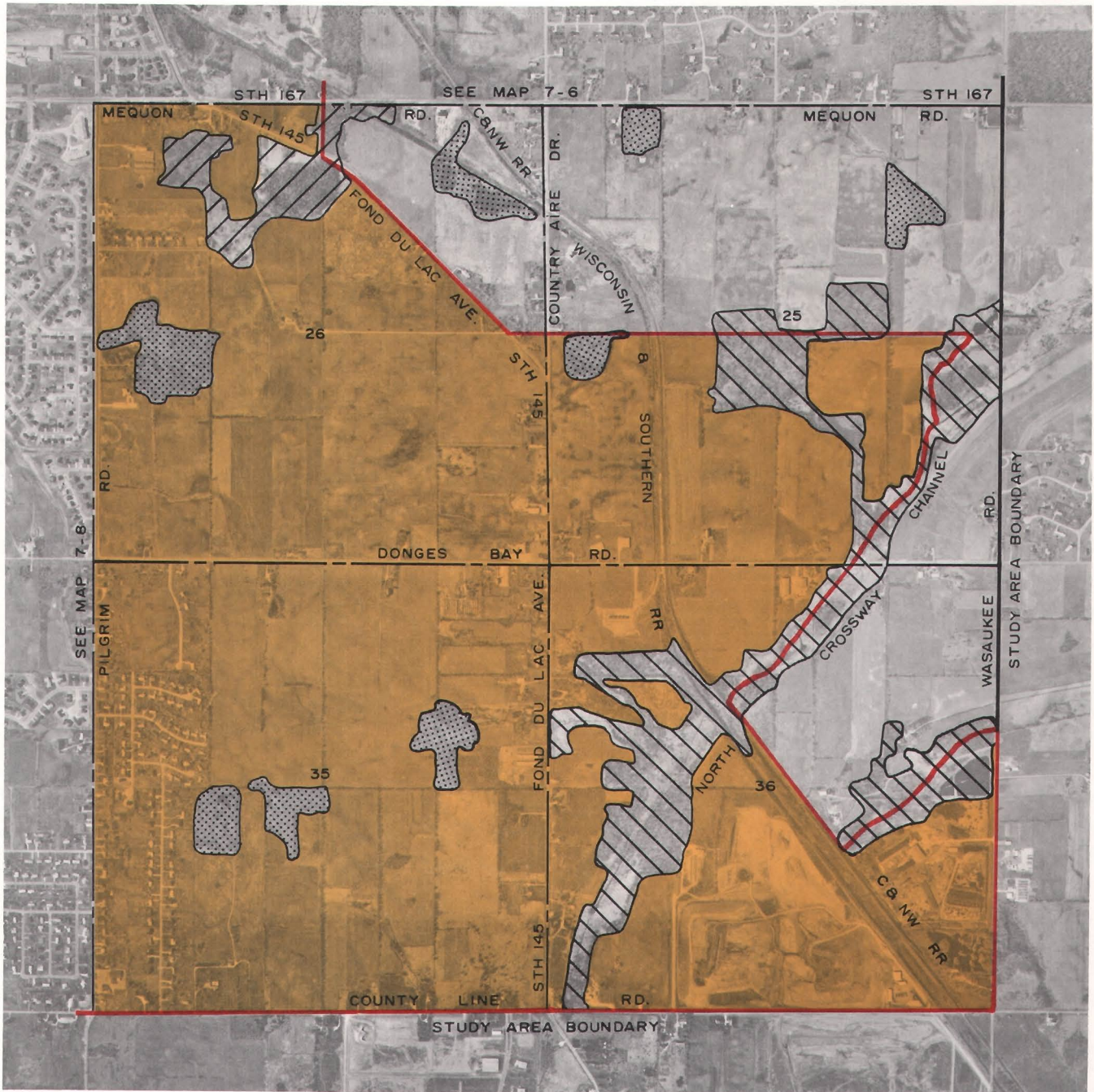


Source: SEWRPC.






Map 7-9

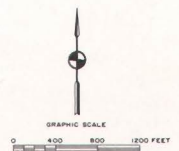
ENVIRONMENTALLY SIGNIFICANT LANDS AND
 PLANNED SANITARY SEWER SERVICE AREA FOR
 THE VILLAGE OF GERMANTOWN AND ENVIRONS

U. S. Public Land Survey Sections 25, 26, 35, and 36
 Township 9 North, Range 20 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Source: SEWRPC.

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APPENDICES

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Appendix A

PUBLIC HEARING MINUTES
GERMANTOWN SANITARY SEWER SERVICE AREA
OCTOBER 4, 1982
Village Board Meeting Room

CALL: Public Hearing called to order at 7:00 P.M. by Village President, Robert R. Packee.

ROLL CALL: President Packee, Trustees Optenberg, Paust, Wetterau & Moselle, Attorneys Seefeldt and Sargeant, Administrator O'Connor, Lloyd Turner, Director of Public Works, Tom Steinbach, Treatment Plant Superintendent, Fred Ruekert of Ruekert & Mielke, Inc., Dick Untch and Bruce Rubin of SEWRPC, Bob Leonard, Zoning Administrator, nine interested residents, the Press and Clerk Kauth reporting.

MEETING: Letter received from Washington County Land Use and Park Department indicating they have reviewed the document and made their comments regarding poor soils and failing septic systems on Map No. 6.

Lloyd Turner made a presentation of Map No. 6 showing the present and future sewer service area. The planned area is basically located between County Line Road on the south, Chicago Northwestern Railroad on the east, Freistadt Road on the north, and Highway 41-45 on the west.

There were several questions regarding routes and special assessment procedures from Ron Horn and Melvin Mueller which were explained by Lloyd Turner, SEWRPC and Fred Ruekert.

Matters of assessments to outlying areas were explained by Attorney Seefeldt, Bob Packee, and Jerry O'Connor.

It was also pointed out that the area can be changed at any given time, but only through a lengthy approval process.

There being no further comments or questions, PUBLIC HEARING DECLARED CLOSED.

Village President

/s/ Vernon Kauth

Village Clerk

WASHINGTON COUNTY LAND USE AND PARK DEPARTMENT

October 1, 1982

Mr. Kurt Bauer, P. E.
Southeastern Wisconsin Regional Planning Commission
916 N. East Avenue
Box 769
Waukesha, WI 53187

RECEIVED

OCT 02 1982

SEWRPC

RE: YOUR LETTER OF SEPTEMBER 9, 1982, GERMANTOWN SEWER SERVICE AREA

Dear Mr. Bauer:


The following comments regarding the Sewer Service Area proposal for the Village of Germantown are offered in response to your letter to the County Park and Planning Commission. The Land Use and Park Dept. is charged with the responsibility for enforcing the County Sanitary Code in the Village.

Staff of the Land Use and Park Dept. have reviewed the proposed service area as it relates to areas of the Village where there are known problems with existing on-site waste treatment installations. Enclosed is a copy of map 6 from the proposal document with the areas of concern identified. While staff fully realizes the limitations on the extension of sewer service, any further consideration of those highlighted areas would be constructive.

Several areas which are experiencing problems with on-site waste treatment are already included in the proposal as shown on map 6. Those areas have not been highlighted.

Thank you for allowing the County an opportunity to review the proposal.

Sincerely,


Paul E. Mueller
Administrator

Attachment

PEM/dr

cc: Mr. David Zoerb, Chairman, Park and Planning Commission
Mr. Robert R. Packee, Village President
Mr. Jerome O'Connor, Village Administrator
Mr. Lloyd L. Turner, Village public Works Director