

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF HARTLAND

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Special acknowledgement is due SEWRPC Planner Dennis K. Lefevre for his contribution to this report.

COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 93

SANITARY SEWER SERVICE AREA FOR
THE VILLAGE OF HARTLAND
WAUKESHA COUNTY, WISCONSIN

Prepared by the

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April 1985

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April 5, 1985

TO: The Village Boards of the Villages of Hartland and Merton, the Common Council of the City of Delafield, the Town Boards of the Towns of Delafield and Merton, and the Waukesha 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 that the Wisconsin Department of Natural Resources make a finding that all proposed sanitary sewer extensions be in conformance with the adopted regional water quality management plan and the sanitary sewer service areas identified in that plan. The Department, in carrying out its responsibilities in this respect, requires 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 area. 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.

Acting in response to the recommendations made in the adopted regional water quality management plan, the Plan Commission of the Village of Hartland on April 6, 1984, requested that the Regional Planning Commission assist the Village in refining and detailing a portion of the recommended sanitary sewer service area tributary to the Delafield-Hartland Water Pollution Control Commission sewage treatment facility. This report documents the results of that refinement process.

The report contains a map showing not only the recommended refined sanitary sewer service area, but also the location and extent of the primary environmental corridors 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 taken into consideration in the future extension of sanitary sewer service.

A public hearing was held on November 12, 1984, to discuss the preliminary findings and recommendations of the sewer service area refinement process 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 the 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 1979. Accordingly, upon adoption of this report by the local units and agencies of government concerned and subsequent adoption by the Regional Planning Commission, this 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 sewer service-related development decisions in the Village of Hartland. Accordingly, careful consideration and adoption of this report by all parties concerned is respectfully urged. The Regional Planning Commission stands ready to assist the Village in implementing the recommendations contained in this report.

Respectfully submitted,



Kurt W. Bauer
Executive Director

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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.

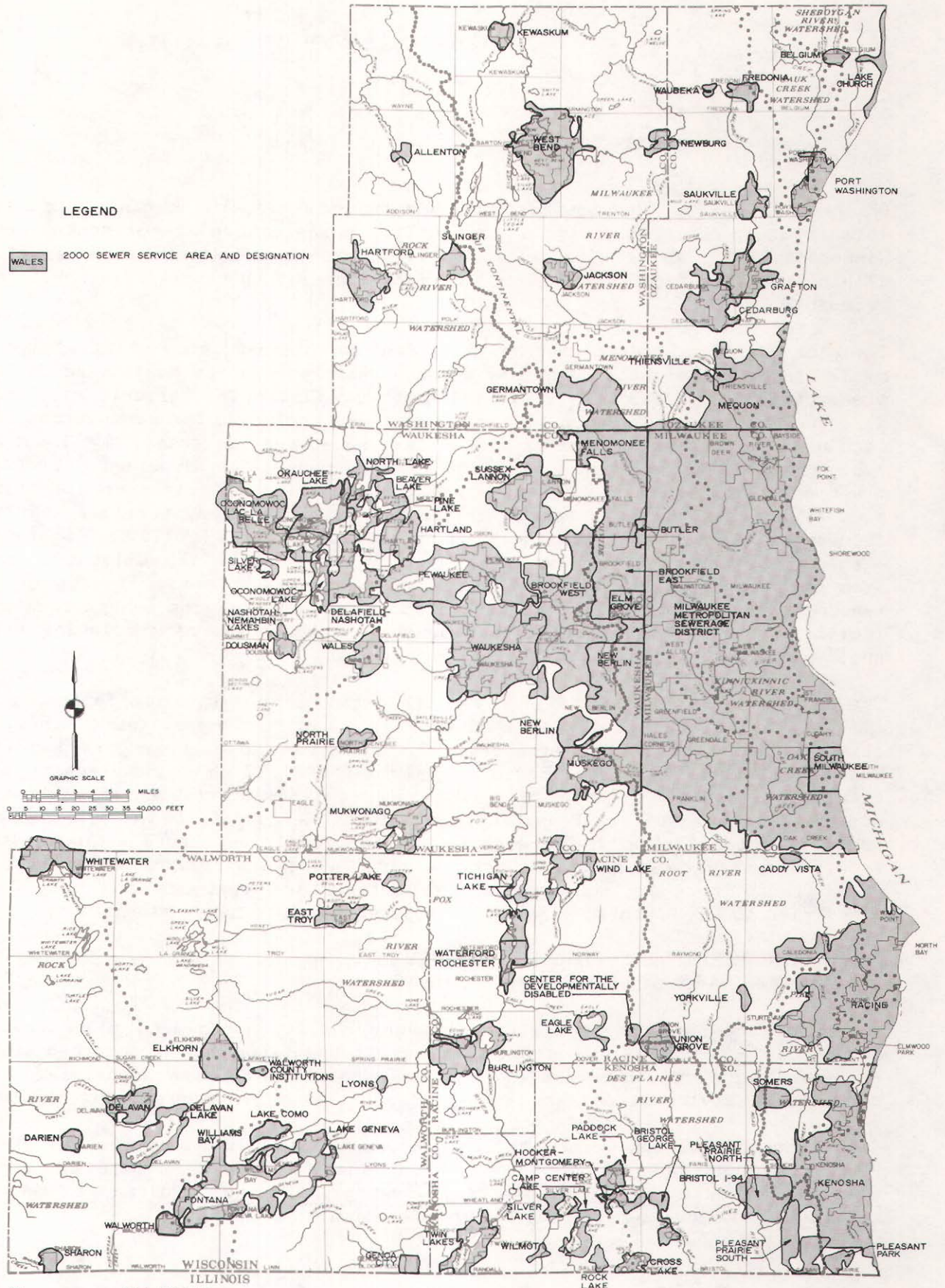
The plan was formally certified over the period from July 23 to September 20, 1979, to all of the local units of government in the Region and to the concerned state and federal agencies. The plan was formally endorsed by the Wisconsin Natural Resources Board on July 25, 1979. Such endorsement is particularly 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 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

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.

RECOMMENDED SANITARY SEWER SERVICE AREAS
IN THE REGION AS IDENTIFIED
IN THE ADOPTED REGIONAL WATER QUALITY MANAGEMENT PLAN



Source: SEWRPC.

service areas are 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 is necessarily general, and may not reflect detailed local planning considerations.

Section NR 110.08(4) of the Wisconsin Administrative Code requires that the Wisconsin Department of Natural Resources 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. The Department, in carrying out its responsibilities in this respect, requires 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 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 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 adopted areawide 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 involving the local or areawide unit or units of government operating the sewage treatment facility or facilities concerned and the other local units of government which are to be provided sanitary sewer service by the sewage treatment facility or 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 local units of government concerned solicited.
4. The preparation of modifications to the initially proposed sanitary sewer service area to reflect the agreements reached at the intergovernmental meetings, meeting to the fullest extent practicable the objectives expressed in the adopted areawide water quality management and regional land use plans and in any 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 operating the treatment facility or facilities concerned to obtain public reaction to

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.

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.
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 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.

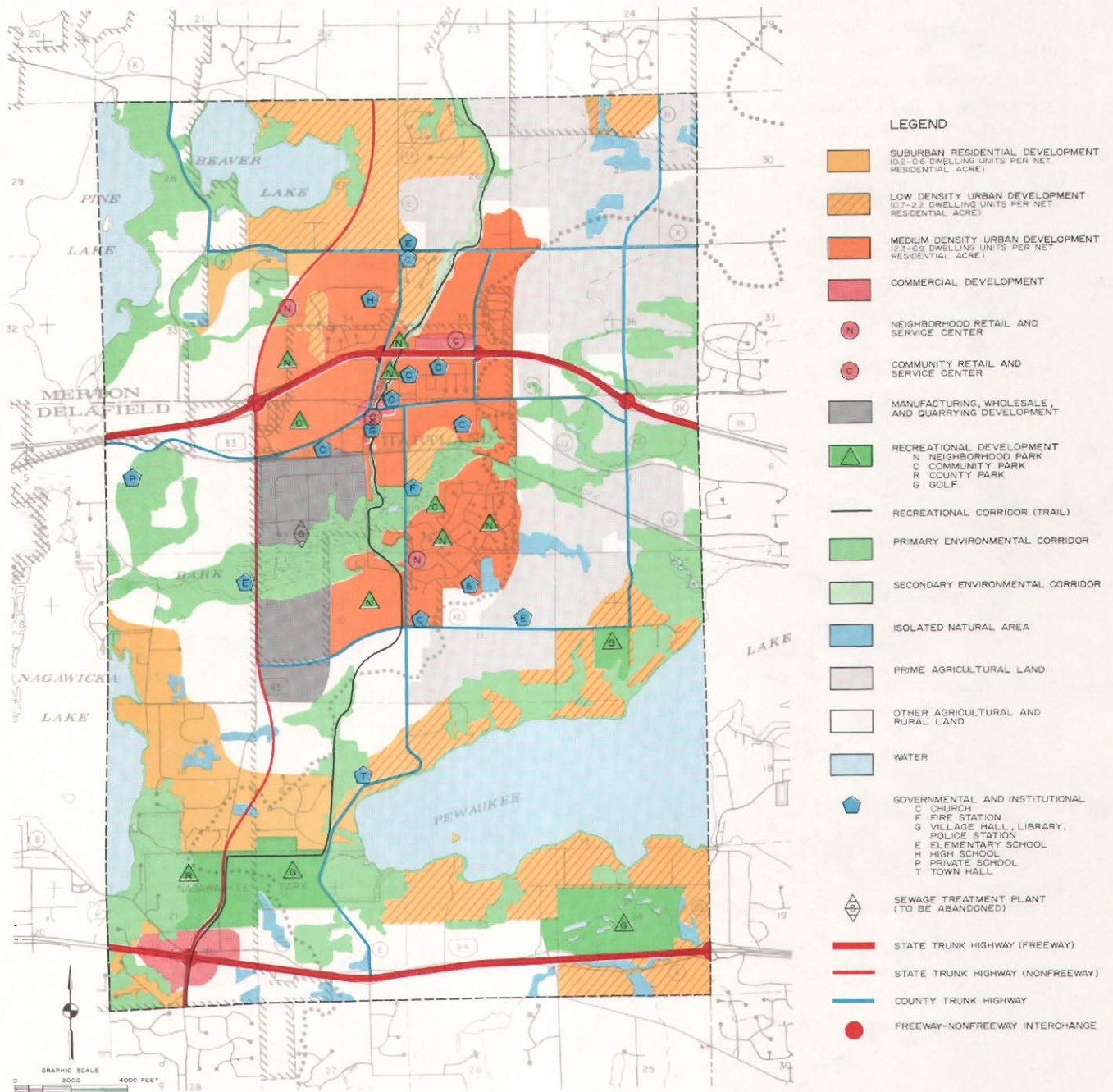
THE HARTLAND SANITARY SEWER SERVICE AREA REFINEMENT PROCESS

The process of refining and detailing the sanitary sewer service areas in Southeastern Wisconsin was initiated subsequent to the Commission's adoption of the regional water quality management plan in July 1979. The Village of Hartland, with the assistance of the Regional Planning Commission, initiated a community land use planning effort in September 1977. That plan, as documented in SEWRPC Community Assistance Planning Report No. 49, A Land Use and Traffic Circulation Plan for the Village of Hartland: 2000, was adopted by the Village Plan Commission and by the Village Board of Trustees in February 1982. A graphic representation of the adopted Village of Hartland land use plan is shown on Map 2. The Regional Planning Commission then recommended that the Village of Hartland 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 as 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 indicate the delineation of the boundaries of the primary and secondary environmental corridors and isolated natural areas within the Village and consideration of these boundaries in the delineation of a refined sewer service area. On April 6, 1984, the Village of Hartland by letter requested that the Regional Planning Commission undertake the refinement and detailing of the proposed year 2000 sanitary sewer service area for the Village tributary to the Delafield-Hartland Water Pollution Control Commission sewage treatment facility located in the City of Delafield.³

³This sewer service area report addresses the refinement of the year 2000 sewer service area for the Village of Hartland. The study area identified in this report--the Village of Hartland and environs--however, includes portions of three other sanitary sewer service areas which will be the subject of future sewer service area refinement reports. These areas include portions of

Map 2

LAND USE PLAN FOR THE VILLAGE OF HARTLAND: 2000



Source: SEWRPC.

An interagency meeting relating to this refinement and detailing of the Hartland sanitary sewer service area was held on October 1, 1984, and a preliminary refined sanitary sewer service area agreed upon between the Village officials and the Commission staff for presentation at a public hearing. A copy of the draft of this report setting forth the preliminary sanitary sewer service area was provided to the City of Delafield, the Villages of Merton and Chenequa, the Towns of Delafield and Merton, the Waukesha County Park and Planning Commission, the Pewaukee Lake Sanitary District, and the Delafield-Hartland Water Pollution Control Commission for review and comment prior to a public hearing by the Village on the preliminary plan proposal.

The public hearing was held on November 12, 1984. The public reaction to the proposed sanitary sewer service area, as documented in the minutes contained in Appendix A, are summarized later in this report. The final, agreed-upon, refined sanitary sewer service area for the Village of Hartland and environs is described in Chapter III of this report. The delineation of that area reflects the preliminary plan as modified by Village response to pertinent information provided at the public hearing held to consider this matter.

(footnote 3 continued from page 4)

the Village of Chenequa and the Town of Merton which are tributary to the City of Oconomowoc wastewater treatment facility, a portion of the City of Delafield which is tributary to the Delafield-Hartland Water Pollution Control Commission wastewater treatment facility, and a portion of the Town of Delafield which is located within the Pewaukee Lake Sanitary District and tributary to the City of Brookfield wastewater treatment facility.

Chapter II

STUDY AREA DESCRIPTION

The study area considered in the refinement of the Hartland sanitary sewer service area is shown on Map 3. The area consists of all of the Village of Hartland, as well as certain adjacent portions of the City of Delafield, the Villages of Merton and Chenequa, and the Towns of Delafield and Merton. The study area totals 20.3 square miles in extent, of which 3.1 square miles, or 15 percent, lie within the Village of Hartland; 2.9 square miles, or 15 percent, within the City of Delafield; 0.4 square mile, or 2 percent, within the Village of Merton; 1.7 square miles, or 8 percent, within the Village of Chenequa; 5.5 square miles, or 27 percent, within the Town of Merton; and 6.7 square miles, or 33 percent, within the Town of Delafield. These areas and percentages are based on 1980 civil division boundaries.

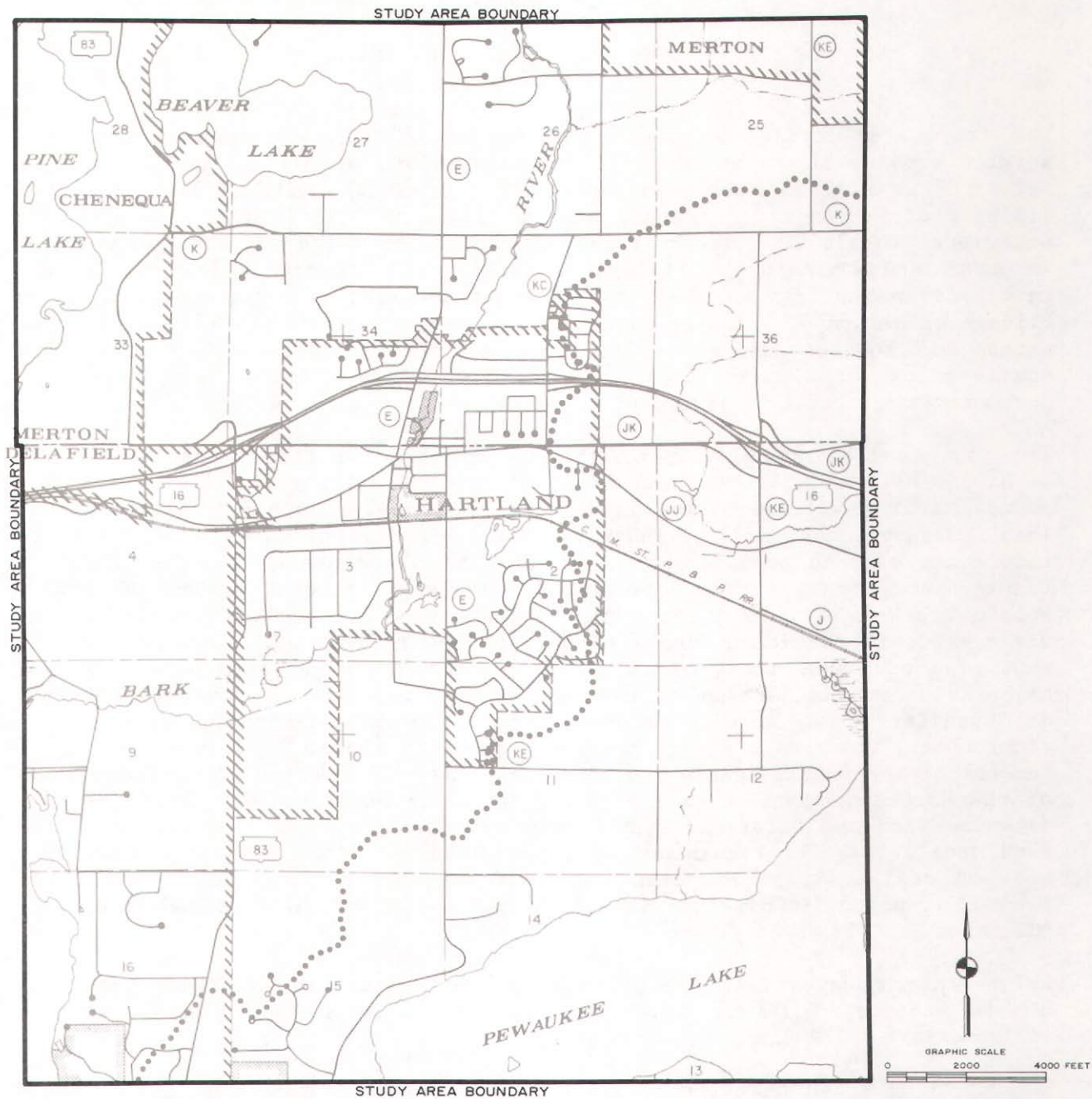
The 1980 resident population of the entire study area as determined by the U. S. Census was 9,547 persons. Of this total, 5,559 persons, or 58 percent, resided in the Village of Hartland, most of whom were provided with centralized sanitary sewer service. The remaining 3,988 persons were served by sanitary sewer service provided by either the Pewaukee Lake or Delafield collection systems, or by onsite soil absorption sewage disposal systems or sewage holding tanks. It is estimated that by the year 2000, about 11,300 persons will reside in the identified study area. The areawide water quality management plan envisions that, of this total, about 7,100 persons, or 63 percent, will reside in the Hartland urban service area and be provided with centralized sanitary sewer service extended from the Delafield-Hartland Water Pollution Control Commission sewage treatment facility. About 3,700 persons, or 33 percent of the population in the study area, may be expected to reside outside of the Hartland urban service area and would be provided with sewer service extended from the Delafield-Hartland, Oconomowoc, or Brookfield sewage treatment facilities. The remaining 500 persons, or 4 percent, would continue to rely on onsite sewage disposal systems for sewage disposal. This report, as previously noted, is directed toward the refinement of the Hartland sewer service area.

Refinements to other sewer service areas located within the study area will be the subject of future Commission sewer service area refinement studies and reports.

It should be noted that the forecasting of probable future population levels for small geographic areas such as the Hartland study area is a difficult task, accompanied by uncertainties and subject to periodic revision as new information becomes available. The practice typically followed in forecasting future population levels for physical development planning has been to prepare a single population forecast believed to be most representative of future conditions. The traditional approach works well in periods of social and economic stability, when historic trends can be anticipated to continue relatively unchanged over the plan design period. During periods of major change in social and economic conditions, however, when there is great uncertainty as

Map 3

STUDY AREA IDENTIFIED FOR PURPOSES OF REFINING AND DETAILING THE HARTLAND SANITARY SEWER SERVICE AREA



Source: SEWRPC.

to whether historic trends will continue, alternatives to this traditional approach may be required. One such alternative approach proposed in recent years, and utilized to a limited extent at the national level for public and quasi-public planning purposes, is termed "alternative futures." Under this approach, the development, test, and evaluation of alternative plans is based not upon a single, most probable, forecast of future socioeconomic conditions, but upon a number of alternative futures chosen to represent a range of future conditions which may be expected to occur over the plan design period.

Recognizing the increasing uncertainty inherent in estimating future population levels under rapidly changing socioeconomic conditions presently existing in the United States, the Regional Planning Commission began to incorporate the alternative futures approach into its planning program in the late 1970's, the first known attempt to apply this approach to areawide and local planning in the United States. In the exploration of alternative futures for the Southeastern Wisconsin Region, an attempt was made first to identify all those external factors which may be expected to directly or indirectly affect future development conditions in the Region, together with the likely future range of prospects for these factors. Two alternative scenarios for regional growth and change, involving different assumptions regarding three major external factors--the cost and availability of energy, population lifestyles, and economic conditions--were thus defined. These scenarios represent opposite extremes of the future prospects identified for the external factors and, consequently, indicate relatively large potential differences in future population growth and in economic activity. One scenario developed postulates moderate population and economic growth; the other scenario postulates stable or declining population and employment levels in the region. Two alternative regional land use plans, a centralized plan and a decentralized plan, were then developed for each of the two alternative future scenarios, thus providing, in effect, four alternative futures as a framework for physical development and planning in the Region.

The anticipated year 2000 population level of 11,300 persons in the Hartland study area is based upon the moderate growth, centralized land use scenario--the scenario utilized by the Commission in the development of the areawide water quality management plan. Under the alternative futures approach, however, the anticipated population levels within the study area could range from a low of 9,500 under the stable or declining growth, centralized land use scenario, to a high of 13,000 under the stable or declining growth, decentralized land use scenario.

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Chapter III

PROPOSED SANITARY SEWER SERVICE AREA

SIGNIFICANCE OF SEWER SERVICE AREA DELINEATION

As noted in Chapter I of this report, recent changes in the Wisconsin Department of Natural Resources (DNR) rules governing the extension of sanitary sewers have made the process of delineating local sanitary sewer service areas an important one for local units of government and private land developers. Prior to the recent rule changes, DNR review of locally proposed sanitary sewer extensions was confined primarily to engineering considerations, and was intended to ensure that the sewers were properly sized and constructed to accommodate the anticipated sewage flows. The recent rule changes significantly expanded 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.

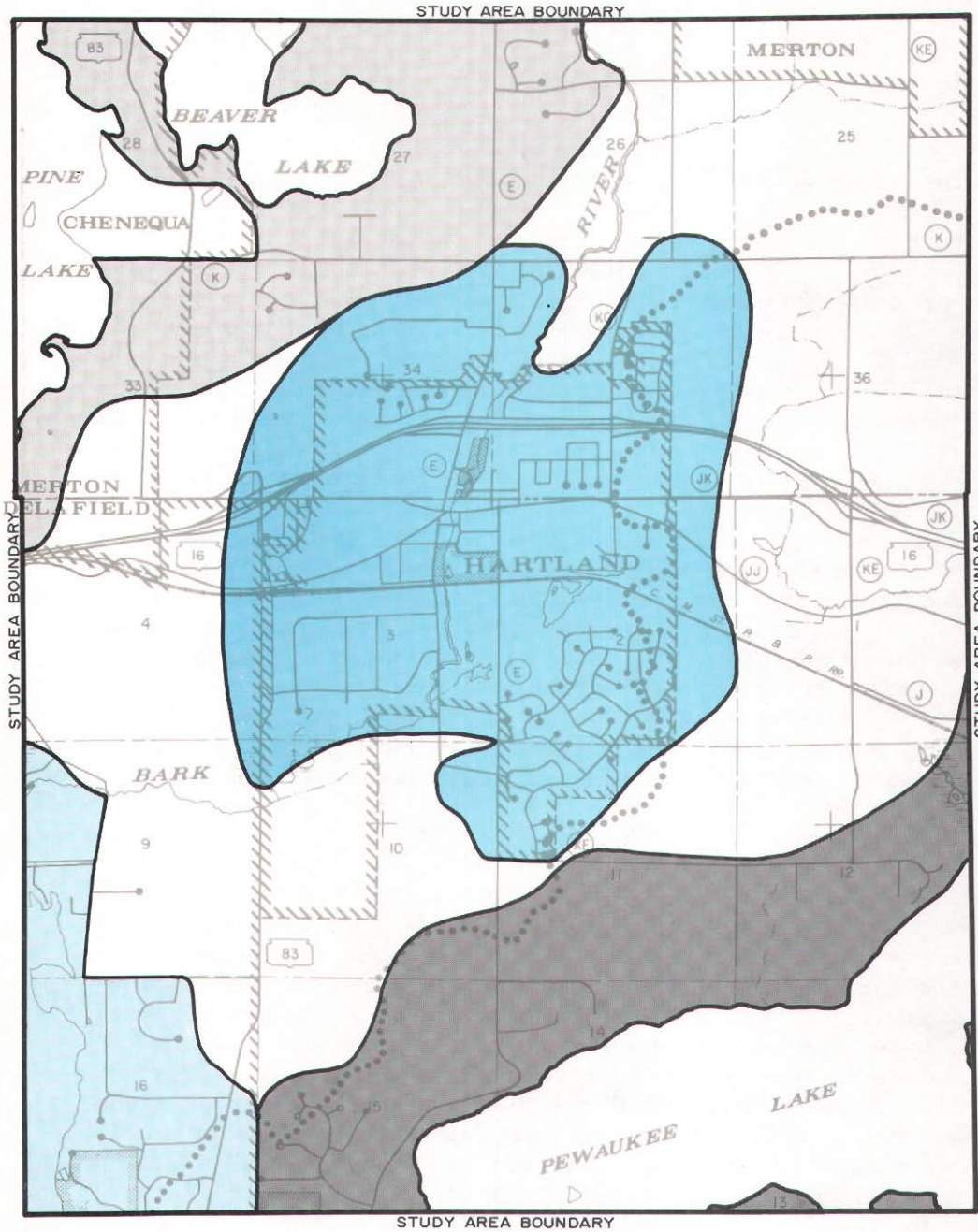
PROPOSED SANITARY SEWER SERVICE AREA AS SET FORTH IN SEWRPC PLANNING REPORT NO. 30

A number of important factors were taken into account in the delineation of the recommended sanitary sewer service area as set forth in SEWRPC Planning Report No. 30. These factors also were important consideration in the development of the adopted regional land use plan. These factors included, among others, the location, type, and extent of existing urban land use 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 existing major sewerage system pumping stations, or directly tributary to sewage treatment plants; the location and capacity of existing and planned trunk sewers; 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 corridor delineations, and the location and extent of prime agricultural lands.

This report is directed toward the refinement of the plan year 2000 sanitary sewer service area for the Village of Hartland. This sewer service area, being tributary to the Delafield-Hartland Water Pollution Control Commission sewage treatment facility, as proposed in the adopted areawide water quality management plan, is shown on Map 4. The area totals about 4.2 square miles, or 21 percent of the total study area of 20.3 square miles. The population expected to reside in this area by the plan design year 2000 was estimated in SEWRPC

Map 4

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



Source: SEWRPC.

Planning Report No. 30 at about 7,100 persons. Also shown on Map 4 are portions of three other sewer service areas within the study area which, as previously noted, will be the subject of future sewer service area refinement reports. These areas include a 2.0 square mile portion of the Beaver Lake-Pine Lake service area within the Village of Chenequa and the Town of Merton, which is proposed to be tributary to the City of Oconomowoc wastewater treatment facility; a 0.9 square mile portion of the Delafield-Nashotah service area in the City of Delafield, which is proposed to be tributary to the Delafield-Hartland Water Pollution Control Commission wastewater treatment facility; and a 2.1 square mile portion of the Pewaukee Lake Sanitary District located within the Town of Delafield, which is proposed to be tributary to the City of Brookfield wastewater treatment facility. These areas represent 9.9, 4.4, and 10.3 percent respectively of the total study area of 20.3 square miles.

It should be noted that the design year 2000 regional land use plan was utilized as a basis in determining the urban service area configuration and attendant resident population level of 7,100 persons envisioned for the Hartland area in the adopted areawide water quality management plan. This design year population level is, however, about 30 percent lower than the population levels determined for the Hartland area under the original design year 1990 regional land use plan. Facilities planning work for the Delafield-Hartland Water Pollution Control Commission (Dela-Hart) areawide sewage treatment facility was undertaken in 1976, prior to the completion and publication of the new design year 2000 regional land use plan. Consequently the population level established in the design year 1990 regional land use plan for the Village of Hartland sanitary sewer service area--9,300 persons--was used as a basis for determining design sewage flows, which in turn were utilized to determine the sewage treatment capacity requirements of the Dela-Hart service area. The capacity of the areawide sewage treatment plant allocated to the Hartland area--10,700 persons--is thus substantially higher than the population of 7,100 envisioned for this area in the design year 2000 regional land use plan. The new areawide treatment plant and related trunk sewer improvements however, achieve two major physical development objectives of the regional plans for the Delafield-Hartland area. First, the Dela-Hart sewerage system will function as an areawide system, thereby facilitating coordinated land use development and water resource protection in the entire service area of the facilities of the Delafield-Hartland Water Pollution Control Commission. Second, the new sewerage system will encourage the concentration of new urban development in and immediately around established urban areas, a major objective of the new design year 2000 regional land use plan. Cognizant of the foregoing data, the Village of Hartland Plan Commission determined that the land use plan for the Village, adopted by the Village Plan Commission and Village Board in February 1982, should accommodate a design year 2000 population of 10,700 persons, the design capacity of the areawide sewage treatment plant allocated to the Hartland area. The Village Plan Commission and Village Board also reasoned that this land use plan and accompanied design year 2000 population of 10,700 should be used as the basis for the refinement of the Hartland sanitary sewer service area.

DETERMINATION OF ENVIRONMENTALLY SIGNIFICANT LANDS IN THE HARTLAND STUDY AREA

Environmental corridors are defined as linear areas in the landscape containing concentrations of natural resource and natural 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 of 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 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, 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. 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 facilities 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 intensive urban uses.

One of the first steps in refining the Hartland sanitary sewer service area was to map in detail the environmentally significant lands in the Hartland 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 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 archeological value, areas possessing scenic vistas or viewpoints, and areas of scientific value.

Each of these natural resource and resource-related elements was mapped on 1 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) and, on the basis of the score of the point values, primary environmental corridor delineations were established. 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. The primary environmental corridors as delineated in the Hartland study area are shown on Map 5.

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 |
| Archeological..... | 2 |
| Scenic Viewpoint..... | 5 |
| Scientific Area | |
| State Scientific Area..... | 15 |
| State Significance..... | 15 |
| County Significance..... | 10 |
| Local Significance..... | 5 |

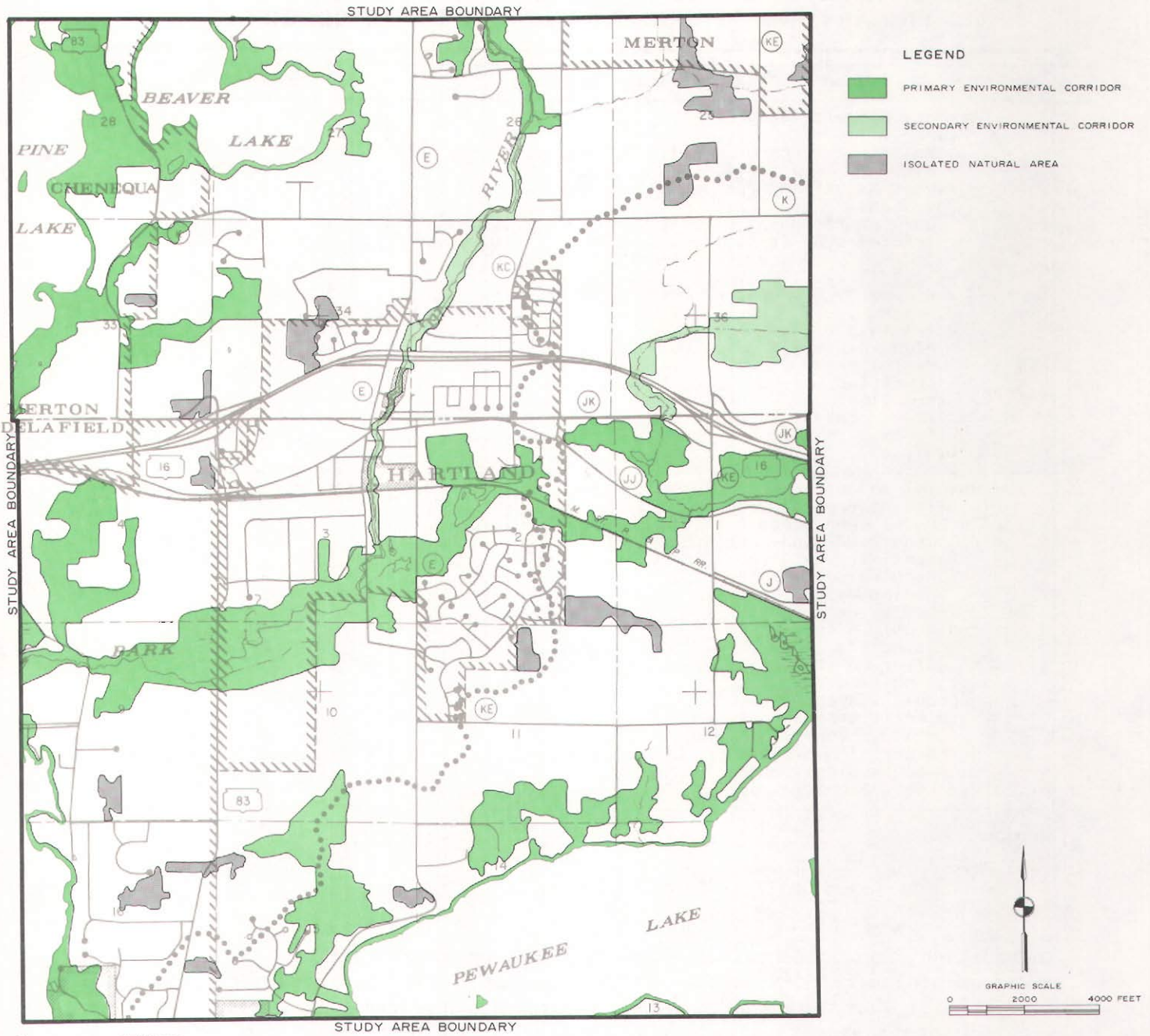
Source: SEWRPC.

In addition, Map 5 identifies secondary 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 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, with such a corridor having a minimum area of 100 acres and a minimum length of one mile.

Also identified on Map 5 are isolated natural areas. Isolated natural 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 that are separated physically from the primary and sec-

Map 5

ENVIRONMENTALLY SIGNIFICANT LANDS IN THE HARTLAND STUDY AREA



Source: SEWRPC.

ondary environmental corridors by intensive urban and agricultural land uses. Since isolated natural 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, these areas should also be protected and preserved in a natural state to the extent practicable. An isolated natural area must be at least five acres in size.

Due chiefly to the presence of four major lakes, portions of which are contained within the study area, a relatively large proportion of the study area is encompassed within the primary environmental corridors. Lands encompassed within the primary environmental corridors total about 6.1 square miles, or about 30 percent, of the total study area. Lands encompassed within the secondary environmental corridors total about 0.3 square mile, or about 1 percent, of the study area. Lands encompassed within isolated natural areas total about 0.4 square mile, or about 2 percent, of the study area. Thus, all environmentally significant lands in the Hartland study area comprise about 6.8 square miles, or about 33 percent, of the study area.

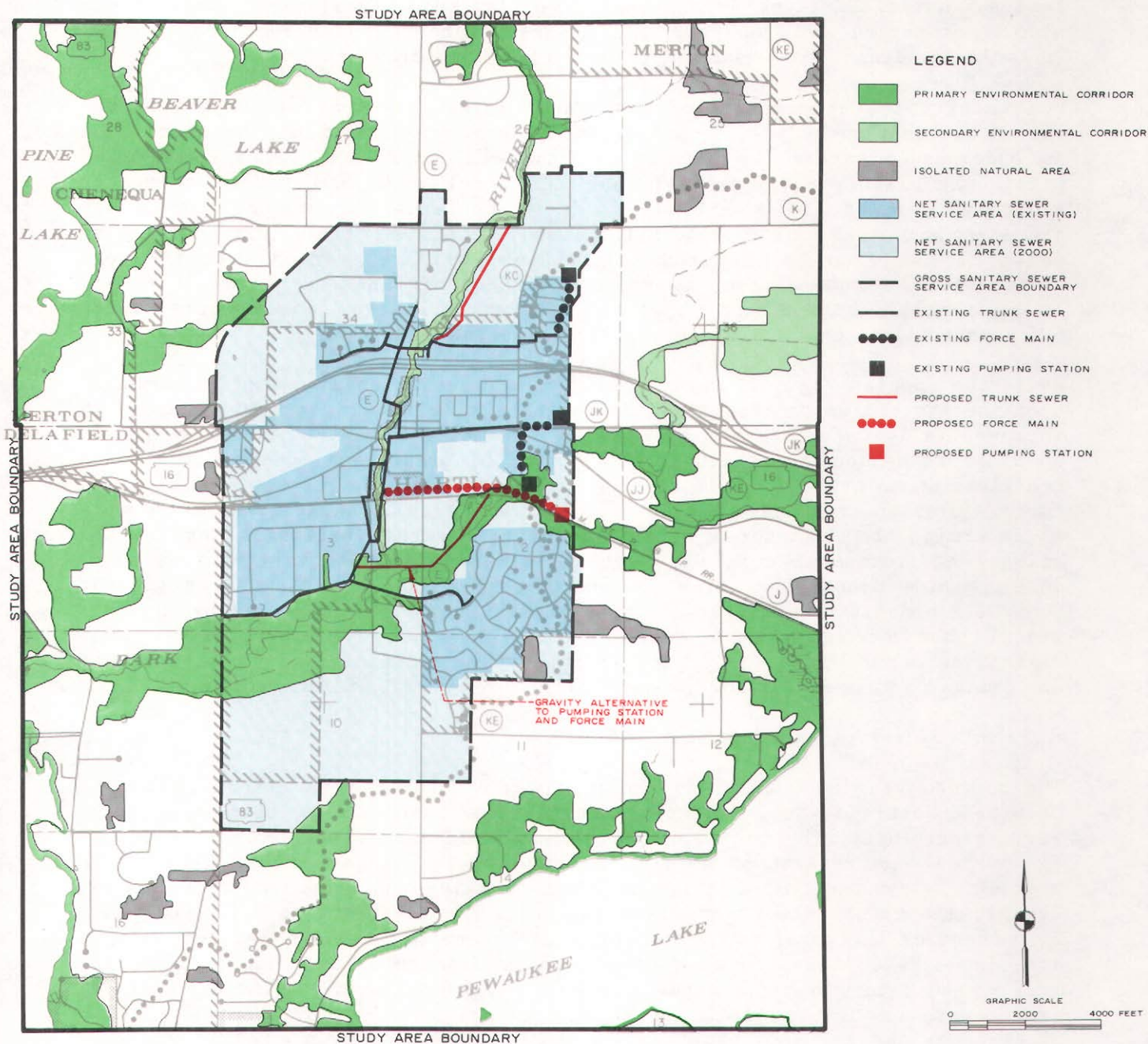
While the adopted regional water quality management plan places great emphasis upon the protection of the lands identified as primary environmental corridors in essentially natural, open space uses, it is recognized that there may be specific situations in which the objective of preserving the corridor lands conflicts with other legitimate regional and local development objectives. For example, the regional plan recognizes that if the Village of Hartland 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. 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 year 2000 Hartland sanitary sewer service area tributary to the Delafield-Hartland Water Pollution Control Commission sewage treatment facility, as agreed upon by the local governmental officials involved in the inter-agency meetings referenced earlier in this report, and as submitted to public hearing, is shown on Map 6, together with existing and proposed trunk sewers. The gross sanitary sewer service area totals about 4.6 square miles, or about 23 percent of the total study area of 20.3 square miles. This refined service area includes 0.54 square mile of primary environmental corridor, 0.08 square mile of secondary environmental corridor, and 0.02 square mile of isolated natural areas. Thus, a total of about 0.64 square miles, or about 14 percent of the Hartland refined sewer service area, would be encompassed in environmentally sensitive areas. It should be noted that the primary environmental corridor lands indicated on Map 6 total approximately 42 acres less than the primary environmental corridor lands indicated on Map 5 due to the anticipated conversion to urban land uses, under the community adopted land use plan, of 8 acres of primary environmental corridor located in the southeast one-quarter of Section 3, and 34 acres of primary environmental corridor located in the north one-half of Section 2 in Township 7 North, Range 18 East. In addition, a portion of the primary environmental corridor adjacent to STH 83 could be lost as a result of the reconstruction of this highway.

Map 6

PRE-PUBLIC HEARING HARTLAND SANITARY SEWER SERVICE AREA



Source: SEWRPC.

PUBLIC REACTION TO THE PROPOSED SANITARY SEWER SERVICE AREA

A public hearing was held on November 12, 1984, for the purpose of receiving comments on the refined sanitary sewer service area as shown on Map 6. The hearing was sponsored jointly by the Village of Hartland and the Regional Planning Commission. Summary minutes of the public hearing are presented in Appendix A.

A review of the record indicates that three areas of concern were raised at the public hearing. The first area of concern was a memorandum dated October 18, 1984, from the Engineer of the City of Delafield regarding certain suggested modifications to the Hartland sanitary sewer service area report. The memorandum suggested that lands currently served by sewers constructed and maintained by the City of Delafield which are located within the Village of Hartland sewer service area and are connected to the Village of Hartland sewerage system should be identified in the report. The memorandum also suggested that the City of Delafield should be included as an adopting unit of government in the "Implementing Recommendations" section of the Hartland sewer service area report. Finally, the memorandum suggested that certain lands located within the City of Delafield which cannot readily be provided sewer service through the City's sewerage facilities should be added to the Hartland sewer service area.

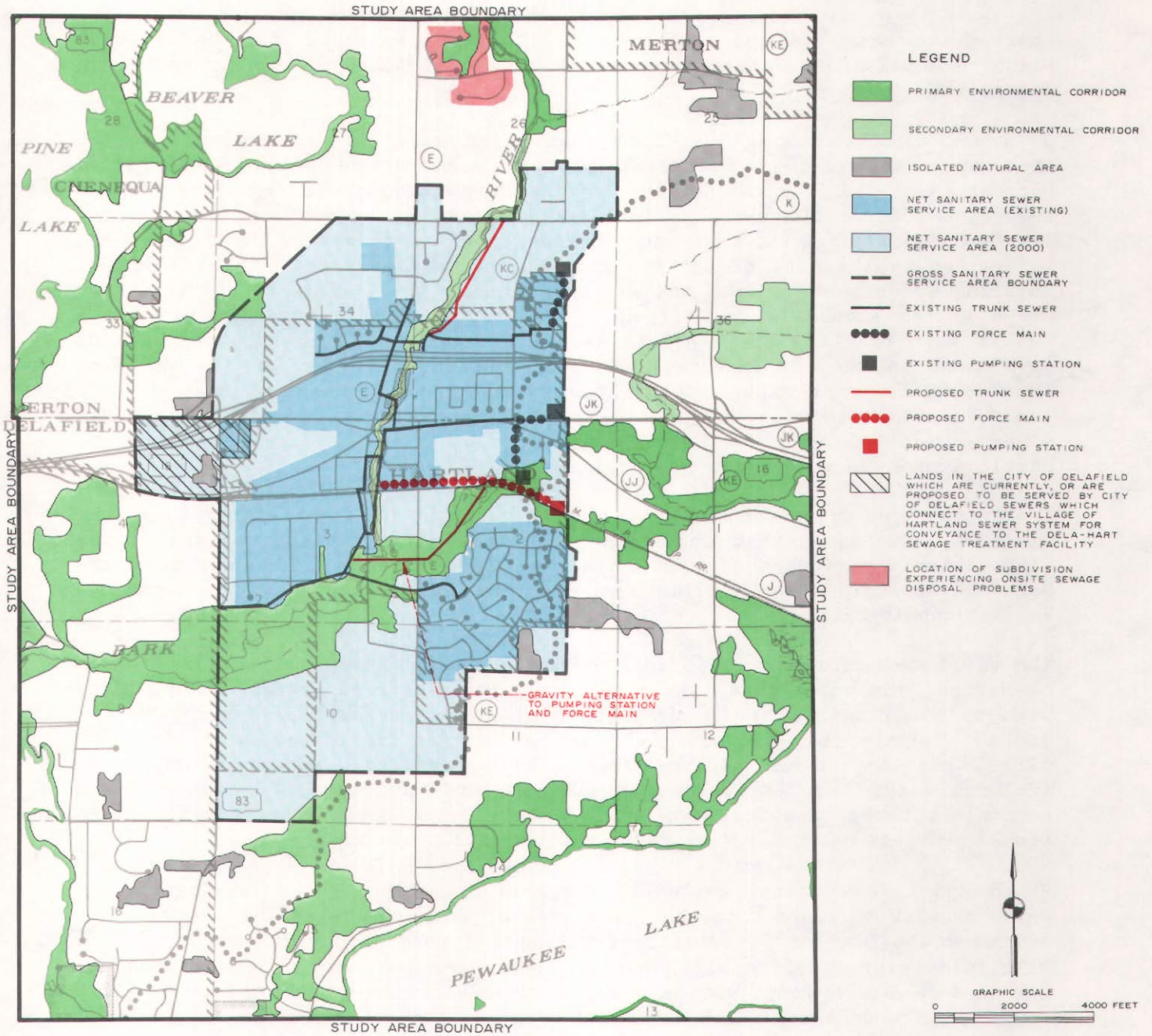
The second area of concern was raised by a resident of Woodfield Village subdivision, who noted that operational problems with existing on-site sewage disposal systems were occurring within the subdivision, and inquired if the Hartland sanitary sewer service area was envisioned to include the Woodfield Village subdivision.

The third area of concern was raised by the Village President of the Village of Merton, who noted that, while currently there were no operational problems with existing onsite sewage disposal systems within the Village of Merton, and the Village thus did not desire to be included within the currently identified Hartland sewer service area, they requested the option of being included within the Hartland sewer service area at some future date should conditions change and residents within the Village begin experiencing operational problems with their onsite sewage disposal systems.

Based upon the concerns raised at the public hearing, the following actions were taken. With respect to the first area of concern, regarding the memorandum from the City of Delafield, it was agreed that lands within the City of Delafield being provided with sanitary sewer service through the Village of Hartland sewerage facilities should be so identified on the final sanitary sewer service area map. Such lands, as shown on Map 7, encompass an apartment complex located in the northwest one-quarter of U. S. Public Land Survey Section 3, Township 7 North, Range 18 East. It was also agreed that the City of Delafield be included as an adopting unit of government in the "Implementing Recommendations" portion of this report since the City of Delafield has lands being affected by the refined sewer service area. Concerning the addition of City of Delafield lands to the Hartland sewer service area, a meeting was held on February 28, 1985, between the Engineer for the City of Delafield and Commission staff to discuss the rationale for the inclusion of such lands in the Hartland sewer service area. It was determined that, due to location and topography and the distance to existing City of Delafield trunk sewers, the proposed Village of Hartland sewer service area shown on Map 6

Map 7

POST-PUBLIC HEARING HARTLAND SANITARY SEWER SERVICE AREA



Source: SEWRPC.

should be modified to include additional lands encompassing approximately 109 acres. Such lands are located west of the Village, directly adjacent to the preliminary refined sewer service area in the northeast one-quarter of U. S. Public Land Survey Section 4, Township 7 North, Range 18 East. With the concurrence of the Village of Hartland Plan Commission, the village sewer service area, as shown on Map 7, was modified accordingly.

With respect to the second area of concern, regarding operational problems with onsite sewage disposal systems within the Woodfield Village subdivision, it was decided not to include this subdivision within the Village of Hartland sewer service area due to the distance from existing trunk sewers. In considering this matter, however, it was agreed that the subdivision--located in the northwest one-quarter of U. S. Public Land Survey Section 26, Township 8 North, Range 18 East--should be identified on the final sanitary sewer service area map as a problem area which may, in the future, require public action, possibly including the extension of sanitary sewers to the area. If the need for sewer service arises, a detailed engineering study to determine the most cost-effective method of providing sewer service to the subdivision should be undertaken. Upon completion of the study, if it is determined that the most cost-effective means to provide such service is by means of sewer extensions from the Hartland sanitary sewerage system, the Village of Hartland would amend its sanitary sewer service area, identifying the provision of sewer service to the subdivision.

With respect to the third area of concern, regarding the possible future addition of the Village of Merton to the Hartland sewer service area, it was agreed that, should the need for sewer service arise--similar to the Woodfield Village situation--a detailed engineering study to determine the most cost-effective method of providing sewer service to the Village would be undertaken. Upon completion of the study, if it is determined that the most cost-effective means to provide such service is by means of sewer extensions from the Hartland sanitary sewerage system, the Village of Hartland would amend its sanitary sewer service area, identifying the provision of sewer service to the Village.

In addition to dealing with the three areas of concern raised at the public hearing, the Hartland Village Plan Commission determined to make one additional change to the sewer service area plan in connection with long-standing residential development proposals and attendant local street extensions in that portion of the Village lying south of Capitol Drive and east of Highland Avenue. This change involves accommodating the planned extension of Tenny Avenue east through an upland portion of the primary environmental corridor. This street extension and attendant residential development would result in the conversion to urban use of about five acres of upland corridor. This reduction in corridor is reflected in the final primary environmental corridor delineation shown on Map 7.

The revised year 2000 sanitary sewer service area for the Village of Hartland tributary to the Dela-Hart Water Pollution Control Commission sewage treatment facility is shown on Map 7, together with the existing and proposed trunk sewers. The gross Hartland sanitary sewer service area totals about 4.7 square miles, or 23 percent of the total study area of 20.3 square miles. Of this total, 0.2 square mile, or 4 percent of the gross sewer service area, is within the City of Delafield. The refined sewer service area encompasses 0.54 square mile of primary environmental corridor, 0.08 square mile of secondary

environmental corridor, and 0.03 square mile of isolated natural areas. Thus, a total of 0.65 square mile, or about 14 percent of the final refined sewer service area, would encompass environmentally sensitive areas.

The final refined sewer service area for the Village of Hartland would accommodate a total plan year 2000 resident population of about 10,700 persons, resulting in an overall urban density of about 3.5 dwelling units per net residential acre.⁴

Detailed delineations of the final Hartland sanitary sewer service area and environmentally significant lands within that area are shown on a series of aerial photographs reproduced as Map 8, beginning on page 25 and continuing through page 30 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, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, and this SEWRPC Community Assistance Planning Report by the Village Plan Commission and the Village Board of the Village of Hartland; by the Common Council of the City of Delafield; by the Town Boards of the Towns of Delafield and Merton as towns having lands affected by the planned sewer service area; by the Delafield-Hartland Water Pollution Control Commission, as the agency officially responsible for providing wastewater treatment services to the Hartland sanitary sewer service area; and by the Waukesha 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 Hartland.
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 Hart-

⁴Net residential density is determined by dividing the total number of dwelling units in the sewer service area in the design year by the net residential land use anticipated in the sewer service area in the design year. The net residential land anticipated in this sewer service area is 1,206 acres as identified in the adopted Village of Hartland land use plan. The total number of dwelling units anticipated within the sewer service area--4,201--divided by the total net residential land area--1,206 acres--resulted in an overall net residential density of 3.5 dwelling units per net residential acre.

land sanitary sewer service area as shown on Maps 7 and 8. In particular, steps should be taken to ensure that those lands identified in this report as being environmentally significant are properly zoned to reflect a policy of retaining such lands, insofar as possible, in essentially natural open uses.

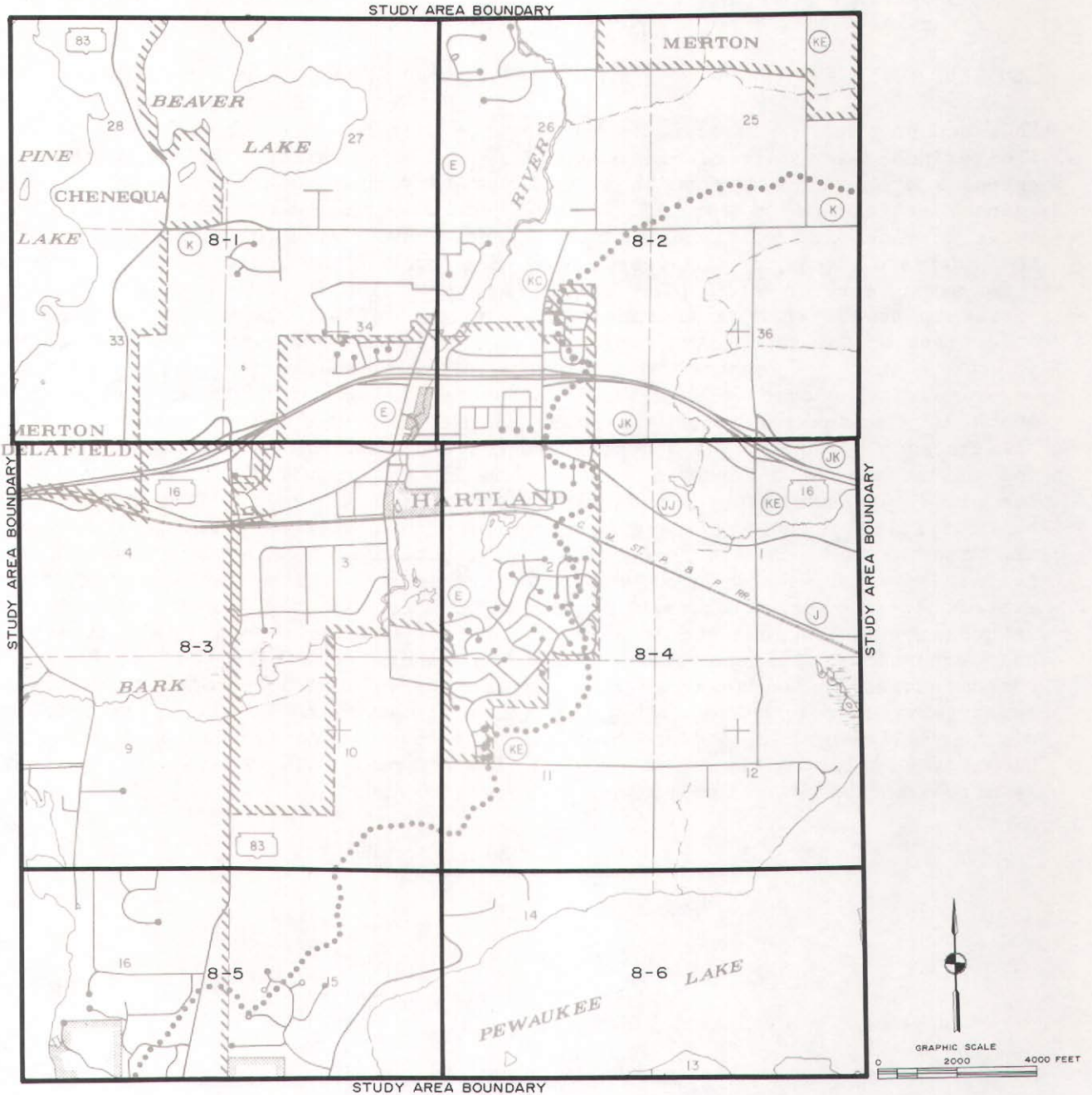
4. Review by the Village of Hartland of utility extension policies to ensure that such policies are consistent with the urban land development recommendations inherent in the delineation of the planned sanitary sewer service area.

SUBSEQUENT REFINEMENTS TO THE HARTLAND SEWER SERVICE AREA

This report presents a refined sewer service area for the Village of Hartland. The refined sewer service area was delineated cooperatively by the units and agencies of government concerned, and was subjected to review at an inter-agency meeting and at a public hearing. It is envisioned that the delineated sewer service area will accommodate all new urban development anticipated in the Hartland area to the year 2000. Like other long-range plans, however, this sewer service area plan should be periodically reviewed--every five years--to assure that it continues to properly reflect the urban development objectives of the community 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 Village of Hartland that amendments to the sewer service area plan as presented herein are necessary, the Village should request 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. While plan amendment may be expedited because study area base maps have been prepared and certain inventories completed as part of the sewer service area planning documented herein, such amendment should be subject to the same analyses and interagency review, and should include a public hearing to obtain the comments and suggestions of those citizens and landowners most affected by the proposed changes to the sewer service area boundary. Upon agreement on a revised sewer service area, the new plan map should be endorsed by the Village Board of the Village of Hartland and by the Southeastern Wisconsin Regional Planning Commission prior to certification to the Wisconsin Department of Natural Resources and the U. S. Environmental Protection Agency.

Map 8

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



Source: SEWRPC.

Map 8-1

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

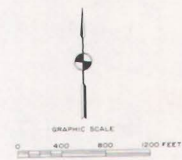
U. S. Public Land Survey Sections 27, 28, 33, and 34
 Township 8 North, Range 18 East



LEGEND

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

Source: SEWRPC.








Map 8-2

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

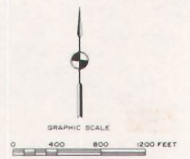
U. S. Public Land Survey Sections 25, 26, 35, and 36
 Township 8 North, Range 18 East



LEGEND

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

Source: SEWRPC.








Map 8-3

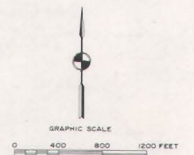
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF HARTLAND AND ENVIRONS

U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 7 North, Range 18 East



LEGEND

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








Source: SEWRPC.

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

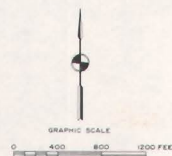
U. S. Public Land Survey Sections 1, 2, 11, and 12
 Township 7 North, Range 18 East



LEGEND

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

Source: SEWRPC.






Map 8-5

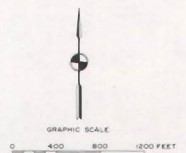
ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE VILLAGE OF HARTLAND AND ENVIRONS

U. S. Public Land Survey Sections 15 and 16
Township 7 North, Range 18 East



LEGEND

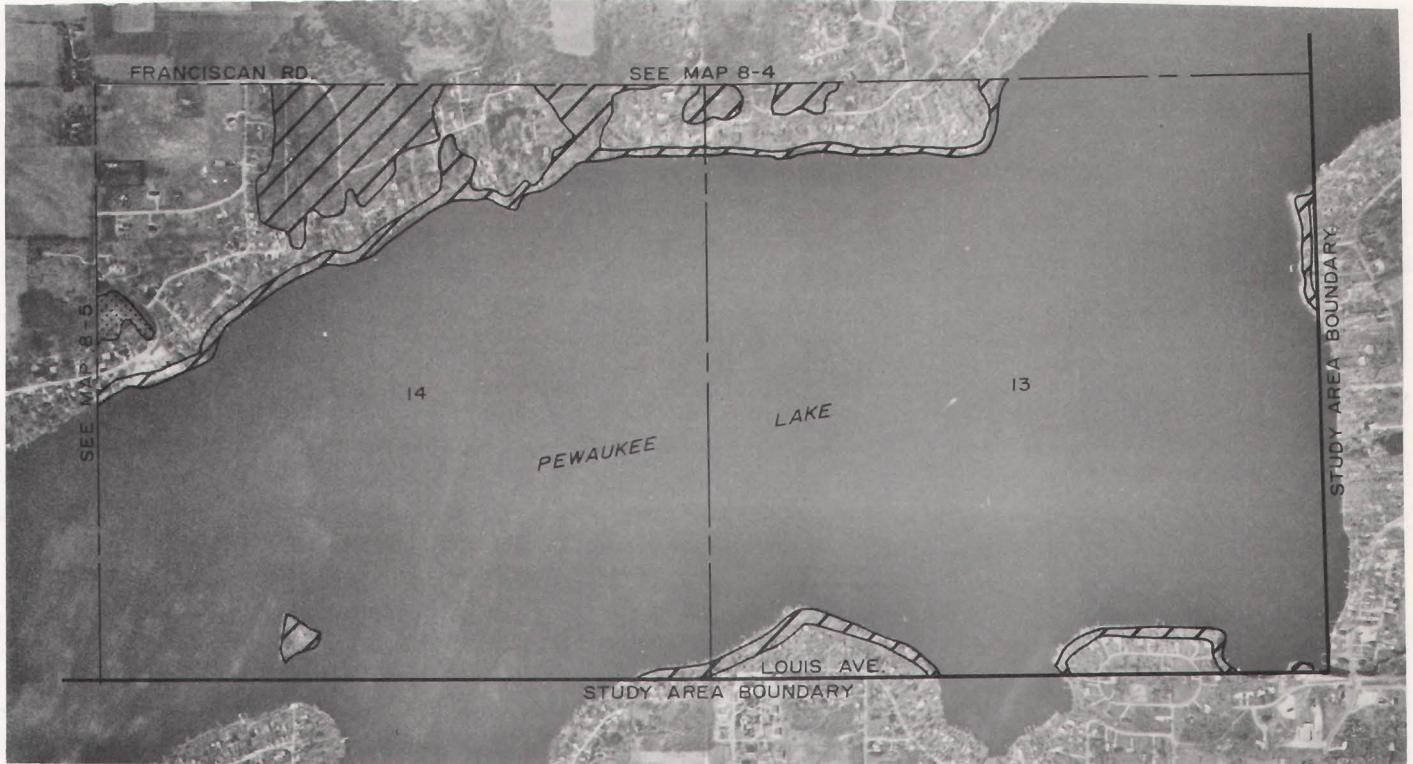
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY





Source: SEWRPC.

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
VILLAGE OF HARTLAND AND ENVIRONS

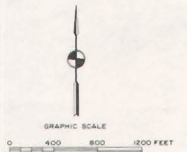
U. S. Public Land Survey Sections 13 and 14
Township 7 North, Range 18 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA

Source: SEWRPC.



APPENDICES

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Appendix A

PUBLIC HEARING MINUTES HARTLAND SANITARY SEWER SERVICE AREA November 12, 1984 Hartland Municipal Building

[Editor's Note: The following is an excerpt from the minutes of the meeting of the Hartland Village Board of Trustees held on November 12, 1984. The regular meeting of the Hartland Village Board of Trustees was called to order by President Zeirke. All Trustees were present, as were Attorney Haight, Clerk Compton, Chief Hetznecker and Foreman Heise. A copy of the complete minutes of the meeting is on file in the Commission offices.]

PUBLIC HEARING

Mr. Robert Biebel, SEWRPC, was present with respect to consideration of Preliminary Draft of Community Assistance Planning Report No. 93, "Sanitary Sewer Service Area for the Village of Hartland," as prepared by SEWRPC.

Board members had previously been supplied with copies of Report No. 93, and Mr. Biebel showed maps noting the areas under discussion.

Mr. Biebel noted that local sanitary sewer service areas are being detailed so that when a community requests a sewer extension, the DNR will be aware that the area was originally planned for sewer service.

Copy of letter dated October 18, 1984, from City of Delafield Engineer Ken Kline to the City's Common Council and Clerk-Treasurer was read, with reference to concerns regarding specific parcels of land in the City of Delafield.

Marvin Becker, President of the Village of Merton, was present and stated that the Village of Merton would like to be considered when future plans are being formulated. A gentleman from Woodfield Village, Town of Merton, was wondering whether or not the Village of Hartland intends to annex up to Highway K. President Zeirke said there is no such plan at this time.

There was considerable discussion. Mr. Biebel said he will work up a new map to include interested communities and meet with the Plan Commission once again.