

SANITARY SEWER SERVICE AREA FOR THE CITY OF WHITEWATER

WALWORTH COUNTY WISCONSIN

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Special acknowledgement is due SEWRPC planner Joel E. Dietl for his contribution to this report.

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SUBJECT: Certification of Amendment to the Adopted Regional Water Quality Management Plan (City of Whitewater Sanitary Sewer Service Area)

TO: The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Walworth, the City of Whitewater, and the Town of Whitewater

This is to certify that, at the quarterly meeting of the Southeastern Wisconsin Regional Planning Commission, held at the Racine County Highway and Office Building, Ives Grove, Wisconsin, on the 1st day of March 1995, the Commission did by unanimous vote by all Commissioners present, being 15 ayes and 0 nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated by reference to the same force and effect as if it had been specifically set forth herein in detail, adopt an amendment to the regional water quality management plan, which plan was originally adopted by the Commission on the 12th day of July 1979, as part of the master plan for the physical development of the Region. Said amendment to the regional water quality management plan pertains to the proposed sanitary sewer service area for the City of Whitewater and consists of the inventory findings, maps, charts, figures, and supporting data, plans, and plan implementation recommendations contained in SEWRPC Community Assistance Planning Report No. 94, 2nd Edition, Sanitary Sewer Service Area for the City of Whitewater, Walworth County, Wisconsin, published in March 1995, attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the City of Waukesha, Wisconsin, this 2nd day of March 1995.



David B. Falstad, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:



Kurt W. Bauer, Deputy Secretary

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RESOLUTION NO. 95-8

RESOLUTION OF THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION AMENDING THE ADOPTED REGIONAL WATER QUALITY MANAGEMENT PLAN, THAT PLAN BEING A PART OF THE MASTER PLAN FOR THE PHYSICAL DEVELOPMENT OF THE REGION COMPRISED OF THE COUNTIES OF KENOSHA, MILWAUKEE, OZAUKEE, RACINE, WALWORTH WASHINGTON, AND WAUKESHA IN THE STATE OF WISCONSIN (WHITEWATER SANITARY SEWER SERVICE AREA)

WHEREAS, pursuant to Section 66.945(10) of the Wisconsin Statutes, the Southeastern Wisconsin Regional Planning Commission, at a meeting held on the 12th day of July 1979, duly adopted a regional water quality management plan, as documented in the three-volume SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000; and

WHEREAS, at a meeting held on the September 14, 1987, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Whitewater sanitary sewer service area, as documented in SEWRPC Community Assistance Planning Report No. 94, Sanitary Sewer Service Area for the City of Whitewater, Walworth County, Wisconsin, September 1987; and

WHEREAS, the City of Whitewater, on August 2, 1994, requested that the Commission further amend the Whitewater sanitary sewer service area; and

WHEREAS, the Commission, working with the City of Whitewater and other concerned units and agencies of government, has completed revisions to the Whitewater sanitary sewer service area plan, such plan being set forth in SEWRPC Community Assistance Planning Report No. 94, 2nd Edition, Sanitary Sewer Service Area for the City of Whitewater, Walworth County, Wisconsin, dated March 1995; and

WHEREAS, the newly revised Whitewater sanitary sewer service area, as documented in SEWRPC Community Assistance Planning Report No. 94, 2nd Edition, addressed the pertinent comments made at a public hearing held jointly by the Commission and the City of Whitewater on February 13, 1995; and

WHEREAS, the Common Council of the City of Whitewater on February 21, 1995, approved the revised sanitary sewer service area plan for the City of Whitewater; and

WHEREAS, Section 66.945(9) of the Wisconsin Statutes authorizes and empowers the Regional Planning Commission, as the work of making the whole master plan progresses, to amend, extend, or add to the master plan or carry any part or subject thereof into greater detail;

NOW, THEREFORE, BE IT HEREBY RESOLVED:

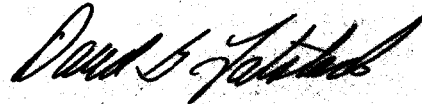
FIRST: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979 and which was amended on the 14th day of September 1987 to include the initial refined Whitewater sanitary sewer service area, as set forth in SEWRPC Community Assistance Planning Report No. 94, be and the same hereby is amended to include the newly revised sanitary sewer service area plan for the City of Whitewater, as set forth in SEWRPC Community Assistance Planning Report No. 94, 2nd Edition.

SECOND: That said SEWRPC Community Assistance Planning Report No. 94, 2nd Edition, together with the maps, charts, programs, and descriptive and explanatory matter therein contained, is hereby made a matter of public record; the originals and true copies thereof shall be kept, at all times, at the offices of the

Southeastern Wisconsin Regional Planning Commission, currently located in the Old Courthouse Building in the City of Waukesha, County of Waukesha, and State of Wisconsin, or at any subsequent office said Commission may occupy, for examination and study by anyone who may desire to examine the same.

THIRD: That a true, correct, and exact copy of this resolution, together with a complete and exact copy of SEWRPC Community Assistance Planning Report No. 94, 2nd Edition, shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals as the law may require or as the Commission, its Executive Committee, or its Executive Director, at their discretion, shall determine and direct.

The foregoing resolution, upon motion duly made and seconded, was regularly adopted at the meeting of the Southeastern Wisconsin Regional Planning Commission held on the 1st day of March 1995, the vote being: Ayes 15, Nays 0.



David B. Falstad, Chairman

ATTEST:



Kurt W. Bauer, Deputy Secretary

**COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 94 (2nd Edition)**

**SANITARY SEWER SERVICE AREA FOR THE CITY OF WHITEWATER
WALWORTH COUNTY, WISCONSIN**

Prepared by the

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

The preparation of this report was financed in part through a planning grant from the Wisconsin Department of Natural Resources.

March 1995

Inside Region \$2.50
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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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March 1, 1995

TO: The Common Council of the City of Whitewater, the Town Board of the Town of Whitewater, and the Walworth County Park and Planning Commission; to the Town Boards of the Towns of Cold Spring and Koshkonong and the County Board of Jefferson County; and to the Town Board of the Town of Lima and the County Board of Rock County

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, with respect to public sanitary sewers, and the Wisconsin Department of Industry, Labor and Human Relations, with respect to private sanitary sewers, 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.

These Departments, in carrying out their responsibilities in this respect, require that the Southeastern Wisconsin Regional Planning Commission, as the designated areawide water quality management planning agency for the Southeastern Wisconsin Region, review and comment on each proposed sewer extension as to its relationship to the approved plan and sewer service 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 City of Whitewater, on August 2, 1994, requested that the Regional Planning Commission assist the City in refining and detailing the recommended sanitary sewer service area tributary to the City's sewage treatment plant. 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 environmental corridors within that area. These 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 extension of sanitary sewer service.

A public hearing was held on February 13, 1995, 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 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 making sewer service-related development decisions in the City of Whitewater area. Accordingly, careful consideration and adoption of this report by all parties concerned is respectfully urged. The Regional Planning Commission stands ready to assist the various units and agencies of government concerned 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 (DNR) Board on July 25, 1979. Such endorsement is particularly important because, under State law and administrative rules, certain

actions by the Wisconsin DNR must be found to be in accordance with the adopted and endorsed plan. These actions include, among others, DNR approval of waste discharge permits, DNR approval of State and Federal grants for the construction of wastewater treatment and conveyance facilities, and DNR approval of locally proposed sanitary sewer extensions.

NEED FOR REFINEMENT AND DETAILING OF LOCAL SANITARY SEWER SERVICE AREAS

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

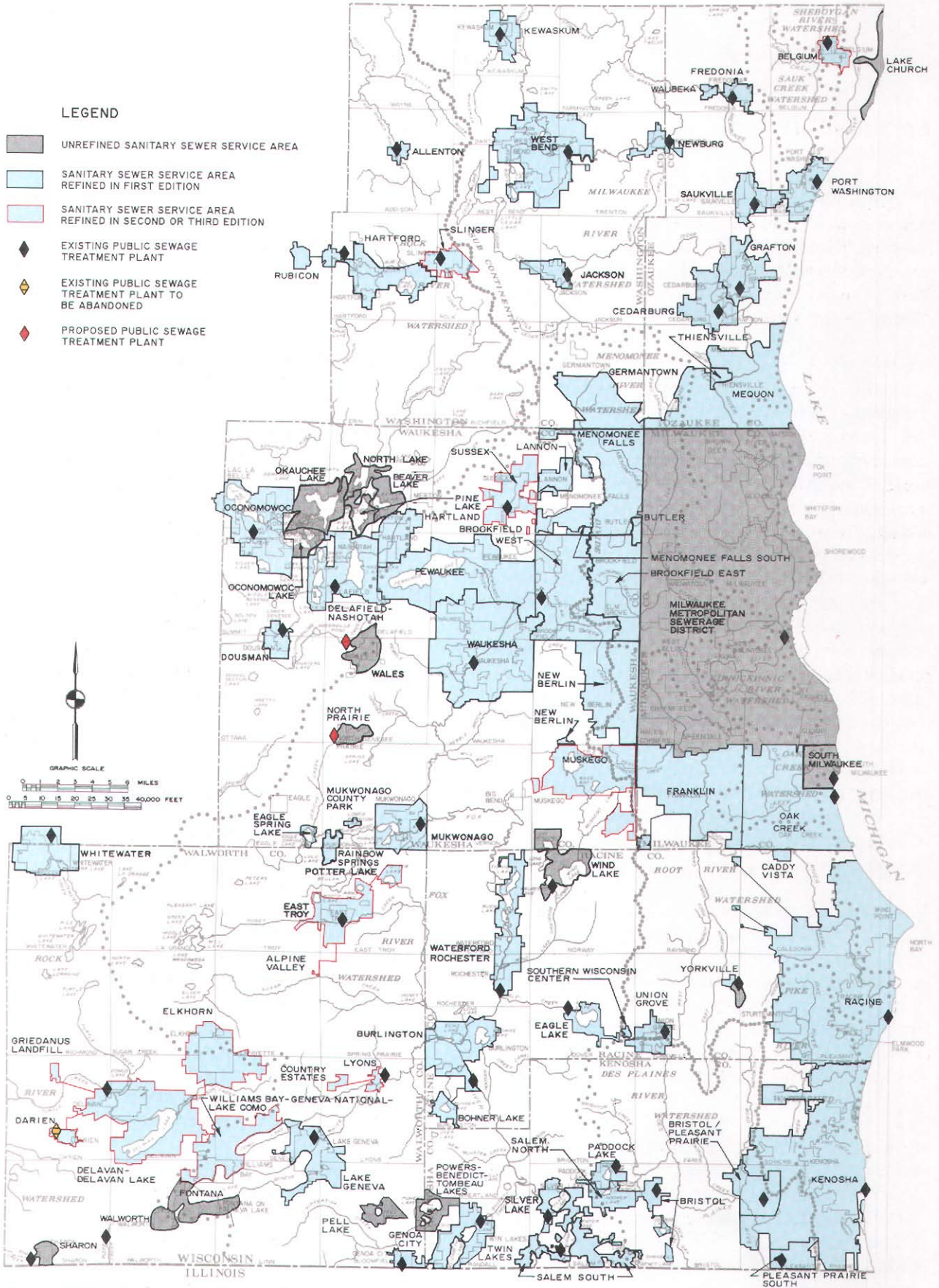
Section NR 110.08(4) and Section ILHR 82.20(4) of the Wisconsin Administrative Code require that the Wisconsin DNR, with respect to public sanitary sewers, and the Wisconsin Department of Industry, Labor and Human Relations (DILHR), with respect to private sanitary sewers, make a finding that all proposed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

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, 1978; Volume Two, Alternative Plans, 1979; Volume Three, Recommended Plan, 1979.

²See SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin: 2000, Volume One, Inventory Findings, 1975; and Volume Two, Alternative and Recommended Plans, 1978.

Map 1

RECOMMENDED SANITARY SEWER SERVICE AREAS IN THE REGION: 2010



areas. In order properly to 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 consists 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 areawide water quality management plan.
2. The delineation on that base map of the design year 2010 sanitary sewer service area consistent with the objectives set forth in the adopted regional land use plan.³
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 that 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 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 both 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 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. 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 of government operating the sewage treatment facility or facilities concerned and by the governing bodies of the local units of government that 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 CITY OF WHITEWATER 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. By letter dated May 6, 1987, the City of Whitewater requested that the Regional Planning Commission undertake the refinement and detailing of the proposed year 2000 sanitary sewer service area tributary to the City of Whitewater sewage treatment facility. After an intergovernmental meeting regarding this refinement, a public hearing was held on this matter on August 26, 1987. The Whitewater sanitary sewer service area report, as documented in SEWRPC Community Assistance Planning Report No. 94, Sanitary Sewer Service Area for the City of Whitewater, Walworth County, Wisconsin, September 1987, the first edition of this report, was adopted by the Common Council of the City of Whitewater on September 1, 1987; adopted by the Regional Planning Commission on Septem-

³The sewer service areas in the water quality management plan were based upon the urban land use configurations as set forth in the Commission's year 2000 land use plan. The Commission has since completed a series of alternative year 2010 land use plans, which plans served as a point of departure in the delineation of the sewer service area set forth in this report.

ber 14, 1987; and endorsed by the Wisconsin DNR on March 23, 1988.

The Regional Planning Commission recognizes that, like other long-range plans, sewer service area plans should be periodically reviewed to assure that they continue properly to reflect regional and local urban development objectives of the communities involved, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service. By letter dated August 2, 1994, the City of Whitewater did request the Regional Planning Commission to refine further the currently adopted sanitary sewer service area tributary to the City of Whitewater sewage treatment facility in order to reflect the anticipated changes to the City's urban service area envisioned to occur, primarily because of construction of the long-planned USH 12 bypass.

A series of interagency meetings regarding this request were held. In attendance at these meetings were representatives of the City of Whitewater and of the Regional Planning Commission. At the conclusion of these meetings, both parties had agreed

upon a preliminarily revised sanitary sewer service area tributary to the Whitewater sewage treatment facility for presentation at a public hearing.

Copies of the draft of this report setting forth a preliminarily revised sanitary sewer service area were provided to the City of Whitewater, the Town of Whitewater, and the Walworth County Park and Planning Commission; to the Towns of Cold Spring and Koshkonong and the Jefferson County Zoning and Sanitation Department; to the Town of Lima and the Rock County Planning, Economic and Community Development Department; and to the Wisconsin DNR for review and comment prior to the public hearing on the plan proposal. A public hearing was held on February 13, 1995. The public reaction to the proposed sanitary sewer service area, as documented in the minutes contained in Appendix A, is summarized later in this report. The final, agreed-upon, revised sanitary sewer service area attendant to the City of Whitewater sewage treatment facility is described in Chapter III of this report. The delineation of this area reflects the pertinent comments made at the public hearing held on this matter.

Chapter II

STUDY AREA DESCRIPTION

LOCATION

The study area considered in the revised Whitewater sanitary sewer service area is shown on Map 2. The area consists of all the lands encompassed within the corporate limits of the City of Whitewater, together with portions of the Town of Whitewater located in Walworth County, the Towns of Cold Spring and Koshkonong located in Jefferson County, and the Town of Lima located in Rock County. As indicated in Table 1, the total study area is about 29.1 square miles in extent, of which 5.8 square miles, or about 20 percent, lie within the City of Whitewater; about 9.0 square miles, or about 31 percent, lie within the Town of Cold Spring; about 2.0 square miles, or about 7 percent, lie within the Town of Koshkonong; about 2.1 square miles, or about 7 percent, lie within the Town of Lima; and about 10.2 square miles, or about 35 percent, lie within the Town of Whitewater. These areas are based on 1995 civil division boundaries.

POPULATION

As further indicated in Table 1, the estimated resident population of the entire study area in 1990 was 13,610 persons. Of this total, about 12,640 persons, or about 93 percent, resided in the City of Whitewater, including about 7,000 resident students attending the University of Wisconsin-Whitewater; about 320 persons, or about 2 percent, resided in the Town of Cold Spring; about 50 persons, or about 1 percent, resided in the Town of Koshkonong; about 290 persons, or about 2 percent, resided in the Town of Lima; and about 310 persons, or about 2 percent, resided in the Town of Whitewater.

Of the approximately 13,610 persons within the study area, about 12,600 persons, or about 93 percent, consisting of virtually the entire population of the City of Whitewater, were served by sanitary sewers extended from the City sewage treatment plant. The remaining 1,010 persons in the study area were served by onsite soil-absorption sewage disposal systems or by onsite sewage holding tanks.

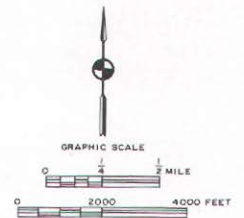
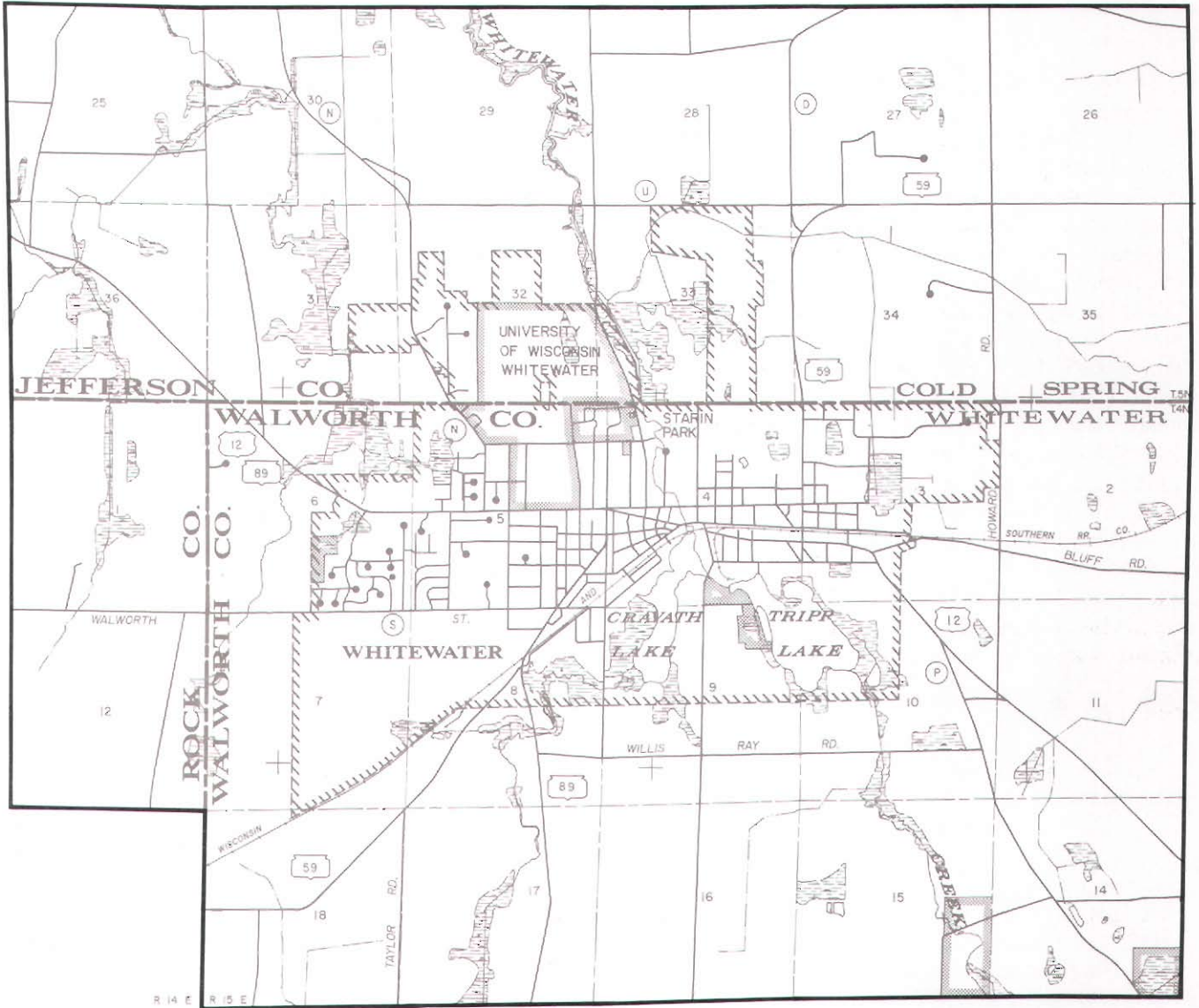
The forecast of probable future resident population levels for small geographic areas such as the Whitewater study area is a difficult task, accompanied by

uncertainties and subject to periodic revision as new information becomes available. The practice that has been typically followed in forecasting population levels for physical development planning is the preparation of a single population forecast believed to be the most representative of future conditions. This 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 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 socioeconomic conditions, but upon a number of alternative futures chosen to represent a range of conditions which may be expected to occur over the plan design period.

Recognizing the increasing uncertainty inherent in estimating future population levels under the rapidly changing socio-economic conditions existing in the United States, the Regional Planning Commission began to incorporate the alternative futures approach into its planning program in the late 1970s, 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 development conditions in the Region, together with the likely range of prospects for these factors. Thus, the preparation of the Commission's new year 2010 regional land use plan incorporated a consideration of three 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. Two of these scenarios, the high-growth and low-growth scenario, are intended to represent the upper and lower extremes of possible future regional growth

Map 2

STUDY AREA IDENTIFIED FOR PURPOSES OF REVISING THE WHITEWATER SANITARY SEWER SERVICE AREA



Source: SEWRPC.

and change, while the third is intended to represent an intermediate future between the two extremes. A set of population and employment projections was then developed for each of the three scenarios.

The Commission's year 2010 land use plan also considered alternative development patterns for accommodating the incremental population and employment levels envisioned under the afore-

Table 1

STUDY AREA INFORMATION BY CIVIL DIVISION

Civil Division	Square Miles	Percent	1990 Population	
			Number	Percent
City of Whitewater	5.8	19.9	12,636 ^a	92.9
Town of Cold Spring	9.0	30.9	320 ^b	2.3
Town of Koshkonong	2.0	6.9	50 ^b	0.4
Town of Lima	2.1	7.2	290 ^b	2.1
Town of Whitewater	10.2	35.1	310 ^b	2.3
Study Area	29.1	100.0	13,606	100.0

^aIncludes about 7,000 resident students attending the University of Wisconsin-Whitewater.

^bEstimated.

Source: U. S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

described growth scenarios. Two development patterns were considered in the preparation of the alternative land use plans: a centralized development pattern which, like the first- and second-generation adopted regional land use plans, accommodated increases in population and economic activity by promoting a more compact regional settlement pattern, moderating to the extent practicable the current trend toward diffusion of population, employment, and attendant urban development; and a decentralized development pattern, which accommodated the continued diffusion of population and employment levels but in a manner consistent with the protection of the natural resource base of the Region.

The intermediate-growth centralized land use plan, the Commission's adopted land use plan, would accommodate a year 2010 resident population level of about 14,800 persons, including about 7,000 resident students attending the University of Wisconsin-Whitewater, in the Whitewater study area. Under the alternative futures approach utilized by the Commission for its work, however, the population level within the study area could range from a low of about 12,700 persons, including about 7,000 resident students, under the low-growth decentralized land use plan, to a high of about 23,500 persons, including about 7,000 resident students, under the high-growth decentralized land use plan.

ENVIRONMENTALLY SIGNIFICANT LANDS

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

The land use element of the adopted regional water quality management plan recommends that lands identified as primary environmental corridors not be developed for intensive urban use. Accordingly, the plan further recommends that sanitary sewers not be extended into such corridors for the purpose of accommodating urban development in the corridors. It was, however, 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 park and outdoor recreation facilities and certain institutional uses. In some cases, extremely low-density residential development at a density not to exceed one housing unit per five acres of upland corridor land, compatible with the preservation of the corridors in essentially natural, open uses, may also be permitted to occupy corridor lands; 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 Whitewater sanitary sewer service area was to map in detail the environmentally significant lands in the study area. Accordingly, Commission inventories were reviewed and updated as necessary with respect to the following elements of the natural resource base: lakes, streams, and associated shorelands and floodlands; wetlands; woodlands; wildlife habitat areas; areas of rugged terrain and high-relief topography; wet, poorly drained, and organic soils; and remnant prairies. In addition, inventories were reviewed and updated as necessary with respect to such natural resource-related features as existing parks, potential park sites, sites of historic and archaeological value, areas possessing scenic vistas or viewpoints, and areas of scientific value.

Each of these natural resource and resource-related elements was mapped on one inch equals 400 feet scale ratioed and rectified aerial photographs. A point system for value rating the various elements of the resource base was established (see Table 2). The primary environmental corridors were delineated according to this rating system. To qualify for inclusion in a primary environmental corridor, an area must exhibit a point value of 10 or more. In addition, a primary environmental corridor must be at least 400 acres in size, be at least two miles long, and have a minimum width of 200 feet. This environmental corridor refinement process is more fully described in SEWRPC Technical Record, Vol. 4, No. 2, in an article entitled, "Refining the Delineation of Environmental Corridors in Southeastern Wisconsin." The primary environmental corridors as delineated in the Whitewater study area are shown on Map 3.

Table 2

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

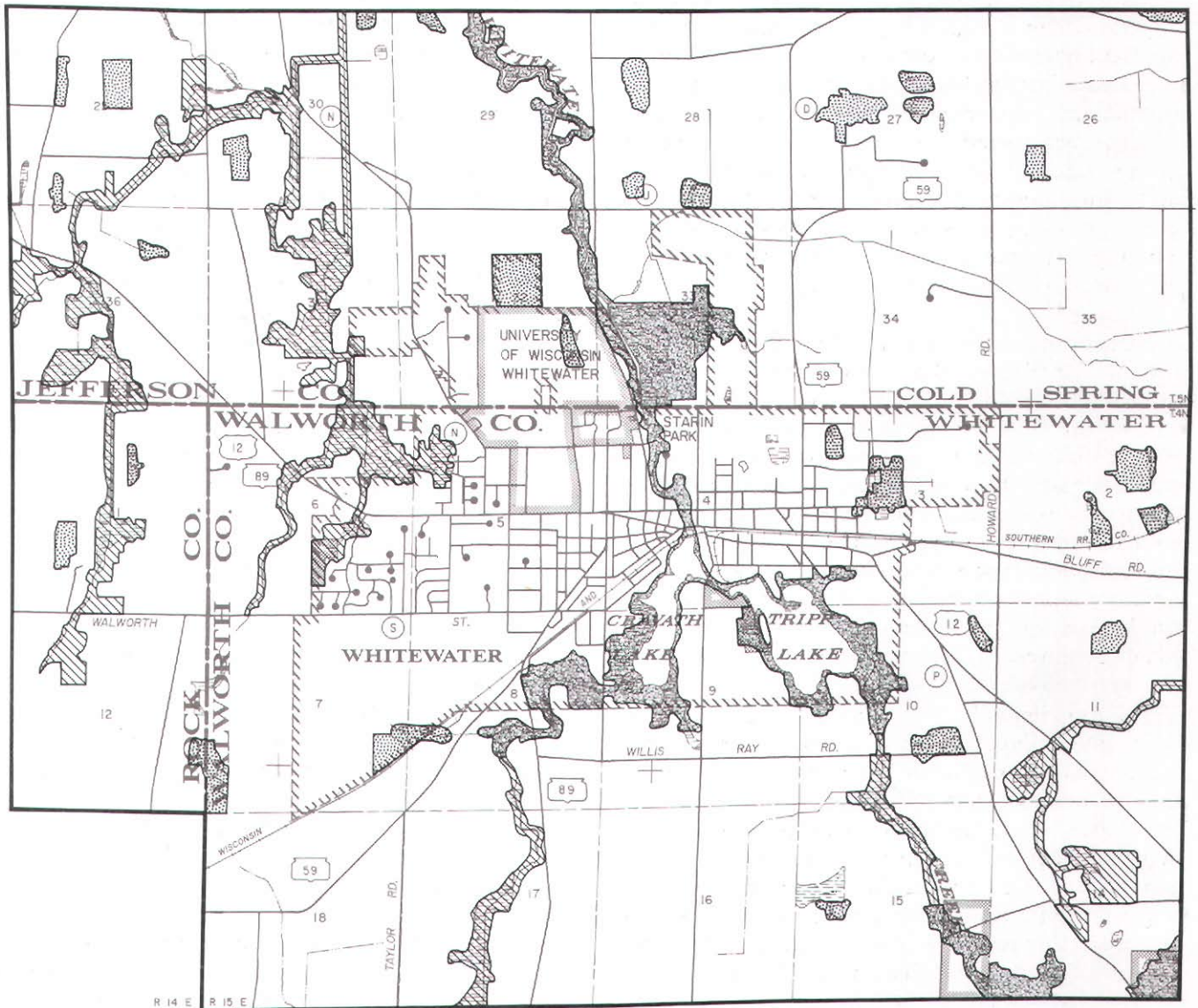
Resource Base or Related Element	Point Value
Natural Resource Base	
Lake	
Major (50 acres or more)	20
Minor (five to 49 acres)	20
Rivers or Streams (perennial)	10
Shoreland	
Lake or Perennial River or Stream	10
Intermittent Stream	5
Floodland (100-year recurrence interval)	3
Wetland	10
Wet, Poorly Drained,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

Source: SEWRPC.




In addition, Map 3 identifies secondary environmental corridors. The secondary environmental corridors, while not as significant as the primary environmental corridors in terms of overall resource values, should be considered for preservation, as the process of urban development proceeds, because

Map 3

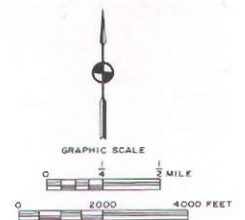
ENVIRONMENTALLY SIGNIFICANT LANDS IN THE WHITEWATER STUDY AREA: 1990



LEGEND

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

Source: SEWRPC.



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 exhibit a point value of 10 or more, have

a minimum area of 100 acres, and have a minimum length of one mile.

Also identified on Map 3 are isolated natural resource areas. Isolated natural resource areas

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

Lands encompassed within the primary environmental corridors of the Whitewater study area in 1990 totaled about 1.3 square miles, or about 4 percent of the total study area. Lands encompassed within the secondary environmental corridors totaled about 1.2 square miles, or about 4 percent of the study area. Lands encompassed within isolated natural resource areas totaled about 0.6 square mile, or about 2 percent of the study area. Thus, all environmentally significant lands in the Whitewater study area comprise about 3.1 square miles, or about 10 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 recognizes that there may be situations in which the objective of preserving the corridor lands directly conflicts with other legitimate regional and local development objectives. For example, the regional plan recognizes that if a community were to determine the need for a strategic arterial street extension through primary environmental corridor lands in order to serve an important local development project, the street

extension may be considered to be of greater community benefit than the preservation of a small segment of the primary environmental corridor. When such conflicts in legitimate community development objectives occur, it is important that they be resolved sensitively and that any damage to the natural environment in the corridors be minimized.

It should also be noted that, while almost all the delineated floodlands in the Whitewater study area are contained within the environmental corridors, there are small areas of the floodlands utilized for agricultural or other open space uses located outside such corridors. The Regional Planning Commission recognizes that such floodlands are generally unsuitable for intensive urban development owing to poor soil conditions and periodic flood inundation. The Commission thus recommends that, as development of lands located within urban areas and adjacent to these floodland areas occurs, such floodland areas be preserved in essentially natural, open space uses.

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

Chapter III

PROPOSED SANITARY SEWER SERVICE AREA

SIGNIFICANCE OF SANITARY SEWER SERVICE AREA DELINEATION

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

CURRENTLY APPROVED WHITEWATER SANITARY SEWER SERVICE AREA

The plan year 2000 Whitewater sanitary sewer service area tributary to the City sewage treatment facility, as set forth in the currently adopted sanitary sewer service area plan as documented in the first edition of this report, is shown on Map 4. This service area totals about 8.3 square miles, or about 29 percent of the total study area of 29.1 square miles and had, in 1990, a resident population of about 12,800 persons, including about 7,000

resident students attending the University of Wisconsin-Whitewater.

REVISED WHITEWATER SANITARY SEWER SERVICE AREA

A comprehensive review of the Whitewater sanitary sewer service area was last undertaken during the preparation of SEWRPC Community Assistance Planning Report No. 94 in September 1987. The purpose of this refinement effort is to review comprehensively, once again, the sewer service needs of lands located adjacent to the City of Whitewater envisioned to be tributary to the City treatment facility and to adjust and extend, as necessary, the sewer service area boundaries to accommodate year 2010 population levels envisioned within this service area.

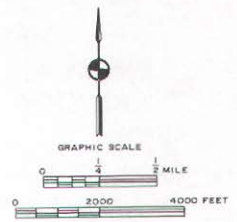
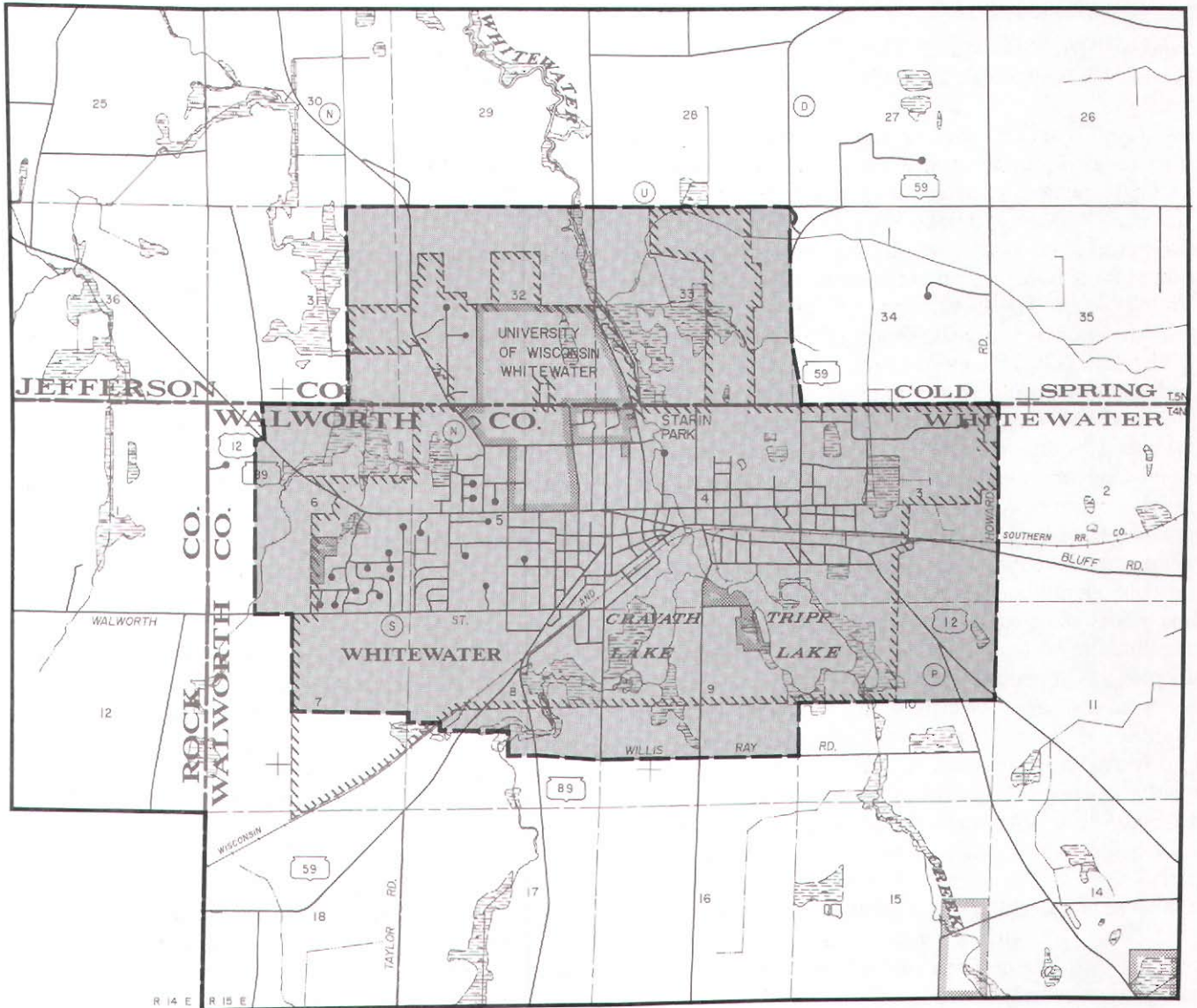
Factors taken into account in the delineation of the revised Whitewater sanitary sewer service area included the currently adopted sanitary sewer service area as shown on Map 4, the year 2010 adopted and alternative futures regional land use plans as prepared by the Regional Planning Commission, and the suggestions made by representatives of the City of Whitewater at a series of interagency meetings held on this matter.

The refinement effort also considered 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 major sewerage system pumping stations and to sewage treatment facilities; the location and capacity of existing and planned trunk sewers; the location of existing property ownership boundaries; and certain pertinent aspects of the natural resource base, including the location and extent of soils suitable for urban development, the location and extent of primary and secondary environmental corridors, and the location and extent of prime agricultural lands.

As previously noted, the Commission, as part of its regional planning program, including the delinea-

Map 4

WHITEWATER SANITARY SEWER SERVICE AREA AS DEFINED IN
SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 94 (1ST EDITION)



Source: SEWRPC.

tion of sanitary sewer service areas and the subsequent refinements thereof, utilizes the "alternative futures" concept to deal with the uncertainties regarding factors affecting future growth and development within the Region. The sewer service area

refinement effort for the Whitewater area thus incorporates a range of population levels, with the most reasonable lower end of the population range based upon the Commission's intermediate-growth centralized land use plan and most reasonable

upper end of the population range based upon the Commission's high-growth decentralized land use plan.

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

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

Under the foregoing conditions, the resident population levels tributary to the City of Whitewater sewage treatment facility would range from about 14,200 persons, including about 7,000 resident students attending the University of Wisconsin-Whitewater, under the Commission's recommended

land use plan, to about 22,900 persons, including about 7,000 resident students, under the Commission's high-growth decentralized land use plan. It should be noted that on the basis of the suggestions set forth by representatives of the City of Whitewater at a series of interagency staff meetings held to discuss the delineation of the revised sanitary sewer service area and the planned land uses envisioned to occur, it was determined that the sanitary sewer service area should be assumed to accommodate a design year 2010 resident population of 19,300 persons, including about 7,000 resident students. This population level lies within the range of population levels noted above.

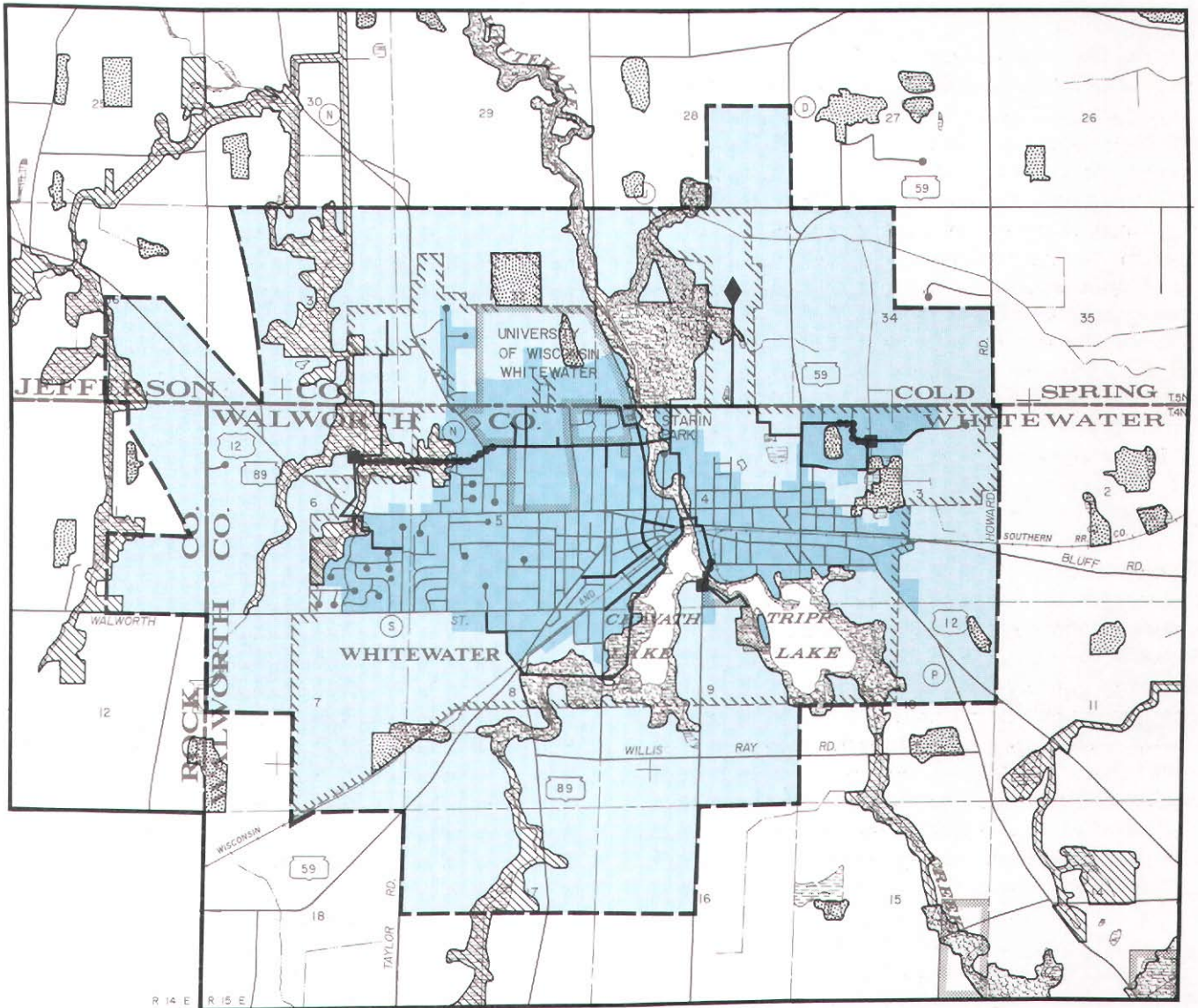
The revised year 2010 Whitewater sanitary sewer service area anticipated to be tributary to the City's sewage treatment facility as submitted to public hearing, is shown on Map 5, together with existing trunk sewers.

The gross Whitewater sanitary sewer service area encompasses about 12.5 square miles, or about 43 percent of the total study area of 29.1 square miles. This gross sewer service area includes 1.1 square miles of primary environmental corridor lands, about 0.6 square mile of secondary environmental corridor lands, and about 0.2 square mile of isolated natural resource areas. Therefore, a total of about 1.9 square miles, or about 15 percent of the sewer service area, would be encompassed in environmentally sensitive areas, consisting of primary and secondary environmental corridor and isolated natural resource area lands.

It should be noted that the environmentally significant lands indicated on Map 5 total approximately 86 acres more than the environmentally significant lands indicated on Map 3. As indicated on Map 6, within the revised year 2010 Whitewater sanitary sewer service area, there are about 86 acres located in 11 areas within the 100-year recurrence interval flood hazard area, adjacent to Tripp Lake, Spring Brook Creek, and a unnamed tributary to Whitewater Creek, which are proposed to remain undeveloped. Of these 11 areas and 86 acres, eight areas, encompassing about 66 acres, are envisioned to be converted to primary environmental corridor over the plan design period; the remaining three areas encompassing about 20 acres are envisioned to be converted to secondary environmental corridor over the plan design period. It is anticipated that, over time, these lands will be withdrawn from agricultural and other open space uses and revegetated to possess the characteristics of

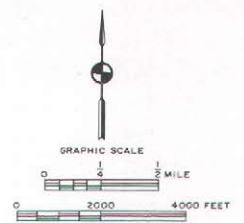
Map 5

PRE-PUBLIC HEARING WHITEWATER SANITARY SEWER SERVICE AREA



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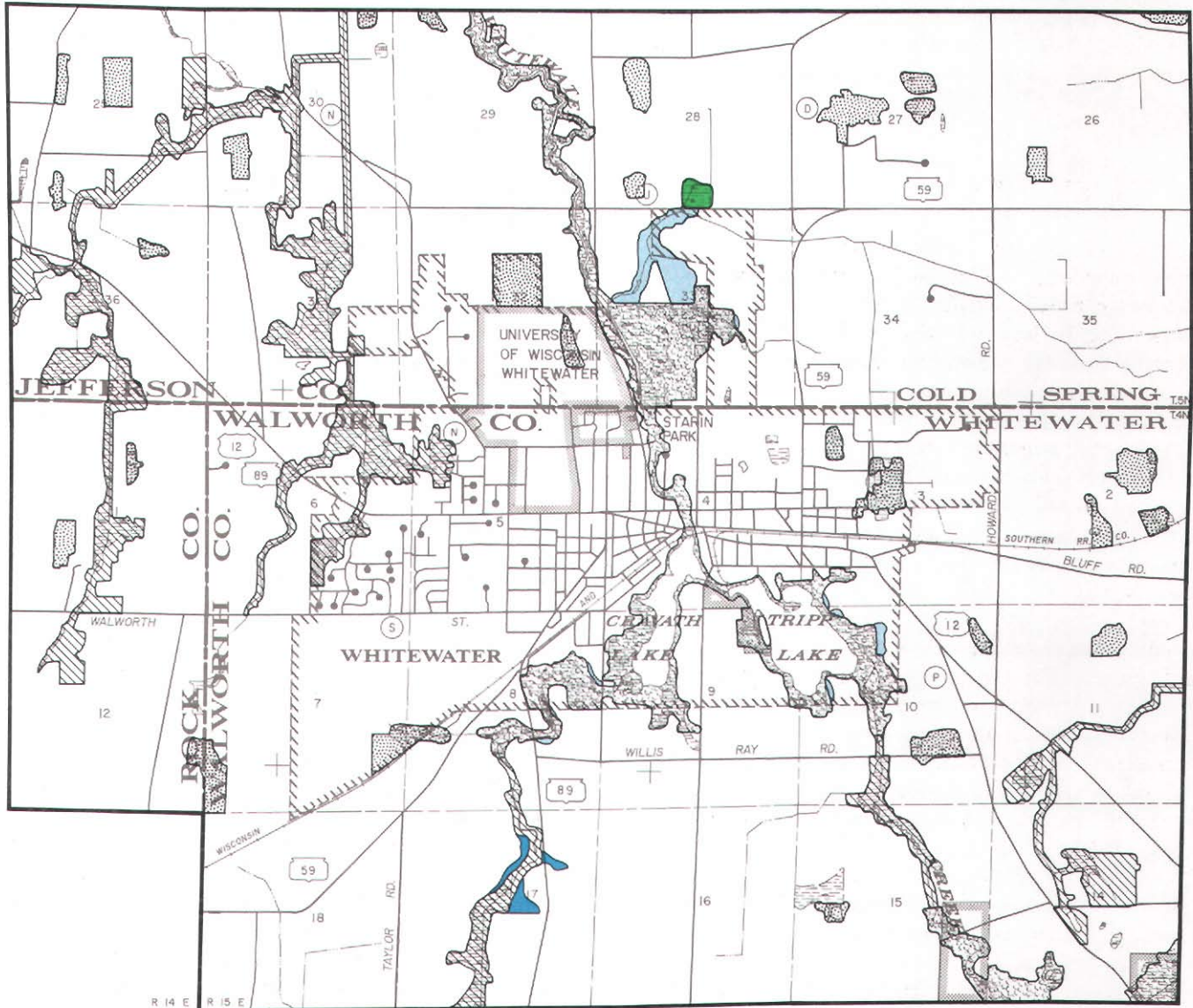
- | | | | |
|--|--|--|--|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | EXISTING PUBLIC SEWAGE TREATMENT FACILITY |
| | ISOLATED NATURAL RESOURCE AREA | | EXISTING PUMPING STATION |
| | NET SANITARY SEWER SERVICE AREA (EXISTING) | | EXISTING GRAVITY SEWER |
| | NET SANITARY SEWER SERVICE AREA (2010) | | EXISTING FORCE MAIN |



Source: SEWRPC.

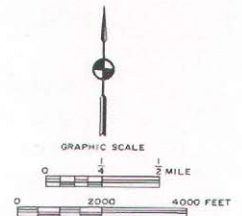
Map 6

ANTICIPATED CHANGES IN THE ENVIRONMENTALLY SIGNIFICANT LANDS IN THE WHITEWATER SEWER SERVICE AREA: 1990-2010



LEGEND

- | | | | |
|---|----------------------------------|---|---|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | FLOODLANDS PROPOSED TO REMAIN UNDEVELOPED AND ADDED TO THE PRIMARY ENVIRONMENTAL CORRIDOR |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | FLOODLANDS PROPOSED TO REMAIN UNDEVELOPED AND ADDED TO THE SECONDARY ENVIRONMENTAL CORRIDOR |
|  | ISOLATED NATURAL RESOURCE AREA |  | PORTION OF EXISTING ISOLATED NATURAL RESOURCE AREA ANTICIPATED TO BE RECLASSIFIED AS PRIMARY ENVIRONMENTAL CORRIDOR |



Source: SEWRPC.

the respective adjacent environmental corridor. It should also be noted that one area currently classified as an isolated natural resource area, outside of, but adjacent to, the revised City of Whitewater sewer service area, would be reclassified as primary environmental corridor.

The revised year 2010 sanitary sewer service area tributary to the City of Whitewater sewage treatment facility, as previously noted, would accommodate a year 2010 resident population of about 19,300 persons, including about 7,000 resident students attending the University of Wisconsin-Whitewater.

The incremental population and housing unit levels envisioned in the Whitewater sewer service area would be accommodated at a density of about 3.0 dwelling units per net residential acre. This density lies within the recommended density range for the City of Whitewater area of the Region as identified in the Commission-adopted regional land use plan for the year 2010.¹

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the revised sanitary sewer service area plan herein set forth, it is envisioned that all urban lands located within the planned urban service area would receive sanitary sewer service. It is also envisioned that all lands identified as primary environmental corridors would not be developed for intensive urban use. It is recognized, however, that certain land uses requiring sanitary sewer service could be properly located in the environmental corridors and isolated natural resources areas, including park and outdoor recreation facilities, certain institutional uses, and, in some cases, extremely low-density residential development at a density not to exceed one housing unit per five acres of upland corridor land, compatible with the preservation of the corridors in essentially natural, open uses. These plans also recognize that certain secondary environmental corridors and isolated natural resource areas may, at the discretion of the local unit of government, be converted to urban uses over the plan design period. However, it should be noted that current Federal, State, and local regulations may effectively preclude development of such areas. Of particular importance in this regard are natural resource protection regulations dealing with wetlands, floodplains,

shorelands, stormwater runoff, and erosion control. Therefore, it is important that the developer or local unit of government concerned determine if it is necessary to obtain any applicable Federal, State, or local permits prior to any proposed disturbance of wetlands, floodplains, or other regulated lands.²

In addition, provision of public sewer service to that portion of the revised sanitary sewer service area currently developed, but not yet served by public sewers, will reduce the pollutant loadings from the onsite sewage disposal systems to both surface water and ground water.

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

COST-EFFECTIVENESS ANALYSIS OF SEWAGE CONVEYANCE AND TREATMENT ALTERNATIVES

The planned sewer service area for the City of Whitewater set forth in this report is about 4.2 square miles larger than the currently approved sewer service area, as set forth in SEWRPC Community Assistance Planning Report No. 94. All of the planned sewer service area lies adjacent to the current sewer service area of the City. The nearest other public sanitary sewer system, the City of Fort Atkinson and the Village of Palmyra systems, are located about six miles to the northwest and northeast, respectively. Clearly, the most cost-effective means of providing public sewer service to the entire Whitewater service area is through the City of Whitewater sewerage system.

¹ Net incremental residential density in the revised Whitewater sewer service area is determined by dividing the total number of incremental dwelling units anticipated in the sewer service area in the design year by the net incremental residential land area anticipated within that area.

The total number of incremental dwelling units anticipated in the Whitewater sewer service area in the design year, 3,584 units, divided by the incremental net residential land within the sewer service area, 1,189 acres, results in an incremental net residential density of 3.0 dwelling units per acre.

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

SEWAGE TREATMENT PLANT CAPACITY IMPACT ANALYSIS

The existing City of Whitewater sewage treatment plant has a design capacity of 3.65 million gallons per day (mgd) on an average annual basis. The current average annual flow rate is about 1.50 mgd. The increase in sewer population from about 12,600 persons, including about 7,000 resident students attending the University of Wisconsin-Whitewater, in 1990, to about 19,300 persons, including about 7,000 resident students, by the design year 2010, is estimated to result in a flow rate of about 2.4 mgd on an average annual basis.

In addition, the increase of about 2,360 acres in land devoted to industrial and commercial use, envisioned as being within the planned sewer service area, is expected to result in an additional sewage flow ranging from about 3.0 to 4.5 mgd on an average annual basis upon full development, resulting in a potential total future loading ranging from 5.4 to 6.9 mgd on an average annual basis. Based upon these considerations and assuming typical industrial and commercial sewage flow contributions, it is estimated that the current plant capacity will be adequate to accommodate the development of between 600 to 900 acres of the planned industrial and commercial lands within the sewer service area in addition to the planned increase in residential development. Since sewage flows from industrial and commercial land uses can vary significantly, the specific amount of land which can be converted to industrial and commercial uses without exceeding the capacity of the existing sewage treatment plant will depend upon the type of development which occurs. Further development of the industrial and commercial lands beyond the 600 to 900 acres will result in the need for an expansion of the City's sewage treatment plant capacity. Such expansion will probably be necessary late in the planning period in any case, since the plant age will be over 25 years by the year 2010.

PUBLIC REACTION TO THE PROPOSED SANITARY SEWER SERVICE AREA

A public hearing was held on February 13, 1995, for the purpose of receiving comments on the proposed new Whitewater sanitary sewer service area plan as shown on Map 5. This hearing was sponsored jointly by the City of Whitewater and the Regional Planning Commission. Summary minutes of the public hearing are presented in Appendix A.

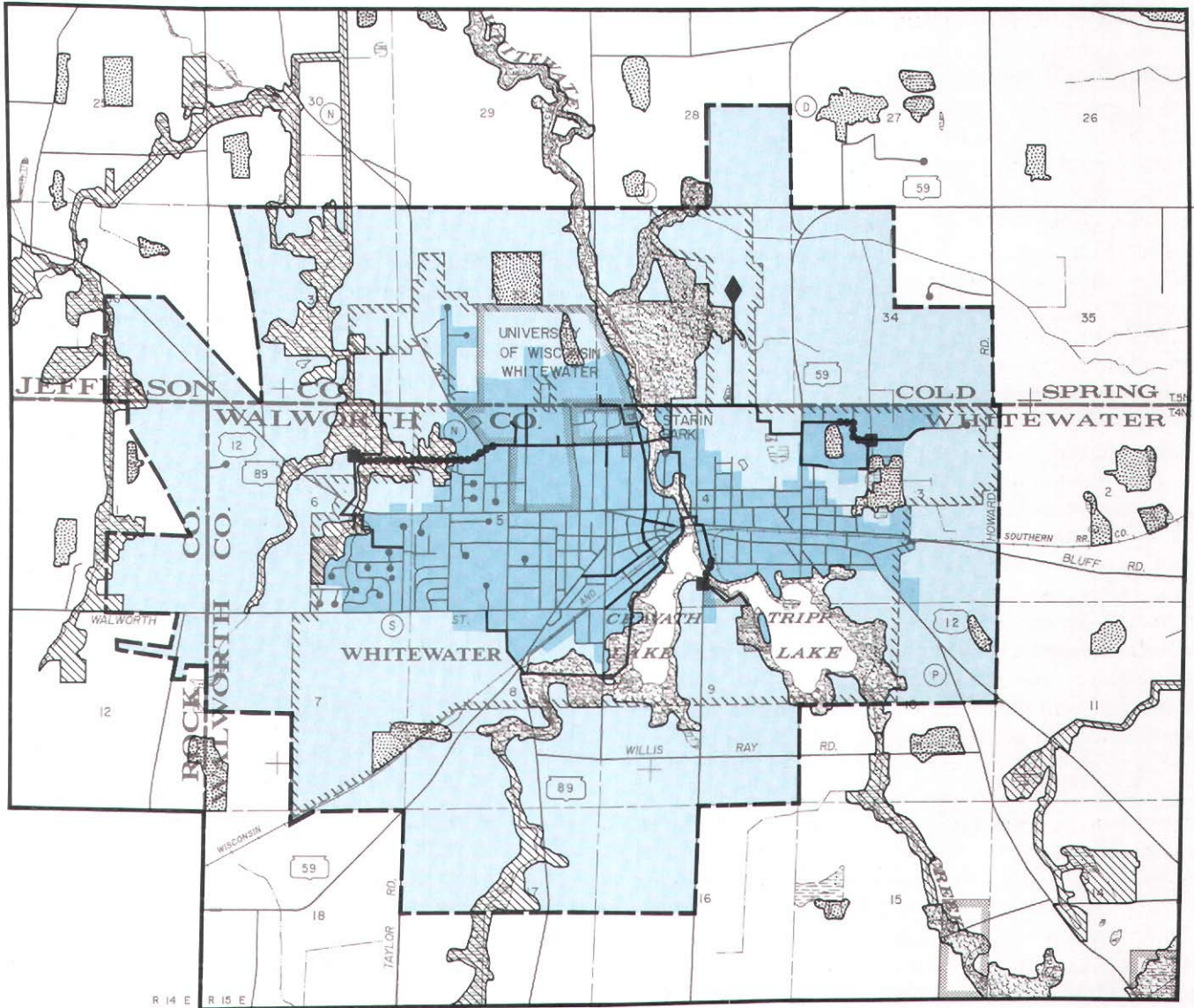
A brief summary of the findings and recommendations of the sewer service area plan refinement was presented prior to receiving public comment. The rationale for revising the Whitewater sanitary sewer service area was presented and the importance of the delineation of the outer boundaries of the service area was described, as was the importance of the delineation of environmentally sensitive lands within the service area. Comments on the report and accompanying maps were then solicited.

A review of the hearing record indicates that two substantive issues were raised regarding the delineation of the external boundaries of the sewer service area. The first issue, expressed by representatives of the Town of Cold Spring, related to the possible deletion from the preliminarily revised sewer service area of an approximately 133-acre area located in the southeast one-quarter of U. S. Public Land Survey Section 28, Township 5 North, Range 15 East, Town of Cold Spring, Jefferson County. Upon consideration of this request by the City of Whitewater Plan and Architectural Review Commission, it was noted that there was interest in the development of this site for industrial use. Given the fact that this parcel was located adjacent to the proposed L. S. Power-Whitewater Limited Partnership cogeneration facility and the existing City of Whitewater sewage treatment plant, it was determined that the land concerned should remain within the revised sewer service area.

The second issue, raised by a local landowner, related to a possible addition to the preliminarily revised sewer service area of certain lands associated with the existing Wright Trailer Court, located in the northeast one-quarter of U. S. Public Land Survey Section 12, Township 4 North, Range 14 East, Town of Lima, Rock County. In the review of this matter by the City of Whitewater Plan and Architectural Review Commission, it was noted that sound planning practice would dictate inclusion of the developed portions of this property and of the intervening lands so as to enable the provision of public sewer service in the event that operational problems occur with the onsite sewage disposal system serving this enclave of existing development. It was thus determined that that portion of the Wright parcel currently developed for mobile home park purposes and certain adjacent lands along County Line Road to the east between said parcel and the preliminarily revised sewer service area boundary, some 40 acres, should be added to the service area as shown on Map 7.

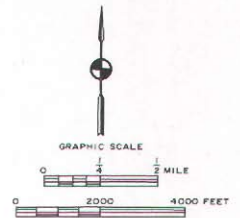
Map 7

POST-PUBLIC HEARING WHITEWATER SANITARY SEWER SERVICE AREA



LEGEND

- | | | | |
|--|--|--|--|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | EXISTING PUBLIC SEWAGE TREATMENT FACILITY |
| | ISOLATED NATURAL RESOURCE AREA | | EXISTING PUMPING STATION |
| | NET SANITARY SEWER SERVICE AREA (EXISTING) | | EXISTING GRAVITY SEWER |
| | NET SANITARY SEWER SERVICE AREA (2010) | | EXISTING FORCE MAIN |



Source: SEWRPC.

Detailed delineations of the final Whitewater sanitary sewer service area and of environmentally significant lands within this area are shown on a series of aerial photographs reproduced as Map 8, beginning on page 20 and continuing through page 31 of this report.

shown on Maps 5 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.

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 Common Council of the City of Whitewater as the operator of the sewage treatment facility; by the Town Boards of the Towns of Cold Spring and Koshkonong in Jefferson County, the Town Board of the Town of Lima in Rock County, and the Town Board of the Town of Whitewater in Walworth County as having lands affected by the planned sanitary sewer service area; and by the Jefferson County Zoning and Sanitation Department, the Rock County Planning Economic and Community Development Department, and the Walworth County Park and Planning Commission as the county planning agencies having joint responsibility with the Towns in planning and zoning and otherwise regulating the development of lands in the study area outside the incorporated 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 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 City of Whitewater sanitary sewer service area as

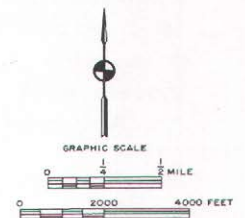
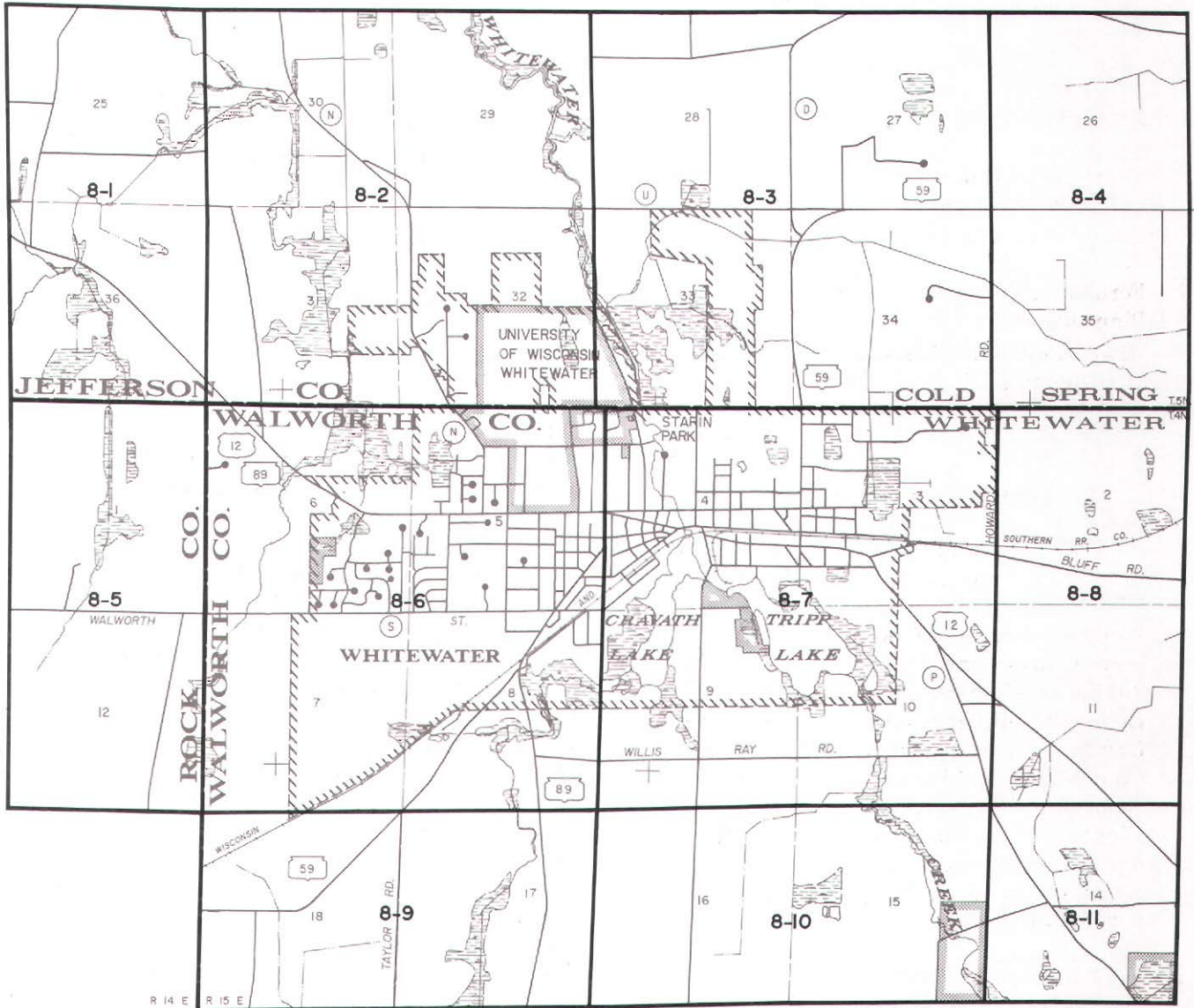
4. Review by the City of Whitewater and Walworth County of utility extension policies to ensure that such policies are consistent with the urban land development recommendations inherent in the delineation of the planned sanitary sewer service area.

SUBSEQUENT REFINEMENTS TO THE WHITEWATER SEWER SERVICE AREA

This report presents the revised sewer service area for the City of Whitewater. The revised sewer service area was delineated cooperatively by the units and agencies of government concerned and was subjected to review at a public hearing. It is envisioned that the delineated sewer service area will accommodate all new urban development anticipated in the City of Whitewater area to the year 2010. Like other long-range plans, however, this sewer service area plan should be reviewed periodically, every five years, to assure that it continues to properly reflect the urban development objectives of the communities involved, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service. Should it be determined by the City of Whitewater, as the operator of the sewage treatment facility involved, that amendments to the sewer service area plan as presented herein are necessary, the City should ask the Southeastern Wisconsin Regional Planning Commission for assistance in undertaking the technical work required to properly amend the plan. Any such plan revision should be carried out in a manner similar to that utilized in the refinement effort described in this report. 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 8

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



Source: SEWRPC.

map should be endorsed by the Common Council of the City of Whitewater 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 8-1

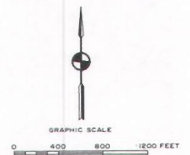
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WHITEWATER AND ENVIRONS

U. S. Public Land Survey Sections 25 and 36
Township 5 North, Range 14 East



LEGEND

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

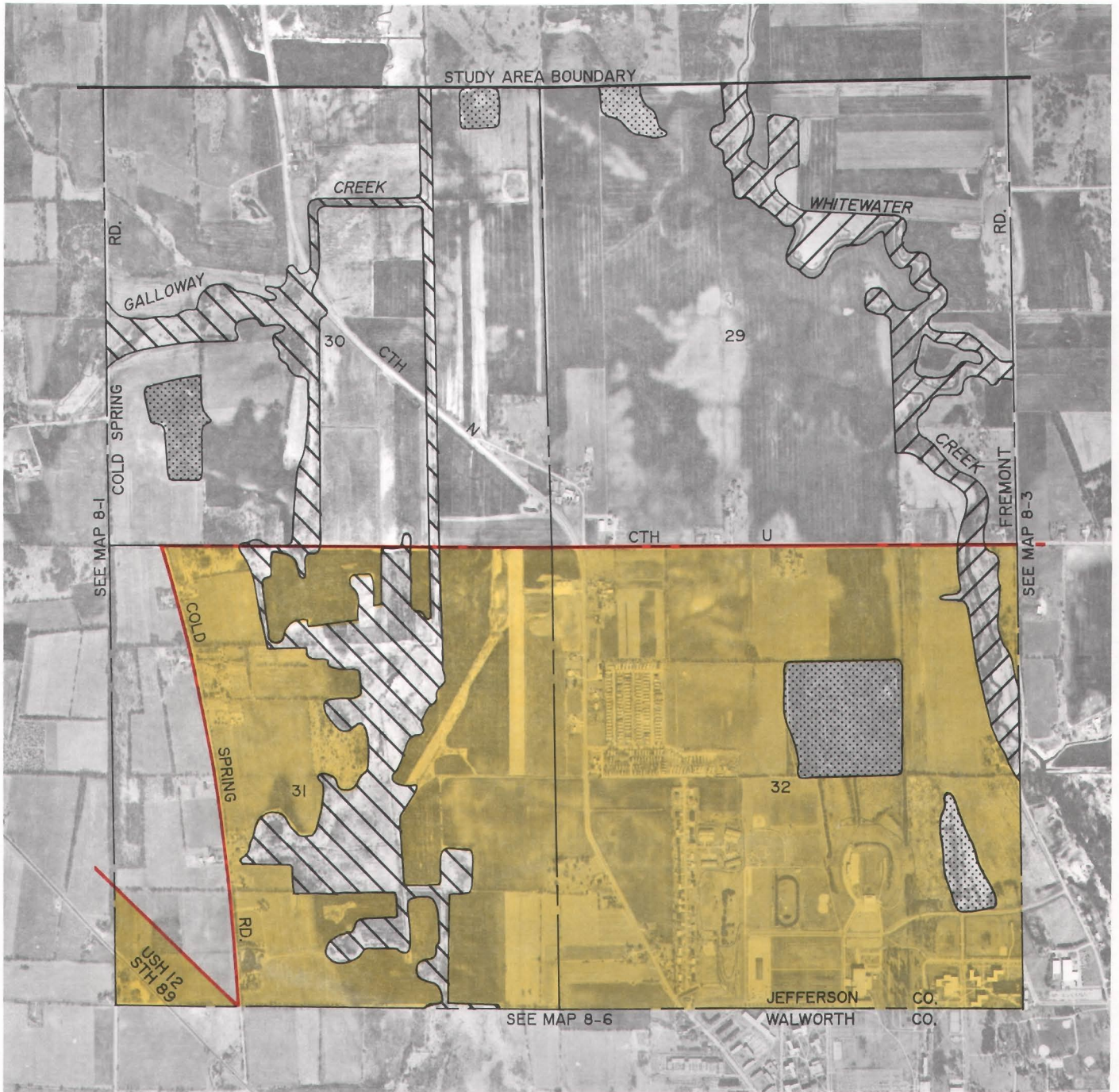


Source: SEWRPC.






Map 8-2

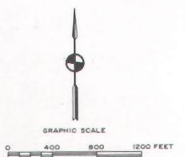
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WHITEWATER AND ENVIRONS

U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 5 North, Range 15 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE 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 CITY OF WHITEWATER AND ENVIRONS

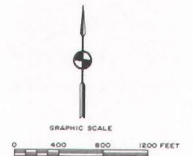
U. S. Public Land Survey Sections 27, 28, 33, and 34
Township 5 North, Range 15 East



LEGEND

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

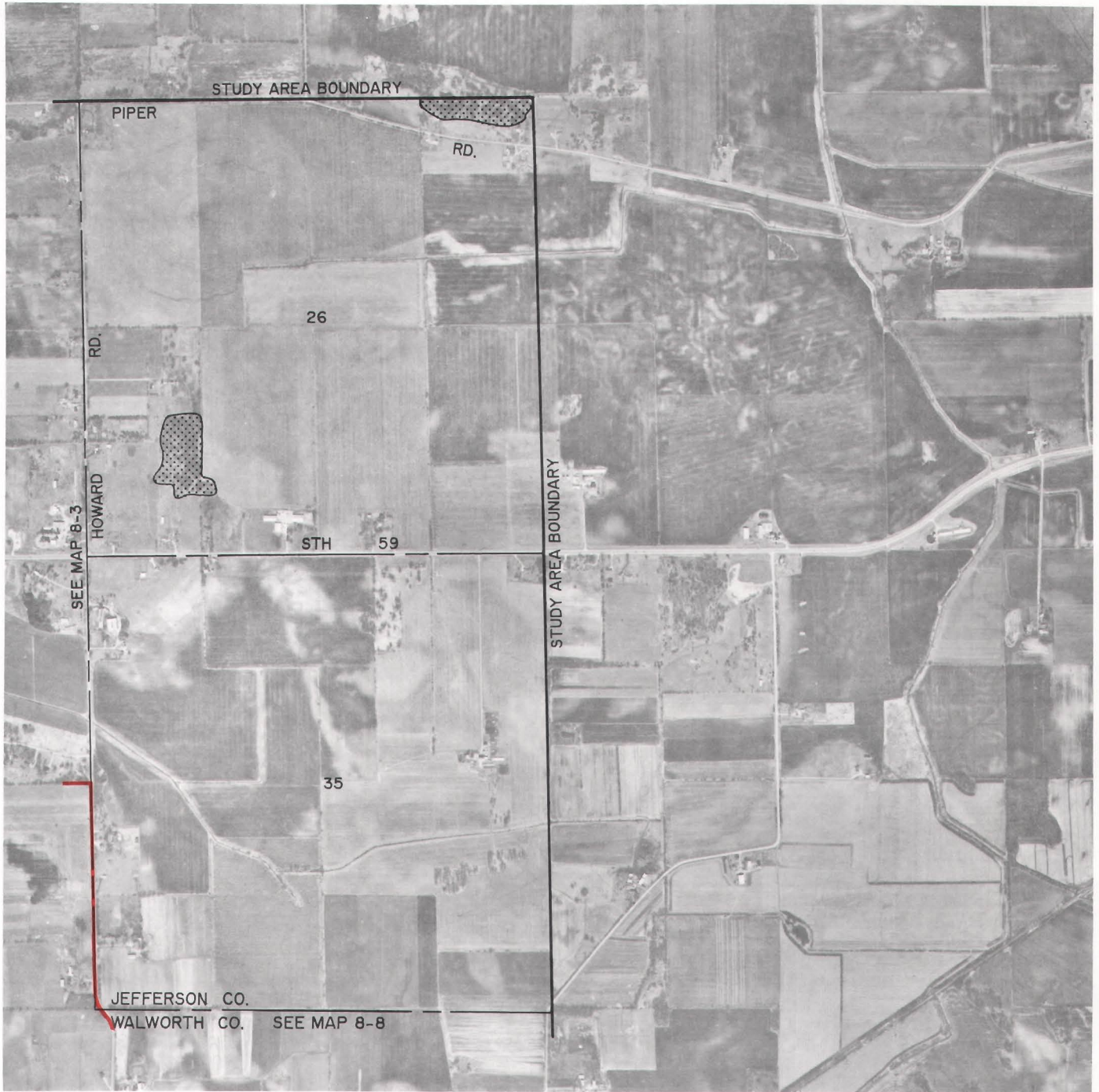
Source: SEWRPC.



Map 8-4

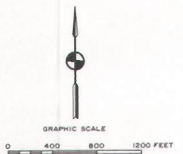
ENVIRONMENTALLY SIGNIFICANT LANDS
FOR THE CITY OF WHITEWATER AND ENVIRONS

U. S. Public Land Survey Sections 26 and 35
Township 5 North, Range 15 East



LEGEND

-  ISOLATED NATURAL RESOURCE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Source: SEWRPC.





Map 8-5

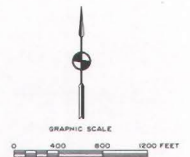
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WHITEWATER AND ENVIRONS

U. S. Public Land Survey Sections 1 and 12
Township 4 North, Range 14 East



LEGEND

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

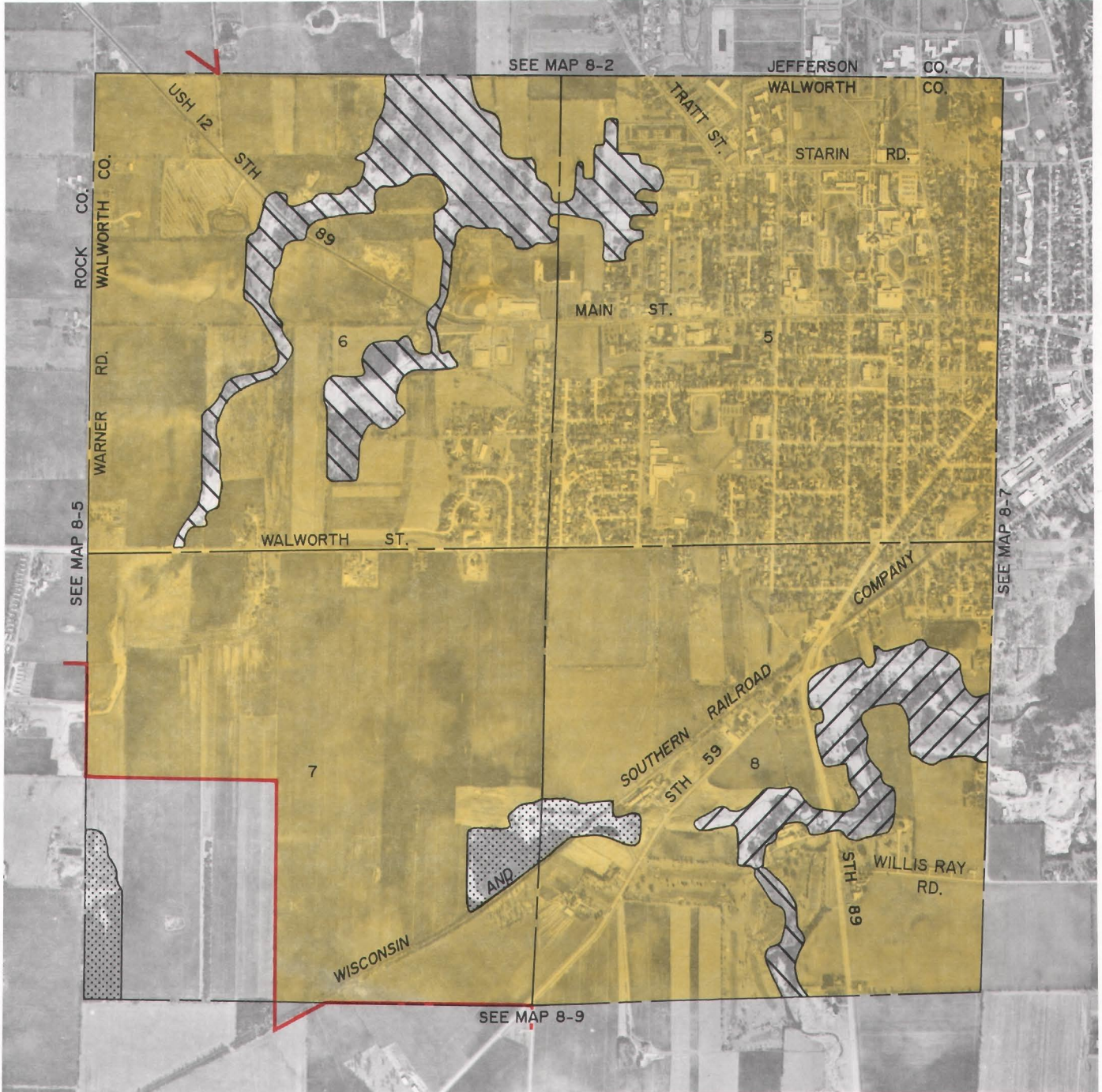


Source: SEWRPC.






Map 8-6

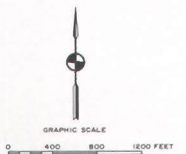
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WHITEWATER AND ENVIRONS

U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 4 North, Range 15 East



LEGEND

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



Source: SEWRPC.






Map 8-7

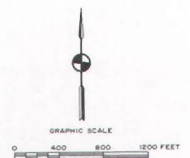
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WHITEWATER AND ENVIRONS

U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 4 North, Range 15 East



LEGEND

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



Source: SEWRPC.

Map 8-8

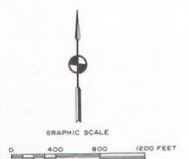
ENVIRONMENTALLY SIGNIFICANT LANDS
FOR THE CITY OF WHITEWATER AND ENVIRONS

U. S. Public Land Survey Sections 2 and 11
Township 4 North, Range 15 East



LEGEND

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



Source: SEWRPC.


Map 8-9

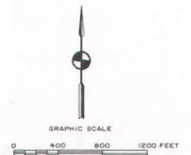
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WHITEWATER AND ENVIRONS

U. S. Public Land Survey Sections 17 and 18
Township 4 North, Range 15 East



LEGEND

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Source: SEWRPC.






Map 8-10

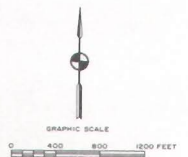
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WHITEWATER AND ENVIRONS

U. S. Public Land Survey Sections 15 and 16
Township 4 North, Range 15 East



LEGEND

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



Source: SEWRPC.

Map 8-11

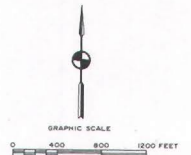
ENVIRONMENTALLY SIGNIFICANT LANDS
FOR THE CITY OF WHITEWATER AND ENVIRONS

U. S. Public Land Survey Section 14
Township 4 North, Range 15 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR



Source: SEWRPC.

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APPENDIX

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Appendix A

MINUTES OF PUBLIC HEARING

**Sanitary Sewer Service Area for the City of Whitewater
February 13, 1995**

PLAN AND ARCHITECTURAL REVIEW COMMISSION
Starin Park Community Building
February 13, 1995

**ABSTRACT/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL ACTIONS
OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

The meeting was called to order by Chairperson Prue Negley.

PRESENT: Rhodes, Zeise, Henry, Frawley, Egnoski, Negley, Shroble.
ABSENT: None. OTHERS: Wallace McDonell/City Attorney, Gary Boden/City Manager, Bruce Parker/Zoning Administrator, Wegner.

Moved by Frawley and Egnoski to approve the minutes of January 30, 1995. Motion approved by unanimous voice vote.

REPORT #94 SANITARY SEWER SERVICE AREA FOR THE CITY OF WHITEWATER AMENDMENTS Bruce Rubin of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) explained how the Sanitary Sewer Service Areas came about and that they do need updating every 5 to 10 years depending on the development of the area. Last Fall the City asked SEWRPC to update the Sanitary Sewer Service Area for the City of Whitewater, due to the changes that are occurring, such as the Highway 12 Bypass, LS Power Corporation, annexations and other development. The size of the Sanitary Sewer Service Area for the City of Whitewater has been increased for anticipated population growth and business development to the year 2010. In 1987, the Sanitary Sewer Service Area covered approximately 8 1/2 sq. miles. The plan for 2010 covers 12 sq. miles. Chairperson Negley opened the public hearing. Ron Fero, Robin Goessling, Ralph Goessling (Whitewater Township), Wesley Freeman (Cold Spring Township), Valerie Greenleaf (Walworth County Planning and Zoning), expressed their concerns of notification and involvement of the townships in this planning, tax increases, how this change in the sanitary sewer service district will affect the county zoning and about including Wright's Trailer Park in the district. The Plan Commission felt there should be more communication between the townships and the City for planning. Bruce Rubin explained that the taxes should not change for the properties included in the Sanitary Sewer Service District unless they are connected to the City sanitary sewer service. City Attorney McDonell explained that being in a sanitary sewer service district is not a priority issue in a real estate appraisal. It was also discussed that at the County level, the township property owner will have control over the zoning of his property. Bruce Rubin explained that Wright's Trailer Park as developed could be added to the Sanitary Sewer Service District Area without removing any other area from the district because it is land with potential problems and could be serviced to alleviate a problem. Any properties not included in the Sanitary Sewer Service District at this time, would not be able to be serviced

without the District being revised. Properties included in the District, will not automatically be serviced, but will have the potential to have the service. This would be decided between the City and the property owner. Moved by Henry and Zeise to close the public hearing. Motion approved by unanimous voice vote. Moved by Rhodes and Frawley to recommend the adoption by City Council, the SEWRPC Planning Report #94, provided that Wright's Trailer Park be added to the westerly edge of the proposed Sanitary Sewer Service District map. Motion approved with all ayes except Egnoski voting No. Rick Roll suggested that we establish a joint meeting between the Townships and the City for planning.