

SANITARY SEWER SERVICE AREAS FOR THE CITY OF KENOSHA AND ENVIRONS

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COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 106

SANITARY SEWER SERVICE AREAS FOR THE
CITY OF KENOSHA AND ENVIRONS
KENOSHA COUNTY, WISCONSIN

Prepared by the
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November 28, 1985

TO: The Common Council of the City of Kenosha; the Town Boards of the Towns of Pleasant Prairie, Somers, and Bristol; the Town of Somers Sanitary District No. 1; and the Kenosha Water Utility

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 Town of Pleasant Prairie, the City of Kenosha, and the Town of Somers on August 29, 1985, October 7, 1985, and October 8, 1985, respectively, requested that the Regional Planning Commission assist them in refining and detailing the recommended sanitary sewer service areas tributary to the City of Kenosha, Town of Pleasant Prairie Sewer Utility District D, and Town of Pleasant Prairie Sanitary District No. 73-1 wastewater treatment facilities. This report documents the results of that refinement process.

The report contains a map showing not only the recommended refined sanitary sewer service areas, but also the location and extent of the environmental corridors within those service areas. These environmental corridors contain the best and most important elements of the natural resource base within the sewer service areas. 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.

Public hearings were held on November 12, 1985; November 14, 1985; and November 21, 1985 with the Towns of Somers and Pleasant Prairie and the City of Kenosha, respectively, 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 areas herein presented are 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 areas presented in this report provide a sound guide which can assist the responsible public officials in the making of sewer service-related development decisions in the Kenosha Urban Planning District. Accordingly, careful consideration and adoption of this report by all parties concerned is respectfully urged. The Regional Planning Commission stands ready to assist the City and Towns 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 primarily aimed at achieving clean and wholesome surface waters within the seven-county Region, surface waters that are "fishable and swimmable."¹

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

The plan was formally certified over the period July 23 to September 20, 1979, to all of the local units of government in the Region and to the concerned state and federal agencies. The plan was formally endorsed by the Wisconsin Natural Resources Board on July 25, 1979. Such endorsement is particularly important because under state law and administrative rules, certain actions by the Wisconsin Department of Natural Resources (DNR) must be found to be in accordance with the adopted and endorsed plan. These actions extend from DNR approval of waste discharge permits to DNR approval of state and federal grants for the construction of wastewater treatment and conveyance facilities, and 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

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

treatment facility. There are a total of 85 such identified sanitary sewer service areas in the plan, as shown on Map 1. These recommended sanitary sewer 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) and Section ILHR 82.20(4) of the Wisconsin Administrative Code requires 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 adopted areawide water quality management plans and the sanitary sewer service areas identified in such plans. These Departments, in carrying out these responsibilities, require that the Southeastern Wisconsin Regional Planning Commission, as the designated areawide water quality management planning agency for the Southeastern Wisconsin Region, review and comment on each proposed sewer extension as to its relationship to the approved plan and sewer service areas. In order to properly reflect local, as well as 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 regional water quality management plan.
2. The delineation on that base map of the design year 2000 sanitary sewer service area as proposed in the regional water quality management plan and consistent with the objectives set forth in the adopted regional land use plan.
3. The conduct of intergovernmental meetings with the local and areawide units of government operating the sewage treatment facility or facilities concerned and with the other local units of government which are to be provided sanitary sewer service at the sewage treatment facilities concerned. At these meetings, the initial sanitary sewer service area delineation is to be presented and discussed, and the positions of each of the local units of government concerned solicited.
4. The preparation of modifications to the proposed sanitary sewer service area to reflect the agreements reached at the intergovernmental meetings, meeting to the fullest extent practicable the objectives expressed both in the adopted areawide water quality management and regional land use plans and in any adopted local land use and sanitary sewer system plans.

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.

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. 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 amendments to the adopted areawide water quality management plan. Desirably, such adoption by the Commission would follow endorsement of the map by the local or areawide unit or units or agency of government operating the sewage treatment facility or facilities concerned, and by the governing bodies of the local units of government which are to be served by the sewage treatment facility or facilities. While such a consensus by the local governments concerned will always be sought by the Commission, it is recognized that in some cases unanimous support of the refined and detailed sanitary sewer service areas may not be achieved. In those cases, the Commission will have to weigh the positions of the parties concerned and make a final determination concerning the issues involved.

THE CITY OF KENOSHA AND ENVIRONS 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 adoption of the regional water quality management plan in July 1979. On August 29, 1985, the Town of Pleasant Prairie by letter requested that the Regional Planning Commission undertake the refinement and detailing of the proposed year 2000 sanitary sewer service area for the Town tributary to the City of Kenosha sewage treatment facility. This request was prompted by the need to consider the best means of providing sanitary sewer service to proposed industrial development in the Town, including to the site of a major new stainless steel fabricating plant. An intergovernmental meeting attended by representatives of the Town of Pleasant Prairie, City of Kenosha, and Regional Planning Commission relating to this refinement was held on October 4, 1985. At that meeting, it was agreed that the sewer service area refinement effort should be a joint effort by the City of Kenosha, Town of Pleasant Prairie, and Town of Somers which would address the sanitary sewer service needs in the entire Kenosha Urban Planning District--that is, in all that part of Kenosha County lying east of IH 94, as well as in a small portion of the Town of Bristol in the vicinity of the intersection of IH 94 and Highway 50. Such a joint sewer service area refinement effort was found to be in order because of the potentially significant changes in sewer service needs in this area as a result of proposed major industrial development; the abandonment of the Town of Somers Utility District No. 1 sewage treatment facility; and the proposed abandonment of the private sewage treatment facility currently serving commercial development at the vicinity of IH 94 and Highway 50 in Kenosha County. Completion of a joint sewer service area plan would facilitate the determination of common sewer service area boundaries between lands anticipated to be tributary to the

City of Kenosha sewage treatment facility and those tributary to the sewage treatment facilities of the Town of Pleasant Prairie Sewer Utility District D and Town of Pleasant Prairie Sanitary District No. 73-1. Following the intergovernmental meeting, the City of Kenosha and the Town of Somers formally requested by letters dated October 7, 1985, and October 8, 1985, respectively, the preparation of a refined sewer service area plan for the area.

An interagency meeting attended by a representative of the City of Kenosha, the Towns of Pleasant Prairie and Somers, and the Regional Planning Commission relating to the refinement and detailing of the City of Kenosha and environs sanitary sewer service areas was then held on October 11, 1985. A meeting on this refinement effort was also held with a representative of the Town of Bristol on October 24, 1985. Preliminary refined sanitary sewer service areas as agreed upon at those meetings were included in the draft sewer service area report. A copy of the draft report was provided to the City of Kenosha; the Kenosha Water Utility; the Town of Bristol, which acts on behalf of the Town of Bristol Utility District No. 3; the Town of Pleasant Prairie, which acts on behalf of the Town of Pleasant Prairie Sewer Utility District No. 1, the Town of Pleasant Prairie Sewer Utility District D, and the Town of Pleasant Prairie Sanitary District No. 73-1; the Town of Somers, which acts on behalf of the Town of Somers Utility District No. 1; the Town of Somers Sanitary District No. 1; and the Kenosha County Planning and Zoning Administration for review and comment prior to a public hearing on the preliminary plan proposal.

Public hearings on the proposed sanitary sewer service areas were held in the Town of Somers on November 12, 1985; in the Town of Pleasant Prairie on November 14, 1985; and in the City of Kenosha on November 21, 1985. The public reaction to the proposed sanitary sewer service areas, as documented in the minutes contained in Appendix A, is summarized later in this report. The final, agreed-upon, refined sanitary sewer service areas for the City of Kenosha and environs are described in Chapter III of this report. The delineation of those areas reflects the intergovernmental decisions made in the meetings and hearings held to consider this matter.

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Chapter II

STUDY AREA DESCRIPTION

The study area considered in the refinement of the City of Kenosha and environs sanitary sewer service areas is shown on Map 2. The area consists of all of the lands encompassed within the corporate limits of the City of Kenosha and the Towns of Pleasant Prairie and Somers, as well as certain adjacent portions of the Towns of Bristol and Paris. The total study area is about 98.0 square miles in extent, of which about 15.8 square miles, or 16 percent, lie within the City of Kenosha; about 36.5 square miles, or 37 percent, lie within the Town of Pleasant Prairie; about 33.7 square miles, or 35 percent, lie within the Town of Somers; and about 6.0 square miles, or 6 percent, lie within both the Town of Bristol and Town of Paris. These areas and percentages are based on 1980 civil division boundaries.

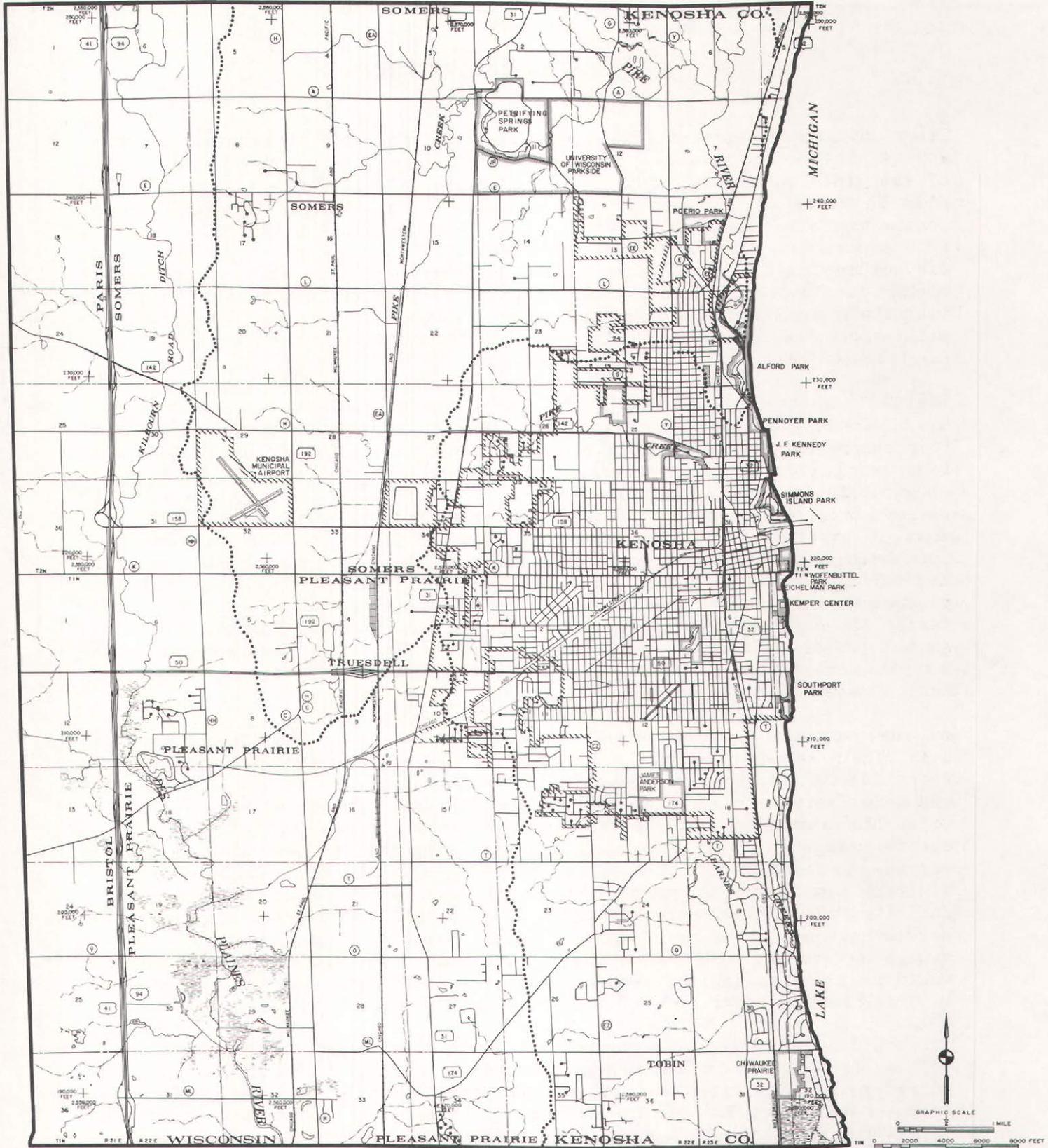
The 1980 resident population of the entire study area, as determined by the U. S. Census, was 98,874 persons. Of this total, 77,685 persons, or about 78 percent, resided in the City of Kenosha, with virtually all of this population being provided with centralized sanitary sewer service; 12,703 persons, or about 12 percent, resided in the Town of Pleasant Prairie, with about 6,200 persons being provided with centralized sanitary sewer service; and 7,724 persons, or about 8 percent, resided in the Town of Somers, with about 4,400 persons being provided with centralized sanitary sewer service. Of the remaining 762 persons, or less than 2 percent of the total study area population, 378 persons resided in the Town of Bristol and 384 persons resided in the Town of Paris. All of the resident population within the Towns of Bristol and Paris, as well as the unsewered population within the Towns of Pleasant Prairie and Somers, were served by onsite soil absorption sewage disposal systems or by onsite sewage holding tanks.

By the year 2000, up to 144,000 persons may reside in the identified study area. The areawide water quality management plan envisions that of this total, about 138,000 persons, or about 96 percent, will reside in the City of Kenosha sewer service areas and be provided with centralized sanitary sewer service. The remaining 6,000 persons, or 4 percent, would continue to rely on onsite sewage disposal systems for sewage disposal. Of the 138,000 persons served by sewer, about 133,000 persons, or 96 percent, would be provided sanitary sewer service extended from the City of Kenosha sewage treatment facility; about 4,000 persons, or 3 percent, would be provided sanitary sewer service extended from the Town of Pleasant Prairie Sewer Utility District D sewage treatment facility; and the remaining 1,000 persons, or 1 percent, would be provided sanitary sewer service extended from the Town of Pleasant Prairie Sanitary District No. 73-1 sewage treatment facility.

It should be noted that the forecast of population levels for geographic areas such as the City of Kenosha and environs 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 population levels for physical development planning has been to prepare a single forecast

Map 2

STUDY AREA IDENTIFIED FOR PURPOSES OF REFINING AND DETAILING THE KENOSHA AND ENVIRONS SANITARY SEWER SERVICE AREAS



Source: SEWRPC.

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 socioeconomic conditions 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 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 prospects identified for the external factors and, consequently, indicate relatively large potential differences in future population growth and 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 planning in the Region.

The anticipated year 2000 population level of about 144,000 persons in the City of Kenosha and environs 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 population level within the study area would range from a low of about 97,400 under the stable or declining growth, decentralized land use scenario, to a high of about 164,000 under the moderate growth, decentralized land use scenario.

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Chapter III

PROPOSED SANITARY SEWER SERVICE AREA

SIGNIFICANCE OF SEWER SERVICE AREA DELINEATION

As noted earlier in this report, recent changes in the 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 process of delineating local sanitary sewer service areas important for local units of government and private land developers. Prior to the recent rule changes, DNR and DILHR review and approval of locally proposed sanitary sewer extensions were confined primarily to engineering considerations, and were intended to ensure that the sewers were properly sized and constructed. The recent 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.

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 comprised important considerations 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 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 corridors, the location and extent of wetlands, the location and extent of areas subject to flooding, and the location and extent of prime agricultural lands.

This report is directed toward the refinement of the City of Kenosha, Town of Pleasant Prairie Sewer Utility District D, and Town of Pleasant Prairie Sanitary District No. 73-1 year 2000 sanitary sewer service areas. These sewer service areas, as proposed in the adopted areawide water quality management

plan, are shown on Map 3.¹ These areas total about 51.8 square miles, or 53 percent of the total study area of 98.0 square miles, of which the year 2000 sanitary sewer service area tributary to the City of Kenosha sewage treatment facility encompasses about 40.5 square miles, or 78 percent; the sanitary sewer service area tributary to the Town of Pleasant Prairie Sewer Utility District D sewage treatment facility encompasses about 6.2 square miles, or 12 percent; and the sanitary sewer service area tributary to the Town of Pleasant Prairie Sanitary District No. 73-1 sewage treatment facility encompasses about 5.1 square miles, or 10 percent. In 1980, the resident population of these sewer service areas totaled 94,335 persons, of which 91,335 persons, or 97 percent, resided in the sewer service area tributary to the City of Kenosha sewage treatment facility; 1,747 persons, or 2 percent, resided in the sewer service area tributary to the Town of Pleasant Prairie Sewer Utility District D sewage treatment facility; and 1,253 persons, or 1 percent, resided in the sewer service area tributary to the Town of Pleasant Prairie Sanitary District No. 73-1 sewage treatment facility. Of the 138,000 persons expected to reside in these areas by the plan design year 2000, about 133,000 persons, or 96 percent, are expected to reside in the City of Kenosha sewer service area; about 4,000 persons, or 3 percent, are expected to reside in the Town of Pleasant Prairie Sewer Utility District D sewer service area; and about 1,000 persons, or 1 percent, are expected to reside in the Town of Pleasant Prairie Sanitary District No. 73-1 sewer service area.

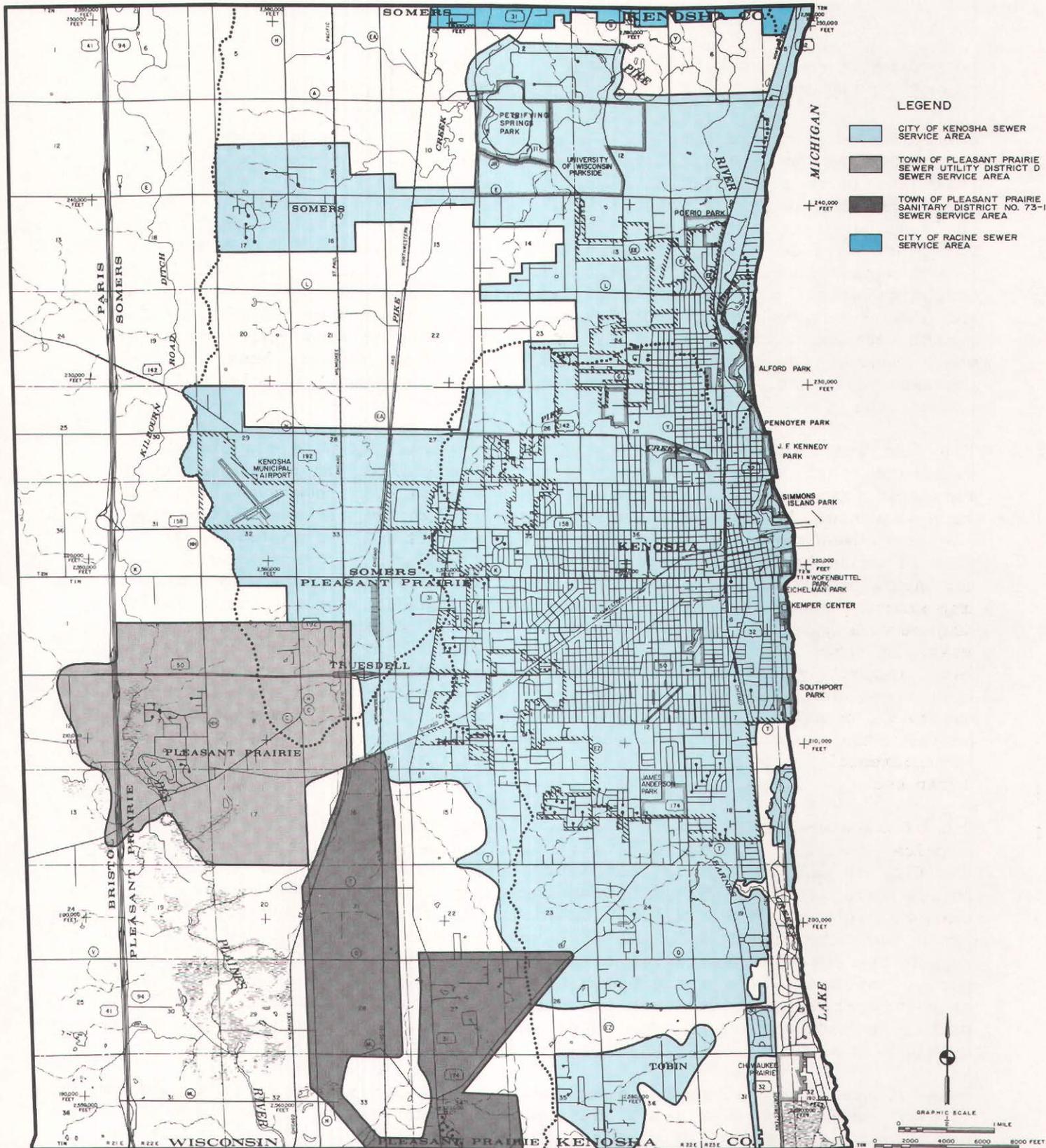
Also shown on Map 3 is a portion of the sewer service area proposed to be tributary to the Sturtevant-Mt. Pleasant trunk sewer, with conveyance of sewage to the City of Racine sewage treatment facility. This area encompasses about 2.0 square miles, with a 1980 resident population of about 500 persons. About 1,500 persons are expected to reside in this portion of the Racine sewer service area by the plan design year 2000. Because this area is tributary to the City of Racine sewage treatment facility, it is not included in this refinement report.

As mentioned above, about 138,000 persons are expected to reside in the City of Kenosha and environs sanitary sewer service area by the plan design year 2000. This population level is based upon the moderate growth, centralized land use scenario. Of this total, about 133,000 persons are expected to reside in the Kenosha sewer service area. The population level within this proposed sewer service area, however, could range from a low of 88,100 persons under the stable or declining growth, decentralized land use scenario, to a high of almost 144,000 persons under the moderate growth, decentralized land use scenario. About 4,000 persons are expected to reside within the Town of Pleasant Prairie Sewer Utility District D; however, the population level could range from a low of 2,700 persons under the stable or declining growth, decentralized land use scenario, to a high of 6,500 persons under the moderate growth, decentralized land use scenario. About 1,000 persons are expected to reside within the Town of Pleasant Prairie Sanitary District No. 73-1; however,

¹Portions of the Kenosha and environs sewer service areas set forth in the areawide water quality management plan have been amended by SEWRPC Planning Report No. 35, A Comprehensive Plan for the Pike River Watershed, and SEWRPC Community Assistance Planning Report No. 88, A Land Use Management Plan for the Chiwaukee Prairie-Carol Beach Area of the Town of Pleasant Prairie. These amended sewer service areas are reflected on Map 3.

Map 3

THE CITY OF KENOSHA AND ENVIRONS SANITARY SEWER SERVICE AREAS AS DEFINED IN SEWRPC PLANNING REPORT NO. 30



Source: SEWRPC.

the population level could range from a low of fewer than 1,000 persons under the moderate growth, decentralized land use scenario, to a high of 1,400 persons under the stable or declining growth, decentralized land use scenario.

DETERMINATION OF ENVIRONMENTALLY SIGNIFICANT LANDS IN THE CITY OF KENOSHA AND ENVIRONS 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 the remaining high-value wetlands, woodlands, wildlife habitat areas, major bodies of surface water, and delineated floodlands and shorelands are contained within these areas. 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. 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 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 along 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 use.

One of the steps in refining the City of Kenosha and environs sanitary sewer service areas was mapping in detail the environmentally significant lands in the City of Kenosha and environs 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 archaeological value, 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 the primary environmental corridors were delineated using this rating system. To qualify for inclusion in a primary environmental corridor, an area must exhibit a point value of 10 or more. In addition, a primary environmental corridor must be at least 400 acres in size and 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, Volume 4, No. 2, in an article entitled, "Refining the Delineation of Environmental Corridors in Southeastern Wisconsin." The primary environmental corridors as delineated in the Kenosha and environs study area are shown on Map 4.

In addition, Map 4 identifies the 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 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 have 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 shown on Map 4 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 secondary 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, they 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.

Lands encompassed within the primary environmental corridors total about 8.4 square miles, or about 9 percent of the total study area. Lands encompassed within the secondary environmental corridors total about 2.3 square miles, or about 2 percent of the study area. Lands encompassed within isolated natural areas total about 2.0 square miles, or about 2 percent of the study area. Thus, all environmentally significant lands in the City of Kenosha and environs study area comprise about 12.7 square miles, or about 13 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 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 within the Kenosha and environs sewer service areas were to determine the need for a strategic arterial street extension through the primary environmental corridor lands in order to service an important local development project, the street extension may be considered to be of greater benefit to the community 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.

Table 1

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

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

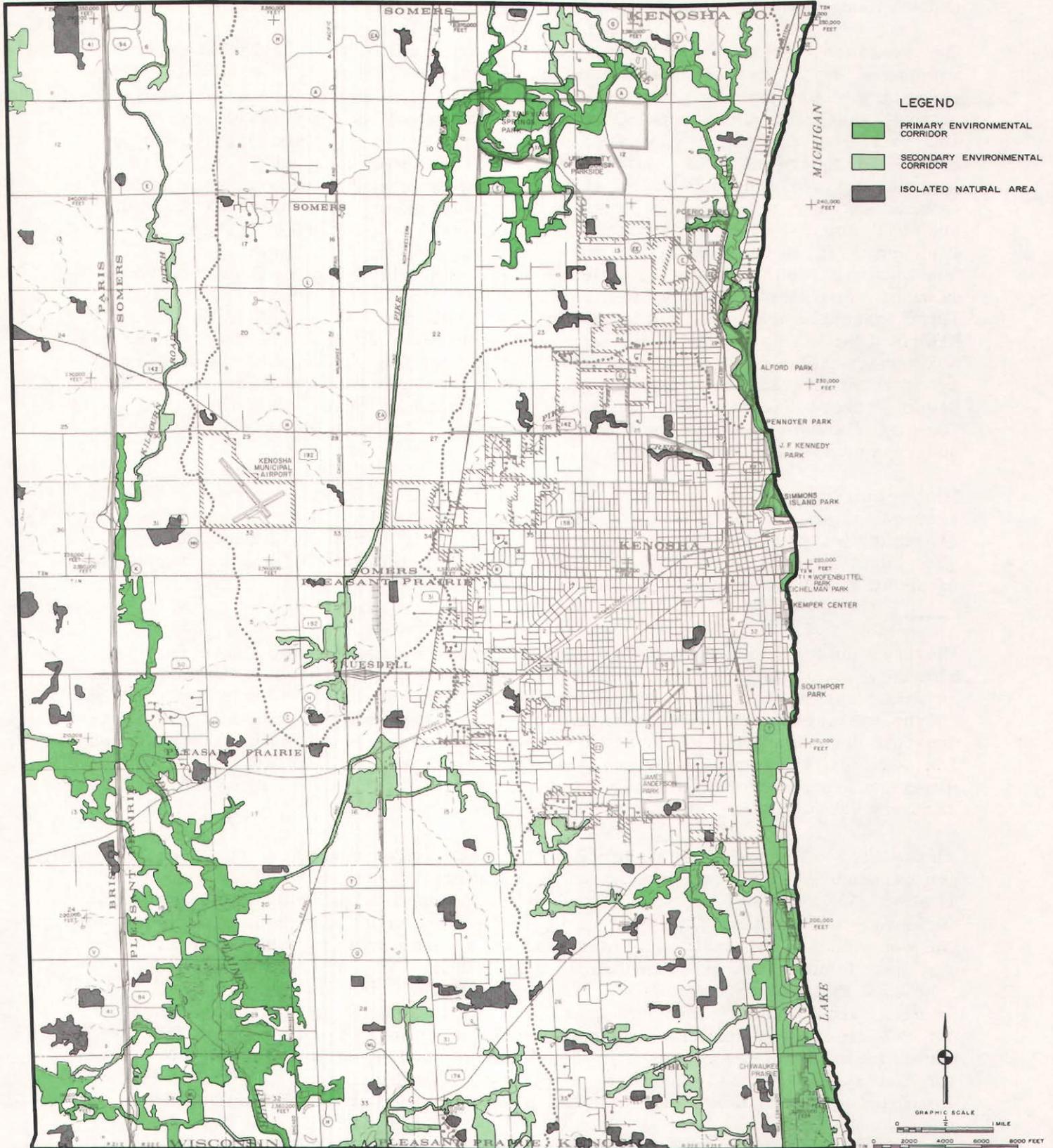
Source: SEWRPC.

REFINED SANITARY SEWER SERVICE AREAS

The refined year 2000 sanitary sewer service areas for the City of Kenosha and environs as agreed upon by the local governmental officials involved through the intergovernmental meetings, and as submitted to public hearing, is shown on Map 5, together with existing and proposed trunk sewers. The combined, gross, refined sanitary sewer service area totals about 59.6 square miles, or about 61 percent of the total study area of 98.0 square miles. Of this total area, about 49.4 square miles, or 83 percent, is encompassed within the gross refined sewer service area tributary to the City of Kenosha sewage treatment facility; about 6.5 square miles, or 11 percent, is encompassed within the gross refined sewer service area tributary to the Town of Pleasant Prairie Sewer Utility District D sewage treatment facility; and about 3.7 square miles, or 6 percent, is encompassed within the gross refined sewer service area tributary to the Town of Pleasant Prairie Sanitary District No. 73-1

Map 4

ENVIRONMENTALLY SIGNIFICANT LANDS IN THE CITY OF KENOSHA AND ENVIRONS STUDY AREA



Source: SEWRPC.

sewage treatment facility. In addition, about 2.0 square miles is encompassed within the refined sewer service area tributary to the City of Racine sewage treatment facility. This area, however, is not included in the City of Kenosha and environs sewer service area refinement report.

The combined, gross, refined sanitary sewer service area includes about 3.4 square miles of primary environmental corridors, about 1.7 square miles of secondary environmental corridors, and about 1.2 square miles of isolated natural areas. Of these totals, about 2.4 square miles of primary environmental corridor, about 1.1 square miles of secondary environmental corridor, and about 1.0 square mile of isolated natural area are included in the City of Kenosha refined sanitary sewer service area; about 0.9 square mile of primary environmental corridor, 0.1 square mile of secondary environmental corridor, and 0.1 square mile of isolated natural area are included in the Town of Pleasant Prairie Sewer Utility District D refined sanitary sewer service area; and about 0.1 square mile of primary environmental corridor, about 0.5 square mile of secondary environmental corridor, and about 0.1 square mile of isolated natural area are included in the Town of Pleasant Prairie Sanitary District No. 73-1 refined sanitary sewer service area. Thus, a total of about 4.5 square miles, or 9 percent, of the City of Kenosha refined sewer service area; about 1.1 square miles, or 17 percent, of the Town of Pleasant Prairie Sewer Utility District D; and about 0.7 square mile, or 19 percent, of the Town of Pleasant Prairie Sanitary District No. 73-1 would be encompassed in environmentally sensitive areas.

The refined year 2000 sanitary sewer service areas for the combined City of Kenosha, Town of Pleasant Prairie Sewer Utility District D, and Town of Pleasant Prairie Sanitary District No. 73-1 would together accommodate a plan year 2000 resident population of about 138,000 persons resulting in a density of about 4.4 dwelling units per net residential acre.¹

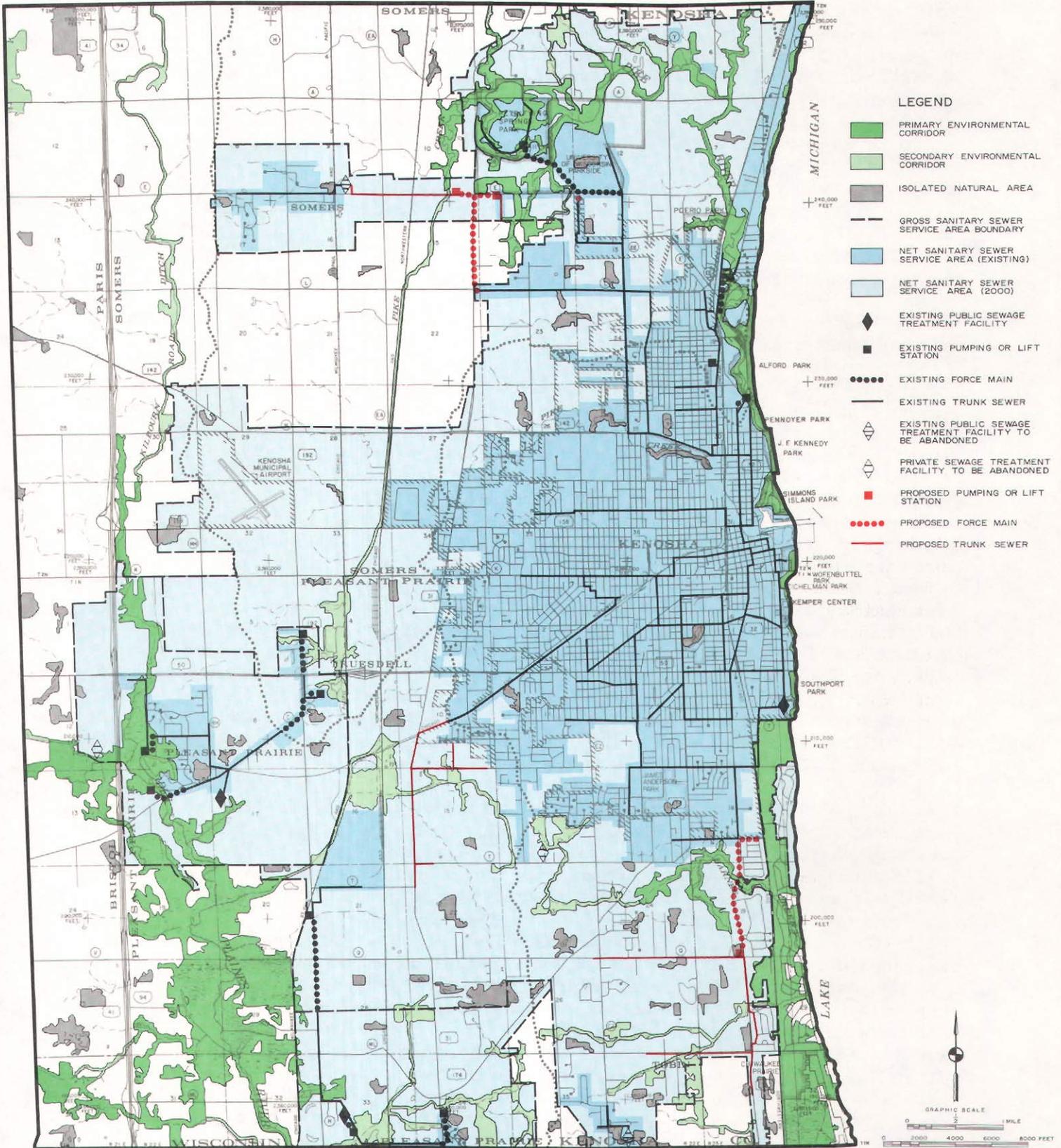
¹Net residential density in the combined refined sewer service area is determined by dividing the total number of dwelling units in the combined sewer service area in the design year by the net residential land area anticipated in the combined sewer service area. Prior to determining an overall net residential density for the combined sewer service area, residential densities for each of the sewer service subareas--the City of Kenosha, the Town of Pleasant Prairie Sewer Utility District D, and the Town of Pleasant Prairie Sanitary District No. 73-1--were determined.

In the City of Kenosha sewer service area, the total number of dwelling units anticipated--56,908--was determined by dividing the anticipated household population--132,600--by the anticipated average household size of 2.4 persons per dwelling, and adding 3 percent more units to account for housing vacancies. The net residential land anticipated in this sewer service area was determined by first identifying all developable land within the service area. Developable land was assumed to include all undeveloped land within the proposed sewer service area except environmental corridors, including wetlands, isolated natural areas, floodplains, and areas covered by soils poorly suited for urban development with sewer service. Developable land in the sewer service area totaled 14,450 acres. In order to provide flexibility to the community in determining the spatial distribution of new urban development and in order to

(Footnote 1 continued on page 20)

Map 5

PRE-PUBLIC HEARING CITY OF KENOSHA AND ENVIRONS SANITARY SEWER SERVICE AREAS



Source: SEWRPC.

(footnote 1 continued)

facilitate operation of the urban land market, it was assumed that only 80 percent of the developable land--11,560 acres--would actually be developed for urban purposes by the design year of the plan. It was further assumed that 60 percent of the land to be developed, or 6,936 acres, would be allocated to "gross" residential uses, the remaining 40 percent being allocated to other urban uses. Of the 6,936 acres allocated to "gross" residential uses, it was assumed that streets would occupy 23 percent of the area, leaving the remaining 77 percent, or 5,341 acres, for new "net" residential development.

This area, added to the 6,553 acres of existing net residential land in the service area, provided a total net residential area of 11,894 acres. The number of dwelling units anticipated in the sewer service area in the design year --56,908--divided by the anticipated net residential land area--11,894 acres--results in an overall net residential density of 4.8 dwelling units per acre.

In the Town of Pleasant Prairie Sewer Utility District D sewer service area, the total number of dwelling units anticipated--1,427--was determined by dividing the anticipated household population--3,600--by the anticipated average household size of 2.6 persons per dwelling, and adding 3 percent more units to account for housing vacancies. The net residential land anticipated in this sewer service area was determined by first identifying all developable land within the service area. Developable land was assumed to include all undeveloped land within the proposed sewer service area except environmental corridors, including wetlands, isolated natural areas, floodplains, and areas covered by soils poorly suited for urban development with sewer service. Developable land in the sewer service area totaled 1,130 acres. In order to provide flexibility to the community in determining the spatial distribution of new urban development and in order to facilitate operation of the urban land market, it was assumed that only 80 percent of the developable land--904 acres--would actually be developed for urban purposes by the design year of the plan. It was further assumed that 60 percent of the land to be developed, or 542 acres, would be allocated to "gross" residential uses, the remaining 40 percent being allocated to other urban uses. Of the 542 acres allocated to "gross" residential uses, it was assumed that streets would occupy 23 percent of the area, leaving the remaining 77 percent, or 417 acres, for new "net" residential development.

This area, added to the 347 acres of existing net residential land in the service area, provided a total net residential area of 764 acres. The number of dwelling units anticipated in the sewer service area in the design year--1,427--divided by the anticipated net residential land area--764 acres--results in an overall net residential density of 1.9 dwelling units per acre.

In the Town of Pleasant Prairie Sanitary District No. 73-1 sewer service area, the total number of dwelling units anticipated--515--was determined by dividing the anticipated household population--1,300--by the anticipated average household size of 2.6 persons per dwelling, and adding 3 percent more units to account for housing vacancies. The net residential land anticipated in this sewer service area was determined by first identifying all developable land within the service area. Developable land was assumed to include all undeveloped land within the proposed sewer service area except environmental corridors, including wetlands, isolated natural areas, floodplains, and areas

(Footnote 1 continued on page 21)

PUBLIC REACTION TO PROPOSED SANITARY SEWER SERVICE AREAS

Three public hearings were held on the proposed sanitary sewer service areas for the City of Kenosha and its environs. The first hearing was held in the Town of Somers on November 12, 1985; the second in the Town of Pleasant Prairie on November 14, 1985; and the third in the City of Kenosha on November 21, 1985. These hearings were sponsored jointly by the Regional Planning Commission, the City of Kenosha, and the Towns of Somers and Pleasant Prairie. Summary minutes of these three public hearings are reproduced in Appendix A.

A review of the public hearing record indicates that seven substantive areas of concern were raised. These consist of the following:

1. The Wisconsin Electric Power Company (WEPCo) suggested that the boundary between the sewer service areas attendant to the City of Kenosha and Pleasant Prairie Sanitary District No. 73-1 treatment plants with respect to lands lying west of the Chicago & North Western Railway right-of-way, and east of the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way, be moved south from the initially proposed location through the center of U. S. Public Land Survey Section 28, Township 1 North, Range 22 East, to CTH ML along the south line of Section 28. The Town of Pleasant Prairie and the City of Kenosha concurred that this change should be made to reflect the ultimate development plans of the industrial park in this portion of the Town as proposed by the WEPCo.
2. The City of Kenosha and the Town of Pleasant Prairie jointly agreed that the boundary line between the service area attendant to the Pleasant Prairie Utility District D sewage treatment facility and the Kenosha

(footnote 1 continued)

covered by soils poorly suited for urban development with sewer service. Developable land in the sewer service area totaled 1,500 acres. In order to provide flexibility to the community in determining the spatial distribution of new urban development and in order to facilitate operation of the urban land market, it was assumed that only 80 percent of the developable land--1,200 acres--would actually be developed for urban purposes by the design year of the plan. It was further assumed that 60 percent of the land to be developed, or 720 acres, would be allocated to "gross" residential uses, the remaining 40 percent being allocated to other urban uses. Of the 720 acres allocated to "gross" residential uses, it was assumed that streets would occupy 23 percent of the area, leaving the remaining 77 percent, or 554 acres, for new "net" residential development.

This area, added to the 166 acres of existing net residential land in the service area, provided a total net residential area of 720 acres. The number of dwelling units anticipated in the sewer service area in the design year--515--divided by the anticipated net residential land area--720 acres--results in an overall net residential density of 0.7 dwelling unit per acre.

The net residential density for the combined refined City of Kenosha and environs sewer service area--4.4--was determined by dividing the total number of dwelling units in the combined sewer service area in the design year--58,850--by the net residential land area anticipated in the combined sewer service area--13,378 acres--in the design year.

sewage treatment facility north of STH 50 and west of the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way be adjusted to reflect an alignment along that right-of-way rather than an alignment approximately 1,500 feet west of that right-of-way.

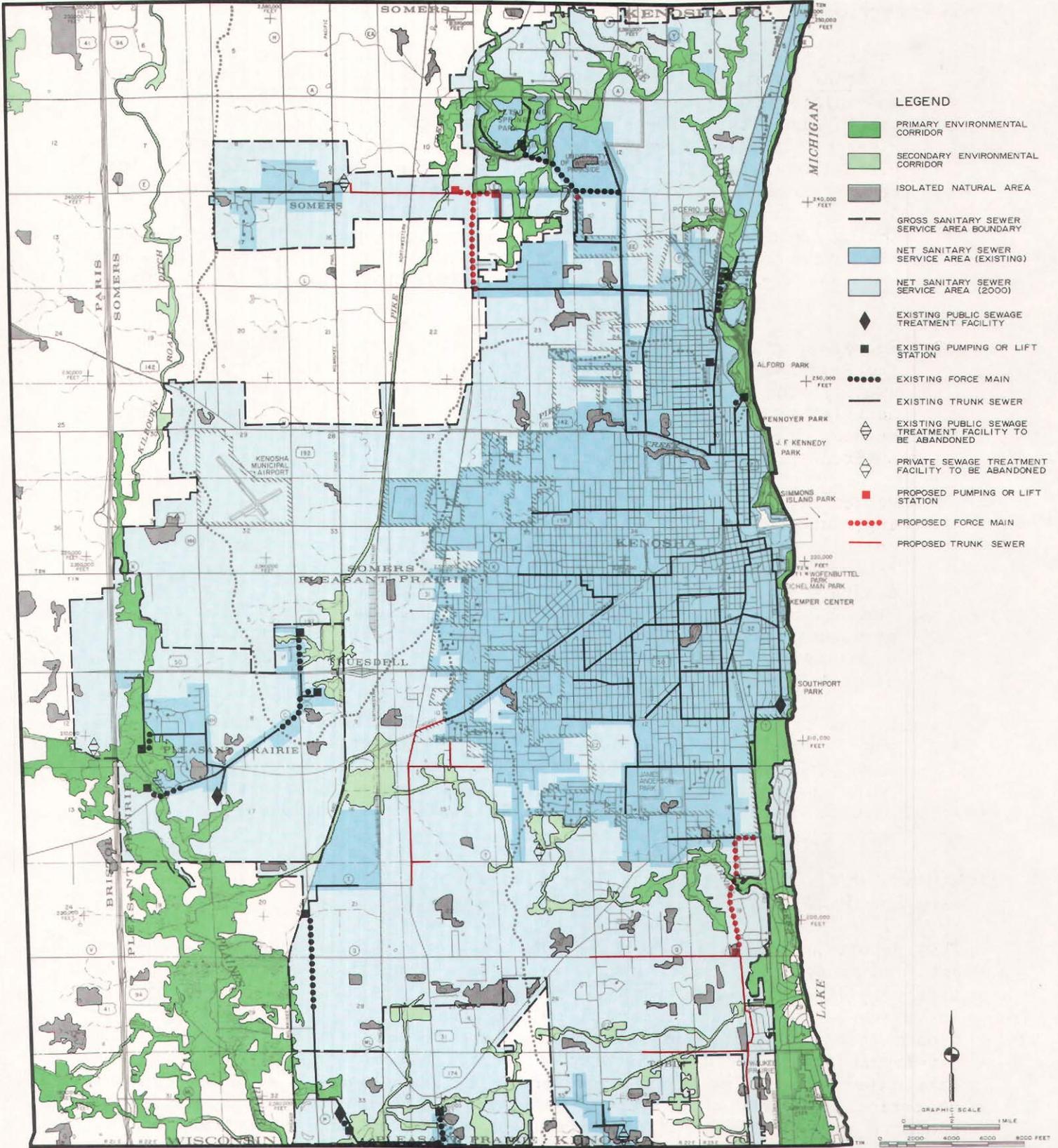
3. A private owner of lands located north of STH 50 and west of STH 192 indicated a preference for the inclusion within the Pleasant Prairie Utility District D service area of all of the lands fronting on STH 50 west of STH 192, as opposed to the proposal presented at the public hearing that would place some of the lands fronting on STH 50 in the Kenosha sewer service area, with the remainder of the lands in the Pleasant Prairie Utility District D service area. Subsequent to the hearing, the Town of Pleasant Prairie and the City of Kenosha conferred on this particular matter and agreed that the boundary between the two sewer service areas should remain as proposed at the public hearing.
4. The City of Kenosha and the Town of Pleasant Prairie jointly agreed that the boundary line between the service area attendant to the Pleasant Prairie Utility District D sewage treatment facility, and the Kenosha sewage treatment facility attendant to lands south of CTH K in U. S. Public Land Survey Section 6, Township 1 North, Range 22 East, should be adjusted in such a way as to place all developable lands east of the primary environmental corridor along the Kilbourn Road Ditch within the Kenosha sewer service area.
5. The City of Kenosha and the Town of Somers agreed that additional lands located south of STH 158, east of the Kilbourn Road Ditch, north of CTH K, and west of the subcontinental divide in U. S. Public Land Survey Sections 31 and 32, Township 2 North, Range 22 East, should be added to the Kenosha sanitary sewer service area.
6. Responding to landowner concerns over failing onsite septic tank sewage disposal systems, the Town of Somers requested that additional lands along CTH EA north of STH 142 be added to the proposed Kenosha sanitary sewer service area.
7. Responding to landowner concerns over failing onsite septic tank sewage disposal systems, the Town of Somers requested that additional lands along STH 31 and 16th Place be added to the proposed Kenosha sanitary sewer service area.

Based upon the comments made at the public hearings, and taking into account the agreements reached by the Town Boards of the Towns of Somers and Pleasant Prairie and the Common Council of the City of Kenosha, the preliminary sewer service areas as indicated on Map 5 were revised. The revised year 2000 sanitary sewer service area tributary to the three treatment plants involved--the Kenosha, Pleasant Prairie Utility District D, and Pleasant Prairie Sanitary District No. 73-1 treatment plants--is shown on Map 6. The combined sanitary sewer service area totals about 60 square miles, or 61 percent of the total study area of 98 square miles. The area would accommodate a plan year 2000 resident population of about 138,000 persons, resulting in a density of about 4.4 dwelling units per net residential acre.

Detailed delineations of the final City of Kenosha and environs sanitary sewer service areas and environmentally significant lands within those areas are shown on a series of aerial photographs reproduced as Map 7, beginning on page 27 and continuing through page 56 of this report.

Map 6

POST-PUBLIC HEARING CITY OF KENOSHA AND ENVIRONS SANITARY SEWER SERVICE AREAS



Source: SEWRPC.

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 Kenosha; by the Town Boards of the Towns of Bristol, Pleasant Prairie, and Somers as towns having lands affected by the planned sewer service area; by the governing body of the Town of Pleasant Prairie Sewer Utility District D and the Town of Pleasant Prairie Sanitary District No. 73-1; and by the Kenosha County Planning and Zoning Administration as the county planning agency having joint responsibilities with the Towns for planning and zoning and otherwise regulating the development of lands in the study area outside the corporate limits of the City of Kenosha.
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 Kenosha and environs sanitary sewer service areas as shown on Maps 6 and 7. In particular, steps should be taken to ensure that those lands identified as being environmentally significant in this report are properly zoned to reflect a policy of retaining such lands, insofar as possible, in essentially natural, open uses.
4. Review by the City of Kenosha and Towns of Bristol, Pleasant Prairie, and Somers and Town of Pleasant Prairie Sewer Utility District D and Town of Pleasant Prairie Sanitary District No. 73-1 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 areas.

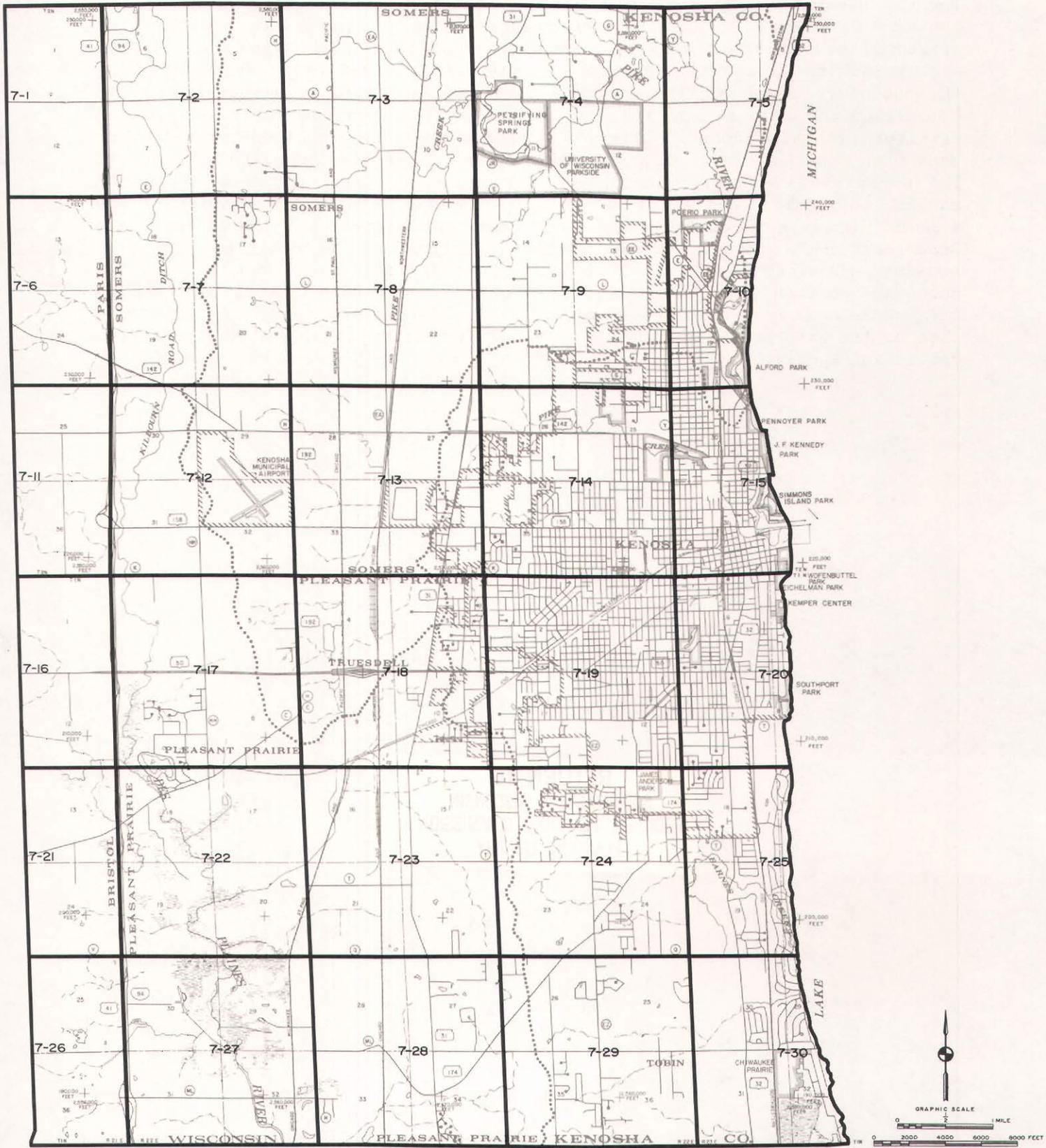
SUBSEQUENT REFINEMENTS TO THE CITY OF KENOSHA AND ENVIRONS SEWER SERVICE AREAS

This report presents refined sewer service areas for the City of Kenosha and environs study area. The refined sewer service areas were delineated cooperatively by the units and agencies of government concerned, and were subjected to review at an intergovernmental meeting and public hearings. It is envisioned that the delineated sewer service areas will accommodate all new urban development anticipated in the City of Kenosha and environs 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 relate to the amount and spatial distribution of

new urban development requiring sewer service. Should it be determined by the City of Kenosha, the Towns of Bristol, Pleasant Prairie, or Somers, or the Town of Pleasant Prairie Sewer Utility District D or Town of Pleasant Prairie Sanitary District No. 73-1 that amendments to the sewer service area plan as presented herein are necessary, the City or Towns should request the Southeastern Wisconsin Regional Planning Commission for assistance in undertaking the technical work required to 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 intergovernmental 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 local unit or agency of government concerned and by the Southeastern Wisconsin Regional Planning Commission prior to certification to the Wisconsin Department of Natural Resources and U. S. Environmental Protection Agency.

Map 7

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



Source: SEWRPC.

Map 7-1

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 1 and 12
Township 2 North, Range 21 East



LEGEND

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA



Map 7-2

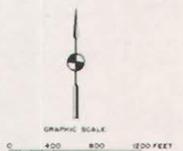
ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR
THE CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 2 North, Range 22 East



LEGEND

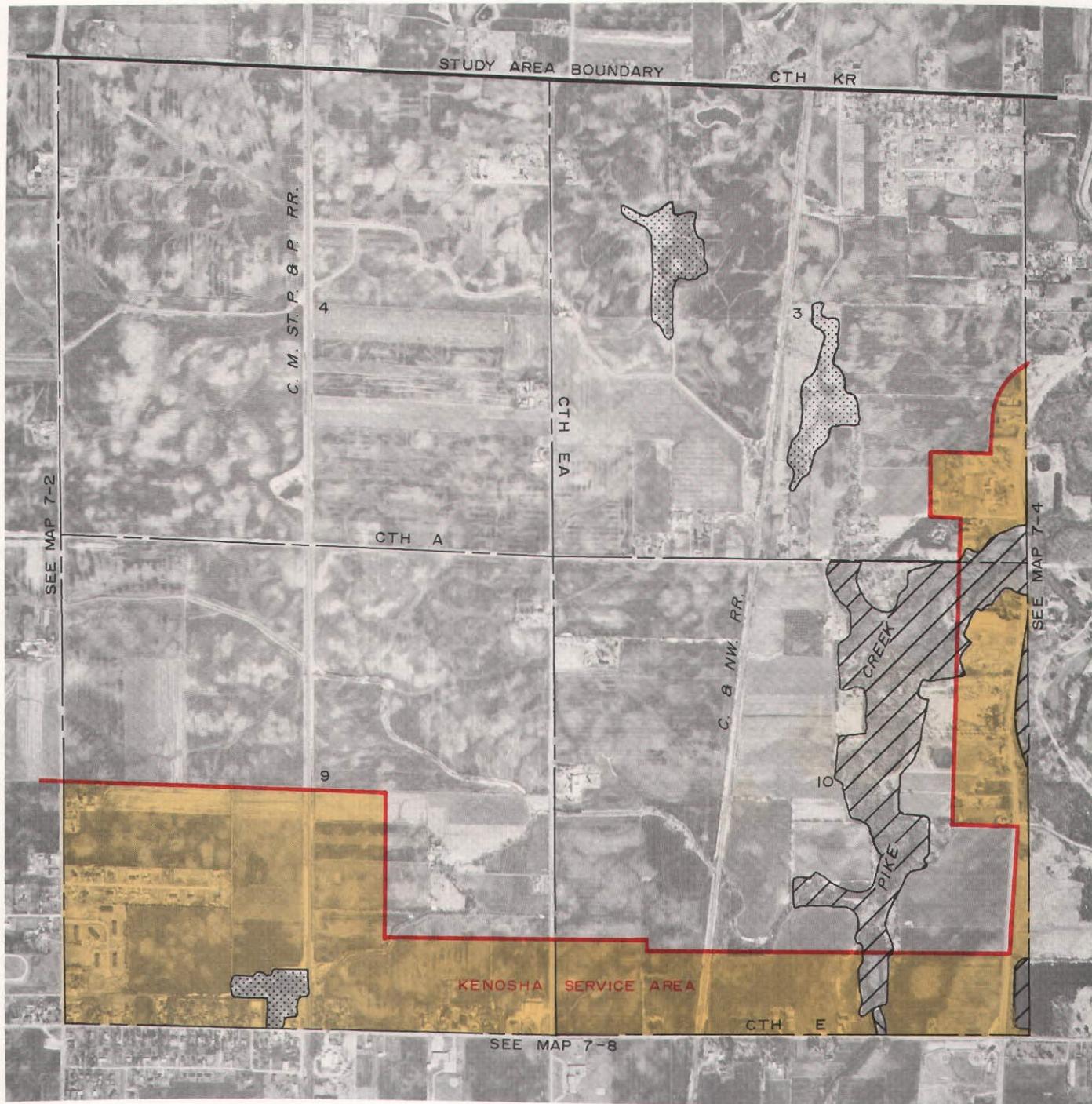
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Map 7-3

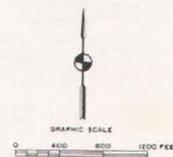
ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR
THE CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 2 North, Range 22 East



LEGEND

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

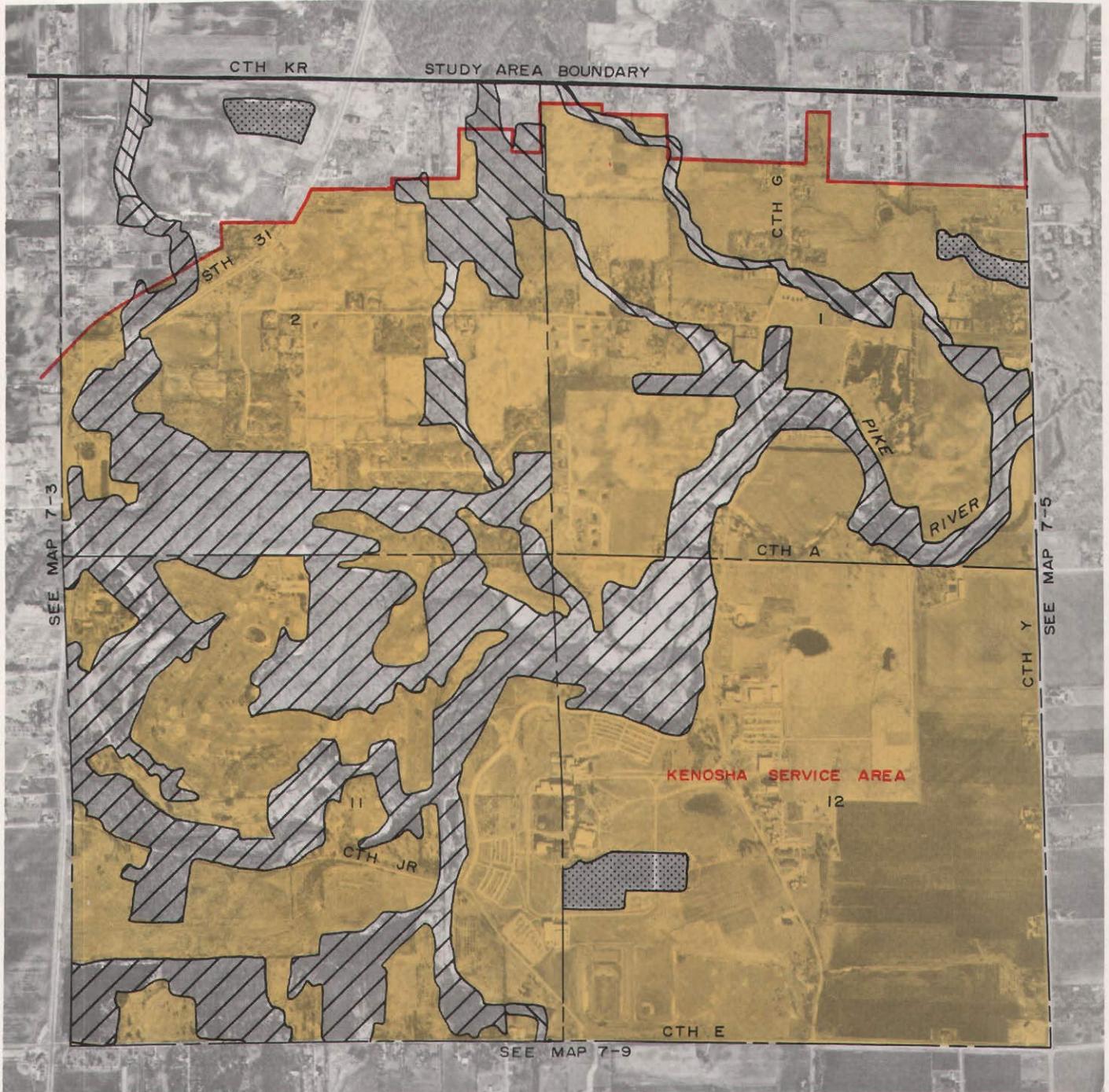


Source: SEWRPC.

Map 7-4

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

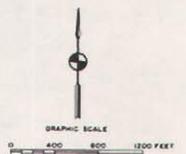
U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 2 North, Range 22 East



LEGEND

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

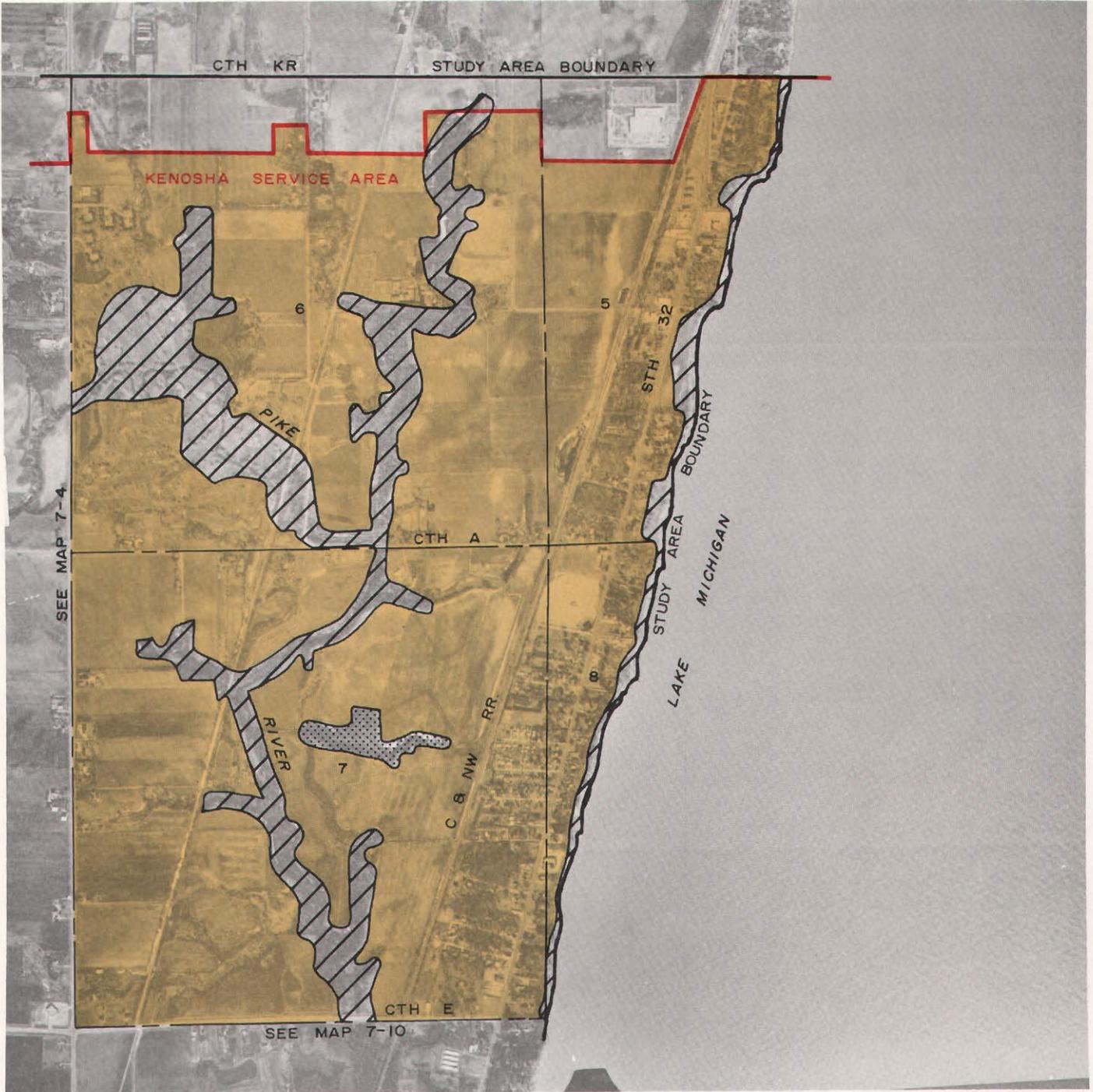
Source: SEWRPC.



Map 7-5

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

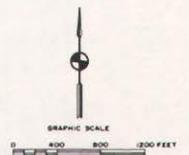
U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 2 North, Range 23 East



LEGEND

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

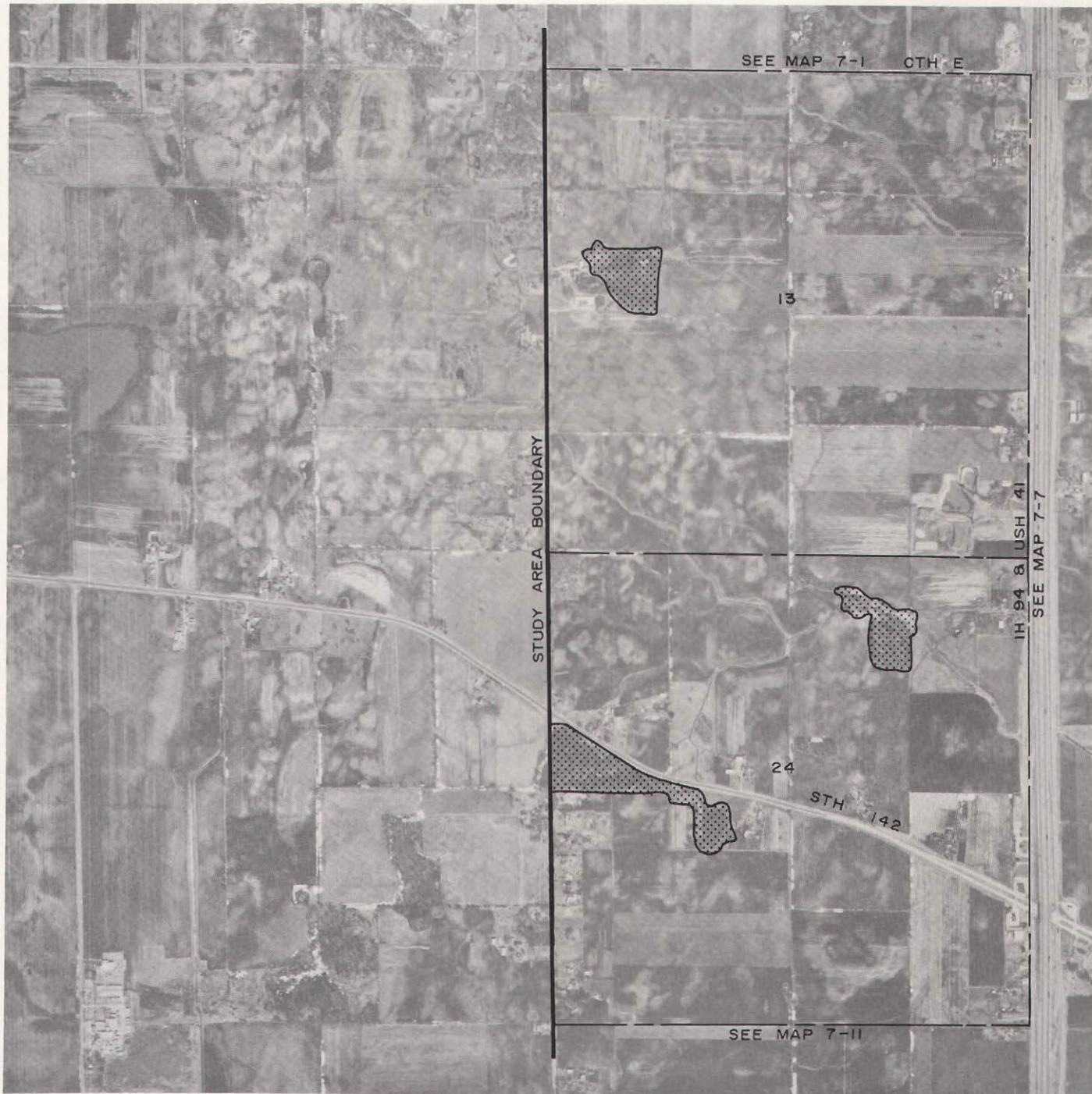
Source: SEWRPC.



Map 7-6

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 13 and 24
Township 2 North, Range 21 East



LEGEND

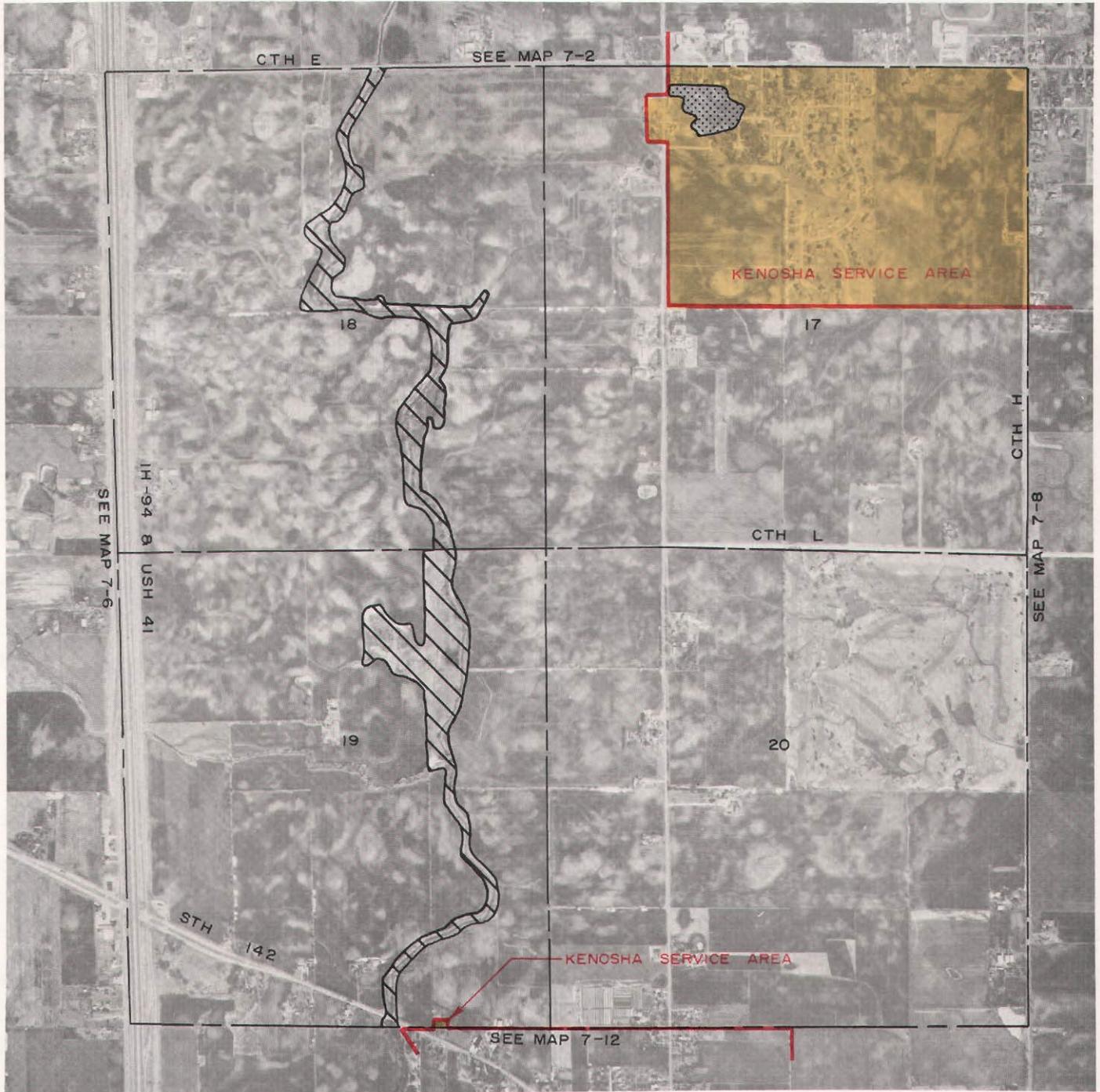
 ISOLATED NATURAL AREA



Map 7-7

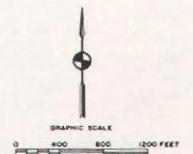
ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR
THE CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 17, 18, 19, and 20
Township 2 North, Range 22 East



LEGEND

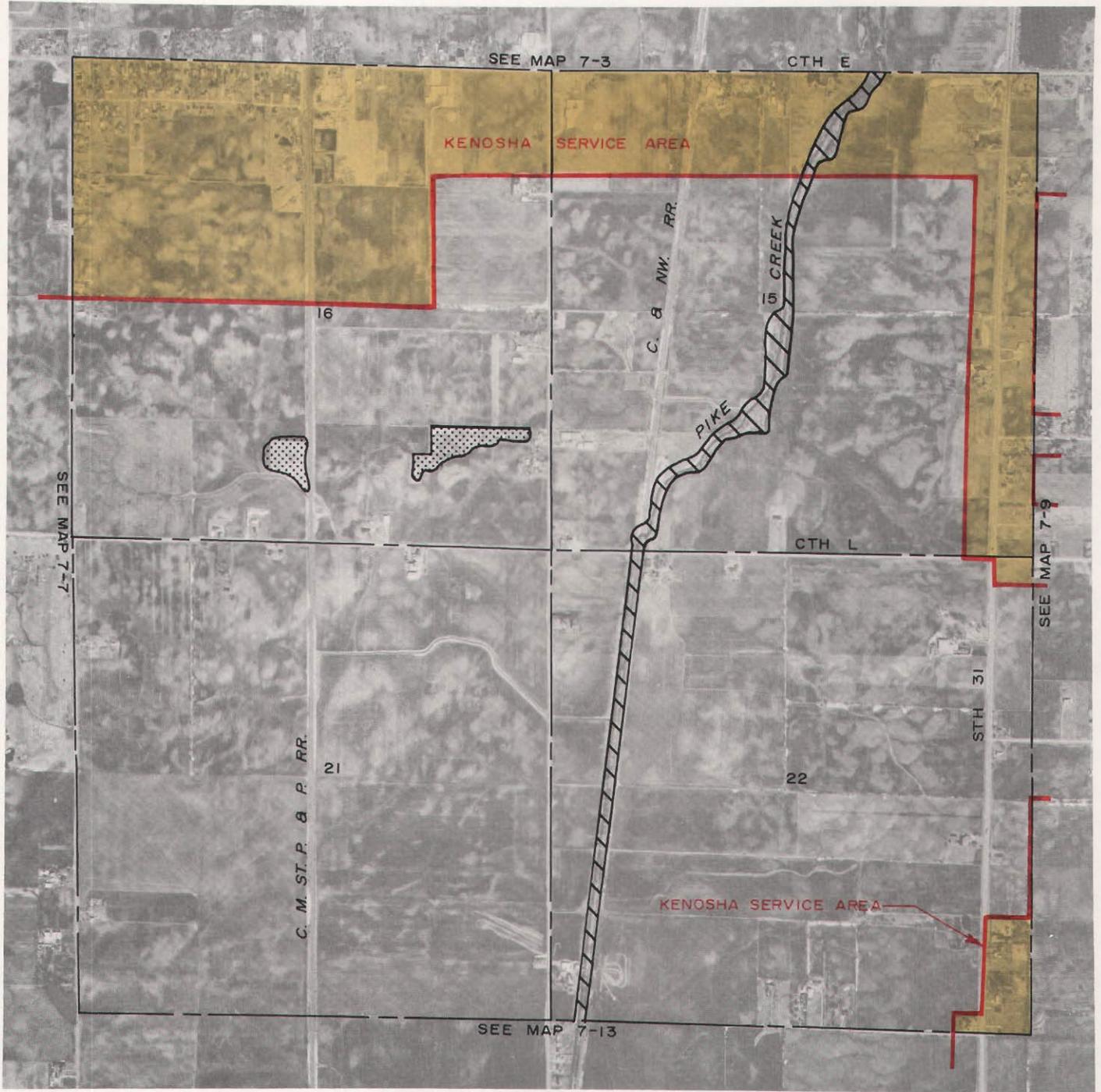
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Source: SEWRPC.

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

U. S. Public Land Survey Sections 15, 16, 21, and 22
Township 2 North, Range 22 East



LEGEND

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

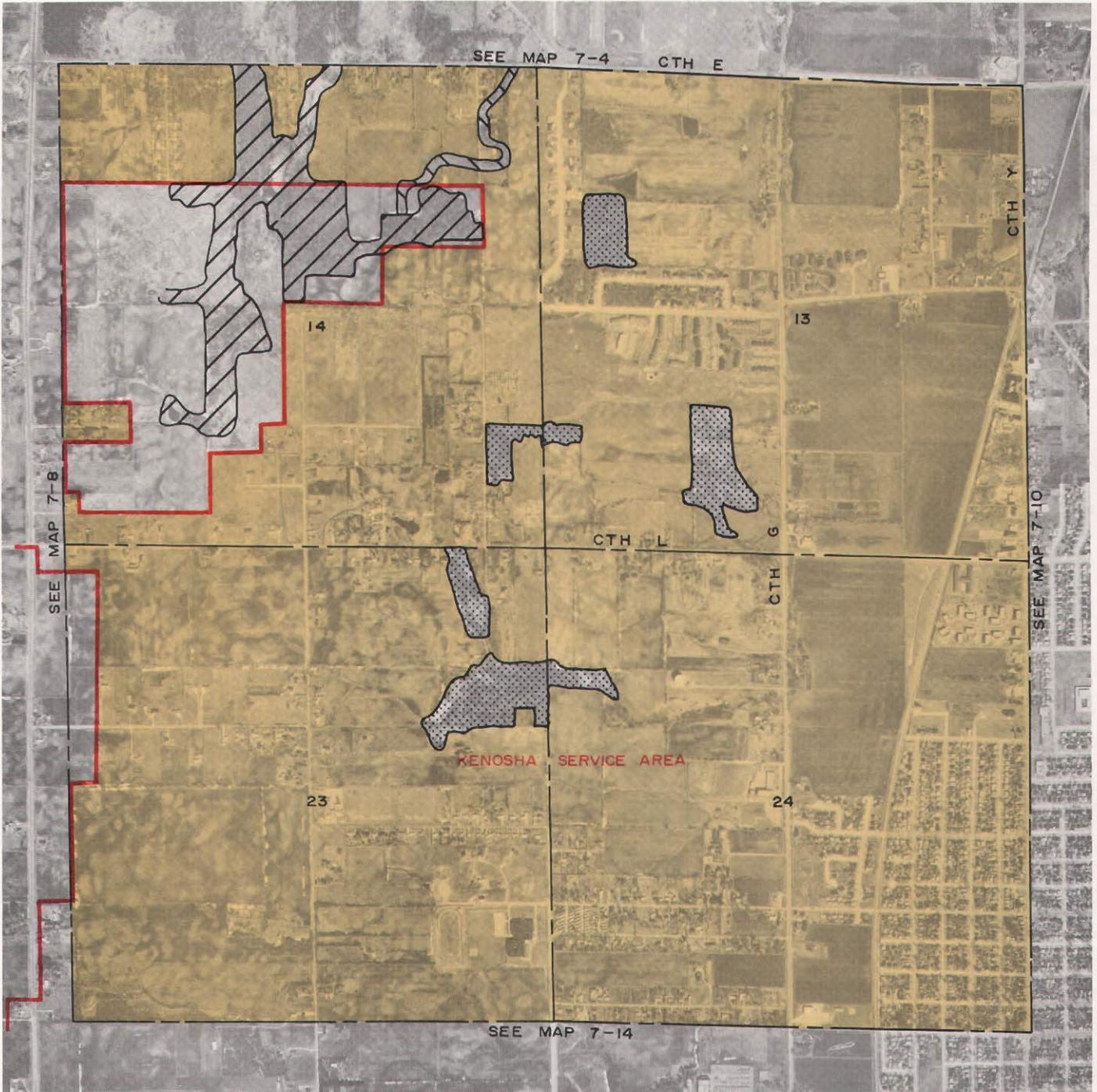


Source: SEWRPC.

Map 7-9

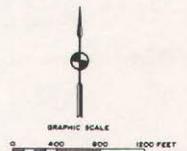
ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR
THE CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 13, 14, 23, and 24
Township 2 North, Range 22 East



LEGEND

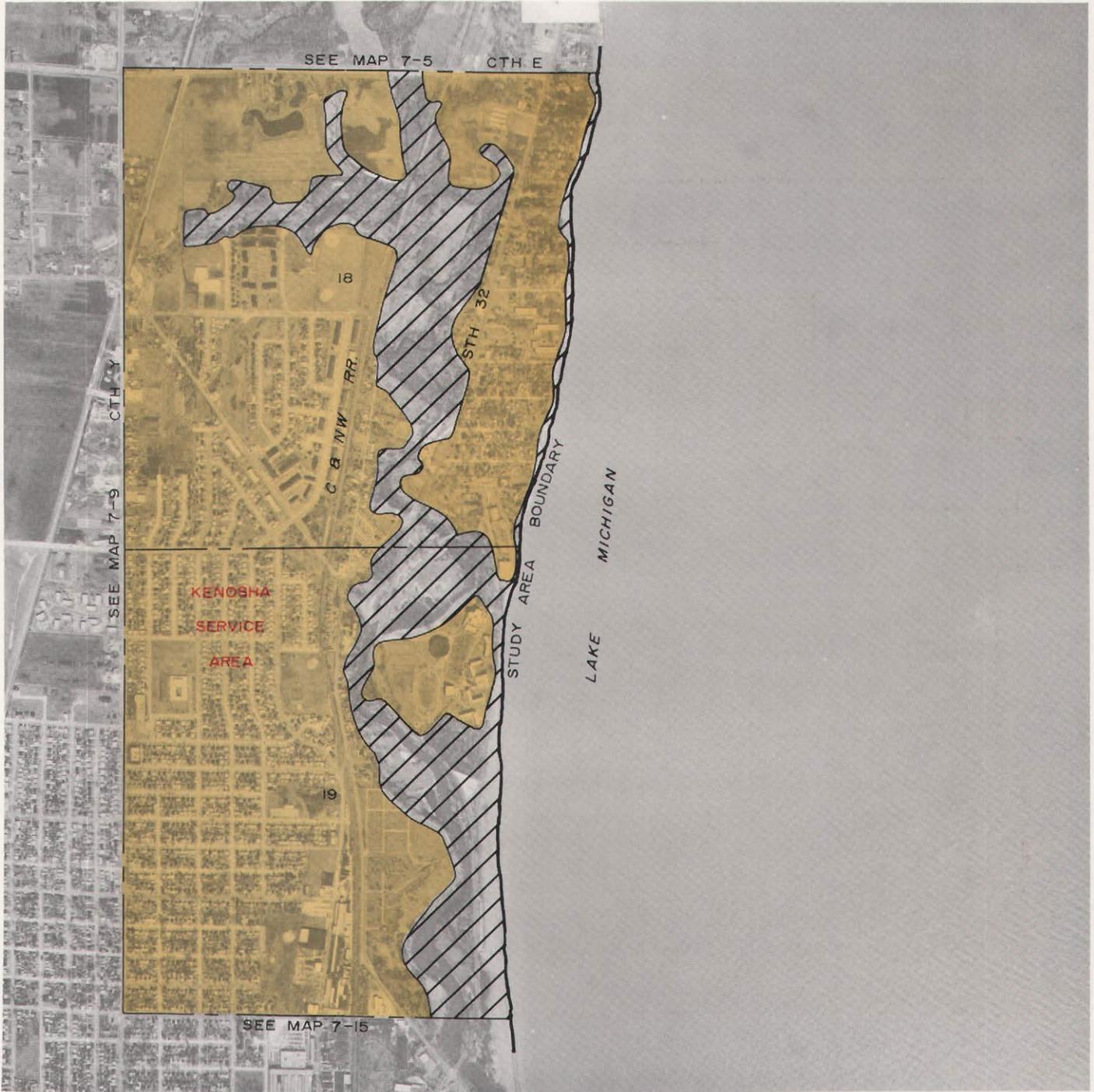
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Source: SEWRPC.

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

U. S. Public Land Survey Sections 17, 18, and 19
Township 2 North, Range 23 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  PLANNED SANITARY SEWER SERVICE AREA



Source: SEWRPC.

Map 7-11

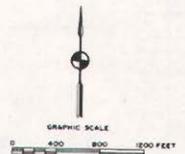
ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 25 and 36
Township 2 North, Range 21 East



LEGEND

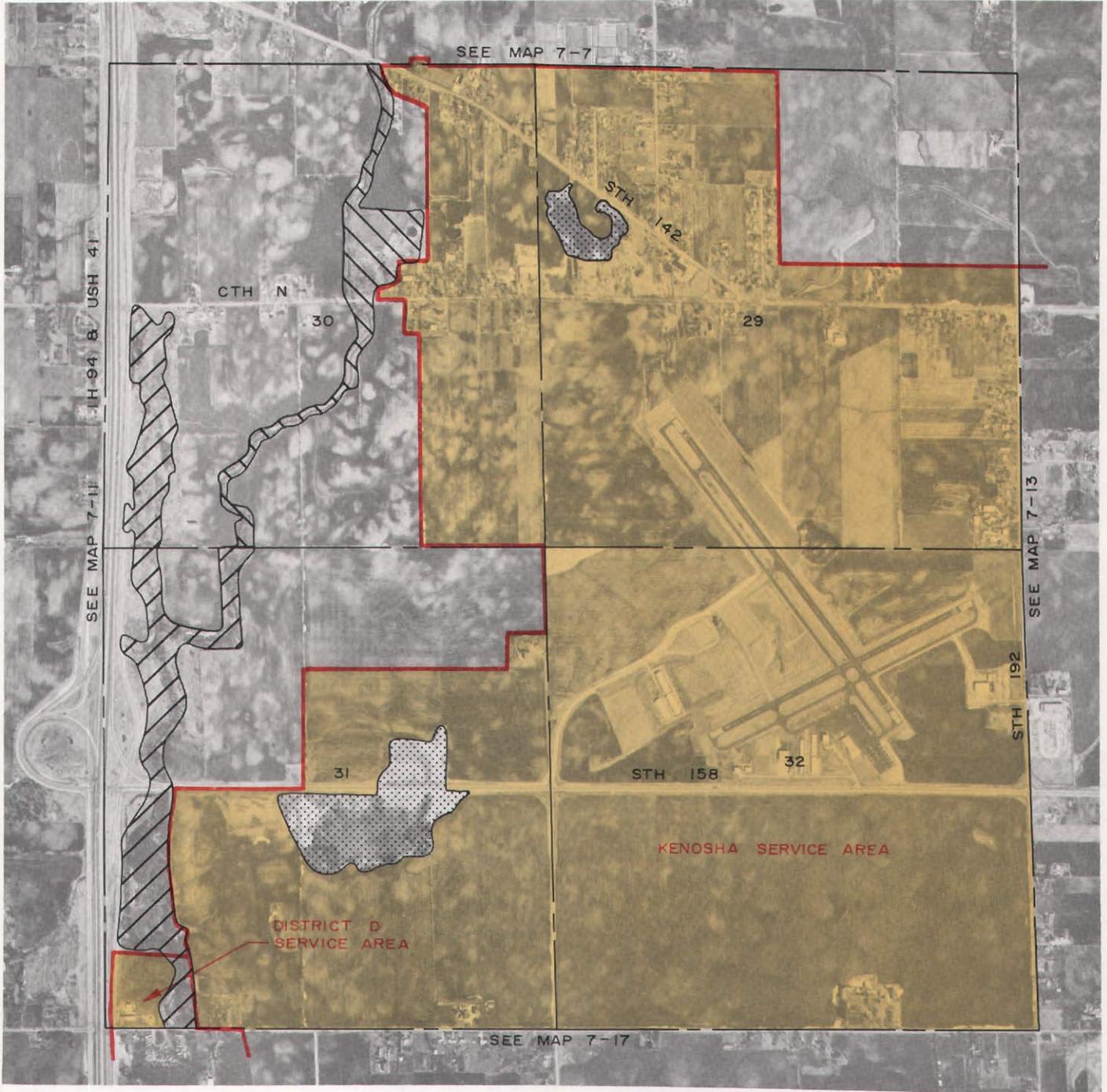
 ISOLATED NATURAL AREA



Source: SEWRPC.

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

U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 2 North, Range 22 East



LEGEND

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

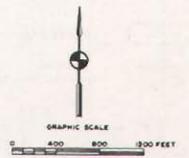
Map 7-13

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

U. S. Public Land Survey Sections 27, 28, 33, and 34
 Township 2 North, Range 22 East



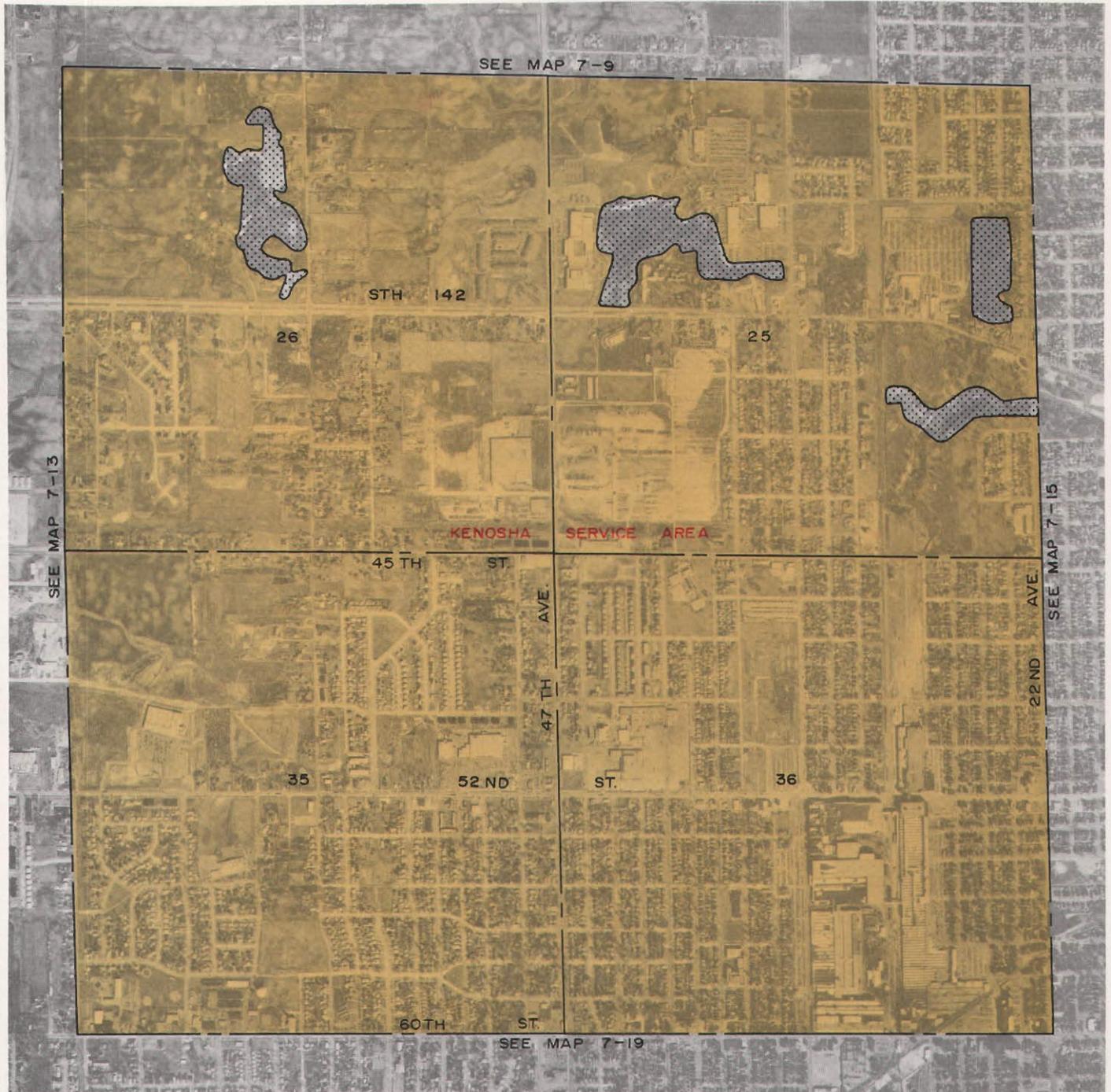
- LEGEND
-  SECONDARY ENVIRONMENTAL CORRIDOR
 -  ISOLATED NATURAL AREA
 -  PLANNED SANITARY SEWER SERVICE AREA
 -  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Map 7-14

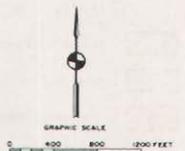
ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR
THE CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 2 North, Range 22 East



LEGEND

-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA

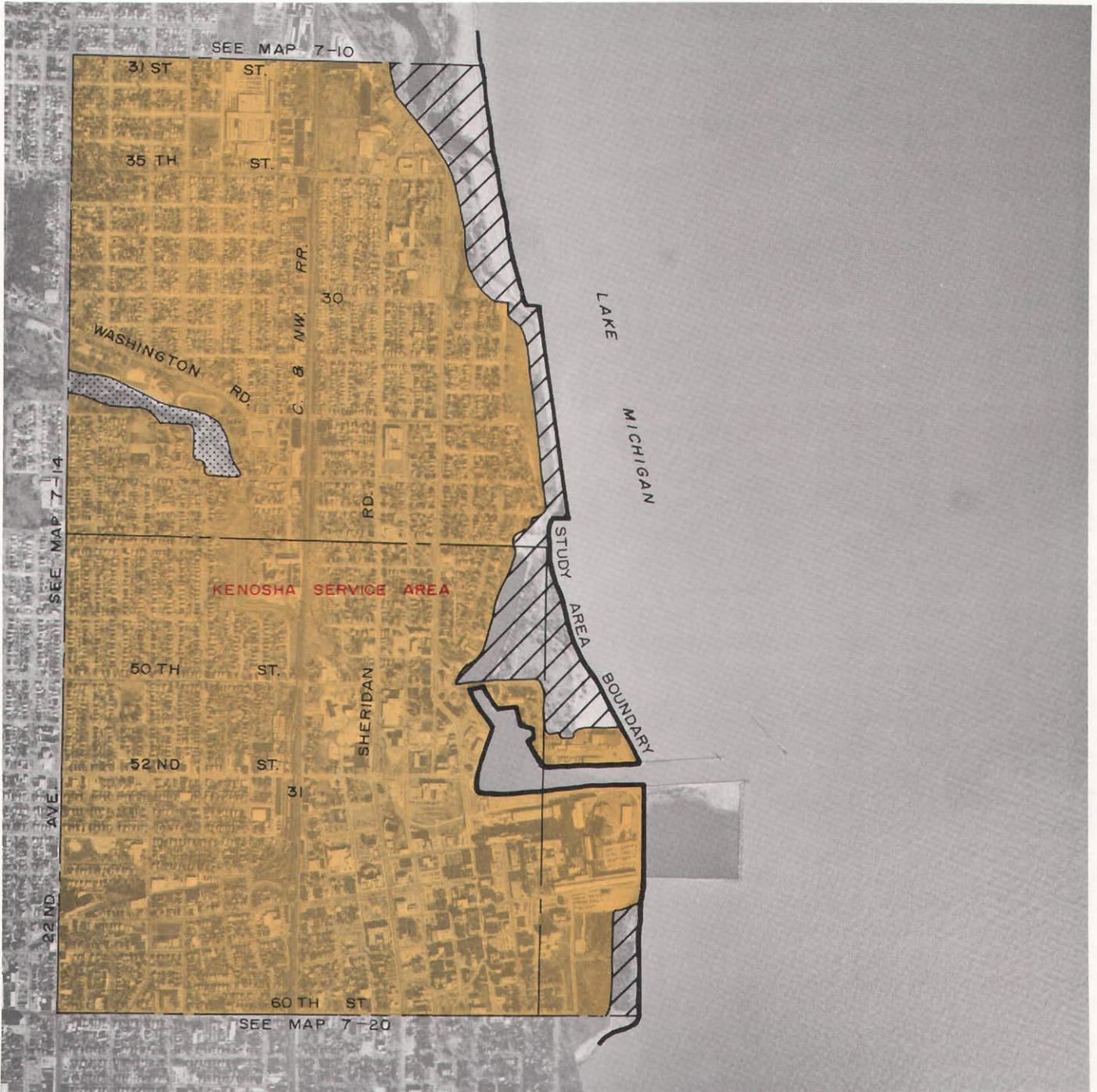


Source: SEWRPC.

Map 7-15

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

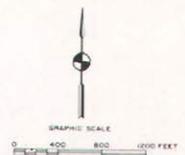
U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 2 North, Range 23 East



LEGEND

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

Source: SEWRPC.



Map 7-16

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

U. S. Public Land Survey Sections 1 and 12
Township 1 North, Range 21 East



LEGEND

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

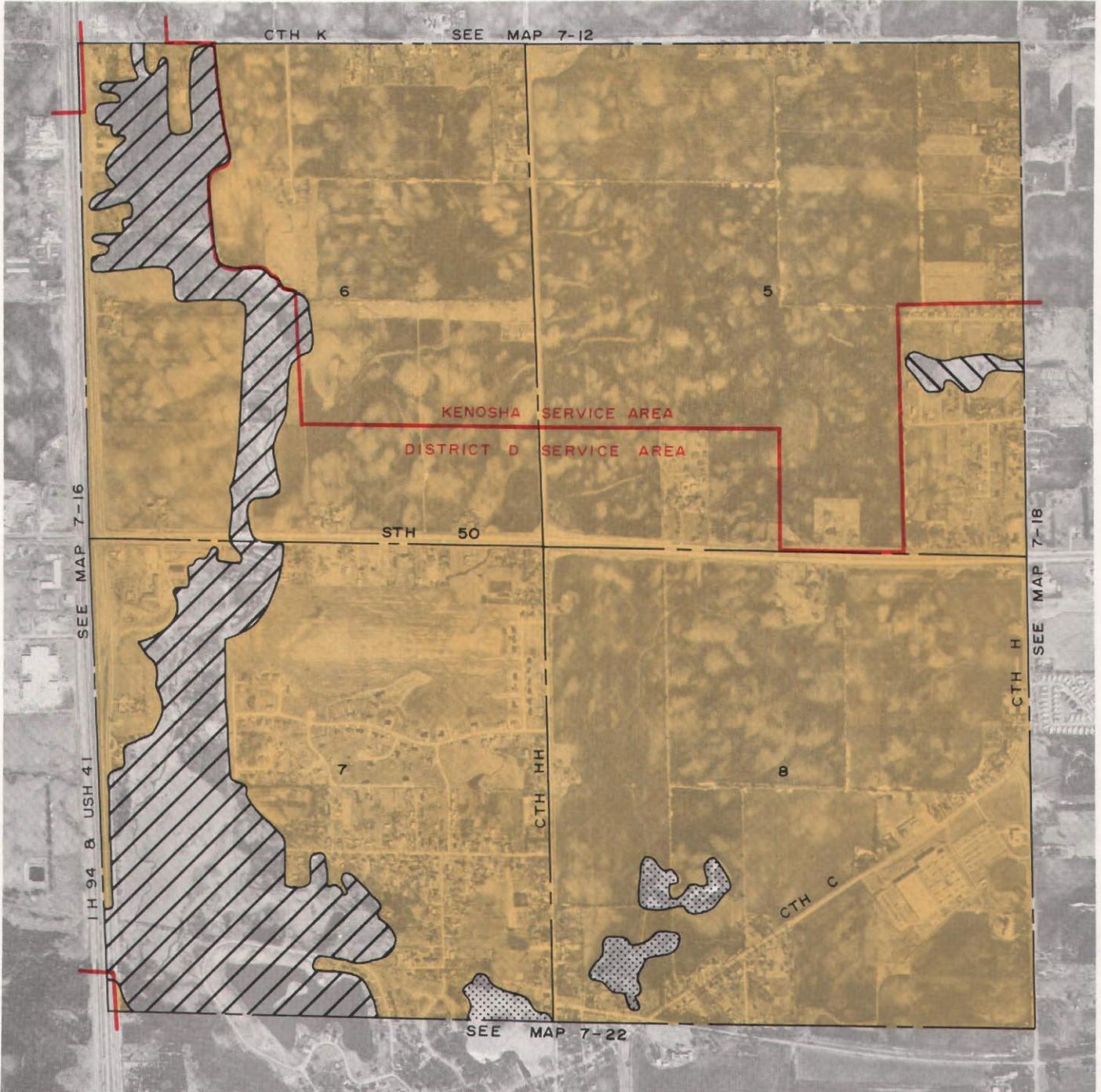
Source: SEWRPC.



Map 7-17

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

U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 1 North, Range 22 East



LEGEND

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

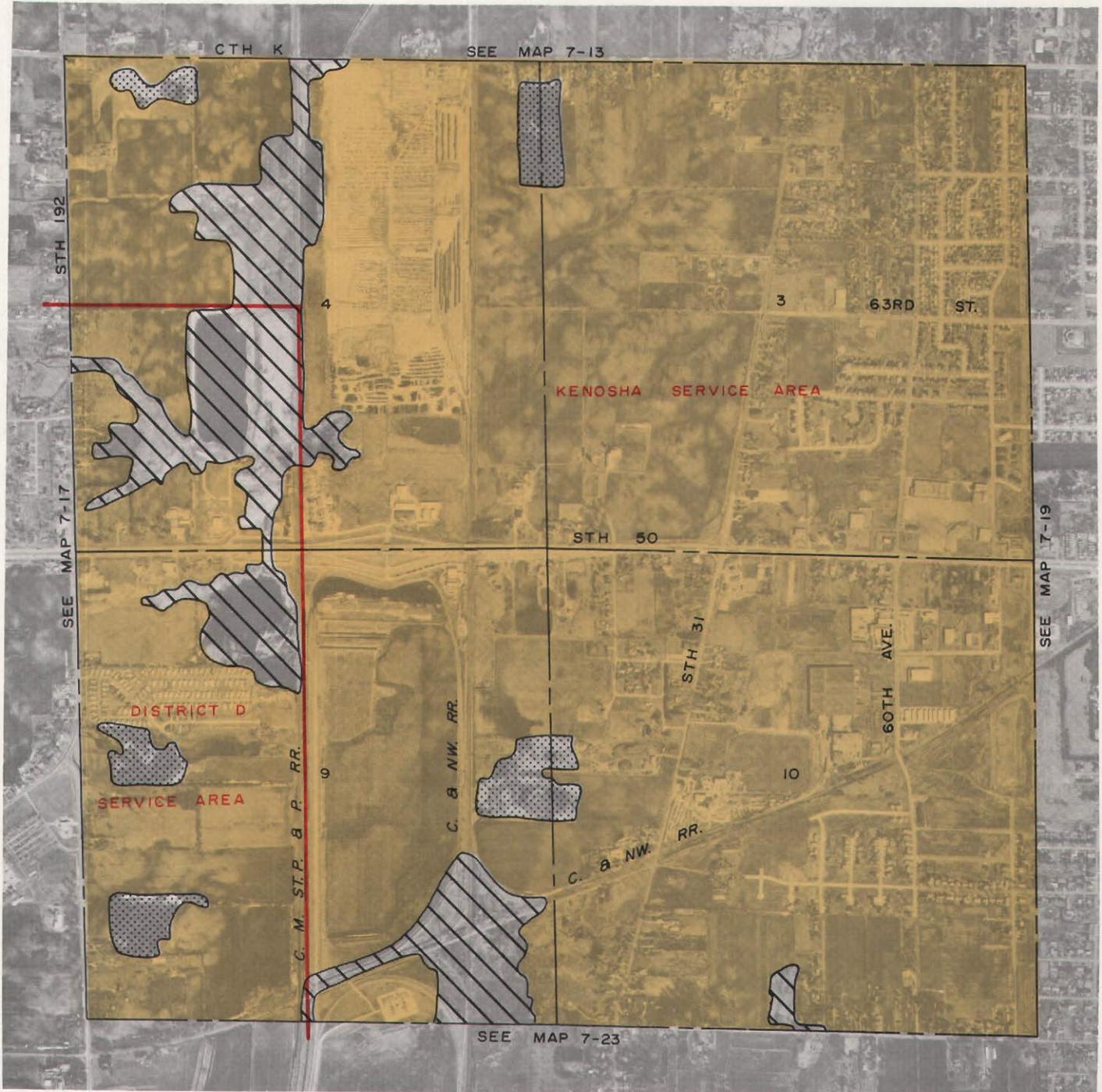


Source: SEWRPC.

Map 7-18

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

U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 1 North, Range 22 East



LEGEND

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



Source: SEWRPC.

Map 7-19

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

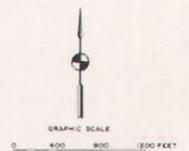
U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 1 North, Range 22 East



LEGEND

-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA

Source: SEWRPC.



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

U. S. Public Land Survey Sections 5, 6, 7, and 8
 Township 1 North, Range 23 East



LEGEND

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

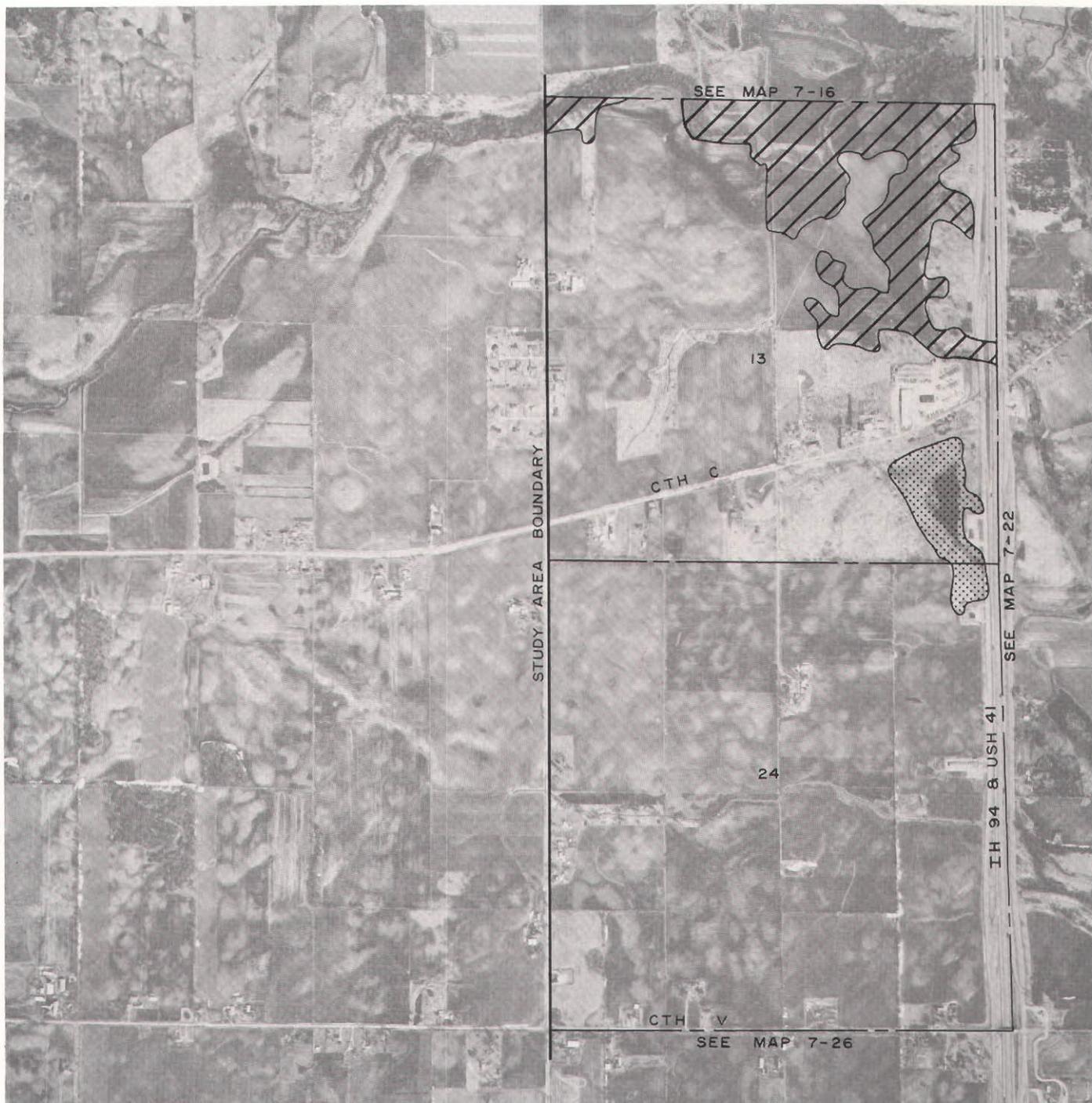


Source: SEWRPC.

Map 7-21

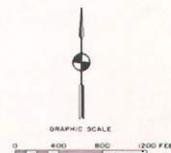
ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 13 and 24
Township 1 North, Range 21 East



LEGEND

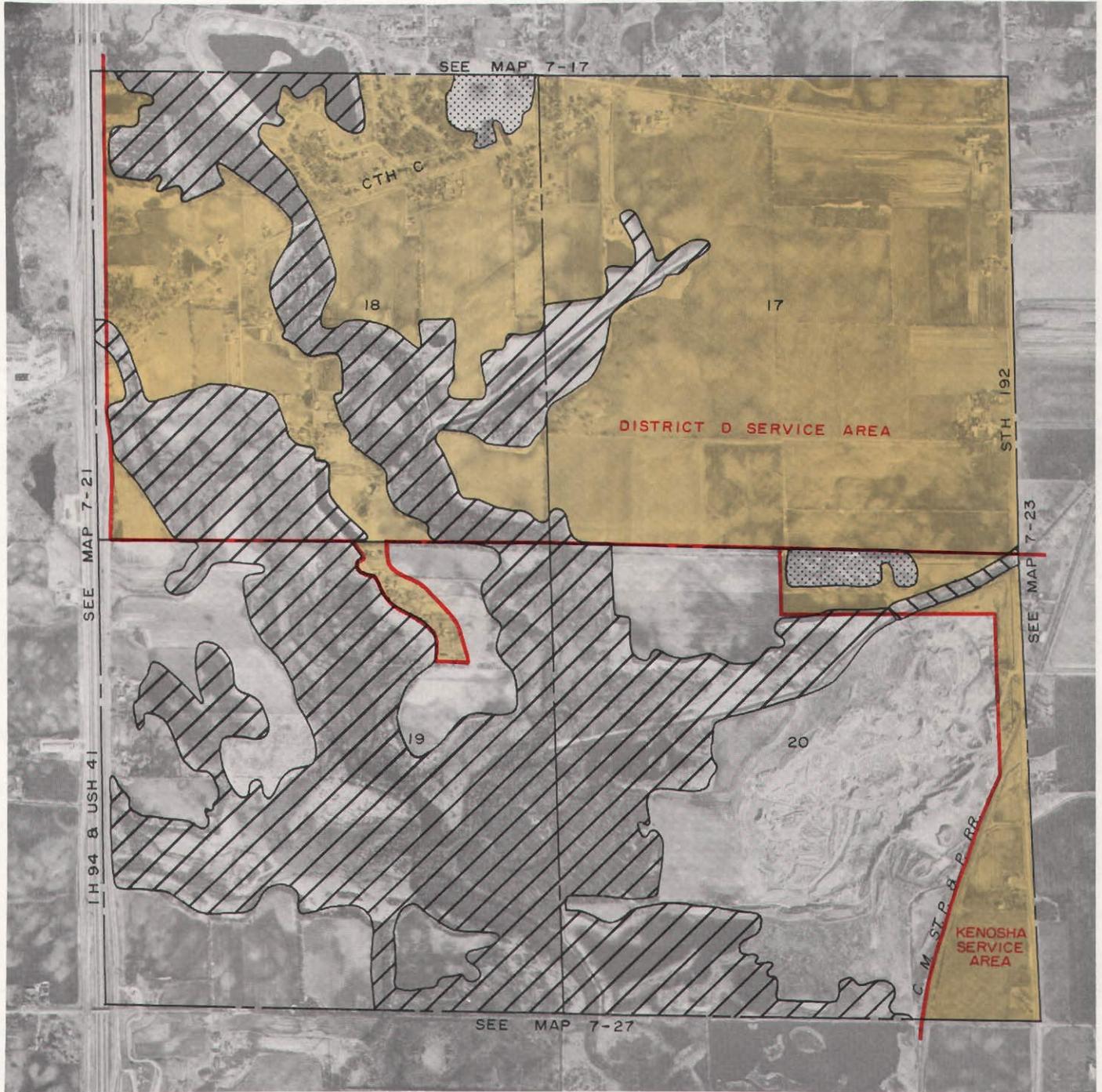
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA



Source: SEWRPC.

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

U. S. Public Land Survey Sections 17, 18, 19, and 20
Township 1 North, Range 22 East



LEGEND

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

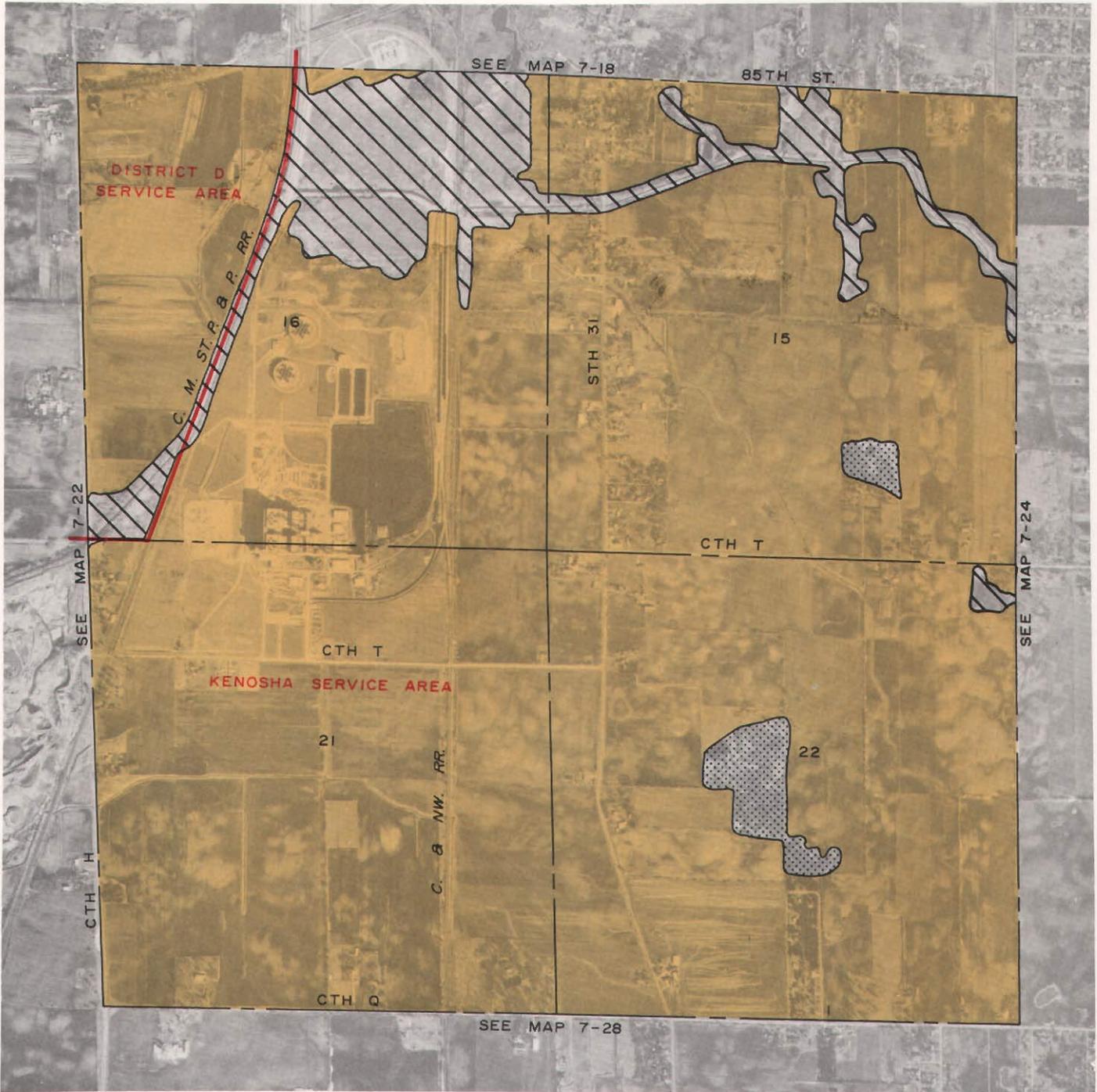
Source: SEWRPC.



Map 7-23

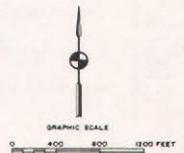
ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR
THE CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 15, 16, 21, and 22
Township 1 North, Range 22 East



LEGEND

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

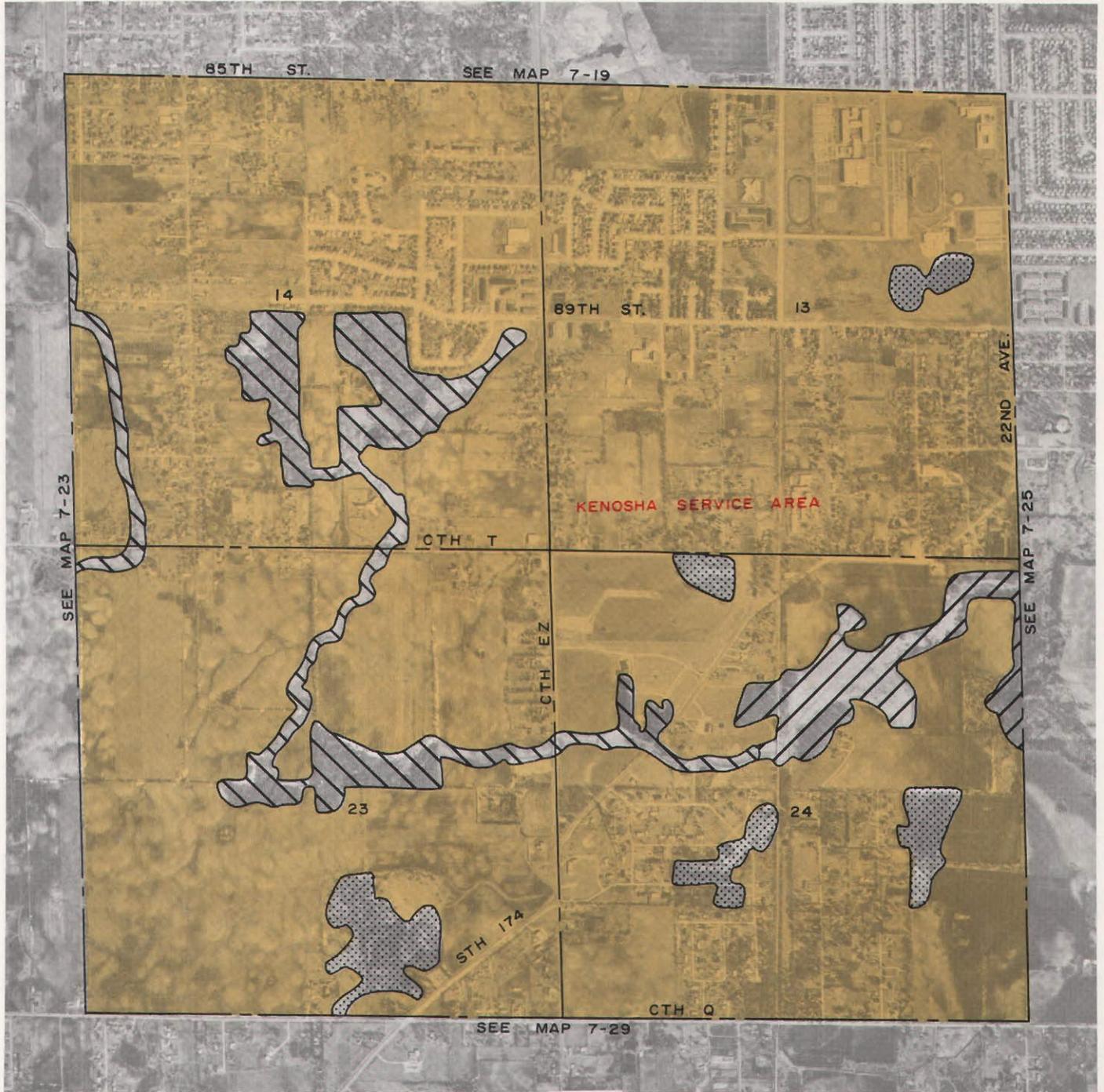


Source: SEWRPC.

Map 7-24

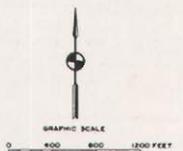
ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR
THE CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 13, 14, 23, and 24
Township 1 North, Range 22 East



LEGEND

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



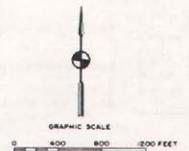
ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR
THE CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 17, 18, 19, and 20
Township 1 North, Range 23 East



LEGEND

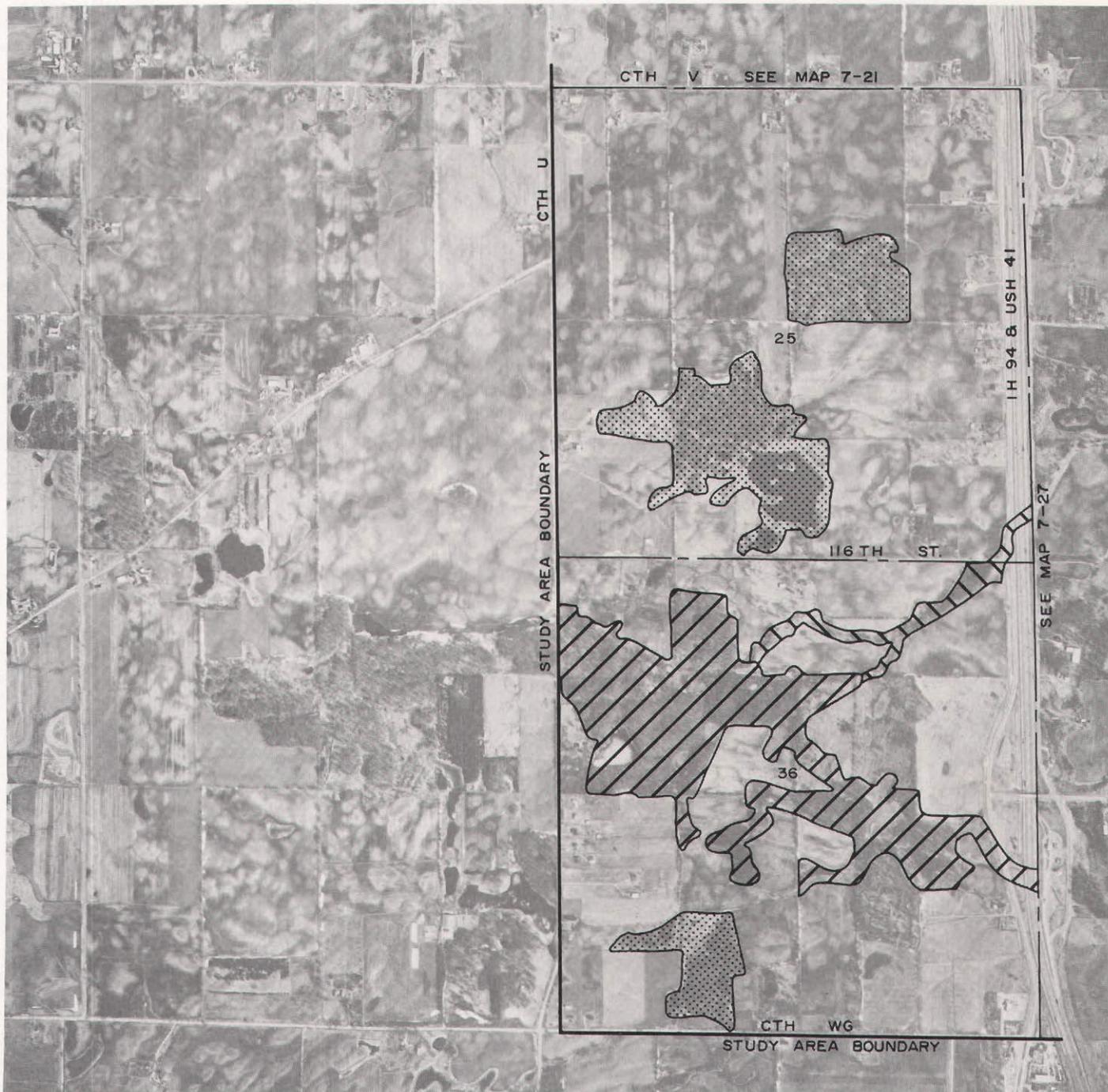
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Source: SEWRPC.

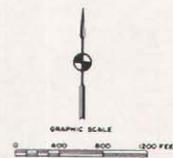
ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 25 and 36
Township 1 North, Range 21 East



LEGEND

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

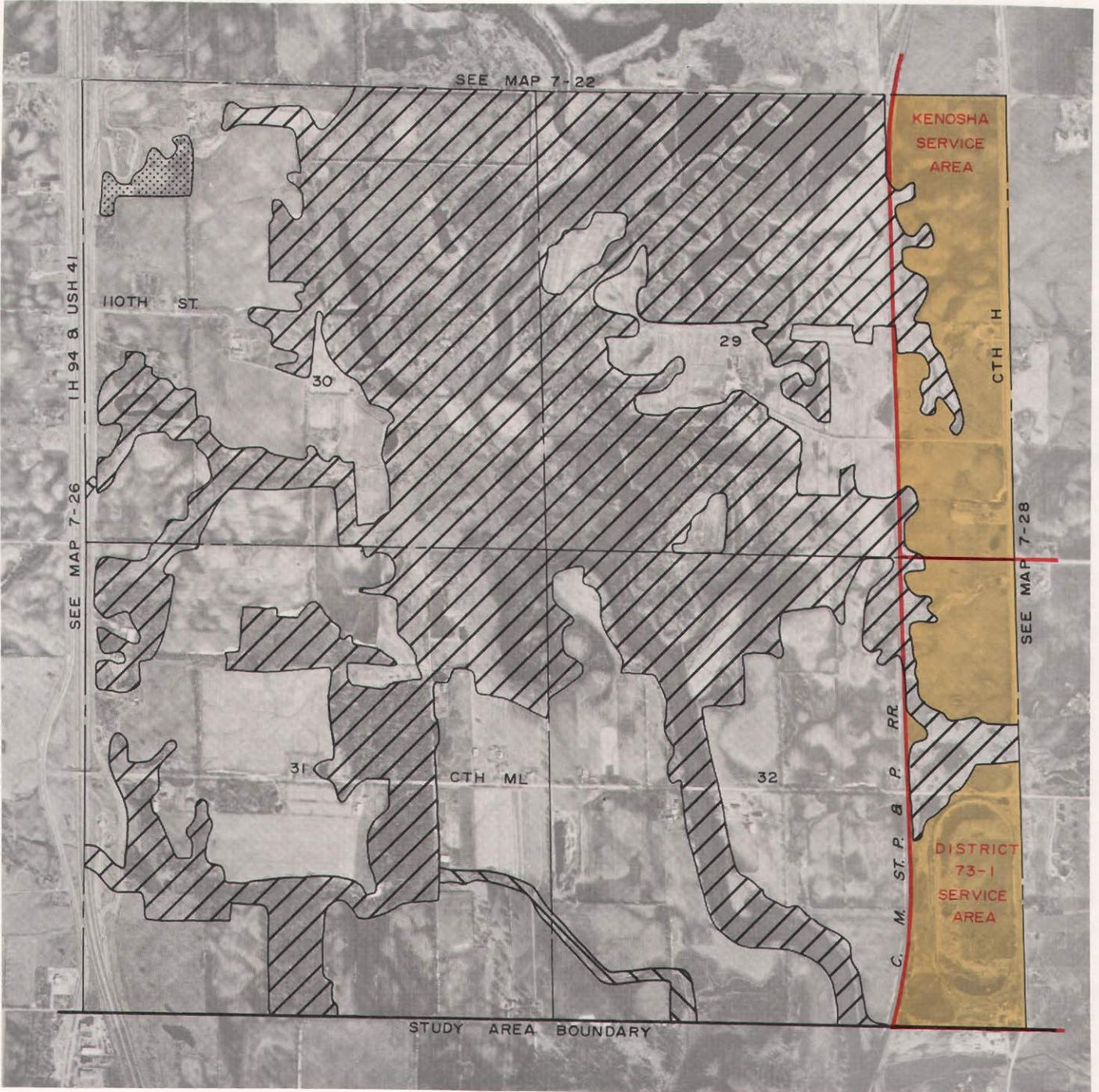


Source: SEWRPC.

Map 7-27

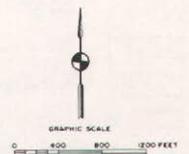
ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR
THE CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 1 North, Range 22 East



LEGEND

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

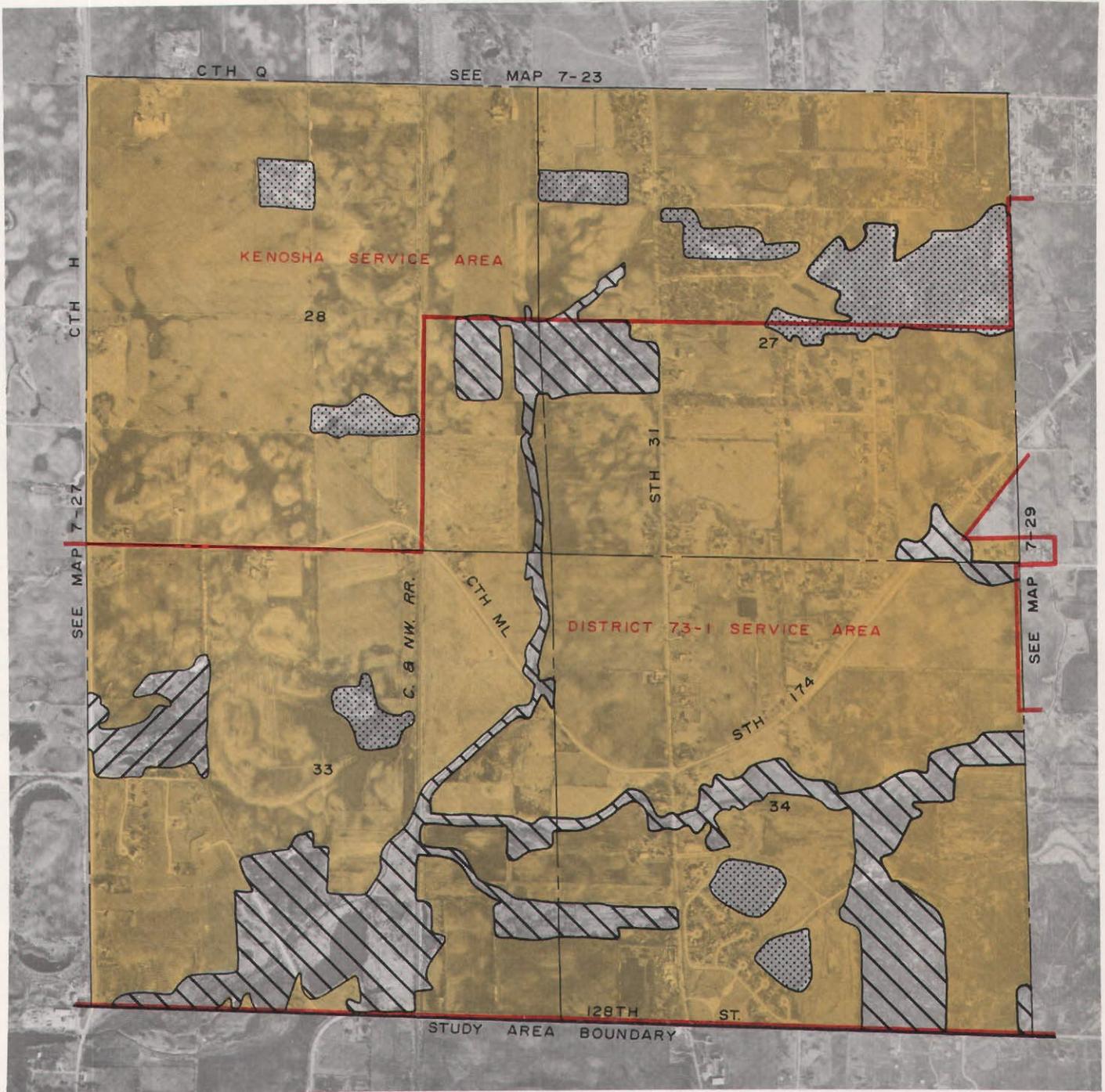


Source: SEWRPC.

Map 7-28

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

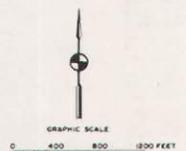
U. S. Public Land Survey Sections 27, 28, 33, and 34
 Township 1 North, Range 22 East



LEGEND

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

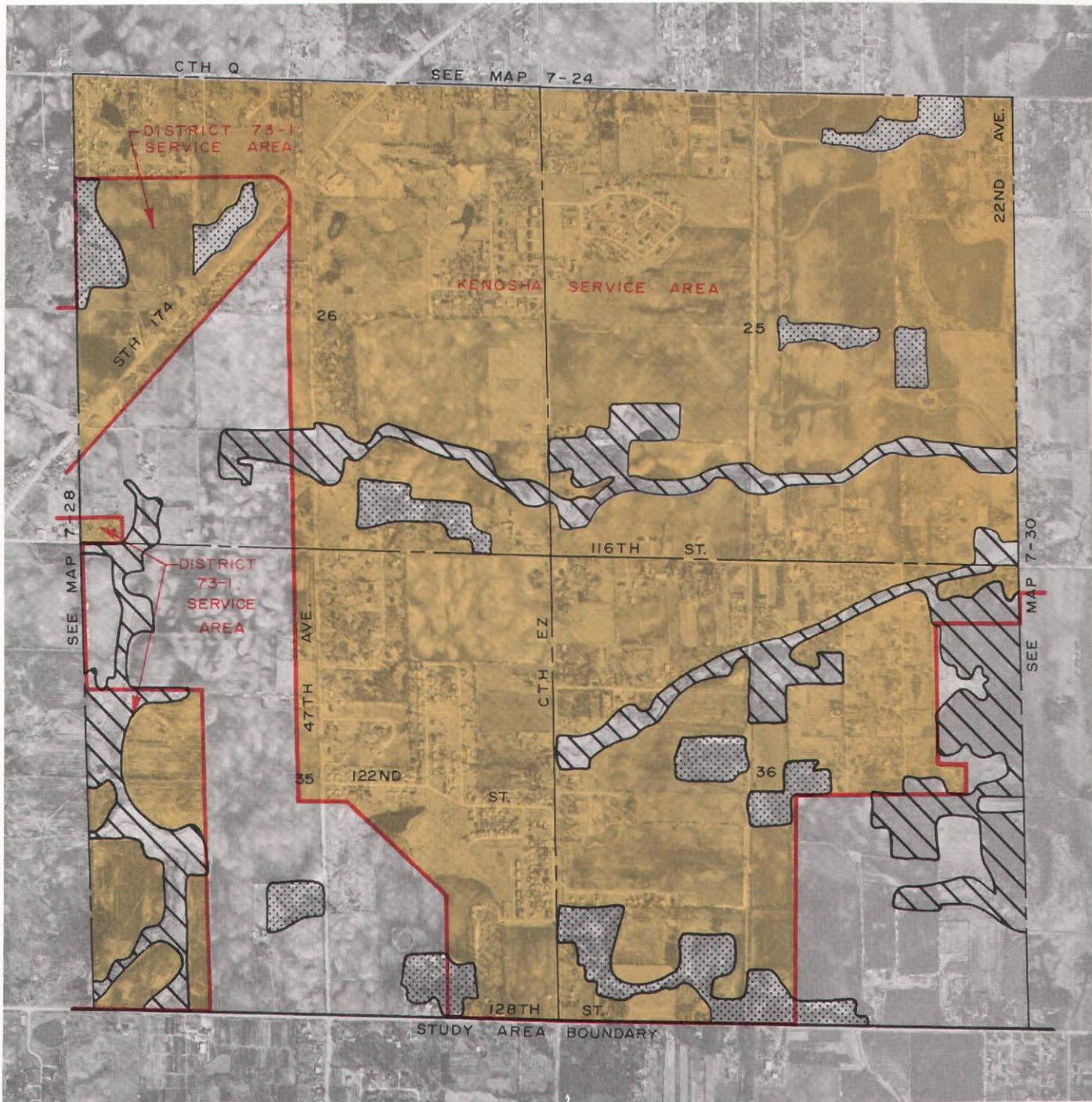
Source: SEWRPC.



Map 7-29

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

U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 1 North, Range 22 East



LEGEND

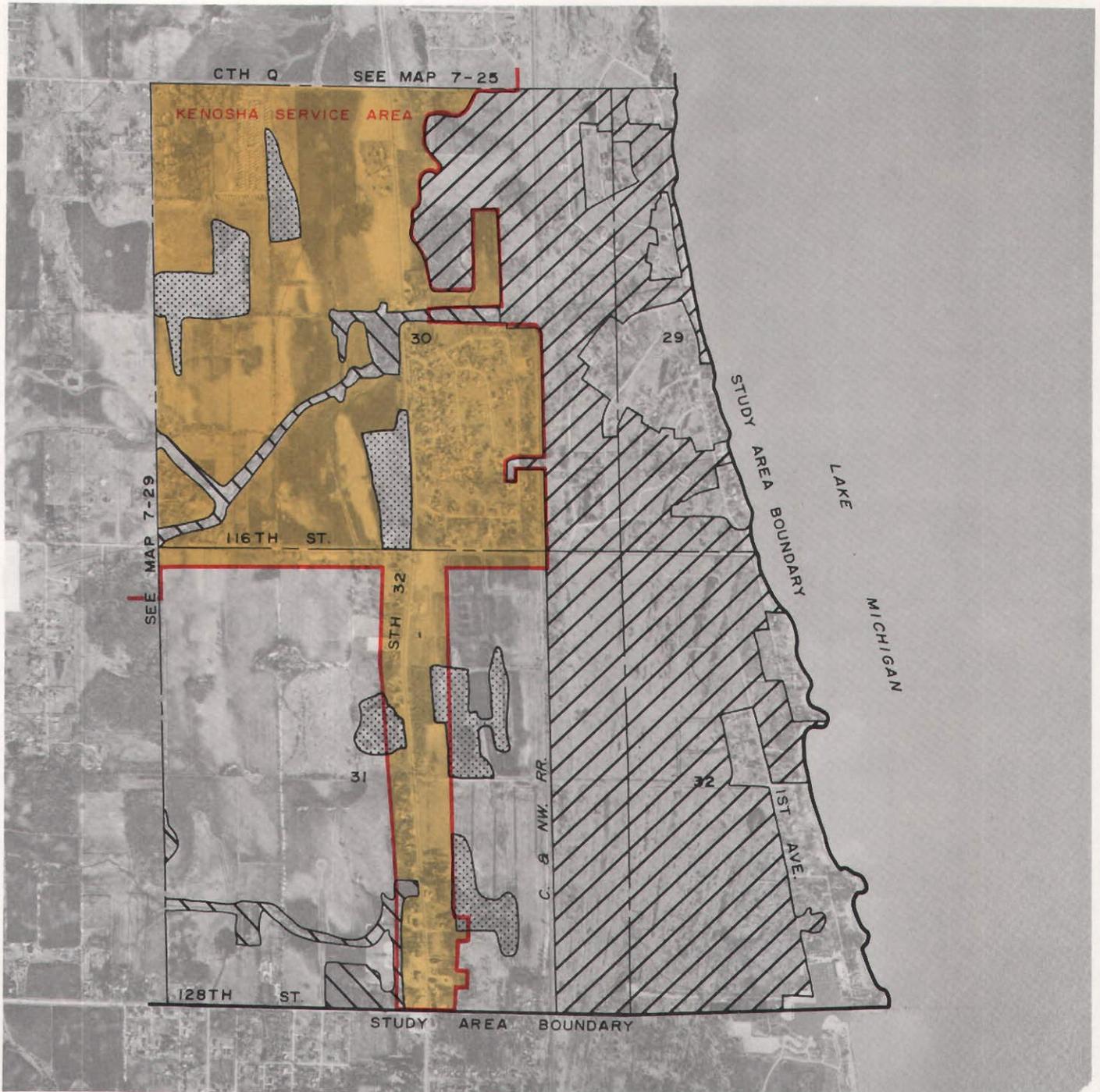
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Source: SEWRPC.

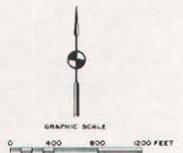
ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR
THE CITY OF KENOSHA AND ENVIRONS

U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 1 North, Range 23 East



LEGEND

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



APPENDICES

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Appendix A
PUBLIC HEARING MINUTES
CITY OF KENOSHA AND ENVIRONS SANITARY SEWER SERVICE AREAS

Appendix A-1

TOWN OF SOMERS
November 12, 1985
Somers Town Hall

The Somers Town Board met at the Town Hall for the purpose of holding a public hearing on the proposed revision of the Somers sanitary sewer area to be serviced by the City of Kenosha to the year 2000. Approximately 25 people attended the hearing.

Phil Evenson, SEWRPC, presented an explanation of the plan and of the revisions being proposed to the existing sewer service area plan. The proposed plan will redefine the limits of the urban service area east of I-94 in Kenosha County.

Mr. Evenson responded to questions from residents.

Final drafts of the plan will be submitted to the Town Board for action after public hearings in Pleasant Prairie and Kenosha.

The meeting concluded at 7:28 p.m.

Betty Edquist
Town Clerk

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Appendix A-2

TOWN OF PLEASANT PRAIRIE November 14, 1985 Pleasant Prairie Town Hall

The Town Board of the Town of Pleasant Prairie held a public hearing to allow comments by the public regarding the revised 208 sewer service plan. The hearing was called to order at 7:30 p.m. Present were Town Chairman Donald Wruck, Town Administrator Michael Pollocoff, Town Clerk Roger Prange and Phil Evenson representing the Southeastern Wisconsin Regional Planning Commission (SEWRPC). The clerk noted that the proper legal notices for the hearing were advertised in the Kenosha News and that notices were posted in three places within the Town.

Wruck called the hearing to order and then turned the meeting over to Phil Evenson of SEWRPC to present the proposed 208 sewer service plan.

Mr. Evenson's first comment was that the original plan had been adopted in 1979. The new map shows that the sewer service area for the Town of Pleasant Prairie will be provided by three facilities: the City of Kenosha; Pleasant Prairie Sewer Utility District D; and Pleasant Prairie Sanitary District No. 73-1. The red line on the map shows the division for which plants will service the different areas. The City of Kenosha sewage treatment plant will serve all the new areas north and east of the red line. The balance of the town will be served by the two town sewage treatment facilities. The greatest change is in the Sanitary District No. 73-1 area. A large portion to the north of the plant will now go into the city treatment plant. The total area of service is considerably larger than in the original plan. There was a small portion added to the north part of the original service area in the Town of Bristol. One of the important aspects of the new plan is the inclusion of environmentally significant lands, both primary and secondary. Carol Beach, Barnes Creek and along the Des Plaines River are considered primary, and are areas where no sewer service will be allowed. In secondary environmental areas there is the possibility of service, upon certain conditions.

Wisconsin Electric Power Company submitted a letter requesting that the service area from the City of Kenosha be moved further south, to Highway ML between the two railroad tracks. SEWRPC had no problem with allowing this request, if the Town Board approves.

A question was raised about the Trident Marina area, as it does not show up in any service area. The E.I.S. study for that area has left that area open to the possibility of development, providing they can present a workable plan.

Noel Elfering questioned if the continental divide was shown, and it was pointed out to him as a dotted line from top to the bottom of the map, which somewhat blended into the other colors.

Ben Salica questioned if the DNR has final control on the plan. It was indicated that they do, but request our input prior to making a final decision.

Attorney Ruetz questioned the red line east of the Milwaukee Road along Highway H, as this appears to be an overlapping in District No. 73-1. If that is the case, what would happen to the existing lines in District 73-1? The answer was the service requirements will dictate whether these lines would be diverted partly to the city system or not.

Lew Dixon of WEPCo said it would probably take through 1986 to put all the legal aspects in order before starting any construction on the eventual industrial park.

Dennis Kammerzelt questioned the plan that is being prepared for the Highway 50 frontages. He asked how many years this would take before it would be completed.

Phil Evenson stated that this is part of the city and town agreement and does not necessarily have any effect on the service area, as that is a plan basically for highway access.

Steve Mills questioned why there was a big jog west of Highway 192, as part of his property is showing service from "HH," approximately 1,300 feet north of Highway 50, and then near the cemetery it jogs down to Highway 50, and then back up along the west Highway 192 service area. He then requested that the Town Board change that service area to coincide with the balance of his property at the 1,300 feet north of Highway 50.

Russell Horton from the Bristol Town Board questioned that if the plant in Pleasant Prairie is full, what is to stop the City from going all the way out.

Phil Evenson said the map stops it, as shown, until the service area is changed. Again, this is where the city and town agreement would also enter into the decision. Economically, at the present time it also dictates that this service from the City would not be feasible. The map shows a larger service area, and the service area has to be limited to the population density projected into the future, but industrial and commercial lands are not counted in the density requirement.

Noel Elfering wanted the record to show that they would just as soon have the service line cut off at I-94.

With no further comments, Chairman Wruck thanked the people for attending and declared the public hearing closed at 8:30 p.m.

Appendix A-3

CITY OF KENOSHA November 21, 1985 Kenosha Municipal Building

A meeting of the City Plan Commission was held on Thursday, November 21, 1985, in Room 200B of the Municipal Building. The meeting was called to order at 4:10 p.m. by Mayor Bilotti.

PRESENT

CITY PLAN COMMISSION: Aldermen Zeihen, Bellow, Fitchett, and Raddatz;
Mr. Elmer; and Mayor Bilotti

ITEM 4 - AMENDMENT TO REGIONAL WATER QUALITY PLAN - SEWER SERVICE AREA

Mayor Bilotti read the recommendation of the City Plan Division and opened the meeting to a public hearing.

Mr. Weber, Assistant City Planner, explained the amendments to the Commission as follows:

1. Include an area southwest of Kenosha Municipal Airport from CTH K to STH 158 and west of the Kilbourn Road ditch floodplain.
2. Remove an area from Unit 73-1 and include it in city service area (land north of CTH ML between the C&NW Railroad and Milwaukee Road Railroad).
3. An area south of CTH K north and east of the Kilbourn Road ditch floodplain should be moved from Unit D to city service area.
4. An area west of the Milwaukee Road Railroad and north of STH 50 south from approximately 67th Street to be moved from city service area to Unit D.

Mr. Fred Nelson, Water Utility Manager, was present and indicated his approval on the amendments.

Mr. Bruce Rubin, SEWRPC, stated that this will clarify areas that will be served by the City and what areas will be served by the other districts. He stated that this plan will help neighborhoods develop in an orderly manner. He also indicated that there was a high level of cooperation between the City and Towns to work out the plan.

Mrs. Mary Iverson, 2000 Green Bay Road, was present and had questions on the plan. Mr. Rubin responded to her questions.

Mr. David Drew, Crispell-Snyder, was present and indicated areas that needed to be clarified. Mr. Weber and Mr. Nelson stated they had no objections.

Public hearing closed.