

SANITARY SEWER SERVICE AREA FOR THE TOWN OF SALEM UTILITY DISTRICT NO. 2

KENOSHA COUNTY WISCONSIN

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

COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 143

SANITARY SEWER SERVICE AREA FOR
THE TOWN OF SALEM UTILITY DISTRICT NO. 2
KENOSHA COUNTY, WISCONSIN

Prepared by the
Southeastern Wisconsin Regional Planning Commission
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February 28, 1986

TO: The Town of Salem Utility District No. 2, the Town Boards of the Towns of Bristol, Randall, and Salem, and the Kenosha County Planning and Zoning Administration

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 Salem Utility District No. 2 on November 8, 1985, requested that the Regional Planning Commission assist the District in refining and detailing the recommended sanitary sewer service area tributary to the District's wastewater treatment facility. This report documents the results of that refinement process.

The report contains a map showing not only the recommended refined sanitary sewer service area, but also the location and extent of the environmental corridors within that service 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 future extension of sanitary sewer service.

A public hearing was held on February 6, 1986, to discuss the preliminary findings and recommendations of the sewer service area refinement process and to receive the comments and suggestions of the local elected officials concerned and of interested citizens. The recommendations contained in this report reflect the pertinent comments and suggestions made at the hearing.

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

The sanitary sewer service area presented in this report provides a sound guide which can assist the responsible public officials in the making of sewer service-related development decisions in the Town of Salem Utility District No. 2. Accordingly, careful consideration and adoption of this report by all parties concerned is respectfully urged. The Regional Planning Commission stands ready to assist the District 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 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 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

As noted above, the adopted regional water quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage

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

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.

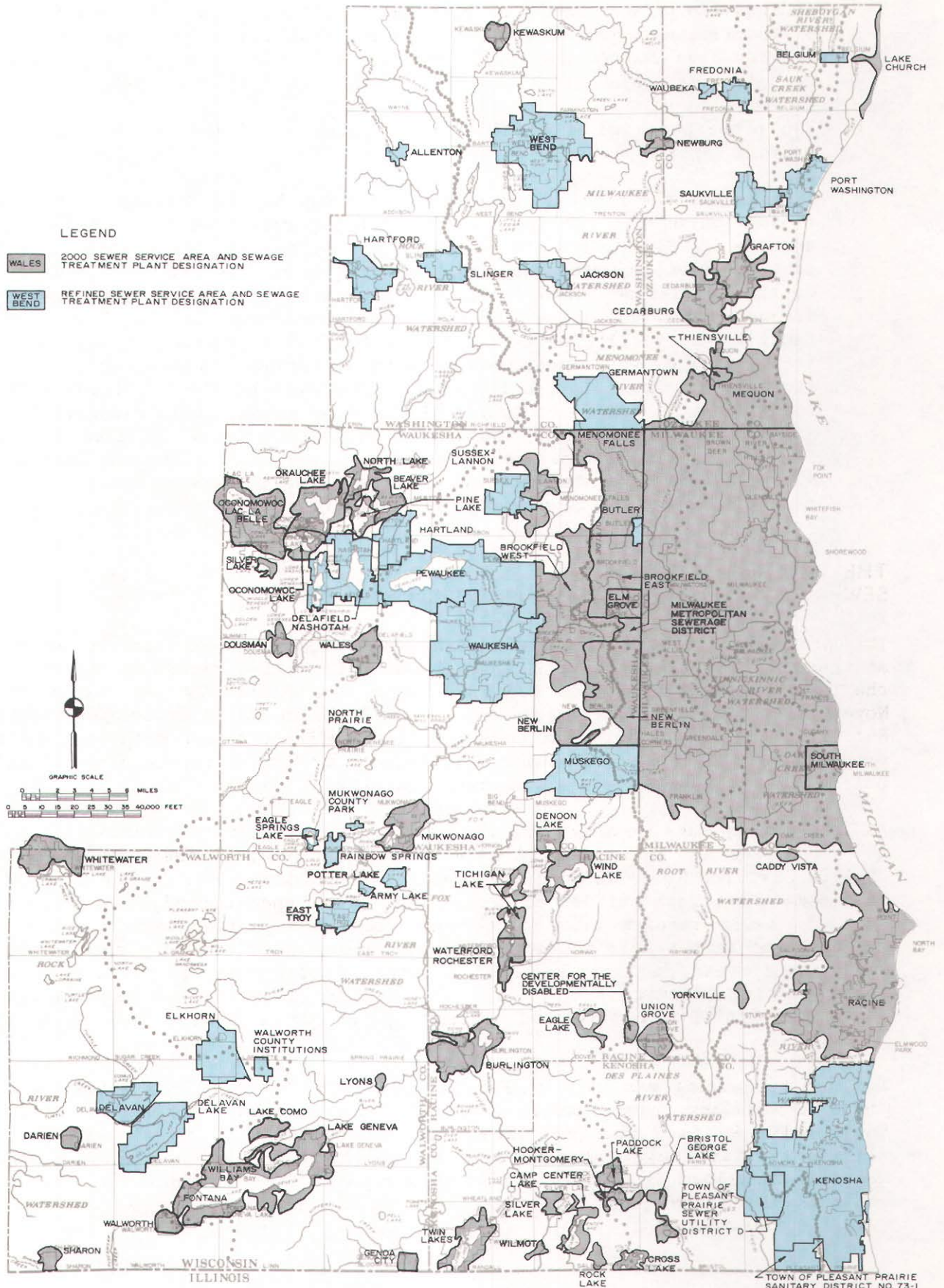
Section NR 110.08(4) and Section ILHR 82.20(4) of the Wisconsin Administrative Code requires that the Wisconsin Department of Natural Resources, with respect to public sanitary sewers, and the Wisconsin Department of Industry, Labor and Human Relations, with respect to private sanitary sewers, make a 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 their responsibilities in this respect, require that the Southeastern Wisconsin Regional Planning Commission, as the designated areawide water quality management planning agency for the Southeastern Wisconsin Region, review and comment on each proposed sewer extension as to its relationship to the approved plan and sewer service areas. In order to properly reflect local, as well as areawide, planning concerns in the execution of this review responsibility, the Regional Planning Commission, in adopting the areawide water quality management plan, recommended that steps be taken to refine and detail each of the 85 sanitary sewer service areas delineated in the plan in cooperation with the local units of government concerned. The refinement and detailing process was envisioned to consist of the following seven steps:

1. The preparation of a base map at an appropriate scale for each sanitary sewer service area identified in the adopted areawide water quality management plan.
2. The delineation on that base map of the design year 2000 sanitary sewer service area as proposed in the regional water quality management plan and consistent with the objectives set forth in the adopted regional land use plan.
3. The conduct of intergovernmental meetings involving the local or area-wide unit or units of government operating the sewage treatment facility or facilities concerned and the other local units of government which are to be provided sanitary sewer service by the sewage treatment facility or facilities concerned. At these meetings, the initial sanitary sewer service area delineation is to be presented and discussed and the positions of each of the 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.

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.

Map 1

RECOMMENDED SANITARY SEWER SERVICE AREAS IN THE REGION :2000



Source: SEWRPC.

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

THE TOWN OF SALEM UTILITY DISTRICT NO. 2 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. By letter dated November 8, 1985, the Town of Salem Utility District No. 2 requested that the Regional Planning Commission undertake the refinement and detailing of the proposed year 2000 sanitary sewer service area tributary to the Town of Salem Utility District No. 2 sewage treatment facility.

An interagency meeting regarding the refinement was held on November 19, 1985. In attendance at that meeting were representatives of the Town of Salem Utility District No. 2 and the Regional Planning Commission. At the conclusion of the meeting, both parties concerned had agreed upon a preliminary, refined sanitary sewer service area for presentation at a public hearing. A copy of the draft of this report setting forth the preliminary sanitary sewer service area was provided to the Towns of Bristol, Randall, and Salem, the Town of Salem Utility District No. 2, and the Kenosha County Planning and Zoning Administration for review and comment prior to a public hearing on the plan proposal.

The public hearing was held on February 6, 1986. 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, refined sanitary sewer service area for the Town of Salem Utility District No. 2 is described in Chapter III of this report. The delineation of that area reflects the interagency decisions made in the meeting and hearing held to consider this matter.

Chapter II

STUDY AREA DESCRIPTION

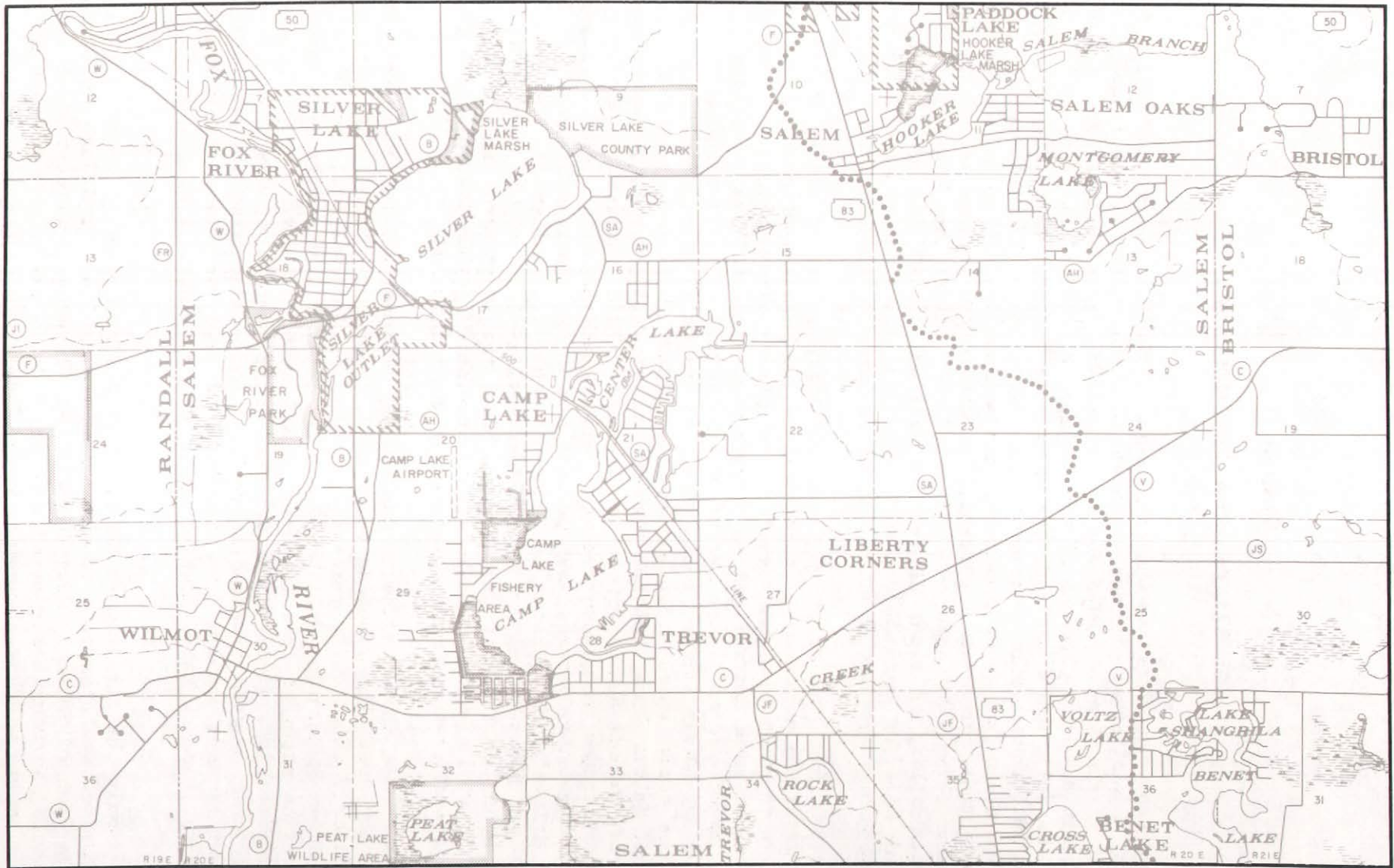
The study area considered in the refinement of the Town of Salem Utility District No. 2 sanitary sewer service area is shown on Map 2. The area consists of a part of the Town of Salem and all of the Village of Silver Lake, together with certain adjacent portions of the Village of Paddock Lake and the Towns of Bristol, Randall, and Wheatland. The study area encompasses 40.2 square miles, of which 28.5 square miles, or about 71 percent, lie within the Town of Salem; 1.4 square miles, or about 3 percent, lie within the Village of Silver Lake; 0.3 square mile, or about 1 percent, lie within the Village of Paddock Lake; 5.0 square miles, or about 12 percent, lie within the Town of Bristol; 4.0 square miles, or about 10 percent, lie within the Town of Randall; and 1.0 square mile, or about 3 percent, lies within the Town of Wheatland. These areas and percentages are based on 1985 civil division boundaries.

The 1980 resident population of the study area, as determined by the federal census, was 9,069 persons. Of this total, 6,106 persons, or about 67 percent, resided in the Town of Salem. About 920 of these 6,106 persons, or 15 percent, were provided with centralized sanitary sewer service.¹ The remaining 5,186 persons, or 85 percent, were served by onsite soil absorption sewage disposal systems or by sewage holding tanks. Also, of the total of 9,069 persons residing in the study area, 1,598 persons, or about 18 percent, resided in the Village of Silver Lake, and 262 persons, or about 3 percent, resided in the Village of Paddock Lake, with virtually all of the resident populations of these two villages being provided with centralized sanitary sewer service. Of the remaining 1,103 persons, 699 persons, or about 8 percent, resided in the Town of Bristol; 206 persons, or about 2 percent, resided in the Town of Randall; and 198 persons, or about 2 percent, resided in the Town of Wheatland. All of the resident population within the study area and within the Towns of Bristol, Randall, and Wheatland were served by onsite soil adsorption sewage disposal systems, or by onsite sewage holding tanks.

By the year 2000, it is estimated that 13,000 persons will reside in the identified study area. The areawide water quality management plan envisions that of this total, about 7,700 persons, or about 59 percent, will reside in the Town of Salem Utility District No. 2 and be provided with centralized sanitary sewer service extended from the Town of Salem Utility District No. 2 sewage treatment facility. About 4,900 persons, or 38 percent of the population in the study area, may be expected to reside outside the Salem Utility District No. 2 service area and would be provided with sewer service extended from the Silver Lake, Paddock Lake, Town of Salem Utility District No. 1, or Town of

¹In 1980, only the the Town of Salem Utility District No. 1 sewage treatment plant provided sewer service to residents of the Town of Salem. In January 1982, the Town of Salem Utility District No. 2 sewage treatment plant became operational, providing sewer service to about 3,750 additional persons in the Town of Salem and to about 50 persons in the Town of Bristol.

STUDY AREA IDENTIFIED FOR PURPOSES OF REFINING AND DETAILING THE TOWN OF SALEM UTILITY DISTRICT NO. 2 SANITARY SEWER SERVICE AREA



Source: SEWRPC.



Bristol Sewer Utility District No. 1 sewage treatment facilities. The remaining 400 persons, or 3 percent, would continue to rely on onsite sewage disposal systems. This report is directed toward the refinement of the Town of Salem Utility District No. 2 sewer service area. Refinements to other sewer service areas located within the study area will be the subject of future Commission studies and reports.

It should be noted that the forecast of probable future population levels for small geographic areas such as the Salem Utility District No. 2 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 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 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 development conditions in the Region, together with the likely range of prospects for these factors. Two alternative scenarios of 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 and related demographic and economic studies.

The anticipated year 2000 population level of 13,000 persons in the study area is based upon the moderate growth, centralized land use scenario--the alternative future utilized by the Commission in the development of the areawide water quality management plan. The population level within the study area, however, could range from a low of 10,700 under the stable or declining growth, decentralized alternative, to a high of almost 16,000 under the moderate growth, decentralized alternative.

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Chapter III

PROPOSED SANITARY SEWER SERVICE AREA

SIGNIFICANCE OF SANITARY SEWER SERVICE AREA DELINEATION

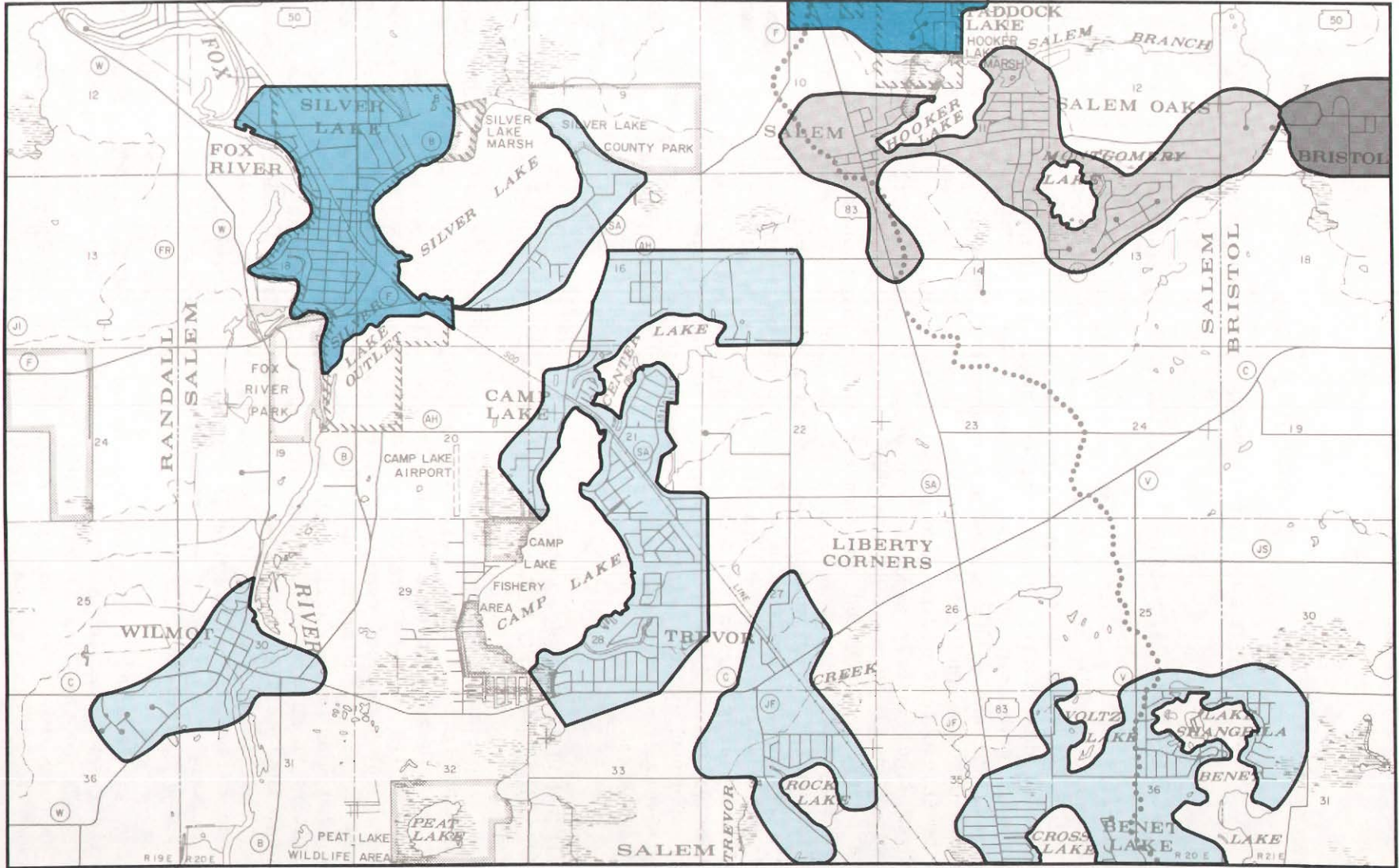
As noted earlier in this report, recent changes in the Wisconsin Department of Natural Resources (DNR) and Wisconsin Department of Industry, Labor and Human Relations (DILHR) rules governing the extension of sanitary sewers have made the process of delineating local sanitary sewer service areas important 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 was confined primarily to engineering considerations, and was intended to ensure that 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 an important consideration in the development of the adopted regional land use plan. These factors included, among others, the location, type, and extent of existing urban land use development; the location of areas where onsite soil absorption sewage disposal systems were known to be failing; the location and extent of gravity drainage areas tributary to major sewerage system pumping stations, or 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, and the location and extent of prime agricultural lands.

This report is directed toward the refinement of the Salem Utility District No. 2 sanitary sewer service area for the year 2000. This sewer service area, being tributary to the Town of Salem Utility District No. 2 sewage treatment facility as proposed in the adopted areawide water quality management plan, is shown on Map 3. The service area totals about 4.4 square miles, or about

THE TOWN OF SALEM UTILITY DISTRICT NO. 2 SANITARY SEWER SERVICE AREA AS DEFINED IN SEWRPC PLANNING REPORT NO. 30



LEGEND

- | | | | |
|---|---|---|--------------------------------------|
|  | TOWN OF SALEM UTILITY DISTRICT NO2 SERVICE AREA |  | HOOKER-MONTGOMERY LAKES SERVICE AREA |
|  | SILVER LAKE SERVICE AREA |  | BRISTOL-GEORGE LAKES SERVICE AREA |
|  | PADDOCK LAKE SERVICE AREA | | |



11 percent of the total study area of 40.2 square miles. In 1980, the resident population of this area totaled 3,985 persons. The population of this sanitary sewer service area in the plan design year 2000 was estimated in SEWRPC Planning Report No. 30 at 7,700 persons. This plan design year resident population includes an estimated seasonal resident population of about 900 persons.

Also shown on Map 3 are four other sewer service areas located entirely or partially within the study area. These areas include the 1.0-square-mile Silver Lake sewer service area tributary to the Village of Silver Lake sewage treatment facility; a 0.3-square-mile portion of the Paddock Lake sewer service area within the Village of Paddock Lake and the Town of Salem tributary to the Village of Paddock Lake sewage treatment facility; the 1.4-square-mile Hooker-Montgomery Lakes sewer service area within the Towns of Salem and Bristol tributary to the Town of Salem Utility District No. 1 sewage treatment facility; and a 0.3-square-mile portion of the Bristol-George Lake sewer service area within the Town of Bristol tributary to the Town of Bristol Sewer Utility District No. 1 sewage treatment facility. These four service areas represent 2, 1, 3, and 1 percent, respectively, of the total study area of 40.2 square miles.

As already noted, 7,700 persons are expected to reside in the Town of Salem Utility District No. 2 sanitary sewer service area by the plan design year 2000. This population level is based upon the moderate growth, centralized land use scenario and represents the highest population level envisioned under any of the four alternative future scenarios considered. The future population level within the proposed sewer service area could, however, be as low as 5,000 persons under the stable or declining growth, centralized land use scenario.

DETERMINATION OF ENVIRONMENTALLY SIGNIFICANT LANDS IN THE TOWN OF SALEM UTILITY DISTRICT NO. 2 STUDY AREA

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

The land use element of the adopted regional water quality management plan recommends that lands identified as primary environmental corridors not be developed for intensive urban use. Accordingly, the plan further recommends that sanitary sewers not be extended into such corridors for the purpose of accommodating urban development. 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, very low-density residential development on five-acre lots, compatible with the preservation of the corridors in essentially natural, open uses, may also be permitted to occupy corridor lands, and it may be desirable to extend sewers into the corridors to serve such uses. Basically, however, the adopted regional land use plan seeks to ensure that the primary environmental corridor lands are not destroyed through conversion to intensive urban uses.

One of the steps in refining the Town of Salem Utility District No. 2 sanitary sewer service area was to map in detail the environmentally significant lands in the Town of Salem Utility District No. 2 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 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). The primary environmental corridors were delineated using this rating system. To qualify for inclusion in a primary environmental corridor, an area must exhibit a point value of 10 or more. In addition, a primary environmental corridor must be at least 400 acres in size, be at least two miles long, and have a minimum width of 200 feet. This environmental corridor refinement process is more fully described in SEWRPC Technical Record, 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 Town of Salem Utility District No. 2 study area are shown on Map 4.

In addition, Map 4 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 such corridors often provide economical drainageways, as well as needed "green" space, through developing residential neighborhoods. To qualify for inclusion in a secondary environmental corridor, an area must exhibit a point value of 10 or more, and have a minimum area of 100 acres and a minimum length of one mile.

Also identified 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.

Table 1

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

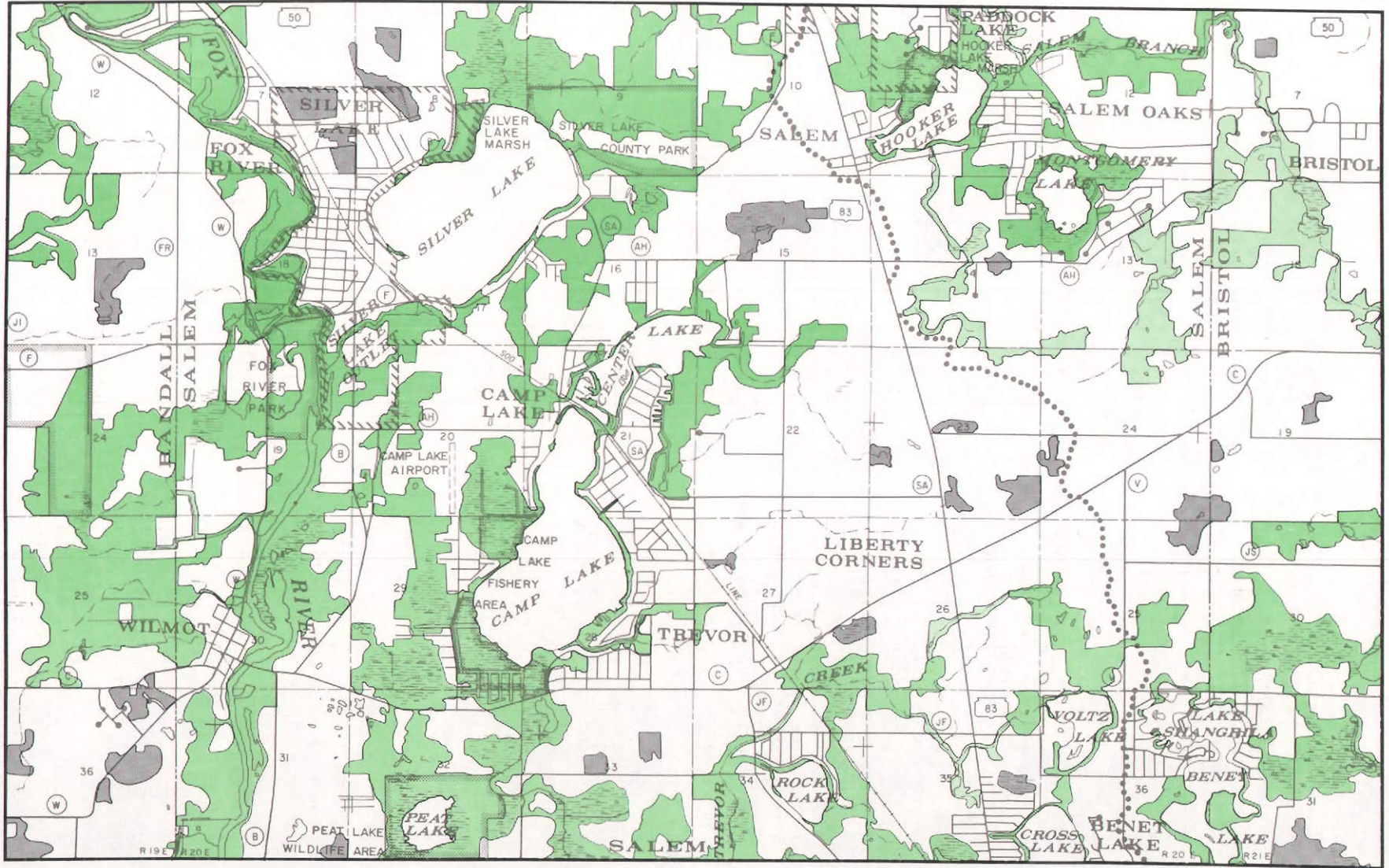
Resource Base or Related Element	Point Value
Natural Resource Base	
Lake	
Major (50 acres or more).....	20
Minor (5-49 acres).....	20
Rivers or Streams (perennial).....	10
Shoreland	
Lake or Perennial River or Stream.....	10
Intermittent Stream.....	5
Floodland (100-year recurrence interval).....	3
Wetland.....	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.

Lands encompassed within the primary environmental corridors of the Town of Salem Utility District No. 2 study area total about 12.4 square miles, or about 31 percent of the total study area. Lands encompassed within the secondary environmental corridors total about 0.9 square mile, or about 2 percent of the study area. Lands encompassed within isolated natural areas also total about 0.9 square mile, or about 2 percent of the study area. Thus, all environmentally significant lands in the Town of Salem Utility District No. 2 study area comprise about 14.2 square miles, or 35 percent of the study area.

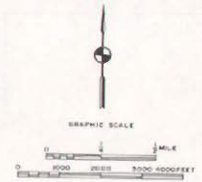
While the adopted regional water quality management plan places great emphasis upon the protection of the lands identified as primary environmental corridors in essentially natural, open space uses, it recognizes that there may be situations in which the objective of preserving the corridor lands directly 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 the primary environmental corridor lands in order to service an important local development

ENVIRONMENTALLY SIGNIFICANT LANDS IN THE TOWN OF SALEM UTILITY DISTRICT NO. 2 STUDY AREA



LEGEND

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



Source: SEWRPC.

project, the street extension may be considered to be of greater benefit to the community 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.

REFINED SANITARY SEWER SERVICE AREA

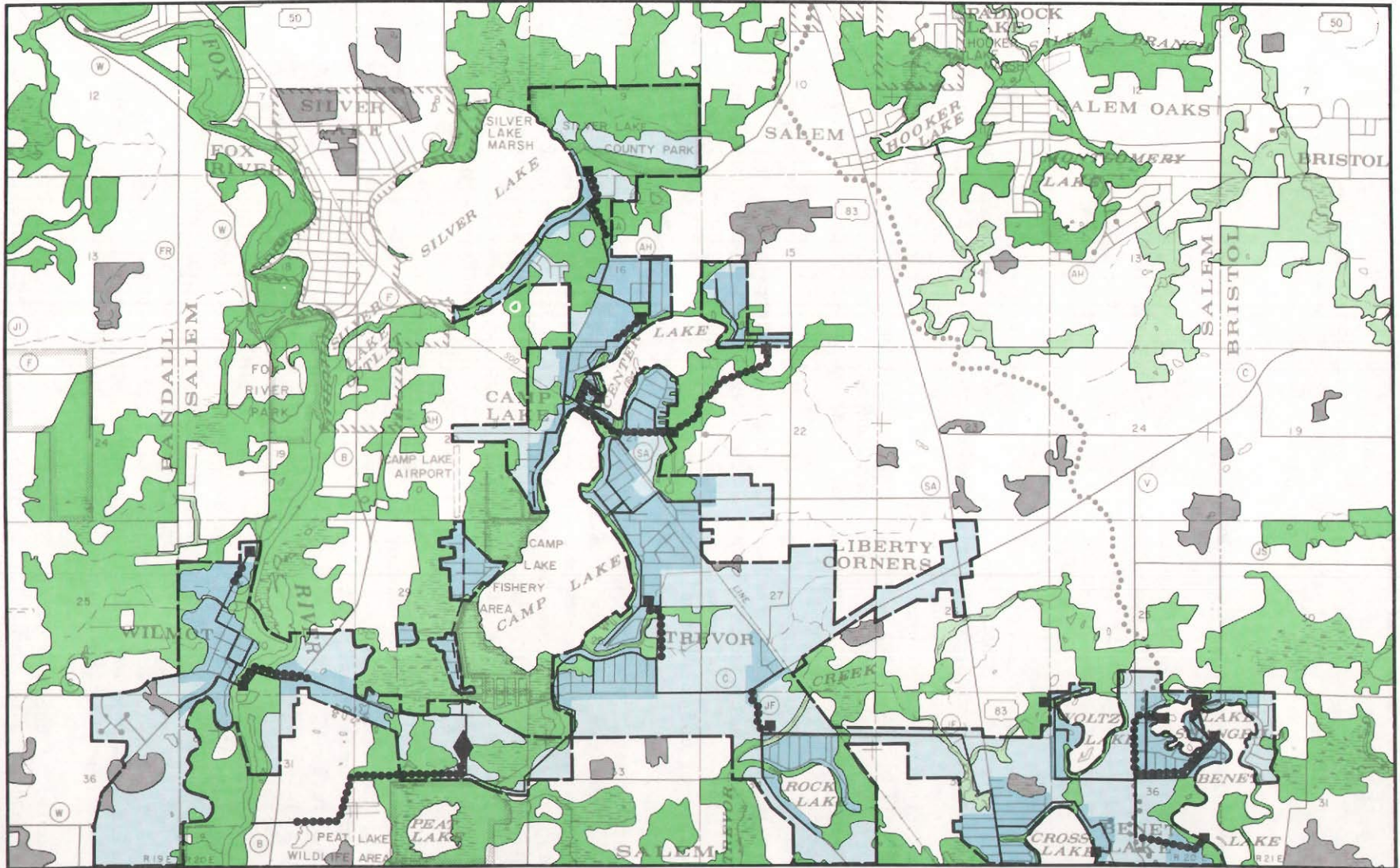
The refined year 2000 sanitary sewer service area tributary to the Town of Salem Utility District No. 2 sewage treatment facility, as agreed upon by the local governmental officials present at the interagency meeting referenced earlier in this report, and as submitted to public hearing, is shown on Map 5, together with the existing trunk sewers.

The gross sanitary sewer service area totals about 6.9 square miles, or about 17 percent of the total study area of 40.2 square miles. This area includes 1.6 square miles of primary environmental corridor, less than 0.1 square mile of secondary environmental corridor, and 0.1 square mile of isolated natural areas. Thus, a total of about 1.7 square miles, or about 25 percent of the Town of Salem Utility District No. 2 refined sewer service area, would be encompassed in environmentally significant areas. It should be noted that the environmentally significant lands within the study area indicated on Map 5 total approximately 28 acres less than the environmentally significant lands indicated on Map 4. As shown on Map 6, the deletions from the "inventoried" environmentally significant lands were made to accommodate planned urban development. The refined year 2000 sanitary sewer service area would accommodate a total plan year 2000 resident population of about 7,700 persons, resulting in a density of about 2.4 dwelling units per net residential acre.¹












¹Net residential density is determined by dividing the total number of dwelling units in the sewer service area in the design year by the net residential land area anticipated in the sewer service area. The total number of dwelling units anticipated in this sewer service area--3,172--was determined by dividing the anticipated household population--7,700--by the anticipated average household size of 2.5 persons per dwelling. In addition, a dwelling unit vacancy rate of 3 percent was assumed. 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, 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 1,253 acres. In order to provide flexibility 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--1,002 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 601 acres, would be allocated to "gross" residential uses, the remaining 40 percent being allocated to other urban uses. Of the 601 acres allocated to "gross" residential uses, it was further assumed that streets would occupy 23 percent of the area, leaving the remaining 77 percent, or 463 acres, for new "net" residential development.

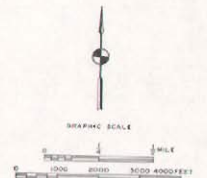
This area, added to the 839 acres of existing net residential land in the service area, provided a total net residential area of 1,302 acres. The number of dwelling units anticipated in the sewer service area in the design year--3,172--divided by the anticipated net residential land area--1,302 acres--results in an overall net residential density of 2.4 dwelling units per acre.

PRE-PUBLIC HEARING TOWN OF SALEM UTILITY DISTRICT NO. 2 SANITARY SEWER SERVICE AREA

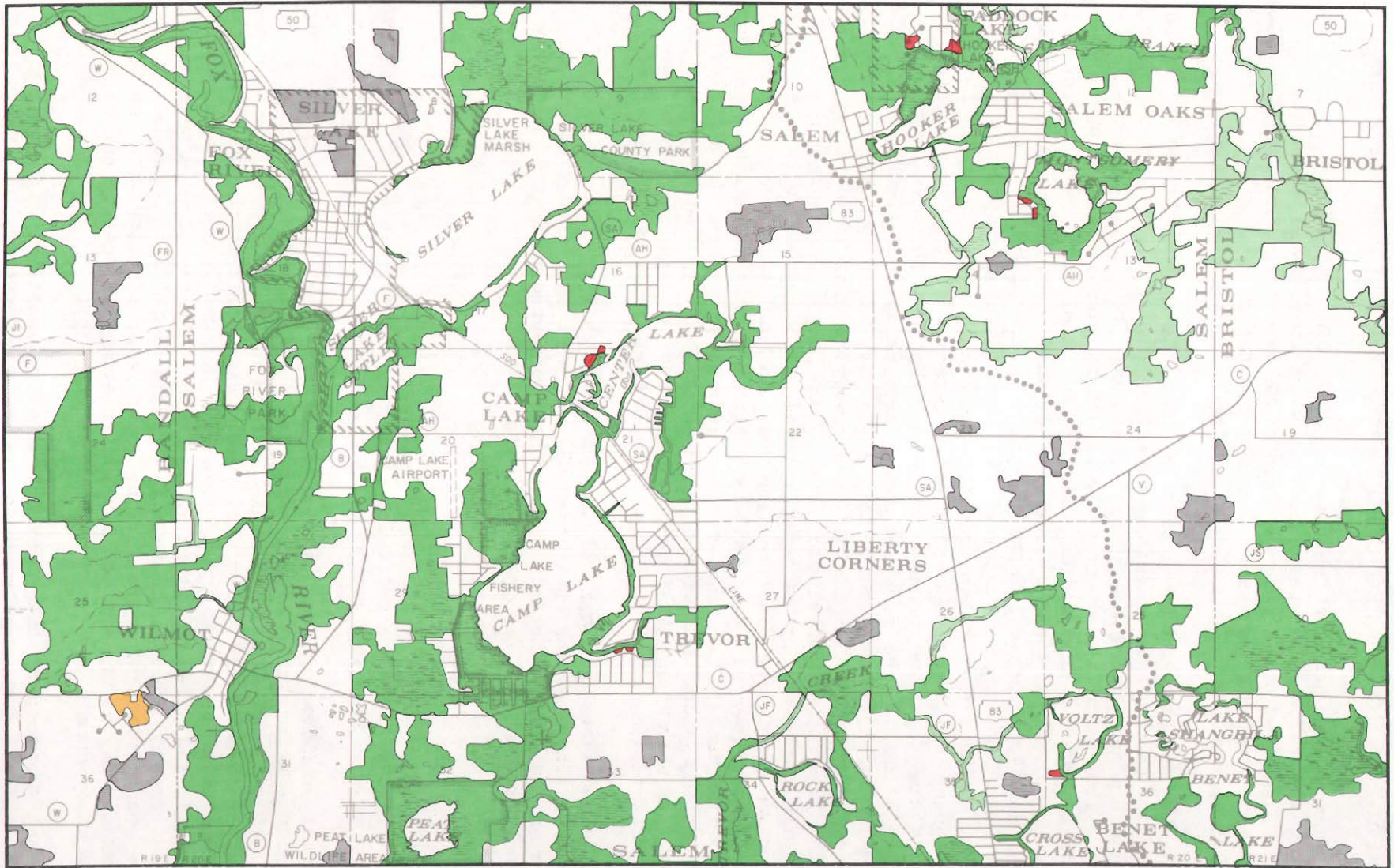


LEGEND






- | | | |
|--|--|--|
|  PRIMARY ENVIRONMENTAL CORRIDOR |  NET SANITARY SEWER SERVICE AREA (EXISTING) |  EXISTING LIFT STATION |
|  SECONDARY ENVIRONMENTAL CORRIDOR |  NET SANITARY SEWER SERVICE AREA (2000) |  EXISTING FORCE MAIN |
|  ISOLATED NATURAL AREA |  EXISTING SEWAGE TREATMENT FACILITY |  EXISTING TRUNK SEWER |
|  GROSS SANITARY SEWER SERVICE AREA BOUNDARY | |  EXISTING SEWER PRESSURE SYSTEM |

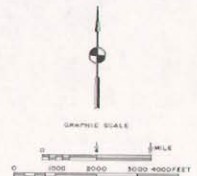


ANTICIPATED CHANGE IN THE ENVIRONMENTALLY SIGNIFICANT LANDS WITHIN THE TOWN OF SALEM UTILITY DISTRICT NO. 2 STUDY AREA: 1985-2000



LEGEND

- | | | | |
|---|----------------------------------|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | PORTION OF EXISTING (1985) PRIMARY ENVIRONMENTAL CORRIDOR TO BE DELETED DUE TO PLANNED URBAN DEVELOPMENT |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | PORTION OF EXISTING (1985) ISOLATED NATURAL AREA TO BE DELETED DUE TO PLANNED URBAN DEVELOPMENT |
|  | ISOLATED NATURAL AREA | | |



PUBLIC REACTION TO THE PROPOSED SANITARY SEWER SERVICE AREA

A public hearing was held on February 6, 1986, for the purpose of receiving comments on the refined sanitary sewer service area, as shown on Map 5. The hearing was sponsored jointly by the Town of Salem Utility District No. 2 and the Regional Planning Commission. Summary minutes of the public hearing are presented in Appendix A.

Review of the hearing record indicates that the only substantive concern raised at the hearing was a letter dated February 5, 1986 from the Kenosha County Planning and Zoning Administration to the Town of Salem Utility District No. 2 requesting the District to expand the proposed sewer service area to include a proposed subdivision and adjacent unplatted lands encompassing approximately 41 acres located southwest of Rock Lake in U. S. Public Land Survey Section 34, Township 1 North, Range 20 East, and an existing commercial development encompassing approximately 43 acres located in the south one-half of U. S. Public Land Survey Section 36, Township 1 North, Range 19 East. The County Planning and Zoning Administration recommended that these parcels be included in the sanitary sewer service area because they are both located directly adjacent to the proposed sewer service area and could readily be provided with sewer service should the need arise. Based upon this request, it was agreed to revise the preliminary sewer service area indicated on Map 5 to include the identified parcels of land. There are no primary or secondary environmental corridors or isolated natural areas located within the areas proposed to be added. The final revised year 2000 sanitary sewer service area tributary to the Town of Salem Utility District No. 2 sewage treatment facility is shown on Map 7. The final revised sewer service area totals about 7.0 square miles, or about 17 percent of the total study area. The area would accommodate a plan year 2000 resident population of about 7,700 persons, resulting in a density of about 2.4 dwelling units per net residential acre.

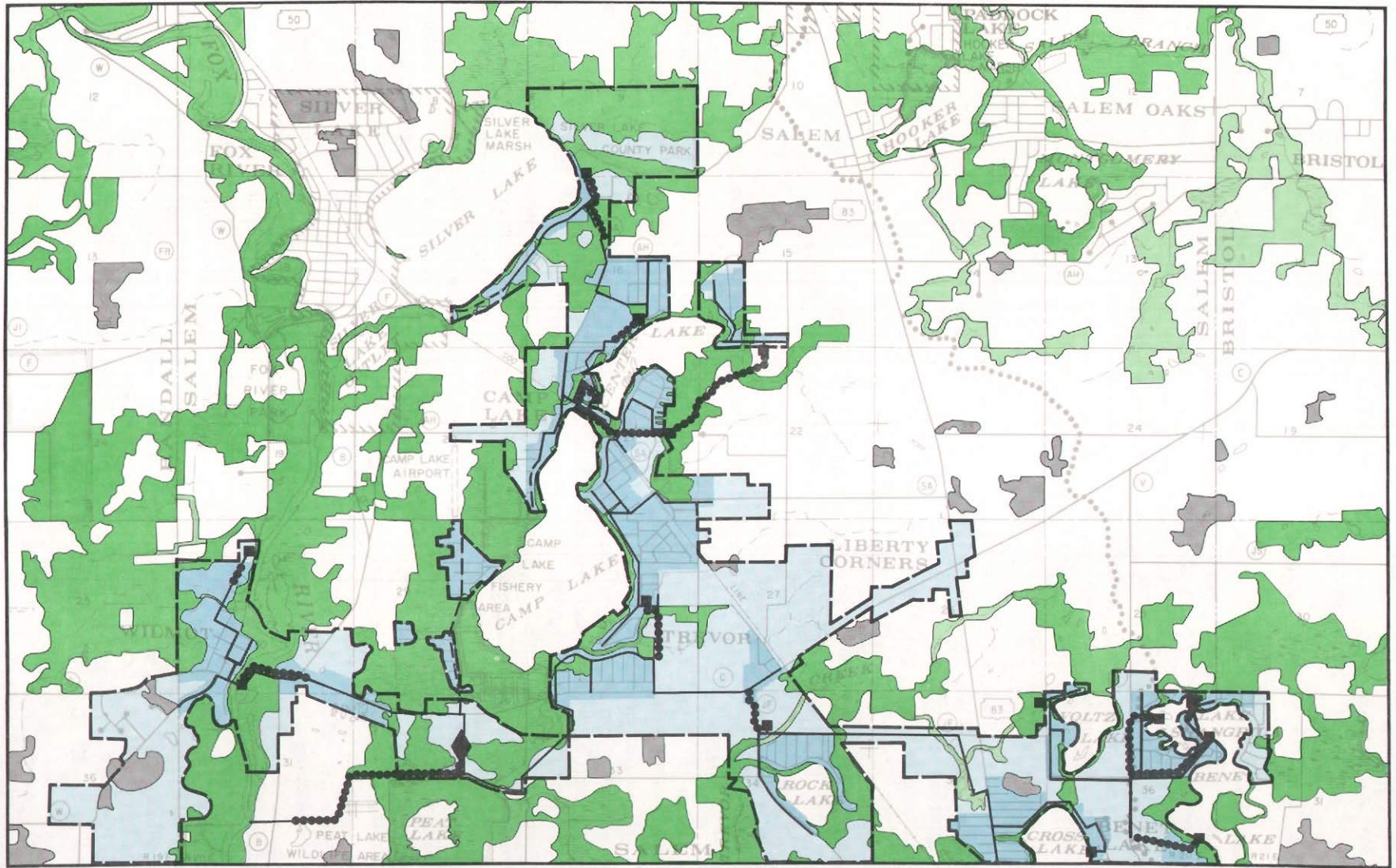
Detailed delineations of the final Town of Salem Utility District No. 2 sanitary sewer service area and environmentally significant lands within that area are shown on a series of aerial photographs reproduced as Map 8 beginning on page 22 and continuing through page 36 of this report.

IMPLEMENTING RECOMMENDATIONS












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

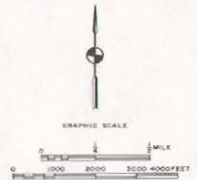
1. Formal adoption or endorsement of SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, and this SEWRPC Community Assistance Planning Report by the governing body of the Town of Salem Utility District No. 2 as the operator of the sewage treatment facility; by the Town Boards of the Towns of Bristol, Randall, and Salem as having lands affected by the planned sewer service area; and by the Kenosha County Planning and Zoning Administration as the county planning agency having joint responsibility with the Towns in planning and zoning and otherwise regulating the development of lands in the study area.
2. Formal adoption of this SEWRPC Community Assistance Planning Report by the Regional Planning Commission as an amendment to the regional water

POST-PUBLIC HEARING TOWN OF SALEM UTILITY
DISTRICT NO. 2 SANITARY SEWER SERVICE AREA



LEGEND

- | | | | | | |
|---|--|---|--|---|--------------------------------|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | NET SANITARY SEWER SERVICE AREA (EXISTING) |  | EXISTING LIFT STATION |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | NET SANITARY SEWER SERVICE AREA (2000) |  | EXISTING FORCE MAIN |
|  | ISOLATED NATURAL AREA |  | EXISTING SEWAGE TREATMENT FACILITY |  | EXISTING TRUNK SEWER |
|  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY | | |  | EXISTING SEWER PRESSURE SYSTEM |



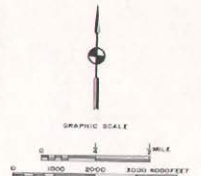
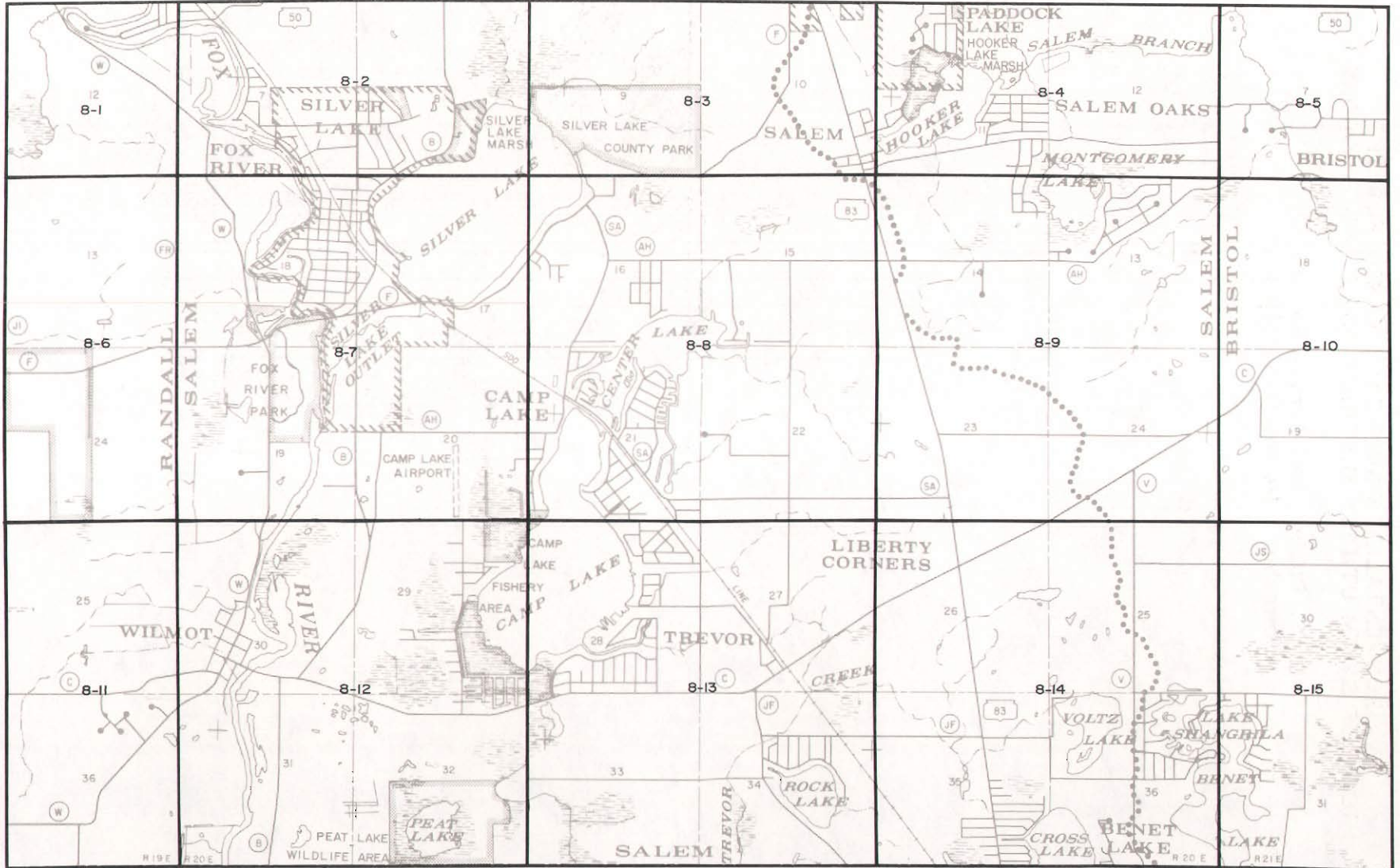
quality management plan set forth in SEWRPC Planning Report No. 30, with certification of this report as a plan amendment to all parties concerned, including the Wisconsin Natural Resources Board and the U. S. Environmental Protection Agency.

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 Town of Salem Utility District No. 2 sanitary sewer service area as shown on Maps 7 and 8. 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 Town of Salem Utility District No. 2 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 TOWN OF SALEM UTILITY DISTRICT NO. 2 SANITARY SEWER SERVICE AREA

This report presents a refined sewer service area for the Town of Salem Utility District No. 2. The refined sewer service area was delineated cooperatively by the units and agencies of government concerned, and was subjected to review at an interagency meeting and at a public hearing. It is envisioned that the delineated sewer service area will accommodate all new urban development anticipated in the Town of Salem Utility District No. 2 area to the year 2000. Like other long-range plans, however, this sewer service area plan should be periodically reviewed--every five years--to assure that it continues to properly reflect the urban development objectives of the community involved, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service. Should it be determined by the Town of Salem Utility District No. 2, as the operator of the sewage treatment facility involved, that amendments to the sewer service area plan as presented herein are necessary, the Utility District should request the Southeastern Wisconsin Regional Planning Commission to assist the District in undertaking the technical work required to amend the plan properly. Any such plan revision should be carried out in a manner similar to that utilized in the refinement effort described in this report. While plan amendment may be expedited because study area base maps have been prepared and certain inventories completed as part of the sewer service area planning documented herein, such amendment should be subject to the same analyses and interagency review, and should include a public hearing to obtain the comments and suggestions of those citizens and landowners most affected by the proposed changes to the sewer service area boundary. Upon agreement on a revised sewer service area, the new plan map should be endorsed by the governing body of the Town of Salem Utility District No. 2 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.

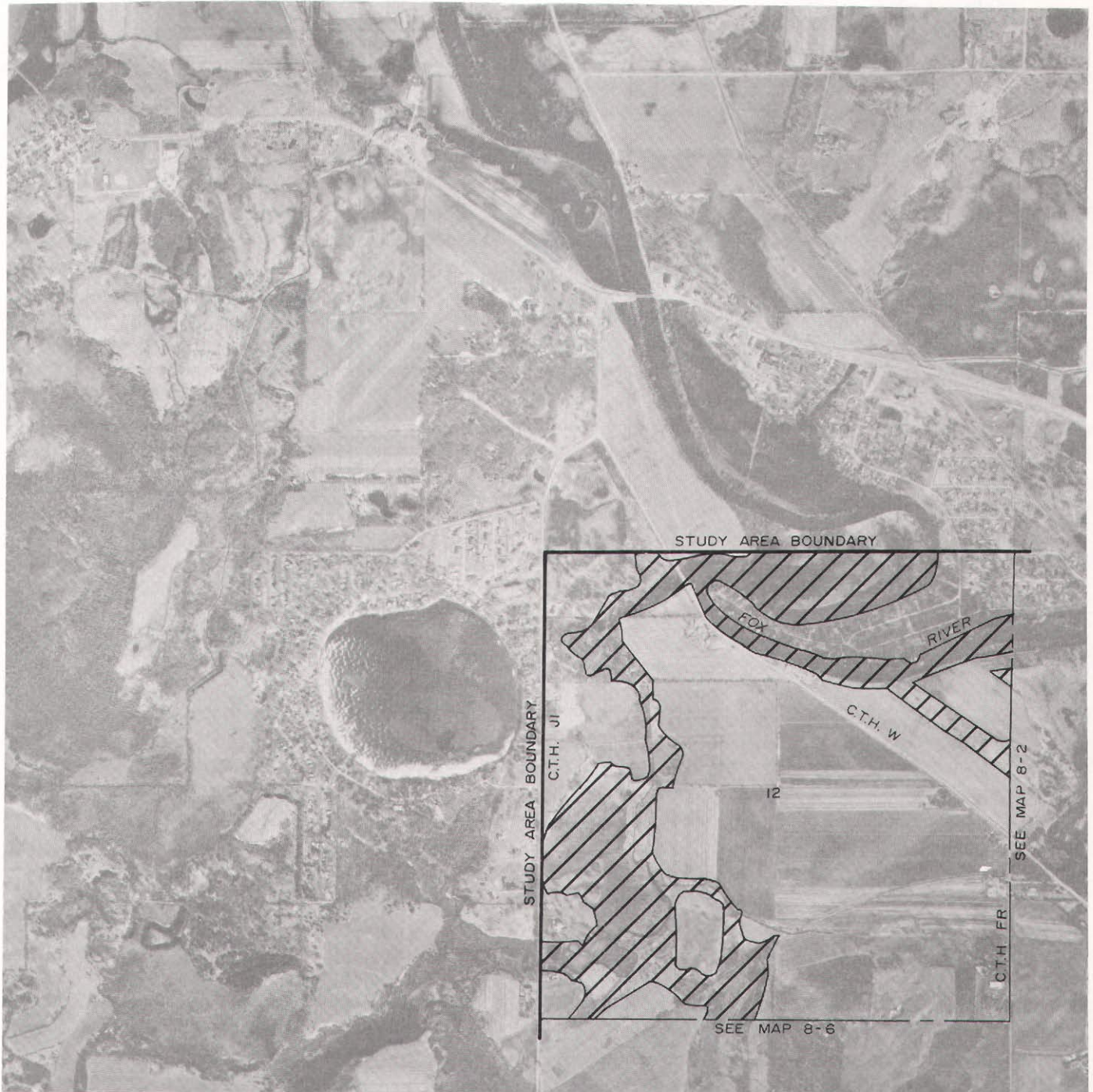
INDEX OF MAPS SHOWING ENVIRONMENTALLY SIGNIFICANT
LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR
THE TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS



Map 8-1

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Section 12
Township 1 North, Range 19 East



LEGEND

 PRIMARY ENVIRONMENTAL CORRIDOR






Source: SEWRPC.

Map 8-2

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Sections 7 and 8
Township 1 North, Range 20 East



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

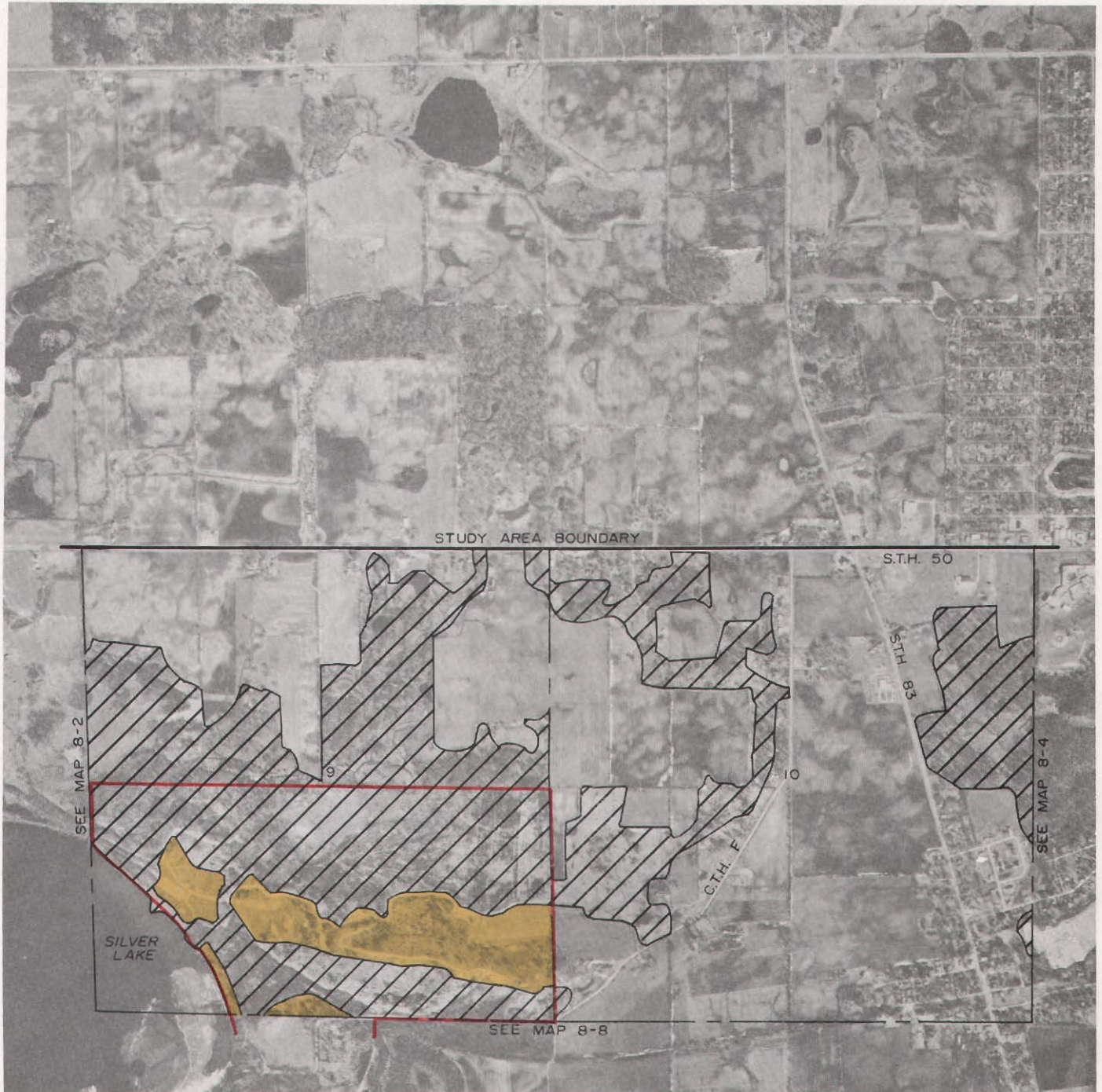


Source: SEWRPC.

Map 8-3

ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR THE
TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Sections 9 and 10
Township 1 North, Range 20 East



LEGEND

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



Source: SEWRPC.

Map 8-4

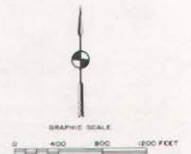
ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

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



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR



Source: SEWRPC.




Map 8-5

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Section 7
Township 1 North, Range 21 East



LEGEND

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

Source: SEWRPC.



Map 8-6

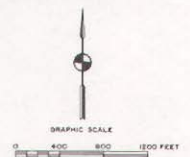
ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Sections 13 and 24
Township 1 North, Range 19 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA



Source: SEWRPC.

Map 8-7

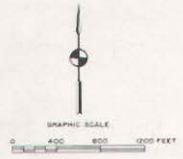
ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR THE
TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

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



LEGEND

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



Source: SEWRPC.





Map 8-8

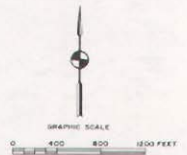
ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR THE
TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Sections 15, 16, 21, and 22
Township 1 North, Range 20 East



LEGEND

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



Source: SEWRPC.




Map 8-9

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Sections 13, 14, 23, and 24
Township 1 North, Range 20 East



LEGEND

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

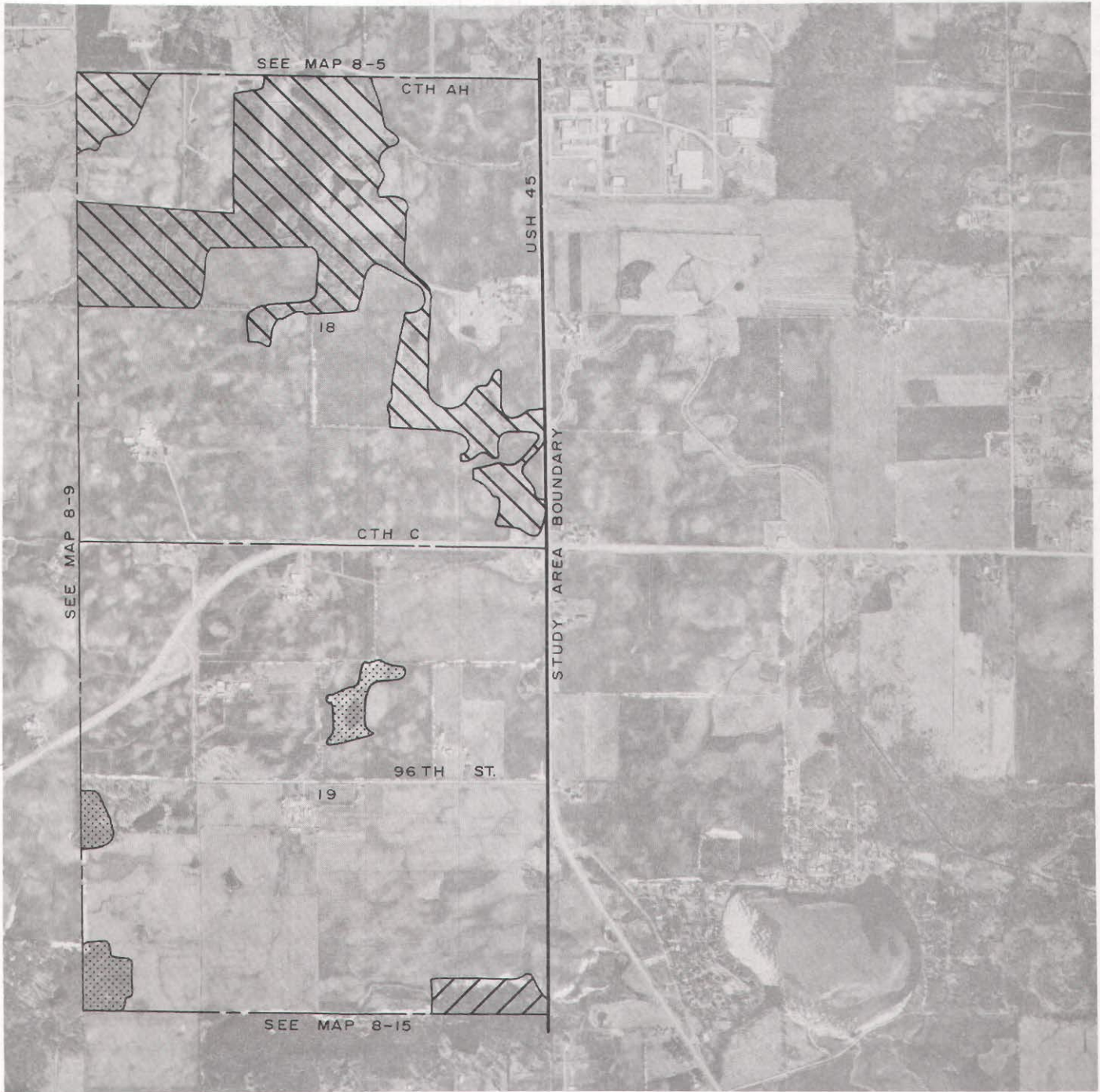


Source: SEWRPC.

Map 8-10

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE
TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Sections 18 and 19
Township 1 North, Range 21 East



LEGEND

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

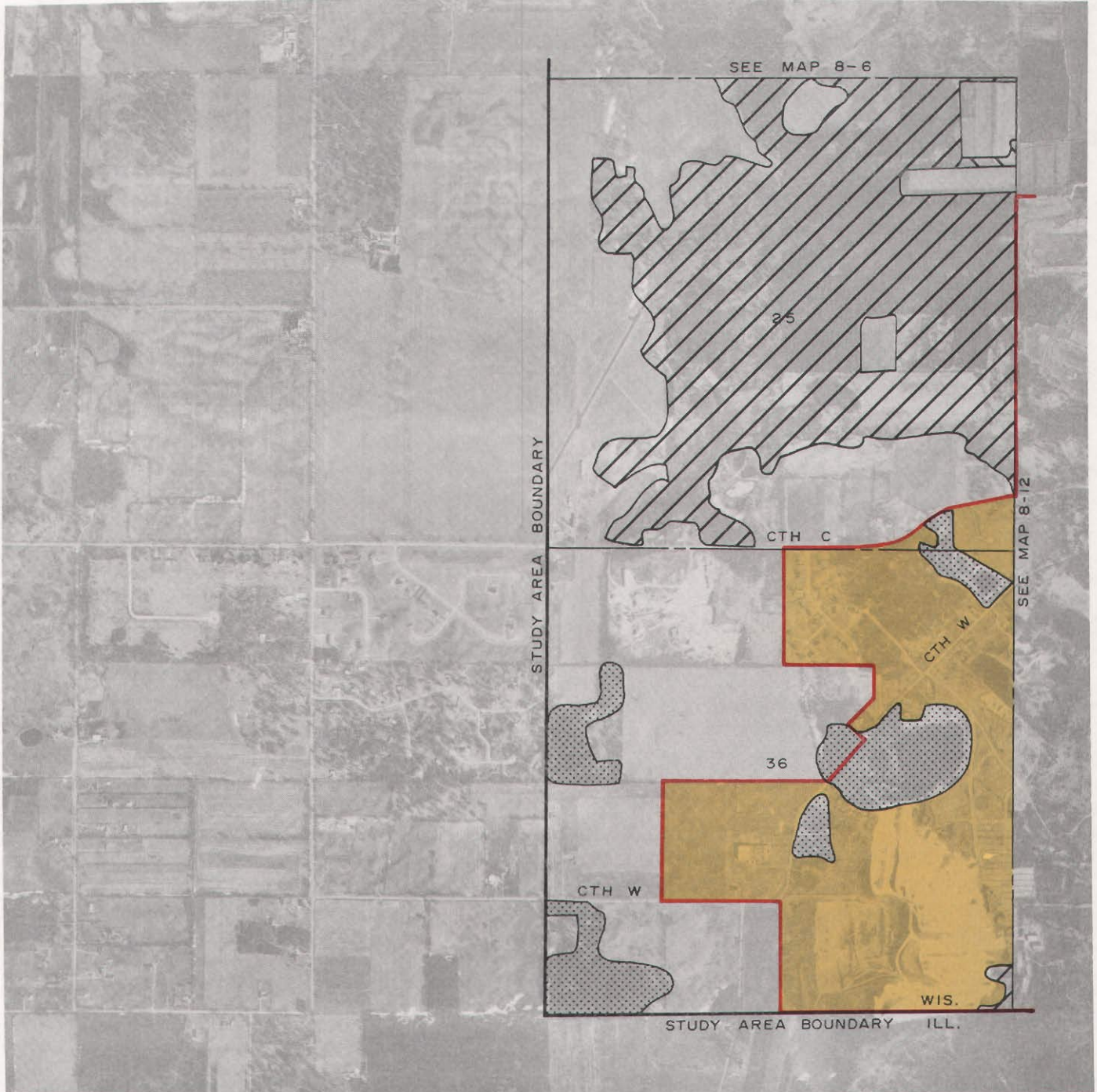
Source: SEWRPC.








Map 8-11

ENVIRONMENTALLY SIGNIFICANT LANDS AND
 PLANNED SANITARY SEWER SERVICE AREA FOR THE
 TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Sections 25 and 36
 Township 1 North, Range 19 East



LEGEND

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



Source: SEWRPC.






Map 8-12

ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR THE
TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 1 North, Range 20 East



LEGEND

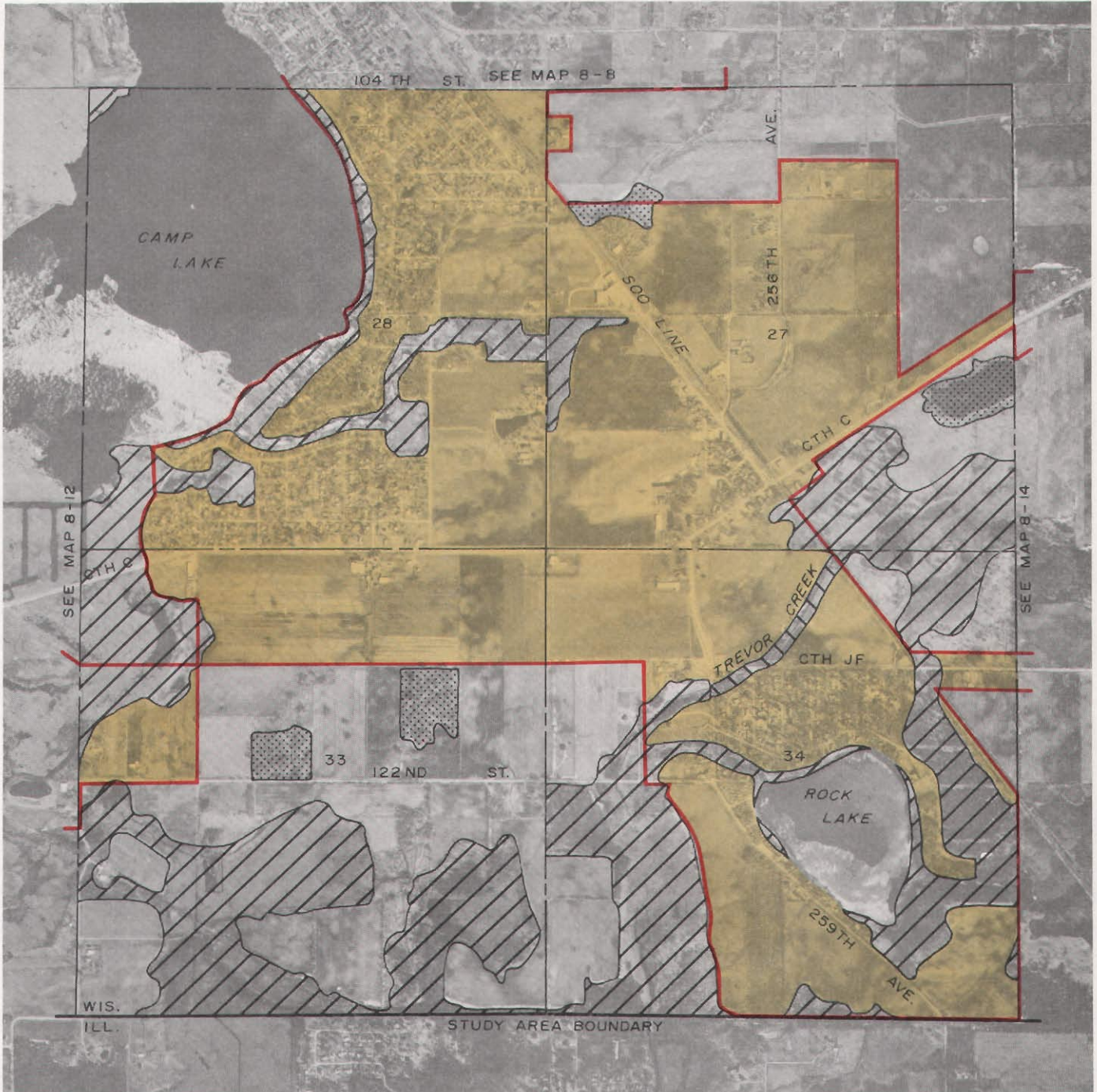
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY








Source: SEWRPC.

ENVIRONMENTALLY SIGNIFICANT LANDS AND
PLANNED SANITARY SEWER SERVICE AREA FOR THE
TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Sections 27, 28, 33, and 34
Township 1 North, Range 20 East



LEGEND

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

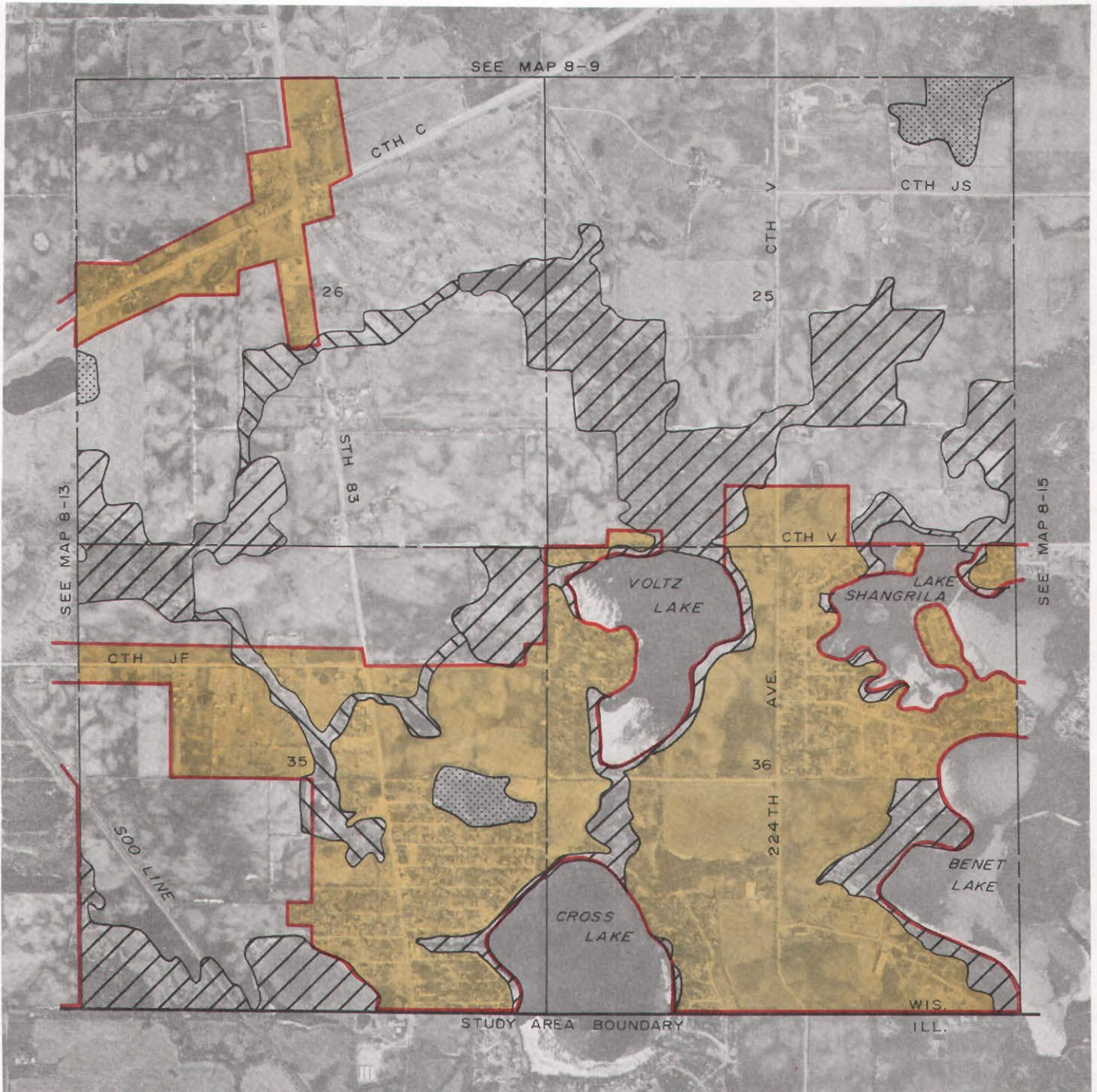


Source: SEWRPC.






Map 8-14

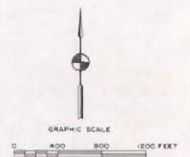
ENVIRONMENTALLY SIGNIFICANT LANDS AND
 PLANNED SANITARY SEWER SERVICE AREA FOR THE
 TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Sections 25, 26, 35, and 36
 Township 1 North, Range 20 East



LEGEND

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







Source: SEWRPC.

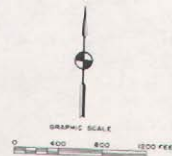
ENVIRONMENTALLY SIGNIFICANT LANDS AND
 PLANNED SANITARY SEWER SERVICE AREA FOR THE
 TOWN OF SALEM UTILITY DISTRICT NO. 2 AND ENVIRONS

U. S. Public Land Survey Sections 30 and 31
 Township 1 North, Range 21 East



LEGEND

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



Source: SEWRPC.

APPENDICES

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Appendix A

PUBLIC HEARING MINUTES
TOWN OF SALEM UTILITY DISTRICT NO. 2
SANITARY SEWER SERVICE AREA
February 6, 1986
Salem Town Hall

February 6, 1986: A public hearing was held for refining Salem Utility District No. 2. The Chairman called the meeting to order at 7:00 p.m. Present: Chairman Stetson, Supervisors Bloss, Tremonte, and Weidman. Supervisor Meier, absent. Also present: Two representatives from SEWRPC, Administrator Gehrke, Don Zenz from Donohue Engineering, Bristol Town Board, and 10 persons in audience.

A modified plan to meet the needs of Salem U. D. No. 2 to the year 2000 was presented by the representatives of SEWRPC.

Inclusion in the service area does not mean sewer will be provided; that decision lies with the Town Board.

Approximately 13,000 persons will reside in the study area, of which 7,700 or 59 percent, could be serviced by Salem Utility District No. 2.

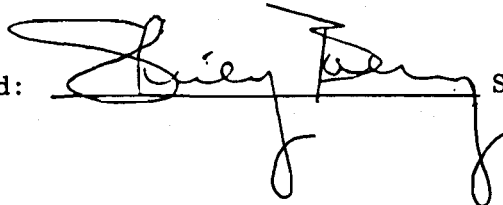
The plan also includes a small portion of the Town of Bristol, in the Lake Shangri-la area, and the Town of Randall in Wilmot Mountain ski area.

Utility No. 2 plant currently processes 500,000 gallons of sewage daily, but has the capacity to process 1.5 million gallons daily.

A letter was received from the Kenosha County Planning and Zoning Administration requesting the District to expand the proposed sewer service area to include two parcels of land, both located directly adjacent to the proposed sewer service area.

With no negative comments from the floor, a resolution for adoption of a sewer service area for the Town will be presented at the February 20, 1986 meeting.

Respectfully submitted:



Shirley Boening, Town Clerk