

# SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF MUKWONAGO

## WAUKESHA COUNTY WISCONSIN

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

**COMMUNITY ASSISTANCE PLANNING REPORT  
NUMBER 191**

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

Prepared by the

**Southeastern Wisconsin Regional Planning Commission  
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November 1990

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November 30, 1990

TO: The Village Board of the Village of Mukwonago; the Town Boards of the Towns of East Troy, Mukwonago, and Vernon; the Walworth County Park and Planning Commission; and the Waukesha County Park and Planning Commission

The adopted regional water quality management plan for southeastern Wisconsin identifies in a preliminary manner recommended sanitary sewer service areas tributary to each of the existing and proposed sewage treatment plants within the Region. The plan recommends that these service areas be refined and detailed through the cooperative efforts of the local units and agencies of government concerned so that the service areas properly reflect local, as well as areawide, development objectives. This refinement and detailing is particularly important in light of provisions in the Wisconsin Administrative Code which require that the Wisconsin Department of Natural Resources 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 Village of Mukwonago, on May 11, 1990, requested that the Regional Planning Commission assist the Village in refining and detailing the recommended sanitary sewer service area tributary to the Village's sewage treatment facility. This report documents the results of that refinement process.

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

A public hearing was held on November 19, 1990, to discuss the preliminary findings and recommendations of the sewer service area refinement process to receive the comments and suggestions of the local elected officials concerned and of interested citizens. The recommendations contained in this report reflect the pertinent comments and suggestions made at the hearing.

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

The sanitary sewer service area presented in this report provides a sound guide which can assist the responsible public officials in the making of sewer service-related development decisions in the Village of Mukwonago. Accordingly, careful consideration and adoption of this report by all parties concerned is respectfully urged. The Regional Planning Commission stands ready to assist the Village in implementing the recommendations contained in this report.

Sincerely,



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."<sup>1</sup>

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

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

endorsement is particularly important because under state law and administrative rules certain actions by the Wisconsin Department of Natural Resources (DNR) must be found to be in accordance with the adopted and endorsed plan. These actions include, among others, DNR approval of waste discharge permits, DNR approval of state and federal grants for the construction of wastewater treatment and conveyance facilities, and DNR approval of locally proposed sanitary sewer extensions.

#### NEED FOR REFINEMENT AND DETAILING OF LOCAL SANITARY SEWER SERVICE AREAS

The adopted regional water quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage treatment facility (see Map 1). There were in the plan, as initially adopted, a total of 85 such identified sanitary sewer service areas. The initially recommended sanitary sewer service areas were based upon the urban land use configuration identified in the Commission-adopted regional land use plan for the year 2000<sup>2</sup> As such, the delineation of the areas was 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 (DILHR) with respect to private sanitary sewers, make a finding that all proposed sanitary sewer extensions be in conformance with adopted areawide water quality management plans and the sanitary sewer service areas identified in such plans.

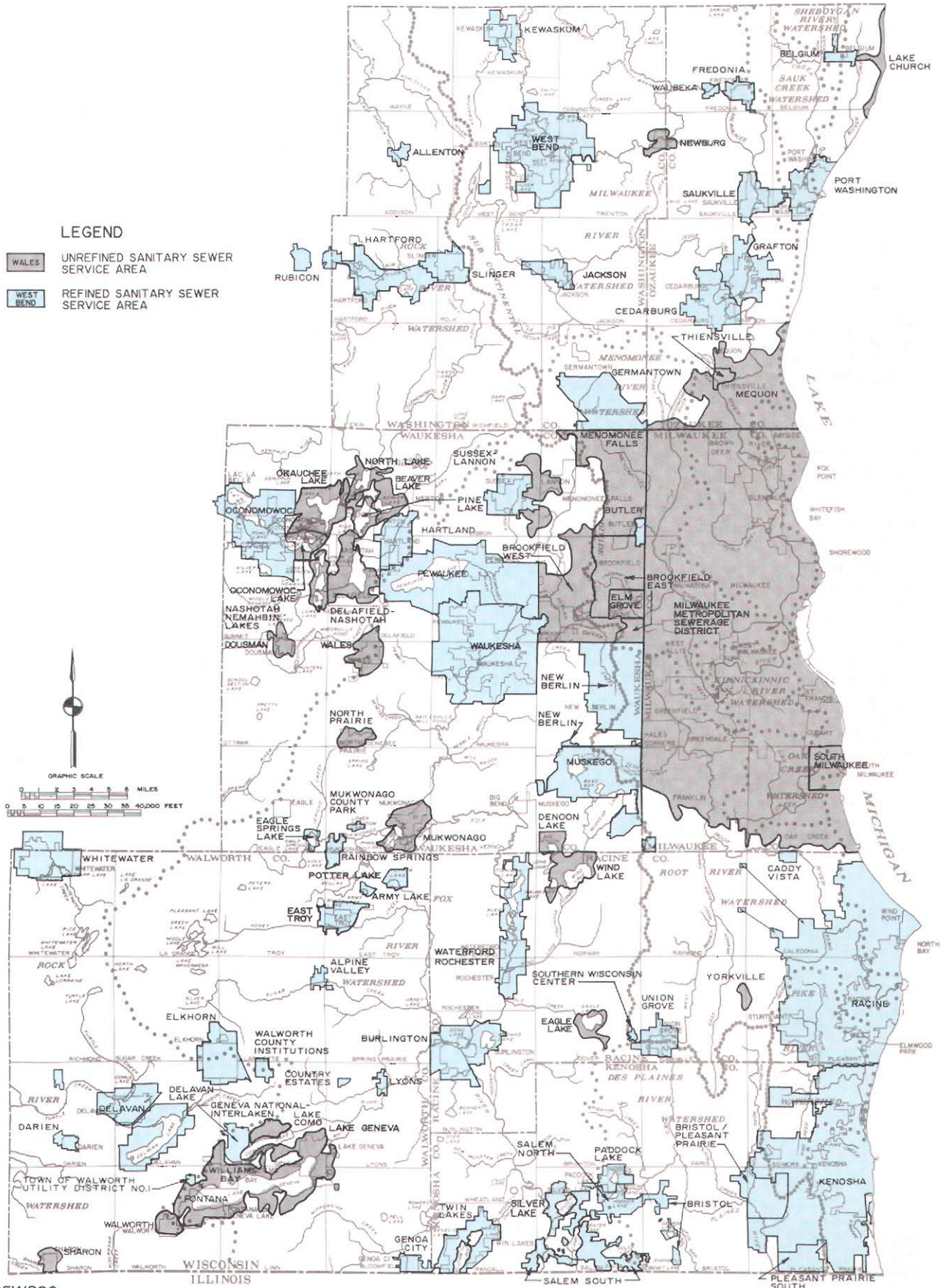
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<sup>1</sup> *The adopted areawide water quality management plan is documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin-2000, Volume One, Inventory Findings; Volume Two, Alternative Plans;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

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<sup>2</sup> *See 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.*

RECOMMENDED SANITARY SEWER SERVICE AREAS IN THE REGION: 2000



Source: SEWRPC.

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

5. The holding of a public hearing jointly by the Commission and the local or areawide unit or units or 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 VILLAGE OF MUKWONAGO SANITARY SEWER SERVICE AREA REFINEMENT PROCESS

By letter dated May 15, 1990, the Regional Planning Commission agreed to undertake the refinement and detailing of the proposed year 2000 sanitary sewer service area tributary to the Village of Mukwonago sewage treatment facility.

An intergovernmental meeting regarding the refinement was held on October 18, 1990. In attendance at that meeting were representatives of the Waukesha County Health Department; the Waukesha County Park and Planning Commission; the Village of Mukwonago; and the Towns of East Troy, Mukwonago, and Vernon. Subse-

quent to a brief summary by the Regional Planning Commission of the rationale for refining and detailing the sanitary sewer service area tributary to the Village of Mukwonago's sewage treatment facility, comments were solicited from the representatives of the various communities present at the meeting. Specifically, it was asked if there were any lands adjacent to the Village in the Towns of East Troy, Mukwonago, or Vernon for which sewer service might be needed in the near future. Although it was mentioned that the Hidden Lakes Subdivision located northeast of the Village in the Town of Vernon and the Megwonago Heights and Stonegate subdivisions located northwest of the Village in the Town of Mukwonago are now, or are anticipated soon to be, experiencing problems with failing onsite sewage disposal systems, there was no request from those present to add any such lands to the initially identified sewer service area for the Village of Mukwonago as shown at this meeting. Furthermore, at the conclusion of this

meeting, it was suggested that should any community determine that there was indeed a need for sewer service for any area in their jurisdiction, such a request should be expressed in writing, and promptly transmitted to the Village of Mukwonago for their consideration.

A copy of the draft of this report setting forth the preliminary sanitary sewer service area was provided to the Village of Mukwonago, the Towns of Mukwonago, East Troy, and Vernon, to the Walworth County Park and Planning Commission, and the Waukesha County Park and Planning Commission for review and comment prior to the public hearing on the plan proposal. A public hearing was held on November 19, 1990. 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 Village of Mukwonago is described in Chapter III of this report.

## Chapter II

### STUDY AREA DESCRIPTION

#### LOCATION

The study area considered in the refinement of the Village of Mukwonago sanitary sewer service area is shown on Map 2. The area consists of all the land encompassed within the corporate limits of the Village of Mukwonago, as well as certain adjacent portions of the Towns of Mukwonago and Vernon in Waukesha County, the Town of Waterford in Racine County, and the Town of East Troy in Walworth County. As indicated in Table 1, the total study area is 24.7 square miles in extent, of which about 2.7 square miles, or 11 percent, lie within the Village of Mukwonago; about 4.0 square miles, or 16 percent, lie within the Town of East Troy; about 13.2 square miles, or 54 percent, lie within the Town of Mukwonago; about 3.8 square miles, or 15 percent, lie within the Town of Vernon; and about 1.0 square mile, or 4 percent, lies within the Town of Waterford. These areas are based on 1989 civil division boundaries.

#### POPULATION

As further indicated in Table 1, the estimated resident population of the entire study area in 1985 was 8,150 persons. Of this total, about 4,200 persons, or about 51 percent, resided in the Village of Mukwonago; about 350 persons, or about 4 percent, resided in the Town of East Troy; about 2,750 persons, or about 34 percent, resided in the Town of Mukwonago; about 800 persons, or about 10 percent, resided in the Town of Vernon; and about 50 persons, or about 1 percent, resided in the Town of Waterford. Of these population totals, the entire population of the Village of Mukwonago was served by sanitary sewer extended from the Village of Mukwonago sewage treatment facility. The remaining 3,950 persons in the Towns of East Troy, Mukwonago, Vernon, and Waterford were served by onsite soil absorption sewage disposal systems or by onsite sewage holding tanks.

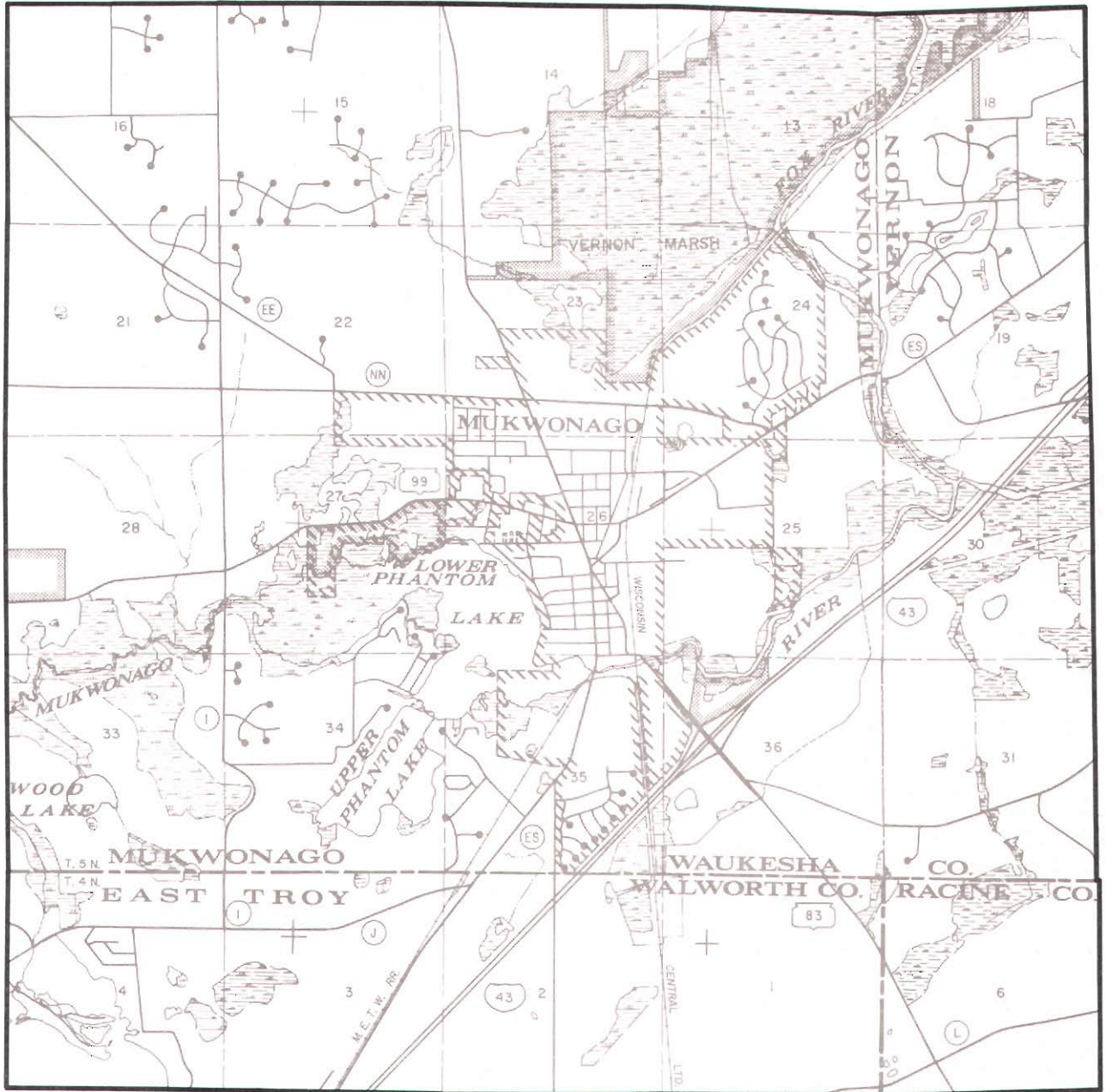
As also indicated in Table 1, it is estimated that 11,500 persons may be expected to reside in the identified study area by the year 2000. It should be noted that forecasting probable future population levels for small geographic areas such as

the Village of Mukwonago study area is a difficult task, accompanied by uncertainties and subject to periodic revision as new information becomes available. The practice that has been typically followed in forecasting population levels for physical development planning is the preparation of a single population forecast believed to be the most representative of future conditions. This traditional approach works well in periods of social and economic stability, when historic trends can be anticipated to continue relatively unchanged over the plan design period. During periods of major change in social and economic conditions, however, when there is great uncertainty as to whether historic trends will continue, alternatives to this traditional approach may be required. One such alternative approach proposed in recent years, and utilized to a limited extent at the national level for public and quasi-public planning purposes, is termed "alternative futures." Under this approach, the development, test, and evaluation of alternative plans is based not upon a single, most probable forecast of socioeconomic conditions, but upon a number of alternative futures chosen to represent a range of conditions which may be expected to occur over the plan design period.

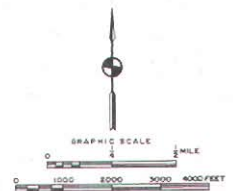
Recognizing the increasing uncertainty inherent in estimating future population levels under the rapidly changing socioeconomic conditions existing in the United States, the Regional Planning Commission began to incorporate the alternative futures approach into its planning program in the late 1970's, the first known attempt to apply this approach to areawide and local planning in the United States. In the exploration of alternative futures for the Southeastern Wisconsin Region, an attempt was made first to identify all those external factors which may be expected directly or indirectly to affect 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 differ-

Map 2

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



R. 18 E. R. 19 E.



Source: SEWRPC.

Table 1

## STUDY AREA INFORMATION BY CIVIL DIVISION

Civil Division	Areal Extent		1985 Population		2000 Population
	Square Miles	Percent	Estimated	Percent	Estimated
Town of East Troy . . . . .	4.0	16.2	350	4.3	--
Town of Mukwonago . . . . .	13.2	53.5	2,750	33.8	--
Town of Vernon . . . . .	3.8	15.4	800	9.8	--
Town of Waterford . . . . .	1.0	4.0	50	0.6	--
Village of Mukwonago . . . . .	2.7	10.9	4,200	51.5	--
Study Area	24.7	100.0	8,150	100.0	11,500

Source: Wisconsin Department of Administration and SEWRPC.

ences 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 11,500 persons in the Village of Mukwonago study area is based upon the moderate growth, centralized land use scenario, the scenario utilized by the Regional Planning Commission in the development of the areawide water quality management plan. Under the alternative futures approach utilized by the Commission for its work, however, the population level within the study area could range from a low of about 9,200 under the stable or declining growth, centralized land use scenario, to a high of about 14,900 under the moderate growth, decentralized land use scenario.

#### ENVIRONMENTALLY SIGNIFICANT LANDS

Environmental corridors are defined as linear areas in the landscape containing concentrations of natural resource and resource-related amenities. These corridors generally lie along the major stream valleys, around major lakes, and in the

kettle-moraine area of southeastern Wisconsin. Almost all of the remaining high-value wetlands, woodlands, wildlife habitat areas, major bodies of surface water, and delineated floodlands and shorelands are contained within these corridors. In addition, significant groundwater recharge and discharge areas, many of the most important recreational and scenic areas, and the best remaining potential park sites are located within the environmental corridors. Such environmental corridors are, in effect, a composite of the most important individual elements of the natural resource base in southeastern Wisconsin and have immeasurable environmental, ecological, and recreational value.

The land use element of the adopted regional water quality management plan recommends that lands identified as primary environmental corridors not be developed for intensive urban use. Accordingly, the plan further recommends that sanitary sewers not be extended into such corridors for the purpose of accommodating urban development in the corridors. 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 first steps in refining the Village of Mukwonago sanitary sewer service area was to map in detail the environmentally significant lands in the study area. Accordingly, Commission inventories were reviewed and updated as necessary with respect to the following elements of the natural resource base: lakes, streams, and associated shorelands and floodlands; wetlands; woodlands; wildlife habitat areas; areas of rugged terrain and high relief topography; wet, poorly drained, and organic soils; and remnant prairies. In addition, inventories were reviewed and updated as necessary with respect to such natural resource-related features as existing parks, potential park sites, sites of historic and archeological value, areas possessing scenic vistas or viewpoints, and areas of scientific value.

Each of these natural resource and resource-related elements was mapped on one inch equals 400 feet scale, ratioed and rectified aerial photographs. A point system for value rating the various elements of the resource base was established (see Table 2). The primary environmental corridors were delineated 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 Village of Mukwonago study area are shown on Map 3.

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

Table 2

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

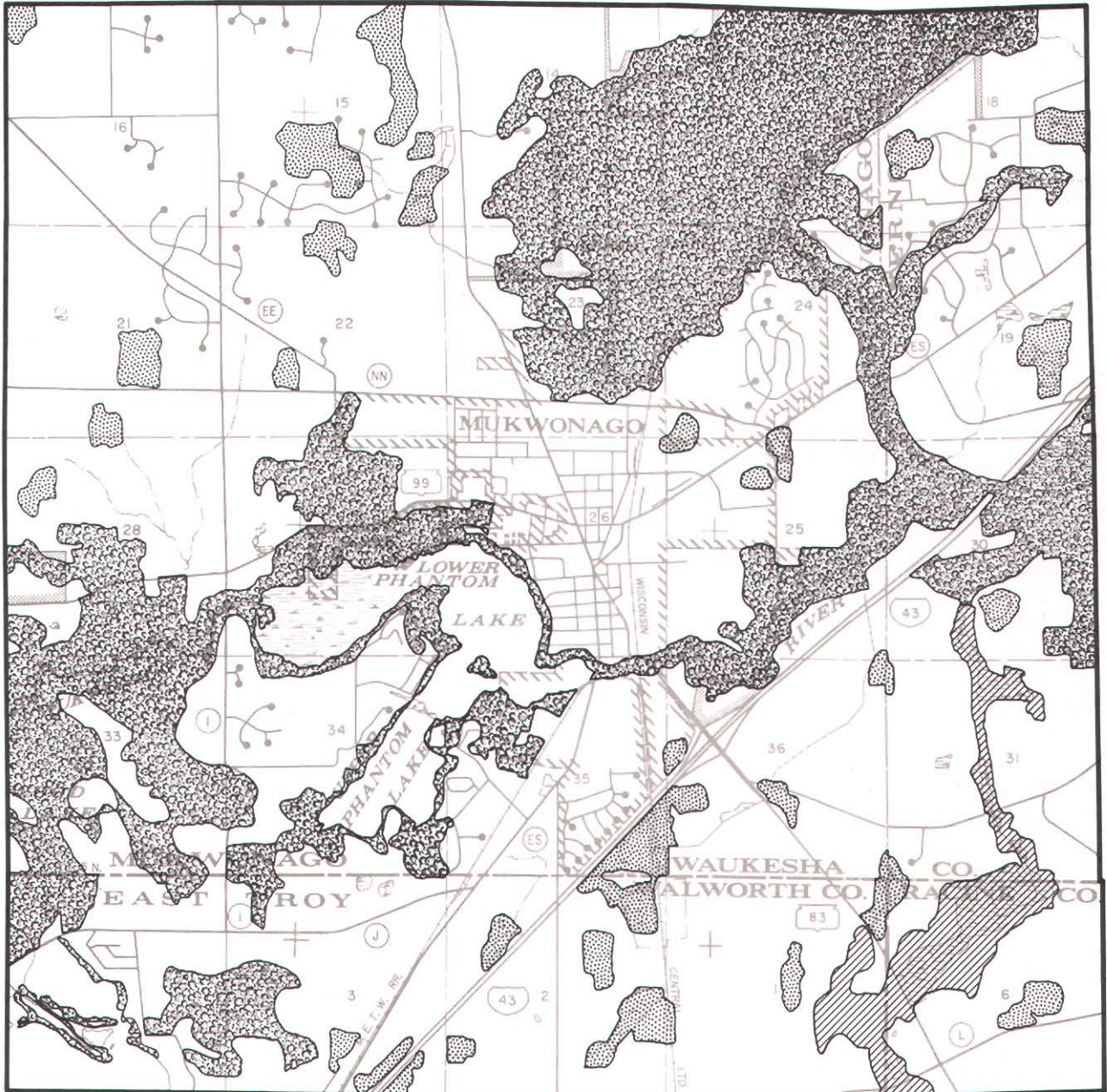
Resource Base or Related Element	Point Value
<b>Natural Resource Base</b>	
<b>Lake</b>	
Major (50 acres or more) . . . . .	20
Minor (5-49 acres) . . . . .	20
Rivers or Streams (perennial) . . . . .	10
<b>Shoreland</b>	
Lake or Perennial River or Stream . . . . .	10
Intermittent Stream . . . . .	5
Floodland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

Source: SEWRPC.

economical drainageways, as well as needed green space, through developing residential neighborhoods. To qualify for inclusion in a secondary environmental corridor, an area must exhibit a point value of 10 or more, with such a corridor having a minimum area of 100 acres and a minimum length of one mile.




Map 3

ENVIRONMENTALLY SIGNIFICANT LANDS IN THE MUKWONAGO STUDY AREA

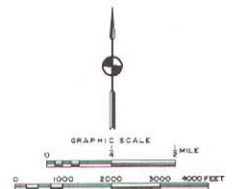


R 18 E. R. 19 E.

LEGEND

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

Source: SEWRPC.



Also identified on Map 3 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 or 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 of the Village of Mukwonago study area in 1990 totaled about 6.6 square miles, or about 27 percent of the total study area. Lands encompassed within the secondary environmental corridors total about 0.5 square mile, or about 2 percent of the study area. Lands encompassed within isolated natural areas total about 0.8 square mile, or about 3 percent of the study area. Thus, all environmentally significant lands in the Mukwonago study area constitute 7.9 square miles, or 32 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 also recognizes that there may be specific situations in which the objective of preserving the corridor lands directly conflicts with other legitimate regional and local development objectives. For example, the regional plan 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 project, the street extension may be considered to be of greater community benefit than the preservation of a small segment of the primary environmental corridor. When such conflicts in legitimate community development objectives occur, it is important that they be resolved sensitively, and that any damage to the natural environment in the corridors be minimized.

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

## 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 delineation of local sanitary sewer service areas an important process 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 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 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 and to sewage treatment facilities; 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.

The plan year 2000 sanitary sewer service area for the Village of Mukwonago sewage treatment facility, as proposed in the adopted areawide water quality management plan, is shown on Map 4. As shown on Map 4, certain lands associated with the Mukwonago County Park, the Rainbow Springs Resort, and the Eagle Spring Lake Sanitary District are also anticipated to be tributary to the Village of Mukwonago sewage treatment facility and were the subject of previous sewer service area refinement reports entitled, Amendment to the Regional Water Quality Management Plan-2000, Village of Mukwonago, Towns of East Troy and Mukwonago, June 1984; Amendment to the Regional Water Quality Management Plan-2000, Eagle Spring Lake Sanitary District, December 1985, respectively. Approximately 825 persons are expected to reside in the Eagle Spring Lake Sanitary District.

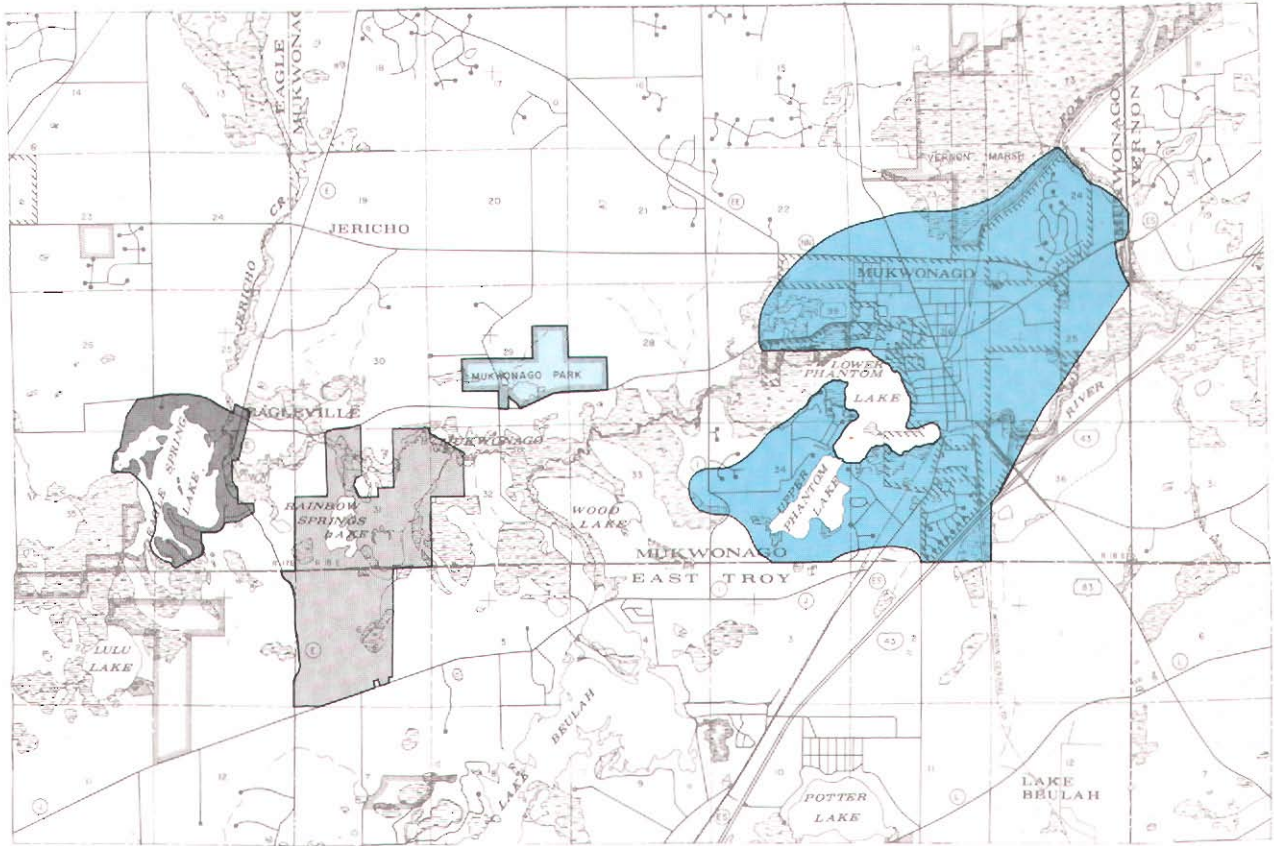
Because of the previously completed refinement efforts, this report is directed only at the refinement of those lands immediately adjacent to the Village which may be reasonably expected to be provided with sewer service prior to the year 2000. This area totals about 4.6 square miles, or about 19 percent of the total study area of 24.7 square miles. It is envisioned that the resident population of this area in 1985, about 5,300 persons, will increase to a level of about 9,200 persons by the plan design year 2000.<sup>1</sup> It should

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<sup>1</sup>Thus, by the year 2000, it is envisioned that approximately 10,025 persons will reside on lands tributary to the Mukwonago sewage treatment facility, including 825 persons in the Eagle Spring Lake Sanitary District, and 9,200 persons in the Village of Mukwonago and environs.

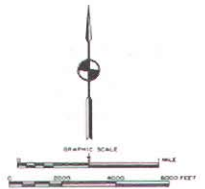
Map 4

**MUKWONAGO SANITARY SEWER SERVICE AREA AS DEFINED  
IN SEWRPC PLANNING REPORT NO. 30, AND AS AMENDED**



**LEGEND**

-  VILLAGE OF MUKWONAGO
-  MUKWONAGO COUNTY PARK
-  EAGLE SPRINGS LAKE
-  RAINBOW SPRINGS RESORT



Source: SEWRPC.

be noted that the planned population level of 9,200 persons in this area is based upon the moderate-growth, centralized land use scenario. The population level of this area could, however, range from a low of 6,200 persons under the stable or declining-growth, decentralized land use scenario to a high of 10,200 persons under the moderate growth, decentralized land use scenario.

## REFINED SANITARY SEWER SERVICE AREA

The refined year 2000 sanitary sewer service area for the Village of Mukwonago, as submitted to public hearing, is shown on Map 5, together with existing trunk sewers.

The Village of Mukwonago gross sanitary sewer service area totals about 7.8 square miles, or about 32 percent of the total study area of 24.7 square miles. This gross sewer service area includes 2.2 square miles of primary environmental corridor and 0.1 square mile of isolated natural area. There are no secondary environmental corridors located within the refined sewer

service area. A total of 2.3 square miles, or about 29 percent of the combined sewer service area, would thus be encompassed in environmentally sensitive areas. It should be noted that the environmentally significant lands indicated on Map 5 total approximately 27 acres more than the environmentally significant lands indicated on Map 3. As indicated on Map 6, these 27 acres are located in five areas and lie within the 100-year recurrence interval floodplain adjacent to the Fox River and in one area within the 100-year recurrence interval floodplain adjacent to Lower Phantom Lake. Because of the flood hazard, these areas are proposed to remain undeveloped and be converted to primary environmental corridor over the plan design period. The refined year 2000 Village of Mukwonago sanitary sewer service area would accommodate a plan year 2000 total population of about 9,200 persons and would result in a density of about 2.3 dwelling units per net residential acre<sup>2</sup>.

This density lies within the recommended density range for the Village of Mukwonago as identified in the Commission-adopted regional land use plan for the year 2000.

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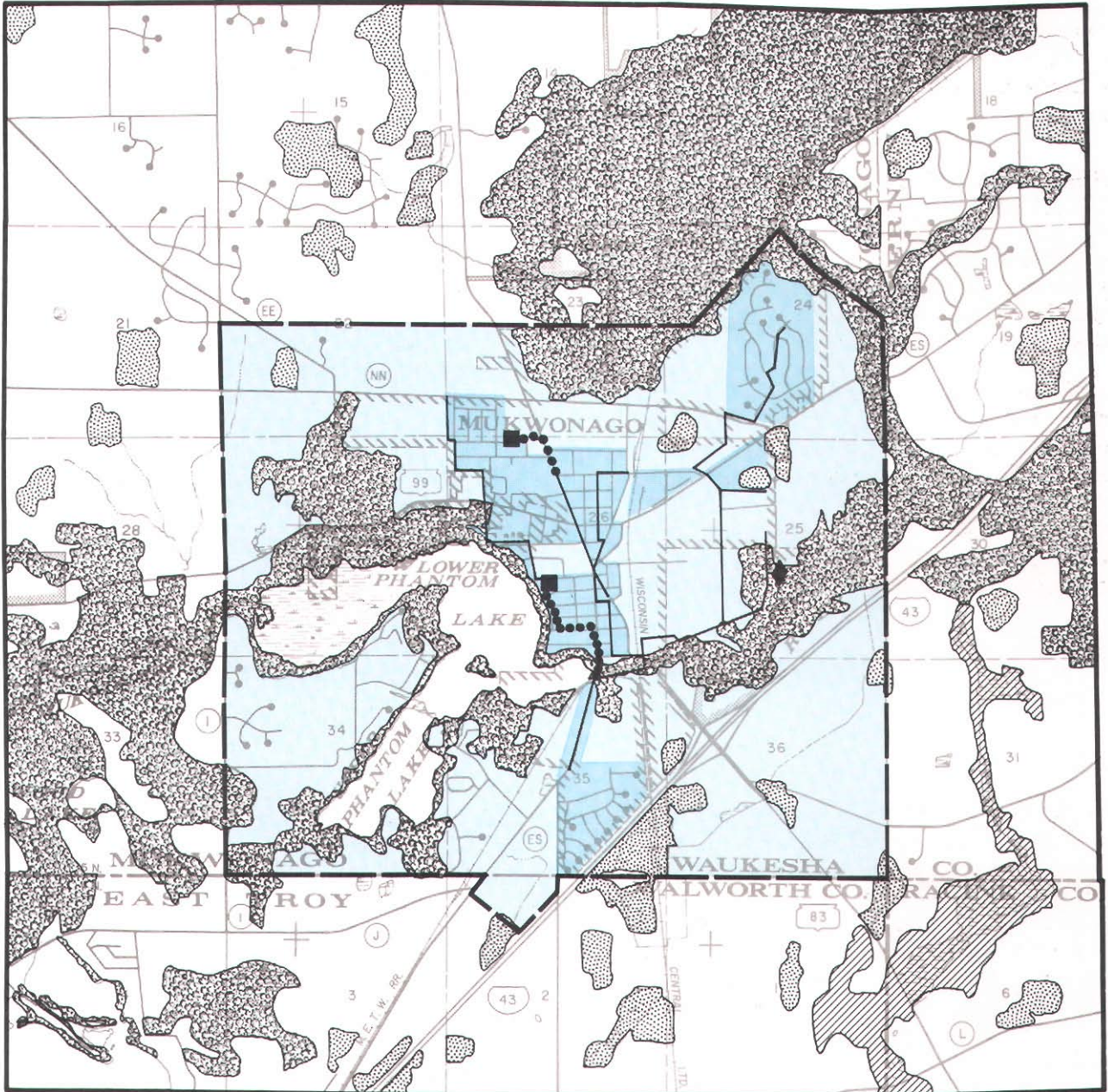
<sup>2</sup>Net residential density is determined by dividing the total number of dwelling units in the sewer service area in the design year by the net residential land area anticipated in the sewer service area. The total number of dwelling units anticipated in this sewer service area, 3,385, was determined by dividing the anticipated household population, 9,200, by the anticipated average household size of 2.8 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 2,088 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, 1,670 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 1,002 acres, would be allocated to "gross" residential uses, the remaining 40 percent being allocated to other urban uses. Of the 1,002 acres allocated to gross residential uses, it was assumed that streets would occupy 23 percent of the area, leaving the remaining 77 percent, or 771 acres, for new "net" residential development.*

*This area, added to the 689 acres of existing net residential land in the service area, provides a total net residential area of 1,460 acres. The number of dwelling units anticipated in the sewer service area in the design year, 3,385, divided by the anticipated net residential land area, 1,460 acres, results in an overall net residential density of 2.3 dwelling units per acre.*

Map 5

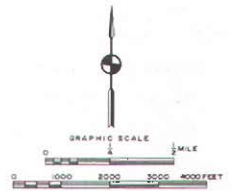
MUKWONAGO SANITARY SEWER SERVICE AREA



R. 18 E. R. 19 E.

LEGEND

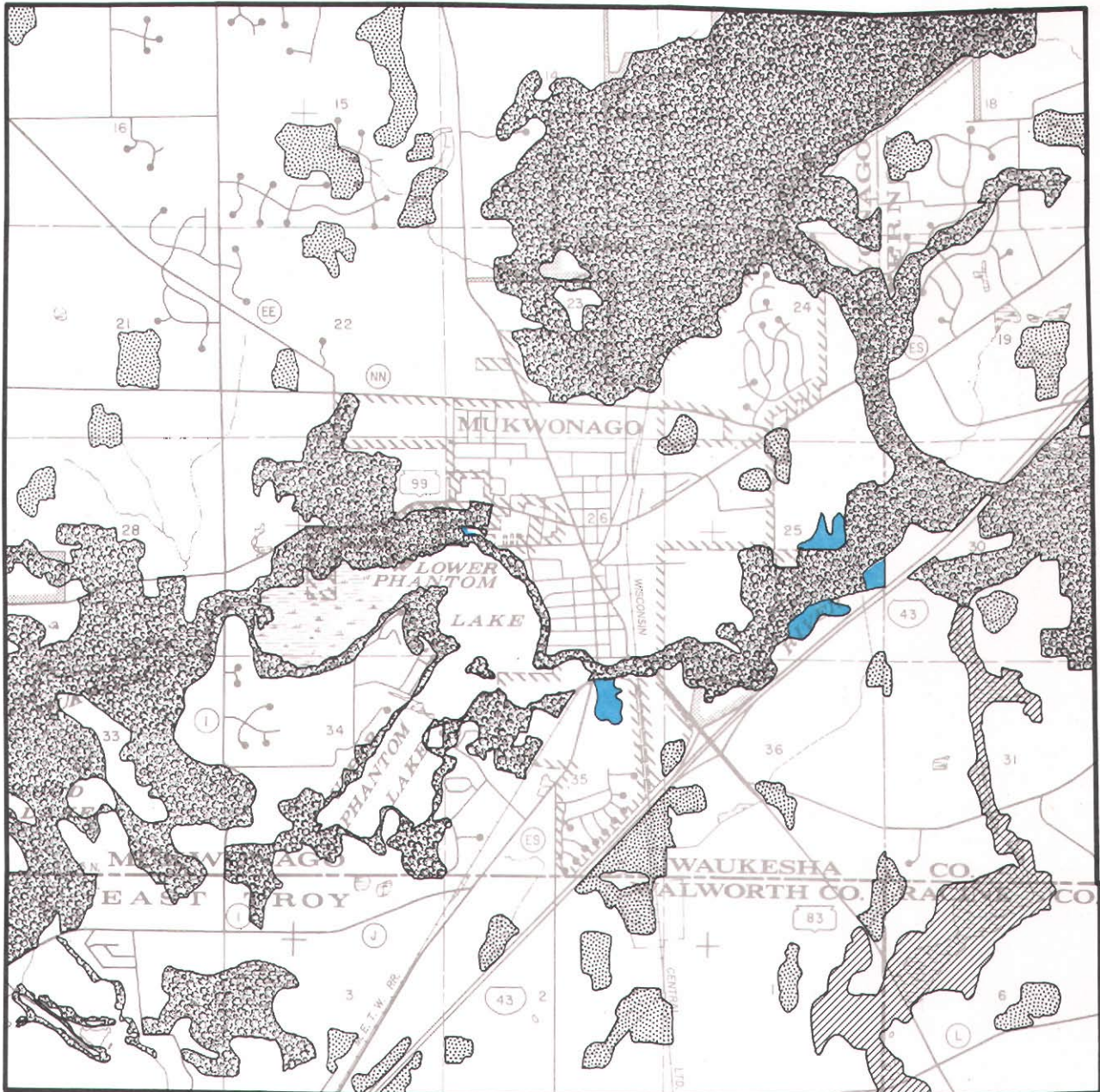
- |  |  |  |  |
|--|--|--|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR             |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
|  | SECONDARY ENVIRONMENTAL CORRIDOR           |  | EXISTING PUBLIC SEWAGE TREATMENT FACILITY  |
|  | ISOLATED NATURAL AREA                      |  | EXISTING LIFT STATION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







Source: SEWRPC.

Map 6

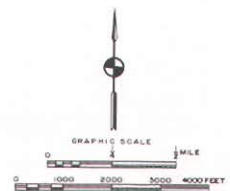
ANTICIPATED CHANGE IN THE ENVIRONMENTALLY SIGNIFICANT LANDS IN THE MUKWONAGO SEWER SERVICE AREA: 1990-2000



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  FLOODLANDS PROPOSED TO REMAIN UNDEVELOPED AND ADDED TO THE PRIMARY ENVIRONMENTAL CORRIDOR

Source: SEWRPC.



## WATER QUALITY IMPACTS

Under this recommended sanitary sewer service area plan, it is envisioned that all urban lands located within the planned urban service area would receive sanitary sewer service. It is also envisioned that all lands identified as primary environmental corridor not be developed for intensive urban use. It is recognized, however, that certain land uses requiring sanitary sewer service could be properly located in the corridors, including park and outdoor recreation facilities, certain institutional uses, and, in some cases, very low density residential development on five-acre lots. Accordingly, assuming proper site development and construction practices, including appropriate soil erosion control practices,<sup>3</sup> and compatible development within primary and secondary environmental corridors, isolated natural areas, or lands adjacent to such areas, there should be no significant adverse water quality impacts attributable to the development of the planned sanitary sewer service area.

## COST-EFFECTIVENESS ANALYSIS OF SEWAGE CONVEYANCE AND TREATMENT ALTERNATIVES

The planned sewer service area set forth in this report lies adjacent to the current sewer service area of the Village. The nearest other public sanitary sewer system is located about two miles to the south. The type of development envisioned in the area should be provided with public sewer services. In addition, as discussed in the following section, the Village's sewage treatment plant was designed to serve a population level of 10,300 persons, somewhat above the planned design year 2000 level of 9,200 persons set forth herein under the intermediate population growth scenario and about the same as the 10,200 persons under the optimistic population growth scenario. Thus, it appears that the Village's sewage treatment plant has adequate capacity for the planned sewer service area. Clearly, the

most cost-effective means of providing public sewer service to the entire service area is through the Village's sewerage system.

## SEWAGE TREATMENT PLANT CAPACITY IMPACT ANALYSIS

The Village of Mukwonago sewage treatment plant has a capacity of 1.50 million gallons per day (mgd) of sewage on an average annual basis. The peak flow design capacity is 3.75 mgd. The plant was designed to serve a population of 10,300 persons. The current average annual flow rate is under 0.50 mgd, with maximum monthly average flows of less than 0.65 mgd. The planned increase in population to the year 2000 of from about 4,200 persons in 1985 to about 9,200 persons in the year 2000 is expected to result in sewage flow rates of about 1.10 mgd on an average annual basis and 1.50 mgd on a maximum monthly average basis. Thus, the Village's sewage treatment plant is sized to accommodate the planned population of the sewer service area.

It should be noted that three currently unsewered areas—the Rainbow Springs Resort, Mukwonago County Park, and Eagle Spring Lake areas—are to be connected to the Mukwonago sewerage system for sewage treatment purposes at such time as public sewers are provided in those areas. These areas are expected to generate sewage flow rates of about 0.25 mgd on an average annual basis and of about 0.35 on a maximum monthly basis upon full development. Thus, the Village's plant flows would approximate full utilization if these currently unsewered areas are provided with public sewer and if the planned growth in the Village's sewer service area occurs. Thus, it may be necessary to initiate facility planning for a plant expansion late in the planning period, about the year 2000.

## PUBLIC REACTION TO THE PROPOSED SANITARY SEWER SERVICE AREA

A public hearing was held on November 19, 1990, for the purpose of receiving comments on the refined sanitary sewer service areas as shown on Map 5. This hearing was sponsored by the Village of Mukwonago and the Regional Planning Commission. Summary minutes of the public hearing are presented in Appendix A.

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<sup>3</sup>The Wisconsin Department of Natural Resources, in conjunction with the League of Wisconsin Municipalities, published a model ordinance which local units of government are encouraged to adopt to control construction site erosion as documented in "Model Ordinance," *The Municipality*, Volume 82, No. 1, January 1987.

A brief summary of the sewer service area refinement report for the Village of Mukwonago was presented prior to receipt of public comment. The rationale for refining and detailing the sanitary sewer service area tributary to the sewage treatment plant operated by the village of Mukwonago was discussed, as was the importance of the final delineation of the service area. In addition, the significance of environmentally sensitive lands within the Mukwonago study area was discussed. Comments on the report and accompanying maps were then solicited.

A review of the hearing record indicates that no substantive concerns were raised at the hearing. Furthermore, no requests concerning provision of sewer service or expansion of the sewer service area to facilitate the resolution of existing or potential problems with failing onsite septic tank sewage disposal systems at developed subdivisions in the surrounding towns were received by the Village of Mukwonago subsequent to the October 18, 1990, intergovernmental meeting held to consider this matter. Accordingly, no changes were made to the Village of Mukwonago sewer service area plan as presented at the public hearing and as reflected on Map 5.

Detailed delineations of the final Village of Mukwonago sanitary sewer service area and environmentally significant lands within this area are shown on a series of aerial photographs reproduced as Map 7 beginning on page 19 and continuing through page 28 of this report.

## IMPLEMENTING RECOMMENDATIONS

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

1. Formal adoption or endorsement of SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin-2000, and this SEWRPC Community Assistance Planning Report by the Village Board of the Village of Mukwonago as the operator of the sewage treatment facility; by the Town Boards of the Towns of East Troy and Mukwonago as having lands affected by the planned sanitary sewer service area; and by the Walworth County Park and Planning Commission and the Waukesha

County Park and Planning Commission as the County planning agencies having joint responsibility with the Town in planning and zoning and other wise 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 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 Village of Mukwonago sanitary sewer service area as shown on Maps 5 and 7. In particular, steps should be taken to ensure that those lands identified as being environmentally significant in this report are properly zoned to reflect a policy of retaining such lands insofar as possible in essentially natural open uses.
4. Review by the Village of Mukwonago 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 VILLAGE OF MUKWONAGO SEWER SERVICE AREA

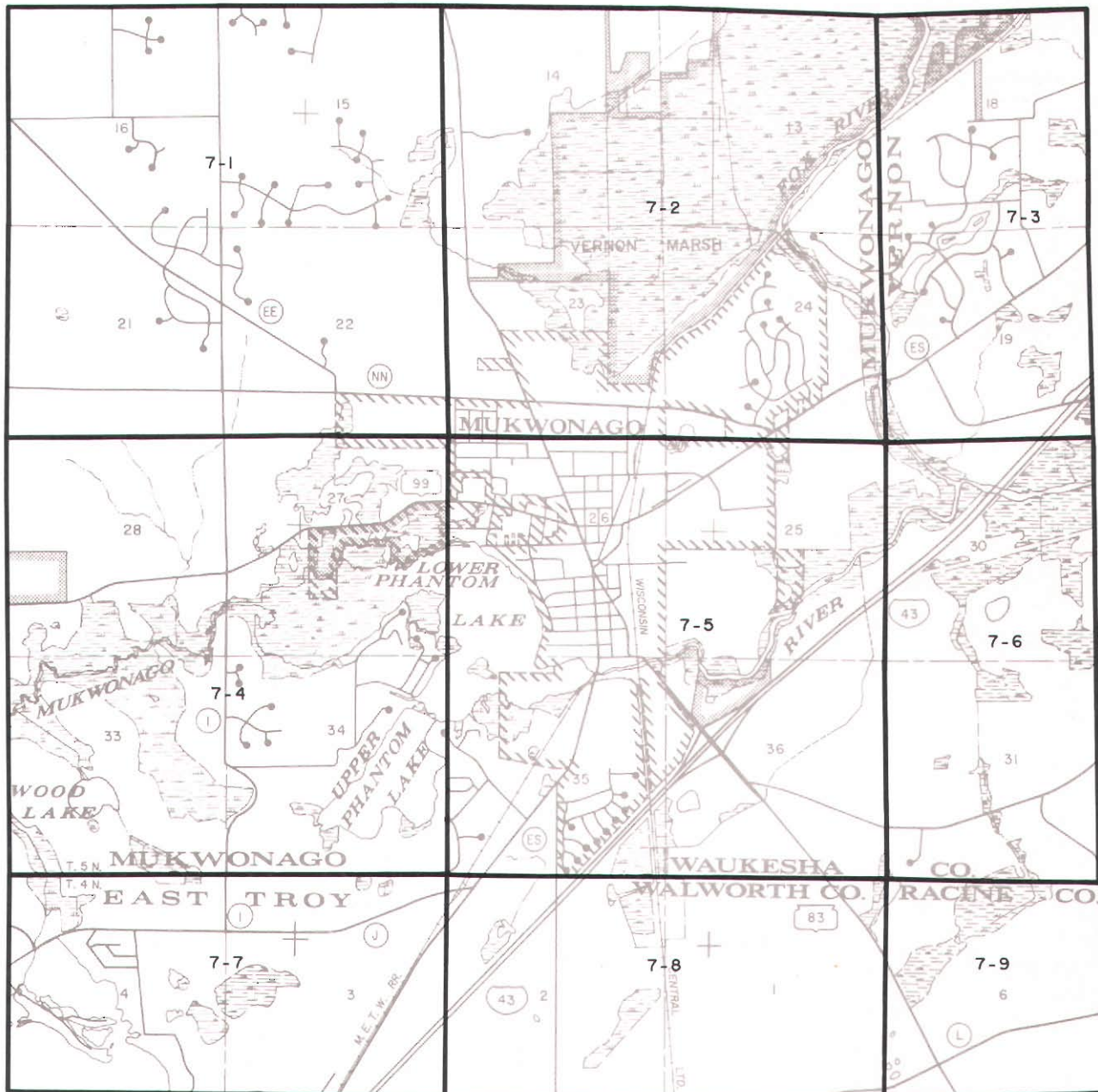
This report presents a refined sewer service area for the Village of Mukwonago. The refined sewer service area was delineated cooperatively by the units and agencies of government concerned, and was subjected to review at a public hearing. It is envisioned that the delineated sewer service area will accommodate all new urban development anticipated in the Mukwonago 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 devel-

opment objectives of the communities involved, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service. Should it be determined by the Village of Mukwonago, as the operators of the sewage treatment facility involved, that amendments to the sewer service area plan as presented herein are necessary, the Village should request the Southeastern Wisconsin Regional Planning Commission for assistance in undertaking the technical work required to properly amend the plan. Any such plan revision should be carried out in a manner similar to that utilized in the refinement effort described in this report. While plan amendment may be expedited because study area base maps

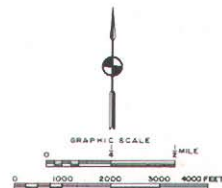
have been prepared and certain inventories completed as part of the sewer service area planning documented herein, such amendment should be subject to the same analyses and interagency review, and should include a public hearing to obtain the comments and suggestions of those citizens and land owners most affected by the proposed changes to the sewer service area boundary. Upon agreement on a revised sewer service area, the new plan map should be endorsed by the Village Board of the Village of Mukwonago and by the Southeastern Wisconsin Regional Planning Commission prior to certification to the Wisconsin Department of Natural Resources and the U. S. Environmental Protection Agency.

Map 7

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



R. 18 E. R. 19 E.







Source: SEWRPC.

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

U. S. Public Land Survey Sections 15, 16, 21, and 22  
Township 5 North, Range 18 East



LEGEND

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

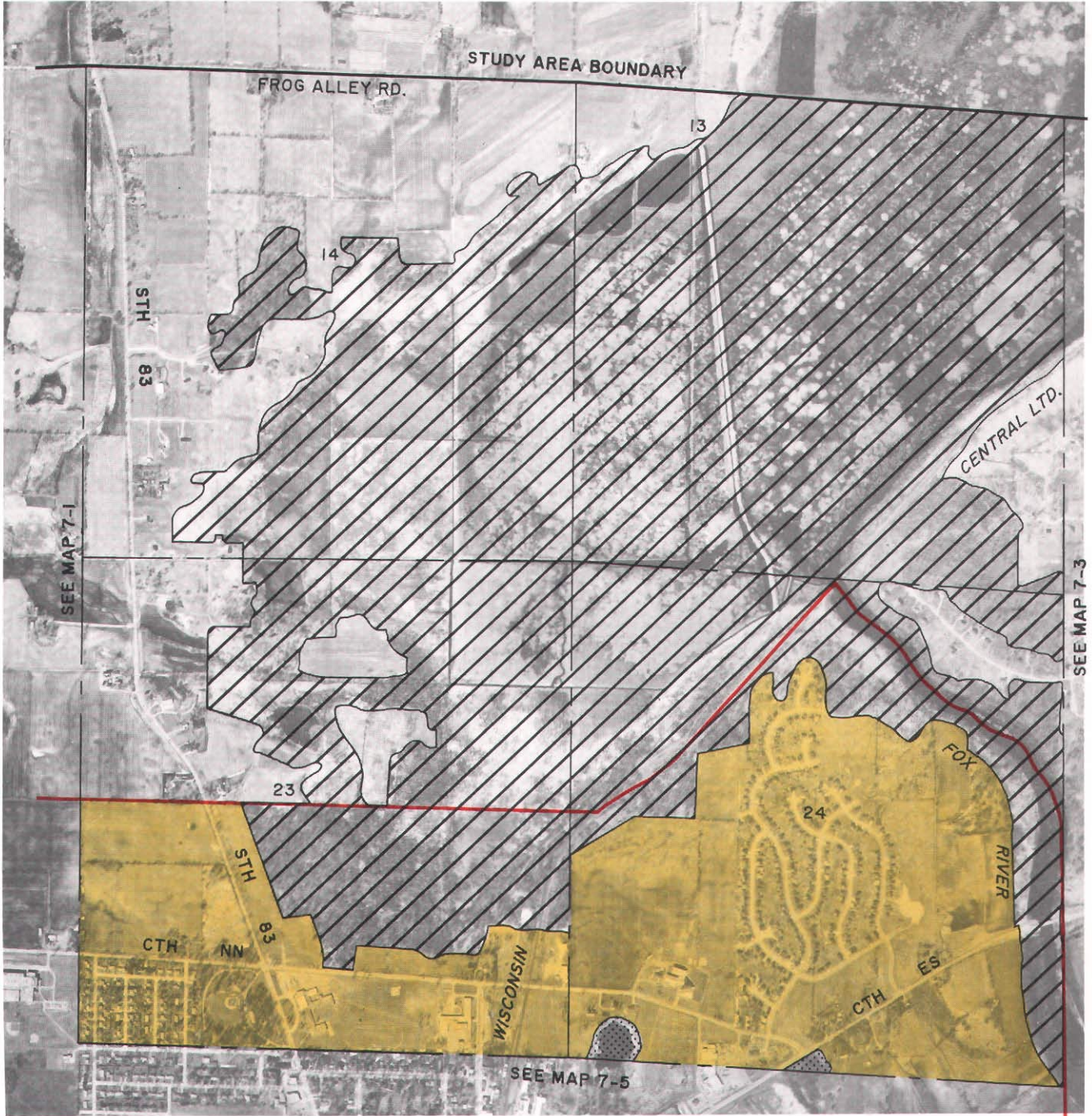


Source: SEWRPC.





Map 7-2

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

U. S. Public Land Survey Sections 13, 14, 23, and 24  
Township 5 North, Range 18 East



LEGEND

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



Source: SEWRPC.

Map 7-3

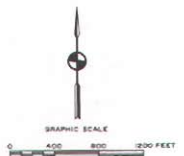
ENVIRONMENTALLY SIGNIFICANT LANDS FOR  
THE VILLAGE OF MUKWONAGO AND ENVIRONS

U. S. Public Land Survey Sections 18 and 19  
Township 5 North, Range 19 East



LEGEND

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

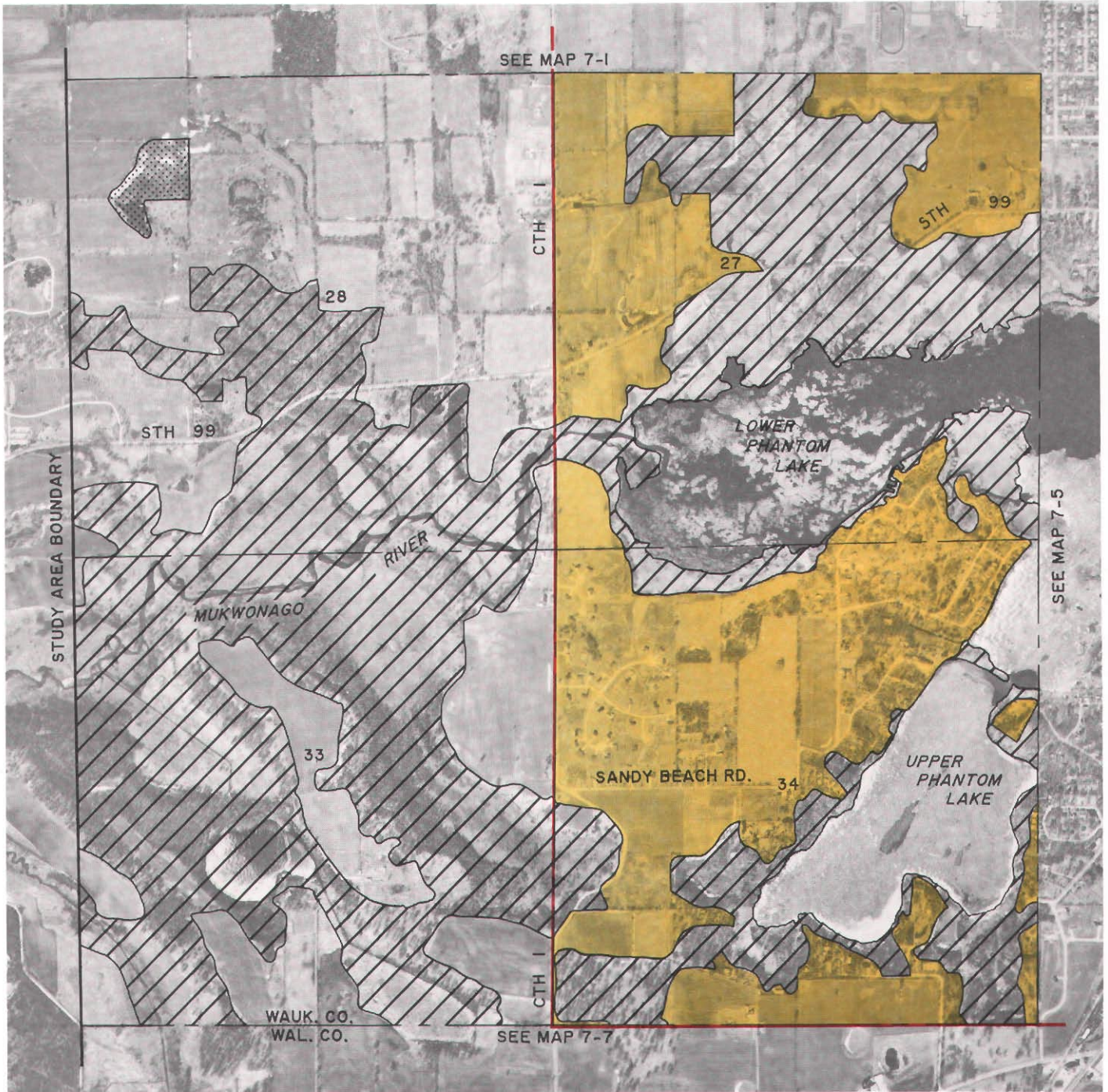


Source: SEWRPC.





Map 7-4

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

U. S. Public Land Survey Sections 27, 28, 33, and 34  
Township 5 North, Range 18 East



LEGEND

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

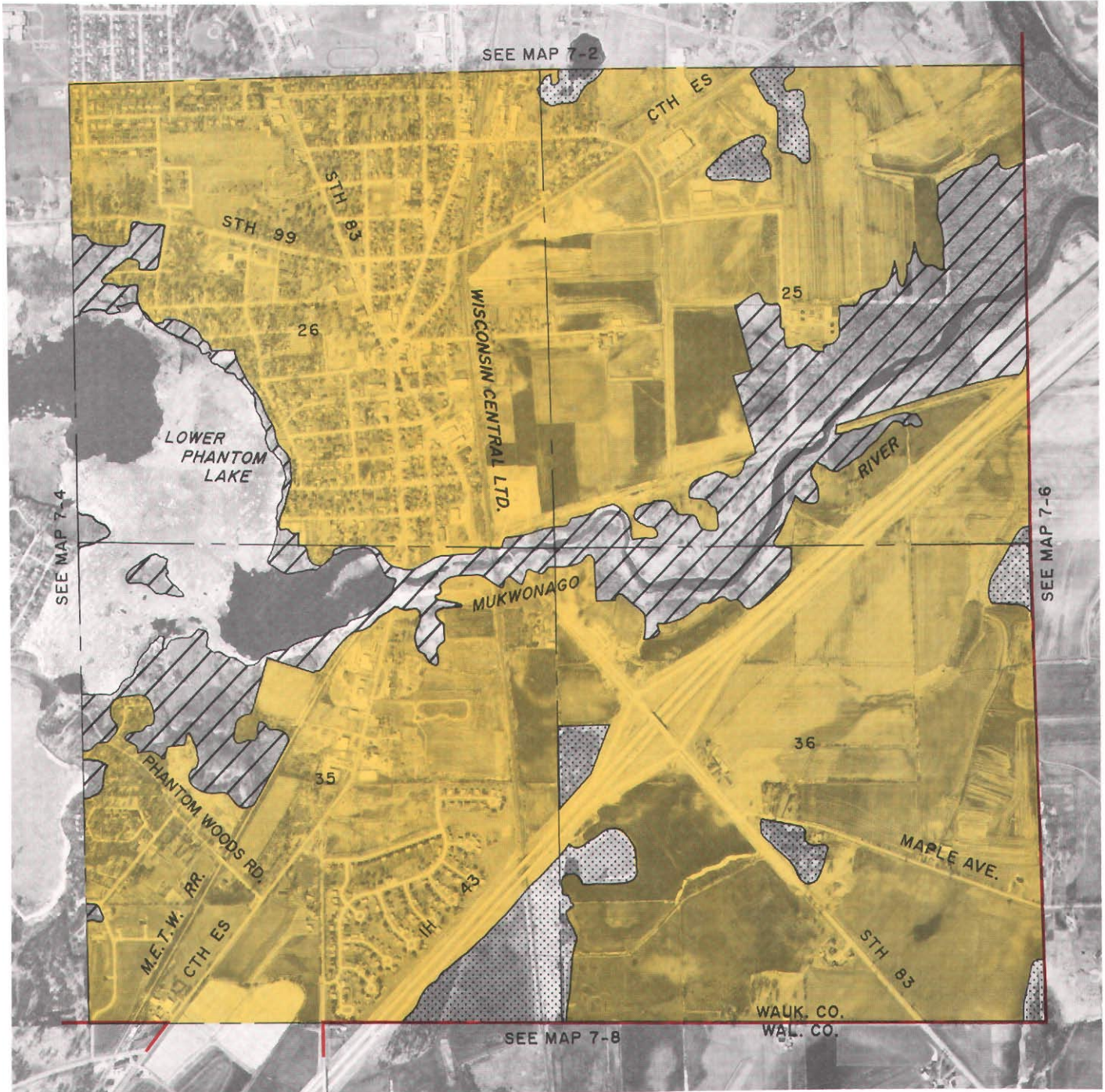


Source: SEWRPC.



Map 7-5

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

U. S. Public Land Survey Sections 25, 26, 35, and 36  
Township 5 North, Range 18 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 VILLAGE OF MUKWONAGO AND ENVIRONS

U. S. Public Land Survey Sections 30 and 31  
Township 5 North, Range 19 East



LEGEND

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

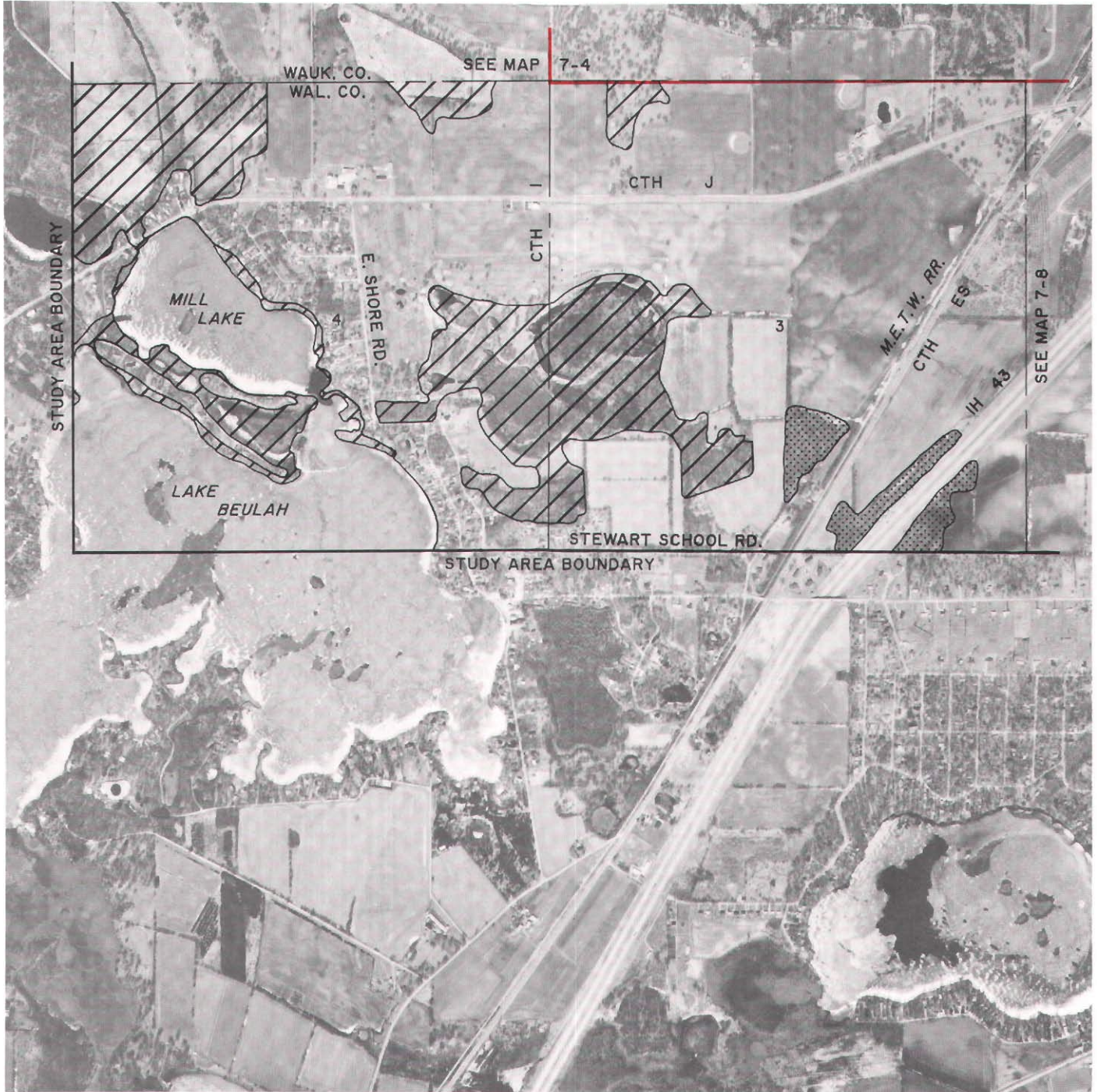


Source: SEWRPC.




Map 7-7

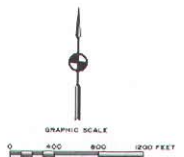
ENVIRONMENTALLY SIGNIFICANT LANDS FOR  
THE VILLAGE OF MUKWONAGO AND ENVIRONS

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



LEGEND

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

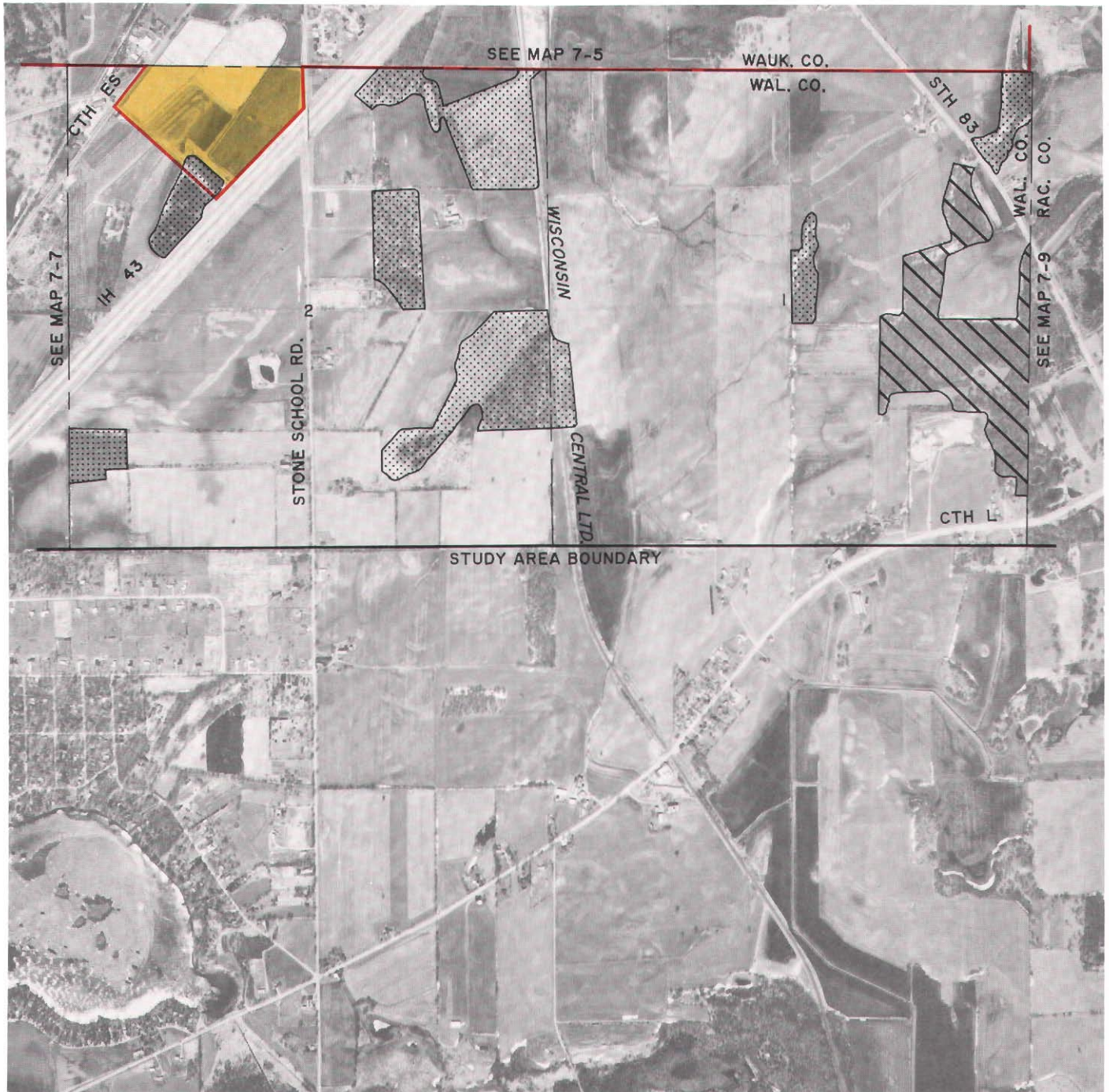


Source: SEWRPC.

Map 7-8

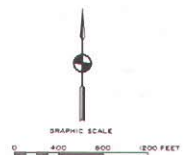
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF MUKWONAGO AND ENVIRONS

U. S. Public Land Survey Sections 1 and 2  
Township 4 North, Range 18 East



LEGEND

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

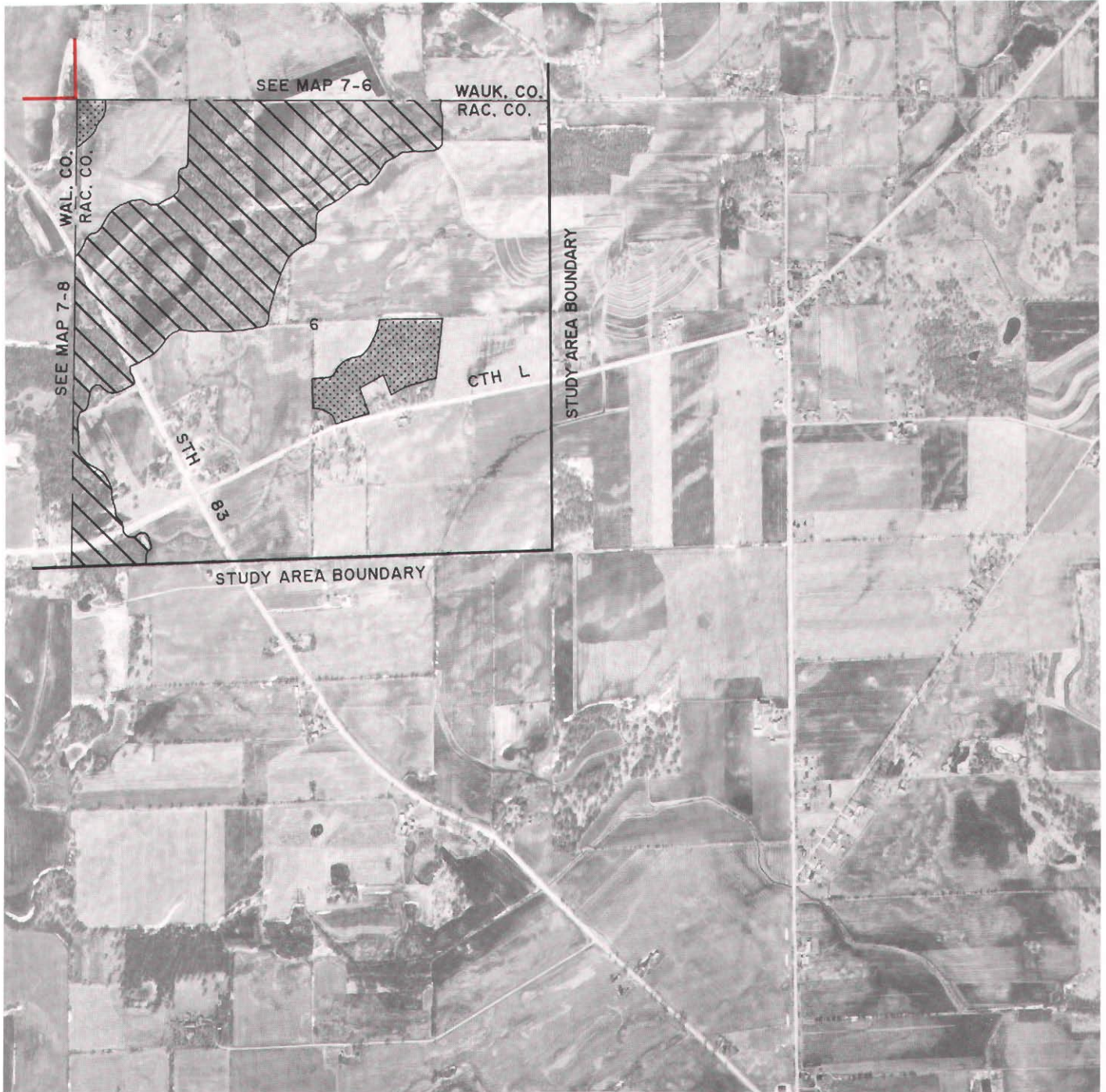


Source: SEWRPC.

Map 7-9

ENVIRONMENTALLY SIGNIFICANT LANDS FOR  
THE VILLAGE OF MUKWONAGO AND ENVIRONS

U. S. Public Land Survey Section 6  
Township 4 North, Range 19 East



LEGEND

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

Source: SEWRPC.

## **APPENDICES**

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## APPENDIX A

### MINUTES OF PUBLIC HEARING

#### Sanitary Sewer Service Area for the Village of Mukwonago November 19, 1990

The meeting of the Plan Commission was called to order by Chairman Behling at 7:00 p.m. in the Mukwonago Village Hall. Members present: Fickau, Gustafson, Hankovich, Haske, Odier, Purdy.

The Public Hearing for the proposed Sanitary Sewer Service Area (SSSA) was opened at 7:01 p.m. The Public Hearing Notice was read into the record.

Mr. Bruce Rubin of the Southeastern Wisconsin Regional Planning Commission gave the opening presentation facts about why the SSSA was being discussed.

The sewer service area will cover approximately 7.8 square miles of land, which includes Lower Phantom Lake. The service area would accommodate over 9,000 people. There are also environmentally significant lands, such as the Phantom Lake area, Vernon Marsh, and the Fox River land and tributary. These lands, totalling 2.3 square miles have been classified as Primary Environmental Corridors. Mr. Rubin reminded those in attendance that this is only a plan which would be subject to review every five years.

Trustee Powers questioned if sewer would be allowed for the secondary environmental corridors or isolated natural areas.

Response: The extension of sewer service to the secondary environmental corridors and isolated natural areas would be the prerogative of the Village with some state regulatory guidelines. The primary environmental corridors are the only areas where development is not recommended.

Gustafson: Could roads cross those areas?

Response: Yes.

Mr. Gilbert Yerke: How much of the 7.8 square miles is currently being served with sewer?

Response: Approximately 2.7 square miles.

Yerke: Would it be safe to assume that, if 2.7 is currently being served, the other 5 square miles would be in the Town of Mukwonago?

Response: No, it looks like there are some lands in the Village that are not currently served. A great deal of the lands are outside of the Village limits.

Yerke: Roughly 1/2 of the plan would be in the Town of Mukwonago.

Response: A little less.

Yerke: As a representative of the Town of Mukwonago, I think that the Town recognizes that the environmental effects in this report are pretty well covered. No one is to disagree that the Vernon Marsh and Phantom Lakes do require sanitary sewer service. I do think that SEWRPC has greatly ignored the political significance of this report. And although this may not be the document that has to address that, I think that SEWRPC as a regional planning authority has to somehow facilitate a political agreement that sewer boundaries are not Village boundaries. I think that this is the Town's point of view. This document is ignoring that issue.

Response: It is not that it was ignored. The SSSA should be relative to the anticipated growth and change in the geographic area. You can't necessarily propose to determine which portions would be incorporated into the Village and which would remain as part of the Town. It is true that, under the current State Statutes and laws, the operator of the plant determines who gets the service. They can require as part of a provision of that service that the property be annexed. The Commission feels that this type of situation has to be worked out with the municipality and those desiring service. In some cases there are communities that will provide the service. We do not say that all land should be in the Village or that corporate limits should be fixed. We cannot make that type of recommendation.

Yerke: No statement in the report can be just as harmful. Perhaps it is more significant to give sewer rather than go through the annexation to get it. Half of this area is in the Town of Mukwonago, if you take it one step further, every additional square foot of that extension is in the Town of Mukwonago. There are just a few places in the Village that are not serviced. I think there may be a point in time when the environmental reasons for putting in sewer would be held up because of the political situation as it is now. Maybe SEWRPC should encourage that the environmental problem be handled before the political. It may be a long time before you would get the individual land owners on Phantom Lake to annex to the Village. Yet they may go in as a sanitary sewer district.

Ken Walter: How much of this is in the Town of Vernon?

Response: There is no land in the sewer service area delineated now in the Town of Vernon.

The Public Hearing for the Mukwonago Sanitary Sewer Service Area was closed at 7:20 p.m.