



AMENDMENT TO THE

**REGIONAL WATER QUALITY
MANAGEMENT PLAN – 2000**

**TOWN OF PEWAUKEE
SANITARY DISTRICT NO. 3**

AS ADOPTED BY THE

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

MARCH 1997

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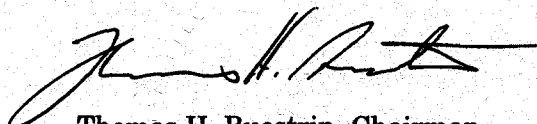
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SUBJECT: Certification of Amendment to the Adopted Regional Water Quality Management Plan (Pewaukee Sanitary Sewer Service Area)

TO: The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Waukesha, the City of Brookfield, the Village of Pewaukee, the Town of Pewaukee, and the Town of Pewaukee Sanitary District No. 3

This is to certify that at the quarterly meeting of the Southeastern Wisconsin Regional Planning Commission, held at the Ozaukee County Courthouse, Port Washington, Wisconsin, on the 5th day of March 1997, the Commission did by unanimous vote by all Commissioners present, being 13 ayes and 0 nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated by reference to the same force and effect as if it had been specifically set forth herein in detail, adopt an amendment to the regional water quality management plan, which plan was originally adopted by the Commission on the 12th day of July 1979, as part of the master plan for the physical development of the Region. Said amendment to the regional water quality management plan pertains to the proposed Pewaukee sanitary sewer service area and consists of the documents attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan, and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the City of Waukesha, Wisconsin, this 6th day of March 1997.



Thomas H. Buestrin, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:

Philip C. Evenson

Philip C. Evenson, Deputy Secretary

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RESOLUTION NO. 97-2

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

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

WHEREAS, at a meeting held on the 17th day of June 1985, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Pewaukee sanitary sewer service area attendant to the Fox River Water Pollution Control Center sewage treatment facility as documented in SEWRPC Community Assistance Planning Report No. 113, Sanitary Sewer Service Area for the Town of Pewaukee Sanitary District No. 3, Lake Pewaukee Sanitary District and Village of Pewaukee, Waukesha County, Wisconsin, dated June 1985; and

WHEREAS, by letter dated January 12, 1995, the Town of Pewaukee Sanitary District No. 3 requested that the Commission amend the Pewaukee sanitary sewer service area to include certain lands located adjacent to, but outside of, the currently adopted sewer service area; and

WHEREAS, the proposed amendment to the regional water quality management plan is documented in a Commission staff memorandum entitled, "Response to Request by the Town of Pewaukee Sanitary District No. 3 to Amend the Pewaukee Sanitary Sewer Service Area," attached hereto and made a part hereof, which memorandum concludes that the plan amendment requested by the Town of Pewaukee Sanitary District No.3 is sound and in the public interest; and

WHEREAS, the requested change to the regional water quality management plan, as documented in the aforementioned staff memorandum, was the subject of a public hearing held jointly by the Town of Pewaukee Sanitary District No. 3 and the Regional Planning Commission on February 4, 1997; and

WHEREAS, the Town of Pewaukee Sanitary District No. 3 on February 4, 1997, after considering the record of the public hearing, approved the amendment to the regional water quality management plan as set forth in the aforementioned Commission staff memorandum; and

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

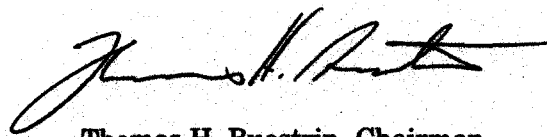
NOW, THEREFORE, BE IT HEREBY RESOLVED:

FIRST: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979, and which was amended on the 17th day of June 1985 to include the initial refined Pewaukee sanitary sewer service area, as set forth in SEWRPC Community Assistance Planning Report No. 113, be and the same hereby is amended in the manner identified on Map 1 of the aforementioned SEWRPC Staff Memorandum.

SECOND: That the Executive Director is authorized to submit findings to the Wisconsin Department of Natural Resources and the Wisconsin Department of Industry, Labor and Human Relations that public and private sanitary sewer extensions necessary to serve the anticipated development on the lands concerned are in conformance with, and would serve to implement, the adopted regional water quality management plan as herein amended.

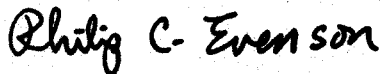
THIRD: That a true, correct, and exact copy of this resolution, together with the aforereferenced SEWRPC staff memorandum, shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals as the law may require or as the Commission, its Executive Committee, or its Executive Director, at their discretion, shall determine and direct.

The foregoing resolution, upon motion duly made and seconded, was regularly adopted at the meeting of the Southeastern Wisconsin Regional Planning Commission held on the 5th day of March 1997, the vote being: Ayes 13, Nays 0.



Thomas H. Buestrin, Chairman

ATTEST:



Philip C. Evenson, Deputy Secretary

SEWRPC STAFF MEMORANDUM

RESPONSE TO REQUEST BY THE TOWN OF PEWAUKEE SANITARY DISTRICT NO. 3 TO AMEND THE PEWAUKEE SANITARY SEWER SERVICE AREA

INTRODUCTION

By letter dated January 12, 1995, the Town of Pewaukee Sanitary District No. 3 requested that the Southeastern Wisconsin Regional Planning Commission amend the Pewaukee sanitary sewer service area as that area is currently documented in SEWRPC Community Assistance Planning Report No. 113, Sanitary Sewer Service Area for the Town of Pewaukee Sanitary District No. 3, Lake Pewaukee Sanitary District, and Village of Pewaukee, Waukesha County, Wisconsin, dated June 1985, as amended. The basic purpose of the amendment would be to include within the planned Pewaukee sewer service area certain lands located immediately adjacent to, but outside of, the currently adopted sewer service area to accommodate proposed residential and industrial land uses requiring the provision of centralized public sanitary-sewer service.

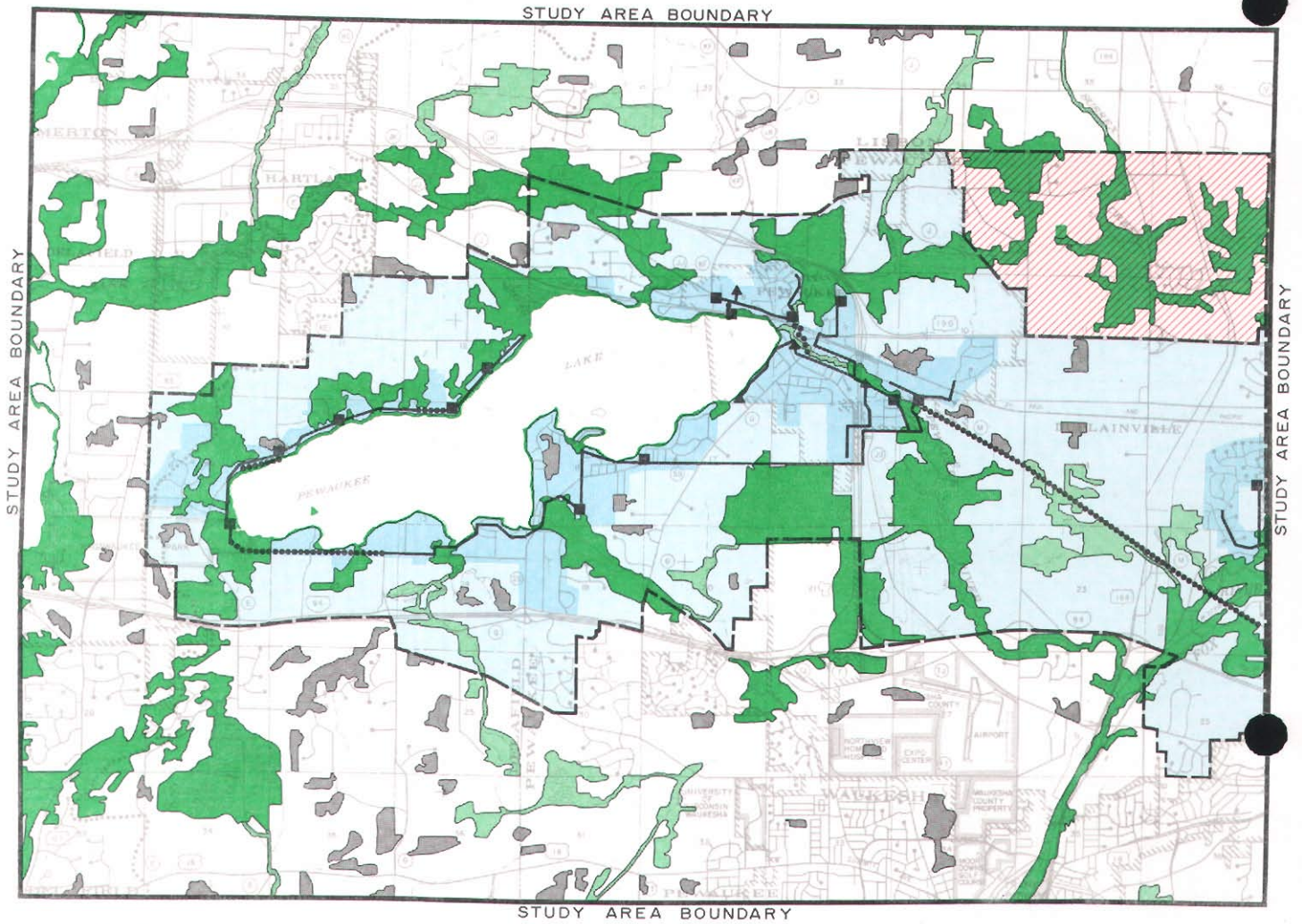
BACKGROUND

On July 12, 1979, the Southeastern Wisconsin Regional Planning Commission formally adopted an areawide water quality management plan for southeastern Wisconsin, as documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, Volume One, Inventory Findings, September 1978; Volume Two, Alternative Plans, February 1979; and Volume Three, Recommended Plan, June 1979, to meet the planning requirements established by Section 208 of the Federal Clean Water Act and corresponding State legislation. At that time, a process was also established whereby local, as well as areawide planning concerns, would be properly reflected in any refinement and detailing effort initiated subsequent to the Commission's adoption of the regional water quality management plan in July 1979. By letter dated June 21, 1984, the Town of Pewaukee requested that the Regional Planning Commission undertake the initial refinement and detailing of the Pewaukee sanitary sewer service area tributary to the Fox River Water Pollution Control Center sewage-treatment facility located in the City of Brookfield. Subsequent to a series of intergovernmental meetings regarding this refinement and detailing process, a public hearing was held on this matter on June 5, 1985. The Pewaukee sanitary sewer service area plan, as documented in SEWRPC Community Assistance Planning Report No. 113, Sanitary Sewer Service Area for the Town of Pewaukee Sanitary District No. 3, Lake Pewaukee Sanitary District, and Village of Pewaukee, Waukesha County, Wisconsin, dated June 1985, was adopted by the Village Board of the Village of Pewaukee, by the Town Board of the Town of Pewaukee, and by the governing bodies of the Lake Pewaukee Sanitary District and the Town of Pewaukee Sanitary District No. 3 on June 10, 1985; by the Regional Planning Commission on June 17, 1985; and was endorsed by the Wisconsin Department of Natural Resources on July 11, 1986.

The Regional Planning Commission recognizes that, like other long-range plans, sanitary sewer service area plans should be reviewed periodically to assure that the plans continue to properly reflect regional and local development objectives. As previously noted, the Town of Pewaukee Sanitary District No. 3, by letter dated January 12, 1995, did request the Regional Planning Commission to refine further the currently adopted Pewaukee sanitary sewer service area to include within the planned sewer service area lands located within the northeastern quadrant of the Town not within the currently adopted sanitary sewer service area. Such lands have been identified for urban use under the development plan for Waukesha County as documented in SEWRPC Community Assistance Planning Report No. 209, A Development Plan for Waukesha County, Wisconsin, dated August 1996. The Waukesha County development plan was adopted by the Regional Planning Commission as an amendment to the regional land use plan on December 4, 1996.

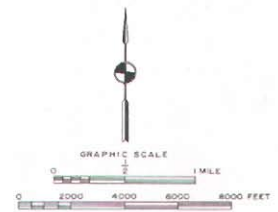
Map 1

RECOMMENDED REVISION TO THE PEWAUKEE SANITARY SEWER SERVICE AREA



LEGEND

- | | |
|--|---|
| PRIMARY ENVIRONMENTAL CORRIDOR | EXISTING TRUNK SEWER |
| SECONDARY ENVIRONMENTAL CORRIDOR | EXISTING FORCE MAIN |
| ISOLATED NATURAL AREA | EXISTING PUMPING STATION |
| NET SANITARY SEWER SERVICE AREA (EXISTING) | EXISTING LIFT STATION |
| NET SANITARY SEWER SERVICE AREA (2010) | LANDS TO BE ADDED TO THE PEWAUKEE SANITARY SEWER SERVICE AREA |
| GROSS SANITARY SEWER SERVICE AREA BOUNDARY | |



Source: SEWRPC.

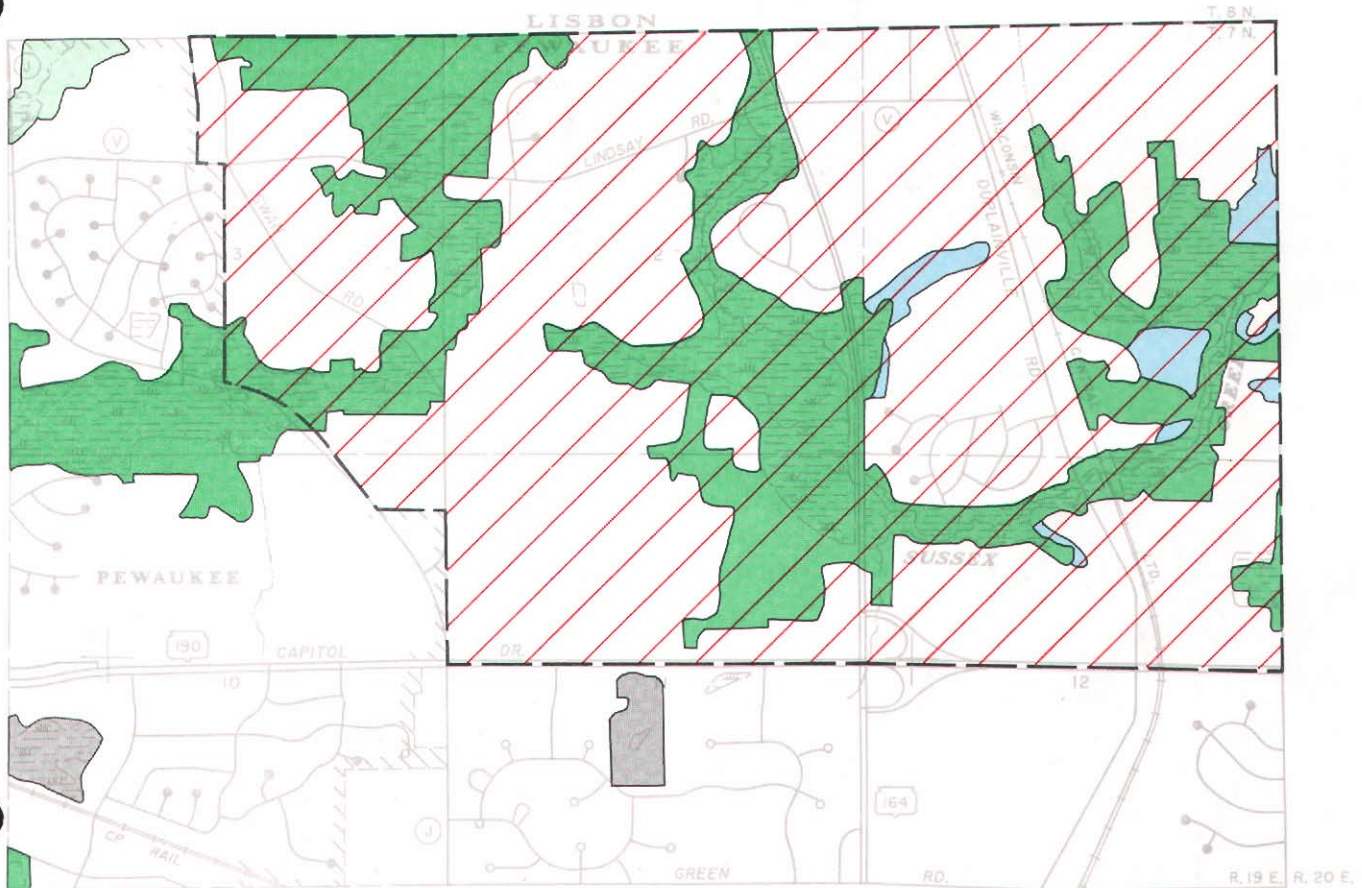
AREA DESCRIPTION

As shown on Map 1, the area proposed to be added to the Pewaukee sanitary sewer service area encompasses approximately 2,225 acres, located in portions of U. S. Public Land Survey Sections 1, 2, 3, 10, 11 and 12, Township 7 North, Range 19 East, Town of Pewaukee, Waukesha County, Wisconsin.






Currently, about 347 acres, or about 16 percent of the subject area, are devoted to residential land uses, including 197 housing units; about 31 acres, or about 1 percent of the subject area, are devoted to industrial land uses; about 17 acres, or less than 1 percent of the subject area, are devoted to commercial land uses;

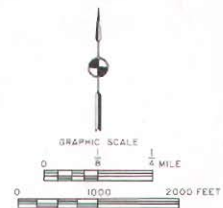
Map 2

ANTICIPATED CHANGES TO THE ENVIRONMENTALLY SIGNIFICANT LANDS WITHIN THE AREA PROPOSED TO BE ADDED TO THE PEWAUKEE SANITARY SEWER SERVICE AREA



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  FLOODLANDS PROPOSED TO REMAIN UNDEVELOPED AND ADDED TO THE PRIMARY ENVIRONMENTAL CORRIDOR
-  LANDS PROPOSED TO BE ADDED TO THE PEWAUKEE SANITARY SEWER SERVICE AREA



Source: SEWRPC.

about 16 acres, or less than 1 percent of the subject area, are devoted to institutional land uses; about 8 acres, or less than one percent of the subject area, are devoted to recreational land uses; and about 38 acres, or about 2 percent of the subject area, are encompassed within the right-of-way associated with STH 190. Furthermore, about 601 acres, or about 27 percent of the subject area, are located within primary environmental corridor lands consisting of a variety of natural resource base elements including wetlands, woodlands, steep slopes, floodlands, shorelands, and significant wildlife habitat. The remaining 1,167 acres are devoted to agricultural and other open space uses.

Of the 1,167 acres of agricultural and other open space lands within the subject area, about 45 acres, or about 4 percent, are located within the 100-year recurrence interval flood-hazard area adjacent to Sussex Creek (see Map 2). It is recommended that these lands remain undeveloped and be converted to primary environ-

mental corridor lands, since it is anticipated that, over time, these lands will be withdrawn from agricultural and other open space uses and revegetated to possess the characteristics of, and be added to, the adjacent primary environmental corridor.

It is anticipated that about 1,061 acres, or about 95 percent, of the remaining 1,122 acres of vacant developable land within the area proposed to be added to the Pewaukee sewer service area would be developed for residential purposes; that about 39 acres, or about 4 percent, would be developed for institutional purposes; that about 15 acres, or about 1 percent, would be allocated for airport runway expansion and other associated uses in conjunction with the planned expansion of the Capitol Drive Airport; and the remaining seven acres, or less than 1 percent, would be developed for commercial purposes, all as set forth in the aforereferenced Waukesha County development plan.

RELATIONSHIP OF THE PROPOSED CHANGE TO THE EXISTING SANITARY SEWER SERVICE AREA

The revised year 2010 Pewaukee sanitary sewer service area,¹ incorporating the change noted above, would encompass about 30.2 square miles and would include 9.4 square miles of primary environmental corridor lands, about 0.6 square mile of secondary environmental corridor lands, and about 0.4 square mile of isolated natural resource area lands. Thus, about 10.4 square miles, or about 34 percent of the sewer service area, would consist of primary and secondary environmental corridors and isolated natural resource area lands.

Furthermore, based upon the Waukesha County development plan, it is anticipated that the Pewaukee sanitary sewer service area would accommodate a year 2010 resident population level of about 26,600 persons. This population level lies within the range forecast under the Commission's intermediate-growth centralized land use plan and its high-growth decentralized land use plan of about 24,700 persons and about 39,500 persons, respectively. In addition, the planned incremental residential density within the Pewaukee sewer service area, including the subject area, would approximate 2.8 dwelling units per net residential acre. This density lies within the recommended density range for the Pewaukee area of 2.3 to 6.9 dwelling units per net residential acre, identified in the Commission-adopted regional land use plan for the year 2010.

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the revised sanitary sewer service area plan herein set forth, it is envisioned that all urban lands within the planned urban service area, including those planned urban lands lying within the subject area, would ultimately receive sanitary-sewer service. The area to be added to the Pewaukee sewer service area is proposed to be developed primarily for residential and industrial uses. Assuming proper site development and construction practices, including appropriate construction soil erosion and permanent nonpoint source control practices and compatible development within the primary environmental corridors or lands adjacent to such areas, there should be no significant adverse water quality impacts attributable to the development of the subject area.

COST-EFFECTIVENESS ANALYSIS

The lands in question lie between the currently approved Pewaukee sanitary sewer service area tributary to the Fox River Water Pollution Control Center sewage-treatment facility and the currently approved sanitary sewer service area tributary to the Sussex sewage-treatment facility. The subject area was considered in a cost-effectiveness analysis documented in a SEWRPC Staff Memorandum entitled, Response to Request by the Town of Pewaukee Sanitary District No. 3 to Amend the Regional Plan, dated September

¹Includes the Village of Pewaukee Sanitary District, the Lake Pewaukee Sanitary District, and the Town of Pewaukee Sanitary District No. 3.

ber 17, 1992. The evaluation of alternatives set forth in that staff memorandum considered connection of the subject area to the Sussex sewerage system, and alternatively, to the Brookfield sewerage system. The analyses also considered both treatment and conveyance needs for each alternative. These analyses indicated that the subject area would be served most cost-effectively by connection to the Brookfield system. Furthermore, the Sussex sewage-treatment facility has now been expanded and upgraded, and capacity to serve lands located within the Town of Pewaukee, including the subject area, was specifically not provided. Concomitantly, the capacity needed to serve the subject area is being taken into account in an expansion of the Fox River Water Pollution Control Center sewage-treatment plant. Such expansion is currently underway. Consequently, no further analyses were deemed to be required.

The City of Brookfield has requested that sanitary-sewer service be provided through the Town of Pewaukee sewerage system to an area of about 82 acres of land located in the currently adopted Brookfield sewer service area. This area is located in the northwest portion of U. S. Public Land Survey Section 6, Township 7 North, Range 20 East, and would be most cost-effectively served through the Town of Pewaukee system, owing to the extent of environmental corridor lands in that area. Accordingly, the Town of Pewaukee Sanitary District No.3 should take into account the need to provide capacity to serve this area as the design of the sewer system for adjacent lands in the Town proceeds.

SEWAGE-TREATMENT-PLANT CAPACITY IMPACT ANALYSIS

An expansion and upgrading of the Fox River Water Pollution Control Center sewage-treatment facility to the year 2014 is currently under construction. The planned capacity of the expanded and upgraded facility is 12.5 million gallons per day (mgd) on an average annual flow basis. The portion of the design capacity at this facility allocated to the Town of Pewaukee is to be 2.15 mgd on an average annual flow basis. Currently, the Town contributes about 0.7 mgd of sewage on an average annual basis to the City of Brookfield sewage-treatment plant. The average hydraulic loading to be generated in the subject area, upon full development, may be expected to range from about 0.6 mgd to about 1.0 mgd on an average annual flow basis, taking into account the potential range of future loadings from the planned industrial and commercial lands within this area. The detailed facility plan, as amended, for the Fox River Water Pollution Control Center sewage-treatment plant expansion specifically indicates that adequate plant capacity will be available to serve the subject area. That facility plan noted that the wastewater flows expected to be generated in the subject area and the remainder of the Town of Pewaukee sewer service area by the year 2014 can be accommodated within the plant as currently being constructed.

PUBLIC REACTION TO THE PLAN AMENDMENT

A public hearing was held on February 4, 1997, at the Pewaukee Town Hall to receive public comment on, and reaction to, the proposed plan amendment. The hearing was sponsored by the Town of Pewaukee Sanitary District No. 3 and the Regional Planning Commission.

A summary of the findings and recommendations of the revised Town of Pewaukee sanitary sewer service area plan was presented prior to receiving public comment. Topics specifically addressed in the summary presentation included the rationale for revising the Town of Pewaukee sanitary sewer service area, the importance of the delineation of the outer boundaries of the sewer service area, and the importance of the delineation of the environmentally sensitive lands within the service areas and the significance of these lands insofar as the future extension of sewer service is concerned. Comments on the revised plan were then solicited.

Two matters were raised at the hearing, neither of which required a change in the delineation of the sewer service area boundary. One matter was raised by the City of Brookfield concerning the extension of sewers to serve lands lying in the northwest portion of U. S. Public Land Survey Section 6, Township 7 North, Range 20 East. This matter has been addressed in the cost-effectiveness section of this report. A second matter was raised by the Town of Pewaukee relative to changes in proposed land uses in the service area concerned. The changes have been reflected in the area description section of this report.

LOCAL GOVERNMENT SUPPORT FOR THE PLAN AMENDMENT

The proposed plan amendment was adopted by the Town of Pewaukee Sanitary District No. 3 on February 4, 1997, and a letter of support was received from the Waukesha County Department of Parks and Land Use on February 5, 1997.

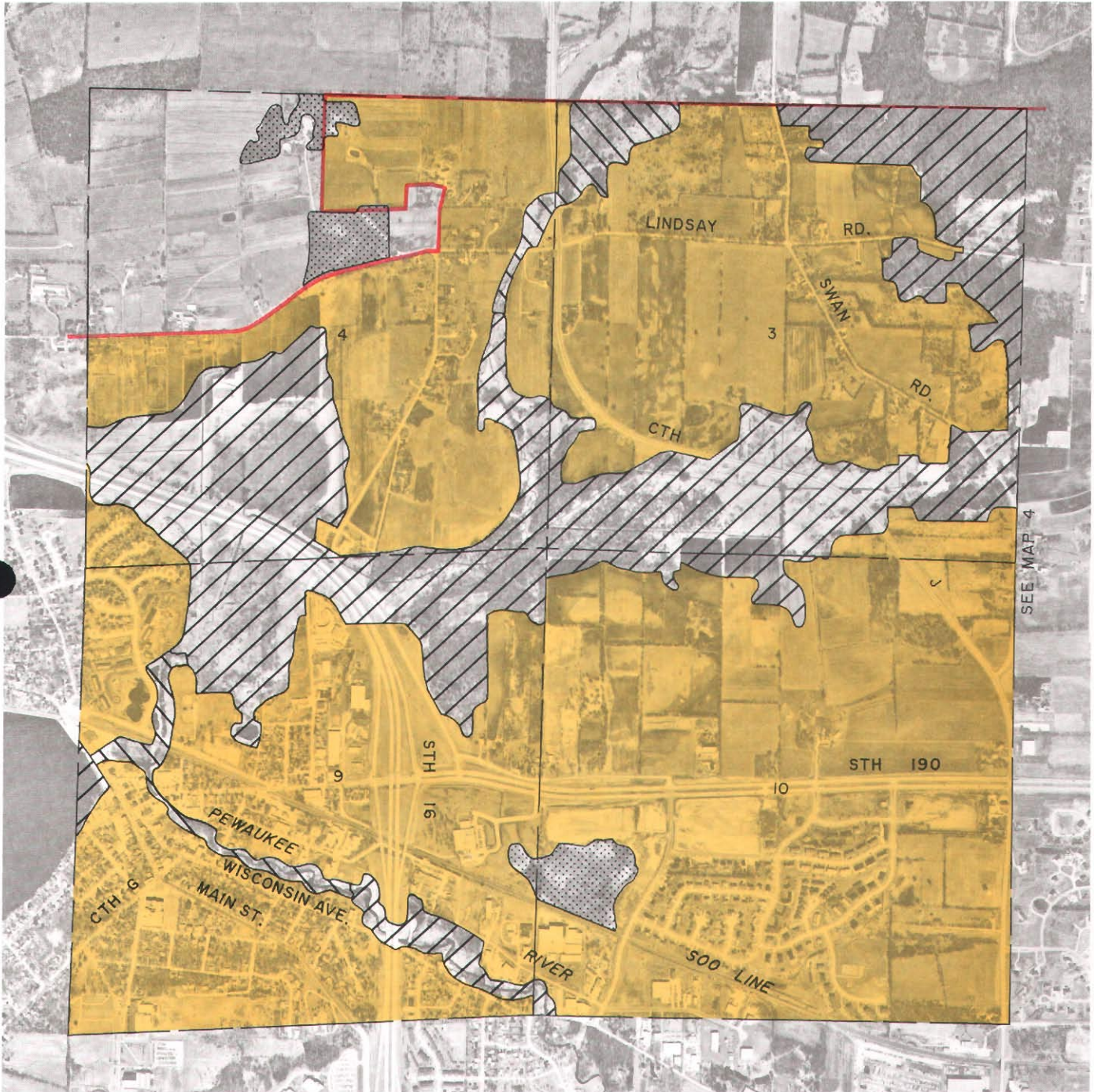
CONCLUDING RECOMMENDATION

On the basis of the foregoing, it is recommended that the Southeastern Wisconsin Regional Planning Commission formally amend the Town of Pewaukee sanitary sewer service area as documented in the aforementioned SEWRPC Community Assistance Planning Report No. 113 in the manner identified on Map 1. A more detailed delineation of the revised sewer service area and of the environmentally significant lands is shown on aerial photographs reproduced as Maps 3 and 4.

Map 3

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR PEWAUKEE AND ENVIRONS

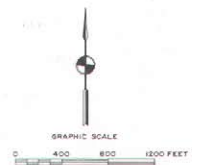
U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 7 North, Range 19 East



LEGEND

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

NOTE: This map replaces Map 3 of SEWRPC Amendment to the Regional Water Quality Management Plan— 2000, Village of Pewaukee, March 1991.

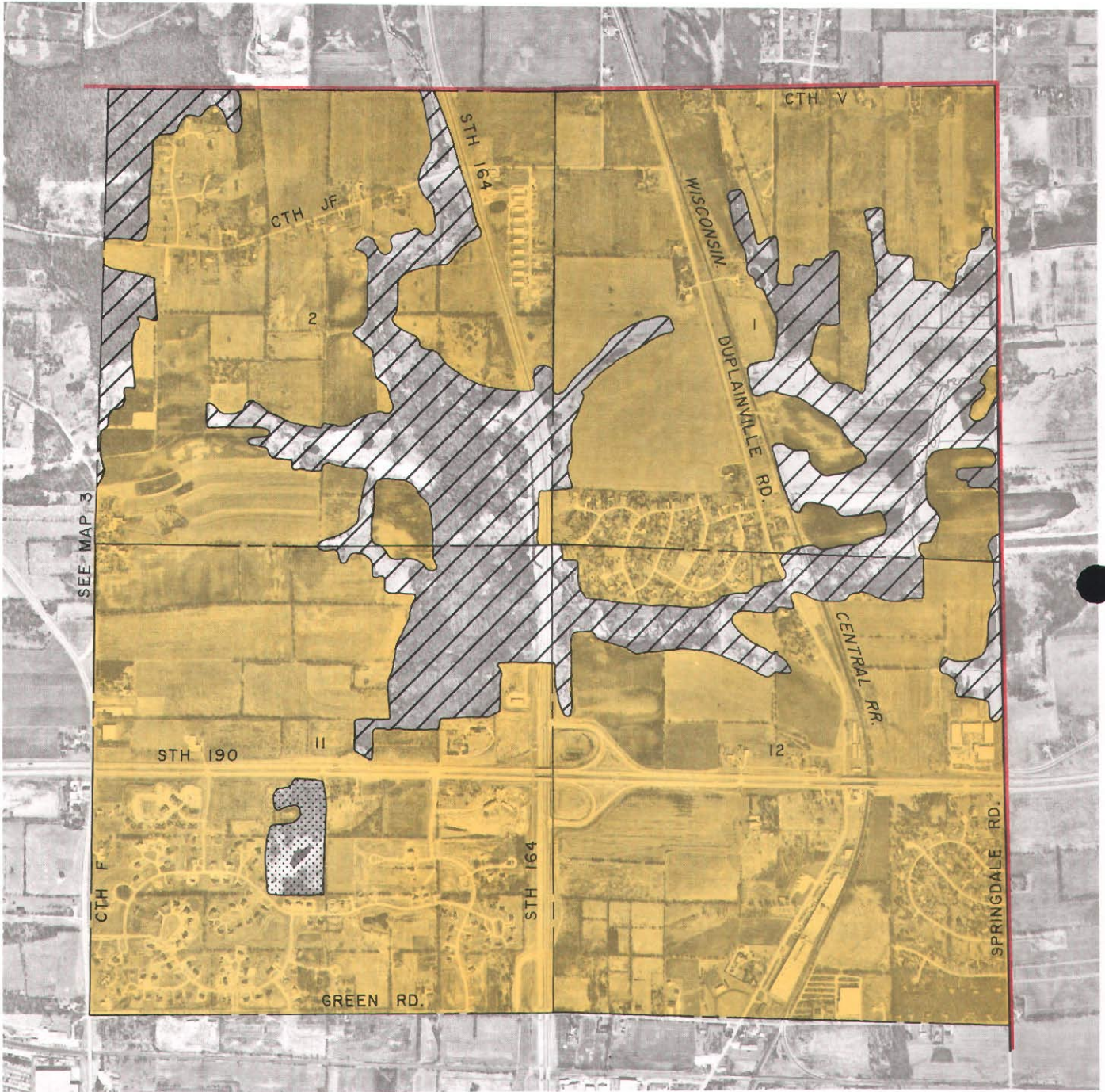


Source: SEWRPC.





Map 4

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR PEWAUKEE AND ENVIRONS

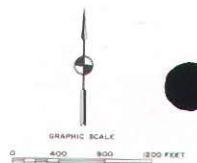
U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 7 North, Range 19 East



LEGEND

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

NOTE: This map replaces Map 8-10, page 35, SEWRPC Community Assistance Planning Report No. 113, Sanitary Sewer Service Area for the Town of Pewaukee Sanitary District No. 3, and Village of Pewaukee, Waukesha County, Wisconsin.



Source: SEWRPC.