

AMENDMENT TO THE

# REGIONAL WATER QUALITY MANAGEMENT PLAN

## VILLAGE OF UNION GROVE



AS ADOPTED BY THE

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

MARCH 2018

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Laura L. Herrick, PE, CFM.....Chief Environmental Engineer  
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Dr. Thomas M. Slawski.....Chief Biologist

# SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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

**TO:** The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Racine and the Village of Union Grove

This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held on the 7th day of March 2018, the Commission did by unanimous vote of all Commissioners present, being 15 ayes and 0 nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated by reference to the same force and effect as if it had been specifically set forth herein in detail, adopt an amendment to the regional water quality management plan, which plan was originally adopted by the Commission on the 12th day of July 1979, as part of the master plan for the physical development of the Region. Said amendment to the regional water quality management plan pertains to the revised Union Grove 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 Pewaukee, Wisconsin, this 8th day of March 2018.

Charles L. Colman, Chairman  
Southeastern Wisconsin  
Regional Planning Commission

ATTEST:

Michael G. Hahn, Deputy Secretary

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**RESOLUTION NO. 2018-07**

**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 CONSISTING OF THE COUNTIES OF KENOSHA, MILWAUKEE, OZAUKEE, RACINE, WALWORTH, WASHINGTON AND WAUKESHA IN THE STATE OF WISCONSIN (UNION GROVE SANITARY SEWER SERVICE AREA)**

WHEREAS, pursuant to Section 66.0309(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, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Union Grove sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 180, *Sanitary Sewer Service Area for the Village of Union Grove and Environs, Racine County, Wisconsin*, August 1990, as amended; and

WHEREAS by letter dated December 19, 2017, the Village of Union Grove requested that the Commission amend the Union Grove sanitary sewer service area to include certain lands located 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 Village of Union Grove to Amend the Union Grove Sanitary Sewer Service Area," attached hereto and made a part hereof; 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 Village of Union Grove and the Regional Planning Commission on February 12, 2018; and

WHEREAS, Section 66.0309(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 subsequently amended to include the refined Union Grove sanitary sewer service area, 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 Safety and Professional Services 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.

**RESOLUTION NO. 2018-07**

THIRD: That a true, correct, and exact copy of this resolution, together with the aforementioned 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 7th day of March 2018, the vote being: Ayes 15; Nays 0.



Michael A. Crowley, Vice-Chairman

ATTEST:



Michael G. Hahn, Deputy Secretary

# SEWRPC STAFF MEMORANDUM

## RESPONSE TO REQUEST BY THE VILLAGE OF UNION GROVE TO AMEND THE UNION GROVE SANITARY SEWER SERVICE AREA

### INTRODUCTION

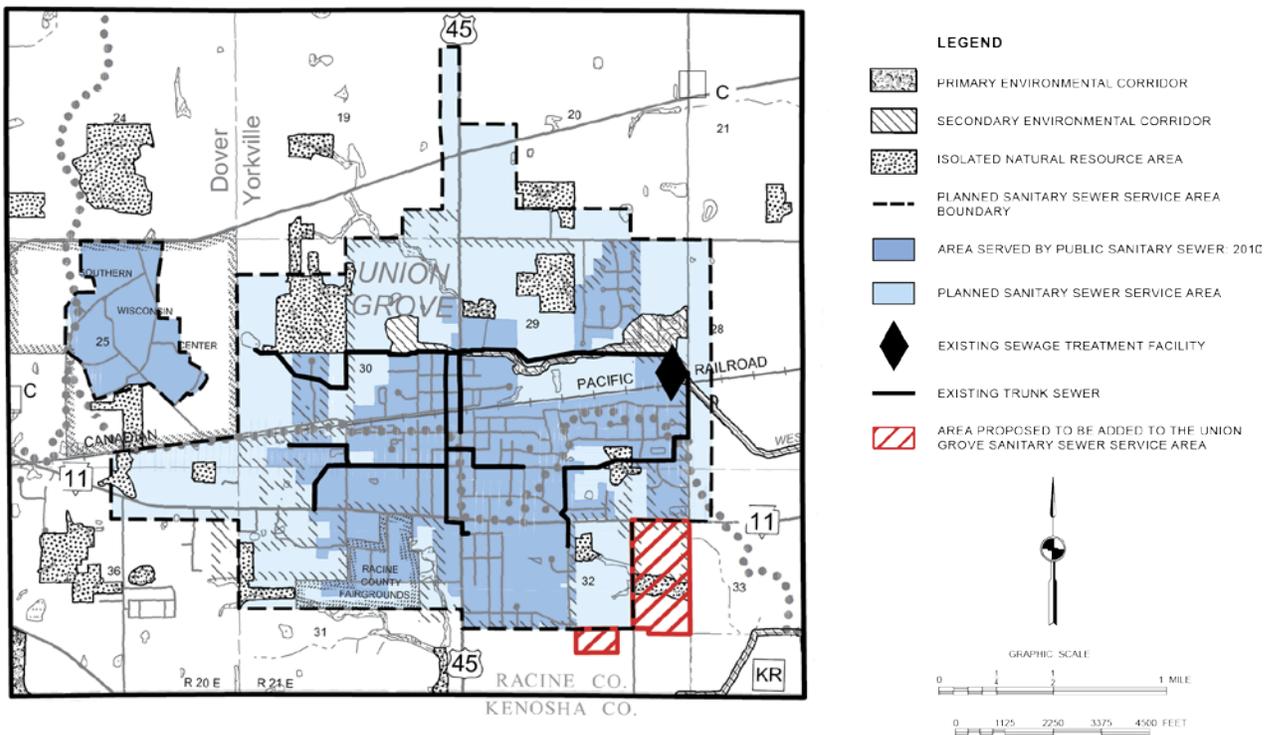
By letter dated December 19, 2017, the Village of Union Grove requested that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) amend the Union Grove sanitary sewer service area as that area is currently documented in SEWRPC Community Assistance Planning Report No. 180, *Sanitary Sewer Service Area for the Village of Union Grove and Environs, Racine County, Wisconsin*, dated August 1990, as amended. The basic purpose of this amendment would be to include within the planned Union Grove sewer service area certain lands located immediately adjacent to, but outside, the currently adopted sewer service area.

### AREA DESCRIPTION

As shown on Map 1, the area proposed to be added to the Union Grove sanitary sewer service area encompasses approximately 91 acres located generally south of STH 11, in U.S. Public Land Survey Section 32, Township 3 North, Range 21 East, in the Village of Union Grove. It includes about three acres of land in transportation and utility uses, a 14 acre isolated natural resource area, and 74 acres of agricultural land. It is envisioned that upon full development, the subject site would be developed primarily for residential, commercial, and industrial/business park uses. Assuming full development of the proposed residential areas in accordance with Village plans, the subject area would accommodate a population of about 130 persons.

Map 1

### PROPOSED AMENDMENT TO THE UNION GROVE SANITARY SEWER SERVICE AREA



A more detailed delineation of the amended sewer service area is shown on the aerial photograph reproduced as Map 2. The environmentally significant lands shown on Map 2 have been updated to reflect the most recent available natural resource information.

## **RELATIONSHIP OF THE PROPOSED CHANGES TO THE EXISTING SANITARY SEWER SERVICE AREA**

The proposed addition of 91 acres to the Union Grove sanitary sewer service area represents an increase in the planned sewer service area of about 4 percent.

## **WATER QUALITY IMPACTS**

Under the adopted regional water quality management plan and the Union Grove sanitary sewer service area plan, it is envisioned that all new urban development within the planned urban service area would receive sanitary sewer service. Assuming that all applicable Federal, State, and local permits are obtained and that proper site development and construction practices are employed, there should be no significant adverse water quality impacts attributable to the development of the planned sanitary sewer service area.

## **SEWAGE TREATMENT PLANT CAPACITY ANALYSIS**

The Village of Union Grove wastewater treatment plant has a capacity of about 2.0 million gallons per day (mgd) on an average annual basis. The current hydraulic loading to the plant is about 0.9 mgd on an average annual basis. The anticipated flow to be generated from the new development expected to be accommodated in the subject property is about 0.05 mgd. Thus, the treatment plant has adequate capacity to treat wastewater flows from the area proposed to be added to the sewer service area.

## **PUBLIC REACTION TO THE PLAN AMENDMENT**

A public hearing was held on February 12, 2018, at the Union Grove Village Hall to receive public comment on, and reaction to, the proposed sewer service area amendment. The hearing was sponsored by the Village of Union Grove and the Regional Planning Commission. No objections to the proposed amendment were expressed at the hearing.

## **LOCAL ACTION ON THE PLAN AMENDMENT**

The Union Grove Village Board approved the sewer service area amendment following the public hearing on February 12, 2018.

## **REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE**

Appendix A provides job/housing balance information for the Village of Union Grove developed under the SEWRPC regional housing plan. The inclusion of information from the regional housing plan in sewer service area amendment reports is based upon a regional housing plan recommendation (one of 50 recommendations made under the plan) that 1) SEWRPC provide the findings of the approximate job/housing balance analysis conducted under the regional housing plan to communities requesting an amendment of their sanitary sewer service area and 2) for those communities with a job/housing imbalance, that recommendations be provided to the community for their future consideration in addressing that imbalance. However, it is important to note that job/housing balance is not intended to be a requirement to be met by any individual sewer service area amendment.

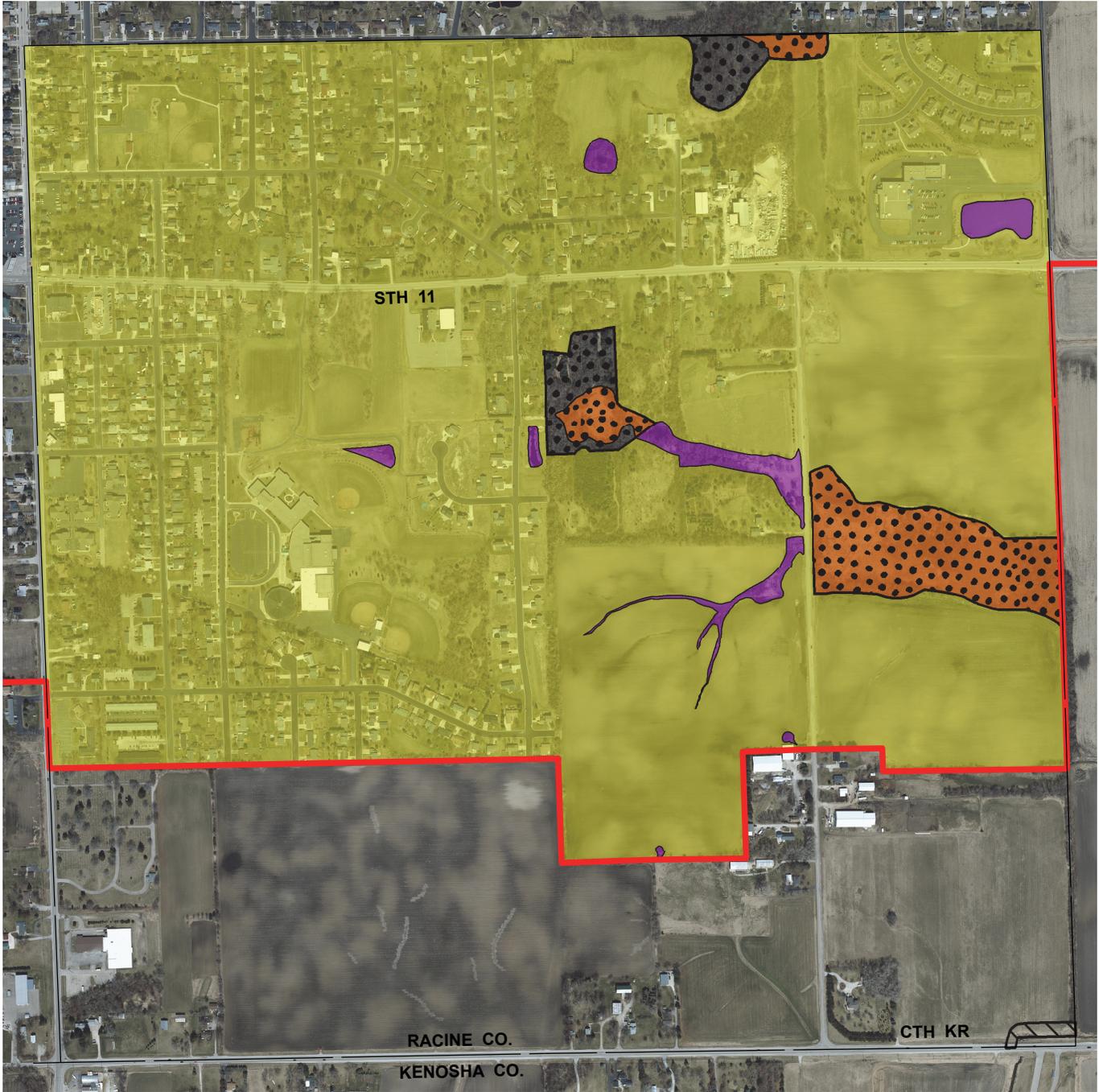
## **CONCLUDING RECOMMENDATION**

The Regional Planning Commission's evaluation of proposed sanitary sewer service area amendments includes a consideration of whether the amendment is consistent with the land use component of the regional land use and transportation plan, the regional water quality management plan, and the provisions of the *Wisconsin Administrative*

Map 2

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

U.S. Public Land Survey Section 32  
Township 3 North, Range 21 East



Photography Date: April 2015

SECONDARY ENVIRONMENTAL CORRIDOR

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

ISOLATED NATURAL RESOURCE AREA

PLANNED SANITARY SEWER SERVICE AREA

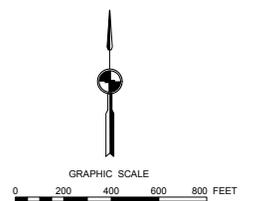
WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

**RESTRICTIONS ON SEWERED DEVELOPMENT**

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODPLAINS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

NOTE: This map replaces a portion of Map 7-5, page 22, of SEWRPC Community Assistance Planning Report No. 180, Sanitary Sewer Service Area for the Village of Union Grove and Environs, Racine County, Wisconsin, August 1990.



Source: SEWRPC.

Code governing water quality management plans, and whether established procedures for amending sewer service areas have been followed.

- **Consistency with the Land Use Component of VISION 2050: The Regional Land Use and Transportation Plan**

VISION 2050 recommends that, in addition to the infilling and redevelopment of existing urban centers, new urban development within the Region be accommodated through the orderly expansion of existing urban centers in locations which can be readily served by basic urban facilities, including sanitary sewer service, with the overall amount of new urban development consistent with projected growth in population and the economic base. VISION 2050 further recommends the preservation of primary environmental corridors and that consideration be given to the preservation of secondary environmental corridors and isolated natural resource areas. The proposed sewer service area amendment is consistent with these recommendations of VISION 2050.

- **Consistency with the Regional Water Quality Management Plan**

The regional water quality management plan recommends that new urban development within the Region be provided with centralized sanitary sewer service. The plan designates a wastewater treatment plant to serve each of the urban centers within the Region that are identified in VISION 2050. In the case at hand, the regional plan recommends that wastewater from the Union Grove urban service area be conveyed to and treated at the Village of Union Grove wastewater treatment plant. The proposed sewer service area amendment is consistent with these recommendations of the regional water quality management plan.

- **Consistency with Chapter NR 121 of the Wisconsin Administrative Code**

Chapter NR 121 of the *Wisconsin Administrative Code* governs the preparation of areawide water quality management plans, including the component sewer service area plans. The code requires that sewer service areas be determined in a way that promotes cost-effective and environmentally sound wastewater collection and treatment and that is consistent with 20-year population projections. Under the code, sewer service area plans must identify lands that are to be excluded from sewer service because of physical or environmental constraints or potential adverse water quality impacts. The proposed sewer service area amendment is consistent with these provisions of the *Wisconsin Administrative Code*.

- **Consistency with Procedural Requirements**

As carried out by the Regional Planning Commission, the sewer service area amendment process must begin with a request to the Commission from the appropriate local unit of government or government agency to process the amendment. A public hearing must be held on the proposed amendment; the hearing is jointly sponsored by the Regional Planning Commission and the requesting agency or unit of government. Subsequent to the public hearing, the requesting agency or unit of government must act to approve the amendment as presented at the hearing, approve a modified amendment, or deny the amendment. Only after approval by the requesting agency or unit of government will the proposed amendment be considered for adoption by the Regional Planning Commission as an amendment to the areawide water quality management plan. All of the Commission's procedural requirements have been met for this amendment.

Given all of the foregoing, it is recommended that the Southeastern Wisconsin Regional Planning Commission formally amend the Village of Union Grove sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 180, as amended, in the manner shown on Map 1. It is also recommended that the Wisconsin Department of Natural Resources approve this sewer service area plan amendment and transmit the plan amendment to the U.S. Environmental Protection Agency for certification.

## APPENDIX

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## Appendix A

### REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE ANALYSIS

On March 13, 2013, the Regional Planning Commission adopted a regional housing plan for the seven-county Southeastern Wisconsin Region. That plan is documented in SEWRPC Planning Report No. 54, *A Regional Housing Plan for Southeastern Wisconsin*, dated March 2013. The plan addresses a range of housing issues and concerns, including the balance between jobs and housing throughout the Region. The plan includes a generalized analysis of the “job/housing balance” for subareas of the Region. The regional housing plan recommends that the findings of the job-housing analysis be provided to communities seeking to amend their sanitary sewer service areas, with the intent to inform communities of any job/housing imbalance, and to encourage them to consider addressing the imbalance when they review and update their community comprehensive plan and zoning ordinance. Accordingly, the findings of that analysis are summarized in this appendix.

The job/housing analysis conducted under the regional housing study examined the relationship between jobs and housing that would exist in areas planned by local governments to be served by a public sanitary system, assuming implementation of adopted long-range comprehensive plans for those areas. For each sewer community, the analysis compared the projected relative shares of lower-cost, moderate-cost, and higher-cost housing<sup>1</sup> with the projected relative shares of lower-wage, moderate-wage, and higher-wage jobs,<sup>2</sup> respectively. Job/housing imbalances identified under this analysis are indicated on Map A-1. A “lower-cost” job/housing imbalance indicates a community projected to have a higher percentage of lower-wage jobs than lower-cost housing. A “moderate-cost” job/housing imbalance indicates a community projected to have a higher percentage of moderate-wage jobs than moderate-cost housing.

Map A-1 shows the Village of Union Grove is projected to have a shortage of moderate cost housing compared to job wages. The regional housing plan would encourage the Village to consider conducting a more detailed job/housing analysis specific to their community, with the community-level analysis considering community-specific wage data and housing price data. The community-specific analysis could also consider the effect of multiple workers in a household, which was not incorporated in the regional-level analysis.

The regional housing plan further recommends that communities which are demonstrated to have a job/housing imbalance following a community-specific analysis consider making changes to their comprehensive plan and zoning ordinance, as appropriate, to enable the provision of housing suitable for the people holding jobs in their community. Actions to address a moderate-cost job/housing imbalance could include modifying the comprehensive plan to permit some single-family residences on smaller lots (1/4 acre or less) and of modest square footage (1,200 square feet). Actions to address a lower-cost job/housing imbalance could include modifying the comprehensive plan to permit some modest multi-family housing (density of about 10 housing units per acre and 800 to 850 square feet per two bedroom apartment).

Additional information about the housing plan and the job/housing balance analysis is available on the SEWRPC website ([www.sewrpc.org/sewrpc/housing.htm](http://www.sewrpc.org/sewrpc/housing.htm)) or by contacting the SEWRPC staff.

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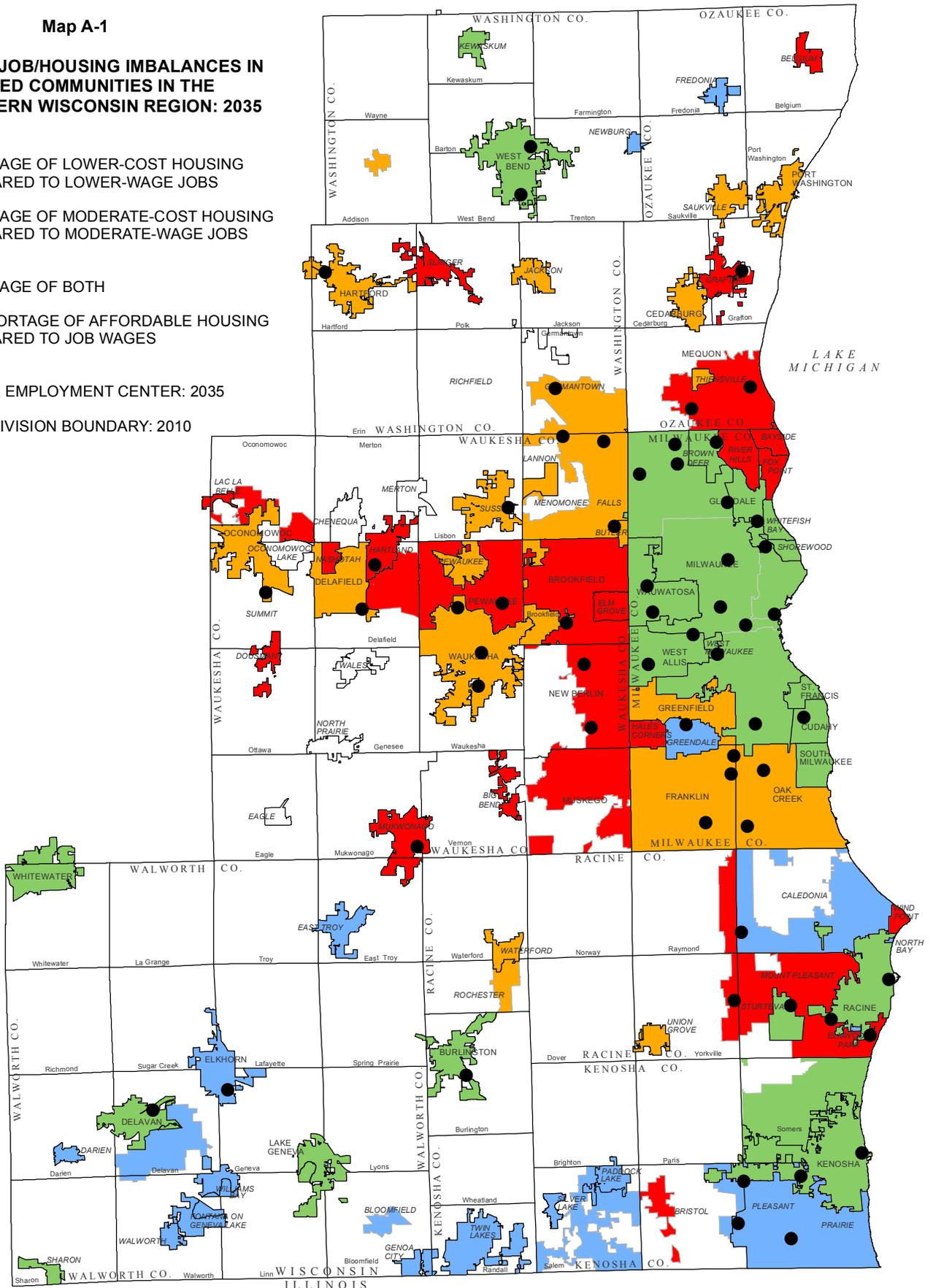
<sup>1</sup> For purposes of the analysis, lower-cost housing generally includes multi-family dwellings and single- and two-family dwellings at densities of 6,000 square feet or less per dwelling unit; moderate-cost housing includes single- and two-family dwellings at densities of one dwelling per 6,000 to 20,000 square feet for homes constructed prior to 2000 and at densities of one dwelling per 6,000 to 10,000 square feet for housing constructed after 2000; and higher-cost housing includes the balance of the housing stock.

<sup>2</sup> For purposes of the analysis, lower-wage jobs include those with an average annual wage that is 80 percent or less than the average annual wage for all jobs in the county; moderate-wage jobs include those with an average annual wage between 80 percent and 135 percent of average annual wage for all jobs in the county; and higher-wage jobs include those with an average annual wage that is 135 percent or more of the annual average wage for all jobs in the county.

Map A-1

**PROJECTED JOB/HOUSING IMBALANCES IN SEWERED COMMUNITIES IN THE SOUTHEASTERN WISCONSIN REGION: 2035**

- SHORTAGE OF LOWER-COST HOUSING COMPARED TO LOWER-WAGE JOBS
- SHORTAGE OF MODERATE-COST HOUSING COMPARED TO MODERATE-WAGE JOBS
- SHORTAGE OF BOTH
- NO SHORTAGE OF AFFORDABLE HOUSING COMPARED TO JOB WAGES
- MAJOR EMPLOYMENT CENTER: 2035
- CIVIL DIVISION BOUNDARY: 2010



Source: Local Government Comprehensive Plans and SEWRPC.