

# SANITARY SEWER SERVICE AREA FOR THE CITY OF PORT WASHINGTON AND ENVIRONS

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Special acknowledgement is due SEWRPC Principal Planner  
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NUMBER 95 (2nd Edition)

**SANITARY SEWER SERVICE AREA FOR  
THE CITY OF PORT WASHINGTON AND ENVIRONS  
OZAUKEE COUNTY, WISCONSIN**

Prepared by the

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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.

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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.

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

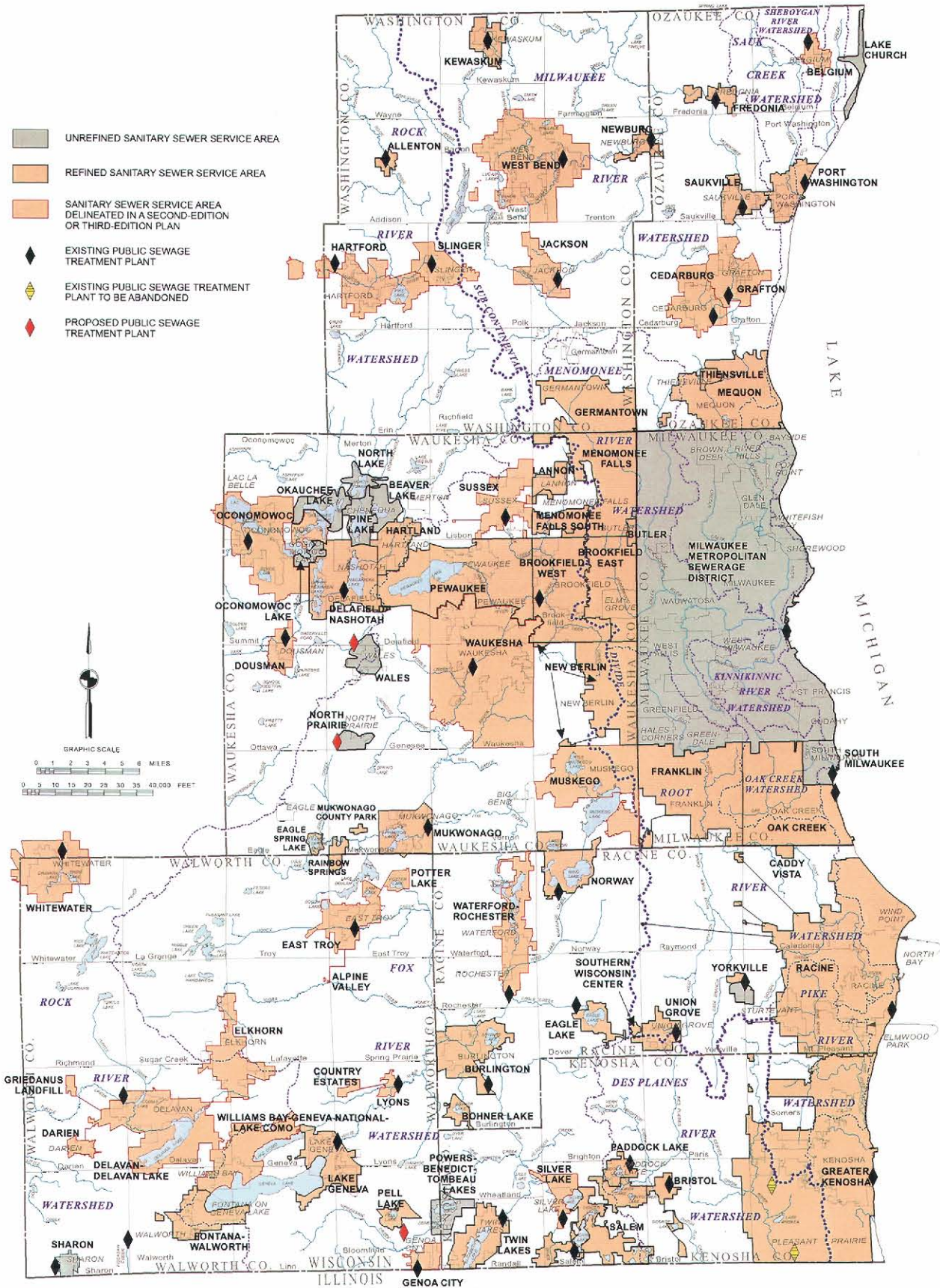
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<sup>2</sup>See SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation System Plan for Southeastern Wisconsin: 2000, Volume One, Inventory Findings; and Volume Two, Alternative and Recommended Plans.



Map 1

RECOMMENDED SANITARY SEWER SERVICE AREAS IN THE REGION: SEPTEMBER 2000



Source: SEWRPC.



Section NR 110.08(4) and Section Comm 82.20(4) of the Wisconsin Administrative Code require that the Wisconsin Department of Natural Resources, with respect to public sanitary sewers, and the Wisconsin Department of Commerce, with respect to private sanitary sewers, make a finding that all proposed sanitary sewer extensions be in conformance with adopted areawide water quality management plans and the sanitary sewer service areas identified in such plans. These Departments, in carrying out their responsibilities in this respect, require that the Southeastern Wisconsin Regional Planning Commission, as the designated areawide water quality management planning agency for the Southeastern Wisconsin Region, review and comment on each proposed sewer extension as to its relationship to the approved plan and sewer service areas. In order to properly reflect local, as well as areawide planning concerns in the execution of this review responsibility, the Regional Planning Commission, in adopting the areawide water quality management plan, recommended that steps be taken to refine and detail each of the 85 sanitary sewer service areas delineated in the plan in cooperation with the local units of government concerned. The refinement and detailing process consists of the following seven steps:

1. 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 a sanitary sewer service area consistent with the objectives set forth in the adopted regional water quality management plan.<sup>3</sup>
3. The conduct of intergovernmental meetings involving the local or areawide unit or units of government 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.

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<sup>3</sup>The sewer service areas in the water quality management plan were based upon the urban land use configurations as set forth in the Commission's design year 2000 land use plan. The Commission has since completed and adopted a design year 2020 land use plan, which plan served as the point of departure in the delineation of the sewer service area set forth in this report.

4. The preparation of modifications to the initially proposed sanitary sewer service area to reflect concerns expressed at the intergovernmental meetings. These modifications would meet, 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 of government 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 concerned. 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 PORT WASHINGTON SANITARY SEWER SERVICE AREA REFINEMENT PROCESS**

The process of refining and detailing the sanitary sewer service areas in Southeastern Wisconsin was initiated after the Commission's adoption of the regional water quality management plan in July 1979. By letter dated April 5, 1983, the City of Port Washington requested that the Regional Planning Commission undertake the refinement and detailing of the proposed year 2000 sanitary sewer service area tributary to the City of Port Washington sewage treatment facility. Subsequent to the completion of the

draft report, a public hearing on this matter was held on October 4, 1983. The City of Port Washington sanitary sewer service area plan, as documented in SEWRPC Community Assistance Planning Report No. 95, *Sanitary Sewer Service Area for the City of Port Washington, Ozaukee County, Wisconsin*, dated September 1983, was adopted by the Common Council on October 18, 1983, and by the Regional Planning Commission on December 1, 1983; and was endorsed by the Wisconsin Department of Natural Resources on June 7, 1984.

The Regional Planning Commission recognizes that, like other long-range plans, sanitary sewer service area plans should be reviewed periodically to assure that they continue to properly reflect regional and local urban development objectives, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service. By letter dated May 23, 2000, the City

of Port Washington requested the Regional Planning Commission to revise the currently adopted Port Washington sanitary sewer service area tributary to the City of Port Washington sewage treatment facility.

Copies of the draft report setting forth a preliminary revised sanitary sewer service area plan were provided to the City of Port Washington; the Towns of Grafton and Port Washington; the Village of Saukville; Ozaukee County; and the Wisconsin Department of Natural Resources for review and comment prior to the public hearing held on August 29, 2000. The public reaction to the proposed sanitary sewer service area plan, documented in the minutes contained in Appendix A, is summarized later in this report. The revised sanitary sewer service area attendant to the City of Port Washington sewage treatment facility is described in Chapter III of this report.

## Chapter II

# STUDY AREA DESCRIPTION

### LOCATION

The study area considered for revising the Port Washington sanitary sewer service area is shown on Map 2. The area consists of the entire City of Port Washington; most of the Town of Port Washington; and portions of the Towns of Grafton and Saukville and the Village of Saukville. The total study area is 29.1 square miles in extent, of which 13.4 square miles, or 46 percent, lie within the Town of Port Washington; 5.9 square miles, or 20 percent, lie within the Town of Grafton; 4.7 square miles, or 16 percent, lie within the City of Port Washington; 4.1 square miles, or 14 percent, lie within the Town of Saukville; and 1.0 square mile, or 4 percent, lies within the Village of Saukville. These areas are based upon 2000 civil division boundaries.

### POPULATION

The resident population of the study area in 1995 was estimated at 13,400 persons. Of this total, it is estimated that about 10,000 residents were served by public sanitary sewers tributary to the City of Port Washington sewage treatment facility and 1,000 were served by sewers tributary to the Village of Saukville sewage treatment facility. The remaining 2,400 residents in the study area were served by onsite sewage disposal systems.

The forecast of probable future resident population levels for small geographic areas such as the Port Washington study area is a difficult task, accompanied by uncertainties and subject to periodic revision as new information becomes available. To accommodate unforeseen changes in social and economic conditions, an "alternative futures" approach is utilized by the Regional Planning Commission to project a range of population growth

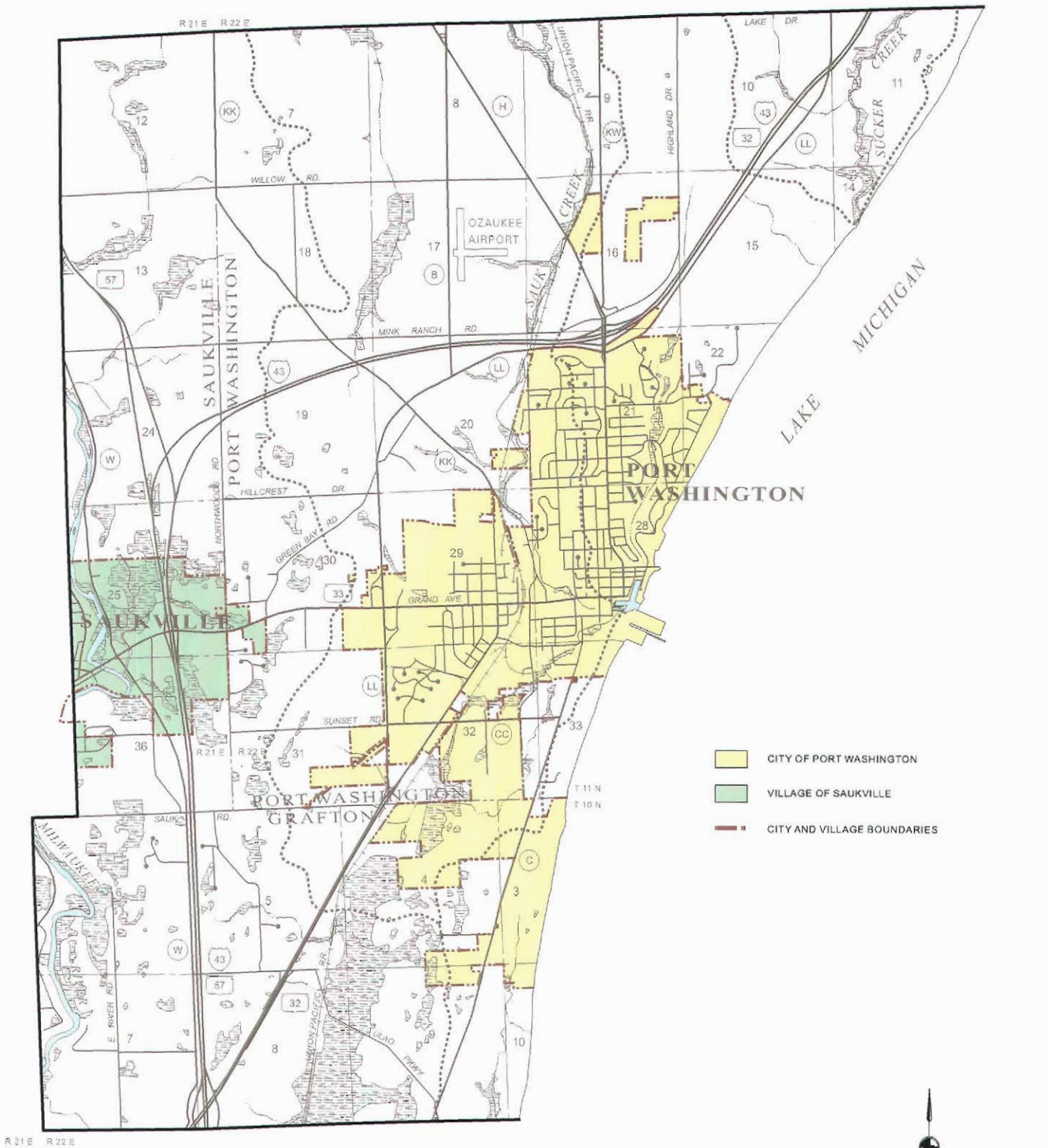
which may be expected to occur over the period 1990 to 2020. The preparation of the Commission's year 2020 regional land use plan incorporated a consideration of two alternative scenarios for regional growth and change, involving different assumptions regarding population lifestyles and economic conditions. The high-growth scenario is intended to represent the upper extreme of possible future regional growth and change, while the intermediate future is considered to be the most likely scenario.

The Commission's year 2020 land use plan also considered alternative development patterns for accommodating the incremental population and employment levels envisioned under the aforementioned growth scenarios. Two development patterns were considered in the preparation of the alternative land use plans. The first, a centralized development pattern, accommodates increases in population and economic activity by promoting a more compact regional settlement pattern, moderating to the extent practicable the current trend toward diffusion of population, employment, and attendant urban development, similar to previously adopted regional land use plans. The second, a decentralized development pattern, accommodates the continued diffusion of population and employment levels historically evident in the Region, but in a manner consistent with the protection of the natural resource base of the Region.

The intermediate-growth centralized land use plan, also the adopted regional land use plan, would accommodate a year 2020 resident population level of about 14,000 persons in the Port Washington and environs study area. Under a high-growth decentralized alternative, the population level within the study area could be as high as 21,800 persons by the year 2020.

## Map 2

### STUDY AREA IDENTIFIED FOR PURPOSES OF REVISING THE PORT WASHINGTON AND ENVIRONS SANITARY SEWER SERVICE AREA



Source: SEWRPC.

## 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 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 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 recognized in the plan, however, 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 within the corridors, including park and outdoor recreation facilities and certain institutional uses. In some cases, extremely low density residential development at a density not to exceed one housing unit per five acres of upland corridor, 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 Port Washington 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 archaeological value, areas offering scenic vistas or viewpoints, and areas of scientific value.

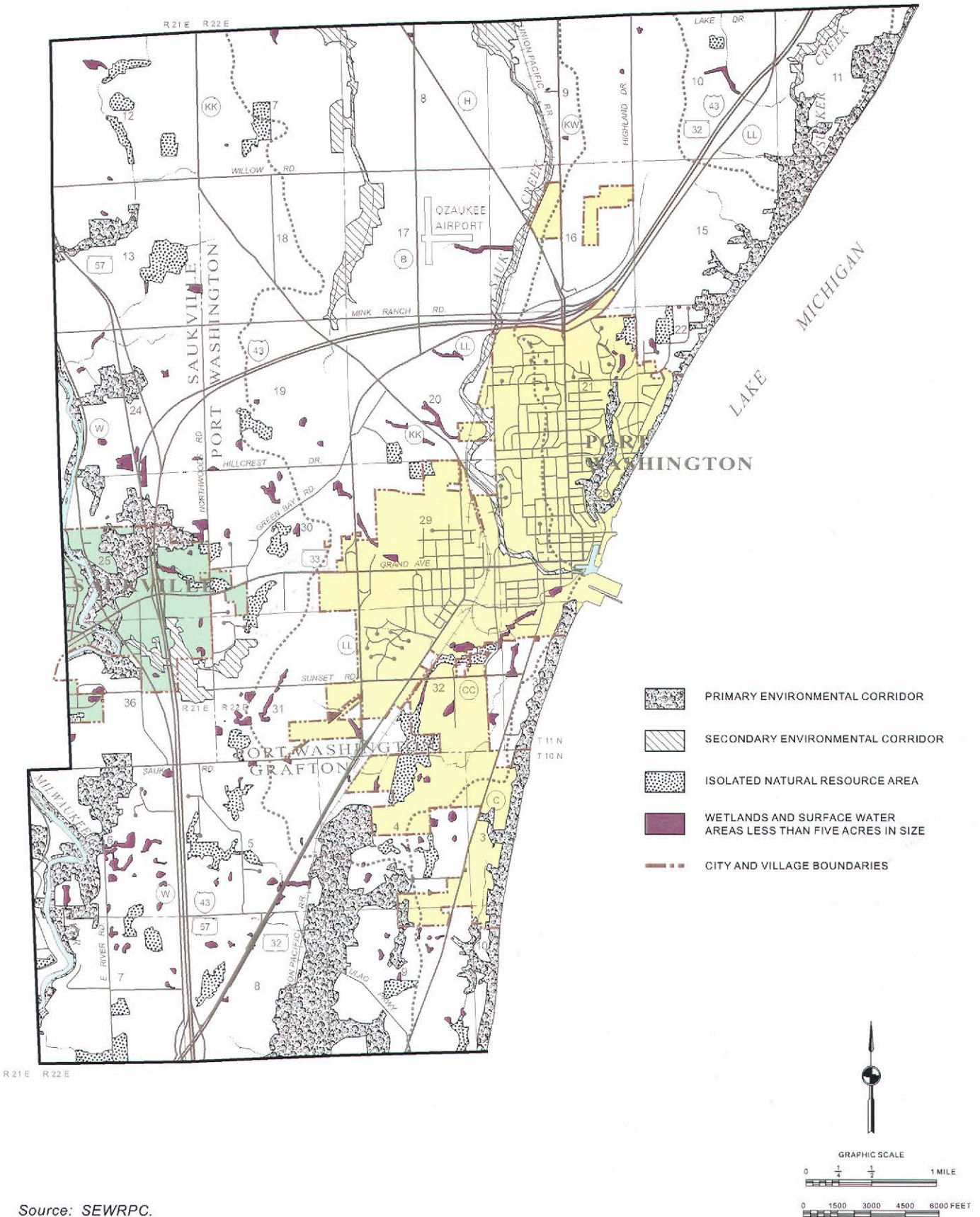
Each of these natural resource and resource-related elements was mapped on aerial photographs at a scale of one inch equals 400 feet, and an established point system for value rating the various elements of the resource base was used (see Table 1). The primary environmental corridors were delineated using this rating system. To qualify for inclusion in a primary environmental corridor, an area must exhibit a point value of 10 or more. In addition, a primary environmental corridor must be at least 400 acres in size, be at least two miles long, and have a minimum width of 200 feet. This environmental corridor refinement process is more fully described in SEWRPC *Technical Record*, Vol. 4, No. 2, in an article entitled, "Refining the Delineation of Environmental Corridors in Southeastern Wisconsin." The primary environmental corridors, along with secondary environmental corridors and isolated natural resource areas, as delineated in the Port Washington study area, are shown on Map 3. The secondary environmental corridors should be considered for preservation as the process of urban development proceeds, because such corridors often provide economical drainageways, as well as needed "green" space, through developing residential neighborhoods. To qualify for inclusion in a secondary environmental corridor, an area must exhibit a point value of 10 or more, and have a minimum area of 100 acres and a minimum length of one mile.

Isolated natural resource areas generally consist of those natural resource base elements that have value, such as wetlands, woodlands, wildlife habitat areas, and surface water areas, but are separated physically from the primary and secondary environmental corridors by intensive urban or agricultural land uses. Since isolated natural resource 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 resource area must be at least five acres in size.



### Map 3

## ENVIRONMENTALLY SIGNIFICANT LANDS IN THE PORT WASHINGTON AND ENVIRONS STUDY AREA



Source: SEWRPC.

Table 1

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

Resource Base or Related Element	Point Value
Natural Resource Base	
Lake	
Major (50 acres or more).....	20
Minor (5-49 acres).....	20
Rivers or Streams (perennial) .....	10
Shoreland	
Lake or Perennial River or Stream .....	10
Intermittent Stream.....	5
Floodland (100-year recurrence interval) .....	3
Wetland .....	10
Woodland.....	10
Wildlife Habitat	
Class I .....	10
Class II .....	7
Class III .....	5
Steep Slope	
20 Percent or More.....	7
12-19 Percent.....	5
Prairie .....	10
Natural Resource Base-Related	
Existing Park or Open Space Site	
Rural Open Space Site.....	5
Other Park and Open Space Site .....	2
Potential Park Site	
High-Value .....	3
Medium-Value .....	2
Low-Value .....	1
Historic Site	
Structure.....	1
Other Cultural.....	1
Archaeological.....	2
Scenic Viewpoint.....	5
Natural Area	
State Scientific Area .....	15
Statewide or Greater Significance .....	15
County or Regional Significance.....	10
Local Significance .....	5

Source: SEWRPC.

In addition, wetlands less than five acres in size, located outside of environmental corridors and isolated natural resource areas, are shown on Map 3. Under Section 23.32 of the *Wisconsin Statutes*, a wetland is defined as, "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions." It

should be noted the information presented on Map 3 does not represent an exhaustive inventory of wetlands in the study area. The identified wetlands are based upon the Wisconsin Wetlands Inventory and interpretation of 1995 aerial photographs.<sup>1</sup>

Lands and surface water encompassed within the primary environmental corridors of the Port Washington study area in 1995 totaled 2.7 square miles, or about 9 percent of the total study area. Lands and surface water encompassed within secondary environmental corridors totaled 0.7 square mile, or about 2.5 percent of the total study area. Lands and surface water encompassed within isolated natural resource areas totaled 0.7 square mile, or about 2.5 percent of the study area. About 0.3 square mile, or about 1 percent of the study area, was encompassed within wetlands and surface water areas less than five acres in size. Thus, all environmentally significant lands in the Port Washington study area encompassed about 4.4 square miles, or about 15 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 uses, it recognizes that there may be situations in which the objective of preserving the corridor lands directly conflicts with other legitimate regional and local development objectives. For example, the regional plan recognizes that if a community were to determine the need for a strategic arterial street extension through the primary environmental corridor lands in order to service an important local development 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.

While portions of the delineated floodlands in the Port Washington study area are contained within the environmental corridors, there are areas of the

<sup>1</sup>Precise delineation of such small wetlands as well as other environmentally significant lands, including primary and secondary environmental corridors and isolated natural resource areas, can only be determined through field investigation.

space uses located outside such corridors. The Regional Planning Commission recognizes that such floodlands are generally unsuitable for intensive urban development owing 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 should be preserved in essentially natural, open space uses, and over time become part of the adjacent environmental corridors.

In addition, the adopted regional water quality management plan recognizes that certain secondary

environmental corridors, isolated natural resource areas, and wetlands less than five acres in size may be converted to urban uses over the plan design period. However, current Federal, State, and local regulations may effectively preclude development of such areas. Of particular importance in this regard are natural resource protection regulations dealing with wetlands, floodplains, shorelands, stormwater runoff, and erosion control. Therefore, it is important that the developer or local unit of government concerned determine if it is necessary to obtain any applicable Federal, State, or local permits prior to any proposed disturbance of wetlands, floodplains, or other regulated lands.

## Chapter III

# PROPOSED SANITARY SEWER SERVICE AREA

### SIGNIFICANCE OF SANITARY SEWER SERVICE AREA DELINEATION

As noted earlier in this report, changes in the Wisconsin Department of Natural Resources (WDNR) and Wisconsin Department of Commerce 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 rule changes, review and approval of locally proposed sanitary sewer extensions by the WDNR and the Department of Commerce was confined primarily to engineering considerations and was intended to ensure that the sewers were properly sized and constructed. The 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.

### CURRENTLY APPROVED PORT WASHINGTON SANITARY SEWER SERVICE AREA

The currently identified design year 2000 Port Washington sanitary sewer service area, tributary to

the City of Port Washington sewage treatment facility, is set forth in SEWRPC Community Assistance Planning Report No. 95, *Sanitary Sewer Service Area for the City of Port Washington, Ozaukee County, Wisconsin*, dated September 1983. As shown in the gray-shaded area on Map 4, this service area encompasses 5.8 square miles, or 20 percent of the total study area of 29.1 square miles. The area includes about 0.3 square mile of primary environmental corridor; 0.1 square mile of secondary environmental corridor; 0.2 square mile of isolated natural resource areas; and 45 acres of wetlands and surface water areas less than 5 acres in size.

### REVISED PORT WASHINGTON SANITARY SEWER SERVICE AREA

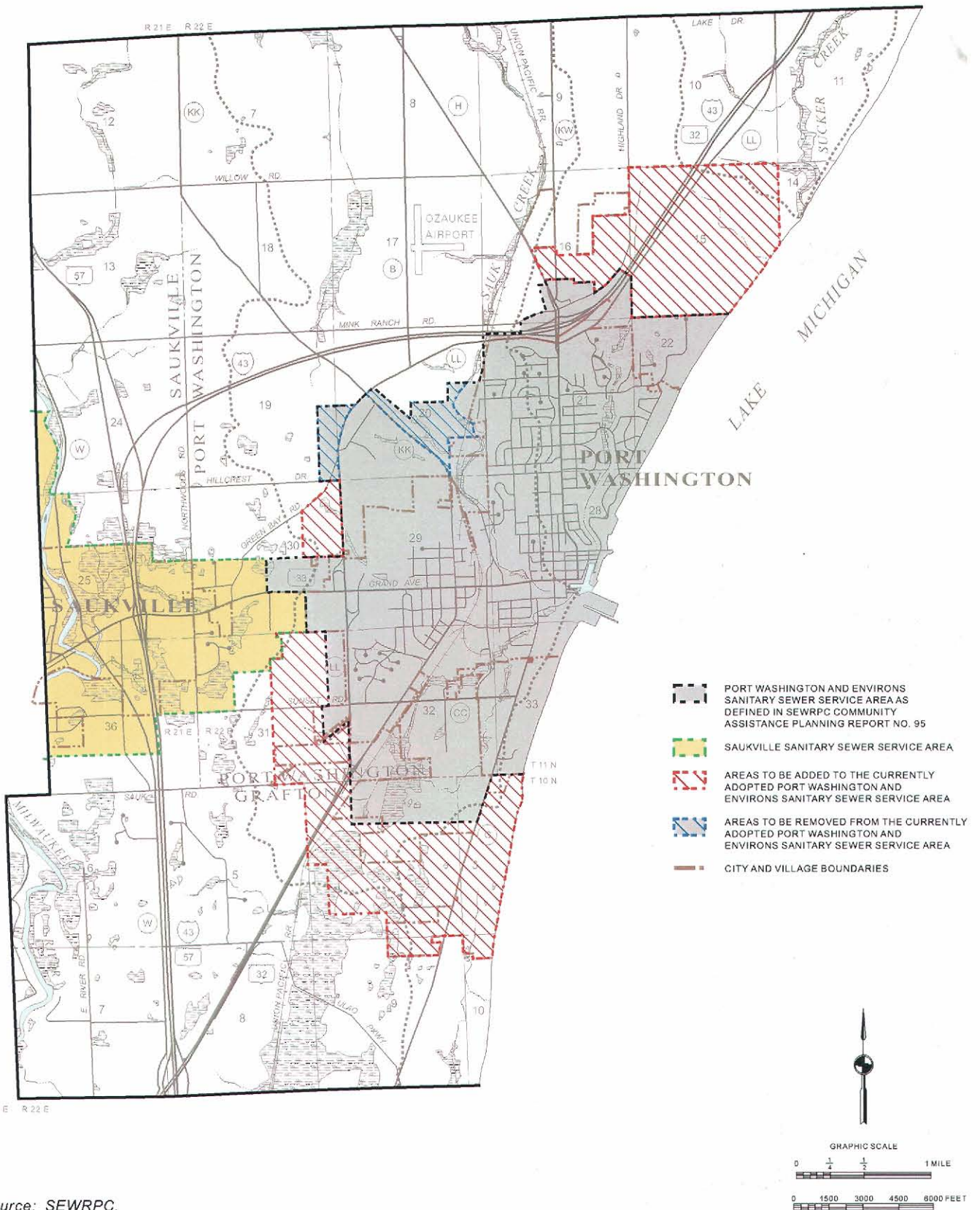
A review of the Port Washington sanitary sewer service area was last undertaken during the preparation of Community Assistance Planning Report No. 95 in 1983. The purpose of the current comprehensive refinement effort is to review once again the sewer service needs of lands envisioned to be tributary to the City of Port Washington sewage treatment facility and to adjust and extend, as necessary, the sewer service area boundaries to accommodate the design year 2020 population levels envisioned for this service area.

Factors taken into account in the delineation of the revised Port Washington sanitary sewer service area included the currently identified sanitary sewer service area plan set forth in the first edition of SEWRPC Community Assistance Planning Report No. 95, *Sanitary Sewer Service Area for the City of Port Washington, Ozaukee County, Wisconsin*, dated December 1983, and shown on Map 4; the design year 2020 regional land use plan documented in SEWRPC



Map 4

**PORT WASHINGTON AND ENVIRONS SANITARY SEWER SERVICE AREA AS DEFINED IN SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 95, WITH PROPOSED CHANGES**



Source: SEWRPC.



Planning Report No. 45, *A Regional Land Use Plan for Southeastern Wisconsin: 2020*, dated December 1997 and adopted by the Regional Planning Commission in 1997; and the City of Port Washington's land use plan as set forth in the *Year 2020 City Plan*, as adopted by the City Plan Commission in 1997.

The revision effort considered the location, type, and extent of existing urban 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 planned sewage treatment facilities; the location and capacity of planned trunk sewers; the location of existing property ownership boundaries; 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.

As previously noted, the Commission, as part of its regional planning program, including the delineation of sanitary sewer service areas and the subsequent refinements thereof, utilizes the "alternative futures" concept to deal with the uncertainties regarding factors affecting future growth and development within the Region. The sewer service area refinement effort for the Port Washington area thus incorporates a range of resident population levels, with the most reasonable lower end of the population range based upon the Commission's intermediate-growth centralized land use plan and with the most reasonable upper end of the population range based upon the Commission's high-growth decentralized plan.

Local sanitary sewer service area and sewerage facility planning work should also consider a range of possible future population levels in the evaluation of alternative facility plans in order to identify alternatives which perform well under a reasonable range of possible future conditions. Construction of certain facilities and mechanical and electrical components of sewage treatment facilities such as pumps, compressors, and chemical-feed equipment are typically based upon relatively short-term population and loading forecasts. These facilities are often replaced or rebuilt at intervals of 10 to 15 years and are amenable to expansion in a staged manner. Accordingly, capital investments in such facilities are often limited to those relatively certain to be needed over a 15 to 20-year design period. The use of the

intermediate population forecast may thus be most appropriate for use in the design of such facilities.

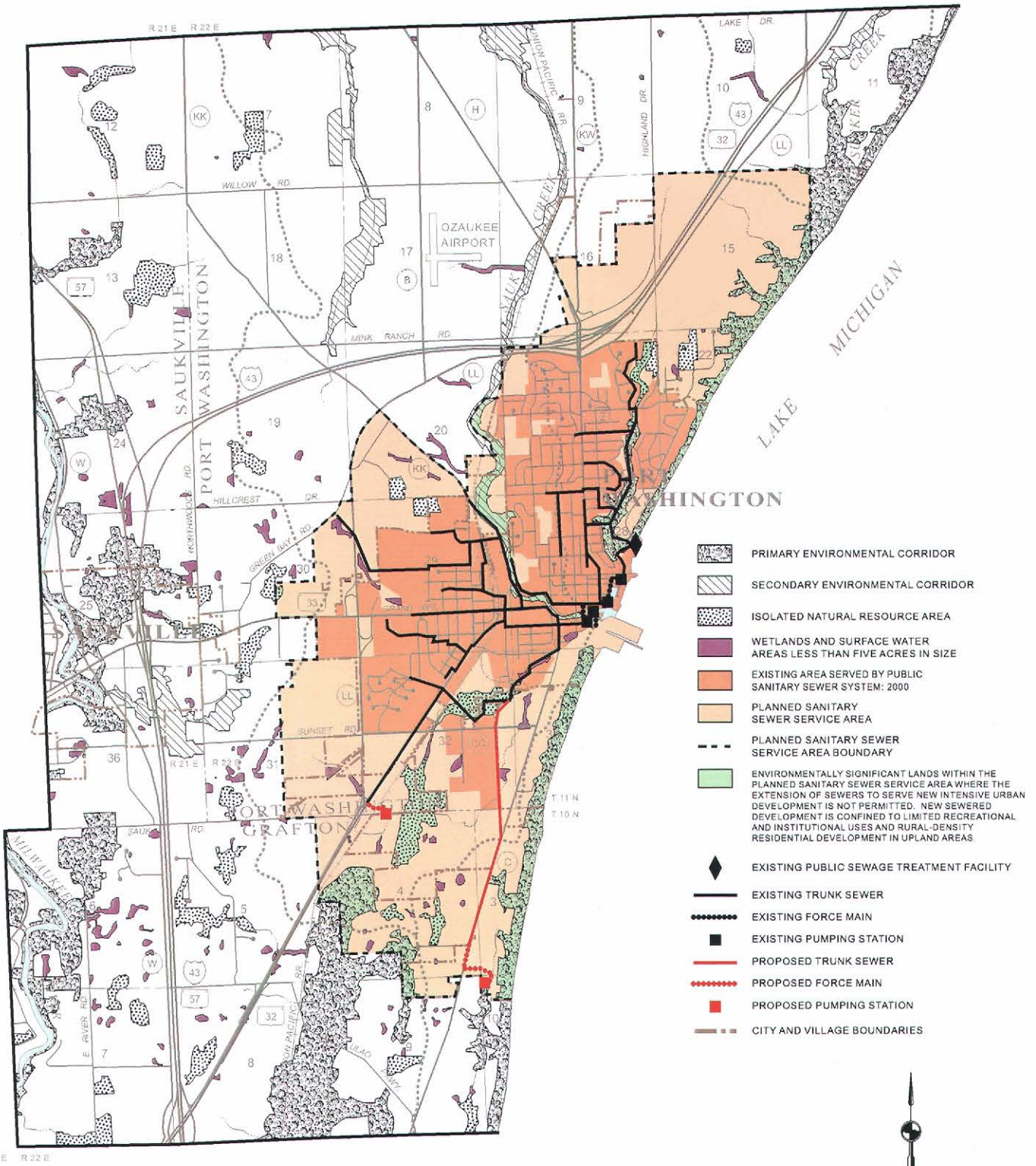
Consideration of a high-growth population forecast, however, may be appropriate in delineating a service area and in the design of certain components of the sewerage system that have a longer life, including gravity-flow conveyance facilities and such treatment plant components as hydraulic conduits and tanks. With respect to the size of the service area, the high-growth population forecast may be the most logical to use since the Commission forecasting methodology analyses indicate that such a level is indeed potentially achievable within the Southeastern Wisconsin Region. A sanitary sewer service area size based upon that level may also be desirable in order to provide flexibility to communities in determining the spatial distribution of anticipated new urban development and to facilitate the operation of the urban land market. With respect to the design of certain components of the sewerage system, the use of the high-growth population forecast may also be desirable where the physical life of the facilities is substantially greater than 20 years. Thus, facility construction based upon the high-growth forecast and loading levels may be warranted where the physical life of the facilities extends beyond the 20-year planning period.

Under the foregoing conditions, the resident population levels of the area anticipated to be tributary to the City of Port Washington sewage treatment facility would, by the design year 2020, range from about 10,900 persons under the Commission's intermediate-growth centralized plan, or the Commission's adopted regional land use plan, to about 16,300 persons under the Commission's high-growth decentralized plan.

The revised year 2020 Port Washington and environs sanitary sewer service area anticipated to be tributary to the City of Port Washington sewage treatment facility is shown on Maps 4 and 5. Map 4 shows, with red and blue hatch patterns, respectively, areas proposed to be added to and removed from the Port Washington sanitary sewer service area in the revision effort. The areas proposed to be added to the sewer service area encompass 2.7 square miles; the areas proposed to be removed from the sewer service area encompass 0.2 square mile. This results in a net addition to the sewer service area of 2.5 square miles.

Map 5

CITY OF PORT WASHINGTON AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA: 2020



Source: SEWRPC.

The revised sewer service area includes the addition of three separate areas to the currently adopted sewer service area. The first of these areas, located along the I-43 corridor north of the currently adopted sewer service area, encompasses 710 acres consisting primarily of agricultural land, with limited residential and commercial development, and includes 65 acres of environmentally significant lands. Proposed new development in this area includes a mixture of residential, commercial, and industrial land uses. The second area is located south of and adjacent to the intersection of Green Bay Road and Hillcrest Drive. It encompasses 70 acres, consists primarily of agricultural land, includes 4 acres of environmentally significant lands, and is envisioned for future residential use. The third area encompasses 980 acres and extends about one mile south and one-half mile west of the currently adopted sewer service area boundary. This area consists primarily of agricultural land with limited residential and commercial development, and contains 200 acres of environmentally significant lands. About two-thirds of the developable land in this area would be developed for residential use; the remainder would be developed for commercial and industrial use.

The revised sewer service area also includes the removal of two separate areas from the currently adopted sewer service area, shown in a blue hatch pattern on Map 4. These two areas are located near the intersection of CTH LL and CTH KK. The City staff has determined that these areas cannot be served in a cost-effective manner by the Port Washington sanitary sewerage system.

Map 5 depicts the revised Port Washington and environs sanitary sewer service area, together with environmentally significant areas and trunk sewers, as submitted to public hearing. The gross revised Port Washington sanitary sewer service area encompasses 8.3 square miles, or 29 percent of the total study area of 29.1 square miles. This gross sewer service area includes about 0.6 square mile of primary environmental corridor, 0.1 square mile of secondary environmental corridor, 0.3 square mile of isolated natural resource areas, and 55 acres of wetlands and surface water areas less than five acres in size. Therefore, a total of about 1.1 square miles, or 13 percent of the sewer service area, would encompass environmentally significant areas, consisting of primary and secondary environmental corridors, isolated natural resource areas, and wetlands and surface water areas less than five acres in size.

Also shown on Map 5 are lands within the planned sanitary sewer service area that are ineligible for sewer service. These areas include all primary environmental corridors, as well as wetlands, floodplains, shorelands, and steeply sloped areas within secondary environmental corridors and isolated natural resource areas.

It should be noted that the environmentally significant lands indicated on Map 5 total 35 acres more than the environmentally significant lands indicated on Map 3. As shown on Map 6 in green, 35 acres of land located within the 100-year recurrence interval flood hazard area associated with Sauk Creek and several intermittent streams, and lying within the Port Washington sewer service area, are currently undeveloped and lie adjacent to existing environmental corridor lands and isolated natural resource areas. It is anticipated that these lands will remain undeveloped and be added to the adjacent primary environmental corridors and isolated natural resource areas.

Shown in gold on Map 6 are 615 additional acres of land located within 100-year recurrence interval flood hazard areas lying outside of the proposed Port Washington sewer service area. These floodplain areas would be added to adjacent environmental corridors should the sewer service area be expanded into those areas.

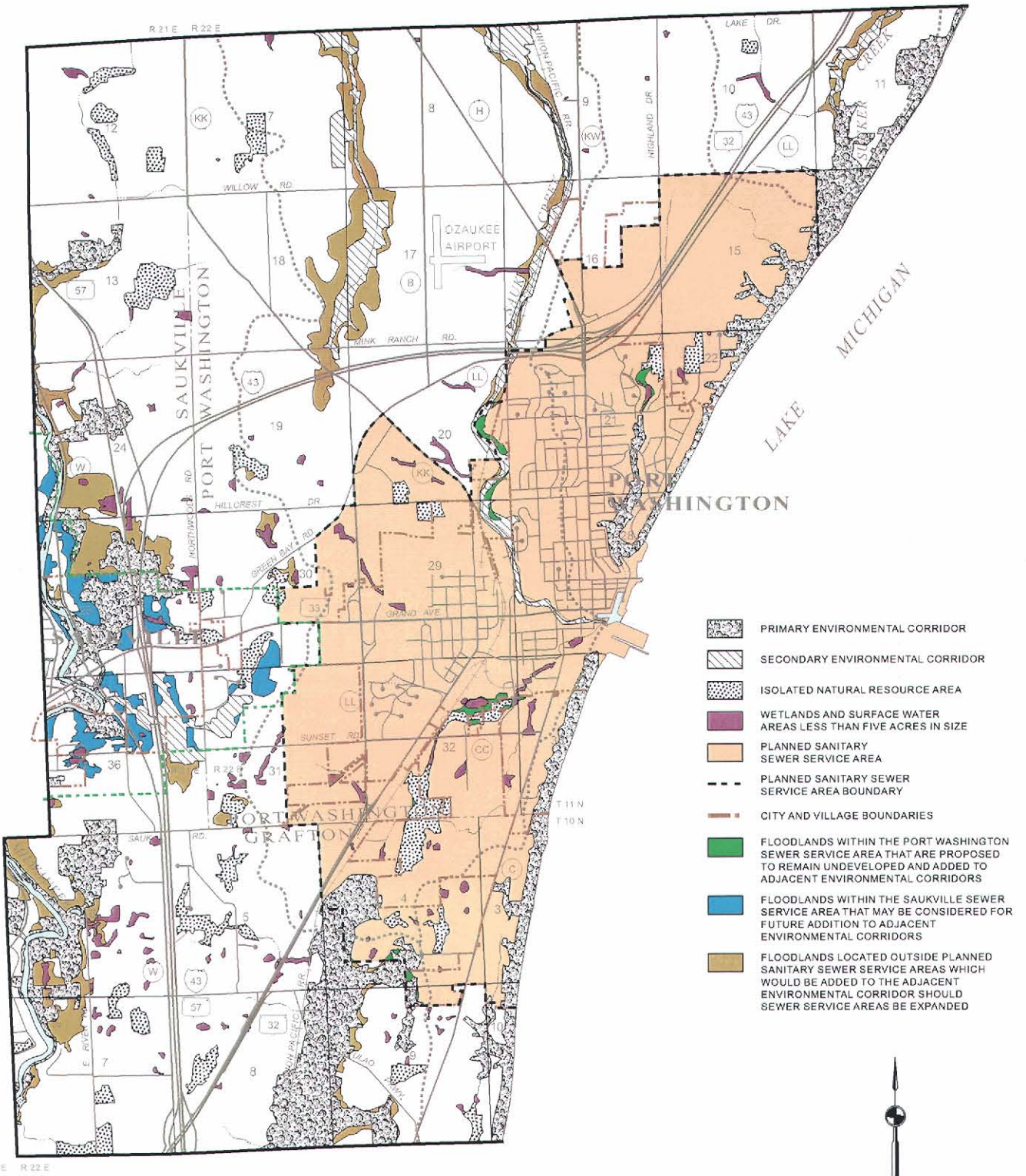
Also shown in blue on Map 6 are 185 additional acres of land located within 100-year recurrence interval flood hazard areas lying within the existing Saukville sewer service area. These floodplain areas would be added to adjacent environmental corridors when that sewer service area is revised.

The revised Port Washington and environs sanitary sewer service area tributary to the City of Port Washington sewage treatment facility would accommodate a resident population of about 16,200 persons, assuming full development of vacant lands within the sewer service area as envisioned under the City's land use plan. This population level approximates the upper end of the range of population levels envisioned for the sewer service area under Commission alternative regional land use plans for the year 2020. The population and housing unit levels envisioned in the Port Washington sewer service area would be accommodated at an overall density of about 3.4 dwelling units per net residential acre. This density lies within the recommended density range for



Map 6

ANTICIPATED CHANGES TO THE ENVIRONMENTALLY SIGNIFICANT LANDS IN THE PORT WASHINGTON AND ENVIRONS STUDY AREA



Source: SEWRPC.

the Port Washington area as identified in the Commission-adopted regional land use plan for the year 2020.<sup>1</sup>

## **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 would receive sanitary sewer service. It is also envisioned that all lands identified as primary environmental corridor would 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 primary environmental corridors, including park and outdoor recreation facilities, certain institutional uses, and in some cases, extremely low density residential development at a density not to exceed one housing unit per five acres of upland corridor land, compatible with the preservation of the corridors in essentially natural, open uses. These plans also recognize that certain secondary environmental corridors and isolated natural resource areas may be converted to urban uses over the plan design period. However, current Federal, State, and local regulations may effectively preclude development of many such areas. Of particular importance in this regard are natural resource protection regulations dealing with wetlands, floodplains, shorelands, stormwater runoff, and erosion control. Therefore, it is important that the developer or local unit of government concerned determine if it is necessary to obtain any applicable Federal, State, or local permits before any proposed disturbance of wetlands, floodplains, or other regulated lands.<sup>2</sup> In addition, the provision of public sanitary sewer service to those lands within the planned sanitary sewer service area which are currently developed and served by onsite sewage disposal systems may be

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<sup>1</sup>Net residential density in the revised Port Washington sanitary sewer service area is determined by dividing the total number of dwelling units anticipated in the sewer service area in the design year by the net residential land area anticipated within that area. The total number of dwelling units anticipated in the Port Washington sewer service area in the design year (6,500 units) divided by the net residential land within the sewer service area (1,900 acres) results in an overall net residential density of 3.4 dwelling units per acre.

expected to reduce the pollutant loadings from the existing onsite sewage disposal systems to both surface and ground waters.

Accordingly, assuming that any 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.

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

The planned Port Washington sanitary sewer service area set forth in this report is 2.5 square miles or 43 percent larger than the currently adopted sewer service area set forth in the first edition of SEWRPC Community Assistance Planning Report No. 95. All of the proposed additions to the Port Washington and environs sewer service area lie adjacent to the currently adopted sewer service area. The nearest other public sanitary sewerage system, the Village of Saukville system, is located approximately 3 to 4 miles from most of the areas proposed to be added to the Port Washington sewer service area.

A small portion of the lands proposed to be added to the Port Washington sewer service area are located adjacent to the Saukville sanitary sewer service area. However, these lands are located east of a major watershed boundary generally dividing the Port Washington and Saukville sewer service areas and are more amenable to gravity flow service to the Port Washington sewerage system. Connection of these lands to the Saukville sewerage system would likely require the use of more pumping stations and a more extensive conveyance system.

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<sup>2</sup>It should be noted that the sanitary sewer service area map set forth herein, particularly the environmental corridors and isolated natural resource areas shown thereon, are a representation of conditions at the time of map preparation and that such physical features may change over time from natural or human causes. Therefore, the presence and location of wetlands, navigable water, floodplains, and similar site features should be verified by developers, and applicable permits obtained prior to any land disturbing activity.



## **SEWAGE TREATMENT PLANT CAPACITY IMPACT ANALYSIS**

Sewage from the City of Port Washington area is treated at the City of Port Washington sewage treatment facility. The Port Washington sewage treatment plant was upgraded and expanded in 1991 and has a design capacity of 3.1 million gallons per day (mgd) on an average annual basis. The average flow rate in 2000 was about 1.6 mgd.

The increase in sewered population from about 10,000 persons in 1995 to about 16,200 persons, assuming full development of vacant lands within the sewer service area as envisioned under the City's adopted land use plan, is estimated to result in a flow rate between 2.6 and 3.0 mgd on an average annual basis, with the total flows being somewhat dependent upon the sewage flows generated by new commercial and industrial land uses. Thus, depending upon the level and density of growth that will actually occur upon full development of the revised sewer service area, the existing treatment plant will likely have adequate capacity to treat sewage flows from the expanded sewer service area.

## **PUBLIC REACTION TO THE REVISED SANITARY SEWER SERVICE AREA**

A public hearing was held on August 29, 2000, at the Port Washington City Hall to receive public comment on and reaction to, the proposed revision of the City of Port Washington and environs sanitary sewer service area plan. The hearing was sponsored by the City of Port Washington and the Regional Planning Commission. Summary minutes of the public hearing are presented in Appendix A.

At the hearing, a summary of the findings and recommendations of the sanitary sewer service area plan update and revision effort was presented prior to receiving public comment. Topics specifically addressed in the summary presentation included the rationale for revising the City of Port Washington and environs sewer service area, the importance of the delineation of the outer boundaries of the sewer service area, the importance of the delineation of environmentally significant lands within the service area, and the significance of these lands insofar as the future extension of sewer service is concerned. The probable impact of planned development with the revised sanitary sewer service area on the capacity of the City of Port Washington sewage treatment plant

was also summarized. Comments on the revised plan were then solicited.

During the comment period, the Chairman of the Town of Port Washington indicated that the Port Washington Town Board does not support the proposed sanitary sewer service area plan. He indicated that the Town is opposed to the extension of the sewer service area into Town territory.

Subsequent to the hearing, the Wisconsin Department of Natural Resources forwarded written comments related to the proposed sewer service area revision. These comments are also presented in Appendix A. In its comments, the Department raised no objections to the proposed sewer service area plan. Rather, the Department identified matters which the City should consider as it implements the plan—including, among others, the need to resolve existing wastewater bypassing problems, the desirability of preparing a companion stormwater management plan, and the desirability of preserving in a natural condition small waterways not included in the identified environmental corridors.

As noted above, the only comment opposing the revised sewer service area plan was that from the Town of Port Washington, objecting to the extension of the sanitary sewer service area into the Town. Whether a sewer service area includes land within incorporated or unincorporated communities is not a basis for approval or disapproval of a sewer service area plan. Under Wisconsin law, a key consideration in delineating the outer boundary of a sewer service area is that the amount of developable land in the area be reasonably related to future population growth. The adopted regional land use plan provides for a reasonable range of growth. As noted earlier in this report, the population which could be accommodated within the proposed Port Washington and environs sewer service area falls within that growth range and accordingly meets this basic planning requirement.

Given the foregoing, the Commission and the City staffs concluded that there was no basis in the public hearing record that would require revision of the proposed Port Washington sanitary sewer service area plan as submitted to the public hearing. Upon consideration of these findings, and at the recommendation of the City staff, the Port Washington Common Council adopted the revised sewer service area plan on September 5, 2000.

Detailed delineations of the revised Port Washington and environs sanitary sewer service area, and of the environmentally significant lands within that area, are shown on a series of aerial photographs reproduced as Map 7, beginning on page 20 and continuing through page 32 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. In addition to adoption by the City of Port Washington, formal adoption 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 Towns of Grafton and Port Washington, as having lands affected by the sewer service area, is recommended. In addition, endorsement of the plan by Ozaukee County, as having joint responsibility with the Towns of Port Washington and Grafton in planning and zoning and otherwise regulating the development of lands in the unincorporated portion of the study area, would be desirable.
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 Port Washington and environs

sanitary sewer service area as shown on Map 5. In particular, steps should be taken to ensure that those lands identified as being environmentally significant in this report are properly zoned to reflect a policy of retaining such lands, insofar as possible, in essentially natural, open uses.

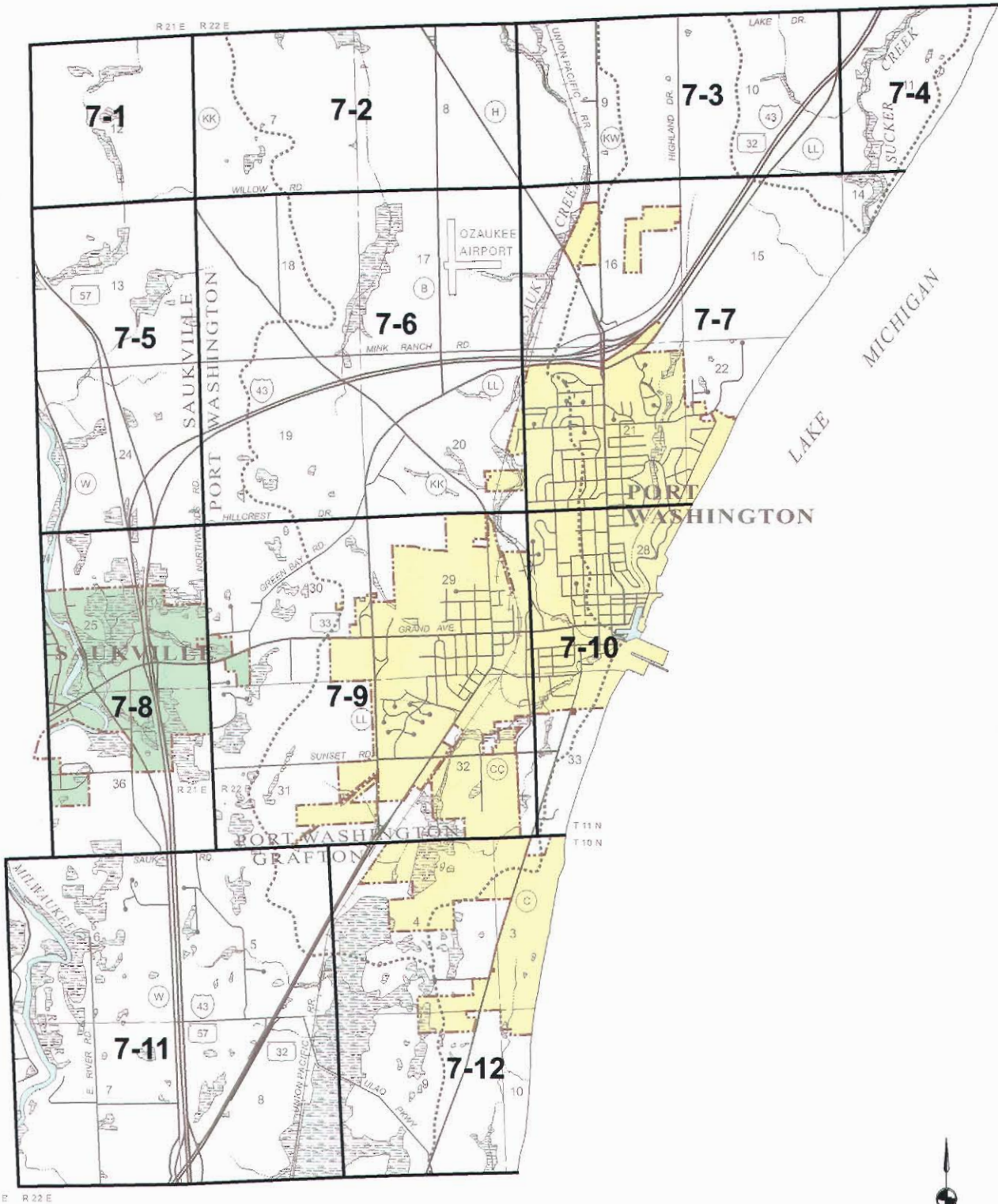
4. Review by the City of Port Washington of utility extension policies to ensure that such policies are consistent with the urban land development recommendations inherent in the delineation of the planned sanitary sewer service area.

## **SUBSEQUENT REVISIONS TO THE PORT WASHINGTON SEWER SERVICE AREA**

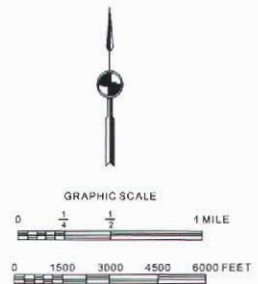
This report presents the revised Port Washington sewer service area tributary to the City of Port Washington sewage treatment facility. The revised sewer service area was subjected to review at a public hearing. It is envisioned that the delineated sewer service area will accommodate all new urban development anticipated in the Port Washington area to the year 2020. Like other long-range plans, however, this sewer service area plan should be periodically reviewed, at about five year intervals, to assure that it continues to properly reflect the urban development 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 City of Port Washington, as the operator of the sewage treatment facility involved, or by the communities involved, that amendments to the sewer service area plan as presented herein are necessary, the particular unit of government should ask 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 revision effort described in this report.

Map 7

INDEX OF MAPS SHOWING ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF PORT WASHINGTON AND ENVIRONS



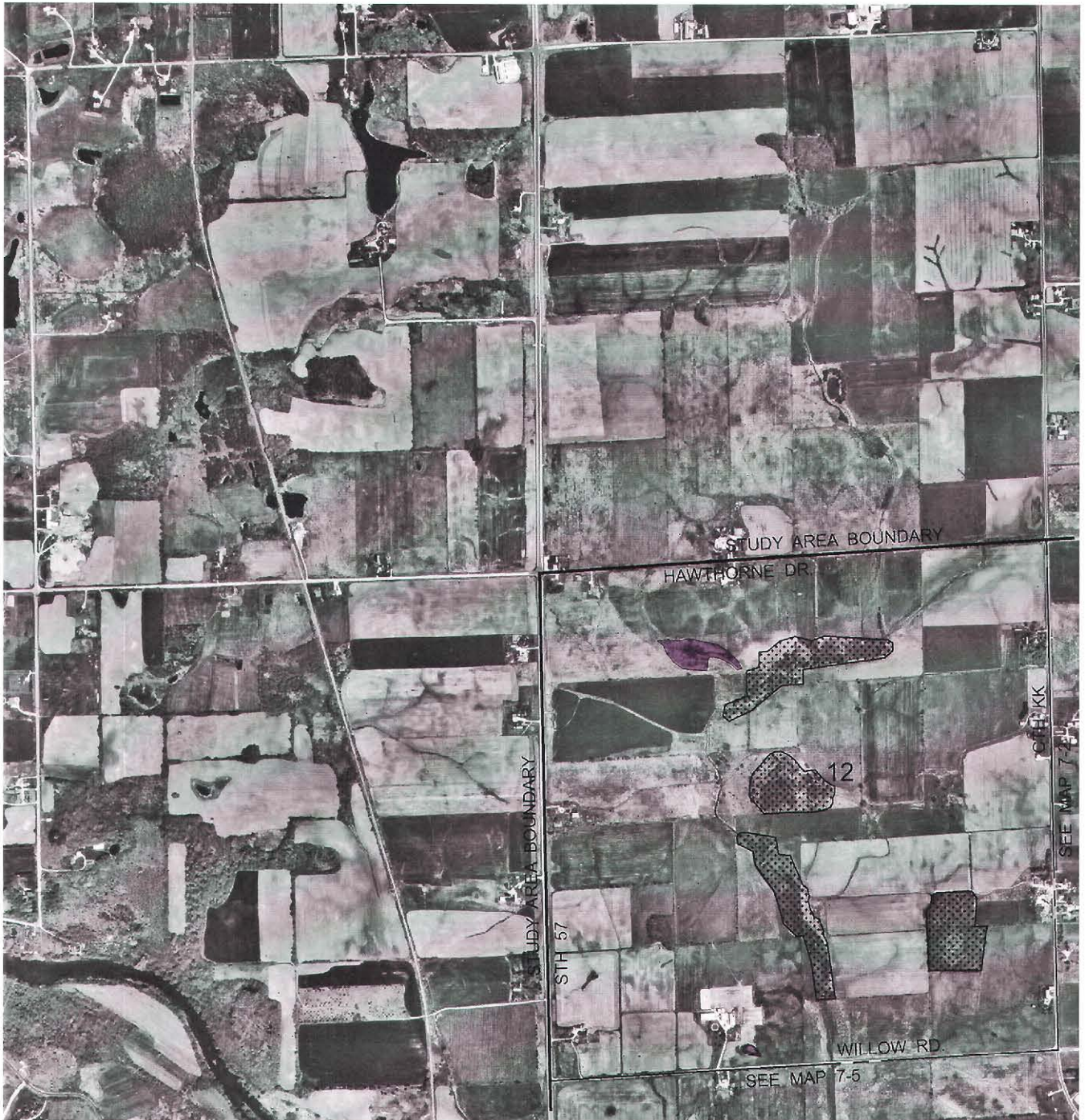
Source: SEWRPC.





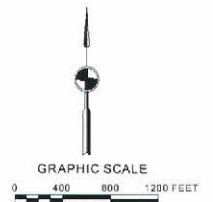


ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF PORT WASHINGTON AND ENVIRONS

U. S. Public Land Survey Section 12  
Township 11 North, Range 21 East



-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

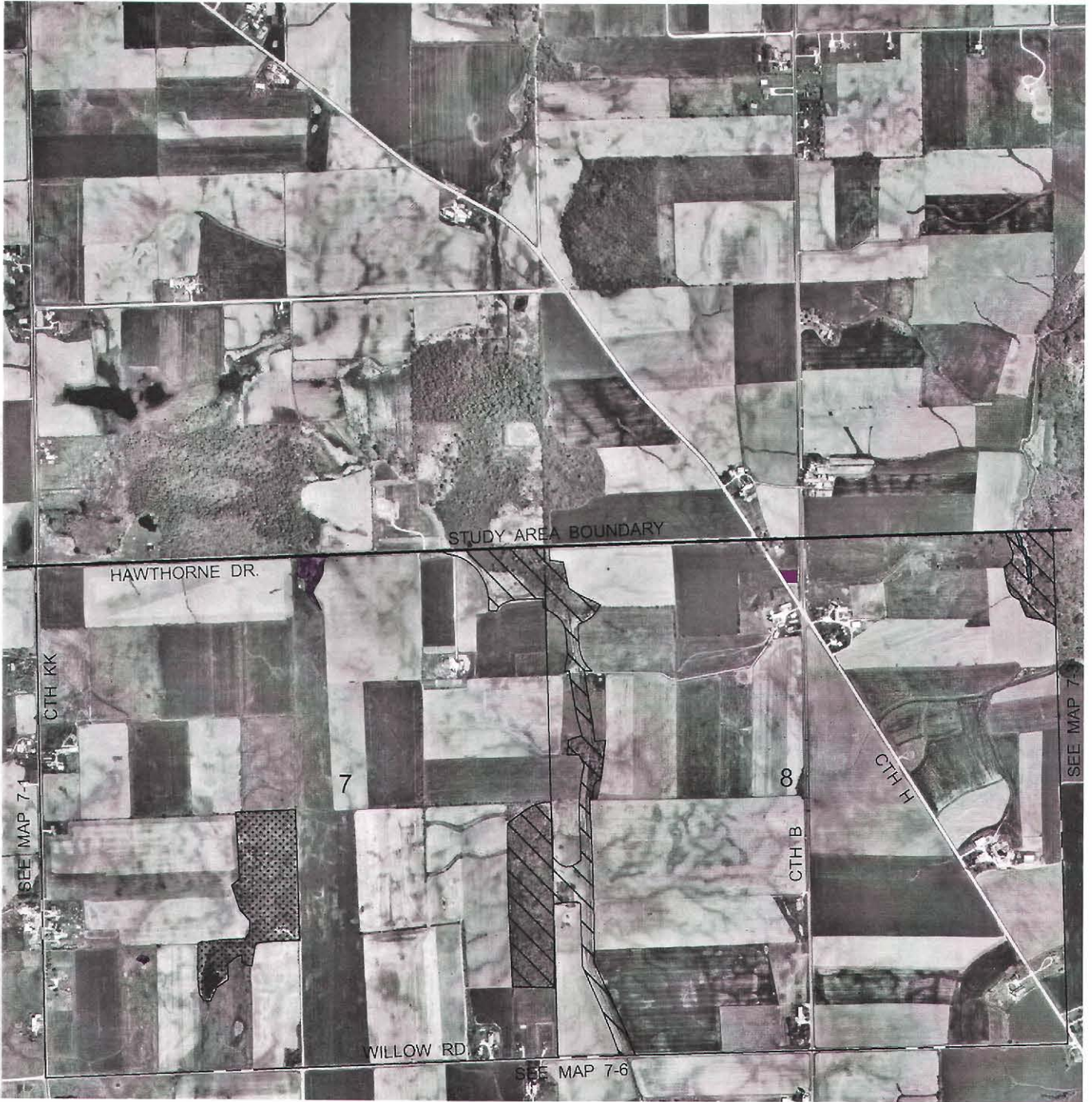





Source: SEWRPC.



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

U. S. Public Land Survey Sections 7 and 8  
Township 11 North, Range 22 East



-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE



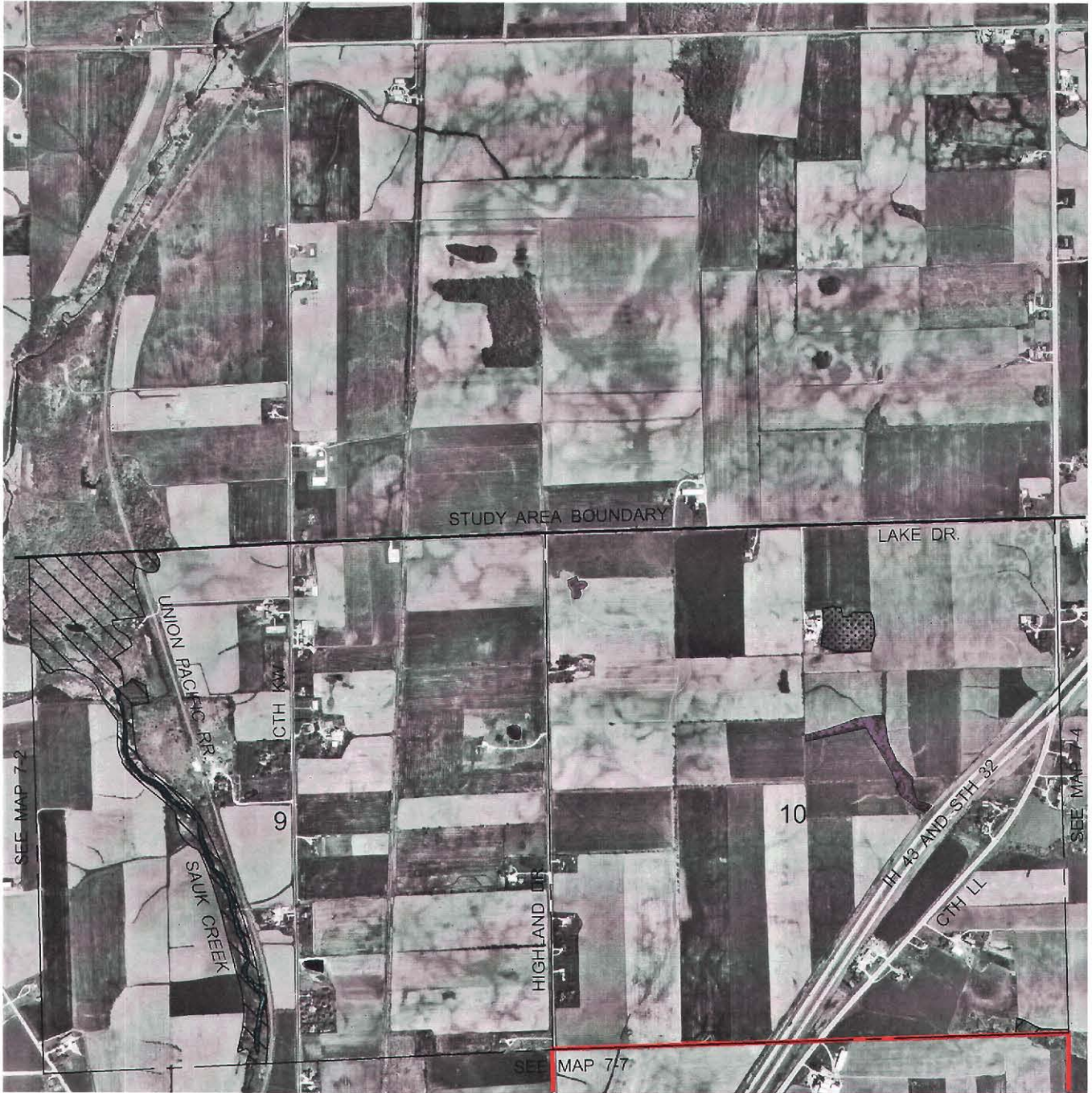
Source: SEWRPC.








Map 7-3

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

U. S. Public Land Survey Sections 9 and 10  
Township 11 North, Range 22 East



-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

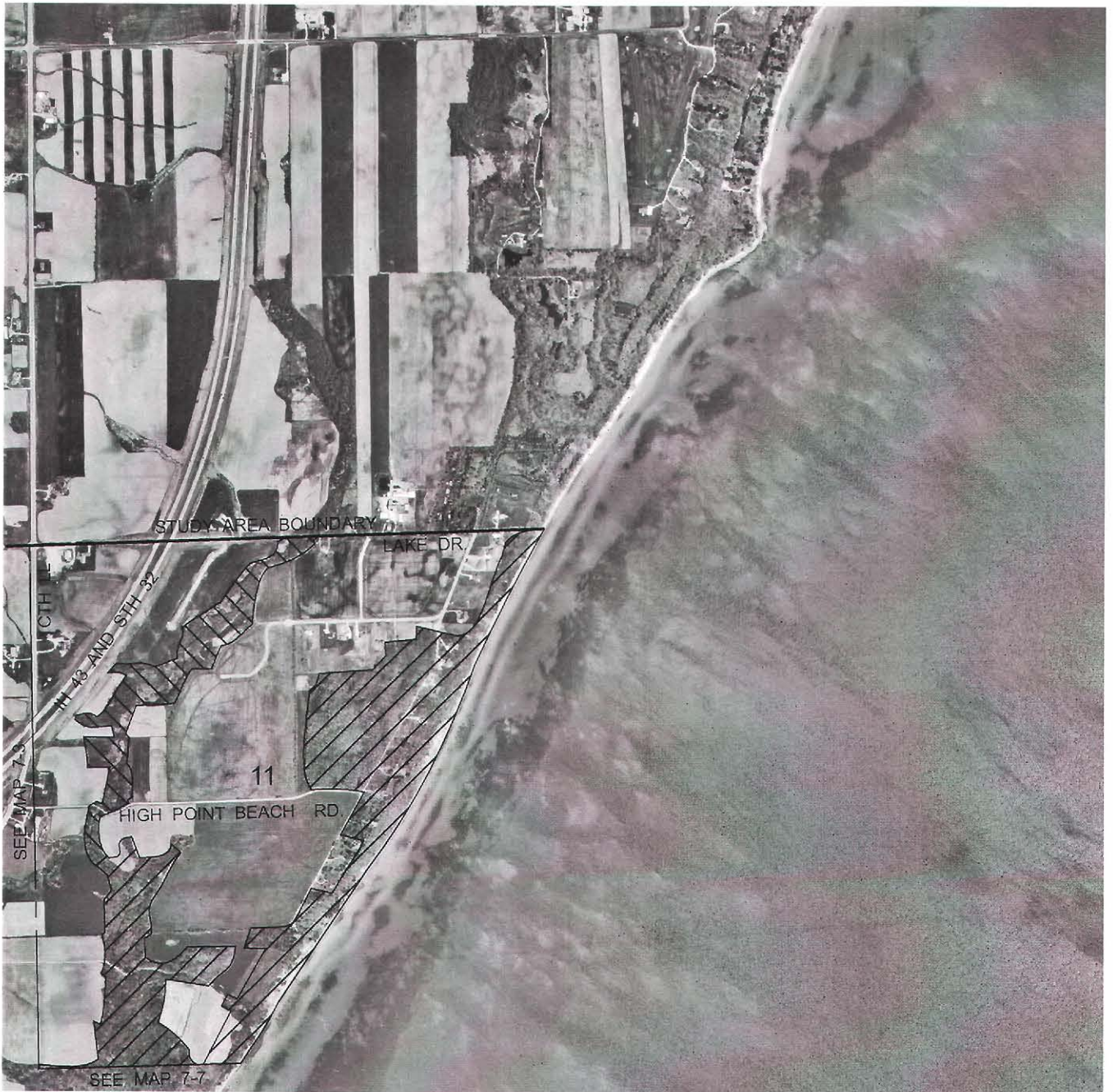




Source: SEWRPC.



**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF PORT WASHINGTON AND ENVIRONS**

U. S. Public Land Survey Section 11  
Township 11 North, Range 22 East



-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR



Source: SEWRPC.



**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF PORT WASHINGTON AND ENVIRONS**

**U. S. Public Land Survey Sections 13 and 24  
Township 11 North, Range 21 East**




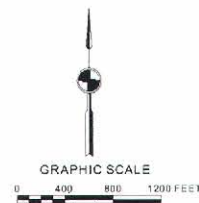
 PRIMARY ENVIRONMENTAL CORRIDOR

 GROSS SANITARY SEWER SERVICE AREA BOUNDARY

 ISOLATED NATURAL RESOURCE AREA

 WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

 SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS









Source: SEWRPC.



**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF PORT WASHINGTON AND ENVIRONS**

**U. S. Public Land Survey Sections 17, 18, 19, and 20  
Township 11 North, Range 22 East**



- |  |   |   |   |
|--|---|---|---|
|  | SECONDARY ENVIRONMENTAL CORRIDOR                              |  | PLANNED SANITARY SEWER SERVICE AREA   |
|  | ISOLATED NATURAL RESOURCE AREA                                |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY  |
|  | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE |  | LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE. ENVIRONMENTALLY SIGNIFICANT LANDS WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN UPLAND AREAS. |










Source: SEWRPC.

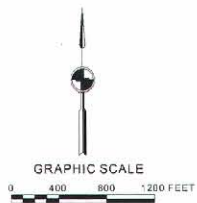


**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF PORT WASHINGTON AND ENVIRONS**

U. S. Public Land Survey Sections 14, 15, 16, 21, and 22  
Township 11 North, Range 22 East



- |   |   |   |  |
|---|---|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR                                |  | PLANNED SANITARY SEWER SERVICE AREA  |
|  | SECONDARY ENVIRONMENTAL CORRIDOR                              |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY   |
|  | ISOLATED NATURAL RESOURCE AREA                                |  | LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE:<br>ENVIRONMENTALLY SIGNIFICANT LANDS WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN UPLAND AREAS. |
|  | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE |   |  |

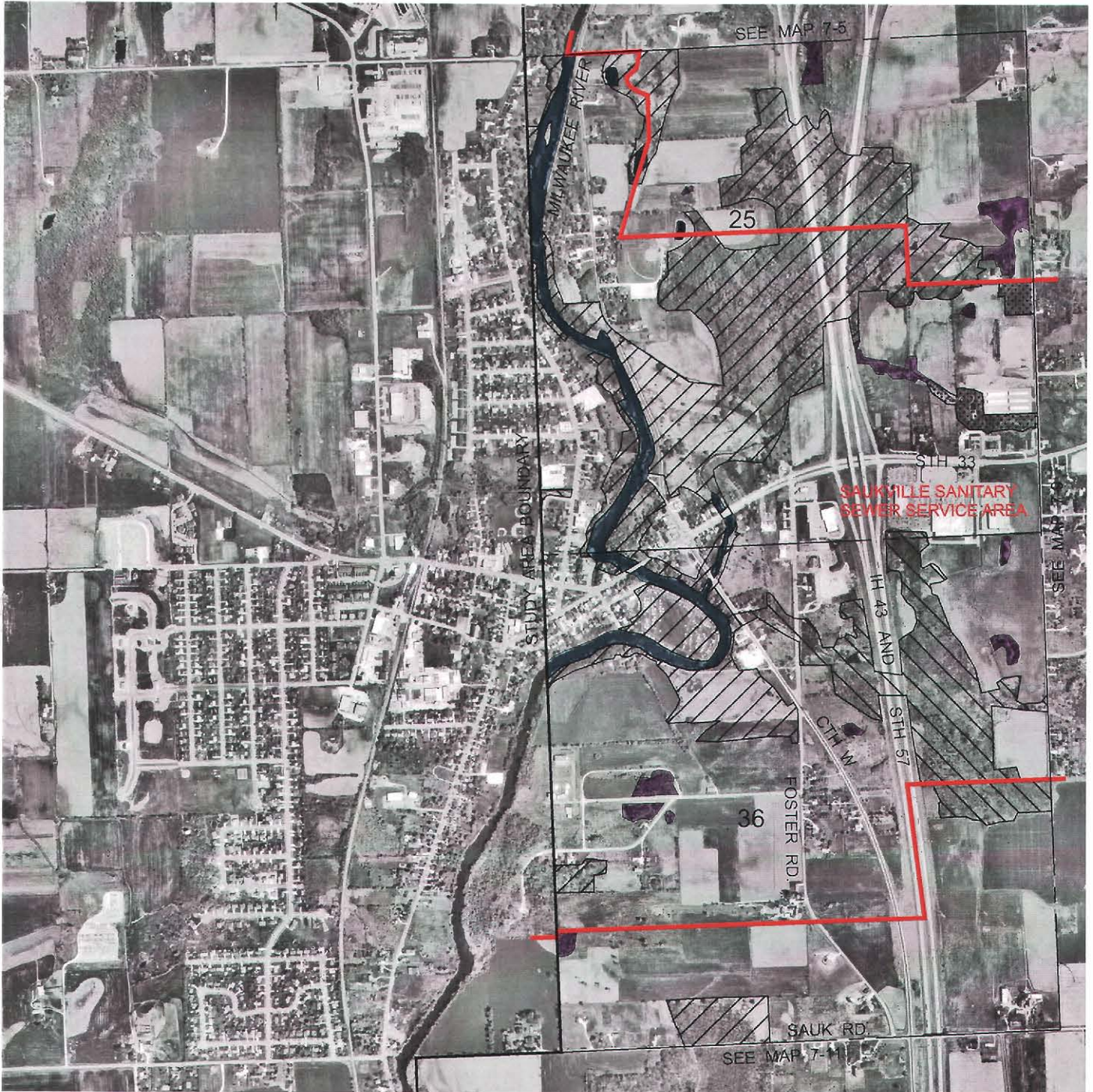






Source: SEWRPC.





**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF PORT WASHINGTON AND ENVIRONS**

**U. S. Public Land Survey Sections 25 and 36  
Township 11 North, Range 21 East**



-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

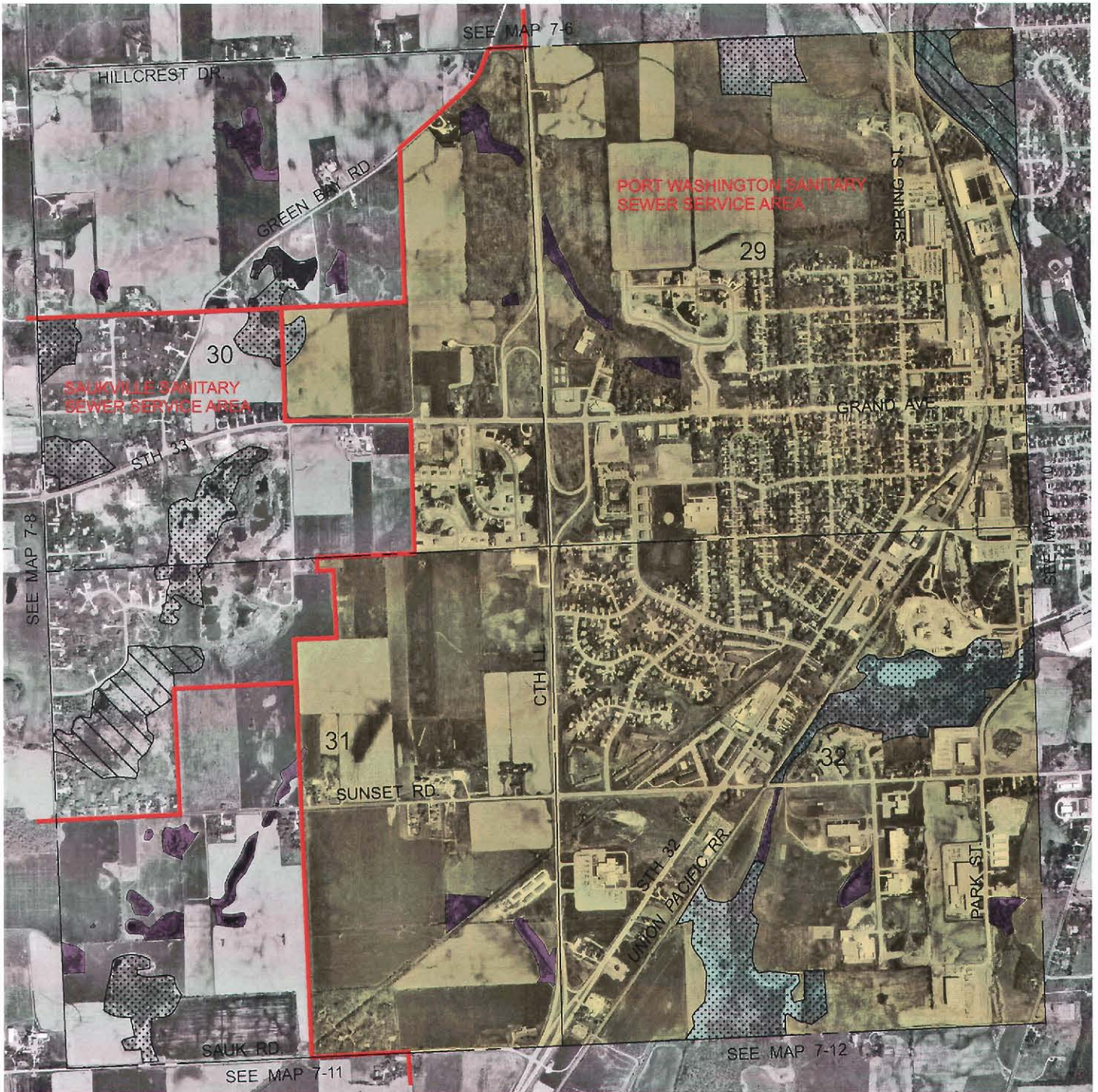





Source: SEWRPC.






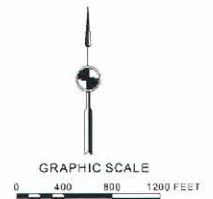
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF PORT WASHINGTON AND ENVIRONS**

**U. S. Public Land Survey Sections 29, 30, 31, and 32  
Township 11 North, Range 22 East**



-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE: ENVIRONMENTALLY SIGNIFICANT LANDS WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN UPLAND AREAS.

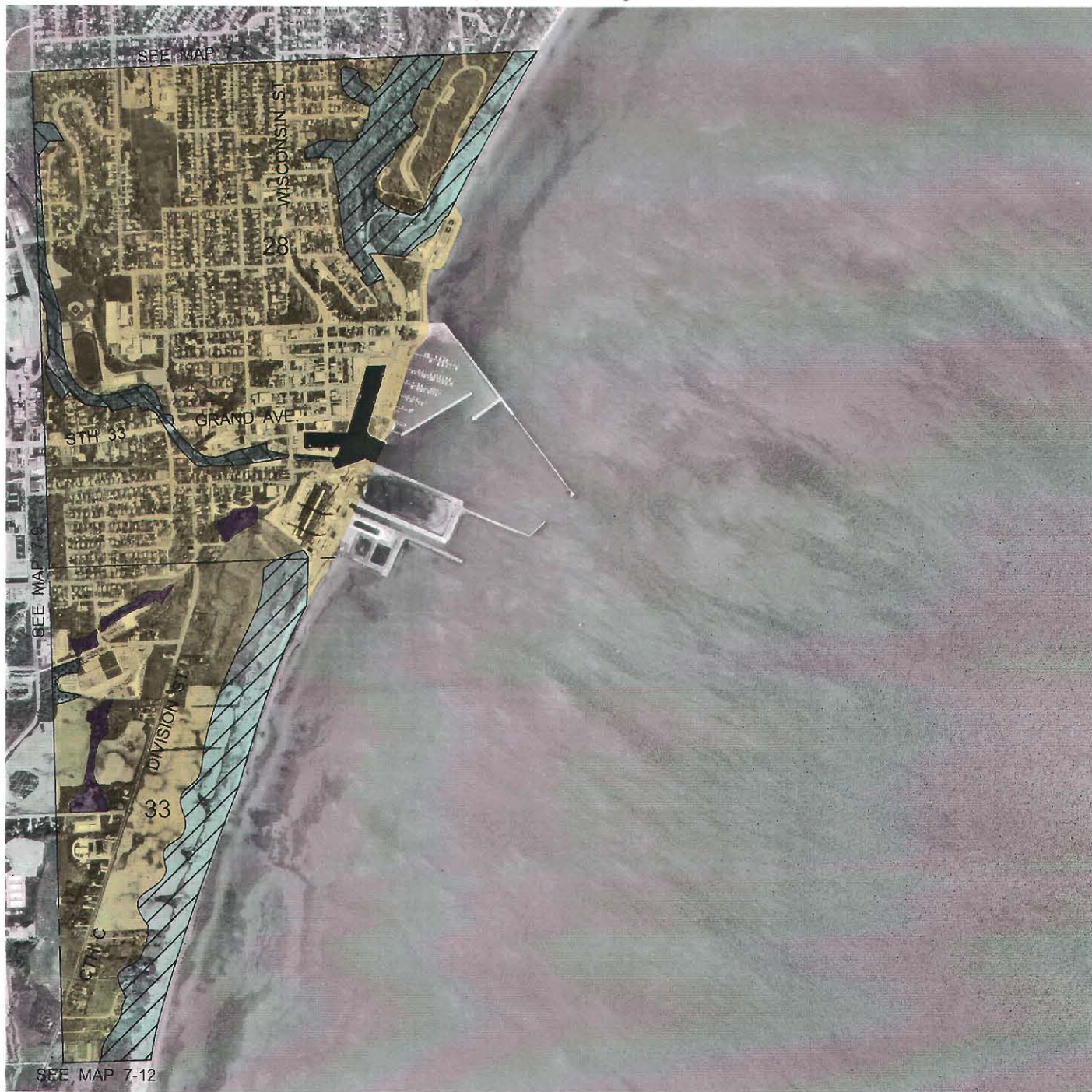






Source: SEWRPC.






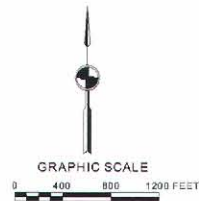
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF PORT WASHINGTON AND ENVIRONS**

U. S. Public Land Survey Sections 28 and 33  
Township 11 North, Range 22 East



-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  PLANNED SANITARY SEWER SERVICE AREA
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE:  
ENVIRONMENTALLY SIGNIFICANT LANDS WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN UPLAND AREAS.



Source: SEWRPC.



**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF PORT WASHINGTON AND ENVIRONS**

U. S. Public Land Survey Sections 5, 6, 7, and 8  
Township 10 North, Range 22 East




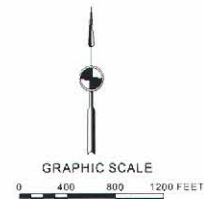
 PRIMARY ENVIRONMENTAL CORRIDOR

 GROSS SANITARY SEWER SERVICE AREA BOUNDARY

 ISOLATED NATURAL RESOURCE AREA

 WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

 SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

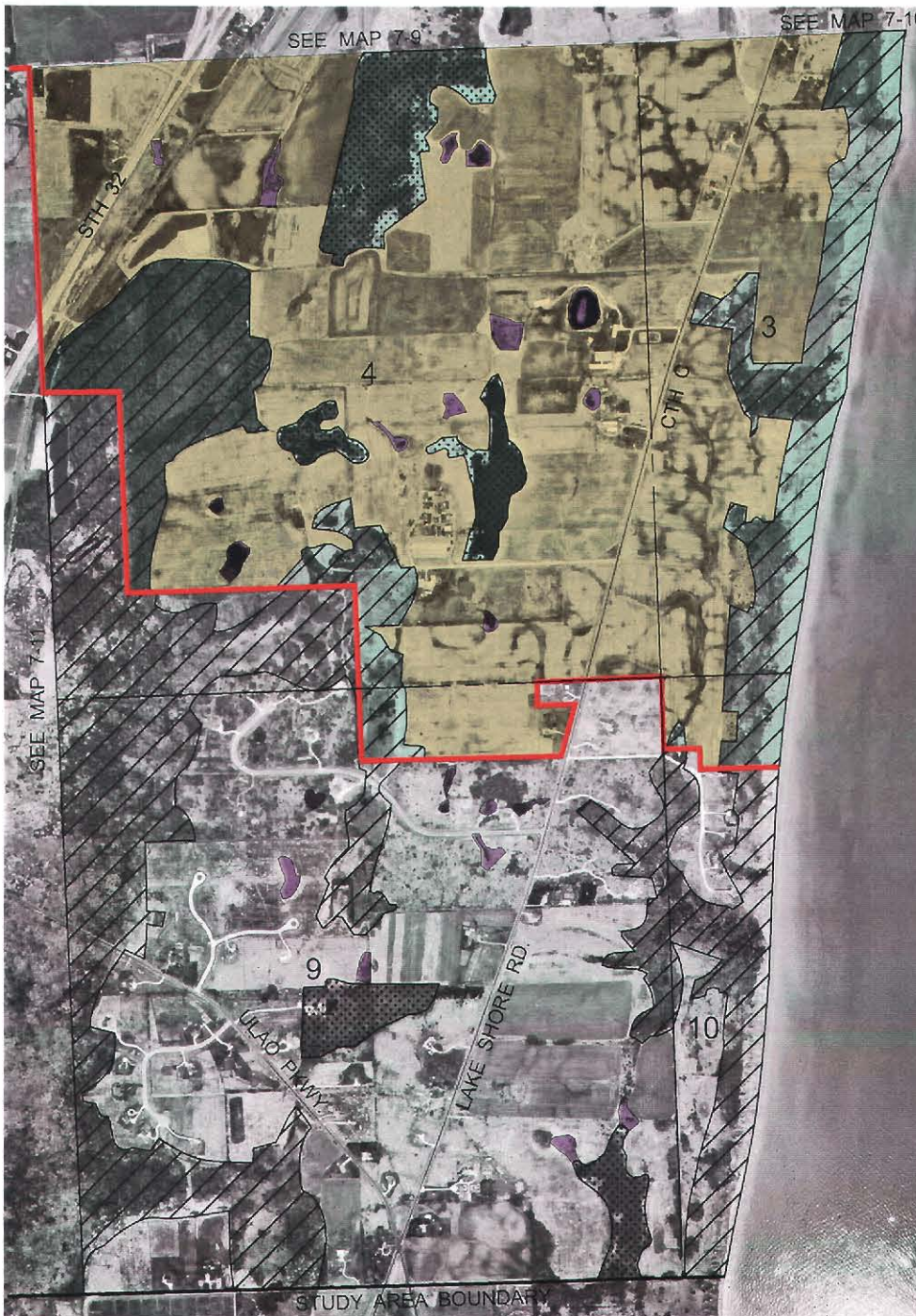








Source: SEWRPC.



**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF PORT WASHINGTON AND ENVIRONS**

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



- |  |   |   |   |
|--|---|---|---|
|  | PRIMARY ENVIRONMENTAL CORRIDOR                                |  | PLANNED SANITARY SEWER SERVICE AREA   |
|  | ISOLATED NATURAL RESOURCE AREA                                |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY  |
|  | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE |  | LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE: ENVIRONMENTALLY SIGNIFICANT LANDS WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN UPLAND AREAS. |



Source: SEWRPC.

## **APPENDIX**

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## Appendix A MINUTES OF PUBLIC HEARING

### MINUTES CITY OF PORT WASHINGTON SPECIAL CITY COUNCIL MEETING August 29, 2000

1. Roll Call was taken. Present were Mayor Gottlieb, Aldermen Voigt, Matthews, Schwanz, Tutas, Jushka and Leicht. Absent and excused was Alderman Babcock. Also present was City Administrator Mark Grams.
2. Presentation by SEWRPC and City staff regarding SEWRPC's Report to amend the City's Sanitary Sewer Service Area-Mr. Tim McCauley and Mr. Bill Stauber of SEWRPC were present and reviewed the report prepared by SEWRPC in regards to the proposed expansion of the City's sanitary sewer service area. Mr. McCauley reviewed the maps that showed the adjoining areas in the Town of Port Washington and Town of Grafton where the City's sanitary sewer service area would be expanded. Mr. McCauley also discussed the capacity of the plan and the sanitary sewer mains in order to handle the sewage from these areas. Following the presentation from SEWRPC, the Mayor declared the Public Hearing open.
3. Public Hearing on the Proposed Plan Amendment to the City's Sanitary Sewer Service Area-Mr. Steve Galarnau from the DNR indicated that the DNR will forward their comments to SEWRPC and the City regarding the sanitary sewer service area. Mr. Lee Schlenvogt, from the Town of Port Washington and Town Chairman, stated that the town residents did not know enough about the proposed expansion of the City's sanitary sewer service area and of the plan itself. He felt the town and town residents in these areas needed more notice. He also indicated that the Town Board has gone on record of not supporting the plan. Ms. Sue Kinas of 215 S. Milwaukee St. asked how the sanitary sewer would get to the area to serve the area to the south. The City Engineer explained how the current sewer is not actively sized to Service this area, but will be enlarged and expanded for the new growth area. The new lift station was planned to be built in order to handle the sewage from this area. The residents also wondered why the new lift station is not being built near Park St. The City Engineer indicated that the proposed site is a better location. Ms. Sue Kaderski of S. Chestnut St. asked when the proposed sanitary sewer lift station was going to be constructed. The City Engineer explained that the sewer construction would take place once plans have been finalized near the end of the year. Ms. Sue Kinas of S. Milwaukee St. asked again about the location of the lift station and is it in the floodplain? The City Engineer stated that it is out of the 100-year floodplain. Ms. Lynn Cole of 126 W. Chestnut St. asked the question of whether the lift station could be placed in a different location. The City Engineer indicated that the current location is zoned industrial. If an odor problem does take place at this lift station, it will be looked into and properly corrected. Ms. Kaderski also asked about property values and whether they would be deteriorated. The City Engineer indicated that they had talked with the City assessor and he indicated that they would not have a detriment on the

Minutes Special City Council Meeting

August 29, 2000

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value of the properties in the neighborhood. Ms. Jackie Hasbrook from the Town of Port Washington asked about wetlands preservation and protection of the environmental corridor near the V. K. property. The City Engineer indicated that there would be no sanitary sewers going through the wetlands property. Mr. McCauley of SEWRPC indicated that the wetlands area would be preserved. Steve Galarneau from the DNR commented that he would ensure that no sanitary sewer will run through the wetlands area and that the V. K. Development will delineate the wetlands in his proposed development.

With no further comments, motion was made by Alderman Matthews, second by Alderman Tutas to close the Public Hearing. Motion was carried unanimously.

4. With no further business, motion was made by Alderman Jushka, second by Alderman Schwanz to adjourn at 7:45 p.m. Motion was carried unanimously.

Mark Grams  
City Administrator

August 29, 2000

Mr. Mark Gottlieb, Mayor  
City of Port Washington  
100 W. Grand Avenue  
Port Washington, WI 53074-0307

Dear Mayor Gottlieb:

Thank you for the opportunity to comment on your draft Sanitary Sewer Service Area for the City of Port Washington and Environs, Ozaukee County, Wisconsin, SEWRPC Community Assistance Planning Report No. 95 (2<sup>nd</sup> Edition). Department staff from the Sheboygan Basin Team have completed a brief preliminary review of revisions proposed from the local basin team perspective. We offer the following observations and recommendations for your consideration.

1. Sanitary sewer extensions into new development are required to adopt a wet weather flow correction program to assure appropriate effluent quality, with no category 1 bypasses or overflows during wet weather. The City of Port Washington is currently working on solutions to end the long history of category I and II bypassing during wet weather flows at the South Wisconsin Street lift station. As two new pumping stations appear to feed additional wastewater flows to the South Wisconsin Street lift station, infrastructure development should address both immediate needs and long term goals.
2. As you know, infiltration and inflow contribute to bypassing. A stormwater management plan partnered with the sanitary sewer service area expansion would serve the City in protecting infrastructure, reducing the potential for discharge violations through bypasses and in maintaining the quality water and land resources that your City is well known for.

In addition, with a growing population that may exceed 10,000, the City of Port Washington may be required to adopt a formal stormwater management plan under Phase II of the Stormwater Discharge Permit Program.

3. Future wastewater treatment plant capacity. With full implementation, the discharge to the Port Washington wastewater treatment plant is expected to range between 2.6-3.0 MGD. This plant is reported to have an annual design flow of 3.1 MGD; at full implementation of this service area expansion, flows to the treatment plant will constitute approximately 90% of the design load.

The current loading is approximately 1.5-1.6 MGD (50% of design flow). Facility planning and upgrade may be needed to examine the need for a new plant. The current treatment plant site appears to have very little buildable available for further expansion.

4. Discharge from industrial development. The treatment capacity of a wastewater plant is dependent upon the quantity, quality and timing of wastes discharged to the plant. Domestic wastewater flows are generally estimated at 20-120 gallons/capita/day (MGD= 100 gal/day 10,000 people). Industrial development can be an integral aspect of maintaining a vibrant community; industries can also significantly impact any treatment plant's ability and capacity to treat domestic waste. Balances established can become increasingly critical as the plant nears capacity.
5. SEWRPC has delineated primary environmental corridor areas and recommended that these areas not be available to sewer extension; aspects of this work are required by state code. This work draws upon and preserves some of the unique and deeply integrated natural values of the land and water resources inherent to both the existing and to the planned uses of these properties.

The expansion area includes tributary streams that flow out of, and into, identified environmental corridors but have not been recommended for protection. Recognizing and preserving the natural values of these small waterways that were not mapped within the primary corridor can protect water quality at headwater sources; prevent productive aesthetic streams that both attract people and wildlife from becoming flashy and sometimes dangerous stormwater drains that scour quality resources downstream; and broaden the benefits of the mapped corridor.

6. The primary environmental corridor along the southern edge of the proposed extension appears to include a portion of the Ulao Lowland Forest. Areas of lowland hardwood swamp within the extended corridor may contain threatened or endangered plant species.
7. The expanded sewer service area proposed includes wetlands, navigable ponds and at least two navigable streams where alteration will require direct Department authorization. Several of these waterways not located outside of the mapped primary environmental corridor. Field delineation of the boundaries these waterways and wetlands would improve final planning maps and benefit potential developers.

Thank you for your consideration. If you have further questions regarding these issues, please contact me. My telephone number is (414) 229.0868.

Sincerely,

Rhonda RY Volz  
South Sheboygan SubBasin Leader