

SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS

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**COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 100 (2nd Edition)**

**SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS
WAUKESHA COUNTY, WISCONSIN**

Prepared by the

Southeastern Wisconsin Regional Planning Commission
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Chapter I

INTRODUCTION

BACKGROUND

On July 12, 1979, the Southeastern Wisconsin Regional Planning Commission formally adopted an areawide water quality management plan for Southeastern Wisconsin. The plan is aimed at achieving clean and wholesome surface waters within the seven-county Region, surface waters that are "fishable and swimmable."¹

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

The plan was formally certified over the period 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 2000.² As such, the delineation of the areas was necessarily general, and may not have reflected detailed local planning considerations. 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

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

²See *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.*

RECOMMENDED SANITARY SEWER SERVICE AREAS IN THE REGION: DECEMBER 1998



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.³
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.
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.

³The 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.

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 WAUKESHA 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 March 15, 1983, the City of Waukesha 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 Waukesha sewage treatment facility. Subsequent to the completion of the draft report, a public hearing on this matter was held on June 5, 1985. The City of Waukesha sanitary sewer service area plan, as documented in SEWRPC Community Assistance Planning Report No. 100, Sanitary Sewer Service Area for the City of Waukesha and Environs, Waukesha County, Wisconsin, dated June 1985, was adopted by the Common Council on June 18, 1985, and by the Regional Planning Commission on December 2, 1985; and was endorsed by the Wisconsin Department of Natural Resources on November 20, 1987.

The City of Waukesha and the Regional Planning Commission subsequently adopted four further amendments to the sanitary sewer service area as initially refined and set forth in SEWRPC Community Assistance Planning Report No. 100. The first of these amendments, adopted in 1988, concerned an adjustment of the boundary between the Waukesha and Pewaukee sanitary sewer service areas in the vicinity of the Takoma Hills subdivision in the northeastern portion of the City. The remaining three amendments, being adopted in 1990, 1994, and 1997, respectively, recommended the addition

of certain lands located immediately adjacent to the Waukesha sewer service area.

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 November 3, 1997, the City of Waukesha requested the Regional Planning Commission to refine further the currently adopted Waukesha sanitary sewer service area tributary to the City

of Waukesha sewage treatment facility. Copies of the draft report setting forth a preliminary revised sanitary sewer service area plan were provided to the Towns of Delafield, Genesee, and Waukesha; the Cities of Pewaukee and Waukesha; Waukesha County; and the Wisconsin Department of Natural Resources for review and comment prior to the public hearing held on November 12, 1998. The public reaction to the proposed sanitary sewer service area plan, as documented in the minutes contained in Appendix A, is summarized later in this report. The final revised sanitary sewer service area attendant to the City of Waukesha sewage treatment facility is described in Chapter III of this report.

Chapter II

STUDY AREA DESCRIPTION

LOCATION

The study area considered for determining the refined Waukesha sanitary sewer service area is shown on Map 2. The area consists of all the lands encompassed within the corporate limits of the City of Waukesha, together with the entirety of the Town of Waukesha; portions of the Cities of Brookfield, New Berlin, Muskego, and Pewaukee, and the Village of Pewaukee; and portions of the Towns of Brookfield, Delafield, Genesee, Mukwonago, and Vernon. The total study area is 99.7 square miles in extent, of which 23.6 square miles, or 24 percent, lie within the Town of Waukesha; 21.2 square miles, or 21 percent, lie within the City of Waukesha; 15.0 square miles, or 15 percent, lie within the City of Pewaukee; 12.2 square miles, or 12 percent, lie within the Town of Genesee; 8.1 square miles, or 8 percent, lie within the Town of Delafield; 6.6 square miles, or 7 percent, lie within the City of New Berlin; 5.4 square miles, or 5 percent, lie within the Town of Vernon; 2.8 square miles, or 3 percent, lie within the Town of Mukwonago; 2.1 square miles, or 2 percent, lie within the Town of Brookfield; 1.6 square miles, or 2 percent, lie within the City of Brookfield; 0.6 square mile, or less than 1 percent, lie within the Village of Pewaukee, and 0.5 square mile lie within the City of Muskego. These areas are based upon 1997 civil division boundaries.

POPULATION

The resident population of the study area in 1995 was estimated at 90,300 persons. Of this total, it is estimated that about 83,340¹ persons were served by public sanitary sewers. The remaining 6,960 persons 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 Waukesha study area is a difficult task, accompanied by uncertainties and subject to periodic revision as new information becomes

¹About 60,000 persons were served by the City of Waukesha sanitary sewerage system, while the remainder of 23,340 were served by other public sanitary sewerage systems located within the study area.

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 106,400 persons in the Waukesha study area. Under a high-growth decentralized alternative, the population level within the study area could be as high as 138,600 persons by the year 2020.

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 Waukesha 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.

Table 1

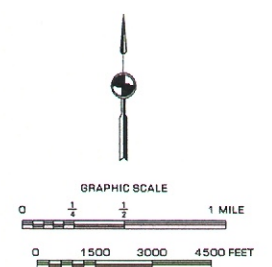
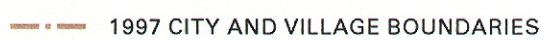
**VALUES ASSIGNED TO NATURAL RESOURCE BASE
AND RESOURCE BASE-RELATED ELEMENTS IN
THE PROCESS OF DELINEATING PRIMARY AND
SECONDARY ENVIRONMENTAL CORRIDORS**

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

Source: SEWRPC.

Each of these natural resource and resource-related elements was mapped on one inch equals 400 feet scale ratioed and rectified aerial photographs. A point system for value rating the various elements of the resource base was established (see Table 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

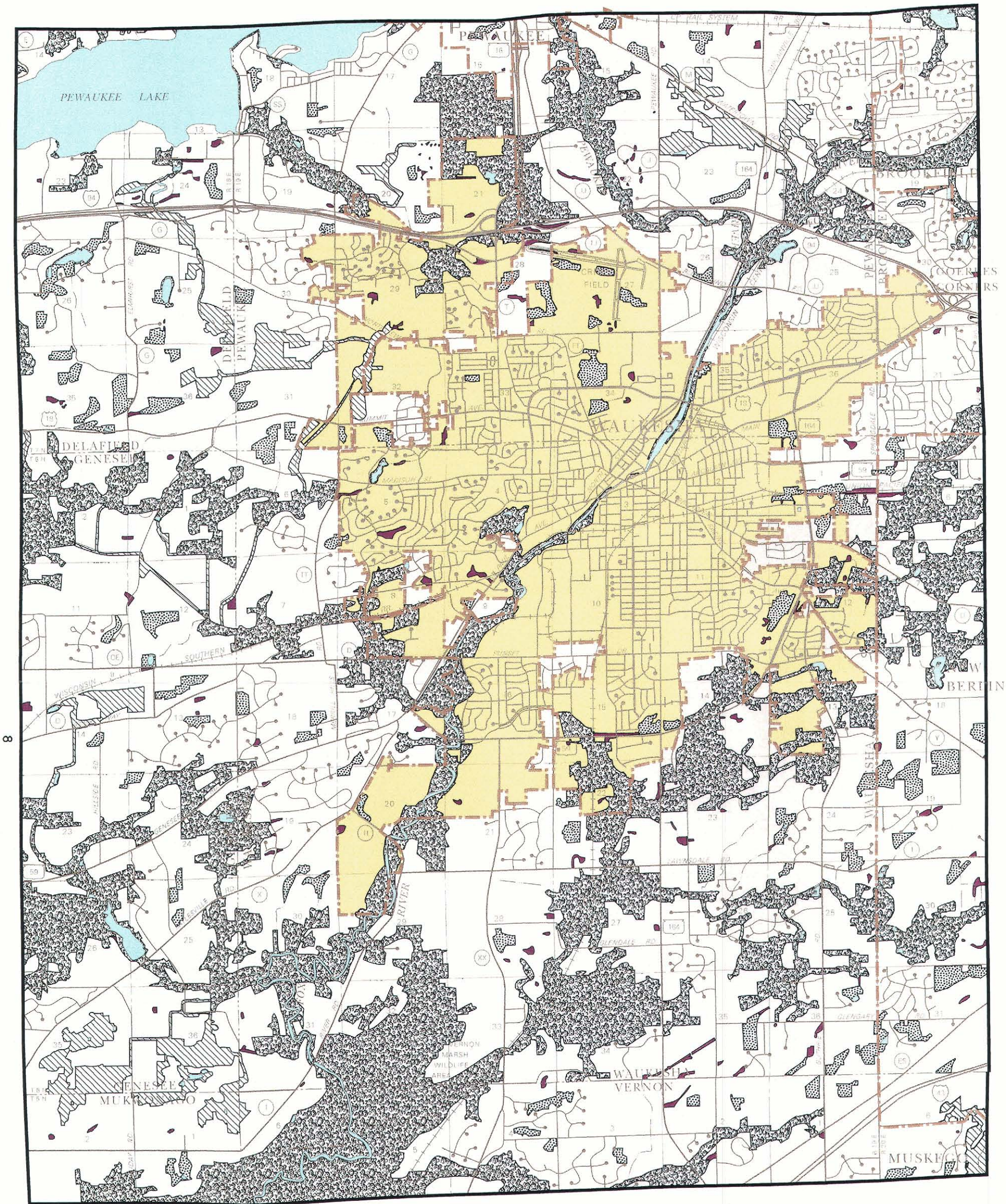
**STUDY AREA IDENTIFIED FOR PURPOSES OF REFINING AND
DETAILING THE CITY OF WAUKESHA SANITARY SEWER SERVICE AREA**



Source: SEWRPC.

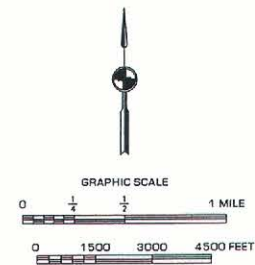
Map 3

ENVIRONMENTALLY SIGNIFICANT LANDS IN THE CITY OF WAUKESHA STUDY AREA



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

- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
- 1997 CITY AND VILLAGE BOUNDARIES



Source: SEWRPC.

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 Waukesha 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.

In addition, wetlands less than five acres in size, located outside of primary environmental corridors, secondary 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 1986 Wisconsin Wetlands Inventory and interpretation of 1995 aerial photographs.²

²*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.*

Lands and surface water encompassed within the primary environmental corridors of the Waukesha study area in 1995 totaled 20.6 square miles, or about 21 percent of the total study area. Lands and surface water encompassed within the secondary environmental corridors totaled about 2.2 square miles, or about 2 percent of the study area. Lands and surface water encompassed within isolated natural resource areas totaled about 2.6 square miles, or about 3 percent of the study area. About 290 acres, or about 0.4 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 Waukesha study area encompassed about 25.8 square miles, or about 26 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 a portion of the delineated floodlands in the Waukesha study area are contained within the environmental corridors, there are areas of the floodlands utilized for agricultural or other open space uses located outside such corridors. The Regional Planning Commission recognizes that such floodlands are generally unsuitable for intensive urban development 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 WAUKESHA SANITARY SEWER SERVICE AREA

The currently identified design year 2000 Waukesha sanitary sewer service area, tributary to the City of Waukesha sewage treatment facility, is set forth in SEWRPC Community Assistance Planning Report No. 100, Sanitary Sewer Service Area for the City of Waukesha and Environs, Waukesha County, Wisconsin, dated June 1985, and in four subsequent amendments to that report. As shown in the gray-shaded area on Map 4, this service area as amended through 1997 totals 31 square miles, or 31 percent of the total study area of about 100 square miles. The area encompasses about 4.1 square miles of primary environmental corridor, 0.3 square mile of

secondary environmental corridor, and 0.6 square mile of isolated natural resource areas.

PRELIMINARY REFINED WAUKESHA SANITARY SEWER SERVICE AREA

A comprehensive review of the Waukesha sanitary sewer service area was last undertaken during the preparation of the first edition of SEWRPC Community Assistance Planning Report No. 100 in 1985. The purpose of this refinement effort is to review once again the sewer service needs of lands envisioned to be tributary to the City of Waukesha 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 refined Waukesha 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. 100, Sanitary Sewer Service Area for the City of Waukesha and Environs, Waukesha County, Wisconsin, dated June 1985, and in four subsequent amendments dated December 1988, June 1990, June 1994, and March 1997, respectively, and shown on Map 4; the design year 2020 regional land use plan documented in 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; the City land use plan as set forth in SEWRPC Community Assistance Planning Report No. 169, A Land Use Plan for the City of Waukesha Planning Area: 2010, Waukesha County, Wisconsin, as amended, dated September 1993 and adopted by the Common Council in 1993; and the Waukesha County development plan as set forth in SEWRPC Community Assistance Planning Report No. 209, A Development Plan for Waukesha County, Wisconsin, dated August 1996 and adopted by the Waukesha County Board of Supervisors in 1996.

The refinement 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 Waukesha 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

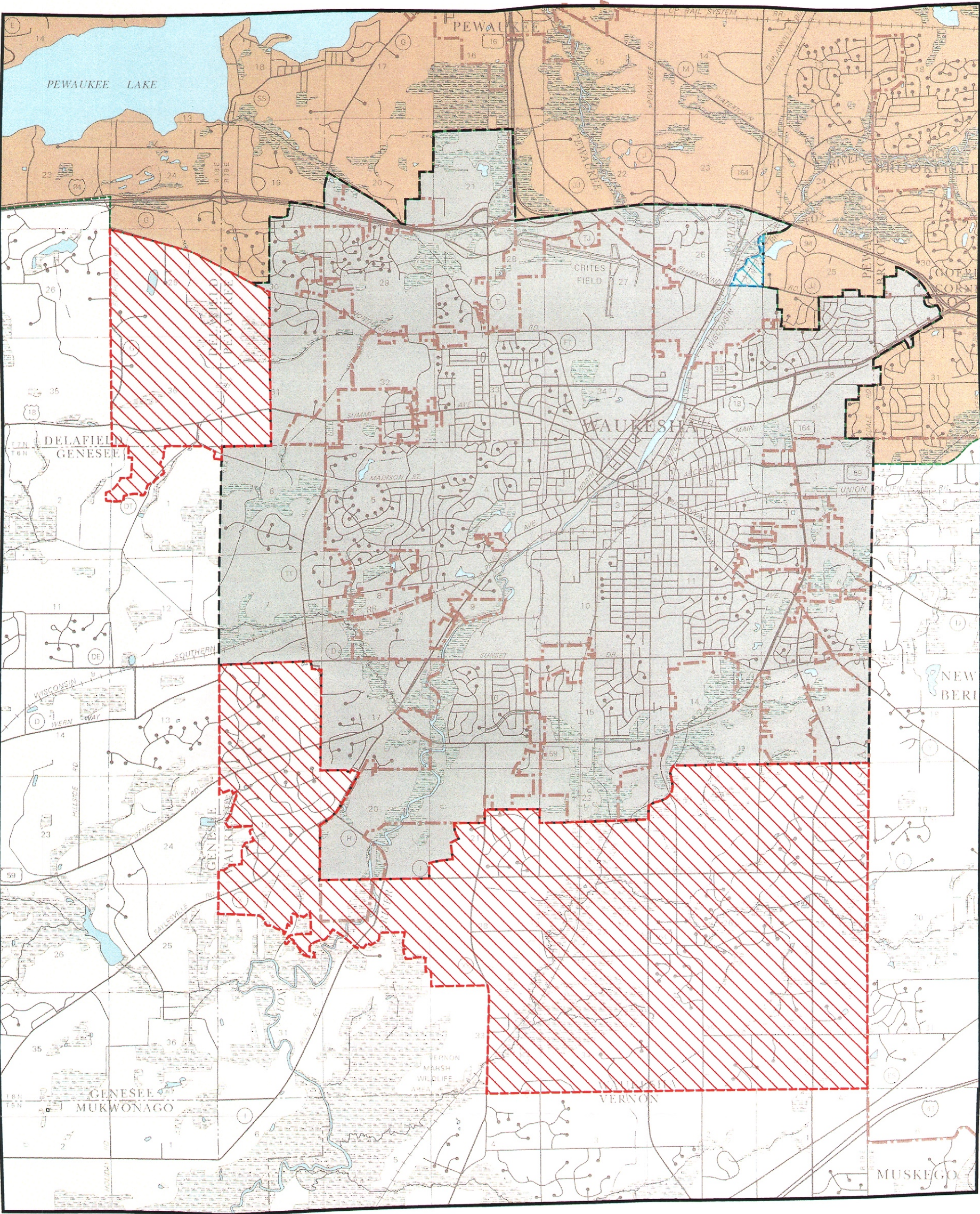
sewer service area size based upon that level may also be desirable in order to provide flexibility to communities in determining the spatial distribution of anticipated new urban development and to facilitate the operation of the urban land market. With respect to the design of certain components of 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 Waukesha sewage treatment facility would, by the design year 2020, range from about 77,400 persons under the Commission's intermediate-growth centralized plan, or the Commission's adopted regional land use plan, to about 105,400 persons under the Commission's high-growth decentralized plan.

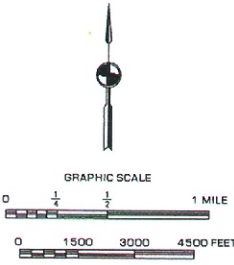
The refined year 2020 Waukesha sanitary sewer service area anticipated to be tributary to the City of Waukesha sewage treatment facility is shown on Maps 4 and 5. Map 4 shows, with red and blue hatch patterns, respectively, areas proposed to be added to and removed from the Waukesha sanitary sewer service area in the refinement effort. The areas proposed to be added to the sewer service area encompass 16 square miles. One small area located in U.S. Public Land Survey Section 26, Town 7 North, Range 19 East, in the City of Pewaukee, encompassing 41 acres, is proposed to be removed from the Waukesha sewer service area and added to the Pewaukee sewer service area. Map 5 depicts the refined Waukesha sanitary sewer service area, together with environmentally significant areas and trunk sewers, as submitted to public hearing.

The gross refined Waukesha sanitary sewer service area encompasses 47 square miles, or 47 percent of the total study area of about 100 square miles. This gross sewer service area includes about 7.7 square miles of primary environmental corridor, 0.5 square mile of secondary environmental corridor, 1.2 square mile of isolated natural resource areas, and 180 acres, or about one-quarter square mile, of wetlands and surface water areas less than five acres in size. Therefore, a total of about 9.6 square miles, or about 20 percent of the sewer service area, would encompass environmentally significant areas, consisting of primary environmental corridors, secondary environmental corridors, isolated natural resource areas, and wetlands and surface water areas less than five acres in size.

CITY OF WAUKESHA SANITARY SEWER SERVICE AREA AS DEFINED IN SEWRPC
COMMUNITY ASSISTANCE PLANNING REPORT NO. 100 AS AMENDED, WITH PROPOSED CHANGES



- CITY OF WAUKESHA SANITARY SEWER SERVICE AREA AS DEFINED IN SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 100 AS AMENDED
- AREAS TO BE ADDED TO THE INITIALLY REFINED CITY OF WAUKESHA SANITARY SEWER SERVICE AREA AS AMENDED
- AREA TO BE REMOVED FROM THE INITIALLY REFINED CITY OF WAUKESHA SANITARY SEWER SERVICE AREA AS AMENDED AND ADDED TO THE PEWAUKEE SANITARY SEWER SERVICE AREA
- OTHER SANITARY SEWER SERVICE AREAS - TRIBUTARY TO THE FOX RIVER WATER POLLUTION CONTROL CENTER SEWAGE TREATMENT PLANT
- 1997 CITY AND VILLAGE BOUNDARIES

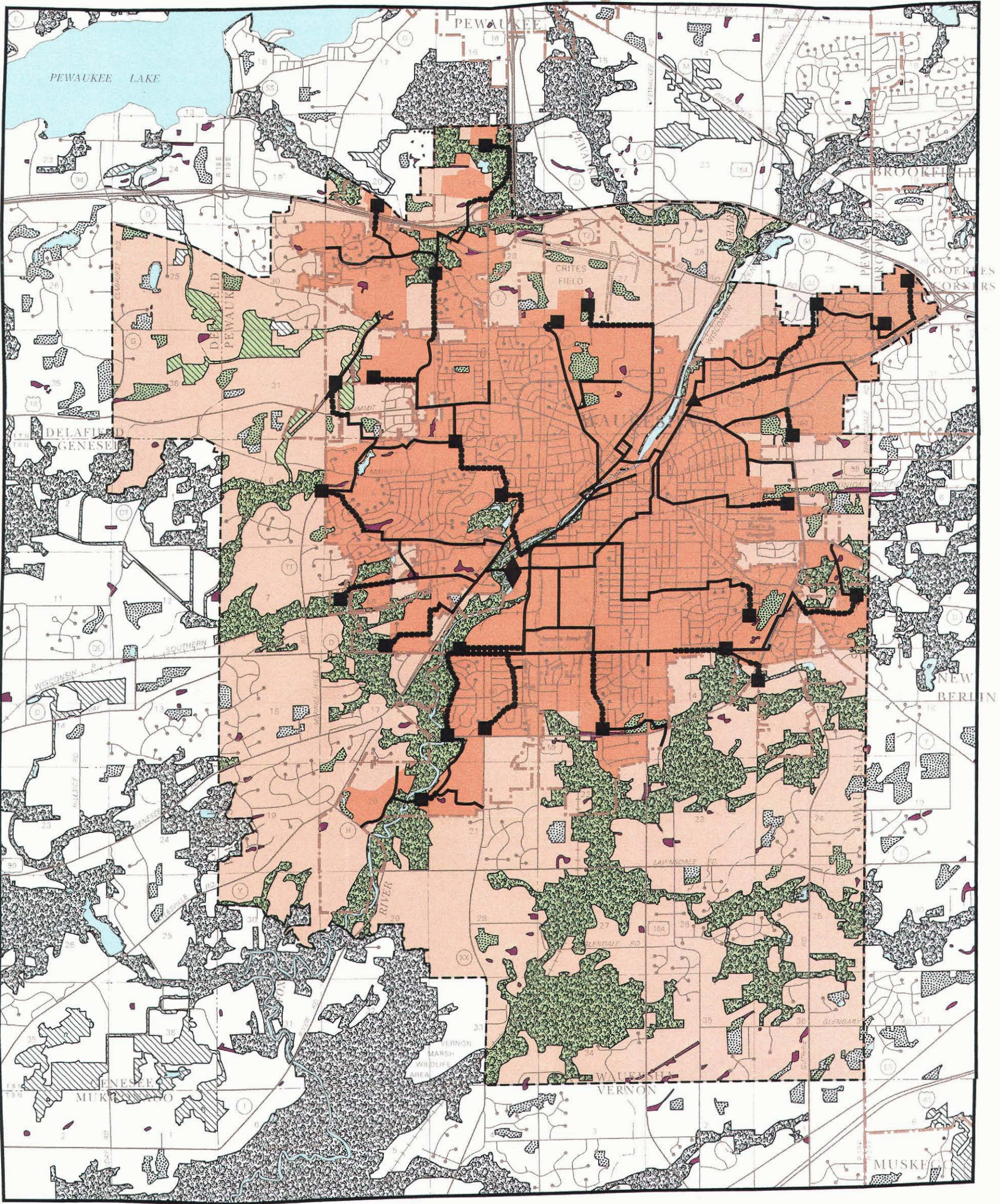


Source: SEWRPC.

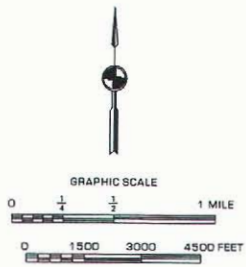
MAP 5

CITY OF WAUKESHA PLANNED SANITARY SEWER SERVICE AREA: 2020
(Pre-Public Hearing)

14



- | | | | |
|--|--|--|--|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | PLANNED SANITARY SEWER SERVICE AREA BOUNDARY |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | EXISTING PUBLIC SEWAGE TREATMENT FACILITY |
| | ISOLATED NATURAL RESOURCE AREA | | EXISTING TRUNK SEWER |
| | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE | | EXISTING FORCE MAIN |
| | EXISTING AREA SERVED BY CITY OF WAUKESHA SANITARY SEWERS: 1995 | | EXISTING PUMPING STATION |
| | PLANNED CITY OF WAUKESHA SANITARY SEWER SERVICE AREA: 2020 | | EXISTING LIFT STATION |
| | LANDS WITHIN THE PLANNED WAUKESHA SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE | | 1997 CITY AND VILLAGE BOUNDARIES |



Source: SEWRPC.

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 corridor, as well as wetlands, floodplains, shorelands, and steeply sloped areas within secondary environmental corridors and isolated natural resource areas.

The preliminary refined Waukesha sanitary sewer service area tributary to the City of Waukesha sewage treatment facility would accommodate a resident population of about 95,500 persons, assuming full development of vacant lands within the sewer service area as envisioned under the City's land use plan. This population level lies within the range of population levels envisioned for the sewer service area under Commission alternative regional land use plans for the year 2020.

PUBLIC REACTION TO THE REFINED SANITARY SEWER SERVICE AREA

On November 12, 1998, a public hearing was held at the Waukesha City Hall for the purpose of receiving comments on the revised Waukesha sanitary sewer service area plan as shown on Map 5. This hearing was sponsored jointly by the City of Waukesha and the Regional Planning Commission. Summary minutes of the public hearing are presented in Appendix A.

A summary of the findings and recommendations of the Waukesha sanitary sewer service area update and refinement effort was presented prior to receiving public comment. Topics specifically addressed in the summary presentation included the rationale for revising the Waukesha sewer service area, the importance of the delineation of the outer boundaries of the sewer service area, the importance of the delineation of the environmentally sensitive 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 within the revised sanitary sewer service area on the capacity of the City of Waukesha sewage treatment plant was also summarized. Comments on the refined plan were then solicited.

A review of the public hearing record indicates the following:

1. A property owner in the Town of Waukesha questioned the delineation of primary environmental corridor on his land, located in the north one-half of U.S. Public Land Survey Section 23, Township 6 North, Range 19 East. SEWRPC staff noted that the delineation of primary environmental corridor in

that particular area was based upon the presence of woodlands on the property, in addition to a number of other important natural resource features, including wetlands, woodlands, floodlands, and steep slope, in the surrounding area. The property owner noted that the woodland portion of his land was largely a pine plantation intended for harvesting, being planted by himself in 1957, and asked that the area be excluded from the corridor.

2. A representative of the Waukesha Environmental Action League (WEAL) expressed opposition to the expansion of the Waukesha sanitary sewer service area, suggesting that the expansion may contribute to urban sprawl, and expressed concern about attendant potential increases in demand for other urban services. The representative indicated that WEAL would submit comments opposing the revised sewer service area plan to the Wisconsin Department of Natural Resources and the U.S. Environmental Protection Agency. No written comments from WEAL were received by SEWRPC or the City.
3. Representatives of the Town of Delafield expressed concern about possible future annexation, by the City of Waukesha, of Town lands included in the proposed sanitary sewer service area, emphasizing the Town's desire for extension of sanitary sewer service without annexation to the City. They also expressed concern over development within the planned sewer service area which may conflict with Town land use objectives. While the Town representatives raised such concerns, they did not formally object to the proposed sewer service area.

With respect to item Number One, the environmental corridor preservation recommendations set forth in the regional water quality management plan do not seek to restrict the harvesting of trees planted as a commercial product. Subsequent to the public hearing, the Commission staff re-evaluated the delineation of the primary environmental corridor boundary in the area concerned, discounting the tree plantation. This analysis indicated that, with a loss of the tree plantation, a portion of the property encompassing 55 acres, and comprised of the tree plantation and certain adjacent lands, would no longer meet the environmental corridor criteria. These lands are not included in the primary environmental corridor under the final recommended sanitary sewer service area plan.

With respect to item Number Two, as documented in this report, the population which could be accommodated

within the proposed sanitary sewer service area is within the range of population levels envisioned for the area through the year 2020 under the adopted 2020 regional land use plan, which plan envisions both infill development and development on the periphery of the Waukesha sewer service area. Such development is not viewed as sprawl within the context of the regional land use plan

With respect to item Number Three, the sanitary sewer service area plan is intended only to establish the outer limits of the proposed sewer service area. Local arrangements for the provision of sanitary sewer service, such as through annexation to the City or through inter-municipal service agreements which do not involve annexation, are not intended to be addressed in the sewer service area plan.

Given the foregoing, the Commission and City staffs concluded there was no basis in the public hearing record, other than the aforementioned primary environmental corridor adjustment, that would require revision of the proposed Waukesha sanitary sewer service area as submitted to public hearing. Upon consideration of these findings, and upon the recommendation of City staff, the Board of Public Works and the Common Council of the City of Waukesha adopted the revised sewer service area plan. The plan was formally adopted by the Common Council on December 1, 1998.

FINAL REFINED WAUKESHA SANITARY SEWER SERVICE AREA

The final post-public hearing year 2020 Waukesha sanitary sewer service area anticipated to be tributary to the City of Waukesha sewage treatment facility is shown on Map 6. This final planned sewer service area is identical to the preliminary refined Waukesha sewer service area shown on Map 5, except that about 55 acres of primary environmental corridor have been removed from U.S. Public Land Survey Section 23, Township 6 North, Range 19 East, in the Town of Waukesha.

This final refined sewer service area includes about 7.6 square miles of primary environmental corridor, 0.5 square mile of secondary environmental corridor, 1.2 square mile of isolated natural resource areas, and 180 acres, or about one-quarter square mile, of wetlands and surface water areas less than five acres in size. Therefore, a total of about 9.5 square miles, or about 20 percent of the sewer service area, would encompass environmentally significant areas, consisting of primary environmental corridors, secondary environmental corridors, isolated natural resource areas, and wetlands and surface water areas less than five acres in size.

It should be noted that the areal extent of environmentally significant lands would increase somewhat between 1995 and 2020 under the refined sanitary sewer service area plan. As shown on Map 7, 440 acres of land located within the 100-year recurrence interval flood hazard area associated with the Fox River, Pebble Creek, Pebble Brook, and Mill Creek, and lying within the Pewaukee and Waukesha sewer service areas, are currently undeveloped and lie adjacent to primary environmental corridor lands. It is anticipated that over time, these lands will be withdrawn from open space uses and re-vegetated to possess the characteristics of, and added to, the adjacent primary environmental corridor. In addition, 100 acres of land were added to adjacent primary environmental corridors consistent with recommendations set forth in the adopted City of Waukesha land use plan.

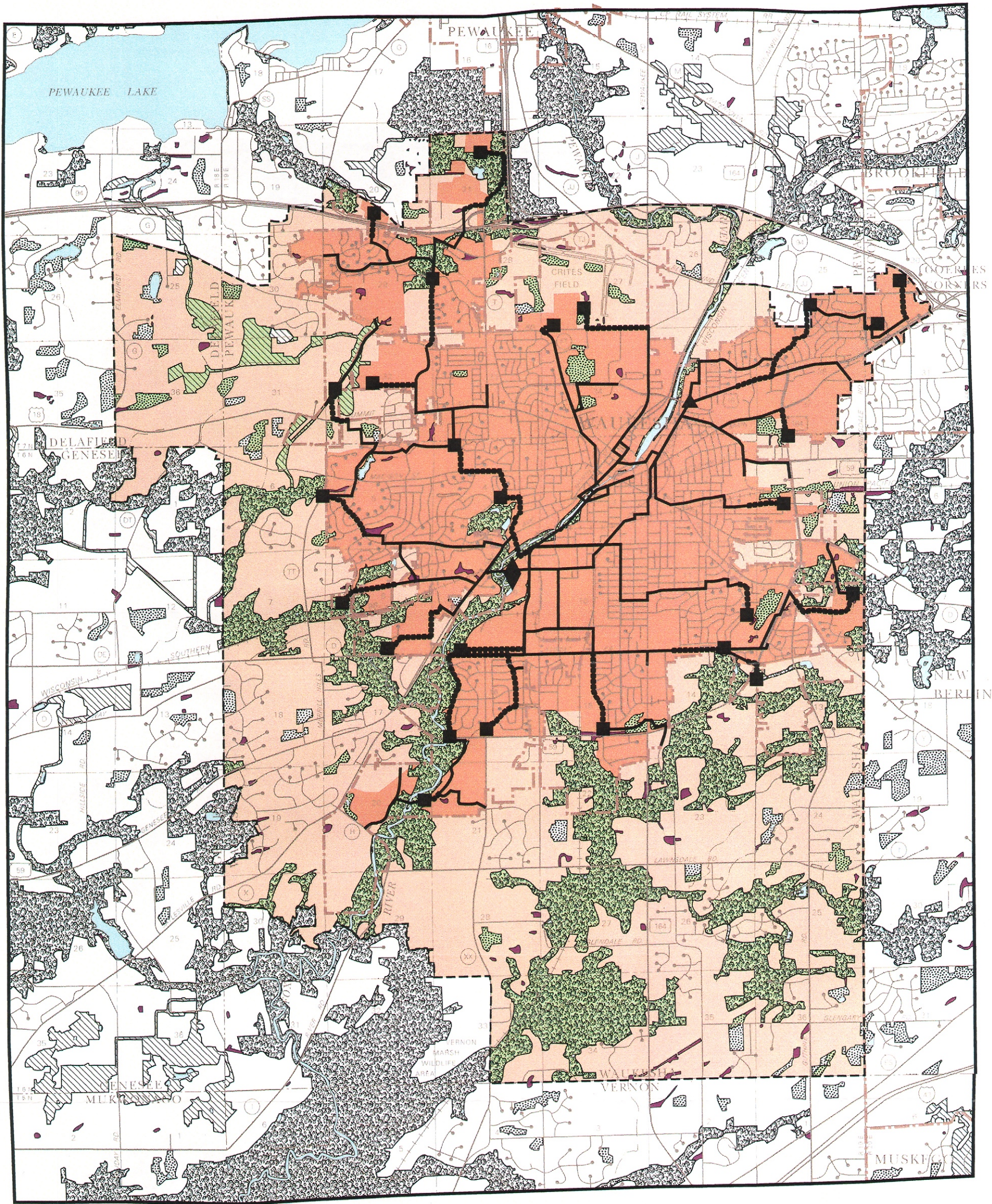
As also indicated on Map 7, there are 1,065 additional acres of land located within 100-year recurrence interval flood hazard areas lying outside of the proposed Waukesha sewer service area, and not located within any other planned sanitary sewer service areas. These floodplain areas would be added to adjacent environmental corridors should any sewer service area be expanded into those areas.

The final refined Waukesha sanitary sewer service area tributary to the City of Waukesha sewage treatment facility would accommodate a resident population of about 95,700 persons, assuming full development of vacant lands within the sewer service area as envisioned under the City's land use plan. This population level lies within 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 Waukesha 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 the Waukesha area as identified in the Commission-adopted regional land use plan for the year 2020¹.

¹*Net residential density in the refined Waukesha 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 Waukesha sewer service area in the design year (39,100 units) divided by the net residential land within the sewer service area (11,460 acres) results in an overall net residential density of 3.4 dwelling units per acre.*

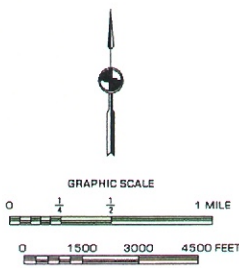
MAP 6

CITY OF WAUKESHA PLANNED SANITARY SEWER SERVICE AREA: 2020
(Final Post-Public Hearing)



- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
- EXISTING AREA SERVED BY CITY OF WAUKESHA SANITARY SEWERS: 1995
- PLANNED CITY OF WAUKESHA SANITARY SEWER SERVICE AREA: 2020
- LANDS WITHIN THE PLANNED WAUKESHA SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE

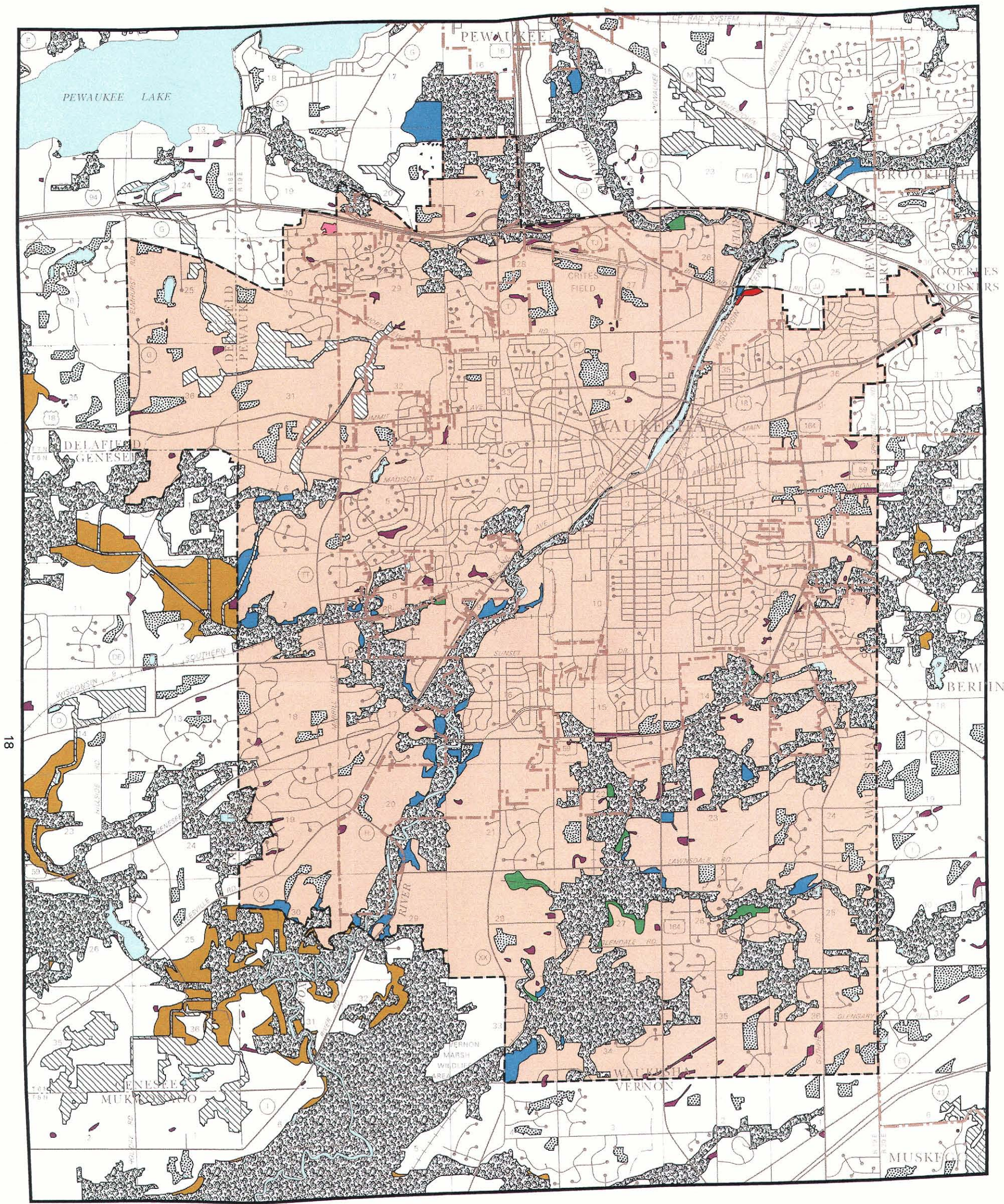
- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
- EXISTING PUBLIC SEWAGE TREATMENT FACILITY
- EXISTING TRUNK SEWER
- EXISTING FORCE MAIN
- EXISTING PUMPING STATION
- EXISTING LIFT STATION
- 1997 CITY AND VILLAGE BOUNDARIES



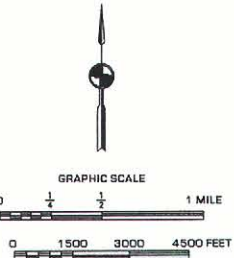
Source: SEWRPC.

Map 7

ANTICIPATED CHANGES IN THE ENVIRONMENTALLY SIGNIFICANT
LANDS IN THE CITY OF WAUKESHA SANITARY SEWER SERVICE AREA



18



Source: SEWRPC.

Detailed delineations of the final revised Waukesha sanitary sewer service area, and of the environmentally significant lands within that area, are shown on a series of aerial photographs reproduced as Map 8, beginning on page 21 and continuing through page 51 of this report.

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the refined 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.²

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 expected to reduce the pollutant loadings from the existing onsite sewage disposal

²*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.*

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 Waukesha sanitary sewer service area set forth in this report is about 16.1 square miles, or about 52 percent larger than the currently adopted sewer service area set forth in the first edition of SEWRPC Community Assistance Planning Report No. 100 as amended. All of the proposed additions to the Waukesha sewer service area lie adjacent to the current sewer service area. About 13.4 square miles of the proposed additions, located south and west of the City, are located 3 to 10 miles from the nearest other public sanitary sewer systems, while about 2.7 square miles, located northwest of the City, are located adjacent to the Pewaukee sewer service area. The former area would be most cost effectively served by the City of Waukesha system, and previous studies have determined the same for the latter area adjacent to the Pewaukee sewer service area.

SEWAGE TREATMENT PLANT CAPACITY IMPACT ANALYSIS

The City of Waukesha sewage treatment facility, which was upgraded and expanded in 1994, has a design hydraulic loading capacity of 14.0 million gallons per day (mgd) on an average annual flow basis. The average annual flow rate in 1995 was about 9.0 mgd. The increase in sewered population from about 60,000 persons in 1995 to about 95,700 persons, assuming full development of vacant lands within the sewer service area as envisioned under the City's land use plan, is estimated to result in a flow rate between 13.0 and 14.0 mgd on an average annual basis, with the total flows being dependent upon the sewage flows generated by new commercial and industrial land uses. Thus, the existing treatment plant should have adequate capacity to treat sewage flows from the expanded sewer service area.

IMPLEMENTING RECOMMENDATIONS

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

1. Formal adoption 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 Common Council of the City of Waukesha. In addition, endorsement of the plan by the Common Council of the City of Pewaukee and the Town Boards of the Towns of Delafield, Genesee, and Waukesha, as having lands affected by the planned sanitary sewer service area; and by the Waukesha County Department of Parks and Land Use as the county planning agency having joint responsibility with the Towns in planning and zoning and otherwise regulating the development of lands in the study area, 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 final delineated Waukesha sanitary sewer service area as shown on Map 6. 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.

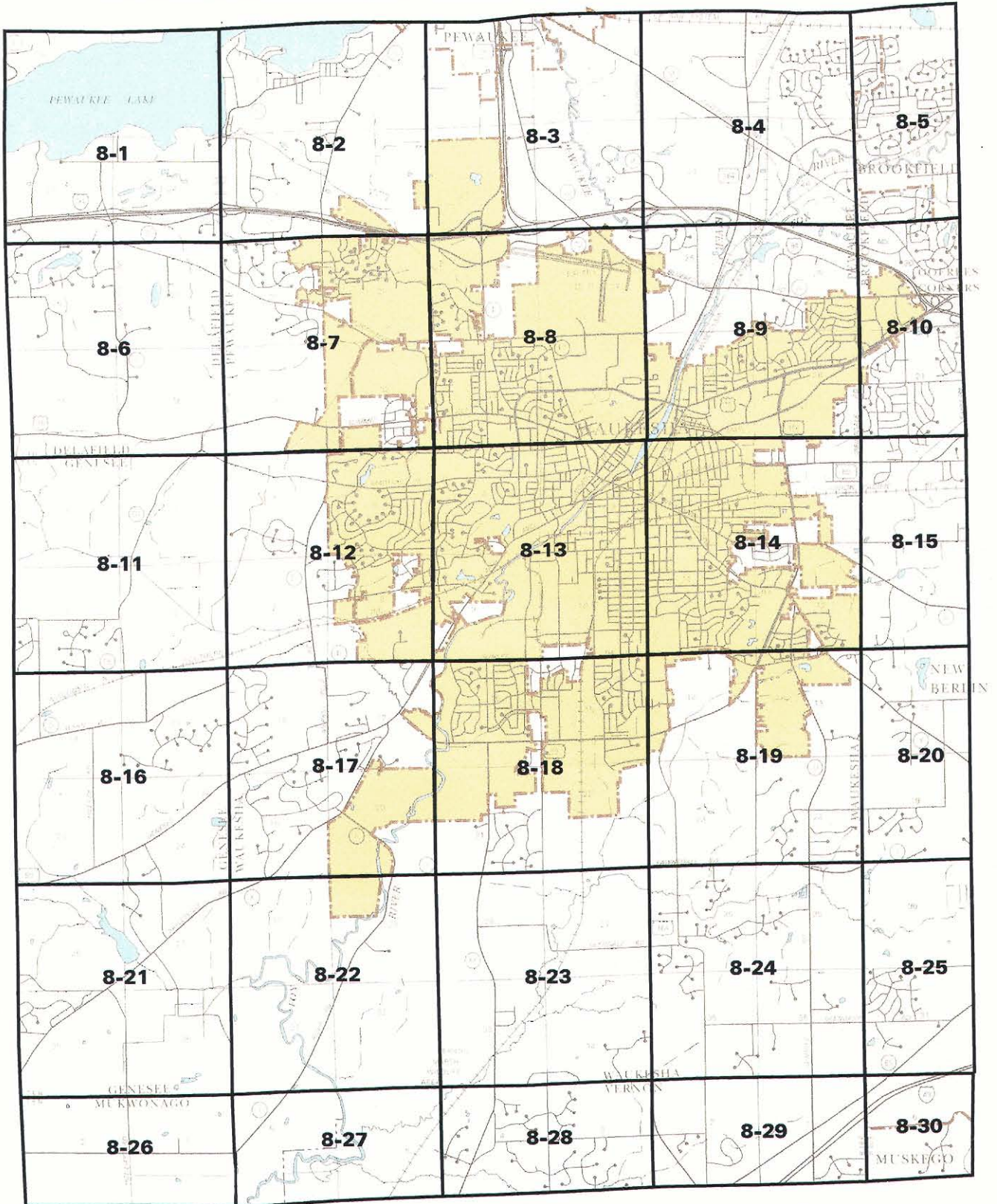
4. Review by the City of Waukesha of utility extension policies to ensure that such policies are consistent with the urban land development recommendations inherent in the delineation of the planned sanitary sewer service area.

SUBSEQUENT REFINEMENTS TO THE WAUKESHA SEWER SERVICE AREA

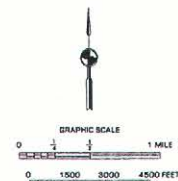
This report presents the revised Waukesha sewer service area tributary to the City of Waukesha sewage treatment facility. The refined sewer service area was subjected to review at a public hearing. It is envisioned that the delineated sewer service area will accommodate all new urban development anticipated in the Waukesha 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 Waukesha, 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 refinement effort described in this report.

Map 8

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



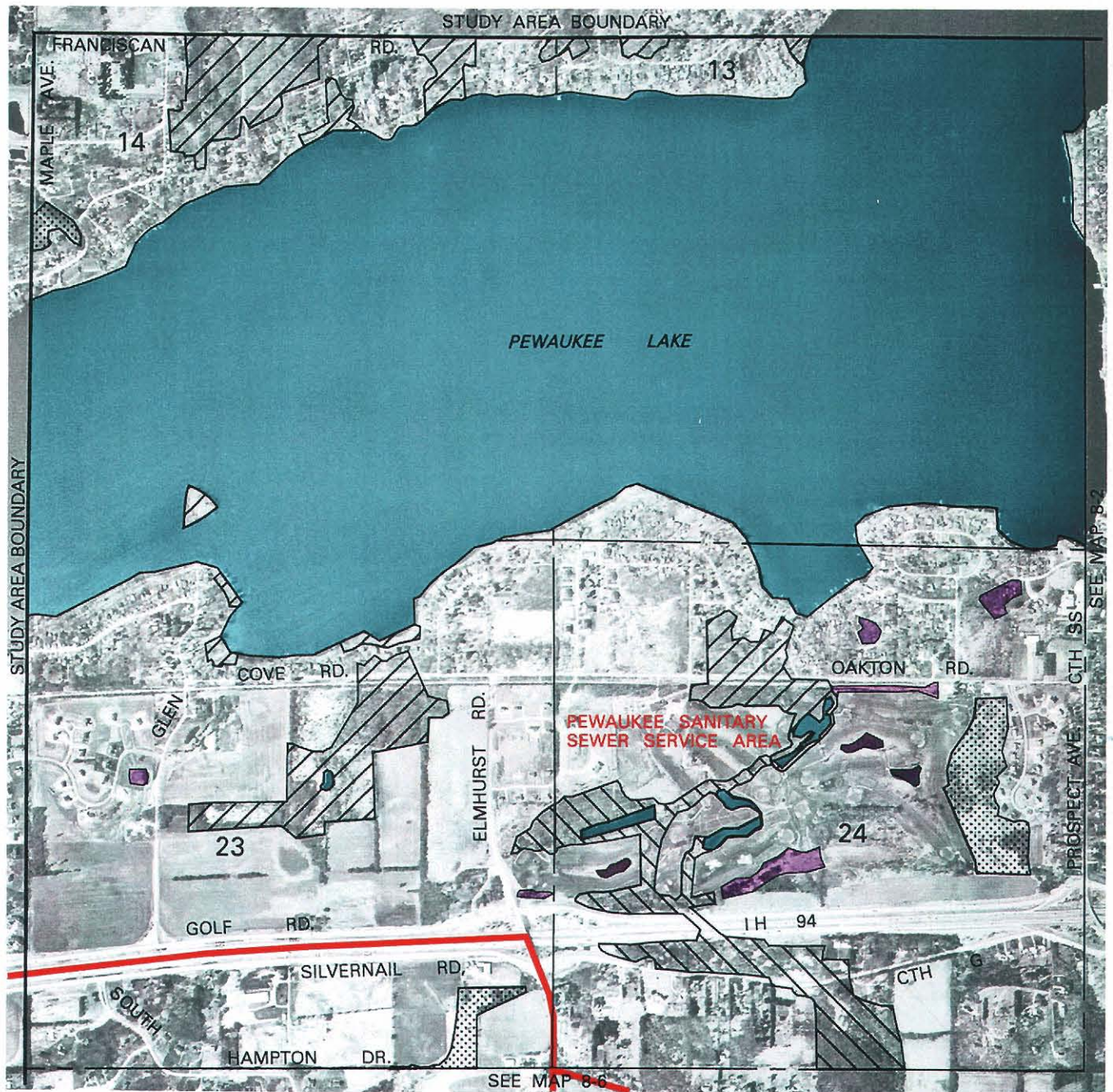
Source: SEWRPC.









Map 8-1

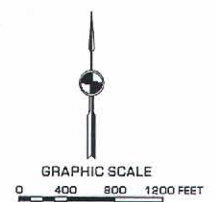
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS

U. S. Public Land Survey Sections 13, 14, 23, and 24
Township 7 North, Range 18 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.





Map 8-2

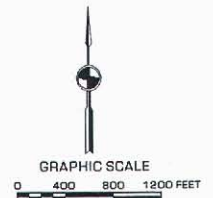
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 17,18,19, and 20
Township 7 North, Range 19 East**



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

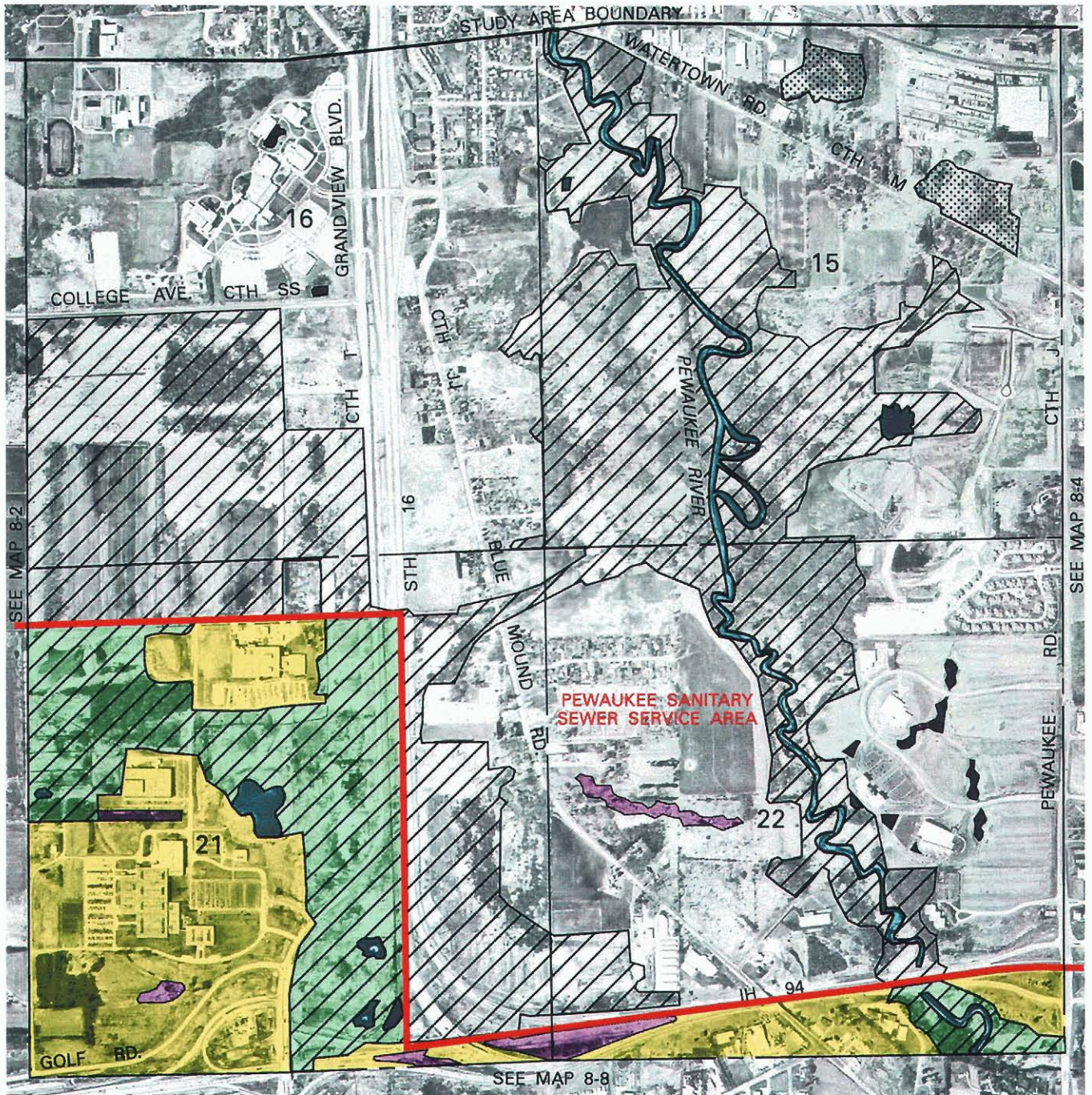
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE










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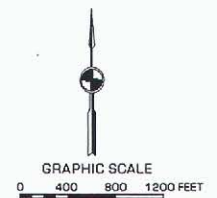
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS

U. S. Public Land Survey Sections 15, 16, 21, and 22
Township 7 North, Range 19 East



-  PRIMARY 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
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE



Source: SEWRPC.

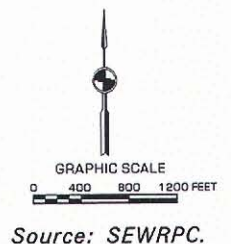
Map 8-4

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

**U. S. Public Land Survey Sections 13,14, 23, and 24
Township 7 North, Range 19 East**

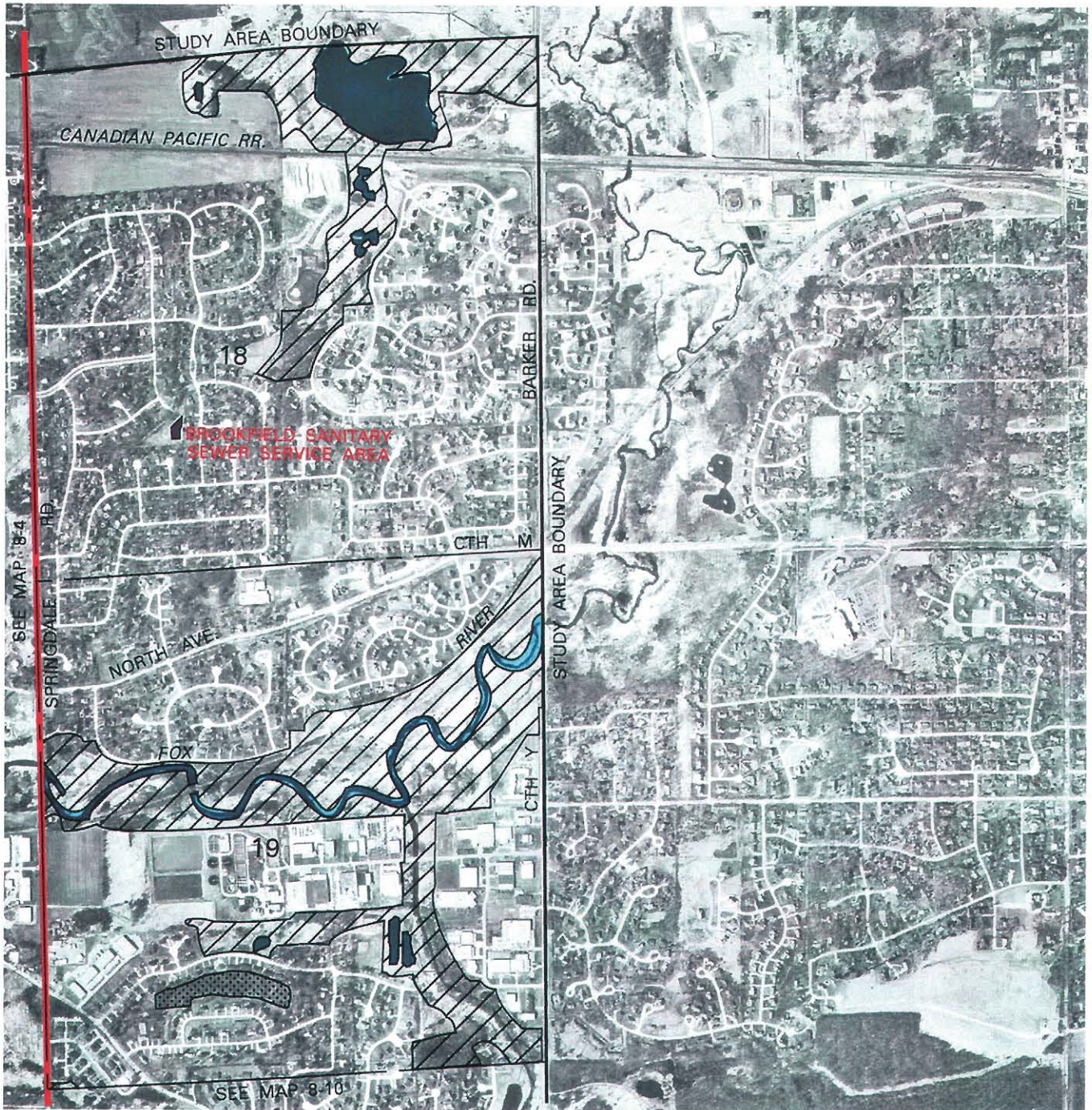






- | | | | |
|--|---|--|---|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | PLANNED SANITARY SEWER SERVICE AREA |
| | ISOLATED NATURAL RESOURCE AREA | | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
| | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE | | LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE |

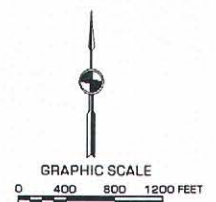


**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 18 and 19
Township 7 North, Range 20 East**



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



Source: SEWRPC.

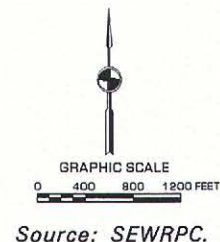
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 7 North, Range 18 East**



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

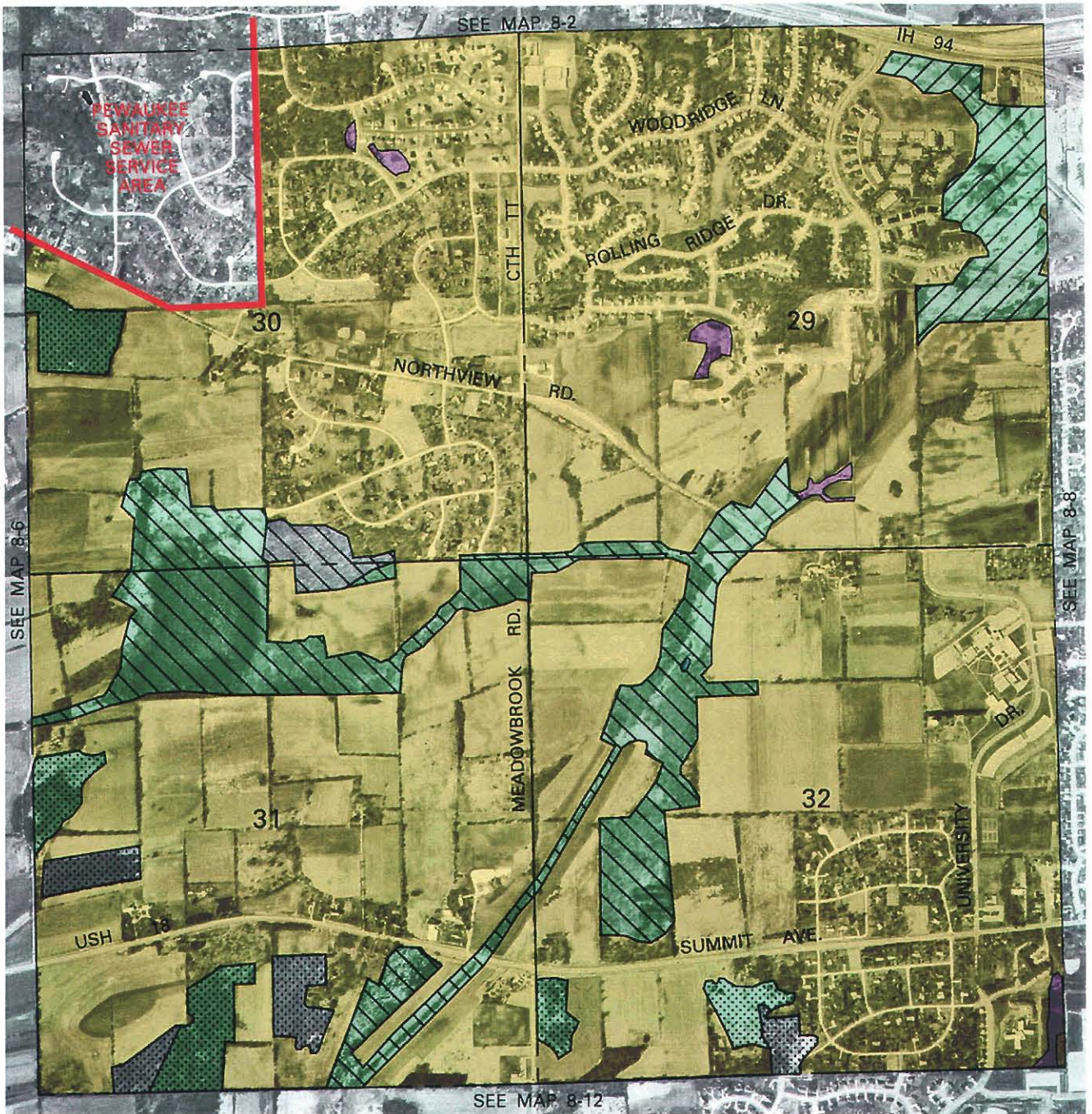
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREA
- PLANNED SANITARY SEWER SERVICE AREA
- GROSS SANITARY SEWER SERVICE AREA BOUNDARY
- LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE











Map 8-7

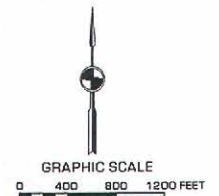
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS

U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 7 North, Range 19 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
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE










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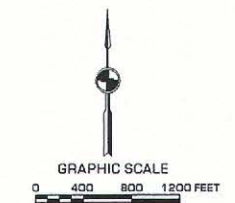
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 27, 28, 33, and 34
Township 7 North, Range 19 East**



-  PRIMARY 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
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE

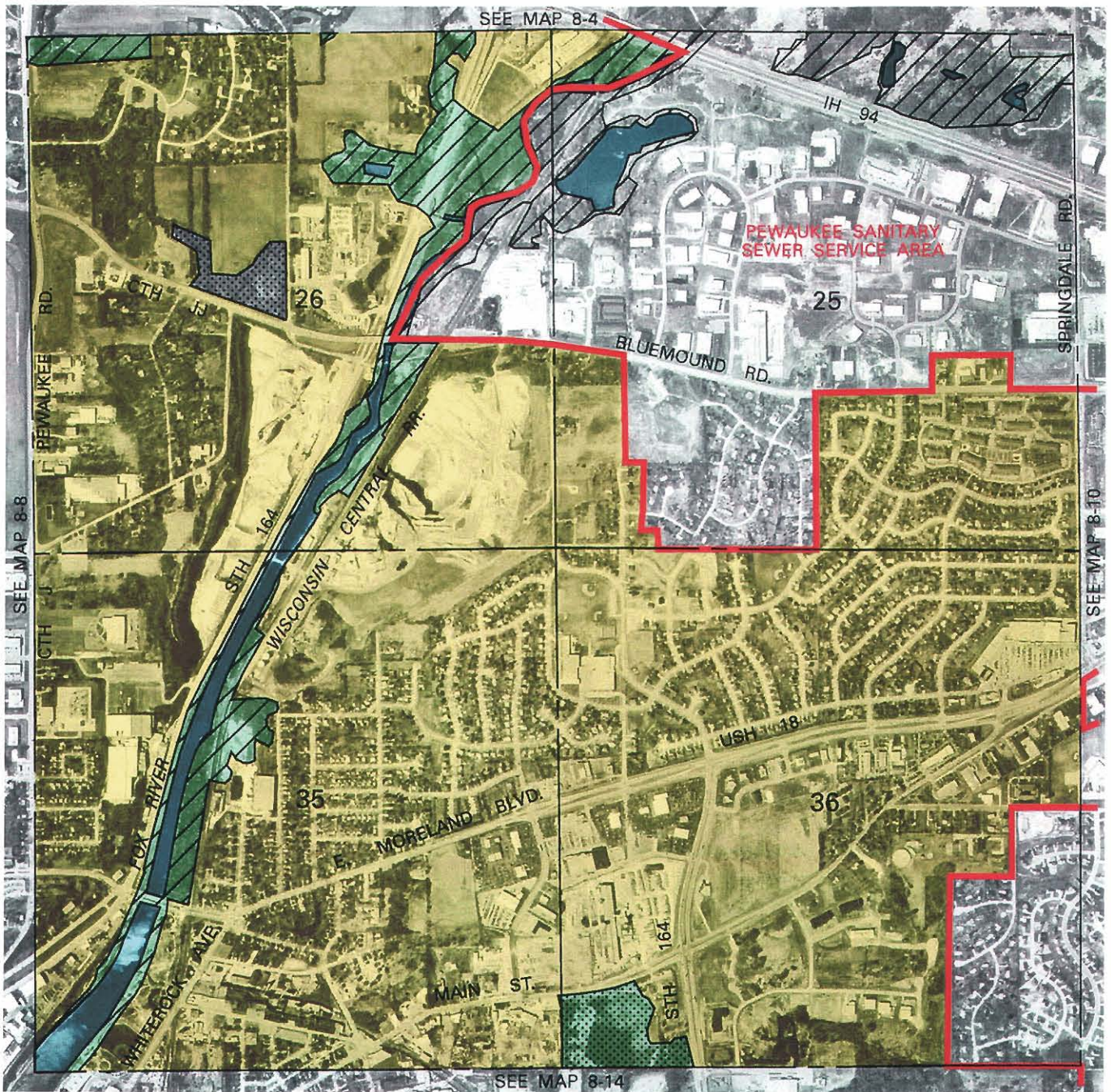


Source: SEWRPC.

Map 8-9

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

U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 7 North, Range 19 East



PRIMARY ENVIRONMENTAL CORRIDOR

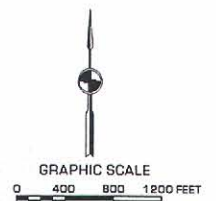
ISOLATED NATURAL RESOURCE AREA

SURFACE WATER WITHIN ENVIRONMENTAL
CORRIDORS AND ISOLATED NATURAL
RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

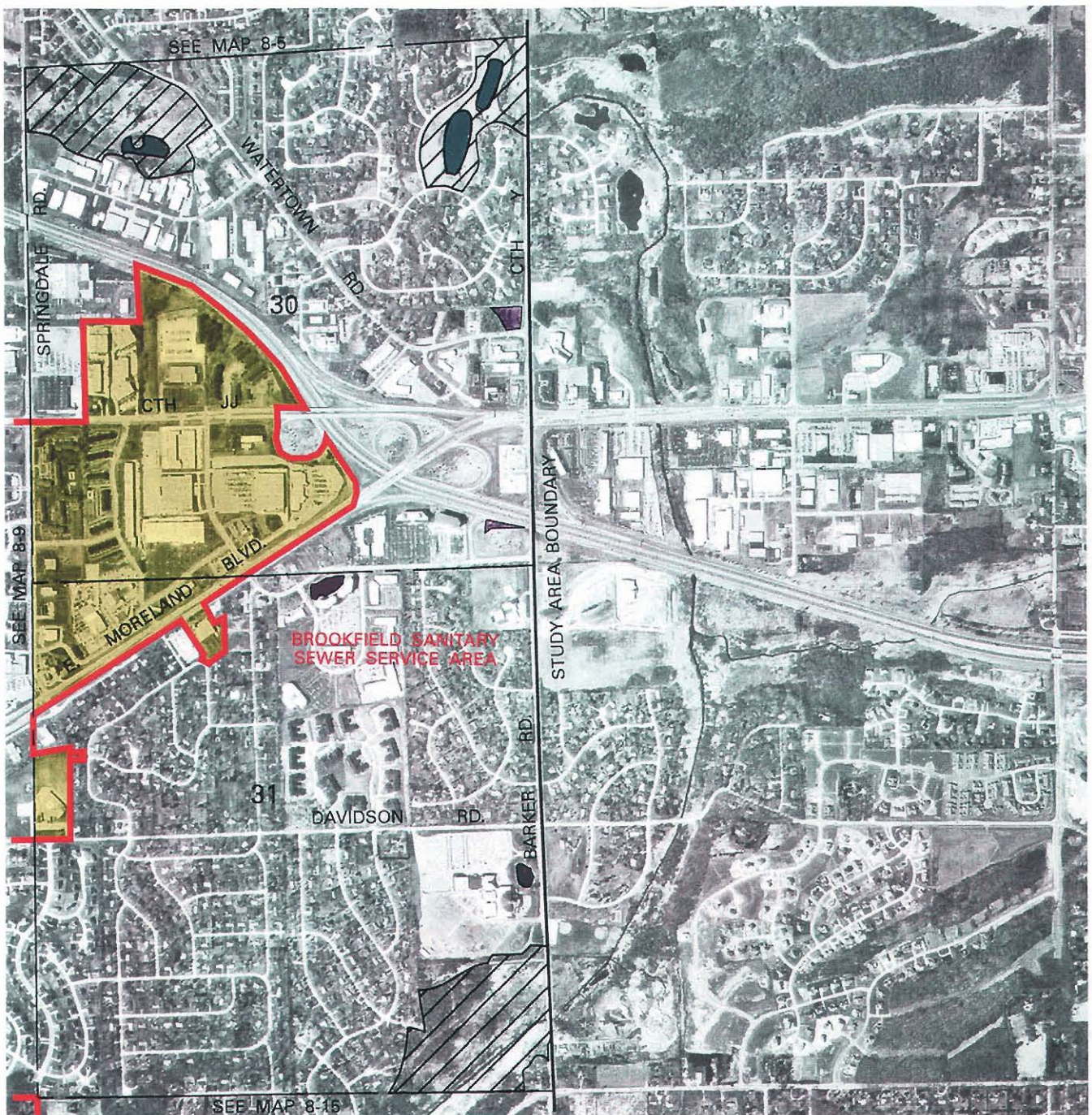
LANDS WITHIN THE PLANNED SANITARY SEWER
SERVICE AREA INELIGIBLE FOR SEWER SERVICE



Source: SEWRPC.

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

**U. S. Public Land Survey Sections 30 and 31
Township 7 North, Range 20 East**



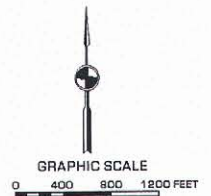
PRIMARY ENVIRONMENTAL CORRIDOR

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

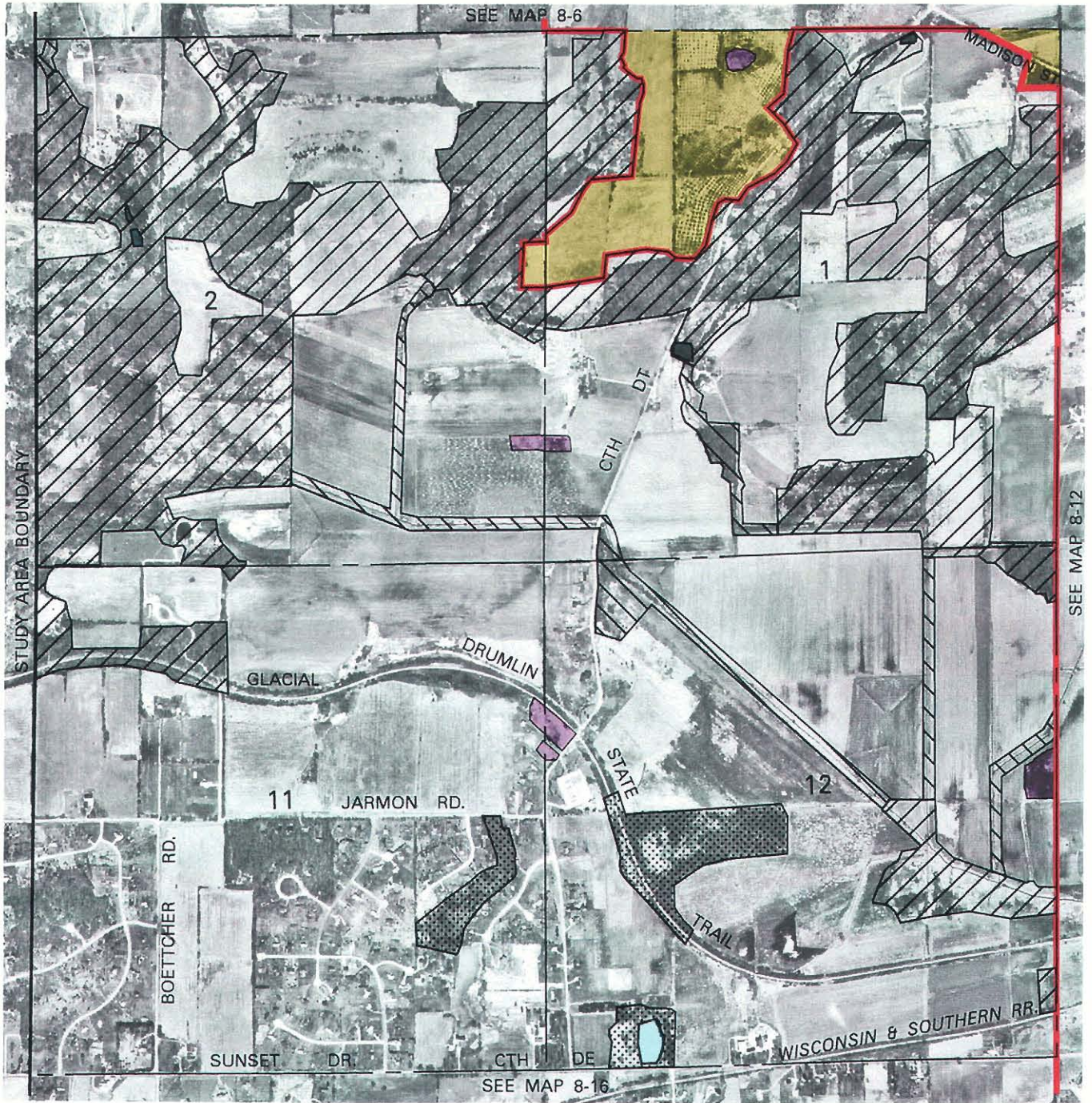
GROSS SANITARY SEWER SERVICE AREA BOUNDARY










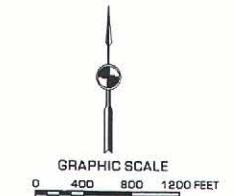
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**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 6 North, Range 18 East**



- | | | | |
|--|---|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
|  | 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 | | |

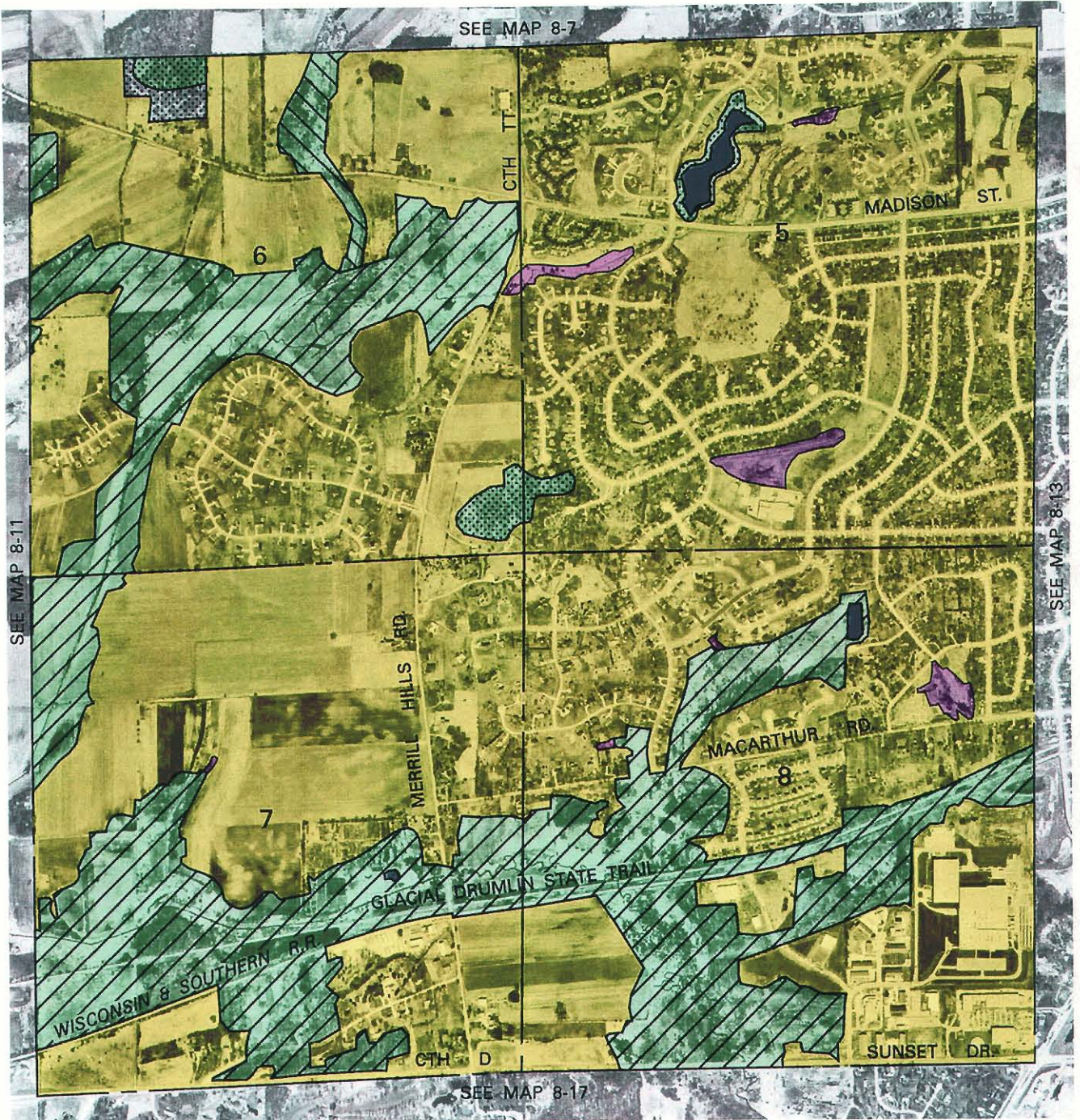






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


Map 8-12

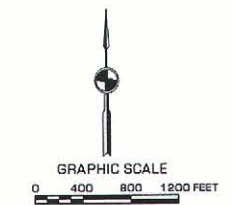
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 6 North, Range 19 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
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE

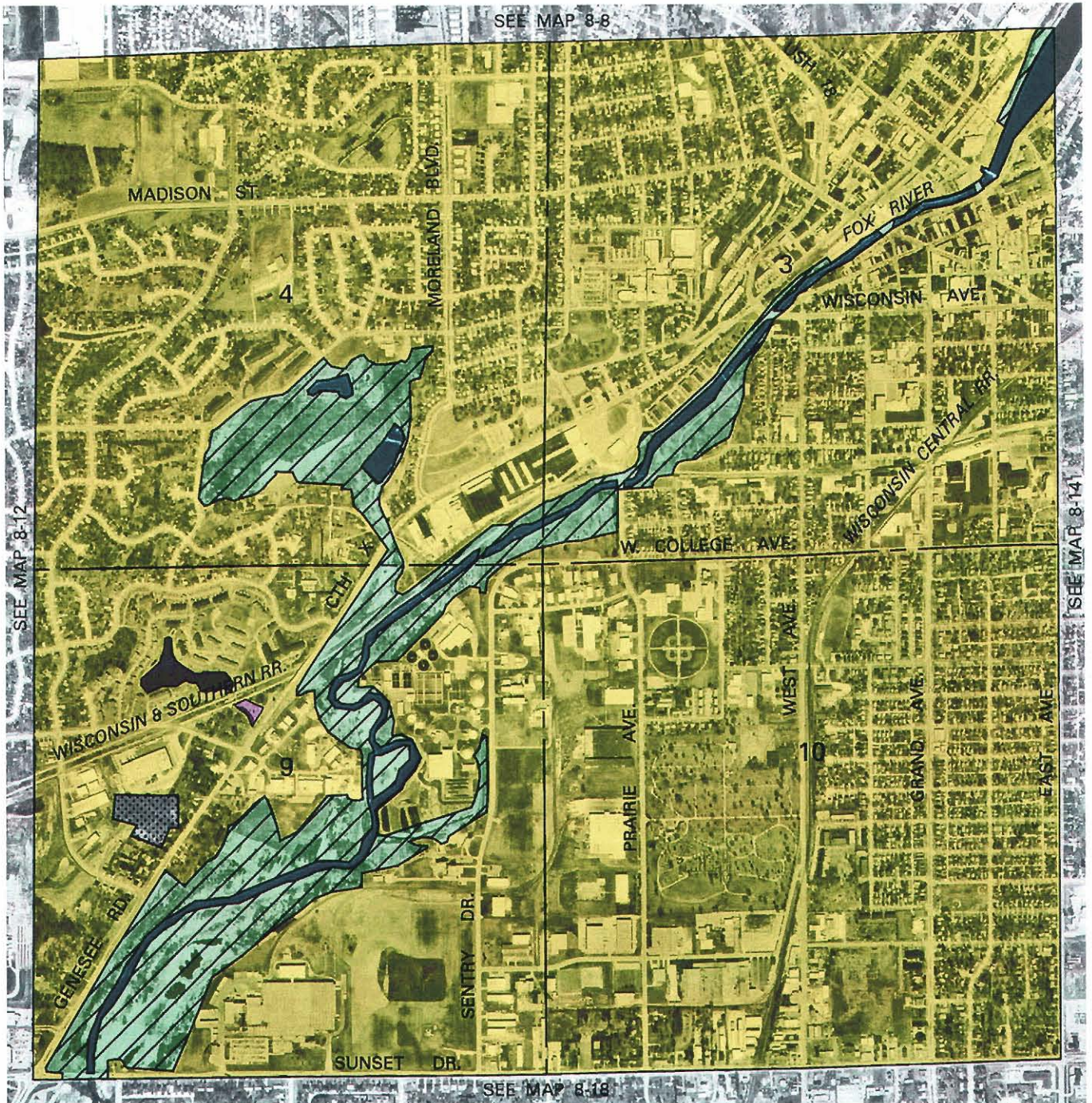






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


Map 8-13

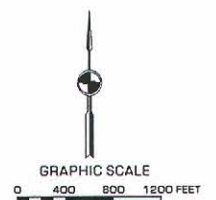
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS

U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 6 North, Range 19 East



-  PRIMARY 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

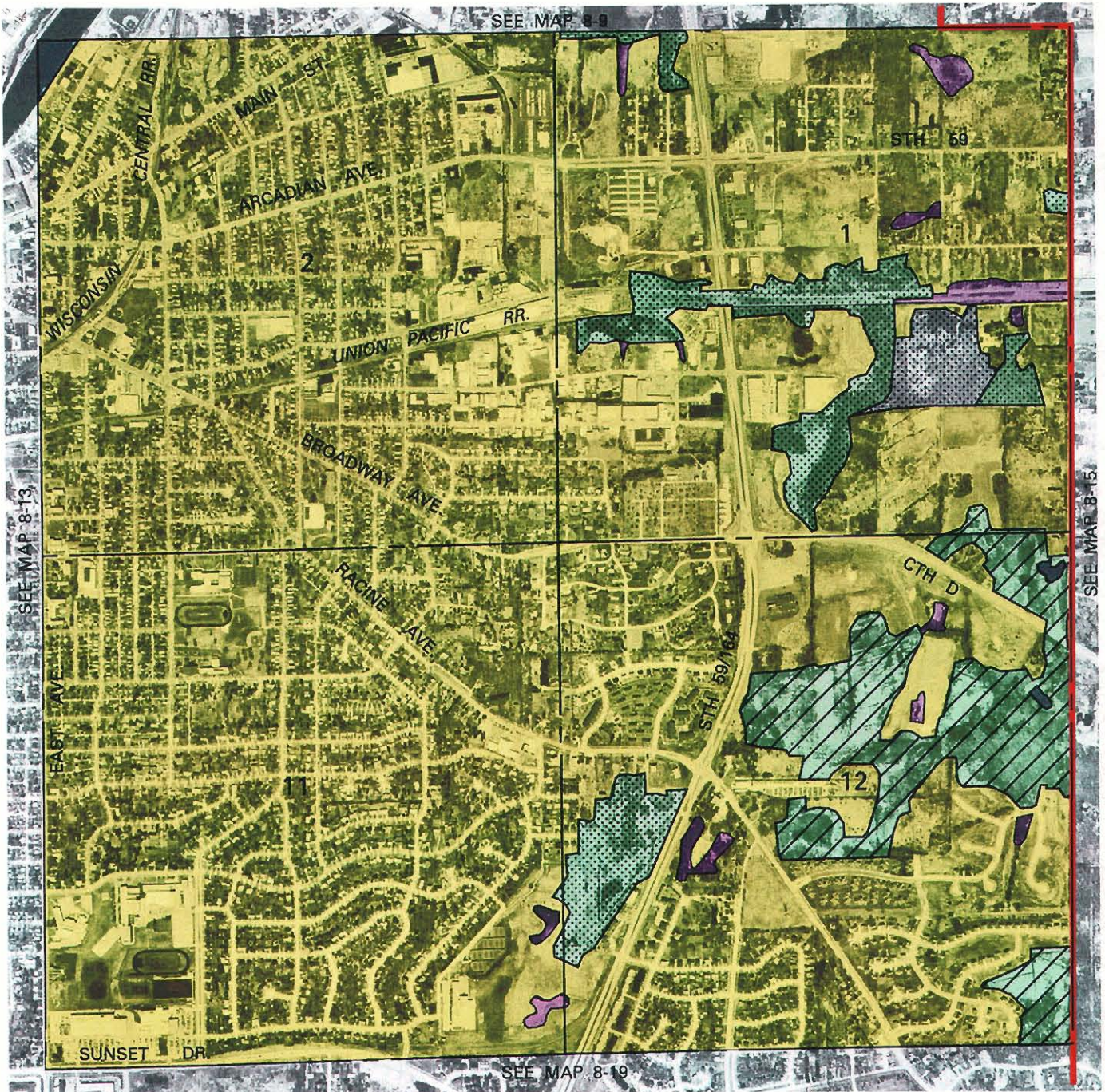
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE










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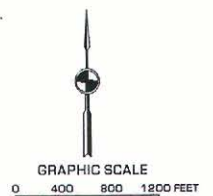
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 6 North, Range 19 East



-  PRIMARY 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
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE

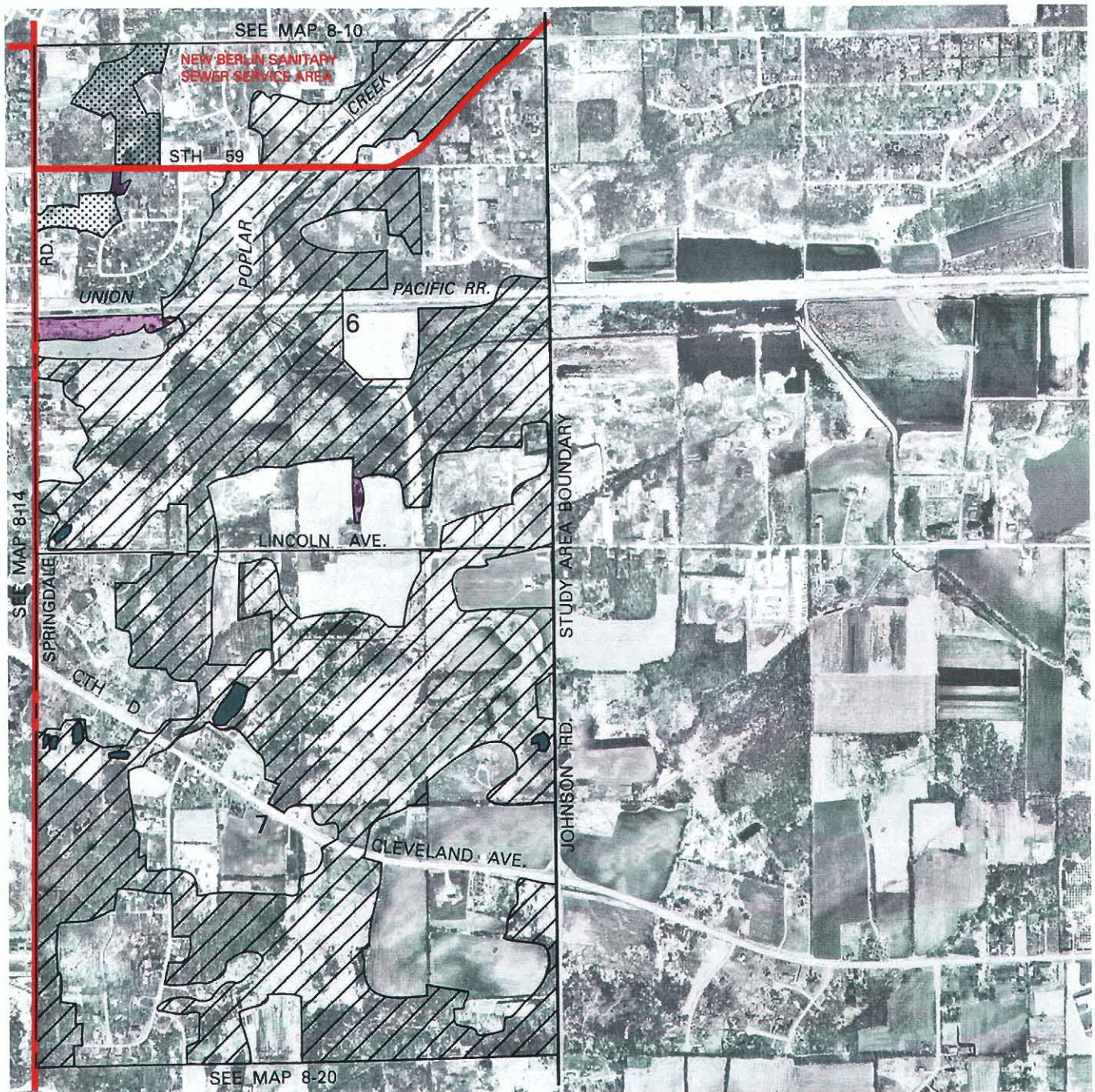






Source: SEWRPC.


Map 8-15

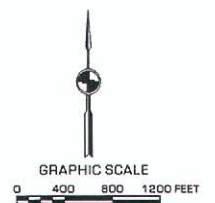
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS

U. S. Public Land Survey Sections 6 and 7
Township 6 North, Range 20 East



-  PRIMARY 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

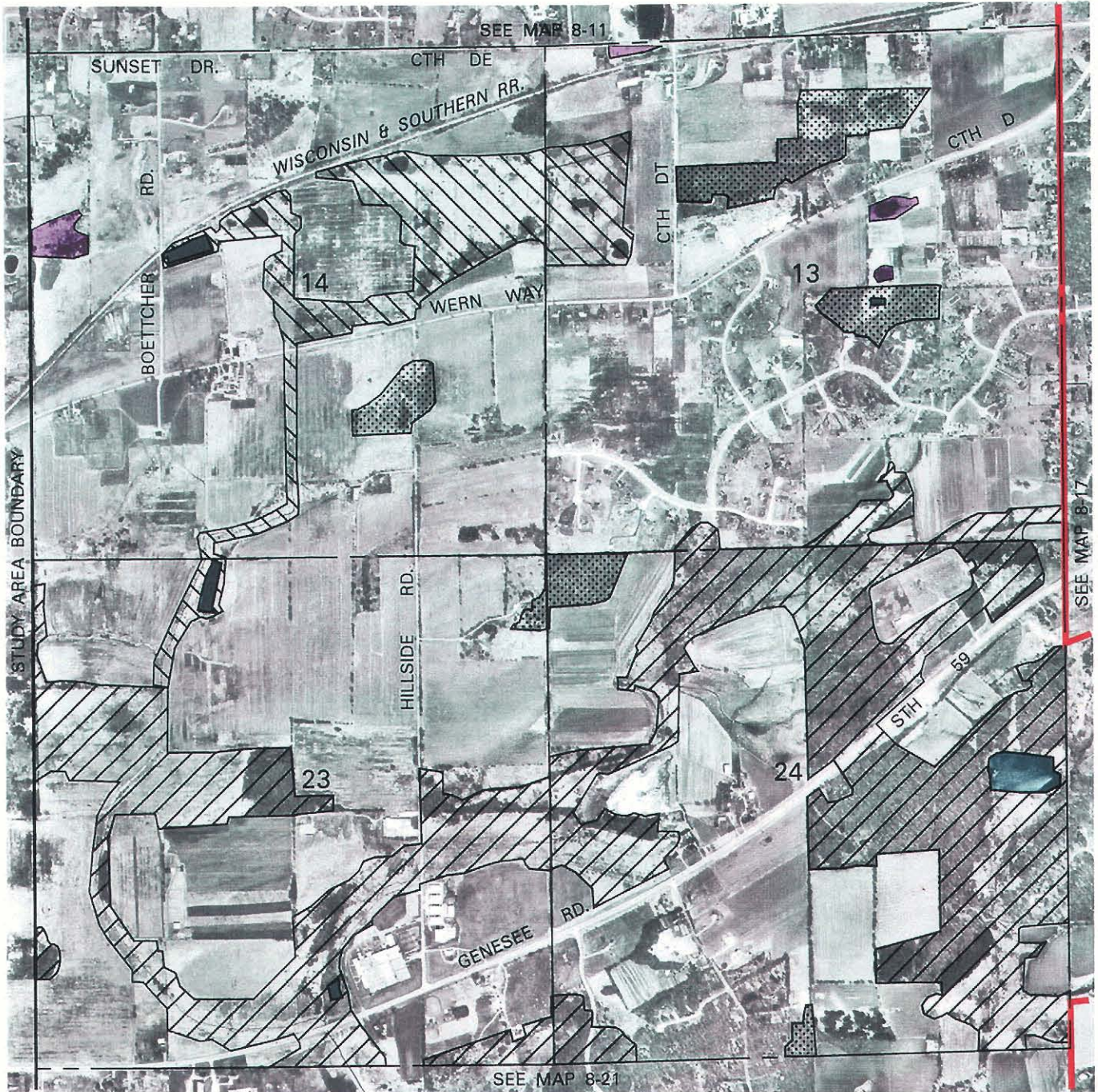
 GROSS SANITARY SEWER SERVICE AREA BOUNDARY









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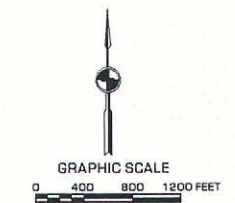
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 13, 14, 23, and 24
Township 6 North, Range 18 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

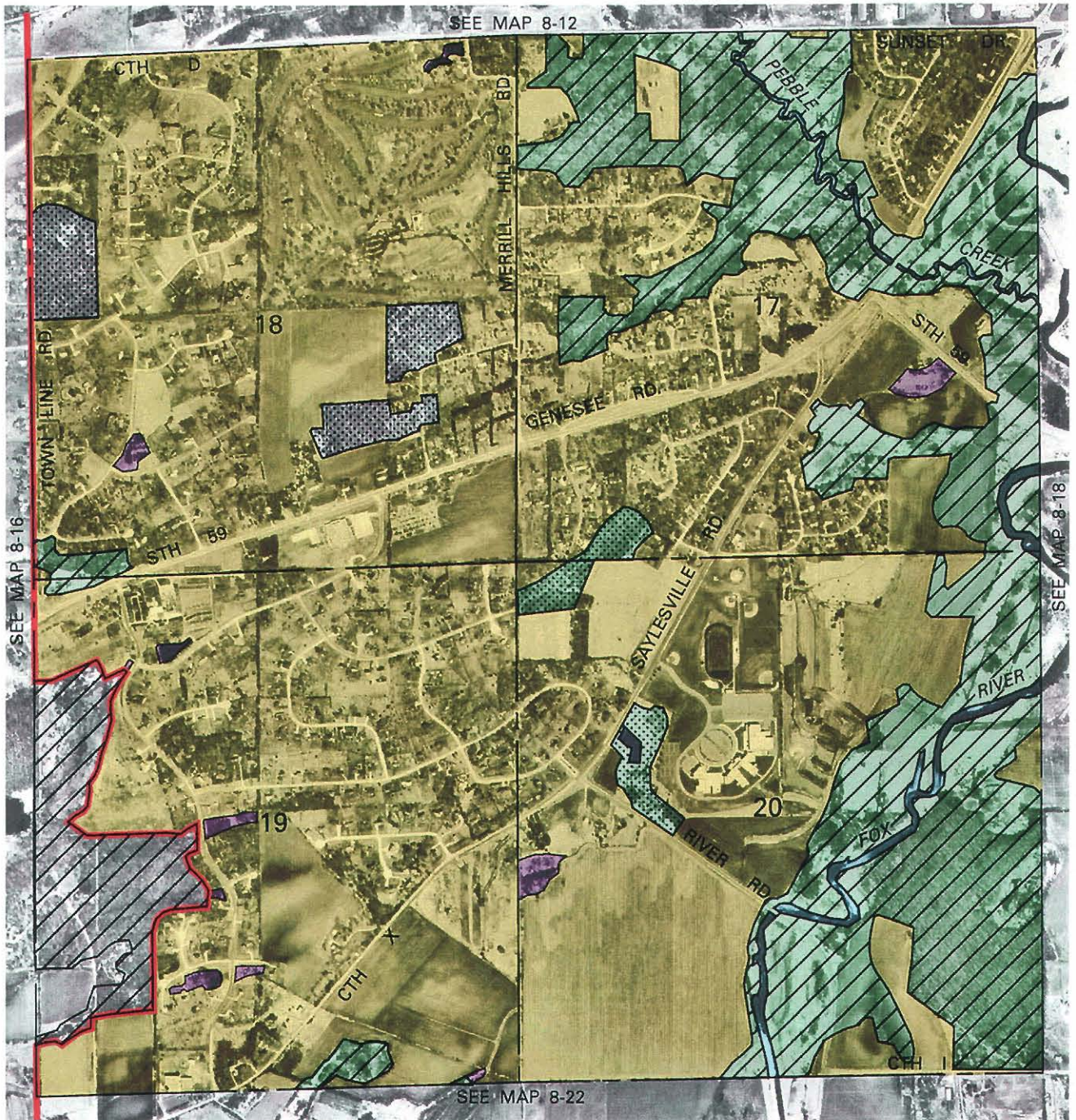






Source: SEWRPC.




Map 8-17

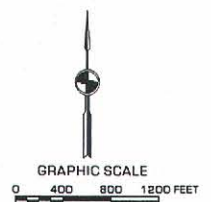
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 17, 18, 19, and 20
Township 6 North, Range 19 East**



-  PRIMARY 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

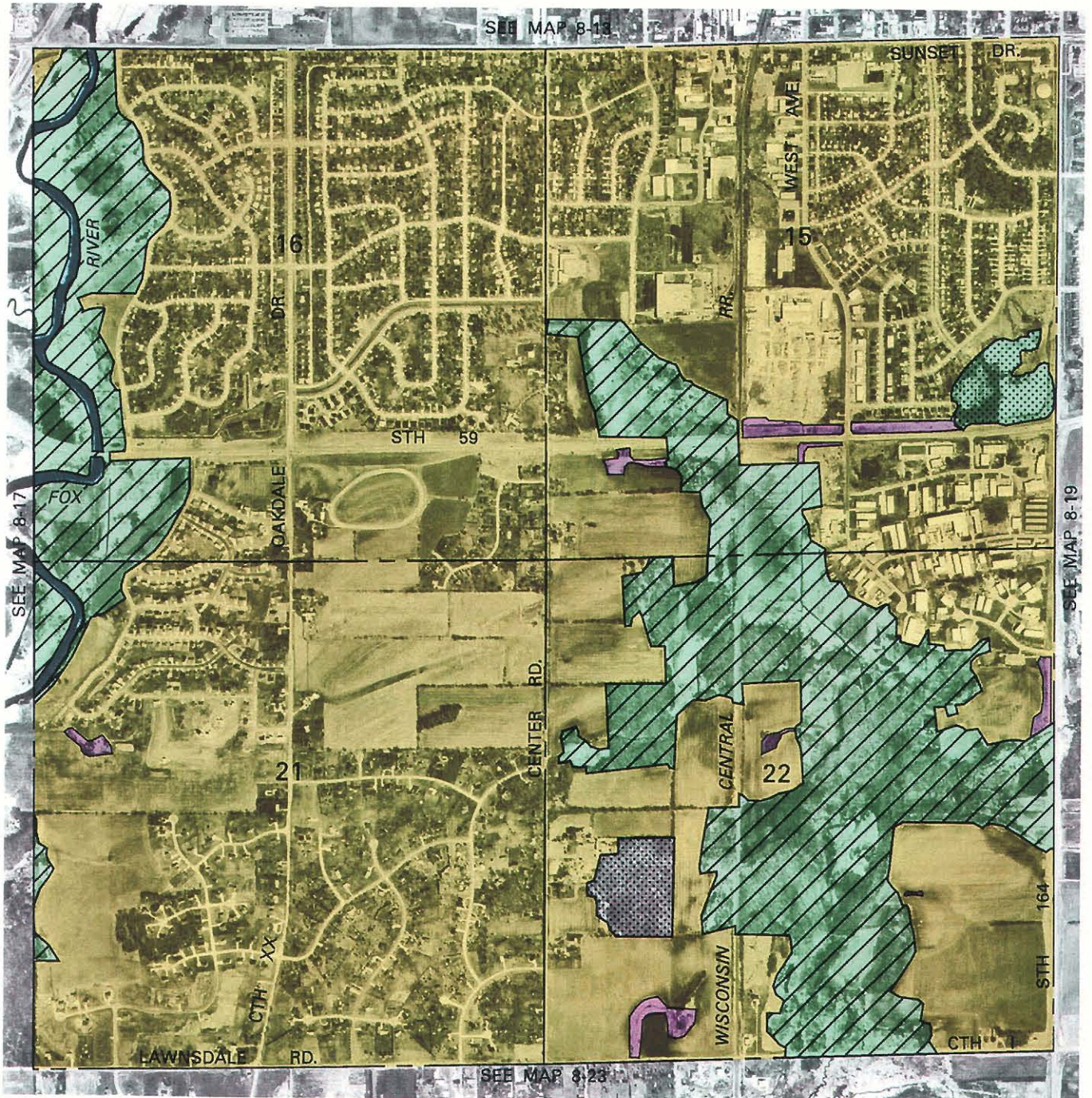
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE









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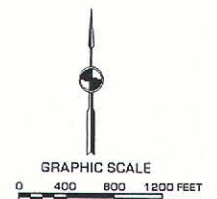
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 15, 16, 21, and 22
Township 6 North, Range 19 East**



-  PRIMARY 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

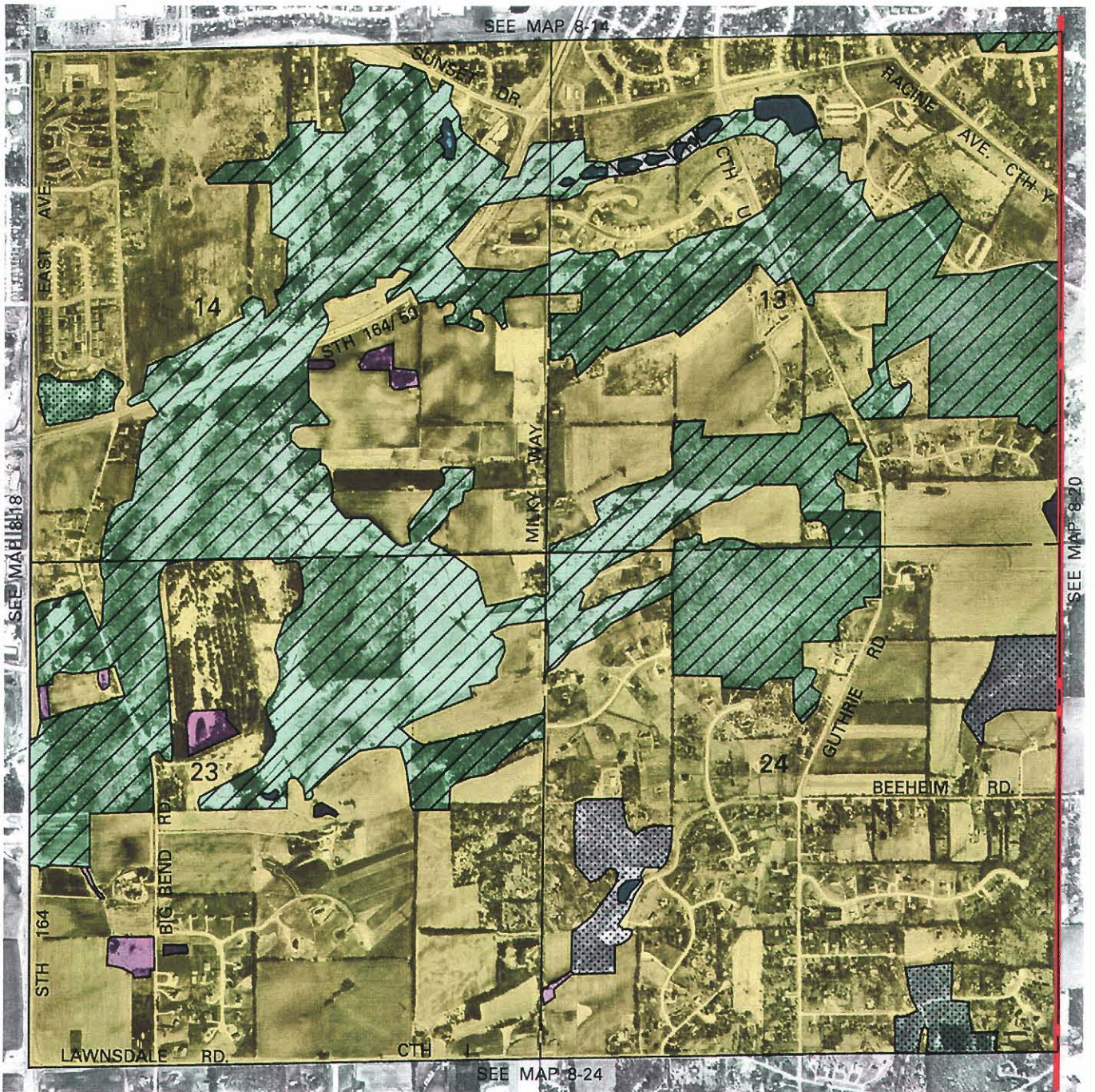






Source: SEWRPC.





Map 8-19

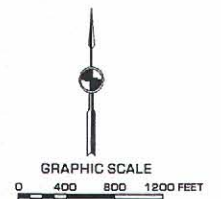
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS

U. S. Public Land Survey Sections 13, 14, 23, and 24
Township 6 North, Range 19 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
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE








Source: SEWRPC.

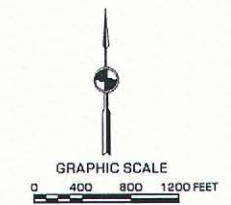
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS

U. S. Public Land Survey Sections 18 and 19
Township 6 North, Range 20 East



-  PRIMARY 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

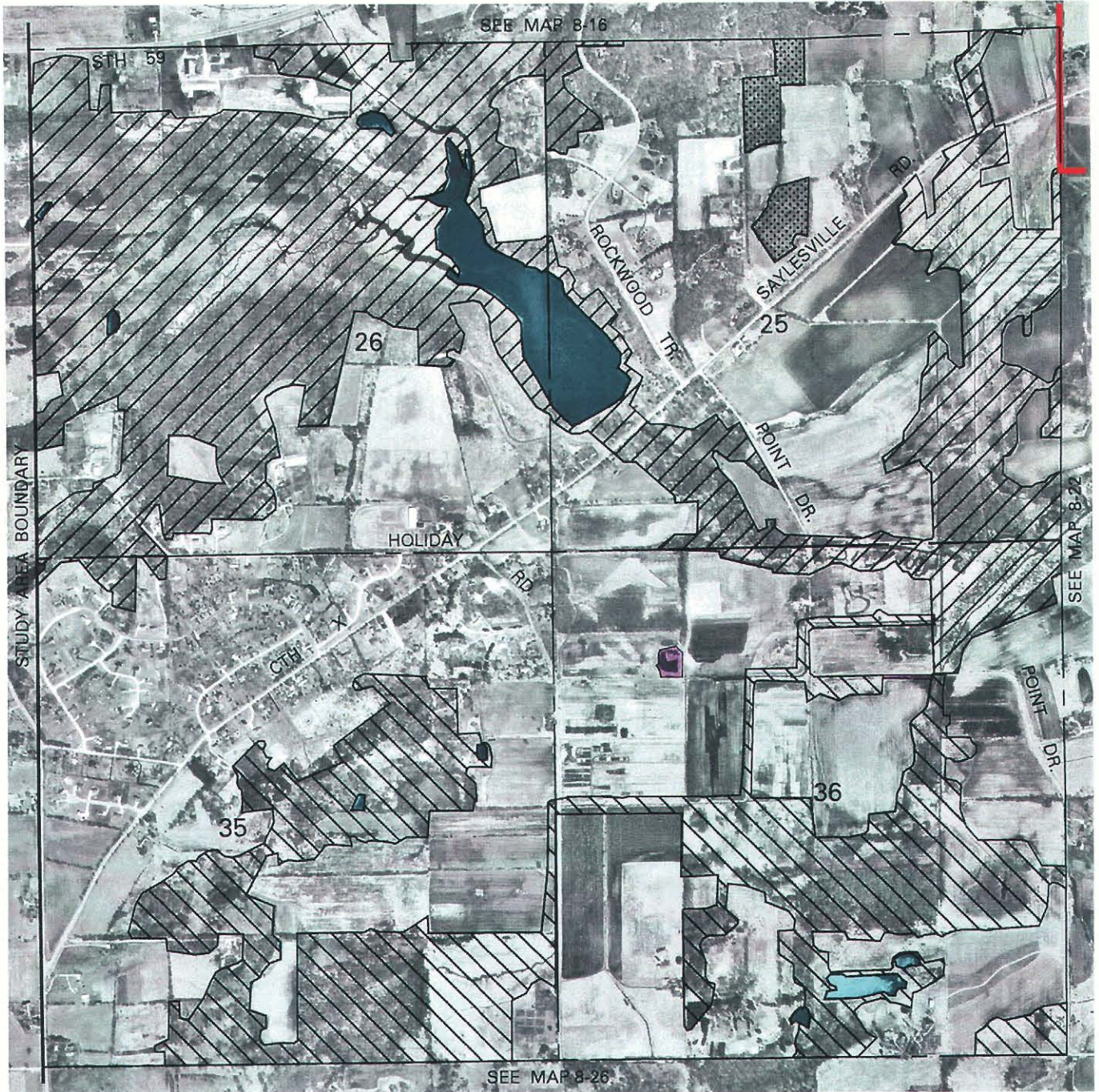
 GROSS SANITARY SEWER SERVICE AREA BOUNDARY









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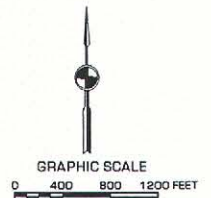
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 6 North, Range 18 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



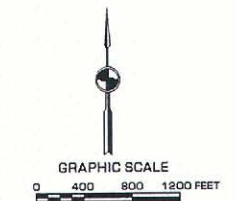
Source: SEWRPC.

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

**U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 6 North, Range 19 East**



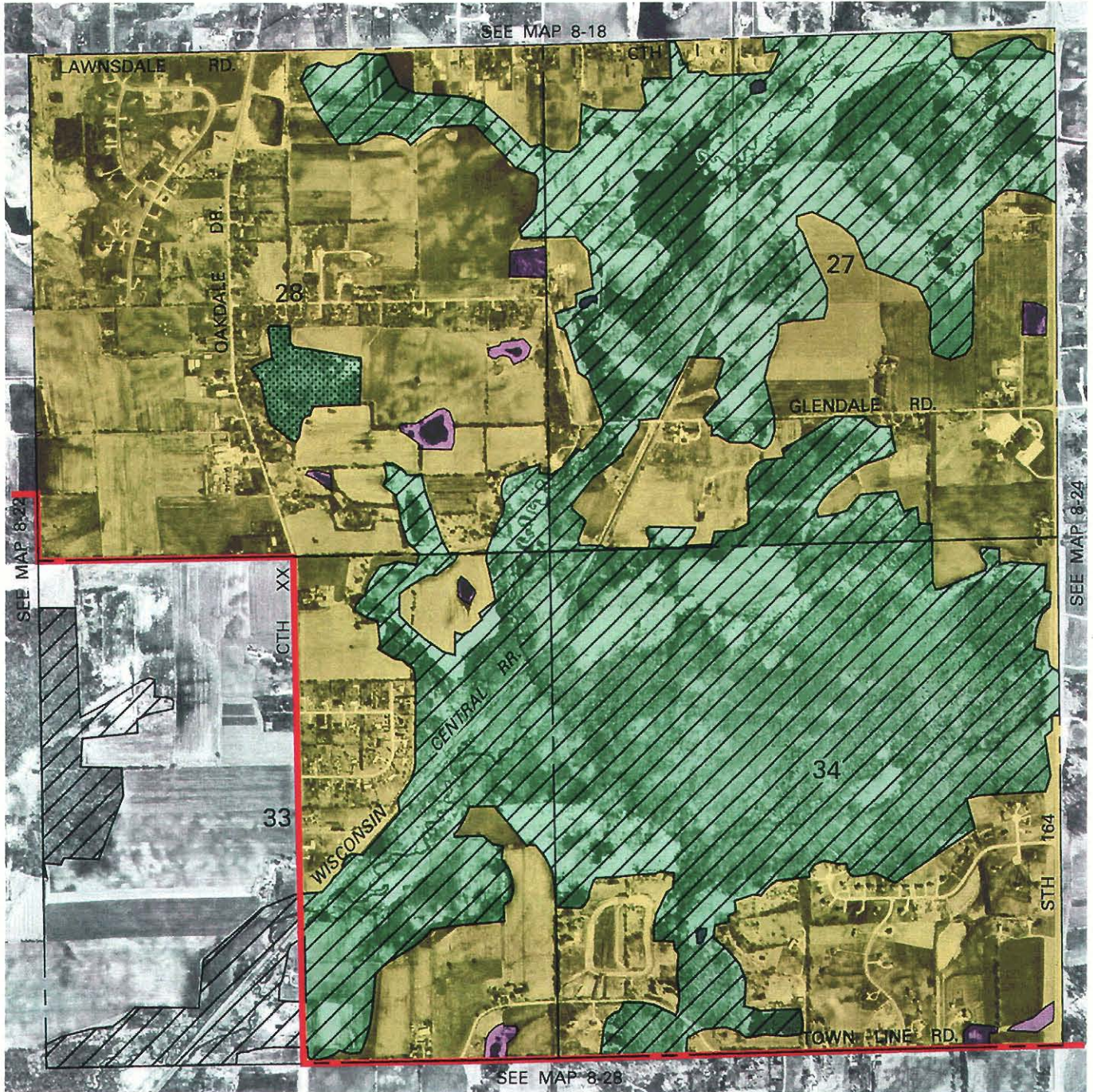
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| | PRIMARY ENVIRONMENTAL CORRIDOR | | PLANNED SANITARY SEWER SERVICE AREA |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
| | WETLANDS AND SURFACE WATER
AREAS LESS THAN FIVE ACRES IN SIZE | | LANDS WITHIN THE PLANNED SANITARY SEWER
SERVICE AREA INELIGIBLE FOR SEWER SERVICE |
| | SURFACE WATER WITHIN ENVIRONMENTAL
CORRIDORS AND ISOLATED NATURAL
RESOURCE AREAS | | |










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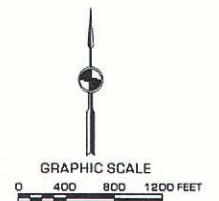
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 27, 28, 33, and 34
Township 6 North, Range 19 East**



-  PRIMARY 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

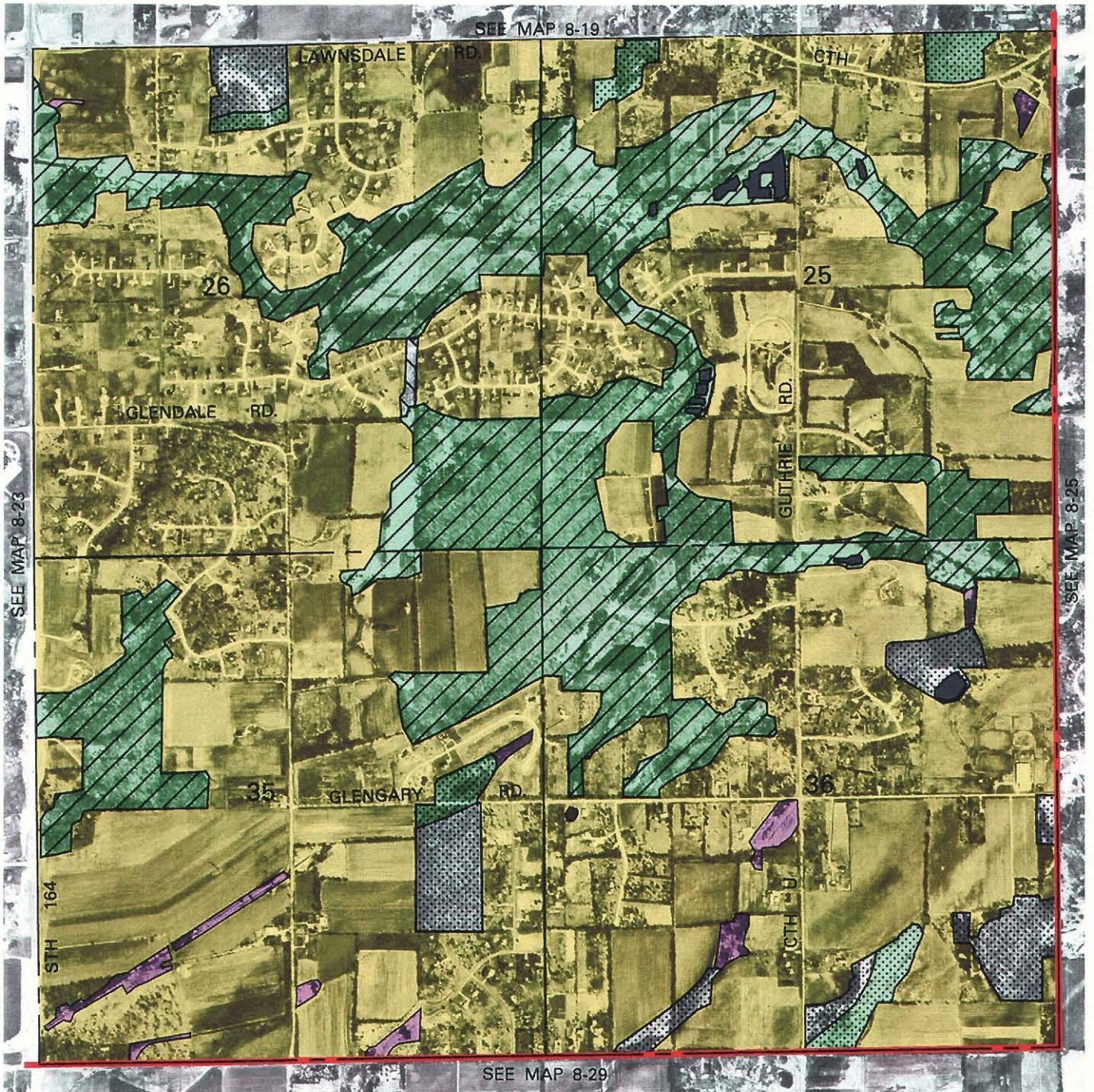
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE










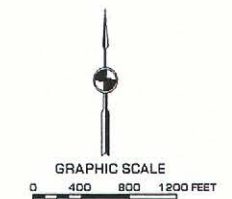
Source: SEWRPC.

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

**U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 6 North, Range 19 East**



- | | | | |
|--|---|---|---|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
|  | 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 |







Source: SEWRPC.

Map 8-25

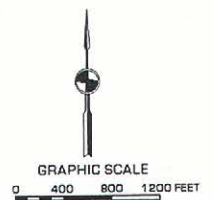
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 30 and 31
Township 6 North, Range 20 East**



-  PRIMARY 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.

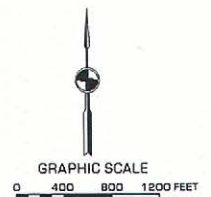
**ENVIRONMENTALLY SIGNIFICANT LANDS
FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 1 and 2
Township 5 North, Range 18 East**



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

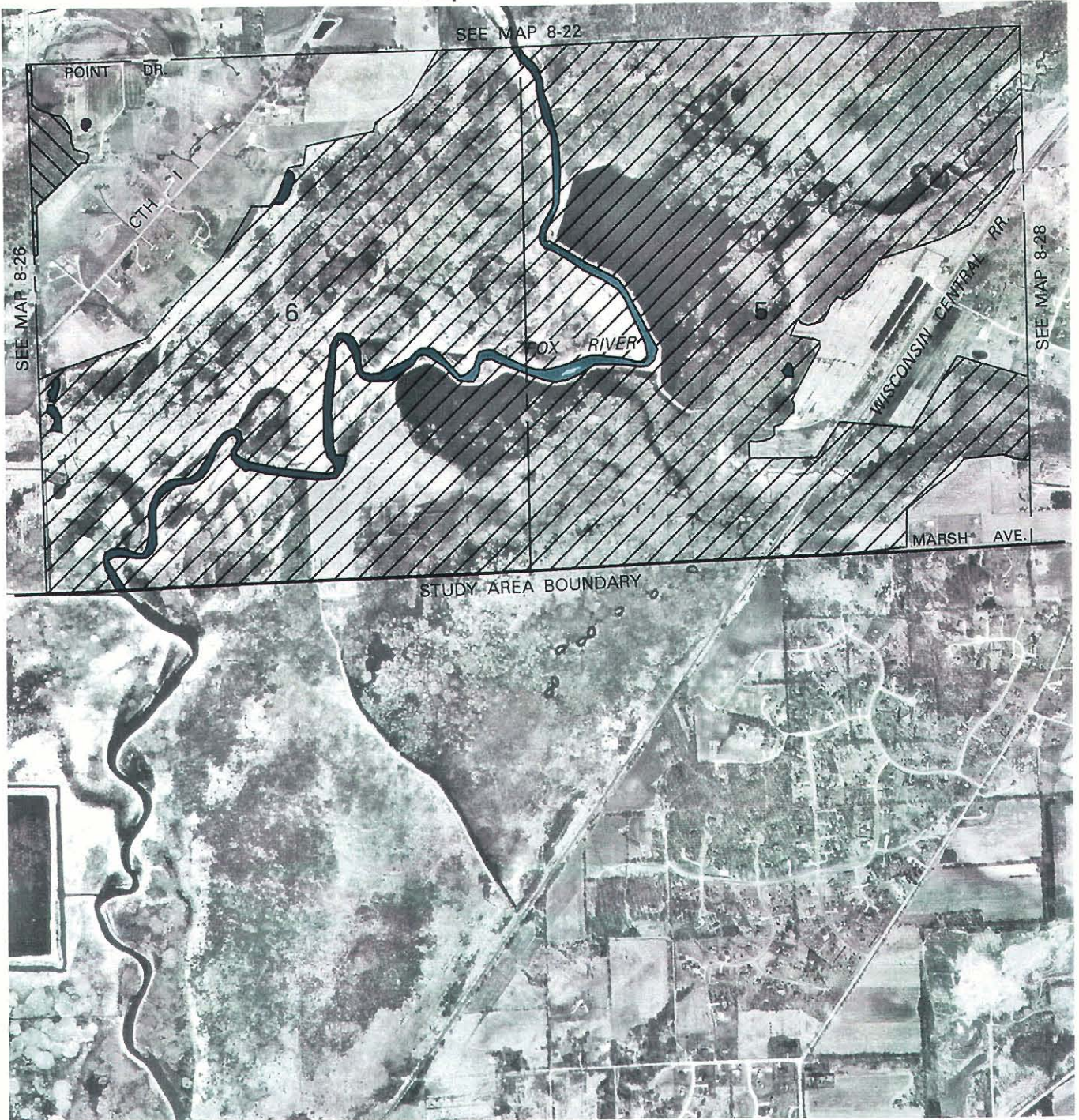
 SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS
AND ISOLATED NATURAL RESOURCE AREAS







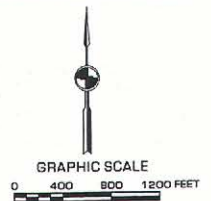
Source: SEWRPC.

**ENVIRONMENTALLY SIGNIFICANT LANDS
FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 5 and 6
Township 5 North, Range 19 East**



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







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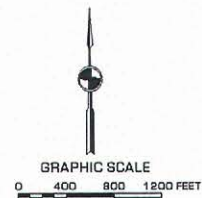
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 3 and 4
Township 5 North, Range 19 East**



-  PRIMARY 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.

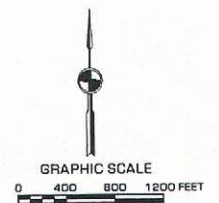
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Sections 1 and 2
Township 5 North, Range 19 East**



- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

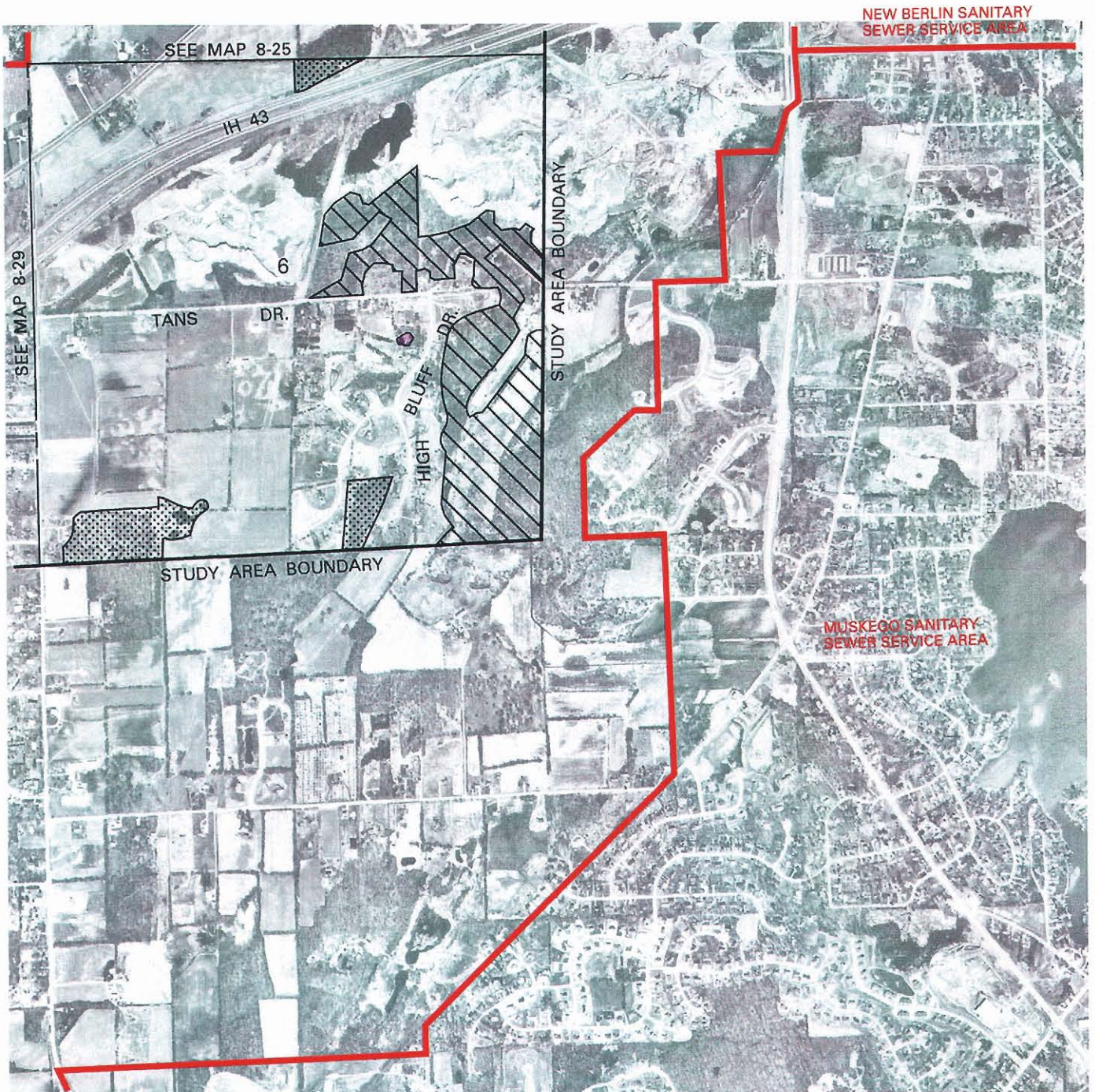
- GROSS SANITARY SEWER SERVICE AREA BOUNDARY
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE





Source: SEWRPC.

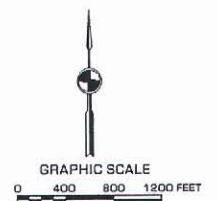
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF WAUKESHA AND ENVIRONS**

**U. S. Public Land Survey Section 6
Township 5 North, Range 20 East**



-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA

 GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Source: SEWRPC.

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APPENDIX

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Appendix A

MINUTES BOARD OF PUBLIC WORKS Thursday, November 12, 1998 Room 207, Waukesha City Hall

Members present: Comptroller Clarence Stoel, Ald. James Ripplinger, Ald. Emmanuele Vitale, Mr. James Brustrom, Ms. Maribeth Buggs, Mr. Leonard Smith, Mr. Richard Zirbel P.E.

Members absent: None.

Others present: Director of Public Works Paul Feller, City Engineer Paul Day, Community Development Director Steve Crandell, Chief Land Use Planner from SEWRPC Bruce Ruben, Town of Delafield Chairman Paul Kanter, James Garton, Town of Delafield Plan Commission, Fay Amerson representing Wisconsin Environmental Action League (WEAL), Robert Smart, 137 Wisconsin Ave., Patrick Lambo, Brookfield, Melinda Dejewski, Town of Waukesha, Mareda Kellner, 1215 Garfield.

Chairman Leonard Smith called the meeting to order at 5:00 p.m.

1. Public Hearing - Proposed Amendment to the Sanitary Sewer Service Area for the City of Waukesha and Environs.

Discussion and Recommendation re: Adoption of resolution approving Sewer Service Area Amendment.

Mr. Feller stated this is the formal public hearing to consider an amendment to the City sewer service area plan. The existing sewer service area plan for the City Wastewater Treatment Plant and surrounding areas was originally adopted in 1985 and it has been amended several times with very small areas that have been added to the sewer service area or removed in a couple of cases and transferred to another treatment facility. The plan was to be to the year 2000, and the City feels that it is an appropriate time to look at the overall sewer service area needs for the City and environs to the year 2020, which is the time that the latest regional land use plan covers. After a presentation by SEWRPC representatives, the hearing will be opened for public comment and questions and the information will be recorded and available for the Board, Common Council and SEWRPC when they deliberate on whether or not to adopt or revise the amendment, or whatever action is taken.

SEWRPC's Chief Land Use Planner Bruce Ruben stated the SEWRPC regional planning commission completed a regional water quality management plan in 1979 for southeastern Wisconsin and in that plan, they identified for the 85 or so sewer treatment plants recommended sewer service areas or lands envisioned to be tributaries to the treatment plants including the City of Waukesha. The DNR is the regulatory body and must approve or disapprove all public sanitary sewer extensions. The sewer service areas shown in the plan are the basis for regulating sewers and a community is envisioned to provide sewers within the identified service area. SEWRPC has been working with the sewer communities to refine the sewer service areas. The first report was completed back in 1985 to the year 2000 and they need to be amended over time. The City completed a land use plan last year or so to the year 2010 and was looking at extending the plan further and requested that SEWRPC work with the City to identify a new sewer service area to year 2020 to serve the City's needs. It is important to take into account two things which are required by the State Stats: 1) The size of the sewer service area should be reasonably related to the anticipated growth within the service area to accommodate increase in population, jobs, and households envisioned for the area. 2) The environmentally significant lands within the service area have to be identified because the amendment to the sewer service area is an

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adjoining land to the south which is Whispering Hills Subd. simply because he grew trees on it. He will cut the trees down if he has to. He has kept the land mainly for enjoyment and he is personally interested in the environment. He thinks his land being classified as a primary environmental corridor is a terrible government approach to this land denying him almost any economically viable use just because he grew trees on it. He is not talking about the wetlands which is in the Pebble Creek corridor and should be left as it is.

Mr. Ruben stated people have a right to do what they want with their trees. If in fact the trees were envisioned to be a product such as a pine plantation that would be harvested, the land could come out of the environmental corridor. The corridor designation identifies a natural resource and the resources are protected by regulations that come from governing bodies like the DNR, Army Corps of Engineers, or the community through the zoning. Some communities choose to protect these areas because they are the last remaining elements of the resource here and they have value in that right. He further stated that he cannot remember saying that Mr. Smart's land is a public resource because it is a natural resource, and some may be publicly owned. One use that would be considered compatible with the resource would be low density residential development and there are many developers who developed within and adjacent to the corridors and have done very well financially through that mechanism.

Ald. Ripplinger stated it is not the intent of this hearing to determine which sanitary sewer treatment facility would serve a specific geographical area. The land use plan that the City is working on in conjunction with this would identify high density, low density, commercial, etc., and they can then deal with individual properties because there will be a blue print for what they do between now and the year 2020.

Mr. Ruben stated in identifying a service area land envisioned to be tributary to the Waukesha Treatment Plant in accordance with the DNR regulations dealing with the preparation of this plan, the identification of environmentally significant lands within the service area is required.

James Garton, 28320 Taylors Woods Rd., Delafield, Chairperson for the Town of Delafield Plan Commission, stated that the border that includes a part of the Town of Delafield is a significant change. All areas in the Town are significant to them. He questioned if the City were to provide sewer to the area whether a border agreement with the Town of Delafield is being considered. He also questioned the land being included in the land use plan of the City.

Mr. Feller stated it is included as part of the land use plan that has been developed with the City and the surrounding areas of the City.

Mr. Garton questioned whether this is the first step toward annexation in that area. He wants the City to be aware that in the process of approving a land use plan that speaks to this area, the Town of Delafield would like to preserve the environment as it stands for as long as possible and develop it in an environmentally sensitive way. The inclusion of this land in the sewer service area is a significant occurrence to them.

Mr. Feller stated this is not the first step toward annexation of any area anymore than the areas in the Town of Waukesha or the Town of Pewaukee. It basically shows an area where there is the possibility that there would be a need for sewer service sometime within the next 20 years. The City presently has sewer facilities out of the very western edge of the present sewer service area and it is logical with the area that is included. Immediately north is within a sewer service area, and it is very logical that

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MINUTES OF THE PUBLIC HEARING

amendment to the area wide water quality management plan as well. The City's present sewer service area covers about 31 square miles in size and the changes proposed cover about 16 square miles for a total of about 47 square miles. They envisioned in the 2020 land use plan, a population growth range for the Waukesha urban service area of from 77,000 to over 105,000 people. If the plan is ultimately adopted, it will go to the regional planning commission for consideration as an amendment to the water quality management plan and transmitted to the DNR.

Motion - Ald. Vitale moved for the public to be heard, second of Ald. Ripplinger and unanimous vote.

Community Development Director Steve Crandell stated Mr. Ruben indicated that some areas are not part of our existing 2010 land use plan. Several weeks ago the Plan Commission did take positive action to amend the plan to include those properties and that public hearing will be set before the Council to coincide with this approval.

Mr. Feller stated the sewer service area discussed is for that area that contributes to and would be served by the City's wastewater treatment plant and it does not mean that those areas would be in the City. A portion of the area in the existing sewer service area is served with sewer without being part of the City, particularly areas in the Town of Pewaukee. Many are not served at the present time, but there is an agreement in place by which they will be served. There also are areas in the Town of Waukesha that have sewer service without being part of the City. This does not mean that the areas shown on the service area plan will automatically become part of the City in order to get the sewer service. They could get service from the City with an agreement even if they are in the townships.

Patrick Lambo, P.O. Box 343, Brookfield, questioned where the portion of the corner north of Bluemound Rd. is that is looked at to be excluded. Mr. Ruben stated the portion excluded is east of 164 near the railroad tracks.

Mr. Feller stated in that particular area there are the railroad tracks, the river, and the quarry all of which creates a great deal of difficulty in terms of cost to serve it. It is more economical to serve it through the Pewaukee district.

Fay Amerson, W270 S3565 Oakknoll Dr., president of the Board of Directors of the Waukesha County Environmental Action League, stated they are opposed to the extension of the sanitary sewer service area for the following reasons: They are trying to prevent sprawl, and it is unfortunate that there are areas where infilling is recommended and high density development that is close to the City and envisioned to be served by sanitary sewer in a year that none of us will even be here. Those decisions have to be left to the future citizens who will have a better land vision. The urban service area involves public transportation, schools, and other things that go along with an urban service area, not just sewers. They will be making comments regarding the primary environmental corridors and areas that have been eliminated.

Mr. Robert Smart, 137 Wisconsin Ave., stated he is the owner of 140-odd acres on Big Bend Rd. south of the beltline. When Mr. Ruben addressed a number of people at the Waukesha County Board regarding considerable land including his piece, he questioned why his land is designated as a primary environmental corridor, and Mr. Ruben said it was because of the trees that are on it. The trees have been there since 1957 and are now considered a public resource. He does not have immediate plans for development of the land but he does not like to be denied the right to develop it. He land was agricultural when the trees were planted and planting the trees converted his private land to a public resource. He thinks it is unconscionable for his land to be treated differently from the immediate

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there will be development in the area with Interstate 194 going through within the next 20 years.

Mr. Zirbel stated he can understand SEWRPC recommending who provides sanitary sewer service and identifying corridors, but when they take steps as part of that process to deny sewer service to those areas, that he does not understand.

Mr. Ruben stated that the process of identifying the corridors is required by the DNR, and the DNR in their policies suggested that there would be certain lands within the sewer service areas that should not be eligible for sewer service. The policy of which lands would get sewer or not get sewer emanates from the DNR itself. Many of these lands may already be regulated and a great portion of them are already lowlands, wetlands, floodplains, shorelands, and areas that by DNR regulations or the Army Corps of Engineers regulations would not be eligible for sewer service anyway. The DNR feels that these lands, especially the primary environmental corridors, are so important to the integrity of the resources within a rapidly urbanizing area like southeastern Wisconsin that their policy is not to extend sewers into those areas to accommodate intensive urban development. They could extend sewers into those areas for very low density residential development, and they have worked with many communities to do that. Mr. Siepmann uses the environmental corridors as a basis for the design of his subdivisions. He designs his subdivision around the environmental corridors to protect the resources and he gets more money for his lots in doing that than by cutting up the environmental corridor with relatively small lots and destroying the resources. Protecting the resources is still accommodating development and to a great extent it depends upon the design and how it is done. When the DNR provides the guidelines and other statutes for completion of the plans, they identify the environmental corridors.

Melinda Dejewski, S42 W25164 Dale Dr., Town of Waukesha, stated that regional planning is a very good thing but she has a concern about annexations. She hopes when the City adopts the sewer service area, that the City makes the recommendation along with that to establish sewer agreements with the surrounding communities.

Town Chairman Paul Kanter, S10 W31599 Glacier Pass, Town of Delafield, stated their concerns are that the City of Waukesha's agreement with the Town of Pewaukee will have the border at the Town of Delafield and in fact contiguous and this property would become annexable to the City of Waukesha. Mr. Ruben used the term a number of times that these areas of sewer extension exclusive of the environmental corridor are high density urban development. That is a concern to the Town of Delafield. They are trying very hard to maintain the integrity of the Town, preserve open land and protect the rural and country character of their town and they would like to believe that SEWRPC agrees. They are confused as to what SEWRPC wants and whether SEWRPC's primary concern is sewers or protecting the open space. He hopes the City of Waukesha agrees with the Town of Delafield that preserving the open space throughout the County is important. He understands that what they are doing at this public hearing is simply to decide upon an ultimate service area for the sewer system. The City of Waukesha is a good neighbor and soon will be immediate good neighbors, and he hopes the City will view the Town of Delafield equally as a good neighbor. He hopes the City will work with them during the next couple of years to achieve an extension by an agreement rather than annexation to allow the extension of the sewers into their area. They are concerned about the threat of annexation and high density urban development within the Town of Delafield.

Ald. Ripplinger stated that the City does not go out and attempt to convince people to annex. If the property owner comes forth and requests annexation, he petitions the City and it is heard. This is a long range plan and there are other plans that have to fall in place. The treatment plant he

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understands is not anywhere near the capacity so adding to it does not add cost at the treatment plant. If the Town of Pewaukee or the sewage treatment district that serves the Town of Pewaukee knows that an area is going, they need to do something with their plant.

Mr. Feller stated that the treatment plant capacity is over 50% but it has not really changed much over the past 5 years.

Mr. Ruben stated this is a guide that would be used by the City and also the DNR in decisions concerning sewer extension. The City's wastewater treatment plant capacity at the present time indicates that it is sufficient to serve the entire area. There will be situations where sewer lines will have to go through environmental corridors because in many cases it is the logical place for a sewer line to be. If a proposal would come in to sewer lands within an environmental corridor, the DNR would look at them on a case by case basis. In some cases, the design may be appropriate and it will be accommodated, and in other cases, they would say that the conditions are not right.

Dave Smart stated that it is clear that if the plant has the capacity and developers come in, the City will extend the sewer as far as it does logically and it is not an issue here. Any extension of sewer through or into a primary environmental corridor is precluded because the DNR will not approve of it by what might be approved here.

Mr. Brostrom stated if the City adopts this resolution, what is the opportunity for anyone who happens to own a primary environmental corridor to have that changed. The DNR relies on the advice that is provided to them and with the area of high and dry land that Mr. Smart has alluded to, what is the likelihood that he would ever get that land excluded if this is approved. He heard that it would have to be a 5-acre lot to be able to develop within the environmental corridor.

Mr. Ruben stated if the question came before the regional planning commission concerning the provision of sewers within the environmental corridor, they would recommend that sewer not be provided and the DNR has the final say. It would depend on the development proposal for it. Some communities have allowed changing to a higher density on the lands outside of the environmental corridor to give the person the same number of housing units that he would have had if he developed the entire parcel and the corridor and resource features are protected. It would be a case by case basis. Mr. Smart's high and dry land consists of woodland areas which is a natural resource feature that causes the land to be included in the environmental corridor. If Mr. Smart had planted a pine plantation and envisioned at a later date that the pines would be removed, the land would come out of the environmental corridor.

Ald. Vitale stated that Mr. Smart's property is close to the City (700 ft.) and he cannot envision the City having 5-acre lots. He thinks this plan is wrong and he will vote against it.

Motion - Ald. Ripplinger moved to recommend to the Council adoption of the resolution amending the boundaries to the sanitary sewer service area, second of Ald. Vitale.

Mr. Brostrom stated if this resolution is approved, it finalizes what has been determined as primary environmental corridors and they will stay primary environmental corridors for 21 years.

Mr. Feller stated the environmental corridors are there right now whether they adopt or amend this plan or not. Those environmental corridors have already been established and defined and they cannot

get sewer extensions to them now. These environmental corridors are not new. The DNR in conjunction with SEWRPC and other agencies have already defined the environmental corridors.

Ald. Vitale stated he is concerned about the vast power that the DNR has along with SEWRPC. He is seeing big government bureaucracy throwing their weight around and the City as a weak entity controlled by the DNR and SEWRPC.

Mr. Ruben stated that the plan represents what this City Council has already adopted. Their land use plan includes those environmental corridors and they are very important in the natural resource base. Not to protect them would create potential long term problems for the City overall. The reason the DNR gets involved is because local units of government have not taken the steps necessary historically to protect these areas and the only reason there now is protection of wetland areas is because the DNR stepped in and said they have to be protected. State and the Federal units of government have the authority to regulate lands, but they do not want to get involved if they don't have to. If the local units of government do not take the steps necessary, then they will step in. These resources represent only 20% of the whole area of the City and the sewer service area.

Voting on the motion, all voted Aye except Mr. Brostrom, Ald. Vitale, and Mr. Zirbel who voted Nay. Ayes (4) Nays (3) Motion carried.

The public hearing closed at 6:30 p.m.