

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF EAST TROY AND ENVIRONS

WALWORTH COUNTY WISCONSIN

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COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 112 (3rd Edition)

**SANITARY SEWER SERVICE AREA FOR
THE VILLAGE OF EAST TROY AND ENVIRONS
WALWORTH COUNTY, WISCONSIN**

Prepared by the

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The preparation of this report was financed in part through a planning grant from the Wisconsin Department of Natural Resources.

December 2000

Inside Region \$2.50
Outside Region \$5.00

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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.

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.

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.

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.

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

1. Preparation of a base map at an appropriate scale for each sanitary sewer service area identified in the areawide water quality management plan.
2. The delineation on that base map of a sanitary sewer service area consistent with the objectives set forth in the adopted regional water quality management plan.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.

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.

4. The preparation of modifications to the initially proposed sanitary sewer service area to reflect concerns expressed at the intergovernmental meetings. These modifications would meet, to the fullest extent practicable, the objectives expressed both in the adopted areawide water quality management and regional land use plans and in any adopted local land use and sanitary sewerage system plans.
5. The holding of a public hearing jointly by the Commission and the local or areawide unit or units of government concerned to obtain public reaction to site-specific sewer service area issues that might be raised by the proposed sewer service area delineation.
6. The preparation of a final sanitary sewer service area map and accompanying report.
7. Adoption of the final sewer service area map by the Commission and certification of the map to the Wisconsin Department of Natural Resources and the U. S. Environmental Protection Agency as an amendment to the adopted areawide water quality management plan. Desirably, such adoption by the Commission would follow endorsement of the map by the local or areawide unit or units of government concerned. While such a consensus by the local governments concerned will always be sought by the Commission, it is recognized that in some cases unanimous support of the refined and detailed sanitary sewer service areas may not be achieved. In those cases, the Commission will have to weigh the positions of the parties concerned and make a final determination concerning the issues involved.

THE EAST TROY 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 June 30, 1984, the Village of East Troy requested that the Regional Planning Commission undertake the refinement and detailing of the proposed year 2000 sanitary sewer service area tributary to the Village of East Troy sewage treatment facility. Subsequent to the completion of a draft

report, a public hearing on this matter was held on August 20, 1984. The Village of East Troy sanitary sewer service area plan, as documented in SEWRPC Community Assistance Planning Report No. 112, *Sanitary Sewer Service Area for the Village of East Troy, Walworth County, Wisconsin*, the first edition of this report, was adopted by the Village Board of Trustees on August 23, 1984, and by the Regional Planning Commission on September 13, 1984; and was endorsed by the Wisconsin Department of Natural Resources on February 8, 1985.

On June 18, 1992, the Village of East Troy requested the Regional Planning Commission to revise the sanitary sewer service area tributary to the Village of East Troy sewage treatment facility to enable the provision of sewer service to additional lands in the East Troy area. Following a public hearing held on May 3, 1993, the second edition of SEWRPC Community Assistance Planning Report No. 112, dated June 1993, was adopted by the Village Board and the Regional Planning Commission on May 20 and June 16, 1993, respectively, and was endorsed by the Wisconsin Department of Natural Resources on October 20, 1993. The Village of East Troy and the Regional Planning Commission subsequently adopted one further amendment to the sanitary sewer service area as refined and set forth in SEWRPC Community Assistance Planning Report No. 112 (2nd Edition). That amendment, which was requested by the Village of East Troy on February 27, 1998, recommended the

addition of lands located immediately adjacent to the East Troy sewer service area for industrial use.

The Regional Planning Commission recognizes that, like other long-range plans, sanitary sewer service area plans should be reviewed periodically to assure that they continue to properly reflect regional and local urban development objectives, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service. By letter dated May 25, 2000, the Village of East Troy requested the Regional Planning Commission to revise the East Troy and environs sanitary sewer service area tributary to the Village of East Troy sewage treatment facility. The proposed revision would take into account a new Village land use plan, adopted by the Village Board in July 2000, and the year 2020 regional land use plan.

Copies of the draft report setting forth a revised sanitary sewer service area plan were provided to the Towns of Troy and East Troy; the Village of Mukwonago; Walworth County; and the Wisconsin Department of Natural Resources for review and comment prior to the public hearing held on November 20, 2000. 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 Village of East Troy sewage treatment facility is described in Chapter III of this report.

Chapter II

STUDY AREA DESCRIPTION

LOCATION

The study area considered for revising the East Troy and environs sanitary sewer service area is shown on Map 2. The area consists of the entire Village of East Troy; the entire Town of East Troy; and portions of the Village of Mukwonago and the Towns of LaFayette, Spring Prairie, and Troy. The total study area is 63.7 square miles in extent, of which 30.4 square miles, or 47 percent, lie within the Town of East Troy; 11.9 square miles, or 19 percent, lie within the Town of Spring Prairie; 11.9 square miles, or 19 percent, lie within the Town of Troy; 4.0 square miles, or 6 percent, lie within the Town of LaFayette; 3.7 square miles, or 6 percent, lie within the Village of East Troy; and 1.8 square miles, or 3 percent, lie within the Village of Mukwonago. These areas are based upon 2000 civil division boundaries.

POPULATION

The resident population of the study area in 1995 was estimated at 8,100 persons, not including about 700 seasonal residents. Of this total, it is estimated that about 3,900 year-round residents and 100 seasonal residents were served by public sanitary sewers tributary to the Village of East Troy sewage treatment facility. The remaining 4,200 year-round residents and 600 seasonal residents in the study area were served by onsite sewage disposal systems.

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

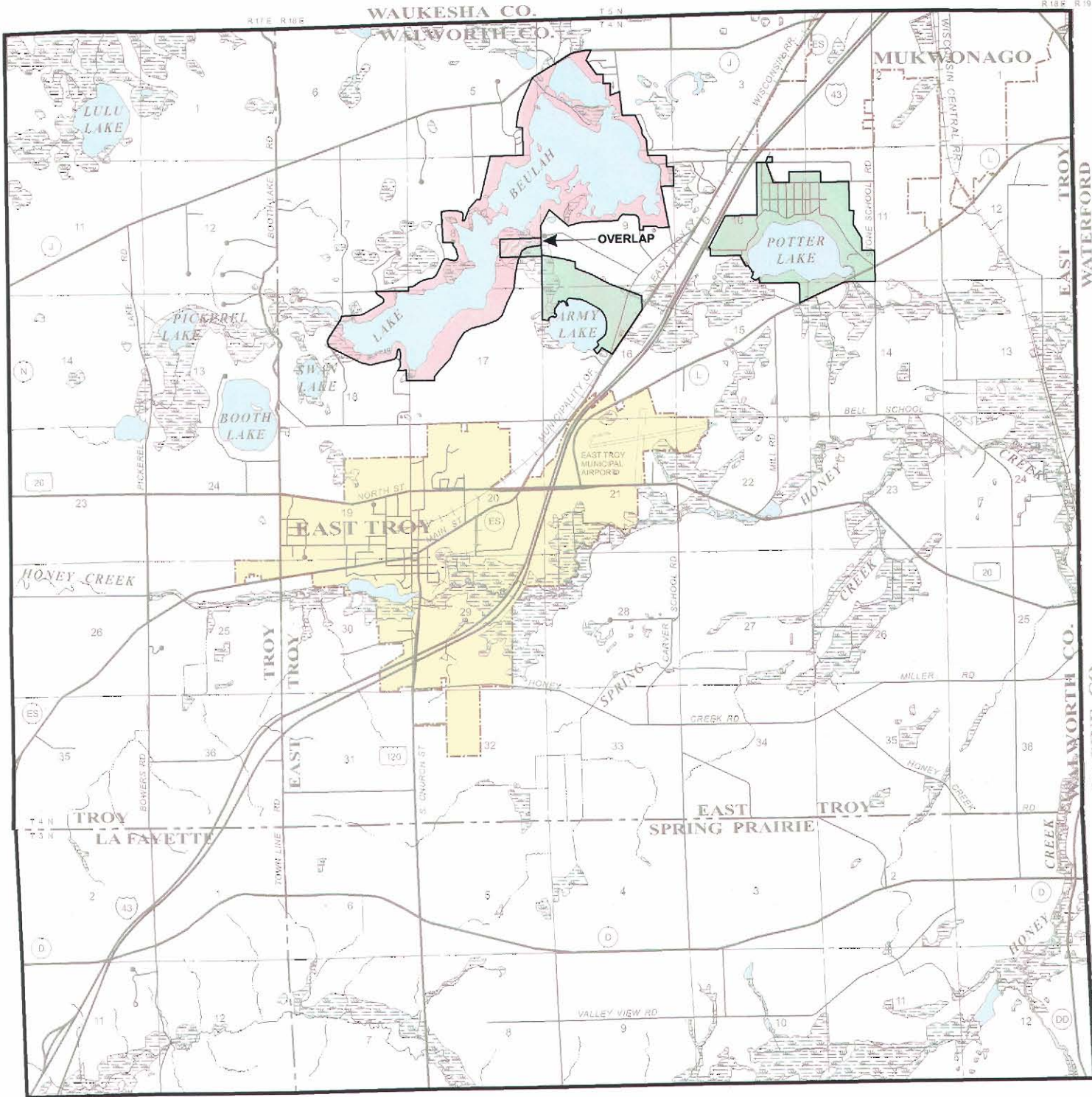
population growth which may be expected to occur over the period 1990 to 2020. The preparation of the Commission's year 2020 regional land use plan incorporated a consideration of two alternative scenarios for regional growth and change, involving different assumptions regarding population lifestyles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




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

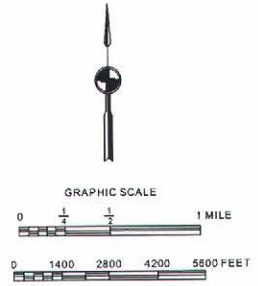
The intermediate-growth centralized land use plan, also the adopted regional land use plan, would accommodate a year 2020 resident population level of about 10,100 persons in the East Troy study area. Under a high-growth decentralized alternative, the population level within the study area could be as high as 13,400 persons by the year 2020.

Map 2

STUDY AREA IDENTIFIED FOR PURPOSES OF REVISING THE VILLAGE OF EAST TROY AND ENVIRONS SANITARY SEWER SERVICE AREA



-  VILLAGE BOUNDARIES
-  TOWN OF EAST TROY SANITARY DISTRICT NO. 2
-  LAKE BEULAH MANAGEMENT DISTRICT (A PUBLIC INLAND LAKE MANAGEMENT AND REHABILITATION DISTRICT WITH TOWN SANITARY DISTRICT POWERS)



Source: SEWRPC.

ENVIRONMENTALLY SIGNIFICANT LANDS

Environmental corridors are defined as linear areas in the landscape containing concentrations of natural resource and resource-related amenities. These corridors generally lie along the major stream valleys, around major lakes, and in the Kettle Moraine area of southeastern Wisconsin. Almost all the remaining high-value wetlands, woodlands, wildlife habitat areas, major bodies of surface water, and delineated floodlands and shorelands are contained within these corridors. In addition, significant groundwater recharge and discharge areas, many of the most important recreational and scenic areas, and the best remaining potential park sites are located within the environmental corridors. Such corridors are, in effect, a composite of the most important individual elements of the natural resource base in southeastern Wisconsin, and have immeasurable environmental, ecological, and recreational value.

The land use element of the adopted regional water quality management plan recommends that lands identified as primary environmental corridors not be developed for intensive urban use. Accordingly, the plan further recommends that sanitary sewers not be extended into such corridors for the purpose of accommodating urban development in the corridors. It was recognized in the plan, however, that it would be necessary in some cases to construct sanitary sewers across and through primary environmental corridors, and that certain land uses requiring sanitary sewer service could be properly located within the corridors, including park and outdoor recreation facilities and certain institutional uses. In some cases, extremely low density residential development at a density not to exceed one housing unit per five acres of upland corridor, compatible with the preservation of the corridors in essentially natural, open uses, may also be permitted to occupy corridor lands, and it may be desirable to extend sewers into the corridors to serve such uses. Basically, however, the adopted regional land use plan seeks to ensure that the primary environmental corridor lands are not destroyed through conversion to intensive urban uses.

One of the first steps in refining the East Troy sanitary sewer service area was to map in detail the environmentally significant lands in the study area. Accordingly, Commission inventories were reviewed and updated as necessary with respect to the following elements of the natural resource base: lakes, streams, and associated shorelands and floodlands;

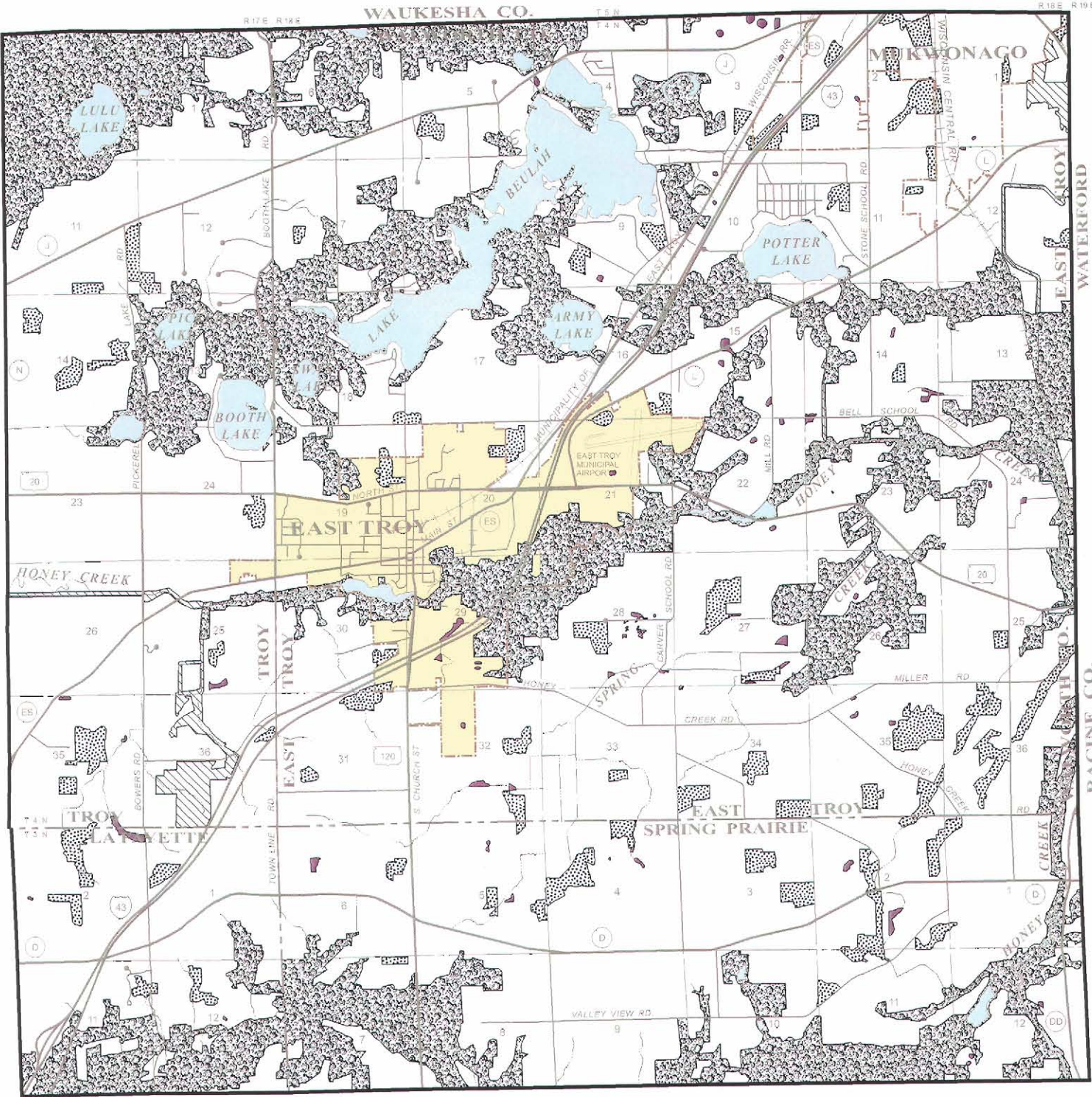
wetlands; woodlands; wildlife habitat areas; areas of rugged terrain and high-relief topography; wet, poorly drained, and organic soils; and remnant prairies. In addition, inventories were reviewed and updated as necessary with respect to such natural resource-related features as existing parks, potential park sites, sites of historic and archaeological value, areas offering scenic vistas or viewpoints, and areas of scientific value.






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

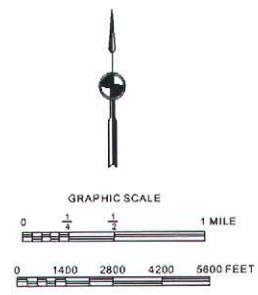
Isolated natural resource areas generally consist of those natural resource base elements that have value, such as wetlands, woodlands, wildlife habitat areas, and surface water areas, but are separated physically from the primary and secondary environmental corridors by intensive urban or agricultural land uses. Since isolated natural resource areas may provide the only available wildlife habitat in an area, provide good locations for local parks and nature study areas, and lend aesthetic character and natural diversity to an area; they should also be protected and preserved in a natural state to the extent practicable. An isolated natural resource area must be at least five acres in size.

Map 3

ENVIRONMENTALLY SIGNIFICANT LANDS IN THE EAST TROY AND ENVIRONS STUDY AREA



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



Source: SEWRPC.

Table 1

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

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

Source: SEWRPC.

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

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

Lands and surface water encompassed within the primary environmental corridors of the East Troy study area in 1995 totaled 15.1 square miles, or about 24 percent of the total study area. Lands and surface water encompassed within secondary environmental corridors totaled 0.5 square mile, or about 1 percent of the total study area. Lands and surface water encompassed within isolated natural resource areas totaled 2.0 square miles, or about 3 percent of the study area. About 75 acres, or less than one 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 East Troy study area encompassed about 17.7 square miles, or 28 percent of the study area.

While the adopted regional water quality management plan places great emphasis upon the protection of the lands identified as primary environmental corridors in essentially natural, open uses, it recognizes that there may be situations in which the objective of preserving the corridor lands directly conflicts with other legitimate regional and local development objectives. For example, the regional plan recognizes that if a community were to determine the need for a strategic arterial street extension through the primary environmental corridor lands in order to service an important local development project, the street extension may be considered to be of greater community benefit than the preservation of a small segment of the primary environmental corridor. When such conflicts in legitimate community development objectives occur, it is important that they be resolved sensitively and that any damage to the natural environment in the corridors be minimized.

While portions of the delineated floodlands in the East Troy study area are contained within the environmental corridors, there are areas of the floodlands utilized for agricultural or other open

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

space uses located outside such corridors. The Regional Planning Commission recognizes that such floodlands are generally unsuitable for intensive urban development owing to poor soil conditions and periodic flood inundation. The Commission thus recommends that, as development of lands located within urban areas and adjacent to these floodland areas occurs, such floodland areas should be preserved in essentially natural, open space uses, and over time become part of the adjacent environmental corridors.

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

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

Chapter III

PROPOSED SANITARY SEWER SERVICE AREA

SIGNIFICANCE OF SANITARY SEWER SERVICE AREA DELINEATION

As noted earlier in this report, changes in the Wisconsin Department of Natural Resources (WDNR) and Wisconsin Department of Commerce rules governing the extension of sanitary sewers have made the delineation of local sanitary sewer service areas an important process for local units of government and private land developers. Prior to the rule changes, review and approval of locally proposed sanitary sewer extensions by the WDNR and the Department of Commerce was confined primarily to engineering considerations and was intended to ensure that the sewers were properly sized and constructed. The rule changes significantly expanded the scope of the State review process to include water quality-oriented land use planning considerations. Before the two State agencies concerned can approve a locally proposed sanitary sewer extension, they must make a finding that the lands to be served by the proposed extension lie within an approved sanitary sewer service area. Such areas are identified in the Commission's adopted areawide water quality management plan and any subsequent amendments thereto. If a locally proposed sanitary sewer extension is designed to serve areas not recommended for sewer service in an areawide water quality management plan, the State agencies concerned must deny approval of the extension. Consequently, it is important that an intergovernmental consensus be reached in the delineation of proposed sanitary sewer service areas.

CURRENTLY APPROVED EAST TROY SANITARY SEWER SERVICE AREA

The currently identified design year 2010 sanitary sewer service area, tributary to the Village of East

Troy sewage treatment facility, is set forth in SEWRPC Community Assistance Planning Report No. 112 (2nd Edition), *Sanitary Sewer Service Area for the Village of East Troy and Environs, Walworth County, Wisconsin*, dated June 1993, and in one subsequent amendment to that report. As shown in the gray-shaded area on Map 4, this service encompasses 8.2 square miles, or 13 percent of the total study area of 63.7 square miles. The area includes about 1.8 square miles of primary environmental corridor; less than 0.1 square mile of secondary environmental corridor; 0.2 square mile of isolated natural resource areas; and 10 acres of wetlands and surface water areas less than 5 acres in size.

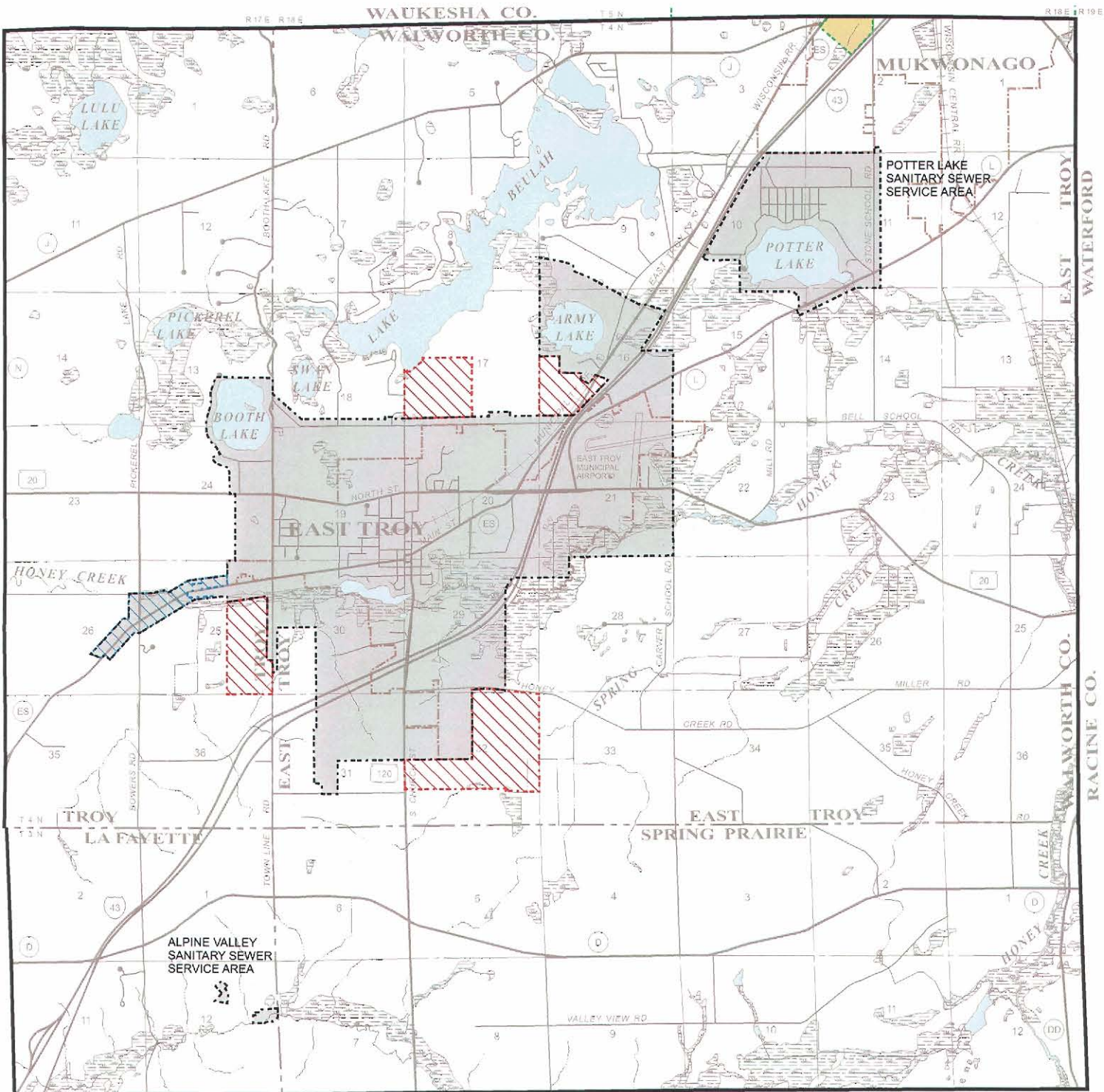
REVISED EAST TROY SANITARY SEWER SERVICE AREA






A review of the East Troy sanitary sewer service area was last undertaken during the preparation of the second edition of Community Assistance Planning Report No. 112 in 1993. The purpose of the current comprehensive refinement effort is to review once again the sewer service needs of lands envisioned to be tributary to the Village of East Troy sewage treatment facility and to adjust and extend, as necessary, the sewer service area boundaries to accommodate the design year 2020 population levels envisioned for this service area.

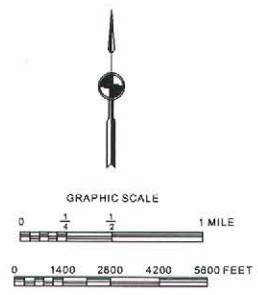
Factors taken into account in the delineation of the revised East Troy sanitary sewer service area included the currently identified sanitary sewer service area plan set forth in SEWRPC Community Assistance Planning Report No. 112 (2nd Edition), *Sanitary Sewer Service Area for the Village of East Troy and Environs, Walworth County, Wisconsin*, dated June 1993, as

Map 4

EAST TROY AND ENVIRONS SANITARY SEWER SERVICE AREA AS DEFINED IN SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 112 (2ND. EDITION), AS AMENDED, WITH PROPOSED CHANGES



-  EAST TROY AND ENVIRONS SANITARY SEWER SERVICE AREA AS DEFINED IN SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 112 (2ND. EDITION), AS AMENDED
-  AREA TO BE REMOVED FROM THE EAST TROY AND ENVIRONS SANITARY SEWER SERVICE AREA
-  AREAS TO BE ADDED TO THE EAST TROY AND ENVIRONS SANITARY SEWER SERVICE AREA
-  VILLAGE BOUNDARIES
-  MUKWONAGO SANITARY SEWER SERVICE AREA



Source: SEWRPC.

amended, 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 Village land use plan as set forth in *Village of East Troy Comprehensive Land Use Plan 2020*, adopted by the Village in 2000; the Town of East Troy land use plan adopted by the Town in 1994; and the Town of Troy land use plan adopted by the Town in 1998.

The revision effort considered the location, type, and extent of existing urban development; the location of areas where onsite soil-absorption sewage disposal systems were known to be failing; the location and extent of gravity drainage areas tributary to planned sewage treatment facilities; the location and capacity of planned trunk sewers; the location of existing property ownership boundaries; and certain pertinent aspects of the natural resource base, including the location and extent of soils suitable for urban development, the location and extent of primary and secondary environmental corridors, and the location and extent of prime agricultural lands.

As previously noted, the Commission, as part of its regional planning program, including the delineation of sanitary sewer service areas and the subsequent refinements thereof, utilizes the "alternative futures" concept to deal with the uncertainties regarding factors affecting future growth and development within the Region. The sewer service area refinement effort for the East Troy 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.

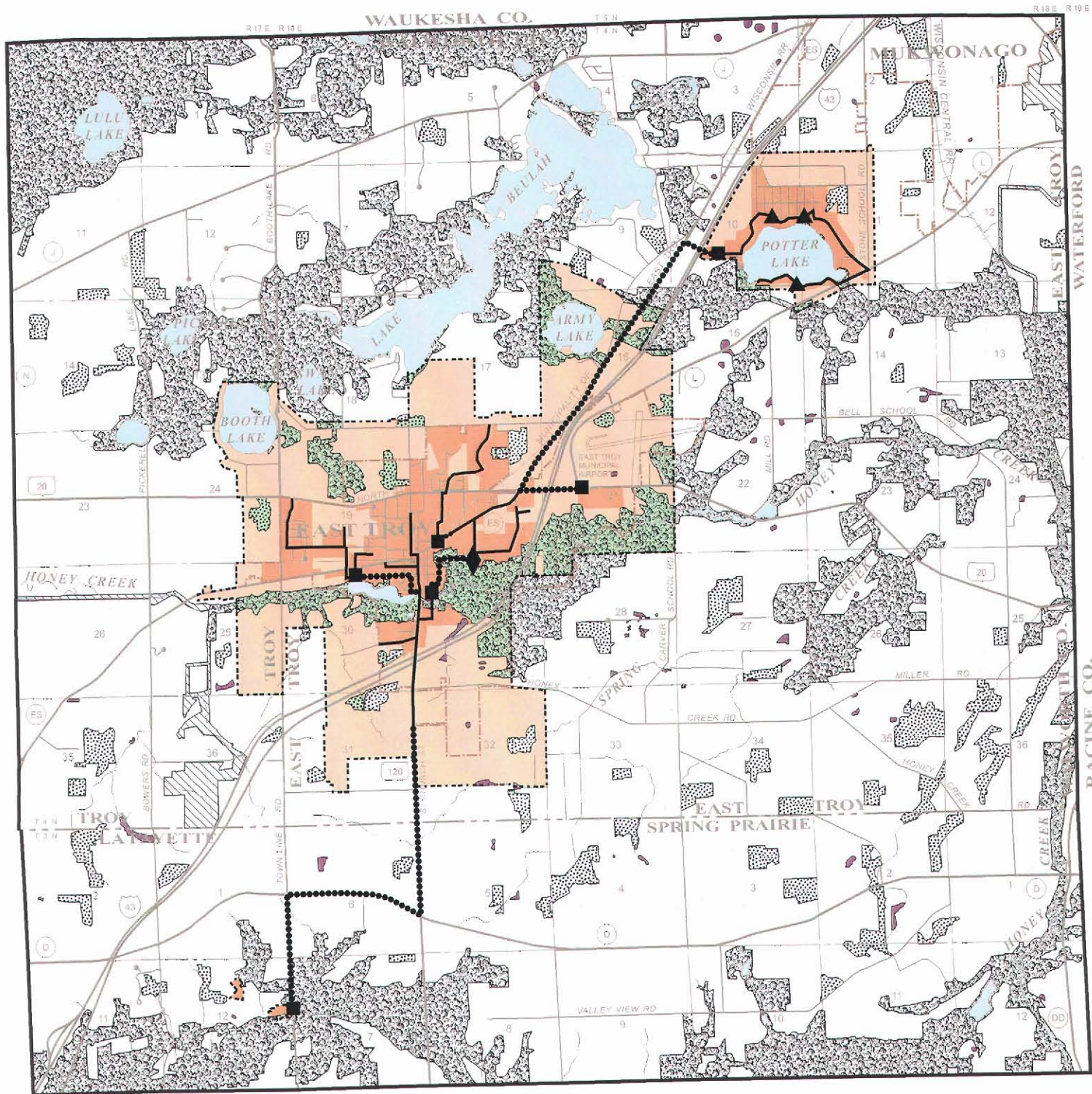
Accordingly, capital investments in such facilities are often limited to those relatively certain to be needed over a 15 to 20-year design period. The use of the intermediate population forecast may thus be most appropriate for use in the design of such facilities.

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 Village of East Troy sewage treatment facility would, by the design year 2020, range from about 6,200 persons under the Commission's intermediate-growth centralized plan, or the Commission's adopted regional land use plan, to about 9,300 persons under the Commission's high-growth decentralized plan.

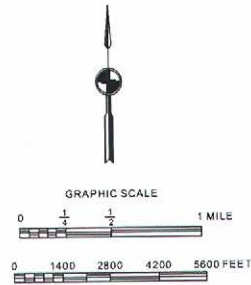
The revised year 2020 East Troy and environs sanitary sewer service area anticipated to be tributary to the Village of East Troy sewage treatment facility is shown on Maps 4 and 5. Map 4 shows, with a red hatch pattern, areas proposed to be added to the East Troy sanitary sewer service area in the revision effort. The revised sewer service area includes the addition of four separate areas to the currently adopted sewer service area. The first two of these areas are located north of the current Village boundary and consist primarily of agricultural use, with some existing residential use, and are envisioned to accommodate low-density residential uses. The third area is located south and east of the current southernmost Village

EAST TROY AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA: 2020



-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  AREA SERVED BY PUBLIC SANITARY SEWERS: 2000
-  PLANNED SANITARY SEWER SERVICE AREA: 2020
-  PLANNED SANITARY SEWER SERVICE AREA BOUNDARY

-  ENVIRONMENTALLY SIGNIFICANT LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN UPLAND AREAS.
-  EXISTING PUBLIC SEWAGE TREATMENT FACILITY
-  EXISTING TRUNK SEWER
-  EXISTING FORCE MAIN
-  EXISTING PUMPING STATION
-  EXISTING LIFT STATION
-  VILLAGE BOUNDARIES



Source: SEWRPC.

boundary and within one mile of the IH 43 and STH 120 interchange. It consists almost entirely of agricultural uses and is envisioned to accommodate both residential and industrial uses. The fourth area is located at the southwest corner of the sewer service area, is currently in agricultural use, and is envisioned to accommodate residential uses.

The revised sewer service area also includes removal of a partially developed 105-acre area located at the western edge of the sewer service area along CTH ES in the Town of Troy, shown with a blue hatch pattern on Map 4. Preliminary analysis indicates that the area along CTH ES west of Honey Creek cannot be served cost effectively with public sanitary sewers. The boundary of the sewer service area along CTH ES to the east of Honey Creek is proposed to be adjusted to exclude lands within recently developed residential subdivisions. The removal from the sewer service area of lands located along CTH ES west of Honey Creek is recommended in the Town of Troy land use plan adopted by the Town of Troy in 1998.

The areas proposed to be added to the sewer service area encompass 1.1 square miles, while the area proposed to be removed from the sewer service area encompasses 0.2 square mile. Map 5 depicts the revised East Troy and environs sanitary sewer service area, together with environmentally significant areas and trunk sewers, as submitted to public hearing. The gross revised East Troy sanitary sewer service area encompasses 9.1 square miles, or 14 percent of the total study area of 63.7 square miles. This gross sewer service area includes about 1.9 square miles of primary environmental corridor, 0.3 square mile of isolated natural resource areas, and 10 acres of wetlands and surface water areas less than five acres in size. Therefore, a total of about 2.2 square miles, or about one-fourth of the sewer service area, would encompass environmentally significant areas, consisting of primary environmental corridors, isolated natural resource areas, and wetlands and surface water areas less than five acres in size.

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

It should be noted that the environmentally significant lands indicated on Map 5 total 45 acres more than the

environmentally significant lands indicated on Map 3. As shown on Map 6 in green, 45 acres of land located within the 100-year recurrence interval flood hazard area associated with Honey Creek, and lying within the East Troy sewer service area, are currently undeveloped and lie adjacent to primary environmental corridor lands. It is anticipated that these lands will remain undeveloped and be added to the adjacent primary environmental corridor.

Shown in gold on Map 6 are 415 additional acres of land located within 100-year recurrence interval flood hazard areas lying outside of the proposed East Troy sewer service area. These floodplain areas would be added to adjacent environmental corridors should the sewer service area be expanded into those areas.

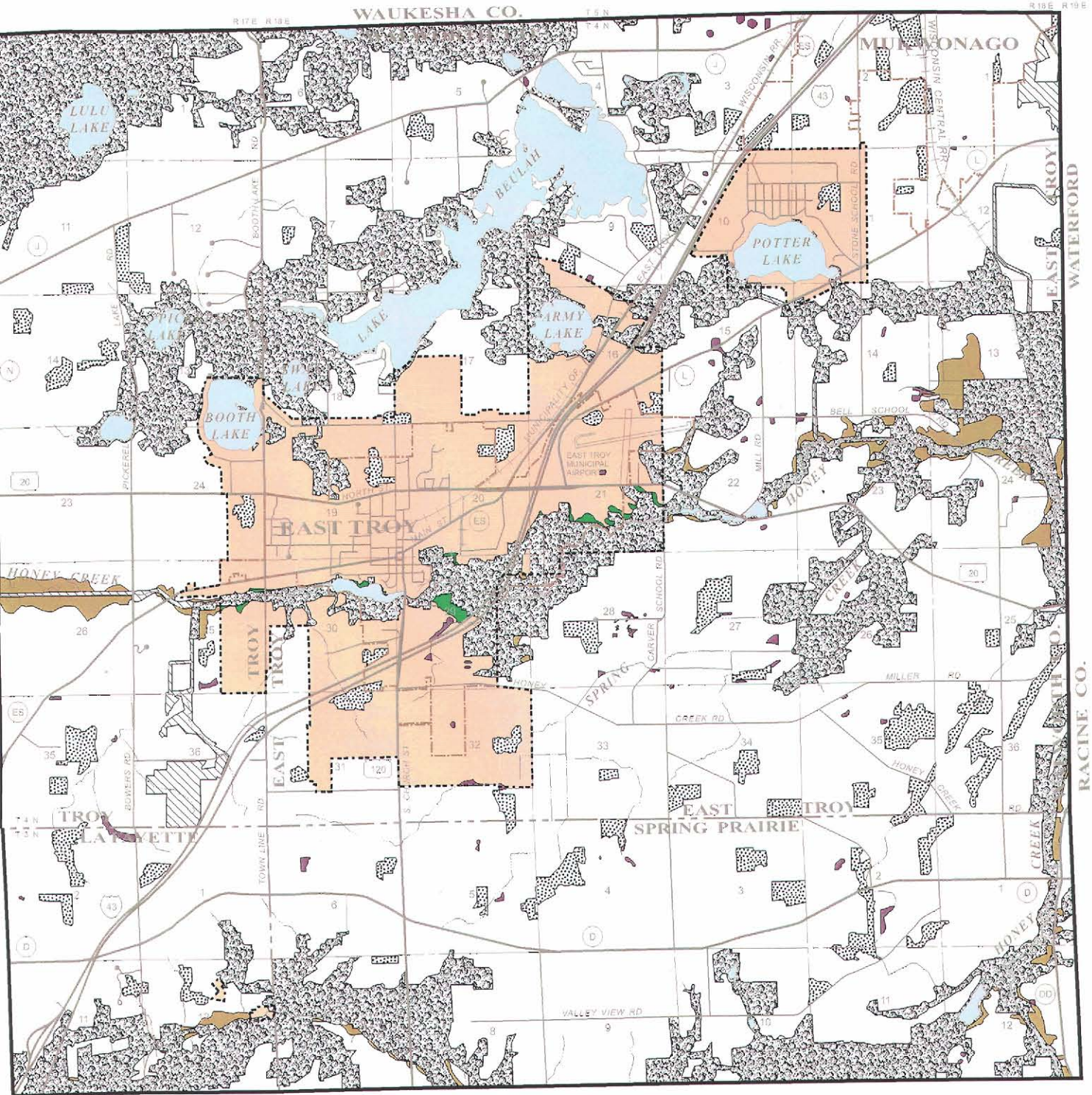
The revised East Troy and environs sanitary sewer service area tributary to the Village of East Troy sewage treatment facility would accommodate a resident population of about 9,300 persons, assuming full development of vacant lands within the sewer service area as envisioned under adopted local land use plans. This population level lies at the high-growth end of the range of population levels envisioned for the sewer service area under Commission alternative regional land use plans for the year 2020.

WATER QUALITY IMPACTS

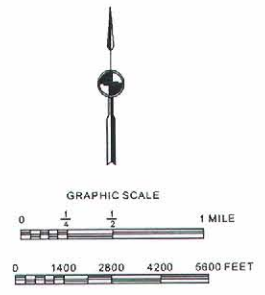
Under the adopted regional water quality management plan and the refined sanitary sewer service area plan herein set forth, it is envisioned that all urban lands within the planned urban service area would receive sanitary sewer service. It is also envisioned that all lands identified as primary environmental 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,

Map 6

ANTICIPATED CHANGES TO THE ENVIRONMENTALLY SIGNIFICANT LANDS IN THE EAST TROY AND ENVIRONS STUDY AREA



-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  PLANNED SANITARY SEWER SERVICE AREA
-  FLOODLANDS WITHIN THE EAST TROY SEWER SERVICE AREA THAT ARE PROPOSED TO REMAIN UNDEVELOPED AND ADDED TO ADJACENT ENVIRONMENTAL CORRIDORS
-  FLOODLANDS LOCATED OUTSIDE PLANNED SANITARY SEWER SERVICE AREAS WHICH WOULD BE ADDED TO ADJACENT ENVIRONMENTAL CORRIDORS SHOULD SEWER SERVICE AREAS BE EXPANDED
-  PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
-  VILLAGE BOUNDARIES



Source: SEWRPC.

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.¹ 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 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 East Troy sanitary sewer service area set forth in this report is 0.9 square miles or 11 percent larger than the currently adopted sewer service area set forth in the second edition of SEWRPC Community Assistance Planning Report No. 112, as amended. All of the proposed additions to the East Troy and environs sewer service area lie adjacent to the currently adopted sewer service area. The nearest other public sanitary sewerage system, the Village of Mukwonago system, is located approximately one mile north of the northernmost boundary of the Potter Lake portion of the East Troy sewer service area, and no other public sewerage system is located in the vicinity. Thus, no further analysis is deemed to be required to conclude that the subject area would be

¹*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.*

served most cost-effectively through connection to the Village of East Troy sewerage system.

SEWAGE TREATMENT PLANT CAPACITY IMPACT ANALYSIS

Sewage from the Village of East Troy and the Town of East Troy Sanitary District No. 2 is treated at the Village of East Troy sewage treatment facility. The East Troy sewage treatment plant has a design capacity of 0.7 million gallons per day (mgd) on an average annual basis. The average annual flow rate in 2000 is about 0.4 mgd.

The increase in sewered population from about 4,000 persons in 2000, including about 100 seasonal residents, to about 9,600 persons, including about 300 seasonal residents, assuming full development of vacant lands within the sewer service area as envisioned under applicable local land use plans, is estimated to result in a flow rate between 1.0 and 1.4 mgd on an average annual basis, with the total flows being somewhat dependent upon the sewage flows generated by new commercial and industrial land uses. Thus, depending upon the level and density of growth that will actually occur upon full development of the revised sewer service area, it will be necessary to conduct facilities planning to expand the existing sewage treatment plant at some point during the planning period.

PUBLIC REACTION TO THE REVISED SANITARY SEWER SERVICE AREA

A public hearing was held on November 20, 2000, at the East Troy Village Hall to receive public comment on and reaction to the proposed revision of the Village of East Troy and environs sanitary sewer service area. The hearing was sponsored by the Village of East Troy 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 sanitary sewer service area update and revision effort was presented prior to receiving public comment. Topics specifically addressed in the summary presentation included the rationale for revising the Village of East Troy and environs sewer service area, the importance of the delineation of the outer boundaries of the sewer service area, the importance of the delineation of the environmentally significant lands within the service area, and the significance of these lands insofar as the future

extension of sewer service is concerned. The probable impact of planned development within the revised sanitary sewer service area on the capacity of the Village of East Troy sewage treatment plant was also summarized. Comments on the revised plan were then solicited.

A review of the public hearing record indicates that no substantive concerns were raised regarding the delineation of the external boundaries of the revised East Troy and environs sanitary sewer service area, or the delineation of the environmentally significant lands within that area. Accordingly, no changes were made to the sanitary sewer service area plan as presented at the public hearing and as reflected on Map 5. On November 27, 2000, the Board of Trustees of the Village of East Troy acted to approve the sanitary sewer service area plan as shown on Map 5.

Detailed delineations of the revised East Troy and environs sanitary sewer service area, and of the environmentally significant lands within that area, are shown on a series of aerial photographs reproduced as Map 7, beginning on page 19 and continuing through page 35 of this report.

IMPLEMENTING RECOMMENDATIONS

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

1. In addition to adoption by the Village of East Troy, 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 following governmental units having lands affected by the sewer service area is recommended: the Towns of Troy and East Troy and the Town of East Troy Sanitary District No. 2. In addition, endorsement of the plan by the Walworth County Land Management Committee, as the county planning agency having joint responsibility with the Towns in planning and zoning and otherwise regulating the development of lands in the unincorporated portion of the study area, would be desirable.
2. Formal adoption of this SEWRPC Community Assistance Planning Report by the Regional Planning Commission as an amendment to the

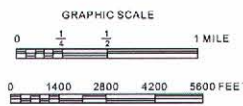
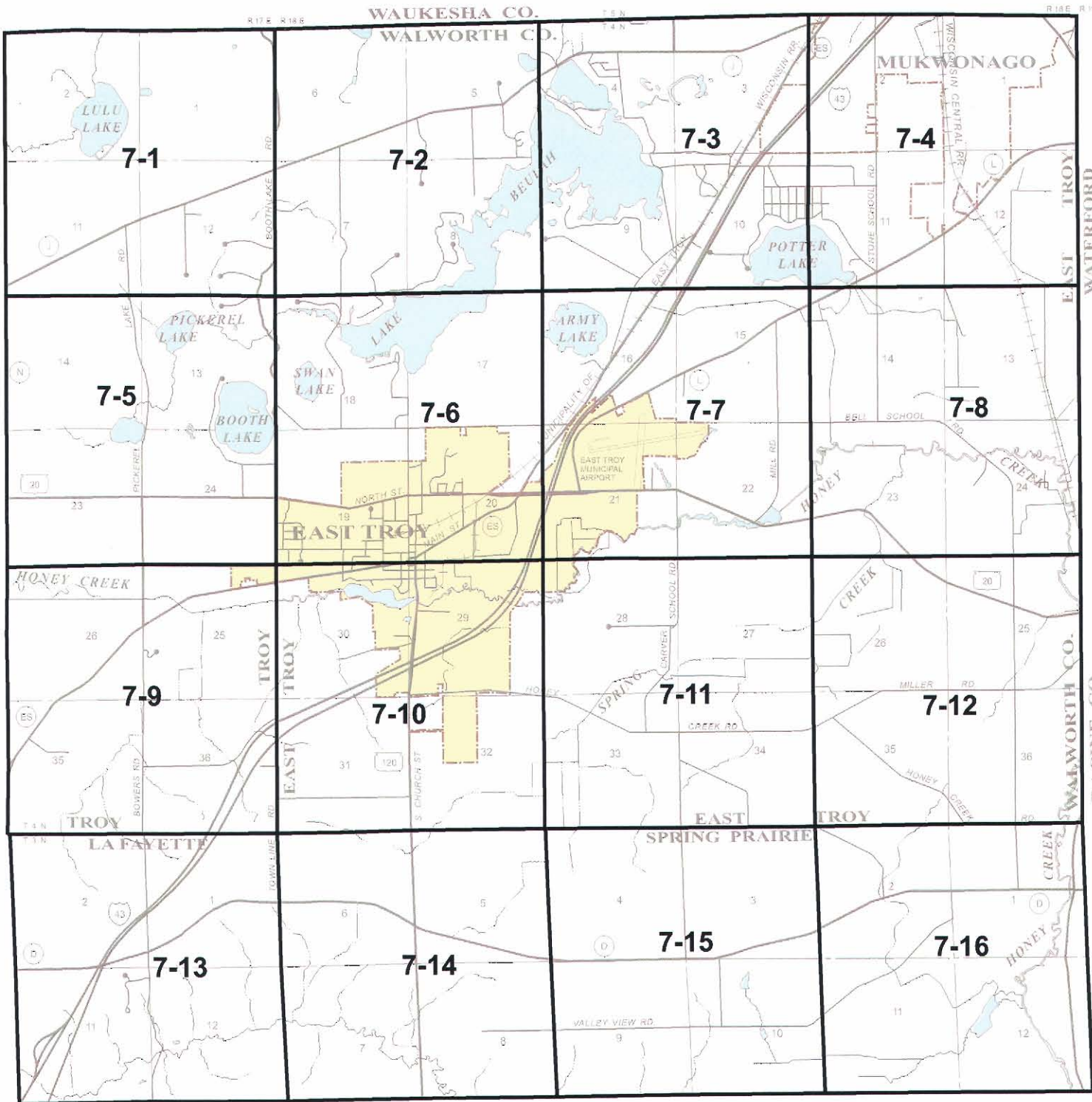
regional water quality management plan set forth in SEWRPC Planning Report No. 30, with certification of this report as a plan amendment to all parties concerned, including the Wisconsin Natural Resources Board and the U.S. Environmental Protection Agency.

3. Review by all of the local units of government concerned of their zoning, land subdivision control, and related ordinances to ensure that the policies expressed in such ordinances reflect the urban development recommendations inherent in the East Troy sanitary sewer service area as shown on Map 5. In particular, steps should be taken to ensure that those lands identified as being environmentally significant in this report are properly zoned to reflect a policy of retaining such lands, insofar as possible, in essentially natural, open uses.
4. Review by the Village of East Troy of utility extension policies to ensure that such policies are consistent with the urban land development recommendations inherent in the delineation of the planned sanitary sewer service area.

SUBSEQUENT REVISIONS TO THE EAST TROY SEWER SERVICE AREA

This report presents the revised East Troy sanitary sewer service area tributary to the Village of East Troy sewage treatment facility. The revised sewer service area was subjected to review at a public hearing. It is envisioned that the delineated sewer service area will accommodate all new urban development anticipated in the East Troy 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 Village of East Troy, 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.

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






Source: SEWRPC.

Map 7-1

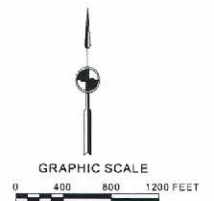
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF EAST TROY AND ENVIRONS

U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 4 North, Range 17 East



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

Source: SEWRPC.



Map 7-2

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


**U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 4 North, Range 18 East**

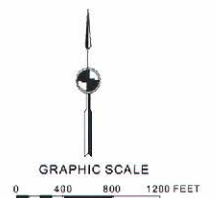


 PRIMARY ENVIRONMENTAL CORRIDOR

 GROSS SANITARY SEWER SERVICE AREA BOUNDARY

 ISOLATED NATURAL RESOURCE AREA

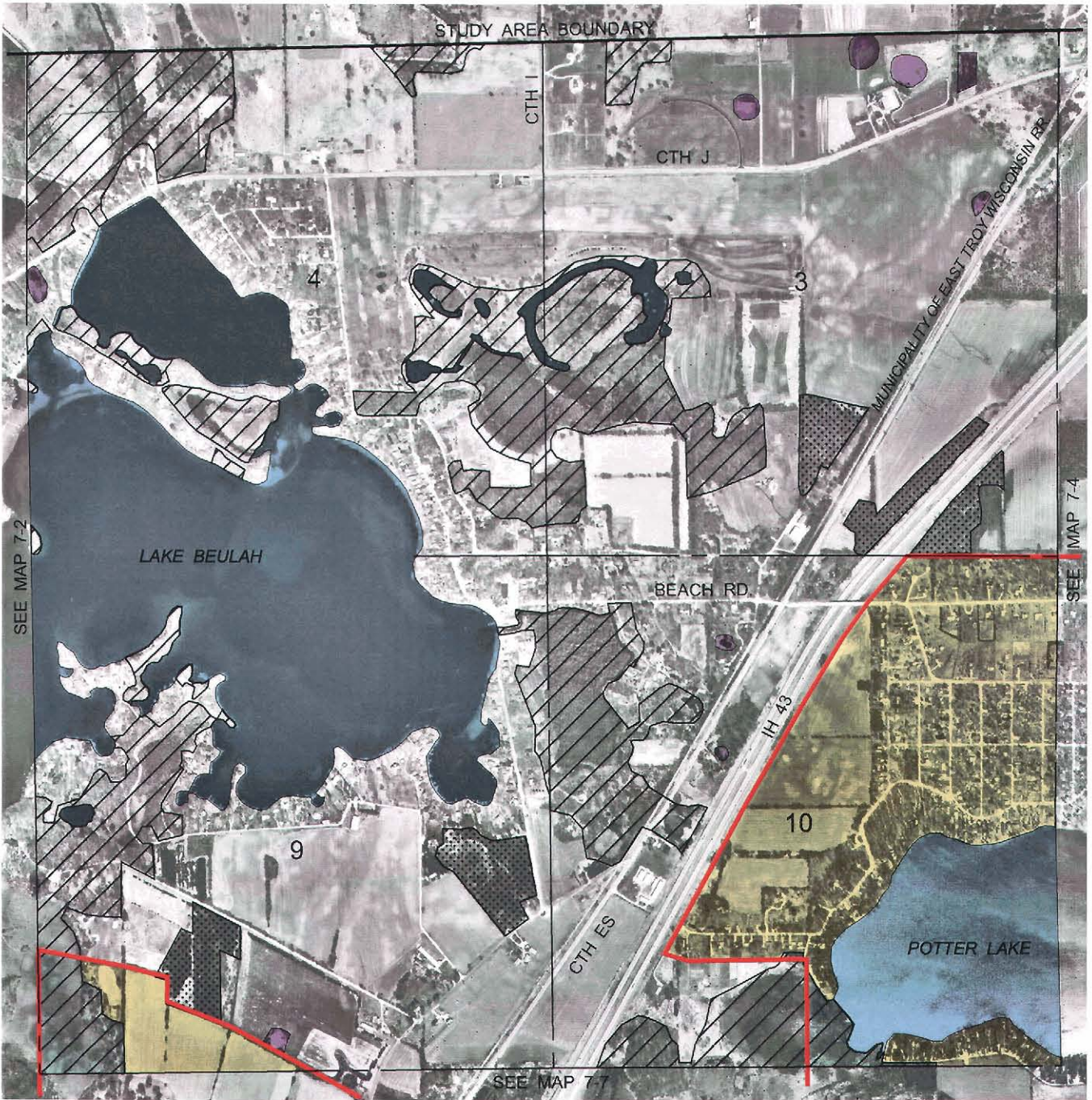
 SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS



Source: SEWRPC.


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

**U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 4 North, Range 18 East**



 PRIMARY ENVIRONMENTAL CORRIDOR


 ISOLATED NATURAL RESOURCE AREA

 WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

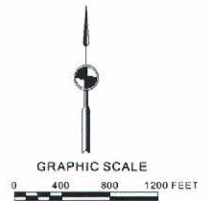
 SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

 PLANNED SANITARY SEWER SERVICE AREA

 GROSS SANITARY SEWER SERVICE AREA BOUNDARY

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





Source: SEWRPC.







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

**U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 4 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
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE:
ENVIRONMENTALLY SIGNIFICANT LANDS WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN UPLAND AREAS.



Source: SEWRPC.


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

U. S. Public Land Survey Sections 13, 14, 23, and 24
Township 4 North, Range 17 East





 PRIMARY ENVIRONMENTAL CORRIDOR

 ISOLATED NATURAL RESOURCE AREA

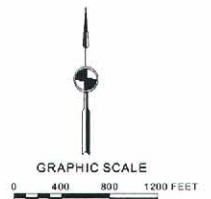
 SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

 PLANNED SANITARY SEWER SERVICE AREA

 GROSS SANITARY SEWER SERVICE AREA BOUNDARY

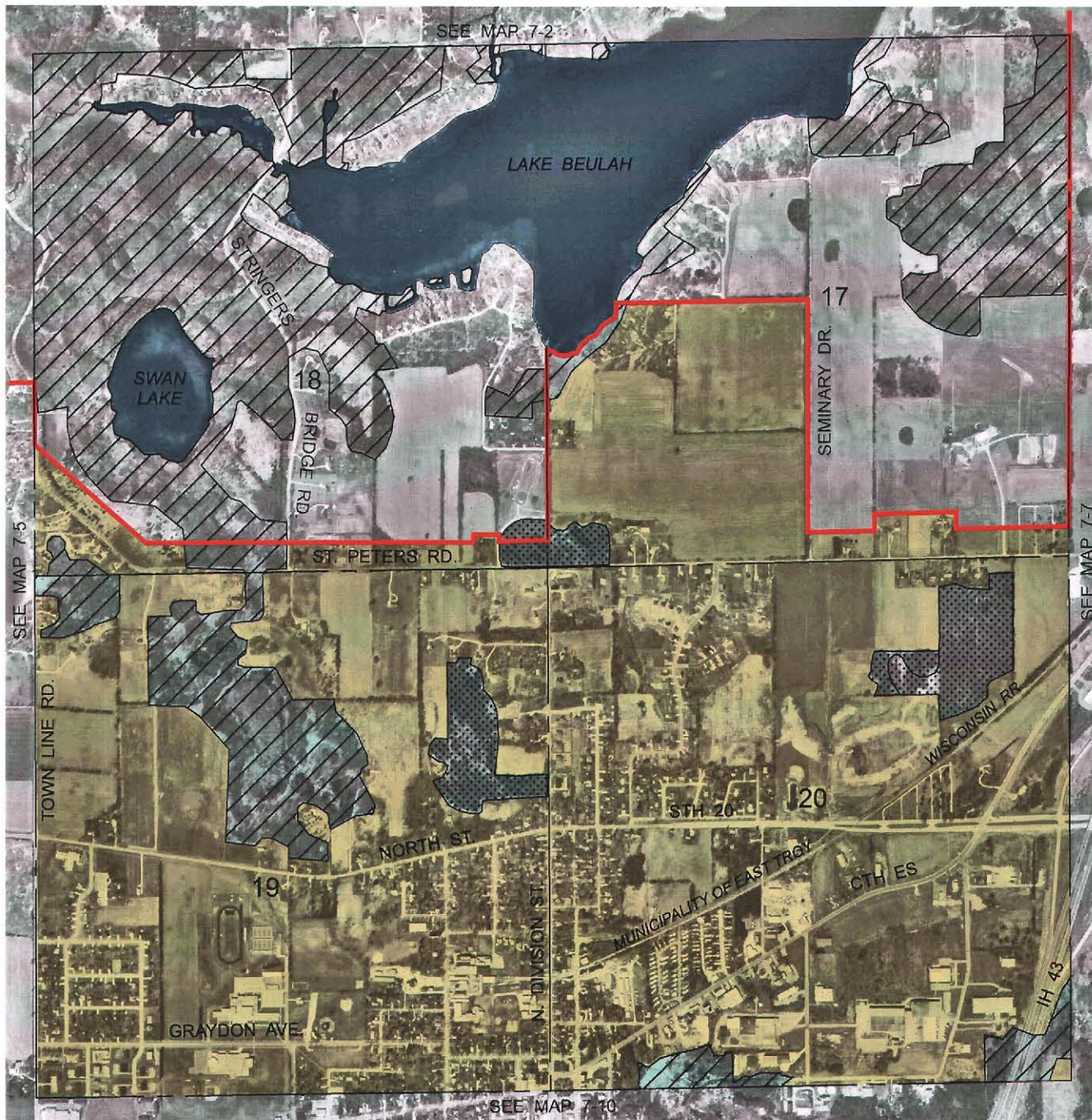
 LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE: ENVIRONMENTALLY SIGNIFICANT LANDS WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY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

Source: SEWRPC.




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

**U. S. Public Land Survey Sections 17, 18, 19, and 20
Township 4 North, Range 18 East**




 PRIMARY ENVIRONMENTAL CORRIDOR

 ISOLATED NATURAL RESOURCE AREA

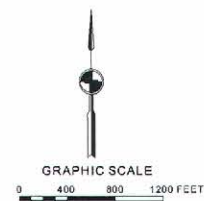
 SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

 PLANNED SANITARY SEWER SERVICE AREA

 GROSS SANITARY SEWER SERVICE AREA BOUNDARY

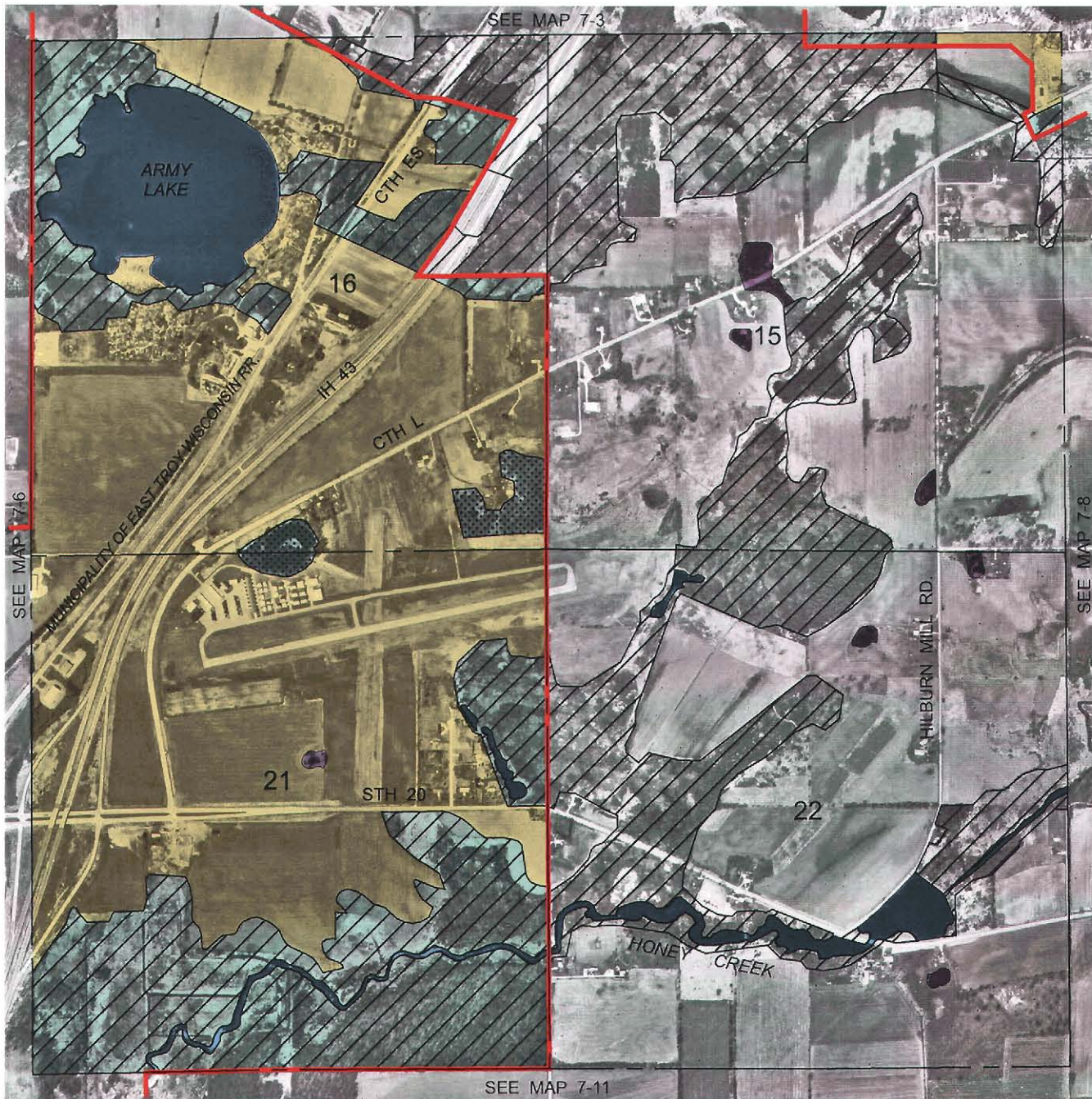
 LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE. ENVIRONMENTALLY SIGNIFICANT LANDS WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY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









Source: SEWRPC.



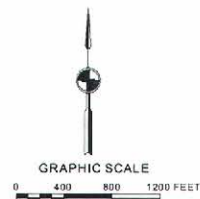
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF EAST TROY AND ENVIRONS

U. S. Public Land Survey Sections 15, 16, 21, and 22
Township 4 North, Range 18 East



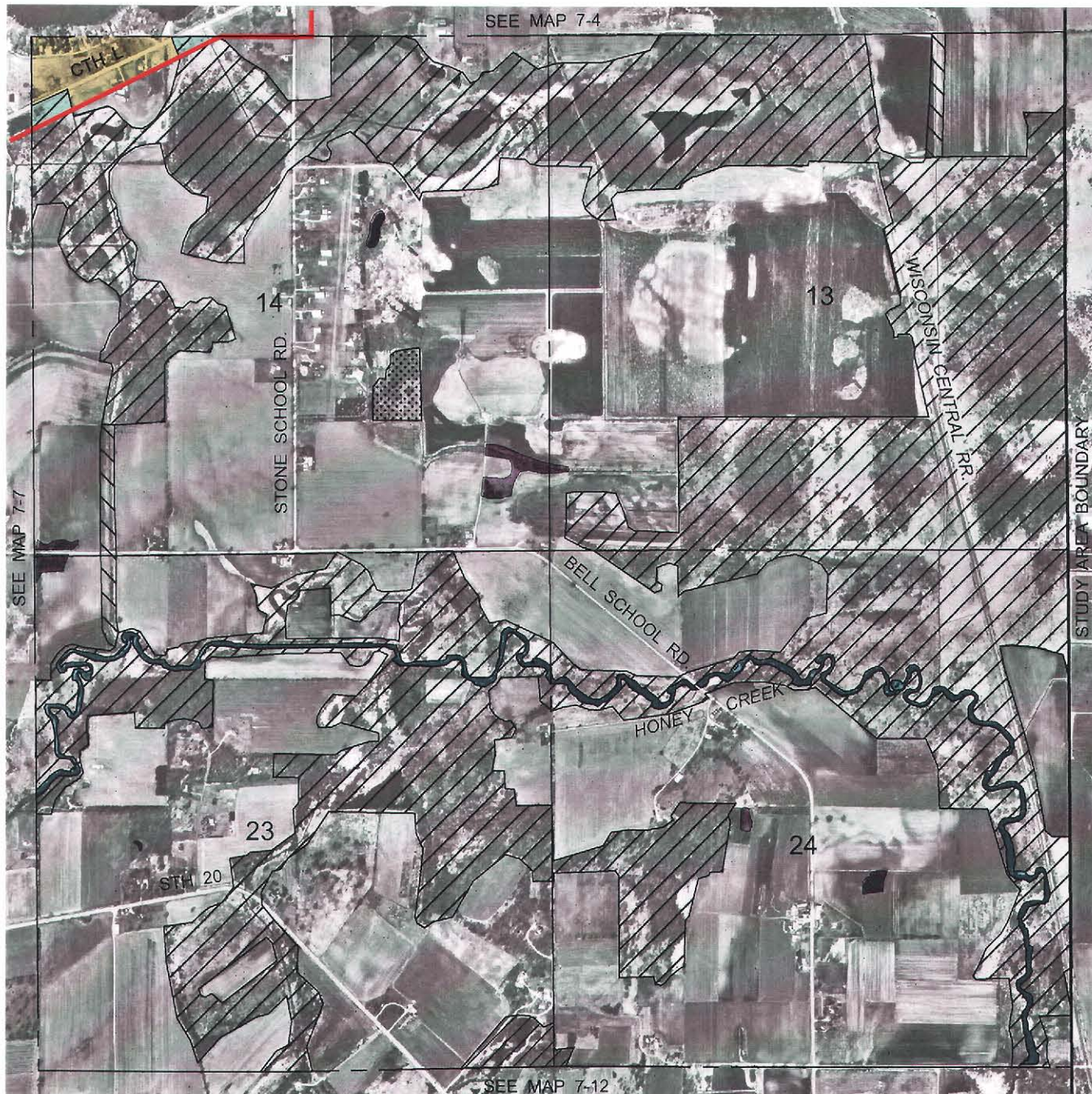
- | | | | |
|--|---|---|---|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | PLANNED SANITARY SEWER SERVICE AREA |
|  | ISOLATED NATURAL RESOURCE AREA |  | GROSS SANITARY SEWER SERVICE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





Source: SEWRPC.







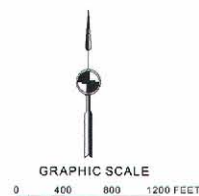
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF EAST TROY AND ENVIRONS

**U. S. Public Land Survey Sections 13, 14, 23, and 24
Township 4 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

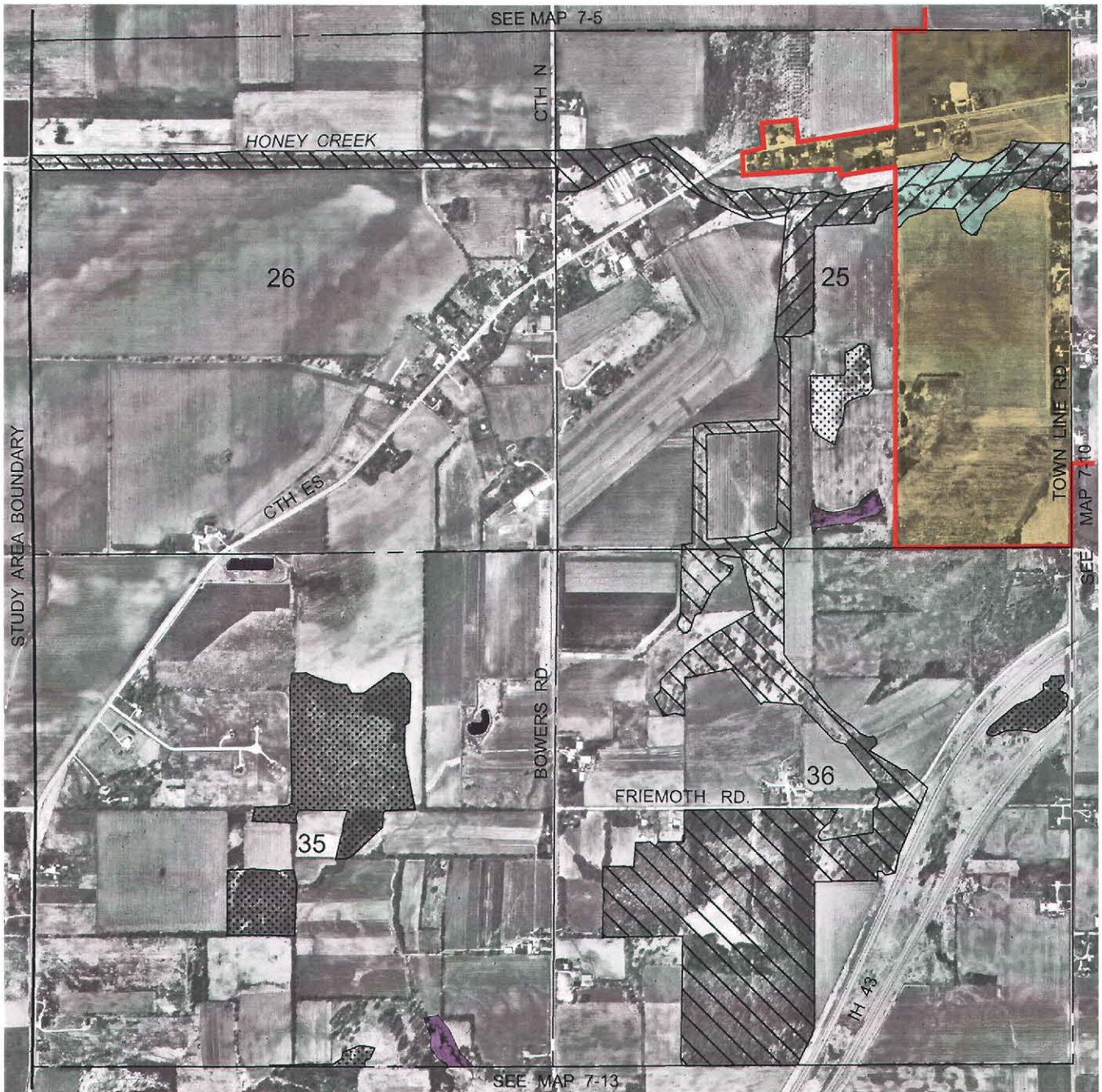
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE: ENVIRONMENTALLY SIGNIFICANT LANDS WHERE THE EXTENSION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



Source: SEWRPC.

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

**U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 4 North, Range 17 East**



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





Source: SEWRPC.






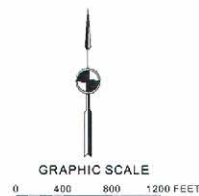
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF EAST TROY AND ENVIRONS

**U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 4 North, Range 18 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

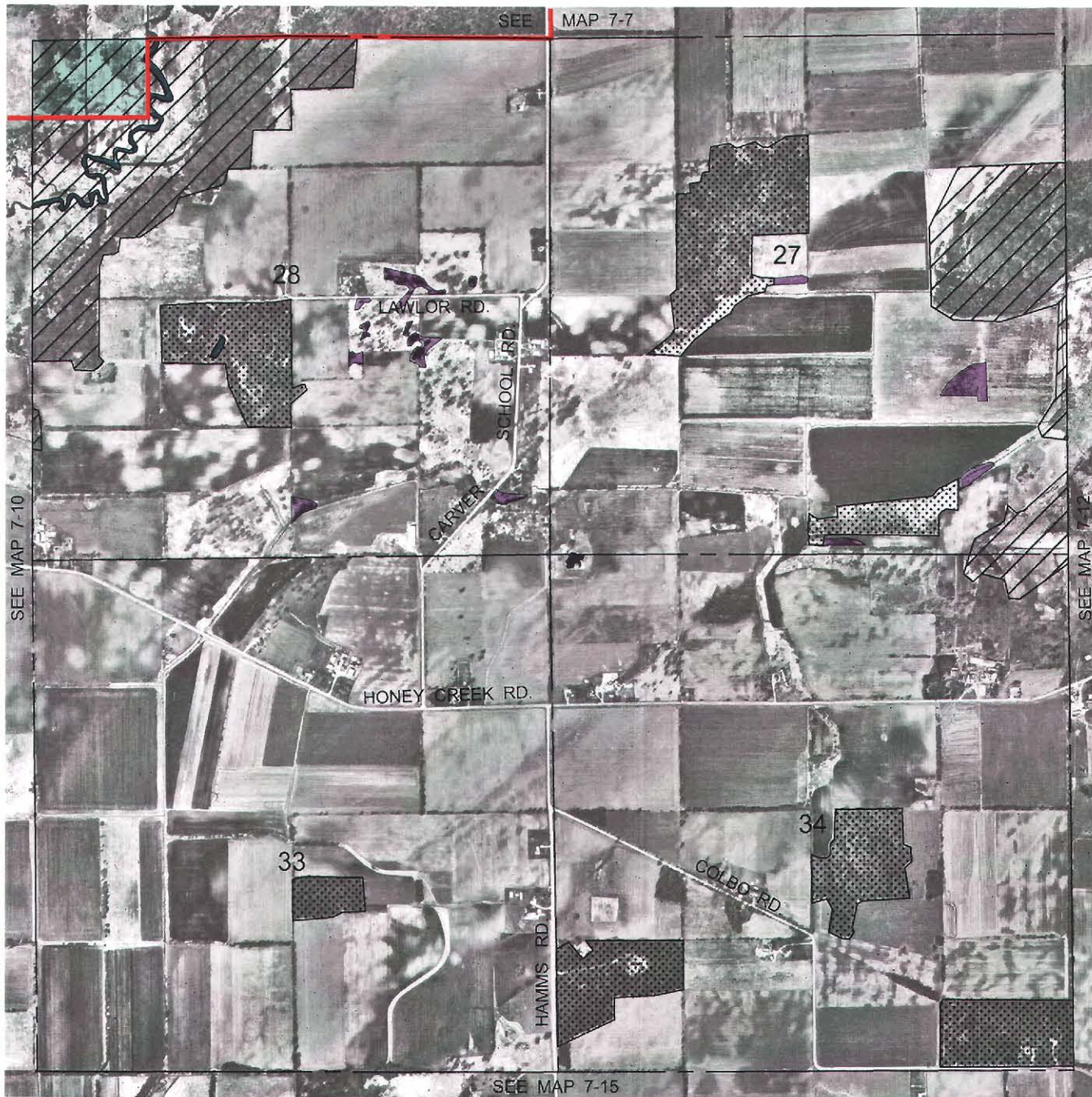
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE: ENVIRONMENTALLY SIGNIFICANT LANDS WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED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



Source: SEWRPC.

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


U. S. Public Land Survey Sections 27, 28, 33, and 34
Township 4 North, Range 18 East




 PRIMARY ENVIRONMENTAL CORRIDOR

 ISOLATED NATURAL RESOURCE AREA

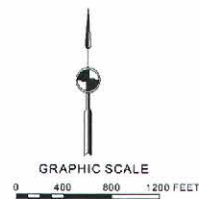
 WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

 SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

 GROSS SANITARY SEWER SERVICE AREA BOUNDARY

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





Source: SEWRPC.



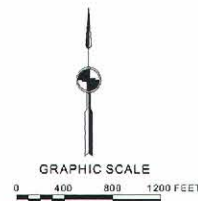
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF EAST TROY AND ENVIRONS

U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 4 North, Range 18 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





Source: SEWRPC.






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

**U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 3 North, Range 17 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

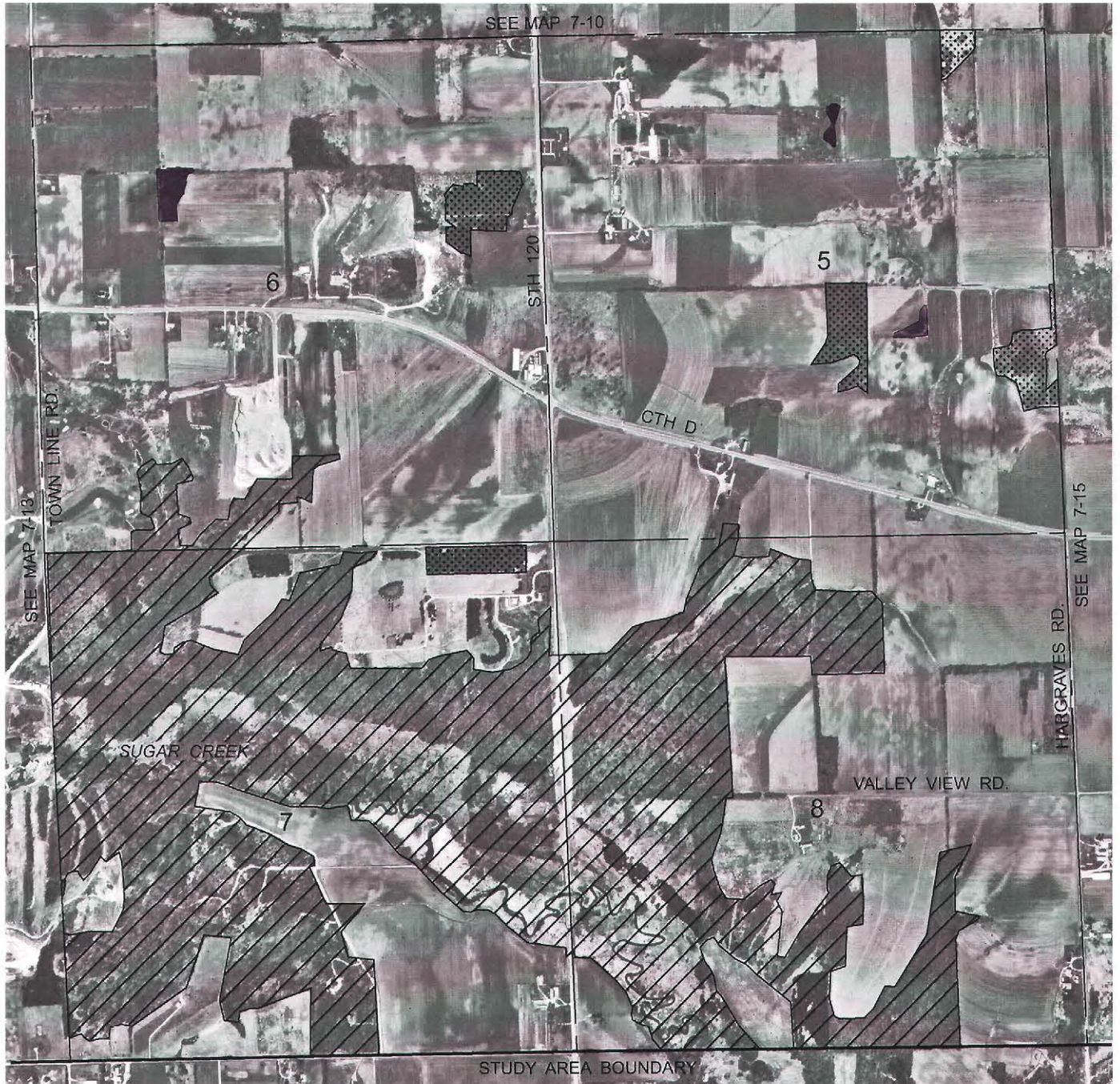
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE: ENVIRONMENTALLY SIGNIFICANT LANDS WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED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




Source: SEWRPC.



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

**U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 3 North, Range 18 East**



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







Source: SEWRPC.

Map 7-15

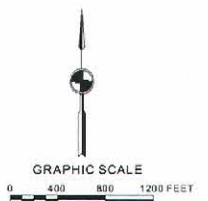
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF EAST TROY AND ENVIRONS

U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 3 North, Range 18 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





Source: SEWRPC.



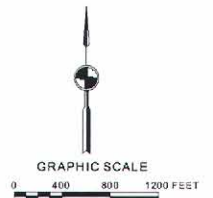
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF EAST TROY AND ENVIRONS

**U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 3 North, Range 18 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

Source: SEWRPC.



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APPENDIX

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Appendix A MINUTES OF PUBLIC HEARING

MINUTES Village of East Troy Regular Village Board Meeting Monday, November 20, 2000 Village Hall, 6:30pm

Call To Order

The meeting was called to order by President Loesch at 6:30pm.

Roll Call

Present: President Loesch, Trustees Alexander, Renucci, Jaeck, Stubbs, Nugent and Zess.
Absent: None.
Others: Administrator Witt, Attorney Gray and Chief Fox.

Public Hearing

President Loesch called the public hearing to order to hear comments on, and reaction to, a proposed revision to the sanitary sewer service area for the Village of East Troy and environs. The public hearing is being sponsored by the Village of East Troy and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Representatives from SEWRPC presented the revisions to the sewer service area. A net addition of 0.9 square miles is being added to the sewer service area. Trustee Nugent asked what was the basis for making the changes to the plan? The changes are based upon the Village Comprehensive Land Use Plan 2020 and staff discussions. Mr. Bernie Rivers asked why part of the sewer service area in the Town of Troy was removed? The Town of Troy requested the area to be removed and the cost of extending sewer to that area would be prohibitive. Mr. Pat Hudec asked if written comments could be submitted after the public hearing? President Loesch indicated that written comments would be accepted until the Board takes action next Monday. Trustee Renucci questioned the sewage plant capacity? SEWRPC did not do a detailed analysis of the treatment plant, but estimated the current capacity at 60% based upon volume. Mr. Pat Hudec asked if the landfill could be removed from the sewer service area to expand service elsewhere? The landfill has no effect of the calculations for expanding to other areas because the landfill is considered fully developed. After no further comments or questions the public hearing was adjourned.