



SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF JACKSON AND ENVIRONS

WASHINGTON COUNTY WISCONSIN

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Special acknowledgement is due SEWRPC Research Analyst Kristy J. Rogers for her contribution to this report.

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NUMBER 124 (2nd Edition)

**SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF JACKSON AND ENVIRONS
WASHINGTON COUNTY, WISCONSIN**

Prepared by the

Southeastern Wisconsin Regional Planning Commission
P. O. Box 1607
Old Courthouse
916 N. East Avenue
Waukesha, Wisconsin 53187-1607

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

916 N. EAST AVENUE • P.O. BOX 1607 • WAUKESHA, WISCONSIN 53187-1607 • **TELEPHONE (414) 547-6721**
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December 5, 1997

TO: The Village Board of the Village of Jackson, the Town Boards of Jackson and Polk,
and the County Board of Washington County

The adopted regional water quality management plan for Southeastern Wisconsin identifies, in a preliminary manner, recommended sanitary sewer service areas tributary to each of the existing and proposed sewage treatment plants within the Region. The plan recommends that these service areas be refined and detailed through the cooperative efforts of the local units and agencies of government concerned, so that the service areas properly reflect local, as well as areawide, development objectives. This refinement and detailing is particularly important in light of provisions in the Wisconsin Administrative Code which 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 the adopted regional water quality management plan and the sanitary sewer service areas identified in that plan.

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 area. If such review can be based on a refined service area cooperatively identified by the local units of government concerned, then no conflicts concerning sanitary sewer extensions should arise, and the entire sewerage system and related land use development process can proceed in a smooth and efficient manner.

Acting in response to the recommendations made in the adopted regional water quality management plan, on November 4, 1996, the Village of Jackson requested that the Regional Planning Commission assist the Village in refining and detailing the recommended sanitary sewer service area tributary to the Village of Jackson sewage treatment plant. This report documents the results of that refinement process.

The report contains a map showing not only the recommended revised and updated sanitary sewer service area, but also the location and extent of the environmental corridors within that area. These environmental corridors contain the best and most important elements of the natural resource base within the sewer service area. Their preservation in essentially natural, open uses is important to the maintenance of the overall quality of the environment in the area, while avoiding the creation of serious and costly developmental problems. Accordingly, urban development should not be encouraged to occur within these corridors, a factor which should be taken into consideration in the extension of sanitary sewer service.

A public hearing was held on August 27, 1997, to discuss the preliminary findings and recommendations of the sewer service area refinement process, and to receive the comments and suggestions of the local elected officials concerned, and of interested citizens. The recommendations contained in this report reflect the pertinent comments and suggestions made at the hearing.

The sanitary sewer service area herein presented is intended to constitute a refinement of the areawide water quality management plan adopted by the Regional Planning Commission in July 1979. Accordingly, upon adoption of this report by the local units and agencies of government concerned, and subsequent adoption by the Regional Planning Commission, this report will be certified 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.

The sanitary sewer service area presented in this report provides a sound guide which can assist the responsible local public officials in the making of sewer service-related development decisions in the Jackson area. Accordingly, careful consideration and adoption of this report by all parties concerned is respectfully urged. The Regional Planning Commission stands ready to assist the various units and agencies of government concerned in implementing the recommendations contained in this report.

Respectfully submitted,

Philip C. Evenson

Philip C. Evenson
Executive Director

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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.

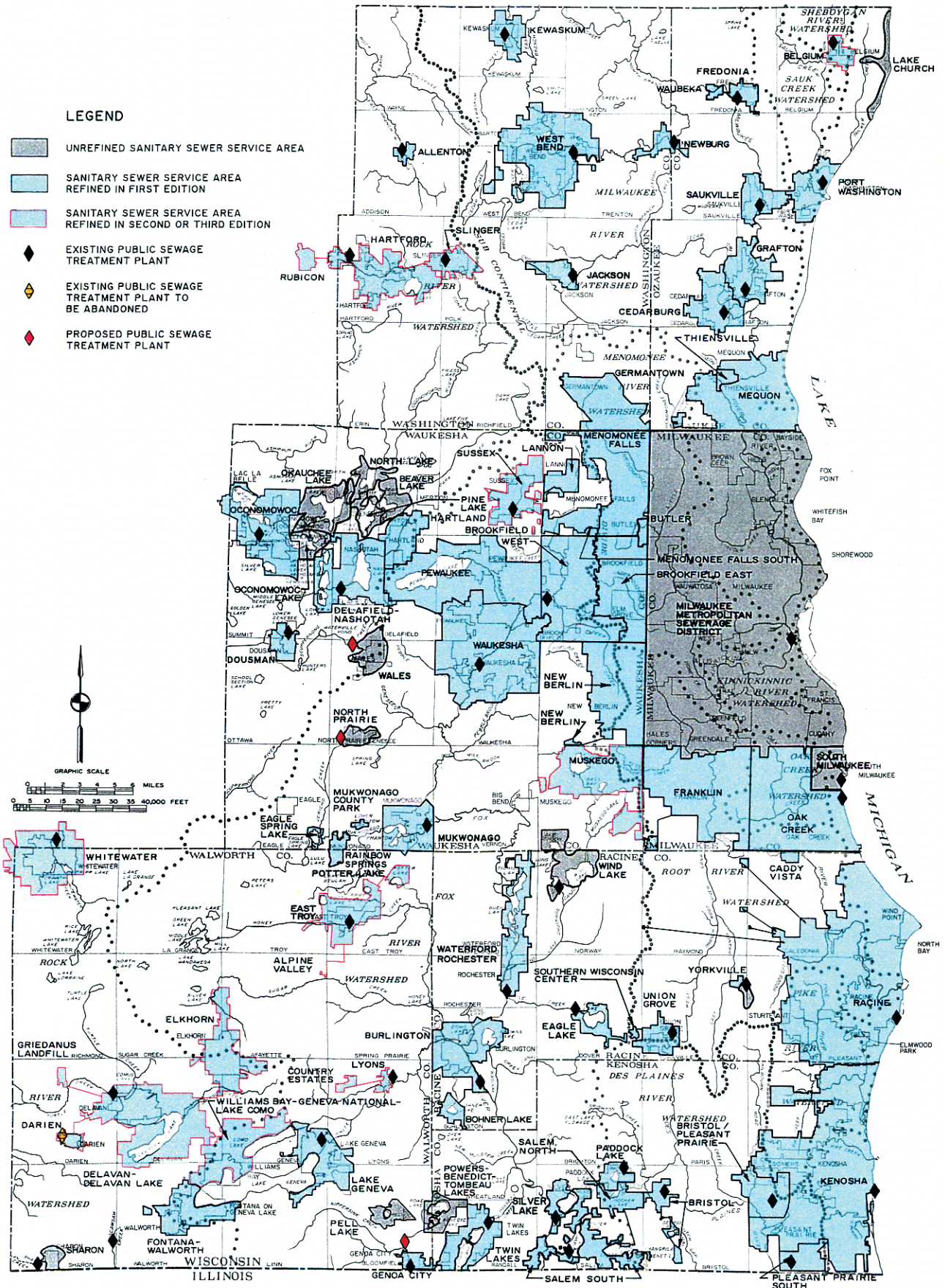
Sections NR 110.08(4) and COMM 82.20(4) of the Wisconsin Administrative Code require that the Wisconsin Department of Natural Resources, with respect to public sanitary sewers, and the Wisconsin Department of Commerce, with respect to private sanitary sewers, make a finding that all proposed sanitary 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

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, September 1978; Volume Two, Alternative Plans, February 1979; and Volume Three, Recommended Plan, June 1979.

²See SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin: 2000, Volume One, Inventory Findings, April 1975; and Volume Two, Alternative and Recommended Plans, May 1978.

Map 1

RECOMMENDED SANITARY SEWER SERVICE AREAS IN THE REGION: 2010



Source: SEWRPC.

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. The 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 the agreements reached 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 considering the issues involved.

THE JACKSON 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 27, 1985, the Village of Jackson 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 Jackson sewage treatment facility. Subsequent to the completion of the draft report, a public hearing on this matter was held on May 2, 1985. The Village of Jackson sanitary sewer service area plan, as documented in SEWRPC Community Assistance Planning Report No. 124, Sanitary Sewer Service Area for the Village of Jackson, Washington County, Wisconsin, dated May 1985, was adopted by the Village Board on May 14, 1985, and the Regional Planning Commission on June 17, 1985; and was endorsed by the Wisconsin Department of Natural Resources on July 11, 1986.

The Regional Planning Commission recognizes that, like other long-range plans, sanitary sewer service area plans should be reviewed periodically to assure that 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 4, 1996, the Village of Jackson requested the Regional Planning Commission to refine further the currently adopted

³The sewer service areas in the regional water quality management plan were based upon the urban land use configurations set forth in the Commission's design year 2000 land use plan. The Commission has since completed and adopted a design year 2010 land use plan, which plan served as the point of departure in the delineation of the sewer service area set forth in this report.

sanitary sewer service area tributary to the Village of Jackson sewage treatment facility.

Copies of the draft report setting forth a preliminary revised sanitary sewer service area plan were provided to the Towns of Polk and Jackson; the Village of Jackson; Washington County; and the Wisconsin Department of Natural Resources for review and comment prior to the public hearing held on August

27, 1997. 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, agreed-upon, revised sanitary sewer service area attendant to the Village of Jackson sewage treatment facility is described in Chapter III of this report. The delineation of this area reflects the pertinent comments made at the public hearing held on this matter.

Chapter II

STUDY AREA DESCRIPTION

LOCATION

The study area considered for determining the refined Jackson sanitary sewer service area is shown on Map 2. The area consists of all the lands encompassed within the corporate limits of the Village of Jackson, together with portions of the Towns of Polk and Jackson. The total study area is about 25.4 square miles in extent, of which 13 square miles, or about 51 percent, lie within the Town of Jackson, about 9.9 square miles, or about 39 percent, lie within the Town of Polk, and about 2.5 square miles, or about 10 percent lie within the Village of Jackson. These areas are based on 1996 civil division boundaries.

POPULATION

The estimated resident population of the study area in 1990 was 4,210 persons. Of this total, about 2,860 persons were served by sanitary sewers. The remaining 1,350 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 Jackson study area is a difficult task, accompanied by uncertainties and subject to periodic revision as new information becomes available. The practice that typically has been followed in forecasting population levels for physical development planning is the preparation of a single population forecast believed to be the most representative of future conditions. This traditional approach works well in periods of social and economic stability, when historic trends can be anticipated to continue relatively unchanged over the plan design period. During periods of major change in social and economic conditions, however, when there is great uncertainty as to whether historic trends will continue, alternatives to this traditional approach may be required. One such alternative approach proposed in recent years, and utilized to a limited extent at the national level for public and quasi-public planning purposes, is termed "alternative futures." Under this approach, the development, test, and evaluation of alternative plans is based not upon a single, most probable forecast of socio-economic conditions, but upon a number of alternative futures chosen to represent

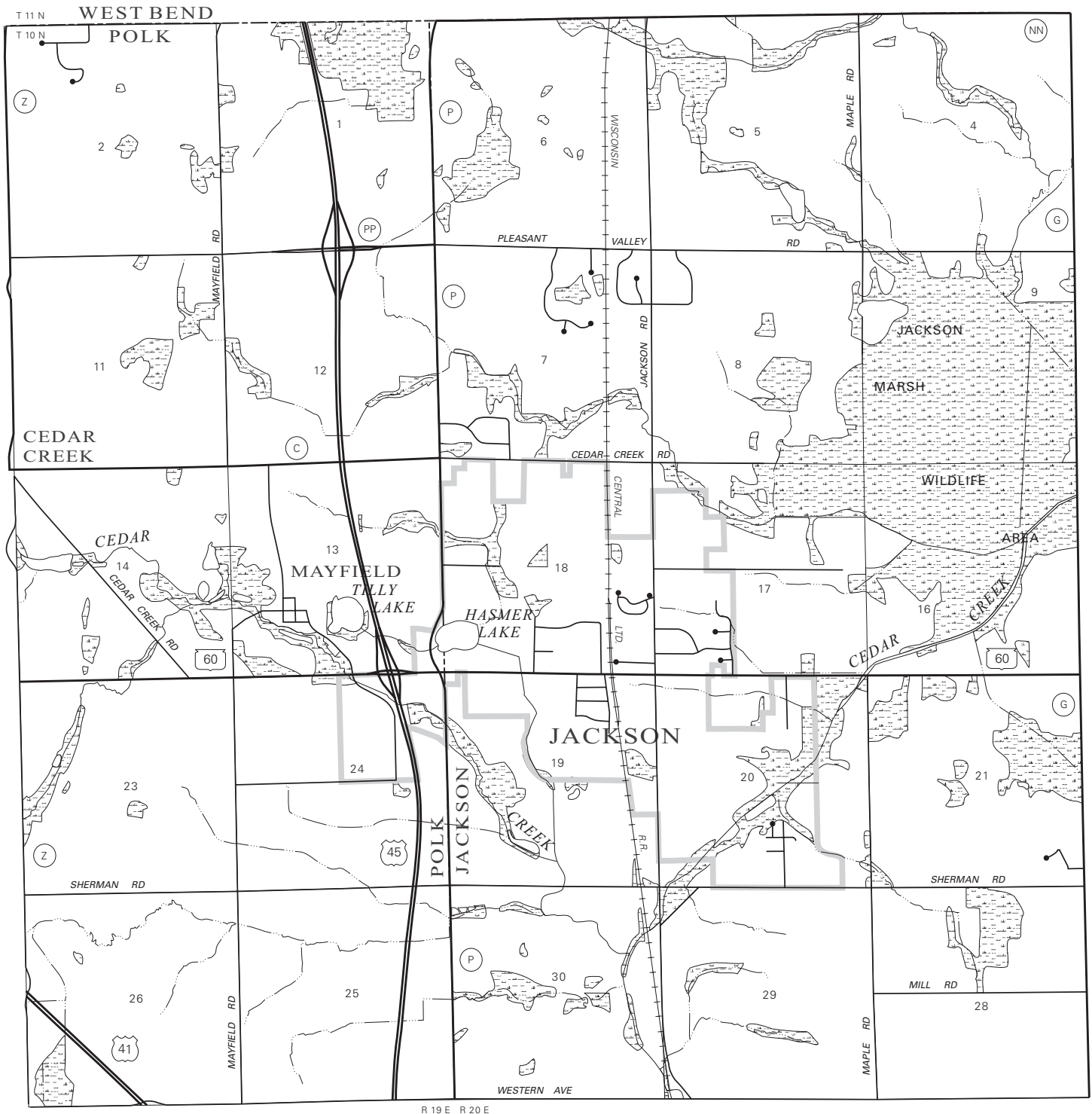
a range of conditions which may be expected to occur over the plan design period.

Recognizing the increasing uncertainty inherent in estimating future population levels under the rapidly changing socio-economic conditions existing in the United States, the Regional Planning Commission began to incorporate the alternative futures approach into its planning program in the late 1970's, the first known attempt to apply this approach to areawide and local planning in the United States. In the exploration of alternative futures for the Southeastern Wisconsin Region, an attempt was made to identify all those external factors which may be expected to directly or indirectly affect development conditions in the Region, together with the likely range of prospects for these factors. Thus, the preparation of the Commission's new year 2010 regional land use plan incorporated a consideration of three alternative scenarios for regional growth and change, involving different assumptions regarding three major external factors: the cost and availability of energy, population lifestyles, and economic conditions. Two of these scenarios, the high-growth and low-growth scenarios, are intended to represent the upper and lower extremes of possible future regional growth and change, while the third is intended to represent an intermediate future between the two extremes. A set of population and employment projections was then developed for each of the three scenarios.

The Commission's year 2010 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: a centralized development pattern, which, like the first- and second-generation adopted regional land use plans, 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; and a decentralized development pattern, which accommodates the continued diffusion of population and employment levels but in a manner

Map 2

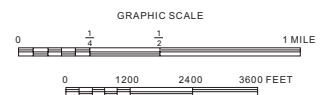
STUDY AREA IDENTIFIED FOR PURPOSES OF REFINING AND DETAILING THE VILLAGE OF JACKSON SANITARY SEWER SERVICE AREA



LEGEND

— 1996 VILLAGE OF JACKSON CIVIL DIVISION BOUNDARY

Source: SEWRPC.



consistent with the protection of the natural resource base of the Region.

The intermediate-growth centralized land use plan, or the Commission-adopted land use plan, would accommodate a year 2010 resident population level of about 4,870 persons in the Jackson study area. Under the alternative futures approach utilized by the commission for its work, however, by the year 2010 the population level within the study area could be as high as 9,290 persons under the high-growth decentralized land use plan.

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 Jackson 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 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 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, secondary environmental corridors, and isolated natural resource areas as delineated for the Jackson study area are shown on Map 3.






The secondary environmental corridors, while not as significant as the primary environmental corridors in terms of overall resource values, 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, have a minimum area of 100 acres, and have a minimum length of one mile.

Map 3

ENVIRONMENTALLY SIGNIFICANT LANDS IN THE VILLAGE OF JACKSON STUDY AREA



LEGEND

- | | |
|--|---|
|  PRIMARY ENVIRONMENTAL CORRIDOR |  WETLANDS LESS THAN FIVE ACRES IN SIZE |
|  SECONDARY ENVIRONMENTAL CORRIDOR |  1996 VILLAGE OF JACKSON CIVIL DIVISION BOUNDARY |
|  ISOLATED NATURAL RESOURCE AREA | |

Source: SEWRPC.

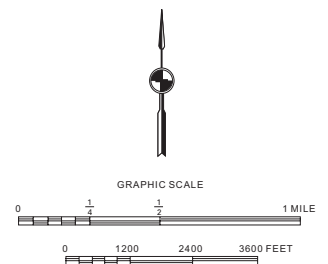


Table 1

**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.

Isolated natural resource areas generally consist of those natural resource base elements that have "inherent natural" 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 and not included within 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 that this is not an exhaustive inventory of wetlands in the study area. The identified wetlands are based upon the 1982 Wisconsin Wetlands Inventory and 1995 aerial photograph interpretation.¹

Lands encompassed within the primary environmental corridors of the Jackson study area in 1995 totaled 2.3 square miles, or about 9 percent of the total study area. Lands encompassed within the secondary environmental corridors totaled about 2.2 square miles, including the entire surface water area of Hasmer and Tilly Lakes, or about 8.5 percent of the study area. Lands encompassed within isolated natural resource areas totaled about 0.7 square mile, or about 3 percent of the study area. About 69 acres, equivalent to about 0.1 square mile or 0.5 percent of the study area, was encompassed within wetlands less than five acres in size. Thus, all environmentally significant lands in the Jackson study area encompassed about 5.3 square miles, or about 21 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 primary environmental corridor lands in order to service an important local development project, the street extension may be considered to be

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.

of greater community benefit than the preservation of a small segment of 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 environmental corridors be minimized.

While a portion of the delineated floodlands in the Jackson 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 be preserved in

natural, open space uses, and over time become part of the adjacent environmental corridor.

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. Current Federal, State, and local regulations may, however, 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, the WDNR and the Department of Commerce review and approval of locally proposed sanitary sewer extensions 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 JACKSON SANITARY SEWER SERVICE AREA

The currently identified design year 2000 Jackson sanitary sewer service area, tributary to the Village of Jackson sewage treatment facility, is set forth in SEWRPC Community Assistance Planning Report No. 124, Sanitary Sewer Service Area for the Village of Jackson, Washington County, Wisconsin, dated May 1985. As shown on Map 4, this service area totals about 2.7 square miles, or about 11 percent of the total study area of 25.4 square miles, and encompasses about 0.45 square mile of secondary environmental corridor and 0.02 square mile of

isolated natural resource areas. There were no primary environmental corridor lands identified within this area.

The Jackson sanitary sewer service area had a resident population of about 2,680 persons in 1990. The currently adopted sewer service area plan would accommodate a design year 2000 resident population level of about 6,000 persons at an average overall density of about 4.5 dwelling units per net residential acre.

REFINED JACKSON SANITARY SEWER SERVICE AREA

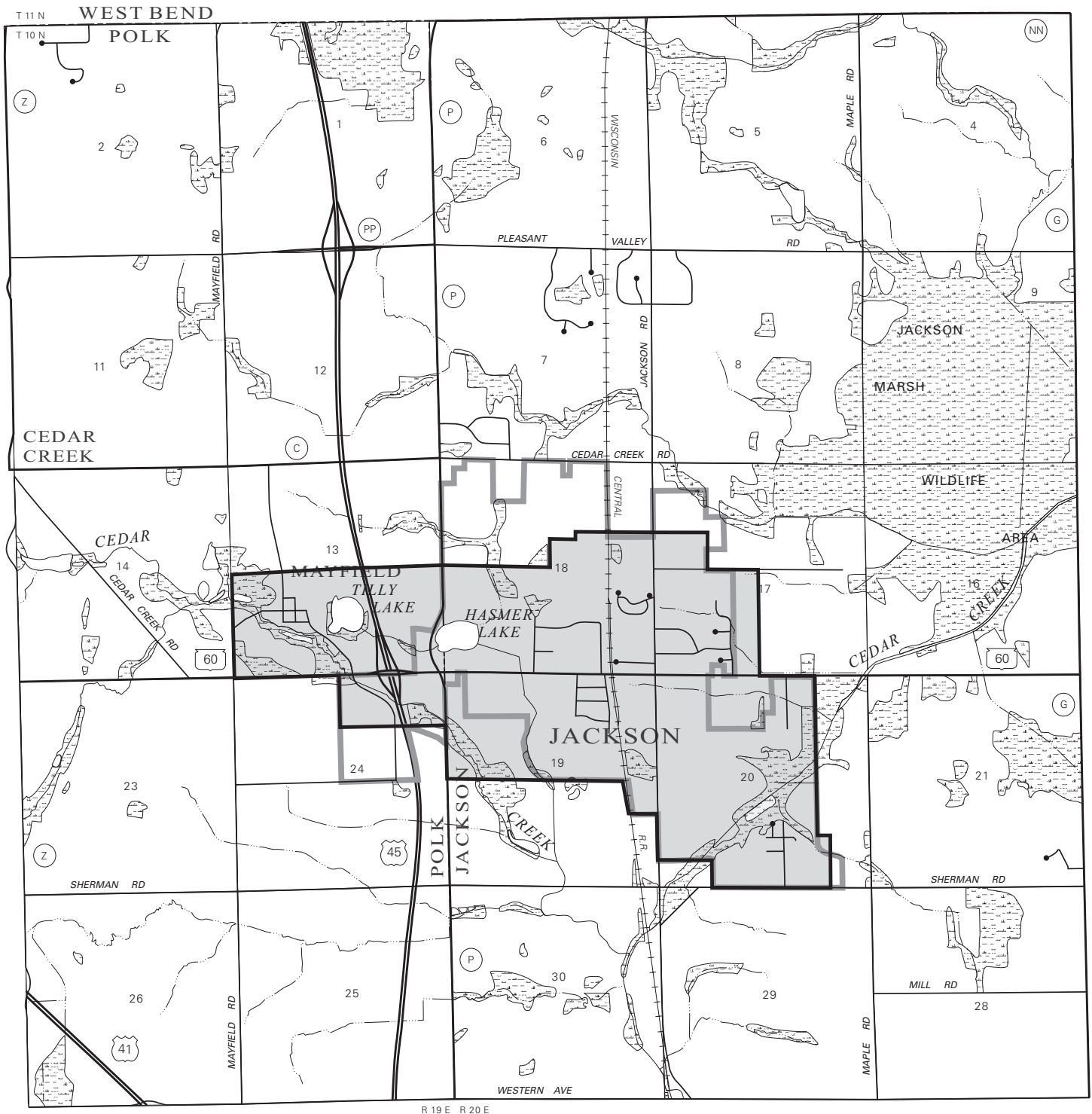
A comprehensive review of the Jackson sanitary sewer service area was last undertaken during the preparation of the first edition of SEWRPC Community Assistance Planning Report No. 124 in May 1985. The purpose of this refinement effort is to once again review the sewer service needs of lands envisioned to be tributary to the Village of Jackson sewage treatment facility and to adjust and extend, as necessary, the sewer service area boundaries to accommodate the design year 2010 population levels envisioned for this service area.

Factors taken into account in the delineation of the revised Jackson sanitary sewer service area included the currently identified sanitary sewer service area plan set forth in SEWRPC Community Assistance Planning Report No. 124, Sanitary Sewer Service Area for the Village of Jackson, Washington County, Wisconsin, dated May 1985, as shown on Map 4; the design year 2010 regional land use plan adopted by the Regional Planning Commission on September 23, 1992, as documented in SEWRPC Planning Report No. 40, A Regional Land Use Plan for Southeastern Wisconsin: 2010, dated January 1992; and the Village land use plan as set forth in, "A Master Plan for the Village of Jackson," under consideration for adoption by the Village Board in 1997.

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

Map 4

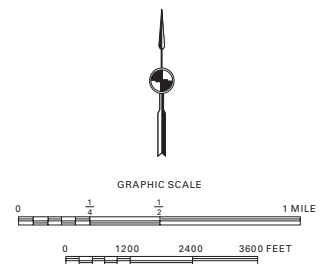
**VILLAGE OF JACKSON SANITARY SEWER SERVICE AREA AS DEFINED
IN SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 124**



LEGEND

- VILLAGE OF JACKSON SEWER SERVICE AREA AS DEFINED IN SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 124 (1ST EDITION)
- 1996 VILLAGE OF JACKSON CIVIL DIVISION BOUNDARY

Source: SEWRPC.



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.

In addition, the refinement effort considered the location of a parcel of land scheduled by the Washington County Board of Supervisors to be developed as the new Washington County Fairgrounds. The Fairgrounds site, located in the southeast quarter of U. S. Public Land Survey Section 1, Township 10 North, Range 19 East, is to be provided with public sanitary sewer service through the Village of Jackson sewerage system. To facilitate the design of the sewerage components to serve this area, the Village is in the process of entering into an agreement with the Towns of Polk and Jackson. This agreement will allow for the provision of sanitary sewer service to certain lands within the Towns, between the Village of Jackson and the Fairground site, without the requirement of annexation to the Village.

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 Jackson 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 future scenario.

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 such as pumps, compressors, and chemical-feed equipment for sewage treatment facilities 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, thus, may be most appropriate for use in the design of such facilities.

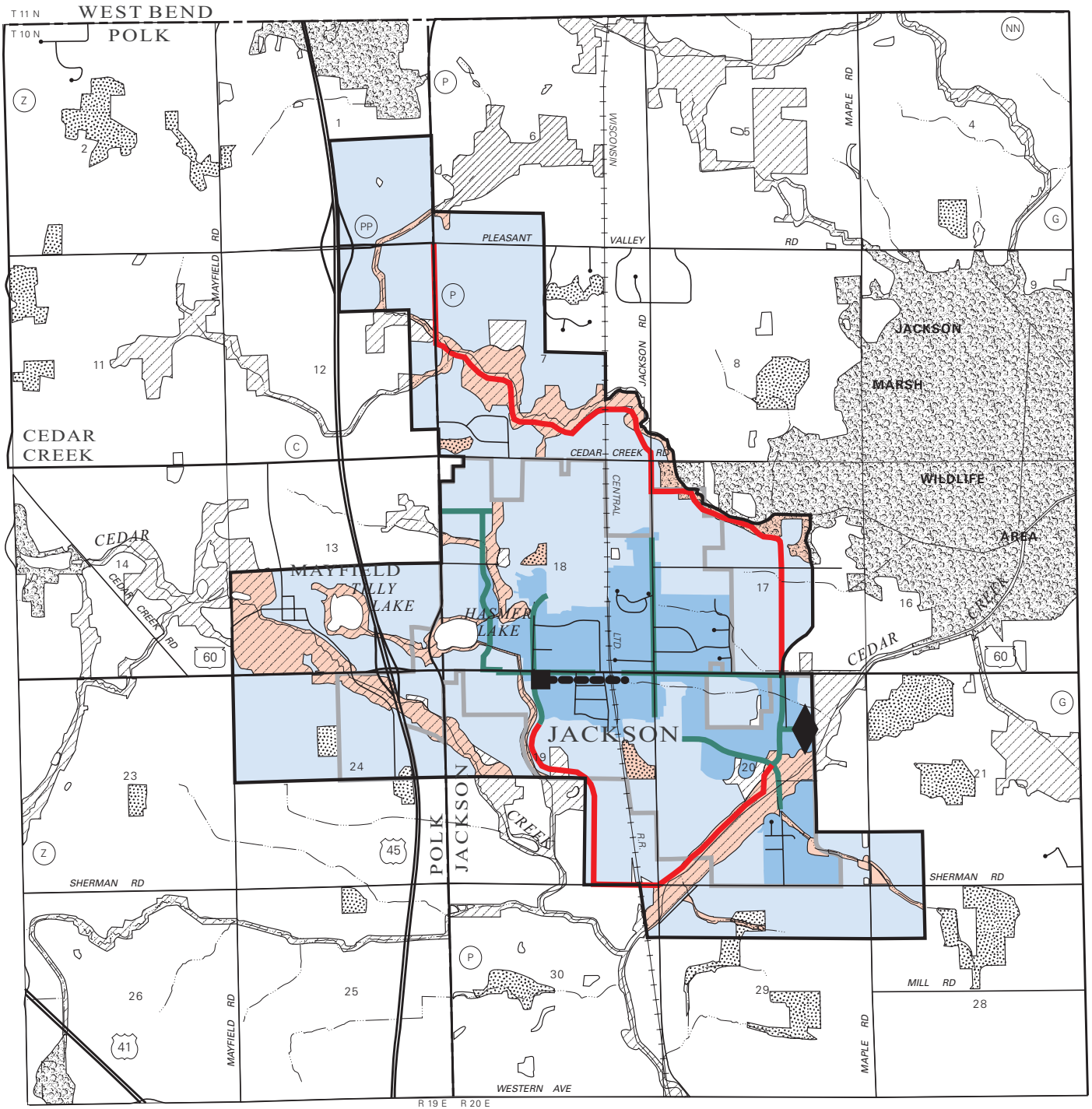
Consideration of a high-growth population forecast, however, may be appropriate in delineating a service area and in the design of certain components of the sewerage system that have a longer life, including gravity-flow conveyance facilities and such treatment plant components as hydraulic conduits 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 associated 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 Jackson sewage treatment facility would, by the design year 2010, range from about 3,700 persons under the Commission's recommended land use plan to about 8,050 persons under the Commission's high-growth decentralized future scenario.

The revised year 2010 Jackson sanitary sewer service area anticipated to be tributary to the Village of Jackson sewage treatment facility, together with planned trunk sewers, as submitted to public hearing, is shown on Map 5. The gross revised Jackson sanitary sewer service area encompasses about 5.7 square miles, or about 22 percent of the total study area of 25.4 square miles. This gross sewer service area includes about 0.05 square mile of primary environmental corridor lands, 0.74 square mile of secondary environmental corridor lands, 0.08 square miles of isolated natural resource areas, and 0.03 square mile of wetlands less than five acres in size. Therefore, a total of about 0.90 square mile, or about 16 percent of the sewer

Map 5

VILLAGE OF JACKSON SANITARY SEWER SERVICE AREA



Source: SEWRPC.

service area, would be encompassed in environmentally significant areas, consisting of primary environmental corridor, secondary environmental corridor, isolated natural resource area lands, and wetlands 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; wetlands, floodplains, shorelands, and steeply sloped areas within secondary environmental corridors and isolated natural resource areas; and additional shoreland areas with associated wetlands which are tributary to Cedar Creek.

It should be noted that the environmentally significant lands indicated on Map 5 total approximately 110 acres more than the environmentally significant lands indicated on Map 3. As shown on Map 6, about 110 acres of land located within the 100-year recurrence interval flood hazard area associated with Cedar Creek and lying within the Jackson sanitary sewer service area are currently undeveloped and lie adjacent to secondary environmental corridor lands. It is anticipated that these lands will be withdrawn from open space uses over time and revegetated to possess the characteristics of, and added to, the adjacent secondary environmental corridor. In addition, approximately 16 acres of isolated natural resource area is envisioned to be reclassified as a secondary environmental corridor under the sanitary sewer service area plan.

As also indicated on Map 6, there are about 640 additional acres of land located within the 100-year recurrence interval flood hazard area adjacent to Cedar Creek and lying outside of the Jackson sanitary sewer service area. These floodplain areas would be included in the adjacent environmental corridor should the sewer service area be expanded.

The revised year 2010 Jackson sanitary sewer service area tributary to the Village of Jackson sewage treatment facility would accommodate a design year 2010 resident population of about 7,980 persons. The population and housing unit levels envisioned in the Jackson sewer service area would be accommodated at an overall density of about 2.7 dwelling units per net residential acre. This density lies within the recommended density range for the Jackson area as identified in the Commission-adopted regional land use plan for the year 2010.¹

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, at the discretion of the local unit of government, be converted to urban uses over the plan design period. Current Federal, State, and local regulations may however, 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 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

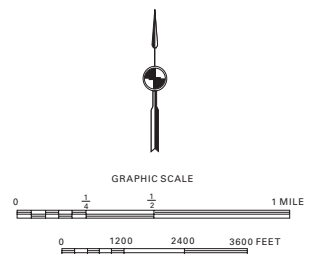
¹*Net residential density in the refined Jackson sanitary sewer service area is determined by dividing the total number of dwelling units anticipated in the sewer service area in the design year by the net residential land area anticipated within that area. The total number of dwelling units anticipated in the Jackson sewer service area in the design year (2,990 units) divided by the net residential land within the sewer service area (1,120 acres) results in a net residential density of 2.7 dwelling units per acre.*

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.*

ANTICIPATED CHANGES IN THE ENVIRONMENTALLY SIGNIFICANT LANDS IN THE VILLAGE OF JACKSON SANITARY SEWER SERVICE AREA: 1995-2010



- | | | | |
|---|---|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | FLOODLANDS LOCATED OUTSIDE THE JACKSON SEWER SERVICE AREA WHICH WOULD BE INCLUDED IN THE ADJACENT ENVIRONMENTAL CORRIDOR SHOULD THE SEWER SERVICE AREA BE EXPANDED |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | AREAS OF DISTURBED TOPOGRAPHY -- LIMITS OF FLOODLAND UNDETERMINED |
|  | ISOLATED NATURAL RESOURCE AREA |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
|  | WETLANDS LESS THAN FIVE ACRES IN SIZE |  | 1996 VILLAGE OF JACKSON CIVIL DIVISION BOUNDARY |
|  | FLOODLANDS PROPOSED TO REMAIN UNDEVELOPED AND ADDED TO THE SECONDARY ENVIRONMENTAL CORRIDOR | | |
|  | PORTION OF EXISTING ISOLATED NATURAL RESOURCE AREA ANTICIPATED TO BE RECLASSIFIED AS SECONDARY ENVIRONMENTAL CORRIDOR | | |



16

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 Jackson sanitary sewer service area set forth in this report is about 3.0 square miles, or about 111 percent larger than the currently adopted sewer service area as set forth in the first edition of SEWRPC Community Assistance Planning Report No. 124. All of the revised Jackson sewer service area lies within or adjacent to the current sewer service area. The nearest other public sanitary sewer system, the City of West Bend, is located over one mile north of the northerly limits of the proposed sewer service area boundary.

As previously noted, the revised sewer service area includes the site of the new Washington County Fairgrounds in the southeast one quarter of U. S. Public Land Survey Section 1, Township 10 North, Range 19 East, in the Town of Polk. That site and adjacent lands north of the Village of Jackson are proposed to be connected to the Village sewerage system via a new trunk sewer to be constructed from the sewage treatment plant in a northwesterly direction to the Fairgrounds site, as shown on Map 5. As part of the Fairgrounds development planning, the Washington County Board evaluated alternative means of connecting the Fairgrounds site to a public sanitary sewerage system. Trunk sewer connections to the City of West Bend and the Village of Jackson were evaluated, and the County Board selected the Village of Jackson connection after a review of costs and other considerations.

SEWAGE TREATMENT PLANT CAPACITY IMPACT ANALYSIS

The Village of Jackson sewage treatment facility has a design hydraulic loading capacity of 0.87 million gallons per day (mgd) on an average annual flow basis. The average annual flow rate in 1996 was about 0.74 mgd. The increase in sewered population from about 4,100 persons in 1996 to about 7,980

persons by the design year 2010, as envisioned under the revised sanitary sewer service area plan, is estimated to result in a flow rate of about 1.20 mgd on an average annual basis. In addition to increased domestic sewage loadings, the Village of Jackson sewage treatment facility would, under the revised sewer service area plan set forth, also receive significantly greater industrial and commercial wastewater loadings. Specifically, the plan envisions an increase of about 840 acres in land devoted to commercial and industrial uses. Upon full development, such uses could generate additional sewage flows ranging from about 0.80 to 1.20 mgd on an average annual basis. The potential total future loading to the Village of Jackson sewage treatment facility, assuming complete development of all lands envisioned for residential, industrial, and commercial uses within the planned sanitary sewer service area as set forth herein, would thus range from 2.0 to 2.4 mgd on an average annual flow basis. The Village currently has plans for a modest expansion of its sewage treatment plant which will provide for a capacity of about 1.25 mgd on an average annual flow basis, with provisions for further expansion to about 1.87 mgd. The costs for this expansion have been estimated to be about 8.0 million dollars. Given the planned population and land uses, it is expected that facility planning will have to be reconsidered to reflect the sewer service area now being considered.

PUBLIC REACTION TO THE REFINED SANITARY SEWER SERVICE AREA

A public hearing was held on August 27, 1997, for the purpose of receiving comments on the revised Jackson sanitary sewer service area plan as shown on Map 5. This hearing was sponsored jointly by the Village of Jackson 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 Jackson 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 Jackson 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 Village of Jackson sewage treatment plant was

also summarized. In addition, it was noted that an environmental analysis of the proposed changes by the Wisconsin Department of Natural Resources would be required. Comments on the refined plan were then solicited.

A review of the hearing record indicates that no substantive concerns were raised regarding the delineation of the external boundaries of the revised Jackson sanitary sewer service area, or the delineation of the environmentally sensitive lands within that area. Accordingly, no changes were made to the Jackson sanitary sewer service area plan as presented at the public hearing and as reflected on Map 5. Subsequently, on September 9, 1996, the Village Board of Trustees of the Village of Jackson acted to approve the new sanitary sewer service area plan for the Village as shown on Map 5.

Detailed delineations of the revised Jackson sanitary sewer service area, and of the environmentally significant lands within that area, are shown on a series of aerial photographs reproduced as Map 7, beginning on page 20 and continuing through page 28 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. Formal adoption or endorsement 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 Village Board of the Village of Jackson; by the Town Boards of the Towns of Jackson and Polk, as having lands affected by the planned sanitary sewer service area; and by the Washington County Park and Planning Department 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.
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.

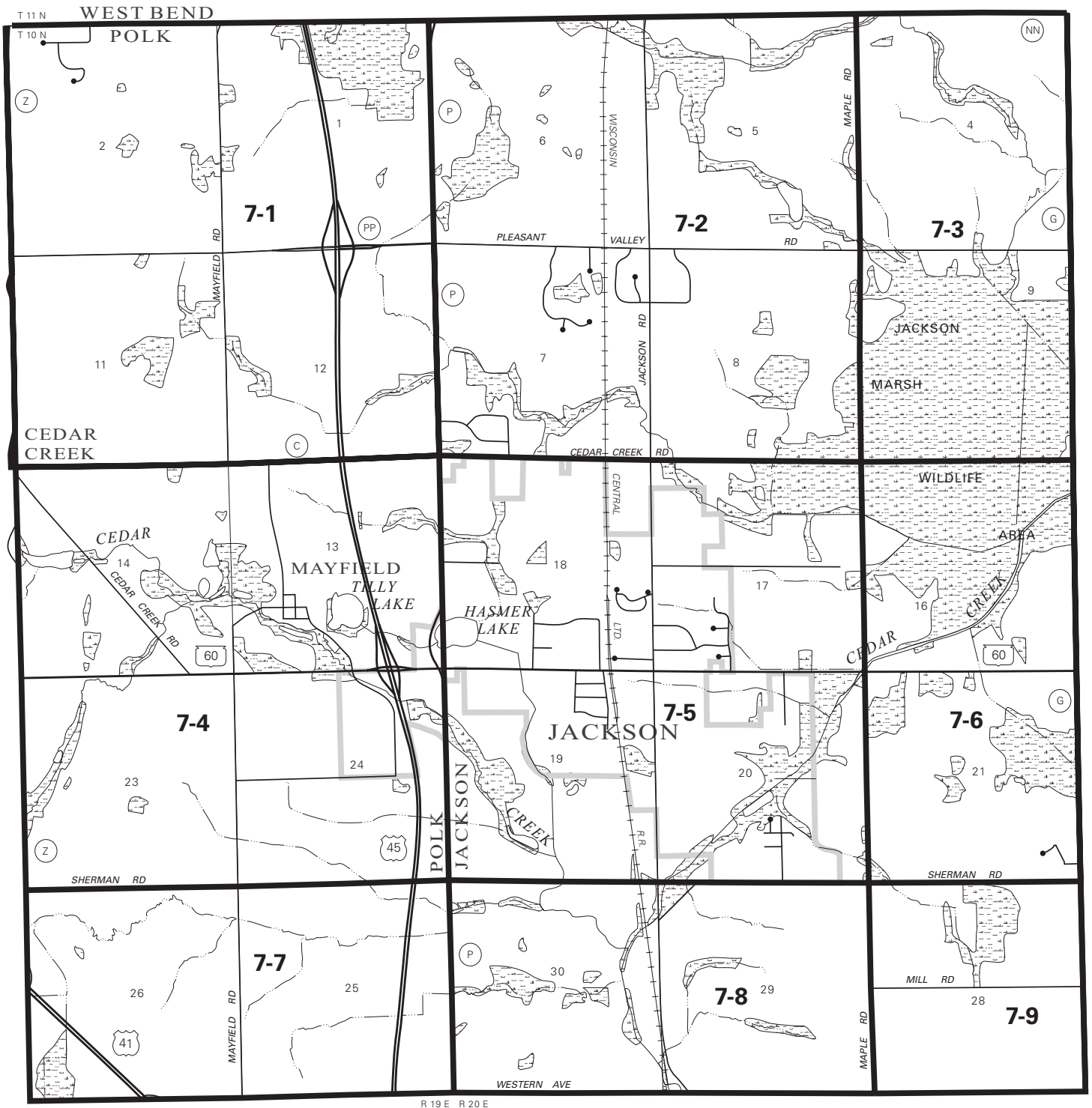
3. Review by all of the local units of government concerned of their zoning, land subdivision control, and related ordinances to ensure that the policies expressed in such ordinances reflect the urban development recommendations inherent in the final delineated Jackson sanitary sewer service area as 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 Jackson 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 JACKSON SEWER SERVICE AREA

This report presents the revised Jackson sanitary sewer service area tributary to the Village of Jackson sewage treatment facility. The refined sewer service area was delineated cooperatively by the units and agencies of government concerned, and 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 Jackson area to the year 2010. 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 Jackson, 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 7

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



Source: SEWRPC.





Map 7-1




**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE VILLAGE OF JACKSON AND ENVIRONS**

**U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 10 North, Range 19 East**

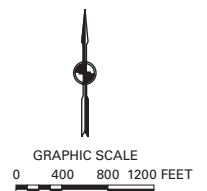


LEGEND

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

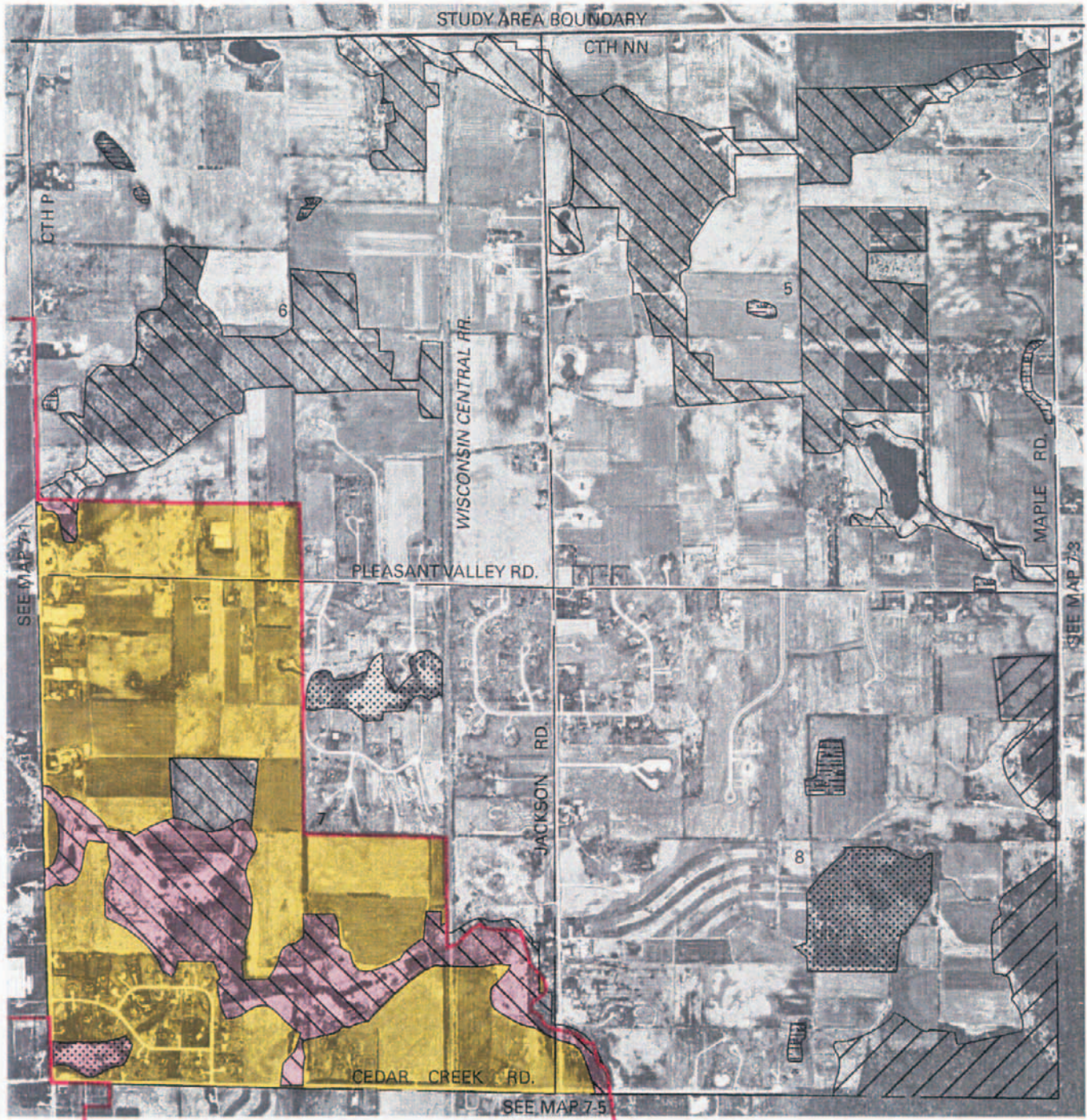
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

Source: SEWRPC.



**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE VILLAGE OF JACKSON AND ENVIRONS**

**U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 10 North, Range 20 East**

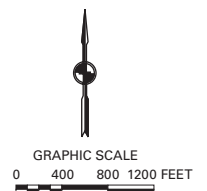


LEGEND

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

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

Source: SEWRPC.






**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE VILLAGE OF JACKSON AND ENVIRONS**

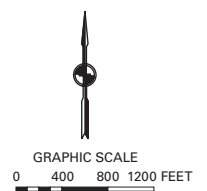
**U. S. Public Land Survey Sections 4 and 9
Township 10 North, Range 20 East**



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS LESS THAN FIVE ACRES IN SIZE

Source: SEWRPC.







Map 7-4




**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE VILLAGE OF JACKSON AND ENVIRONS**

**U. S. Public Land Survey Sections 13, 14, 23 and 24
Township 10 North, Range 19 East**

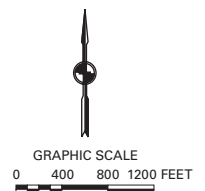


LEGEND

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

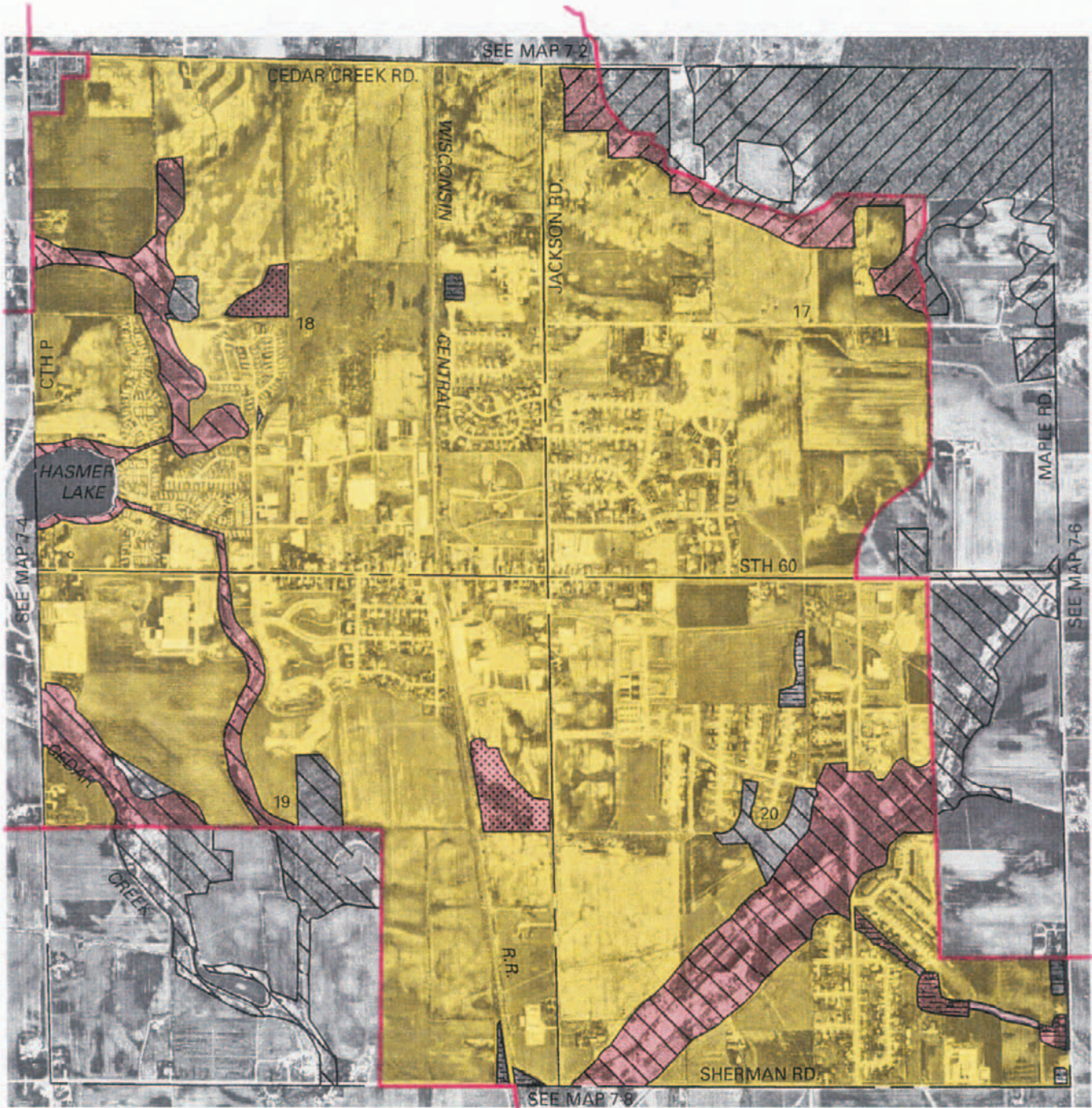
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

Source: SEWRPC.










**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE VILLAGE OF JACKSON AND ENVIRONS**

**U. S. Public Land Survey Sections 17, 18, 19, and 20
Township 10 North, Range 20 East**

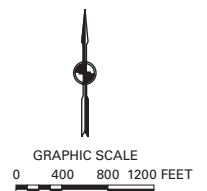


LEGEND

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

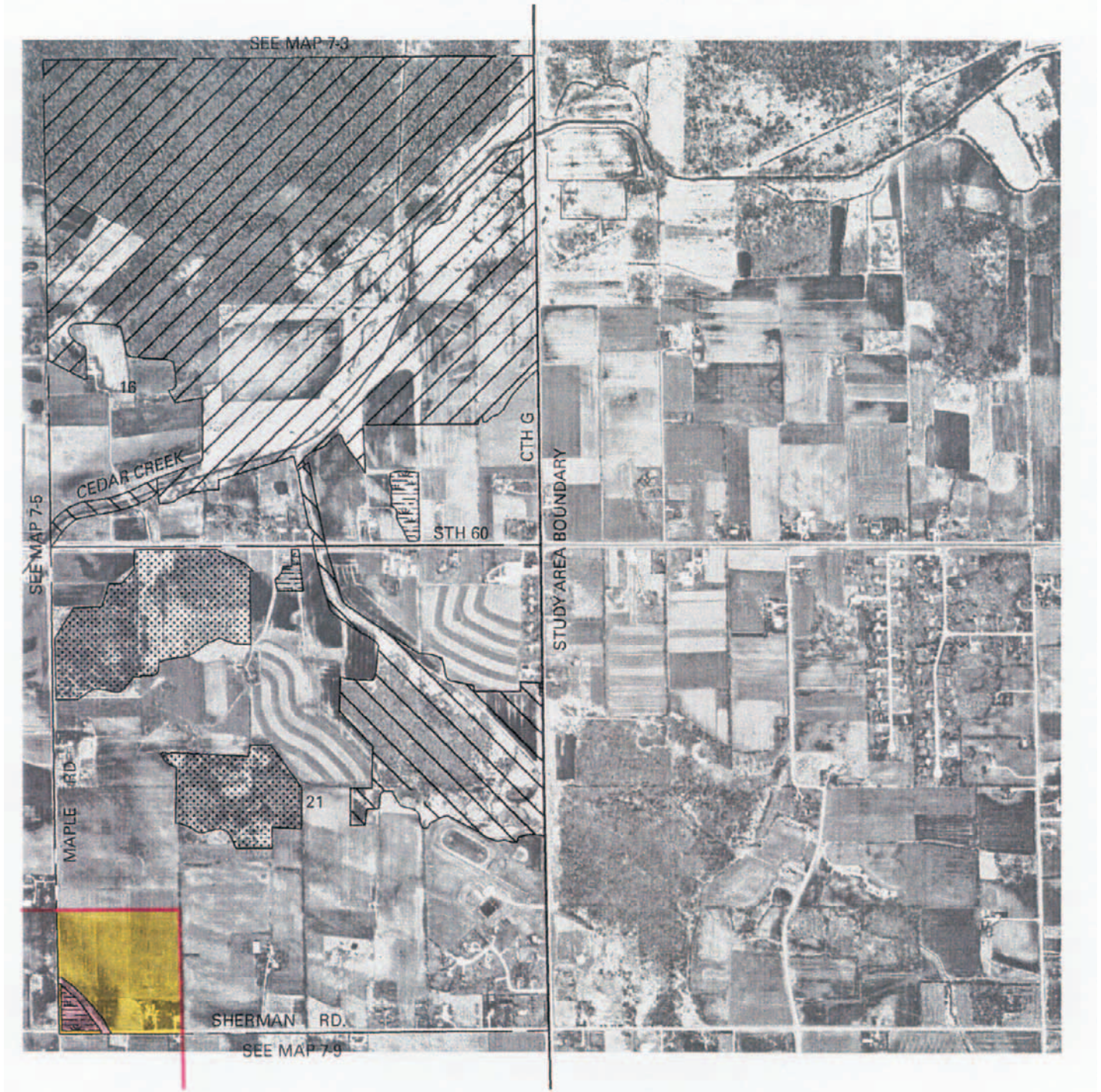
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

Source: SEWRPC.










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

U. S. Public Land Survey Sections 16 and 21
Township 10 North, Range 20 East

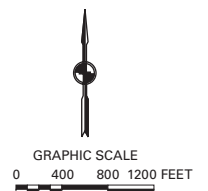


LEGEND

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

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

Source: SEWRPC.







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

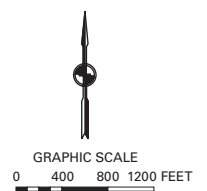
U. S. Public Land Survey Sections 25 and 26
Township 10 North, Range 19 East



LEGEND

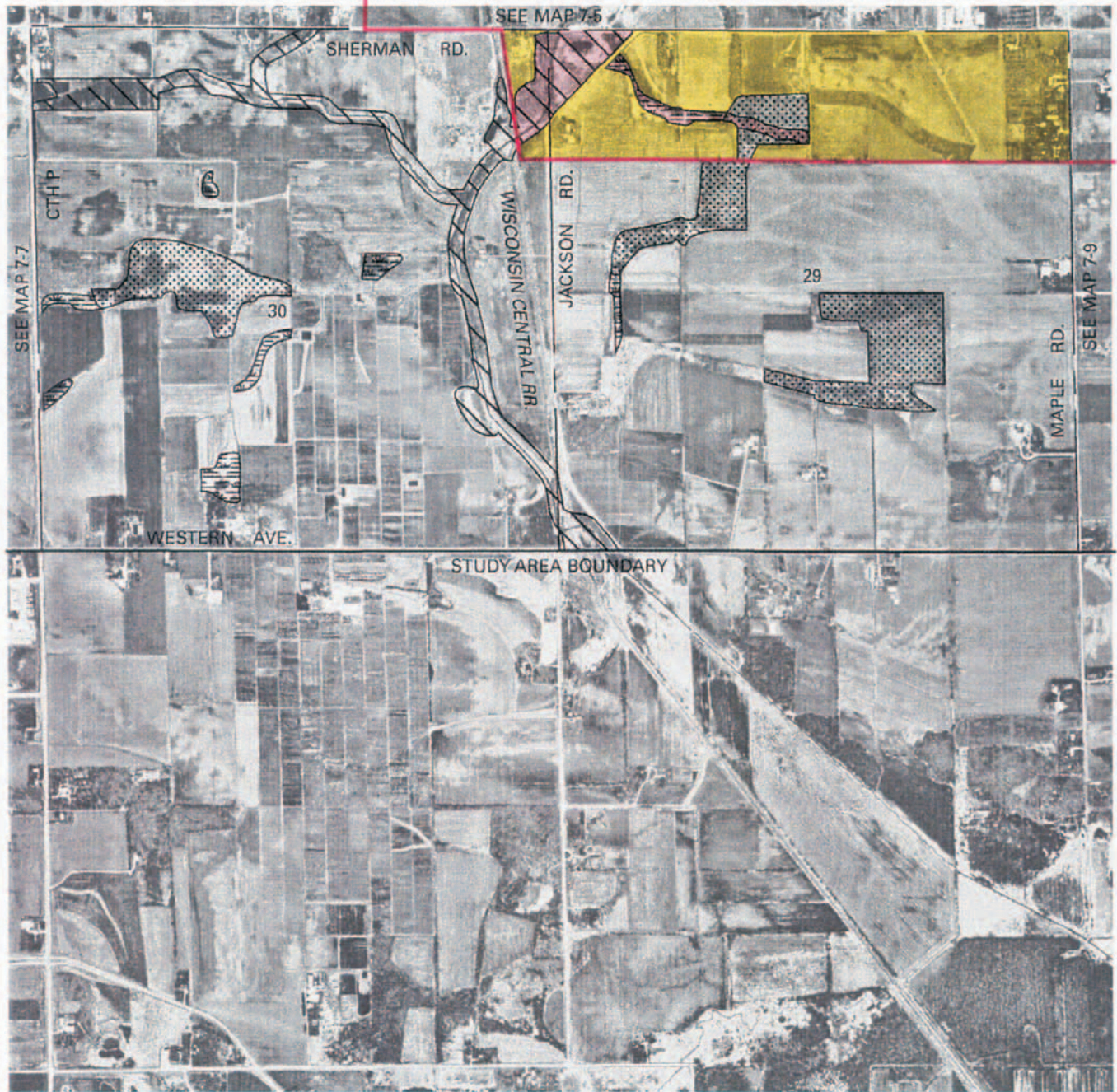
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS LESS THAN FIVE ACRES IN SIZE

Source: SEWRPC.









**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY
SEWER SERVICE AREA FOR THE VILLAGE OF JACKSON AND ENVIRONS**

**U. S. Public Land Survey Sections 29 and 30
Township 10 North, Range 20 East**

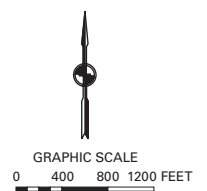


LEGEND

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS LESS THAN FIVE ACRES IN SIZE

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

Source: SEWRPC.







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

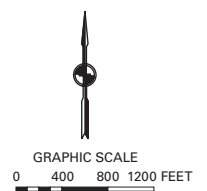
U. S. Public Land Survey Section 28
Township 10 North, Range 20 East



LEGEND

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

Source: SEWRPC.



APPENDIX

Appendix A

MINUTES OF PUBLIC HEARING

APPROVED MINUTES

Planning Commission Meeting

Wednesday, August 27, 1997 - 7:30 pm

Jackson Village Hall, N168 W20733 Main Street

1. Call to Order and Roll Call.

President, Donna Spaeth, called the meeting to order.

Plan Commission members present: John Walther, John Siedler, Perry Pabich, Jeff Dalton, Donna Spaeth, David Murphy (DPW), Larry Hatke, Scott Storitz, and Earl Kruepke.

Other staff present: Del Beaver.

2. Minutes - Planning Commission Meeting of June 26, 1997.

Earl Kruepke moved to approve the minutes as corrected. Jeff Dalton, second. All voted aye.

3. Public Hearing: Jackson Sanitary Sewer Service Area Refinement.

Donna Spaeth opened the public hearing.

Bruce Rubin (Southeastern Wisconsin Regional Planning Commission) presented the proposed revision which is based on the projected needs of the Village, the service to lands outside the Village, but within the proposed area that service could be extended to under the terms of the proposed 66.023 agreement being negotiated with the Towns of Jackson and Polk, and to the service to the new County Fair site. This service area is then tied to the wastewater treatment plant expansion and future plans for additional expansion. Mr. Rubin responded to questions of clarification.

Donna Spaeth closed the public hearing.

John Walther moved to recommend the Village Board pass a resolution adopting the Revised Sanitary Sewer Service Area. Scott Storitz, second. All voted aye.

Respectfully submitted by Del Beaver, Administrator/Clerk