

# **SANITARY SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS**

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Special acknowledgement is due SEWRPC Principal Planner  
Timothy J. McCauley and SEWRPC Planner James P. Siegler  
for their contributions to this report.

# SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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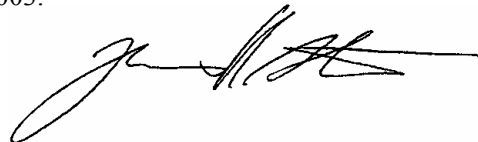
WAUKESHA

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

**TO:** The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the Counties of Racine and Kenosha; the City of Racine; the Villages of Elmwood Park, North Bay, Sturtevant, and Wind Point; the Towns of Caledonia, Mount Pleasant, Raymond, Somers, and Yorkville; and the Crestview and North Park Sanitary Districts.

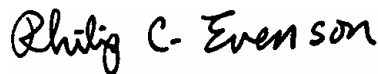
This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held at the Washington County Courthouse in West Bend, Wisconsin, on the 18th day of June 2003, the Commission did by unanimous vote of all Commissioners present, being 17 ayes and 0 nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated by reference to the same force and effect as if it had been specifically set forth herein in detail, adopt an amendment to the regional water quality management plan, which plan was originally adopted by the Commission on the 12th day of July 1979, as part of the master plan for the physical development of the Region. Said amendment to the regional water quality management plan pertains to the revised Racine and environs sanitary sewer service area and consists of the documents attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan, and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the City of Waukesha, Wisconsin, this 19th day of June 2003.



Thomas H. Buestrin, Chairman  
Southeastern Wisconsin  
Regional Planning Commission

**ATTEST:**



Philip C. Evenson, Deputy Secretary

**RESOLUTION NO. 2003-06**

**RESOLUTION OF THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING  
COMMISSION AMENDING THE ADOPTED REGIONAL WATER QUALITY  
MANAGEMENT PLAN, THAT PLAN BEING A PART OF THE MASTER PLAN  
FOR THE PHYSICAL DEVELOPMENT OF THE REGION CONSISTING OF THE  
COUNTIES OF KENOSHA, MILWAUKEE, OZAUKEE, RACINE, WALWORTH,  
WASHINGTON, AND WAUKESHA IN THE STATE OF WISCONSIN  
(RACINE AND ENVIRONS SANITARY SEWER SERVICE AREA)**

WHEREAS, pursuant to Section 66.0309(10) of the *Wisconsin Statutes*, the Southeastern Wisconsin Regional Planning Commission, at a meeting held on the 12th day of July 1979, duly adopted a regional water quality management plan as documented in the three-volume SEWRPC Planning Report No. 30, *A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000*; and

WHEREAS, at a meeting held on the 1st day of December 1986, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Racine and environs sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 147, *Sanitary Sewer Service Area for the City of Racine and Environs, Racine County, Wisconsin*, November 1986, as amended; and

WHEREAS, by letter dated August 6, 2002, the City of Racine and the Town of Mount Pleasant requested that the Commission revise the Racine and environs sanitary sewer service area; and

WHEREAS, the Commission, working with the City of Racine, has completed revisions to the Racine and environs sanitary sewer service area plan, such revised plan being set forth in SEWRPC Community Assistance Planning Report No. 147 (2nd Edition), *Sanitary Sewer Service Area for the City of Racine and Environs, Racine and Kenosha Counties, Wisconsin*, dated June 2003; and

WHEREAS, the newly revised Racine and environs sanitary sewer service area, as documented in SEWRPC Community Assistance Planning Report No. 147 (2nd Edition), was the subject of a public hearing held jointly by the City of Racine and the Regional Planning Commission on May 27, 2003; and

WHEREAS, Section 66.0309(9) of the *Wisconsin Statutes* authorizes and empowers the Regional Planning Commission, as the work of making the whole master plan progresses, to amend, extend, or add to the master plan or carry any part or subject thereof into greater detail;

NOW, THEREFORE, BE IT HEREBY RESOLVED:

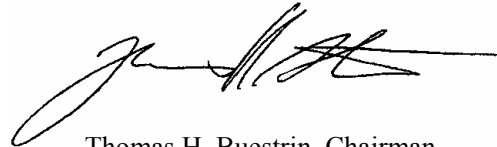
FIRST: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979, and which was amended on the 1st day of December 1986, as set forth in SEWRPC Community Assistance Planning Report No. 147, be and the same hereby is amended to include the newly revised sanitary sewer service area plan for the City of Racine and environs, as set forth in SEWRPC Community Assistance Planning Report No. 147 (2nd Edition).

SECOND: That the said SEWRPC Community Assistance Planning Report No. 147 (2nd Edition), together with the maps, charts, programs, and descriptive and explanatory matter therein contained, is hereby made a matter of public record; and the originals and true copies thereof shall be kept, at all times, at the offices of the Southeastern Wisconsin Regional Planning Commission presently located at W229 N1812 Rockwood Drive in the City of Pewaukee, County of Waukesha, and State of Wisconsin, or at any subsequent office the said Commission may occupy, for examination and study.



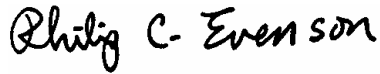
THIRD: That a true, correct, and exact copy of this resolution, together with a complete and exact copy of SEWRPC Community Assistance Planning Report No. 147 (2nd Edition), shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals as the law may require or as the Commission, its Executive Committee, or its Executive Director, at their discretion, shall determine and direct.

The foregoing resolution, upon motion duly made and seconded, was regularly adopted at the meeting of the Southeastern Wisconsin Regional Planning Commission held on the 18th day of June 2003, the vote being: Ayes 17; Nays 0.

A handwritten signature in black ink, appearing to read 'Thomas H. Buestrin', with a long horizontal line extending to the right.

Thomas H. Buestrin, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read 'Philip C. Evenson', written in a cursive style.

Philip C. Evenson, Deputy Secretary

COMMUNITY ASSISTANCE PLANNING REPORT  
NUMBER 147 (2nd Edition)

**SANITARY SEWER SERVICE AREA FOR  
THE CITY OF RACINE AND ENVIRONS,  
RACINE AND KENOSHA COUNTIES, WISCONSIN**

Prepared by the

Southeastern Wisconsin Regional Planning Commission  
W239 N1812 Rockwood Drive  
P. O. Box 1607  
Waukesha, Wisconsin 53187-1607

June 2003

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.”<sup>1</sup>

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

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.

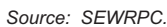
### **NEED FOR REFINEMENT AND DETAILING OF LOCAL SANITARY SEWER SERVICE AREAS**

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

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

## RECOMMENDED SANITARY SEWER SERVICE AREAS IN THE REGION: MARCH 2003





land use plan for the year 2000.<sup>2</sup> As such, the delineation of the areas was necessarily general, and may not have reflected detailed local planning considerations.

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

1. Preparation of a base map at an appropriate scale for each sanitary sewer service area identified in the areawide water quality management plan.
2. The delineation on that base map of a sanitary sewer service area consistent with the objectives set forth in the adopted regional water quality management plan.<sup>3</sup>
3. The conduct of intergovernmental meetings involving the local or areawide unit or units of government concerned. At these meetings, the initial sanitary sewer service area delineation is to be presented and discussed and the positions of each of the units of government concerned solicited.
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 report by the Commission and certification of the report 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 report 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.

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

<sup>3</sup>The sewer service areas in the water quality management plan were based upon the urban land use configurations as set forth in the Regional Planning Commission's design year 2000 land use plan. The Regional Planning 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.

## THE RACINE AND ENVIRONS 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 January 10, 1986, the City of Racine requested that the Regional Planning Commission undertake the refinement and detailing of the proposed year 2000 sanitary sewer service area tributary to the City of Racine sewage treatment facility. Subsequent to the completion of the draft report, a public hearing on this matter was held on October 29, 1986. The City of Racine and environs sanitary sewer service area plan, as documented in SEWRPC Community Assistance Planning Report No. 147, *Sanitary Sewer Service Area for the City of Racine and Environs, Racine County, Wisconsin*, dated November 1986, was adopted by the Racine Wastewater Utility Commission on December 23, 1986, and by the Regional Planning Commission on December 1, 1986; and was endorsed by the Wisconsin Department of Natural Resources on January 13, 1988.

The Racine Wastewater Utility Commission and the Regional Planning Commission subsequently adopted 10 amendments to the sanitary sewer service area as initially refined and set forth in SEWRPC Community Assistance Planning Report No. 147. Six of these amendments pertained to the acceptance of holding tank wastes at the City of Racine sewage treatment facility from six different sites that were not connected to the public sewerage system. Five of the sites are located adjacent to I-94 in the Towns of Caledonia, Raymond, and Mount Pleasant, while the sixth, the North Cape Elementary School, is located approximately 6 miles west of I-94 in the Town of Raymond. Of the four remaining amendments, three involved additions of land to the sewer service area, and one involved modification of a primary environmental corridor boundary to reflect an area committed to urban development prior to the adoption of the regional water quality management plan.

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 August 6, 2002, the Racine Wastewater Utility Commission and the Town of Mount Pleasant requested the Regional Planning Commission to amend the Racine and environs sanitary sewer service area to include additional lands in the Town of Mount Pleasant. The requested amendment is an outgrowth of the recently executed Racine area intergovernmental sanitary sewer service, revenue sharing, cooperation, and settlement agreement and is consistent with a land use plan adopted by the Town of Mt. Pleasant in January 2003. It was subsequently agreed by the Regional Planning Commission and the communities involved that the Racine sewer service area plan should be comprehensively revised and updated. This revision would consider, in addition to the changes proposed by the Town of Mt. Pleasant, certain changes proposed by the Village of Sturtevant intended to reflect a pending cooperative boundary agreement between Sturtevant and Mt. Pleasant. The revision would, moreover, reflect the most recent available natural resource base inventory data and current Commission population projections for the area.

Copies of a draft report setting forth a preliminary revised sanitary sewer service area plan were provided to the City of Racine; the Villages of Elmwood Park, North Bay, Sturtevant, and Wind Point; the Towns of Caledonia, Mount Pleasant, Raymond, Somers, and Yorkville; the Crestview and North Park Sanitary Districts; the Racine County Planning and Development Division; and the Wisconsin Department of Natural Resources for review and comment prior to the public hearing held on May 27, 2003. The public reaction to the proposed sanitary sewer service area plan, documented in the minutes contained in Appendix A, is summarized later in this report. The final revised sanitary sewer service area attendant to the City of Racine sewage treatment facility is described in Chapter III of this report.

It should be noted that the Town of Caledonia was in the process of amending its land use plan at the time of this sewer service area revision. The amended Town land use plan may be expected to include recommendations for modifying the Racine and environs sanitary sewer service area boundary as it pertains to the Town of Caledonia. Proposed changes to this sewer service area growing out of the Caledonia land use plan—and the aforementioned Racine area intergovernmental sanitary sewer service, revenue sharing, cooperation, and settlement agreement—would be considered in a subsequent amendment of the sewer service area plan, upon request by the Town of Caledonia and the Racine Wastewater Utility Commission.

## Chapter II

# STUDY AREA DESCRIPTION

### LOCATION

The study area considered for revising the Racine and environs sanitary sewer service area is shown on Map 2. The area consists of all of the City of Racine; all of the Villages of Elmwood Park, North Bay, Sturtevant, and Wind Point; all of the Towns of Caledonia and Mount Pleasant; and portions of the Towns of Paris, Raymond, Somers, and Yorkville. The total study area is 121.4 square miles in extent. The amount and proportion of the study area encompassed by various civil divisions within, based upon 2002 civil division boundaries, are indicated in Table 1.

**Table 1**

**CIVIL DIVISIONS LOCATED WITHIN THE RACINE AND ENVIRONS STUDY AREA**

| Civil Division               | Square Miles<br>Within Study<br>Area | Percent of<br>Total |
|------------------------------|--------------------------------------|---------------------|
| Town of Caledonia.....       | 45.6                                 | 37.6                |
| Town of Mount Pleasant.....  | 35.1                                 | 28.9                |
| City of Racine .....         | 15.7                                 | 12.9                |
| Town of Somers .....         | 7.3                                  | 6.0                 |
| Town of Yorkville .....      | 6.1                                  | 5.0                 |
| Town of Raymond .....        | 6.0                                  | 4.9                 |
| Village of Sturtevant .....  | 3.0                                  | 2.5                 |
| Village of Wind Point .....  | 1.3                                  | 1.1                 |
| Town of Paris.....           | 1.0                                  | 0.8                 |
| Village of Elmwood Park..... | 0.2                                  | 0.2                 |
| Village of North Bay.....    | 0.1                                  | 0.1                 |
| Total Study Area             | 121.4                                | 100.0               |

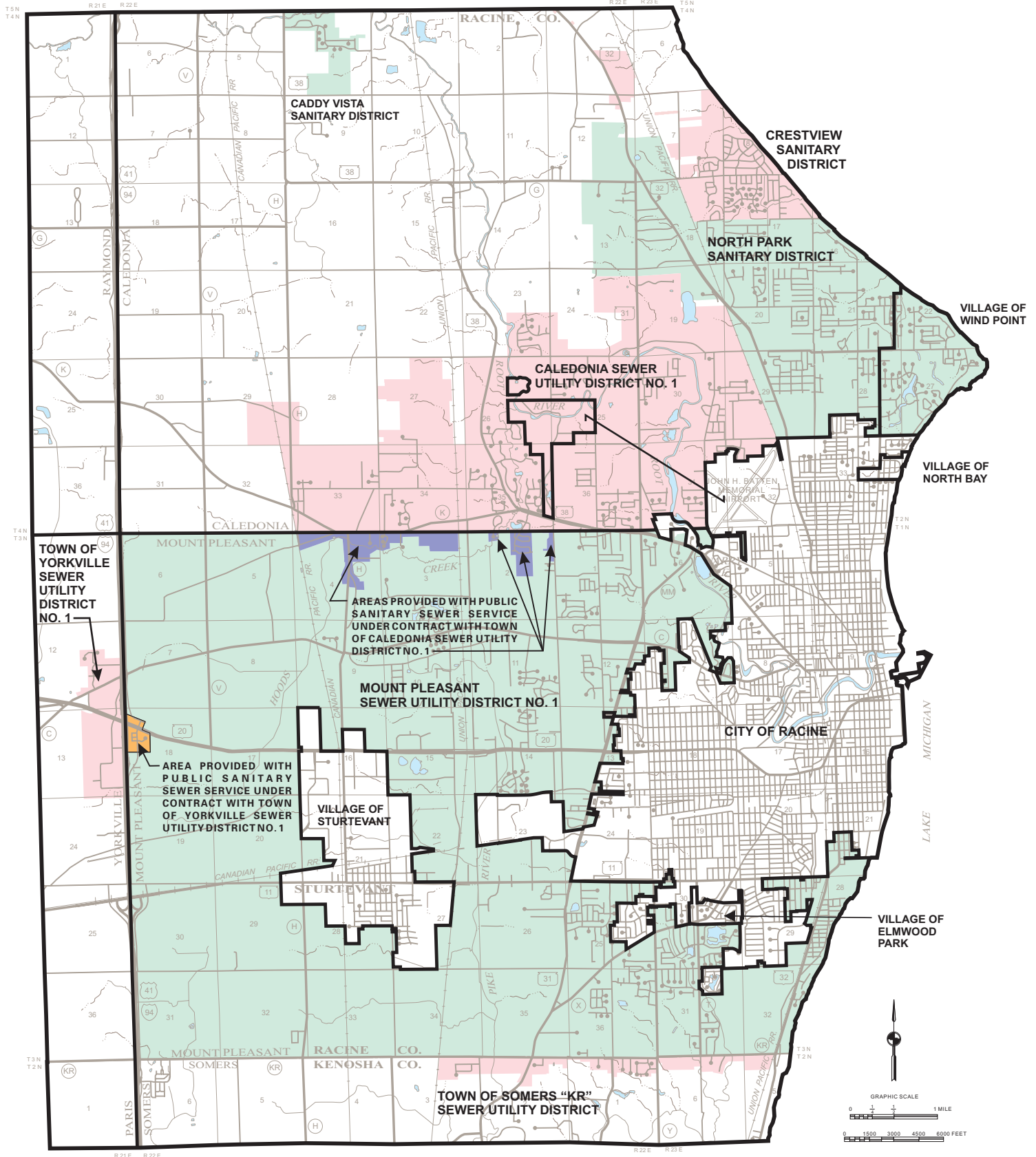
Source: SEWRPC.

### POPULATION

The existing resident population of the study area in 2000 was estimated at 139,800 persons. Of this total, it is estimated that about 133,000 persons were served by public sanitary sewers tributary to the City of Racine sewage treatment facility; 110 persons were served by sewers tributary to the Town of Yorkville Sewer Utility District No. 1 sewage treatment facility; and 740 persons were served by sewers tributary to the Milwaukee Metropolitan Sewerage District. The remaining 5,950 persons in the study area, or about 4 percent of the total population of the study area, were served by onsite sewage disposal systems. The aforementioned estimates were tabulated using block data from the 2000 U.S. Census of Population and Housing, and a Commission inventory of areas served by public sanitary sewerage systems in 2000.

## Map 2

### STUDY AREA IDENTIFIED FOR PURPOSES OF REVISING THE CITY OF RACINE AND ENVIRONS SANITARY SEWER SERVICE AREA



Source: SEWRPC.

The projected population of the study area in 2020 was prepared by the Regional Planning Commission as part of the year 2020 regional land use plan. The preparation of population projections—especially for small geographic areas such as the Racine and environs study area—always involves some degree of uncertainty. Future social and economic conditions, which are predicted and then used as a basis for population projections, can vary widely, and as a result can significantly influence future population levels. It is thus desirable to consider alternative possibilities for growth and change when preparing projections, so that unforeseen changes in social and economic conditions can be accommodated. The Regional Planning Commission has projected a range of population growth which could be expected to occur over the period 1990 to 2020 under alternative growth scenarios for the Region. The Commission’s year 2020 regional land use plan considers two regional growth scenarios, ranging from “intermediate growth,” considered to be the most likely scenario, to “high-growth,” intended to represent the upper extreme of possible future regional growth and change.

The adopted regional land use plan for the year 2020, which is based upon an intermediate-growth scenario, would accommodate a year 2020 resident population level of about 147,300 persons in the Racine and environs study area. Under a high-growth scenario, the population level within the study area could be as high as 191,900 persons by the year 2020.

## **ENVIRONMENTALLY SIGNIFICANT LANDS**

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

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

One of the first steps in refining the Racine and environs 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 2). 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 Racine and environs 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 and have a minimum width of 200 feet.

**Table 2**

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

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

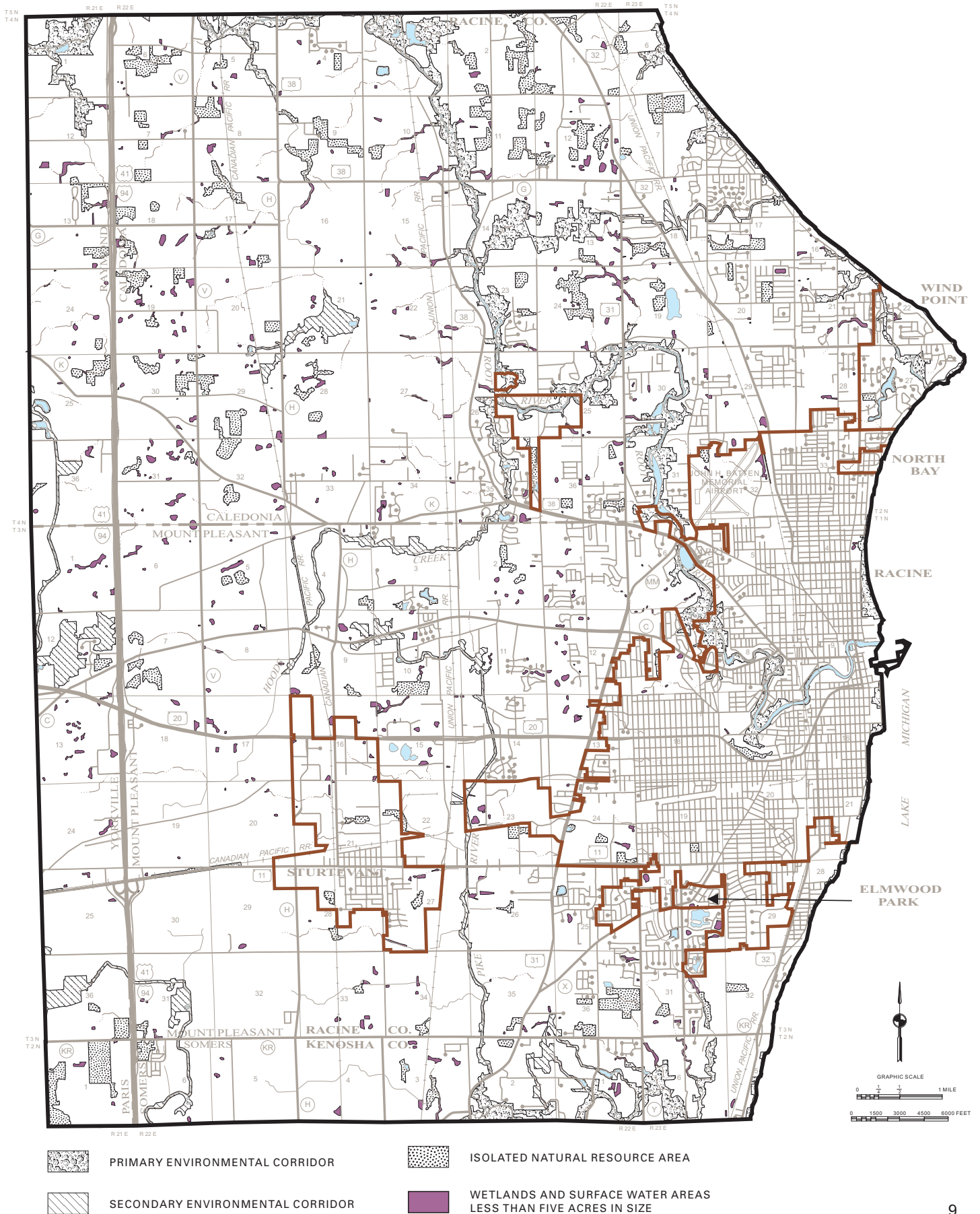
Source: SEWRPC.

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



Map 3

ENVIRONMENTALLY SIGNIFICANT LANDS IN THE CITY OF RACINE AND ENVIRONS STUDY AREA



Source: SEWRPC.

wetlands are based upon the Wisconsin Wetlands Inventory, field investigation of some wetlands by the Regional Planning Commission staff, and interpretation of 2000 aerial photographs.<sup>1</sup>

Lands and surface water encompassed within the primary environmental corridors of the Racine and environs study area in 2000 totaled 4.9 square miles, or 4 percent of the total study area. Lands and surface water encompassed within secondary environmental corridors totaled 1.9 square miles, or 2 percent of the total study area. Lands and surface water encompassed within isolated natural resource areas totaled 3.7 square miles, or 3 percent of the study area. About 1.2 square miles, or about 1 percent of the study area, was encompassed within wetlands and surface water areas less than five acres in size.<sup>2</sup> Thus, all environmentally significant lands in the Racine and environs study area encompassed 11.7 square miles, or about 10 percent 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 Racine and environs study area are contained within the environmental corridors, there are areas of the floodlands utilized for agricultural or other open space uses located outside such corridors. The Regional Planning Commission recognizes that such floodlands are generally unsuitable for intensive urban development owing to poor soil conditions and periodic flood inundation. The Commission thus recommends that, as development of lands located within urban areas and adjacent to these floodland areas occurs, such floodland areas should be preserved in essentially natural, open space uses, and over time become part of the adjacent environmental corridors. In addition, the adopted regional water quality management plan recognizes that certain secondary environmental corridors, isolated natural resource areas, and wetlands less than five acres in size may be converted to urban uses over the plan design period. However, current Federal, State, and local regulations may effectively preclude development of such areas. Of particular importance in this regard are natural resource protection regulations dealing with wetlands, floodplains, shorelands, stormwater runoff, and erosion control. Therefore, it is important that the developer or local unit of government concerned determine if it is necessary to obtain any applicable Federal, State, or local permits prior to any proposed disturbance of wetlands, floodplains, or other regulated lands.

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

<sup>2</sup>*Acreage noted here refers to wetlands and surface water areas less than 5 acres in size located outside environmental corridors and isolated natural resource areas.*



## **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 RACINE AND ENVIRONS SANITARY SEWER SERVICE AREA**

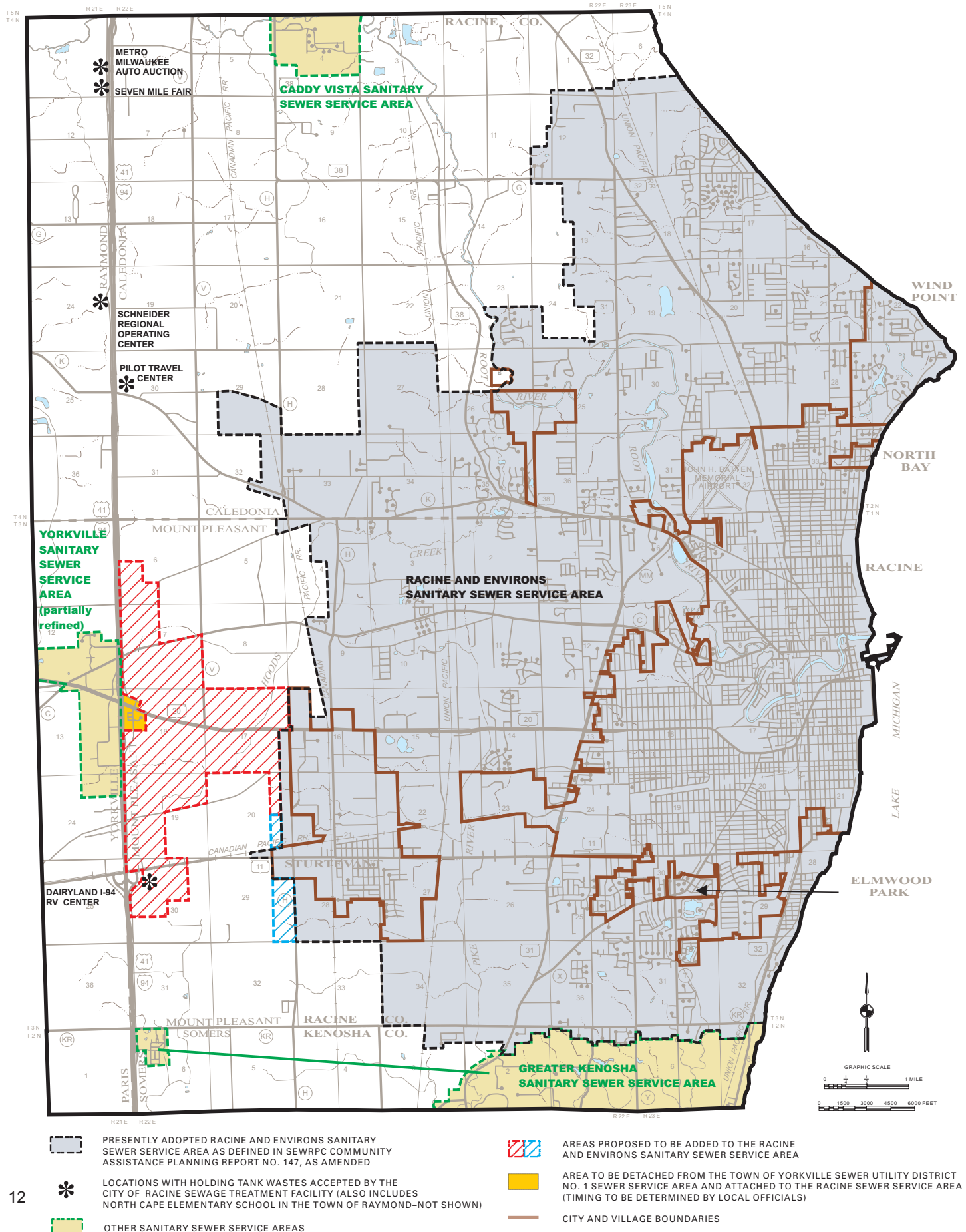
The currently identified design year 2000 Racine and Environs sanitary sewer service area, tributary to the City of Racine sewage treatment facility, is set forth in SEWRPC Community Assistance Planning Report No. 147, *Sanitary Sewer Service Area for the City of Racine and Environs, Racine County, Wisconsin*, dated November 1986, and in 10 subsequent amendments to that report. As shown in the gray-shaded area on Map 4, this service area as amended through 2002 encompasses 61.7 square miles, or 51 percent of the total study area of 121.4 square miles. The area includes about 2.4 square miles of primary environmental corridor; 0.7 square mile of secondary environmental corridor; 1.5 square mile of isolated natural resource areas; and 0.6 square mile of wetlands and surface water areas less than 5 acres in size.

### **PRE-PUBLIC HEARING REVISED RACINE AND ENVIRONS SANITARY SEWER SERVICE AREA**

A comprehensive review of the Racine and environs sanitary sewer service area was last undertaken during the preparation of Community Assistance Planning Report No. 147 in 1986. The purpose of the current comprehensive refinement effort is to review once again the sewer service needs of lands envisioned to be tributary to the City of Racine 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.

Map 4

PROPOSED CHANGES TO THE CITY OF RACINE AND ENVIRONS SANITARY SEWER SERVICE AREA  
(Pre-Public Hearing)



### ***Sewer Service Area Planning Considerations***

Factors taken into account in the delineation of the revised Racine and environs sanitary sewer service area included the currently identified sanitary sewer service area plan set forth in the first edition of SEWRPC Community Assistance Planning Report No. 147, *Sanitary Sewer Service Area for the City of Racine and Environs, Racine County, Wisconsin*, dated November 1986, as 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 Racine area intergovernmental sanitary sewer service, revenue-sharing, cooperation, and settlement agreement; locally adopted land use plans and zoning ordinances; and the pending cooperative boundary agreement between the Village of Sturtevant and the Town of Mt. Pleasant.

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

### ***Population Projections***

As previously noted, the Commission utilizes a range of population projections to account for uncertainties regarding future growth and development within the Region. The sewer service area revision for the Racine area thus incorporates a range of resident population levels, with the most reasonable lower end of the population range based upon an intermediate-growth scenario and with the most reasonable upper end of the population range based upon a high-growth 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 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 projection may thus be most appropriate for use in the design of such facilities.

Consideration of a high-growth population projection, 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 it is considered by the Commission to be 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 projection 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 population 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 of the area anticipated to be tributary to the City of Racine sewage treatment facility would, by the design year 2020, range from about 139,300 persons under the Commission's intermediate-growth scenario, also reflected in the Commission's adopted regional land use plan, to about 183,300 persons under the Commission's high-growth scenario.

### ***Pre-Public Hearing Sanitary Sewer Service Area***

The proposed changes to the outer boundary of the Racine and environs sanitary sewer service area, as submitted to the public hearing, are shown on Map 4. As shown on that map, the proposed changes consist of additions of land to the westerly portion of the service area. The proposed additions are identified by the red and blue hatch patterns on Map 4, and are described below:

- The red-hatched area on Map 4 represents the addition to the sewer service area proposed by the Town of Mt. Pleasant. Encompassing a total of 3.9 square miles, this area is comprised primarily of agricultural lands, but also includes scattered residential, commercial, and industrial development. Under the adopted Town of Mt. Pleasant land use plan, this area would be developed primarily with a mix of commercial and industrial uses.
- The blue-hatched areas on Map 4 represent the additions to the sewer service area proposed by the Village of Sturtevant. These areas are comprised primarily of agricultural lands, but also include several homesites. The areas would eventually be attached to Sturtevant under the pending boundary agreement between Sturtevant and Mt. Pleasant. It is envisioned that these areas, which encompass a total of about 0.3 square mile, would be developed for commercial and industrial uses.

In total, the proposed additions to the sewer service area encompass 4.2 square miles. Of this total, 0.5 square mile is comprised of existing urban land and street rights-of-way; 0.3 square mile is comprised of environmentally significant land, including certain farmed floodplains which are envisioned to eventually revert to a natural condition; and 3.4 square miles are comprised of other agricultural and other open space lands.

In addition to the expansion of the sewer service area as described above, the sewer service area plan anticipates that an approximately 60-acre area near the intersection of STH 20 and IH 94 in the Town of Mt. Pleasant that is currently served by sewers tributary to the Town of Yorkville Sewer Utility District No. 1 sewage treatment plant will eventually be removed from the Yorkville service area and added to the Racine service area. Wastewater from the area would then be conveyed to the Racine sewage treatment plant. The timing of the transfer depends in part on the extension of a trunk sewer to this area by the Town of Mt. Pleasant, and the area will remain in the Town of Yorkville Sewer Utility District No. 1 sewer service area until the transfer. No additional amendment of the respective sewer service area plans will be necessary to effect the transfer.

Map 5 depicts the pre-public hearing Racine and environs sanitary sewer service area, together with environmentally significant areas and trunk sewers. The gross revised Racine and environs sanitary sewer service area encompasses 65.9 square miles, representing an increase of 4.2 square miles, or 7 percent, over the currently adopted sewer service area.

The revised Racine and environs sanitary sewer service area would accommodate a resident population of about 172,600 persons, assuming full development of vacant lands within the sewer service area as envisioned under local land use planning. This population level lies within the range of population levels envisioned for the sewer service area embodied in the year 2020 regional land use plan.

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

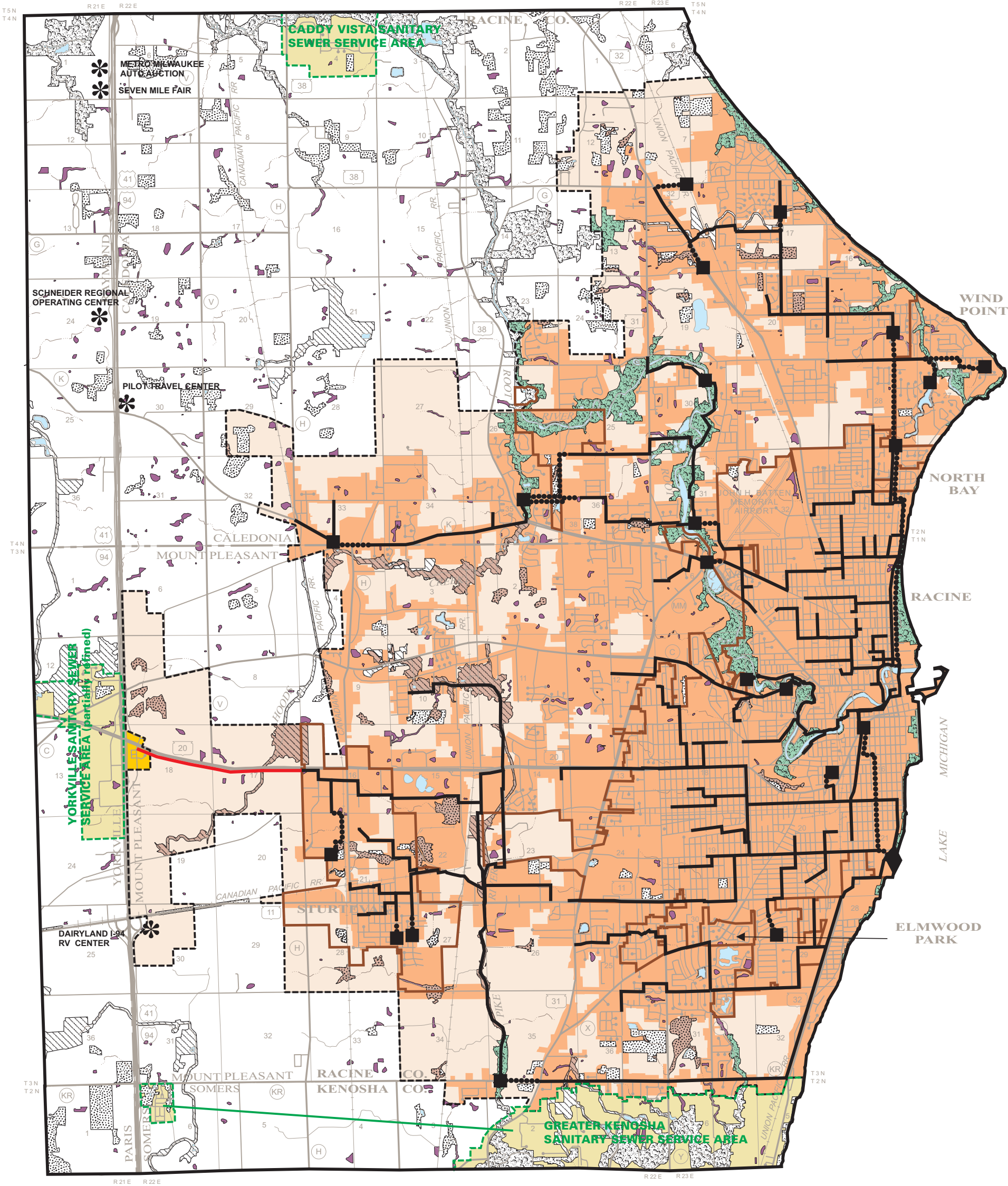
On May 27, 2003, a public hearing was held at the Racine City Hall Annex for the purpose of receiving comments on the proposed Racine and environs sanitary sewer service area plan as shown on Map 5. This hearing was sponsored jointly by the Racine Wastewater Utility Commission and the Regional Planning Commission. Summary minutes of the public hearing are presented in Appendix A.

At the public hearing, a summary of the findings and recommendations of the Racine sanitary sewer service area plan update and revision process was presented prior to receiving public comment. Topics specifically addressed in the summary presentation included the rationale for revising the Racine 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



Map 5

CITY OF RACINE AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA  
(Pre-Public Hearing)

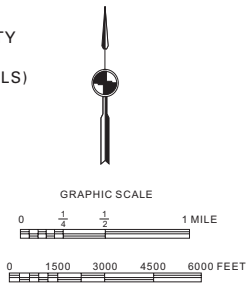


- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE

RESTRICTIONS ON SEWERED DEVELOPMENT

- PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.
- PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

- EXISTING AREA SERVED BY SANITARY SEWERS TRIBUTARY TO THE CITY OF RACINE SEWAGE TREATMENT PLANT: 2000
- RACINE AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA: 2020
- AREA TO BE DETACHED FROM THE TOWN OF YORKVILLE SEWER UTILITY DISTRICT NO. 1 SEWER SERVICE AREA AND ATTACHED TO THE RACINE SEWER SERVICE AREA (TIMING TO BE DETERMINED BY LOCAL OFFICIALS)
- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
- LOCATIONS WITH HOLDING TANK WASTES ACCEPTED BY THE CITY OF RACINE SEWAGE TREATMENT FACILITY (ALSO INCLUDES NORTH CAPE ELEMENTARY SCHOOL IN THE TOWN OF RAYMOND—NOT SHOWN)
- EXISTING PUBLIC SEWAGE TREATMENT FACILITY
- EXISTING TRUNK SEWER
- EXISTING FORCE MAIN
- EXISTING PUMPING STATION
- PROPOSED TRUNK SEWER



Source: SEWRPC.

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

At the hearing the Town of Caledonia Administrator expressed concern about the gap between the northerly end of the proposed sewer service area east of IH 94 and the Caledonia/Mt. Pleasant town boundary. In comments to the Commission staff subsequent to the hearing, Town of Caledonia officials asked that consideration be given to extending the sewer service area abutting the east side of IH 94 northward to the town boundary—in an effort to coordinate with the Town’s evolving plan for development in the southwestern portion of Caledonia. In addition, in comments to the Commission staff subsequent to the hearing, the Town of Mt. Pleasant Administrator asked that consideration be given to including lands along both sides, rather than one side, of CTH C and CTH V, north of STH 20.

After further discussion of these matters by the Regional Planning Commission staff with officials of the Towns of Caledonia and Mt. Pleasant as well as the Racine Wastewater Utility, it was agreed by all parties to recommend the inclusion in the sewer service area of the balance of the area in U.S. Public Land Survey Sections 6 and 7, Township 3 North, Range 22 East, and adjacent lands immediately east of CTH V. This area would constitute a long-range urban reserve.

## **POST-PUBLIC HEARING REVISED RACINE AND ENVIRONS SANITARY SEWER SERVICE AREA**

The post-public hearing Racine and environs sanitary sewer service area is shown on Maps 6 and 7. The post-public hearing plan is identical to the pre-public hearing plan except that 1.1 square miles of land have been added within U.S. Public Land Survey Sections 5, 6, 7, and 8, Township 3 North, Range 22 East—the area designated with a black hatch pattern on Map 6.

In total, the areas proposed to be added to the sewer service area in this plan revision encompass 5.3 square miles. Of this total, 0.7 square mile consists of existing urban land and street rights-of-way; 0.3 square mile consists of environmentally significant lands, including certain farmed floodplains which are envisioned to eventually revert to a natural condition; and 4.3 square miles consist of other agricultural and other open lands. The post-public hearing Racine and environs sanitary sewer service area, including the proposed additions, encompasses about 67.0 square miles, an increase of 8.6 percent over the currently adopted sewer service area.

The proposed sewer service area would accommodate a resident population of about 172,600 persons, assuming that the additional lands proposed to be included in the service area as a result of the public hearing would be eventually developed primarily for commercial and industrial uses. The population and housing unit levels envisioned in the Racine and environs sewer service area would be accommodated at an overall density of about 4.1 dwelling units per net residential acre. This density lies within the recommended density range for the Racine area as identified in the Commission-adopted regional land use plan for the year 2020.<sup>1</sup>

## **ENVIRONMENTALLY SIGNIFICANT LANDS**

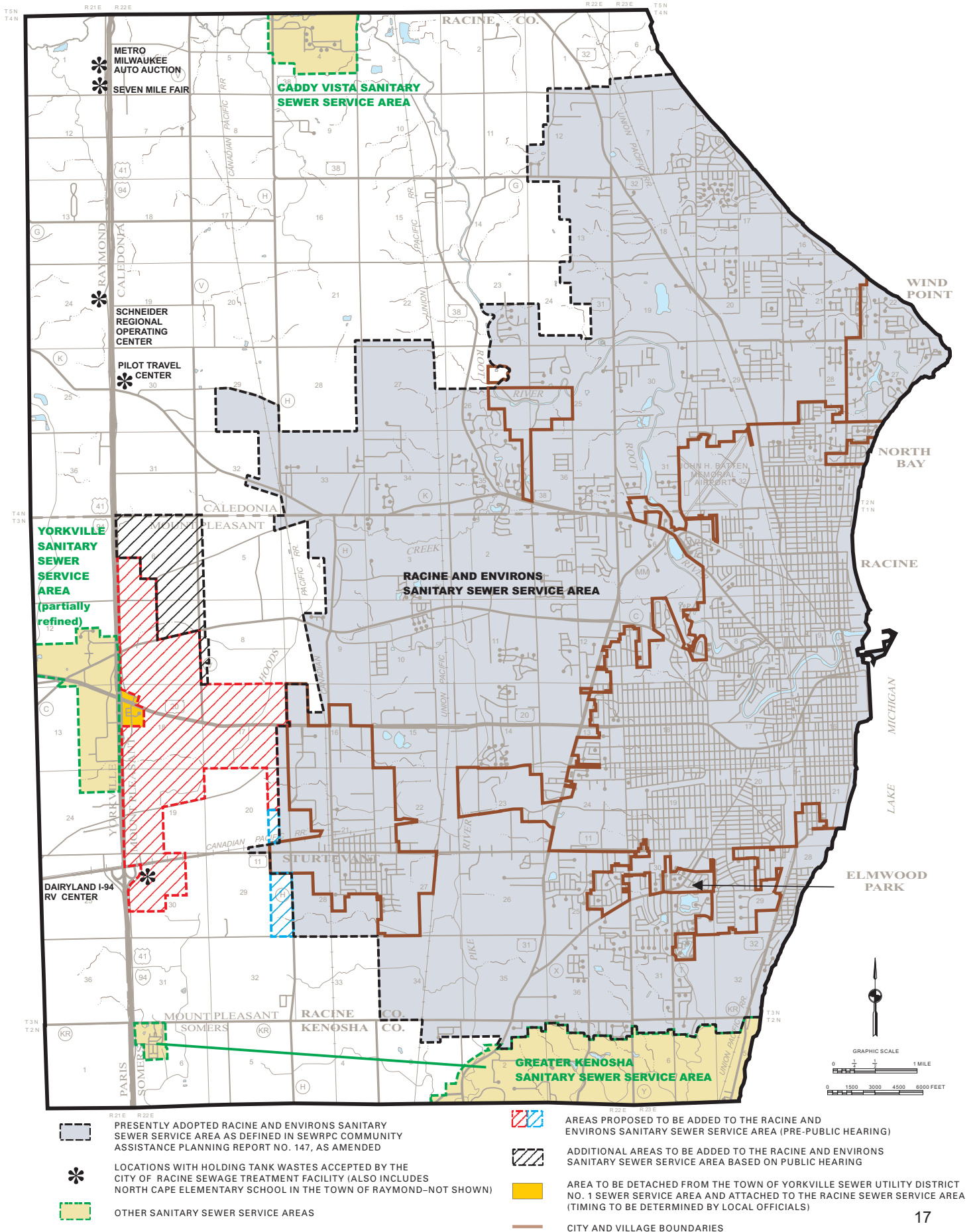
The revised sanitary sewer service area encompasses 6.4 square miles of environmentally significant lands. This includes about 2.7 square miles of primary environmental corridor, 1.2 square miles of secondary environmental corridor, 1.9 square miles of isolated natural resource areas, and 0.6 square mile of wetlands and surface water

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<sup>1</sup>*Net residential density in the revised Racine and environs 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 within the sewer service area in the design year (70,200 units) divided by the net residential land within the sewer service area (16,950 acres) results in an overall net residential density of 4.1 dwelling units per acre.*

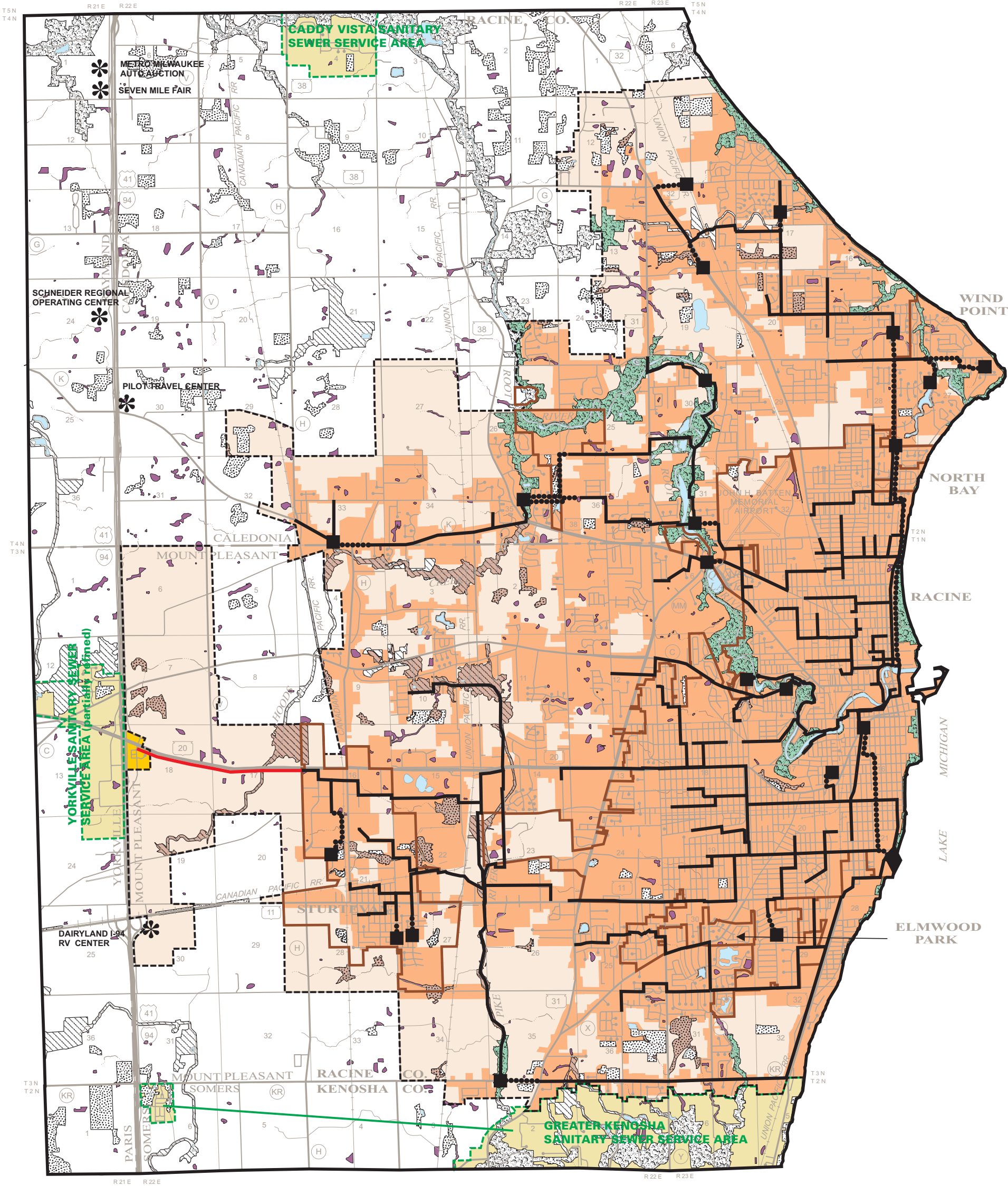



**PROPOSED CHANGES TO THE CITY OF RACINE AND ENVIRONS SANITARY SEWER SERVICE AREA  
(Post-Public Hearing)**





Map 7


CITY OF RACINE AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA  
(Post-Public Hearing)




-  PRIMARY ENVIRONMENTAL CORRIDOR



 SECONDARY ENVIRONMENTAL CORRIDOR


 ISOLATED NATURAL RESOURCE AREA


 WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE


**RESTRICTIONS ON SEWERED DEVELOPMENT**


 PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.


 PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.
-  EXISTING AREA SERVED BY SANITARY SEWERS TRIBUTARY TO THE CITY OF RACINE SEWAGE TREATMENT PLANT: 2000


 RACINE AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA: 2020


 AREA TO BE DETACHED FROM THE TOWN OF YORKVILLE SEWER UTILITY DISTRICT NO. 1 SEWER SERVICE AREA AND ATTACHED TO THE RACINE SEWER SERVICE AREA (TIMING TO BE DETERMINED BY LOCAL OFFICIALS)


 PLANNED SANITARY SEWER SERVICE AREA BOUNDARY


 LOCATIONS WITH HOLDING TANK WASTES ACCEPTED BY THE CITY OF RACINE SEWAGE TREATMENT FACILITY (ALSO INCLUDES NORTH CAPE ELEMENTARY SCHOOL IN THE TOWN OF RAYMOND—NOT SHOWN)

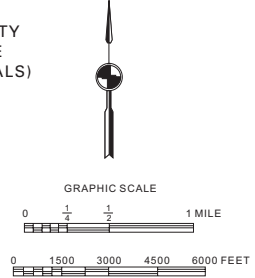
 EXISTING PUBLIC SEWAGE TREATMENT FACILITY

 EXISTING TRUNK SEWER

 EXISTING FORCE MAIN

 EXISTING PUMPING STATION

 PROPOSED TRUNK SEWER



Source: SEWRPC.



areas less than five acres in size. The delineation of these areas on Map 7 reflects the most recently available natural resource base inventory data and floodplain information.

Under the sewer service area plan, it is envisioned that certain floodlands currently in agricultural and related uses and certain other open lands would revert to a natural condition and become part of the system of environmental corridors and isolated natural resource areas. As a result, the planned environmentally significant lands shown on Map 7 within the revised Racine and environs sanitary sewer service area encompass 860 acres more than the existing environmentally significant lands shown on Map 3. The planned additions to the environmental corridors and isolated natural resource areas within the recommended sewer service area include the following:

- Floodplains adjacent to existing environmental corridors, isolated natural resource areas, and small wetlands, as well as floodplains along Hoods Creek—encompassing a total of 830 acres (dark green-shaded areas on Map 8).<sup>2</sup>
- Shorelands along Hoods Creek—encompassing 30 acres (grey-shaded areas on Map 8).

Beyond the recommended sewer service area, Map 8 identifies certain lands in the Renak-Polak Maple-Beech Woods natural area and certain lands within and adjacent to the Caledonia Wildlife Area natural area which are recommended to revert to a natural condition under the Racine County park and open space plan.<sup>3</sup> These areas encompass 120 acres and are shaded blue on Map 8.

Also identified on Map 8 are existing floodlands along the Pike River, including certain developed areas, which are expected to be removed from the floodplain upon completion of planned channel restoration and other improvements and floodwater detention facilities (light green-shaded areas on Map 8). These areas are not included in the planned environmental corridor along the Pike River, as shown on Map 7.

Finally, Map 8 identifies undeveloped floodlands located outside the planned sewer service area that would be added to adjacent environmental corridors and isolated natural resource areas should the sewer service area be expanded. Shaded gold on Map 8, these areas encompass a total of 1,120 acres.

#### ***Restrictions on Sewered Development in Environmentally Significant Areas***

Policies adhered to by the Wisconsin Department of Natural Resources and Department of Commerce in their regulation of sanitary sewerage systems prohibit or otherwise limit the extension of sanitary sewers to serve development in certain environmentally significant lands identified in local sewer service area plans. The following restrictions apply:

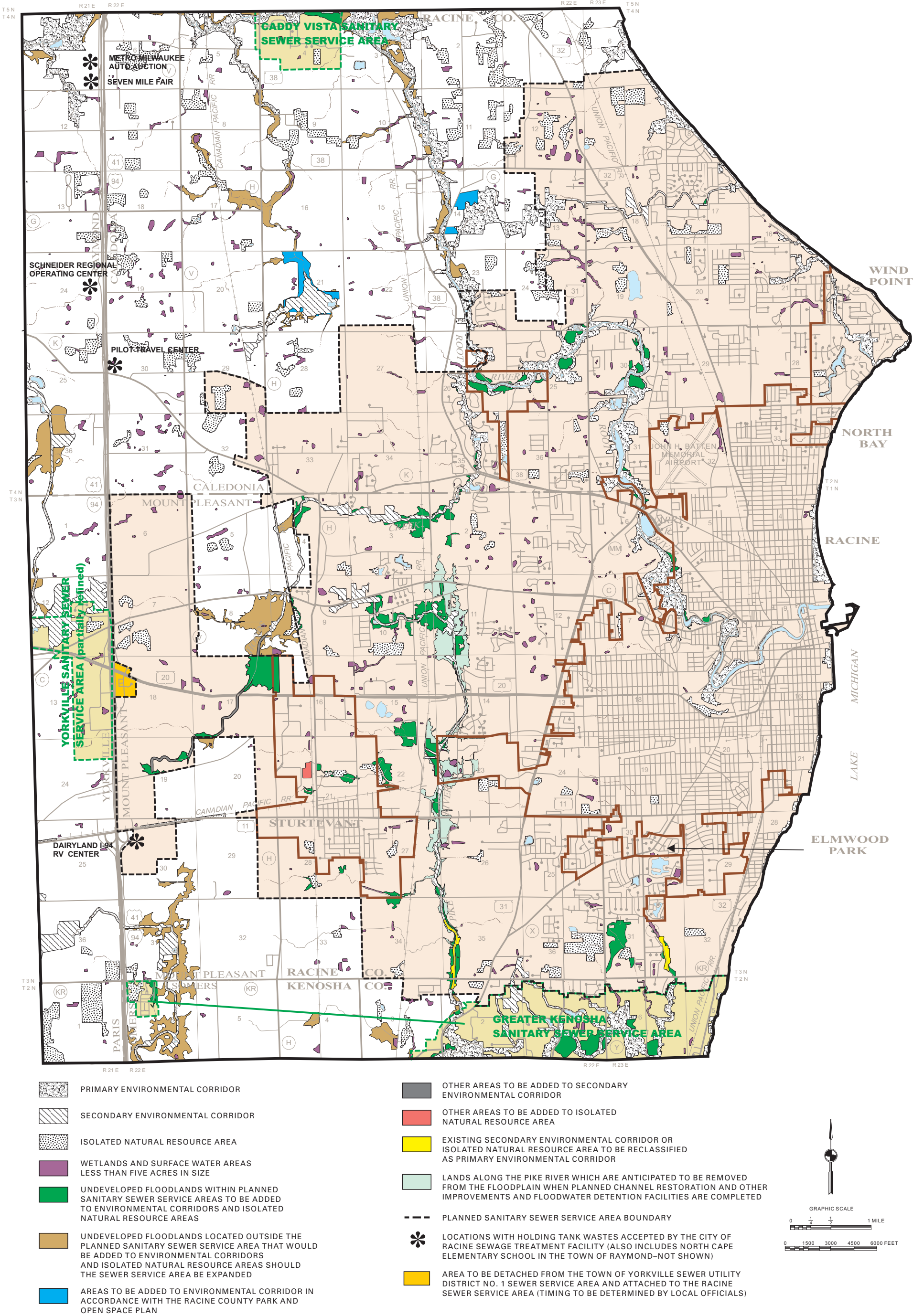
- The extension of sanitary sewers to serve new development in primary environmental corridors is confined to limited recreational and institutional uses and rural-density residential development (maximum of one dwelling unit per five acres) in areas other than wetlands, floodlands, shorelands, and steep slope. Primary environmental corridors within the proposed Racine sewer service area are shown with a green background color on Map 7.
- The extension of sanitary sewers to serve development in portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodlands, shorelands, or steep slopes is not permitted. The portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodlands, shorelands, and steep slopes within the proposed sewer service area are shown with a light brown background color on Map 7.

<sup>2</sup>*It is recognized that limited modification of floodplain boundaries may take place within flood fringe areas. Where no other natural resource features are impacted, the delineation of the environmental corridor or isolated natural resource area shown in the sewer service area plan may be amended to reflect such changes in the floodplain.*

<sup>3</sup>*These recommendations are expected to be carried forward into the revision of the Town of Caledonia land use plan currently underway.*

Map 8

ANTICIPATED CHANGES TO THE ENVIRONMENTALLY SIGNIFICANT LANDS IN THE CITY OF RACINE AND ENVIRONS STUDY AREA



## **WATER QUALITY IMPACTS**

Under the adopted regional water quality management plan and the revised sanitary sewer service area plan herein set forth, it is envisioned that all urban lands within the planned urban service area would receive sanitary sewer service. It is also envisioned that nearly all lands identified as primary environmental corridor would be retained in essentially natural open use. It is recognized, however, that certain land uses requiring sanitary sewer service could be properly located in the primary environmental corridors, including park and outdoor recreation facilities, certain institutional uses, and in some cases, extremely low density residential development at a density not to exceed one housing unit per five acres of upland corridor land, compatible with the preservation of the corridors in essentially natural, open uses. These plans also recognize that certain secondary environmental corridors and isolated natural resource areas may be converted to urban uses over the plan design period. However, current Federal, State, and local regulations may effectively preclude development of many such areas. Of particular importance in this regard are natural resource protection regulations dealing with wetlands, floodplains, shorelands, stormwater runoff, and erosion control. Therefore, it is important that the developer or local unit of government concerned determine if it is necessary to obtain any applicable Federal, State, or local permits before any proposed disturbance of wetlands, floodplains, or other regulated lands.<sup>4</sup> In addition, the provision of public sanitary sewer service to those lands within the planned sanitary sewer service area which are currently developed and served by onsite sewage disposal systems may be 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 City of Racine and environs sanitary sewer service area set forth in this report is 5.3 square miles or 8.6 percent larger than the currently adopted sewer service area set forth in the first edition of SEWRPC Community Assistance Planning Report No. 147, as amended. All of the proposed additions to the Racine and environs sewer service area lie adjacent to the currently adopted sewer service area. The nearest other public sanitary sewerage system, the Town of Yorkville Utility District No. 1 (Yorkville) system, is located directly across I-94 from the proposed addition to the Racine and environs sewer service area, and no other public sewerage system is located in the vicinity. The Yorkville system currently serves a 60-acre area located east of the I-94/STH 20 interchange, under contract with the Town of Mount Pleasant. It is anticipated that this 60-acre area would be connected to the sewerage system tributary to the City of Racine sewage treatment plant when trunk sewer capacity is available. In the long-term, the entire Yorkville system is anticipated to be connected to the sewerage system tributary to the Racine sewage treatment plant—and the Yorkville sewage treatment plant abandoned—when the Yorkville plant reaches the end of its useful life, pending cost-effectiveness analyses to be conducted at that time. Currently, the Town of Mt. Pleasant is planning to construct a new trunk sewer to initially serve lands in the western portion of the Town, and ultimately lands in the Towns of Caledonia, Raymond, and Yorkville. That trunk sewer will traverse the 60-acre area of the Town of Mt. Pleasant currently served by the Town of Yorkville system. No further analysis is deemed to be required to conclude that the subject area would be served most cost-effectively through connection to the sewerage system tributary to the Racine sewage treatment facility.

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<sup>4</sup>*It should be noted that the sanitary sewer service area map set forth herein, particularly the environmental corridors and isolated natural resource areas shown thereon, are a representation of conditions at the time of map preparation and that such physical features may change over time from natural or human causes. Therefore, the presence and location of wetlands, navigable water, floodplains, and similar site features should be verified by developers, and applicable permits obtained prior to any land disturbing activity.*

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

The City of Racine sewage treatment plant has a capacity to treat 30.0 million gallons per day (mgd) of wastewater on an average daily basis. The current loading to the plant is about 26.0 mgd on an average annual basis. The increase in sewer population from about 133,000 persons in 2000 to about 172,600 persons, 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 35 and 40 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.

In 1998, the Racine Wastewater Utility prepared a facility plan for upgrading and expansion of the sewage treatment plant. The planned expansion would increase the treatment plant capacity to 36.0 mgd and would provide additional facilities to handle peak wet-weather sewage flows. Some of the plant improvements, including peak flow capacity facilities, are planned to be constructed during 2003, while other improvements are planned to be constructed later. Thus, depending upon the level and density of growth that will actually occur upon full development of the revised sewer service area, the sewage treatment plant is likely to have adequate capacity to serve the revised sewer service area over the entire planning period.

## **ADOPTION BY THE RACINE WASTEWATER UTILITY COMMISSION**

The Racine Wastewater Utility Commission approved the post-public hearing revised sanitary sewer service area plan on June 24, 2003.

## **IMPLEMENTING RECOMMENDATIONS**

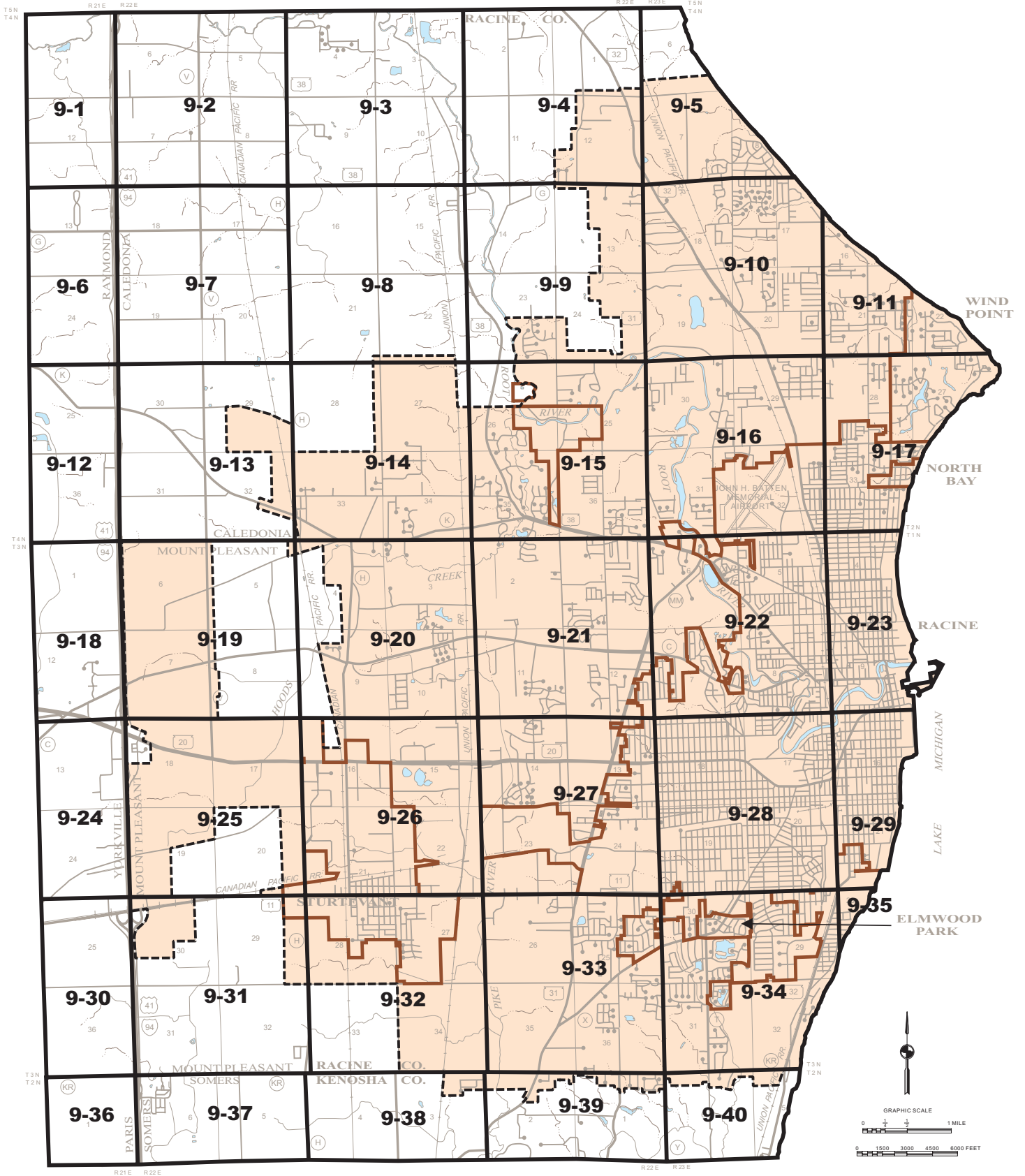
It is recommended that the following steps be taken to implement the sanitary sewer service area proposals contained in this report:

1. In addition to adoption by the Racine Wastewater Utility Commission, formal adoption of this SEWRPC Community Assistance Planning Report by the following governmental units having lands affected by the sewer service area is recommended: the City of Racine; the Villages of Elmwood Park, North Bay, Sturtevant, and Wind Point; the Crestview and North Park Sanitary Districts, and the Towns of Caledonia, Mount Pleasant, and Somers. In addition, endorsement of the plan by the Racine County Planning and Development 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 recommended Racine and environs sanitary sewer service area as shown on Map 7. 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 communities involved 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.



Map 9

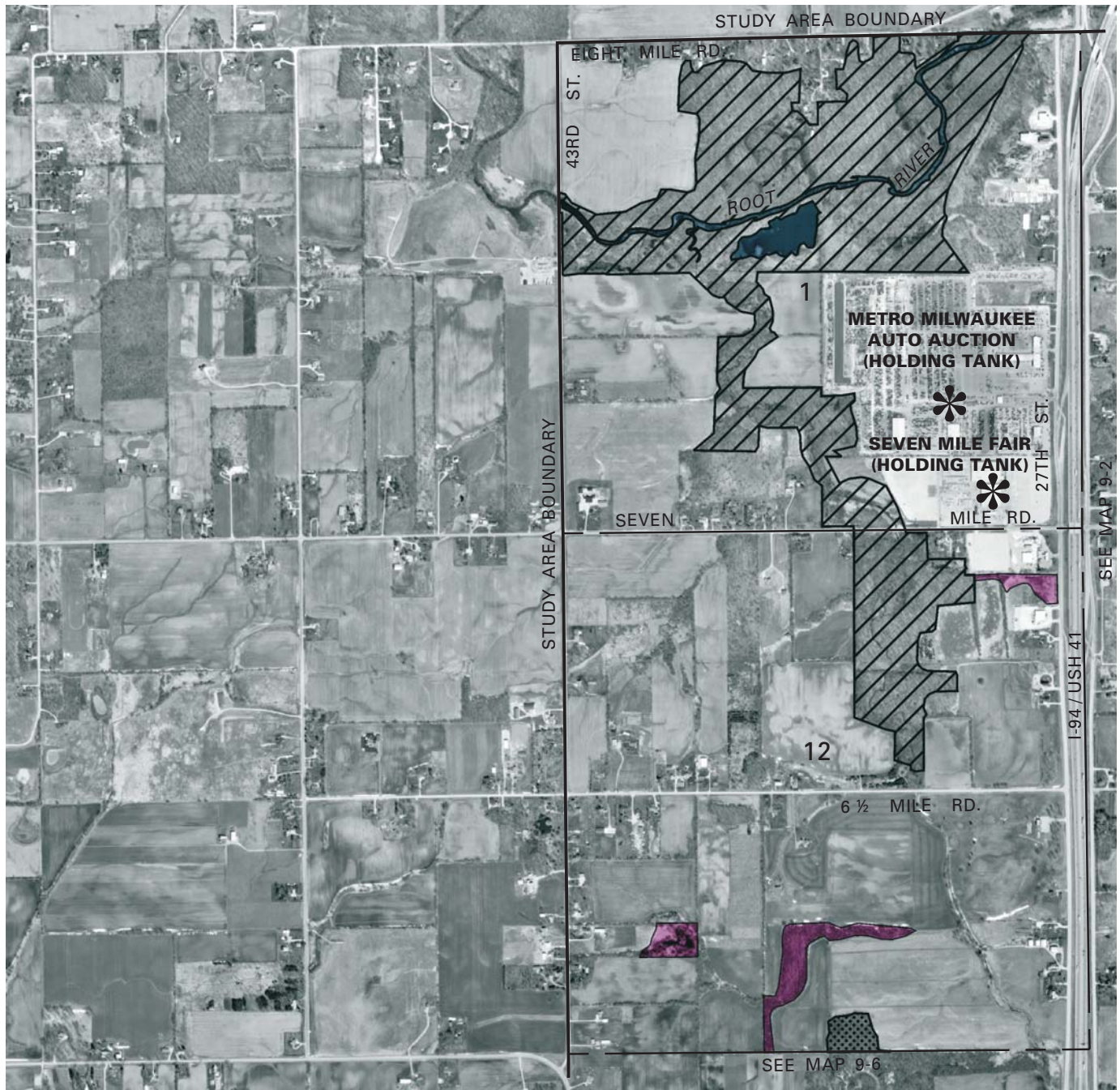
**INDEX OF MAPS SHOWING ENVIRONMENTALLY SIGNIFICANT LANDS AND  
PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS**







Source: SEWRPC.

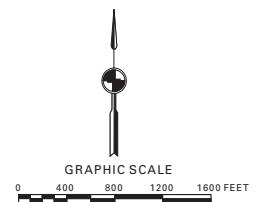
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS**

**U. S. Public Land Survey Sections 1 and 12  
Township 4 North, Range 21 East**



Photography Date: March 2000

-  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



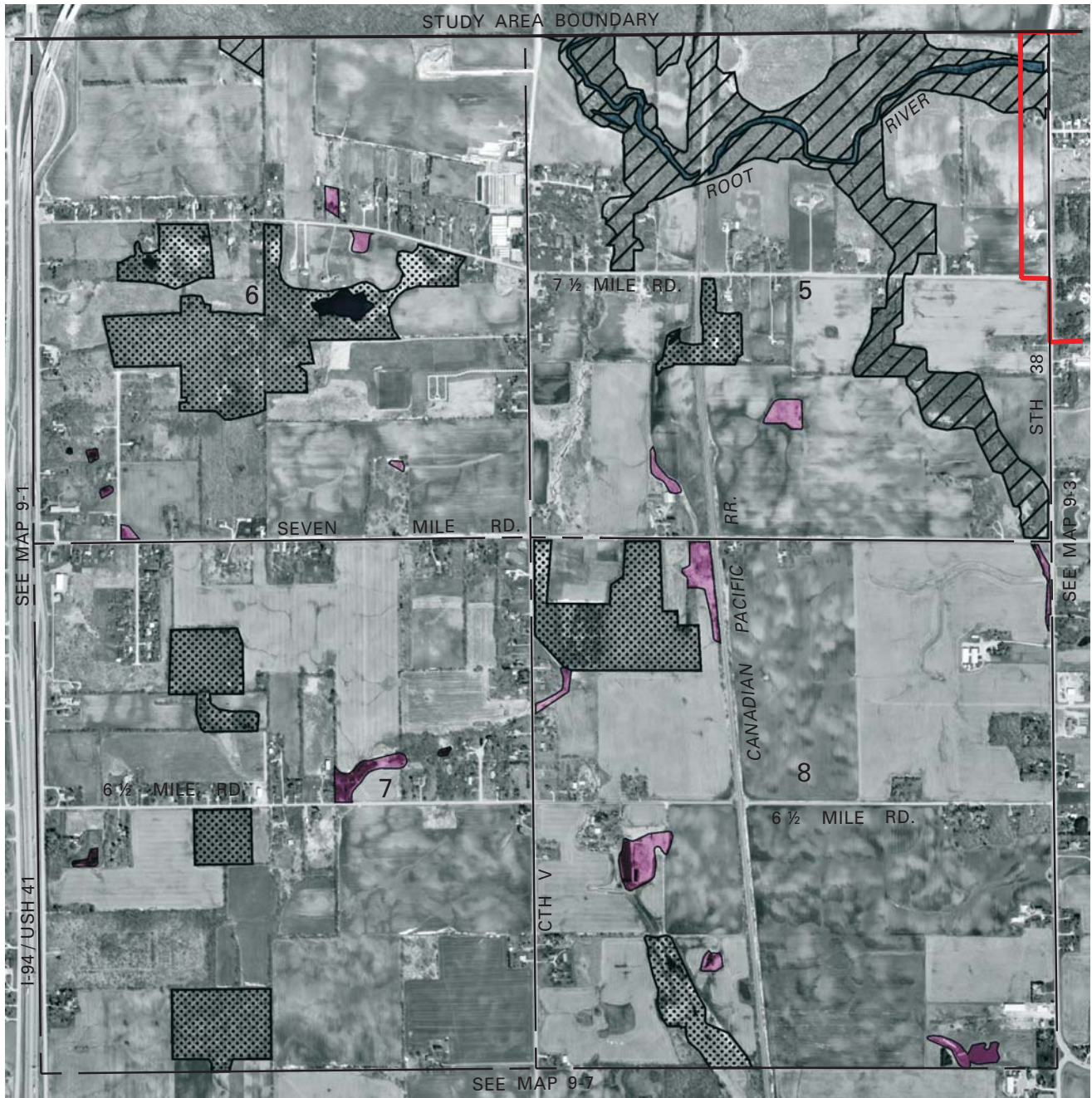
Source: SEWRPC.








Map 9-2

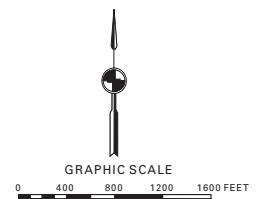
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS**

**U. S. Public Land Survey Sections 5, 6, 7, and 8  
Township 4 North, Range 22 East**



Photography Date: March 2000

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



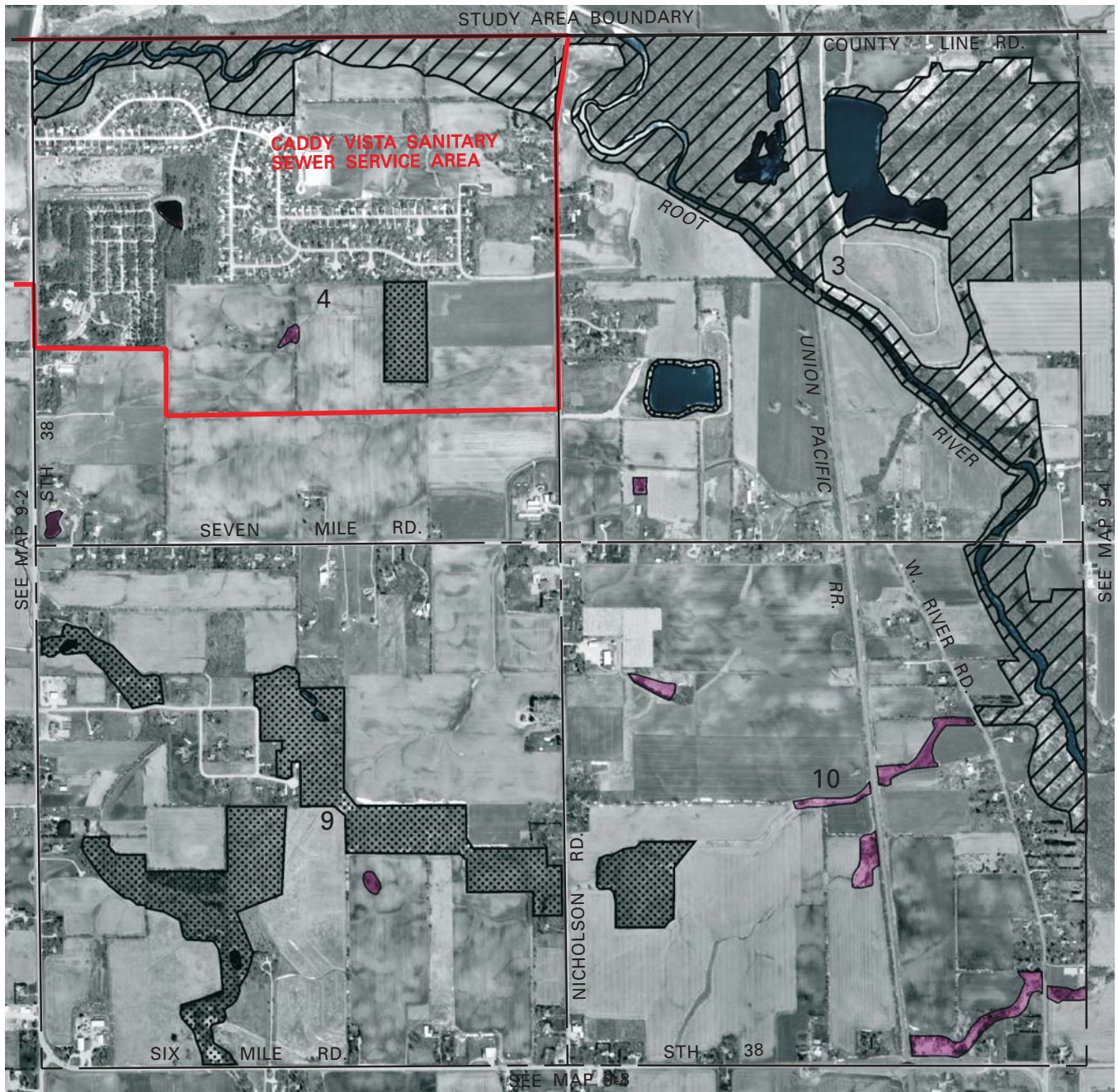
Source: SEWRPC.








Map 9-3

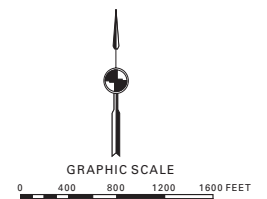
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS

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

Photography Date: March 2000

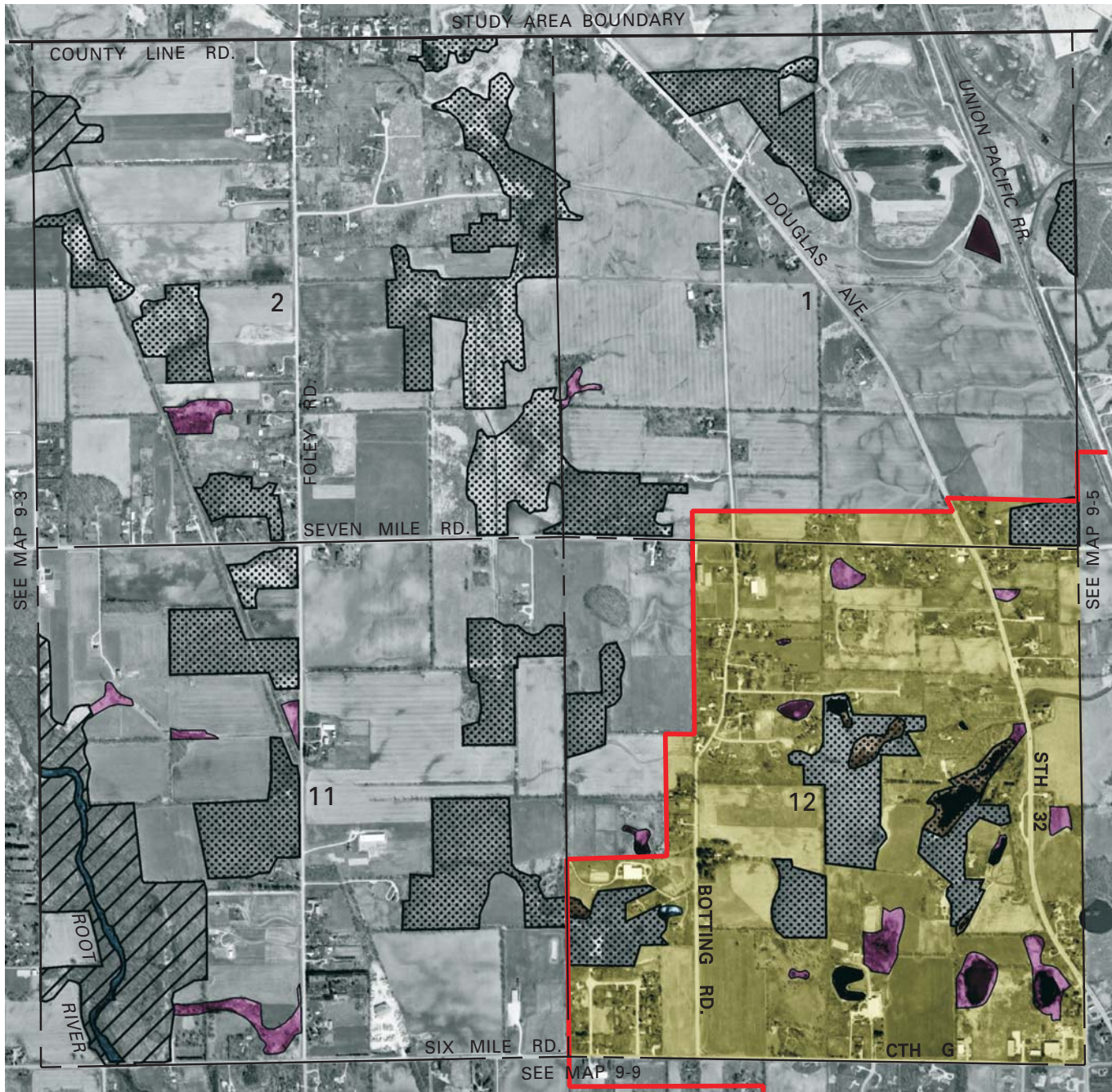


Source: SEWRPC.








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

**U. S. Public Land Survey Sections 1, 2, 11, and 12  
Township 4 North, Range 22 East**




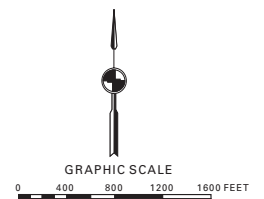
Photography Date: March 2000

-  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

-  PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

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



Source: SEWRPC.







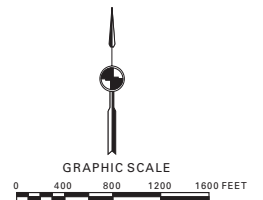
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS**

**U. S. Public Land Survey Sections 13 and 24  
Township 4 North, Range 21 East**



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

Photography Date: March 2000

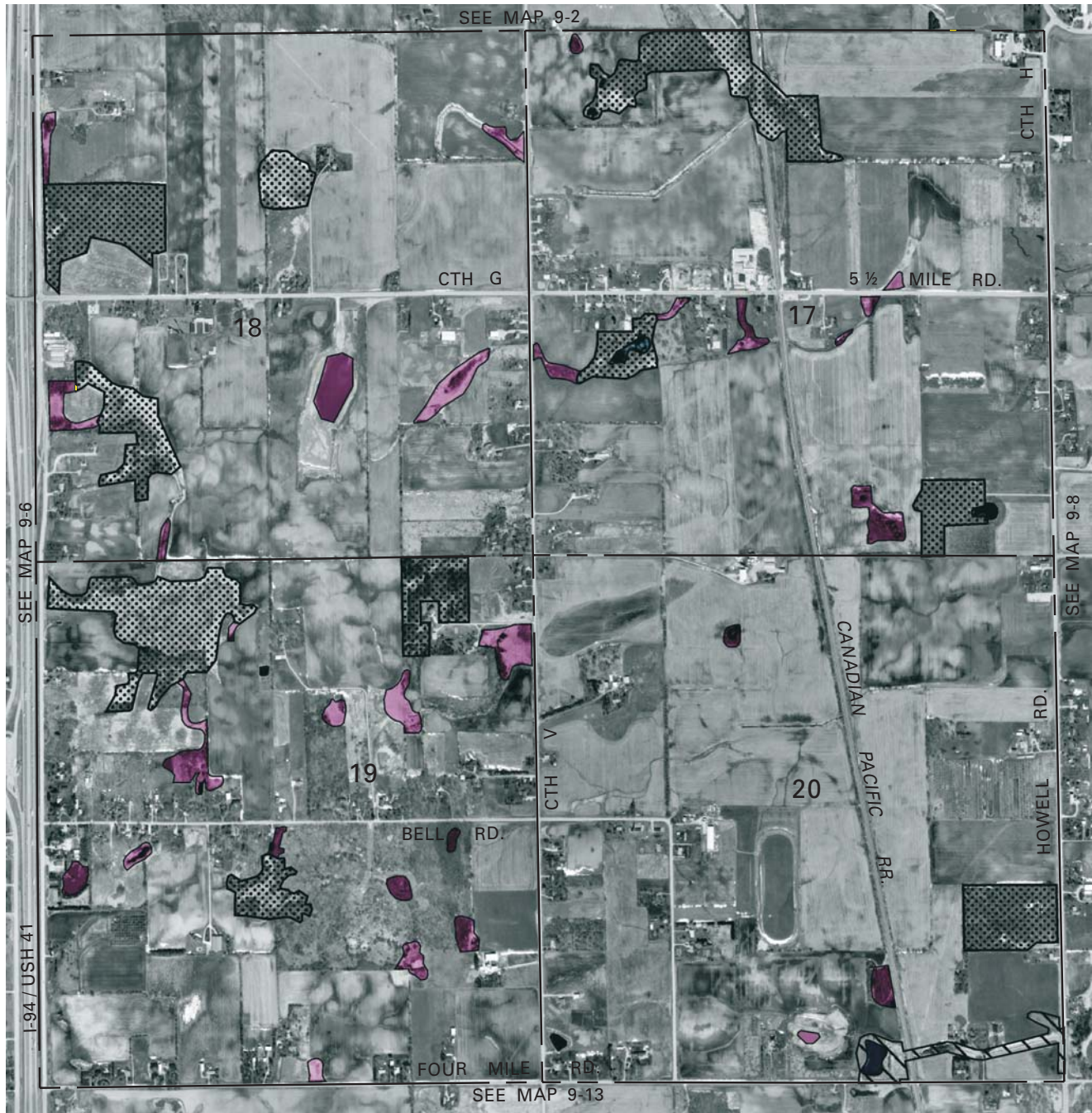


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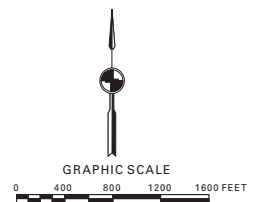
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS**

**U. S. Public Land Survey Sections 17, 18, 19, and 20  
Township 4 North, Range 22 East**



Photography Date: March 2000

-  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



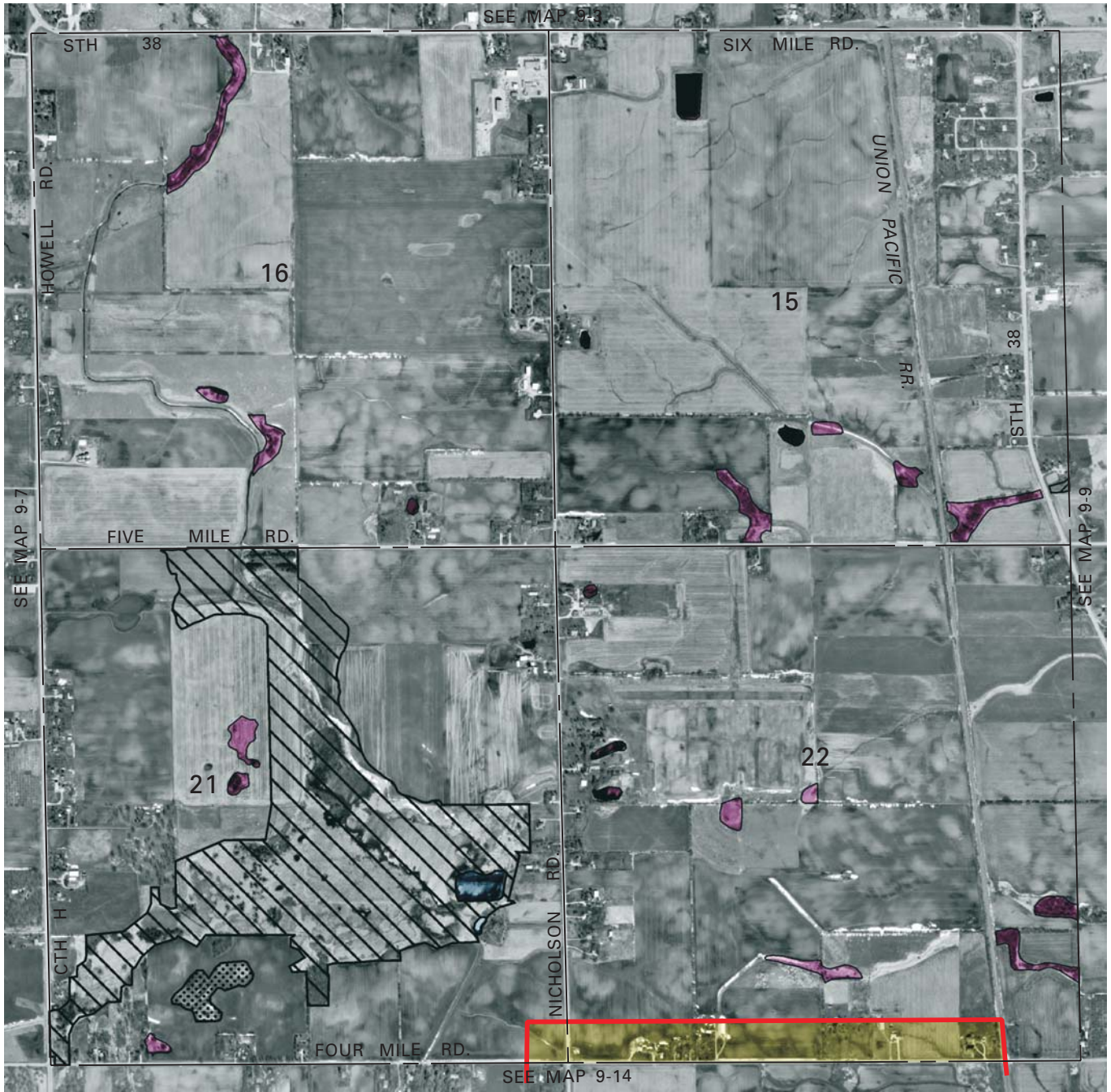
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




Map 9-8

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

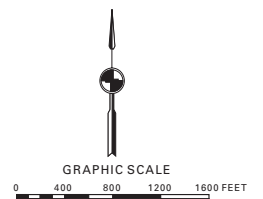
**U. S. Public Land Survey Sections 15, 16, 21, and 22  
Township 4 North, Range 22 East**



Photography Date: March 2000

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

-  PLANNED SANITARY SEWER SERVICE AREA

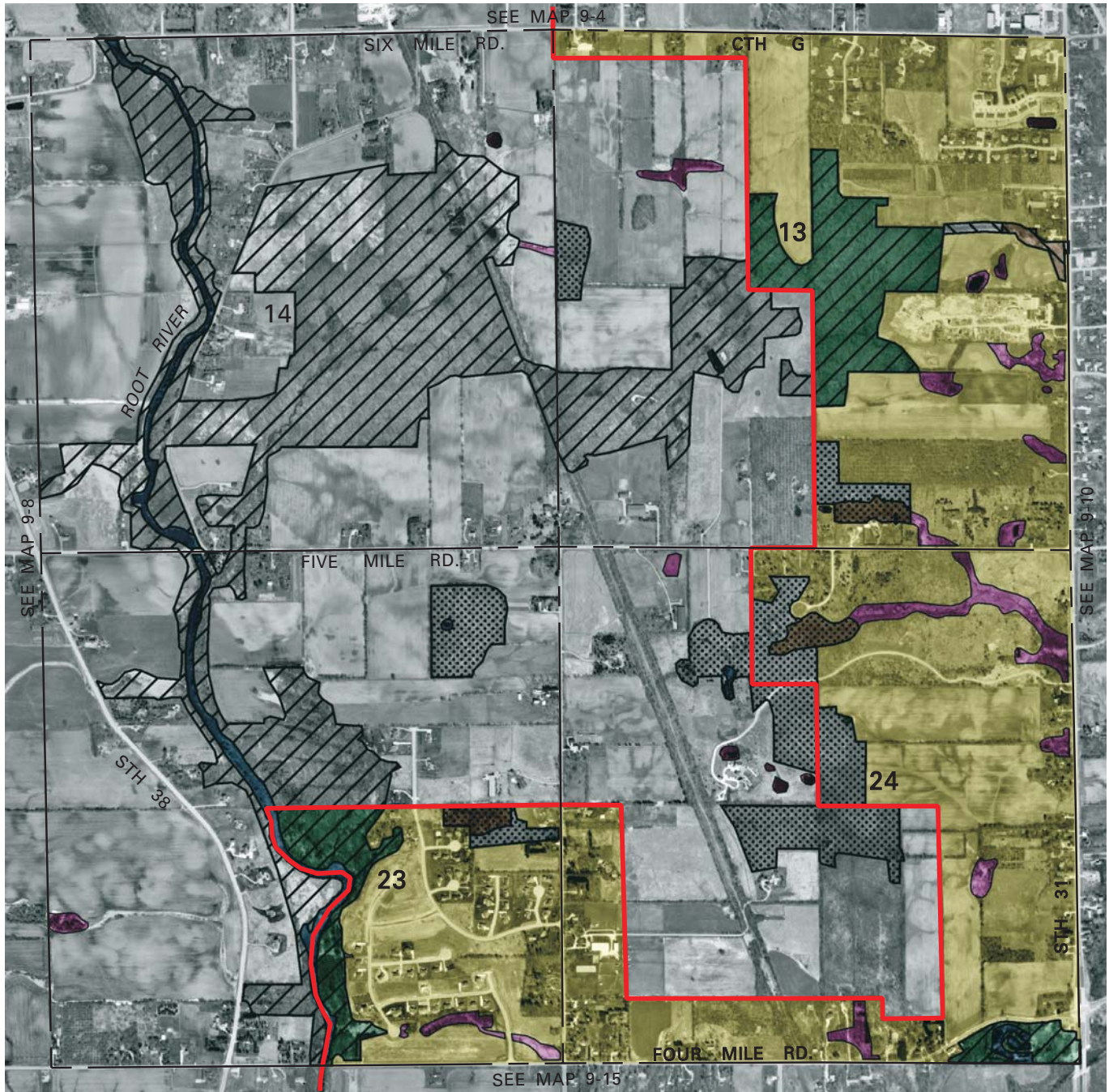


Source: SEWRPC.



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

**U. S. Public Land Survey Sections 13, 14, 23, and 24  
Township 4 North, Range 22 East**



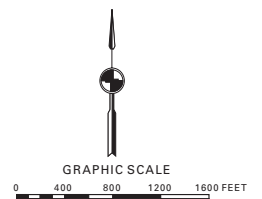
Photography Date: March 2000

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

- PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

- PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.
- PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.









Source: SEWRPC.




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



**U. S. Public Land Survey Sections 17, 18, 19, and 20  
Township 4 North, Range 23 East**



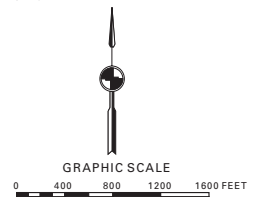
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-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

-  PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

-  PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.
-  PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

Photography Date: March 2000



Source: SEWRPC.







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


**U. S. Public Land Survey Sections 16, 21, and 22  
Township 4 North, Range 23 East**

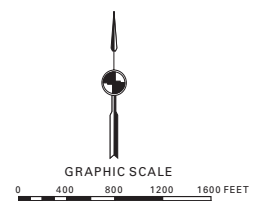


Photography Date: March 2000

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

**RESTRICTIONS ON SEWERED DEVELOPMENT**

-  PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.

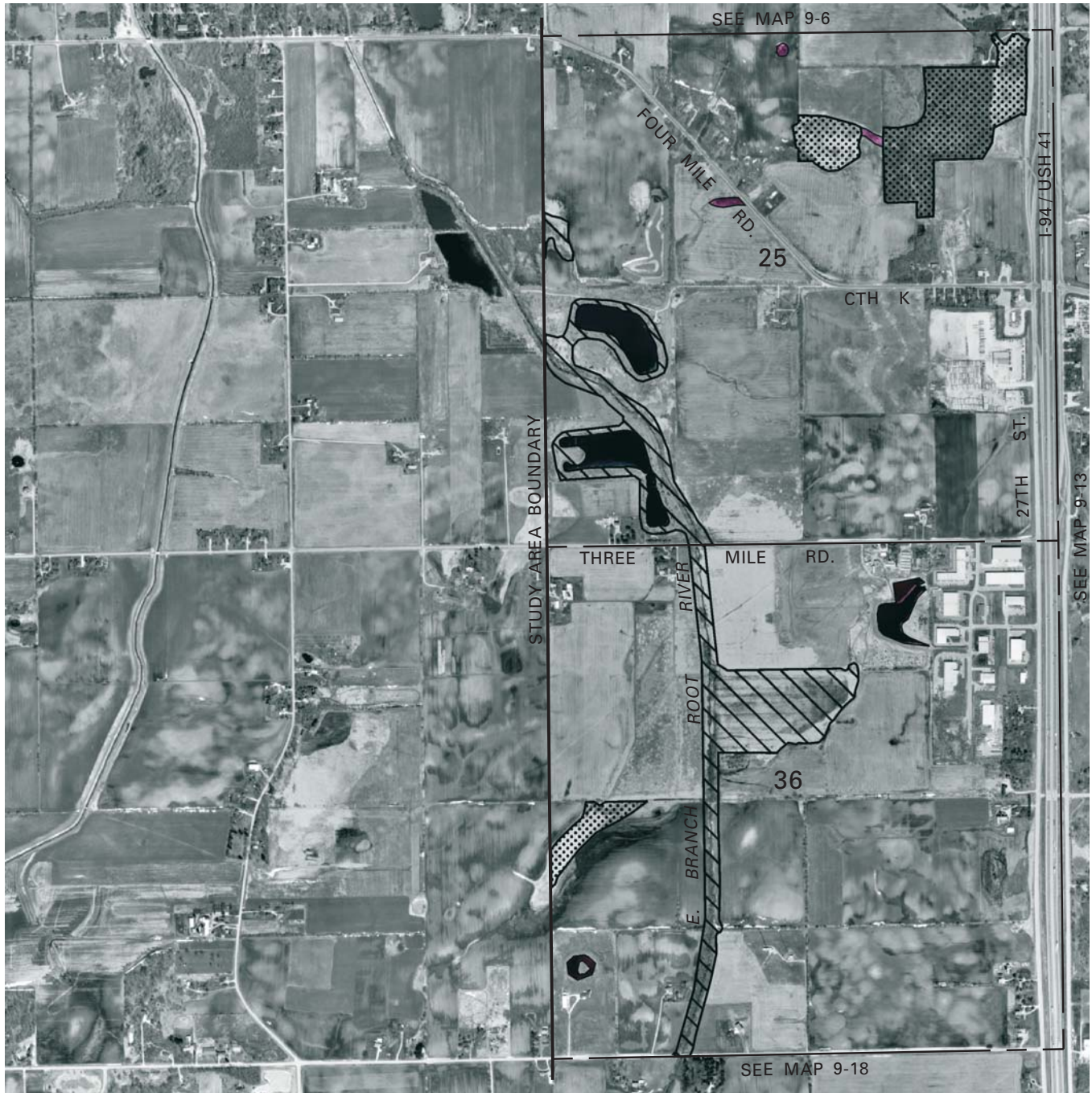


Source: SEWRPC.







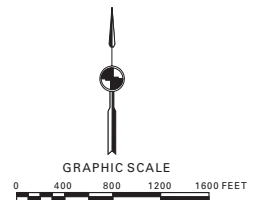
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS**

**U. S. Public Land Survey Sections 25 and 36  
Township 4 North, Range 21 East**



Photography Date: March 2000

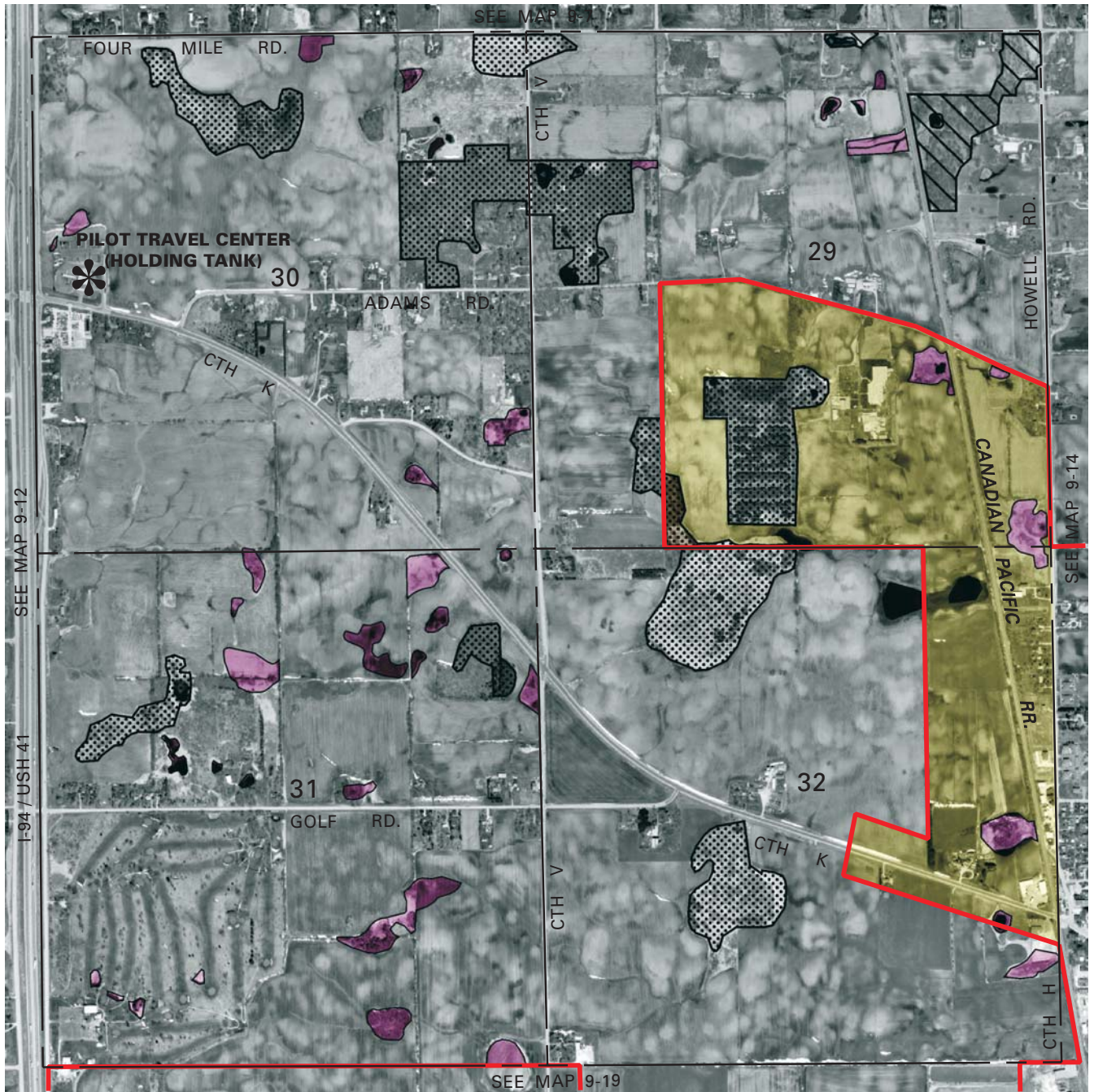
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS











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


**U. S. Public Land Survey Sections 29, 30, 31, and 32  
Township 4 North, Range 22 East**



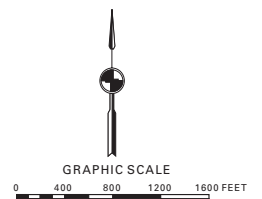
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

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

Photography Date: March 2000

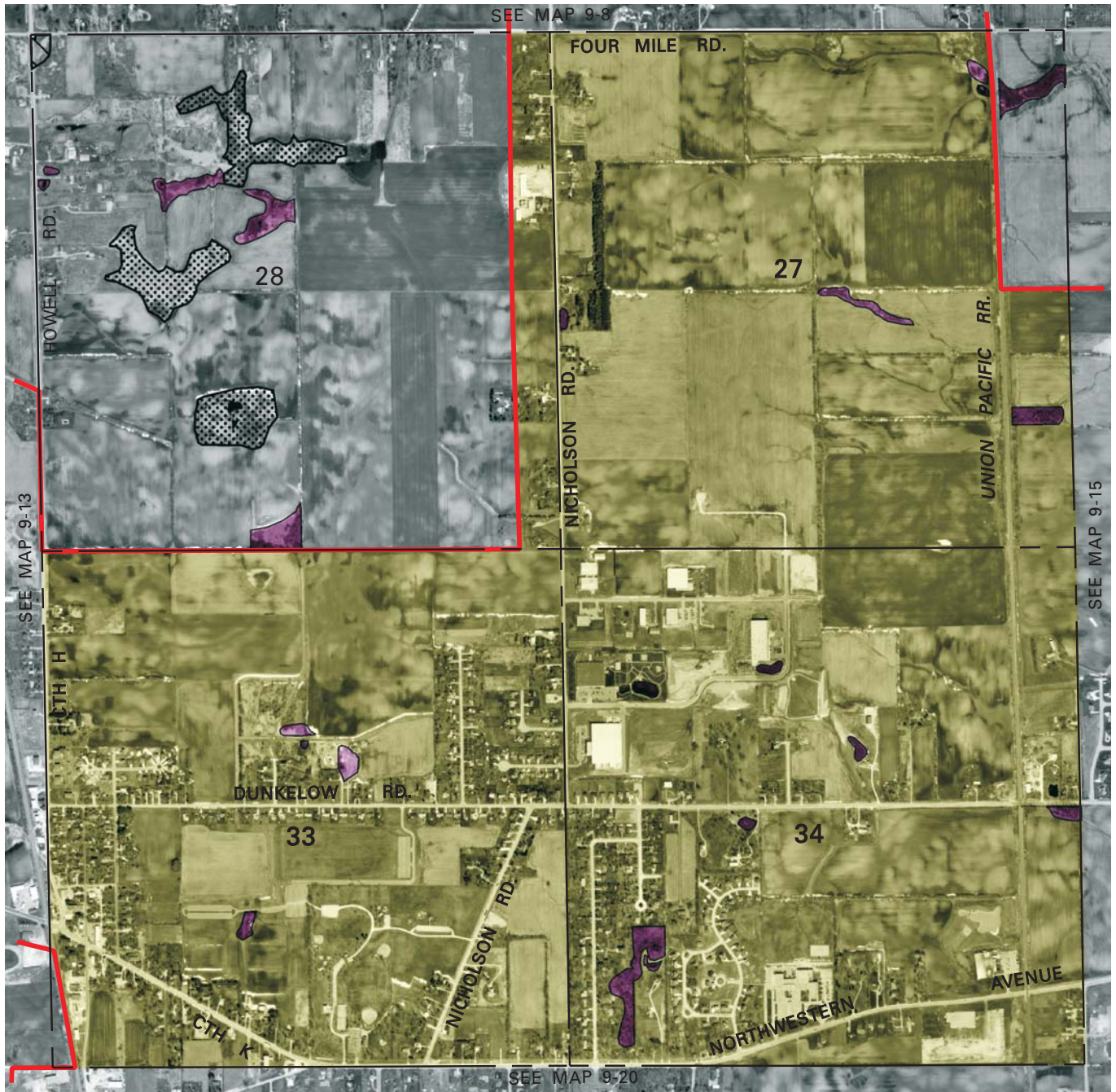


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





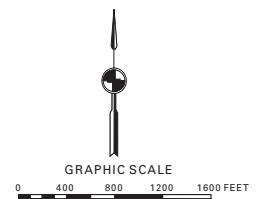
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS**

**U. S. Public Land Survey Sections 27, 28, 33, and 34  
Township 4 North, Range 22 East**



Photography Date: March 2000

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  PLANNED SANITARY SEWER SERVICE AREA

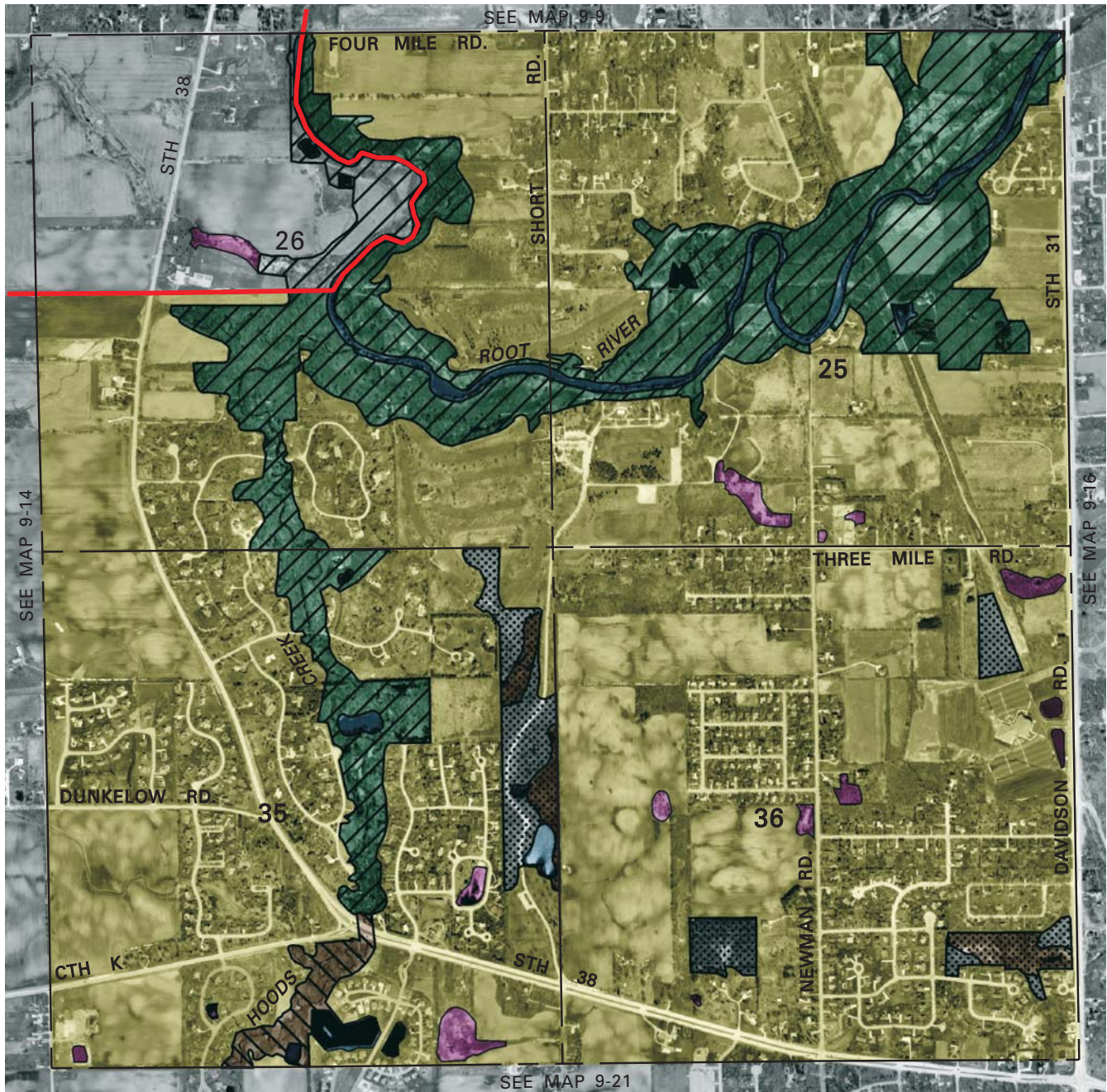


Source: SEWRPC.









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

**U. S. Public Land Survey Sections 25, 26, 35, and 36  
Township 4 North, Range 22 East**





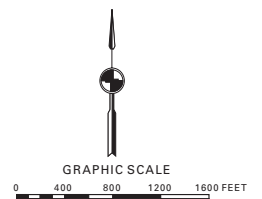
Photography Date: March 2000

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

-  PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

-  PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.
-  PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.








Source: SEWRPC.





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

**U. S. Public Land Survey Sections 29, 30, 31, and 32  
Township 4 North, Range 23 East**

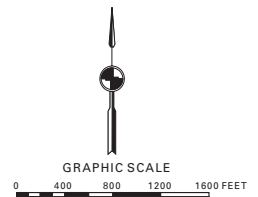


-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

-  PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.
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Photography Date: March 2000

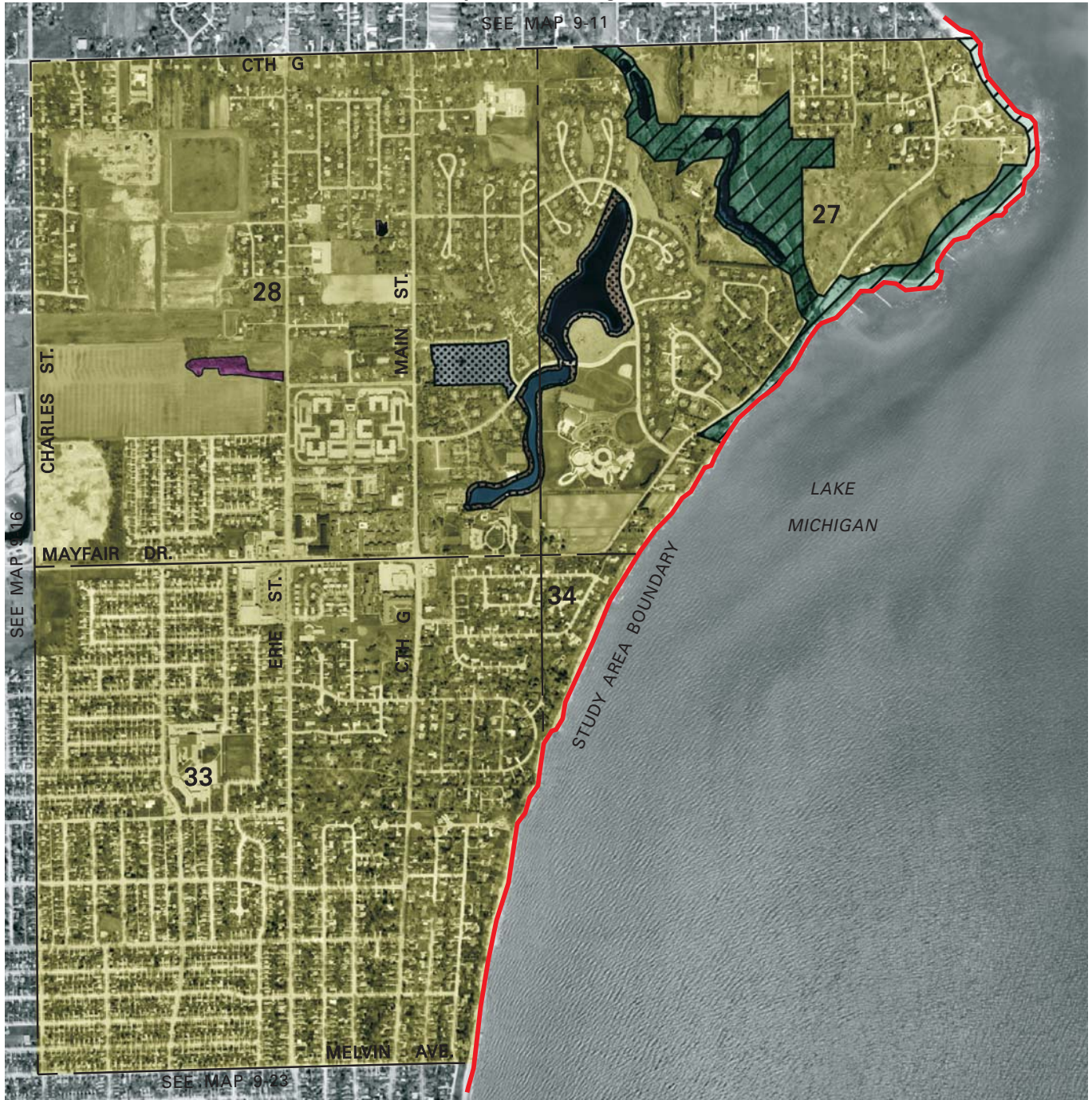


Source: SEWRPC.








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

**U. S. Public Land Survey Sections 27, 28, 33, and 34  
Township 4 North, Range 23 East**




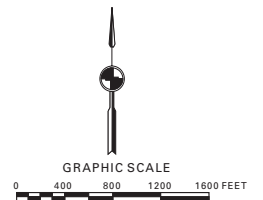
Photography Date: March 2000

-  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

-  PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

-  PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.

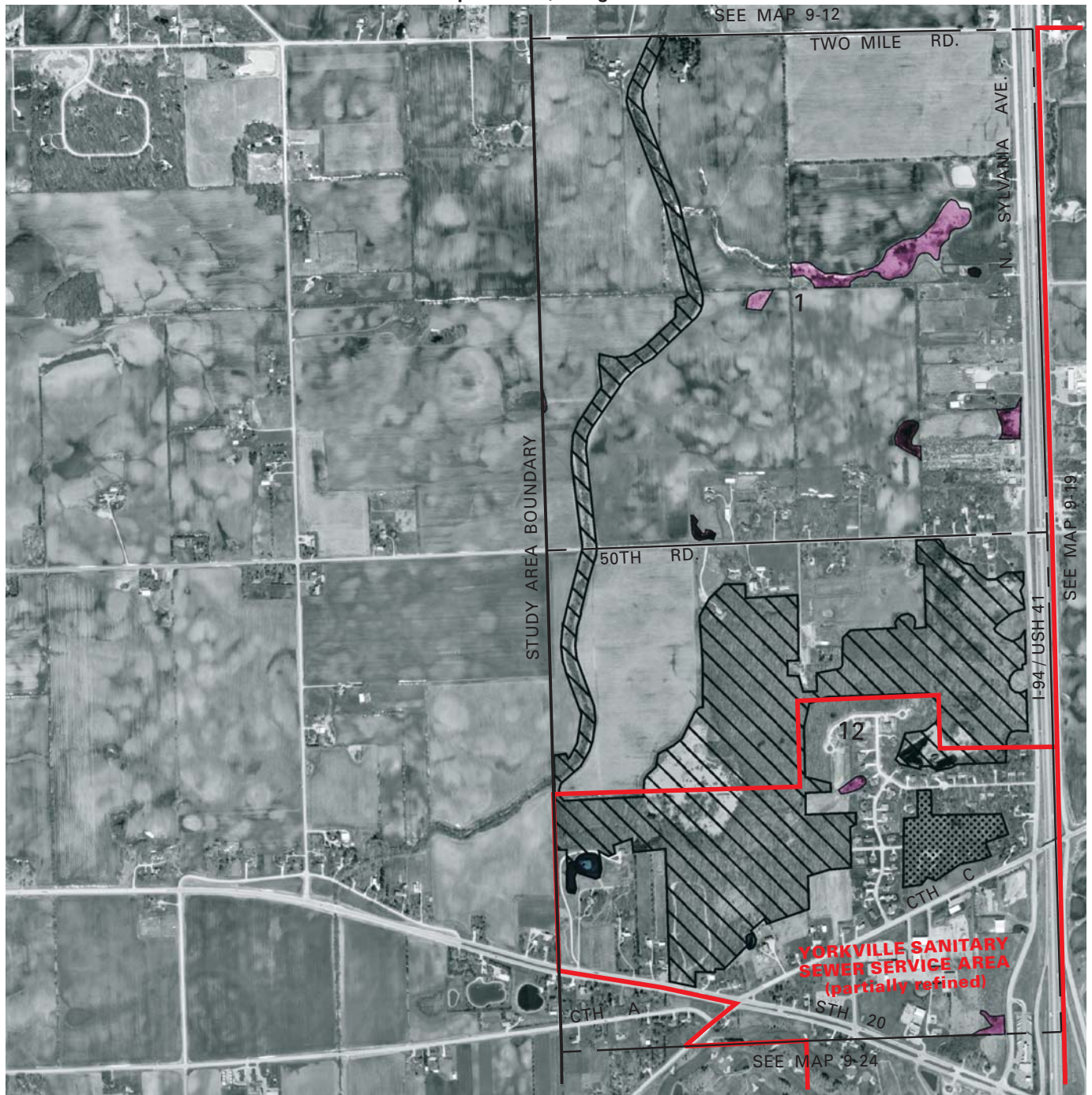


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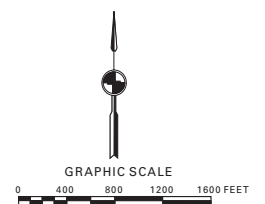
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS**

**U. S. Public Land Survey Sections 1 and 12**  
**Township 3 North, Range 21 East**



Photography Date: March 2000

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

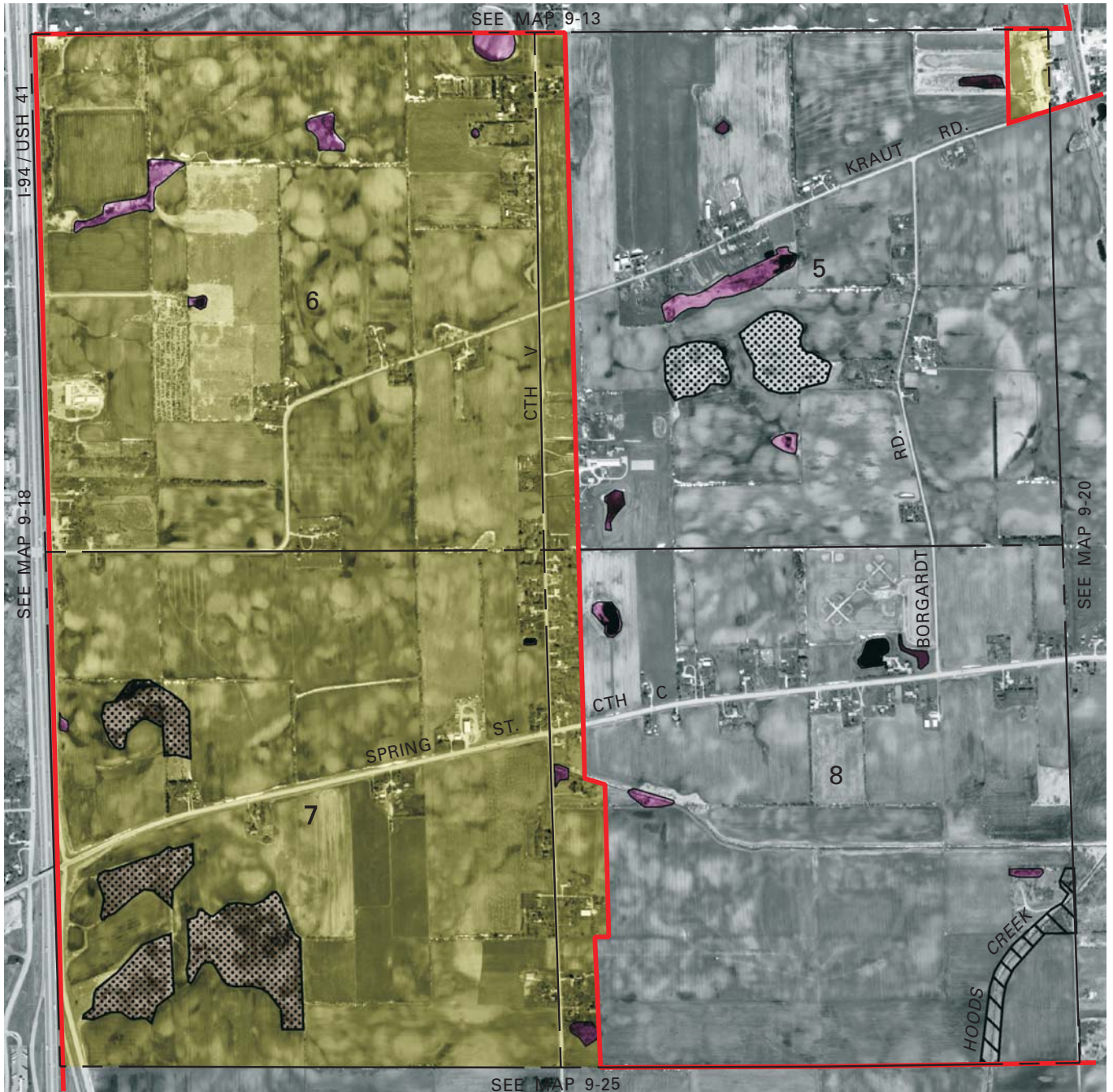


Source: SEWRPC.








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


**U. S. Public Land Survey Sections 5, 6, 7, and 8  
Township 3 North, Range 22 East**

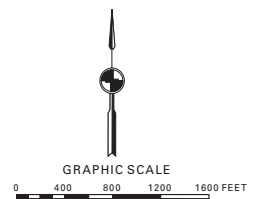


Photography Date: March 2000

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

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

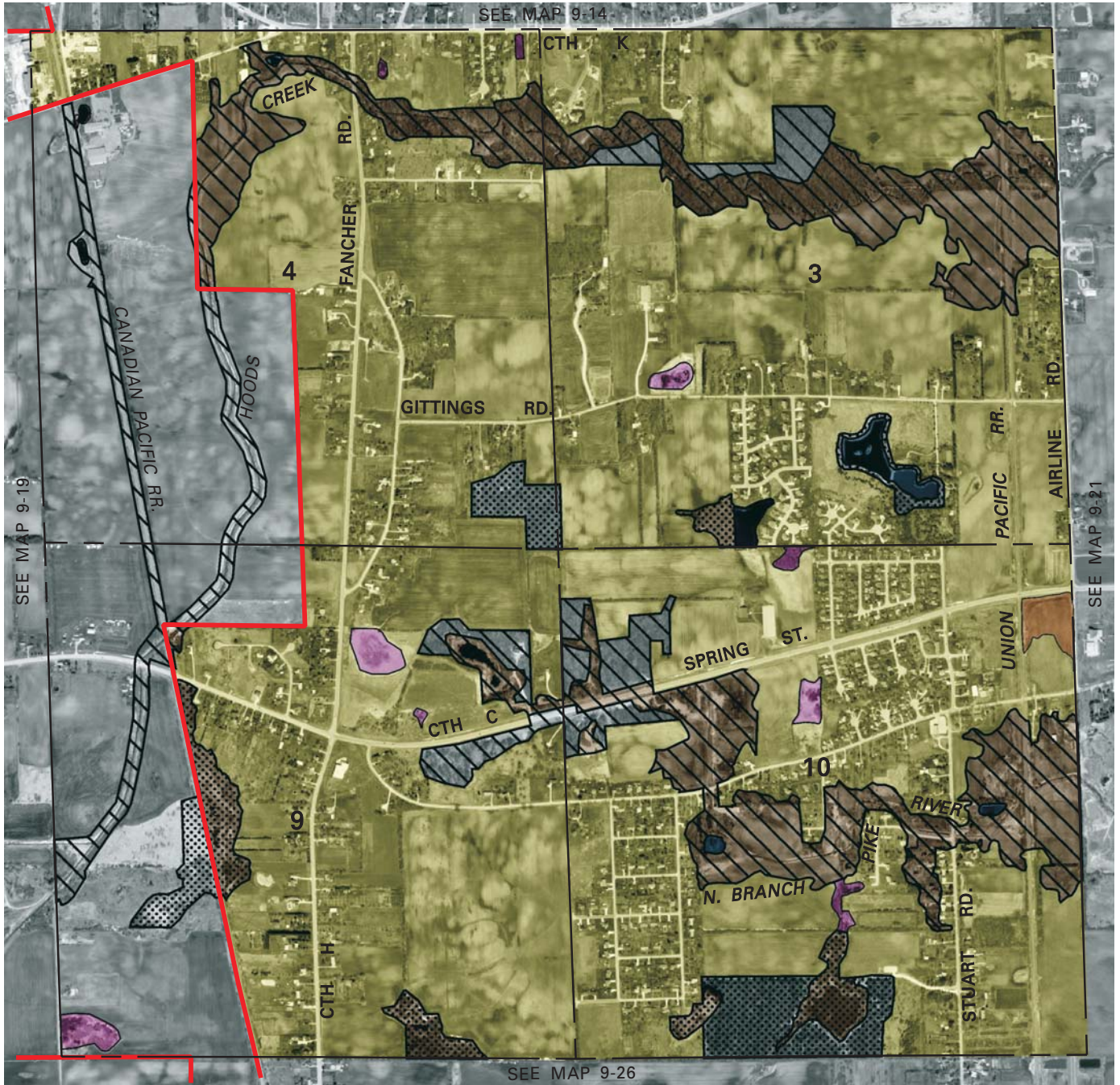


Source: SEWRPC.










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

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




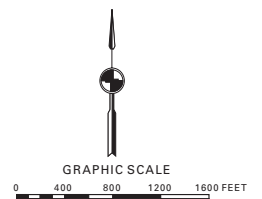
Photography Date: March 2000

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

-  PLANNED SANITARY SEWER SERVICE AREA
-  LANDS ALONG THE PIKE RIVER WHICH ARE ANTICIPATED TO BE REMOVED FROM THE FLOODPLAIN WHEN PLANNED CHANNEL RESTORATION AND OTHER IMPROVEMENTS AND FLOODWATER DETENTION FACILITIES ARE COMPLETED.

**RESTRICTIONS ON SEWERED DEVELOPMENT**

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



Source: SEWRPC.









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

**U. S. Public Land Survey Sections 1, 2, 11, and 12  
Township 3 North, Range 22 East**




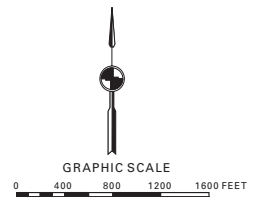
Photography Date: March 2000

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

-  PLANNED SANITARY SEWER SERVICE AREA
-  LANDS ALONG THE PIKE RIVER WHICH ARE ANTICIPATED TO BE REMOVED FROM THE FLOODPLAIN WHEN PLANNED CHANNEL RESTORATION AND OTHER IMPROVEMENTS AND FLOODWATER DETENTION FACILITIES ARE COMPLETED.

**RESTRICTIONS ON SEWERED DEVELOPMENT**

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



Source: SEWRPC.







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

**U. S. Public Land Survey Sections 5, 6, 7, and 8  
Township 3 North, Range 23 East**




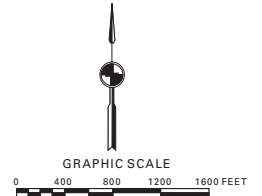
Photography Date: March 2000

-  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

**RESTRICTIONS ON SEWERED DEVELOPMENT**

-  PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.

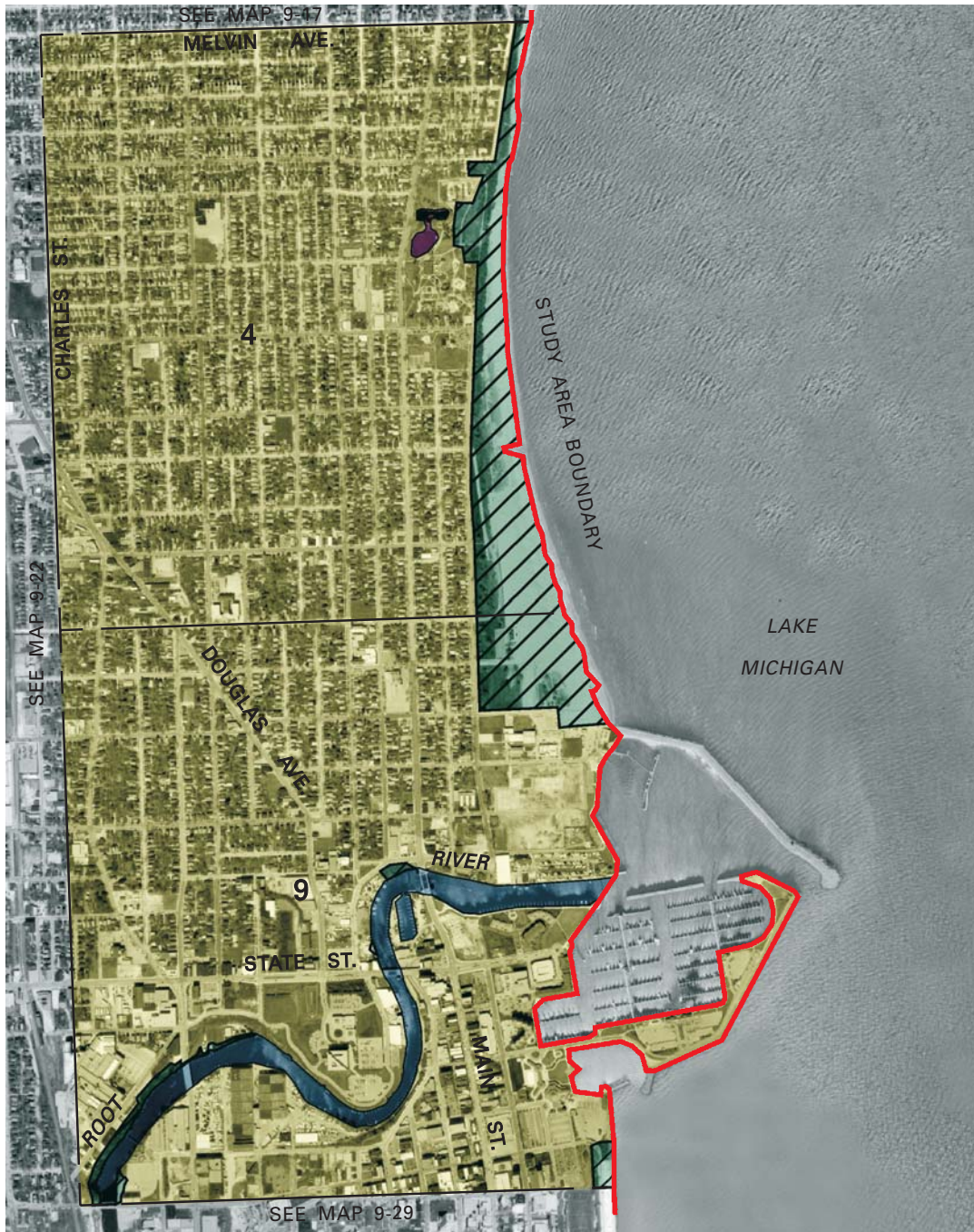


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





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

**U. S. Public Land Survey Sections 4 and 9  
Township 3 North, Range 23 East**




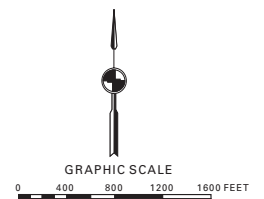
Photography Date: March 2000

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  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

-  PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

-  PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY  
SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW  
DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL  
USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER  
THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.



Source: SEWRPC.



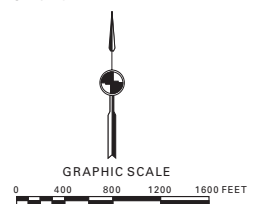
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS

U. S. Public Land Survey Sections 13 and 24  
Township 3 North, Range 21 East



Photography Date: March 2000

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



Source: SEWRPC.









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

**U. S. Public Land Survey Sections 17, 18, 19, and 20  
Township 3 North, Range 22 East**




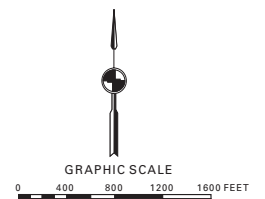
Photography Date: March 2000

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

-  PLANNED SANITARY SEWER SERVICE AREA
-  AREA TO BE DETACHED FROM THE YORKVILLE SEWER SERVICE AREA AND ATTACHED TO THE RACINE AND ENVIRONS SEWER SERVICE AREA-TIMING TO BE DETERMINED BY LOCAL OFFICIALS

**RESTRICTIONS ON SEWERED DEVELOPMENT**

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



Source: SEWRPC.








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

**U. S. Public Land Survey Sections 15, 16, 21, and 22  
Township 3 North, Range 22 East**




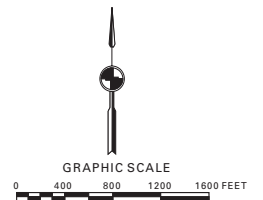
Photography Date: March 2000

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

-  LANDS ALONG THE PIKE RIVER WHICH ARE ANTICIPATED TO BE REMOVED FROM THE FLOODPLAIN WHEN PLANNED CHANNEL RESTORATION AND OTHER IMPROVEMENTS AND FLOODWATER DETENTION FACILITIES ARE COMPLETED.

**RESTRICTIONS ON SEWERED DEVELOPMENT**

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








Source: SEWRPC.




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


**U. S. Public Land Survey Sections 13, 14, 23, and 24  
Township 3 North, Range 22 East**



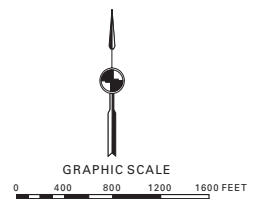
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  PLANNED SANITARY SEWER SERVICE AREA

-  LANDS ALONG THE PIKE RIVER WHICH ARE ANTICIPATED TO BE REMOVED FROM THE FLOODPLAIN WHEN PLANNED CHANNEL RESTORATION AND OTHER IMPROVEMENTS AND FLOODWATER DETENTION FACILITIES ARE COMPLETED.

**RESTRICTIONS ON SEWERED DEVELOPMENT**

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

Photography Date: March 2000



Source: SEWRPC.








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



**U. S. Public Land Survey Sections 17, 18, 19, and 20  
Township 3 North, Range 23 East**

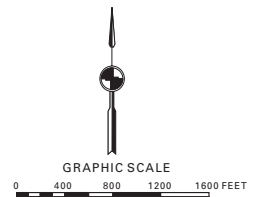


Photography Date: March 2000

-  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

**RESTRICTIONS ON SEWERED DEVELOPMENT**

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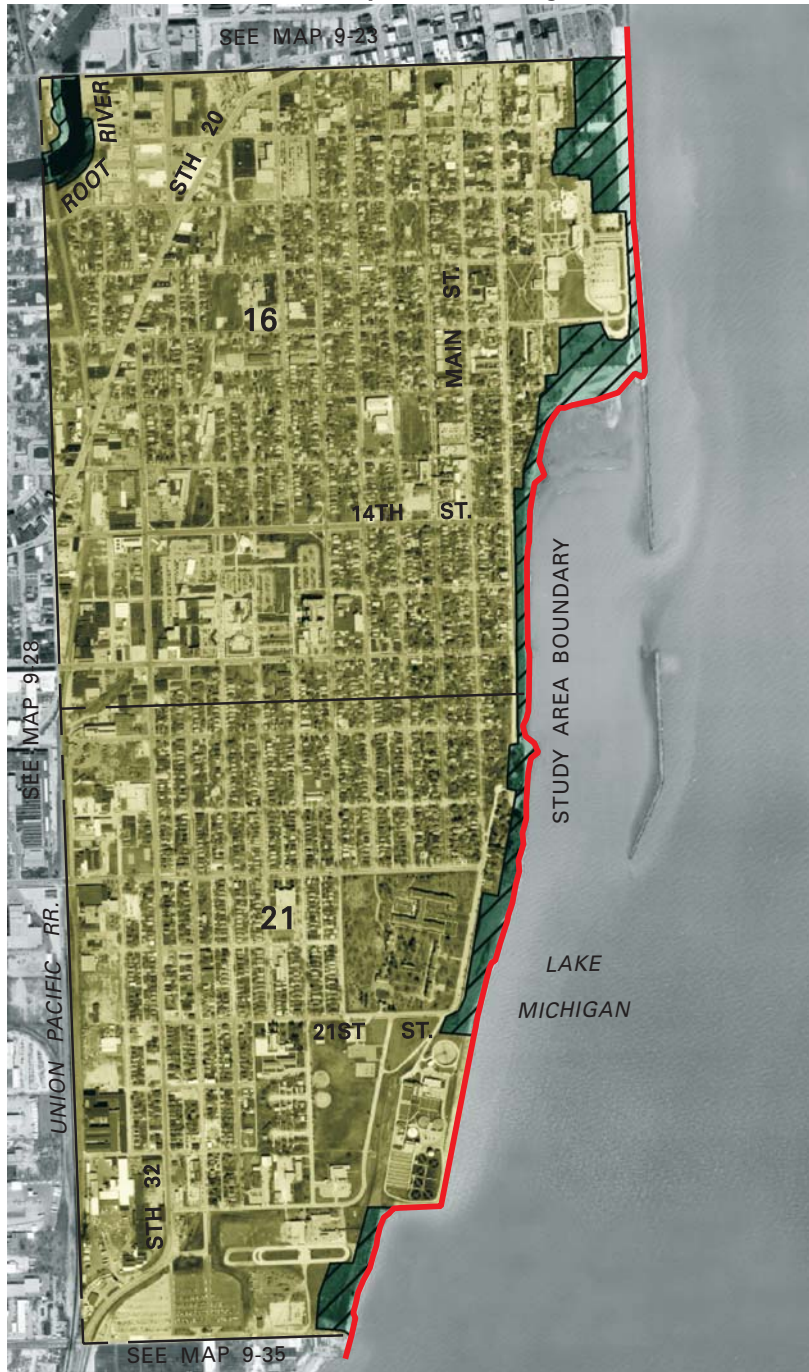


Source: SEWRPC.







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


**U. S. Public Land Survey Sections 16 and 21  
Township 3 North, Range 23 East**

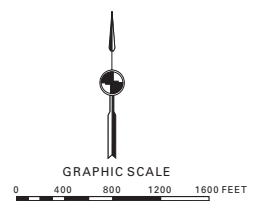


Photography Date: March 2000

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

**RESTRICTIONS ON SEWERED DEVELOPMENT**

-  PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.







Source: SEWRPC.



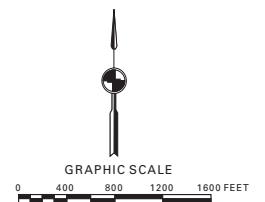
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS**

**U. S. Public Land Survey Sections 25 and 36  
Township 3 North, Range 21 East**



-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER  
AREAS LESS THAN FIVE ACRES IN SIZE
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

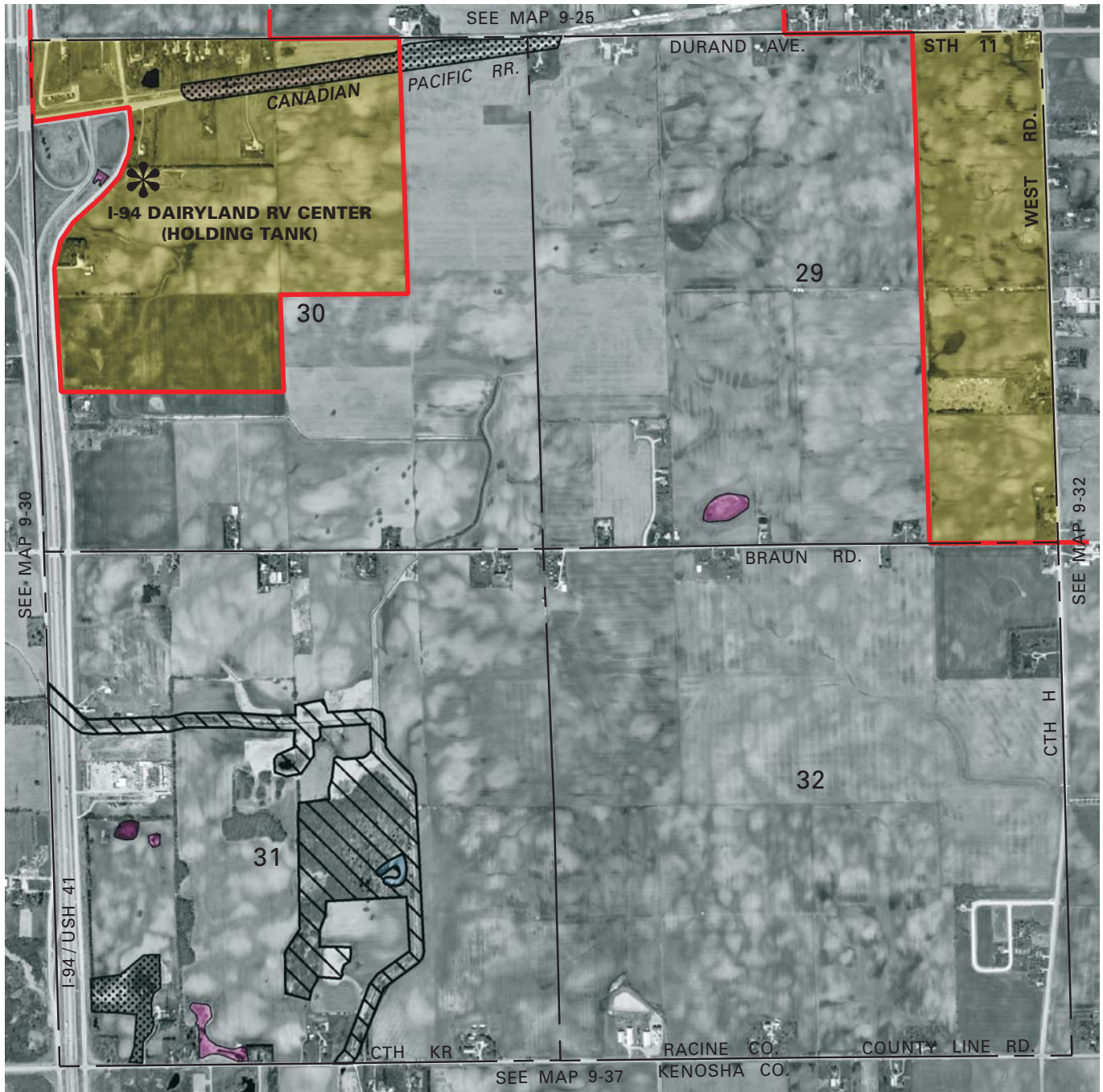
Photography Date: March 2000



Source: SEWRPC.

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

**U. S. Public Land Survey Sections 29, 30, 31, and 32  
Township 3 North, Range 22 East**



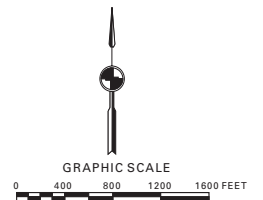
Photography Date: March 2000

- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- GROSS SANITARY SEWER SERVICE AREA BOUNDARY

- PLANNED SANITARY SEWER SERVICE AREA

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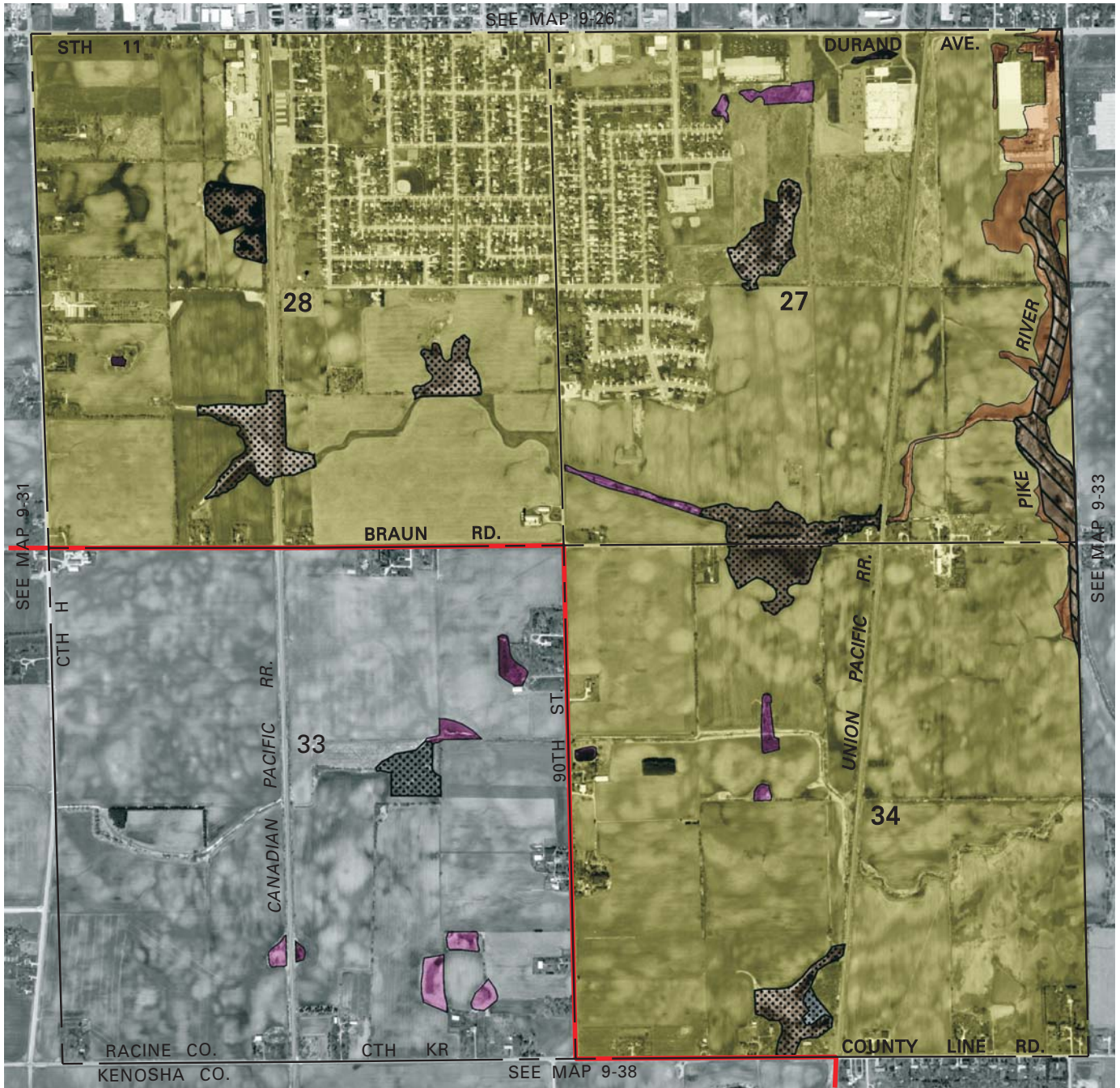


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







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

**U. S. Public Land Survey Sections 27, 28, 33, and 34  
Township 3 North, Range 22 East**




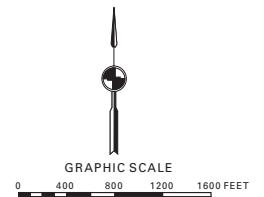
Photography Date: March 2000

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  PLANNED SANITARY SEWER SERVICE AREA

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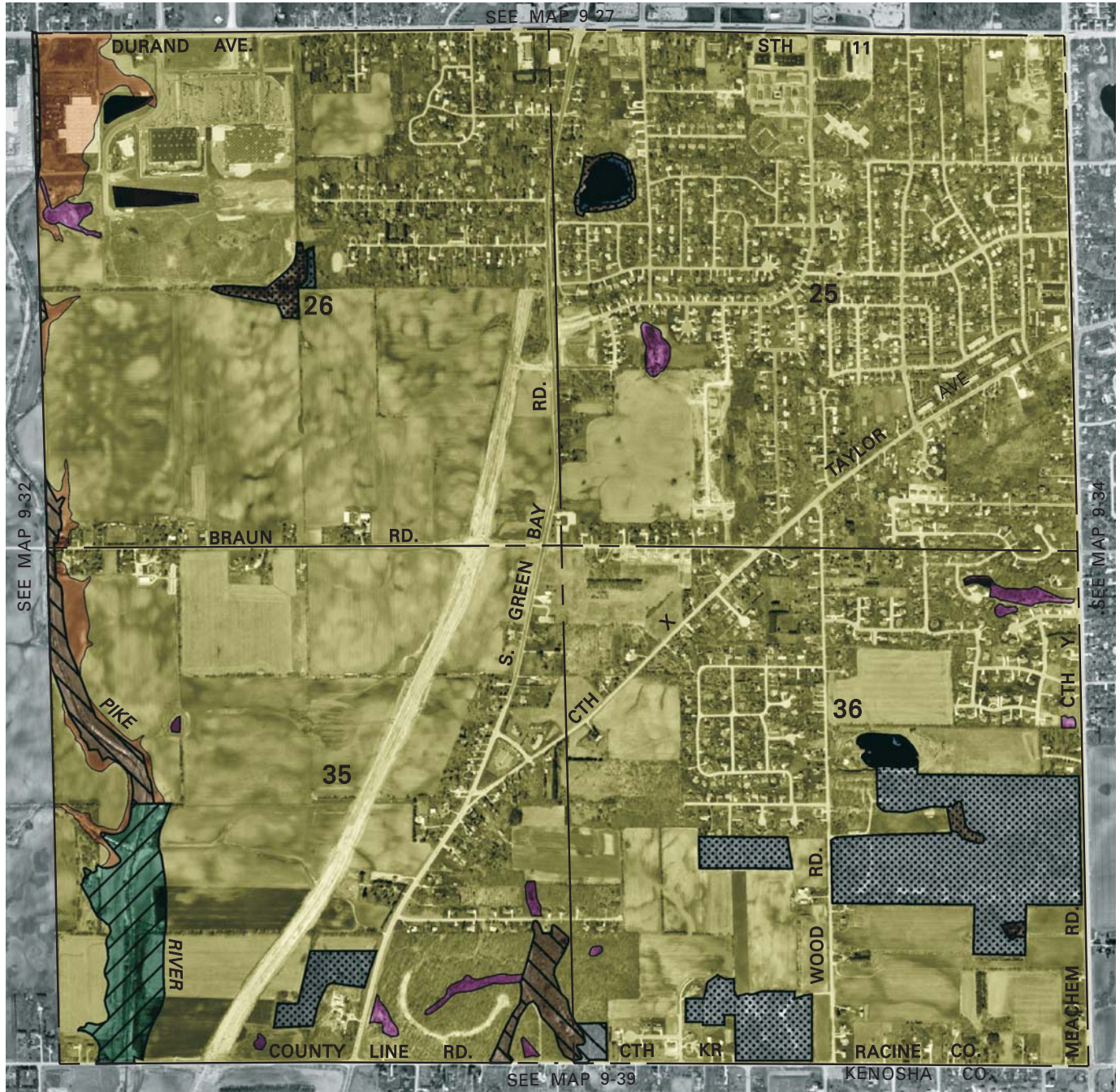


Source: SEWRPC.










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

**U. S. Public Land Survey Sections 25, 26, 35, and 36  
Township 3 North, Range 22 East**





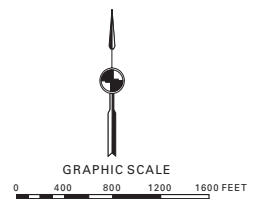
Photography Date: March 2000

-  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
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Source: SEWRPC.



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

**U. S. Public Land Survey Sections 29, 30, 31, and 32  
Township 3 North, Range 23 East**

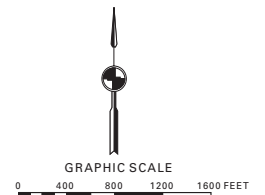


Photography Date: March 2000

- 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

**RESTRICTIONS ON SEWERED DEVELOPMENT**

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Source: SEWRPC.

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

**U. S. Public Land Survey Section 28  
Township 3 North, Range 23 East**



PRIMARY ENVIRONMENTAL CORRIDOR



GROSS SANITARY SEWER SERVICE AREA BOUNDARY



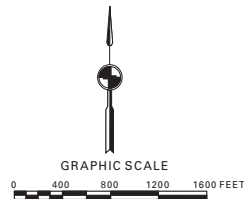
PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**



PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.

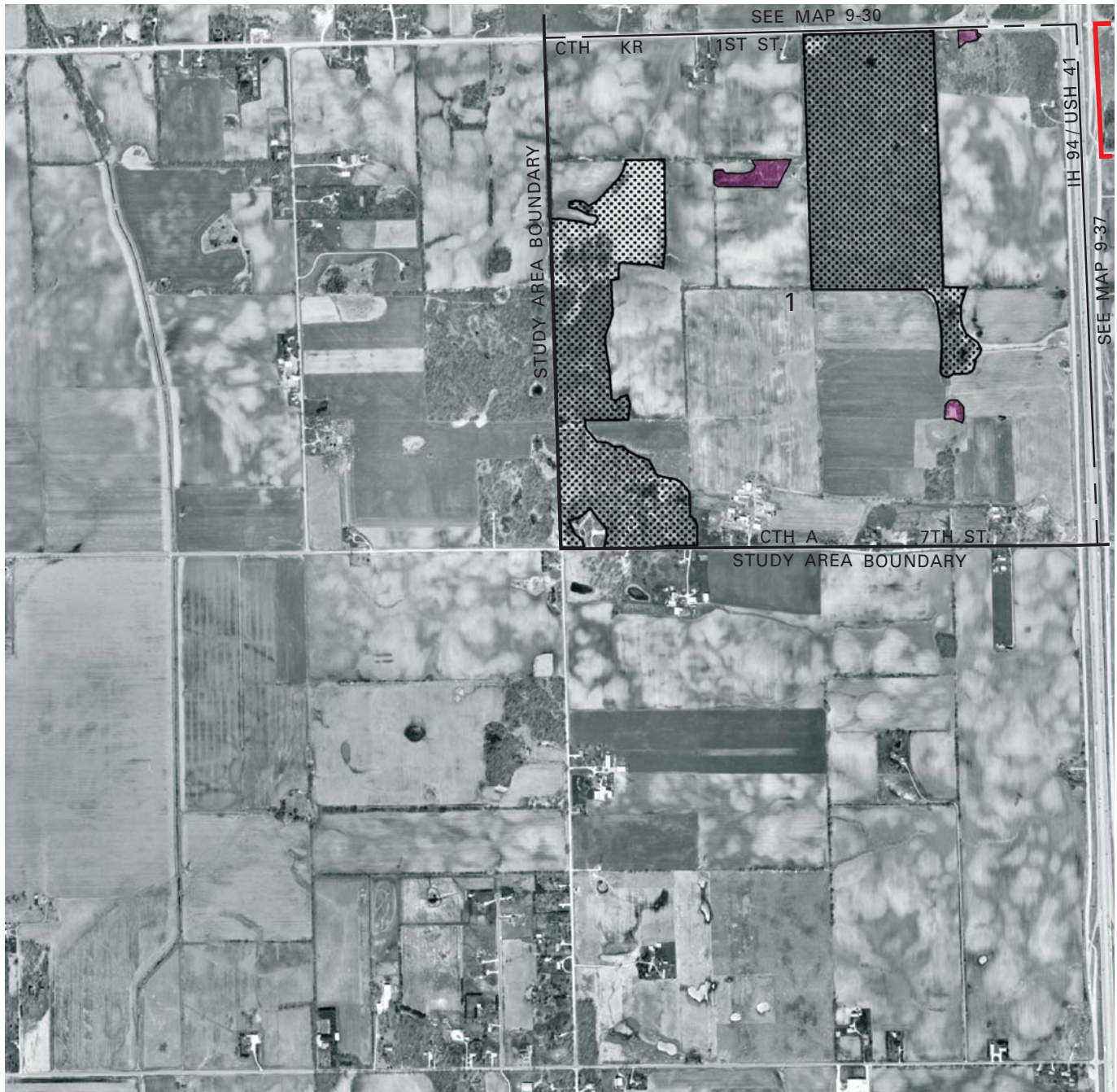
Source: SEWRPC.








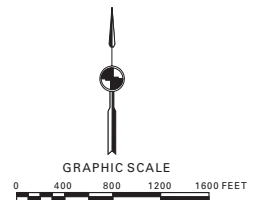
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS**

**U. S. Public Land Survey Section 1  
Township 2 North, Range 21 East**



Photography Date: March 2000

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







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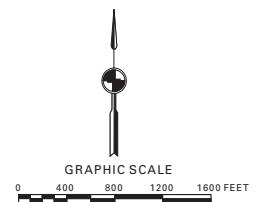
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS

U. S. Public Land Survey Sections 5 and 6  
Township 2 North, Range 22 East



Photography Date: March 2000

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER  
AREAS LESS THAN FIVE ACRES IN SIZE
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Source: SEWRPC.








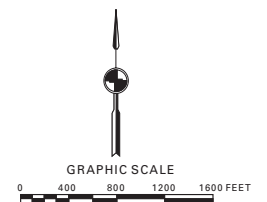
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS

U. S. Public Land Survey Sections 3 and 4  
Township 2 North, Range 22 East



Photography Date: March 2000

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  PLANNED SANITARY SEWER SERVICE AREA

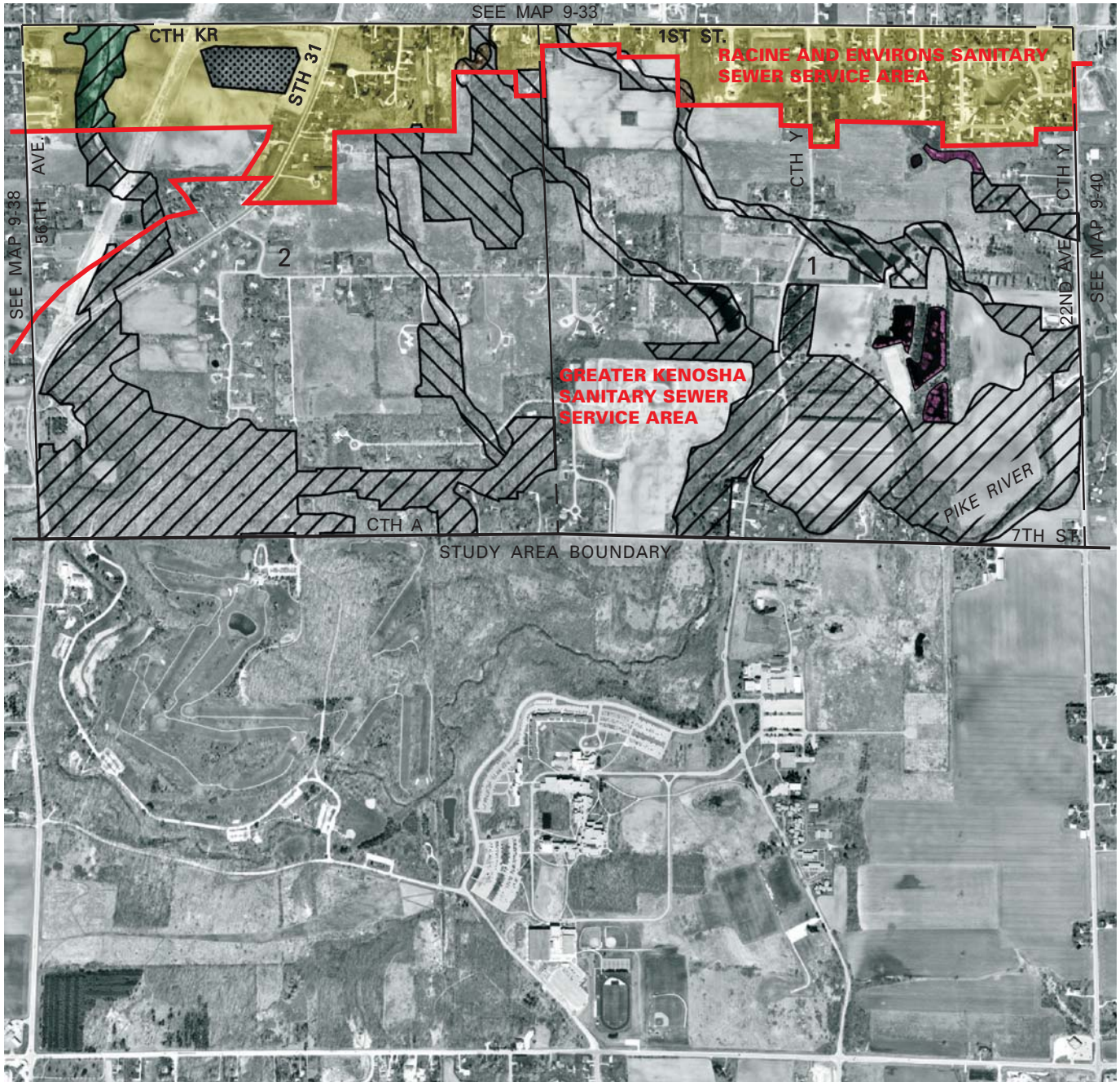


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






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

**U. S. Public Land Survey Sections 1 and 2  
Township 2 North, Range 22 East**





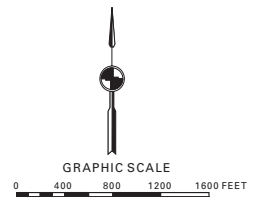
Photography Date: March 2000

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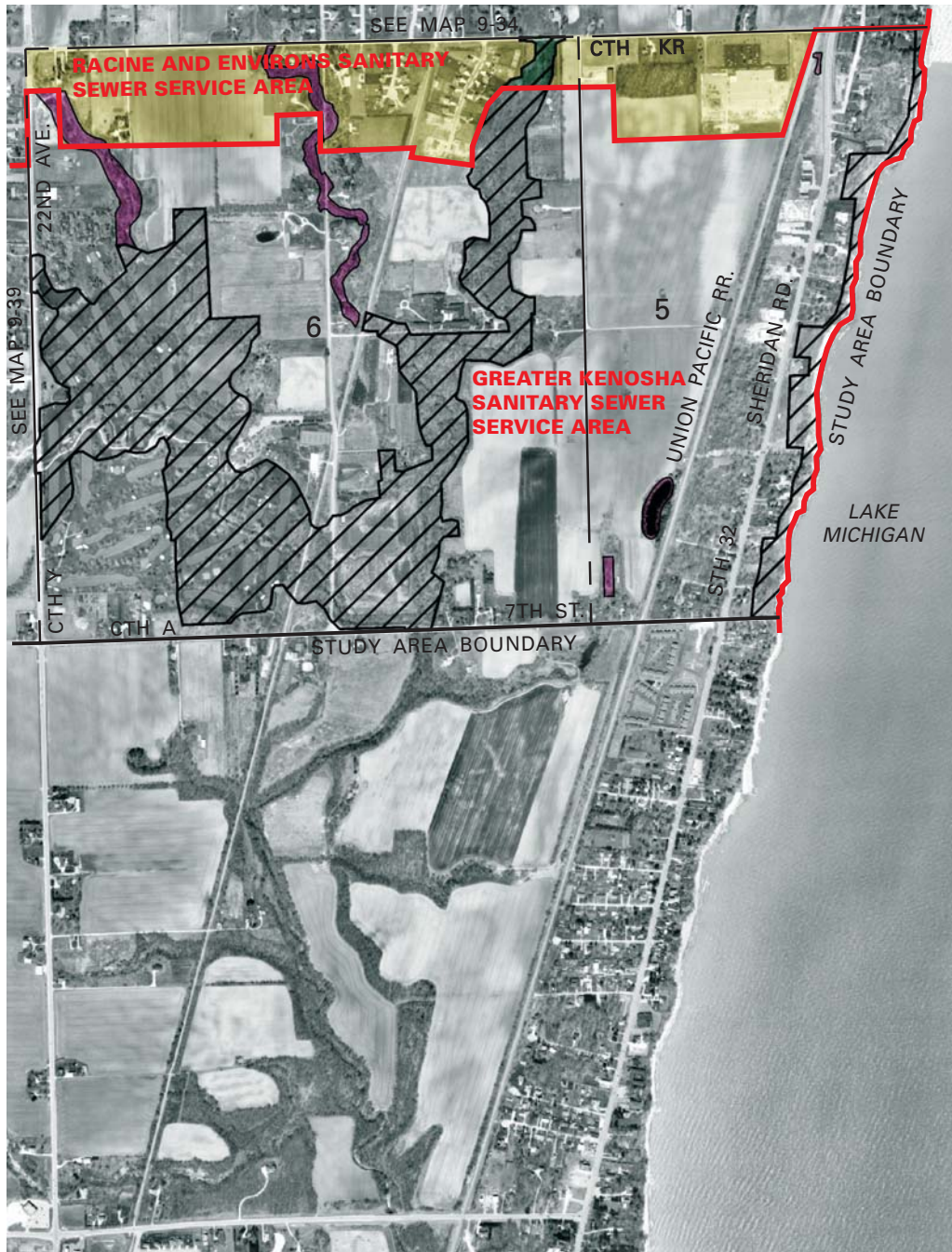


Source: SEWRPC.



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

**U. S. Public Land Survey Sections 5 and 6  
Township 2 North, Range 23 East**

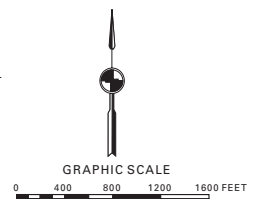


Photography Date: March 2000

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

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Source: SEWRPC.

## **Appendix A – MINUTES OF THE PUBLIC HEARING**

RACINE, WISCONSIN

MAY 27, 2003

### **MINUTES OF PUBLIC HEARING OF BOARD OF WASTEWATER COMMISSIONERS**

The Board of Wastewater Commissioners Public Hearing meeting was called to order by President Hart at 4:40 p.m., May 27, 2003, at the office of the Racine Water & Wastewater Utilities at the City Hall Annex, 800 Center Street, Racine.

#### **MEMBERS PRESENT**

Alderman Ronald Hart  
Alderman Thomas Friedel  
N. Owen Davies  
John Rote  
Brian Anderson  
Wayne Worden  
John Hewitt  
John Johnson  
Richard Anderson

#### **OTHERS PRESENT**

T. Bunker  
K. Haas  
K. Scolaro  
A. Lesnjak  
N. Sanders  
J. Mandala  
J. Jordan  
N. Erlandson  
C. Schweitzer  
B. Gilbreath  
K. Wangaard  
W. Stauber  
M. Luberd  
K. O'Donnell  
W. Conrad

#### **ITEM 1 - CALL TO ORDER AND STATEMENT OF THE PURPOSE AND FORMAT FOR THE HEARING - GENERAL MANAGER OF WASTEWATER UTILITY**

The General Manager of the Wastewater Utility called the meeting to order and stated the format and that the purpose of the meeting was to inform the Board of Wastewater Commissioners and the public of a Racine and Environs Sanitary Sewer Service Area Amendment and to take public comment.

#### **ITEM 2 - INTRODUCTION OF PUBLIC OFFICIALS PRESENT AT THE HEARING - GENERAL MANAGER OF WASTEWATER UTILITY**

The General Manager introduced William Stauber, Chief Land Use Planner, from the Southeastern Wisconsin Regional Planning Commission (SEWRPC); Kevin O'Donnell, Mt. Pleasant Town Administrator, and Mark Luberd, Caledonia Town Administrator.

#### **ITEM 3 – BRIEFING ON THE AMENDMENT TO THE RACINE AND ENVIRONS SANITARY SEWER SERVICE AREA – SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION REPRESENTATIVE**

William Stauber stated that the amendment concerns the addition of a 3.9 square mile area located in the Town of Mt. Pleasant and a .3 square mile area in the Village of Sturtevant, to the Racine and environs sewer service area designated as "Planning Report No. 147 (2nd Edition), Sanitary Sewer Service Area for the City of Racine and Environs". A written response from SEWRPC and maps were distributed detailing the area description, relationship of the proposed change to the existing sanitary sewer service area, water quality impacts, cost effectiveness analysis and sewage treatment plant capacity analysis.



#### ITEM 4 - COMMENTS AND QUESTIONS

A question was raised by the Mark Lubberda, Town Administrator for the Town of Caledonia, as to why the Southeast Wisconsin Regional Planning Commission (SEWRPC) did not extend the service area along the 1-94 corridor to the Town of Caledonia border. Mr. Stauber responded that Town of Mt. Pleasant officials initially asked that the entirety of the Town of Mt. Pleasant be placed in the sewer service area. Mr. Stauber said that the Commission staff advised Town officials of the need to delineate a sewer service area, which is consistent with 20-year growth projections, rather than the entire Town area. Mr. Stauber indicated that, generally speaking, communities are well served if they at least include in the sewer service area lands that may be expected to develop in the next five years or so.

Commissioner Rote was concerned about future plant capacity with this development. It was explained that the Wastewater Plant expansion project includes anticipated development in this area as well as other areas.

Commissioner Worden asked what would happen if Caledonia wanted service to 1-94. Mr. Stauber explained that an amendment to the adopted plan would be entertained to accommodate Caledonia's plan to expand to 1-94.

Mr. Lubberda commented that he feels a statement should be added on page 4 of the report to include the Town of Mt. Pleasant in the section where it requires approval of the City of Racine. Mr. Stauber made note and agreed that the addition would be made.

Kevin O'Donnell stated that the sewer main extension out Hwy. 20 and along the 1-94 corridor in Mt. Pleasant would be paid for by the Town of Mt. Pleasant and that it would be owned, maintained and operated by the Town. Anyone desiring to use the sewer main would need to negotiate a contract for its use with the Town of Mt. Pleasant.

The City Attorney, Dan Wright, suggested that SEWRPC acknowledge that on page 4 of the new document reference should be made to the Intergovernmental sewer agreement and the Intergovernmental Sewer Commission that exists under that agreement. Coordination of future sewer territory expansion would need to be coordinated with that committee.

No other comments were made or questions asked.

#### ITEM 5 - HEARING ADJOURNMENT

The hearing adjourned at 5:10 p.m.