



**SANITARY SEWER  
SERVICE AREA  
FOR THE CITY OF  
NEW BERLIN**

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WISCONSIN**

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Special acknowledgement is due SEWRPC planner Dennis K. Lefevre for his contribution to this report.

COMMUNITY ASSISTANCE PLANNING REPORT  
NUMBER 157

SANITARY SEWER SERVICE AREA FOR  
THE CITY OF NEW BERLIN  
WAUKESHA COUNTY, WISCONSIN

Prepared by the  
Southeastern Wisconsin Regional Planning Commission  
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November 1987

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November 26, 1987

TO: The Common Council of the Cities of New Berlin and Brookfield, the Milwaukee Metropolitan Sewerage District, and the Waukesha County Park and Planning Commission.

The adopted regional water quality management plan for southeastern Wisconsin identifies in a preliminary manner recommended sanitary sewer service areas tributary to each of the existing and proposed sewage treatment plants within the Region. The plan recommends that these service areas be refined and detailed through the cooperative efforts of the local units and agencies of government concerned so that the service areas properly reflect local, as well as areawide, development objectives. This refinement and detailing is particularly important in light of provisions in the Wisconsin Administrative Code which require that the Wisconsin Department of Natural Resources with respect to public sanitary sewers, and the Wisconsin Department of Industry, Labor and Human Relations with respect to private sanitary sewers, make a finding that all proposed sanitary sewer extensions be in conformance with the adopted regional water quality management plan and the sanitary sewer service areas identified in that plan. These Departments, in carrying out their responsibilities in this respect, require that the Southeastern Wisconsin Regional Planning Commission, as the designated areawide water quality management planning agency for the Southeastern Wisconsin Region, review and comment on each proposed sewer extension as to its relationship to the approved plan and sewer service area. If such review can be based on a refined service area cooperatively identified by the local units of government concerned, then no conflicts concerning sanitary sewer extensions should arise, and the entire sewerage system and related land use development process can proceed in a smooth and efficient manner.

Acting in response to the recommendations made in the adopted regional water quality management plan, the City of New Berlin on February 14, 1984, requested that the Regional Planning Commission assist the City in refining and detailing the recommended sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District sewage treatment facilities. This report documents the results of that refinement process.

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

Public hearings were held on August 27, 1987, and November 11, 1987, to discuss the preliminary findings and recommendations of the sewer service area refinement process and to receive the comments and suggestions of the local elected officials concerned and of interested citizens. The recommendations contained in this report reflect the pertinent comments and suggestions made at the hearings.

The sanitary sewer service area herein presented is intended to constitute a refinement of the areawide water quality management plan adopted by the Regional Planning Commission in July 1979. Accordingly, upon adoption of this report by the local units and agencies of government concerned and subsequent adoption by the Regional Planning Commission, this report will be certified to the Wisconsin Department of Natural Resources, the Governor, and the U. S. Environmental Protection Agency as an amendment to the adopted areawide water quality management plan.

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

Respectfully submitted,



Kurt W. Bauer  
Executive Director

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## Chapter I

### INTRODUCTION

#### BACKGROUND

On July 12, 1979, the Southeastern Wisconsin Regional Planning Commission formally adopted an areawide water quality management plan for southeastern Wisconsin. The plan is aimed at achieving clean and wholesome surface waters within the seven-county Region, surface waters that are "fishable and swimmable."<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 (DNR) must be found to be in accordance with the adopted and endorsed plan. These actions include, among others, DNR approval of waste discharge permits, DNR approval of state and federal grants for the construction of wastewater treatment and conveyance facilities, and DNR approval of locally proposed sanitary sewer extensions.

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

As noted above, the adopted regional water quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage

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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.

treatment facility. There are a total of 85 such identified sanitary sewer service areas in the plan, as shown on Map 1. These recommended sanitary sewer service areas are based upon the urban land use configuration identified in the Commission-adopted regional land use plan for the year 2000.<sup>2</sup> As such, the delineation of the areas is necessarily general, and may not reflect detailed local planning considerations.

Section NR 110.08(4) and Section ILHR 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 Industry, Labor and Human Relations, 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 was envisioned to consist of the following seven steps:

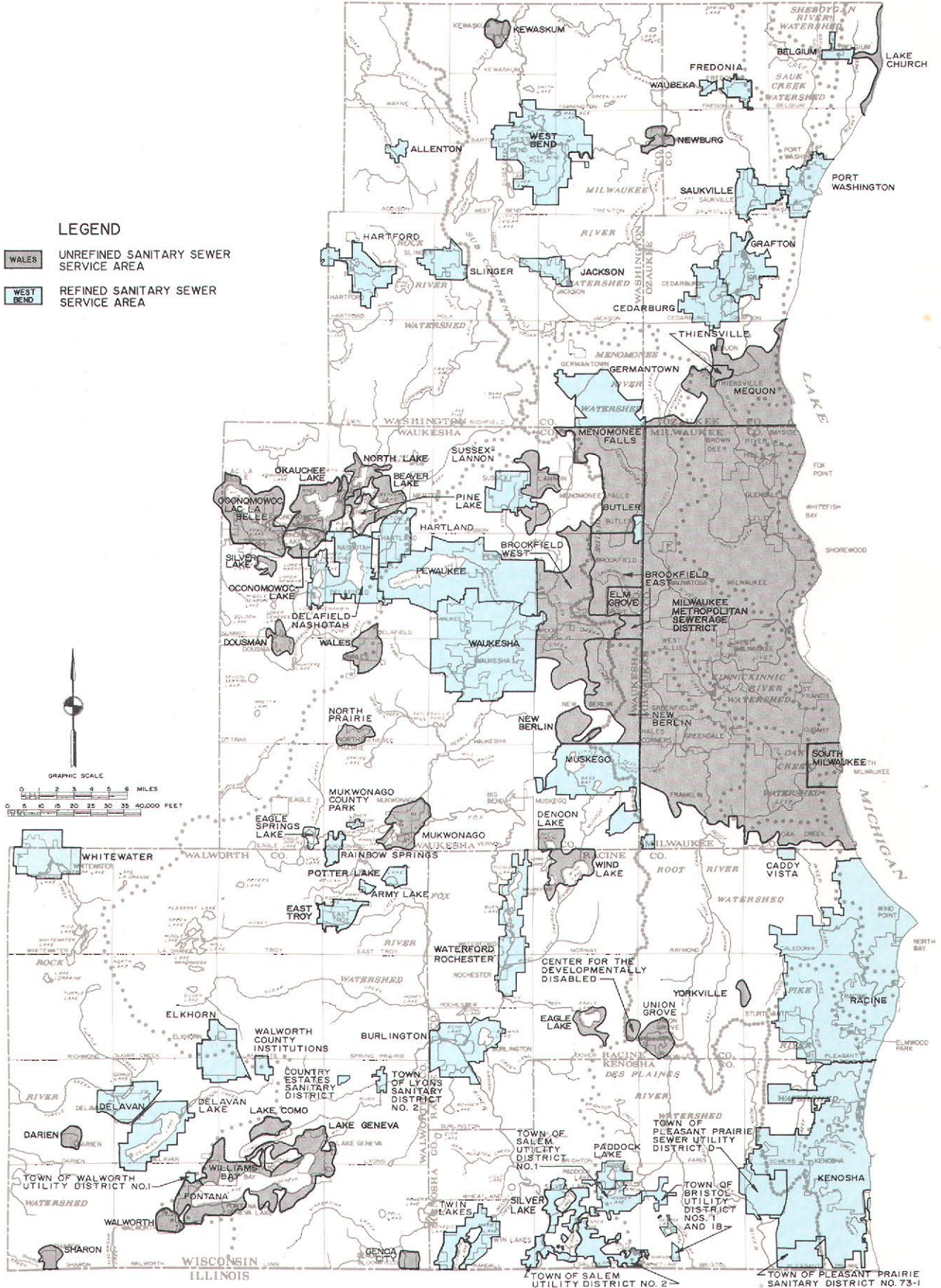
1. The preparation of a base map at an appropriate scale for each sanitary sewer service area identified in the adopted, areawide, water quality management plan.
2. The delineation on that map of the design year 2010 sanitary sewer service area as proposed in the regional water quality management plan and consistent with the objectives set forth in the adopted regional land use plan.
3. The conduct of intergovernmental meetings involving the local or area-wide unit or units of government operating the sewage treatment facility or facilities concerned and the other local units of government that are to be provided sanitary sewer service by the sewage treatment facility or facilities concerned. At these meetings, the initial sanitary sewer service area delineation is to be presented and discussed and the positions of each of the units of government concerned solicited.
4. The preparation of modifications to the initially proposed sanitary sewer service area to reflect the agreements reached at the intergovernmental meetings, meeting to the fullest extent practicable the objectives expressed both in the adopted areawide water quality management and

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

# Map 1

## RECOMMENDED SANITARY SEWER SERVICE AREAS IN THE REGION: 2000



Source: SEWRPC.

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 operating the treatment facility or facilities concerned to obtain public reaction to site-specific sewer service area issues that might be raised by the proposed sewer service area delineation.
6. The preparation of a final sanitary sewer service area map and accompanying report.
7. Adoption of the final sewer service area map by the Commission and certification of the map to the Wisconsin Department of Natural Resources and the U. S. Environmental Protection Agency as an amendment to the adopted, areawide, water quality management plan. Desirably, such adoption by the Commission would follow endorsement of the map by the local or areawide unit or units of government operating the sewage treatment facility or facilities concerned, and by the governing bodies of the local units of government that are to be served by the sewage treatment facility or facilities. While such a consensus by the local governments concerned will always be sought by the Commission, it is recognized that in some cases unanimous support of the refined and detailed sanitary sewer service areas may not be achieved. In those cases, the Commission will have to weigh the positions of the parties concerned and make a final determination concerning the issues involved.

## THE NEW BERLIN SANITARY SEWER SERVICE AREA REFINEMENT PROCESS

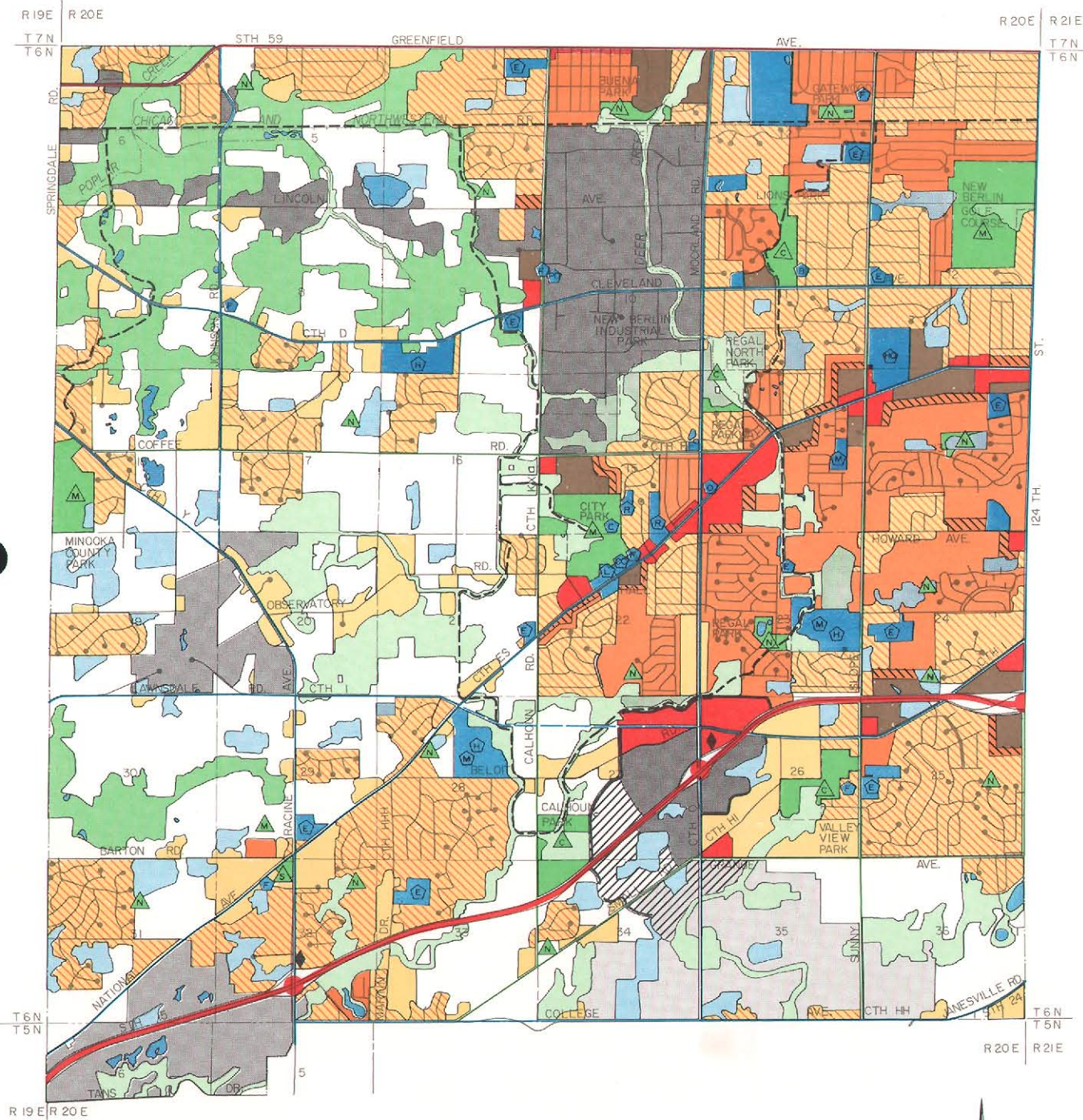
By letter dated February 14, 1984, the City of New Berlin requested that the Regional Planning Commission undertake the refinement and detailing of the proposed year 2000 sanitary sewer service areas tributary to the Milwaukee Metropolitan Sewerage District and City of Brookfield sewage treatment facilities.

The City of New Berlin, with the assistance of the Regional Planning Commission, initiated a community land use planning effort in March 1982. The City and the Regional Planning Commission agreed that the preparation of a refined sewer service area plan should await completion of the city land use plan, since that plan would provide a sound basis for the development of a refined sanitary sewer service area. The city land use plan, documented in SEWRPC Community Assistance Planning Report No. 111, A Land Use and Urban Design Plan for the City of New Berlin: 2010, was completed and subsequently adopted by the City Plan Commission in March 1987. A graphic representation of the adopted city land use plan is shown on Map 2.

An intergovernmental meeting regarding the refinement of the New Berlin sewer service areas was held on April 14, 1987. In attendance at that meeting were representatives of the City of New Berlin and the Regional Planning Commission. Subsequent to that meeting, a preliminary refined sanitary sewer service area was completed for presentation at a public hearing. Prior to the public hearing, a copy of a draft of this report setting forth the preliminary sanitary sewer service areas was provided to the City of New Berlin, to the Milwaukee

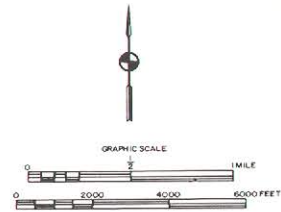
## Map 2

### LAND USE PLAN FOR THE CITY OF NEW BERLIN



#### LEGEND

- RURAL ESTATE RESIDENTIAL AND OTHER AGRICULTURAL LANDS (5-ACRE LOTS OR GREATER)
  - SUBURBAN RESIDENTIAL DEVELOPMENT (1.5-ACRE TO 5-ACRE LOTS)
  - LOW-DENSITY URBAN RESIDENTIAL DEVELOPMENT (20,000- TO 62,000-SQUARE-FOOT LOTS)
  - MEDIUM-DENSITY URBAN RESIDENTIAL DEVELOPMENT (10,000- TO 20,000-SQUARE-FOOT LOTS)
  - HIGH-MEDIUM-DENSITY URBAN RESIDENTIAL DEVELOPMENT (4.4 TO 6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
  - HIGH-DENSITY URBAN RESIDENTIAL DEVELOPMENT (7.0 TO 12.0 DWELLING UNITS PER NET RESIDENTIAL ACRE)
  - COMMERCIAL DEVELOPMENT
  - GOVERNMENTAL AND INSTITUTIONAL
    - C CITY HALL
    - F FIRE STATION
    - L MAIN PUBLIC LIBRARY
    - B BRANCH PUBLIC LIBRARY
    - O POST OFFICE
    - P CITY POLICE DEPARTMENT
    - CC CITY COMMUNITY CENTER
    - HO HOSPITAL
    - E PUBLIC ELEMENTARY SCHOOL
    - M PUBLIC MIDDLE SCHOOL
    - H PUBLIC HIGH SCHOOL
    - R PRIVATE SCHOOL
  - PARK AND RIDE LOT
  - LIGHT INDUSTRIAL DEVELOPMENT
  - LANDS TO BE USED FOR INDUSTRIAL-RELATED USE BEYOND THE YEAR 2010
  - QUARRYING AND EXTRACTIVE DEVELOPMENT
  - RECREATIONAL
    - M MULTICOMMUNITY PARK
    - C COMMUNITY PARK
    - N NEIGHBORHOOD PARK
    - S SPECIAL PARK
  - 50-FOOT-WIDE EARTH BERM/LANDSCAPED PLANTING STRIP
  - RECREATION CORRIDOR (TRAIL)
  - PRIMARY ENVIRONMENTAL CORRIDOR
  - SECONDARY ENVIRONMENTAL CORRIDOR
  - ISOLATED NATURAL AREA
  - SECONDARY ENVIRONMENTAL CORRIDORS TO BE CAREFULLY INTEGRATED INTO PLANNED URBAN AREAS
  - ISOLATED NATURAL AREAS TO BE CAREFULLY INTEGRATED INTO PLANNED URBAN AREAS
  - PRIME AGRICULTURAL LANDS
  - WATER
- #### ARTERIAL STREET AND HIGHWAY SYSTEM
- STATE TRUNK HIGHWAY - FREEWAY
  - STATE TRUNK HIGHWAY - NONFREEWAY
  - COUNTY TRUNK HIGHWAY
  - FUTURE COUNTY TRUNK HIGHWAY
  - LOCAL TRUNK HIGHWAY
  - FREEWAY-NONFREEWAY INTERCHANGE



Source: SEWRPC.

Metropolitan Sewerage District, as the operator of the sewage treatment facility and trunk sewer system anticipated to provide sanitary sewer service to a portion of the City of New Berlin, and to the City of Brookfield, as the operator of the sewage treatment facility anticipated to provide sanitary sewer service to another portion of the City of New Berlin. A copy was also provided to the City of Muskego, since a portion of the New Berlin sewer service area is tributary to the Milwaukee Metropolitan Sewerage District through the City of Muskego. In addition, a copy was provided to the Waukesha County Park and Planning Commission because of the responsibilities of that agency for the protection of environmental corridors and prime agricultural areas, for the provision of outdoor recreational facilities, and for the general guidance of land use development within Waukesha County.

Public hearings were held on August 27, 1987 and November 11, 1987. The public reaction to the proposed sanitary sewer service areas, as documented in the minutes contained in Appendix A, is summarized later in this report. The final, agreed-upon, refined sanitary sewer service area for the City of New Berlin is described in Chapter III of this report. The delineation of this area reflects the intergovernmental decisions made at the above-referenced meeting and the comments made at the public hearings held on the preliminary plan.



## Chapter II

### STUDY AREA DESCRIPTION

The study area considered in the refinement of the City of New Berlin sanitary sewer service area is shown on Map 3. The study area consists of all lands encompassed within the corporate limits of the City of New Berlin, and is 36.9 square miles in extent.

The 1980 resident population of the study area, as determined by the federal census, was 30,529 persons, of which about 16,000 persons, or 52 percent, were provided with centralized sanitary sewer service. The remaining 14,529 persons were served by onsite soil absorption sewage disposal systems or by onsite sewage holding tanks.

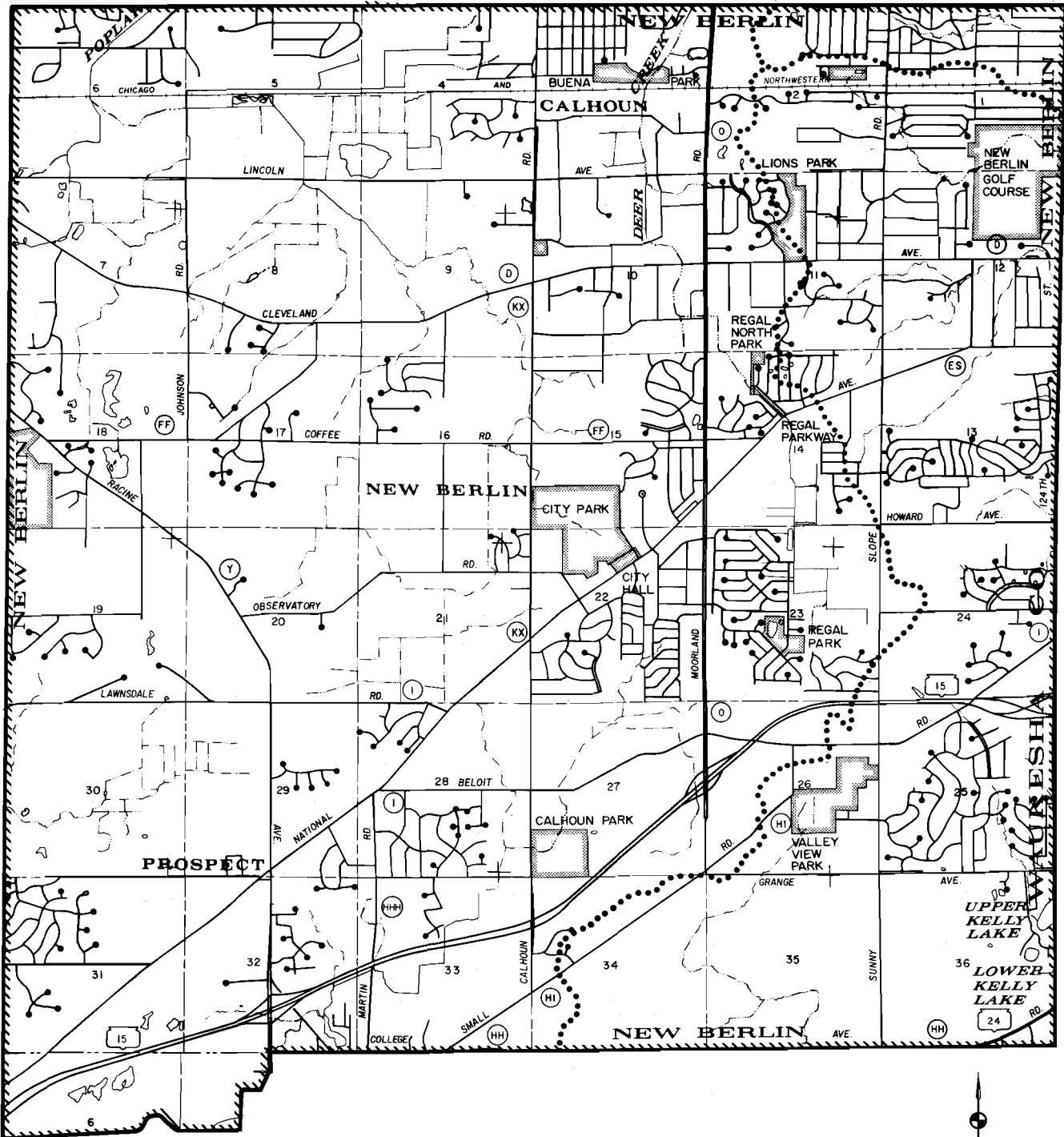
About 43,000 persons may be expected to reside in the identified study area by the year 2010. It is envisioned that, of this total, about 40,100 persons, or about 93 percent, will reside in the City of New Berlin sewer service area and be provided with centralized sanitary sewer service extended from either the Milwaukee Metropolitan Sewerage District or the City of Brookfield sewage treatment facility. The remaining 2,900 persons, or 7 percent, would continue to rely on onsite sewage disposal systems.

During 1983 and continuing into 1984, the Commission staff--with the assistance of the Socioeconomic Subcommittee of the Technical Coordinating and Advisory Committee on Regional Land Use-Transportation Planning--developed a set of projections of regional population change. These projections are for the design year 2010, and provide one of the bases upon which all adopted regional plan elements, particularly the adopted regional land use and regional transportation system plans, will be reappraised and extended to the year 2010. These projections are fully set forth and documented in SEWRPC Technical Report No. 11 (2nd Edition), The Population of Southeastern Wisconsin, copies of which are available from the Commission offices.

The conceptual framework employed by the Commission to develop these projections was the "alternative futures" method. Three alternative future scenarios were postulated, two intended to identify extremes and one intended to identify an intermediate future--a future between the extremes. Critical social and economic factors that could be expected to impact mortality, fertility, and migration rates over the next 25 years within the United States, the State, and the Region were examined, and a reasonably extreme range of values was established for each component of population change by logically linking various component rates to these critical factors. This provided "most reasonably optimistic" and "most reasonably pessimistic" scenarios of population change. The most reasonably optimistic scenario is a combination of internally consistent factors that would create favorable conditions for economic and population growth within the Region, and the most reasonably pessimistic scenario is a combination of factors that would create unfavorable conditions for economic and population growth. This process allowed the population projections to be based on a range of possible conditions that have been evaluated for

Map 3

STUDY AREA IDENTIFIED FOR PURPOSES OF REFINING AND  
DETAILING THE NEW BERLIN SANITARY SEWER SERVICE AREA



Source: SEWRPC.

reasonableness and internal consistency. These projections are closely linked to the employment projections for the year 2010 in that the migration assumptions postulated for each scenario were based upon the projected availability of jobs.

The population projections for the City of New Berlin for the year 2010 prepared under the alternative futures framework range from a high of 54,800 persons under the optimistic scenario to a low of 29,800 persons under the pessimistic scenario, with the level anticipated under the intermediate scenario--the scenario utilized in the preparation of the adopted City of New Berlin land use plan--being about 43,000 persons.

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## Chapter III

### PROPOSED SANITARY SEWER SERVICE AREA

#### SIGNIFICANCE OF SANITARY SEWER SERVICE AREA DELINEATION

As noted earlier in this report, recent changes in the Wisconsin Department of Natural Resources (DNR) and Wisconsin Department of Industry, Labor and Human Relations (DILHR) rules governing the extension of sanitary sewers have made the process of delineating local sanitary sewer service areas an important one for local units of government and private land developers. Prior to the recent rule changes, DNR and DILHR review and approval of locally proposed sanitary sewer extensions was confined primarily to engineering considerations, and was intended to ensure that the sewers were properly sized and constructed. The recent 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.

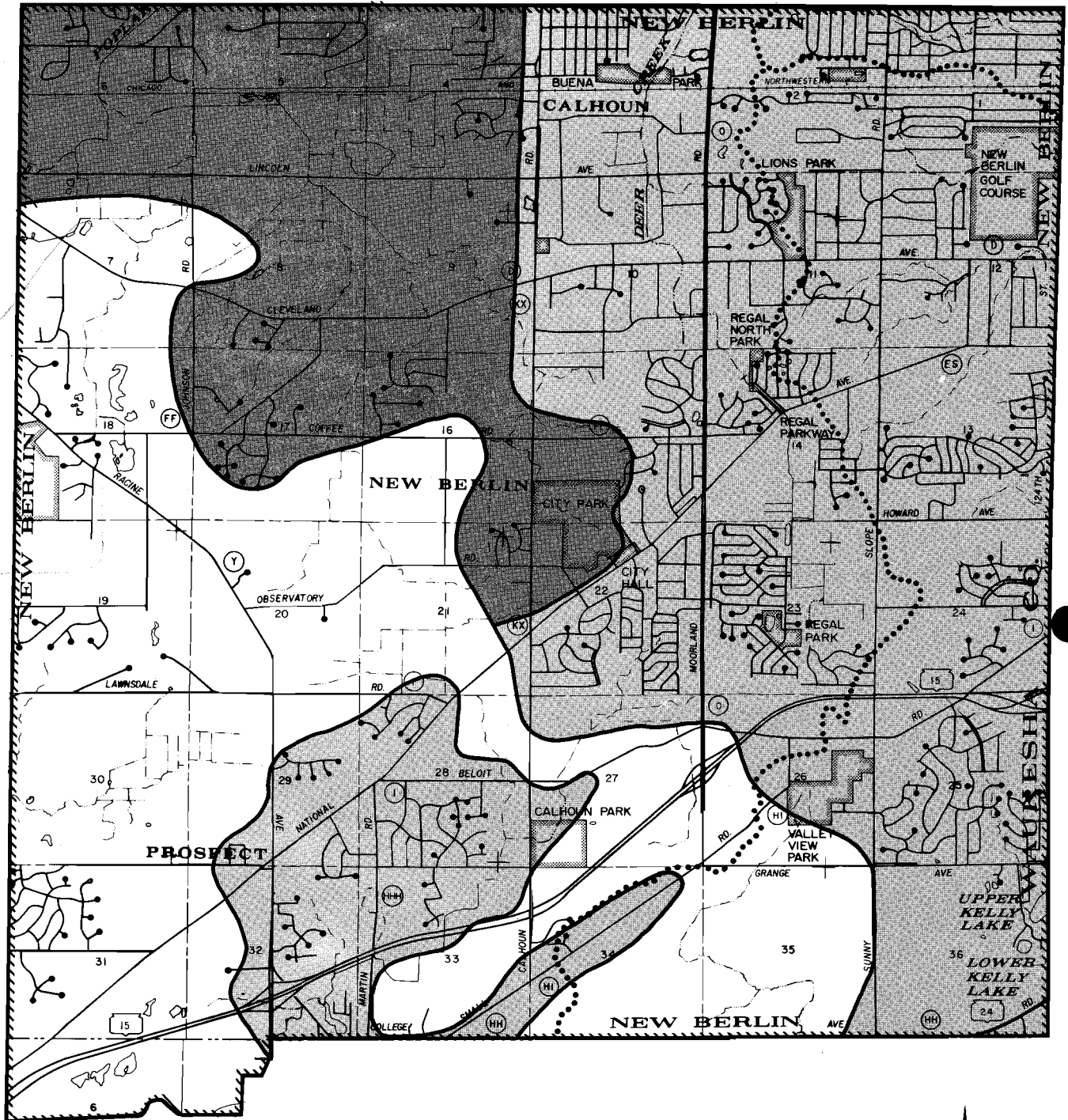
#### PROPOSED SANITARY SEWER SERVICE AREAS AS SET FORTH IN SEWRPC PLANNING REPORT NO. 30

A number of important factors were taken into account in the delineation of the recommended sanitary sewer service areas as set forth in SEWRPC Planning Report No. 30. These factors also comprised important considerations in the development of the adopted regional land use plan. These factors included, among others, the location, type, and extent of existing urban land use 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 major sewerage system pumping stations, or to sewage treatment plants; the location and capacity of existing and planned trunk sewers; 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.

Those portions of the plan year 2000 New Berlin sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District treatment facilities and the City of Brookfield sewage treatment facility as proposed in the adopted, areawide, water quality management plan are shown on Map 4. The combined sewer service area totals about 24.1 square miles, or about 65 percent

Map 4

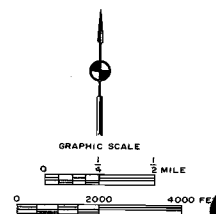
THE NEW BERLIN SANITARY SEWER SERVICE AREAS  
AS IDENTIFIED IN SEWRPC PLANNING REPORT NO. 30



LEGEND

- SUBAREA A TRIBUTARY TO MMSD
- SUBAREA B TRIBUTARY TO BROOKFIELD

Source: SEWRPC.



of the total study area of 36.9 square miles. As shown on Map 4, the sanitary sewer service area consists of two subareas. Subarea A consists of virtually the entire east one-half of the City and the south-central portion of the City, and encompasses about 17.6 square miles, or 73 percent of the total service area. Sewer service to this area is provided through the Milwaukee Metropolitan Sewerage District. Subarea B consists primarily of the northwest portion of the City and encompasses about 6.5 square miles, or 27 percent of the total service area. Sewer service to this area is anticipated to be provided through the City of Brookfield sewage treatment facility. In 1980, the resident population of these sewer service areas totaled 28,001 persons, of which 24,384 persons, or 87 percent, resided in subarea A, and 3,617 persons, or 13 percent, resided in subarea B.

A population of 54,100 persons may be expected to reside in the combined sanitary sewer service area by the plan design year 2000, as estimated in SEWRPC Planning Report No. 30. This planned population level was revised during the preparation of the adopted land use plan for the City of New Berlin. That plan recommends a land use pattern that would accommodate a population of approximately 43,000 persons within the entire City of New Berlin, of which about 40,100 persons may be expected to reside within the plan year 2010 sanitary sewer service area. Of these 40,100 persons, about 39,400 persons, or 98 percent, are anticipated to reside within subarea A and be provided with sanitary sewer service extended from the Milwaukee Metropolitan Sewerage District sewage treatment facilities, with the remaining 700 persons, or 2 percent, anticipated to reside within subarea B and be provided sanitary sewer service extended from the City of Brookfield sewage treatment facility.

#### DETERMINATION OF ENVIRONMENTALLY SIGNIFICANT LANDS IN THE NEW BERLIN STUDY AREA

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 of 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 environmental 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. It was, however, recognized in the plan 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 in the corridors, including park and outdoor recreation facilities and certain institutional uses. In some cases, very low-density residential development on five-acre lots, 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 steps involved in refining the New Berlin sanitary sewer service area was mapping in detail the environmentally significant lands in the New Berlin 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 possessing scenic vistas or viewpoints, and areas of scientific value.

Each of these natural resource and resource-related elements was mapped on 1 inch equals 400 feet scale, ratioed and rectified aerial photographs. A point system for value rating the various elements of the resource base was established (see Table 1). The primary environmental corridors were delineated using this rating system. To qualify for inclusion in a primary environmental corridor, an area must exhibit a point value of 10 or more. In addition, a primary environmental corridor must be at least 400 acres in size, be at least two miles long, and have a minimum width of 200 feet. This environmental corridor refinement process is more fully described in SEWRPC Technical Record, Vol. 4, No. 2, in an article entitled, "Refining the Delineation of Environmental Corridors in Southeastern Wisconsin." The primary environmental corridors as delineated in the New Berlin study area are shown on Map 5.

In addition, Map 5 identifies secondary environmental corridors. The secondary environmental corridors, while not as significant as the primary environmental corridors in terms of overall resource values, should be considered for preservation as the process of urban development proceeds, because such corridors often provide economical drainageways, as well as needed "green" space, through developing residential neighborhoods. To qualify for inclusion in a secondary environmental corridor, an area must exhibit a point value of 10 or more, with such a corridor having a minimum area of 100 acres and a minimum length of one mile.

Also identified on Map 5 are isolated natural areas. Isolated natural areas generally consist of those natural resource base elements that have "inherent natural" value such as wetlands, woodlands, wildlife habitat areas, and surface water areas, but that are separated physically from the primary and secondary environmental corridors by intensive urban and agricultural land uses. Since isolated natural 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 area must be at least five acres in size.

Lands encompassed within primary environmental corridors of the New Berlin study area in 1985 totaled about 2.5 square miles, or about 7 percent of the total study area. Lands encompassed within secondary environmental corridors totaled about 2.7 square miles, or an additional 7 percent of the study area.



Table 1

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

Resource Base or Related Element	Point Value
<b>Natural Resource Base</b>	
Lake	
Major (50 acres or more).....	20
Minor (5-49 acres).....	20
Rivers or Streams (perennial).....	10
Shoreland	
Lake or Perennial River or Stream.....	10
Intermittent Stream.....	5
Floodland (100-year recurrence interval).....	3
Wetland.....	10
Wet, Poorly Drained, or Organic Soil.....	5
Woodland.....	10
Wildlife Habitat	
High Value.....	10
Medium Value.....	7
Low Value.....	5
Steep Slope	
20 Percent or More.....	7
13-19 Percent.....	5
Prairie.....	10
<b>Natural Resource Base-Related</b>	
Existing Park or Open Space Site	
Rural Open Space Site.....	5
Other Park and Open Space Sites.....	2
Potential Park Site	
High Value.....	3
Medium Value.....	2
Low Value.....	1
Historic Site	
Structure.....	1
Other Cultural.....	1
Archaeological.....	2
Scenic Viewpoint.....	5
Scientific Area	
State Scientific Area.....	15
State Significance.....	15
County Significance.....	10
Local Significance.....	5

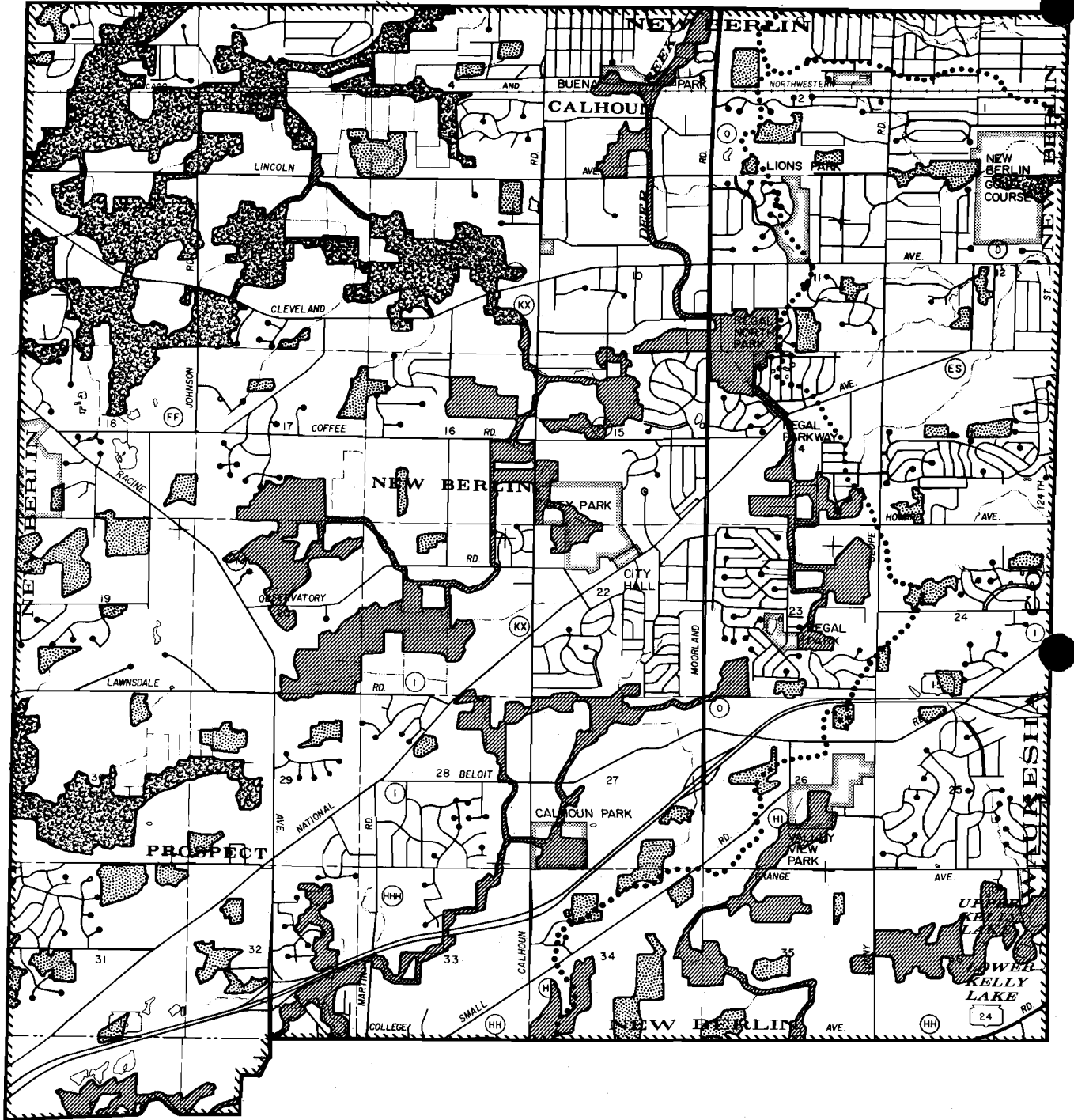
Source: SEWRPC.

Lands encompassed within isolated natural areas totaled about 1.3 square miles, or an additional 4 percent of the study area. Thus, environmentally significant lands in the New Berlin study area comprised about 6.5 square miles in 1985, or 18 percent of the study area.




Although 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 space uses, it also 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 benefit to the community 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.

Map 5

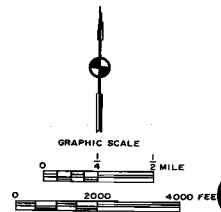
ENVIRONMENTALLY SIGNIFICANT LANDS IN THE NEW BERLIN STUDY AREA



LEGEND

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

Source: SEWRPC.



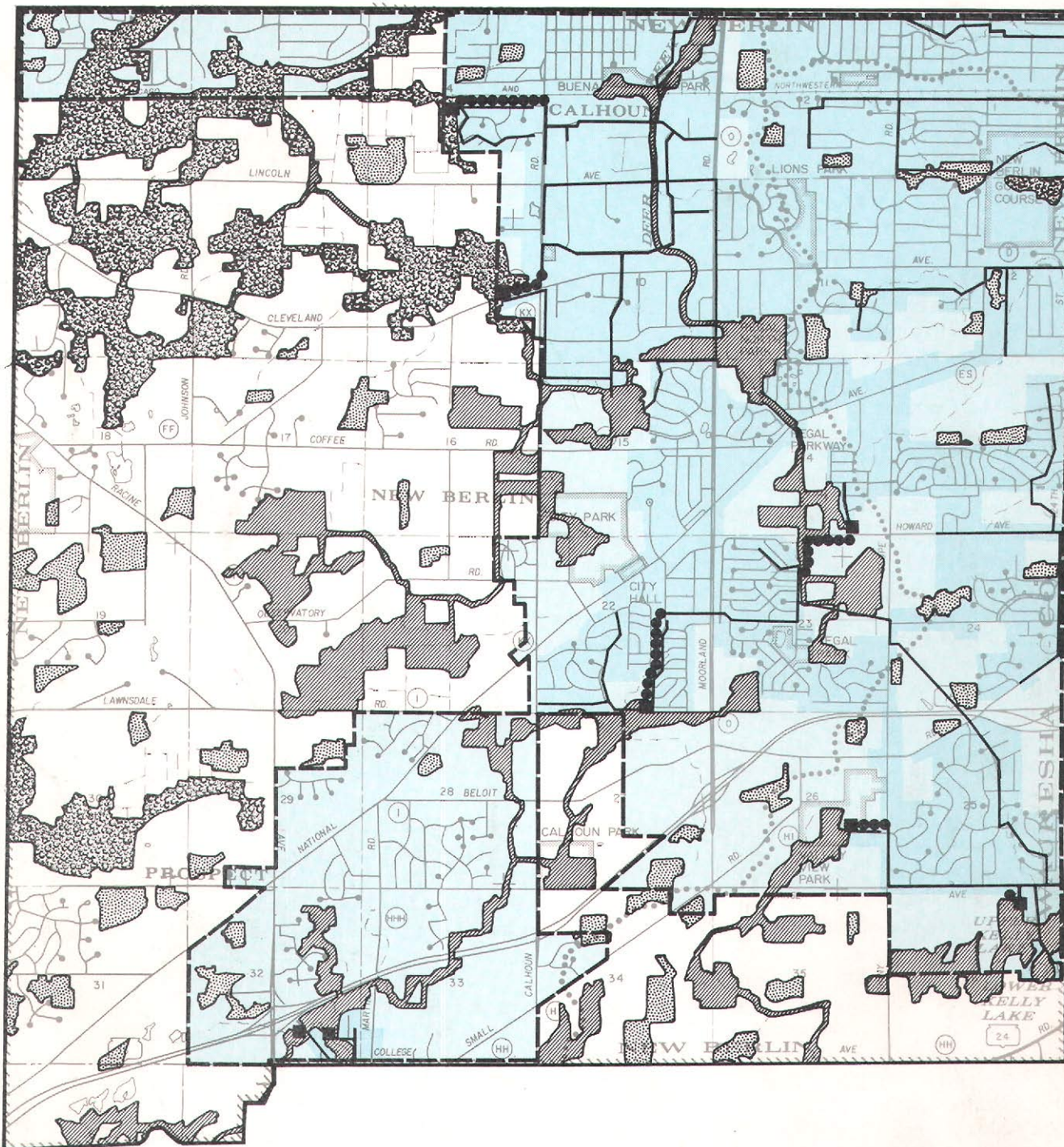
## REFINED SANITARY SEWER SERVICE AREAS

The refined year 2010 sanitary sewer service areas tributary to the Milwaukee Metropolitan Sewerage District and the City of Brookfield sewage treatment facilities, as agreed upon by the local governmental officials present at the intergovernmental meeting referenced earlier in this report, and as submitted to the public hearings, are shown on Map 6, together with the existing trunk sewers.










The portion of the City of New Berlin gross sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District sewage treatment facilities totals 19.3 square miles, or about 52 percent of the total study area of 36.9 square miles. This gross, refined, sanitary sewer service area includes 0.1 square mile of primary environmental corridor, 1.3 square miles of secondary environmental corridor, and 0.5 square mile of isolated natural area. Thus, about 1.9 square miles, or 10 percent, of the portion of the New Berlin refined sewer service area tributary to the Milwaukee Metropolitan Sewerage District would be comprised of environmentally sensitive areas. It should be noted that ten parcels encompassing about 114 acres have been deleted from the environmentally significant lands as originally inventoried and delineated on Map 5. These deletions were made to accommodate implementation of the recently adopted city land use plan, which recommends that these parcels be converted to urban uses. No primary environmental corridors are envisioned to be converted to urban use under the city land use plan. The land use plan, moreover, seeks to minimize conversion of all environmentally significant lands, limiting such conversion to areas that historically have been included in previously designated and committed industrial parks and residential neighborhoods. As indicated on Map 7, of the ten parcels envisioned to be converted to urban uses, five parcels encompassing about 62 acres--24 acres of wetland and 38 acres of upland woods--are located within secondary environmental corridors. The remaining five parcels encompassing about 52 acres--7 acres of wetland and 45 acres of upland woods--are located within isolated natural areas. Also shown on Map 7 is a 13-acre parcel located adjacent to a secondary environmental corridor which, under the land use plan, is envisioned to remain undeveloped and eventually to be re-vegetated to become part of the secondary environmental corridor, providing a buffer between planned residential and commercial land uses. The refined year 2010 sanitary sewer service area would accommodate a plan year 2010 resident population of about 39,400 persons.

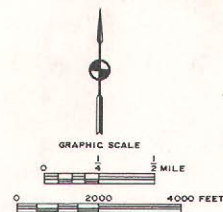
The portion of the City of New Berlin gross sanitary sewer service area anticipated to be tributary to the City of Brookfield sewage treatment facility totals about 1.0 square mile, or about 3 percent of the total study area of 36.9 square miles. This gross, refined, sanitary sewer service area includes 0.3 square mile of primary environmental corridor, no secondary environmental corridor, and less than 0.1 square mile of isolated natural area. Thus, about 0.3 square mile, or about 30 percent, of the portion of the New Berlin refined sewer service area tributary to the City of Brookfield sewage treatment facility would be comprised of environmentally sensitive areas. The refined year 2010 sanitary sewer service area would accommodate a plan year 2010 resident population of about 700 persons.

PRE-PUBLIC HEARING NEW BERLIN SANITARY SEWER SERVICE AREAS



LEGEND

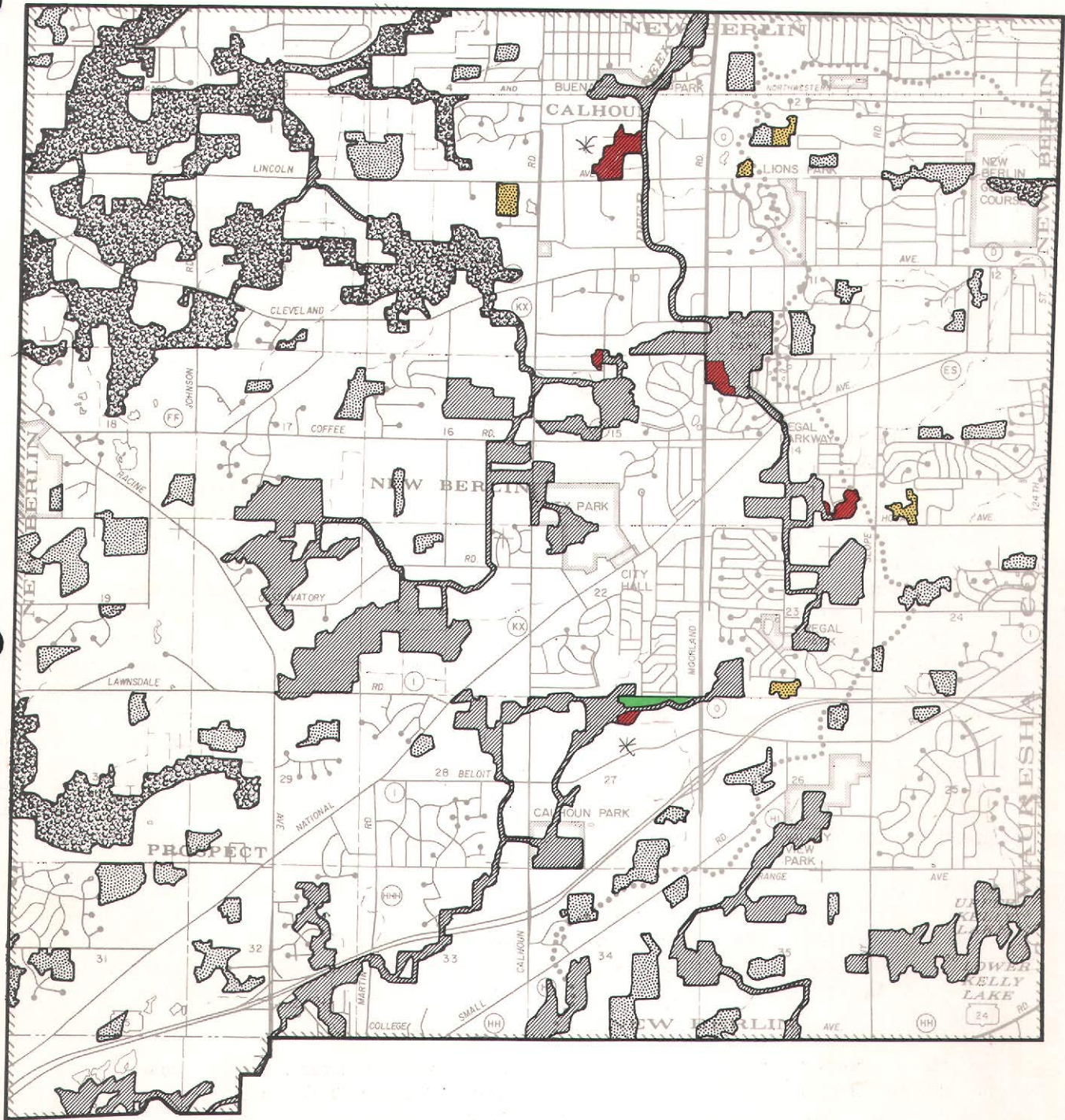
- |  |  |
|--|--|
|  PRIMARY ENVIRONMENTAL CORRIDOR             |  NET SANITARY SEWER SERVICE AREA (EXISTING) |
|  SECONDARY ENVIRONMENTAL CORRIDOR           |  NET SANITARY SEWER SERVICE AREA (2010)     |
|  ISOLATED NATURAL AREA                      |  EXISTING TRUNK SEWER                       |
|  GROSS SANITARY SEWER SERVICE AREA BOUNDARY |  EXISTING FORCE MAIN                        |
|  |  EXISTING LIFT STATION                      |









Source: SEWRPC.

Map 7

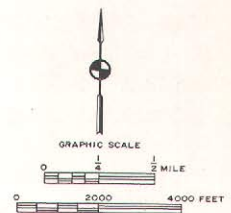
ANTICIPATED CHANGE IN THE ENVIRONMENTALLY SIGNIFICANT LANDS  
WITHIN THE NEW BERLIN SANITARY SEWER SERVICE AREA: 1985-2010



LEGEND

- |   |  |   |   |
|---|--|---|---|
|  | PRIMARY ENVIRONMENTAL CORRIDOR   |  | PORTION OF EXISTING (1985) ISOLATED NATURAL AREA TO BE DELETED DUE TO PLANNED URBAN DEVELOPMENT |
|  | SECONDARY ENVIRONMENTAL CORRIDOR   |  | AREA PROPOSED TO REMAIN UNDEVELOPED AND ADDED TO THE SECONDARY ENVIRONMENTAL CORRIDOR           |
|  | ISOLATED NATURAL AREA  |   |   |
|  | PORTION OF EXISTING (1985) SECONDARY ENVIRONMENTAL CORRIDOR TO BE DELETED DUE TO PLANNED URBAN DEVELOPMENT |   |   |

Source: SEWRPC.



## PUBLIC REACTION TO THE PROPOSED SANITARY SEWER SERVICE AREAS

Two public hearings were held on the proposed sanitary sewer service areas for the City of New Berlin. These hearings were held on August 27, 1987, and November 11, 1987, and were sponsored jointly by the City of New Berlin and the Regional Planning Commission. Minutes of the public hearings are reproduced in Appendix A.

At the public hearing held on August 27, 1987, a brief summary of the sewer service area refinement report for the City of New Berlin was presented prior to receiving public comment. The rationale for refining and detailing the sanitary sewer service areas tributary to the sewage treatment plants operated by the Milwaukee Metropolitan Sewerage District and the City of Brookfield and the importance of the final delineation of the service areas was discussed. In addition, the significance of environmentally sensitive lands within the New Berlin study area, namely primary environmental corridors, secondary environmental corridors, and isolated and natural areas, was discussed. Comments on the report and accompanying maps were then solicited.

A review of the initial hearing record indicates that a substantial majority of those who spoke expressed opposition to having their lands included within the proposed sewer service area. Residents in opposition represented two separate and distinct areas within the City; namely, an approximately 1.0-square-mile area north of the Chicago and North Western Transportation Company right-of-way and west of 182nd Street located in the northwest portion of the City anticipated to be tributary to the City of Brookfield sewage treatment facility, and an approximately 3.0-square-mile area south of Lawnsdale Road and west of Calhoun Road, located in the southwest portion of the City anticipated to be tributary to the Milwaukee Metropolitan Sewerage District sewage treatment facility. Residents of both areas indicated that they were not experiencing operational problems with onsite sewage disposal systems. They also noted that they had indicated their desire to be excluded from any sanitary sewer service area at public hearings and meetings previously held within the City.

Following the public hearing, the City of New Berlin officials deliberated at length on the testimony given at the hearing and the letters and petitions received by the City subsequent to the hearing. At a meeting held on October 13, 1987, the Common Council determined to remove from the New Berlin sanitary sewer service area the 1.0-square-mile area north of the Chicago and North Western Transportation Company right-of-way and west of 182nd Street located in the northwest portion of the City, and to hold a second hearing on the remaining issue.

A review of the second hearing record indicates that substantial concern was again raised regarding the inclusion of the approximately 3.0-square-mile area south of Lawnsdale Road and west of Calhoun Road in the proposed sewer service area. Residents expressed concern that the identification of this area on the sewer service area plan map would serve to promote intensive urban development in the area. It was noted that the adopted City of New Berlin land use plan generally recommended that the areas west of Calhoun Road remain essentially rural in nature. The residents of this area, therefore, viewed the potential extension of sanitary sewer service west of Calhoun Road as being a forerunner of more urban development in the area and, accordingly, in conflict with the

adopted land use plan. Any onsite sewage disposal problems that may arise, they argued, can and should be dealt with on a case-by-case basis, resulting, if necessary, in the installation of individual sewage holding tanks.

A special meeting of the New Berlin Board of Public Works was held on November 20, 1987, to consider both the testimony given at the second hearing, as well as letters received subsequent to the hearing. The Board, based upon its careful review of the testimony given at the hearing, then recommended changes to the proposed New Berlin sewer service area for consideration by the New Berlin Common Council at their November 24, 1987, meeting.

The New Berlin Board of Public Works basically concurred with the residents of the southeast portion of the City and recommended that the proposed sanitary sewer service area map be modified to remove lands initially identified in the sewer service area south of Lawnsdale Road, west of Calhoun Road, and north of STH 15. The Board, however, recommended to leave in the proposed sewer service area lands south of STH 15 in the vicinity of Linnie Lac which lands are currently being provided with sewer service through the City of Muskego sewerage facilities as well as lands adjacent to Linnie Lac because of an expressed desire on the part of residents within this area for sewer service. The Linnie Lac area and adjacent lands total about 150 acres. The Board also recommended that the initially proposed sewer service area be modified to include about 75 acres of land in the extreme southeast portion of the City. A portion of such lands are currently being provided with sanitary sewer service through the Village of Hales Corners sewerage facilities and the remaining lands are envisioned to be provided with sanitary sewer service in the near future. Finally, the Board recommended that the initially proposed sewer service area be modified to include about nine lots encompassing approximately ten acres located in the extreme northwest portion of the City. The Board, in recommending the addition of such lands indicated that such lots could readily be provided with sanitary sewer service through the Town of Brookfield sewerage facilities. The final plan recommended by the Board is shown on Map 8.

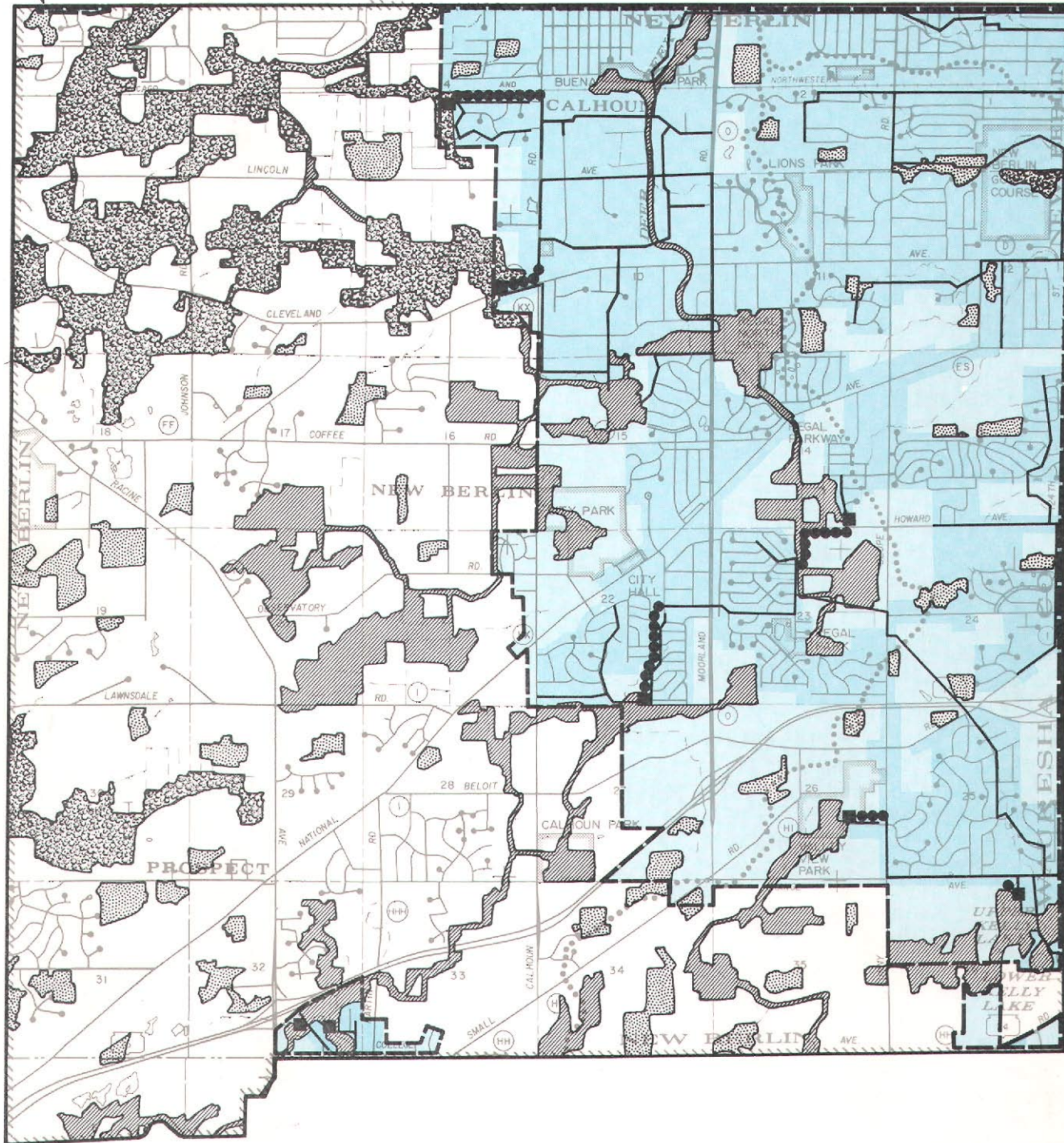
The proposed sanitary sewer service area as amended by the New Berlin Board of Public Works was considered by the New Berlin Common Council at their November 24, 1987, meeting. After deliberating on this matter, the Council, with one exception, approved the proposed sanitary sewer service area for the City of New Berlin as modified by the New Berlin Board of Public Works. The Council removed from the final sewer service area map the nine lots, encompassing approximately 10 acres in the extreme northwestern portion of the City, noting as the basis for their removal, the lack of resident support for the inclusion of such lands in the sewer service area at this time.

The final sanitary sewer service area plan for the City of New Berlin as adopted by the Common Council is shown on Map 9. More detailed delineations of this sewer service area and of environmentally significant lands within that area are shown on a series of aerial photographs reproduced as Map 10, beginning on page 26 and continuing through page 36 of this report.










The planned sanitary sewer service area shown on Map 9 is entirely tributary to the Milwaukee Metropolitan Sewerage District system and totals about 16.4 square miles, or about 44 percent of the total study area. The revised sewer service area encompasses 0.1 square mile of primary environmental corridor; 1.1 square miles of secondary environmental corridor; and 0.4 square mile of

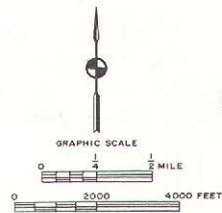
## NEW BERLIN SANITARY SEWER SERVICE AREA AS RECOMMENDED BY THE BOARD OF PUBLIC WORKS

THIS PROPOSED SEWER SERVICE AREA CONSISTS OF  
 LOTS 1 AND 2 OF CSM 754809 AND LOT 1, BLOCK 2,  
 LOTS 5 AND 6, BLOCK 3, LOTS 5 AND 6, BLOCK 4, AND  
 LOTS 3 AND 4, BLOCK 5, OF WESTBROOKE SUBDIVISION



**LEGEND**

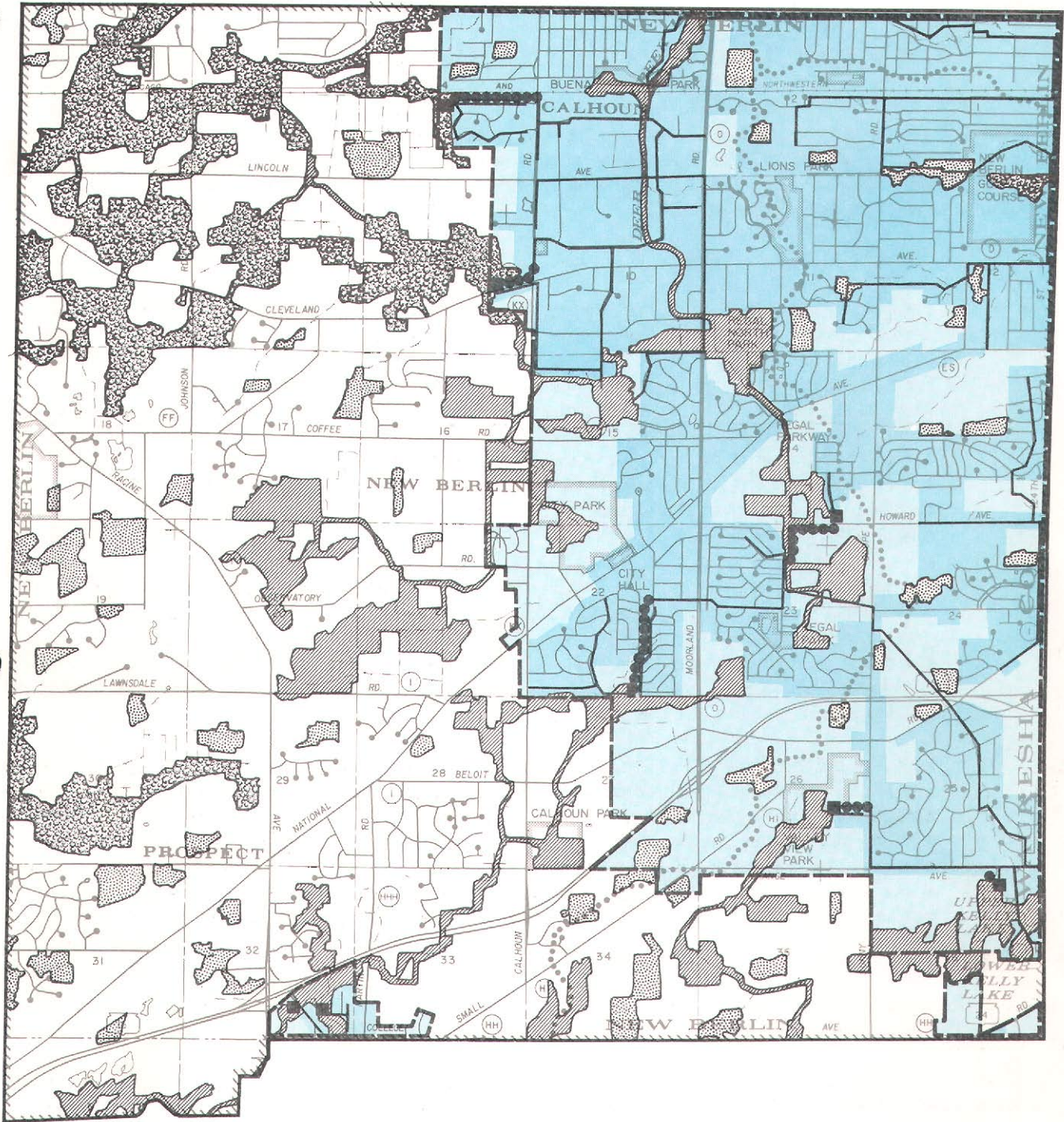
- |   |  |   |  |
|---|--|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR             |  | NET SANITARY SEWER SERVICE AREA (EXISTING) |
|  | SECONDARY ENVIRONMENTAL CORRIDOR           |  | NET SANITARY SEWER SERVICE AREA (2010)     |
|  | ISOLATED NATURAL AREA                      |  | EXISTING TRUNK SEWER                       |
|  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |  | EXISTING FORCE MAIN                        |
|   |  |  | EXISTING LIFT STATION                      |












Source: SEWRPC.

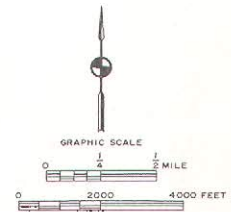


FINAL NEW BERLIN SANITARY SEWER SERVICE AREA



LEGEND

- |   |  |   |  |
|---|--|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR             |  | NET SANITARY SEWER SERVICE AREA (EXISTING) |
|  | SECONDARY ENVIRONMENTAL CORRIDOR           |  | NET SANITARY SEWER SERVICE AREA (2010)     |
|  | ISOLATED NATURAL AREA                      |  | EXISTING TRUNK SEWER                       |
|  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |  | EXISTING FORCE MAIN                        |
|   |  |  | EXISTING LIFT STATION                      |



Source: SEWRPC.

isolated natural areas. Thus, a total of 1.6 square miles, or about 10 percent, of the final revised sewer service area would be encompassed within environmentally significant lands. The sewer service area would accommodate a plan year 2010 resident population of about 37,600 persons. About 1,800 persons were anticipated to reside within the area removed from the initially proposed sewer service area in the south central portion of the City. The finally proposed sewer service area would have a density of about 3.1 dwelling units per net residential acre.<sup>1</sup> This density lies within the recommended density range for the City of New Berlin as identified in the Commission adopted regional land use plan for the year 2000.

## IMPLEMENTING RECOMMENDATIONS

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

1. Formal adoption or endorsement of SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, and this SEWRPC Community Assistance Planning Report by the Common Council of the City of New Berlin as the operator of the sanitary sewer system and by the Milwaukee Metropolitan Sewerage District as the operator of the sewage treatment facilities and trunk sewer system utilized by the City.
2. Formal adoption of this SEWRPC Community Assistance Planning Report by the Regional Planning Commission as an amendment to the regional water quality management plan set forth in SEWRPC Planning Report No. 30, with certification of this report as a plan amendment to all parties concerned, including the Wisconsin Natural Resources Board and the U. S. Environmental Protection Agency.
3. Review by all of the local units of government concerned of their zoning, land subdivision control, and related ordinances to ensure that the policies expressed in such ordinances reflect the urban development recommendations inherent in the final delineated City of New Berlin sanitary sewer service area as shown on Maps 9 and 10. 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 natural, open uses.

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<sup>1</sup>Net residential density is determined by dividing the total number of dwelling units in the sewer service area in the design year by the net residential land area anticipated in the sewer service area. The total number of dwelling units anticipated in this area--13,832--was determined by dividing the anticipated household population--37,600--by the anticipated average household size of about 2.8 persons per dwelling. In addition, a dwelling unit vacancy rate of 3 percent was assumed. The net residential land anticipated in this sewer service area is 4,510 acres as identified in the adopted City of New Berlin land use plan. The total number of dwelling units anticipated within the sewer service area--13,832--divided by the total net residential land area--4,510 acres--results in an overall net residential density of 3.1 dwelling units per net residential acre.

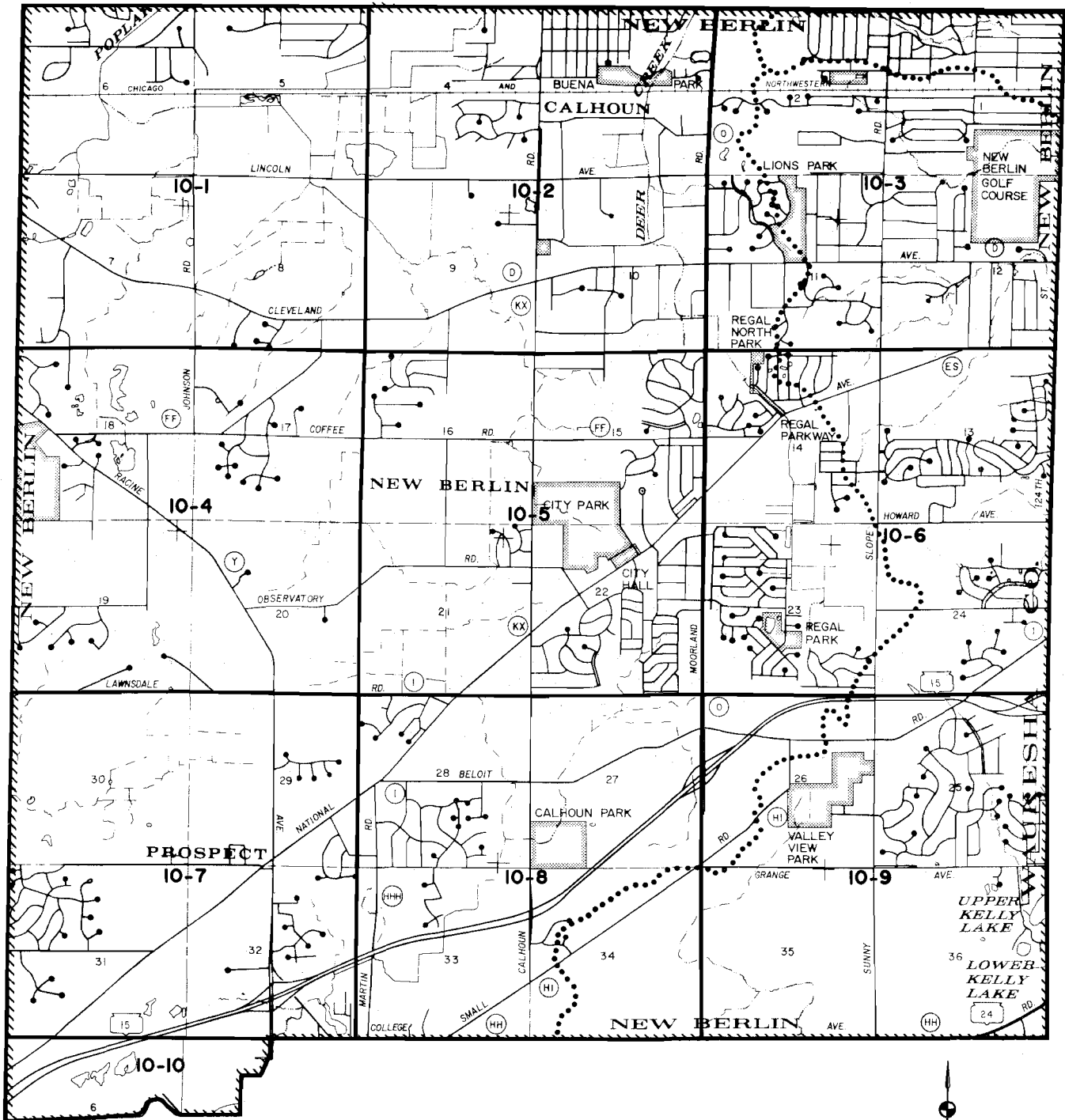
4. Review by the City of New Berlin of utility extension policies to ensure that such policies are consistent with the urban land development recommendations inherent in the delineation of the planned sanitary sewer service area.

#### SUBSEQUENT REFINEMENTS TO THE NEW BERLIN SANITARY SEWER SERVICE AREA

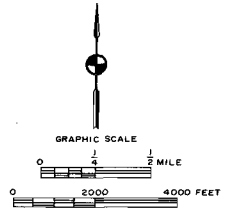
This report presents a refined sewer service area for the City of New Berlin. This refined sewer service area was delineated cooperatively by the units and agencies of government concerned, and was subjected to review at an inter-agency meeting and at two public hearings. It is envisioned that the delineated sewer service area will accommodate all new urban development anticipated in the City of New Berlin area to the year 2010. Like other long-range plans, however, this sewer service area plan should be periodically reviewed--every five years--to assure that it continues to properly reflect the urban development objectives of the community involved, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service. Should it be determined by the City of New Berlin, as the operator of the sanitary sewer system involved, that amendments to the sewer service area plan as presented herein are necessary, the City should ask the Southeastern Wisconsin Regional Planning Commission for assistance in undertaking the technical work required to properly amend the plan. Any such plan revision should be carried out in a manner similar to that utilized in the refinement effort described in this report. While plan amendment may be expedited because study area base maps have been prepared and certain inventories completed as part of the sewer service area planning documented herein, such amendment should be subject to the same analyses and interagency review, and should include a public hearing to obtain the comments and suggestions of those citizens and landowners most affected by the proposed changes to the sewer service area boundary. Upon agreement on a revised sewer service area, the new plan map should be endorsed by the Common Council of the City of New Berlin and by the Southeastern Wisconsin Regional Planning Commission prior to certification to the Wisconsin Department of Natural Resources and the U. S. Environmental Protection Agency.

Map 10

INDEX OF MAPS SHOWING THE ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF NEW BERLIN



Source: SEWRPC.



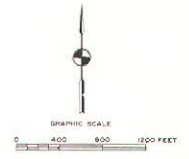
Map 10-1

ENVIRONMENTALLY SIGNIFICANT LANDS  
FOR THE CITY OF NEW BERLIN

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



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

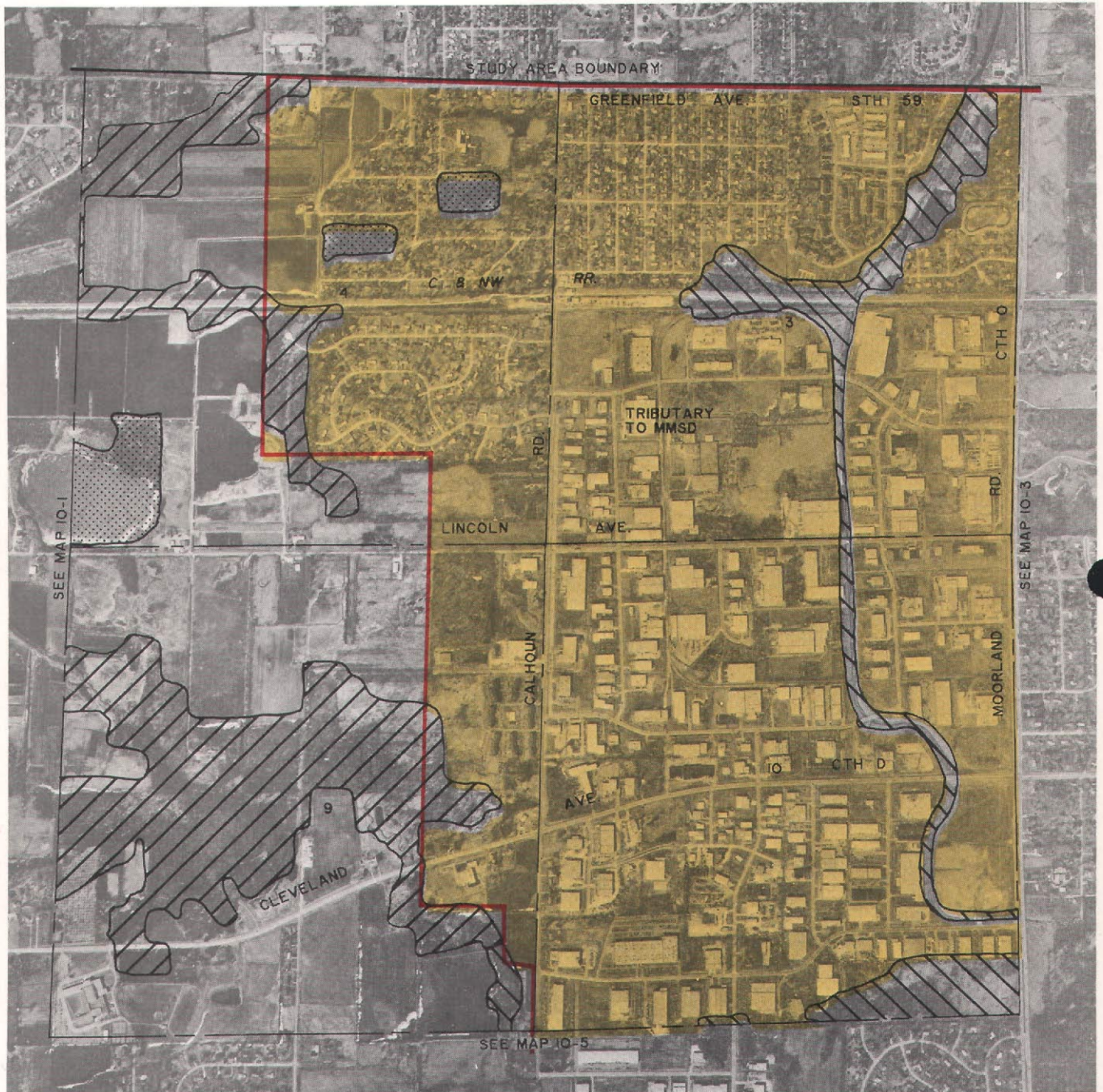


Source: SEWRPC.

Map 10-2

ENVIRONMENTALLY SIGNIFICANT LANDS AND  
 PLANNED SANITARY SEWER SERVICE AREA  
 FOR THE CITY OF NEW BERLIN

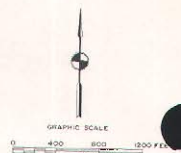
U. S. Public Land Survey Sections 3, 4, 9, and 10  
 Township 6 North, Range 20 East



LEGEND

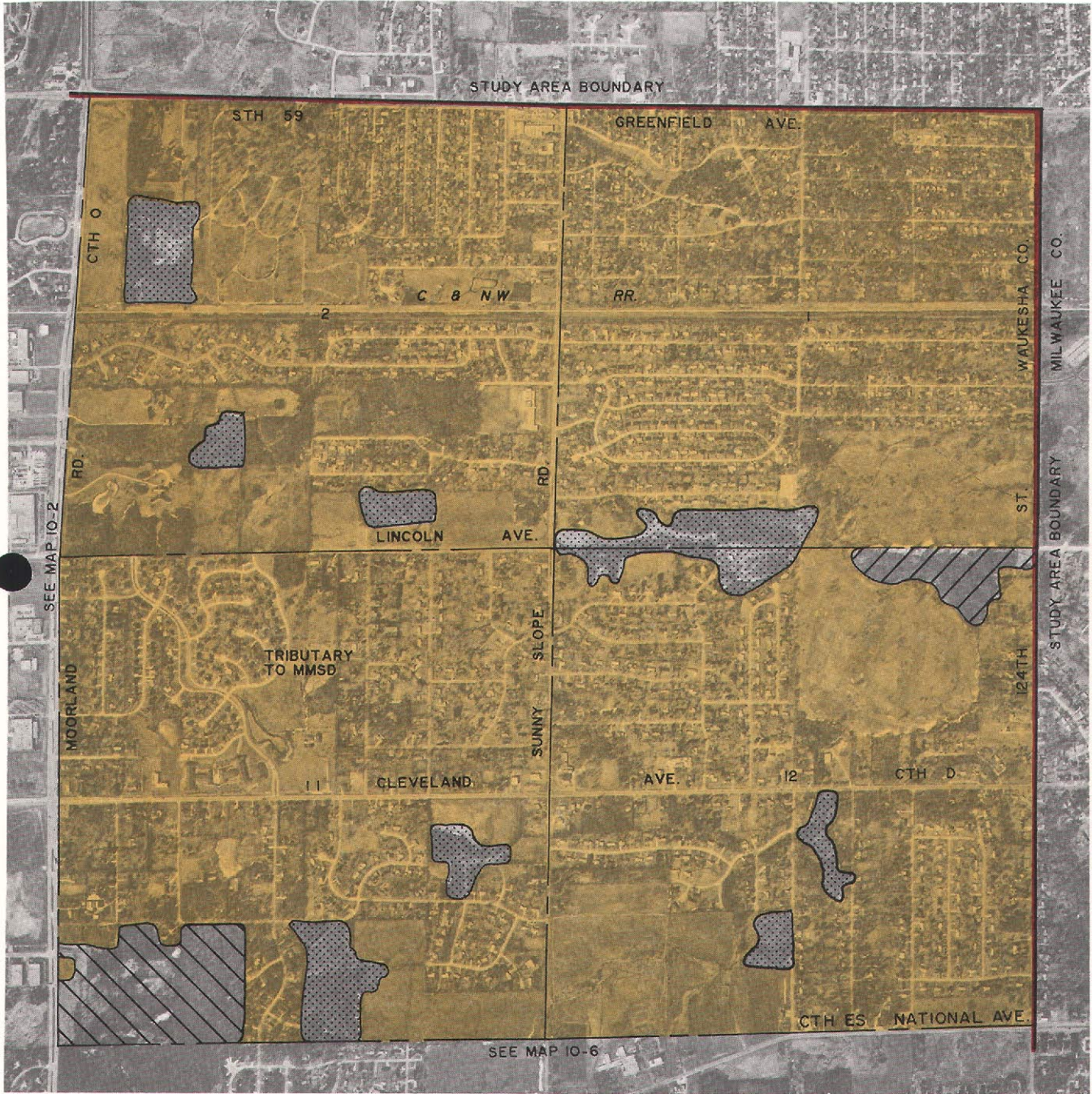
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- PLANNED SANITARY SEWER SERVICE AREA
- CROSS SANITARY SEWER SERVICE AREA BOUNDARY

Source: SEWRPC.



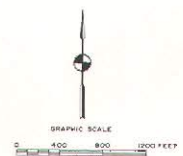
ENVIRONMENTALLY SIGNIFICANT LANDS AND  
 PLANNED SANITARY SEWER SERVICE AREA  
 FOR THE CITY OF NEW BERLIN

U. S. Public Land Survey Sections 1, 2, 11, and 12  
 Township 6 North, Range 20 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Source: SEWRPC.

Map 10-4

ENVIRONMENTALLY SIGNIFICANT LANDS  
FOR THE CITY OF NEW BERLIN

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



LEGEND

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



Source: SEWRPC.



Map 10-5

ENVIRONMENTALLY SIGNIFICANT LANDS AND  
PLANNED SANITARY SEWER SERVICE AREA  
FOR THE CITY OF NEW BERLIN

U. S. Public Land Survey Sections 15, 16, 21, and 22  
Township 6 North, Range 20 East



LEGEND

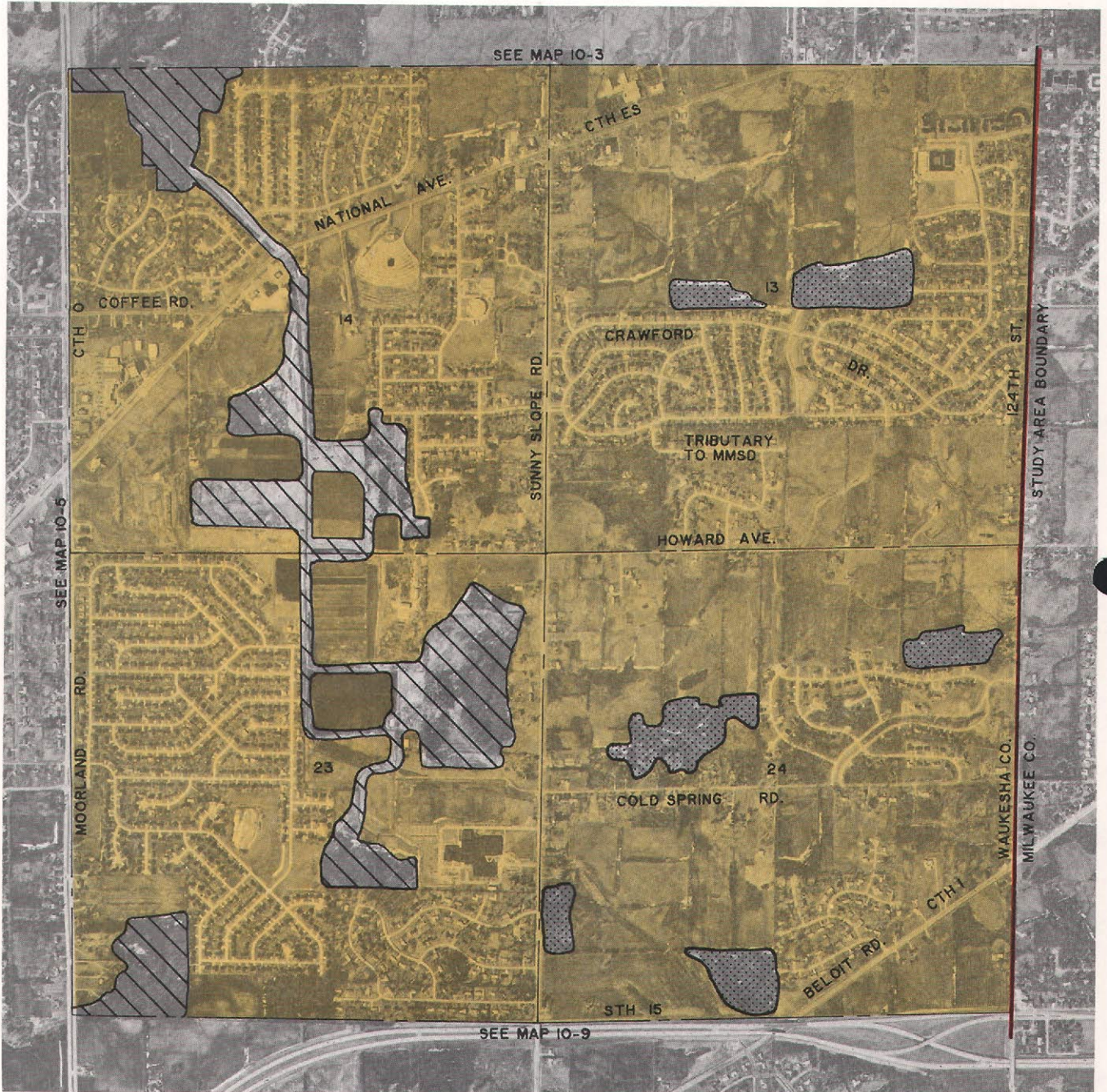
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY







Source: SEWRPC.

# ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF NEW BERLIN

U. S. Public Land Survey Sections 13, 14, 23, and 24  
Township 6 North, Range 20 East



LEGEND

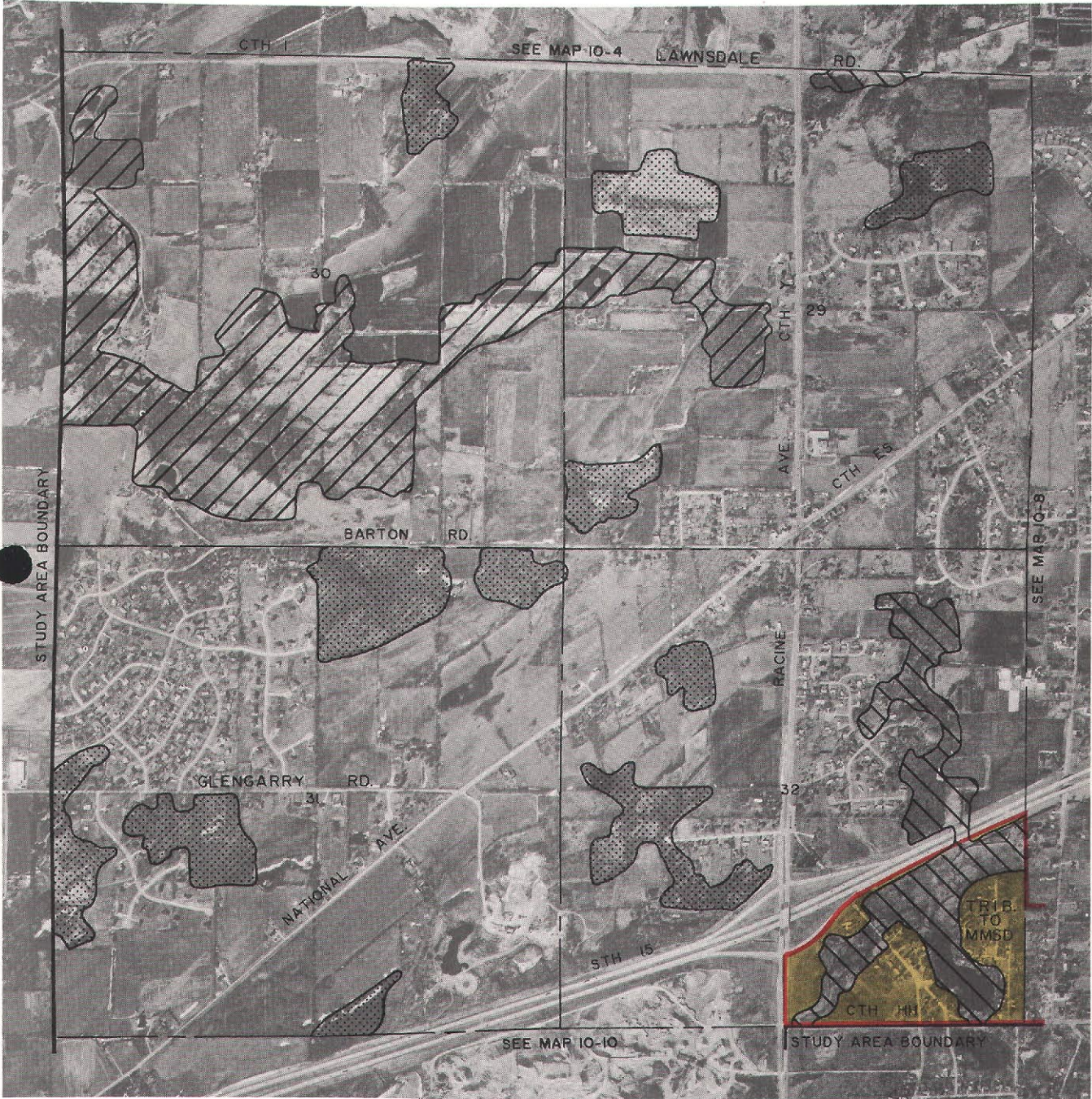
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

Source: SEWRPC,

Map 10-7

ENVIRONMENTALLY SIGNIFICANT LANDS AND  
 PLANNED SANITARY SEWER SERVICE AREA  
 FOR THE CITY OF NEW BERLIN

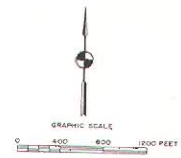
U. S. Public Land Survey Sections 29, 30, 31, and 32  
 Township 6 North, Range 20 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

Source: SEWRPC.







# ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF NEW BERLIN

U. S. Public Land Survey Sections 27, 28, 33, and 34  
Township 6 North, Range 20 East



LEGEND

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

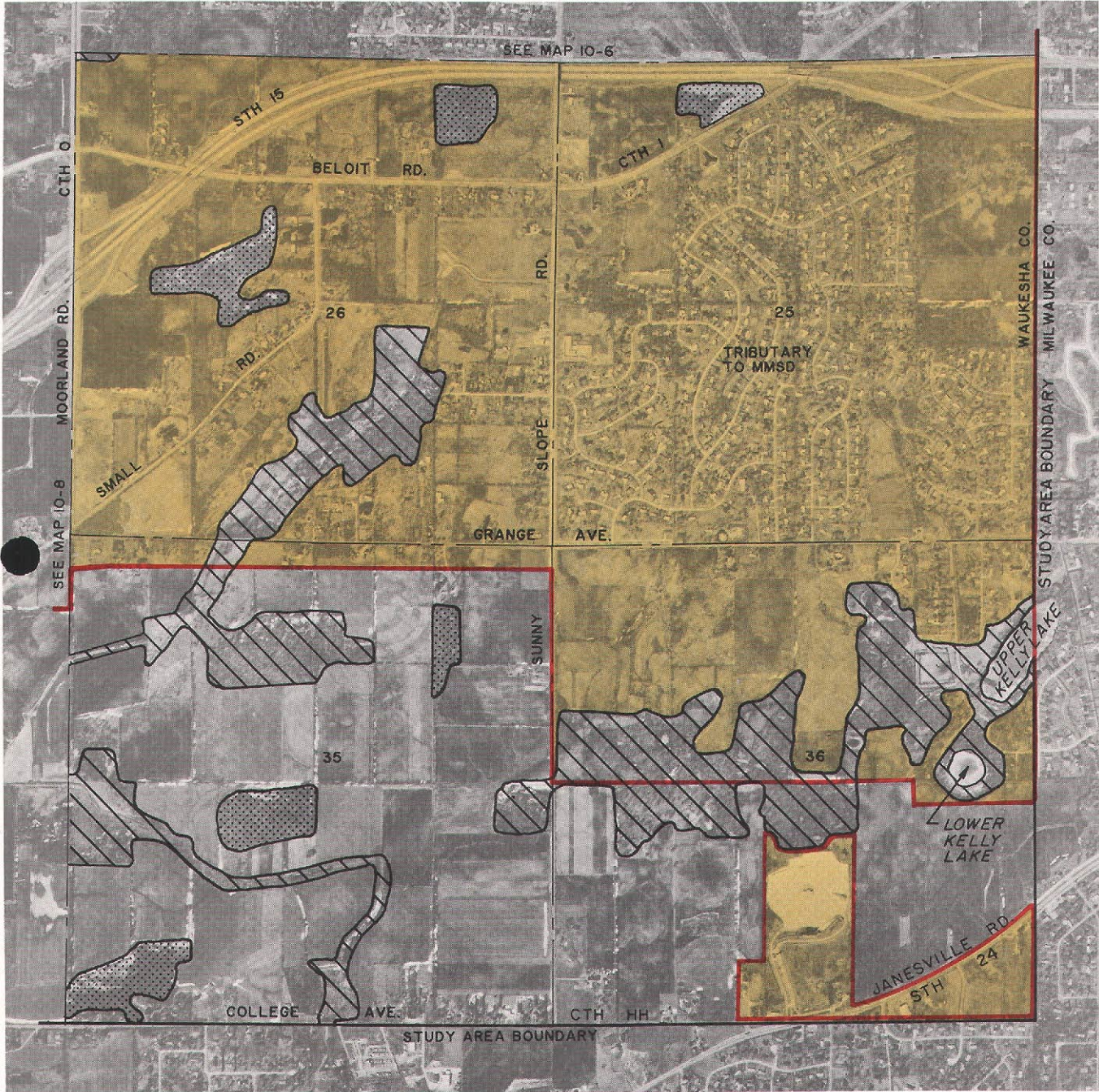


Source: SEWRPC.





Map 10-9

ENVIRONMENTALLY SIGNIFICANT LANDS AND  
 PLANNED SANITARY SEWER SERVICE AREA  
 FOR THE CITY OF NEW BERLIN

U. S. Public Land Survey Sections 25, 26, 35, and 36  
 Township 6 North, Range 20 East



LEGEND

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY



Source: SEWRPC.

ENVIRONMENTALLY SIGNIFICANT LANDS  
FOR THE CITY OF NEW BERLIN

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



## **APPENDICES**

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## Appendix A

### PUBLIC HEARING MINUTES SANITARY SEWER SERVICE AREA FOR THE CITY OF NEW BERLIN

#### Appendix A-1

#### NEW BERLIN CITY HALL August 27, 1987

Joseph Nowak, Assistant City Engineer present and presiding. Also present from SEWRPC were Bruce Rubin and Dennis Lefevre.

Joe Nowak read the notice of publication relative to the New Berlin sanitary sewer service area - SEWRPC.

Mr. Nowak also requested anyone wishing to speak, to give their name and address before expressing their opinions. Mr. Nowak stated that written comments will be accepted until August 31, 1987.

Bruce Rubin, Chief Land Use Planner of SEWRPC, gave a brief overview of what the public hearing would entail. He explained that three maps would be used to discuss and explain the sanitary sewer service area. Mr. Rubin gave a brief history of how the plan got to this point in time. The Regional Planning Commission in 1979 completed a regional water quality master plan of southeastern Wisconsin which was a federally mandated plan which SEWRPC completed in July of 1979. That plan was aimed at bringing clean and wholesome water to southeastern Wisconsin. The plan did have a number of important elements which concern the people here today. That water quality plan had a land use element which basically identified recommendations for the location of new urban areas within southeastern Wisconsin. The second element was the pollution element which had recommendations in the water quality plan that concerned the locations of sanitary sewer service areas.

That regional plan was also adopted or endorsed by the Wisconsin Department of Natural Resources. This is an important concept because there are certain actions by the Wisconsin Department of Natural Resources which must be in accordance with the adopted plan which the Commission prepared. The report did recommend that the Regional Planning Commission meet with the various local governments and respond in detail to this configuration of sewer service areas and take into account what is developing.

In a letter dated February of 1984, the City of New Berlin requested that the Regional Planning Commission assist the City of New Berlin in refining and detailing this initially adopted service area that was set forth in the plan. The Commission at that time said to hold off because the Regional Planning Commission at the same time was working with the City of New Berlin in completing the land use plan for the City. That land use plan would serve as an important factor in identifying the sewer service areas. There was a map in that plan that identified the anticipated land uses that would be available until the year 2010 for sewer service areas for the City.

Mr. Rubin then explained what each of the three maps represented and how they affect the sanitary sewer service areas.

The Regional Planning Commission has identified three classes of natural resource features. The first is the primary environmental corridor which is an areas that has a wide variety of resource features. This area would cover at

least 400 acres, be at least two miles in length, and two hundred feet in width. Also shown on the map are secondary and isolated areas. The Commission feels that these other two resource features are important to the community.

These are areas that should be left to the discretion of the community in terms of how it should be protected or how it should be included in their basic land use plan.

Mr. Rubin added a few closing comments. He stated that this plan is for the year 2010 for service areas. The fact that a line is drawn around an area will not necessarily mean that all of the lands will be or should be provided with sewer service. It does, however, allow service to be extended to these areas should the service be warranted by the year 2010. This is a long-range plan which tries to identify areas that might in 20 years require sewer. The plan is not intended to be forever. In fact, the Department of Natural Resources asks that these sewer service plans be reviewed every five years. It is taken into account whether the areas that have been included should remain or whether there are areas that have been included that should be removed. The plan can be amended from time to time.

A resident questioned if 80% to 90% of the residents in a particular area do not want the service in their area, how is that handled.

Mr. Rubin replied that is something the City will have to consider in their deliberation.

There will be a number of factors that would bear on the City's decision. One might be, if there is a majority of people that do not want the service this should be taken into consideration. Secondly, what are the reasons for having sewer in the area in the first place?

Normally if the area has already been developed, it has a septic system, and if those septic systems are functioning in a proper fashion, sewer probably would not be installed. But there will be a point in time when the septic system will fail. When a septic system does begin to fail it can create health problems. If a severe problem does occur, the sewer would be available for these residents.

Jean Crotty - 5345 S. Majors Drive - questioned if a resident lives in an area and the majority of the people in the area (she is speaking about the southwest portion) do not want to be in a sewer service area, what is the best means of keeping yourself out of the area. She asked if it would be by petition and what has been successful in the past.

Mr. Rubin responded if it is a situation where the overwhelming majority of the area currently has a septic system, are not having any problems, and are not envisioned to have a need for sewer for 10, 15, 20 years, it is not mandatory that they be shown on the map. This is a preliminary map, the City has within their providence means to adjust the map. The areas that are outlined on the map are areas that are felt at some time or another will require sewer within the next 20 years.

Mrs. Crotty again questioned what is the best way to remove a certain area from the map.

Mr. Rubin replied since the Commission only prepares the plans, it is basically up to the community involved to decide if the area should remain or be removed

from the map. Normally the areas are put in for a reason and the reason being here is it is a large concentration of existing development and it is felt that this area will need sewer.

Mrs. Crotty stated to Mr. Rubin that he has not answered her question regarding the best way to remove the area from the map. She asked Mr. Rubin if any communities he has worked with have removed a certain area from the map.

Mr. Rubin stated if a certain area was removed, it was removed as a result of the city officials finding a reason to remove the area. And that would occur by people coming to public hearings and stating they do not want to be included on the map and do not find it necessary.

Mrs. Crotty asked Mr. Rubin to name any areas that have successfully removed themselves from the map.

Mr. Rubin replied he has been to about 20 hearings and he cannot recall any situations where there were people who came to the hearing saying please remove us from the area identified on the map. He stated he has had people come to hearings and ask to be added to the area on the map.

Another area resident asked about areas A and B on the map as to why the bottom (on the left hand side) is included in just section A. She feels the City can say they are going to do everybody in section A regardless. She felt the map should be labeled A, B, and C.

Mr. Rubin explained the reason that portion is labeled A is because this area and this area (at this point Mr. Rubin was pointing to areas on the map) ultimately were envisioned to be tributary to the Milwaukee Metropolitan Sewerage District. While it is physically separated on the map, ultimately, the way he looks at it, it is what portions of the community are going to be tributary to what treatment facilities.

Ruth Hutchinson - 19301 W. Pinecrest - Mrs. Hutchinson indicated she lived in the area which would be considered in Brookfield. She questioned who she would pay for the services and how much it might cost. She also questioned why there is not a map for the end of that area because there is talk of widening that street and building a subdivision. Mrs. Hutchinson also stated she would like to know what City does she go to to find out what is going on in that area.

Mr. Rubin stated if Mrs. Hutchinson is talking about the relationship of her property relative to sewer then she would go to Brookfield because that is the treatment facility which will be used for service. If she is referring to zoning and other related matters she would want to contact the City of New Berlin. Mr. Rubin stated this is basically to identify reasonable service areas if and when sewers will be needed. The cost of how a City does that, who pays what, or what formula is used is up to the City.

Another resident had a question relative to the area in which Mrs. Hutchinson was speaking. She understands that the City of New Berlin has been paying the City of Brookfield a certain amount of money for the privilege of someday hooking up to their sewer system. She asked whether that would be speeded up before the year 2010 because of the proximity of our area with Brookfield...with the

sewer and water being so close that even if the septic systems are now failing in our area that they would speed this up and force us to hook up to the sewer.

Mr. Nowak responded no. He stated the City of New Berlin has not paid the City of Brookfield any money as of yet. When the City does make the connection to Brookfield then the City will incur expenses. Sewers would not be put in unless they were needed. There are no anticipated plans for the next 10 years or so for sewers in that area.

Another area resident asked about the south-central area and MMSD, how that is going to be hooked up.

Mr. Rubin answered that is a facility planning type function, and the City has to decide what is the most beneficial plan. Mr. Rubin stated he thinks the City has a study that was done about six or seven years ago.

Mr. Nowak replied that is correct. It would connect 124th and Grange Avenue and go through a few miles of vacant land so it would be very expensive.

Mr. Rubin asked if there is any alternative to that.

Mr. Nowak replied that it was investigated but sewer would have to go in. One alternative was a pump station. But it would have to go basically the same route. For the City to extend those sewers for very little return is not a practical thing to do. Again, in the southwest area, the City would have to spend millions of dollars before they even serviced one or two homes. Mr. Nowak stated that he doesn't see that happening in the next 10 years either.

Another resident asked why that area is included in the plan if that is the case.

Mr. Nowak stated it is in the plan because there are existing subdivisions in that area which have septic systems and these systems do fail. If some of the systems do fail, this gives those residents an alternative.

Vera Stroud - County Board Supervisor - 16940 W. Shadow Drive - Stated she thought this was a public hearing, not a question and answer session. She said she is here to make the following statement:

Currently there are three homes in this proposed sewer area which are under orders to abandon their septic systems as they currently exist. Of these three homes, one has been issued a permit for a mound system, two still must check their soils to see if they qualify for a mound system. The mound system was considered experimental until this year when the Legislature opened the doors, and anyone can under a variance have only 12 inches of topsoil provided and can have a mound system. If these people really have a hard time of it, there are other things that can be done.

For example, Mrs. Stroud said the one in her subdivision is adjacent to an out lot. Mrs. Stroud said she knows the owner of the out lot. That person she believes would be happy to unload that so that they could find some area for the mound system.

Mrs. Stroud was given statistics from the Health Department from the year 1977 that 36 parties in the proposed service area have been under orders. All but three have been taken care of by other septic arrangements. Only one has had to build a holding tank. That is why the State has opened the door to the mound system. There is a bit of politics in this, when a person talks about sewerage an area where there is really only one compact subdivision with an estimated total number of homes of 200 give or take. They pay a tremendous price for sewer in a wide open area like that and planners know this from day one. So they do not encourage further development if they are not sewered. But, if there is a possibility of being sewered, the only way to get sewer is to encourage further development. It is an open invitation for the City to begin to encourage developers to come to this area.

Mrs. Stroud feels none of the statistics are relevant. There are no well problems, there are not open sewers running in this subdivision. She said for the next five years, take this area out. She could come back in five years and say 20 people in the county need sewer, but a decision cannot be made with that kind of thinking and with a financial burden of that degree.

Mr. Rubin stated that he as well as the City is here to receive input from the citizens. Certainly if the City feels that this area should be removed from the map, that is the City's option.

The Pastor from Peace Lutheran Church - 17651 W. Small Road - He stated his home residence is at 15125 S. Brennan. His home barely passed on a septic tank test. The church located at the above address which is off College Avenue was warned about one month ago that they have a total failure on their septic system. They are building a new church and they were forced by the State and the County to build a mound system which will be extremely expensive. If his congregation had a choice at this point, it would vote overwhelmingly for one of two things--either the sewer system in the City of New Berlin, or secede from the City of New Berlin and join the City of Muskego, which is across the street and does have a sewer system.

The church has examined with a couple of its architects the cost of holding tanks, mound systems, and sewer service, or simply going out of business and moving elsewhere. At this point the church feels that it is best staying where it is and the church is taking the route of building a mound system. The sooner the church would have a sewer system installed in their area the happier they will be.

Pat Dillett - 21385 W. Lincoln Avenue - He stated he is currently in the area which is called the primary environmental corridor. Mr. Dillett stated he has a different way of looking at this whole sewer service area. The primary environmental corridor as he has been told will never be serviced by sewers. At this point and probably throughout his lifetime he does not want sewers. He feels what is being done at this public hearing is in the areas that are not mapped in the sewer service area--that they are giving up the right for that area in the primary environmental corridor. He asked whether that was correct.

Mr. Rubin replied that the identification of these resource features on the map is simply that.

Mr. Dillett responded then we are giving up our right to ever have this.

Mr. Rubin stated no. He stated he said the identification of the primary environmental corridor is simply an inventory of resource features that exists. It is up to the local government, the State, and sometimes the federal government to determine if, in fact, it is in the public interest that these areas be preserved.

Mr. Dillett stated if sewer came in two years to the northwest section, the people who own land in the primary environmental corridor won't ever be able to hook up.

Mr. Rubin responded if a person has an existing building he would expect an individual could hook up and receive service.

Mr. Dillett stated his concern would be the northwest section, and it seems to him that the sewers would be there in a couple of years.

Mr. Rubin stated if homes exist in that area they should be able to hook up. The only reason the sewer might be put in is because of existing properties.

Another resident responded that in a small section of area A most of the residents do not want sewer. His understanding is that the plans are for developing condominiums. They cannot be developed because of the way the land is presently. If the sewers would be put in, then they could develop the condominiums.

Mr. Rubin stated he did not recall the division of this area in the land use plan. He felt there was not much change in the area. The division even under this plan would be for the area to remain basically as it is.

Another resident states as long as an area is shown as it is now it is open for development. That is what we don't want, he said.

Mr. Rubin stated that a developer must abide by the existing building and plan rules.

The resident responded that the City cannot afford any more development and the taxes are high enough. She stated the more they build the higher the taxes go. She also questioned how many of the failed septic systems have been because of improper care.

Mr. Rubin stated that is the point he was trying to make. Septic systems can lapse; they are not as good as sewers. If they are properly maintained they will have a longer life than if they are not maintained.

Another resident asked Mr. Nowak what is the cost to lay sewer pipe for a mile and what cost does the taxpayer incur.

Mr. Nowak responded a large diameter sewer the City would install with a 60-inch sewer in front of a house...the City would not expect a resident to pay for that. The general public does pick up a part of the cost, he did not know the percentage, but it is minimal.

The resident replied that a lot of residents do not understand that as taxpayers they are paying for the areas in New Berlin that are serviced by sewers.

She said she was told it costs a million dollars a mile to lay the pipe. The City is going across all this land, which is farmland; it doesn't seem worth it.

Mr. Nowak responded that is why it is envisioned not to happen for a long time.

She again asked for the cost per mile to lay the pipe.

Mr. Nowak stated for three miles it could cost about a million and half dollars for the contract.

Another resident spoke stating she lives on S. Small Road and would like information on the Susnar Development and about the lift station or pump station that is going in on Moorland and Beloit Roads, and on how that would affect the immediate area.

Mr. Novak replied that the Susnar Development, if it occurs, would be sewered by constructing a pumping station near Moorland and Beloit Roads and constructing a force main to the existing sewer just west of Sunny Slope Road. Mr. Susnar is in the position of where it really wouldn't affect anyone in that neighborhood.

Another resident questioned how the Susnar Development and the pumping station will affect the people in the immediate area.

Mr. Nowak replied that it should not affect the residents.

She then asked about the residents on the other side of the development.

Mr. Nowak stated it would not affect them either. It is an independent station. There would be the possibility if a resident had a failing system that they could use the station.

Mrs. Crotty directed a question to Steve Hoese, the City Planner. She was at an informational meeting and she understood west of Calhoun Road the land was to remain rural. They were to discourage development. The area was not to be sewered. What is the area doing on the map?

Mr. Hoese responded that the land use plan adopted by the City of New Berlin indicates, in a general sense, that the area west of Calhoun Road is not anticipating any major development. The sewer service map was developed after the natural land use plan was implemented. The sewer service area map is only saying that those areas that may want sewer in the next 20 years have a possibility of receiving it. Residents should ask themselves, can they guarantee that they would never want sewers in the next 20 years--that there is no chance that they would ever want or need sewers in the next 20 years. If they sincerely believe that, then they should try to remove their area from the map. All this is saying is if there is ever a possibility of needing sewers, even if the area is fine now, a person cannot guarantee that in 20 years everything will be the same.

The problem the City faces is that in some of the areas in the southeastern part of the City there is a significant number of homeowners who could not sell their homes because of failing systems. The City runs into a problem when a

majority of residents in a subdivision cannot sell their homes because of failing septic systems. These residents want sewers at any cost so they can sell their homes and also because they have lost their investment in their homes. If a resident gets into that situation, all the City is saying is that in the future if a subdivision or a couple of homes run into this problem, the City has planned ahead.

As Mr. Nowak said, the City would prefer not to install sewers because it is very expensive. If residents come to City Hall 20 years from now and say they need sewers and if that area is not in the sewer service area, the DNR will say it was not planned for. All the City is trying to say is there may be a need for sewers in that area in the future.

Mrs. Crotty stated she would like to make some comments. Every five years this plan is supposed to be reviewed. In other words, if the residents don't anticipate sewer in the southwest area in the next five years, there is no reason to have this area in the plan. Within five years this plan is supposed to be reviewed again, and the danger in keeping this area in the plan is the DNR can say at any time put a sewer extension into the southwest area. If this area is not included in the plan, then the residents can have a public hearing, there must be an assessment made, there has to be approval by the DNR and the Environmental Protection Agency, and that is the reason this area should not be included in the plan. If the area is out of the plan and the five-year review period comes up, and if it is felt in the future that this area should be included, then the plan can be reviewed. If it is absolutely necessary the plan can be amended.

Mrs. Crotty had some additional comments to add. The Southeastern Wisconsin Regional Planning Commission is neutral in this plan. They are not pushing one way or the other. When there was a meeting on April 14th between representatives of the City and the Southeastern Wisconsin Regional Planning Commission, Mrs. Crotty questioned who the representatives for the City were. She talked to a couple of Council members and they knew nothing about the meeting. Mrs. Crotty did find out that Mr. Nowak, Mr. Hoese, and Mr. Kuckkahn (previous City Planner) were at the meeting.

Mrs. Crotty stated she feels this plan should have come out of a committee like the Board of Public Works. It should have been an open meeting and the Board's recommendation then should have gone to the Common Council.

Mrs. Crotty directed her comment to Mr. Hoese. She said she was at the meeting when the information was given in regard to the Plan Commission and the master plan, and she remembers distinctly that it was said that the area west of Calhoun Road should not be sewerred and to discourage development.

Mrs. Crotty also questioned the map. (At this point Mrs. Crotty was pointing to areas on the map.) She pointed to areas on National Avenue which had sewers and have proposed sewers.

Mr. Rubin responded that on this particular plan that is true and that is based on the area. Sometimes it is not efficient to run sewer lines directly down the road because of the properties which exist.



Mrs. Crotty replied if the sewer is going to be in the southwest area and take that from the other side of the Continental Divide, the City will have to have lift stations to lift the sewage up over the divide. Mrs. Crotty asked how much the lift stations cost.

Mr. Nowak replied that has not been planned for yet. That will be planned for when the sewers come in.

Mrs. Crotty stated the emphasis should be on the effect. The plan is reviewed every five years, and the southwest area should be out of the plan now. If the residents need it in five years, then it can be brought up at the next review meeting.

Mrs. Crotty asked why Small Road is being considered.

Mr. Nowak responded the areas that are anticipated are where existing homes are. The shaded areas on the map are dense areas where there are subdivisions and a concentration of homes. That is where the problems would occur. Mr. Nowak added that before sewers would go in, studies would be done on the areas involved.

Mr. Nowak stated before sewers would go in, there would be a public hearing. If the City plans on installing sewer lines, there would be a public hearing and the City would let the residents know by mail.

Mrs. Hutchinson stated she did not hear about the public hearing today until she talked to her alderman.

Mr. Nowak stated there were public notices in the newspapers.

Mrs. Hutchinson responded the notice was in the back corner of the newspaper; it should have been on the front page. This is an important issue to the residents who are involved.

Mrs. Hutchinson gave extensive comments and reasons for her opposition to sewers being expanded to this area.

Mrs. Crotty asked Mr. Rubin if it states in the Statutes if an area is in the plan and then the City says they want to install sewers, if a public hearing is required.

Mr. Rubin responded he did not know. He said he thinks it depends on the size.

Mr. Nowak stated it is done through assessments.

Mrs. Crotty replied if it is done through assessments, that is after the sewers are planned.

Mr. Nowak asked Mrs. Crotty when sewer is going to be installed in her area.

Mrs. Crotty replied the point is the residents don't want the sewers in their area. The area should be kept out, and if the City feels at some point in the future sewers are needed, and the City has the support of the people, then the plan can be amended and the area be put in.

Mr. Nowak stated over a period of 20 years people change and needs change. No one can predict the future.

Another resident asked that if the City can review this plan every five years, why can this area not be taken out now?

Mr. Nowak replied the intent is not to change the plan every five years; the plan is a long-range plan.

Mr. Rubin added theoretically the plan could stand for 20 years the way it is right now. However, if it would need revision, that could be done.

Another resident asked what is so hard about removing this area and bringing it up in five years.

Mr. Rubin stated that is one of the options the City has.

The same resident stated that from what he can gather, most everyone attending this hearing wants the area removed.

Mr. Nowak stated that is what this hearing is for, to find out how the residents who are affected by this plan feel.

An area resident asked what is the best process for removing an area from the map. The resident asked, if the City receives a petition from area residents, will it remove that area from the map?

Mr. Nowak stated yes.

Mrs. Hutchinson stated that a petition was submitted from the northern area to be removed from the map.

Mr. Nowak asked when that was submitted.

Mrs. Hutchinson reported that it was submitted two years ago with a hundred signatures.

Mr. Nowak asked if they gave the petition to the Clerk's office.

Mrs. Hutchinson stated she gave the petition to Alderman Lazich.

Alderman Lazich stated she never received the petition.

Mrs. Hutchinson replied former Alderman Ken Andries had it.

Alderman Lazich stated that was about 19 months ago, and she believes the petition was given to Ken Andries. The petition should be on file in the Clerk's office.

Mrs. Hutchinson asked Mr. Nowak if he had ever received a copy of the petition.

Mr. Nowak replied he never received a copy of the petition.

Mrs. Crotty stated she would like to make some additional comments. She said that if an area is on the map now, the DNR could install sewers because the area is on the map. But if an area is not on the map, then there has to be a public hearing and the City has to get public input.

Mr. Rubin stated that at this point in time the map that the DNR is using is this map here (pointed to map). So the southwest area is officially included.

Another resident stated that at a meeting a couple of years ago she remembers that the proposed area was taken out of the plan.

Mr. Nowak questioned the resident on who told her that the area was officially taken off the map.

The resident replied it was the general consensus.

Mr. Hoese asked Mr. Rubin when the map was developed.

Mr. Rubin stated in 1979.

Mr. Hoese stated since 1979--the people who are here today and are asking to be removed from this map have been on the map since 1979. Whether the area is in or out of the map, what is important is that the area has been included on the plan. He asked what harm has that done to be included on the map for that period of time. Mr. Hoese reiterated what Mr. Rubin explained before, which is normally people come to these meetings so they can be added to the plan.

Mr. Nowak thanked everyone for coming and giving their opinions.

Mr. Nowak adjourned the meeting at 3:40 p.m.

## Appendix A-2

### NEW BERLIN CITY HALL November 11, 1987

Mayor Tully present and presiding. Also present were Aldermen Shiveley, Lazich, Smith, and Stuckert, City Clerk Bowers, and Assistant City Engineer Joe Nowak. Excused were Aldermen Dvorak and Patteron. Alderman Czyzewski arrived at 8:08 p.m.

City Clerk Bowers read the Notice of the Public Hearing to be held before the Common Council of the City of New Berlin, Waukesha County, Wisconsin, for the purpose of receiving public comment on, and reaction to, a proposed year 2010 sewer service area plan for the City of New Berlin. Proof of publication is on file in the City Clerk's office.

City Clerk Bowers said the Clerk's office received six letters. Two state that they wish to remain in the area and four ask to be removed from the area. These communications will be formally presented at a regular meeting of the Common Council on November 24th.

Phil Evenson, Assistant Director of SEWRPC, gave a presentation regarding the reasons for the sewer service area map. He asked, what is a sanitary sewer service area? It is that portion of New Berlin which is either developed and already provided with public sanitary sewer service; developed and served by on-site septic tank systems, mound systems, and/or holding tanks, but which is ultimately planned to be served by public sewer; or which is currently undeveloped but planned for sewer development needs for about a 20-year period.

Are sanitary sewer service area plans required by law? Yes. Both federal and state laws attendant to areawide water quality planning in metropolitan areas require the preparation and adoption of sanitary sewer service area plans.

Who is responsible for preparing and adopting sanitary sewer service area plans? In the seven-county Southeastern Wisconsin Region, the Regional Planning Commission is responsible under State law for the preparation of recommended sanitary sewer service area plans. The Commission provides its service area recommendations to the Wisconsin Department of Natural Resources (DNR). Once approved by that Department, the sewer service area plans stand as a basis for decision-making at the state level for all matters relating to sewerage facilities. The Regional Planning Commission works closely with the cities, villages, and towns in the Region to formulate the sanitary sewer service area plans. As a matter of policy, the Regional Planning Commission desires local adoption of sewer service area plans before adoption at the regional and state levels.

Is there a currently adopted sanitary sewer service area plan for the City of New Berlin? Yes. In 1979 the Regional Planning Commission, as part of the regional water quality management plan, adopted a set of sanitary sewer service areas for all of the 60 public sewage treatment plants in the Region. These areas were formally approved by the DNR. The initial delineations were general in nature and took into account broad regional concerns. When the Commission adopted those areas, it also set in motion the process to refine and detail each area on a community-by-community basis in order to take into account local planning concerns. The current effort in the City of New Berlin is a result of that commitment made in 1979. Unless and until a new plan is adopted, the 1979 plan remains in place.

How does the Department of Natural Resources use the sewer service area plans? By law, the DNR must approve all proposed public sanitary sewer extensions. In addition, the Department of Industry, Labor and Human Relations must approve all private sanitary sewer extensions. Before those approvals can be made, the state departments must make a finding that the proposed sewers would serve urban development located within an approved sanitary sewer service area. Consequently, lands lying outside an approved sewer service area, whether currently developed or not, cannot be provided with sewer service until the plan would be changed to so indicate.

Why is a new sewer service area plan now being prepared for the City of New Berlin? The Commission as a matter of policy wishes to refine and detail all of the sewer service area delineations done in 1979. In New Berlin, it was decided to undertake this refinement process once the City had completed and adopted a new master land use plan. Since the new land use plan has been adopted, it provides the basis for the delineation of a new sewer service area. This is particularly important, since the new master land use plan for the City proposes to develop certain lands that were not included within the general sewer service area delineation completed in 1979.

Why are primary environmental corridors, secondary environmental corridors, and isolated natural areas shown on the sanitary sewer service area plan map? Sound planning practice, as well as certain state laws, requires that certain environmentally sensitive lands be protected and preserved in the natural state. Hence, State law requires the Regional Planning Commission to identify those most environmentally sensitive lands which should not be provided with sewer service. These areas are identified as primary environmental corridors on the plan map. Under the law, while sanitary sewers may cross and traverse such environmentally sensitive lands, the lands themselves may not be sewered for urban development. This is consistent with the recommendations made in the adopted New Berlin master plan. The secondary environmental corridor lands and isolated natural areas are less important and are provided on the plan map for informational purposes. From the Regional Planning Commission's point of view, it should be possible in the land development process to modify such lands, although state and federal laws dealing with wetland protection may impinge upon such modification activities.

Must all lands identified in a sanitary sewer service area be provided with sewer service? No. The map simply indicates those areas within which the City may at some future time extend sanitary sewers with the State's approval. Nothing in federal or state laws would mandate the City of New Berlin to provide sewer service to all such lands. All decisions as to when and how such sewer extensions should be made are left entirely in the hands of the local governing body, in this case the Common Council of the City of New Berlin.

How will the City determine when to provide sewer service to areas not sewered? Just as the City does now. In the case of undeveloped land, the City normally is in a reactive posture in the sense that developers come to the City with proposals for urban development. If a proposed development project is consistent with the City's master plan, then it is likely that the development will be approved and the sewers needed to serve that development will be constructed. In the case of lands that are now developed but served with on-site septic tank systems, the City would proceed to provide sanitary sewers only when the residents of those areas indicate to their elected officials their

desire to obtain sewer service. In most situations, this happens when about one-half of the property owners concerned petition for sewer service to their area. If existing on-site sewage disposal systems continue to function well on a widespread basis through currently unsewered subdivisions, then there would be no need to consider providing public sewers. On the other hand, should at some future date on-site systems begin to fail on a widespread basis, the property owners themselves will of necessity collectively petition their elected officials to proceed with the installation of sewers. At that time, the normal process of preparing engineering plans for the sewers and determining costs would be followed, and a public hearing would be held on any proposed special assessments.

Can a sewer service area plan be changed? Yes. Like any other plan, the sanitary sewer service area plan is meant to be a dynamic document, being reviewed and updated periodically. From the Regional Planning Commission's point of view, the areas involved should be reviewed about every five years to ensure that the sewer service area plan properly reflects local community development objectives. Any amendment of the sewer service area plan would include appropriate public participation, typically including the holding of a public hearing.

Mayor Tully asked for anyone wishing to express their concerns or ask questions regarding the sewer service area.

Jean Crotty, 5345 S. Majors Drive, said this plan is reviewable every five years. If it should be that the southwestern area absolutely needs sewers, then it can be reviewed at that time. There is no reason to have it on the map now. As the northwestern section was taken off the map, we should be also, she said. She continued, if you are already on the map, a public hearing is not held regarding whether a sewer system should be put in your area. It is so important that the people have the say so. In the southwestern area we are on the east side of the Continental Divide. If we at any time get sewers, lift stations would need to be put in to get over that divide, and the whole City would have to pay for that type of thing.

When the people use their wells they are taking the water out of the ground, and instead of returning it to the ground through the septic system, that water would be taken with the lift station over the Continental Divide and thrown into another watershed. That could maybe affect the whole water table in that area.

In regard to the master plan, the part west of Calhoun Road was not to be sewerred and was to remain rural. The development was to remain east of Calhoun Road. Sewer west of Calhoun Road would be in conflict with the master plan.

She said, if people need a mound system if their present system should fail, it is much cheaper for a limited number of people to get a mound system rather than the whole area be sewerred. When we had the Regal Manors interceptor sewer system, the Council did not vote on that. The Council voted on the contract but not whether the people wanted it or not. That sewer was mandated by the DNR just as Cleveland Heights school was mandated by the DNR.

If you are on the map, the sewer could be put in very easily, and could come very fast, she said.

Mayor Tully said a public hearing is required before the City can put sewers in the ground.

Phil Evenson said municipal law requires a public hearing, and it is not until that hearing is held that the Council takes a final vote on whether that project goes through or not.

Mrs. Crotty said when you talk about the assessments you have already determined that the area is going to have sewer, you have asked the contractor how much it is going to cost to sewer this area, you then figure out the number of houses that need to be sewerred and divide it into the amount that the contractor says it will cost, and then you say each one of you has to pay that much. Well that's too late.

Herbert Eggie, 21430 W. Bagpipe Court, said the issue tonight is not water or sewer but whether or not we should map for sewer. The issue to the people of the western part of this City is sewer, because we see a sewer map as a pretext for sewer.

We have been told that 50% of the people of a subdivision will have to petition to get sewer. I question that because if there is a real health problem, that sewer is going to go in whether the people petition or not. Mayor Tully has stated in his latest letter in the Enterprise that we only put in sewer when a majority of the people come in and ask for service. What do you define as a majority of the people in the area? Suppose a developer with 100 acres petitions, he is the majority of that area and he can come in and ask for sewers. We in the western part of Calhoun Road are fearful. Not that we have the development, but that we have the development that is going on madly in the eastern part of this town where everything is being closely developed one next to the other. We don't want that kind of development west of Calhoun that is going on east of Calhoun.

He said he spoke to some people in the Waukesha County Department of Health. They had given him a report on the legal orders that were issued where septic problems exist in the City of New Berlin. From 1977 to November 4th of this year, he said, there were 83 legal orders on septic problems in the City of New Berlin. Of those 83, 11 are east of Calhoun Road and in the southern part that is not now sewerred. In 10 years you had 72 septic problems west of Calhoun Road. Of those 72, 22 were mechanical problems. Those were corrected and have no further problems. Of the remaining 54, 8 of them had installed conventional sewers and there are no further problems. Of the remaining 46, 30 installed mound systems and there are no further problems there. Of the 16 remaining, 8 are on holding tanks and there are no further problems there. Of the remaining 8, 5 are pending soil tests. One has already been sewerred and two are failing. In 10 years, we actually had two failing problems which are in the western part of the City, which will never get sewer anyway. At this time there is no health problem and no need for sewer and therefore no need for a sewer map.

Some officials say that every septic system at some time fails. Then it leaves the logical conclusion that you ought to really be sewer mapping the entire western part of New Berlin. We do not buy that because there is no health problem, and if there are any problems with on-site septic systems that are giving problems, there are alternatives to sewer--namely, the mound system and holding

tank. There will be no problems beyond that if the departments do their job. I have some problems with our local planning commission where everything seems to be approved whether it is sound or not.

I want to compliment Alderman Lazich who on October 15th made a motion to remove from the sewer map the people of the northwestern part in her district. She supported her constituents and I am glad the rest of the Council went with her on that. We expect our representatives in the 7th and 4th districts to remove the southwestern area from the map and expect the Council to go along with it also.

He stated that he would be sure that we understand that, in his opinion, the real purpose of this sewer service map is for development. He added that Mayor Tully said in his statement in the New Berlin Enterprise, "Sewer service in an area is also an important factor in determining the future pattern of urban growth." The size and type of development also is affected by sewer service, and engineer Becker has said similar things in the past, that when you get sewer you can rezone to R1-2-3 and everything below that. Then you get high-density development which we don't want, and you get manufacturing and industrial which may or may not be good at a particular time. I would submit that it is the consensus of most people west of Calhoun that there be no mapping of that area, and even in the southern portion. We should not even map for that area because it will be too easy to bring in sewers for a developer who wants to get in fast, make a profit, and get out, and leave us with their mess.

Vera Stroud, 16940 W. Shadow Drive, asked why are you putting just those four sections on the map?

Phil Evenson said it is a matter of judgment as to cost-effectiveness. There is enough developed land in the southwestern areas that might warrant the installation of sewers if we ever had to put them in, he said. Some of the other subdivisions are too wide scattered and far away. How are you ever going to get to the Brookfield treatment plant from way down on Lawnsdale Road? It is just not cost-effective. In those cases, it would be a holding tank or mound system.

Mrs. Stroud asked, if we are not on the map, how long would it really take for the DNR to get us on the map?

Mr. Evenson said it takes the DNR a long time to process this. They still have to go through the procedures. History shows that it takes them months to do this. If there is a health problem, the procedure will go a little bit faster.

George Reed, 16825 Shadow Drive, said the only reason for sewers is to cause higher density buildings. This is a benefit to subdividers, not a benefit to the people. High density causes the problems that we have in society today. Low density will eliminate those problems.

Genevieve Weston, 19670 W. National Avenue, said to have a sewer pipe through the historical site would be ludicrous and she hopes it doesn't happen.

Steve Sryja, 6230 S. Martin Road, said, "my wallet talks to me all of the time. I have to put in a mound system and a year later put in a sewer. Who is going to give me that money back?"



Frank Petek, 5442 S. Egofske Road, asked where the other end of this sewer pipe is going.

Mr. Evenson said the engineering had not been done yet, but a pump station would be built to ship it back east to the county line.

Mr. Petek said these pump stations etc. are costly also. It will take a couple years before planning and engineering can be done. What's the big rush?

Judy Malec, 17455 W. Small Road, asked, if sewer is proposed for the development going on Moorland Road and the freeway, where does it reach out to?

Joe Nowak said the Susnar development would have a sewer system placed on their site and collected on the west end of their development into the pumping station on Sunny Slope and Beloit.

Mary Oberst, 19538 W. Terrace Drive, said she opposes that this section even be put on the map at all.

Ken Harenda, 19400 Vista Drive, said he is opposed to any sewers and being on the sewer service map. "If I wanted sewers, I would live in Milwaukee," he said.

Mayor Tully declared the public hearing adjourned at 8:12 p.m.

William Bowers  
City Clerk

Appendix A-3

CORRESPONDENCE PERTAINING TO PUBLIC HEARINGS

21000 W. LINCOLN AVENUE  
New Berlin, WI 53151

March 13, 1986

City of New Berlin  
New Berlin Planning Commission  
3805 South Casper Drive  
New Berlin, WI 53151

Gentlemen:


We, the people in our area of Northwest New Berlin, like this area very much. We want to see development only if it makes sense and is done in such a manner for the greater good of all. Efforts should be made to keep things clean and looking nice. We also think it is good to have a Master Plan to know where we are going as a city. We also feel very strongly that it is the duty and responsibility of the city, when proposing a change in the zoning or use of ones property, that the property owner should be notified by mail, of the change and an explanation of its intent. We also do understand the difficulties of getting something done as a city.

In view of these feelings we do not want more regulatory rights imposed on us by the D.N.R. and Army Corp. of Engineers as a result of your Environmental Corridor. The Environmental Corridor on the Master Plan is the avenue that leads to the restrictions which won't allow land owners to utilize their land as far as farming, cutting the grass, digging a pond, or filling in an area.

We understand the city is supposed to classify these areas of wetlands and floodplains for the state. Once the city defines and adopts them, it becomes state law.

The Environmental Corridor will never be serviced by sewers. The D.N.R. makes every attempt to try to go around the Environmental Corridor to service another area. If the Environmental Corridor is adopted, we are giving up our right for the choice of sewers. We are not saying we want sewers, but we should keep the option open. We should not give up our right for development. We are the people directly involved and we should not have outside bureaucracies to contend with.

Sincerely,

  
Pat Dillet

PFM/dab

Charles F. ... 20181 W. Lincoln Ave. N.B. 53151  
Charles F. ... 19800 W CLEVELAND AVE. N.B. 53151  
Dan ... 20181 W. LINCOLN AVE NEW BERLIN 53151  
... 20181 W. LINCOLN AVE NEW BERLIN, WI 53151

Frank Zimmershek 20040 W. Lincoln Ave

Raymond ... 20070 W. Lincoln Ave.

Jeff Dugan 2180 S Springdale Rd.

Daniel A Bodes Lincoln Ave  
Ruthless Krahn ~~18900~~ 18900 W Lincoln Ave

Richard M ... 18355 W Lincoln Ave

... 18786 W LOOKOUT LA. New Berlin, Wis.  
... 5740 SO. ROCKING AVE. NEW BERLIN

... 18460 W. Lincoln Ave.

... 2185 Donny Rd New Berlin

... 2185 Donny Rd New Berlin

Mike Dillitt 2530 Johnson Rd

Donald L Puff Dennis J ...  
19555 W Lincoln Ave  
New Berlin, WI

... 21115 W. Lincoln Ave. New Berlin, WI

... 21115 W. Lincoln Ave New Berlin, WI

Bert D ... 21720 W. Lincoln Ave New Berlin, WI  
... 19000 W Lincoln Ave

- King Jefe 21040 Lincoln Ave N.W. W. 53151  
Anna Pitzka 1840 W. Lincoln Ave. New Berlin, Wis

Raymond Pitzka Lincoln Ave New Berlin Wis

General. Bus. Insurance Co. Inc. James S. Barlow President  
- 20780 W. Lincoln Ave. New Berlin, Wis. Denny Barlow V.P.

William Barlow (Sign. on Bus. Ins. Co.)

- 20780 W. Lincoln Ave. New Berlin, Wis. 53151

21385 W. Lincoln Ave.  
New Berlin, WI 53146

August 31, 1987

Southeastern Wisconsin Regional Planning Commission  
City of New Berlin  
3805 South Casper Drive  
New Berlin, WI 53151

Gentlemen:

In response to the hearing on August 20, 1987, we would like to make our opinion of the attached petition dated March 13, 1986 known, again.

We the people signing the petition, do not want to see the Primary Environmental Corridor. We do not want to give up our right to ever have sewers.

Our signatures represent most of the land in the Primary Environmental Corridor in the northwest section of New Berlin.

Sincerely,

Pat Dillet

August 31, 1987

City of New Berlin  
3805 South Casper Drive  
New Berlin, WI 53151

Attention: Joseph Nowak

To Whom It May Concern:

RECEIVED  
SEP 02 1987  
SEWRPC

For the record, I would like it to be known we are in agreement with the master plan submitted by the Southeastern Wisconsin Regional Planning Commission in conjunction with other long-range City of New Berlin development projections, including the areas west of Calhoun Road.

No one wants expenses, but it makes a lot more sense to be included in a plan if the need arises, than to be without any solution. After listening in at the hearing, it is obvious some people are concerned and even pointed to others that may already have a problem. I resent the statement made that "Some property owner would be more than willing to 'dump' some of his land so this person, or these people, can install a mound system." My grandparents and parents have paid taxes in New Berlin since 1921. I don't think they had "dumping the property" in mind.

Those people that moved into the City during the past 15 to 20 years and lived on 3/4 or one acre lots with septic tanks and leech beds, more than likely are the same people that contributed to the problem, if one exists, and should probably be interested in cleaning it up.

I think the SWRPC could have done a better job in explaining health hazards -- such as water contamination caused by improper systems and some facts about trying to "dump" your residence if the system is marginal, or even that some lending institutions won't take a mortgage on property with septic tanks in certain areas --!

On the brighter side, your property valuation is greater and more desirable with sewer than septic systems.

Concerned New Berlin Residents

*Aurelia Sharping*

Aurelia Sharping  
5595 South Martin Road

*Kenneth Sharping*  
Kenneth Sharping

Copy to: Southeastern Wisconsin Regional Planning Commission

RECEIVED  
CITY OF NEW BERLIN  
WAUKESHA CO., WIS.

AUG 31 1987

4:22 PM

Dep. Clerk

MR

5345 South Majors Drive  
New Berlin, Wisconsin 53146  
August 31, 1987

Ralph Becker, City Engineer  
New Berlin City Hall  
18600 National Avenue  
New Berlin, Wisconsin 53146

Re: Comments regarding the  
New Berlin Sanitary Sewer  
Service Area Plan 2010

Dear Mr. Becker:

I want the area generally bounded by Lawnsdale Road, Calhoun Road, College Avenue, and Racine Avenue excluded from the New Berlin Sewer Service Area Plan to the year 2010, for which there was a 2 P.M. public hearing, Thursday, August 27, 1987 at the New Berlin City Hall.

The plan should be reviewed every five years, so if sewers should be absolutely necessary at some time in the future, the plan could be amended and then a public hearing must be held to obtain the comments and suggestions of those citizens and land owners most affected by the proposed changes to the sewer service boundary.

If an area is in an approved certified sewer service area plan, a public hearing for a sewer extension into that area is not required.

As most of the area is on the west side of the continental divide, the sewage would have to be pumped over to the east side at considerable expense for the lift station requirements.

RECEIVED

AUG 31 1987

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DIRECTOR OF PUBLIC WORKS

Joseph Nowak, assistant city engineer, who chaired the public hearing, stated that bringing the sewer pipes down Grange Avenue, through farmland would cost \$750,000 a mile, according to his figuring. As I understand it, such piping and lift station costs, are borne by all the taxpayers in New Berlin.

Also, if the area were sewerred and the people continued to use their wells, water would be taken from the land and instead of being returned to the land by way of the septic systems, would be pumped to the other side of the continental divide, which might lower the water table on the west side. This area is in a different watershed, the Fox River as I understand it, which flows westward, whereas to the east of the continental divide, the water flows to the east.

In attending an informational meeting on the Master Plan before passage, it was said west of Calhoun Road was to remain rural, development was to be east of Calhoun, and I distinctly understood that west of Calhoun was not to be sewerred, although some areas as Linnie Lac and Calhoun Farms are already. The Master Plan was just recently<sup>passed</sup> by the City Council and the sewer plan was supposed to be in conformance with it. Thus, this area, which is mainly in the southwest, should logically be excluded from the sewer service area plan.

I read recently, that the legislature lifted restrictions on mound systems, so if there are instances where people need that system, it is available. Although expensive to the property owner needing it, I've heard the figure \$10,000,



that's a whole lot less expensive than having all the people  
in the area be on sewers.

Sincerely,

*Jean A. Crotty*

Jean A. Crotty

enclosure

# Officials try to erase part of sewer plan after protest of southwest area residents

By Colleen Donahue

Mayor John Malone and Senator Lynn Man told about 30 residents last Thursday that they would help erase southwest Berlin from being part of the sewerage plan for the city.

"I get the gut feeling there is some doubt (about the plans)," Malone said. He will ask the Utility Committee to recommend to the Common Council that the Southeastern Wisconsin Regional Planning Commission and The Department of Natural Resources should delete southwest Berlin from the Regal Manor Facility and the general water treatment plan. "I will strongly support that SEWRPC delete your facility out of the plan," Adelman said in loud applause. Even if SEWRPC recommends the deletion, it is unlikely that it will go along with it, he said, but he led the crowd he would try to convince the department to comply.

Chuck Pape, spokesman for the Milwaukee DNR, said, "Even if the mayor does go through the process, there are no guarantees."

At the start of the meeting, Jean Crotty, the meeting organizer read portions of the facility plan at the city consulting engineer's request.

Crotty read, "The southwestern area in New Berlin does not currently need to be sewer (sic) by public sewers. The septic systems seem to be serving the area adequately. If projections of no growth is (sic) realized, and the septic systems continue to serve adequately, there is no reason to sewer (sic) this area. However, the interceptor is sized to handle the flow, should service be necessary because of widespread failure or unexpected growth. It is conceivable this area could need sewers before the year 2,005. So it is included in the plan. This doesn't imply sewers have to be constructed by 2,005."

Crotty told a resident that sewers for her home, with 115 feet front footage, would cost about \$14,025. That estimate includes assessment and plumbing costs, interest and a water system, which is usually installed along with a sewerage system.

Robert Biebel, of the Southeastern Wisconsin Regional Planning Commission, said he was surprised that there was so much concern over the facility plan. "The sewers are not for the area you're interested in. They are not going to serve the area you live in," he said.

Biebel explained that the plan was designed for two sewer trunks. A small trunk, which will affect southwestern New Berlin, will extend from the Hales Corners sewer plant to the Milwaukee-Waukesha county line. The large trunk will be constructed in New Berlin from the county line to the existing Regal Manor interceptor line. "The little piece of sewer provides the flexibility, so someday southwest New

Berlin can be connected."

"So what is the concern all about?" asked Leroy Schoessow, 17270 W. Small Rd.

"Because the little piece is designed for an ultimate area to provide flexibility, that area has been showing up on the maps for trunk sewers. So everyone thinks this area is going to get sewers," Biebel answered.

"We'd be much happier if our area was white on the map," retorted Jack Crotty, 5345 S. Majors Dr. "You keep saying, 'if someday in the future you want sewers,' no one seems to see we need them."

"We don't want them!" bellowed several residents.

Biebel said the plan was changed once, so the southwestern region would not receive sewers. He advised that the plan not be changed so residents could be served by sewers, if they wanted, in the future.

Asked if the Common Council or mayor

(Continued on page 31)

New Berlin  
Citizen June 18,  
1987

# Residents unhappy with sewer plan

(Continued from page 1)

request deletion, Biebel said both ask. He said their request would be voted through study.

At that point, Biebel introduced the or, "We're not trying to stick anything down throats," Malone said. He explained because DNR has ordered the city to don the Regal Manor plant by 1984, the had no choice but to accept the general r treatment plan.

"We wanted to build our own plant, but wouldn't let us," Malone said. "I said he would ask for the region's deletion it could be done before 1984, when the Regal Manor Plant must be shut down. Otherwise the region would face a loss of aid and the city would be charged a \$100 fine for every day after the deadline. I don't think he would not put the whole city in financial jeopardy."

"The resident asked why he did this three months ago. I still don't see a deep need for doing it. Let's say in 1990 we want sewers, then I'll get an amendment to the plan," he

Malone added, "The only reason I am this is because I sense distrust." "The way it sounds to me, is the city is helpless in the whole thing," said Peter

McCartey, 5415 S. Majors Dr. McCartney was referring to the DNR's refusal to let the city build its own plant and DNR's order that the Regal Manor be shut down in 1984. The mayor agreed the city lacks control over this situation.

"As Mrs. Crotty said, sewers would cost \$14,000. And we're supposed to start economizing?" McCartney asked.

He said that he is a senior citizen on a fixed income, and sewers could cost him about \$28,000.

Some residents asked why the Regal Manor Plant could not be modified. Malone said that DNR would not allow it.

"I shouldn't say it, but I think it's political. They don't want to see growth. They want to see us move back (into the city)," Malone said.

Pape said the plant was designed not to last longer than 20 years. "We're not going to invest so it can live forever. If we add a little bit now, in a few years we will have to add a lot because the major portion will deteriorate."

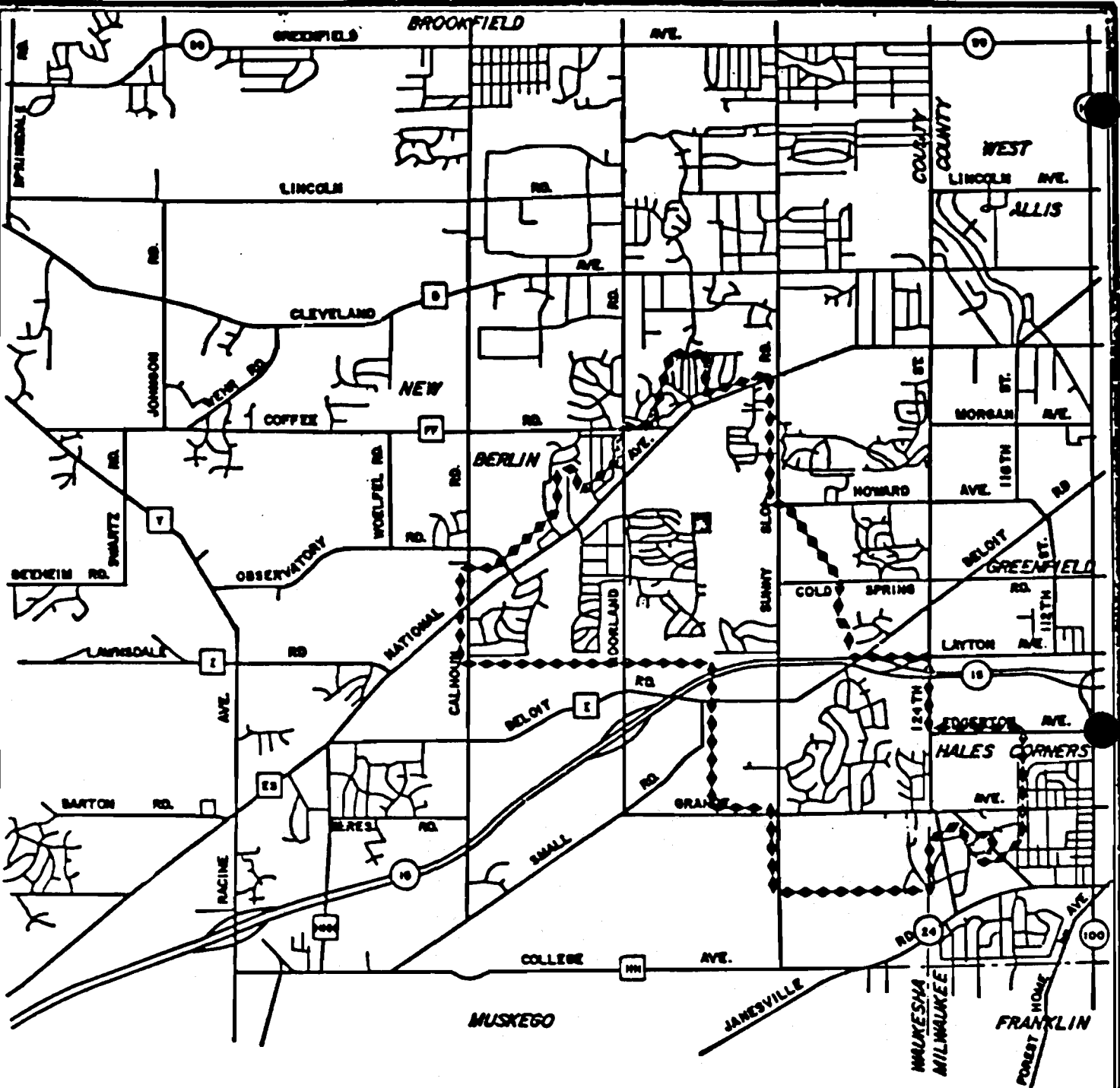
Some residents suggested they would rather spend about \$1.5 million to modify the plant than an estimated \$8 million for sewers.

If a developer wanted sewers in the area, and convinced SEWRPC and DNR of a need, Pape said he could get sewers regardless of whether the region was in the plan or

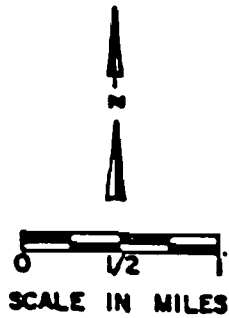
not.

"Which is easier?" Mr. Crotty asked. "It would make it more difficult for a developer if you were deleted from the 208

(the general water treatment) plan because it would result in additional review," answered Russell Pope, spokesman for the DNR in Madison.

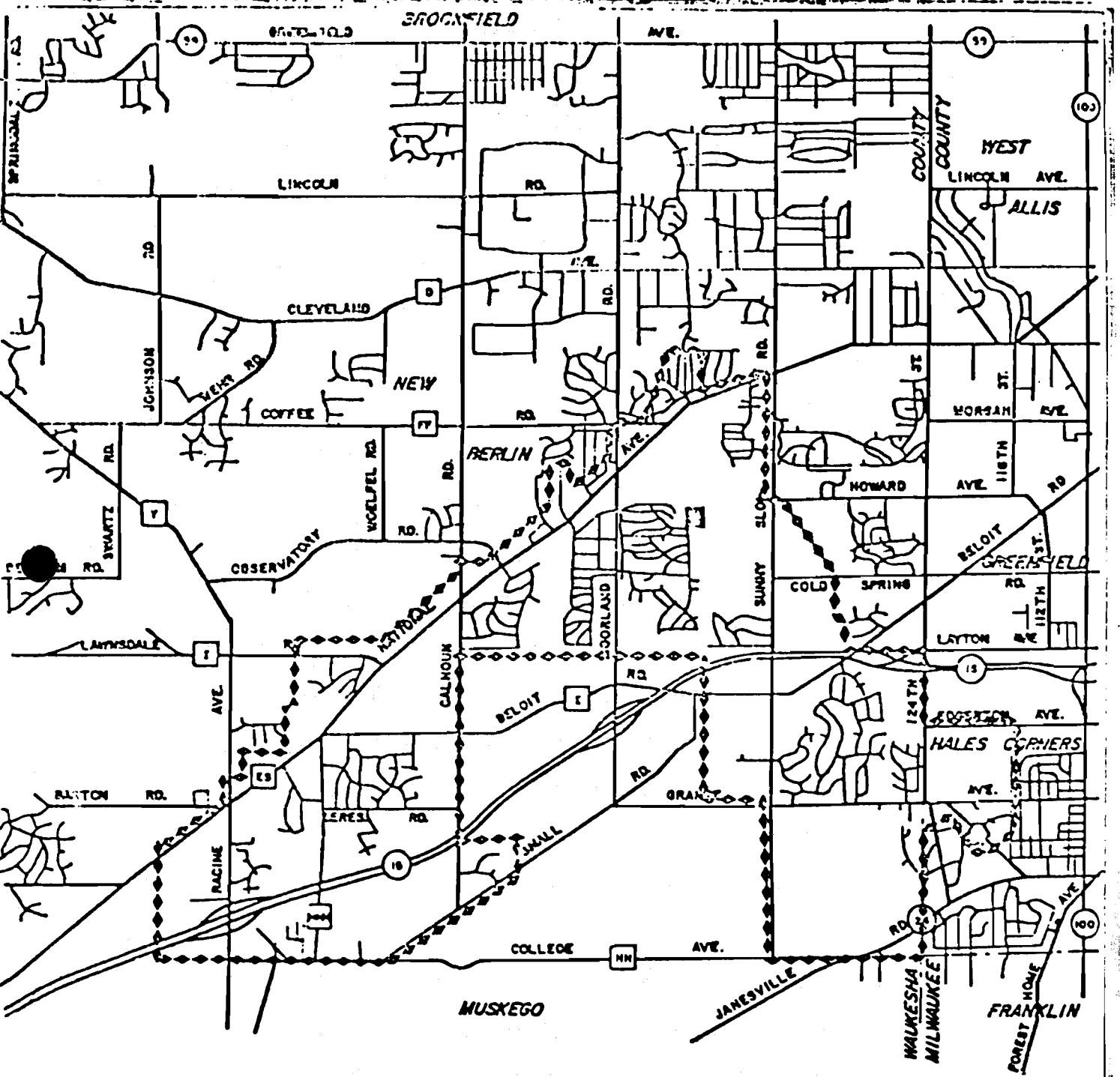


- ◆◆◆ MMSD SERVICE AREA-2006
- REGAL MANOR TREATMENT PLANT
- ◆ CONNECTION TO HALES CORNERS INTERCEPTOR

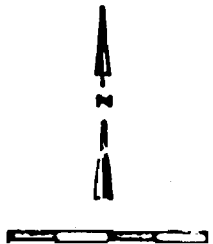


MAP from '82  
Period

Company name cut off  
Had prepared by Ruekert & Mielke, Inc.



- ◆◆◆ MMSD SERVICE AREA-2005
- REGAL MANOR TREATMENT PLANT
- ⊕ CONNECTION TO HALES CORNERS INTERCEPTOR



5345 South Majors Drive  
New Berlin, Wisconsin 53146  
November 13, 1987

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NOV 19 1987

SEWRPC

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CITY OF NEW BERLIN  
WAUKESHA CO., WIS.

NOV 13 1987

Dep. Clerk

*Michelle Frey*

Mary Lazich, President  
New Berlin City Council  
New Berlin City Hall  
3805 South Casper Drive  
New Berlin, Wisconsin 53151

Dear Mrs. Lazich:

Enclosed are the ballots used by people attending the November 11, 1987 hearing, held at the New Berlin City Hall, on the topic "City of New Berlin Sanitary Sewer Service Area". The ballots were made available to the people by myself at the City Hall. The people put their ballots into a box labeled "VOTES". After the voting, the votes were separated into yes, no, and "other ballots", with yourself and me present.

There were 87 no votes, 2 yes notes, and 2 ballots with the vote not written in by people, both of whom I called after the meeting, and who wanted theirs to be made a no vote. Also, one man, whom I contacted yesterday, had written a nonexistent address. He said the correct address was 21131 West Sunnycrest Drive, which is north of Greenfield Avenue. Taking the latter three votes into consideration, makes it 89 no votes and 3 yes votes.

Also enclosed are copies of the written portions of the ballots, one set for Southeastern Wisconsin Regional Planning Commission (SEWRPC), to accompany the original ballots and this letter, for the record, and one set to accompany a copy of this

letter, as a communication to Council.

Sincerely,

*Jean A. Crotty*  
Jean A. Crotty

*May E Benedict  
Waukesha County  
State of Wis  
expiration) 3-4-91*

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Virginia Reed

ADDRESS 16825 W Shadow Drive

DATE 11-11-87

RECEIVED  
CITY OF NEW BERLIN  
WAUKESHA CO., WIS.

NOV 13 1987

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Steven R Dryja STEVEN R. DRYJA

ADDRESS 6230 S. MARTIN RD.

DATE NOV 11, 1987

Dep. Clerk Richard P. [Signature]

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) [Signature]

ADDRESS [Address]

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Carol J. Pitt

ADDRESS 19555 W. Vista Drive

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) George J. Reed

ADDRESS 16825 W. Shadow Dr

DATE Nov 11, 1987



Do you want your property included in the New Berlin Sanitary

Sewer Service Area (2010)? No  Yes

NAME (Signature) Ralph Hofmann

ADDRESS 16810 W. Shadow Dr.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary

Sewer Service Area (2010)? No  Yes

NAME (Signature) Gene Berini

ADDRESS 5775 - TIMBERLANE RD.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary

Sewer Service Area (2010)? No  Yes

NAME (Signature) Stuart K. Bartschy

ADDRESS 19155 W. INEZ DR.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary

Sewer Service Area (2010)? No  Yes

NAME (Signature) David A. Stockmann

ADDRESS 19965 W. NATIONAL AVE.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary

Sewer Service Area (2010)? No  Yes

NAME (Signature) John L. Gilmer

ADDRESS 5925 So. Colborn Rd. New Berlin WI

DATE 11/11/87 5315-1

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) May Oshert

ADDRESS 19538 W Terrace Dr

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) JUDY MALEE Judy Mallee

ADDRESS 17455 W. Small Rd New Berlin, WI 53146

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) James Christensen

ADDRESS 19135 W. INEZ DR

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Marian Roberts

ADDRESS 20423 W National Ave

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Beverly Springer

ADDRESS 5410 Oak Ridge Dr.

DATE Nov. 11, 1987

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Walter Pollett

ADDRESS 20535 West National

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) ELIZABETH NOLAN

ADDRESS 20245 W. NATIONAL AVE

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Donna Storch

ADDRESS 17965 Appleton New Berlin

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Madalyn

ADDRESS 17628 W. Jorgensen

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Robert B. Wagner

ADDRESS 5785 S Vista Ct

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) Margaret M. Grew

ADDRESS 5445 So. Martin Rd.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) Anne Domaszek

ADDRESS 18055 W. Beres Road

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) William Bennett

ADDRESS 18400 W. National

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) James P. Pruden

ADDRESS 20115 W. National Ave.

DATE 11-10-87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) Bonnie Hebel

ADDRESS 19975 W. Julius Keil Dr.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Mr + Mrs T. Condie

ADDRESS 16900 W. Shadow Drive, N.B.

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) REIBENNOACH - Rachel

ADDRESS 17620 W. JACQUELINE DR., NEW BERLIN, WI.

DATE Nov. 11, 1987 53146

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Jean V. Schaefer

ADDRESS 17035 W. Small Rd.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Albi D. ...

ADDRESS 18855 W. Bero Rd

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Caroline Jagelski

ADDRESS 19945 Julius ... Drive

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Norm J. Arthur  
ADDRESS 5815 S. Timberlane Rd.  
DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Frank S. Pitek  
ADDRESS 3442 So. Egofski Rd.  
DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Charlotte Nannemann  
ADDRESS 5230 S Brennan Dr New Berlin  
DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) John G. Frederick  
ADDRESS 1770 P W Jackson  
DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Frank Kolzig  
ADDRESS 17965 Apple Ct.  
DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Joe Sabatini

ADDRESS 16920 W Shadow Dr.

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Mr Patterson

ADDRESS 3785 S Foster Drive

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Kay Johnson

ADDRESS 1535 S. Calhoun Rd

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Mary Jo Kassebaum

ADDRESS 4756 S. Fairview Dr.

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Jean Rohda

ADDRESS 19425 W. Terrace Dr. N.B. 53146

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Kathleen Berg

ADDRESS 18550 W College

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Fran Kammann

ADDRESS 5230 So. Brennan Dr New Berlin

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Milton J. Larsen

ADDRESS 5525 S HI-KWOLL DRIVE

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Frank Glickers

ADDRESS 5125 W 117th Dr

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Steven R. Men

ADDRESS 17765 W. Saturn Dr

DATE 11/11/87



Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) James J. Garuda

ADDRESS 19406 Vista Dr.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Donald J. Beckner

ADDRESS 5125 S. Main St.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Mel Wagner

ADDRESS 5335 So. OAKRIDGE DR

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Jean A. Crotty

ADDRESS 5345 S. Majors Drive, New Berlin,

DATE Nov. 11, 1987 Wis. 53146

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Miss & Mrs. Harold Hagstrand

ADDRESS 18335 W. National Av.

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) Vera Stroud

ADDRESS 16940 W. Shadown Dr

DATE Nov. 11, 1987

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) Larry K. Duetow

ADDRESS 19442 W. Terrace Dr NB

DATE Nov 11 - 1987

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) Eleanor Glennie

ADDRESS 18970 N. National Ave

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) Stephen R. Ballou

ADDRESS 18325 W. Beloit Rd.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) W. Van Schaver

ADDRESS 17230 W. Small Rd New Berlin Wis.

DATE Nov 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Donna Williams

ADDRESS 5155 Sunnyside Dr

DATE 11/01

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Jeanne Weston <sup>representing</sup> Alice & Harvey Weston

ADDRESS 19760 W National Ave New Berlin Wis

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Lucretia J. Jurek

ADDRESS 19400 Vista Dr

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Ann L. Petek

ADDRESS 5442 S. Egofake Rd

DATE New Berlin, Wis. Nov. 11-1987

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Margaret Paulson

ADDRESS 5438 S. Egofake Rd T.B. 53146

DATE 11.11.87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) Edward J. Poreba  
ADDRESS 5438 So. Egafok  
DATE 11-11-87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) Mrs. Ruben Ferguson  
ADDRESS 18590 W. College Ave., New Berlin, Wis.  
DATE 11-11-87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) J. Mentelitti  
ADDRESS 1955T W. Vista Dr.  
DATE 11-11-87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) Arlene Yagnon  
ADDRESS 5790 Timberlane Rd.  
DATE 11/11/87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) Kenneth J. Price  
ADDRESS 5275 S Williams Rd  
DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Robert Heuer

ADDRESS 17765 W. Salem

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Donald Mathias

ADDRESS 20300 W. National Ave New Berlin

DATE Nov. 11-1987

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Nancy Perseh

ADDRESS 5101 So. Mars Dr.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Dorothy Mathias

ADDRESS 20300 W. National Ave

DATE Nov 11, 1987

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) WAYNE A. SCHAEFER

ADDRESS 17035 W. SMALL RD.

DATE Nov 11/87

Do you want your property included in the New Berlin Sanitary

Sewer Service Area (2010)? No  Yes

NAME (Signature) Olivia A. Mozefewski

ADDRESS 5230 S. MAJORS DR.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary

Sewer Service Area (2010)? No  - Yes

NAME (Signature) Marcia J. Sawbury

ADDRESS 16920 W Shadow Dr.

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary

Sewer Service Area (2010)? No  Yes

NAME (Signature) Z. Li

ADDRESS 16900 W. SHADOW DR NB 53151

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary

Sewer Service Area (2010)? No  Yes

NAME (Signature) E. ubens F. irgane

ADDRESS 18590 W College of New Berlin, Wisc.

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary

Sewer Service Area (2010)? No  Yes

NAME (Signature) Janet L. York

ADDRESS 17670 W. Jacqueline Dr.

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Elle P. Egge  
ADDRESS 21430 W. Bagpipe Ct.  
DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Harold P. Schauer  
ADDRESS 17930 W. Small Rd New Berlin W. 53151  
DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Florence Adkinson  
ADDRESS 5959 S. Calloway Rd New Berlin  
DATE Nov. 11-1987

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Ellick Roberts  
ADDRESS 20423 W. National Ave  
DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Donald W. Springs  
ADDRESS 5410 Oak Ridge Dr New Berlin W 53146  
DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Hannah Noach

ADDRESS 17620 W. Jacqueline Dr. New Berlin, WI 53146

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Dennis McLain

ADDRESS 12155 W. Small Rd

DATE \_\_\_\_\_

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Herbert A. Sagan

ADDRESS 21430 W. Bagpipe Ct.

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Rudolph Anderson

ADDRESS 6195 So. Mark Rd

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Robert J. Schank

ADDRESS 5101 So. Mann Dr.

DATE 11-11-87



Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Omelan Mike Lyon

ADDRESS 5850 So. Martin Rd.

DATE 11/11/87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) A. M. Pruden

ADDRESS 20115 W National Ave

DATE 9-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Joseph C. McAllister

ADDRESS 5100 S. MARS DR

DATE 11-11-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Guy O Bourde

ADDRESS 18540 W NATIONAL AVE

DATE 11-10-87

Do you want your property included in the New Berlin Sanitary Sewer Service Area (2010)? No  Yes

NAME (Signature) Colin D Gail

ADDRESS 18500 W College Ave N.B 53146

DATE Nov 11-87

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) LLOYD W. SCHNEEBERG

ADDRESS 18320 W. NATON AVE

DATE \_\_\_\_\_

Do you want your property included in the New Berlin Sanitary  
Sewer Service Area (2010)? No  Yes

NAME (Signature) Thomas R. Lotay

ADDRESS 1121 S. Sunnyslope Road (Westbrook Parkway

DATE 11/11/87 Subd.)

NOV 9 1987

11-3-87

Dear Mayor Talley,

I wish to request that my property at 5410 So Williams Rd be removed from the sewer planning map. I understand there is a meeting on this issue on Nov. 11<sup>TH</sup> 1987. I will not be able to attend this meeting and I would like my wishes known.

Thank You  
Merton T. Mel  
5410 So Williams Rd.  
New Berlin Wis 53146

DR. AND MRS. REUBEN NOACH

17620 W. JACQUELINE DRIVE

NEW BERLIN, WISCONSIN 53146 NOV. 4, 1987

To: The New Berlin City Council,  
Mayor Tim Tully, and  
Ralph Becker, City Engineer  
at New Berlin City Hall  
3805 S. Casper Dr.  
New Berlin, Wi. 53151

Dear Sirs,

I, Reuben Noach and my wife, Hannah Noach,  
residing at 17620 W. Jacqueline Dr. in New Berlin  
Wisconsin, would like to get off the city  
sewers planning map because we want to determine  
when we should get sewers in our area of  
residence.

As long as we are on the city planning map, we  
have no say or control as to when we get sewers.  
We want to retain that control ourselves.

Please remove our property from the map.

Sincerely,

*Reuben Noach*  
*Hannah Noach*

*Communication to Council for  
meeting of 11-24-87  
cc: Mayor  
ALDERMEN*



1/5/87

Alfred H. Baguhn, P. E.

TO - Clerk's Office  
For Sewer Deposition  
City

New Berlin Dept  
of Public Works

att: Mayor Tulley

I understand our area is being considered for future sewers. We are opposed & request that our property at 18255 W. Beres Rd be removed from the planning map. I've evaluated the cost impact on my property including frontage, laterals & hook up and find that <sup>compounded</sup> ~~the~~ interest costs alone, amortized over 15 years are in excess of ~~\$1600~~ <sup>\$1600</sup>/year. My present septic tank service costs are about 20<sup>00</sup> per year for occasional pumping. Sewers certainly are no bargain for us.

Alfred Baguhn  
18255 W. Beres Rd.  
New Berlin, Wis  
679-1548

# high-tech engraving co.

Computerized Engraving Service

November 6, 1987

NAMETAGS - SEALS - NAMEPLATES

City of New Berlin  
3805 S. Casper Drive  
New Berlin, WI 53151

Re: Sewer Service Area Map

To the Common Council,

I, as a property owner, businessman in New Berlin for 9 years, resident of New Berlin for 31 years, taxpayer and registered voter am OPPOSED to any of the areas in question being added to the Sewer Service Area Map for the following reasons:

- (1) The Master Plan calls for the area of the city west of Calhoun Road to be the "rural" portion of the city. If this is so, there should be no developments that require sewer service.
- (2) Director of Public Works Becker was reported in the "New Berlin Citizen" that he sees no need of sewer service in this area by the year 2010 or even beyond. If this is so, why even have it on the map?
- (3) If this area is on the map, you, the Common Council can approve installation without any public input. As the persons who will end-up paying for this service, WE should decide when and if the service is needed.
- (4) Alderman Lazich, at your October 23rd meeting, sucessfully eliminated her district from the map because the residents had presented a petition stating their opposition to being included on the map. Yet a petition, with hundreds of signatures, from residents from my area was presented to you and we are still going through this process. Why the discrepancy in the way petitions are handled and accepted?
- (5) If there are areas with failing private sewage systems or developments that require sewer service, why include everyone on the map instead of the affected areas?

18445 W. National Ave., New Berlin, WI 53151 - (414) 679-1902

- (6) I am currently paying \$30.00 every 3 months to have my holding tank pumped. Can you guarantee me that my sewer bill will be \$10.00 or less per month? I don't think so! People with perfectly good septic systems are now only paying to have their septic tank pumped for maintenance reasons. Can you guarantee that their sewer bills will be equal to or less than they are currently paying? Again, I don't think so!
- (7) With FLOW currently fighting the Metro Milwaukee Sewerage District on how suburban residents are billed for sewer service, how can you justify any additional areas being added to that service?
- (8) If the areas in question are added to the map, and YOU decide to install service, why are we forced to abandon perfectly good private sewage systems and hook-up to the service within one year? You are adding to the problem with Milwaukee and creating an additional burden for the taxpayers. We should not be required to hook-up to the service until our current system fails!
- (9) Alderman Lazich, again at your October 23rd meeting, stated "I feel the credibility of elected officials is at stake when residents made a definite statement 18 months ago and we are here again requesting them to do this". I did not sign the most recent petition because I was not in my office when it came around but I did call Alderman Smith stating my opposition to being included on the map, but the residents of the southwest corner of the city made a definite statement with their petition and phone calls to aldermen. But here we are again. The issue is dead. Let it rest!

In closing, I do not need or want sewer service, I do not want to be on the map. Taxpayers want a voice in deciding if and when this expensive service is needed.

Sincerely yours,  
*Brian L. Gulrud*  
Brian L. Gulrud  
Castle Stamps, Inc.  
High-Tech Engraving Co.  
Taxpayer.

November 3, 1970

Mary and Dennis Lezybowski  
18638 W. Lookout Lane  
New Berlin, WI 53146  
679-3545

Dear Mr. Stuckert,

My husband and I strongly feel there should be a sewer service area plan for the western part of New Berlin. We realize that probably the majority of residents do not want sewer service at this time, however many people will admit that they might need some service in the future. We feel it is quite well known that many septic systems are near saturation, however people generally do not want to spend money unless absolutely necessary. A plan needs to be set up now, so when the time comes that a majority of residents ask for service, steps can be taken to provide sewers within reasonable time. We do



of how long it takes for a sewer plan to be approved and how long it could take for sewers to be installed. To have no service plan even set up, may result in many frustrated residents as systems begin to fail.

We ask that you consider these points listed above when you speak and act in regards to the proposed sanitary service plans for New Berlin.

Sincerely,  
Mary Dryzbowski  
Dennis Dryzbowski

Copy sent to: New Berlin City Clerk

November 10, 1987

Francis & Charlotte Nannemann  
5230 S. Brennan Dr.  
New Berlin, Wi. 53146

To: New Berlin City Hall

Subject: New Berlin Sewer Service Plan

Gentlemen:

These are our comments in regard to sewer service installation:

It is not necessary to put possible sewer service on the map.

In fact the year 2010 would be soon enough for any thoughts of a proposed sanitary service. (the year 2020 would be even better as there certainly is no rush at all for sewers in our section).

We have taken in consideration the growth of our community and please respect our comments and also, do not put possible sewer service on the map.

Thank you.

Sincerely,

Francis Nannemann

Charlotte Nannemann

RECEIVED  
CITY OF NEW BERLIN  
WAUKESHA CO., WIS.

NOV 13 1987

-----  
Mrs. Clerk Nickie Lutz

Nov. 10, 1987

Mayor Tim Tully  
C/O New Berlin City Hall  
3805 S. Casper Road  
New Berlin, WI.

Dear Mayor Tully:

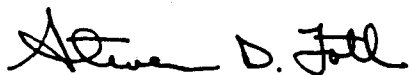
Elected officials have a responsibility to their community and its citizens to make intellegent decisions for that community regarding public services to both existing and/or future development. To eliminate any existing area, specifically that area south of Beloit Rd. and west of Calhoun Rd., from the sewer service area as delineated in the current 208 Plan, would be a grave injustice to those citizens who are apparently not aware of the ramifications of such an action. The 208 Plan is a valuable tool which the community will use over time for the good of all New Berlin residents to more effectively plan the the ultimate routes and capacities of those Interceptor sewers which will someday provide a necessary public service to a given area.

The area I have mentioned contains homes which range in age from 10 to 30 years old. Septic systems never have been the ultimate solution to wastewater disposal. Their life can be shortened by soil conditions, groundwater conditions, lack of maintance or a combination of all three. To say that a septic system is working today is no criteria by which to judge the future, since the vast majority will ultimately fail. Many of the systems existing today were tested years ago when criteria was far more lenient, and would not pass soil tests based on todays standards. The residents who have such soil conditions on their lots, do not realize that they are living with a system destined to fail. They assume that because the system was passed years ago, it must be "O.K.," and are willing to sacrifice their rights to a future public sewer system which is the only ultimate solution.

It is a well known fact that the area east and north of Sussex is currently experiencing numerous septic failures. The people of that area want and demand a public sewer system, NOW! The health hazards are evident, the problems are real, and the planners must now start to change the 208 Plan to include that area in the service area for the Sussex Treatment Plant. To change such a plan is a long, drawn out process. To wait until such an emergency exists causes great hardship for the people living with the problem, and for the elected officials who must rearrange priorities and spend excessive tax dollars to correct it. I would hope that the officials of our community and the dedicated people at SEWRPC, who encourage sensible planning, would not put our citizens in such a position.

As one travels the area in question a few mound systems are visible. In years to come more will become necessary as systems fail. Each one represents over \$10,000 spent on a system which will be or should be ultimately replaced with a public sewer. This money spent is strictly buying time. The only way of effectively eliminating future health hazards and groundwater contamination is to treat sewage at a treatment plant.

As a citizen and a taxpayer of this community, I will feel that my rights have been stripped from my family if you eliminate our area from the ultimate sewer service area, since we are now included. I do not want to lead a fight to get our area back into the planning area in the years to come when a health emergency exists like the one that I cited earlier, near Sussex. Anyone favoring elimination of our area is strictly looking at 1987 and no farther. This is shortsighted, and ultimately can and will cost the citizens of the entire community in the long run. You will be forced to run parallel interceptor systems at great expense someday, because you chose to listen to a selfish minority who are only looking at their own wallets. If someday they come to you and plead for help because their system has failed or their well is contaminated, I hope that you would have the same courage to tell them they wanted to be eliminated and they can solve their own problem. I for one do not wish to be put in that situation, and I am sure, given the facts, most of my neighbors wouldn't either. You as elected officials must base your decision on facts, not on the whims of a selfish minority. Don't wait for the emergency to occur before you begin the planning!



Steven D. Loth, P.E.  
5215 S. Williams Rd.  
New Berlin, WI. 53146

cc. Mr. Stanton Smith, Alderman  
Mr. Joseph Nowak, D.P.W.

P.S. Please enter this correspondence into the record of the public comment in opposition to deleting that area south of Beloit Rd. and west of Calhoun Rd. from the current 208 Plan for sewer service.

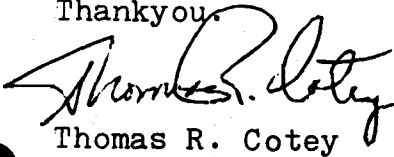
November 12, 1987

Common Council  
City of New Berlin

Gentlemen:

Please be advised that I am in favor of the Northwest portion of the city of New Berlin remaining in the New Berlin Sanitary Sewer Service Area. I own a lot at 21131 W. Sunnycrest Drive in Westbrooke Parkway Subdivision and desire that it be serviced by the sewer that is scheduled to be brought through that subdivision in 1988.

Thankyou.



Thomas R. Cotey

Nov. 16, 1987

Dear Elected Official:

I wish to emphasize my opposition to sewers and water from the Metro system. As I pointed out at the meeting on wednesday, November 11, 1987: "The difference between an outhouse, septic system and sewer system is strictly the length of pipe through which the effluent must travel to its destination."

The health hazard issue is therefore mute as we are merely transferring the health problem from one point to another. In this case to the Lake Michigan shore line for areation, treatment and settling. It is then trucked out to a point near Palmyra and spread over farm fields, etc. to "get rid of the residue." The leaching into the Lake Michigan watershed has so polluted the Milwaukee drinking water that high levels of Chlorine have had to be added to the water supply to make it permissible to drink at all. The food we eat from the local area which may have been produced in the fields where the residue has been spread may be contaminated with heavy metals and other health detriments. Therefore I cannot see how a health problem has been avoided at any time.

We seem so anxious to rid ourselves of problems by transferring it to another area in our society today. Can't we solve our problems instead of covering them up? The answer is that we can but we have been unwilling to do so. The more people that live in close proximity, the more problems we will have. The subdividers do not care about this aspect as they will be long gone before the problems become evident. The Southeastern Wisconsin Regional Planning Commission could care less as they are so involved in "planning" that they do not see the error of their ways. SEWRPC is an unelected body that has no authority for its decisions which is why those decisions must be submitted to the DNR.

It is the intention of this letter to point out that any health problem due to human waste will not be solved by transporting that waste to points where we may be contaminating both our water and our food supply.

The answer is simple:

1. Increase the house lot size requirements in our city so that we may use our private septic and water systems without contaminating the systems of others.
2. Avoid rezoning to allow any more multiple family housing which would increase the density of population in our city and cause the problems of Milwaukee in our city.
3. Stop listening to the "Metro Government" planners desiring to control our lives without our permission.
4. Recognize that Land Use and Zoning laws are designed to put the control of the use of private property in the hands of tax consuming bureaucrats who believe that they know better how to use our taxable assets than we do.

I am asking you as an elected official to respect the desires of the people in the respective wards of this city. I am asking you to put those who would like to interfere with our community on notice that New Berlin is not "Little Milwaukee". We do not elect our leaders to delegate their responsibilities to unelected bureaucrats from Madison or Waukesha. The Lord knows we do not need to repeat the errors of the City of Milwaukee here in New Berlin.



George Reed  
16825 W. Shadow Dr.  
New Berlin, WI 53151