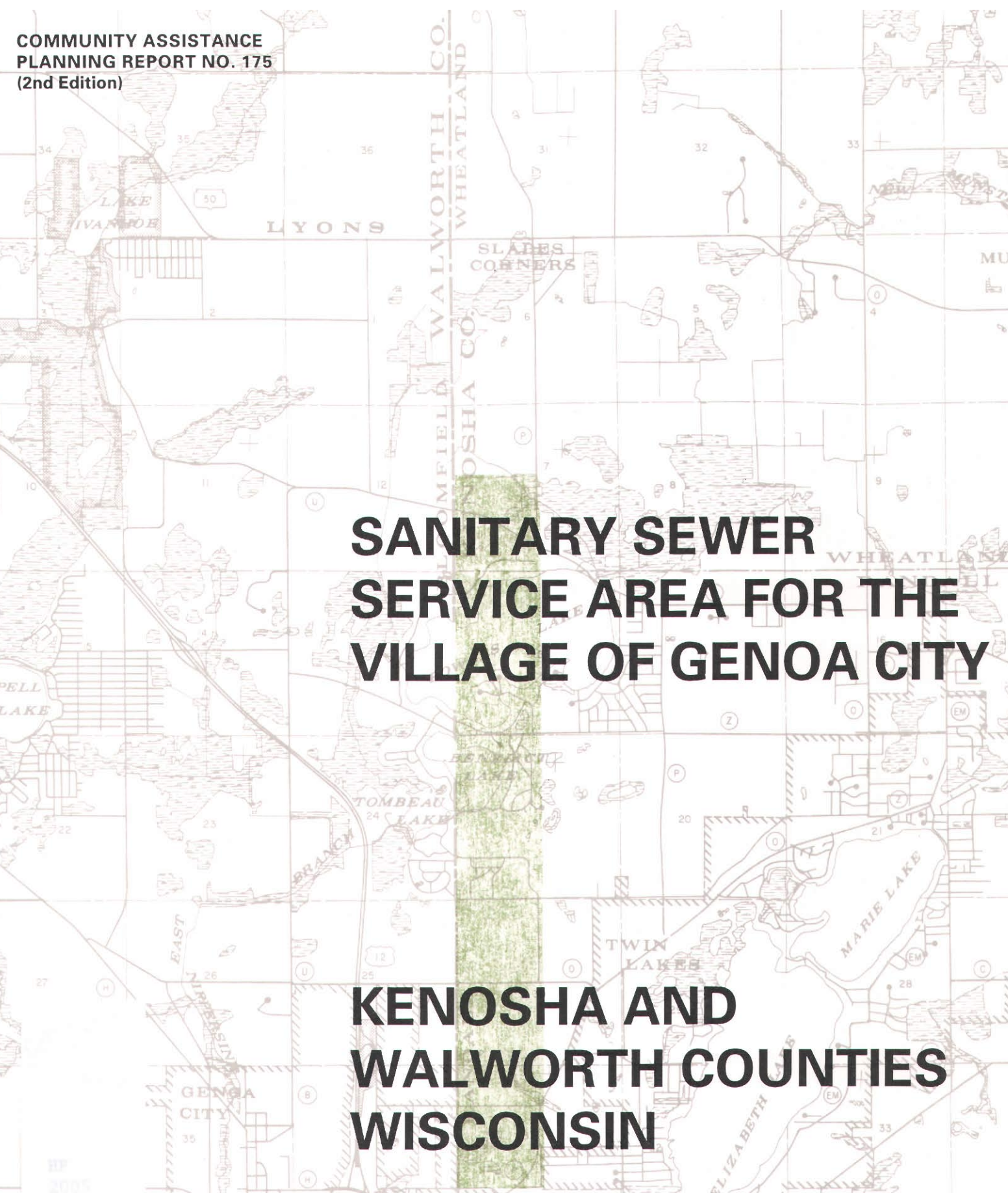
COMMUNITY ASSISTANCE
PLANNING REPORT NO. 175
(2nd Edition)



SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GENOA CITY

KENOSHA AND WALWORTH COUNTIES WISCONSIN

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Special acknowledgement is due SEWRPC Planner Joel E. Dietl for his contribution to this report.

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NUMBER 175 (2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GENOA CITY

KENOSHA AND WALWORTH COUNTIES, WISCONSIN

Prepared by the

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June 6, 1996

TO: The Village Board of the Village of Genoa City, the Town Board of the Town of Bloomfield, and the County Boards of Kenosha and Walworth Counties

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 Village of Genoa City, on December 14, 1988, requested that the Regional Planning Commission assist the Village in refining and detailing the recommended sanitary sewer service area tributary to the Village of Genoa City sewage treatment plant. The Genoa City sanitary sewer service area report, as documented in SEWRPC Community Assistance Planning Report No. 175, Sanitary Sewer Service Area for the Village of Genoa City, Kenosha and Walworth Counties, Wisconsin, dated February 1989, the first edition of this report, was adopted by the Village Board of the Village of Genoa City on February 23, 1989; by the Regional Planning Commission on March 6, 1989; and was endorsed by the Wisconsin Department of Natural Resources on August 14, 1989.

By letter dated March 10, 1995, the Village of Genoa City requested the Regional Planning Commission to revise and update the currently adopted sanitary sewer service area attendant to the Village's sewage treatment facility as identified in SEWRPC Community Assistance Planning Report No. 175. This report documents the results of the update and amendment process.

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

A public hearing was held on April 25, 1996, to discuss the preliminary findings and recommendations of the sewer service area refinement process and to receive the comments and suggestions of the local elected officials concerned and of interested citizens. The recommendations contained in this report reflect the pertinent comments and suggestions made at the hearing.

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

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

Respectfully submitted,

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."[1]

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

The plan was formally certified over the period from 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

The adopted regional water quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage treatment facility (see Map 1). There were in the plan, as initially adopted, a total of 85 such identified sanitary sewer service areas. The initially recommended sanitary sewer service areas were based upon the urban land use configuration identified in the Commission-adopted regional land use plan for the year 2000.[2] As such, the delineation of the areas was necessarily general, and may not have reflected detailed local planning considerations.

Section NR 110.08(4) and Section 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

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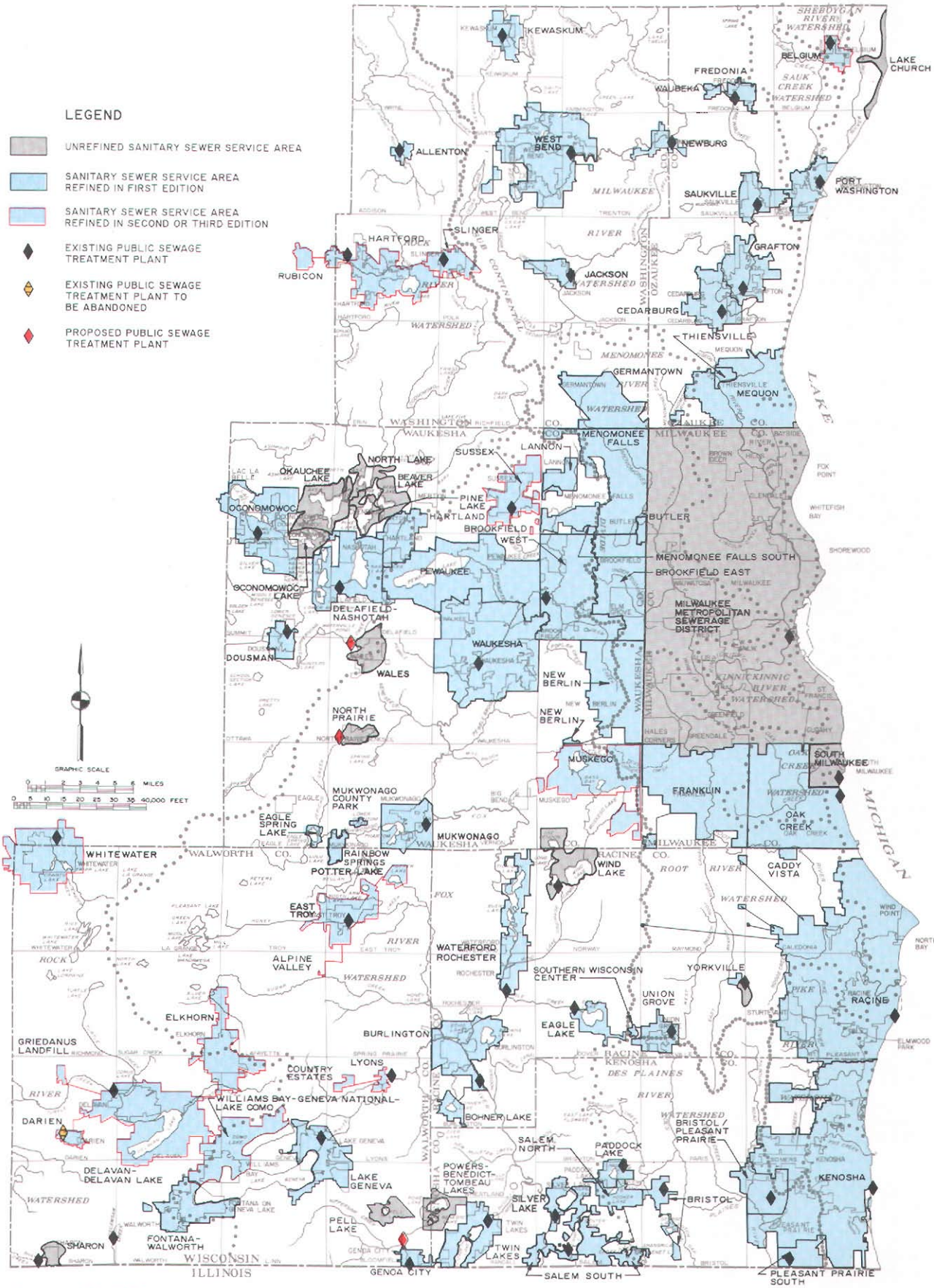
[1] *The adopted areawide water quality management plan is documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, Volume One, Inventory Findings, September 1978; Volume Two, Alternative Plans, February 1979; and Volume Three, Recommended Plan, June 1979.*

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

Map 1

RECOMMENDED SANITARY SEWER SERVICE AREAS IN THE REGION: 2010



Source: SEWRPC.

properly to reflect local, as well as areawide, planning concerns in the execution of this review responsibility, the Regional Planning Commission, in adopting the areawide water quality management plan, recommended that steps be taken to refine and detail each of the 85 sanitary sewer service areas delineated in the plan in cooperation with the local units of government concerned. The refinement and detailing process consists of the following seven steps:

1. The preparation of a base map at an appropriate scale for each sanitary sewer service area identified in the areawide water quality management plan.

2. The delineation on that base map of a sanitary sewer service area consistent with the objectives set forth in the adopted regional water quality management plan.[3]

3. The conduct of intergovernmental meetings involving the local or areawide unit or units of government 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 of 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 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. The 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 GENOA CITY SANITARY SEWER SERVICE AREA REFINEMENT PROCESS

The process of refining and detailing the sanitary sewer service areas in Southeastern Wisconsin was initiated after the Regional Planning Commission's adoption of the regional water quality management plan in July 1979. By letter dated December 14, 1988, the Village of Genoa City requested that the Regional Planning Commission undertake the refinement and detailing of the proposed year 2000 sanitary sewer service area tributary to the Village's sewage treatment facility. After an intergovernmental meeting regarding this refinement, a public hearing was held on this matter on February 23, 1989. The Village of Genoa City sanitary sewer service area plan, as documented in SEWRPC Community Assistance Planning Report No. 175, Sanitary Sewer Service Area for the Village of Genoa City, Kenosha and Walworth Counties, Wisconsin, dated February 1989, the first edition of

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[3]*The sanitary sewer service area for the Village of Genoa City, as initially identified in the water quality management plan, has subsequently been amended as set forth in SEWRPC Community Assistance Planning Report No. 175, Sanitary Sewer Service Area for the Village of Genoa City, Kenosha and Walworth Counties, Wisconsin, dated February 1989.*

this report, was adopted by the Village Board of the Village of Genoa City on February 23, 1989, by the Regional Planning Commission on March 6, 1989, and endorsed by the Wisconsin Department of Natural Resources on August 14, 1989.

Like other long-range plans, sanitary sewer service area plans should be reviewed periodically to assure that they continue to reflect properly regional and local urban development objectives of the communities involved, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service. By letter dated March 10, 1995, the Village of Genoa City requested that the Regional Planning Commission refine further the currently adopted sanitary sewer service area tributary to the Village's sewage treatment facility.

Copies of the draft of the report setting forth a preliminarily revised sanitary sewer service area were provided to the Town of Randall in Kenosha County and the Town of Bloomfield and the Village of Genoa City in Walworth County, Kenosha and Walworth Counties, and the Wisconsin Department of Natural Resources for review and comment prior to the public hearing held on the plan proposal. A public hearing was held on April 25, 1996. The public reaction to the proposed sanitary sewer service area, as documented in the minutes contained in Appendix A, is summarized later in this report. The final, agreed-upon, revised sanitary sewer service area attendant to the Village of Genoa City sewage treatment facility is described in Chapter III of this report. The delineation of this area reflects the pertinent comments made at the public hearing held on this matter.

Chapter II

STUDY AREA DESCRIPTION

LOCATION

The study area considered for determining the revised Genoa City sanitary sewer service area is shown on Map 2. The area consists of all the lands encompassed within the corporate limits of the Village of Genoa City, together with portions of the Village of Twin Lakes and the Town of Randall in Kenosha County and the Town of Bloomfield in Walworth County. As indicated in Table 1, the total study area is about 8.1 square miles in extent, of which 4.1 square miles, or about 50 percent, lie within the Town of Bloomfield; 2.0 square miles, or about 25 percent, lie within the Village of Genoa City; 1.6 square miles, or about 20 percent, lie within the Town of Randall; and 0.4 square mile, or about 5 percent, lies within the Village of Twin Lakes. These areas are based on 1995 civil division boundaries.

POPULATION

The estimated resident population of the study area in 1990 was about 1,977 persons (see Table 1). Of this total, 1,277 persons, or about 65 percent, resided in the Village of Genoa City; about 350 persons, or about 18 percent, resided in the Village of Twin Lakes; about 300 persons, or about 15 percent, resided in the Town of Bloomfield; and about 50 persons, or about 2 percent, resided in the Town of Randall. Of these totals, 1,277 persons, the entire population of the Village of Genoa City, was served by sanitary sewers extended from the Village of Genoa City's sewage treatment facility. Furthermore, approximately 300 persons residing within the Village of Twin Lakes received sewer service from the Village of Twin Lakes sewage treatment facility. The remaining 400 persons in the study area were served by onsite soil-absorption sewage disposal systems or by onsite sewage holding tanks.

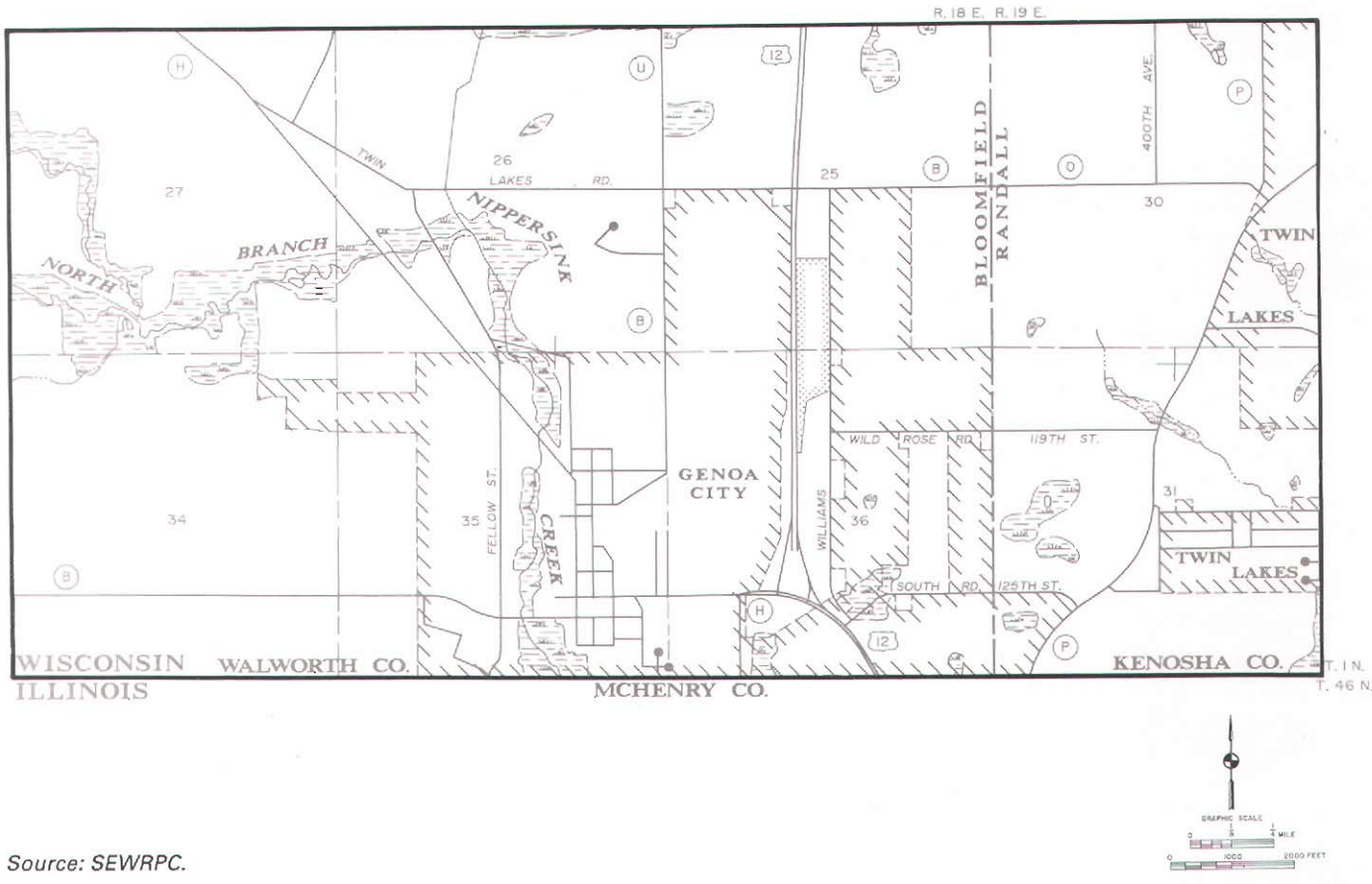
It should be noted that this report is directed toward revising the refined sewer service area for the Village of Genoa City as set forth in SEWRPC Community Assistance Planning Report No. 175, first edition. Certain other lands within the study area, specifically lands within the Village of Twin Lakes and the Town of Randall, have been the subject of a previous refinement study as set forth in SEWRPC Community Assistance Planning Report No. 149, Sanitary Sewer Service Area for the Village of Twin Lakes, Kenosha County, Wisconsin, May 1987, and, therefore, are not dealt with in this report.

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

Recognizing the increasing uncertainty inherent in estimating future population levels under the rapidly changing socio-economic conditions existing in the United States, the Regional Planning Commission began to incorporate the alternative futures approach into its planning program in the late 1970s, the first known attempt to apply this approach to areawide and local planning in the United States. In the exploration of alternative futures for the Southeastern Wisconsin Region, an attempt was made first to identify all those external factors which may be expected to directly or indirectly affect development conditions in the Region, together with the likely range of prospects

Map 2

STUDY AREA IDENTIFIED FOR PURPOSES OF REVISING THE GENOA CITY SANITARY SEWER SERVICE AREA



Source: SEWRPC.

Table 1

STUDY AREA INFORMATION BY CIVIL DIVISION

Civil Division	Area		1990 Population		Population Served by Public Sanitary Sewer	
	Square Miles	Percent of Total	Number	Percent of Total	Number	Percent of Total
Village of Genoa City	2.0	24.7	1,277	64.6	1,277	81.0
Village of Twin Lakes	0.4	4.9	350[a]	17.7	300	19.0
Town of Bloomfield	4.1	50.6	300[a]	15.2	--	--
Town of Randall	1.6	19.8	50[a]	2.5	--	--
Study Area	8.1	100.0	1,977[b]	100.0	1,577[b]	100.0

[a] *Estimated.*

[b] *Does not include a seasonal population of about 100 persons.*

Source: U. S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

for these factors. Thus, the preparation of the Commission's new year 2010 regional land use plan incorporated a consideration of three alternative scenarios for regional growth and change, involving different assumptions regarding three major external factors, the cost and availability of energy, population lifestyles, and economic conditions. Two of these scenarios, the high-growth and low-growth scenarios, are intended to represent the upper and lower extremes of possible future regional growth and change, while the third is intended to represent an intermediate future between the two extremes. A set of population and employment projections was then developed for each of the three scenarios.

The Commission's year 2010 land use plan also considered alternative development patterns for accommodating the incremental population and employment levels envisioned under the aforedescribed growth scenarios. Two development patterns were considered in the preparation of the alternative land use plans: a centralized development pattern, which, like the first- and second-generation adopted regional land use plans, accommodated increases in population and economic activity by promoting a more compact regional settlement pattern, moderating to the extent practicable the current trend toward diffusion of population, employment, and attendant urban development; and a decentralized development pattern, which accommodated the continued diffusion of population and employment levels, but in a manner consistent with the protection of the natural resource base of the Region.

Under the alternative futures approach utilized by the Commission for its work, the resident population level within the Genoa City study area could, by the design year 2010, range from about 2,900 persons under the intermediate-growth centralized land use plan, the Commission's adopted land use plan, to a high of about 4,100 persons under the high-growth, decentralized future scenario.[1]

ENVIRONMENTALLY SIGNIFICANT LANDS

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

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

One of the first steps in revising the Genoa City sanitary sewer service area was to map in detail the environmentally significant lands in the study area. Accordingly, Commission inventories were reviewed and updated, as necessary, with respect to the following elements of the natural resource base: lakes, streams, and associated shorelands and floodlands; wetlands; woodlands; wildlife habitat areas; areas of rugged terrain and high-relief topography; wet, poorly drained, and organic soils; and remnant prairies. In addition, inventories were reviewed and updated as necessary with respect to such natural resource-related features as existing parks, potential park sites, sites of historic and

[1] *Does not include a seasonal population of about 100 persons.*

archaeological value, areas offering scenic vistas or viewpoints, and areas of scientific value.

Each of these natural resource and resource-related elements was mapped on one inch equals 400 feet scale, ratioed and rectified aerial photographs. A point system for value rating the various elements of the resource base was established (see Table 2). The primary environmental corridors were delineated using this rating system. To qualify for inclusion in a primary environmental corridor, an area must exhibit a point value of 10 or more. In addition, a primary environmental corridor must be at least 400 acres in size, be at least two miles long, and have a minimum width of 200 feet. This environmental corridor refinement process is more fully described in SEWRPC Technical Record, Vol. 4, No. 2, in an article entitled, "Refining the Delineation of Environmental Corridors in Southeastern Wisconsin." The primary environmental corridors as delineated in the Genoa City study area are shown on Map 3.

In addition, Map 3 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 and have a minimum area of 100 acres and a minimum length of one mile.

Also identified on Map 3 are isolated natural resource areas. Isolated natural resource areas generally consist of those natural resource base elements that have "inherent natural" value, such as wetlands, woodlands, wildlife habitat areas, and surface water areas, but that are separated physically from the primary and secondary environmental corridors by intensive urban or agricultural land uses. Since isolated natural resource areas may provide the only available wildlife habitat in an area, provide good locations for local parks and nature study areas and lend aesthetic character and natural diversity to an area, they should also be protected and preserved in a natural state to the extent practicable. An isolated natural resource area must be at least five acres in size.

Lands encompassed within the primary environmental corridors of the Genoa City study area in 1990 totaled 0.8 square mile, or about 10 percent of the total study area. Lands encompassed within the secondary environmental corridors totaled less than 0.1 square mile, or less than one percent of the study area. Lands encompassed within isolated natural resource areas totaled about 0.2 square mile, or about 3 percent of the study area. Thus, all environmentally significant lands in the Genoa City study area comprise about 1.1 square miles, or 13 percent of the study area.

While the adopted regional water quality management plan places great emphasis upon the protection of the lands identified as primary

Table 2

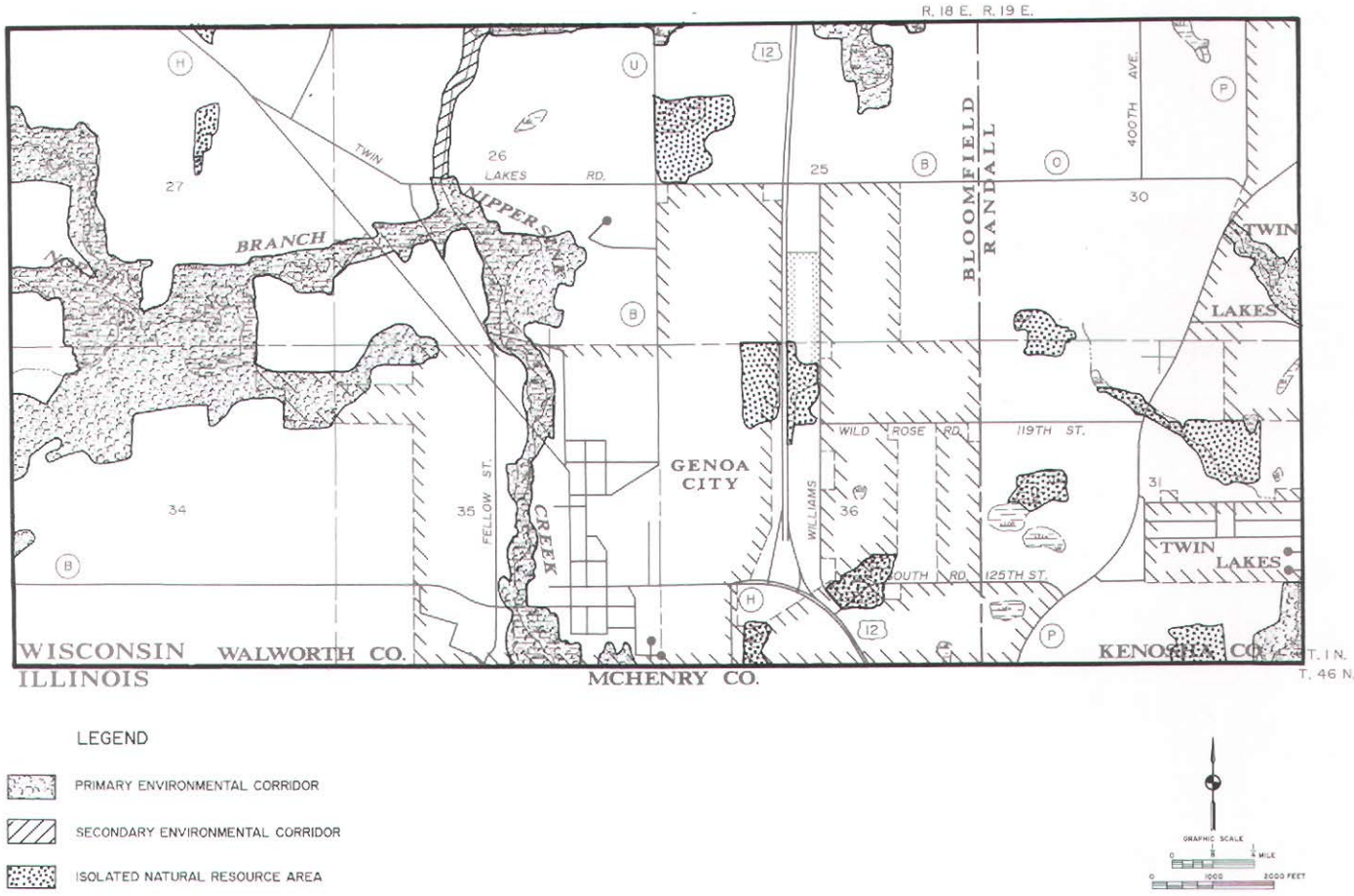
VALUES ASSIGNED TO NATURAL RESOURCE BASE AND RESOURCE BASE-RELATED ELEMENTS IN THE PROCESS OF DELINEATING PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS

Resource Base or Related Element	Point Value
Natural Resource Base	
Lake	
Major (50 acres or more)	20
Minor (5 to 49 acres)	20
River or Stream (perennial)	10
Shoreland	
Lake or Perennial 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 to 19 Percent	5
Prairie	10
Natural Resource Base-Related	
Existing Park or Open Space Site	
Rural Open Space Site	5
Other Park and Open Space Site	2
Potential Park Site	
High-Value	3
Medium-Value	2
Low-Value	1
Historic Site	
Structure	1
Other Cultural	1
Archaeological	2
Scenic Viewpoint	5
Scientific Area	
State Scientific Area	15
State Significance	15
County Significance	10
Local Significance	5

Source: SEWRPC.

Map 3

ENVIRONMENTALLY SIGNIFICANT LANDS IN THE GENOA CITY STUDY AREA



Source: SEWRPC.

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

In addition, the adopted regional water quality management plan recognizes that certain secondary environmental corridors and isolated natural resource areas may, at the discretion of local units of government, be converted to urban uses over the plan design period. Current Federal, State, and local regulations may, however, effectively preclude development of such areas. Of particular importance in this regard are natural resource protection regulations dealing with wetlands, floodplains, shorelands, stormwater runoff, and erosion control. Therefore, it is important that the developer or local unit of government concerned, determine if it is necessary to obtain any applicable Federal, State, or local permits prior to any proposed disturbance of wetlands, floodplains, or other regulated lands.

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Chapter III

PROPOSED SANITARY SEWER SERVICE AREA

SIGNIFICANCE OF SANITARY SEWER SERVICE AREA DELINEATION

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

CURRENTLY APPROVED GENOA CITY SANITARY SEWER SERVICE AREA

The design year 2000 Genoa City sanitary sewer service area tributary to the Village of Genoa City sewage treatment facility, as set forth in the currently adopted sanitary sewer service area plan documented in the first edition of this report, is shown on Map 4. This service area totals about 1.6 square miles, or about 20 percent of the total study area of 8.1 square miles, and encompassed about 0.1 square mile of primary environmental corridor lands, and about 0.1 square mile of isolated natural resource area lands. There were no secondary environmental corridor lands identified within this area. Thus, a total of 0.2 square mile, or about 13 percent of the currently adopted Genoa City sewer service area, is within identified environmentally sensitive lands consisting of primary environmental corridors and isolated natural resource areas.

The Genoa City sanitary sewer service area had, in 1990, a resident population of about 1,400 persons.[1] As previously noted, in 1990, 1,277 persons, or about 91 percent of the 1,400 persons within the currently approved sewer service area, were provided sanitary sewer service by the Village of Genoa City sewage treatment plant.

The currently adopted Genoa City sanitary sewer service area plan would accommodate a design year 2000 resident population level of about 1,800 persons at an average overall density of about 2.3 dwelling units per net residential acre.

PRELIMINARILY REVISED GENOA CITY SANITARY SEWER SERVICE AREA

A comprehensive review of the Genoa City sanitary sewer service area was last undertaken during the preparation of SEWRPC Community Assistance Planning Report No. 175 in February 1989. The purpose of this refinement effort is to review once again, comprehensively, the sewer service needs of lands envisioned to be tributary to the Village's sewage treatment facility and to adjust and extend, as necessary, the sewer service area boundaries to accommodate the design year 2010 population levels envisioned for this service area.

Factors taken into account in the delineation of the revised Genoa City sanitary sewer service area included the currently adopted sanitary sewer service area plan as shown on Map 4; the design year 2010 regional land use plan adopted by the Regional Planning Commission on September 23, 1992, as documented in SEWRPC Planning Report No. 40, A Regional Land Use Plan for Southeastern Wisconsin: 2010, January 1992; and the sugges-

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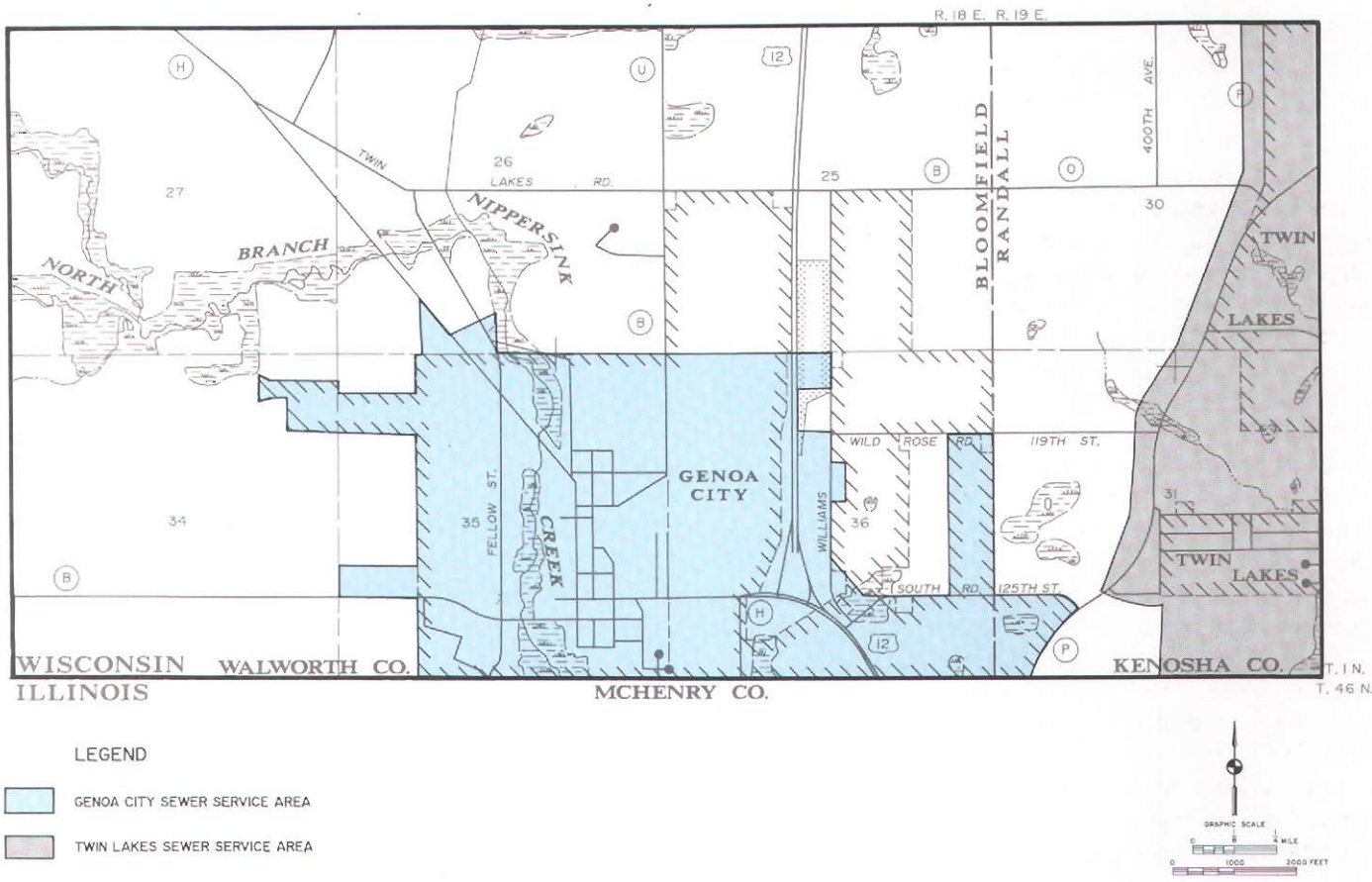
[1]*Does not include a seasonal population of about 100 persons.*

Map 4

GENOA CITY SANITARY SEWER SERVICE AREA AS DEFINED IN SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 175 (FIRST EDITION)



Source: SEWRPC.

tions made by representatives of the Village of Genoa City.

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

As previously noted, the Commission, as part of its regional planning program, including the delineation of sanitary sewer service areas and the subsequent refinements thereof, utilizes an "alternative futures" concept to deal with the uncertainties regarding factors affecting future growth and development within the Region. The sewer service area refinement effort for the Genoa City area thus incorporates a range of resident population levels, with the most reasonable lower end of the population range based upon the Commission's intermediate-growth centralized land use plan, and the most reasonable upper end of the population range based upon the Commission's high-growth decentralized future scenario.

Local sanitary sewer service area and sewerage facility planning work should also consider a range

of possible future population levels in the evaluation of alternative facility plans in order to identify alternatives which perform well under a reasonable range of possible future conditions. Construction of certain facilities and mechanical and electrical components as pumps, compressors, and chemical-feed equipment of sewage treatment facilities, are typically based upon relatively short-term population and loading forecasts. These facilities are often replaced or rebuilt at intervals of 10 to 15 years and are amenable to expansion in a staged manner. Accordingly, capital investment in such facilities are often limited to those relatively certain to be needed over a 15 to 20-year design period. The use of the intermediate-growth population forecast, thus, may be most appropriate for use in the design of such facilities.

Consideration of a high-growth population forecast, however, may be appropriate in delineating a service area and in the design of certain components of the sewerage system that have a longer life, including gravity-flow conveyance facilities and such treatment plant components as hydraulic conduits and tanks. With respect to the size of the service area, the high-growth population forecast may be the most logical to use since the Commission forecasting methodology analyses indicate that such a level is indeed potentially achievable within the Southeastern Wisconsin Region. A sanitary sewer service area size based upon that level may also be desirable in order to provide flexibility to communities in determining the spatial distribution of anticipated new urban development and to facilitate the operation of the urban land market. With respect to the design of certain components of the sewerage system, the use of the high-growth population forecast may also be desirable where the physical life of the facilities is substantially greater than 20 years. Thus, facility construction based upon the high-growth forecast and loading levels may be warranted where the physical life of the facilities extends beyond the 20-year planning period.

Under the foregoing conditions, the resident population levels of the area anticipated to be tributary to the Village of Genoa City sewage treatment facility would, by the plan design year 2010, range from about 1,900 persons under the Commission's recommended land use plan, to about 3,000 persons under the Commission's high-growth decentralized future scenario.[2]

The preliminarily revised year 2010 Genoa City sanitary sewer service area anticipated to be tributary to the Village of Genoa City's sewage treatment facility, together with existing trunk sewers, as submitted to public hearing, is shown on Map 5. The gross revised Genoa City sanitary sewer service area encompasses about 2.3 square miles, or about 28 percent of the total study area of 8.1 square miles. This gross sewer service area includes about 0.1 square mile of primary environmental corridors and about 0.1 square mile of isolated natural resource areas. There are no secondary environmental corridors located within the revised sanitary sewer service area. Therefore, a total of about 0.2 square mile, or about 9 percent of the sewer service area, would be encompassed in environmentally sensitive areas, consisting of primary environmental corridor and isolated natural resource area lands.

The preliminarily revised Genoa City sanitary sewer service area tributary to the Village of Genoa City sewage treatment facility, as previously noted, would accommodate a design year 2010 resident population of about 3,000 persons, and a seasonal population of about 200 persons. The incremental population and housing unit levels envisioned in the Genoa City sewer service area would be accommodated at a density of about 3.0 dwelling units per net residential acre. This density lies within the recommended density range for the Village of Genoa City area of the Region as identified in the Commission-adopted regional land use plan for the year 2010.[3]

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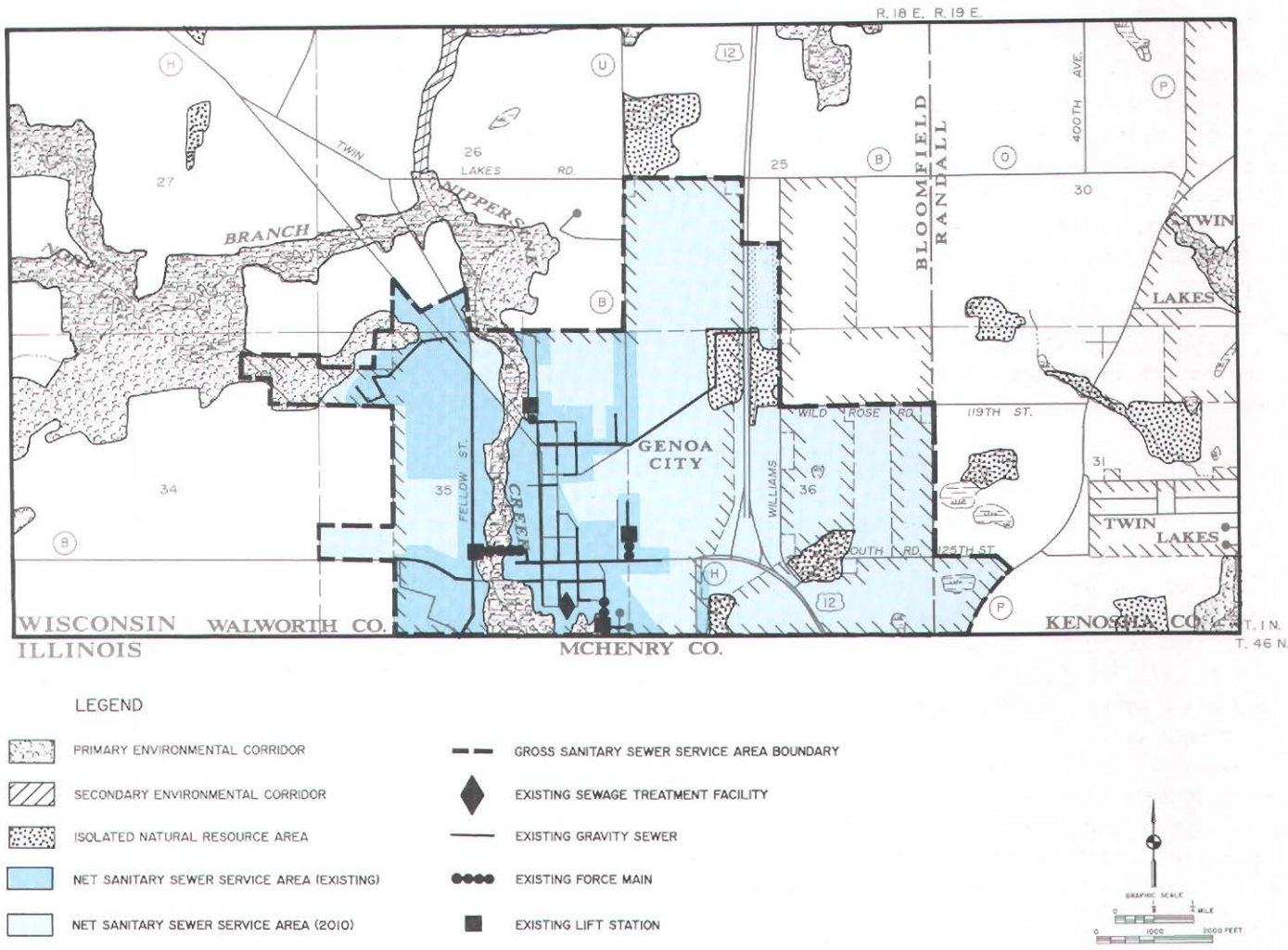
[2] *Does not include an estimated seasonal population of about 100 persons, and 200 persons, respectively.*

[3] *Net incremental residential density in the revised Genoa City sewer service area is determined by dividing the total number of incremental dwelling units anticipated in the sewer service area in the design year by the net incremental residential land area anticipated within that area. The total number of incremental dwelling units anticipated in the Genoa City sewer service area in the design year, 719 units, divided by the incremental net residential land within the sewer service area, 236 acres, results in an incremental net residential density of 3.0 dwelling units per acre.*

Map 5

PRE-PUBLIC HEARING REVISED GENOA CITY SANITARY SEWER SERVICE AREA



Source: SEWRPC.

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the revised sanitary sewer service area plan herein set forth, it is envisioned that all urban lands within the planned urban service area would receive sanitary sewer service. It is also envisioned that all lands identified as primary environmental corridor would not be developed for intensive urban use. It is recognized, however, that certain land uses requiring sanitary sewer service could be properly located in the primary environmental corridors, including park and outdoor recreation facilities, certain institutional uses, and, in some cases, extremely low-density residential development at a density not to exceed one housing unit per five acres of upland corridor land, compatible with the preservation of the corridors in essentially natural, open uses. These plans also recognize that certain secondary environmental corridors and isolated natural resource areas may, at the discretion of the local unit of government, be converted to urban uses over the plan design period. Current Federal, State, and local regulations may, however, effectively preclude development of such areas. Of particular importance in this regard are natural resource protection regulations dealing with wetlands, floodplains, shorelands, stormwater runoff, and erosion control. Therefore, it is important that the developer or local unit of government

concerned determine if it is necessary to obtain any applicable Federal, State, or local permits before any proposed disturbance of wetlands, floodplains, or other regulated lands.[4]

In addition, the provision of public sanitary sewer service to those lands within the revised sanitary sewer service area which are currently developed and served by onsite sewage disposal systems, may be expected to reduce the pollutant loadings from the existing onsite sewage disposal systems to both surface and ground waters.

Accordingly, assuming that any applicable Federal, State, and local permits are obtained and that proper site development and construction practices are employed, there should be no significant adverse water quality impacts attributable to the development of the planned sanitary sewer service area.

COST-EFFECTIVENESS ANALYSIS OF SEWAGE CONVEYANCE AND TREATMENT ALTERNATIVES

The planned sewer service area set forth in this report for the Village of Genoa City is about 0.7 square miles larger than the currently approved sewer service area, as set forth in SEWRPC Community Assistance Planning Report No. 175, first edition. All the planned sewer service area lies adjacent to the current sewer service area of the Village. The nearest other public sanitary sewer system to the planned Village of Genoa City sewer service area, the Village of Twin Lakes system, is located approximately one mile to the east. Clearly, the most cost-effective means of providing public sewer service to the entire service area is through the Village of Genoa City's sewerage system.

SEWAGE TREATMENT PLANT CAPACITY IMPACT ANALYSIS

The existing Village of Genoa City sewage treatment plant has a design hydraulic loading capacity of 0.22 million gallons per day (mgd) on an average annual flow basis. The average annual flow rate in 1990 was about 0.10 mgd. The increase in sewered population from about 1,280 permanent residents and about 100 seasonal residents in 1990, to about 3,000 permanent residents and about 200 seasonal residents by the design year 2010, envisioned in the revised sewer service area plan, is estimated to result in a flow rate of about 0.25 mgd on an average annual basis.

In addition to increased domestic sewage loadings, the Village of Genoa City sewage treatment plant would, under the revised sewer service area plan set forth herein, also receive significantly greater industrial and commercial wastewater loadings. Specifically, the plan envisions an increase of about 314 acres in land devoted to industrial and commercial uses, with such uses generating additional sewage flows ranging from about 0.20 to 0.40 mgd on an average annual basis upon full development. The potential total future loading to the Village of Genoa City sewage treatment plant, assuming complete development of all lands envisioned for residential, industrial and commercial uses within the planned sanitary sewer service area as set forth herein, would thus range from 0.45 to 0.65 mgd on an average annual flow basis.

Consequently, full development of the revised Genoa City sanitary sewer service area will require that the sewage treatment plant capacity be increased from about 100 to 200 percent over the current capacity. Facility planning will be needed therefore, to determine the best means, and the cost of providing, that additional capacity. Such facility planning will have to consider, as an alternative, joint treatment with the Pell Lake Sanitary District if the sewage treatment facilities for that District are constructed, or are anticipated to be constructed, within the near future. The timing of this facility planning effort will be largely dependent upon the timing and type of commercial and industrial development which occurs within the planned Genoa City sanitary sewer service area, but probably will have to be initiated by the year 1998.

PUBLIC REACTION TO THE REVISED SANITARY SEWER SERVICE AREA

A public hearing was held on April 25, 1996, for the purpose of receiving comments on the proposed

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

new Genoa City sanitary sewer service area plan as shown on Map 5. This hearing was sponsored jointly by the Village of Genoa City and the Regional Planning Commission. Summary minutes of the public hearing are presented in Appendix A.

A summary of the findings and recommendations of the revised Genoa City sanitary sewer service area plan was presented prior to receiving public comment. Topics specifically addressed in the summary presentation included the rationale for revising the Genoa City sewer service area; the importance of the delineation of the outer boundaries of the sewer service area; the importance of the delineation of the environmentally sensitive lands within the service area, and the significance of these lands insofar as the future extension of sewer service is concerned. In addition, the probable impact of planned development within the revised sanitary sewer service area on the capacity of the Village of Genoa City sewage treatment plant was also summarized. Comments on the revised plan were then solicited.

Review of the hearing record indicates that one substantive issue was raised regarding the delineation of the external boundary of the preliminarily revised Genoa City sanitary sewer service area. Specifically, a representative of a local landowner requested the addition of lands to the proposed new sewer service area to accommodate planned urban development. It was indicated that land located east of Williams Road, north of Wild Rose Road, and south of Twin Lakes Road in U. S. Public Land Survey Sections 25 and 36, Township 1 North, Range 18 East, Village of Genoa City, Walworth County, was envisioned by the owners to be developed for industrial or commercial uses and should therefore be added to the Genoa City sanitary sewer service area so as to facilitate the eventual provision of centralized public sanitary sewer service to this area. In considering this request, the representative of the Regional Planning Commission attending the public hearing noted that the proposed new Genoa City sewer service area as presented at the hearing encompassed sufficient vacant, developable land to accommodate the anticipated increases in residential, commercial, and industrial uses within the Village to the plan design year; simply increas ing the size of the proposed sewer service area was unwarranted at this time. The Village Board of the Village of Genoa City accordingly determined that approximately 100 acres of land located east of Williams Road and north of Wild Rose Road in the Southeast one-quarter of U. S. Public Land Survey Section 25, and the Northeast one-quarter of U. S. Public Land Survey Section 36, Township 1 North, Range 18 East, Walworth County, be included in the proposed new sewer service area and that approximately 100 acres of land located in the southeastern-most portion of the currently approved sewer service area north of, and south of, South Road in the Northeast and Southeast one-quarters of U. S. Public Land Survey Section 36, Township 1 North, Range 18 East, Walworth County, and in the Southwest one-quarter of U. S. Public Land Survey Section 31, Township 1 North, Range 19 East, Kenosha County, be excluded from that sewer service area, as shown on Map 6. It was noted by the Village of Genoa City that development of the lands to be added to the sanitary sewer service area are envisioned to require centralized public sanitary sewer service prior to those lands herein requested to be removed from the currently approved sewer service area.

Subsequently, on May 9, 1996, the Village Board of the Village of Genoa City acted to approve a new sanitary sewer service area plan for the Village as shown on Map 7.

Detailed delineations of the revised Genoa City sanitary sewer service area, and of the environmentally significant lands within this area, are shown on a series of aerial photographs reproduced as Map 8, beginning on page 20 and continuing through page 22 of this report.

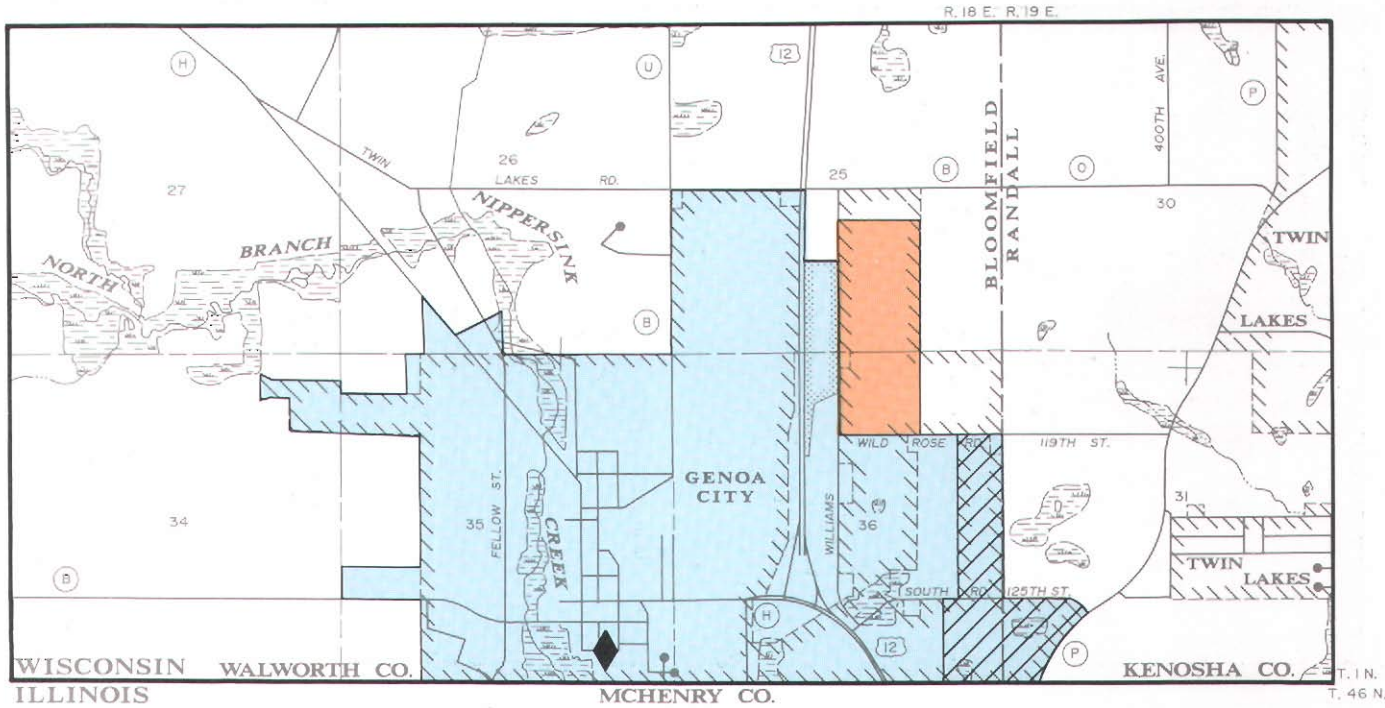
IMPLEMENTING RECOMMENDATIONS

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

1. Formal adoption or endorsement of SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, and this SEWRPC Community Assistance Planning Report by the Village Board of the Village of Genoa City as the operator of the sewage treatment facility, by the Town Board of the Town of Bloomfield as having lands affected by the planned sanitary sewer service area, and by the Walworth County Park and Planning Commission as the county planning agency having joint responsibility with the Town of Bloomfield in

Map 6

PROPOSED REVISIONS TO THE PRELIMINARILY REVISED GENOA CITY SANITARY SEWER SERVICE AREA AS PRESENTED AT THE PUBLIC HEARING



LEGEND

- EXISTING PUBLIC SEWAGE TREATMENT FACILITY
- PRELIMINARILY REVISED GENOA CITY SANITARY SEWER SERVICE AREA AS PRESENTED AT THE PUBLIC HEARING
- LANDS PROPOSED TO BE ADDED TO THE PRELIMINARILY REVISED GENOA CITY SANITARY SEWER SERVICE AREA
- LANDS PROPOSED TO BE REMOVED FROM THE PRELIMINARILY REVISED GENOA CITY SANITARY SEWER SERVICE AREA

GRAPHIC SCALE
0 1/2 1 MILE
0 1000 2000 FEET

Source: SEWRPC.

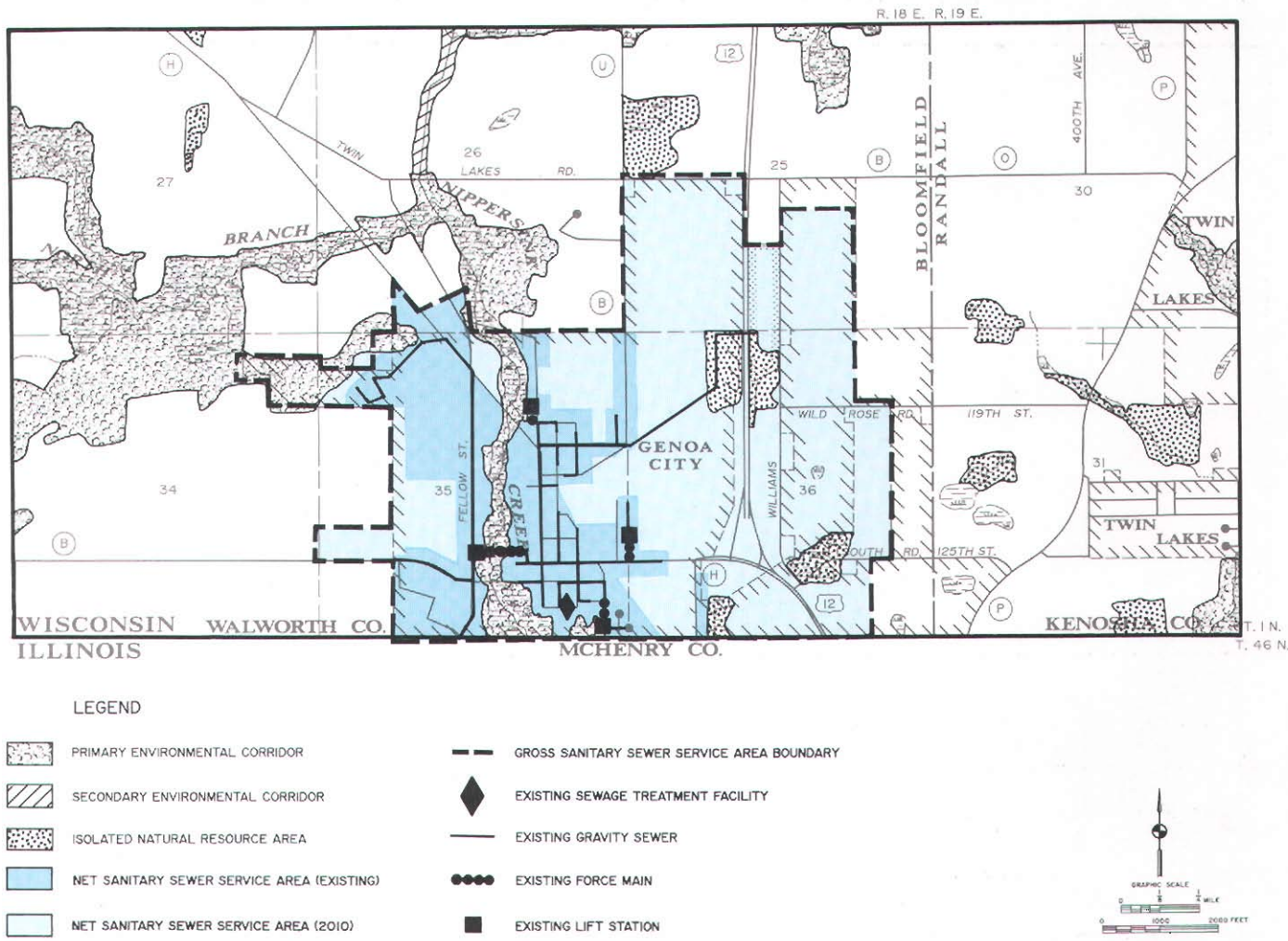
planning and zoning and otherwise regulating the development of lands in the study area outside of the incorporated area.

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

3. Review by all of the local units of government concerned of their zoning, land subdivision control, and related ordinances to ensure that the policies expressed in such ordinances reflect the urban development recommendations inherent in the final delineated Genoa City sanitary sewer service area as shown on Maps 7 and 8. In particular, steps should be taken to ensure that those lands identified as being environmentally significant in this report are properly zoned to reflect a policy of retaining such lands, insofar as possible, in essentially natural, open uses.

Map 7

POST-PUBLIC HEARING REVISED GENOA CITY SANITARY SEWER SERVICE AREA



Source: SEWRPC.

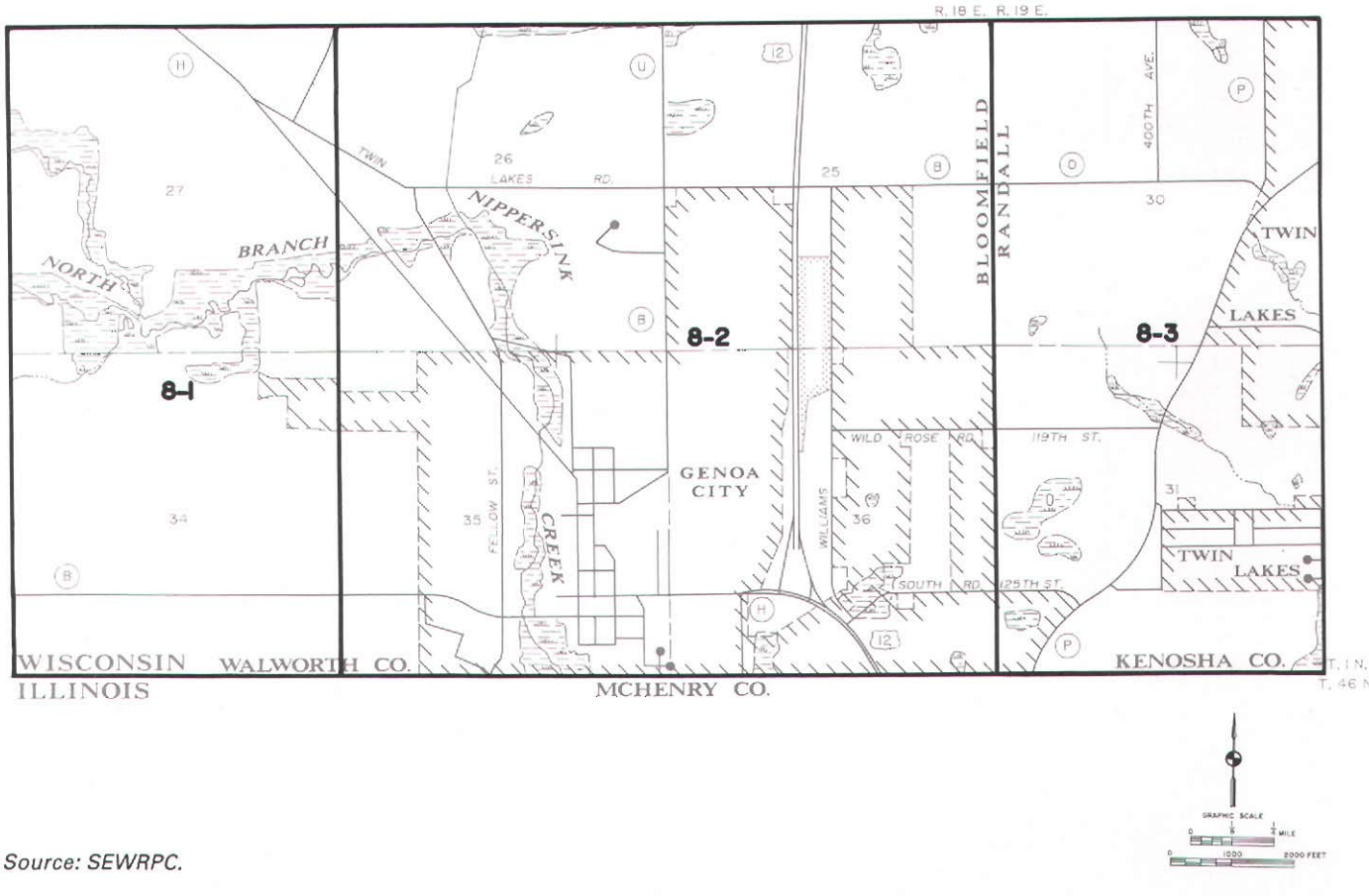
4. Review by the Village of Genoa City and Walworth County of utility extension policies to ensure that such policies are consistent with the urban land development recommendations inherent in the delineation of the planned sanitary sewer service area.

SUBSEQUENT REFINEMENTS TO THE GENOA CITY SEWER SERVICE AREA

This report presents the revised sewer service area tributary to the Village of Genoa City sewage treatment facility. The revised sewer service area was delineated cooperatively by the units and agencies of government concerned, and was subjected to review at a public hearing. It is envisioned that the delineated sewer service area will accommodate all new urban development anticipated in the Village of Genoa City area to the year 2010. Like other long-range plans, however, this sewer service area plan should be periodically reviewed, at about five-year intervals, to assure that it continues to reflect properly the urban development objectives of the communities involved, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service. Should

Map 8

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



Source: SEWRPC.

it be determined by the Village of Genoa City, as the operator of the sewage treatment facility involved, that amendments to the sewer service area plan as presented herein are necessary, the Village 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 Village Board of the Village of Genoa City and by the Southeastern Wisconsin Regional Planning Commission before certification to the Wisconsin Department of Natural Resources and the U. S. Environmental Protection Agency.

Map 8-1

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR GENOA CITY AND ENVIRONS

U. S. Public Land Survey Sections 27 and 34
Township 1 North, Range 18 East

LEGEND

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

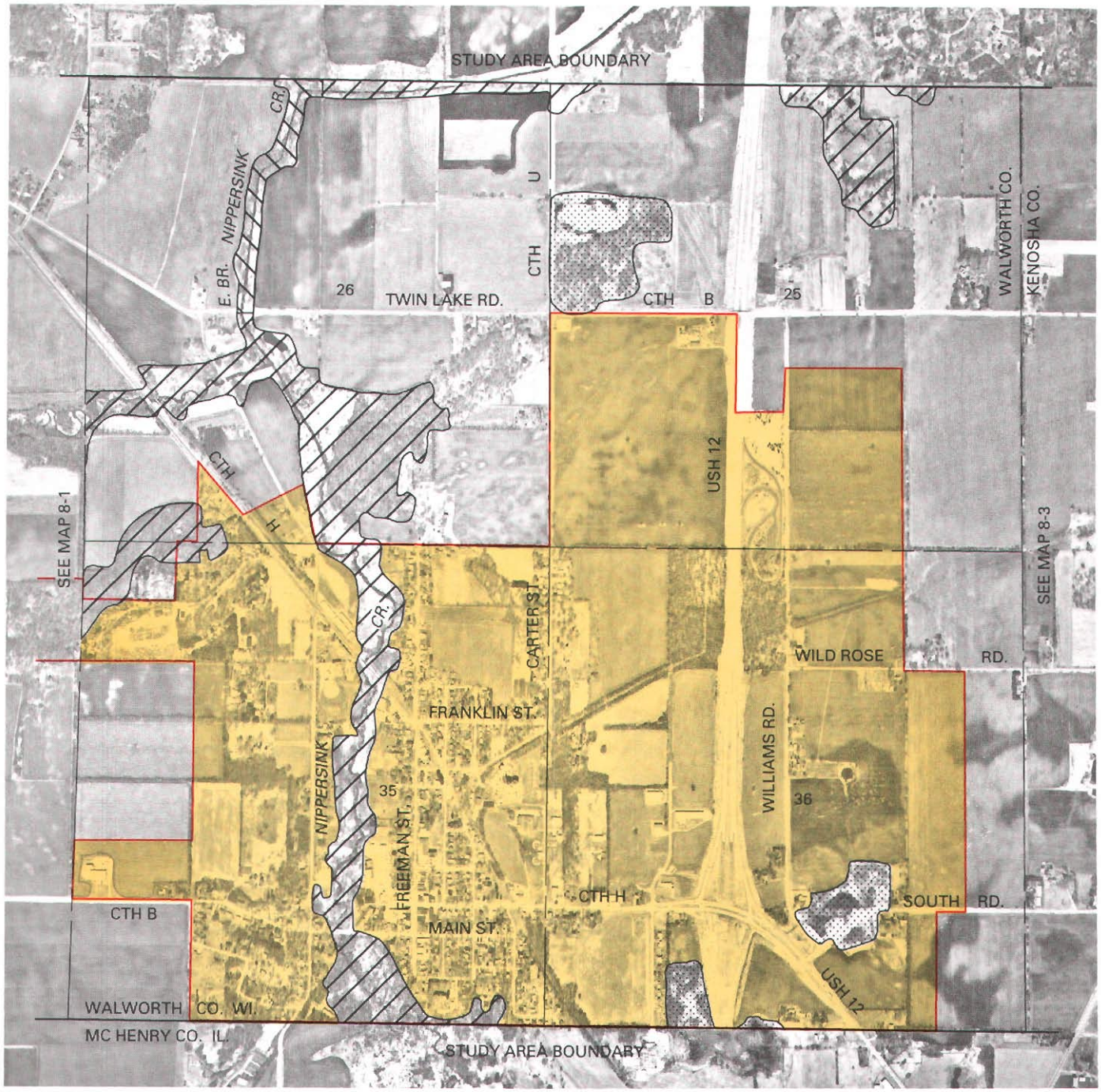
GRAPHIC SCALE
0 400 800 1200 FEET

Source: SEWRPC.

Map 8-2

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR GENOA CITY AND ENVIRONS

U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 1 North, Range 18 East



LEGEND

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

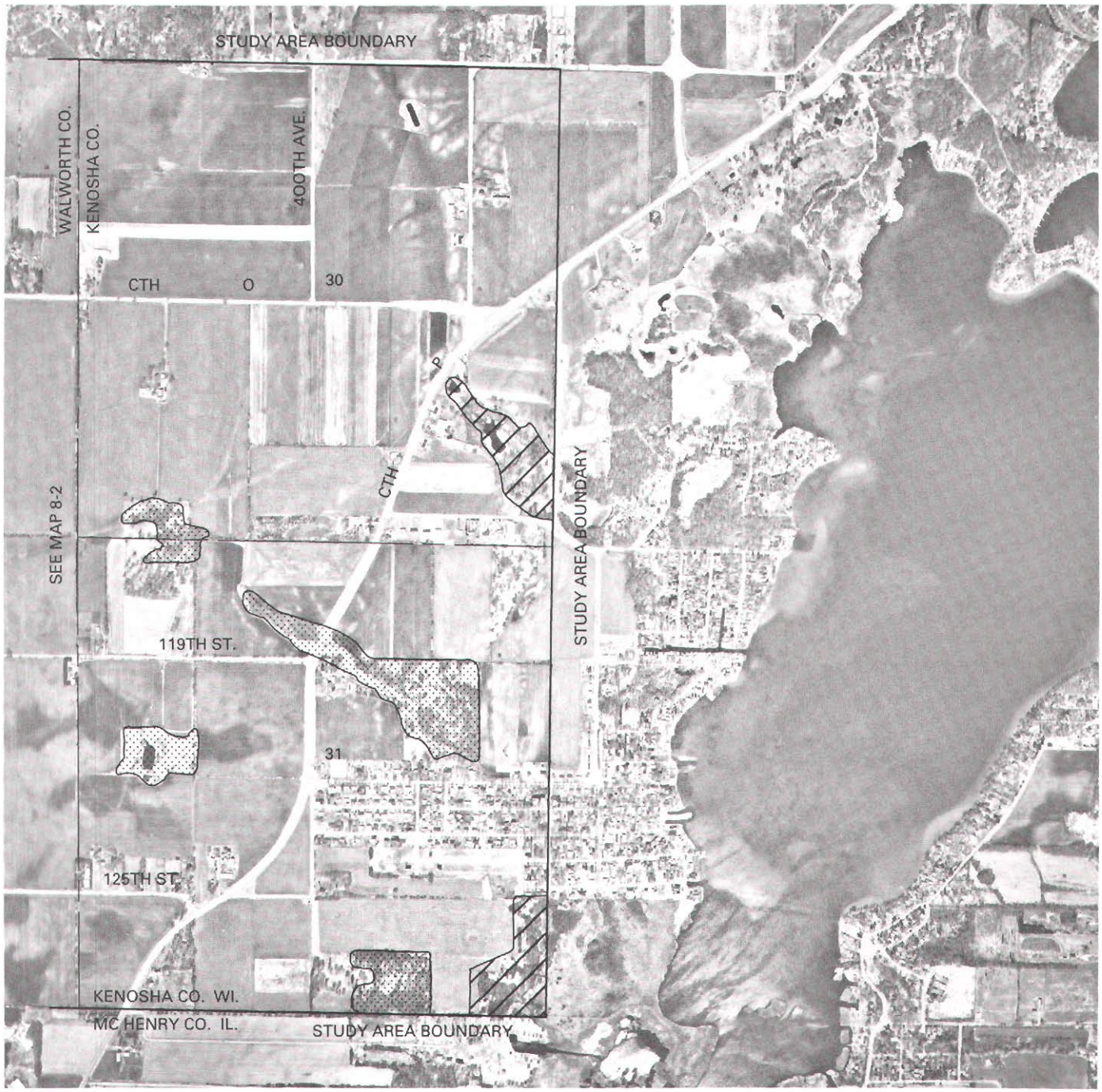
GRAPHIC SCALE
0 400 800 1200 FEET

Source: SEWRPC.

Map 8-3

ENVIRONMENTALLY SIGNIFICANT LANDS FOR GENOA CITY AND ENVIRONS

U. S. Public Land Survey Sections 30 and 31
Township 1 North, Range 19 East



LEGEND

PRIMARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

GRAPHIC SCALE
0 400 800 1200 FEET

Source: SEWRPC.

APPENDIX

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Appendix A

MINUTES OF PUBLIC HEARING

Genoa City Sanitary Sewer Service Area
April 25, 1996

Call to order: The Public Hearing was called to order by President Schuren. Roll call was taken showing Tr. Nadine Covell, Tr. Bill Anderson, Tr. Howard Klabunde, Tr. Tom Holden, Tr. Ruth Neuhaus, and Tr. Percell Francoeur.

Mr. Bruce Rubin from Southeastern Wisconsin Regional Planning Commission.

The purpose of the hearing is consider an amendment to the current sewer service area. This hearing is to receive public review and comment on the proposed sewer service amendment.

Mr. Rubin explained that the rate of growth and the potential of future growth has to be considered in this sanitary sewer service area refinement. The revised year 2010 sanitary sewer service area encompasses about 2.3 square miles. The resident population levels of the area would range from about 1900 persons to 3000 persons.

Patrick Hudec, representing Quality Life, Inc. asked if the sewer service area could be extended to include their land east of Williams Road.

Mr. Rubin explained that the DNR has certain stringents on the size of the sewer service area. The DNR could deny saying that it is too excessive based on the forecasted population growth.

Mr. Hudec then stated that part of QLI is in the village. Do you believe we can submit additional information before it is brought to the DNR.

Mr. Rubin explained that the DNR would say to take something out then.

President asked if the land in the village that is not being developed can be taken out. Mr. Rubin stated that it would be feasible to develop it. If taken out it could jeopardize the adoption of the sewer service area.

John Tracy stated that sewer has to go first. He needs to get DNR approval for sewer before the water can be looped.

Tr. Bill Anderson stated that David Laurine's land has been in the sewer service area and the board has not received any plans for development yet. But we shouldn't take it out without his knowledge. We don't want to lose what we need to have.

Patrick Hudec stated that his people can meet with the board to discuss this.

Mr. Rubin stated that if you add to the sewer service area the likelihood is less for approval than if you leave as it is. But he can't say what the DNR would do.

Tr. Ruth Neuhaus asked if land was taken out would the DNR approve. Mr. Rubin said that it would be more reasonable. It would be closer to the capacity of the treatment plant. He would not request the area to get any bigger.

President Schuren then read a letter from Edward C. Lilla, 905 N. Carter Street. "I am unable to attend this meeting tonight due to my work schedule. For the record I do wish to ask the following questions. First, is the village going to extend the sewer system to the end of North Carter Street? Second, what is the expected time for this expansion?

LeRoy Berndt asked that when this was considered was it because the 53 extension would be coming through? He was told it was a possibility.

Mr. Russell Mansfield asked what the cost would be. He was told there is no cost. It is just the sewer service area being extended.

Mrs. Kym Mack asked how pipes would be located under the street. Mr. Ig Robers explained the procedure to her.

The public hearing was closed on a Holden/Klabunde motion. Carried.

President Schuren stated that the village had requested the land east of Highway 12 to Highway B be included. SEWRPC said no. It was suggested maybe taking some of the land west of the village out of the sewer service area.

President Schuren will talk to David Laurine about his property being taken out of the sewer service area.

A motion was made by Tr. Anderson and seconded by Tr. Covell to have a joint Board and Planning Commission meeting on May 2, 1996 at 7:30 p.m. to take action on the sewer service area amendment. Carried.

Adjourn: A motion was made by Tr. Bill Anderson and seconded by Tr. Tom Holden to adjourn. Carried.

President

Clerk