

# **SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF DOUSMAN AND ENVIRONS**

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

# SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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*Serving the Counties of:*

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

**TO:** The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Waukesha, the Village of Dousman, and the Towns of Ottawa and Summit.

This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held at the We Energies Resource Center, Milwaukee, Wisconsin, on the 8th day of March 2007, the Commission did by unanimous vote of all Commissioners present, being 12 ayes and 0 nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated by reference to the same force and effect as if it had been specifically set forth herein in detail, adopt an amendment to the regional water quality management plan, which plan was originally adopted by the Commission on the 12th day of July 1979, as part of the master plan for the physical development of the Region. Said amendment to the regional water quality management plan pertains to the revised Dousman sanitary sewer service area and consists of the documents attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan, and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the City of Pewaukee, Wisconsin, this 8th day of March 2007.

Thomas H. Buestrin, Chairman  
Southeastern Wisconsin  
Regional Planning Commission

**ATTEST:**

Philip C. Evenson, Deputy Secretary

**RESOLUTION NO. 2007-02**

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

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

WHEREAS, at a meeting held on the 1st day of March 2000, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Dousman sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 192 (2nd Edition), *Sanitary Sewer Service Area for the Village of Dousman and Environs, Waukesha County, Wisconsin*, dated March 2000; and

WHEREAS, by letter dated August 9, 2006, the Village of Dousman requested that the Commission revise the Dousman sanitary sewer service area; and

WHEREAS, the Commission, working with the Village of Dousman, has completed revisions to the Dousman sanitary sewer service area plan, such revised plan being set forth in SEWRPC Community Assistance Planning Report No. 192 (3rd Edition), *Sanitary Sewer Service Area for the Village of Dousman and Environs, Waukesha County, Wisconsin*, dated March 2007; and

WHEREAS, the newly revised Dousman sanitary sewer service area, as documented in SEWRPC Community Assistance Planning Report No. 192 (3rd Edition), was the subject of a public hearing held jointly by the Village of Dousman and the Regional Planning Commission on January 29, 2007; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED:

FIRST: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979, and which was amended on the 1st day of March 2000 to include the refined Dousman sewer service area, as set forth in SEWRPC Community Assistance Planning Report No. 192 (2nd Edition), be and the same hereby is amended to include the newly revised sanitary sewer service area plan for the Village of Dousman, as set forth in SEWRPC Community Assistance Planning Report No. 192 (3rd Edition).

SECOND: That the said SEWRPC Community Assistance Planning Report No. 192 (3rd Edition), together with the maps, charts, programs, and descriptive and explanatory matter therein contained, is hereby made a matter of public record; and the originals and true copies thereof shall be kept, at all times, at the offices of the Southeastern Wisconsin Regional Planning Commission presently located at W229 N1812 Rockwood Drive in the City of Pewaukee, County of Waukesha, and State of Wisconsin, or at any subsequent office the said Commission may occupy, for examination and study.

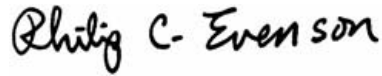
THIRD: That a true, correct, and exact copy of this resolution, together with a complete and exact copy of SEWRPC Community Assistance Planning Report No. 192 (3rd Edition), shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals as the law may require or as the Commission, its Executive Committee, or its Executive Director, at their discretion, shall determine and direct.

The foregoing resolution, upon motion duly made and seconded, was regularly adopted at the meeting of the Southeastern Wisconsin Regional Planning Commission held on the 7th day of March 2007, the vote being: Ayes 12, Nays 0.

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

Thomas H. Buestrin, Chairman

ATTEST:

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

Philip C. Evenson, Deputy Secretary\

COMMUNITY ASSISTANCE PLANNING REPORT  
NUMBER 192 (3rd Edition)

**SANITARY SEWER SERVICE AREA FOR  
THE VILLAGE OF DOUSMAN AND ENVIRONS,  
WAUKESHA COUNTY, WISCONSIN**

Prepared by the

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

March 2007

Inside Region    \$2.50  
Outside Region   \$5.00

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## **Chapter I**

# **INTRODUCTION**

### **BACKGROUND**

On July 12, 1979, the Southeastern Wisconsin Regional Planning Commission formally adopted an areawide water quality management plan for Southeastern Wisconsin. The plan is aimed at achieving clean and wholesome surface waters within the seven-county Region, surface waters that are “fishable and swimmable.”<sup>1</sup>

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

The plan was formally certified over the period July 23 to September 20, 1979, to all of the local units of government in the Region and to the concerned State and Federal agencies. The plan was formally endorsed by the Wisconsin Natural Resources Board on July 25, 1979. Such endorsement is particularly important because under State law and administrative rules, certain actions by the Wisconsin Department of Natural Resources (WDNR) must be found to be in accordance with the adopted and endorsed plan. These actions include, among others, WDNR approval of waste discharge permits, WDNR approval of State and Federal grants for the construction of wastewater treatment and conveyance facilities, and WDNR approval of locally proposed sanitary sewer extensions.

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






The adopted regional water quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage treatment facility (see Map 1). There were in the plan, as initially adopted, a total of 85 such identified sanitary sewer service areas. The initially recommended sanitary sewer service areas were based upon the urban land use configuration identified in the Commission-adopted regional

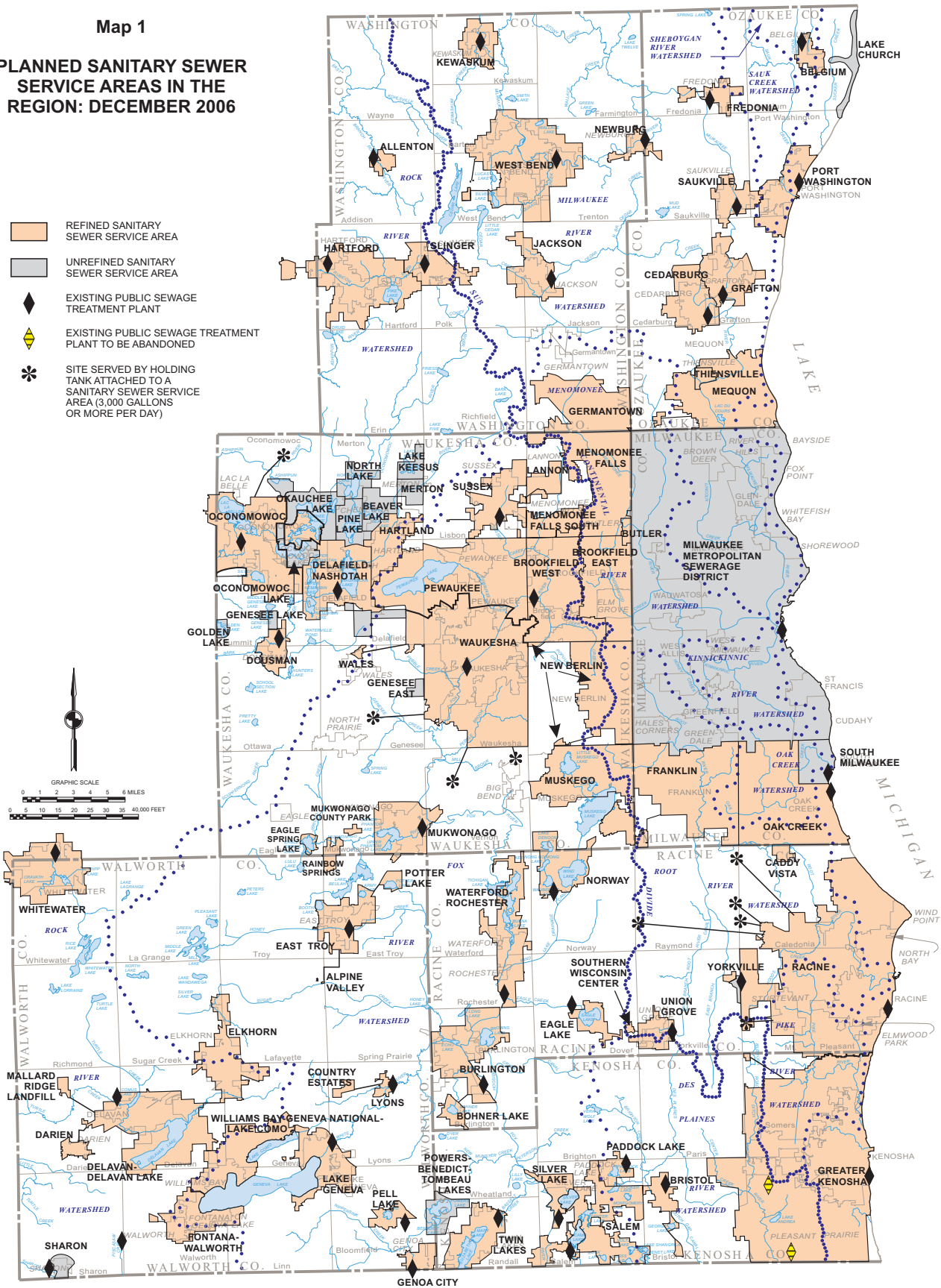
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<sup>1</sup>*The adopted areawide water quality management plan is documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, Volume One, Inventory Findings; Volume Two, Alternative Plans;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

Map 1

**PLANNED SANITARY SEWER  
SERVICE AREAS IN THE  
REGION: DECEMBER 2006**

-  REFINED SANITARY SEWER SERVICE AREA
-  UNREFINED SANITARY SEWER SERVICE AREA
-  EXISTING PUBLIC SEWAGE TREATMENT PLANT
-  EXISTING PUBLIC SEWAGE TREATMENT PLANT TO BE ABANDONED
-  SITE SERVED BY HOLDING TANK ATTACHED TO A SANITARY SEWER SERVICE AREA (3,000 GALLONS OR MORE PER DAY)



Source: SEWRPC.

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

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

1. Preparation of a base map at an appropriate scale for each sanitary sewer service area identified in the areawide water quality management plan.
2. The delineation on that base map of a sanitary sewer service area consistent with the objectives set forth in the adopted regional water quality management plan.<sup>3</sup>
3. The conduct of intergovernmental meetings involving the local or areawide unit or units of government concerned. At these meetings, the initial sanitary sewer service area delineation is to be presented and discussed and the positions of each of the units of government concerned solicited.
4. The preparation of modifications to the initially proposed sanitary sewer service area to reflect concerns expressed at the intergovernmental meetings. These modifications would meet, to the fullest extent practicable, the objectives expressed both in the adopted areawide water quality management and regional land use plans and in any adopted local land use and sanitary sewerage system plans.
5. The holding of a public hearing jointly by the Commission and the local or areawide unit or units of government concerned to obtain public reaction to site-specific sewer service area issues that might be raised by the proposed sewer service area delineation.
6. The preparation of a final sanitary sewer service area map and accompanying report.
7. Adoption of the final sewer service area report by the Commission and certification of the report to the Wisconsin Department of Natural Resources and the U. S. Environmental Protection Agency as an amendment to the adopted areawide water quality management plan. Desirably, such adoption by the Commission would follow endorsement of the report by the local or areawide unit or units of government concerned. While such a consensus by the local governments concerned will always be sought by the Commission, it is recognized that in some cases unanimous support of the refined and detailed sanitary sewer service areas may not be achieved. In those cases, the Commission will have to weigh the positions of the parties concerned and make a final determination concerning the issues involved.

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

<sup>3</sup>*The sewer service areas in the water quality management plan were based upon the urban land use configurations as set forth in the Regional Planning Commission's design year 2000 land use plan. The Regional Planning Commission has since completed and adopted a design year 2035 land use plan, which plan served as the point of departure in the delineation of the sewer service area set forth in this report.*

## **THE VILLAGE OF DOUSMAN SANITARY SEWER SERVICE AREA REFINEMENT PROCESS**

The process of refining and detailing the sanitary sewer service areas in Southeastern Wisconsin was initiated after the Commission's adoption of the regional water quality management plan in July 1979. The Village of Dousman worked with the Regional Planning Commission during 1990 to refine and detail the sanitary sewer service area tributary to the Village of Dousman sewage treatment facility. Subsequent to the completion of a draft report, a public hearing was held on November 12, 1990. The Village of Dousman sanitary sewer service area plan, as documented in SEWRPC Community Assistance Planning Report No. 192, *Sanitary Sewer Service Area for the Village of Dousman, Waukesha County, Wisconsin*, dated December 1990—the first edition of this report—was adopted by the Village Board on November 12, 1990, and by the Regional Planning Commission on December 5, 1990; and was endorsed by the Wisconsin Department of Natural Resources on July 31, 1991. That plan had a design year of 2010.

In 1999, the Village of Dousman requested the Regional Planning Commission to revise the sanitary sewer service area. Following a public hearing held on February 14, 2000, the second edition of SEWRPC Community Assistance Planning Report No. 192 was adopted by the Village Board on February 14, 2000, and by the Regional Planning Commission on March 1, 2000; and was endorsed by the Wisconsin Department of Natural Resources on July 5, 2000. That plan had a design year of 2020.

The Village of Dousman and the Regional Planning Commission subsequently adopted two sewer service area amendments in 2005 to add roughly 100 acres of additional lands to the Dousman sewer service area.

In 2006, the Village of Dousman requested the Regional Planning Commission to revise the currently adopted second edition Dousman sanitary sewer service area plan. The request was partly an outgrowth of the boundary agreement between the Village of Dousman and the Town of Ottawa, executed in 2004. Following a series of intergovernmental meetings, a draft report documenting the revised Dousman and environs sanitary sewer service area was completed.

Copies of the draft report setting forth a preliminary revised sanitary sewer service area plan were provided to the Village of Dousman; the Towns of Ottawa and Summit; Waukesha County; and the Wisconsin Department of Natural Resources for review and comment prior to the public hearing held on January 29, 2007. The public reaction to the proposed sanitary sewer service area plan, documented in the minutes and written comments contained in Appendix A, is summarized later in this report. The revised sanitary sewer service area attendant to the Village of Dousman sewage treatment facility is described in Chapter III of this report.

## **Chapter II**

# **STUDY AREA DESCRIPTION**

### **LOCATION**

The study area considered for revising the Dousman sanitary sewer service area is shown on Map 2. The area consists of all of the Village of Dousman along with portions of the Towns of Ottawa and Summit. The total study area is 42.4 square miles in extent, including 2.4 square miles in the Village of Dousman, 28.6 square miles in the Town of Ottawa, and 11.4 square miles in the Town of Summit, based upon boundaries as of June 2006.

### **POPULATION**

The existing (2006) resident population of the study area was estimated at 7,700 persons. Of this total, it is estimated that about 1,800 persons were served by public sanitary sewers tributary to the Village of Dousman sewage treatment facility; the remaining 5,900 persons in the study area, or about 77 percent of the total population of the study area, were served by onsite sewage disposal systems.

The projected population of the study area for 2035 was prepared by the Regional Planning Commission as part of the year 2035 regional land use plan. The preparation of population projections for the Region—even more so for small geographic areas such as the Dousman study area—always involves some degree of uncertainty. To deal with this uncertainty, the Regional Planning Commission has projected a range of population growth which could be expected to occur over the period 2000 to 2035. The Commission's intermediate population projection is considered to be the most likely to be achieved for the Region overall. The Commission's high projection represents a population level that could conceivably be achieved under a significantly higher, but nevertheless plausible, growth scenario for the Region.

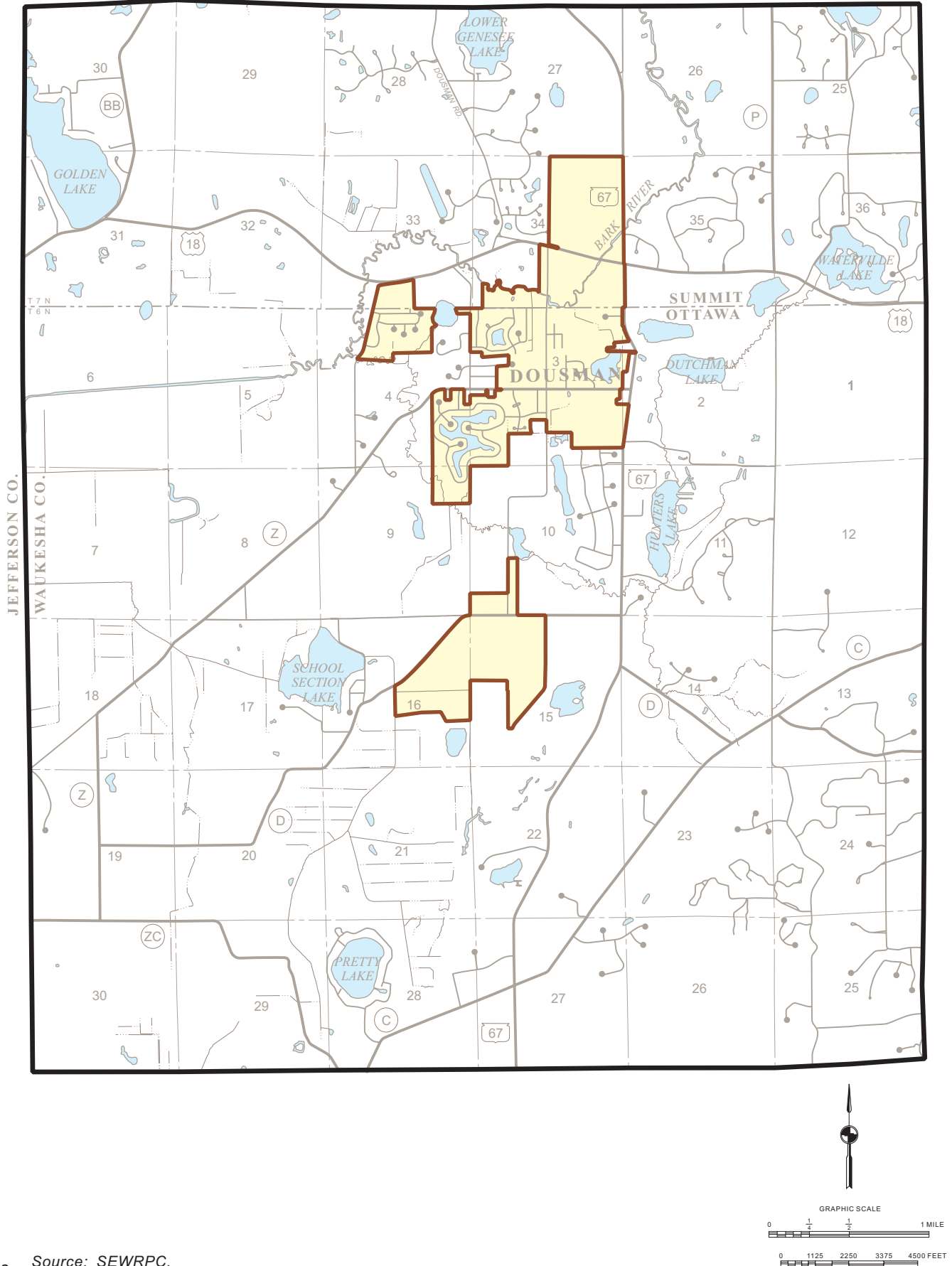
Under the adopted regional land use plan for the year 2035, which is based upon an intermediate-growth scenario, the year 2035 resident population level of the Dousman study area is projected at about 9,300 persons. Under high-growth conditions, the population level within the study area could be as high as 13,500 persons by the year 2035.

### **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

Map 2

**STUDY AREA IDENTIFIED FOR PURPOSES OF REFINING AND DETAILING THE  
VILLAGE OF DOUSMAN AND ENVIRONS SANITARY SEWER SERVICE AREA**



the natural resource base in southeastern Wisconsin, and have immeasurable environmental, ecological, and recreational value.

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

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

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

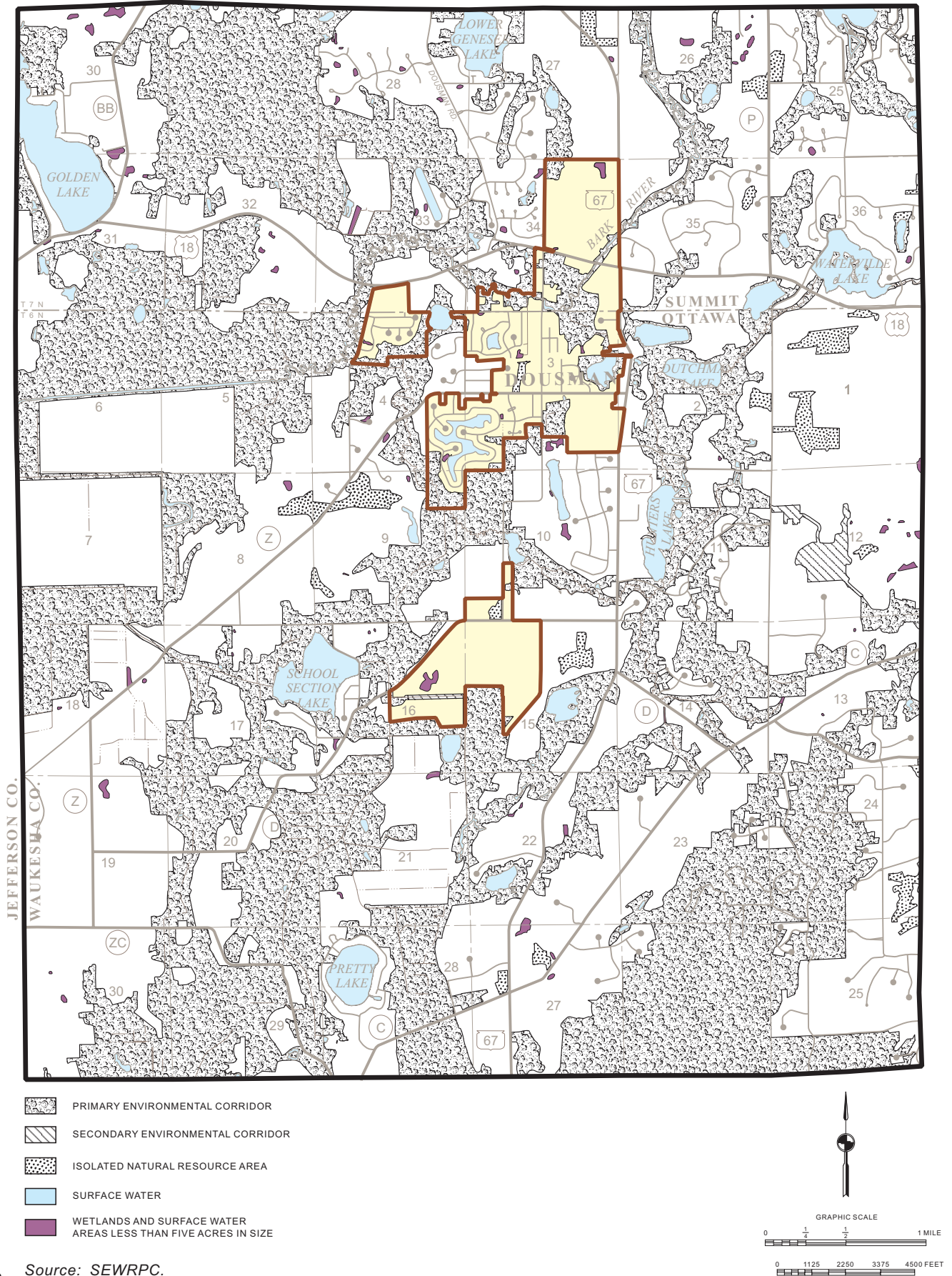
Isolated natural resource areas generally consist of those natural resource base elements that have value, such as wetlands, woodlands, wildlife habitat areas, and surface water areas, but are separated physically from the primary and secondary environmental corridors by intensive urban or agricultural land uses. Since isolated natural resource areas may provide the only available wildlife habitat in an area, provide good locations for local parks and nature study areas, and lend aesthetic character and natural diversity to an area, they should also be protected and preserved in a natural state to the extent practicable. An isolated natural resource area must be at least five acres in size and have a minimum width of 200 feet.

In addition, wetlands less than five acres in size, located outside of environmental corridors and isolated natural resource areas, are shown on Map 3. Under Section 23.32 of the *Wisconsin Statutes*, a wetland is defined as, "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions." It should be noted the information presented on Map 3 does not represent an exhaustive inventory of wetlands in the study area. The identified



Map 3

ENVIRONMENTALLY SIGNIFICANT LANDS IN THE VILLAGE OF DOUSMAN AND ENVIRONS STUDY AREA: 2005



Source: SEWRPC.

Table 1

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

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

Source: SEWRPC.

wetlands are based upon the Wisconsin Wetlands Inventory, field investigation of some wetlands by the Regional Planning Commission staff, and interpretation of 2005 aerial photographs.<sup>1</sup>

Lands and surface water encompassed within the primary environmental corridors of the Dousman study area in 2005 totaled 17.4 square miles, or 41 percent of the total study area. Lands and surface water encompassed within secondary environmental corridors totaled 0.1 square mile—a very small portion of the total study area. Lands and surface water encompassed within isolated natural resource areas totaled 0.5 square mile, or 1 percent of the study area. About 0.2 square mile, or less than 1 percent of the total study area, was encompassed within small wetlands and surface water areas located outside environmental corridors and isolated natural resource areas. Thus, all environmentally significant lands in the Dousman study area encompassed 18.2 square miles, or about 43 percent the study area.

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

While portions of the delineated floodlands in the Dousman study area are contained within the environmental corridors, there are areas of the floodlands utilized for agricultural or other open space uses located outside such corridors. The Regional Planning Commission recognizes that such floodlands are generally unsuitable for

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

intensive urban development owing to poor soil conditions and periodic flood inundation. The Commission thus recommends that, as development of lands located within urban areas and adjacent to these floodland areas occurs, such floodland areas should be preserved in essentially natural, open space uses, and over time become part of the adjacent environmental corridors. In addition, the adopted regional water quality management plan recognizes that certain secondary environmental corridors, isolated natural resource areas, and wetlands less than five acres in size may be converted to urban uses over the plan design period. However, current Federal, State, and local regulations may effectively preclude development of such areas. Of particular importance in this regard are natural resource protection regulations dealing with wetlands, floodplains, shorelands, stormwater runoff, and erosion control. Therefore, it is important that the developer or local unit of government concerned determine if it is necessary to obtain any applicable Federal, State, or local permits prior to any proposed disturbance of wetlands, floodplains, or other regulated lands.

## **Chapter III**

# **PROPOSED SANITARY SEWER SERVICE AREA**

### **SIGNIFICANCE OF SANITARY SEWER SERVICE AREA DELINEATION**

The Wisconsin Departments of Natural Resources and Commerce exercise regulatory authority over the extension of public and private sanitary sewers, respectively. Before approving a 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 DOUSMAN SANITARY SEWER SERVICE AREA**

The currently adopted design year 2020 Dousman sanitary sewer service area is set forth in SEWRPC Community Assistance Planning Report No. 192 (2nd Edition), *Sanitary Sewer Service Area for the Village of Dousman and Environs, Waukesha County, Wisconsin*, dated March 2000, as amended. As shown in the gray-shaded area on Map 4, this service area as amended through 2006 encompasses 3.5 square miles, or 8 percent of the total study area of 42.4 square miles.<sup>1</sup>

### **PRE-PUBLIC HEARING REVISED DOUSMAN SANITARY SEWER SERVICE AREA**

A comprehensive review of the Dousman sanitary sewer service area was last undertaken during the preparation of Community Assistance Planning Report No. 192 (2nd Edition) in 2000. The purpose of the current planning effort is to review once again the sewer service needs of lands envisioned to be tributary to the Village of Dousman sewage treatment facility and to adjust and extend, as necessary, the sewer service area boundaries to accommodate the design year 2035 population levels envisioned for this service area.

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

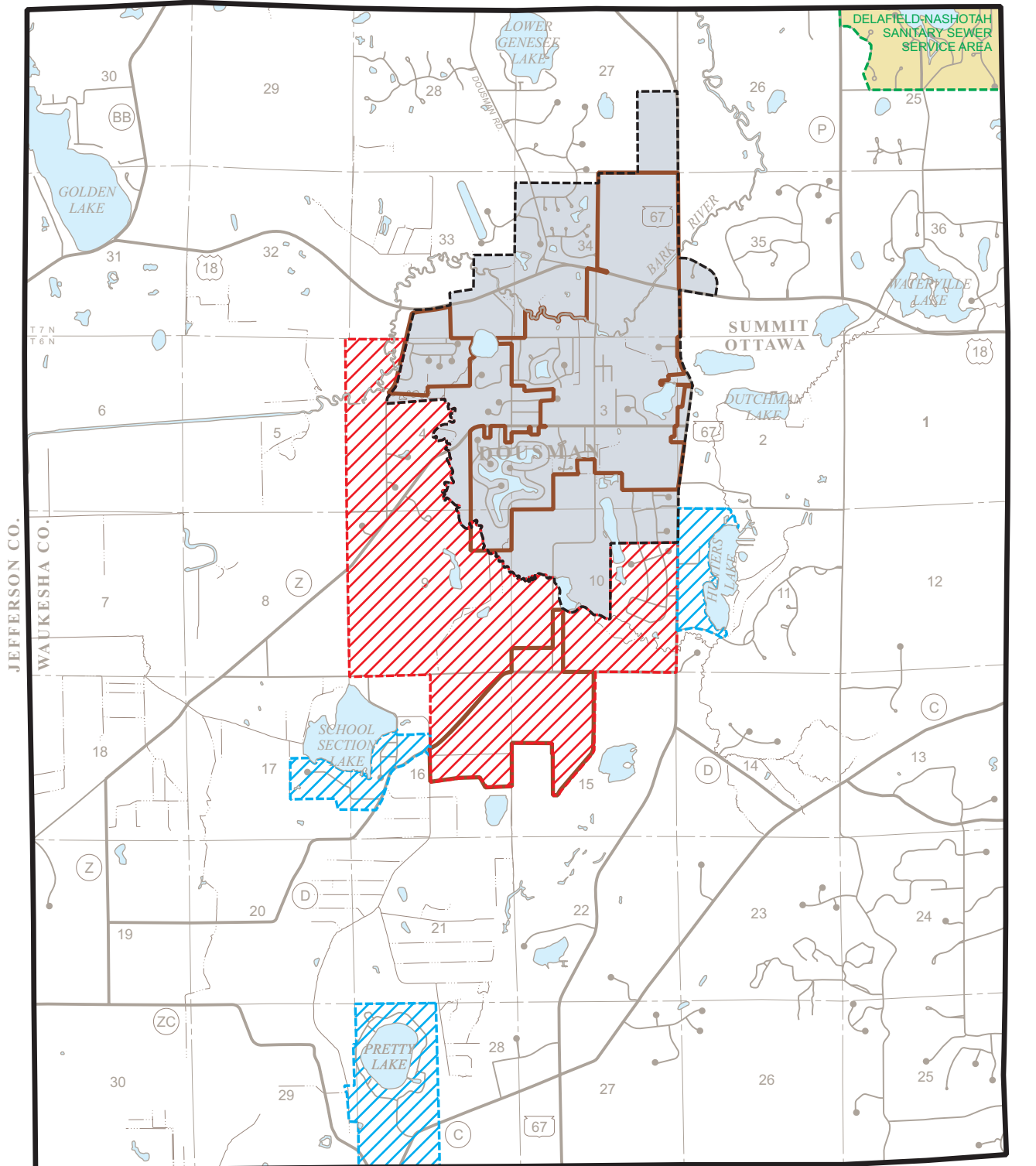
Plans and documents taken into account in the delineation of the revised Dousman sanitary sewer service area included the currently identified sanitary sewer service area plan set forth in SEWRPC Community Assistance Planning Report No. 192 (2nd Edition), *Sanitary Sewer Service Area for the Village of Dousman and Environs*,

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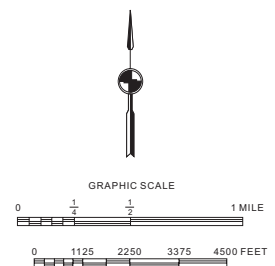
<sup>1</sup> As noted in Chapter I, this report updates the sewer service area for the Village of Dousman and environs. This report does not address the Golden Lake and Lower Genesee Lake sewer service areas, which, under the regional water quality management plan, would be tributary to the Dousman sewerage system, if and when sewer service were provided. No changes are proposed for the Golden Lake and Lower Genesee Lake sewer service areas at this time.

Map 4

PROPOSED CHANGES TO THE VILLAGE OF DOUSMAN AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA  
(Pre-Public Hearing)



- VILLAGE OF DOUSMAN AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA AS DEFINED IN SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 192 (2ND EDITION) AS AMENDED
- AREA PROPOSED BY THE VILLAGE OF DOUSMAN TO BE ADDED TO THE DOUSMAN SANITARY SEWER SERVICE AREA
- AREAS PROPOSED BY THE TOWN OF OTTAWA TO BE ADDED TO THE DOUSMAN SANITARY SEWER SERVICE AREA



*Waukesha County, Wisconsin*, dated March 2000, as amended, and shown on Map 4; the design year 2035 regional land use plan documented in SEWRPC Planning Report No. 48, *A Regional Land Use Plan for Southeastern Wisconsin: 2035*, dated June 2006 and adopted by the Regional Planning Commission in 2006; the Village of Dousman land use plan;<sup>2</sup> the Town of Ottawa Land Use Plan; and a 2004 boundary agreement between the Village of Dousman and the Town of Ottawa. The refinement effort also considered the location, type, and extent of existing urban development; existing property ownership boundaries; and the location and extent of environmentally significant areas.

### **Population Projections**

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

Local sanitary sewer service area and sewerage facility planning work should consider a range of possible future population levels in the evaluation of alternative facility plans in order to identify alternatives which perform well under a reasonable range of possible future conditions. Construction of certain facilities and mechanical and electrical components of sewage treatment facilities such as pumps, compressors, and chemical-feed equipment are typically based upon relatively short-term population and loading forecasts. These facilities are often replaced or rebuilt at intervals of 10 to 15 years and are amenable to expansion in a staged manner. The intermediate population projection may thus be most appropriate for use in the design of such facilities.

Consideration of a high-growth population projection, however, may be appropriate in delineating a service area and in the design of certain components of the sewerage system that have a longer life, including gravity-flow conveyance facilities and such treatment plant components as hydraulic conduits and tanks. With respect to the size of the service area, the high-growth population forecast may be the most logical to use since it is considered by the Commission to be potentially achievable within the Southeastern Wisconsin Region. A sanitary sewer service area size based upon that level may also be desirable in order to provide flexibility to communities in determining the spatial distribution of anticipated new urban development and to facilitate the operation of the urban land market.

Under the Commission's projections, the year 2035 resident population of the area anticipated to be tributary to the Village of Dousman sewage treatment facility would range from about 4,700 persons under an intermediate-growth scenario to about 8,900 persons under a high-growth scenario.

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

The proposed changes to the sewer service area tributary to the Dousman sewage treatment plant, as submitted to the public hearing, are shown on Map 4. Additions to the sewer service area are proposed by both the Village of Dousman and the Town of Ottawa, as described below.

- **Additions to the Sewer Service Area Proposed by the Village of Dousman**

The additions to the sewer service area proposed by the Village of Dousman, identified by the red hatch pattern on Map 4, encompass a total of about 2.7 square miles. The proposed additions include the Herr-Lurvey property located south of CTH D, which has already been attached to the Village, and land located between the Herr-Lurvey property and the currently adopted sewer service area. In addition, the proposed additions include other lands—located west and south of the currently adopted sewer service area—that may be attached to the Village under the Dousman-Ottawa boundary agreement. With the addition of these areas shown, the Dousman sewer service area would include all lands now in the Village

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<sup>2</sup> *Ruekert & Mielke, Land Use Plan, Village of Dousman, Waukesha County, Wisconsin, March 2006*



of Dousman and all lands that may in the future be attached to the Village according to the Dousman-Ottawa boundary agreement.

Of the total of 2.7 square miles proposed by the Village of Dousman to be added to the sewer service area, about 1.1 square miles are considered developable. Under the Village land use plan, this area would be primarily developed for residential use, accommodating an estimated 880 additional housing units.

About one-fourth of the area proposed to be added by the Village of Dousman—about 0.6 square mile—is already developed for urban use. These urban lands include about 150 existing housing units, which are now served by onsite sewage disposal systems or holding tanks. **The inclusion of these existing houses in the sewer service area does not mandate the extension of public sanitary sewer service; rather, it enables the extension of sanitary sewer service as needed, as determined by the Village.**

The balance of the area proposed to be added by the Village of Dousman—about 1.0 square mile—consists of environmentally significant lands, including primary environmental corridors, secondary environmental corridors, isolated natural resource areas, adjacent farmed floodplains, and small wetlands and surface water areas.

- **Additions to the Sewer Service Area Proposed by the Town of Ottawa**

Under the Dousman-Ottawa boundary agreement, the Town of Ottawa may extend sewer service to areas that are to remain within the Town. At this time, the Town has proposed to include within the sewer service area the intensively developed areas around Hunters Lake, Pretty Lake, and School Section Lake, identified by the blue-hatch pattern on Map 4. The Town-proposed additions encompass a total of 0.9 square mile, including 0.5 square mile of urban use with about 260 existing housing units. It is estimated that the limited developable land in the Town-proposed sewer service areas—about 0.1 square mile—could accommodate 70 additional housing units. Environmentally significant lands and surface water within the Town-proposed additions encompass 0.3 square mile.

**The inclusion of the existing lake area development in the sewer service area does not mandate the extension of public sanitary sewer service. Rather, it enables the extension of sanitary sewer service as needed, as determined by the Town.**

In combination, the additions to the Dousman sewer service area proposed by the Village of Dousman and the Town of Ottawa encompass a total of 3.6 square miles. Of this total, 1.2 square miles are considered developable, potentially accommodating about 950 additional housing units; 1.1 square miles are already in urban use, including about 410 existing housing units now served by onsite sewage disposal systems or holding tanks; and about 1.3 square miles are comprised of environmentally significant lands, including primary environmental corridors, secondary environmental corridors, isolated natural resource areas, adjacent farmed floodplains, and small wetlands and surface water areas. With the proposed additions, the size of the Dousman sewer service area would increase from 3.5 square miles to 7.1 square miles. Map 5 depicts the pre-public hearing Dousman sanitary sewer service area, together with environmentally significant areas and the existing sewers.

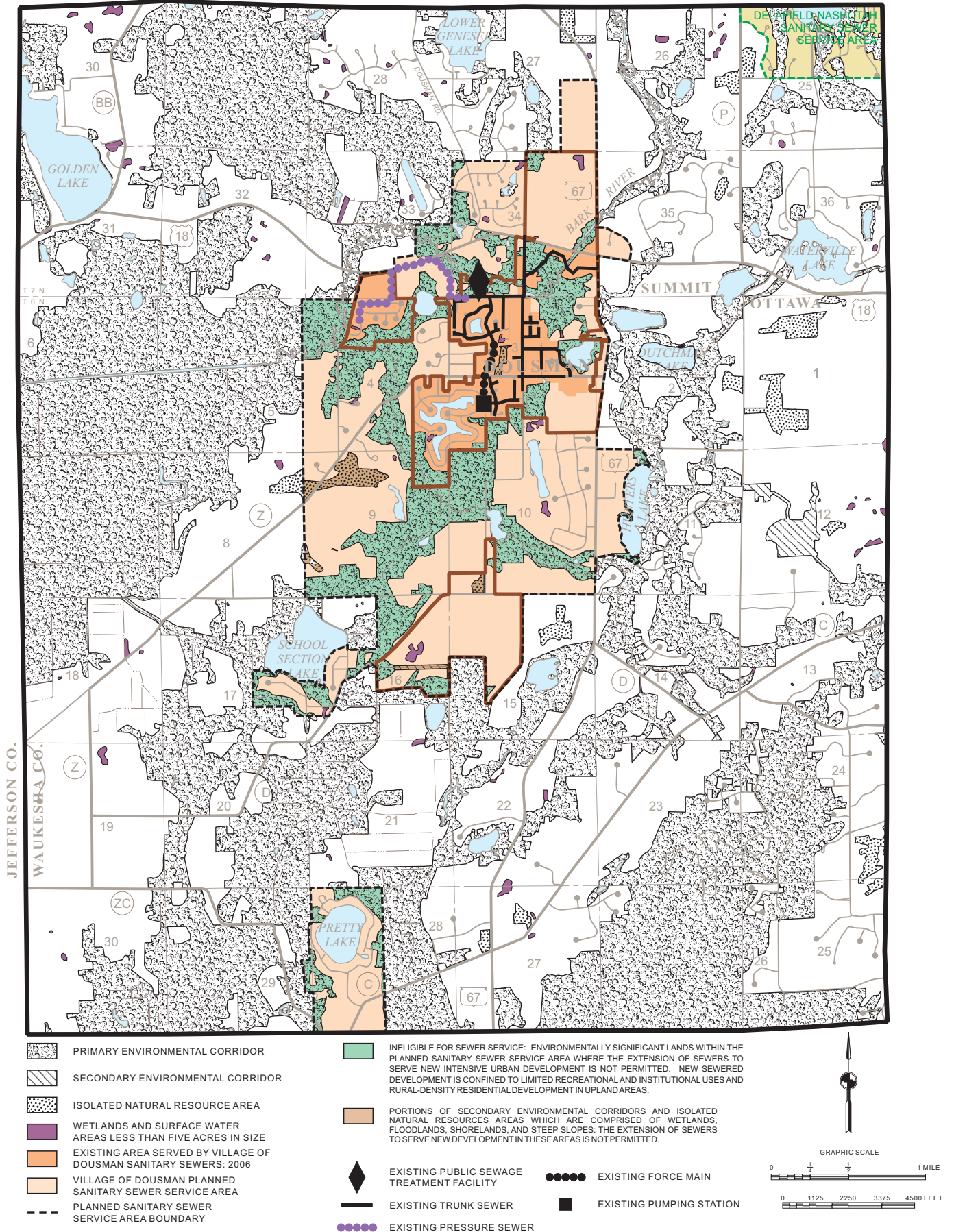
The pre-public hearing Dousman sanitary sewer service area would accommodate a resident population of about 7,700 persons, assuming full development of vacant lands within the sewer service area as envisioned under the Village of Dousman and Town of Ottawa land use plans. This population level lies within the range of population levels for the sewer service area (4,700 to 8,900 persons) embodied in the year 2035 regional land use plan.

## **PUBLIC REACTION TO THE PROPOSED PLAN**

A public hearing was held on January 29, 2007, at the Dousman Community Center to receive public comment on, and reaction to, the proposed revision of the Dousman sanitary sewer service area plan. The hearing was sponsored by the Village of Dousman and the Regional Planning Commission. The public hearing record was kept open for submittal of written comments until February 5, 2007.

Map 5

VILLAGE OF DOUSMAN AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA (Pre-Public Hearing)



Source: SEWRPC.



At the hearing, a summary of the findings and recommendations of the sanitary sewer service area plan update and revision effort was presented prior to receiving public comment. Topics specifically addressed in the summary presentation included the rationale for revising the Dousman sewer service area, the importance of the delineation of the outer boundaries of the sewer service area, the importance of delineation of environmentally significant lands within the sewer service area, and the significance of these lands insofar as the future extension of sewer service is concerned. The probable impact of planned development within the revised sanitary sewer service area on the capacity of the Dousman sewage treatment plant was also summarized. Comments on the plan were then solicited.

Twenty-three individuals provided oral comments at the hearing. Thirteen individuals submitted written comments, including some who also spoke at the hearing. The minutes of the hearing and all written comments submitted to the hearing record are presented in Appendix A. The oral and written comments generally centered on three topics: 1) the proposed addition of the Pretty Lake, School Section Lake, and Hunters Lake areas to the sewer service area; 2) concern for the potential environmental impacts of the proposed development of the Herr-Lurvey property; and 3) the further expansion of the sewer service area to include an additional parcel (the "Bleecker" property), located just east of the currently adopted sewer service area. A summary of these comments is provided below.

Subsequent to the hearing, the Town of Ottawa provided a response to the issues raised at the public hearing in a letter to the Village of Dousman and the Regional Planning Commission dated February 13, 2007. The Village of Dousman provided a response to issues raised at the hearing in a letter to the Regional Planning Commission also dated February 13, 2007. Copies of these letters are included in Appendix B. Summaries of the Town and Village responses, and the response of the Regional Planning Commission, are also provided below.

#### **Comments Regarding the Pretty Lake, School Section Lake, and Hunters Lake Areas**

A number of individuals expressed opposition to the expansion of the sewer service area to include the intensively developed areas around Pretty Lake, School Section Lake, and Hunters Lake. Some individuals indicated that sewer service is not needed to remedy water quality problems at this time. In this respect, one individual commented that existing onsite sewage disposal systems comprise a relatively small part of the total pollutant loading to Pretty Lake. Another individual commented that the number of holding tanks on Pretty Lake is not indicative of a need for sewers, noting that some of the holding tanks serve newly built homes and others serve seasonal homes. In addition, two individuals expressed concern about a potential decline in the water level on Pretty lake if a sewerage system were installed. One individual commented that, if and when sewer service is needed in the Pretty Lake area, it would be more economical for that area to develop its own sewerage system.

Four lake area residents expressed support for including their lake areas in the sewer service area.

#### ***Town Response***

In its February 13, 2007, letter to the Village of Dousman, the Town of Ottawa reaffirmed its recommendation to include the areas surrounding Pretty Lake, School Section Lake, and Hunters Lake in the sewer service area. In its letter, the Town recognized that property owners in the Pretty Lake and School Section Lake areas have in the past voted against pursuing sanitary sewer service, noting that the Town had not heard from the Hunters Lake area in this regard. The Town stated that its purpose for including the three lake areas in the sewer service area at this time is to expedite sewer service when it is needed. The letter concludes with the following statement: "We recognized the concerns and objections stated at the Public Hearing, but long term planning, nevertheless, confirms the Town's recognition of the need. Thus, the Town has determined, due to the potential need for sanitary sewer service in the future, and the fact that the Village needs a decision now, to oversize the pipe without cost to the Town at this time, we urge the Village and SEWRPC to approve the amendment."

#### ***Village Response***

In its February 13, 2007, letter to the Regional Planning Commission, the Village indicated that the inclusion of the areas requested by the Town is necessary to comply with the Dousman-Ottawa border agreement.

### ***SEWRPC Response***

The potential impact of a sanitary sewerage system on the water level of Pretty Lake was addressed on a preliminary basis in SEWRPC Memorandum Report No. 122 (MR No. 122) (2nd Edition), *A Lake Protection Plan for Pretty Lake*, May 2006. That assessment, which was based on conservative assumptions that would tend to overstate the actual effect on the level of the Lake, was only made for the limited purpose of establishing whether the provision of sanitary sewer service to the residences around the Lake could have a potential negative influence on Lake levels. That report estimates that the Lake level could decrease by about 0.2 foot as a result of the loss of groundwater flow that is now reaching the Lake through discharges from private onsite wastewater treatment systems. The individual who commented on the potential decrease in lake stage—citing the aforementioned SEWRPC report—stated the decrease as 0.2 foot per year. While such a rate of decrease could reasonably be inferred from the information provided in MR No. 122, 2nd Edition, it would not be expected that the impact on the Lake level would actually be that great. The simplified evaluation approach applied in MR No. 122, 2nd Edition accounts for a reduction in groundwater inflow from elimination of private onsite wastewater treatment systems, but it does not account for other potentially significant factors that would tend to mitigate that single influence on the lake level. Those other factors include reduced outflow to groundwater and increased inflow from groundwater if the lake level were to decrease somewhat. While some decrease in the lake level could occur under the situation being considered, the level would reach equilibrium based on a balance between inflows and outflows, and it would not be expected to continue to decrease at the rate cited in the citizen comment. It should be noted that the conversion to holding tanks when onsite systems that discharge to groundwater fail has a similar, though incremental, effect on lake levels as would the provision of sanitary sewer service.

The first edition of SEWRPC Memorandum Report No. 122, *A Lake Protection Plan for Pretty Lake*, April 1998, includes documentation of a groundwater flow model that was developed for the Pretty Lake area by the U.S. Geological Survey (USGS) as part of that lake planning effort. At such future time that serious consideration is given to connecting the residences around Pretty Lake to the Village of Dousman sanitary sewerage system, it is recommended that the groundwater model be updated and applied to more specifically analyze the potential effect on Lake levels.

The April 2000 “Sanitary Sewerage System Plan for the Northwestern Waukesha County Area,” which was prepared for SEWRPC by Black & Veatch Corporation, concluded that, although nonmonetary factors favored the implementation of a public sanitary sewerage system to serve the Pretty Lake and School Section Lake areas, the most cost-effective approach at the time of the report was to continue with private onsite systems. That conclusion was based on the need to construct a force main a considerable distance from the Village of Dousman to the Pretty and School Section Lake areas. If the proposed development of the Herr-Lurvey property were to occur, the length of force main needed to serve Pretty and School Section Lakes would be reduced considerably. A cost-effectiveness analysis has not been prepared to assess wastewater treatment alternatives for Pretty and School Section Lakes under possible future conditions with development of the Herr-Lurvey property. However, under those conditions, it is unlikely that a separate treatment system for Pretty Lake alone, as mentioned by one of the individuals commenting on the proposed sewer service area amendment, would be more cost-effective than connection to the Village of Dousman system. The only surface water discharge options for such a plant would involve direct, or ultimate, discharge to a nearby lake. Because of the negative water quality effects of such a discharge from a system to serve Pretty Lake alone, it would have to discharge to groundwater. When the costs of land purchase, construction of a local collection system, and operation and maintenance are considered, it would be unlikely that the system to serve Pretty Lake would be more cost effective than connection to the Dousman system. In addition, the provision of such service would require the establishment of a sewer service area and a designated management agency such as a sanitary sewer district or a Town utility district.

While sanitary sewers may not be needed in the Pretty Lake, School Section Lake, and Hunters Lake areas at this time, such service may be required in the long run. Inclusion of the lake areas in the sewer service area now would expedite the provision of sewer service should a decision be made to extend sewer service in the future. Any decisions to extend sewer service would be made cooperatively by the Town and the respective lake associations. Inclusion of the areas in the sewer service area now would signal the Village that it should at least

consider service to these areas in its planning for sewage treatment and conveyance facilities. There would be no cost to the Town at this time for Village's providing the additional capacity to serve the lake areas.

#### **Comments Regarding the Herr-Lurvey Property**

With respect to the Herr-Lurvey property, several individuals expressed concern about the potential impacts of the proposed development—including urban density residential development, with a man-made lake—on natural resources in the vicinity. Several individuals expressed a particular concern that the proposed development, including the proposed man-made lake, would result in decline in the water level of Larkin Lake. Others expressed general concerns regarding impacts of the proposed development on surrounding wetlands and wildlife habitat.

#### ***Village Response***

In its February 13, 2007, letter to the Regional Planning Commission, the Village of Dousman presented a proposal to address certain issues related to the effect of the proposed development of the Herr-Lurvey property on water levels in Larkin Lake and on groundwater conditions in the vicinity of the development. The Village proposes requiring the installation of monitoring wells and a hydrogeologic assessment of groundwater flow in the area from Larkin Lake to School Section Lake. The Village indicates that, if the results of the groundwater monitoring and analysis study indicate that the proposed constructed lake on the Herr-Lurvey site would adversely affect water levels in Larkin Lake, the Village would require that the new lake be designed to not change groundwater levels, and, thus, not alter the level of Larkin Lake.

#### ***SEWRPC Response***

The Village's proposal for addressing issues related to the effect of the proposed development of the Herr-Lurvey property on water levels in Larkin Lake and groundwater conditions in the vicinity of the proposed development is an acceptable approach. As noted previously, the first edition of SEWRPC Memorandum Report No. 122 includes documentation of a groundwater flow model that was developed for the Pretty Lake area by the USGS. That model may serve as a framework for the development of the required hydrogeologic assessments of the Larkin/School Section Lake area.

Regarding the impacts of the proposed development on other natural resources in the vicinity, the project should be designed to mitigate impacts to wetlands and to avoid impacts to the primary environmental corridor on the site. The construction erosion control and stormwater management standards set forth in Chapter NR 151, "Runoff Management," of the *Wisconsin Administrative Code*, are intended to protect water quality. Those standards, including the requirements for infiltration of runoff where applicable and for protective areas adjacent to wetlands, should be strictly enforced by the Village.

#### **Comments Regarding the Bleecker Property**

At the hearing, and in a followup letter to the Village of Dousman and the Regional Planning Commission, an attorney representing Mr. Lee M. Bleecker requested that an approximately 50-acre parcel owned by Mr. Bleecker be added to the sewer service area. That parcel is located just east of the currently adopted sewer service area. Under the Dousman-Ottawa boundary agreement, the parcel would be connected to the Dousman sewerage system while remaining in the Town of Ottawa.

#### ***Town Response***

In its February 13, 2007, letter to the Village and the Regional Planning Commission, the Town of Ottawa indicated its support for the addition of the Bleecker property to the sewer service area.

#### ***Village Response***

In its February 13, 2007, letter to the Regional Planning Commission, the Village of Dousman indicated its support for the inclusion of the Bleecker property in the sewer service area.

#### ***SEWRPC Response***

The Bleecker property abuts the currently adopted sewer service area on the east. The inclusion of the Bleecker property would represent a marginal expansion of the preliminarily proposed sanitary sewer service area.

## **POST-PUBLIC HEARING REVISED DOUSMAN SANITARY SEWER SERVICE AREA**

Following the consideration of public comments regarding the preliminarily proposed sewer service area plan by the Village of Dousman, the Town of Ottawa, and the Regional Planning Commission, it was agreed by all parties to recommend a final sewer service area plan that would be the same as the pre-public hearing plan, adjusted to include the property owned by Mr. Lee M. Bleecker located in the northwest quarter of U.S. Public Land Survey Section 2, Township 6 North, Range 17 East.

The post-public hearing Dousman and environs sanitary sewer service area is shown on Maps 6 and 7. The post-public hearing plan is identical to the pre-public hearing plan except for the addition of the 50-acre Bleecker property—the area designated with the black hatch pattern on Map 6. In total, the areas proposed to be added to the sewer service area in this plan revision encompass 3.7 square miles. Of this total, 1.2 square miles are considered developable, potentially accommodating about 960 additional housing units; 1.1 square miles are already in urban use, including about 410 existing housing units now served by onsite sewage disposal systems or holding tanks; and about 1.4 square miles are comprised of environmentally significant lands, including primary environmental corridors, secondary environmental corridors, isolated natural resource areas, adjacent farmed floodplains, and small wetlands and surface water areas. With the proposed additions, the size of the Dousman and environs sewer service areas would increase from 3.5 square miles to 7.2 square miles.

The post-public hearing Dousman and environs sewer service area would accommodate a resident population of about 7,700 persons, assuming full development of vacant lands within the sewer service area as envisioned under the Village of Dousman and Town of Ottawa land use plans. This population lies within the range of 4,700 to 8,900 persons for the sewer service area embodied in the year 2035 regional land use plan.

### **ENVIRONMENTALLY SIGNIFICANT LANDS**

The revised sanitary sewer service area encompasses about 2.5 square miles of environmentally significant lands. This includes 2.3 square miles of primary environmental corridor, a very small amount (6 acres) of secondary environmental corridor, 0.1 square mile of isolated natural resource areas, and 0.1 square mile of wetlands and surface water areas located outside the environmental corridors and isolated natural resource areas. The delineation of these areas on Map 7 and elsewhere in this report reflects the most recently available natural resource base inventory data and floodplain information.

Under the sewer service area plan, it is envisioned that certain floodlands currently in agricultural and related uses would revert to a natural condition and become part of the adjacent environmental corridor. These areas are shaded green on Map 8. As a result, the planned environmentally significant lands within the revised Dousman sewer service area shown on Map 7 encompass about 920 acres (about 1.4 square miles) more than the existing environmentally significant lands shown on Map 3.<sup>3</sup>

Beyond the planned sewer service area, Map 8 identifies certain lands in the northwestern portion of the Town of Ottawa, south of the Bark River, that are anticipated to become part of the adjacent primary environmental corridor under the Town of Ottawa land use plan. This area is a farmed floodplain, encompasses 865 acres, and is shaded light green on Map 8.

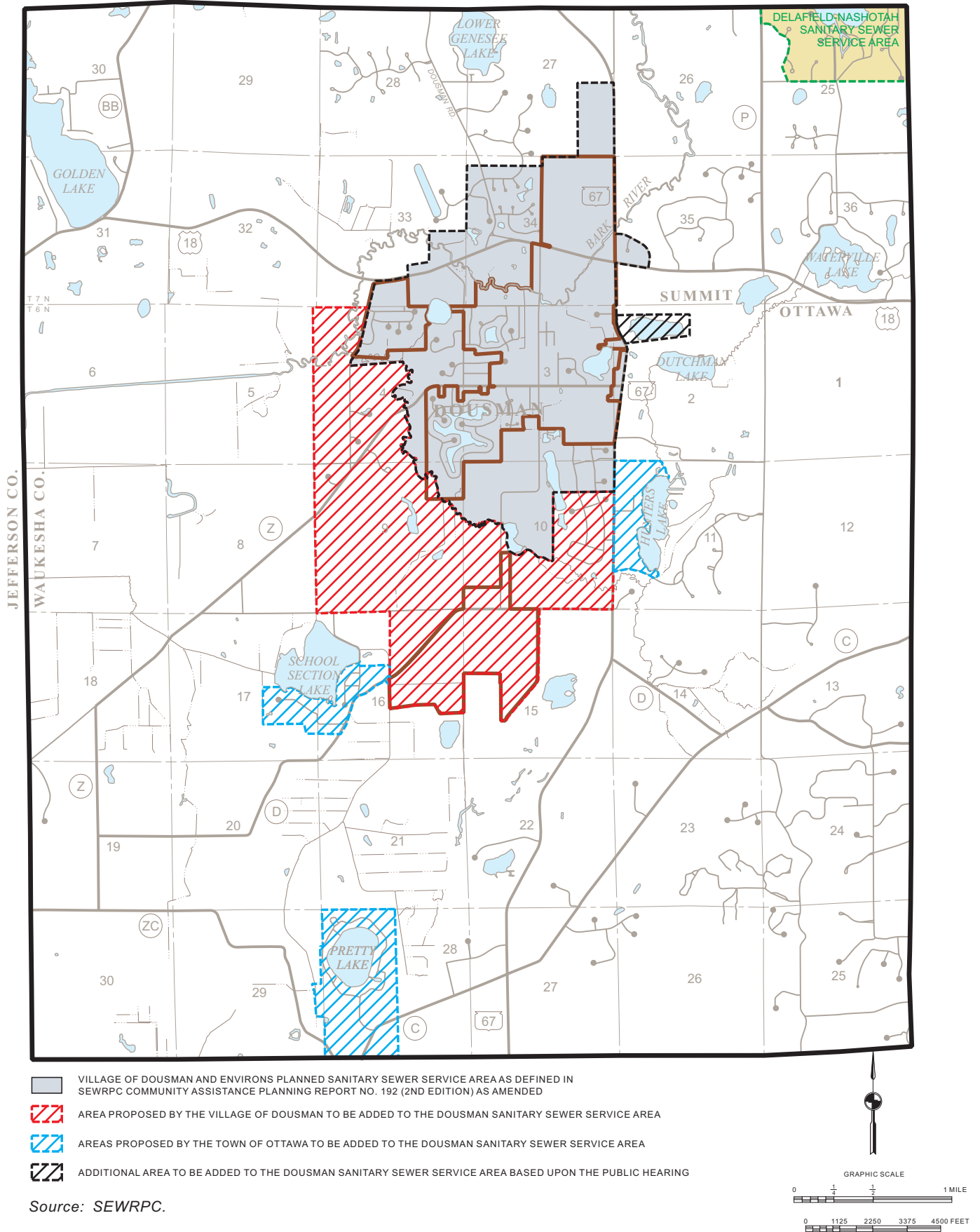
Map 8 also identifies undeveloped floodlands located outside the planned sewer service area that would be added to adjacent environmental corridors and isolated natural resource areas should the sewer service area be expanded. Shaded tan on Map 8, these areas encompass a total of 550 acres.

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<sup>3</sup>*It is recognized that limited modification of floodplain boundaries may take place within flood fringe areas. Where no other natural resource features are impacted, the delineation of the environmental corridor or isolated natural resource area shown in the sewer service area plan may be amended to reflect such changes in the floodplain.*

Map 6

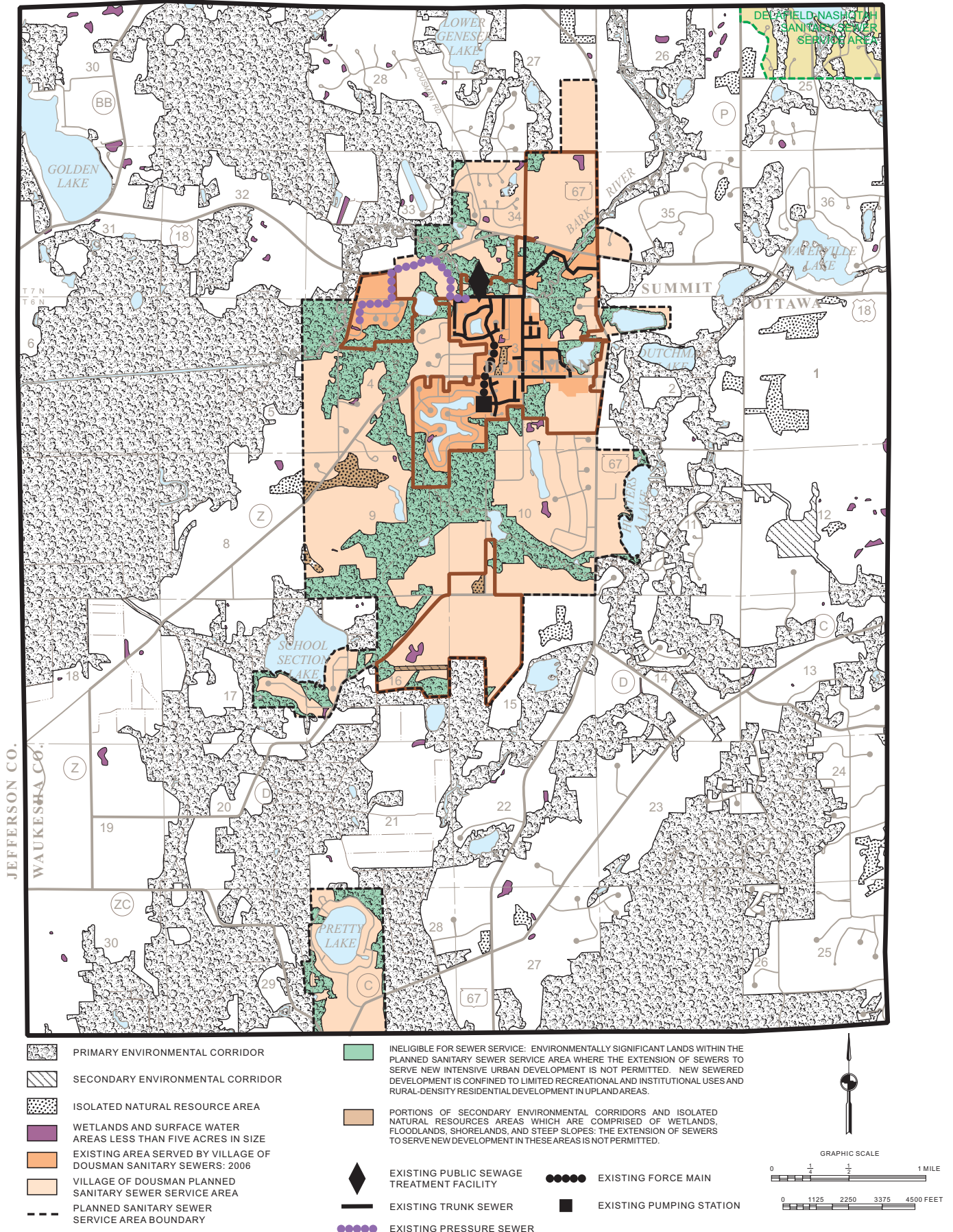
**PROPOSED CHANGES TO THE VILLAGE OF DOUSMAN AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA  
(Post-Public Hearing)**





Map 7

VILLAGE OF DOUSMAN AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA (Post-Public Hearing)

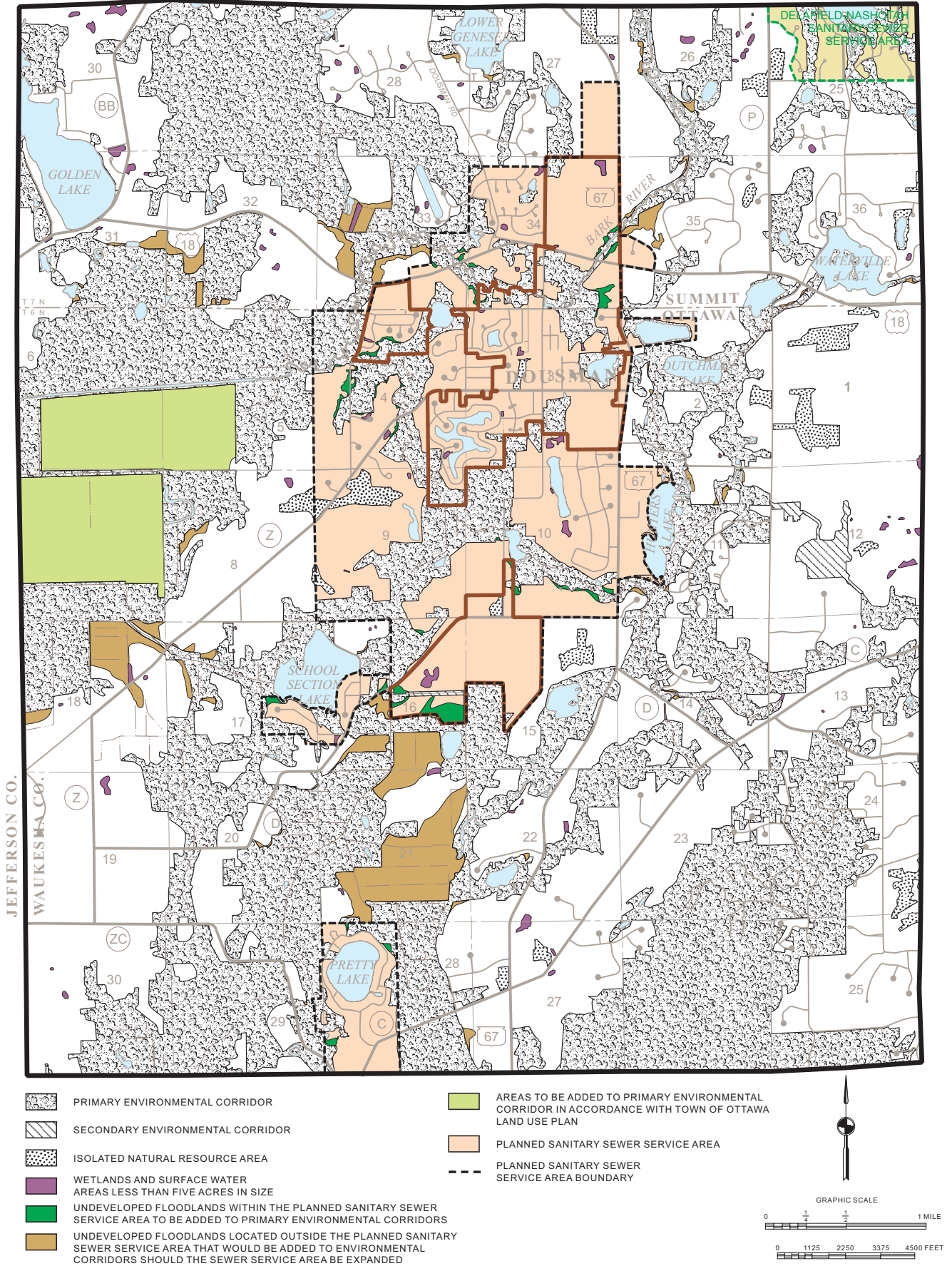


Source: SEWRPC.



Map 8

ANTICIPATED CHANGES TO THE ENVIRONMENTALLY SIGNIFICANT  
LANDS IN THE VILLAGE OF DOUSMAN AND ENVIRONS STUDY AREA



Source: SEWRPC.

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

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

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

### **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 new urban lands within the planned urban service area would receive sanitary sewer service. It is also envisioned that nearly all lands identified as primary environmental corridor would be retained in essentially natural open use. It is recognized, however, that certain land uses requiring sanitary sewer service could be properly located in the primary environmental corridors, including park and outdoor recreation facilities, certain institutional uses, and in some cases, extremely low density residential development at a density not to exceed one housing unit per five acres of upland corridor land, compatible with the preservation of the corridors in essentially natural, open uses. These plans also recognize that certain secondary environmental corridors and isolated natural resource areas may be converted to urban uses over the plan design period. However, current Federal, State, and local regulations may effectively preclude development of many such areas. Of particular importance in this regard are natural resource protection regulations dealing with wetlands, floodplains, shorelands, stormwater runoff, and erosion control. Therefore, it is important that the developer or local unit of government concerned determine if it is necessary to obtain any applicable Federal, State, or local permits before any proposed disturbance of wetlands, floodplains, or other regulated lands.<sup>4</sup> In addition, the provision of public sanitary sewer service to those lands within the planned sanitary sewer service area which are currently developed and served by onsite sewage disposal systems may be expected to reduce the pollutant loadings from the existing onsite sewage disposal systems to both surface and ground waters.

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

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

Sewage from the Dousman area is treated at the Village of Dousman sewage treatment facility. The Dousman sewage treatment plant has a hydraulic design capacity of 0.35 million gallons per day (mgd) on an average annual basis. The current (2006) hydraulic loading to the plant is about 0.27 mgd on an average annual basis. The

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



increase in sewered population from about 1,800 persons in 2006 to about 7,700 persons,<sup>5</sup> assuming full development of vacant lands within the sewer service area as envisioned under applicable local land use plans, is estimated to result in a flow rate between 0.9 and 1.0 mgd on an average annual basis, with the total flows being somewhat dependent upon the sewage flows generated by new commercial and industrial land uses. Thus, the sewage treatment facility would need to be expanded to accommodate new development.

The Village recently completed a facilities plan directed toward expansion of the existing sewage treatment plant. That facilities plan recommends expanding the hydraulic capacity of the plant to 0.91 mgd on an average annual basis, which would accommodate population growth anticipated under the sewer service area plan. The Village anticipates initiating design work on the sewage treatment plant expansion later in 2007.

Until the sewage treatment plant capacity is expanded, the Village should carefully monitor its operation and limit additional development to a level that will not produce loadings that exceed the current plant capacity.

## **LOCAL GOVERNMENT ACTION ON THE PLAN**

On February 12, 2007, the Ottawa Town Board and the Dousman Village Board approved resolutions adopting the Dousman sanitary sewer service area plan as presented on Map 7.

## **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 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.
2. Endorsement of the plan by Waukesha County, as having joint responsibility with the Towns of Ottawa and Summit in planning and zoning and otherwise regulating the development of lands in the unincorporated portion of the study area, would be desirable.
3. Review by 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 Dousman sanitary sewer service area as shown on Map 7. In particular, steps should be taken to ensure that those lands identified as being environmentally significant in this report are properly zoned to reflect a policy of retaining such lands, insofar as possible, in essentially natural, open uses.
4. Review by the Village of Dousman 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.

As noted earlier in this report, in a February 13, 2007, letter to the Regional Planning Commission, the Village of Dousman presented a course of action that it would follow to address certain issues related to the effect of the proposed development of the Herr-Lurvey property, located south of CTH D, on water levels in Larkin Lake and on groundwater conditions in the vicinity of the development. **Prior to final approval of any development plan for the Herr-Lurvey property, the Village of Dousman should take all of steps outlined in its February 13, 2007, letter to the Commission to avoid potential adverse impacts on Larkin Lake. The Village should,**

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<sup>5</sup>*The increase in sewered population includes an estimated 4,100 persons who would be accommodated by new housing units and 1,800 persons in existing housing units that are now served by onsite sewage disposal systems and that would eventually be provided with public sanitary sewer service.*

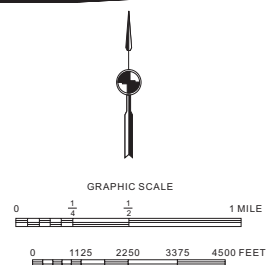
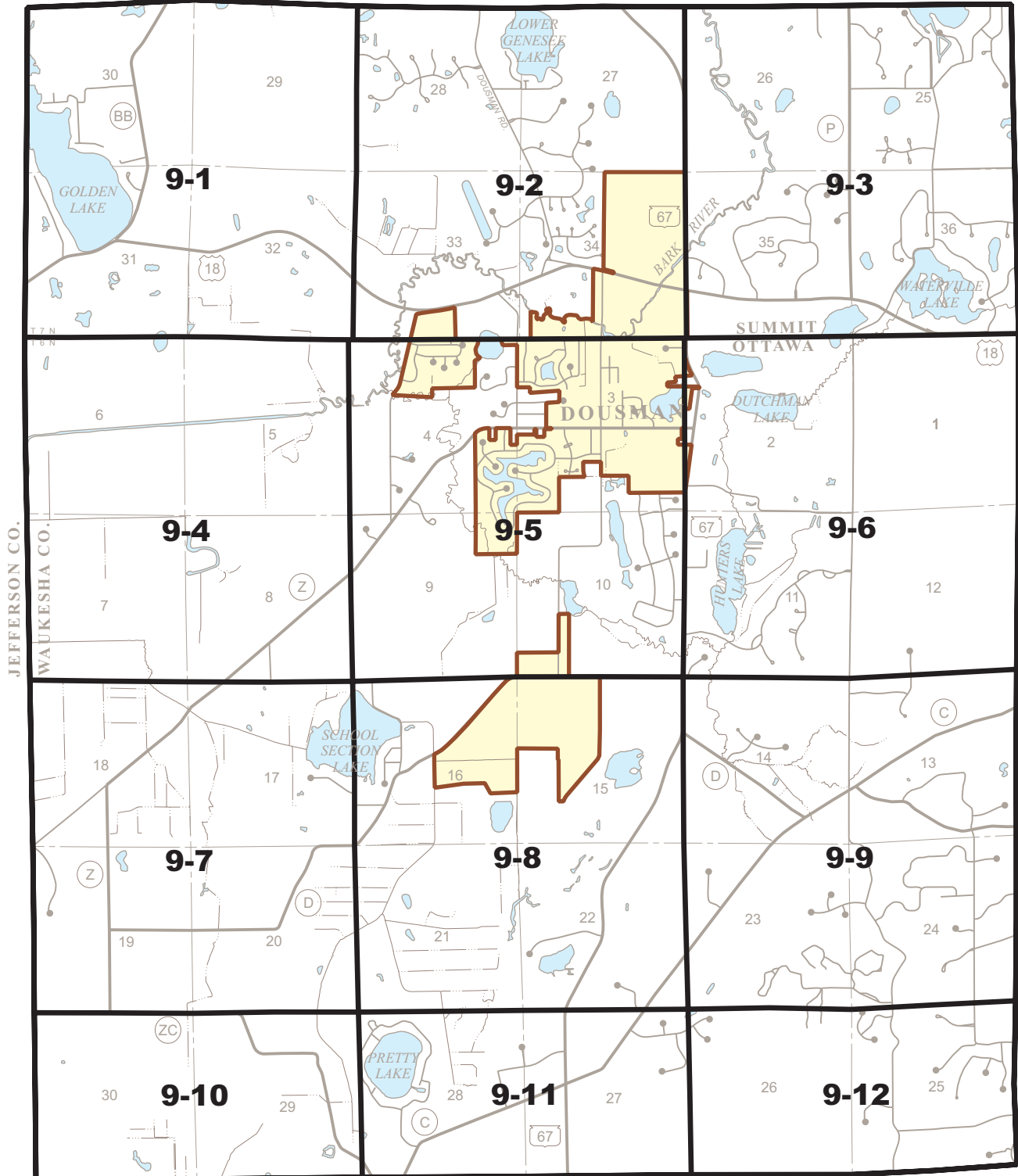
**moreover, strictly enforce construction site erosion control and stormwater management standards to minimize impacts of development on surface water, wetlands, and environmental corridors.**

## **SUBSEQUENT REVISIONS TO THE DOUSMAN SANITARY SEWER SERVICE AREA**

This report presents the revised Dousman and environs sewer service area tributary to the Village of Dousman sewage treatment facility. The revised sewer service area was subjected to review at a public hearing. It is envisioned that the delineated sewer service area will accommodate new urban development anticipated in the Dousman area to the year 2035. Like other long-range plans, however, this sewer service area plan should be periodically reviewed, at about five year intervals, to assure that it continues to properly reflect local urban development objectives, especially as such objectives may relate to the amount and spatial distribution of new urban development requiring sewer service. Should it be determined that amendments to the sewer service area plan as presented herein are necessary, the Village of Dousman 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 revision effort described in this report.

Map 9

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

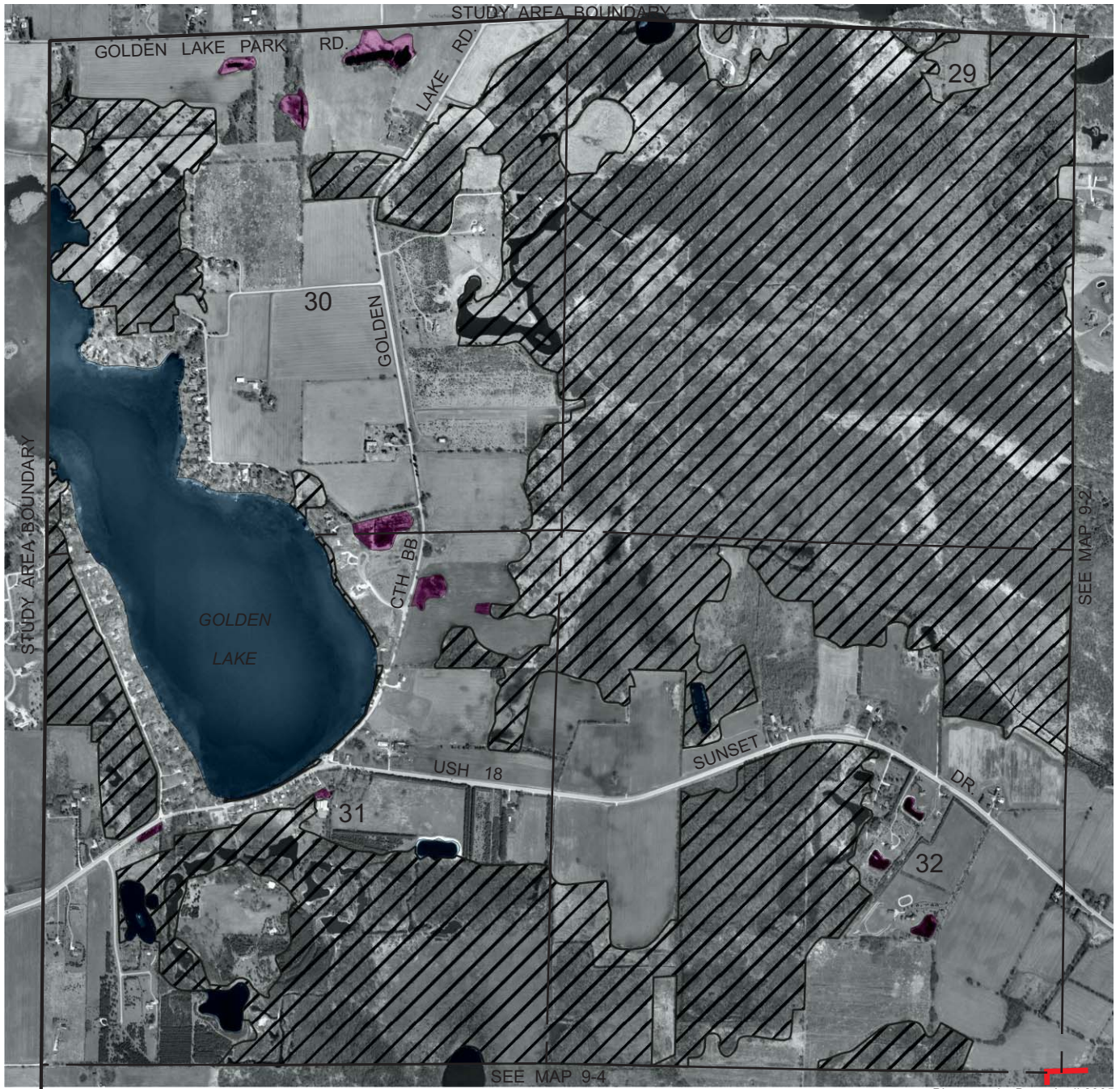


Source: SEWRPC.





Map 9-1

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

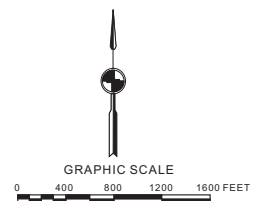
**U. S. Public Land Survey Sections 29, 30, 31, and 32  
Township 7 North, Range 17 East**



Photography Date: April 2005

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

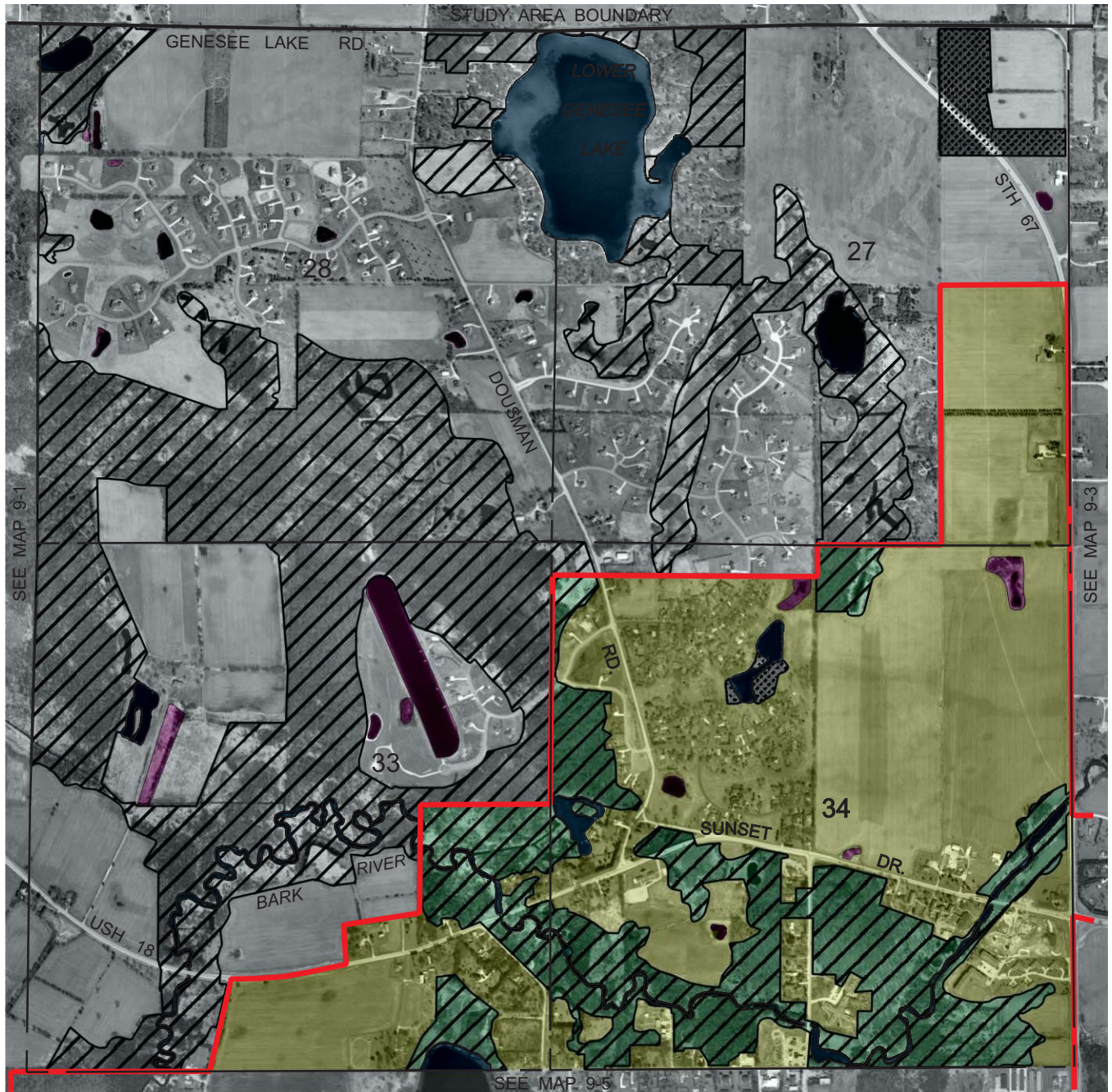
Source: SEWRPC.










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

**U. S. Public Land Survey Sections 27, 28, 33, and 34  
Township 7 North, Range 17 East**



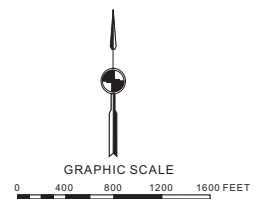
Photography Date: April 2005

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

-  PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

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

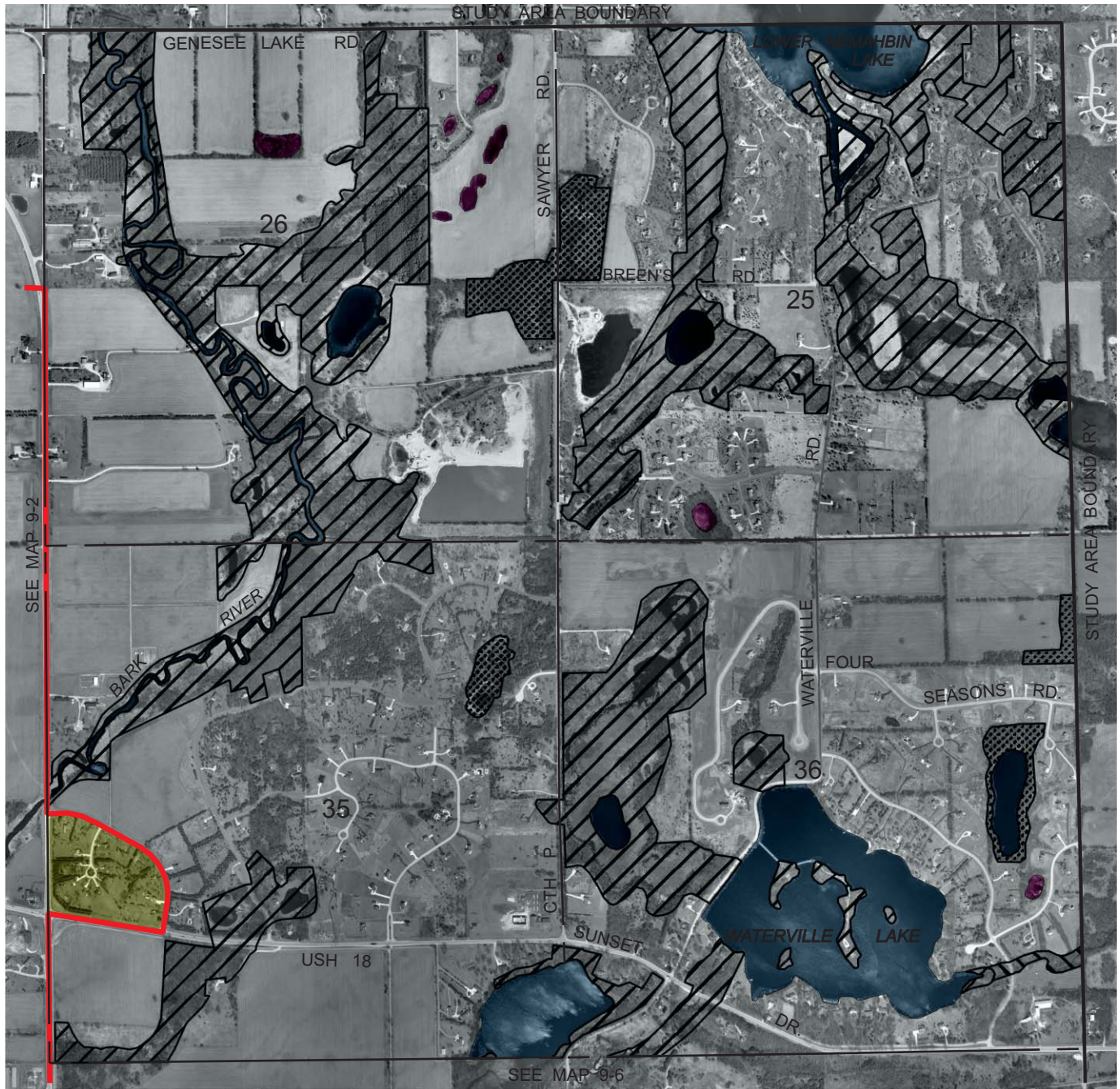


Source: SEWRPC.

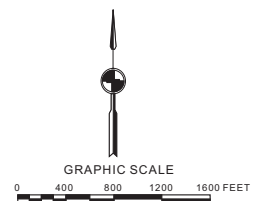
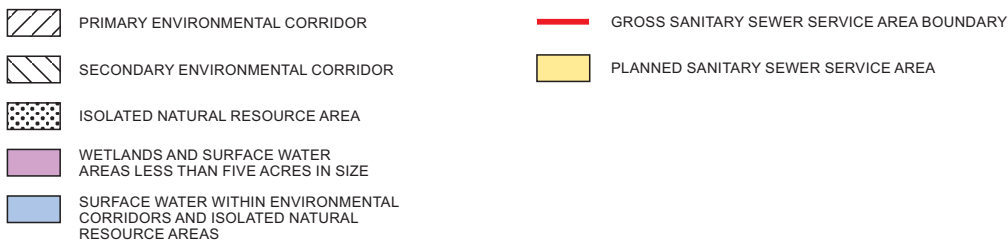


**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE VILLAGE OF DOUSMAN AND ENVIRONS**

**U. S. Public Land Survey Sections 25, 26, 35, and 36  
Township 7 North, Range 17 East**



Photography Date: April 2005

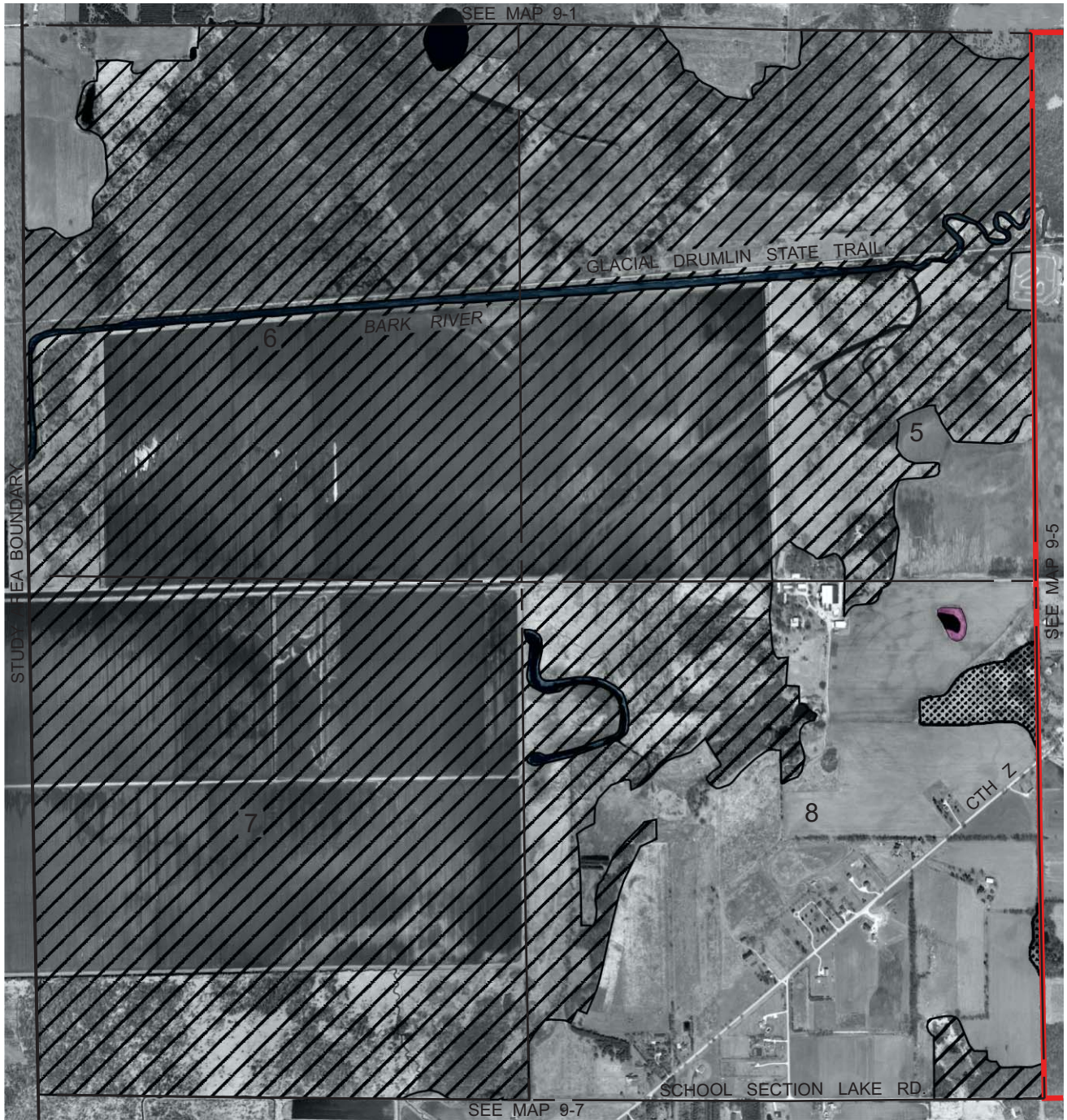


Source: SEWRPC.







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

**U. S. Public Land Survey Sections 5, 6, 7, and 8  
Township 6 North, Range 17 East**

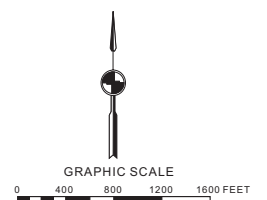


Photography Date: April 2005

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

 GROSS SANITARY SEWER SERVICE AREA BOUNDARY

Source: SEWRPC.





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

**U. S. Public Land Survey Sections 3, 4, 9, and 10  
Township 6 North, Range 17 East**



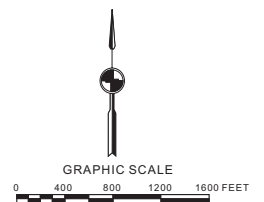
Photography Date: April 2005

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

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

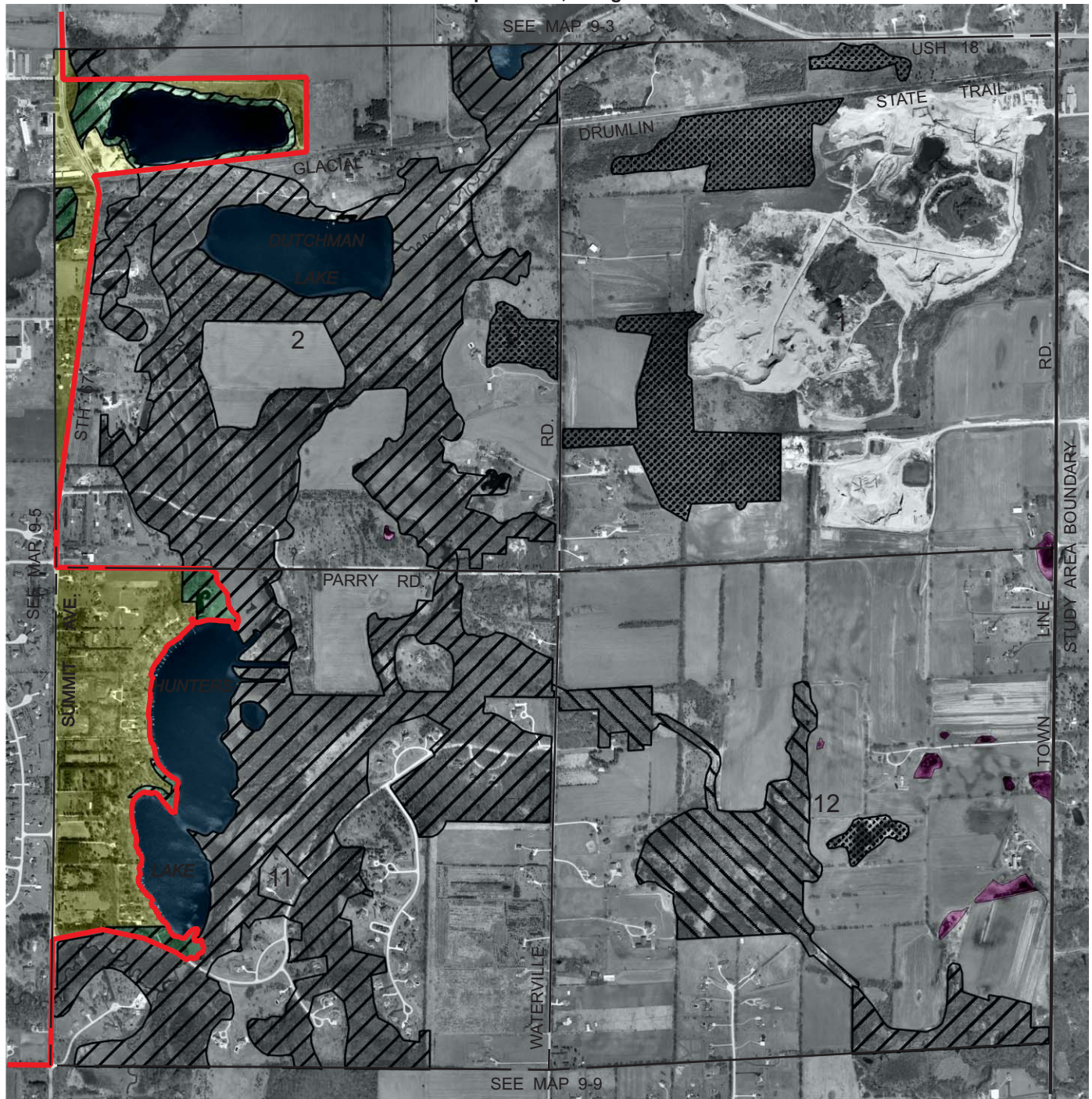


Source: SEWRPC.









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

**U. S. Public Land Survey Sections 1, 2, 11, and 12  
Township 6 North, Range 17 East**




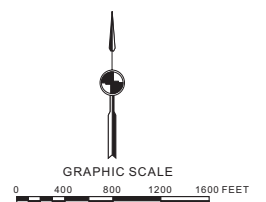
Photography Date: April 2005

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

-  PLANNED SANITARY SEWER SERVICE AREA

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Source: SEWRPC.



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

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



Photography Date: April 2005

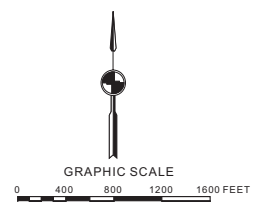
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- GROSS SANITARY SEWER SERVICE AREA BOUNDARY

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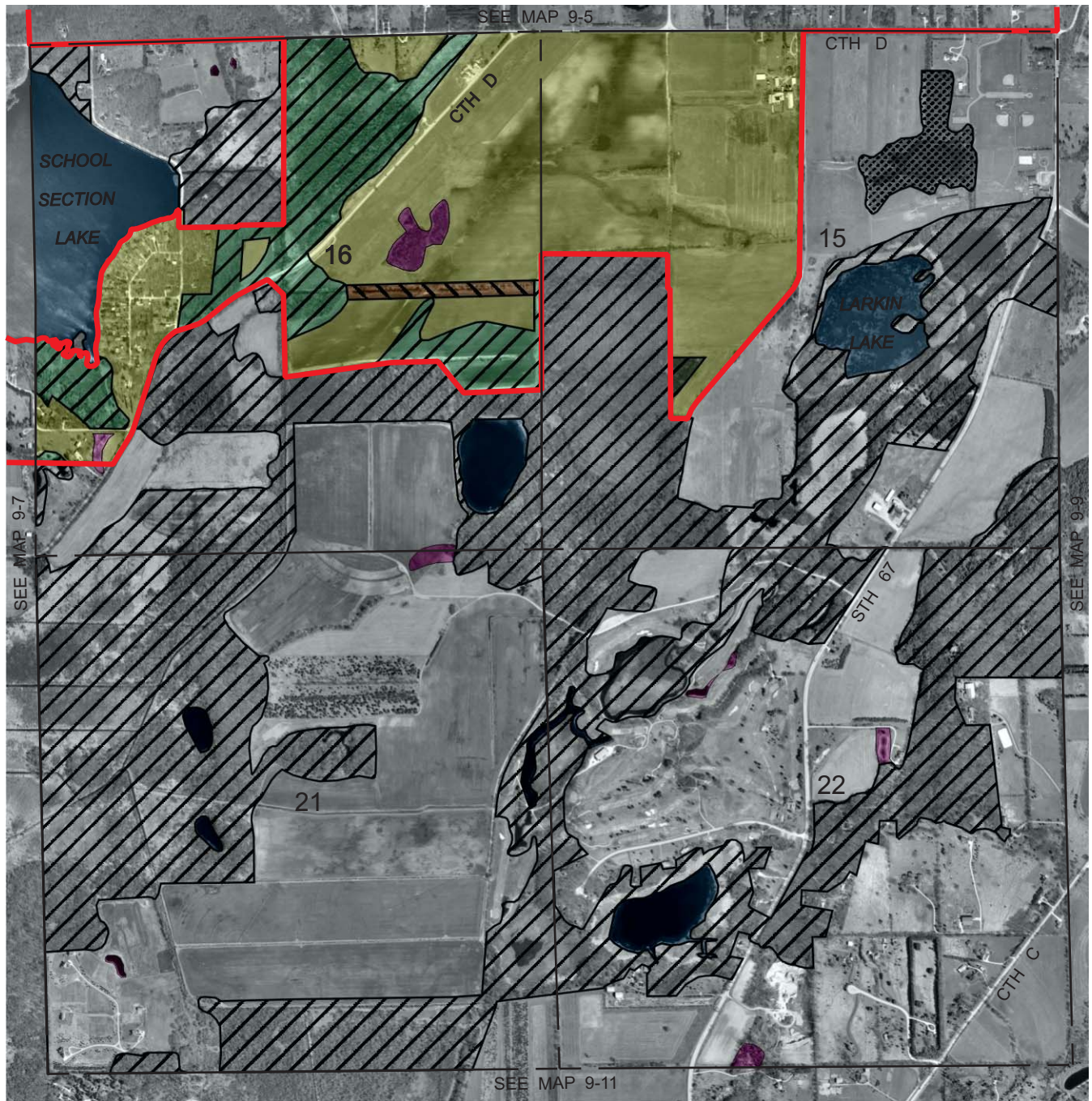
Source: SEWRPC.











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

**U. S. Public Land Survey Sections 15, 16, 21, and 22  
Township 6 North, Range 17 East**





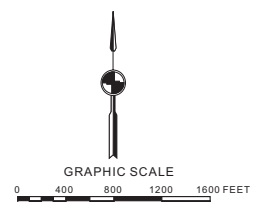
Photography Date: April 2005

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

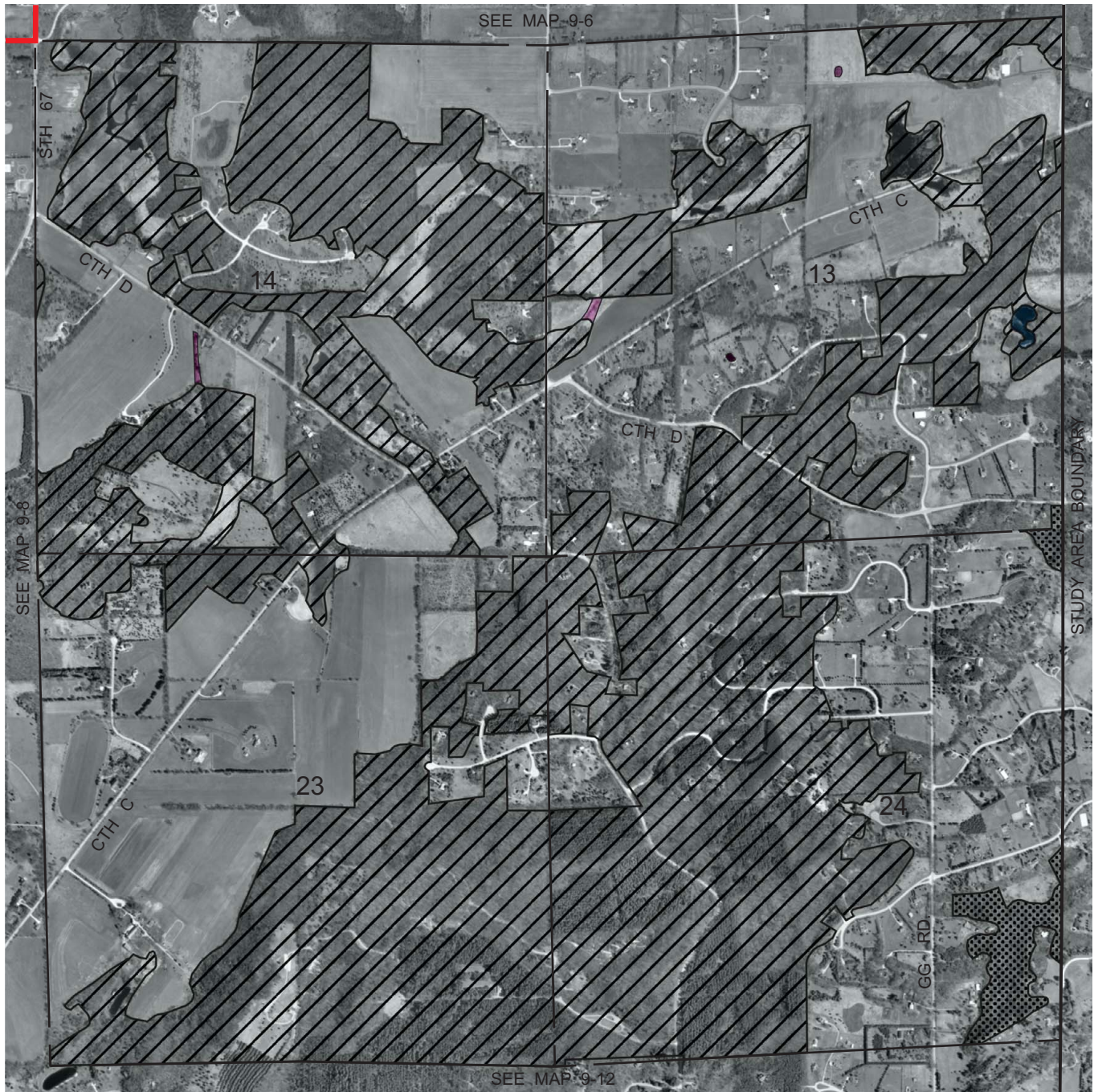


Source: SEWRPC.








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

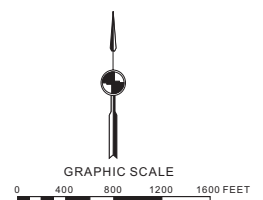
**U. S. Public Land Survey Sections 13, 14, 23, and 24  
Township 6 North, Range 17 East**



Photography Date: April 2005

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

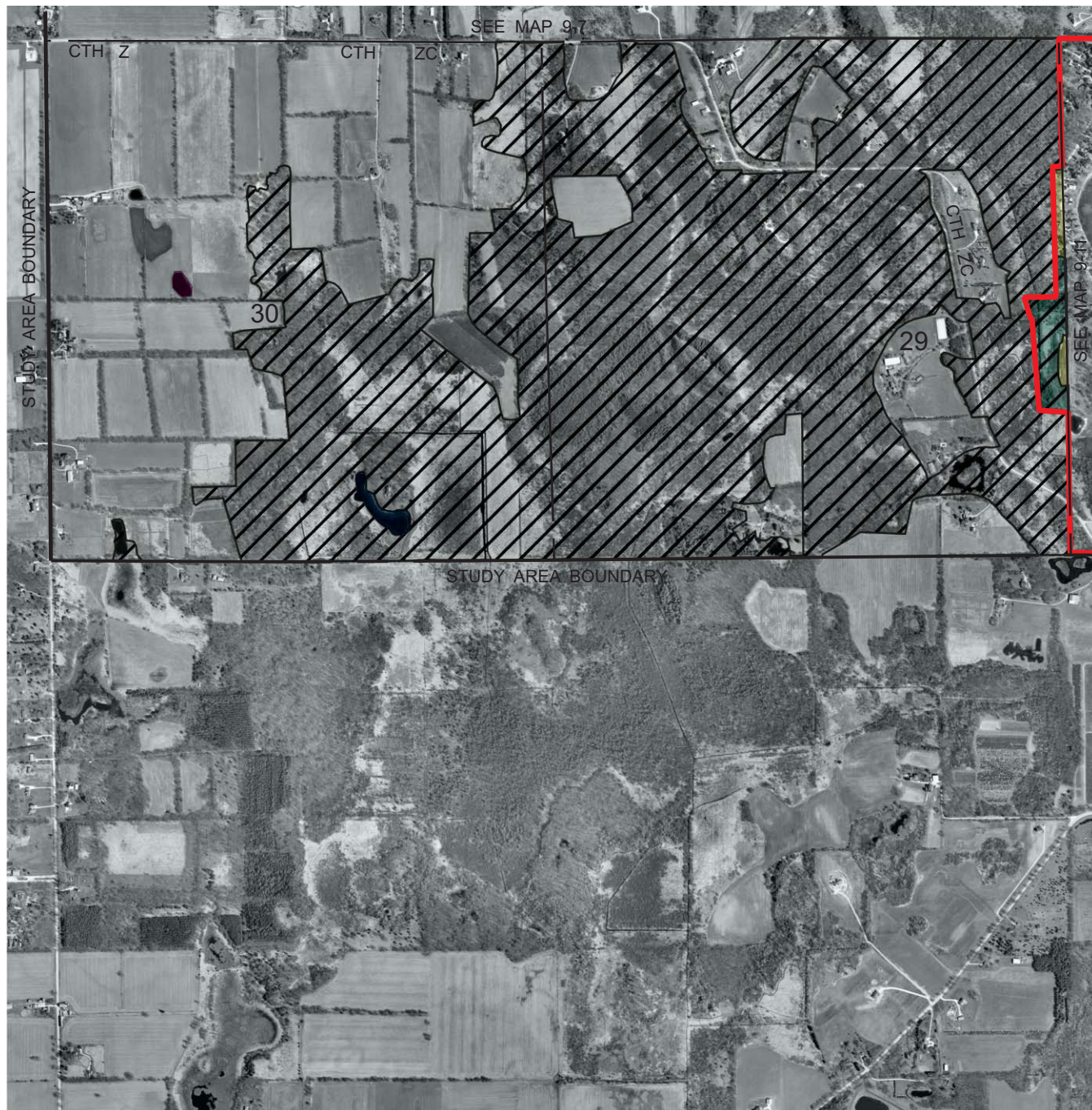
Source: SEWRPC.









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

**U. S. Public Land Survey Sections 29 and 30  
Township 6 North, Range 17 East**




Photography Date: April 2005

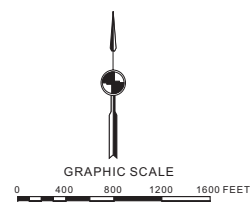
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

-  PLANNED SANITARY SEWER SERVICE AREA

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Source: SEWRPC.










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

**U. S. Public Land Survey Sections 27 and 28  
Township 6 North, Range 17 East**




Photography Date: April 2005

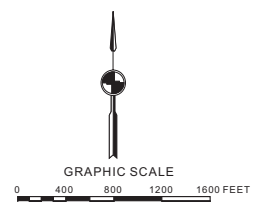
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

-  PLANNED SANITARY SEWER SERVICE AREA

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Source: SEWRPC.







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

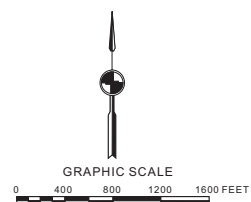
**U. S. Public Land Survey Sections 25 and 26  
Township 6 North, Range 17 East**



Photography Date: April 2005

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA

Source: SEWRPC.



## **APPENDICES**



## Appendix A

# MINUTES OF THE PUBLIC HEARING AND WRITTEN COMMENTS SUBMITTED TO THE PUBLIC HEARING RECORD

### VILLAGE OF DOUSMAN JOINT VILLAGE BOARD & SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION PUBLIC HEARING PROCEEDINGS JANUARY 29, 2007

PRESENT BOARD: B. Zilk, M. Schroeder, C. Hettich & J. Nissen & C. Queen  
ALSO PRESENT: Bruce Kaniewski, Village Planner, Gerry Powell, Village Engineer,  
Tim McCauley & Bill Stauber, Southeastern Wisconsin Regional Planning Commission

Pres. Zilk called the meeting to order at 7:00 p.m. Confirmation of public meeting notice was affirmed by Deputy Clerk Hall

Tim McCauley explained that he was at the meeting to provide some background and why the Regional Planning Commission (SEWRPC) is here and describe the proposed amendments to the sewer service area and also explain how SEWRPC evaluates the proposed amendment and what's next in the process after the public hearing. Tim also stated that the public hearing would remain open until February 5<sup>th</sup>, 2007 to give residents enough time to respond with any questions or concerns.

Tim explained that they were here to consider an amendment to the regional water quality management plan, which was adopted by SEWRPC in 1979 in response to Federal Clean Water regulations. SEWRPC is involved in the process because they have been designated as the area wide water quality planning agency. SEWRPC is responsible for preparing and amending and carrying out the area wide water quality management plan, which includes 7 counties and Waukesha County being one of them.

The purpose of the sewer service area plan is to insure that the communities have the appropriately sized service areas and sewer systems to prevent urban development in certain areas in order to protect the environment. The sewer service area plan is not a mandate, time table, prescription for the provision or extension of sanitary sewer service to existing houses. What it does is simply enables the provision of sewer service, in compliance with state law, when the community deems it necessary to provide sewer service.

Tim explained and showed on a map the revisions of the sewer service area in detail, which included all of the Town of Ottawa residents within the border agreement along with School Section Lake, Pretty Lake and Hunter's Lake residents who are not within the border agreement. (See detailed map and report at the Village of Dousman Municipal Building.)

#### PUBLIC COMMENTS

Diane Bretl, Pretty Lake, requested that the report from SEWRPC be given to those who request one so that they have more time to review the report and be able to write the board their questions and concerns.

### Village of Dousman & Southeastern Wisconsin Regional Planning Commission Public Hearing Minutes January 29, 2007 Page 2.

Gerry Powell, Ruckert Mielke Engineering, explained that even though the lakes are not in the Town of Ottawa/Village of Dousman border agreement, the Village of Dousman was asked by the Town of Ottawa to extend the sewer service area to include the three lakes so years down the road if needed the sewer service would be available to them. Gerry reiterated that this is not if they are interested in sewer service but if and when they do become interested they would go to the Town Board and request sewer service it would be available to them.

Roger Carlson, W377 S5211 Pretty Lake Rd., stated that he felt this was another way for the Village of Dousman to get into there pocket books. He stated that by the statutes there are no public health problems, no public safety problems, no pollution to state waters, and water is too valuable to be removed from the area. He commented that they could put their own plant in and probably save about a million dollars. It makes no sense for us to pipe over four (4) miles to the village. He has no desire to get involved with the Village of Dousman and things should be left to the property owners.

Letter addressed to the Village of Dousman from Roger Carlson

Vic Herbert, 38022 Dolmar, has lived on School Section Lake for about 33 years. He commented that he could live there another 33 years before someone comes knocking on his door for sewer. He stated that he doesn't want our service he doesn't need our densely populated sub-division, I don't need your sewer, I've gotten along with 33 years without it and I don't need it. And there is a lot of other people out here that don't need it and don't want it.

Bart Zilk answered Mr. Herbert by telling him the Village of Dousman would never knock on his door. He stated that the Town board would have to approach the village if anyone wanted sewer service.

Christopher Heitman, W362 S3601 Hwy 67, who owns land on Larkin Lake commented that there is a section that needs to be excluded. The area of the former Lurvey farm is included in this sewer service area and should be excluded because leaving it in the sewer service area allows it to be develop and it should be considered undevelopable. He stated that the new man made lake that is being planned for this development will lower the water table of Larkin Lake by at least 4 to 5 feet, which will significantly reduce the water level at the east end. The water level of Larkin Lake is historically only about 5 feet. Christopher Heitman also has a letter to the Village of Dousman addressing his concerns.

Jeff Lemling, School Section Lake, asked when sewer was coming, how much it is going to cost, and what kind of system will they get. He asked if it would be a lift pump that lifts up to the sewer lateral and when they fail it's the homeowners expense. He was looking for dates and what type of system.

Dick Arrowood, Town Chairman for Town of Ottawa, stated that Lee Bleecker would like to get his property that currently is not included in the sewer service area that is just East of Hwy 67 included in the sewer service area so he can develop.

### Village of Dousman & Southeastern Wisconsin Regional Planning Commission Public Hearing Minutes January 29, 2007 Page 3.

Nick Scodellaro, representative for Lee Bleecker requested the property east of Hwy 67, the sand quarry, be included in the sewer service area.

Dick Arrowood, Town Supervisor for Town of Ottawa, explained that there have been meetings with residents of Pretty Lake and School Section Lake in regards to sewer service and both Lakes did not want to be included in the sewer service. Dick stated that's ok for the people there now but as long as we had this opportunity to put you in the sewer district, he wanted to include the Lakes. Again, he stated that no one has to take sewer service. He just wanted the Lakes included in this sewer service area so that if they ever needed sewer services 20, 30 years down the road that they would be able to request sewer service. He reiterated that neither the Town nor the Village was mandating that anyone ever hook up to sewer. Including them in the sewer service area would just allow them to if they ever needed to in the future upon the homeowners request. Dick also stated that being included in the sewer service area was a part of the border agreement and the Village is giving the Town the opportunity to utilize sewer service when we needed it.

Frank Rowe, School Section Lake, asked how he could get it in writing that they are not going to be required to hook up to sewer services.

Dick Arrowood commented that the town would be able to something saying that they would not be required to hook up but he said that if the health department authorizes or another department comes through and mandates sewer hook-up he has no control. The Town Board would be able to write a letter not mandating hook-up.

Bart Zilk asked if this was the correct meeting to request to be included in the sewer service area. Bill from SEWRPC commented that they are here to receive comments on the proposed amendments to the sewer service area. He stated that this would be the opportunity for marginal and minor changes for the Village Board to consider.

Paul Bretl, Pretty Lake, asked if the Village of Dousman was going to increase the size of their sewer system with the expense all on their part. He asked at some future date that Pretty Lake and School Section Lake residents can decide to hook up to sewer or not hook up to sewer and that there is no cost to anyone until they decide to hook-up.

Bart Zilk stated that this was correct. He stated that the Village is bearing the cost of making it possible for you to make that decision in the future.

Diane Bretl, Pretty Lake, asked why they are still being included in the sewer service area when they said that they were not interested.

### Village of Dousman & Southeastern Wisconsin Regional Planning Commission Public Hearing Minutes January 29, 2007 Page 4.

Patrick Buckley, Hunters Lake, commented that he is favor of the sewers, though he had a couple questions. He was interested in how Hunter's Lake decide they want sewer, do they take a vote from the Lake Association?

Gerry Powell commented that they would approach the Town Board, they would take the request and start the proper process.

Karen W., School Section Lake, commented that there was no cost to the people until they hook-up to sewer. She asked for confirmation that the upgrade from a 3 inch pipe to a 4 inch pipe was at no cost. Bart Zilk said that the village is paying for the up sizing at this time. Karen asked if the village residents were aware the increase in sanitation they are paying for this upgrade for the sewer system. Bart commented that the vast majority of the bill is being footed by the developer. The upsizing is relatively small and will be financed along with the sewer plant. Bart commented that it would not affect the Village taxes that it would only affect the sewer rate.

Nina Solberg, W377S348 School Section Lake Rd., asked what the time line was for hook-up. She asked when School Section Lake needed to make their final decision to have the extra pipe go out to them or not. Bart reiterated that they do not have to make any decisions, that there is no decision to make. She questioned when they were confronted a couple months ago and were asked to make a decision what that was for and Bart said that was if they wanted to be hooked up now. Nina wanted clarification that if School Section Lake as a Lake District decides we'll protect ourselves for 30 or 40 years, so bring the pipe out that far with the bigger pipe that there is no hidden cost to them and they pay nothing on their taxes and they do not need to make any decisions until they decide, yes we do need to hoop-up 20 years from now.

Debbie Scott, Hwy D, asked if the Village of Dousman has a comprehensive plan in place because it is required by the State of Wisconsin. She asked if the sewer system meets the criteria of the comprehensive plan and if it does how come we haven't heard about it and if we don't have a plan in place why. Bruce Kaniewski, the Village Planner responded, saying that the Village of Dousman has a Land Use Plan, which was adopted March of last year. The Land Use Plan is part of Waukesha County Smart Growth Plan that is still ongoing and probably will not be agreed on until at the earliest, 2008. The Village's Land Use Plan will become part of the Smart Growth Plan, which is the Comprehensive Plan that Debbie is speaking of.

Jan Milbreth, Pretty Lake, asked if we said that the developer is the one paying for the material for the sewer to bring down to Pretty lake and asked where the money is coming from. Gerry Powell commented that the developer will only bring it to his property. It would be up to the Lake to being farther. Jan asked since Pretty Lake voted it down did the Village supersede Pretty Lake's Association and if not why do they have to be included in the sewer service area.

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Bob Sitowski, Pretty Lake, commented that when Pretty lake voted on this they were asked two things; one do we want to spend somewhere in the neighborhood of additional thousand dollars to upsize the piping that they were going to run through the development that was a decision we were suppose to make by December of last year and the second, would we want to in the future bring it to the lake and that was voted down. He wanted to verify that what he was hearing tonight is that expense to increase the pipe to whatever size, the Village of Dousman is picking up the cost and it is not the residents from Pretty Lake. He commented that he is in favor of this if this is correct. Gerry Powell commented that they would not have the cost up front but that doesn't mean that they wouldn't pay some of those costs back in a user cost in the future and Bob understood.

Andrew Mastercola, W380S5410 Hwy ZC, commented that he is in the Pretty Lake area but is not part of the association. He knew nothing about this until he received his letter in the mail. His house 600 feet back off the road so he was concerned of the cost of getting sewer back that far and asked Dick Arrowood if he could get an exception from the Town of Ottawa. Dick commented that he does not have to hook up to sewer, but Andrew's concern was the Health Department could. Andrew was concerned that he didn't have a voice because he is not part of Pretty Lake's Association. He wanted to know how he got included in the sewer service area when he is not a part of Pretty Lake. He was concerned that in another 30 or so years when the Village of Dousman tries to take more land how does he know that he won't be included then. Dick Arrowood explained that the border agreement stops the Village of Dousman from taking any more land even after the 33 or so years that is left on the border agreement. Andrew asked what the process would be to be excluded from the sewer district area. Gerry Powell commented that we had his name and address so he would be on record as not wanting to be included.

Art Wisniewski, School Section Lake, commented that he had been at the majority of the meetings for School Section Lake. He verified that School Section Lake is included in the Sewer District in case some time in the future they need it but at this time they are not required to join, though if they were to join their Association could take a vote and if the majority of the people on the lake want sewer service then they would join. Gerry Powell reiterated that if this sewer service area is approved by the Village Board, SEWRPC, and the DNR that yes it would be available. Art commented that it would be available regardless if they want it or not and Gerry agreed.

Mary Wilke, W360 S3361 Hwy 67, commented that she is also next to Larkin Lake and she is concerned about the water level if the development goes through.

Roger Carlson, W377 S5211 Pretty Lake Rd., commented that sanitary districts are set up by the state government and that there are about three ways that they can be set up; one by signing a petition by property owners and submit it to the Town Board, or the DNR, which established a separate taxing entity which you virtually have no input into. The only recourse you have is there are elected people to it and through the election of those people. There is no reason for us to be included in this sewer service area.

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Vic Herbert, 38022 Dolmar Park Rd., asked if SEWRPC were aware of the issues that have been raised on the Lurvey property. He also commented that the reason that the lakes are included is that what they observe happening over time is that there are enough residences around the lakes that when systems start failing and have to go to holding tanks that sewer service area is keeping options open for these areas. It does not mandate sewer service to the residences but keeps options open.

Bruce Kaniewski asked Bill Stauber to explain if any of the proposed sewer service areas are not included in the sewer service final plan at this time what would be the process if at a later date they wanted to be included. Bill explained that the meeting tonight is to consider a major change in the sewer service area for the Village of Dousman. He commented that this is done about every 10 years or so. So if these areas are not added at this time there could be amendments to the plan in the future but could also delay sewer service to anyone in these areas if they need it sooner.

Christopher Heitman, W362 S3601 Hwy 67, commented that if SEWRPC considered keeping the Lurvey development in the sewer service area that they would be doing a disservice to the citizens and asked that they take a look at that property closer and take it seriously. Bill Stauber commented that they have not until today seen or heard of the issues on the Lurvey property but said that they would take their comments seriously and take them back to their commission.

Matt Beres, S38W37934 Hwy D, expressed his concerns about the progress on the Lurvey property and that he did not want it. He was also concerned that being separated or delineated from the rest of the town that he would be assessed very high because has 900 ft. of road frontage. He was also concerned because his house is 280 feet from the road for the sewer connection. He is concerned that he is not part of School Section Lake Association, so he has no voice and eventually a huge assessment.

Barry Hinges, Pretty Lake Rd., questioned if he has property and the individual 4 houses down from him needed the sewer but he doesn't and it goes in front of his house does he pay higher taxes because it's an improvement to his property. Gerry Powell did not have an answer for him at this time because there are many different ways these types of setup can happen.

Anne Valinak, School Section Lake, questioned saying that it would be two years to hook up. Gerry commented that this is a sewer service area and does not require anyone to hook up but it could take up to 2 years if the Lakes decided to go with sewer for them to have to hook up.

Frank Rowe, School Section Lake, asked Dick Arrowood if it was a unanimous vote to have the Lakes included in the sewer district and Dick replied yes.

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Diane Bretl, Pretty Lake, commented that Hunter's Lake does not want it, Pretty Lake does not want it, why has the Town of Ottawa Board decided to go ahead and say us to be included in it. She feels that the Town of Ottawa is not listening to them. Bart Zilk commented that if they were taken out of the sewer service area now, that they would not design the pipes coming down now to accommodate that so when the time comes when you do want to come in it would probably cost so much it would be totally prohibitive and whatever reasoning you wanted to come in for it would be too late. Bart also stated that the border agreement says that we have to try and do it but if they all hate the idea that maybe they should just be taken out. It was stated that when the border agreement was being negotiated this was part of the negotiation.

Dick Arrowood commented that the town is giving them an opportunity to save money if in the future you do need sewer. The village was already coming down so far they asked if the lakes would want to be included since there are already 14 holding tanks on Pretty Lake and going on more, they felt that in the future that Pretty Lake is going to need sewer and when that day comes it would be available to them within this sewer service area and reiterated that it was not going to cost anyone a dime until they needed it.

Mr. Davis, School Section Lake, commented that he purchased his house a little over a year ago. He wanted to let Dousman know that he appreciates that they are willing to offer their services in the future. He knows that his septic system is not going to last forever and said that he does not want to put in a holding tank and that he would rather have sewer

Paul Bretl, Pretty Lake, asked how long it would take time wise to expand the pipe and piped down to the subdivision. Gerry Powell said that assuming that everything goes ahead it would possibly be 2009 or 2010.

The public comments are being held open until February 5<sup>th</sup> so anyone interested in writing a letter should address them to the Village of Dousman. Christopher Heitman, W362 S3601 Hwy 67, Roger Carlson, W377 S5211 Pretty Lake Rd., Atty. Matthew Scodellaro of Carter, Scodellaro & Sayrs, L.L.C., Frances Osborne, 36497 Hwy D., Marilyn & Victor Herbert, S35W38072 Dolmar Park Rd., Dave Tanner, Senior Project Coordinator, of MLG Development, Sue & Michael Kadunc, W376S4874 E. Pretty Lake Rd., Richard C. Bjodstrup, W376S4877 E. Pretty Lake Rd., Barbara Reinhart & Jeffrey Noska, W359S2870 Hwy 67, & Anita O'Ray, W376S5129 E. Pretty Lake Rd. have letters on record at the Village of Dousman.

Tim McCauley stated that the new information that they have received today in regards to Larkin Lake and the Lurvey property will be taken back to the commission and looked through thoroughly.

Pres. Zilk made a motion to adjourn. C. Hettich seconded. Carried.

Sharyl J. Hall, Deputy Clerk

Christopher J. Heitman  
W362 S3601 Hwy 67  
Dousman WI 53118  
Work: 262-317-1203  
Fax: 262-317-1201

January 29, 2007

Village of Dousman  
Penny L. Nissen, Clerk  
118 S. Main Street  
Dousman WI 53118

Ref: Proposed amendment to the sanitary sewer area for the Dousman area – Public hearing to be held January 29, 2007 at 7:00 p.m. at the Dousman Community Center

To Whom It May Concern:

I oppose the amendment to the sanitary sewer area for the following reason. The proposed amendment would encourage development in areas that are totally unsuitable for development. If such development were to proceed, it would have a devastating impact on adjacent wetlands. For example, a development has been proposed by MLG RE 2005 and Richard Herr on the former Lurvey dairy farm on Highway D. This area lies between Larkin Lake and School Section Lake. The historical elevation of the water table is at the surface or within a few feet of the surface even with the presence of drain tile that has been in the ground for many decades. Furthermore, the historical elevation of Larkin Lake is approximately 17 above the level of School Section Lake (see attached exhibits). This is results in an inclination of the water table in the area of the proposed development of approximately 1 foot drop in water table elevation for each 200 feet of horizontal distance. The developers have proposed excavating lakes in order to build up raised areas for dense housing development. Obviously, the surface of a lake has no inclination. The lake can be thought of as drain tile with unlimited capacity. The new man-made lake will lower the water table at its east end by at least 4 to 5 feet. This will have the effect of significantly reducing the water level of Larkin Lake whose historical depth is only about 5 feet. The sandy nature of the soils in the area will likely preclude any efforts to minimize the effect of the proposed development of Larkin Lake. There has already been a significant drop in the level of Larkin Lake that may be due to the earth altering activities that have taken place at the site of the proposed development.

During an evaluation in 2005, highly respected biologist Marlin Johnson stated that Larkin Lake provides rare and valuable habitat that deserves preservation and protection. During the last two years, there wasn't even enough water in Larkin Lake for lily pads to grow. I believe that this was due to the earth altering activities that have occurred in the area of the proposed development.

The Village of Dousman Planning Commission and Village Board have done nothing to stop this foolish development despite being made aware of the facts stated above. It will be up to other authorities to put a stop to this before even more environmental damage is done.

Sincerely,

Christopher J. Heitman P.E.

Sharyl Hall  
Village Clerk  
Village of Dousman  
118 South Main Street  
Dousman, Wisconsin 53118

Re: Hearing Concerning Adding Pretty Lake Area to a Sanitary District

Ms. Hall

Please enter these comments as part of the record for the subject heading and have the Village Board of Dousman consider them as part of the hearing that took place on 1/29/07.

1. The plan is being pushed by an Engineering Company (Ruekert-Mielke) who has **multiple conflicts of interest**. They are employed by the Town of Ottawa, Village of Dousman, & the Developer (Herr-Lurvey) of big expansions in the Village of Dousman. They are making major efforts to have the out lining areas contribute to the expansion of the Village and help the Developer reduce their costs. They have tried to sell the Pretty Lake & School Section Areas on contributing over \$300,000 to help pay for the pipe ran from the Developer's subdivision south of Dousman to the Dousman Wastewater Treating Facility.

2. Sanitary Districts should be left to the property owners of an area unless there is per Wisconsin Statute #60.72 (4):

- A. Threat to public health & safety.
- B. Convenience or welfare or of pollution of waters of the State of Wisconsin

There is none of these items involved in this matter. It is a means to extract business and fees by the engineering company (Ruekert-Mielke), funds by the developer (Herr-Lurvey), and the Dousman Village.

3. The waters of Pretty Lake would be damaged by taking the water from the area. By SEWRPC own study (A Lake Protection Plan for Pretty Lake) dated May 2006 on page 29 it addresses this problem. The study indicates the lake level will drop approximately 0.2 feet per year by the water removed from the area. This makes the Village of Dousman (Ruekert-Mielke) plan a deterrent to the "CONVENIENCE OR WELFARE of Pretty Lake.

4. It makes no economic sense to pipe the wastewater from the Pretty Lake Area some five miles to the Dousman Wastewater Treating Plant. If & when the Pretty Lake Area Property Owners decide a sewer system is warranted, they can more economically install one in the area and have the discharged water stay in the area. The Pretty Lake Area is an isolated area that is not contiguous to any part of the Village of Dousman or any other area that it wants to have connected to its wastewater system.

5. The Village of Dousman or the Town of Ottawa have made no effort to explain what being included in a Sanitary District means. There is no discussion as to how it will be administered and what it plans. There is a complete deliberate act of deception of the public in this matter in order to benefit the engineering firm and the developer.

6. This Sanitary District will have dicitorial powers and will provide the residents of the Pretty Lake Area of no means through the election process to remove commissioners who act contrary to the interest of their area.

Please exclude Pretty Lake from your sewer district. I would think in terms of peace and goodwill of the area, it would be best to run your own Village and leave the other areas out of this matter. Also, consider the matter that you are being lead by Ruekert-Mielke and they have a conflict of interest with you and the developer.

Roger Carlson  
W377 S5211 Pretty Lake Road  
Dousman, WI 53118

Copy: Dick Arwood  
Town Chairman of the Town of Ottawa  
Town of Ottawa Town Hall  
W360S333 Hwy 67  
Dousman, WI 53118

Sharyl Hall  
Village Clerk  
Village of Dousman  
118 South Main Street  
Dousman, Wisconsin 53118

February 2, 2007

Re: Hearing Concerning Adding Pretty Lake Area to a Sanitary District

Ms. Hall

Please enter these comments as part of the record for the subject hearing and have the Village Board of Dousman consider them as part of the hearing that took place on 1/29/07.

Two reasons that our public officials give for putting the Pretty Lake into a sanitary district at this time is:

**1. There are 14 holding tanks in the area.** - Holding tanks are a very viable way of handling waste water in a areas of high ground water, such as exists in some of the Pretty Lake area. Where the ground water is lower, like in most of the area, the sandy soils are very conducive to septic tank operation.

Of these holding tanks, some are at new homes that where built by high "net worth" persons. They knew beforehand they where going to need a holding tank. These persons are now trying to get their neighbors to help them pay for their extravagance.

The other group of holding tanks, are at cottages that are occupied only a few days per year. A holding tank is a very viable and economical option for these persons.

In total, the total number of holding tanks is less then 10% of the total number of homes in the area. This argument is simply not a valid reason to force creation of a sanitary district.

**2. A sanitary district would be available if & when it is needed.** - The time it takes for a sanitary district to be created by the property owners is a few months. The time to install a sewer system is two to four years. The time saving by having a sanitary district in place is insignificant. The costs of having a sanitary district in the mean time are not justifiable or warranted for the property owners.

It is very difficult for one to understand why public officials think they know best when it comes to helping a small minority of "high net worth" persons. Could it be that financial rewards are in play?

Also I would like to point out the representative of SEWRPC at the hearing is a former employee of the engineering firm (Ruekert-Mielke) which has numerous conflicts of interest in this matter.

Please exclude Pretty Lake from your sewer district.

Roger Carlson  
W377 S5211 Pretty Lake Road  
Dousman, WI 53118

Copy: Dick Arwood  
Town Chairman of the Town of Ottawa  
Town of Ottawa Town Hall  
W360S333 Hwy 67 - Dousman, WI 53118

Village of Dousman, Village Board  
Municipal Office  
Dousman, WI 53118

February 4, 2007

To Whom it May Concern:

In reference to the proposed development "The Village" by M.L.G. and Herr Construction on the former Lurvey property on Highway D just west of Hwy 67.

As a property owner, and long time resident, I wish to register my deep concern about what is happening in our area. The proposed crowding of over 500 homes and condominiums on this land is simply not good business. If the current plan moves forward, we will likely end up with a lot of empty houses and condos sitting right on top of one another. People choose to move to this area for the natural beauty. Putting 500+ dwellings into this relatively small, ecologically fragile space will devastate the area. Since the land was purchased from Ken Lurvey, there have already been wetlands destroyed without permit to act on the property, cattails (a plant used to identify an area as wetland) were destroyed, and topsoil stripped and hauled away. Plans are being made to run sewer lines several miles, which will have an impact on additional wetlands in the area and open it to further overdevelopment. This will also put an unreasonable tax burden on local residents and ultimately benefit only the developers.

In addition to the reckless real estate prospecting that this proposed overdevelopment represents, we must also consider the dramatic change to the character and quality of life in the area. Will our environment be improved or destroyed? Will the wildlife (some of which is endangered) be able to survive when its habitat disappears? Who will safeguard environmental gems like Larkin Lake, which belongs to all local citizens and is governed by the Department of Natural Resources? I question the benefit of this overdevelopment for the citizens who already live here. We have chosen to live here because we believe in the importance of responsible development, open space and natural beauty. We do not want a concrete jungle, or houses sitting empty in a real estate slump while taxpayers shoulder the financial burden of poor planning. To go ahead with the project as proposed is clearly not thinking of the bigger picture and the overall health and wellbeing of the area.

Sincerely,

Frances Osborne  
36497 Highway D

PS. If this development moves forward, I would like the berm between it and my property to remain there.

Cc: Department of Natural Resources  
Peter McKeever, Environmental Lawyer  
Sewer Pac  
Kettle Moraine Index

CARTER, SCODELLARO & SAYRS, LLC

ATTORNEYS AT LAW

8555 WEST FOREST HOME AVENUE – SUITE 103  
GREENFIELD, WISCONSIN 53228-3408

JOHN J. CARTER  
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February 1, 2007

Village of Dousman Board  
118 South Main Street  
Dousman, Wisconsin 53118

Mr. William J. Stauber  
Chief Land Use Planner  
Southeastern Wisconsin Regional Planning Commission  
W239 N1812 Rockwood Drive  
Waukesha, Wisconsin 53187-1607

Re: Sanitary Sewer Service Area –  
Village of Dousman and Environs

Dear Board Members & Mr. Stauber:

On behalf of our client, The Sand Pit, Inc., we are submitting this written request to include The Sand Pit property (S1614 Highway 67, Tax key no. OTWT 1590-997, approximately 50 contiguous acres) within the proposed amendments to the Village of Dousman and Environs planned sanitary sewer service area. We addressed this issue at the Public hearing held jointly by the Village of Dousman Board and the Southeastern Wisconsin Regional Planning Commission on Monday, January 26<sup>th</sup>.

As you may recall Mr. Bleecker appeared on behalf of The Sand Pit, Inc. and proposed that the entire Sand Pit parcel be included within the areas to be added to the Dousman Sanitary sewer service district. Mr. Richard Arrowood, President of the Town of Ottawa Board requested the inclusion of The Sand Pit property. Members of SEWRPC and the Village Board determined to accept additional written information until February 5<sup>th</sup>. I understand that on February 12<sup>th</sup> the Board will consider adoption of amendments to the sewer service district map.

The inclusion of The Sand Pit, Inc. parcel within the sewer service area is entirely consistent with the factors that SEWRPC considers when amending the current sewer service district. This parcel adjoins the current sewer district and should be considered to have a potentially low impact on additional costs of sewage conveyance and treatment within the district. It lies near environmentally significant land. The property is

<sup>1</sup> See generally: Community Assistance Planning Report No. 192 (3<sup>rd</sup> Ed.) Sanitary Sewer Service Area for the Village of Dousman and Environs. pp. 5-18.

currently zoned Q-1 (Quarry) and continues to be a viable mining operation; however, the reclamation plan on file with the Town of Ottawa includes plans to develop the property into a residential area. As such, there is the potential for future population growth in this area.

Attached you will find a map and legal description of the parcel that The Sand Pit, Inc. is proposing to be included.<sup>2</sup> Your favorable consideration of this requested amendment is very important, since we understand Mr. William Stauber's (SEWRPC) comments to mean that formal reconsideration of the district boundaries routinely occur only about every ten years.

Respectfully submitted,

Matthew T. Scodellaro  
One of the Attorneys for  
The Sand Pit, Inc.

cc: Mr. Richard Arrowood, Town of Ottawa  
Mr. Lee M. Bleecker, The Sand Pit, Inc.

Proposed Sanitary Sewer Extension to the Town of Ottawa

February 5, 2007

Village of Dousman  
Attn: Bartley Zilk  
Main Street  
Dousman, WI. 53118

Mr. Zilk;

Based on SWRPC's definition of a wetland on page 7, we strongly believe that the Herr/MLG development IS environmentally significant acreage & its impact on the surrounding environment was overlooked. If possible, we would ask that SWRPC review their Sanitary Sewer Service Plan to reclassify additional areas of the property for naturalization, park or recreational & to reduce the density of the development. Larkin Lake & School Section Lake have already been significantly impacted by the development, not to mention how the development will impact existing wildlife habitat of cranes, herons, & other migrating birds.(This concern does not include the homestead of Canadian Geese)

It is our belief that the controversial Herr/MLG subdivision being considered by the Village is a very environmentally sensitive area containing a high water table and should remain as farm land &/or preserved for farming and green space as much as possible. It is also our concern that while trying to develop the proposed Village of Dousman's newest subdivisions that an attempt has already been made to lower the existing water table ending in a disastrous outcome for the whole area. It is the intent of the developer to house 500 families on this 300 acre parcel which equates to a project density of less than of less than a half of an acre. For obvious reasons, Herr's first proposal (although more reasonable than what's now being considered) was rejected by the Town of Ottawa.

Prior to the topsoil on the proposed development being removed, the existing drainage ditches were re-excavated. We thought this practice of drainage ditches only applied to land that was basically zoned agricultural & was considered unbuildable. When the topsoil was completely removed, the construction run-off found its way into the creek that feeds School Section Lake, thus clouding the water quality of the creek & the lake during or just after rain in the fall of 2006.

This construction run-off was observed on several occasions and reported at a meeting with the Village of Dousman. At this meeting the developer's engineers stated that the average water table depth of the Herr land was at a 1.5 feet below grade. Obviously, the removal of the topsoil has now brought the water table to the surface in many areas. The only way to build on this questionable property is to either truck in a lot of fill from

the outside or to create lakes and ditches and use that material to raise the elevation of the property.

During the 1960's Vic's father would comment about the intersection of Hwy. D and what was then Hwy. ZD, now Millpond Rd., in the Town of Ottawa about the significance of the roadway being wet when the rest of they highway was dry.

In the 1970's, School Section Lake Association had an incident where extra unauthorized boards were being placed in the dam located on the west end of School Section lake to raise the lake level. This action resulted in flooding of areas of the former Lurvey farmland. Understandably, Mr. Lurvey threatened to sue School Section Lake Management District if this situation were to re-occur. The situation was resolved when Waukesha County, legal property owners of the School Section Lake dike & dam, intervened and reconfigured the dam to deter any more unauthorized alterations to the dam & monitored the dam/water table on a daily basis for about a year. On a reverse note, developers may find that drainage continues to be a problem for property owners & may approach the Lake District to lower the water table of the lake.

The Village & Town held informational meetings providing minimal information & exorbitant cost per landowner & kept reminding us of a deadline to commit. Now, we're being told that there is absolutely no obligation that the developer will pay to upsize the pipe in consideration of future Ottawa development & need. Yet, I question the sincerity of the proposal because of the lack of respect shown to the surrounding community during public hearings/meetings & how development concerns were ignored or dismissed.

Despite being told this is a win/win situation & there is no obligation, we are not interested nor wish to be included in the Village of Dousman's Sanitary Sewer Service at this time. The extension of sanitary sewers into the Town of Ottawa will only open the door for zoning changes/building variances that will increase the density around the lakes; and bring in additional development thus placing a different set of stresses on the lakes.

Sincerely,

Marilyn & Victor Herbert  
S35 W38072 Dolmar Park Road  
Dousman, WI. 53118  
262 965-2456

CC: TMcCauley SEWRPC

<sup>2</sup> Appendix A, B, and C



February 5, 2007

Village of Dousman  
Mr. Bart Zilk, Village President  
118 S. Main Street  
Dousman, WI 53118

via fax # 262-965-4286

**RE: Village of Dousman Sanitary Sewer Service Area Amendment**

Dear Bart:

As the Village of Dousman and the Regional Planning Commission continue the process of amending the Dousman sanitary sewer service area, please consider this written request for approving the amendment as presented.

The Joint Services Committee, made up of both Village and Town officials have worked diligently on completing a border agreement, Land Use Plan and sewer service area, benefiting both the Village and Town. Approving this amendment will provide financial benefits for both Village and Town residents. Pretty Lake and School Section Lake residents will preserve the value of their land with the ability to hook-up to sewer should their current systems fail in the future.

As you know, on January 8, 2007, the Village of Dousman Plan Commission and Village Board approved the Preliminary Plat, Conditional Use and Re-Zoning requests as presented by MLG Development and Stoneridge Associates. With these approvals in place, we are proceeding with our due diligence, working with Dale Buser, Hydrologist from Northern Environmental and Brian Lennie, Linnologist from Bonestroo to fully determine the potential impact of the 53+ acre manmade lake on the surrounding area.

This parcel is designated as mixed-use single-family residential on the Land Use Plan as adopted by the Village. Our density is within the requirements of the Village. Because of high ground water and the sandy soils in the area, this property can only be developed with municipal sanitary sewer and water.

The Village of Dousman is correct in looking toward the future, to encourage development and improve the quality of life for its residents. Bringing in new residents will promote job growth, which is key to a vibrant community. The increased tax base and extension of sewer and water provided by this development will provide a win-win situation for the Village and surrounding areas.

We look forward to the opportunity to work with the Village of Dousman to create an exiting, unique subdivision for current and future residents. Thank you for your consideration for inclusion into the amended sewer service area.

Sincerely,

Dave Tanner  
Senior Project Coordinator

Cc: Tim McCauley, Principal Planner, SEWRPC Via fax # 262-547-1103

k:\projects\dousman-herr\ssa amendment\letter to sewrpc 1 31 07.doc

Sue & Michael Kadunc  
W376 S4874 E. Pretty Lake Road  
Dousman, WI 53118  
262-965-5945  
[whiteskunk@wi.rr.com](mailto:whiteskunk@wi.rr.com)

Dousman Village Hall  
118 S. Main Street  
Dousman, WI 53118

Attention: Village Clerk

To Whom It May Concern:

Please accept this letter as our support for the proposed expansion of the wastewater treatment facility.

We support the proposed amendment to Dousman's sanitary service area to include the Pretty Lake area in the Town of Ottawa.

We have been Pretty lake residents for the past 12 years and look forward to this sewer service.

Thank you for your time and consideration.

Sue A. Kadunc

Michael J. Kadunc

February 4, 2007

Dousman Sewer District  
C/O Dousman Village Clerk  
118 S. Main St  
Dousman, WI 53118

Subject: Potential Septic Sewers at Pretty Lake

Dear Sirs;

As I understand it there are two basic reasons for septic sewer systems near lakes. 1) Keeping pathogens, such as coliform bacteria, out of the water, and 2) Minimizing nutrient loading, particularly phosphorous.

I asked at the the DNR about coliform bacteria at Pretty lake, and was told it is an unlikely problem there. It is a regular problem at Lake Ottawa, but Lake Ottawa is not being included in the sewer district potential expansion.

The purpose of limiting nutrient loading, most importantly phosphorous, is to prevent algae and bacteria blooms and excessive aquatic plant growth in lakes. Phosphorus levels have been measured at Pretty Lake since the 70's and have been and continue to be below 20 micro g/L with a few aceptions. Except for the summer anoxic zone only one recent reading was above 20 micro g/L. That 80 micro g/L reading was associated with a heavy ash fall into the lake, from a house demolition debris fire. One 20 micro g/L reading was down wind from a large yard waste fire with ash visible on the surface.

According to DNR & SEWRPC management plans for Pretty Lake; background levels of phosphorous entering Pretty Lake are 60lb/year. The estimated savings created by a sewer system was 6lb/year compared to properly functioning home septic systems. A sewer system at Pretty Lake would have vastly more pipe and complexity than home systems, therefore the potential for malfunction is greater. In the previous week I saw one news paper report of a sewer pipe leak fouling a creek and another report of a back up into a basement (Mil. Journal Sentinel). I also heard of two basement backups in the Pines subdivision. Last year lightning struck a tree at my neighbors and ruptured a gas pipe. Had there been a sewer pipe it could have been ruptured and there would have been no fire to show the leak.

By my estimate about 200lb of phosphorous are introduced into Pretty Lake by inappropriate yard maintenance practices. The exact numbers aren't important and there isn't space here to fully explain but the most significant causes are: 1) Unnecessary burning of yard waste, particularly near the shore. A typical property at Pretty Lake produces about 500lb of leaves and other yard waste each year, which would contain about 50lb of phosphorous. If burned on the beach and not cleaned up, one property owner could introduce 8 times as much phosphorous into Pretty Lake as an area wide sewer system would divert. Burning farther away introduces less but still a lot. Recreational fires can contribute too.

2) Lawn and garden fertilizer containing phosphorous can leach into the lake. Fertilizer to promote flower blooming is very high in phosphorus. 3) A flower pot on a pier with 20lb of potting soil could, from watering, rain, or spillage, introduce as much phosphorous as a sewer connection on that property would prevent. 4) Most properties aren't in compliance

with state shoreline buffer regulations, bypassing natural nutrient loading protection.

5) Some vegetation, appropriately removed from the lake is then inappropriately left piled on the shore where it decomposes and washes back into the lake. 6) Several properties, including the two newest houses, have pipes that discharge directly onto the shoreline.

These are reasons that some nutrient loading occurs at Pretty Lake. A sanitary sewer and sewer district would not address a significant portion of the nutrient loading but would divert substantial resources.

The most important reason for not building a sewer system at Pretty Lake is that Pretty Lake (63 acre) is a seepage lake with a very small watershed (100 acre), according to DNR and SEWRPC produced management plans. The watershed has a population equivalent to about 300 full time residents. Water use would therefore be 20k-30k gal./day removed from the area via a conventional sewer system. This would be enough to lower Pretty Lake and its watershed by 1/2in per month, 6in/year. This could be demonstrated by pumping 20k gal/day for

Pretty Lake has a high capacity well intended to maintain or raise the water level. Many people at Pretty Lake believe that the well could compensate for water lost to a sewer system. The long term data shows that despite a 5% increase in precipitation and a 30% increase in the well pump's operation hours, the average July and August recorded lake levels have dropped 7 inches from the mid 90s to this decade. Because of the high mineral content of the well water, heavy use produces significant sedimentation, and a "disturbed aquatic plant community" according to the recent SEWRPC management plan for Pretty Lake.

A municipal water supply system drawing water far away from Pretty Lake could address the water drawdown caused by a conventional sewer. Adding a potable water delivery system would add about 60% cost in construction, maintenance and operation above a sewer system. Even holding tanks at Pretty Lake would be more cost effective. Taking water from elsewhere is a morally questionable way of solving a water shortage problem. Both the resources of the people of Pretty Lake and the resources of the people of Dousman could be better used, than planning a prohibitively costly and lake level reducing sewer or sewer and water system. From a casual survey of homes at Pretty Lake 33% are part time, 21 % are occupied by 1 or 2 people, 29% by 3 or more (mostly off lake) and 18% undetermined.

I am a former commissioner of the Pretty Lake Protection and Rehabilitation District and a Lake Monitor Network data collector, collecting water clarity, precipitation, lake level, and water temperature data at Pretty Lake for 6 years, at Lake Ottawa for 5 years and water nutrient samples at Pretty Lake for 4 years.

Sincerely,

Richard C. Bjodstrup

Village of Dousman, Village Board  
Municipal Office  
Dousman, WI 53118

February 4, 2007

To Whom It May Concern:

This letter is in reference to the proposed development by M.L.G. and Herr Construction on the property formerly owned by the Lurvey family on Highway D just west of Highway 67.

Based on what has been shown and discussed in the public meetings and reported in the Kettle Moraine Index it seems premature to move further on the project without some of the questions and concerns being more fully addressed. The two major areas of concern are the density of the development and its effect on the immediate and surrounding ecosystems.

While it is understandable that those with financial interests involved are eager to proceed it is important to remember that environmental damage is usually long-term and very expensive.

We respectfully request that, at the very least, the houses and condos in this new development not be built on speculation, especially in this time of real estate market uncertainty, but that they would be owner-built and occupied. A forward-thinking view of the areas housing needs would include available homes for a variety of income levels. Additionally, the inclusion of the bike/walking path through the property and connecting to the Glacial-Drumlin-trail is a key element to insuring that the development will add to the quality of life of all the areas residents and would help to guard against the perception that it could be, for all intents and purposes, a gated community.

Sincerely,

Barbara Reinhart and Jeffrey Noska  
W359 S2870 Highway 67



12075 North Corporate Parkway, Suite 210  
Mequon, WI 53092  
(262) 241-3133  
(800) 776-7140  
Fax (262) 241-9222  
www.northernenvironmental.com

February 5, 2007  
(BRA 01-5500-3059)

Mr. Bartley Zilk  
Village President  
Village of Dousman  
118 South Main Street  
Dousman, Wisconsin 53118

RE: Hydrogeologic Investigation; Herr Parcel, Dousman, Wisconsin

Dear Mr. Zilk:

To foster design concepts sensitive of the natural environment, MLG Development (MLG) retained Bonestroo and Associates and Northern Environmental Technologies, Incorporated (Northern Environmental) to complete a multi-faceted natural resources evaluation. Northern Environmental specializes in environmental studies, particularly those dealing with water in the natural world.

MLG wishes to construct a single-family development to occupy approximately 220 acres at the Herr parcel. Preliminary investigations reveal that soils are composed largely of sand, a material with geotechnical properties conducive for residential development. Northern Environmental is also investigating the geology and hydrology of the Herr parcel and nearby areas to help design an excavated lake as part of the proposed development. Our goal is to provide information that can be used to construct the lake with little influence to the Groundwater hydrology of the local area.

Preliminary hydrogeologic work completed to this point reveals that the proposed lake is not located in an area of unique hydrogeology. The proposed lake would be excavated in an area of thick sandy sediments that extend over 6000 acres in Waukesha County alone. The slope of the water table in the local area is one of the gentlest in Waukesha County. The relatively small scale of the proposed project compared to the large flow system in which the lake would be constructed means that the effect on the overall water table will be negligible. The proposed lake will be appropriately designed to avoid unduly influencing local groundwater flow. Local flow concerns can likely be addressed through engineering controls. Specific factors to consider when designing the lake will include the following.

- ▲ The lake will not be designed to remove additional groundwater from the Herr parcel.
- ▲ Groundwater flux across areas east of the new lake will not substantially change.

We hope this information will help you understand some of the dynamics associated with developing the Herr parcel and surrounding areas. Please contact me regarding any questions you may have on the information presented. We look forward to working with the Village of Dousman and MLG to design this exciting project.

Sincerely,  
**Northern Environmental  
Technologies, Incorporated**

Dale J. Buser, PE, PH, CST  
Principal Hydrologist

DJB/lmh  
c Timothy McCauley, SEWRPC  
Daniel Scardino, MLG  
© 2007 Northern Environmental Technologies, Inc.

Anita Oray  
W376 S5129  
E. Pretty Lake Rd.  
Dousman, WI 53118

February 4, 2007

Southeastern Wisconsin  
Regional Planning Commission  
W239 N1812 Rockwood Drive  
Waukesha, WI 53187

Ref: Proposed amendment to the sanitary sewer area for the Dousman area-Public hearing held January 29, 2007 at the Dousman Community Center

To Whom It May Concern:

I am writing to voice my deep dismay concerning the Dousman Village Board's vote to change the status of Agricultural Preservation land into a residential district, to make way for 500 dwellings on a 300 acre parcel of low land. The reason for the proposed sewer expansion is to service this project.

The proposed high density subdivision is surrounded on three sides by wetlands, streams, flood plains, lakes and primary environmental corridors. SEWRPC states that environmental corridors contain the best remaining wetlands, wildlife habitat, undeveloped lakes and groundwater recharge and discharge areas in the state. They specify that lands which are floodplains or wetlands are not to be filled in or drained, and that they should be kept free from urban development.

Finally:

These areas are irreplaceable. There is ample developable land without infringing on these sensitive areas.

They are the last good footholds for many native plant and animal communities. Fish and wildlife, songbirds, native plants and even clean water are all dependent upon movement through these corridors, and upon the vital functions they perform.

The beauty and diversity of our region will suffer a great loss, with their loss.

The very resources and natural amenities sought by developers, can be destroyed by that development.

It is not an appropriate or intelligent place to build.

Everyone will pay in many ways to service and maintain this private development.

Sincerely,

Anita Oray



## Appendix B

# RESPONSES FROM THE VILLAGE OF DOUSMAN AND THE TOWN OF OTTAWA TO ISSUES RAISED AT THE PUBLIC HEARING

VILLAGE OF DOUSMAN  
118 S. MAIN STREET  
DOUSMAN, WISCONSIN 53118

February 13, 2007

Mr. Philip C. Evenson  
Executive Director  
Southeastern Wisconsin Regional Planning Commission  
P.O. Box 1607  
Waukesha, WI 53187-1607

RE: Sanitary Sewer Service Area Amendment  
Community Assistance Planning Report No. 192 (3rd Edition)  
Village of Dousman

Dear Mr. Evenson:

The January 29, 2007 Public Hearing for the Village of Dousman's amendment to the Sanitary Sewer Service Area (SSSA), as referenced above, solicited public comments that we are taking very seriously. We thank you for making available Mr. William Stauber and Mr. Timothy McCauley of your staff to assist the Dousman Village Board in presenting the SSSA plan amendment at the hearing.

The SSSA amendment is the culmination of several years of planning both individually and between the Dousman Village Board and the Town of Ottawa Board. The intergovernmental cooperation resulted in the landmark Border Agreement between the Village and the Town. The Border Agreement clearly delineates the planned Village Boundary within the Town, and allows the Village to extend municipal sewer outside of the planning area to serve areas within the Town of Ottawa, when requested by the Town.

As a result of the Border Agreement and the need to consider expansion and upgrades to the Village Waste Water Treatment Facility, the Village has taken the prudent step to consider all alternatives to providing cost efficient sanitary sewer to existing properties in the Village and to lands that may or may never be within the Village, all in the interest of public health and safety. In fact, early in the process of preparing the SSSA amendment, at the urging of your staff, we expanded our policy horizon, considering providing sewer well into the Town of Summit, as far as Golden Lake, extending into Jefferson County. That extension did not prove to be appropriate to be part of this SSSA amendment, but it exhibits Dousman's commitment to being a cooperative partner with our municipal neighbors.

The Village's endorsement of the SSSA amendment, as presented, supports the State of Wisconsin's Smart Growth Comprehensive Planning Law and the SEWRPC 2035 Regional Plan. The Smart Growth Law requires intergovernmental cooperation, and the Village has been at the forefront of cooperation, with the Border Agreement, with our participation with the Waukesha County Cooperative Smart Growth Plan process and definitely with this SSSA amendment. Furthermore, the Regional Plan clearly states that growth within the seven county region must only occur where municipal services are provided. With this SSSA amendment, the Village will provide sanitary sewer for existing and planned suburban densities in and around the Village.

Letter to Mr. Philip C. Evenson  
Executive Director  
Southeastern Wisconsin Regional Planning Commission  
February 13, 2007  
Page 2

The Public Hearing was held at the Dousman Community Center to accommodate an anticipated large attendance since the SSSA amendment includes an extensive area of the Village of Dousman and the Town of Ottawa within the planned Village Boundary, and the densely populated residential developments surrounding Pretty Lake, School Section Lake and Hunters Lake that will remain in the Town, pursuant to the Border Agreement. Our prediction of a larger attendance was correct as approximately 90 citizens attended the hearing.

Mr. McCauley explained SEWRPC's role and responsibilities related to the amendment. He explained the report, the data and mapping depicting the proposed SSSA expansion, the factors that the Commission considers prior to plan adoption and the SSSA plan approval process.

At the conclusion of Mr. McCauley's presentation, I opened the hearing to public comments. A total of 23 individuals directed comments, questions and opinions to the Village Board, the Village Engineer, the Village Planner and your staff. A number of individuals made multiple comments. Most opinions were offered from those who do not desire sewer, those that do not want the cost of sewer and those opposed to the proposed residential development by MLG Development, Inc., and Richard Herr south of CTH "D" west of STH "67".

A resident of Hunters Lake and a resident of School Section Lake spoke in favor of the SSSA amendment, and both thanked the Village for proactive thinking. Many asked questions about the amendment and process, and others offered comments and questions regarding the proposed residential development. Ottawa Town Board Chairman Richard Arrowood requested a 50 acre parcel be added to the SSSA amendment. The 50 acre parcel, east of STH "67" and south of STH "18", is owned by Lee Bleecker. Attorney Matt Scodellaro, representing Mr. Bleecker, also spoke in support of adding the 50 acres. Other than Mr. Arrowood and Mr. Scodellaro, the public did not comment in favor, or opposition to, the requested addition of the Lee Bleecker property.

Those whom spoke focused on two major topics:

1. Being concerned about placement into the amended sewer service area and
2. The MLG/Herr Development proceeding, if the sewer service area amendment is approved in that specific area.

Letter to Mr. Philip C. Evenson  
Executive Director  
Southeastern Wisconsin Regional Planning Commission  
February 13, 2007  
Page 3

Mr. Arrowood has reviewed the meeting comments and concerns with other Town Board members. He will forward a letter to you requesting that the SSSA amendment be approved as proposed at the public hearing, per the 3rd edition, with the inclusion of the 50 acre Lee Bleecker parcel. The Town Board will also be forwarding a resolution from their February 12, 2007 Board meeting.

Likewise, I have also pursued answers and actions to the public hearing questions and comments. To our knowledge, no actual requests or applications for sanitary sewer service have been requested from Pretty Lake, School Section Lake, or Hunters Lake. However, we believe this 208 Amendment is necessary to comply with our Border Agreement with Ottawa for long range planning and protection of our regional environment.

Therefore, the Village of Dousman specifically requests approval of the amendment in accordance with the 3rd edition, with the inclusion of the 50 acre Lee Bleecker parcel. Attached is a copy of my Village Board's resolution, from our February 12, 2007 Village Board meeting, approving the Amendment with the Bleecker parcel.

In addition to the above, items of concern brought forth at the public hearing regarding the MLG/Herr Development focused on groundwater and related environmental issues which could affect the local lakes and adjacent properties. These issues have been discussed at length with Village Staff, our Village Engineer at Ruckert/Mielke, and MLG/Herr. The comments at the hearing reinforced our thoughts regarding appropriate preliminary work requiring monitoring wells, documentation of drain tile flowage, and the possible need to model the groundwater in this area to allow appropriate and accurate design of the proposed lake elevation.

At a minimum, we foresee the following as necessary to evaluate the present groundwater conditions, plan appropriately, design the lake accordingly, and follow-up with the anticipated construction in accordance with the approved design. This includes:

1. Install monitoring wells around the perimeter of the proposed MLG/Herr Development.
2. Install monitoring wells in and around specific sites, such as:
  - a. Larkin Lake
  - b. Houses along CTH "D", east of Mill Pond Road
  - c. Near School Section Lake

Letter to Mr. Philip C. Evenson  
Executive Director  
Southeastern Wisconsin Regional Planning Commission  
February 13, 2007  
Page 4

The monitoring wells for items (a) through (c) above could only be installed with property owners permission.

3. Document the drain tile discharge volume.
4. A hydrogeologic assessment of the groundwater flow in the area from Larkin Lake to School Section Lake.

Our Village Engineer, on behalf of the Village, will require a minimum of the above research and documentation to be completed prior to and during the design of the lake and related site grading. We will require this before giving our approval. The above research and investigation may find any of the following:

1. The proposed 50 acre lake may have no affect on the immediate groundwater elevation.
2. The proposed lake may have an affect on the ground water elevation and remedial action will be required to allow construction of the take.
3. The water in Larkin Lake may be caused by a perched water table.
4. We may prohibit the development from raising or lowering the existing water table depending on the results of the above monitoring documentation. In other words, if Larkin Lake is directly connected to the groundwater (not a perched water body), the water table cannot be lowered beneath the lake, however, the water table also cannot be raised east of Mill Pond Road due to conflicting groundwater elevations and basement elevations of residents along CTH "D".
5. Monitoring and documentation results may require additional groundwater modeling to be conducted in this area.

In summary, we (the Village) and Ruckert/Mielke are already working on these issues and requirements with the developers; MLG and Richard Herr. The concerns and comments brought forth at the public hearing reaffirmed our concerns and necessity for monitoring and documenting existing conditions to appropriately design the proposed development.

Letter to Mr. Philip C. Evenson  
Executive Director  
Southeastern Wisconsin Regional Planning Commission  
February 13, 2007  
Page 5

At this time, the Village of Dousman and the Town of Ottawa request approval of the SSSA amendment in accordance with Community Assistance Planning Report 192, (3rd edition) and the inclusion of the 50 acre Lee Bleecker property along STH "67". The Village requests positive action by SEWRPC in accordance with the above, at your February Committee meeting and March quarterly Commission meeting.

As always, if you have any questions or need additional information to meet the above requests and schedule, please don't hesitate to call.

Sincerely,

VILLAGE OF DOUSMAN

Bart Zilk  
Village President

GEP:tag  
Enclosure

cc: Richard Arrowood, Chairman  
Penny Nissen, Clerk/Treasurer - Dousman (w/encl.)  
Melissa Klein, Clerk - Ottawa  
William Stauber, Chief Land Use Planner (w/encl.)  
David Tanner, Development Coordinator - MLG  
Richard Herr, President  
Bruce Kaniewski, Ruekert/Mielke  
Gerald Powell, P.E., Ruekert/Mielke  
File

February 13, 2007

Mr. Bartley Zilk  
Village President  
Village of Dousman  
118 South Main Street  
Dousman, WI 53118

Mr. Philip C. Evenson  
Executive Director  
Southeastern Wisconsin Regional Planning Commission  
P.O. Box 1607  
Waukesha, WI 53187-1607

RE: Sanitary Sewer Service Area Amendment (Dousman)  
Community Assistance Planning Report No. 192 (3rd Edition)  
Town of Ottawa

Gentlemen:

This letter is a follow-up to the Public Hearing the Village of Dousman held with your staff, Bill Stauber and Tim McCauley on January 29, 2007 at the Dousman Community Center. As you know, the Town of Ottawa and the Village of Dousman have a Border Agreement which was executed in June, 2004. As part of that Border Agreement, the Village agreed to serve the Town of Ottawa with sanitary sewer at the Town of Ottawa's expense. Furthermore, Ottawa and Dousman agreed to a shared services and joint planning committee. This committee was organized to consider the feasibility of combining services, including, but not limited to, fire, emergency and medical, police protection, public works, waste water management, parks and other community services, for the betterment of both the Town and the Village. As part of the committee meetings, the Town is aware of the pending MLG/Herr Development on CTH "D", west of STH "67". This development is in the Village of Dousman and anticipates receiving all services from the Village.

The Town is very active in short and long range planning, and protection of our natural resources and environment. This is recognized through our minimum lot size zoning of five (5) acres for new residential developments. Consistent with proper planning and protection of our local environment, we have conducted meetings and held discussions with the lake associations for Pretty Lake, School Section Lake, and Hunters Lake, all over the past few years. The meetings and discussions evolved around the question of the need for sanitary sewers to serve the existing small lots surrounding the lakes, and the current condition of the septic systems, mound systems, and in some cases holding tanks. Potential costs for and the potential timing of providing sewer to the three lake areas were discussed.

Letter to Mr. Bartley Zilk  
Village President  
Village of Dousman  
February 13, 2007  
Page 2

Pretty Lake and School Section Lake have voted to not pursue sanitary sewer service at this time. We have not heard from Hunters Lake on this decision.

Given the above and the proposed development of the MLG/Herr property, we have discussed our concerns and issues related to eventually serving the lake areas via an independent pipeline from the lakes to the Dousman system or the Dousman treatment plant; or having Dousman increase the conveyance piping size (like an interceptor) to accommodate our lake areas. Pursuant to our joint discussions with the Village of Dousman, the Village has agreed to increase the pipe size accordingly to accommodate the lake areas, and agreed with our request to include the three lake areas within the Sanitary Sewer Service Area at this time. This will help to accommodate SEWRPC, and the WI DNR approval of the sanitary sewer service area, and to expedite any sewer service requests from any or all of the previously mentioned lake areas when the need rises. In this sense, that is why the Village and SEWRPC staff have included the lakes in the preliminary draft of the Sanitary Sewer Service Area Amendment, 3rd edition. The Town believes including the lakes in the amendment is the proper approach to planning for the future needs of our citizens in the interest of public health and safety.

Public comment at the hearing included comments of opposition to the Sanitary Sewer Service Area amendment, opposition to installing sanitary sewers, and opposition to the MLG/Herr Development. However, a resident from each School Section Lake and Hunters Lake requested approval of the amendment and thanked the Village and Town for forwarding thinking at this time. I have received several calls since the public hearing, from a few of the outspoken people around the lake areas. They have become better informed with the issues and are now in favor of including the lake areas in the amendment. Also, the President of the School Section Lake Association and the President of the Pretty Lake Association are in favor of the Sanitary Sewer Service Area amendment.

In addition to the above, the Town is concerned about groundwater and environmental issues, due to the MLG/Herr Development. We are assured that the Village will follow the necessary monitoring documentation of the lakes and groundwater conditions. We are very fortunate because our Town Engineer, Ruekert/Mielke, is also the Village Engineer. We are confident that Ruekert/Mielke will require the developer to monitor and obtain documentation of existing conditions. This will allow the developer to design an acceptable system and assure that the developer constructs such a system to protect groundwater and other valuable natural resources.

Letter to Mr. Bartley Zilk  
Village President  
Village of Dousman  
February 13, 2007  
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At the hearing, I spoke in favor of adding a 50 acre parcel owned by Ottawa resident Lee Bleecker. This parcel is on the east side of STH "67", south of US "18". Mr. Bleecker's attorney also spoke in favor of including this 50 acre parcel. Consistent with the Border Agreement regarding the Village providing sewer service to the Town of Ottawa, at the Town's expense, we feel this is an appropriate request. Given such, we officially request the Lee Bleecker 50 acre parcel be added to the 3rd Edition of the Community Assistance Planning Report No. 192.

In summary, the Town of Ottawa requests the Village of Dousman and the SEWRPC approve the proposed Community Assistance Planning Report No. 192 (3rd Edition) with the addition of the 50 acre Lee Bleecker parcel. Attached is a copy of my Town Board's resolution, from our February 12, 2007 Board Meeting, approving the amendment with the Bleecker parcel. We recognized the concerns and objections stated at the Public Hearing, but long term planning, never the less, confirms the Town's recognition of the need. Thus, the Town has determined, due to the potential need for sanitary sewer service in the future, and the fact that the Village needs a decision now, to oversize the pipe without cost to the Town at this time, we urge the Village and SEWRPC to approve the amendment.

As always, if you have questions, need additional information, or would like us to meet with the Village and/or SEWRPC, please do not hesitate to call. We support Dousman's request that SEWRPC approve the amendment at your February Committee Meeting and at the March quarterly Commission meeting.

Sincerely,

TOWN OF OTTAWA

Richard Arrowood  
Town Chairman

GEP:tag  
Enclosure

cc: Melissa Klein, Clerk - Ottawa (w/encl.)  
Penny Nissen, Clerk/Treasurer - Dousman (w/encl.)  
William Stauber, Chief Land Use Planner - SEWRPC (w/encl.)  
Gerry Powell, P.E., Ruekert/Mielke (w/encl.)  
File