



AMENDMENT TO THE
REGIONAL WATER QUALITY
MANAGEMENT PLAN: 2000

LAKE PEWAUKEE
SANITARY DISTRICT

AS ADOPTED BY THE
SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

DECEMBER 1991

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

916 N. EAST AVENUE • P.O. BOX 1607 • WAUKESHA, WISCONSIN 53187-1607

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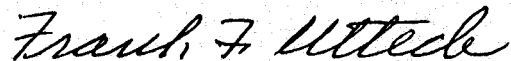
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SUBJECT: Certification of Amendment to the Adopted Regional Water Quality Management Plan (Pewaukee Sanitary Sewer Service Area)

TO: The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Waukesha, the City of Brookfield, the Town of Delafield, and the Lake Pewaukee Sanitary District

This is to certify that at the quarterly meeting of the Southeastern Wisconsin Regional Planning Commission, held at the Milwaukee County Courthouse, Milwaukee, Wisconsin, on the 4th day of December 1991, the Commission did by unanimous vote by all Commissioners present, being 13 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. The said amendment to the regional water quality management plan pertains to the proposed Pewaukee sanitary sewer service area and consists of the documents attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan, and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the City of Waukesha, Wisconsin, this 5th day of December 1991.



Frank Uttech, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:



Kurt W. Bauer, Deputy Secretary

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RESOLUTION NO. 91-25

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 COMPRISED OF THE COUNTIES OF KENOSHA, MILWAUKEE, OZAUKEE, RACINE, WALWORTH, WASHINGTON, AND WAUKESHA IN THE STATE OF WISCONSIN (PEWAUKEE SANITARY SEWER SERVICE AREA—CRYSTAL SPRINGS SOUTH)

WHEREAS, pursuant to Section 66.945(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 17th day of June 1985, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Pewaukee sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 113, Sanitary Sewer Service Area for the Town of Pewaukee Sanitary District No. 3, Lake Pewaukee Sanitary District, and Village of Pewaukee, Waukesha County, Wisconsin, June 1985; and

WHEREAS, the adopted regional water quality management plan includes recommended delineations for urban sanitary sewer service areas and primary environmental corridors, together with a recommendation that new sewered urban development in the Region occur within such delineated sewer service areas but not within such primary environmental corridors; and

WHEREAS, on October 10, 1991, the Lake Pewaukee Sanitary District requested that the Commission amend the Pewaukee sanitary sewer service area to revise the boundaries of certain primary environmental corridor lands in a manner consistent with corridor restoration proposals put forth in connection with the proposed Crystal Springs South redevelopment project; and

WHEREAS, the proposed amendment to the regional water quality management plan is documented in a Commission staff memorandum entitled, "Response to Request by the Lake Pewaukee Sanitary District to Amend the Pewaukee Sewer Service Area," attached hereto and made a part hereof, which memorandum concludes that the plan amendment requested by the Pewaukee Lake Sanitary District is sound and in the public interest; and

WHEREAS, Section 66.945(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:

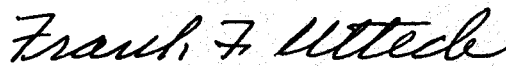
FIRST: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979, and which was amended on the 17th day of June 1985 to include the initial refined Pewaukee sanitary sewer service area as set forth in SEWRPC Community Assistance Planning Report No. 113, be and the same hereby is amended in the manner identified on Map 1 of the aforereferenced SEWRPC staff memorandum.

SECOND: That the Executive Director is authorized to submit findings to the Wisconsin Department of Natural Resources and the Wisconsin Department of Industry, Labor and Human Relations that public and private sanitary sewer extensions necessary to serve the anticipated development on the

lands concerned are in conformance with, and would serve to implement, the adopted regional water quality management plan as herein amended.

THIRD: That a true, correct, and exact copy of this resolution, together with the aforementioned SEWRPC staff memorandum, 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 4th day of December 1991, the vote being: Ayes 13; Nays 0.



Frank F. Uttech, Chairman

ATTEST:



Kurt W. Bauer, Deputy Secretary

SEWRPC STAFF MEMORANDUM

IN RESPONSE TO REQUEST BY LAKE PEWAUKEE SANITARY DISTRICT TO AMEND THE PEWAUKEE SEWER SERVICE AREA

INTRODUCTION

By letter dated October 10, 1991, the engineer for the Lake Pewaukee Sanitary District, Strand Associates, Inc., requested, on behalf of the District, that the Southeastern Wisconsin Regional Planning Commission amend the Pewaukee sanitary sewer service area. That area is currently documented in SEWRPC Community Assistance Planning Report No. 113, Sanitary Sewer Service Area for the Town of Pewaukee Sanitary District No. 3, Lake Pewaukee Sanitary District, and Village of Pewaukee, Waukesha County, Wisconsin, June 1985. The Sanitary District's request was prompted by a proposal to redevelop two adjacent parcels of land at the west end of Pewaukee Lake, one of which is the site of Musky Bill's Tavern and Marina. The land redevelopment proposal requires a redelineation of the lands classified as primary environmental corridor on the parcels in question.

SITE DESCRIPTION

The redevelopment site, which approximates 9.8 acres, is located in the Southeast one-quarter of Section 15, Township 7 North, Range 18 East, Town of Delafield, Waukesha County. Map 1 identifies the location and boundary of the subject site, as well as that portion of the site presently classified as primary environmental corridor in the adopted regional water quality management plan. The existing corridor, which approximates 5.3 acres in size, is in a highly degraded condition, the corridor lands having been subject to filling activities over many years. The corridor consists of an intermittent stream, a man-made drainage ditch, the shoreland of Pewaukee Lake, partially filled and disturbed wetlands, wildlife habitat, and soils exhibiting high groundwater characteristics. Both the intermittent stream and the man-made ditch are fed by groundwater discharge springs on the site and are directly tributary to Pewaukee Lake.

At the present time, the redevelopment site is occupied by two single-family residential units, a tavern, and a marina and associated drives and boat trailer and automobile parking areas. Over many years, the marina-related parking areas have been expanded by filling into areas covered by soils poorly suited for urban development. Most of the remainder of the corridor lands on the subject site no longer exhibit natural vegetation, having been converted to mowed lawn areas. In general, the existing corridor is highly degraded and provides little natural vegetation or any significant wildlife habitat along the intermittent stream which leads from a culvert under CTH E on the western boundary of the site to Pewaukee Lake.

SITE REDEVELOPMENT PROPOSAL

A developer has proposed to redevelop the subject site for a 22-unit residential condominium project. The site redevelopment plan would eliminate the tavern and adjacent residence at the southwest corner of the site, as well as the marina and associated drives and parking areas on the site. The existing single-family home at the northwest corner of the site would remain. The proposed redevelopment is known as the Crystal Springs South condominium project.

Under the site redevelopment plan, the developer proposes to redefine the primary environmental corridor and to take steps to restore certain portions of the redefined corridor. The primary environmental corridor proposal is summarized on Map 2. As shown on this map, about 3.2 acres of existing degraded primary environmental corridor lands would be restored over time in conjunction with the Crystal Springs redevelopment project. In addition, the developer is proposing to designate about 0.8 acre of land as primary environmental corridor, such lands not presently being so designated. About 2.1 acres of existing highly degraded corridor lands would be converted to residential use.

Map 1

LOCATION OF PROPOSED CRYSTAL SPRINGS SOUTH REDEVELOPMENT PROJECT IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY



CRYSTAL SPRINGS SOUTH REDEVELOPMENT PROJECT
TOWN OF DELAFIELD
PART OF SE 1/4 SECTION 15, T. 7 N., R. 18 E.

LEGEND

- BOUNDARY OF REDEVELOPMENT SITE
- ▨ APPROXIMATE LIMITS OF DEGRADED PRIMARY ENVIRONMENTAL CORRIDOR (5.3 ACRES±)



GRAPHIC SCALE
0 200 400 600 FEET
DATE OF PHOTOGRAPHY: MARCH 1990

Source: SEWRPC.





Map 2

PRIMARY ENVIRONMENTAL CORRIDOR RESTORATION PROPOSAL IN CONJUNCTION WITH THE CRYSTAL SPRINGS SOUTH REDEVELOPMENT PROJECT



CRYSTAL SPRINGS SOUTH REDEVELOPMENT PROJECT
TOWN OF DELAFIELD
PART OF SE 1/4 SECTION 15, T. 7 N., R. 18 E.

LEGEND

-  BOUNDARY OF REDEVELOPMENT SITE
-  BOUNDARY OF PLANNED PRIMARY ENVIRONMENTAL CORRIDOR
-  EXISTING DEGRADED PRIMARY ENVIRONMENTAL CORRIDOR TO BE RESTORED OVER TIME (3.2 ACRES±)
-  EXISTING NON-CORRIDOR LANDS TO BE CONVERTED OVER TIME TO CORRIDOR (0.9 ACRES±)
-  EXISTING DEGRADED CORRIDOR LANDS TO BE CONVERTED TO RESIDENTIAL DEVELOPMENT (2.1 ACRES±)



Source: SEWRPC.

Map 3 identifies the specific proposed corridor restoration activities associated with the Crystal Springs South redevelopment project. The developer proposes that a wildlife pond be constructed and surrounded with wetland plantings. In addition, certain degraded corridor lands would be restored through prairie plantings. The intermittent stream would be directed through the proposed pond, and thence through a proposed outlet culvert to an existing drainage swale before discharge to Pewaukee Lake.

In summary, the developer proposes to redefine the primary environmental corridor so as to encompass an area of about 4.0 acres. The developer also proposes to undertake restorative activities to enhance the environmental quality of the corridor through the provision of a wildlife pond and associated wetlands and through the establishment of a prairie plant community in the corridor.

WATER QUALITY AND ENVIRONMENTAL IMPACTS

The proposed plan amendment provides for the redelineation of the primary environmental corridor lands on a 9.8-acre redevelopment site. Under current conditions, the land use on the site includes two residential units, a commercial tavern, and marina operation including parking areas for cars and boat trailers. The existing and planned development conditions including the primary environmental corridor condition are described above.

Under planned conditions, stormwater runoff from about the western two-thirds of the site would be directed to a detention-wildlife pond proposed to be constructed on the site and would flow through the pond to Pewaukee Lake via the pond outlet. In addition, a grassed buffer area of at least 140 feet would be maintained between Pewaukee Lake and the nearest residence.

Because of the diversity of land use, the disturbed condition, and varied use of the site under existing conditions, it is not considered feasible to attempt to model the precise pollutant loadings generated. However, review of the existing and planned development conditions indicates that it may be expected that pollutant loadings generated on the development parcel would be significantly reduced following development, compared to existing conditions. Accordingly, assuming proper site development and construction practices, including appropriate soil erosion control practices, there should actually be a favorable water quality impact attributable to the development of the subject area.

COST-EFFECTIVENESS ANALYSES

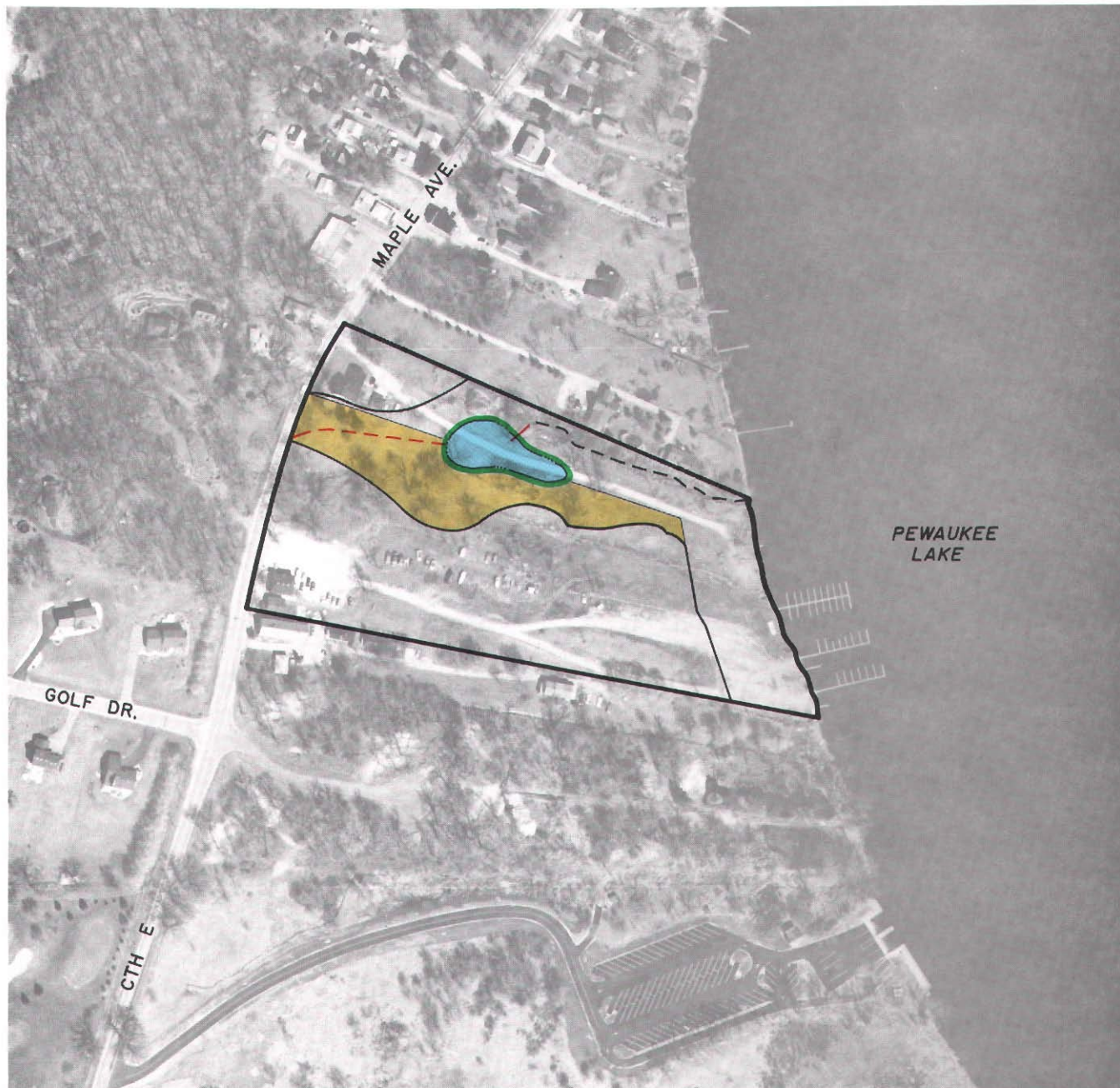
The entire redevelopment site in question is presently served by sanitary sewers from the Lake Pewaukee Sanitary District. Indeed, a trunk sanitary sewer traverses the redevelopment site and the three existing buildings on the redevelopment site are presently provided with sewer service. Accordingly, the most cost-effective way to provide sanitary sewer service to the redevelopment site in question is through continued service by the Lake Pewaukee Sanitary District.

SEWAGE TREATMENT PLANT CAPACITY IMPACT ANALYSES

Sewage from the Lake Pewaukee Sanitary District is treated at the Brookfield Fox River Water Pollution Control Center. The Brookfield plant has a capacity to treat 10 million gallons of wastewater on an average daily basis. The current loading to the plant is about 7.0 million gallons per day (mgd). The anticipated sewage flow to be generated on the development site to be added to the Pewaukee sewer service area is about 0.01 mgd upon full development. In addition, the City of Brookfield has initiated facility planning for a plant expansion and upgrading which will expand the plant capacity to the size needed in the year 2010. The loadings to be utilized for facility planning purposes will include contributions from the entire Pewaukee Lake Sanitary District sewer service area. The loadings from the subject site represent only about 0.1 percent of the plant loadings and are of no significance compared to the total design flow for the plant. However, the planned future capacity of the Brookfield sewage treatment plant is intended to include provision for the area proposed to be developed.





Map 3

INITIALLY PROPOSED CORRIDOR RESTORATION ACTIVITIES
ASSOCIATED WITH CRYSTAL SPRINGS SOUTH REDEVELOPMENT PROJECT

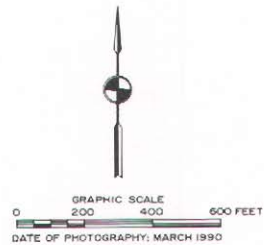


CRYSTAL SPRINGS SOUTH REDEVELOPMENT PROJECT
TOWN OF DELAFIELD
PART OF SE 1/4 SECTION 15, T. 7 N., R. 18 E.

LEGEND

-  BOUNDARY OF REDEVELOPMENT SITE
-  BOUNDARY OF PLANNED PRIMARY ENVIRONMENTAL CORRIDOR
-  PROPOSED PRAIRIE PLANTINGS
-  PROPOSED WETLAND PLANTINGS
-  PROPOSED WILDLIFE POND
-  EXISTING DRAINAGE SWALE
-  PROPOSED DRAINAGE SWALE
-  PROPOSED CULVERT

Source: SEWRPC.



STAFF RECOMMENDATION

Given the highly degraded nature of the existing primary environmental corridor on the redevelopment site, and given the proposal by the developer to take steps to restore the lands concerned and to enhance the environment through a wildlife pond and associated wetland and prairie areas, the Commission staff recommends that the primary environmental corridor on the subject site be redefined in the manner identified on Map 2. Such a redefinition would permit the redevelopment of the site to proceed, assuming all other regulatory approvals are obtained. Redevelopment of the site as proposed should, if properly carried out, enhance the environment of the area and provide an improved environmental corridor along the shoreline of Pewaukee Lake.

PUBLIC REACTION TO PROPOSED PLAN AMENDMENT

A public informational meeting was held at the Lake Pewaukee Sanitary District offices at 6:30 p.m. on November 13, 1991. The public informational meeting was sponsored jointly by the Lake Pewaukee Sanitary District and the Regional Planning Commission. A brief summary of the plan amendment proposal, including the rationale behind the redelineation of the lands classified as primary environmental corridor on the Crystal Springs Condominium redevelopment site was presented prior to receiving public comment. The existing conditions on the site were described, along with the mitigative corridor restoration activities proposed to be associated with the Crystal Springs redevelopment project.

Following the summary of the plan amendment, comments were received from the Town Engineer of the Town of Delafield indicating that the Town had come to an agreement with the developer on the proposal for constructing 22 condominium units on the site, and that the Town would have no objection to the amendment if the approvals are obtained from the agencies involved. In addition, the developer spoke in favor of the proposal. No other comments or concerns were raised. The Lake Pewaukee Sanitary District Commissioners indicated during the meeting that they had no objection to the amendment.

LOCAL GOVERNMENT CONSIDERATION OF THE PLAN AMENDMENT

This proposed plan amendment document was provided to the Pewaukee Lake Sanitary District and the City of Brookfield as the designated water quality management agencies concerned, and to Waukesha County and the Town of Delafield as the land use agencies concerned. As noted above, the Town of Delafield and the Lake Pewaukee Sanitary District supported the plan amendment at the public informational meeting. By letters dated November 12, 1991, and November 19, 1991, respectively, the City of Brookfield and Waukesha County also supported the amendment.

CONCLUDING COMMENT AND FINAL RECOMMENDATION

Based upon the foregoing findings and positions of the local governments concerned, it is recommended that the Commission amend the regional water quality management plan in the manner identified on Map 2.