A topographic map of the Mequon area in Wisconsin, showing a grid of townships and ranges. A vertical blue shaded area highlights the Milwaukee River corridor. The map includes labels for various locations such as Cedarburg, Hamilton, Thiensville, and Mequon. The text is overlaid on the map.

AMENDMENT TO THE

REGIONAL WATER QUALITY MANAGEMENT PLAN — 2000

CITY OF MEQUON

AS ADOPTED BY THE
OZAUKEE CO.
MILWAUKEE CO.
SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

JUNE 1995

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Philip C. Evenson, AICP Assistant Director
Kenneth R. Yunker, PE Assistant Director
Robert P. Biebel, PE Chief Environmental Engineer
Leland H. Kreblin, RLS Chief Planning Illustrator
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Donald R. Martinson, PE Chief Transportation Engineer
John R. Meland Chief Economic Development Planner
Thomas D. Patterson Geographic Information Systems Manager
Bruce P. Rubin Chief Land Use Planner
Roland O. Tonn, AICP Chief Community Assistance Planner

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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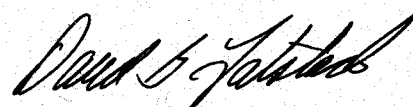
KENOSHA
MILWAUKEE
OZAUKEE
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SUBJECT: Certification of Amendment to the Adopted Regional Water Quality Management Plan (City of Mequon Sanitary Sewer Service Area)

TO: The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Ozaukee, the City of Mequon, and the Milwaukee Metropolitan Sewerage District

This is to certify that at the annual meeting of the Southeastern Wisconsin Regional Planning Commission, held at the Washington County Courthouse, West Bend, Wisconsin, on the 21st day of June 1995, the Commission did by vote by all Commissioners present, being 12 ayes and 2 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 proposed City of Mequon 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 22nd day of June 1995.



David B. Falstad, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:



Kurt W. Bauer, Deputy Secretary

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RESOLUTION NO. 95-12

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 (MEQUON-THIENSVILLE SANITARY SEWER SERVICE AREA)

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 15th day of January 1992, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the City of Mequon and Village of Thiensville sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District sewage treatment facilities as documented in SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, January 1992; and

WHEREAS, by letter dated February 20, 1995, the City of Mequon requested that the Commission further refine and detail the City of Mequon sanitary sewer service area to reflect recent land use planning decisions made by the City; 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 City of Mequon to Amend the Mequon Sanitary Sewer Service Area," attached hereto and made a part hereof, which memorandum concludes that the plan amendment requested by the City of Mequon is sound and in the public interest; and

WHEREAS, the requested change to the regional water quality management plan, as documented in the aforementioned staff memorandum, was the subject of a public hearing held jointly by the Commission and the City of Mequon on June 12, 1995; and

WHEREAS, the Common Council of the City of Mequon on June 13, 1995, after considering the comments made at the public hearing, approved the amendment to the regional water quality management plan as set forth in the aforementioned Commission staff memorandum; 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:

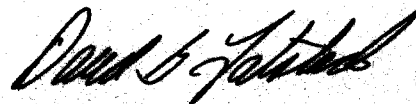
FIRST: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979, and which was amended on the 15th day of January 1992 to include the refined City of Mequon and Village of Thiensville sanitary sewer service areas, as set forth in SEWRPC Community Assistance Planning Report No. 188, be and the same hereby is amended with respect to the

Mequon sanitary sewer service area in the manner identified on Map 2 of the aforementioned 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 21st day of June 1995, the vote being: Ayes 12; Nays 2.



David B. Falstad, Chairman

ATTEST:



Kurt W. Bauer, Deputy Secretary

SEWRPC STAFF MEMORANDUM

RESPONSE TO REQUEST BY THE CITY OF MEQUON TO AMEND THE MEQUON SANITARY SEWER SERVICE AREA

INTRODUCTION

By letter dated February 20, 1995, the City of Mequon requested that the Southeastern Wisconsin Regional Planning Commission amend the City of Mequon sanitary sewer service area as that area is currently documented in SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, January 1992. The basic purpose of the amendment would be to redefine the City of Mequon sanitary sewer service area so as to reflect recent planning decisions made by the City of Mequon.¹

BACKGROUND

On July 12, 1979, the Southeastern Wisconsin Regional Planning Commission formally adopted an areawide water quality management plan for Southeastern Wisconsin, as documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, Volume One, Inventory Findings September 1978; Volume Two, Alternative Plans February 1979; and Volume Three, Recommended Plan, June 1979, to meet the planning requirements established by Section 208 of the Federal Clean Water Act and corresponding State legislation. At that time, a process was also established whereby local, as well as areawide, planning concerns would be properly reflected in any refinement and detailing effort initiated subsequent to the Commission's adoption of the regional water quality management plan in July 1979. In this regard, by letter dated May 14, 1987, the City of Mequon requested that the Regional Planning Commission undertake the initial refinement and detailing of the proposed year 2000 City of Mequon sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District sewage treatment facilities. The Village of Thiensville subsequently agreed to join with the City of Mequon in this planning effort. A series of intergovernmental meetings regarding this refinement and detailing process was then held, which subsequently culminated in a public hearing held on September 10, 1990. The Mequon-Thiensville sanitary sewer service area plan, as documented in SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992, was adopted by the City of Mequon on September 12, 1990; by the Village of Thiensville on October 15, 1990; by the Regional Planning Commission on January 15, 1992; and was endorsed by the Wisconsin Department of Natural Resources on September 23, 1992.

The Regional Planning Commission recognizes that, like other long-range plans, sanitary sewer service area plans should be periodically reviewed to assure that the plans continue to properly reflect regional and local development objectives. As previously noted, the City of Mequon, by letter dated February 20, 1995, did request the Regional Planning Commission to refine further the currently adopted Mequon sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District sewage treatment facilities, to reflect certain recent local planning decisions.

CURRENTLY APPROVED MEQUON-THIENSVILLE SANITARY SEWER SERVICE AREA

The planned year 2000 Mequon-Thiensville sanitary sewer service area, tributary to the Milwaukee Metropolitan Sewerage District sewage treatment facilities, is set forth in the currently adopted sanitary sewer service area plan as documented in SEWRPC Community Assistance Planning Report No. 188, and

¹It should be noted that there are no envisioned changes set forth herein to either the outer boundaries of the Thiensville sanitary sewer service area or to the environmentally sensitive lands within that area.

is shown on Map 1. The combined gross sanitary sewer service area totals about 28.2 square miles and had, in 1990, a resident population of about 20,500 persons. Of this total, the Mequon sanitary sewer service area encompassed approximately 27.2 square miles, or about 96 percent of the combined gross sanitary sewer service area, and had, in 1990, a resident population of about 17,200 persons; while the Thiensville sanitary sewer service area encompassed approximately 1.0 square mile, and had, in 1990, a resident population of about 3,300 persons.

In addition, the planned year 2000 Mequon-Thiensville sanitary sewer service area encompassed about 3.4 square miles of primary environmental corridors, about 0.4 square mile of secondary environmental corridors, and about 0.6 square mile of isolated natural resource areas. Thus, a total of 4.4 square miles, or about 16 percent of the combined sewer service area, would be within environmentally sensitive areas, consisting of primary and secondary environmental corridors and isolated natural resource areas. Of these totals, the Mequon sewer service area encompassed about 3.3 square miles, or about 97 percent, of the primary environmental corridors; about 0.4 square mile, or almost 100 percent, of the secondary environmental corridors; and about 0.6 square mile, or almost 100 percent, of the isolated natural resource areas. The Thiensville sewer service area encompassed about 0.1 square mile of primary environmental corridors and less than 1 percent of the secondary environmental corridors and isolated natural resource areas.

The design year 2000 resident population level associated with the Mequon-Thiensville sewer service area is 28,600 persons. Of this total, about 24,400 persons, or about 85 percent of the combined gross sanitary sewer service area year 2000 resident population, would be accommodated by the Mequon sewer service area and about 4,200 persons, or about 15 percent, would be accommodated by the Thiensville sewer service area.

REVISED MEQUON-THIENSVILLE SANITARY SEWER SERVICE AREA

A comprehensive review of the Mequon sanitary sewer service area was last undertaken during the preparation of SEWRPC Community Assistance Planning Report No. 188, in January 1992. The purpose of this refinement effort is once again to review comprehensively the sewer service needs of the City of Mequon and to adjust, as necessary, the sewer service area boundaries to accommodate year 2010 population levels envisioned within this service area.

Factors taken into account in the delineation of the revised City of Mequon sanitary sewer service area included the currently adopted sanitary sewer service area plan as shown on Map 1; the design year 2010 regional land use plan adopted on September 23, 1992, as documented in SEWRPC Planning Report No. 40, A Regional Land Use Plan for Southeastern Wisconsin: 2010, January 1992; the City of Mequon land use plan adopted by the City on March 28, 1983; and the suggestions made by representatives of the City of Mequon.

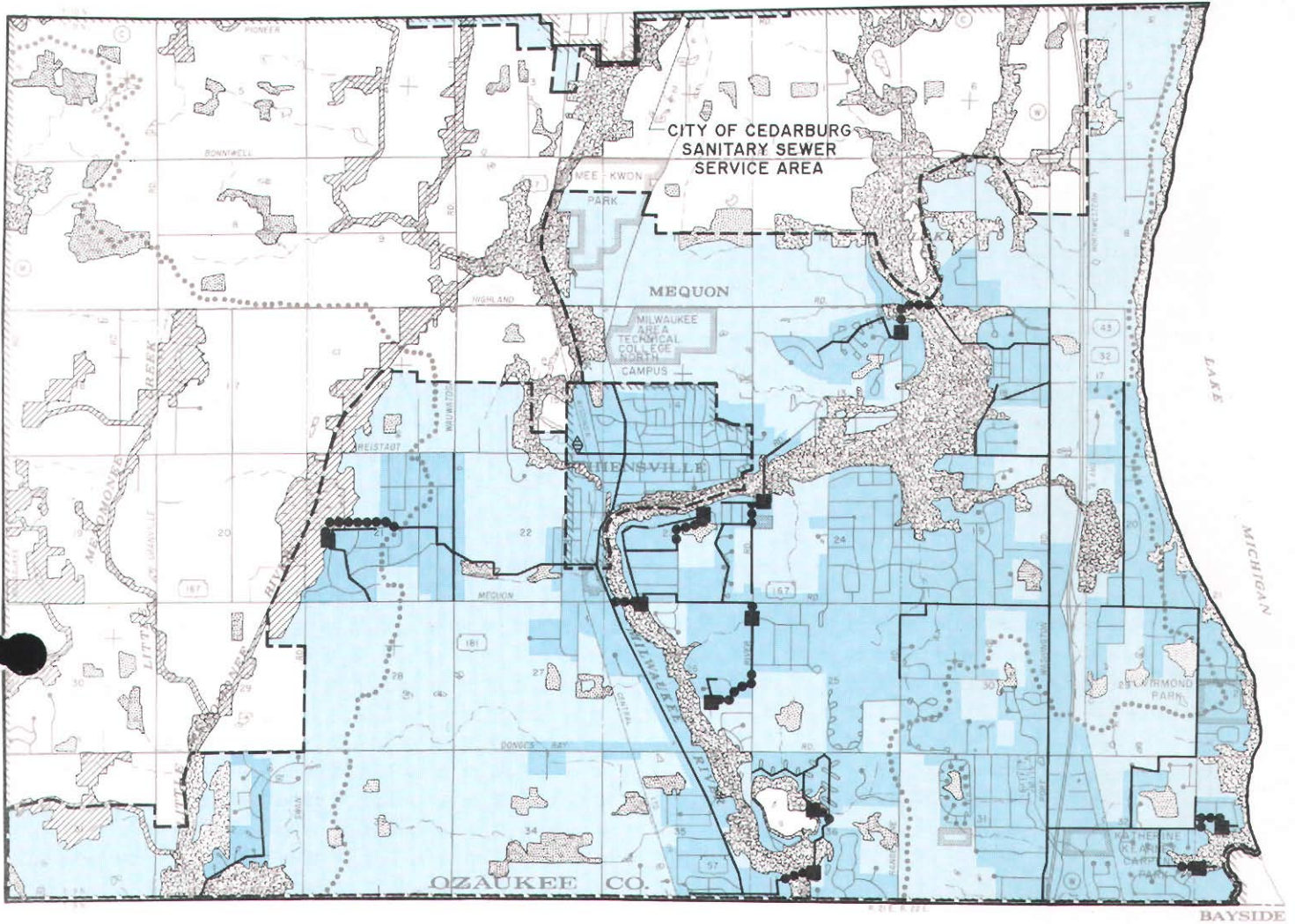
The refinement effort also considered the location and extent of gravity drainage areas tributary to major sewerage system pumping stations and to sewage treatment facilities, the location and capacity of existing and planned trunk sewers, the location of existing property ownership boundaries, and certain pertinent aspects of the natural resource base, including the location and extent of soils suitable for urban development, the location and extent of primary and secondary environmental corridors and of isolated natural resource areas, and the location and extent of prime agricultural lands.

The Regional Planning Commission, as part of its regional planning program, including the delineation of sanitary sewer service areas and the subsequent refinements thereof, utilizes an "alternative futures" concept to deal with the uncertainties regarding factors affecting future growth and development within the Region. The sanitary sewer service area refinement effort thus considered a range of resident population levels for the Mequon area, utilizing the population levels envisioned under the Commission intermediate-growth centralized land use plan and the Commission high-growth decentralized land use plan.

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

Map 1

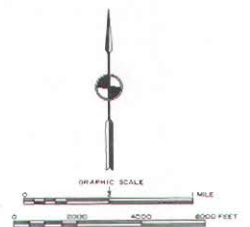
**CURRENTLY ADOPTED MEQUON-THIENSVILLE SEWER SERVICE AREA
AS SET FORTH IN SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 188**



LEGEND

- | | | | |
|--|--|--|---|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | EXISTING PUBLIC SEWAGE TREATMENT FACILITY TO BE ABANDONED |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | EXISTING FORCE MAIN |
| | ISOLATED NATURAL AREA | | EXISTING TRUNK SEWER |
| | GROSS SANITARY SEWER SERVICE AREA BOUNDARY | | EXISTING LIFT STATION |
| | NET SANITARY SEWER SERVICE AREA (EXISTING) | | |
| | NET SANITARY SEWER SERVICE AREA (2000) | | |

Source: SEWRPC.



mechanical and electrical components, such as pumps, compressors, and chemical-feed equipment, of sewage treatment facilities, are typically based upon relatively short-term population and loading forecasts. These facilities are often replaced or rebuilt at intervals of 10 to 15 years and are amenable to expansion in a staged manner. Accordingly, capital investment in such facilities are often limited to those relatively certain to be needed over a 15 to 20-year design period. The use of the intermediate-growth population forecast, thus, may be most appropriate for use in the design of such facilities.

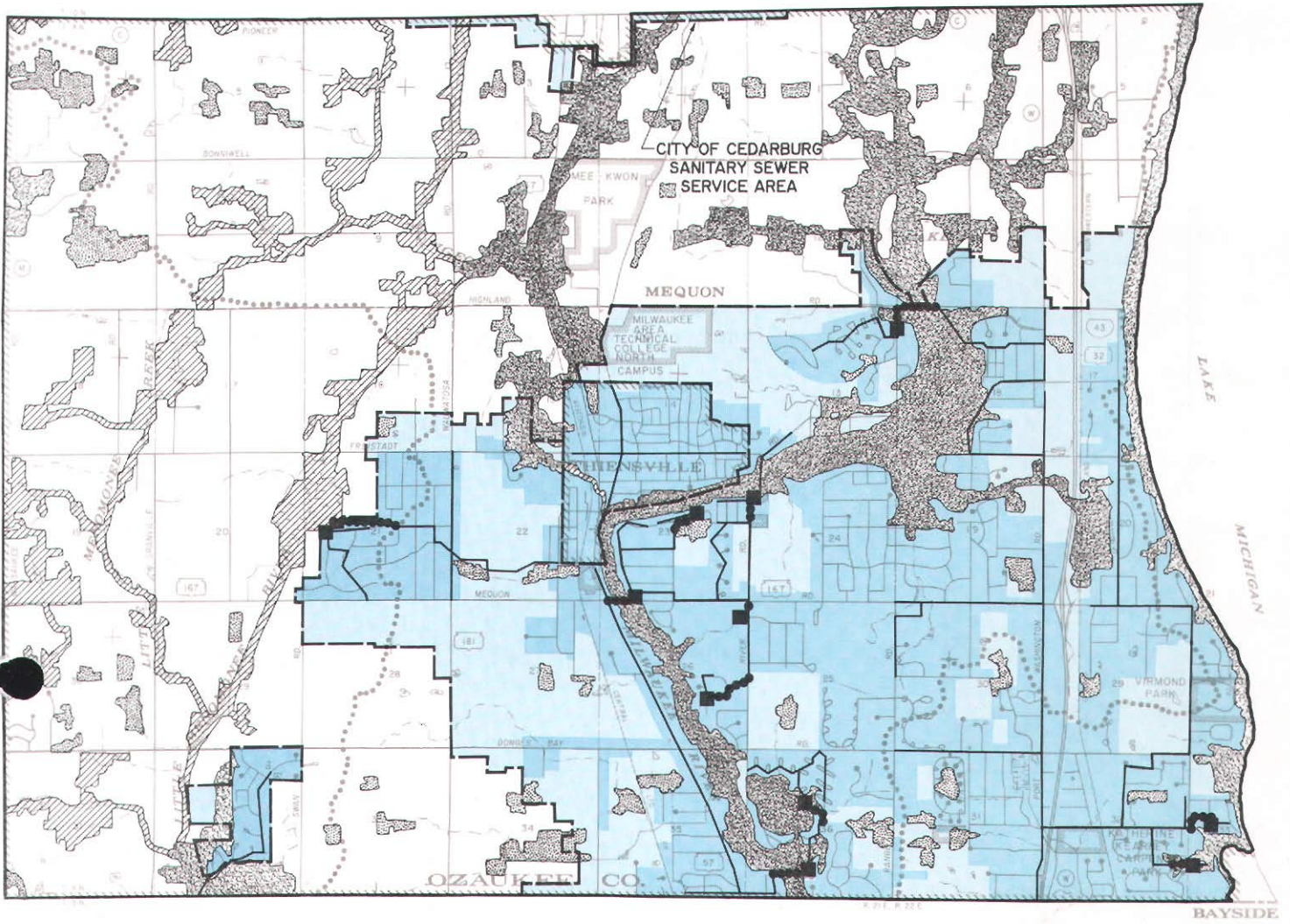
Consideration of a high-growth population forecast, however, may be appropriate in delineating a service area and in the design of certain components of the sewerage system that have a longer life, including gravity-flow conveyance facilities and such treatment plant components as hydraulic conduits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

Under the foregoing conditions, the planned year 2010 resident population levels within the revised Mequon-Thiensville sanitary sewer service area would range from about 23,300 persons, under the Commission's recommended land use plan, to about 33,300 persons, under the Commission's high-growth decentralized land use plan. Of these totals, the Mequon sanitary sewer service area would range from about 20,300 persons, or about 87 percent of the combined sewer service area, under the Commission's recommended land use plan, to about 29,100 persons, or about 87 percent of the combined sewer service area, under the Commission's high-growth decentralized land use plan. The Thiensville sanitary sewer service area would range from about 3,000 persons, or about 13 percent of the combined sewer service area, under the Commission's recommended land use plan, to about 4,200 persons, or about 13 percent of the combined sewer service area, under the Commission's high-growth decentralized land use plan. It should be noted that, on the basis of full development of all vacant developable land identified for residential uses in the City of Mequon land use plan at the densities specified by the City's zoning ordinance, it was determined that the revised Mequon sanitary sewer service area would accommodate a design year 2010 resident population of about 20,700 persons. This population level lies within the range of population levels noted above and represents an increase of about 4,200 persons, or about 25 percent, over the 1990 population level of about 16,500 persons within the revised sewer service area.







The revised year 2010 Mequon-Thiensville sanitary sewer service area, as submitted to public hearing, is shown on Map 2. The gross Mequon-Thiensville sanitary sewer service area encompasses about 20.7 square miles. This includes about 2.6 square miles of primary environmental corridor lands, less than 0.1 square mile of secondary environmental corridor lands, and about 0.5 square mile of isolated natural resource area lands. Of this total area, the Mequon sanitary sewer service area would encompass about 19.7 square miles, or about 95 percent of the combined Mequon-Thiensville sewer service area, and would include about 2.5 square miles, or about 96 percent, of the primary environmental corridor lands and about 0.5 square mile, or almost 100 percent, of the isolated natural resource areas. There are no secondary environmental corridor lands located within the revised Mequon sewer service area. The Thiensville sanitary sewer service area would encompass about 1.0 square mile, or about 5 percent of the combined Mequon-Thiensville sewer service area, and would include about 0.1 square mile, or about 4 percent, of the primary environmental corridor lands; less than 0.1 square mile, or about 100 percent, of the secondary environmental corridor lands; and less than 0.1 square mile, or less than 0.1 percent, of the isolated natural resource areas. Therefore, a total of about 3.1 square miles, or about 15 percent of the combined sewer service area, would be encompassed in environmentally sensitive lands.

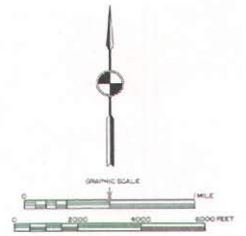
Map 2

PROPOSED MEQUON-THIENSVILLE SANITARY SEWER SERVICE AREA



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  NET SANITARY SEWER SERVICE AREA (EXISTING 1995)
-  NET SANITARY SEWER SERVICE AREA (2010)
-  EXISTING FORCE MAIN
-  EXISTING TRUNK SEWER
-  EXISTING LIFT STATION



Source: SEWRPC.

The revised year 2010 Mequon-Thiensville sanitary sewer service area, as previously noted, would accommodate a year 2010 resident population of about 24,900 persons, of which, 20,700 persons, or about 83 percent, would reside within the Mequon sanitary sewer service area; and about 4,200 persons, or about 17 percent, would reside within the Thiensville sanitary sewer service area.

The incremental population and housing unit levels envisioned in the Mequon sewer service area would be accommodated at a density of about 1.1 dwelling units per net residential acre.² This density also lies within the recommended density range for the Mequon area as identified in the Commission's year 2010 regional land use plan. As noted in SEWRPC Community Assistance Planning Report No. 188, the incremental population and housing unit levels envisioned in the Thiensville sanitary sewer service area would be accommodated at a density of about 3.7 dwelling units per net residential acre. This density also lies within the recommended density range for the Thiensville area as identified in the Commission's year 2010 regional land use plan.

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the revised sanitary sewer service area plan herein set forth, it is envisioned that all urban lands in the planned urban service area would receive sanitary sewer service. It is also envisioned that all lands identified as primary environmental corridors would not be developed for intensive urban use. It is recognized, however, that certain land uses requiring sanitary sewer service could properly be located in the primary environmental corridors, including certain park and outdoor recreation facilities, certain institutional uses, and, in some cases, very-low-density residential development at a density not to exceed one housing unit per five acres of upland corridor land, compatible with the preservation of the corridors in essentially natural, open uses. These plans also recognize that certain secondary environmental corridors and isolated natural resource areas may, at the discretion of the local unit of government, be converted to urban uses over the plan design period. However, it should be noted in this respect that 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, and shorelands, and regarding 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.³

In addition, provision of public sewer service to that portion of the revised sanitary sewer service area currently developed, but not yet served by public sewers, will reduce the pollutant loadings from the onsite sewage disposal systems to both surface water and groundwater.

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.

²Net incremental residential density in the revised Mequon sewer service area is determined by dividing the total number of incremental dwelling units anticipated in the sewer service area in the design year, by the net incremental residential land area anticipated within that area. The total number of incremental dwelling units anticipated in the Mequon sewer service area in the design year, 1,877 units, divided by the incremental net residential land within the sewer service area, 1,770 acres, results in an incremental net residential density of 1.1 dwelling units per acre.

³It should be noted that the sanitary sewer service area map set forth herein, and particularly, the environmental corridors and isolated natural resource areas shown thereon, are a representation of conditions at the time of map preparation; such physical features may change over time from natural or human cause. Therefore, the presence and location of wetlands, navigable waters, floodplains, and similar site features should be verified by developers and applicable permits obtained prior to any land-disturbing activity.

COST-EFFECTIVENESS ANALYSIS

The planned sanitary sewer service area set forth in this staff memorandum for the City of Mequon is about 7.5 square miles smaller than, and totally encompassed within, the currently approved sewer service area as set forth in SEWRPC Community Assistance Planning Report No. 188. The nearest other public sanitary sewer system, the City of Cedarburg system, is located approximately two miles to the north.

It should be noted that the extent of the planned sewer service area for the City of Mequon shown on Map 2 is significantly smaller than the area which was evaluated in detailed cost-effectiveness analyses prepared under three separate planning efforts since the completion of the regional water quality management plan. Those analyses were documented in reports prepared by the Milwaukee Metropolitan Sewerage District, the City of Mequon and the Village of Thiensville, and the Regional Planning Commission.⁴ In addition, the facilities needed to provide connection of the proposed Mequon sewer service area to the Milwaukee Metropolitan Sewerage District system are all in place.

A review of the previous cost-effectiveness evaluations and the status of the facilities intended to serve the subject planned service area indicates that the cost-effective alternative is clearly the agreed-upon plan to connect the Mequon sewer service area to the Milwaukee metropolitan sewerage system. Consequently, no further cost-effectiveness analysis was deemed to be required.

SEWAGE TREATMENT PLANT CAPACITY IMPACT ANALYSIS

The size and capacity of the Milwaukee Metropolitan Sewerage District sewerage facilities were developed as part of the District's facility planning program.⁵ That plan was based upon an estimated year 2005 Mequon-Thiensville sewer service area population of 41,400 persons, of which 37,200 persons, or about 90 percent, would reside in the Mequon sewer service area. The most recent local land use planning and the sewer service area planning, set forth herein, are based upon a land use development pattern which will accommodate a planned sewered population of 24,900 persons within the combined Mequon-Thiensville sewer service area, with 20,700 persons planned to reside within the City of Mequon. The planned population level now envisioned in the Mequon sewer service area is less than that used in the Milwaukee Metropolitan Sewerage District facility planning. Therefore, the sewerage facilities in the Milwaukee Metropolitan Sewerage District system, including the treatment plant, should have adequate current and planned future capacity to serve the City of Mequon.

PUBLIC REACTION TO THE PLAN AMENDMENT

A public hearing was held on June 12, 1995, at the City of Mequon City Hall, for the purpose of receiving comments on the plan amendment. This hearing was sponsored jointly by the City of Mequon and the Regional Planning Commission. Summary minutes of the public hearing are presented in Appendix A.

The plan amendment was presented before receiving public comment. The rationale for amending the Mequon sanitary sewer service area, tributary to the Milwaukee Metropolitan Sewerage District sewage treatment facilities, was explained, as was the relationship of the proposed plan amendment to the existing sanitary sewer service area. In addition, the significance of the environmentally sensitive lands within the Mequon sewer service area and the impact the plan amendment would have on these lands, was explained.

⁴These reports included the Milwaukee Metropolitan Sewerage District Wastewater System Plan, June 1980; the facility plan entitled, "Thiensville-Mequon Interceptor Sewer Facility Plan," 1982; and a SEWRPC Memorandum, "Response to Request by the Village of Thiensville to Amend the Regional Water Quality Management Plan," October 1983.

⁵Milwaukee Metropolitan Sewerage District, Milwaukee Metropolitan Sewerage District Facility Plan, June 1980.

The conclusions of an analysis of the most cost-effective means of providing sanitary sewer service to the Mequon sewer service area and of the impact the proposed new service area would have on the Milwaukee Metropolitan Sewerage District sewage treatment facilities were also explained. Public comment on the staff memorandum and accompanying proposed sewer service area plan map were then solicited.

A review of the hearing record indicates that 13 individuals spoke at the hearing, with each individual expressing opposition to the proposal to reduce the areal extent of the planned sanitary sewer service area, claiming that such a change would negatively impact property values and the ability to market land for urban development.

Following the hearing, the City of Mequon Plan Commission carefully considered and addressed each of the comments made at the public hearing. The Plan Commission indicated that the rationale for proposing a reduction in the areal extent of the planned sewer service area reflected a decision on the part of City officials to promote a more compact and efficient urban service area. Accordingly, new urban development would be encouraged to occur in areas of "infill" within, and immediately adjacent to, existing sewer development. The Plan Commission further indicated that the remainder of the City was envisioned, in the public interest, to remain in agricultural uses or, under zoning proposals currently under consideration, would be developed at rural residential densities with no more than one dwelling unit per five acres of land. The Plan Commission noted that among the reasons for this important change in local planning direction was the realization that urban development entailed significant public costs, that diffused development exacerbated those costs, and that it was in the public interest to accommodate new urban development in the most efficient and cost effective manner possible.

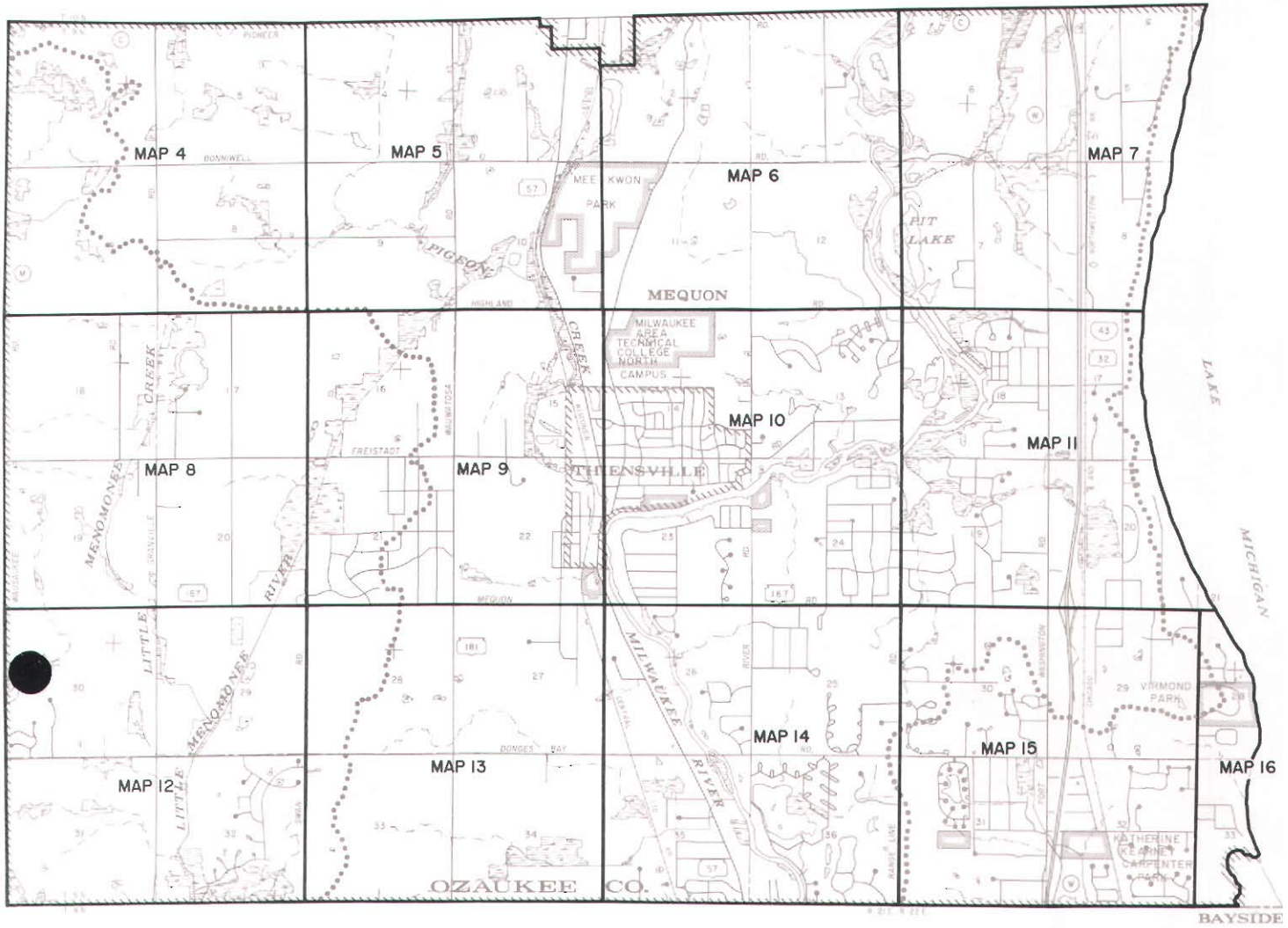
Consequently, no changes were made to the proposed plan amendment as presented at the public hearing as reflected on Map 2.

CONCLUDING RECOMMENDATION

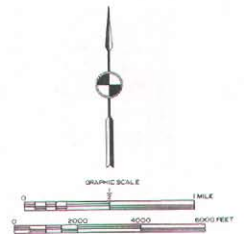
On the basis of the foregoing, and in view of the fact that the City of Mequon Common Council adopted the Mequon sanitary sewer service area amendment by resolution dated June 13, 1995, it is recommended that the Southeastern Wisconsin Regional Planning Commission formally amend the sanitary sewer service area as documented in the aforementioned SEWRPC Community Assistance Planning Report No. 188, in the manner identified on Map 2. A more detailed delineation of the revised sewer service area and of the environmentally significant lands therein is shown on aerial photographs reproduced as Maps 4 through 15.

Map 3

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



Source: SEWRPC.



Map 4

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

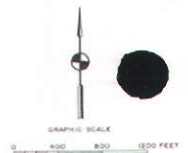
U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 9 North, Range 21 East



LEGEND

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

NOTE: This map replaces Map 7-1, page 21 of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.

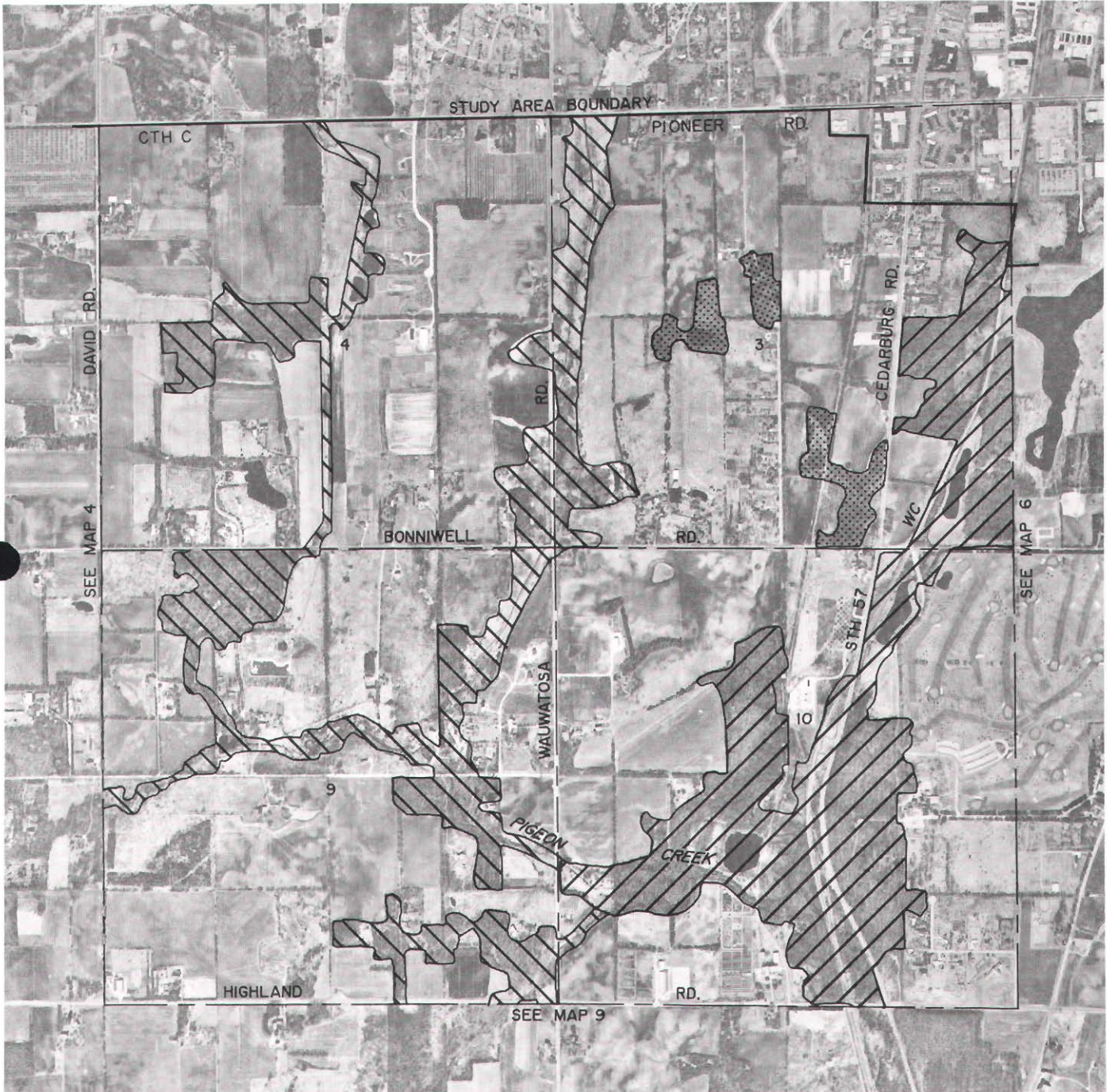


Source: SEWRPC

Map 5

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 9 North, Range 21 East



LEGEND

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

NOTE: This map replaces Map 7-2, page 22 of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.

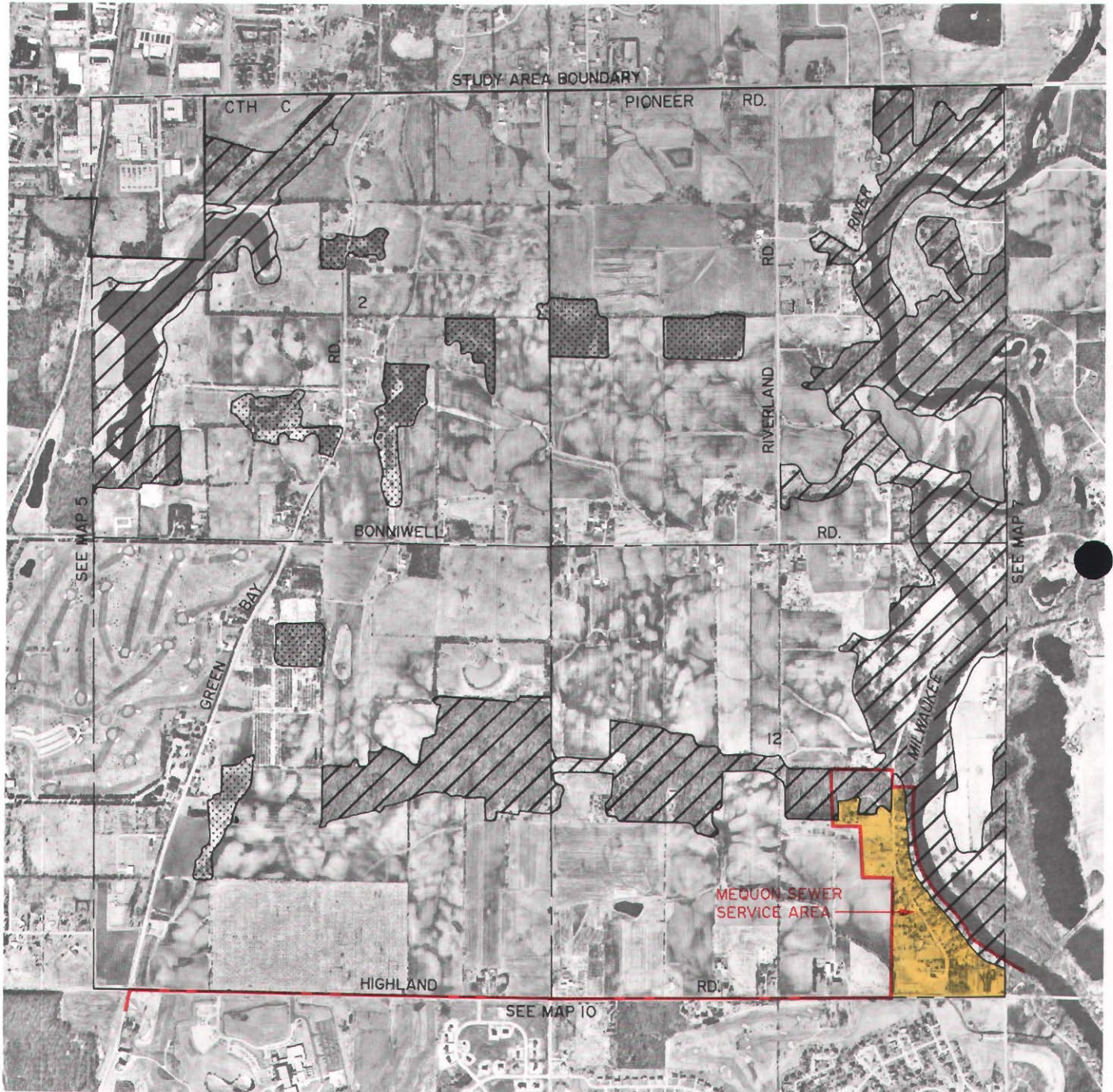


Source: SEWRPC.





Map 6

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

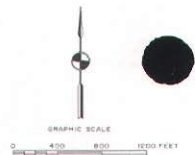
U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 9 North, Range 21 East



LEGEND

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

NOTE: This map replaces Map 7-3, page 23 of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.



Source: SEWRPC.



Map 7

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

U. S. Public Land Survey Sections 4, 5, 6, 7, and 8
Township 9 North, Range 22 East



LEGEND

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

NOTE: This map replaces Map 7-4, page 24 of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.



Source: SEWRPC.

Map 8

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

U. S. Public Land Survey Sections 17, 18, 19, and 20
Township 9 North, Range 21 East



LEGEND

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

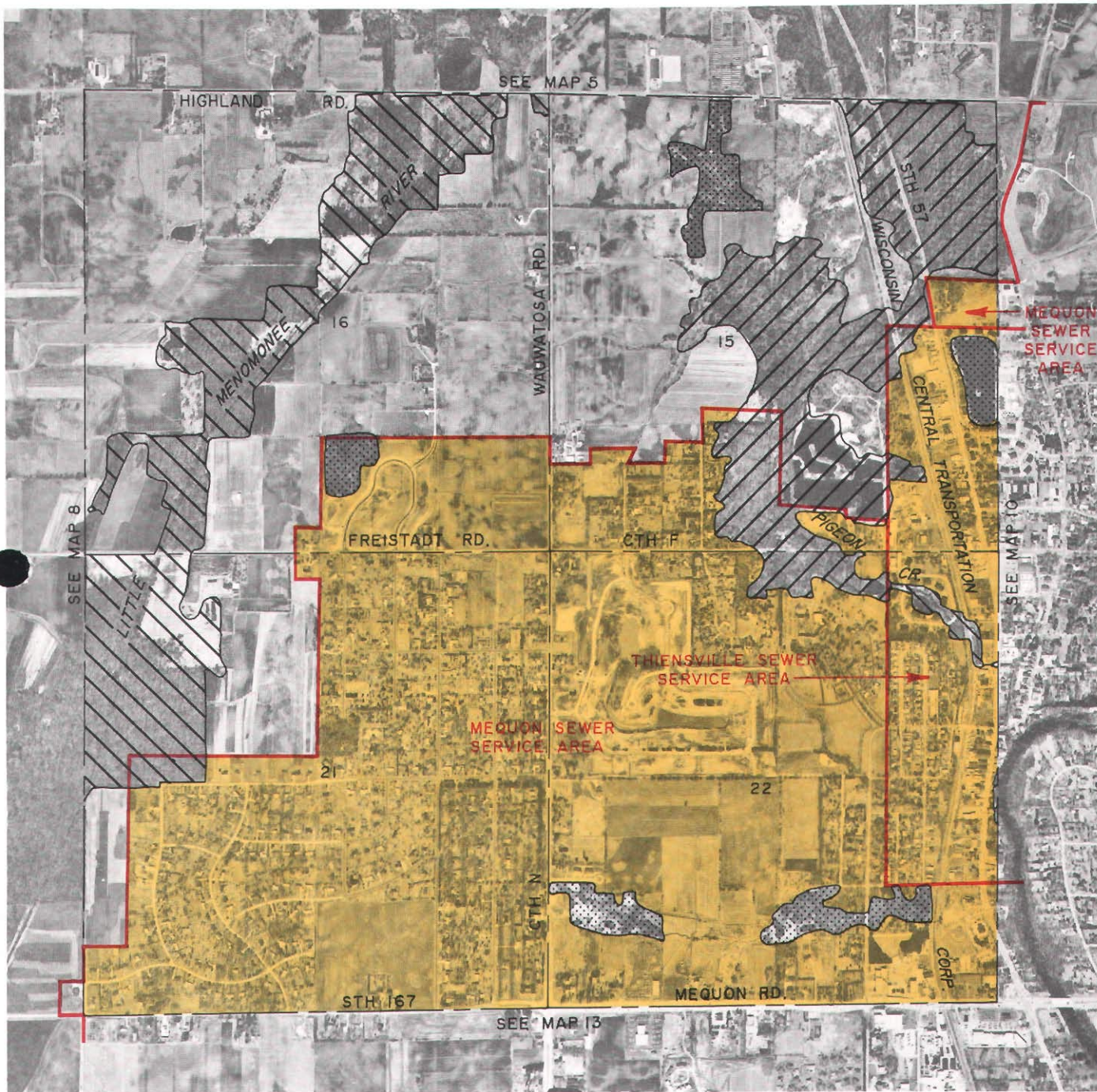
NOTE: This map replaces Map 7-5, page 25 of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.








Map 9

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

U. S. Public Land Survey Sections 15, 16, 21, and 22
Township 9 North, Range 21 East



LEGEND

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

NOTE: This map replaces Map 7-6, page 26, of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.

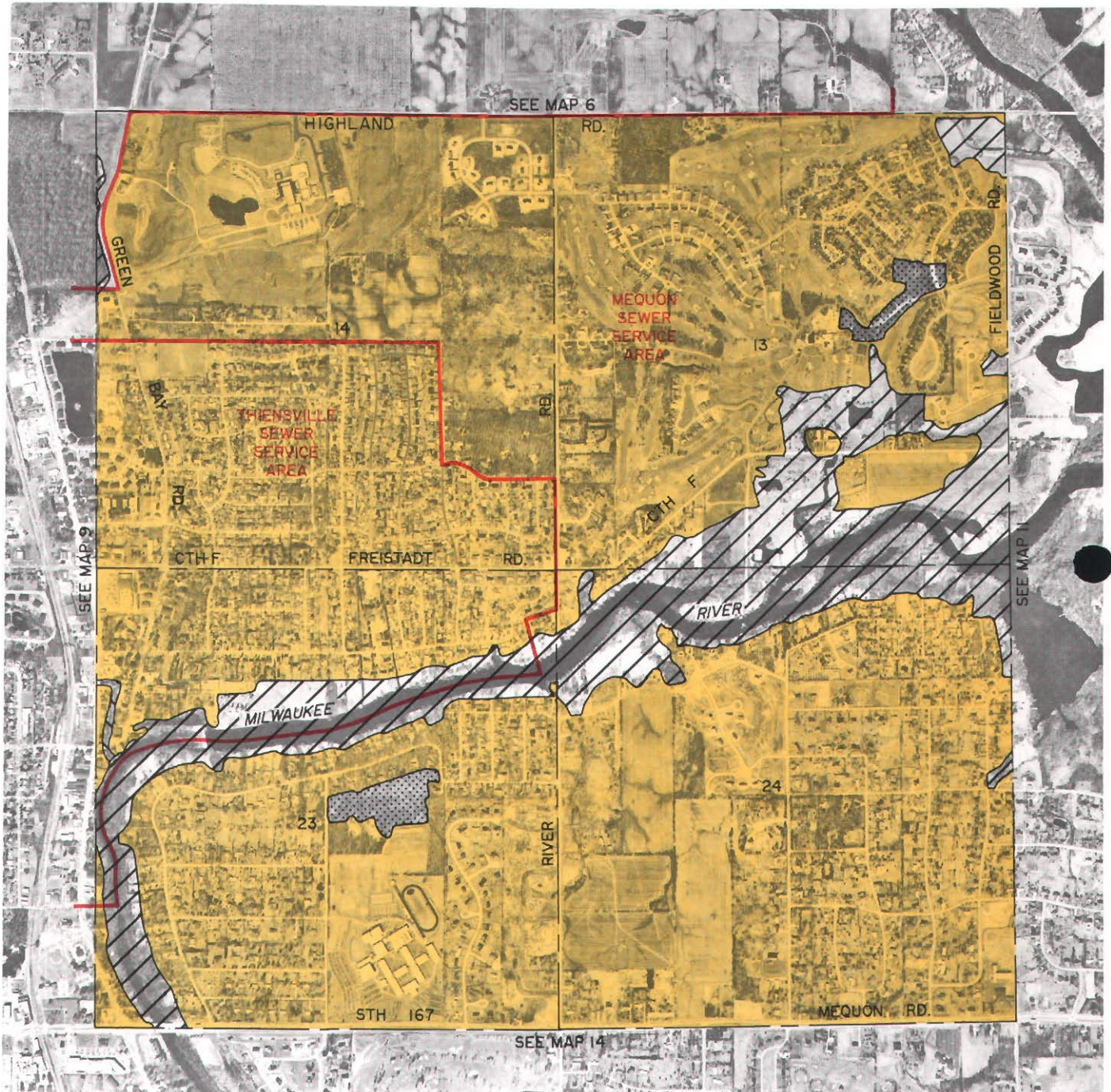


Source: SEWRPC.






Map 10

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

U. S. Public Land Survey Sections 13, 14, 23, and 24
Township 9 North, Range 21 East



LEGEND

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

NOTE: This map replaces Map 7-7, page 27 of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.

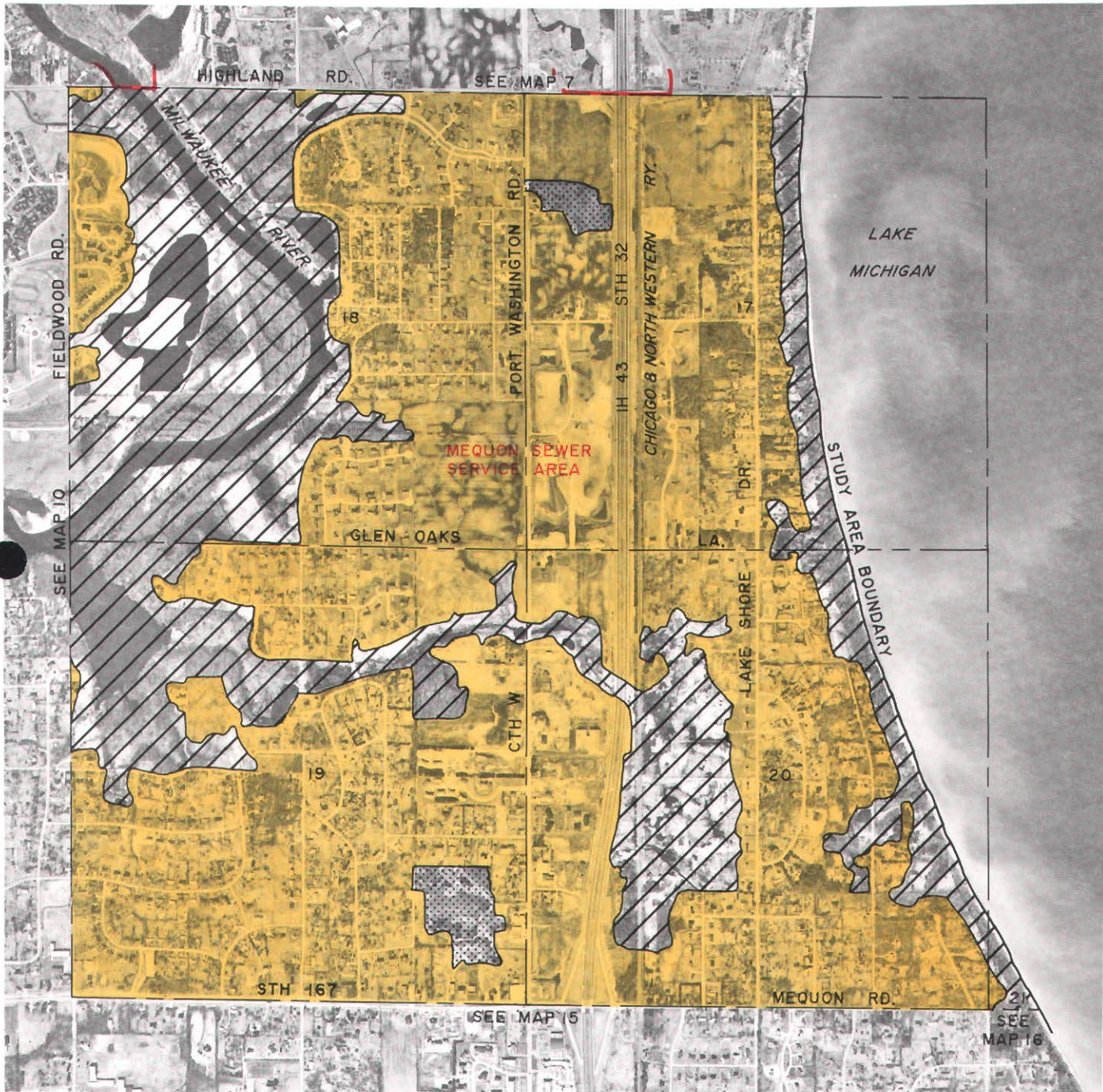


Source: SEWRPC.

Map 11

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

U. S. Public Land Survey Sections 17, 18, 19, 20, and 21
Township 9 North, Range 22 East



LEGEND

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

NOTE: This map replaces Map 7-8, page 28 of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.

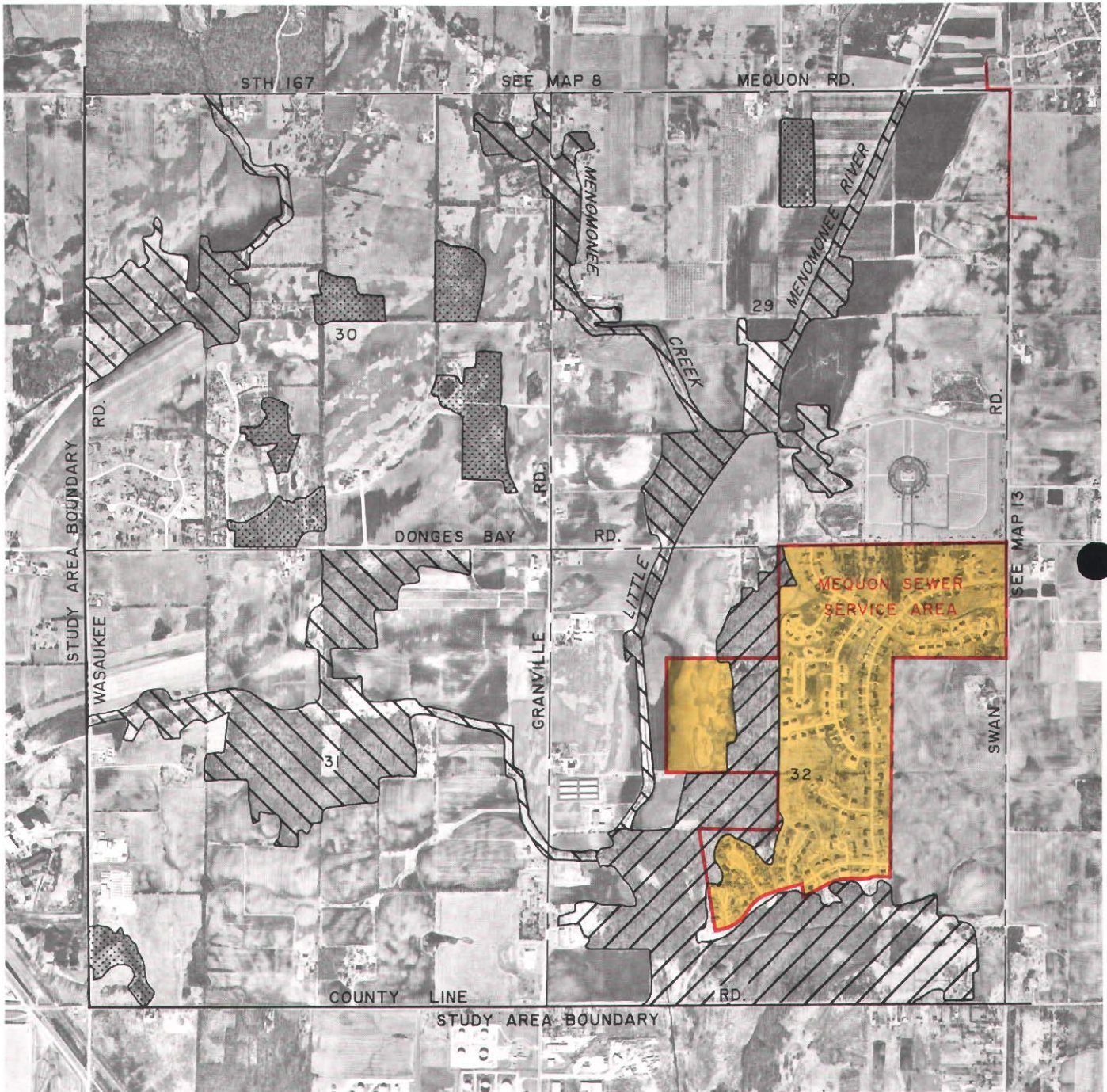


Source: SEWRPC.






Map 12

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

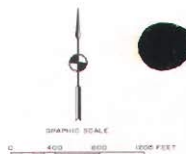
U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 9 North, Range 21 East



LEGEND

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

NOTE: This map replaces Map 7-9, page 29 of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.

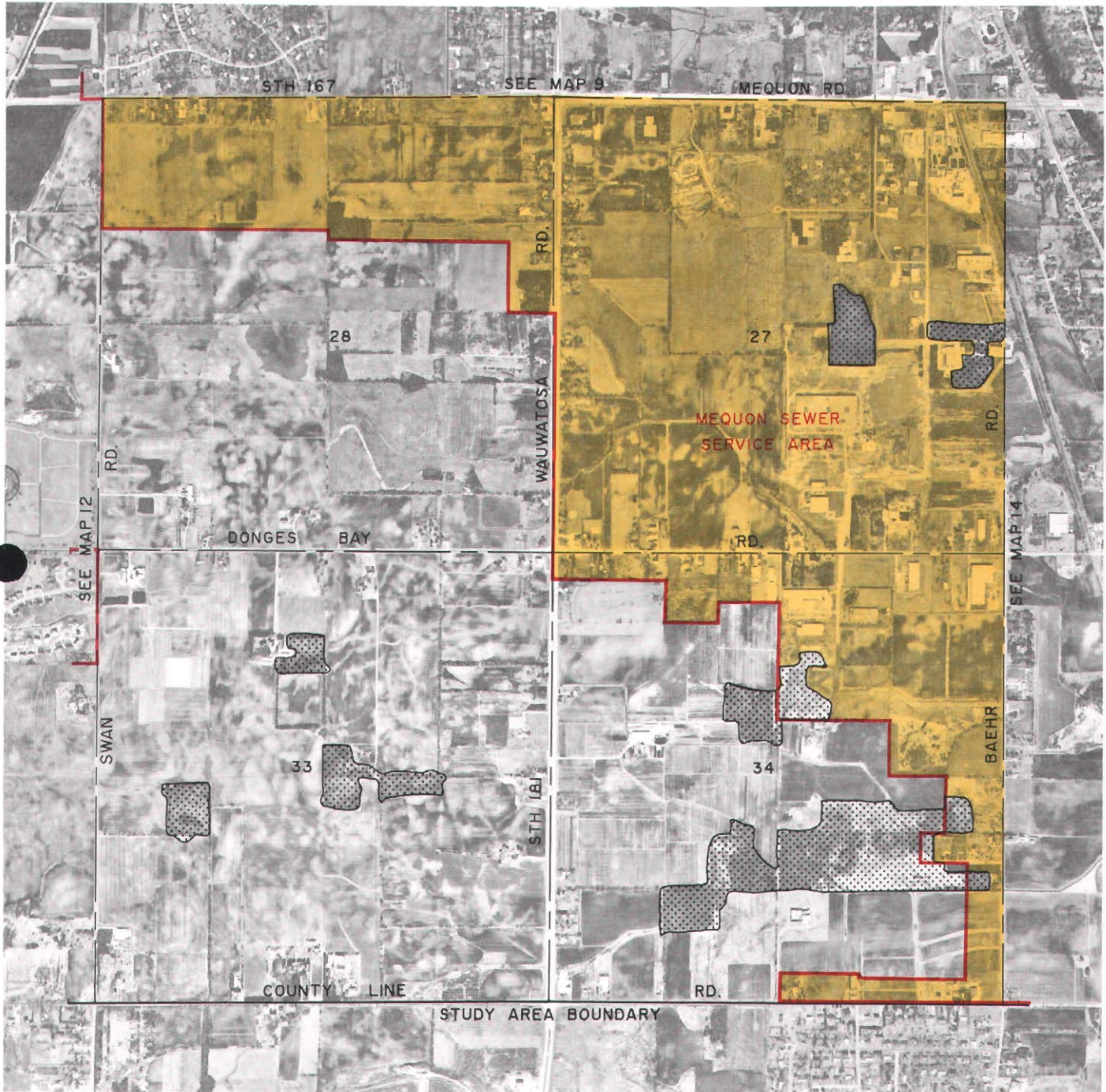


Source: SEWRPC.




Map 13

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

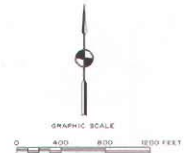
U. S. Public Land Survey Sections 27, 28, 33, and 34
Township 9 North, Range 21 East



LEGEND

-  ISOLATED NATURAL RESOURCE AREA
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

NOTE: This map replaces Map 7-10, page 30 of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.

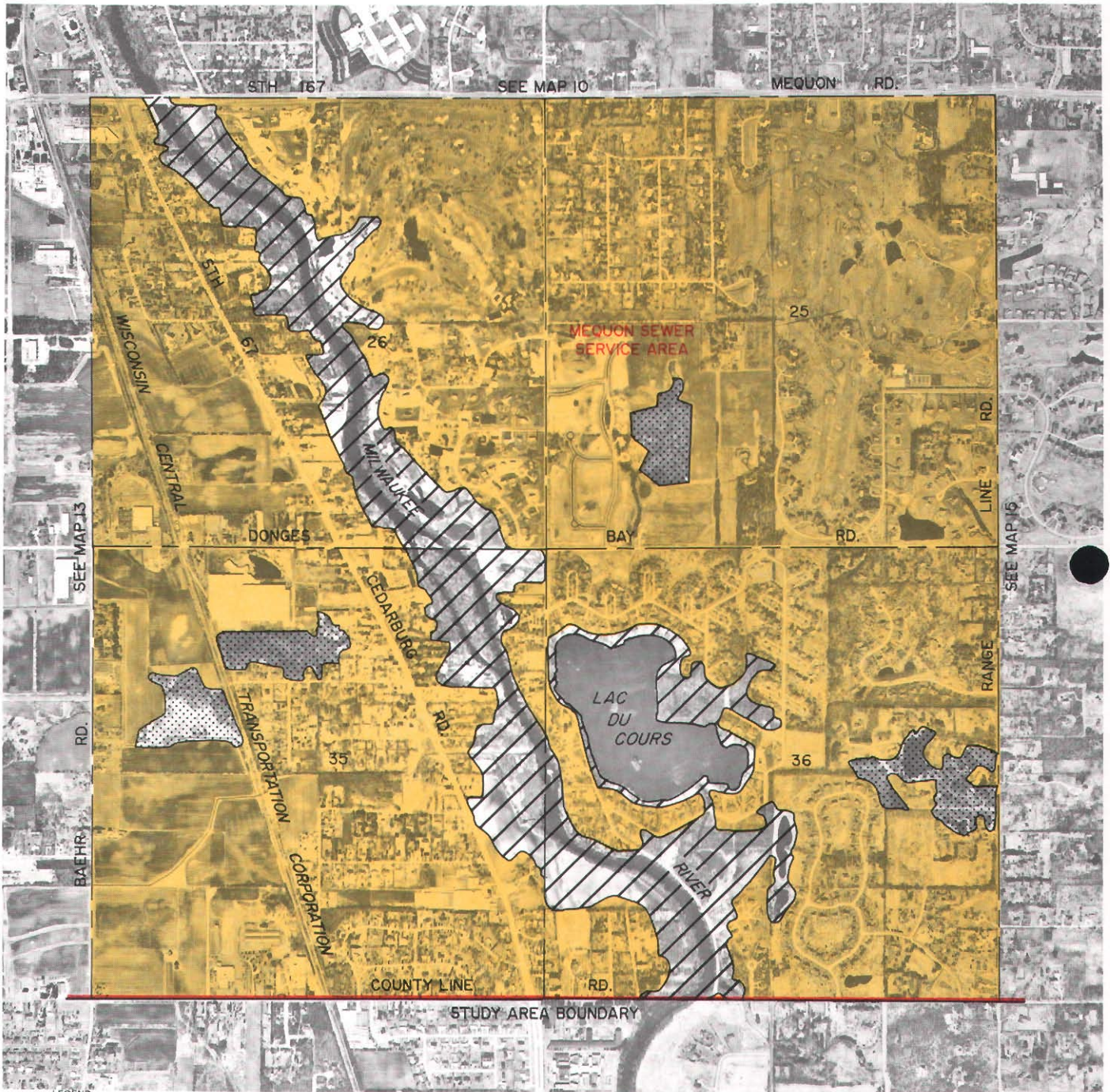






Source: SEWRPC.

Map 14

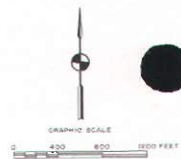
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 9 North, Range 21 East



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

NOTE: This map replaces Map 7-11, page 31 of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.

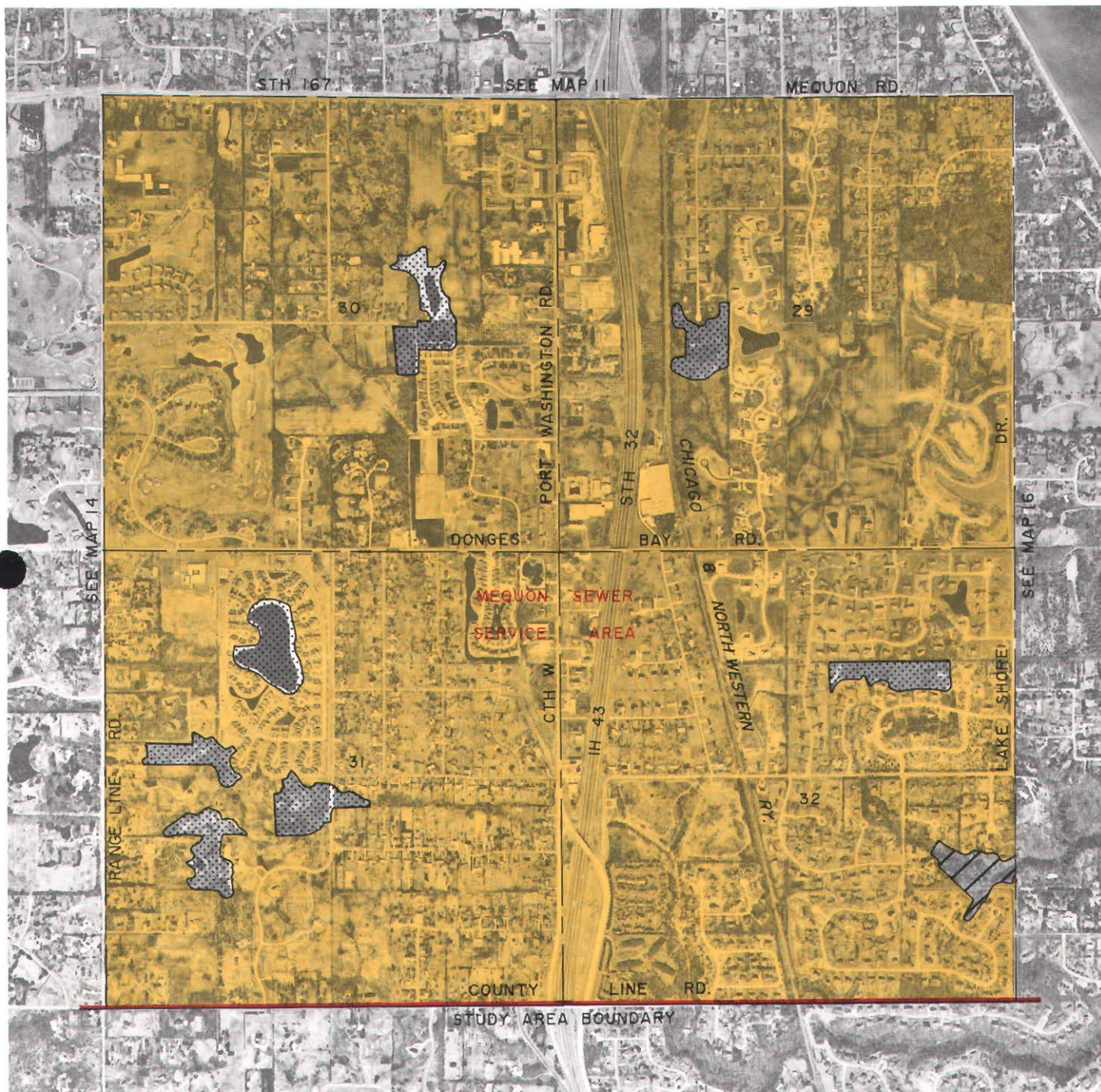


Source: SEWRPC.

Map 15

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 9 North, Range 22 East



LEGEND

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

NOTE: This map replaces Map 7-12, page 32 of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.



Source: SEWRPC.

Map 16

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF MEQUON AND THE VILLAGE OF THIENSVILLE

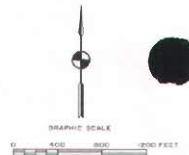
U. S. Public Land Survey Sections 28 and 33
Township 9 North, Range 22 East



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

NOTE: This map replaces Map 7-13, page 33 of SEWRPC Community Assistance Planning Report No. 188, Sanitary Sewer Service Area for the City of Mequon and the Village of Thiensville, Ozaukee County, Wisconsin, dated January 1992.



Source: SEWRPC.

APPENDIX

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Appendix A

MINUTES OF PUBLIC HEARING

Mequon Sanitary Sewer Service Area

June 12, 1995

To: The Southeastern Wisconsin Regional Planning Commission

From: Brad Steinke, Director of Community Development

Date: 6-20-95

Subject: Draft Minutes of the Mequon Planning Commission's
June 12, 1995, meeting regarding the proposed sewer
service area amendment

PUBLIC HEARING

1. City of Mequon - Southeastern Wisconsin Regional Planning Commission

Request:

Public hearing and recommendation

Action:

Commissioner Schmitt moved to open the public hearing. The motion was seconded by Commissioner Reitz and passed unanimously by acclamation.

Explanation:

Phil Evenson, Assistant Director of the Southeastern Wisconsin Regional Planning Commission, reviewed and explained the purpose of the Sanitary Sewer Service Area Map. He noted that any extension of the existing sanitary sewer system will need to be accomplished within the Sewer Service Area. He further noted that the initial Plan adopted in 1979 was very general and that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) has worked with communities since then to clarify and specify a more definitive map. Once this map is approved by the local communities and SEWRPC, it then goes to the DNR for final approval. In approving these Sewer Service Area Maps, the Southeastern Wisconsin Regional Planning Commission is seeking to satisfy two concerns: 1) preservation of primary environmental areas; 2) an assurance that there is a link between the amount of growth potential within the Plan and the forecast for growth in the community.

Bruce Rubin, Chief Land Use Planner for SEWRPC, explained that this is really a water quality management plan. He noted that the initial Plan adopted in 1979 included 27 square miles within its boundary, of which 4.3 square miles were identified as primary environmental lands. This Plan reduces the amount of land to 20 square miles of which 3 square miles are identified as primary environmental lands. Rubin indicated that these environmentally significant lands should remain free of any significant urban development.

Mr. Tom Jansen, 11631 N. River Court, spoke in opposition of the proposed changes because of the effect the change would have on the tax base. In response to Mr. Jansen's query regarding the allowable density for lands outside the sewer service area, Mr. Evenson noted that there are no Department of Natural Resources (DNR) rules for these lands but rather those lands are controlled by local zoning and the Department of Industry and Labor regarding on-site systems. He explained that basically, if soils are adequate for onsite sewage disposal you could have lots as small as 3/4 of an acre but from a planning standpoint low densities should be encouraged (i.e., a minimum of one unit per five acres) outside the sewer service area while higher density is encouraged within the sewer limits.

Alderman Warren Stumpe questioned whether the new Plan will resolve the problems that Milwaukee Metropolitan Sewerage District had with the previously approved Plan. In response, Mr. Evenson speculated that this proposal more closely reflects the Plans that MMSD has for Mequon, however he could not answer for MMSD.

Jack Mikkelson, 11518 N. Port Washington Road, spoke against the proposed changes, noting that in his opinion the sewer service area was being reduced for down-zoning reasons, not to protect the environmentally sensitive areas. He further opined that the City was taking property owners rights away without compensation and suggested that no change be acted upon without gaining the consent of those affected.

Willard Roberts, 12925 N. Cedarburg Road, noted that he purchased land at the northeast corner of Green Bay Road and Highland Road back in 1949 and has been waiting ever since for sewers to become available. During those years he has been paying taxes on that land and he felt that it was not fair to eliminate his land from the sewer service area.

Frank Hosale, 11022 N. Cedarburg Road, reminded the Commission that the sewer service area map was specifically detailed and defined in 1992 and he opposed the proposed changes because he felt that having just 20 square miles included within the sewer service area of the City's 48 square miles was unreasonable.

Peter Plautz, 10113 W. Heather Drive, questioned whether any other cities in the southeastern area of Wisconsin had acted to reduce the area within the established sewer service limits. In response, Mr. Evenson initially could not think of any, however later indicated that the City of Elkhorn recently reduced their sewer service area.

Melvin Stauss, 9011 W. Donges Bay Road, indicated that those areas along County Line Road should be left in the sewer service area because Mequon's growth should naturally progress from Milwaukee limits, north and north westward.

Ralph Jansen questioned the "morality issue" and opposed the changes because he felt it was not fair to the farmers. He felt that by removing these lands from the Sewer Service Area, the City would be taking away the farmer's potential retirement funds.

Gertrude Fox, 8200 W. Donges Bay Road, opposed the changes.

Mark Cronce, of the Huntington Park Subdivision, questioned why certain outlots were not included within the sewer service area. Director of Community Development Brad Steinke explained that the map was drawn based on property lines and that the outlots were not included because they are not sewerable. Mr. Cronce further expressed concern about the potential environmental and health problems associated with adjacent residential development with on-site systems.

Bill Bratt, 114 E. Trillium Road, noted that he has an application on file with the City to develop lands immediately east of Huntington Park and advised that he would like to extend sewers into his future development. Accordingly, he was opposed to his land being removed from the sewer service area.

June Anderson, 6702 W. Mequon Road, questioned why the City was making these changes over the objections of the property owners involved.

Richard Boldra of Bulk Petroleum noted that their expansion plans have been put on hold until sewers become available and, accordingly, he opposed these changes.

Action:

There being no other persons wishing to be heard, Commissioner Schmitt moved to close the public hearing. The motion was seconded by Commissioner Duncan and passed unanimously by acclamation.

Further discussion:

In response to the question of why the City is now taking steps to amend the Sewer Service Area Map, Mayor Moriarty advised that the previously approved amendment, which the Milwaukee Metropolitan Sewerage District has filed an injunction against, has been before a judge for quite awhile and it is only recently that action is beginning to take place. Accordingly, the City is trying to establish a plan that the Milwaukee Metropolitan Sewerage District would accept. He further noted that it makes sense to change the Plan and get St. Mary's Hospital and Concordia University on the sewer system now, as opposed to developing existing vacant lands.

Commissioner Reitz agreed that the purpose was to reflect a more realistic plan which serves to protect the environmentally sensitive areas and allow St. Mary's Hospital and Concordia University to connect to the sanitary sewer system.

Mayor Moriarty noted that this was not to stop growth but rather to slow down the pace of growth, lower tax rates, lower densities, and take away development pressures.

Commissioner Bradley noted that even though many of these lands were in the Sewer Service Area, the sewers were not readily available for development purposes and, accordingly, the existing Plan was a sham. This Plan is more towards reality.

Action:

Commissioner Falkman moved to recommend approval of the amended Sanitary Sewer System Plan. The motion was seconded by Commissioner Reitz.

Further discussion:

Alderman Adams noted that this is a fluid document and can be changed in the future. She also noted that it will help to prevent a leap-frogging affect of development and pointed to Huntington Park as a good example of such a project.

Further action:

The motion passed unanimously by roll call vote.