

AMENDMENT TO THE

REGIONAL WATER QUALITY MANAGEMENT PLAN

VILLAGE OF GERMANTOWN

AS ADOPTED BY THE

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

MARCH 1998

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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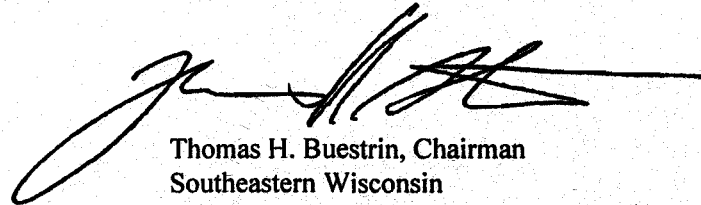
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SUBJECT: Certification of Amendment to the Adopted Regional Water Quality Management Plan (Village of Germantown Sanitary Sewer Service Area)

TO: The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Washington, the Village of Germantown, and the Milwaukee Metropolitan Sewerage District

This is to certify that at the quarterly meeting of the Southeastern Wisconsin Regional Planning Commission, held at the Wisconsin Department of Transportation Traffic Operations Center Conference Room, Milwaukee, Wisconsin, on the 4th day of March 1998, the Commission did by unanimous vote by all Commissioners present, being 14 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 Village of Germantown 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 March 1998.



Thomas H. Buestrin, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:

Philip C. Evenson

Philip C. Evenson, Deputy Secretary

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RESOLUTION NO. 98-1

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 (GERMANTOWN 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 8th day of September 1983, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Germantown sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 70, Sanitary Sewer Service Area for the Village of Germantown, Washington County, Wisconsin, July 1983; and

WHEREAS, by letter dated September 24, 1996, the Village of Germantown requested that the Commission amend the Germantown sanitary sewer service area to include certain lands located outside of the currently adopted sewer service area; 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 Village of Germantown to Amend the Germantown Sanitary Sewer Service Area," attached hereto and made a part hereof, which memorandum concludes that the plan amendment requested by the Village of Germantown 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 public hearings held jointly by the Village of Germantown and the Regional Planning Commission on November 4, 1996, and August 18, 1997; 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;

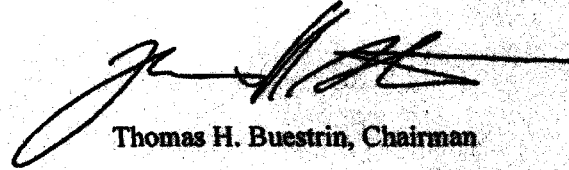
NOW, THEREFORE, BE IT HEREBY RESOLVED:

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 8th day of September 1983 as set forth in SEWRPC Community Assistance Planning Report No. 70, be and the same hereby is amended in the manner identified on Map 3 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 Commerce 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 aforereferenced 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 quarterly meeting of the Southeastern Wisconsin Regional Planning Commission held on the 4th day of March 1998, the vote being: Ayes 14; Nays 0.



Thomas H. Buestrin, Chairman

ATTEST:

Philip C. Evenson

Philip C. Evenson, Deputy Secretary

SEWRPC STAFF MEMORANDUM

RESPONSE TO REQUEST BY THE VILLAGE OF GERMANTOWN TO AMEND THE GERMANTOWN SANITARY SEWER SERVICE AREA

INTRODUCTION

By letter dated September 24, 1996, the Village of Germantown requested that the Southeastern Wisconsin Regional Planning Commission amend the Village of Germantown sanitary sewer service area as that area is currently documented in SEWRPC Community Assistance Planning Report No. 70, Sanitary Sewer Service Area for the Village of Germantown, Washington County, Wisconsin, dated July 1983, as amended. The basic purpose of the amendment would be to redefine the Village of Germantown sanitary sewer service area to accommodate anticipated growth and development within the Village as reflected in a new comprehensive plan adopted by the Village in 1993.

BACKGROUND

On July 12, 1979, the Southeastern Wisconsin Regional Planning Commission formally adopted an areawide water quality management plan for Southeastern Wisconsin¹ to meet planning requirements established under 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 refinement and detailing efforts initiated subsequent to Commission adoption of the regional water quality management plan. In this regard, and subsequent to the completion of a land use plan for the Village of Germantown by the Regional Planning Commission² in 1980, the Commission suggested, and the Village agreed, to undertake the initial refinement and detailing of the proposed year 2000 Village of Germantown sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District. A series of intergovernmental meetings regarding the refinement and detailing process were subsequently held, culminating in a public hearing held on October 4, 1982. The Germantown sanitary sewer service area plan, as documented in SEWRPC Community Assistance Planning Report No. 70, Sanitary Sewer Service Area for the Village of Germantown, Washington County, Wisconsin, dated July 1983, was adopted by the Village of Germantown on June 20, 1983, and by the Regional Planning Commission on September 8, 1983; and was endorsed by the Wisconsin Department of Natural Resources on March 19, 1984.

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 Village of Germantown, by letter dated September 24, 1996, requested the Regional Planning Commission to refine further the currently adopted Germantown sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District.

CURRENTLY APPROVED GERMANTOWN SANITARY SEWER SERVICE AREA

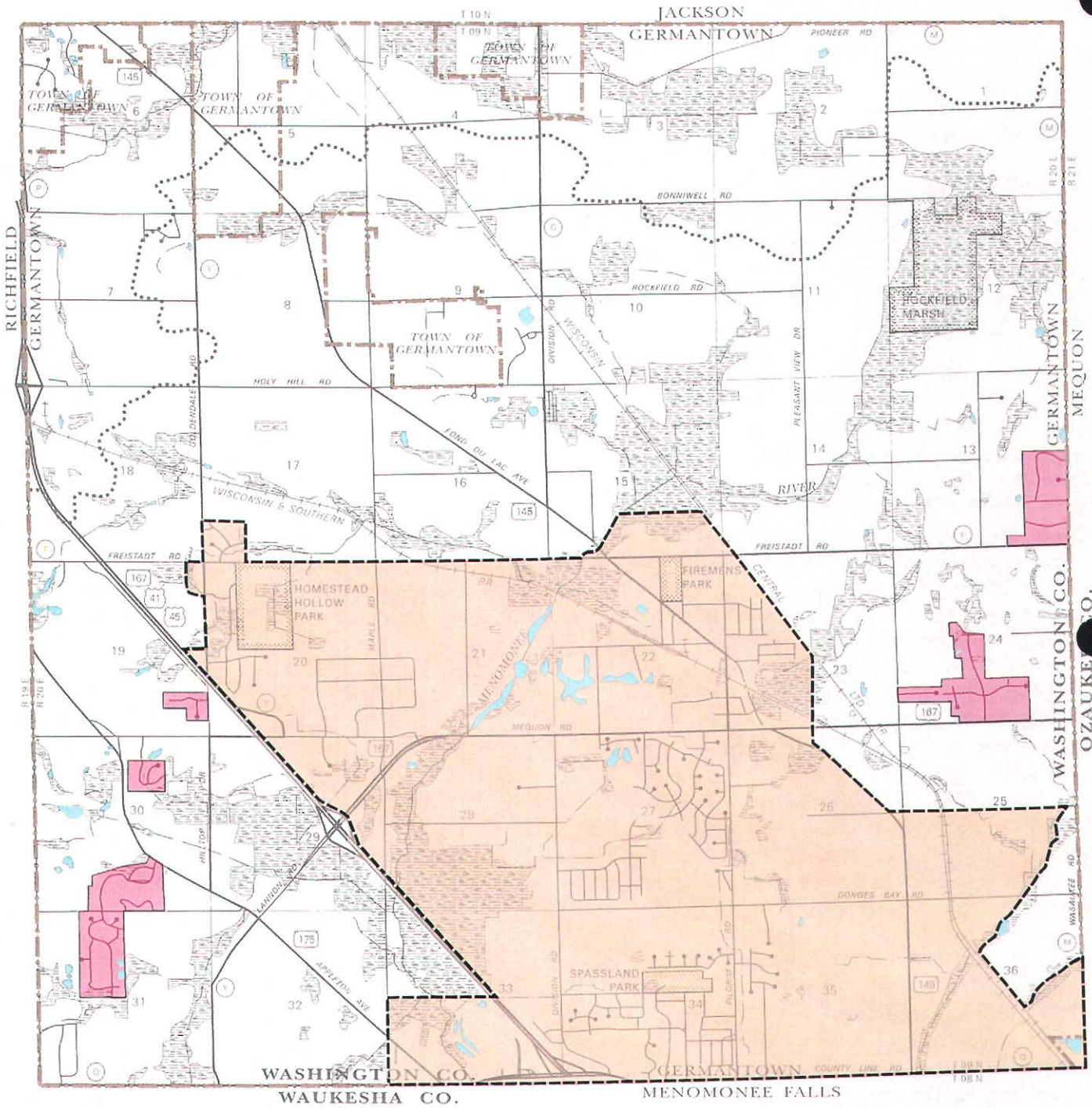
The currently identified design year 2000 Germantown sanitary sewer service area, tributary to the Milwaukee Metropolitan Sewerage, is set forth in SEWRPC Community Assistance Planning Report No. 70, as amended, and is shown on Map 1. The gross sanitary sewer service area encompasses about 10.6 square miles and in 1990 had a resident population of about 10,300 persons. The design year 2000 resident population level associated with this sewer service area is about 26,900 persons. A total of about 1.9 square miles, or about 16 percent of the currently identified sewer service area, is located within environmentally significant areas consisting of about 1.3 square miles of primary environmental corridor, 0.3 square mile of secondary environmental corridor, and 0.3 square mile of isolated natural resource areas.

¹Documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, Volume One, Inventory Findings; Volume 2, Alternative Plans; and Volume 3, Recommended Plan.




²Documented in SEWRPC Community Assistance Planning Report No. 36, A Land Use Plan for the Village of Germantown--2000, Village of Germantown, Washington County, Wisconsin, July 1980.

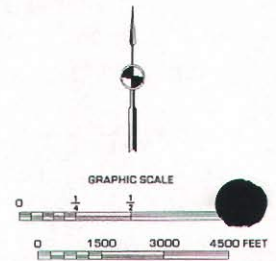
Map 1

VILLAGE OF GERMANTOWN SANITARY SEWER SERVICE AREA AS DEFINED
IN SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 70 AS AMENDED



LEGEND

-  VILLAGE OF GERMANTOWN SANITARY SEWER SERVICE AREA AS DEFINED IN THE FIRST EDITION OF SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 70 AS AMENDED
-  SUBDIVISIONS WHERE SIGNIFICANT ONSITE SEWAGE DISPOSAL PROBLEMS MAY BE EXPERIENCED; IF THESE SUBDIVISIONS ARE NOT INCLUDED WITHIN AN EXPANDED SEWER SERVICE AREA, SUCH PROBLEMS MAY HAVE TO BE RESOLVED ON-SITE WITH REPLACEMENT SEPTIC TANK SYSTEMS, MOUND SYSTEMS, OR HOLDING TANKS
-  1995 VILLAGE OF GERMANTOWN CIVIL DIVISION BOUNDARY



Source: SEWRPC.

PRELIMINARY REVISED GERMANTOWN SANITARY SEWER SERVICE AREA

A comprehensive review of the Germantown sanitary sewer service area was last undertaken during the preparation of SEWRPC Community Assistance Planning Report No. 70 in July 1983. The purpose of this refinement effort is to once again comprehensively review the sewer service needs of the Village and to adjust, as necessary, the sewer service area boundaries to accommodate year 2010 population levels envisioned within the service area.

Factors taken into account in the delineation of the revised Village of Germantown sanitary sewer service area included the currently identified design year 2000 sewer service area plan as shown on Map 1; the design year 2010 regional land use plan documented in SEWRPC Planning Report No. 40, A Regional Land Use Plan for Southeastern Wisconsin: 2010 and adopted on September 23, 1992; the Village of Germantown land use plan adopted by the Village Plan Commission on August 23, 1993; and suggestions made by representatives of the Village of Germantown.

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

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 incorporates a range of resident population levels for the Germantown area, with the most reasonable lower end of the population range based upon the Commission's intermediate-growth centralized land use plan, and with the most reasonable upper end of the population range based upon the Commission's high-growth decentralized 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 mechanical and electrical components of sewage treatment facilities, such as pumps, compressors, and chemical feed equipment, typically are 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 investments 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 population forecast may thus 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 certain treatment plant components such 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 resident population levels of the preliminary revised Germantown sanitary sewer service area would range from about 19,600 persons under the Commission's intermediate-growth centralized land use plan, or the Commission's adopted regional land use plan, to about 30,200 persons under the Commission's high-growth decentralized plan. It should be noted that based upon full development of all vacant developable residential land identified within the preliminary revised sewer service area, as indicated in the Village land use plan, and at densities inherent in

residential zoning districts set forth in the Village zoning ordinance, the preliminary revised Germantown sanitary sewer service area would accommodate a design year 2010 resident population of about 26,300 persons. This population level lies within the range of population levels for the Germantown area envisioned under Commission alternative regional land use plans for the year 2010.

The preliminary revised year 2010 Village of Germantown sanitary sewer service area, as submitted to public hearing, is shown on Map 2. The gross revised sewer service area encompasses about 18.2 square miles. A total of about 3.8 square miles, or about 21 percent of this sewer service area, is located within environmentally significant areas consisting of about 2.7 square miles of primary environmental corridor, 0.6 square mile of secondary environmental corridor, and 0.5 square mile of isolated natural resource areas.

PUBLIC REACTION TO THE PLAN AMENDMENT

A public hearing was held on November 14, 1996, for the purpose of receiving comment on the plan amendment to revise the Germantown sanitary sewer service area. The hearing was sponsored jointly by the Village of Germantown Public Works and Highway Committee and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Minutes of the public hearing are on file at the offices of the Village of Germantown and SEWRPC.

A SEWRPC representative presented a summary of the plan amendment prior to receiving public comment. Topics specifically addressed in the summary presentation included the history of sewer service area planning and the process of extending sewer service areas; the rationale for refining the Village of Germantown sewer service area; the importance of the delineation of the outer boundaries of the sewer service area for future development; and the importance of the delineation of the environmentally significant lands within the sewer service area. Comments on the refined plan were then solicited.

A review of the hearing record indicates that while some residents of the Village of Germantown supported the extension of sewer service area boundaries, most were opposed to the extension of such boundaries because of the magnitude of new residential, commercial, and industrial development that would ensue. A number of residents also questioned whether the proposed sewer service area would meet the approval of the Milwaukee Metropolitan Sewerage District.

Subsequent to the public hearing, a series of meetings were held among representatives of the Village of Germantown, the Milwaukee Metropolitan Sewerage District, and SEWRPC in an attempt to identify a revised year 2010 sewer service area for the Village. An additional public hearing to obtain public input on this matter was held before the Germantown Village Board on August 18, 1997. Minutes of that public hearing are also on file at the offices of the Village of Germantown and SEWRPC. The majority of persons who spoke at this hearing were opposed to the expanded sewer service area boundaries shown on Map 2.

On October 6, 1997, after consideration of the public input received at the November 14, 1996, and August 18, 1997, public hearings and results of interagency staff meetings held to consider this matter, the Germantown Village Board adopted a revised sanitary sewer service area for the Village which, as described below, is significantly smaller than the area presented at the public hearings.

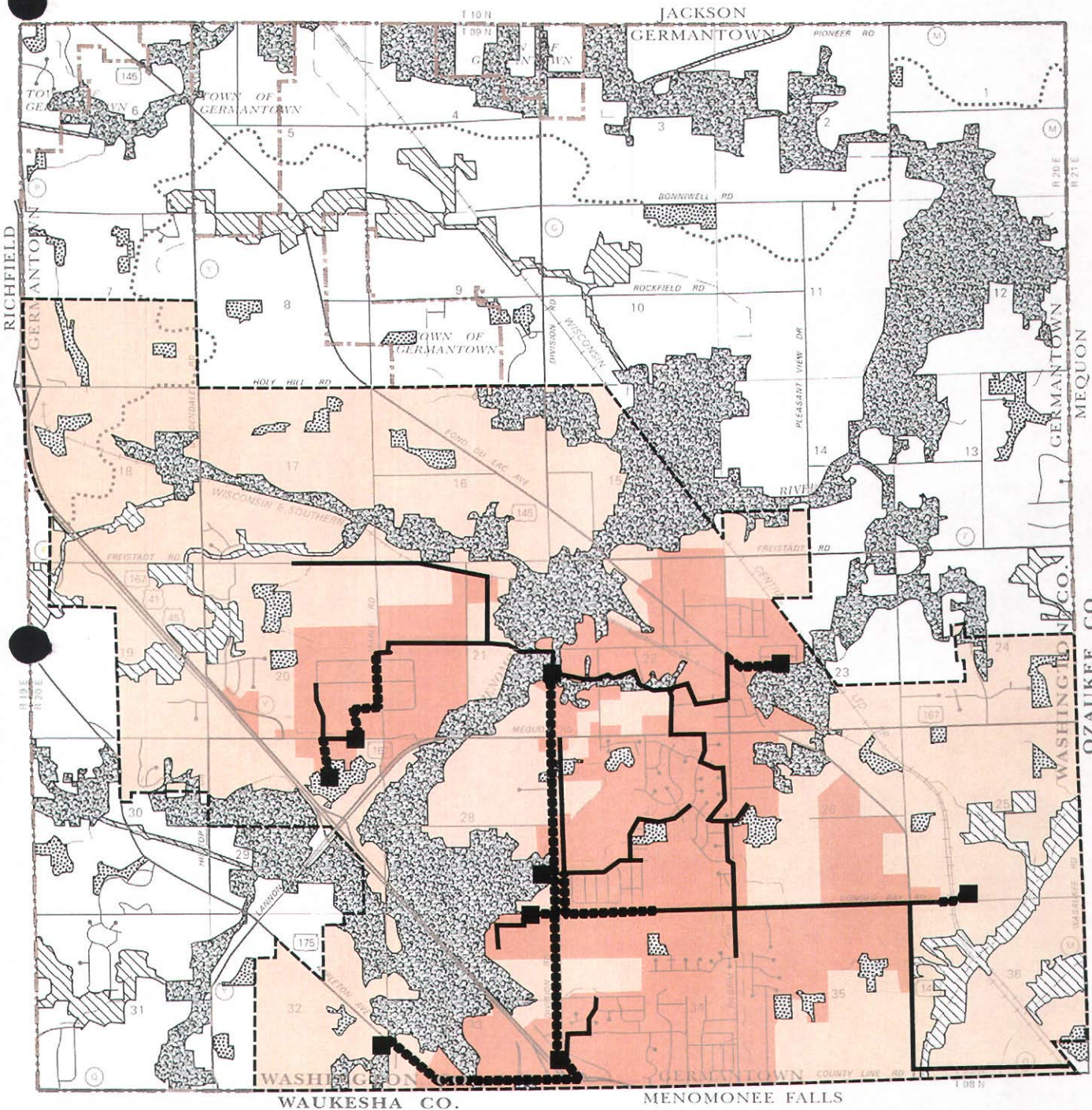
REVISED GERMANTOWN SANITARY SEWER SERVICE AREA

The year 2010 Village of Germantown sanitary sewer service area, as revised to reflect comments received at the aforementioned public hearings and interagency staff meetings, is shown on Map 3. This gross revised sewer service area encompasses about 13.6 square miles. A total of about 2.5 square miles, or about 18 percent of this sewer service area, is located within environmentally significant areas consisting of about 1.7 square miles of primary environmental corridor, 0.5 square mile of secondary environmental corridor, and 0.3 square mile of isolated natural resource areas.











This sewer service area would accommodate a design year 2010 resident population of about 23,000 persons. This population level lies within the range of population levels for the Germantown area envisioned under Commission alternative regional land use plans for the year 2010. The incremental population and housing unit levels envisioned in the

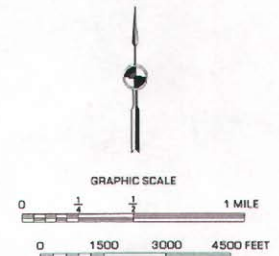
Map 2

PRE-PUBLIC HEARING VILLAGE OF GERMANTOWN SANITARY SEWER SERVICE AREA



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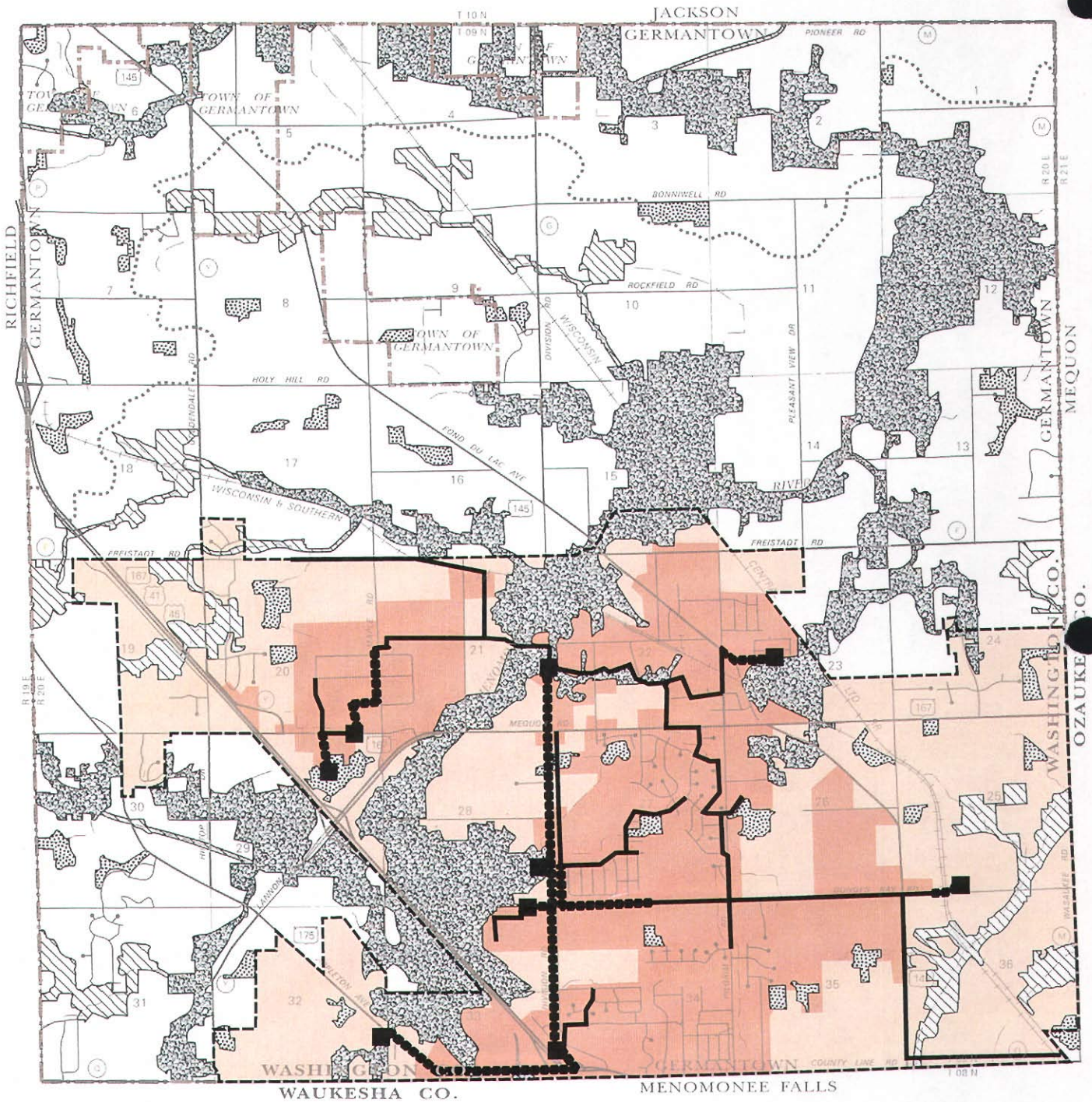
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|---|--|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDOR |  | PLANNED SANITARY SEWER SERVICE AREA BOUNDARY |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | EXISTING TRUNK SEWER |
|  | ISOLATED NATURAL RESOURCE AREA |  | EXISTING FORCE MAIN |
|  | EXISTING SANITARY SEWER SERVICE AREA: 1995 |  | EXISTING PUMPING STATION |
|  | PLANNED SANITARY SEWER SERVICE AREA: 2010 |  | 1995 VILLAGE OF GERMANTOWN CIVIL DIVISION BOUNDARY |



Source: SEWRPC.

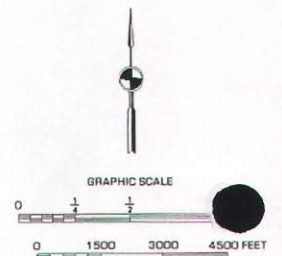
Map 3

POST-PUBLIC HEARING VILLAGE OF GERMANTOWN SANITARY SEWER SERVICE AREA



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- | | | | |
|--|--|--|--|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | PLANNED SANITARY SEWER SERVICE AREA BOUNDARY |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | EXISTING TRUNK SEWER |
| | ISOLATED NATURAL RESOURCE AREA | | EXISTING FORCE MAIN |
| | EXISTING SANITARY SEWER SERVICE AREA: 1995 | | EXISTING PUMPING STATION |
| | PLANNED SANITARY SEWER SERVICE AREA: 2010 | | 1995 VILLAGE OF GERMANTOWN CIVIL DIVISION BOUNDARY |



Source: SEWRPC.

Germantown sewer service area would be accommodated at a density of about 2.5 dwelling units per net residential acre.³ This density lies within the recommended density range for the Germantown area envisioned under the adopted year 2010 regional land use plan.

It should be noted that, while almost all the delineated floodlands in the Germantown sewer service area are contained within the environmental corridors, there are small 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 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. In accordance with this recommendation, and as indicated on Map 4, about 170 acres of land within the revised sewer service area which are located within the 100-year recurrence interval flood hazard area, primarily adjacent to the Menomonee River, are envisioned to be converted to primary environmental corridor over the plan design period. In addition, two small areas encompassing about two acres of land, located within the 100-year recurrence interval flood hazard area adjacent to the West Branch of the Menomonee River, are envisioned to be converted to secondary environmental corridor over the plan design period.

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 located within the planned urban service area would receive sanitary sewer service. It is also envisioned that all lands identified as primary environmental corridor would not be developed for intensive urban use. It is recognized, however, that certain land uses requiring sanitary sewer service could be properly located in the primary environmental corridors, including park and outdoor recreation facilities, certain institutional uses, and, in some cases, extremely low density residential development at a density not to exceed one housing unit per five acres of upland corridor land, compatible with the preservation of the corridors in essentially natural, open uses. These plans also recognize that certain secondary environmental corridors and isolated natural resource areas may 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, 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.⁴

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.

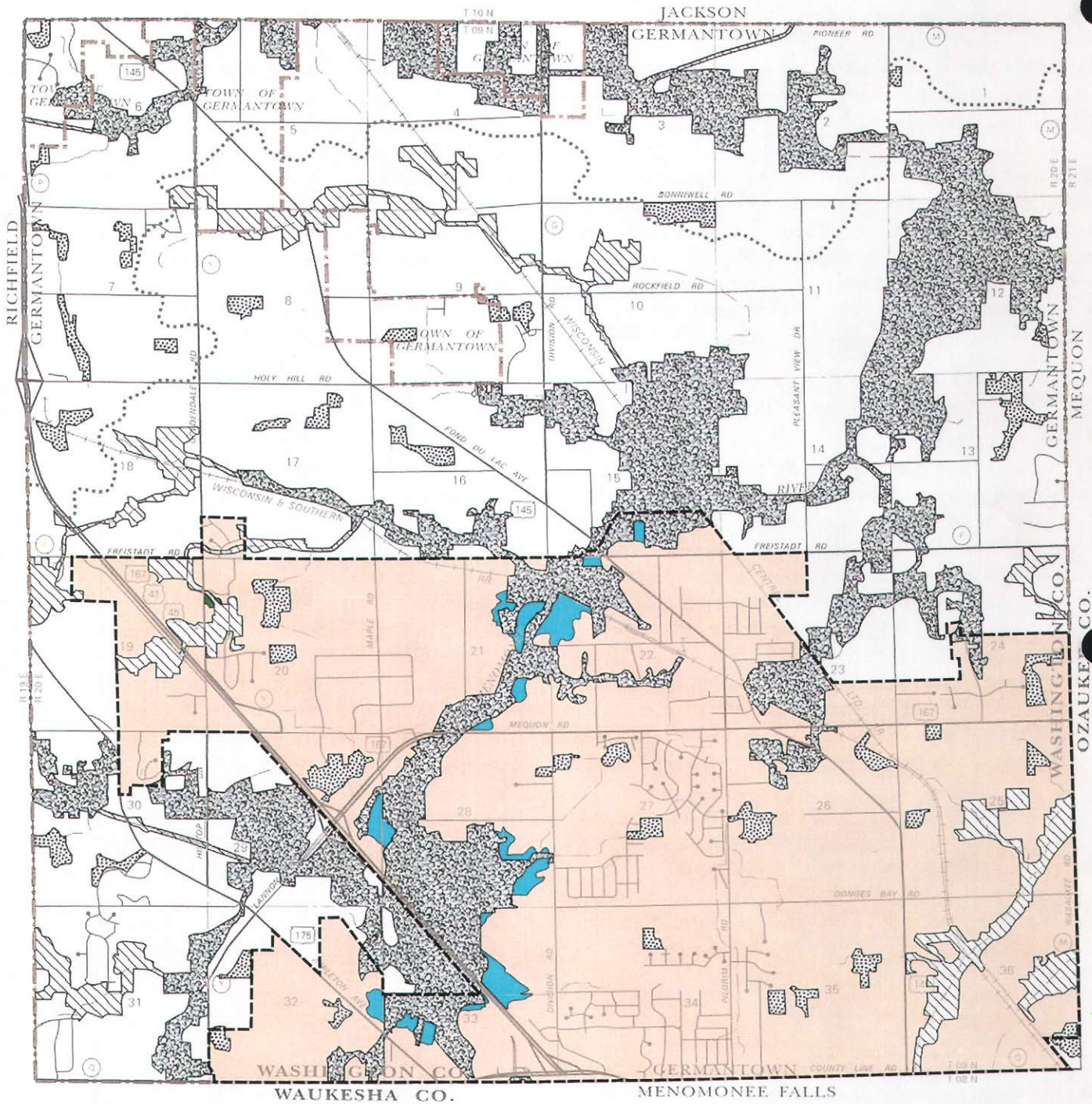
Accordingly, assuming that any applicable Federal, State, and local permits are obtained, and that proper site development and construction practices are employed, there should be no significant adverse water quality impacts attributable to the development of the planned sanitary sewer service area.

³Net incremental residential density in the revised Germantown 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 Germantown sewer service area in the design year (2,750 units) divided by the incremental net residential land within the sewer service area (1,120 acres) results in an incremental net residential density of 2.5 dwelling units per acre.









⁴It 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.

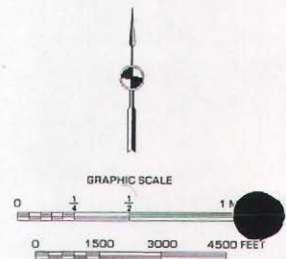
Map 4

ANTICIPATED CHANGES IN THE ENVIRONMENTALLY SIGNIFICANT LANDS
IN THE VILLAGE OF GERMANTOWN SANITARY SEWER SERVICE AREA



LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  PLANNED SANITARY SEWER SERVICE AREA: 2010
-  PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
-  FLOODLANDS PROPOSED TO REMAIN UNDEVELOPED AND ADDED TO THE PRIMARY ENVIRONMENTAL CORRIDOR
-  FLOODLANDS PROPOSED TO REMAIN UNDEVELOPED AND ADDED TO THE SECONDARY ENVIRONMENTAL CORRIDOR
-  1995 VILLAGE OF GERMANTOWN CIVIL DIVISION BOUNDARY



Source: SEWRPC.

COST-EFFECTIVENESS ANALYSIS

The planned sanitary sewer service area set forth in this staff memorandum for the Village of Germantown is about 3.0 square miles, or about 28 percent larger than the currently approved sewer service area as set forth in SEWRPC Community Assistance Planning Report No. 70, as amended. It should be noted that about 0.6 square mile, or about 20 percent of the area to be added, is encompassed within primary and secondary environmental corridor and isolated natural resource area lands. All of the planned Germantown sewer service area lies adjacent to the current sewer service area, and is tributary to the Milwaukee Metropolitan Sewerage District sewage treatment facilities. The major conveyance and treatment components of the facilities needed to serve the proposed Germantown sewer service area through the Milwaukee Metropolitan Sewerage District system are in place.

SEWAGE TREATMENT PLANT CAPACITY IMPACT ANALYSIS

The size and capacity of the Milwaukee Metropolitan Sewerage District (MMSD) sewage conveyance and treatment facilities are set forth in the District's facility plan completed in 1980,⁵ while the size and capacity of the main trunk sewer connecting the Village of Germantown sewerage system to the MMSD sewerage system are set forth in a Village trunk sewer facility plan completed in 1982.⁶ Both facility plans are based upon an estimated year 2005 Germantown sewer service area resident population of 28,000 persons. The year 2005 sewage flow estimates developed for both of these facility plans included a sewage contribution allowance for commercial development as a component of the estimated per capita contribution used in the planning; and, in addition, a separate allocation for sewage loadings from industrial lands. Furthermore, in the Village of Germantown facility plan the gravity flow segments of the trunk sewer concerned was sized to serve an ultimate development of 42,000 persons.

The most recent local land use planning, and the sewer service area planning herein documented, are based upon a planned resident population level of 23,000 persons for the Village of Germantown. Thus, although the new Village sewer service area is larger than the area delineated in the currently adopted Village sewer service area plan, the planned population level of the proposed new service area is somewhat lower. The reasons for this are the new Village of Germantown land use plan providing for residential development at a lower density than envisioned in earlier Village plans, and because a significant portion including about 420 acres, or about 25 percent, of the developable area proposed to be added to the service area is planned for commercial and industrial uses.

The MMSD is currently carrying out facility planning to extend the plan design year for its facilities to the year 2010. The Village of Germantown has requested, and the MMSD has agreed, that the sewer service area as proposed be considered in that planning process. Thus the current MMSD facility planning is being conducted assuming planned conditions as set forth in this revised sewer service area plan. The MMSD facilities, including both conveyances and treatment facilities, will be sized to adequately serve the planned service area.

LOCAL GOVERNMENT SUPPORT FOR THE PLAN AMENDMENT

The Village Board of the Village of Germantown adopted the amendment on October 6, 1997.

CONCLUDING RECOMMENDATION

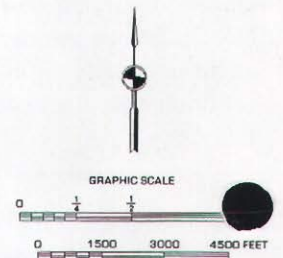
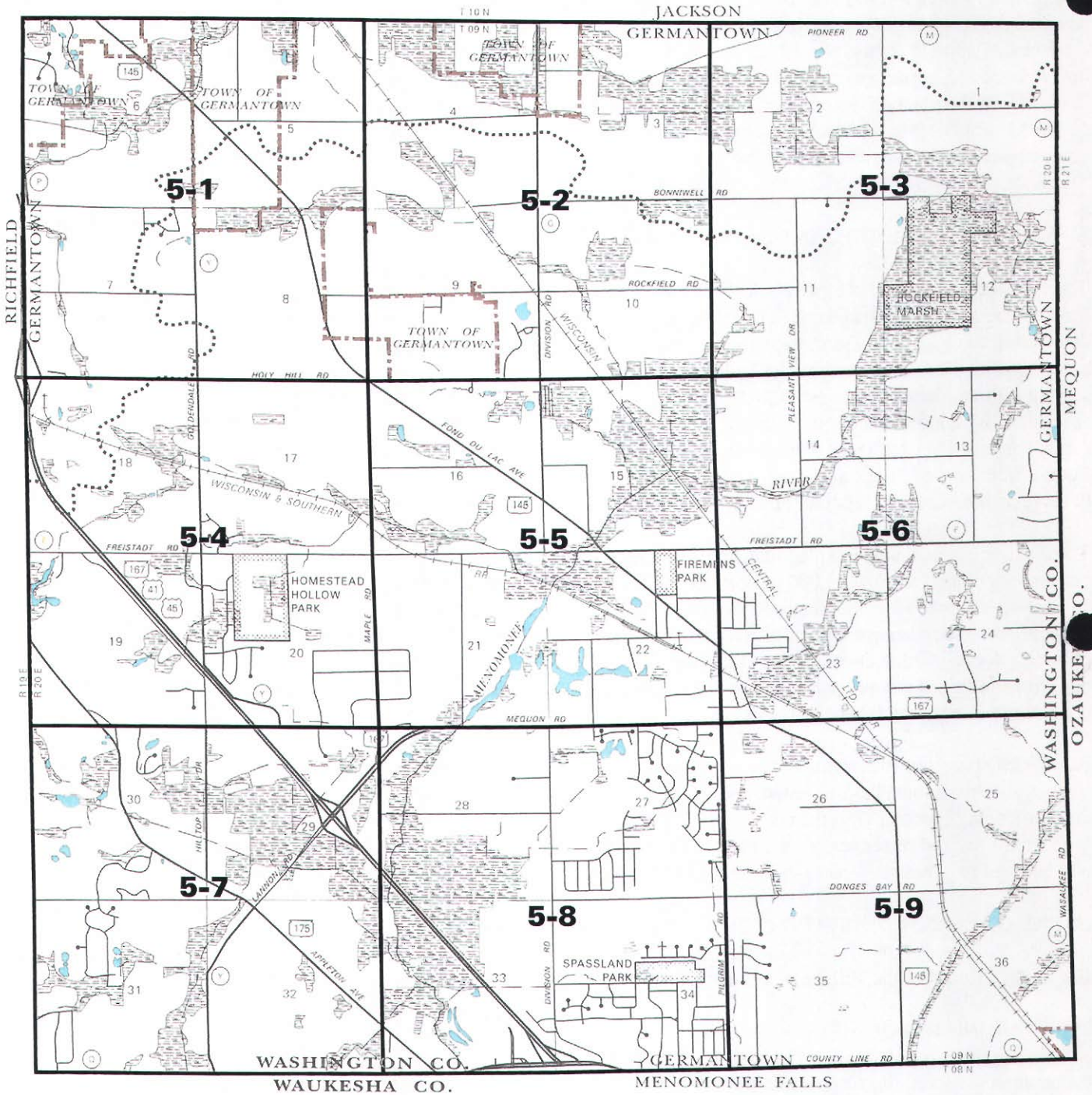
Based upon the foregoing, it is recommended that the Southeastern Wisconsin Regional Planning Commission formally amend the Germantown sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 70 in the manner identified on Map 3. A more detailed delineation of the revised sewer service area and the environmentally significant lands is shown on aerial photographs reproduced on Map 5, beginning on page 10 and continuing through page 19 of this report.

⁵ Milwaukee Metropolitan Sewerage District Wastewater System Plan, June 1980.

⁶ Ruekert & Mielke, Inc., Germantown Interceptor Facility Plan, November 1982.

Map 5

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



Source: SEWRPC.




Map 5-1

ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE VILLAGE OF GERMANTOWN

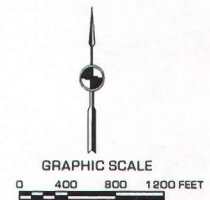
U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 9 North, Range 20 East



LEGEND

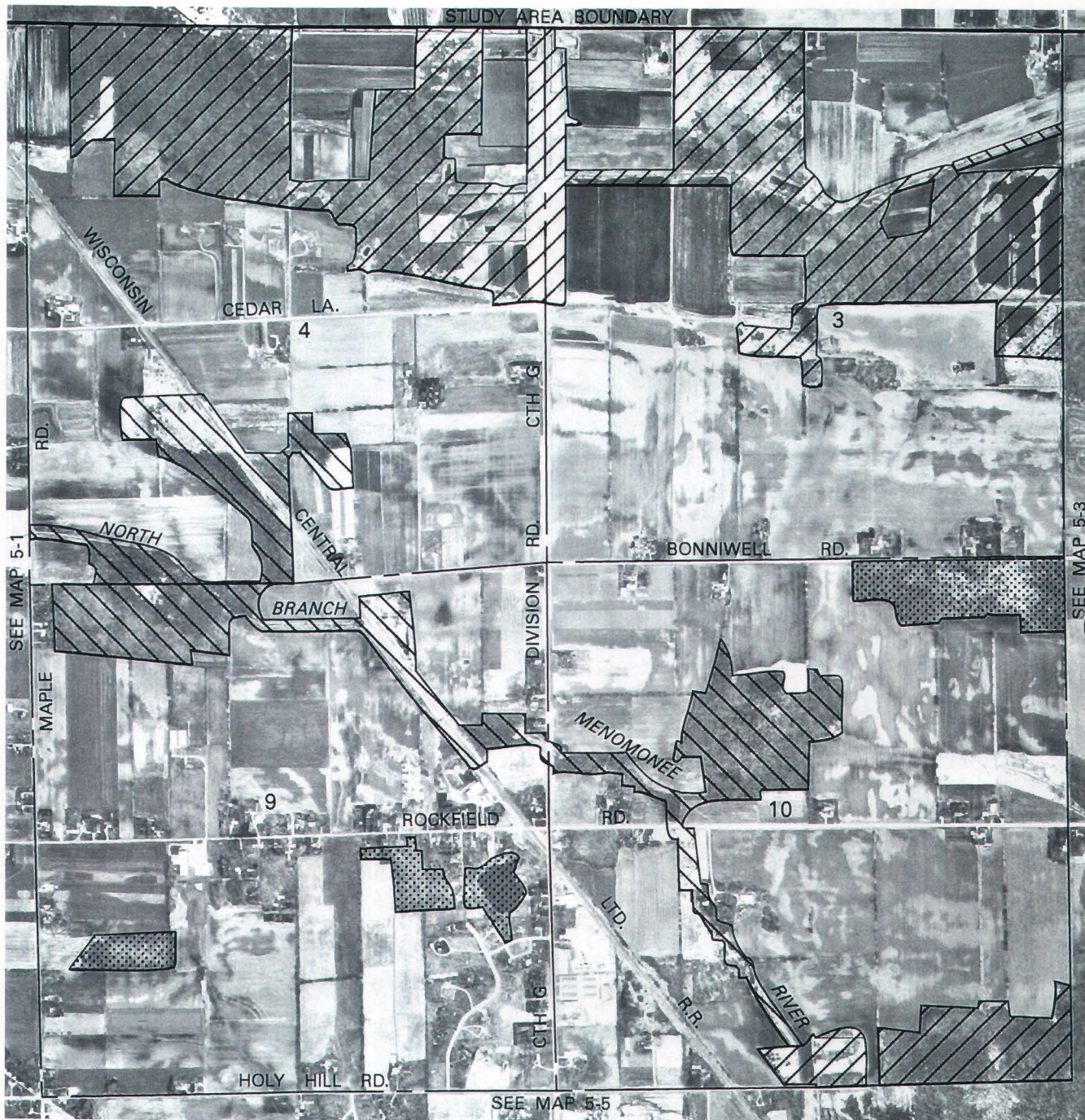
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA

Source: SEWRPC.






ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE VILLAGE OF GERMANTOWN

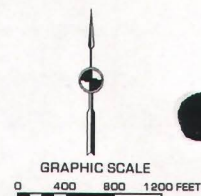
U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 9 North, Range 20 East



LEGEND

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

Source: SEWRPC.






ENVIRONMENTALLY SIGNIFICANT LANDS FOR THE VILLAGE OF GERMANTOWN

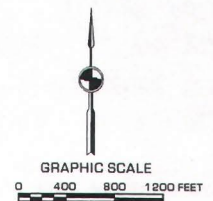
U. S. Public Land Survey Sections 1, 2, 11, and 12
Township 9 North, Range 20 East



LEGEND

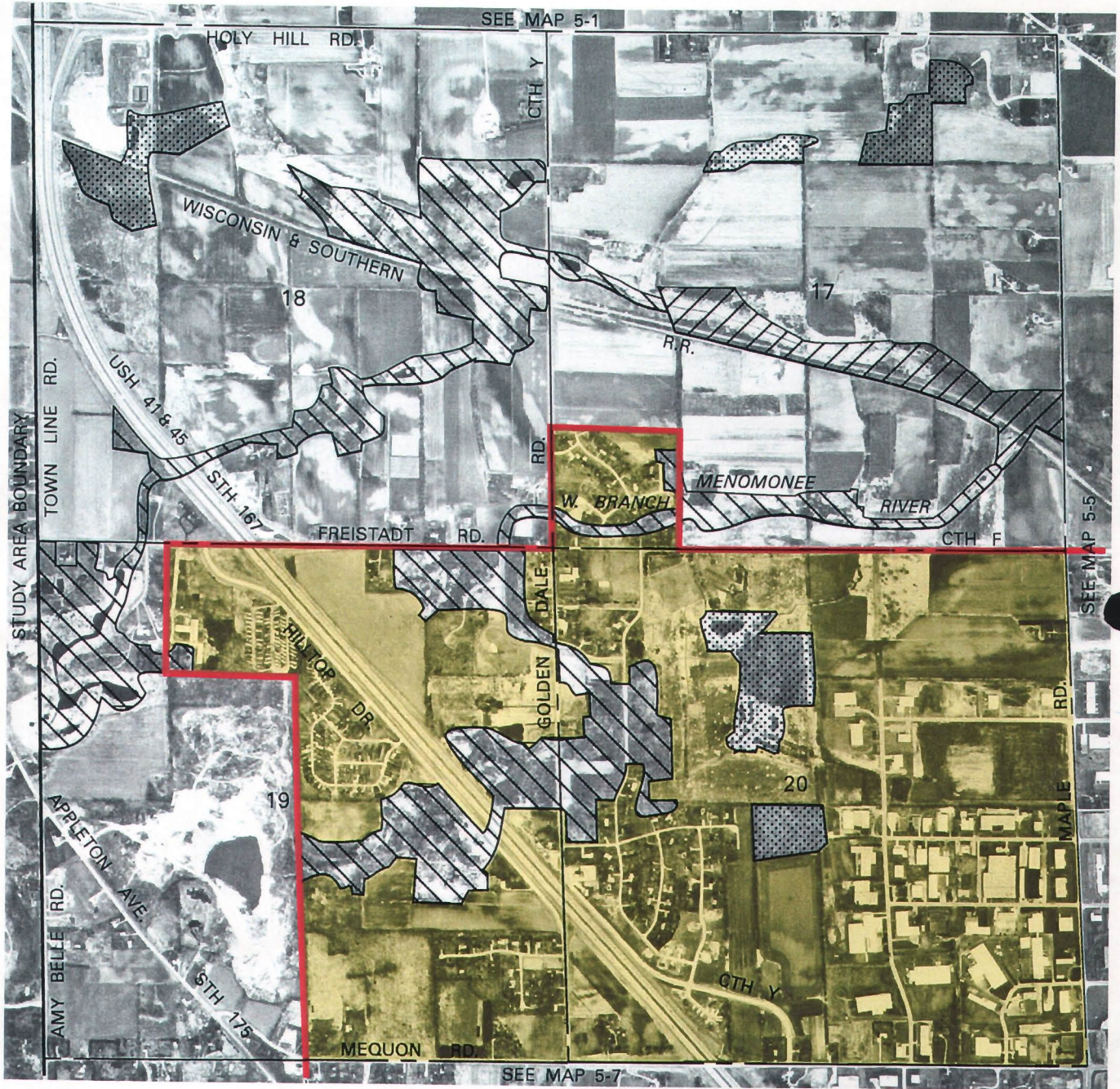
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA

Source: SEWRPC.








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

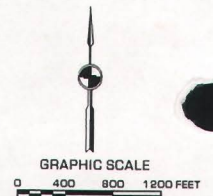
**U. S. Public Land Survey Sections 17, 18, 19, and 20
Township 9 North, Range 20 East**



LEGEND

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

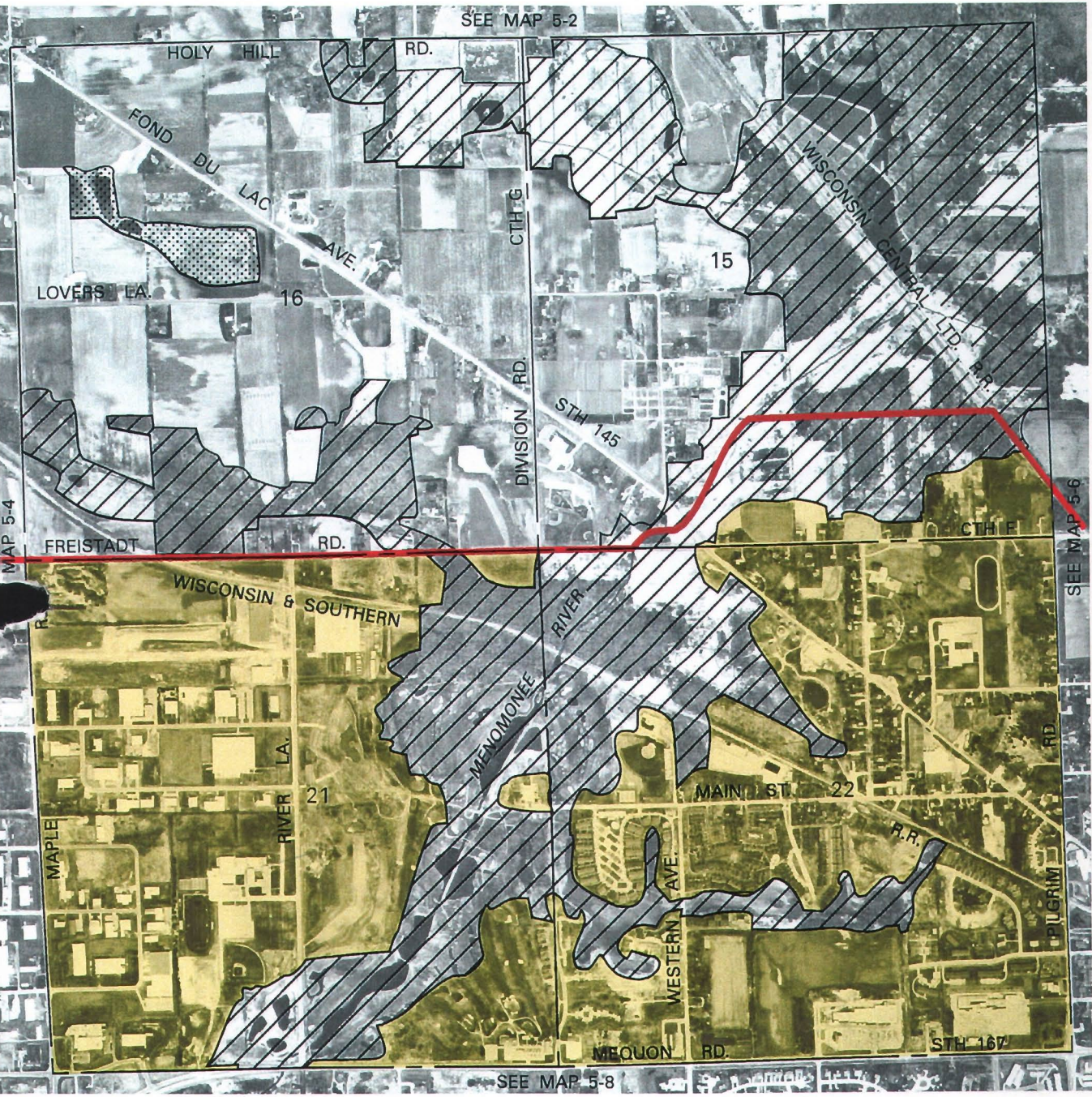
Source: SEWRPC.



Map 5-5

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN

U. S. Public Land Survey Sections 15, 16, 21, and 22
Township 9 North, Range 20 East



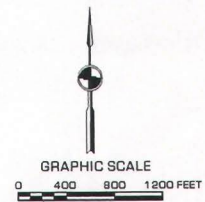
LEGEND

-  PRIMARY ENVIRONMENTAL CORRIDOR

 ISOLATED NATURAL RESOURCE AREA
-  PLANNED SANITARY SEWER SERVICE AREA

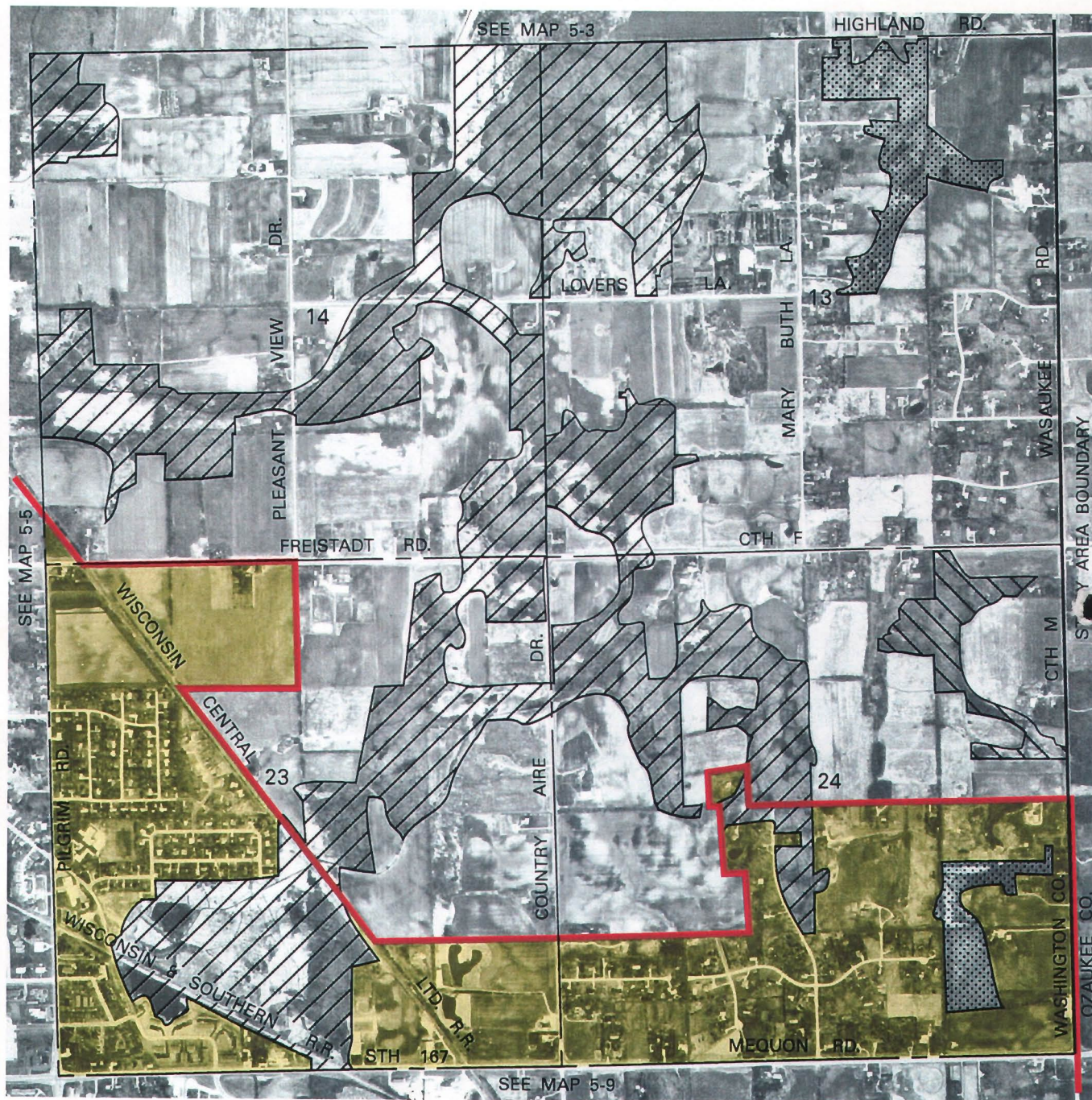
 GROSS SANITARY SEWER SERVICE AREA BOUNDARY

Source: SEWRPC.



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

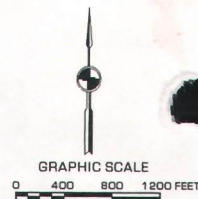
U. S. Public Land Survey Sections 13, 14, 23, and 24
Township 9 North, Range 20 East



LEGEND

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

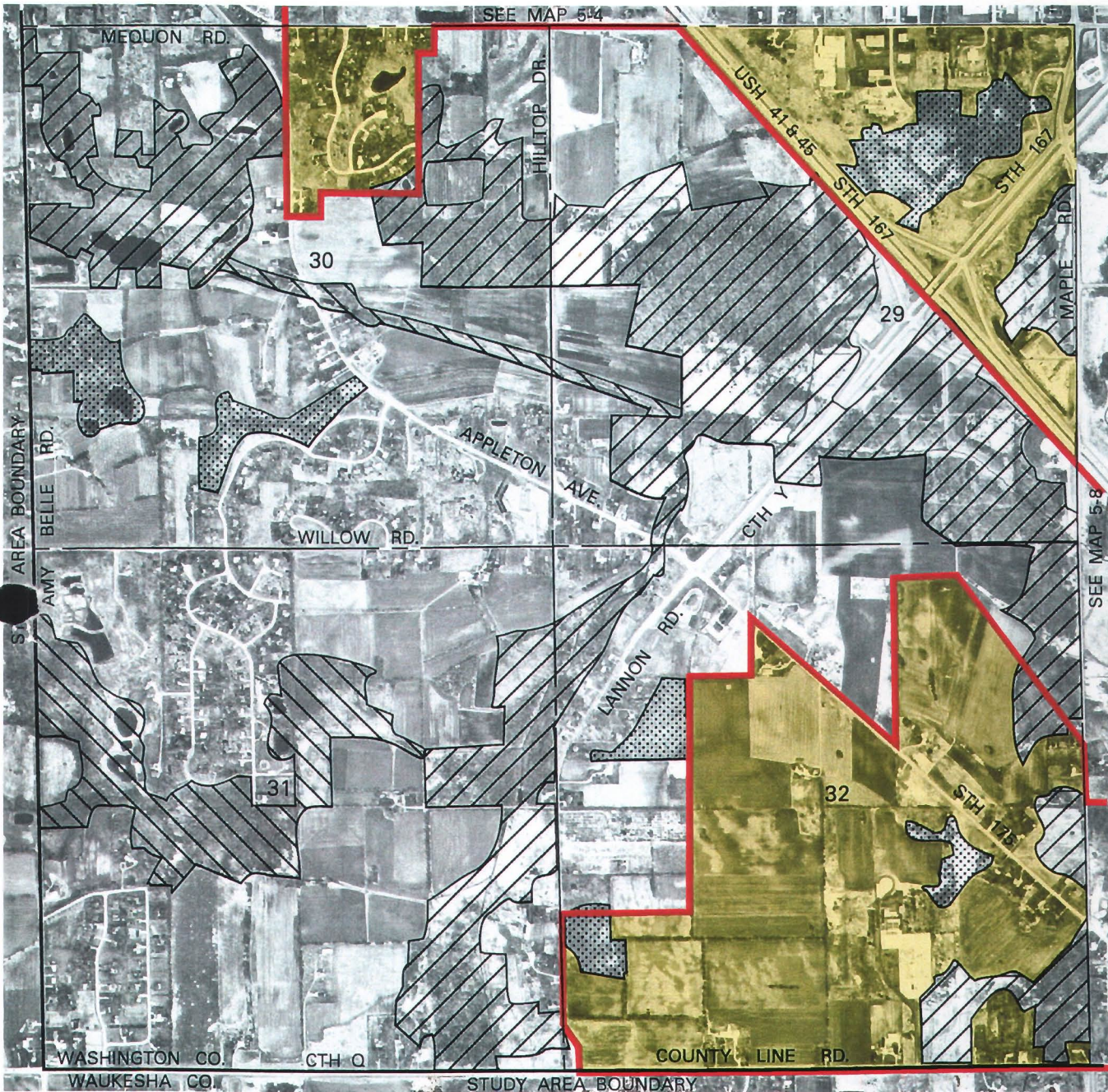
Source: SEWRPC.



Map 5-7

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN

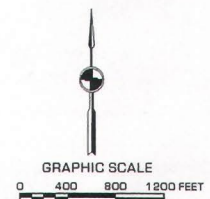
U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 9 North, Range 20 East



LEGEND

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

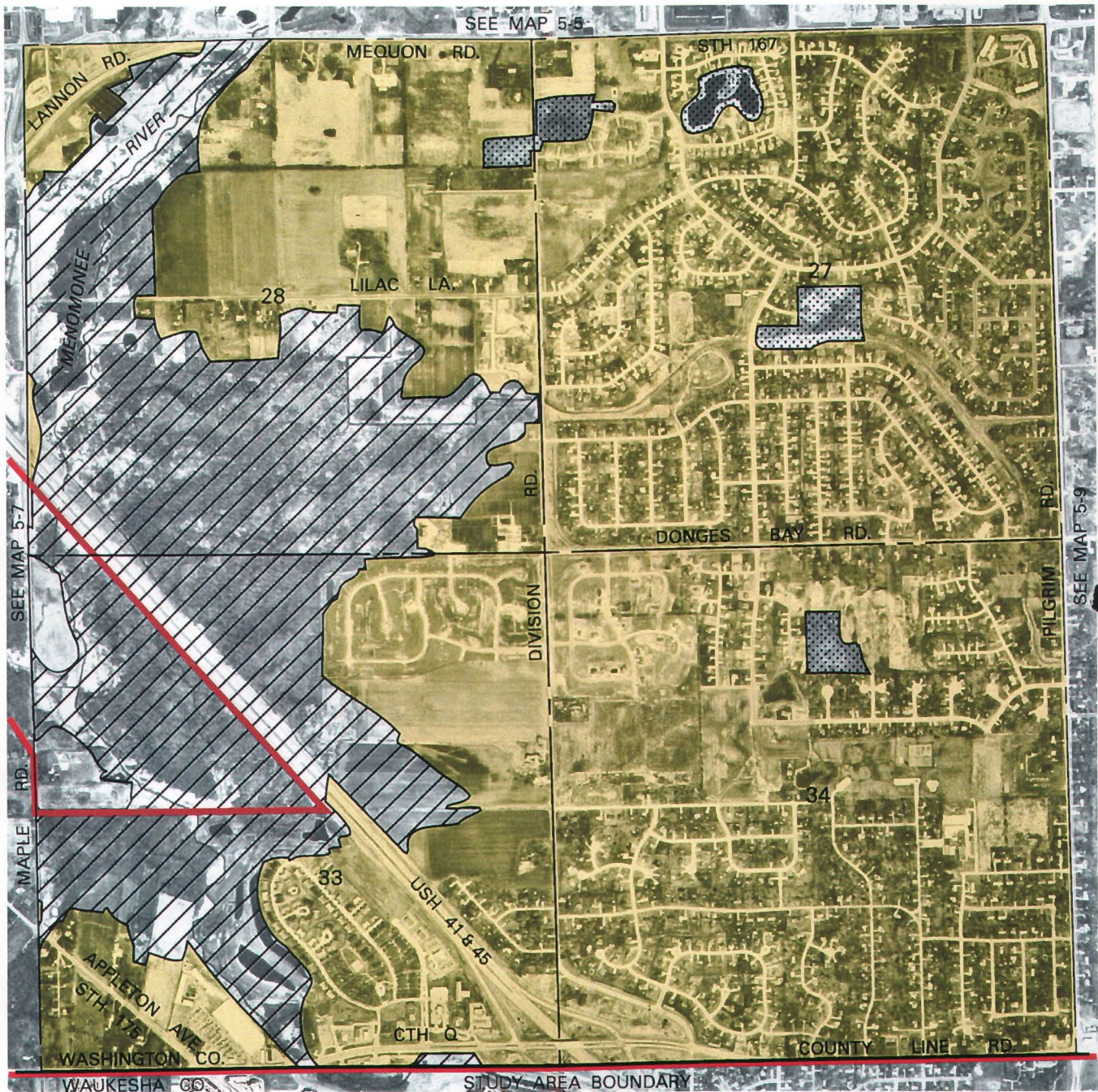
Source: SEWRPC.



Map 5-8

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN

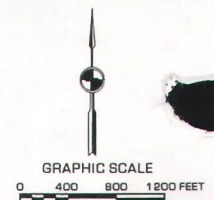
U. S. Public Land Survey Sections 27, 28, 33, and 34
Township 9 North, Range 20 East



LEGEND

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

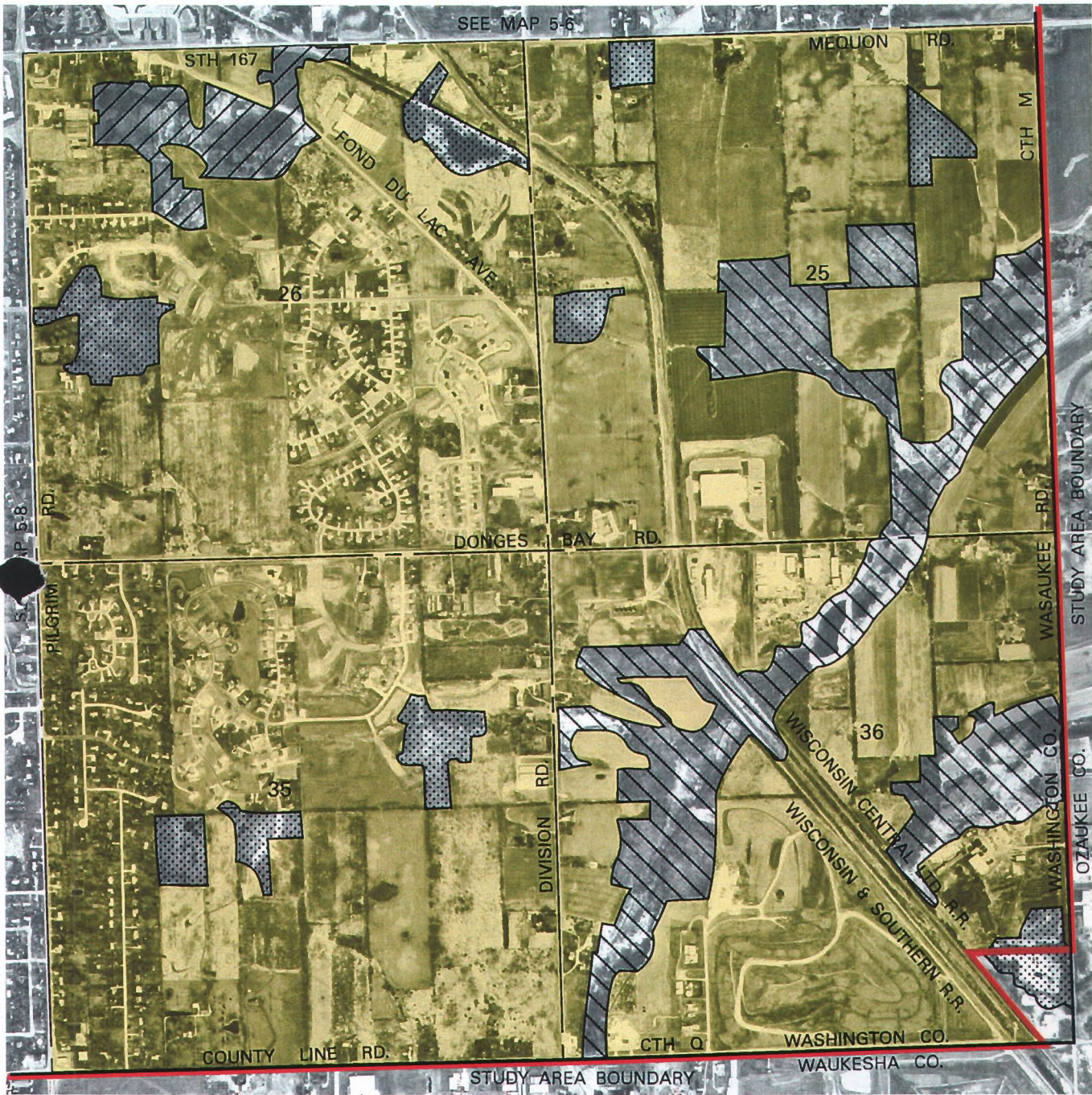
Source: SEWRPC.



Map 5-9

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN

U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 9 North, Range 20 East



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

Source: SEWRPC.

