

AMENDMENT TO THE

**REGIONAL WATER QUALITY
MANAGEMENT PLAN**

CITY OF OCONOMOWOC

AS ADOPTED BY THE

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

DECEMBER 2001

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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

TO: The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Waukesha, the City of Oconomowoc, and the Town of Summit.

This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held at the Milwaukee County War Memorial Center, Milwaukee, Wisconsin, on the 5th day of December 2001, the Commission did by unanimous vote of all Commissioners present, being 18 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 Oconomowoc 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 6th day of December 2001.

Thomas H. Buestrin, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:

Philip C. Evenson, Deputy Secretary

RESOLUTION NO. 2001-25

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

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

WHEREAS, at a meeting held on the 15th day of September 1999, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Oconomowoc sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 172 (2nd Edition), *Sanitary Sewer Service Area for the City of Oconomowoc and Environs, Waukesha County, Wisconsin*, September 1999, and

WHEREAS, by letter dated May 29, 2001, the City of Oconomowoc requested that the Commission amend the Oconomowoc 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 City of Oconomowoc to Amend the Oconomowoc Sanitary Sewer Service Area," attached hereto and made a part hereof; and

WHEREAS, the requested change to the regional water quality management plan, as documented in the aforereferenced staff memorandum, was the subject of a public hearing held jointly by the City of Oconomowoc and the Regional Planning Commission on September 12, 2001; and

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

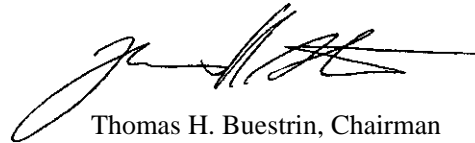
NOW, THEREFORE, BE IT HEREBY RESOLVED:

FIRST: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979, and which was amended on the 15th day of September 1999 to include the refined Oconomowoc sewer service area, as set forth in SEWRPC Community Assistance Planning Report No. 172 (2nd Edition), be and the same hereby is amended in the manner identified on Map 1 of the aforereferenced SEWRPC staff memorandum.

SECOND: That the Executive Director is authorized to submit findings to the Wisconsin Department of Natural Resources and the Wisconsin Department of 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.

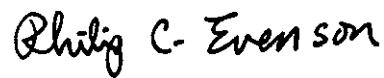
THIRD: That a true, correct, and exact copy of this resolution, together with the aforereferenced SEWRPC staff memorandum, shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals 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 meeting of the Southeastern Wisconsin Regional Planning Commission held on the 5th day of December 2001, the vote being: Ayes 18; Nays 0.



Thomas H. Buestrin, Chairman

ATTEST:



Philip C. Evenson, Deputy Secretary

SEWRPC STAFF MEMORANDUM

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

INTRODUCTION AND BACKGROUND

By letter dated May 29, 2001, the City of Oconomowoc requested that the Southeastern Wisconsin Regional Planning Commission amend the Oconomowoc sanitary sewer service area as that area is currently documented in SEWRPC Community Assistance Planning Report No. 172 (2nd Edition), *Sanitary Sewer Service Area for the City of Oconomowoc, Waukesha County, Wisconsin*, dated September 1999. The basic purpose of the amendment would be to include within the planned sewer service area certain lands located immediately adjacent to, but outside, the currently adopted sewer service area in order to accommodate future residential development.

AREA DESCRIPTION

The area proposed to be added to the Oconomowoc sanitary sewer service area encompasses 525 acres, bounded by the Oconomowoc River, CTH BB (Golden Lake Road), CTH B (Valley Road) and the Waukesha-Jefferson County line (see Map 1). Included in this area are the following:

- 81 acres of existing (1995) urban development, consisting primarily of low-density residential land.
- 169 acres of environmentally significant lands—including 102 acres of existing primary environmental corridor lands; 49 acres of isolated natural resource areas; 4 acres of wetlands and surface water areas less than five acres in size; and 14 acres of farmed floodplains. The farmed floodplain is envisioned to eventually revert to a natural condition, when agricultural operations cease, and become part of the adjacent primary environmental corridor along the Oconomowoc River. It is included in the area designated as primary environmental corridor on Maps 1 and 2.
- 275 acres of agricultural and other open land.

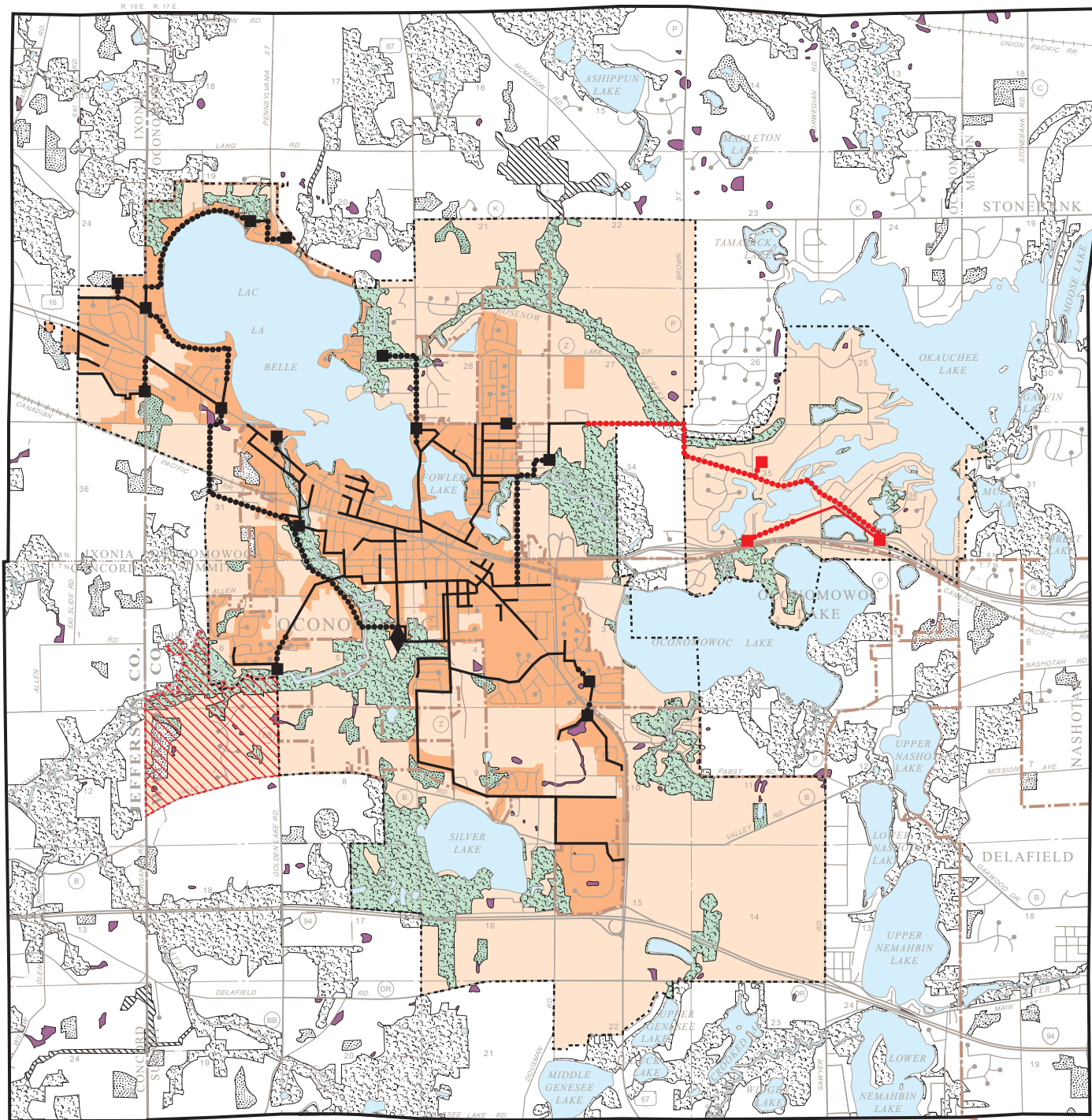
The estimated resident population of the subject area stood at 130 persons in 1995. It is estimated that the subject area could accommodate about 1,300 persons upon full development.


















The subject area is currently located in the Town of Summit. Under the 2000 City of Oconomowoc/Town of Summit boundary agreement, the area would be attached to the City upon development or within ten years of the date of the agreement.

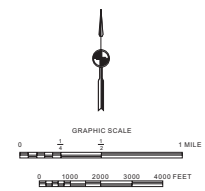
RELATIONSHIP OF THE PROPOSED CHANGE TO THE EXISTING SANITARY SEWER SERVICE AREA

The proposed addition of 525 acres to the Oconomowoc sanitary sewer service area represents an increase in the planned sewer service area of 4 percent. With the proposed addition, the estimated buildout population of the Oconomowoc sewer service area—that is, the population level which would be achieved upon full development of the planned sewer service area in accordance with the densities envisioned in the City land use plan—would be about 37,800 persons. This would approximate the Regional Planning Commission's high growth year 2020 population projection for the Oconomowoc sewer service area of 37,500 persons.

RECOMMENDED AMENDMENT TO THE OCONOMOWOC AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA



-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  EXISTING AREA SERVED BY CITY OF OCONOMOWOC SANITARY SEWERS: 1999
-  PLANNED CITY OF OCONOMOWOC SANITARY SEWER SERVICE AREA: 2020
-  ENVIRONMENTALLY SIGNIFICANT LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN UPLAND AREAS.
-  LANDS PROPOSED TO BE ADDED TO THE CURRENTLY ADOPTED OCONOMOWOC SANITARY SEWER SERVICE AREA
-  PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
-  EXISTING PUBLIC SEWAGE TREATMENT FACILITY
-  EXISTING TRUNK SEWER
-  EXISTING FORCE MAIN
-  EXISTING PUMPING STATION
-  PROPOSED TRUNK SEWER
-  PROPOSED FORCE MAIN
-  PROPOSED PUMPING STATION
-  CITY AND VILLAGE BOUNDARIES



Source: SEWRPC.

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the Oconomowoc sanitary sewer service area plan presented herein, it is envisioned that all new urban development within the planned urban service area would receive sanitary sewer service. In addition, public sanitary sewer service may be provided to those lands within the planned sanitary sewer service area which are already developed and served by onsite sewage disposal systems. This may be expected to reduce the pollutant loadings from the existing onsite sewage disposal systems to both surface and ground waters.

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

COST EFFECTIVENESS ANALYSIS

The subject area is located adjacent to the currently adopted Oconomowoc sewer service area. Sewer service to the subject area via connection to the Oconomowoc sewerage system is recommended in the regional water quality management plan amendment for Northwestern Waukesha County adopted by the Regional Planning Commission in March 2001.

SEWERAGE SYSTEM CAPACITY IMPACT ANALYSIS

Sewage from the Oconomowoc area is treated at the City of Oconomowoc sewage treatment facility, which has a design capacity of 4.0 millions of gallons per day (mgd) on an average annual basis. The average annual flow rate was 2.4 mgd in 2001. The anticipated sewage flow to be generated in the area proposed to be added to the sewer service area may be expected to approximate 0.2 mgd upon full development.

A detailed analysis of sewage treatment capacity and future loadings was conducted as part of the sanitary sewerage system plan for the northwestern Waukesha County area. That analysis included consideration of the subject area proposed to be added to the Oconomowoc sewer service area, as well as other future sewer service area connections to the City of Oconomowoc sewage treatment facility. The analysis demonstrated a need for modest sewage treatment plant modifications by the year 2010, and major modifications following 2010. Thus, depending upon the level and density of growth that will actually occur upon full development of the Oconomowoc sewer service area, as well as additional areas which may eventually be served by the City of Oconomowoc sewage treatment facility, it will be necessary to conduct facilities planning to expand the sewage treatment plant at some point during the planning period.

PUBLIC REACTION TO THE PLAN AMENDMENT

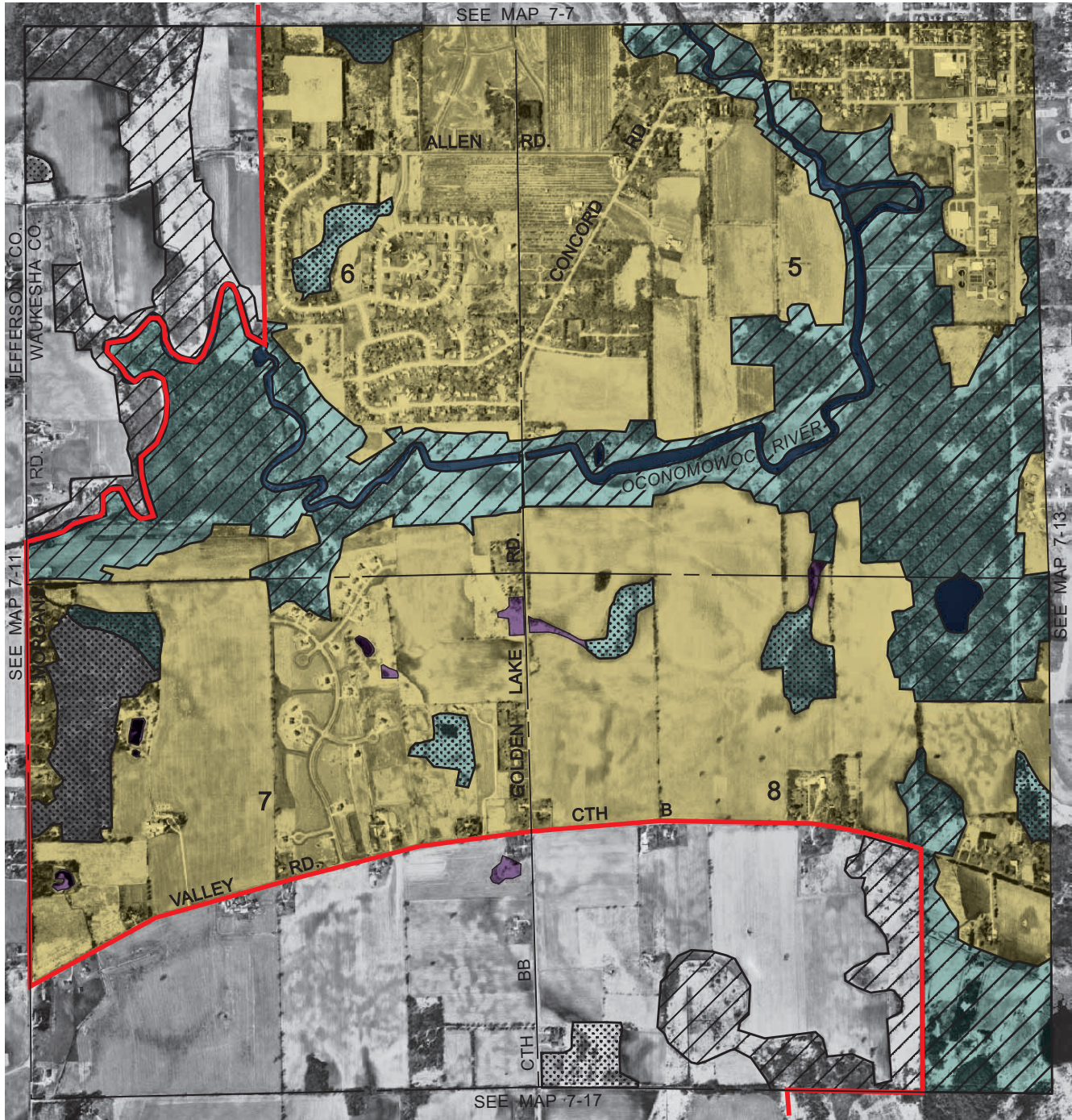
A public hearing was held on September 12, 2001, at the Oconomowoc City Hall to receive public comment on, and reaction to, the proposed plan amendment. The hearing was sponsored by the City of Oconomowoc and the Regional Planning Commission. A summary of the plan amendment was presented prior to receiving public comment, including a description of the lands proposed to be added to the sewer service area and any environmentally significant lands located within, along with a description of potential impacts for the Oconomowoc sewerage system.





At the public hearing, six residents of the Riverline subdivision, a recently-developed residential subdivision located within the proposed addition to the Oconomowoc sewer service area, expressed concerns about having new residential development occur adjacent to them. Four of them indicated that any additional proposed development in the area before 2010 would not be consistent with the City's land use plan. One person expressed concern that residents may be forced to connect to the City's sewerage system even though their septic systems were relatively new and functioning well. One person indicated that a portion of the amendment area is located within environmental corridors and should not be developed.




Map 2

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED
SANITARY SEWER SERVICE AREA FOR THE CITY OF OCONOMOWOC AND ENVIRONS

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

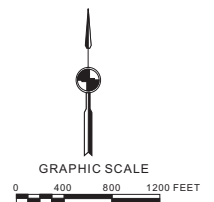


-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  LANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA INELIGIBLE FOR SEWER SERVICE: ENVIRONMENTALLY SIGNIFICANT LANDS WHERE THE EXTENSION OF SEWERS TO SERVE NEW INTENSIVE URBAN DEVELOPMENT IS NOT PERMITTED. NEW SEWERED DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN UPLAND AREAS.

NOTE: This map replaces Map 7-12, page 31, SEWRPC Community Assistance Planning Report No. 172 (2nd Edition), *Sanitary Sewer Service Area for the City of Oconomowoc and Environs*, Waukesha County, Wisconsin, September 1999.

Photography Date: 1995



Source: SEWRPC.

City staff responded that the land use plan, adopted in 1994, was intended as a guide for future land use policy in the City and environs over the period 1994 to 2010; that the plan could be amended to accommodate changing conditions and development opportunities within that time frame; and therefore the City land use plan does not present a barrier to development of the area concerned.

The City Attorney noted that a current City of Oconomowoc ordinance requires that public sanitary sewer service be provided to areas that are annexed into the City when such service is available. He added that the Riverline subdivision would be annexed to the City by 2010 under the City's boundary agreement with the Town of Summit. If sewer service were available, he noted, a hardship may be posed to Riverline residents who do not yet need public sanitary sewer service. In such cases involving recently installed septic systems, he added, the City would not require connection to the sanitary sewerage system where a septic system is functioning properly.

RESPONSE TO CONCERNS RAISED AT THE PUBLIC HEARING

The first concern noted above—that the proposed development is not consistent with the City's land use plan—was addressed by City officials at the hearing. The City staff indicated that the City plan could be amended, as appropriate, to accommodate changing conditions and development opportunities.

With regard to the second concern—that existing residents may be forced to abandon their septic systems when public sewer service becomes available—it should be noted that sewer service area plans are long-range plans which have a 20-year planning horizon. Inclusion of land within a sewer service area allows for, but does not require, the extension of sanitary sewers. The time frame for installing sanitary sewers to lands within a sewer service area is a local decision. Local decisions regarding the extension of sanitary sewers along properties that are served by onsite sewage disposal systems should consider the age and operational effectiveness of those systems.

With regard to the third concern—that a portion of the proposed addition has been identified as primary environmental corridor and should not be developed—it should be noted that environmentally significant lands located within the boundaries of a planned sewer service area receive a strong measure of protection under state regulations governing sanitary sewer extensions. In general, sanitary sewers may not be extended to serve new urban development in primary environmental corridors. Development served by sanitary sewers in primary environmental corridors is confined to limited rural-density residential development and limited recreational and institutional uses in upland areas outside steep slopes.

LOCAL GOVERNMENT SUPPORT FOR THE PLAN AMENDMENT

The Common Council of the City of Oconomowoc adopted the plan amendment on September 18, 2001.

CONCLUDING RECOMMENDATION

Based upon the foregoing, it is recommended that the Southeastern Wisconsin Regional Planning Commission formally amend the sanitary sewer service area for the Oconomowoc area as documented in SEWRPC Community Assistance Planning Report No. 172 (2nd Edition), as amended, in the manner identified on Map 1. A more detailed delineation of the revised sewer service area and of the environmentally significant lands within is shown on an aerial photograph reproduced as Map 2.