

AMENDMENT TO THE

**REGIONAL WATER QUALITY
MANAGEMENT PLAN**

CITY OF PORT WASHINGTON

AS ADOPTED BY THE

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

DECEMBER 2003

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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 (Port Washington 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 Port Washington, the Village of Saukville, and the Towns of Grafton and Port Washington.

This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held at the Milwaukee Theater, Milwaukee, Wisconsin, on the 3rd day of December 2003, the Commission did by unanimous vote of all Commissioners present, being 16 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 Port Washington sanitary sewer service area and consists of the documents attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan, and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the City of Pewaukee, Wisconsin, this 4th day of December 2003.

Thomas H. Buestrin, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:

Philip C. Evenson, Deputy Secretary

RESOLUTION NO. 2003-19

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 (PORT WASHINGTON 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 6th day of December 2000, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Port Washington sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 95 (2nd Edition), *Sanitary Sewer Service Area for the City of Port Washington and Environs, Ozaukee County, Wisconsin*, December 2000; and

WHEREAS, by letter dated April 14, 2003, the City of Port Washington requested that the Commission amend the Port Washington sanitary sewer service area to include certain lands located outside of the currently adopted sewer service area where development is considered imminent and to remove certain lands where sewer service will not be needed in the foreseeable future; 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 Port Washington to Amend the Port Washington 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 aforementioned staff memorandum, was the subject of a public hearing held jointly by the City of Port Washington and the Regional Planning Commission on November 18, 2003; 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;

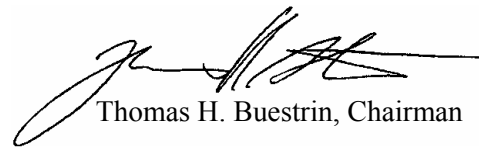
NOW, THEREFORE, BE IT HEREBY RESOLVED:

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 6th day of December 2000 to include the refined Port Washington sewer service area, as set forth in SEWRPC Community Assistance Planning Report No. 95 (2nd Edition), be and the same hereby is amended in the manner identified on Map 1 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.

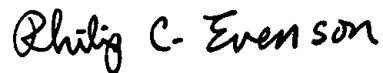
THIRD: That a true, correct, and exact copy of this resolution, together with the aforementioned SEWRPC staff memorandum, shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals 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 3rd day of December 2003, the vote being: Ayes 16; Nays 0.



Thomas H. Buestrin, Chairman

ATTEST:



Philip C. Evenson, Deputy Secretary

SEWRPC STAFF MEMORANDUM

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

INTRODUCTION AND BACKGROUND

By letter dated April 14, 2003, the City of Port Washington requested that the Southeastern Wisconsin Regional Planning Commission amend the Port Washington sanitary sewer service area tributary to the City of Port Washington sewage treatment facility. That area is currently documented in SEWRPC Community Assistance Planning Report No. 95 (2nd Edition), *Sanitary Sewer Service Area for the City of Port Washington and Environs, Ozaukee County, Wisconsin*, dated December 2000. The basic purpose of this amendment would be to include within the planned Port Washington sewer service area certain lands where development is imminent and to remove lands where sanitary sewer service is not needed in the foreseeable future.

PROPOSED CHANGES TO THE SEWER SERVICE AREA

Lands Proposed to be Added to the Sewer Service Area

Three areas are proposed to be added to the existing Port Washington sewer service area, as indicated by the red hatch pattern on Map 1. The first area is located east of the Union Pacific railway and north of IH 43, and includes land in the City and Town of Port Washington. The area encompasses a total of 266 acres, including 25 acres of existing urban lands (including 9 single-family homes) and street rights-of-way, and 241 acres of agricultural and related land. Of the 241 acres of agricultural and related lands, about 54 acres, located east of, and generally parallel to, the Union Pacific railway, are poorly suited for intensive urban use given the existing steep slopes. Under the joint City of Port Washington-Town of Port Washington land use plan, the developable portion of subject area, estimated at about 185 acres, would be developed for a mixture of commercial, industrial, and office uses.

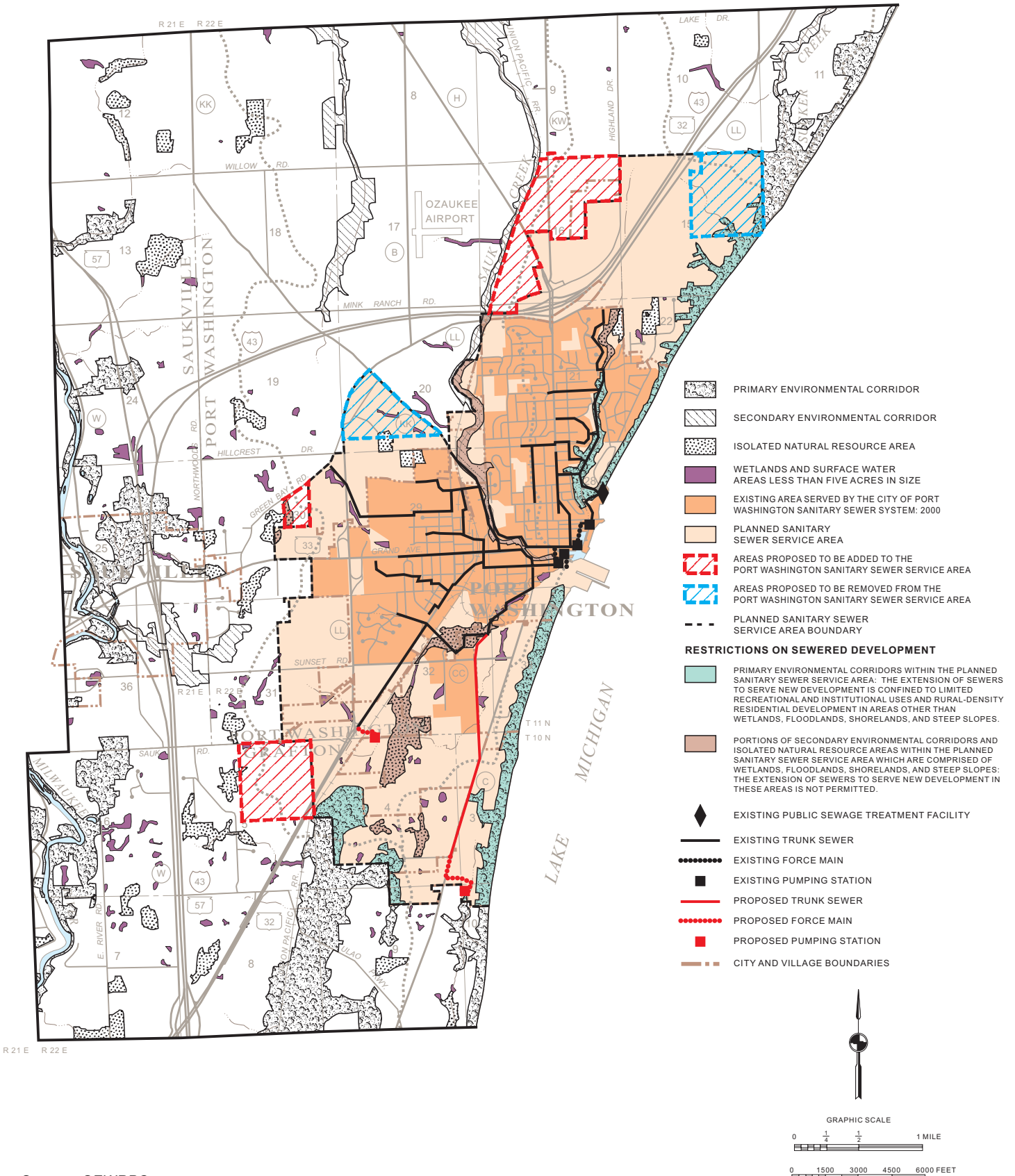
The second area to be added consists of the northeast quarter of U.S. Public Land Survey Section 5, Township 10 North, Range 22 East, in the Town of Grafton. This area encompasses a total of 174 acres, including 2 acres of environmentally significant lands, 10 acres of existing urban land and street and public trail rights-of-way, and 162 acres of agricultural and other open land. Under the City of Port Washington land use plan, the 162-acre portion of the subject area would be developed for residential and associated neighborhood park use to accommodate about 275 dwelling units under full development conditions.

The third area to be added consists of certain lands located south of Green Bay Road in the northeast quarter of U.S. Public Land Survey Section 30, Township 11 North, Range 22 East, in the Town of Port Washington. This area encompasses a total of 28 acres, including 6 acres identified as isolated natural resource area, 3 acres of existing urban land, and 19 acres of agricultural and related open land. The 19-acre portion of this site is envisioned to be developed for residential use, potentially accommodating about 50 dwelling units. The portion of the site identified on Map 1 as isolated natural resource area presently consists of a small wetland and farmed floodplain—it being anticipated that the floodplain would eventually revert to a natural condition and, in conjunction with the small wetland, become part of the existing isolated natural area on the property to the west.

In combination, the three areas proposed to be added to the Port Washington sewer service area encompass 468 acres, including 8 acres of environmentally significant land, 38 acres of existing urban development and street and public trail rights-of-way, and 422 acres of agricultural and related land. The areas proposed to be added would accommodate about 335 dwelling units upon full development. They would also accommodate about 185 acres of commercial, industrial, and office uses.

Map 1

PROPOSED AMENDMENTS TO THE CITY OF PORT WASHINGTON AND ENVIRONS PLANNED SANITARY SEWER SERVICE AREA



Source: SEWRPC.

Lands Proposed to be Removed from the Sewer Service Area

Two areas are proposed to be removed from the Port Washington sewer service area, as indicated by the blue hatch pattern on Map 1. These areas are not expected to require sanitary sewerage service in the foreseeable future. Together these areas encompass 290 acres, including 23 acres of environmentally significant lands, 52 acres of existing urban development including 29 existing housing units, and 215 acres of agricultural and related land. It is estimated that the areas to be removed from the sewer service area would have accommodated 325 dwelling units under full development conditions.

Net Change in the Sewer Service Area

The net effect of the proposed additions and deletions described above would be to increase the total area of the sewer service area by 178 acres. The number of dwelling units in the sewer service area under full development conditions would remain essentially unchanged. The area devoted to commercial, industrial, and office use would increase by about 185 acres.

Maps 2 to 6 present a more detailed delineation of the proposed sewer service area and of the environmentally significant lands within. The boundaries of the environmentally significant lands shown on these maps have been updated to reflect year 2000 conditions.

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

The net increase of 178 acres would expand the overall area of the Port Washington sewer service area by 3 percent. The number of dwelling units which would be accommodated within the areas proposed to be added (about 335) roughly approximates the number of dwelling units which would have been accommodated within the areas proposed to be deleted (about 325). Accordingly, the population of the sewer service area under full development conditions would be essentially unchanged, and would remain within the year 2020 projection range embodied in the adopted regional land use plan.¹ While the buildout population of the sewer service area would remain essentially unchanged as a result of the proposed additions and deletions, the area devoted to commercial, industrial, and offices uses would increase as noted above.

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the amended Port Washington sanitary sewer service area plan presented herein, it is envisioned that all urban lands within the planned urban service area would receive sanitary sewer service. Assuming that all 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 proposed additions to the Port Washington sanitary sewer service area are immediately adjacent to the currently approved sewer service area tributary to the City of Port Washington sewage treatment plant. The nearest other sewer service area, that of the Village of Saukville, is located approximately two miles and one-half mile, respectively, from the northerly and southerly proposed additions. The Village of Saukville sewer service area is located about 0.1 mile from the southwest corner of the proposed addition located south of Green Bay Road; however, it is envisioned that this area will be effectively served through the extension of existing sewers—tributary to the Port Washington sewage treatment plant—located immediately to the south of the subject area. Consequently, no further analysis is deemed

¹ As indicated in SEWRPC Community Assistance Planning Report No. 95 (2nd Edition), Sanitary Sewer Service Area for the City of Port Washington and Environs, Ozaukee County, Wisconsin, "the currently adopted sewer service area would accommodate about 16,200 persons under full development conditions. Under the adopted regional land use plan, the year 2020 population of the Port Washington sewer service area is projected to range from 10,900 persons under an intermediate-growth scenario to 16,300 persons under a high-growth scenario."

necessary to conclude that the subject areas would be served most cost-effectively through connection to the City of Port Washington sewage treatment plant.

SEWAGE TREATMENT PLANT CAPACITY IMPACT ANALYSIS

Sewage from the City of Port Washington area is treated at the City of Port Washington sewage treatment facility. The Port Washington sewage treatment plant was upgraded and expanded in 1991 and has a design capacity of 3.1 million gallons per day (mgd) on an average annual basis. The average flow rate in 2002 was about 1.5 mgd. With an essentially unchanged attendant population between the areas proposed to be added and the areas proposed to be removed and the 185 acre increase in commercial and industrial land uses, the anticipated sewage flow to be generated may be expected to range from about 0.15 to about 0.35 mgd on an average annual basis, depending upon the type of businesses which locate in the development area. Thus, the treatment plant has adequate capacity to treat sewage flows from the subject areas.

PUBLIC REACTION TO THE PLAN AMENDMENT

A public hearing was held on November 18, 2003, at the Port Washington City Hall to receive public comment on, and reaction to, the proposed plan amendment. The hearing was sponsored by the City of Port Washington 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 on the Port Washington sewerage system.

A review of the hearing record indicates that no objections were expressed regarding the proposed amendment. Accordingly, no changes were made to the proposed plan amendment as presented at the public hearing.

LOCAL GOVERNMENT SUPPORT FOR THE PLAN AMENDMENT

The City of Port Washington Common Council adopted the plan amendment on November 18, 2003.





CONCLUDING RECOMMENDATION

Based on the foregoing, it is recommended that the Southeastern Wisconsin Regional Planning Commission formally amend the sanitary sewer service area for the City of Port Washington as documented in SEWRPC Community Assistance Planning Report No. 95 (2nd Edition), in the manner identified on Map 1.

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

U. S. Public Land Survey Section 16
Township 11 North, Range 22 East

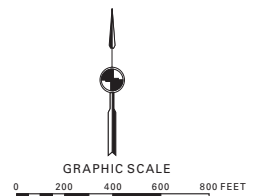


-  SECONDARY ENVIRONMENTAL CORRIDOR
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

Source: SEWRPC.

NOTE: This map replaces the corresponding portion of Map 7-7, page 27, of SEWRPC Community Assistance Planning Report No. 95 (2nd Edition), *Sanitary Sewer Service Area for the City of Port Washington and Environs, Ozaukee County, Wisconsin*.

Photography Date: April 2000






Map 3

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

U. S. Public Land Survey Section 15
Township 11 North, Range 22 East




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

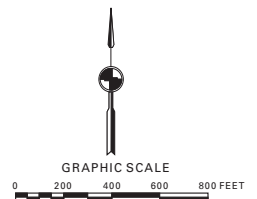
NOTE: This map replaces the corresponding portion of Map 7-7, page 27, of SEWRPC Community Assistance Planning Report No. 95 (2nd Edition), *Sanitary Sewer Service Area for the City of Port Washington and Environs, Ozaukee County, Wisconsin*, December 2000.

Photography Date: April 2000

RESTRICTIONS ON SEWERED DEVELOPMENT

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

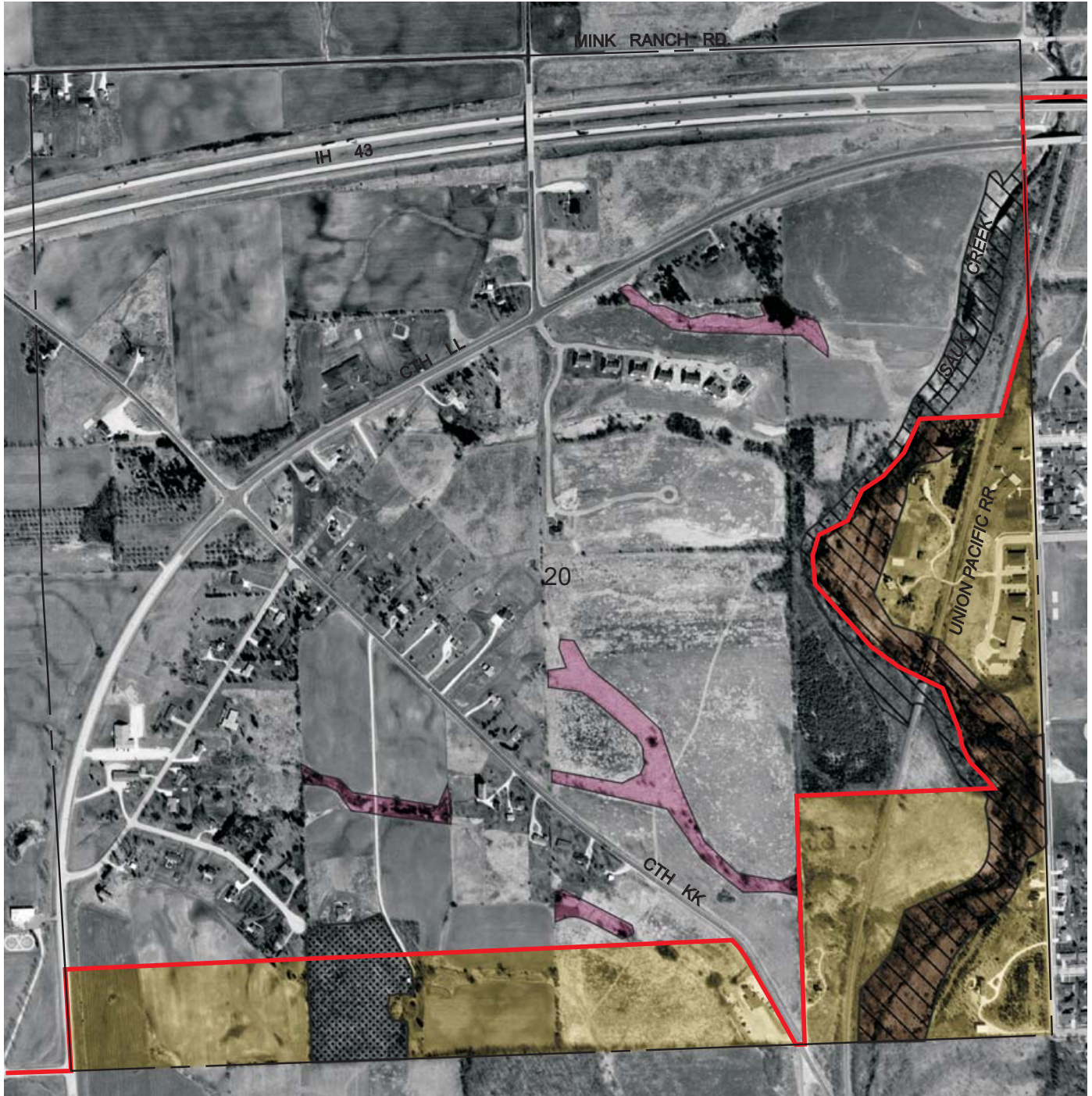
Source: SEWRPC.








Map 4

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


U. S. Public Land Survey Section 20
Township 11 North, Range 22 East



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

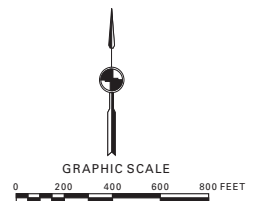
NOTE: This map replaces the corresponding portion of Map 7-6, page 26, of SEWRPC Community Assistance Planning Report No. 95 (2nd Edition), *Sanitary Sewer Service Area for the City of Port Washington and Environs, Ozaukee County, Wisconsin*, December 2000.

RESTRICTIONS ON SEWERED DEVELOPMENT

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

Photography Date: April 2000





Source: SEWRPC.



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

**U. S. Public Land Survey Section 30
Township 11 North, Range 22 East**




-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

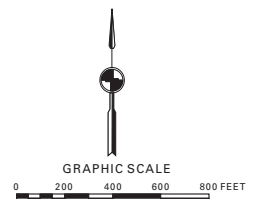
NOTE: This map replaces the corresponding portion of Map 7-9, page 29, of SEWRPC Community Assistance Planning Report No. 95 (2nd Edition), *Sanitary Sewer Service Area for the City of Port Washington and Environs, Ozaukee County, Wisconsin*, December 2000.

Photography Date: April 2000

RESTRICTIONS ON SEWERED DEVELOPMENT

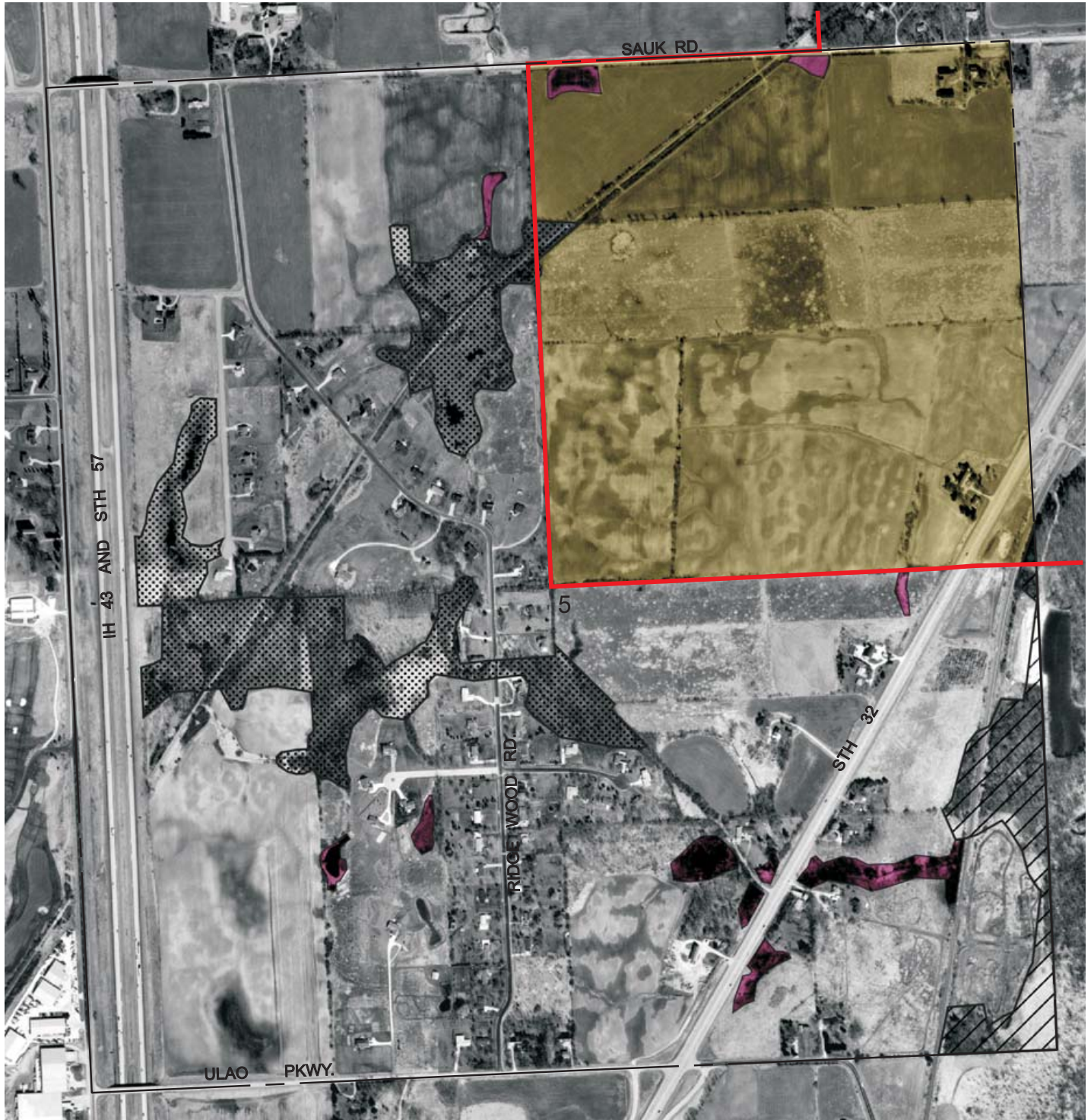
 PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES; THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.






Source: SEWRPC.



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


U. S. Public Land Survey Section 5
Township 10 North, Range 22 East



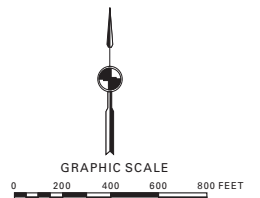
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE
-  PLANNED SANITARY SEWER SERVICE AREA
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY

NOTE: This map replaces the corresponding portion of Map 7-11, page 31, of SEWRPC Community Assistance Planning Report No. 95 (2nd Edition), *Sanitary Sewer Service Area for the City of Port Washington and Environs, Ozaukee County, Wisconsin*, December 2000.

RESTRICTIONS ON SEWERED DEVELOPMENT

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

Photography Date: April 2000



Source: SEWRPC.