

AMENDMENT TO THE

# REGIONAL WATER QUALITY MANAGEMENT PLAN

## VILLAGE OF GERMANTOWN



AS ADOPTED BY THE

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

JUNE 2023

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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 (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, the Village of Richfield, and the Milwaukee Metropolitan Sewerage District.

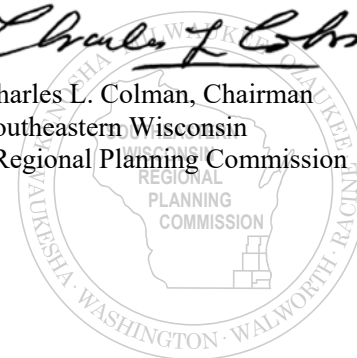
This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held on the 14th day of June 2023, the Commission did by unanimous vote of all Commissioners present, being 18 ayes and 0 nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated 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 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 West Bend, Wisconsin, this 14th day of June 2023.

Charles L. Colman, Chairman  
Southeastern Wisconsin  
Regional Planning Commission

ATTEST:

Benjamin R. McKay, Interim Deputy Secretary





**RESOLUTION NO. 2023-10**

**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 66.0309(10) of the *Wisconsin Statutes*, the Southeastern Wisconsin Regional Planning Commission (SEWRPC), 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, 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*, dated July 1983, as amended; and

WHEREAS by letter dated January 30, 2023, the Village of Germantown and the Village of Richfield jointly requested that the Commission amend the Germantown sanitary sewer service area to add certain lands located outside of the currently adopted Germantown 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 Villages of Germantown and Richfield to Amend the Germantown 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 Village of Germantown, the Village of Richfield, and the Regional Planning Commission on May 15, 2023; 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 subsequently amended to include the refined Germantown sanitary sewer service area, be and the same hereby is amended in the manner identified on Maps 1 and 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 Safety and Professional Services 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.

**RESOLUTION NO. 2023-10**

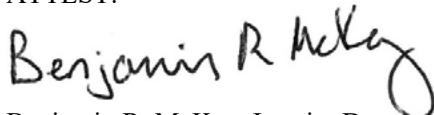
THIRD: That a true, correct, and exact copy of this resolution, together with the aforementioned SEWRPC staff memorandum, shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals 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 14<sup>th</sup> day of June 2023, the vote being: Ayes 18; Nays 0.



Charles L. Colman, Chairman  
Southeastern Wisconsin  
Regional Planning Commission

ATTEST:



Benjamin R. McKay, Interim Deputy Secretary

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## SEWRPC Staff Memorandum

### RESPONSE TO REQUEST BY THE VILLAGES OF GERMANTOWN AND RICHFIELD TO AMEND THE GERMANTOWN SANITARY SEWER SERVICE AREA

May 15, 2023

#### INTRODUCTION

By letter dated January 30, 2023, the Village of Germantown and the Village of Richfield jointly requested that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) amend the Village of Germantown sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District (MMSD) sewerage system, 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 purpose of the amendment is to include within the planned sewer service area certain lands within both communities located immediately adjacent to, but outside, the currently adopted sewer service area.

#### AREA DESCRIPTION

The area proposed to be added to the Germantown sewer service area is shown on Map 1. The subject area encompasses about 730 acres and is generally located southeast and northwest of the intersection of Holy Hill Road and I-41, and extends south to Freistadt Road in the Village of Germantown and north to Pleasant Hill Road in the Village of Richfield, in portions of U.S. Public Land Survey Sections 12 and 13, Township 9 North, Range 19 East, Village of Richfield, and portions of Sections 7 and 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. The subject area also includes nine existing homesites and five existing businesses that are currently outside the planned sewer service area.

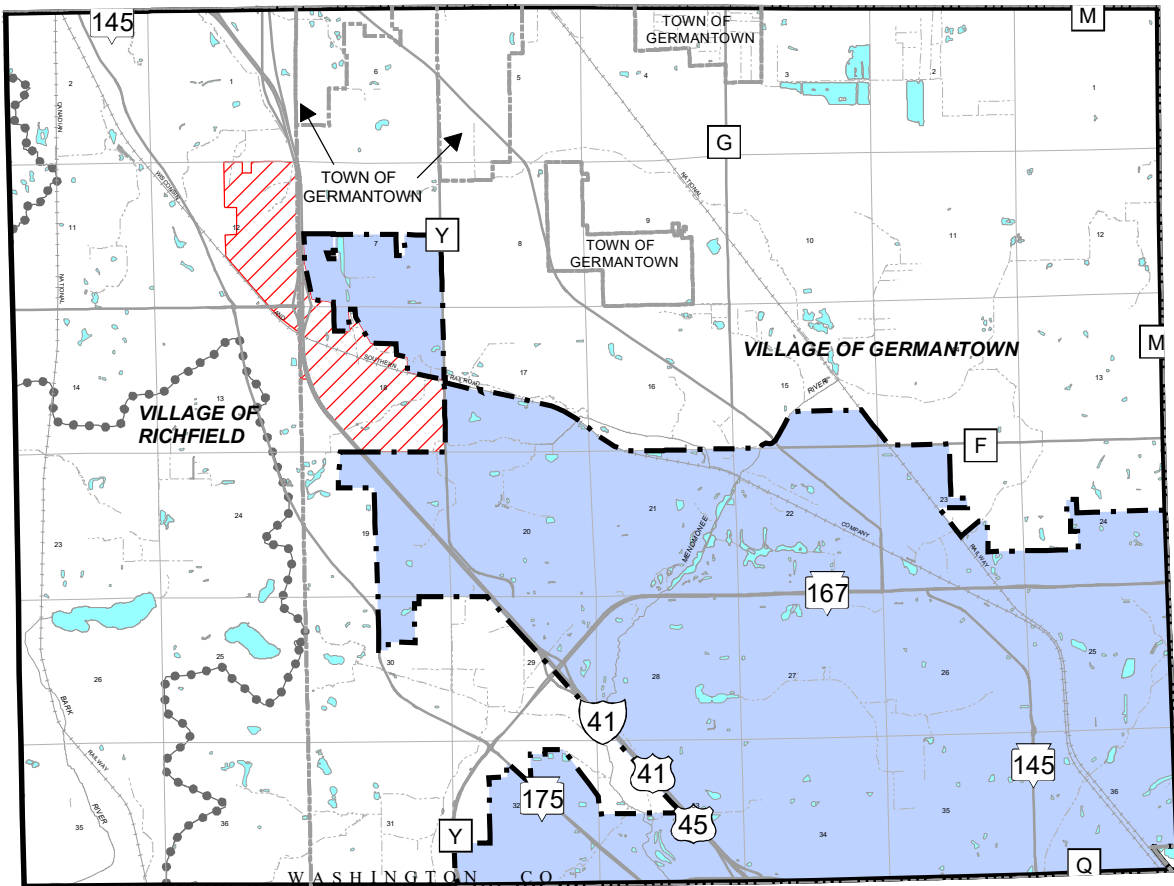
The subject area contains about 103 acres of environmentally significant lands, consisting of about 72 acres of primary environmental corridor (including about 60 acres of wetland and/or floodplain within the environmental corridor), about two acres of secondary environmental corridor (including about one acre of wetland within the environmental corridor), about 20 acres of isolated natural resource area (including about 16 acres of wetlands and/or floodplain), and four small, isolated wetlands outside of the primary environmental corridor (that combined, encompass about 9 acres). These environmental corridors shown on Map 2 have been updated to reflect existing (2023) conditions.

Under the Village of Germantown's comprehensive plan, the Germantown portion of the subject area is recommended to primarily be developed as a mixed-industrial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses.<sup>1</sup> It is estimated that upon

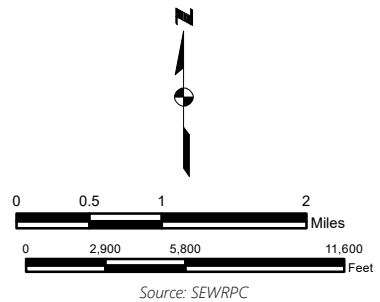
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<sup>1</sup> It can be noted that at the time of the writing of this staff memorandum, the Village of Germantown was undertaking an amendment of its comprehensive plan to reflect within that plan the proposal to extend public sewer and water service to the portion of the Village of Richfield as set forth in Intergovernmental Agreement for the Provision of Municipal Wastewater and Municipal Water Utility Service Between the Village of Richfield and the Village of Germantown.

**Map 1**  
**Proposed Amendment to the Village of Germantown Sanitary Sewer Service Area**



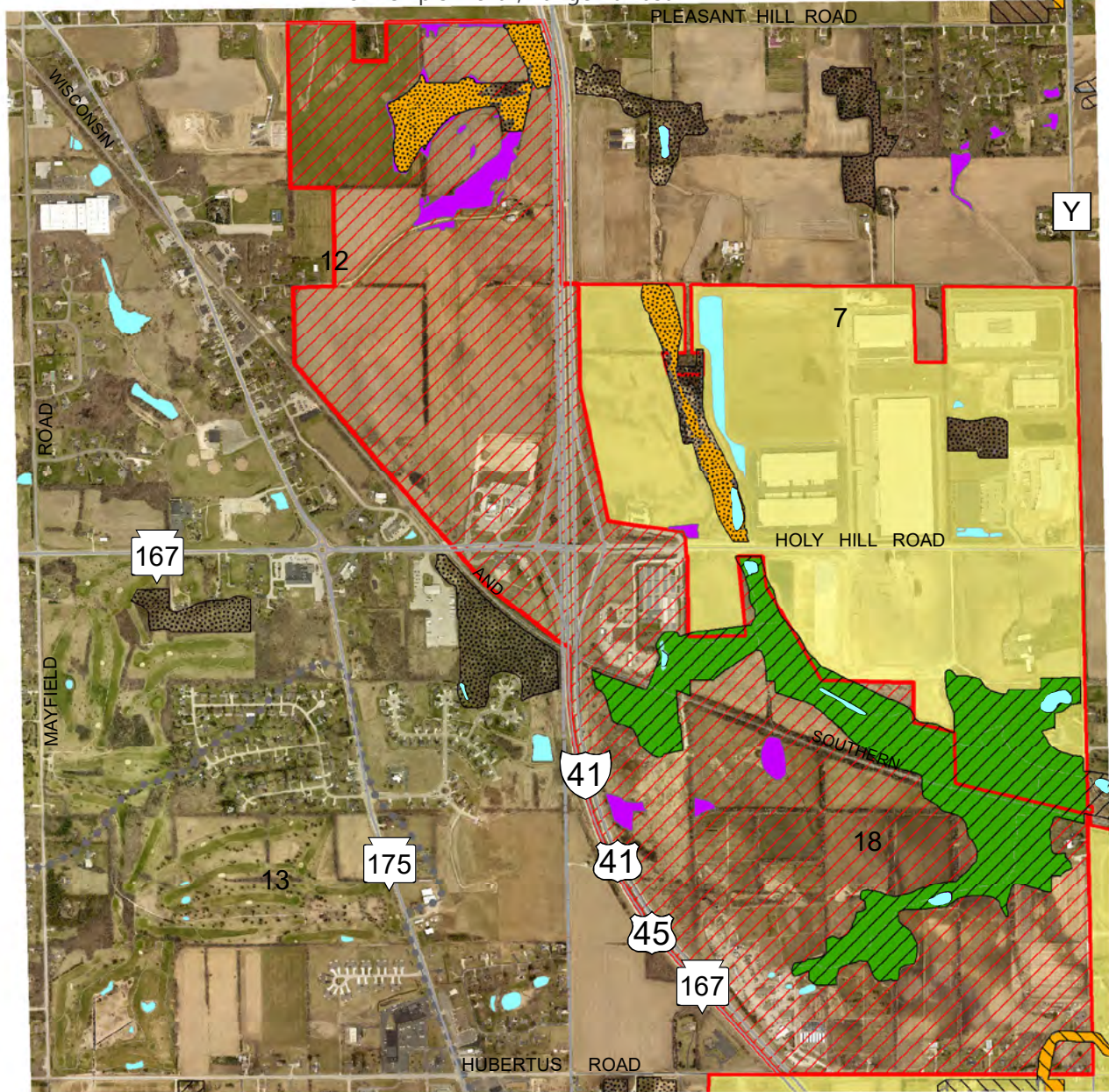
- VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA
- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
- AREA TO BE ADDED TO THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA
- EXISTING MUNICIPAL BOUNDARIES: 2023
- SUBCONTINENTAL DIVIDE





**Map 2**  
**Environmentally Significant Lands and Planned Sanitary Sewer Service Area**  
**for the Village of Germantown and Eviros**

U.S. Public Land Survey Sections 12 and 13, Township  
 9 North, Range 19 East and Sections 7 and 18,  
 Township 9 North, Range 20 East



Photography Date: April/May 2022

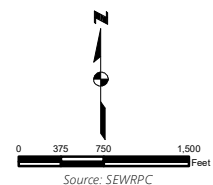
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- PROPOSED SANITARY SEWER SERVICE AREA TO BE ADDED TO THE VILLAGE OF GERMANTOWN
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

- PLANNED SANITARY SEWER SERVICE AREA
  - PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
- RESTRICTIONS ON SEWERED DEVELOPMENT**

PRIMARY ENVIRONMENTAL CORRIDOR 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, RIPARIAN BUFFERS, AND STEEP SLOPES

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

NOTE: This map replaces a portion of Maps 2 and 3, pages 3 and 4, of SEWRPC Amendment to the Regional Water Quality Management Plan, Village of Germantown, September 2018



full development, the proposed residential portion of the subject area would accommodate about 1,911 housing units (including the eight existing homes), with an estimated population of about 4,490 persons.

Under the Village of Richfield’s comprehensive plan, the Richfield portion of the subject area is recommended to be developed primarily for business mixed uses.<sup>2</sup> It is estimated that upon full development, the proposed residential portion of the subject area would accommodate about 17 housing units (including the one existing home), with an estimated population of about 40 persons.

In total, full development of the proposed sewer service area amendment would add an estimated 1,928 housing units and an estimated population of about 4,530 persons to the Germantown sewer service area.

A more-detailed delineation of the amended sewer service area and the environmentally significant lands within is shown on an aerial photograph reproduced as Map 2.

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

The proposed addition of about 730 acres to the Germantown sanitary sewer service area tributary to the MMSD sewerage system represents an increase in the planned sewer service area of about eight percent. The provision of 1,928 housing units (including the nine existing homesites) within the subject area would increase the resident population of this portion of the Germantown sewer service area by about 4,530 persons. The estimated buildout population of the expanded sewer service area—that is, the population that could be accommodated under full development of the sanitary sewer service area—would approximate 27,800 persons.<sup>3</sup> The year 2050 population range for the Germantown sewer service area in the regional land use plan (VISION 2050) is 29,080 to 34,500 persons.

Please note that the full buildout population noted above is not based upon a comprehensive analysis of the entire Germantown sewer service area, but is rather based upon that information provided in the series of sewer service area amendments undertaken since completion of the Germantown sewer service area plan in 1983. In addition, it should also be noted that as part of the Germantown SSA Amendment: Administrative Review (Country Aire Drive) dated September 12, 2022, which was requested the Village of Germantown by letter dated June 14, 2022, and administratively approved by the Wisconsin Department of Natural Resource by letter dated September 12, 2022, pertaining to an extension of a sanitary sewer outside of but adjacent to the adopted Germantown sewer service area, it was recommended that no connections to that sewer would occur until a formal sewer service area amendment for that area was approved. Based in part upon these reasons, it was agreed to by the Villages of Germantown and Richfield that a full comprehensive update of the Germantown sewer service area plan would be undertaken subsequent to the completion of the subject sewer service area amendment set forth in this staff memorandum.

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<sup>2</sup> It can be noted that at the time of the writing of this staff memorandum, the Village of Richfield was undertaking an amendment of its comprehensive plan to reflect within that plan the proposal to extend public sewer and water service from the Village of Germantown to the subject portion of the Village of Richfield as set forth in Intergovernmental Agreement for the Provision of Municipal Wastewater and Municipal Water Utility Service Between the Village of Richfield and the Village of Germantown.

<sup>3</sup> As part of the sewer service area amendment for the Village of Germantown completed in 1998, the buildout population of the Germantown sewer service area tributary to the Milwaukee Metropolitan Sewerage District (MMSD) was estimated to be about 23,000 persons. The four subsequently approved amendments to the sewer service area, along with the proposed amendment to the sewer service area set forth herein, would increase the population by approximately 4,834 persons. In March 2021, MMSD completed its 2050 Facilities Plan, and as part of that plan, the 2050 buildout population of the portion of the sewer service area tributary to the MMSD in the 8 sewersheds within the Village of Germantown is estimated to be about 30,766 persons.



## **WATER QUALITY IMPACTS**

Under the adopted regional water quality management plan and the Germantown sanitary sewer service area plan, it is envisioned that all new urban development within the planned sewer service area would receive sanitary sewer service. Assuming that all applicable Federal, State, and local permits are obtained and 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.

## **WASTEWATER TREATMENT PLANT CAPACITY**

The size and capacity of the MMSD sewage conveyance and treatment facilities are set forth in the District's facility plan completed in 2021.<sup>4</sup> The area proposed to be added to the planned sewer service area would be tributary to Sewershed GE 3007. Sewershed GE 3007 combines with all Germantown sewersheds at the District's Metropolitan Interceptor Sewer (MIS). Germantown has confirmed that their sanitary sewer system can convey flows from the proposed area to the MIS. MMSD staff have confirmed that there is sufficient available capacity in the MIS to address the proposed additional development. However, this area must be accounted for, along with any future areas in the Village of Richfield, in a MMSD facilities plan amendment which is currently under preparation.

## **PUBLIC REACTION TO THE PLAN AMENDMENT**

A public hearing was held on May 15, 2023, at the Germantown Village Hall to receive public comment on, and reaction to, the proposed sewer service area amendment. The hearing was sponsored by the Village of Germantown, the Village of Richfield, and the Regional Planning Commission. A summary of the amendment was presented prior to receiving public comment.

At the hearing, a few residents expressed concerns about the development that is envisioned to occur within the proposed sanitary sewer service area amendment area, including concerns about the development's impact upon Germantown's water supply capacity and the amount of warehouses envisioned to be developed within the subject area. Regarding the specific sewer service area amendment request, two of those residents expressed concerns about the cost of the proposed project to extend sanitary sewer service from the Village of Germantown into the Village of Richfield and if those costs would be fully charged to the Village of Richfield. One of those residents also expressed concerns about impacts upon the Milwaukee Metropolitan Sewerage District (MMSD). And another of those residents expressed concerns about the population projection for the Germantown Sewer Service Area set forth in the subject amendment being less than the Commission's year 2050 population projection.

In regard to the concerns about costs, the Village of Germantown Administrator indicated that pursuant to the adopted Intergovernmental Agreement between the Village of Germantown and the Village of Richfield, all costs associated with planning, design, legal fees, and engineering for the proposed extension of sewer service from Germantown to Richfield would be paid by the Village of Richfield, and that 50 percent of the cost of easements within the Village of Germantown would be paid by the Village of Richfield. In regard to impacts upon the MMSD, Commission staff present at the hearing indicated that as part of the sewer service area amendment, staff at both the Village of Germantown and the MMSD had been contacted and had confirmed their ability to serve the subject amendment area, and had furthermore indicated that amendments of their respective Facility Plans were underway to take into account not only the subject area but also other sewer service area amendment changes to be considered in the near future.

After the public hearing was closed, a member of the Village of Germantown Village Board inquired about the population projections. SEWRPC staff present at the hearing indicated that the population projection utilized in the subject sewer service area amendment is comprised of the population projection set forth in the original Germantown sewer service area plan plus the additional population anticipated in each subsequent amendment of that plan, as compared to the Commission's year 2050 population projection for the Germantown sewer service area, which is based in large part upon full development of the sewer service area pursuant to land uses and land use densities set forth in the Village's comprehensive plan as of 2010.

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<sup>4</sup> Milwaukee Metropolitan Sewerage District (MMSD) 2050 Facilities Plan, *March 2021*.

Commission staff further noted that in such instances, if the sewer service area amendment population projection is slightly lower than the Commission's most current population projection, that it would not be inconsistent with the Commission's regional plans pursuant to sewer service area planning purposes.

No other issues were raised at the hearing and no changes were made to the proposed plan amendment presented at the public hearing.

## **LOCAL ACTION ON THE PLAN AMENDMENT**

The Germantown Village Board adopted the sewer service area amendment following the public hearing on May 15, 2023. In addition, the Richfield Village Board adopted the sewer service area amendment at its May 18, 2023, meeting.

## **REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE**

Appendix A provides job/housing balance information for the Village of Germantown developed under the SEWRPC regional housing plan. The inclusion of information from the regional housing plan in sewer service area amendment reports is based upon a regional housing plan recommendation (one of 50 recommendations made under the plan) that 1) SEWRPC provide the findings of the approximate job/housing balance analysis conducted under the regional housing plan to communities requesting an amendment of their sanitary sewer service area and 2) for those communities with a job/housing imbalance, that recommendations be provided to the community for their future consideration in addressing that imbalance. However, it is important to note that job/housing balance is not intended to be a requirement to be met by any individual sewer service area amendment.

It should also be noted that the Village of Richfield was not included in the SEWRPC regional housing plan job/housing balance analysis. The analysis was limited to areas planned by local governments to be provided with extensive public sanitary sewer service by 2035, because the primary concern addressed by the analysis is determining if communities with a significant amount of existing and/or planned land uses that accommodate employment have also planned for suitable workforce housing. Local governments in portions of the Region that are not served by sanitary sewer typically do not designate extensive areas for commercial and industrial land uses or medium to high density residential land uses, which would accommodate jobs and affordable housing, respectively.

## **CONCLUDING RECOMMENDATION**

The Regional Planning Commission's evaluation of proposed sanitary sewer service area amendments includes a consideration of whether the amendment is consistent with the regional land use plan, the regional water quality management plan, and the provisions of the *Wisconsin Administrative Code* governing water quality management plans, and whether established procedures for amending sewer service areas have been followed.

- **Consistency with the Regional Land Use Plan (VISION 2050)**

The regional land use plan recommends that, in addition to the infilling and redevelopment of existing urban centers, new urban development within the Region be accommodated through the orderly expansion of existing urban centers in locations which can be readily served by basic urban facilities, including sanitary sewer service, with the overall amount of new urban development consistent with projected growth in population and the economic base. The regional land use plan further recommends preserving primary environmental corridors and that consideration be given to preserving secondary environmental corridors and isolated natural resource areas. The proposed sewer service area amendment is consistent with these recommendations of the regional land use plan.

- **Consistency with the Regional Water Quality Management Plan**

The regional water quality management plan recommends that new urban development within the Region be provided with centralized sanitary sewer service. The plan designates a wastewater treatment plant to serve each of the urban centers within the Region that are identified in the regional land use plan. In the case at hand, the regional plan recommends that wastewater from the Germantown urban service area be served through the MMSD sewerage system. The proposed sewer service area amendment is consistent with these recommendations of the regional water quality management plan, as amended.

- **Consistency with Chapter NR 121 of the *Wisconsin Administrative Code***

Chapter NR 121 of the *Wisconsin Administrative Code* governs the preparation of areawide water quality management plans, including the component sewer service area plans. The code requires that sewer service areas be determined in a way that promotes cost-effective and environmentally sound wastewater collection and treatment and that is consistent with 20-year population projections. Under the code, sewer service area plans must identify lands that are to be excluded from sewer service because of physical or environmental constraints or potential adverse water quality impacts. The proposed sewer service area amendment is consistent with these provisions of the *Wisconsin Administrative Code*.

- **Consistency with Procedural Requirements**

As carried out by the Regional Planning Commission, the sewer service area amendment process must begin with a request to the Commission from the appropriate local unit of government or government agency to process the amendment. A public hearing must be held on the proposed amendment; the hearing is jointly sponsored by the Regional Planning Commission and the requesting agency or unit of government. Subsequent to the public hearing, the requesting agency or unit of government must act to approve the amendment as presented at the hearing, approve a modified amendment, or deny the amendment. Only after approval by the requesting agency or unit of government will the proposed amendment be considered for adoption by the Regional Planning Commission as an amendment to the areawide water quality management plan. All of the Commission's procedural requirements have been met for this amendment.

Given all of the foregoing, it is recommended that SEWRPC formally amend the Village of Germantown sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 70, as amended, in the manner shown on Map 1. It is also recommended that the Wisconsin Department of Natural Resources (WDNR) approve this sewer service area plan amendment and transmit the plan amendment to the U.S. Environmental Protection Agency (USEPA) for certification.

## **WISCONSIN DEPARTMENT OF NATURAL RESOURCES ACTION ON THE PLAN AMENDMENT**

The Wisconsin Department of Natural Resources approved the sewer service area amendment by letter dated August 4, 2023. A copy of this letter is included as Appendix B.



# APPENDICES





# REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE ANALYSIS APPENDIX A

On March 13, 2013, the Regional Planning Commission adopted a regional housing plan for the seven-county Southeastern Wisconsin Region. That plan is documented in SEWRPC Planning Report No. 54, *A Regional Housing Plan for Southeastern Wisconsin*, dated March 2013. The plan addresses a range of housing issues and concerns, including the balance between jobs and housing throughout the Region. The plan includes a generalized analysis of the “job/housing balance” for subareas of the Region. The regional housing plan recommends providing the findings of the job-housing analysis to communities seeking to amend their sanitary sewer service areas, with the intent to inform communities of any job/housing imbalance, and to encourage them to consider addressing the imbalance when they review and update their community comprehensive plan and zoning ordinance. Accordingly, the findings of that analysis are summarized in this appendix.

The job/housing analysis conducted under the regional housing study examined the relationship between jobs and housing that would exist in areas planned by local governments to be served by a public sanitary system, assuming implementation of adopted long-range comprehensive plans for those areas. For each sewerage community, the analysis compared the projected relative shares of lower-cost, moderate-cost, and higher-cost housing<sup>1</sup> with the projected relative shares of lower-wage, moderate-wage, and higher-wage jobs,<sup>2</sup> respectively. Job/housing imbalances identified under this analysis are indicated on Map A.1. A “lower-cost” job/housing imbalance indicates a community projected to have a higher percentage of lower-wage jobs than lower-cost housing. A “moderate-cost” job/housing imbalance indicates a community projected to have a higher percentage of moderate-wage jobs than moderate-cost housing.

<sup>1</sup> For purposes of the analysis, lower-cost housing generally includes multi-family dwellings and single- and two-family dwellings at densities of 6,000 square feet or less per dwelling unit; moderate-cost housing includes single- and two-family dwellings at densities of one dwelling per 6,000 to 20,000 square feet for homes constructed prior to 2000 and at densities of one dwelling per 6,000 to 10,000 square feet for housing constructed after 2000; and higher-cost housing includes the balance of the housing stock.

<sup>2</sup> For purposes of the analysis, lower-wage jobs include those with an average annual wage that is 80 percent or less than the average annual wage for all jobs in the county; moderate-wage jobs include those with an average annual wage between 80 percent and 135 percent of average annual wage for all jobs in the county; and higher-wage jobs include those with an average annual wage that is 135 percent or more of the annual average wage for all jobs in the county.

Map A.1 shows the Village of Germantown is projected to have both a moderate-cost job/housing imbalance. The regional housing plan would encourage the Village to consider conducting a more detailed job/housing analysis specific to their community, with the community-level analysis considering community-specific wage data and housing price data. The community-specific analysis could also consider the effect of multiple workers in a household, which was not incorporated in the regional-level analysis.

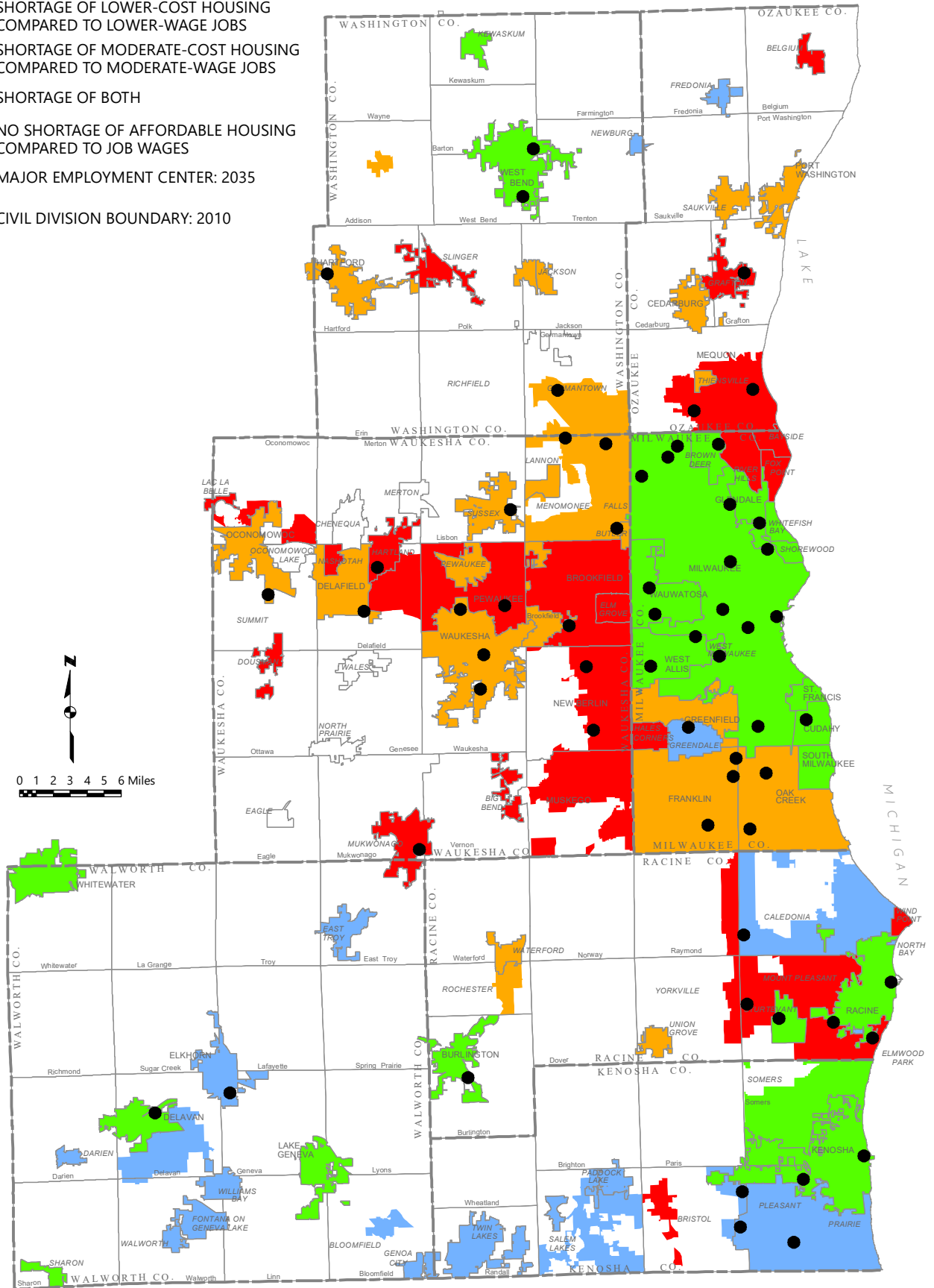
The regional housing plan further recommends that communities which are demonstrated to have a job/housing imbalance following a community-specific analysis consider making changes to their comprehensive plan and zoning ordinance, as appropriate, to enable the provision of housing suitable for the people holding jobs in their community. Actions to address a moderate-cost job/housing imbalance could include modifying the comprehensive plan to permit some single-family residences on smaller lots (1/4 acre or less) and of modest square footage (1,200 square feet). Actions to address a lower-cost job/housing imbalance could include modifying the comprehensive plan to permit some modest multifamily housing (density of at least 10 housing units per acre and 800 to 850 square feet per two bedroom apartment).

Additional information about the housing plan and the job/housing balance analysis is available on the SEWRPC website ([www.sewrpc.org/sewrpc/housing.htm](http://www.sewrpc.org/sewrpc/housing.htm)) or by contacting the SEWRPC staff.

**Map A.1**

**Projected Job/Housing Imbalances in Sewered Communities in the Region: 2035**

- SHORTAGE OF LOWER-COST HOUSING COMPARED TO LOWER-WAGE JOBS
- SHORTAGE OF MODERATE-COST HOUSING COMPARED TO MODERATE-WAGE JOBS
- SHORTAGE OF BOTH
- NO SHORTAGE OF AFFORDABLE HOUSING COMPARED TO JOB WAGES
- MAJOR EMPLOYMENT CENTER: 2035
- CIVIL DIVISION BOUNDARY: 2010





**WISCONSIN DEPARTMENT OF NATURAL  
RESOURCES ACTION ON THE PLAN AMENDMENT  
APPENDIX B**



**State of Wisconsin**  
**DEPARTMENT OF NATURAL RESOURCES**  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

**Tony Evers, Governor**  
**Adam N. Payne, Secretary**  
Telephone 608-266-2621  
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August 4, 2023

DNR No. SE0171

Mr. Joel Dietl, AICP, Chief Land Use Planner  
Southeastern Wisconsin Regional Planning Commission  
P.O. Box 1607  
Waukesha, WI 53187-1607

Subject: [Sanitary Sewer Service Area Plan Amendment for the Village of Germantown, Washington County, Wisconsin](#)

Dear Mr. Dietl,

On June 27 2023, the Wisconsin Department of Natural Resources (DNR or department) received the proposed Sanitary Sewer Service Area (SSA) Plan Amendment from the Southeastern Wisconsin Regional Planning Commission (SEWRPC) on behalf of the Village of Germantown and the Village of Richfield. The purpose of this amendment is to include within the planned sanitary sewer service area certain lands within both communities located immediately adjacent to, but outside, the currently adopted sewer service area.

#### Amendment Area

The Village of Germantown and Village of Richfield have jointly requested for a sewer service area amendment to the regional water quality management plan as refined and detailed in SEWRPC Community Assistance Planning Report No. 70, *Sanitary Sewer Service Area for the Village of Germantown, Washington County, Wisconsin*. The subject area proposed to be added to the Germantown SSA encompasses approximately 730 acres located within portions of U.S. Public Land Survey Sections 12 and 13, Township 9 North, Range 19 East, Village of Richfield, and portions of Sections 7 and 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. The subject area also includes nine existing homesites and five existing businesses that are currently outside the planned sewer service area. It is estimated that upon full development, the proposed sewer service area amendment would add approximately 1,928 housing units with an estimated population of 4,530 people.

#### Environmentally Sensitive Areas and Water Quality Concerns

The subject area contains about 103 acres of environmentally sensitive areas. The subject area consists of about 72 acres of primary environmental corridor, about two acres of secondary environmental corridor, about 20 acres of isolated natural resource area, and four small, isolated wetlands outside of the primary environmental corridor (that combined, encompass about 9 acres).

Under the adopted regional water quality management plan and the Germantown sanitary sewer service area plan, it is envisioned that all new urban development within the planned sewer 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.

#### Wastewater Collection and Treatment

Wastewater generated from the proposed amendment area would be treated by Milwaukee Metropolitan Sewerage District (MMSD). According to MMSD, the amendment area would generate an estimated peak flow rate of 2.586 million gallons per day (MGD) of wastewater. The flow rate is within the future flow projections included for the Village of Germantown in the 2050 Facilities Plan. The proposed amendment area is tributary to sewershed GE 3007. Sewershed GE 3007 combines with all Germantown sewersheds at the Districts Metropolitan Interceptor Sewer (MIS). Germantown has confirmed that their sanitary sewer system can convey flows from the proposed area to the MIS. MMSD staff have confirmed that there is sufficient available capacity in the MIS to address the proposed additional development.

#### Local Review & Public Involvement

A public hearing was held on May 15, 2023, at the Germantown Village Hall. The hearing was sponsored by the Village of Germantown, the Village of Richfield, and the Regional Planning Commission. Regarding the specific SSA amendment, a few residents expressed concerns with cost, MMSD capacity, and population projections. All concerns were addressed by members present at the hearing and in the [Staff Memorandum](#) prepared by SEWRPC staff. The Germantown Village Board adopted the sewer service area amendment following the public hearing on May 15, 2023. In addition, the Richfield Village Board adopted the sewer service area amendment at its May 18, 2023, meeting. At the meeting of the Southeastern Wisconsin Regional Planning Commission, on June 14, 2023, the Commission did by unanimous vote, of all Commissioners present, to adopt the amendment to the regional water quality management plan. The minutes and agenda of SEWRPC's Full Commission meeting can be found on SEWRPC's [website](#).

#### Administrative Decision

The department finds the proposed amendment is consistent with adopted policies and procedures of the Areawide Water Quality Management Plan under ch. NR 121, Wis. Adm. Code and section 283.83, Wis. Stats., and is hereby approved.

#### Statewide AWQM Plan Amendment

This amendment is a formal update to the state's Areawide Water Quality Management Plan, the Community Assistance Planning Report No. 70, *Sanitary Sewer Service Area for the Village of Germantown, Washington County, Wisconsin* and will be forwarded to the US Environmental Protection Agency to meet the requirements of the Clean Water Act of 1987 (Public Law 92-500 as amended by Public Law 95-217) and outlined in the federal regulations 40 CFR, Part 35. This review is an integrated analysis action under s. NR 150.20 (2) (a) 3, Wis. Adm. Code. By means of this review, the Department has complied with ch. NR 150, Wis. Adm. Code, and with s. 1.11, Wis. Stats. The approval of this sewer service area amendment does not constitute approval of any other local, state, or federal permit that may be required for sewer construction or associated land development activities. The Villages of Germantown and Richfield, consultants, and contractor should be aware of potential



regulations and jurisdictional activities related to DNR program permitting, including but not limited to Ch. 30 waterway, wetlands, and stormwater.

Appeal Rights:

Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to ss. 227.52 and 227.53, Wis. Stats., a party has 30 days after the decision is mailed, or otherwise served by the department, to file a petition with the appropriate circuit court and serve the petition on the department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to section 227.42, Wis. Stats., a party has 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with section NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with section NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing does not extend the 30-day period for filing a petition for judicial review.

Sincerely,



Tim Asplund  
Monitoring Section Chief  
Bureau of Water Quality



Jason Knutson, P.E.  
Wastewater Section Chief  
Bureau of Water Quality

Digitally signed by Jason Knutson, PE  
Date: 2023.08.07 14:08:24 -05'00'

e-cc:

BetsyJo Howe – Water Resources Management Specialist, DNR Madison  
Ben Wacker – Wastewater Engineer, DNR Madison  
Michael Sorge – Water Resources Field Supervisor, DNR Fitchburg  
Bryan Hartsook – Wastewater Field Supervisor, DNR Milwaukee  
Don Heckel – Land Use Planner, SEWRPC

