



Land Use and Resource
Management Department

**Walworth County
Land Conservation Committee Meeting
Monday, May 18, 2015 at 2:00 p.m.**

**Walworth County Government Center
County Board Room 114
Elkhorn, WI 53121**

***Nancy Russell – Chair Charlene Staples - Vice Chair Daniel Kilkenny - Supervisor
Matthew Polyock – USDA/FSA Representative Rosemary Badame – Citizen Member***

(Posted in Compliance with Sec. 19.84 Wis. Stats.)

It is possible that a quorum of the County Board or a committee of the County Board could be in attendance.

AGENDA

1. Call to order
2. Roll call
3. Approval of the Agenda Pg. 1
4. Approval of Minutes from April 27, 2015 LCC Meeting Pg. 2-4
5. Public Comment
6. Discussion/Possible Action – Walworth County Land and Water Resource Management Plan - 5 Year Extension – Fay Amerson and Brian Smetana Pg. 5
7. Discussion/Possible Action – Walworth County Farm Certification Proposal – Nancy Russell
8. Discussion/Possible Action – DNR Approval of Amendment to Regional Water Quality Management Plan / Village of Walworth– Michael Cotter Pg. 6-8
9. Discussion/Possible Action – Sewer Service Area Amendment / Village of Mukwonago – Michael Cotter Pg. 9-40
10. Discussion/Possible Action – Recognition of Greg Igl nearly 40 years with NRCS – Michael Cotter
11. Next meeting date: Monday, June 15, 2015, 2:00 p.m.
12. Adjournment

Submitted by: Michael P. Cotter, Director, Land Use and Resource Management Department

Posted: May 13, 2015

DRAFT

**Walworth County Board of Supervisors
Land Conservation Committee Meeting Minutes
Monday, April 27, 2015 at 2:00 p.m.
Walworth County Government Center
County Board Room 114
100 W. Walworth Street, Elkhorn, Wisconsin**

The meeting was called to order by Chair Nancy Russell at 2:00 p.m.

Roll call was conducted. Members present included Chair Nancy Russell, Vice Chair Charlene Staples, Supervisor Dan Kilkenny, and Citizen Member Rosemary Badame. USDA/FSA Representative Matthew Polyock was excused. A quorum was declared.

Others in Attendance:

County Staff: Michael Cotter, Director of Land Use and Resource Management (LURM)/Deputy Corporation Counsel; David Bretl, County Administrator; Neal Frauenfelder, LURM Senior Planner; Faye Amerson, LURM Urban Manager, Brian Smetana, LURM Sr. Rural Technician

On motion by Vice Chair Staples, second by Supervisor Kilkenny, the agenda was approved with no withdrawals.

On motion by Citizen Member Rosemary Badame, second by Supervisor Kilkenny, the March 16, 2015 Land Conservation Committee meeting minutes were approved by voice vote.

Public Comment – There was none.

New Business

- Discussion/Possible Action – Update on Department of Agriculture Trade & Consumer Protection (DATCP) Certification of Farmland Preservation Zoning Ordinance – Neal Frauenfelder
Neal Frauenfelder, Senior Planner of LURM, presented a brief update on the DATCP Certification of Farmland Preservation Zoning Ordinance. The County Board adopted the Farmland Preservation Plan prepared by direction of the Land Conservation Committee in July 2012. DATCP certified the Plan in late July, 2012. Subsequently, DATCP prepared rules for the program that were not in place when the plan was approved, which were completed and distributed to local governments in early 2014. Zoning Ordinance amendments were then created to get the Farmland Preservation Zoning Ordinance certified. In September of 2014, the Farmland Preservation Zoning Ordinance and maps were submitted to DATCP for certification, however, DATCP did not certify them. Without defeating the County's Comp Plan and Farmland Preservation Plan, the Farmland Preservation Zoning Ordinance and maps were revised and resubmitted for approval. There is one remaining issue: DATCP does not want land rezoned into the A-1 zoning district without that area being identified on the Farmland Preservation Plan Map. Chair Russell asked if DATCP was referring to mineral extract land that has will be rezoned back into A-1 after the extraction has been completed? Frauenfelder said one group is the rezones that became mineral extraction sites scheduled to go back into A-1 after restoration; another group is the wetland delineations from the DNR that may take land out of the wetland district and put it into A-1; or a small business on a farm that ceases operation and gets rezoned from A-4 or related manufacturing district back into A-1. One proposed remedy that keeps the integrity of the Comp Plan and Farmland Preservation Plan while impacting the fewest number of people is to create a new A-1 district and proposing an A-1NC (no credit

or not certified) district, lands rezoned into this temporary holding district will not receive Farmland Preservation credit. Approximately every 3-5 years the Farmland Preservation Plat Map would be amended to include these lands within the map, and at that time the property would be eligible for the state credit. The Land Conservation Committee (LCC) will have to hold a public hearing, recommended for the month of June, to bring forward the 16 plan amendments as indicated on the map. They would then forward a resolution to the County Board seeking approval of the plan map amendment for the farmland preservation area map in the Farmland Preservation Plan. Frauenfelder stated that he will continue to work with the Information Technology (IT) staff to go over the changes and compile a new map and supporting digital data. A new application will have to be completed and submitted to DATCP. The goal is to have it completed before the end of 2015. **Supervisor Kilkenny made a motion, second by Citizen Member Badame, to schedule a hearing for June 15, 2015 at the regular meeting time. Motion carried 4-0.**

- Discussion/Possible Action – Discussion/Possible Action – Farmland Preservation Non Compliance Recipients Voluntary Waivers (John Ames, Robert E Behnart, Jeff and Teresa Chapman, Dale C and Fail F Folkers Trust, Geraldine and Dennis Greving, Hahn Family Revocable Trust, William and Catherine Jacques , Ray E and Betty J McManaway, Papcke Family LLC, Papcke Properties LLC, Terry C Papcke, Kenneth S Schmitt Trust, Steven and Jodi Scott , Dennis Wellnitz); and Failure to Certify (Robert and Louise Bleser, Clover Valley Farms of Whitewater, James Felland, Roger and Christine Kutz) – Brian Smetana

Supervisor Kilkenny noted that one recipient failed to certify, which is different from a voluntary waiver. Brian Smetana, LURM Sr. Rural Technician presented a brief overview for the committee. The Department of Agriculture requires annual certification that the land owners are following the Land Conservation Plan. Land Conservation sends out a letter in January requesting the land owner inform them as to whether the land was sold or if someone has passed away. The owner then signs the letter stating that they are following the plan. The one failure to certify will be sent out to the Department of Revenue and the Department of Agriculture as a failure to certify in a non-voluntary issue. **Supervisor Kilkenny made a motion, second by Citizen Member Badame, to accept the waivers and acknowledge the failures to certify. Motion carried 4-0.**

- Discussion/Possible Action – Response to Walworth County exemption request from MS4 permit coverage – Michael Cotter

Cotter informed the Board that the letter was included in the packet. The exemption was granted and no action was required.

- Discussion/Possible Action - Wisconsin Biennial Budget - County Land Conservation Grant Levels - Michael Cotter

Cotter stated he met with Chair Russell and Administrator Bretl to discuss the proposed cuts in the Governor's 2015-2017 budget and that there was a sample resolution, which outlines the cuts as proposed and a letter in the packet. **Motion was made by Supervisor Kilkenny, second by Citizen Member Badame, to propose a resolution and forward it to the County Board and to send a letter to all legislators at this time from the Land Conservation Committee. Motion carried 4-0**

- Discussion/Possible Action - Walworth County Land and Water Resource Management Plan - 5 Year Extension - Brian Smetena

Smetana gave a brief overview of the Land and Water Resource Management Plan developed for 2010-2020. Land Conservation uses this plan for information relating to the environment. The plan is a requirement of the State in order to apply for grants. Land Conservation is currently applying for an extension and concentrating on the priorities for 2016 to 2020. They would like to present the plan to the Wisconsin Land and Water Conservation Board around August 4th, and asked the committee to review the plan over the next month and reach a decision next month regarding approval. Fay Amerson, Urban Manager of LURM, stated Land Conservation is looking for the committee's input and comments at the next scheduled meeting.

- Discussion/Possible Action - 2015 Soil and Water Resource Management Grant Contract – Michael Cotter

Cotter gave a brief overview of the 2015 Soil and Water Resource Management Grant Contract. Land Conservation is looking for the committee's approval so the LCC Chair or Administrator can sign and forward it on. This is an annual grant. **Motion by Supervisor Kilkenny, second by Vice-Chair Staples, to approve for signature. Motion carried 4-0**

- Discussion/Possible Action – County Board referral of Wood County Resolution Opposing SB21 & AB21 as it relates to repealing Wisconsin Statute 145.245, Wisconsin Fund Program – Michael Cotter
Cotter stated when he met with Chair Russell and Administrator Bretl about the earlier budget cut they also spoke about the Wisconsin Fund cut. Chair Russell requested data relative to the Fund, which was read to the committee. Cotter stated there is definitely value to the program. Chair Russell commented that it not only impacts the person who has the failing system, but also the neighbors. **Motion by Supervisor Kilkenny, second by Vice-Chair Staples, to propose a resolution to the County Board similar to Wood County's, but with our statistics, and to send a letter to all legislators at this time from the Land Conservation Committee. Motion carried 4-0**

Confirmation of next meeting – The next meeting was confirmed for Monday, May 18, 2015 at 2:00 p.m.

Adjournment

On motion by Supervisor Kilkenny, second by Vice Chair Staples, the meeting adjourned at 2:55 p.m.

Submitted by Trisha Sommers, Administrative Clerk. Meeting minutes are not considered final until approved by the committee at the next regularly scheduled meeting.



MEMO

Date: April 20, 2015

To: Walworth County Land Conservation Committee

From: Fay U Amerson, Urban Conservation Specialist, LURM

Land Use and Resource
Management Department

RE: Walworth County Land and Water Resource Management Plan - 5-year Extension Request

In order to remain eligible for grants to fund local state land and water conservation programs, each Wisconsin county is required to have a current Land and Water Resource Management (LWRM) Plan approved by Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP). The LWRM Plan is developed to recognize a County's unique natural resources and establish long-range goals, objectives, activities and actions to protect and restore those resources. County LWRM plans are developed to cover a duration of 10 years, but approved by the State for a term of 5 years.

On August 4, 2015, the Wisconsin Land and Water Conservation Board is scheduled to review Walworth County's request for a 5-year extension to the County's LWRM Plan.

The current Walworth County LWRM Plan was adopted by the Walworth County Board of Supervisors on February 9, 2010, (Exhibit #1.) This Plan establishes a vision for land and water conservation in Walworth County and was developed for an implementation term beginning in the year 2010 and ending in the year 2020. The Plan Summary of the current Walworth County LWRM Plan is included with this Memo, (Exhibit #2.)

The 5-year Work Plan is an important component of the LWRM Plan. The 5-year Work Plan for the Walworth County LWRM Plan serves to prioritize the County's conservation program goals, objectives, priorities and outcomes. The 5-year Work Plan also estimates staffing needs and other costs necessary to undertake the targeted conservation actions and activities.

An up-dated 5-year Work Plan for the Walworth County LWRMP has been drafted for implementation commencing in the year 2016 and is included with this Memo, (Exhibit #3.)

Committee Action Requested: The LURM Department staff respectfully requests the Land Conservation Committee members review the Draft 5-year Work Plan for the Walworth County Land and Water Resource Management Plan. The adoption of the 5-year Work Plan for 2016-2020 and request for a 5-year extension to the Walworth County Land and Water Conservation Plan will be considered at the next LCC Committee meeting.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711

April 29, 2015

DNR File No. SE-0147

Mr. David L. Stroik, Chairman
Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, WI 53187-1607

RECEIVED
WALWORTH COUNTY CLERK
2015 MAY -7 AM 9:59

SUBJECT: Amendment to the Regional Water Quality Management Plan -
Village of Walworth

Dear Mr. Stroik:

We have completed our review of the subject amendment request received by the Department on April 2, 2015. The Department hereby approves the sewer service area amendment request, which adds approximately 113 acres, located on the south side of School Road within the southern half of U.S. Public Land Survey Section 23 and the northern half of U.S. Public Land Survey Section 26, Township 1 North, Range 16 East, to the Fontana-Walworth sanitary sewer service area (see Map 1).

The subject area is proposed to be developed as single-family residential use as identified in the Village of Walworth Comprehensive Plan. The subject area contains a one-acre wetland as shown on the 2010 Wisconsin Wetlands Inventory. There are no environmental corridors or isolated natural resources areas in the subject area.

The proposed amendment was requested by the Fontana-Walworth Water Pollution Control Commission (FWWPCC) on January 6, 2015. A public hearing was held on March 10, 2015, and the FWWPCC approved the amendment following the public hearing. The amendment was adopted by SEWRPC per Resolution No. 2015-04 on March 18, 2015.

This plan amendment becomes part of SEWRPC Community Assistance Planning Report No. 219, *Sanitary Sewer Service Area for the Villages of Fontana and Walworth and Environs, Walworth County, Wisconsin*, dated June 1995, which is part of the SEWRPC Planning Report No. 30, *A Regional Water Quality Management Plan for Southeastern Wisconsin 2000*, 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.

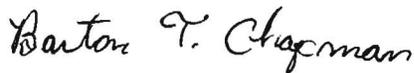
This review is an equivalent analysis action under s. NR 150.20 (2) (a) 3, Wis. Adm. Code. By means of this review, the Department has complied with ch. NR 150, Wis. Adm. Code, and with s. 1.11, Stats.

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.

If you believe that you have a right to challenge this decision, you should know that the 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 sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your 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., you have 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,



Barton T. Chapman, P.E., Chief
Wastewater Section
Bureau of Water Quality

cc:

Donna Schut, Clerk/Treasurer, Village of Walworth, 227 N. Main Street, P.O. Box 400, Walworth, WI 53184

Theresa Linneman, Clerk, Village of Fontana-on-Geneva Lake, 175 Valley View Drive, P.O. Box 200, Fontana, WI 53125

Joseph Abell, Chairperson, Town of Walworth, W6741 Brick Church Road, P.O. Box 1001, Elkhorn, WI 53184

Kimberly S. Bushey, Walworth County Clerk, 100 W. Walworth Street, P.O. Box 1001, Elkhorn, WI 53121

Michael P. Cotter, Director, Walworth County Land Use and Resource Management Department, P.O. Box 1001, Elkhorn, WI 53121

Neal Frauenfelder, Planning Manager, Walworth County Department of Land Management, P.O. Box 1001, Elkhorn, WI 53121

Doug York, Superintendent, Fontana-Walworth Pollution Control Commission, P.O. Box 850, Walworth, WI 53184

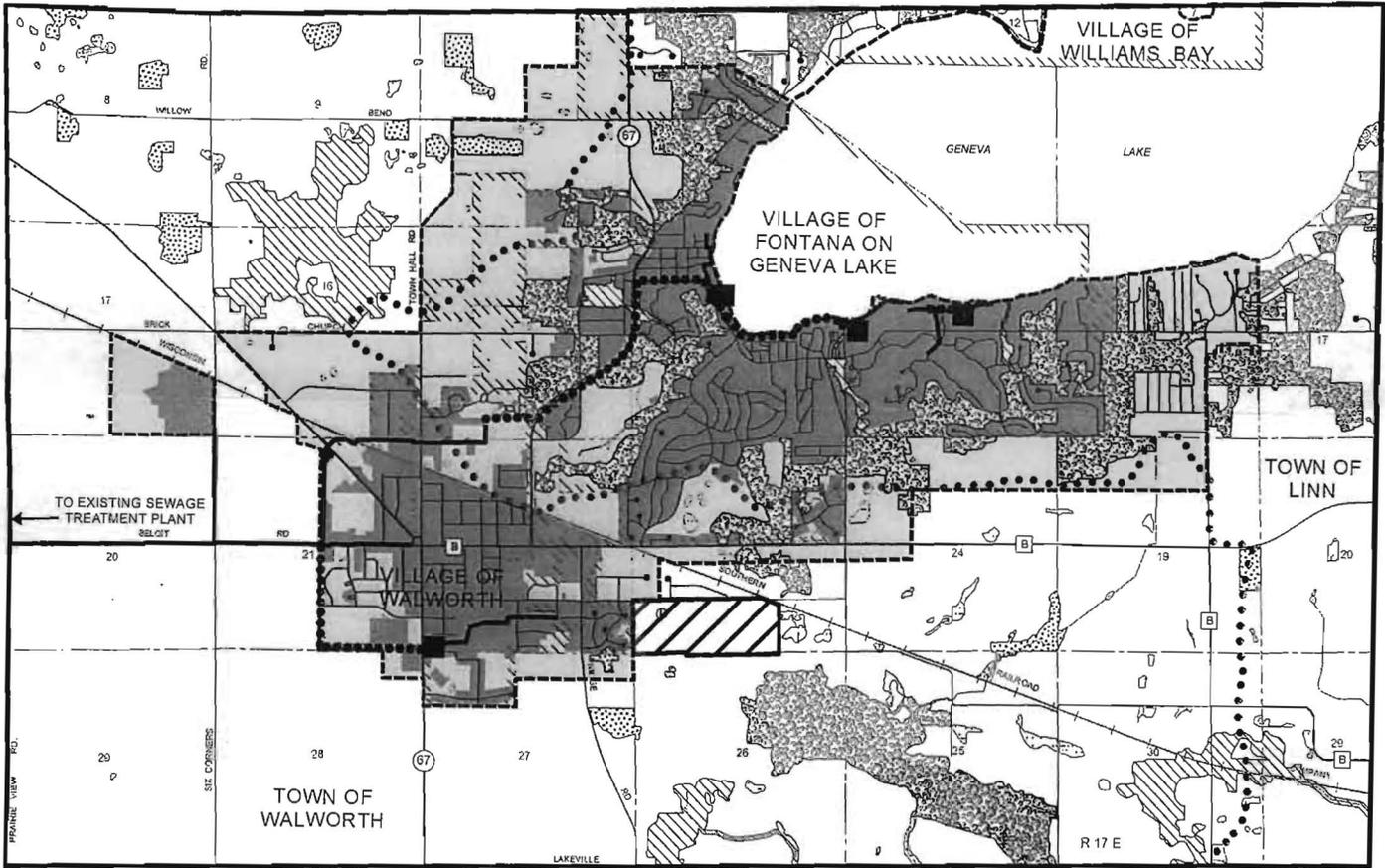
Eric Nitschke, Southeast Regional Director, WDNR - Milwaukee

Lisa Helmuth – WDNR – WQ/3

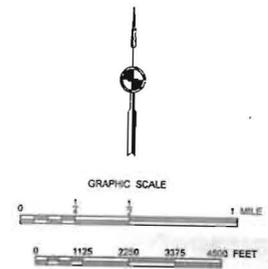
Josie Lathrop – WDNR – WQ/3

Map 1

PROPOSED AMENDMENT TO THE FONTANA-WALWORTH SANITARY SEWER SERVICE AREA



- | | | | |
|--|--|--|--|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | PLANNED SANITARY SEWER SERVICE AREA BOUNDARY |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | EXISTING TRUNK SEWER |
| | ISOLATED NATURAL RESOURCE AREA | | EXISTING FORCE MAIN |
| | EXISTING AREA SERVED BY PUBLIC SANITARY SEWER SYSTEM: 2010 | | EXISTING LIFT STATION |
| | PLANNED SANITARY SEWER SERVICE AREA | | AREA TO BE ADDED TO THE CURRENTLY ADOPTED FONTANA-WALWORTH SANITARY SEWER SERVICE AREA |



Source: SEWRPC.

COPY

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607 • TELEPHONE (262) 547-6721
FAX (262) 547-1103

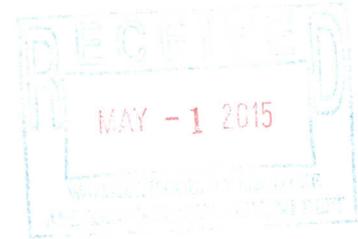
April 29, 2015

Serving the Counties of:

KENOSHA
MILWAUKEE
OZAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA



Mr. Fred Winchowky
President
Village of Mukwonago
440 River Crest Court
P.O. Box 206
Mukwonago, WI 53149



Dear Mr. Winchowky:

By letter dated November 21, 2014, the Village of Mukwonago requested that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) amend the currently adopted Mukwonago sanitary sewer service area tributary to the Village of Mukwonago wastewater treatment plant. That area is currently documented in SEWRPC Community Assistance Planning Report No. 191, *Sanitary Sewer Service Area for the Village of Mukwonago, Waukesha County, Wisconsin*, dated November 1990, as amended. The basic purpose of the amendment would be to include within the planned Mukwonago sewer service area certain lands located immediately adjacent to, but outside, the currently adopted sewer service area.

Pursuant to that request, the Commission staff has now completed a draft of a SEWRPC community assistance planning report documenting the proposed amendment. Fifteen copies of the draft report – SEWRPC Community Assistance Planning Report No. 191 (2nd Edition), *Sanitary Sewer Service Area for the Village of Mukwonago, Walworth and Waukesha Counties, Wisconsin* – have been provided to the Village of Mukwonago Planner for review and consideration prior to the public hearing on the proposed amendment.

A public hearing on the proposed sewer service area amendment has been scheduled for June 2, 2015, at 6:30 p.m. at the Mukwonago Village Hall located at 440 River Crest Court, Mukwonago, Wisconsin. The public hearing will be sponsored jointly by the Village of Mukwonago, as the wastewater treatment plant operator, and SEWRPC.

By copy of this letter, this draft planning report is being transmitted to all parties concerned for review and comment prior to the public hearing.

The following is a suggested agenda for the public hearing:

1. Call to order and statement of the purpose and format for the hearing – Village of Mukwonago representative;
2. Introduction of public officials present at the hearing – Village of Mukwonago representative;
3. Briefing on the amendment to the Mukwonago sanitary sewer service area – SEWRPC representative;

4. Comments and questions from those in attendance; and
5. Hearing adjournment.

We would ask that you arrange to take minutes of the hearing. Following the hearing, the Village of Mukwonago and the Regional Planning Commission would jointly consider any comments that are submitted at the public hearing and agree upon any necessary changes to the planning report.

Upon its adoption by the Mukwonago Village Board, the planning report would be considered by the Regional Planning Commission as a formal amendment to the regional water quality management plan. The planning report would then be transmitted to the Wisconsin Department of Natural Resources for approval.

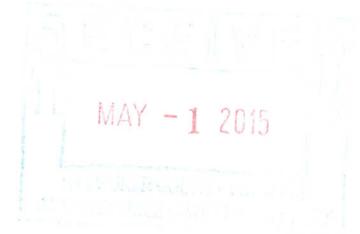
Should you have any questions, please do not hesitate to call.

Sincerely,

Kenneth R. Yunker, P.E.
Executive Director

KRY/DAS/jps
#225248 - SSA CAPR No. 191 June 2015 V/Mukwonago transmittal of draft
Enclosures

cc: Mr. John S. Weidl, Administrator, Village of Mukwonago (enclosure)
Mr. Dean Falkner, Utilities Director, Village of Mukwonago (enclosure)
Mr. Ron Bittner, Public Works Director, Village of Mukwonago (enclosure)
Mr. Bruce Kaniewski, AICP, Planner, Village of Mukwonago (enclosure)
Mr. Kurt Peot, AICP, Engineer, Village of Mukwonago (enclosure)
Mr. Joseph Hankovich, Zoning Administrator, Village of Mukwonago (enclosure)
Mr. Joseph Klarkowski, Chairman, Town of East Troy (enclosure)
Mr. David Dubey, Chairperson, Town of Mukwonago (enclosure)
Mr. Thomas Bird, Chairman, Town of Vernon (enclosure)
Mr. Neal Frauenfelder, Planning Manager, Walworth County Department of Land Management (enclosure)
Mr. Michael Cotter, Director, Walworth County Land Use and Resource Management Department (enclosure)
Mr. Dale Shaver, Director, Waukesha County Department of Parks and Land Use (enclosure)
Mr. Eric Nitschke, Southeast Regional Director, Wisconsin Department of Natural Resources (enclosure)
Ms. Sharon Gayan, Deputy Water Leader-Water Division, Wisconsin Department of Natural Resources (enclosure)
Ms. Lisa Helmuth, Water Resources Management Specialist, Wisconsin Department of Natural Resources (enclosure)



**SANITARY SEWER SERVICE
AREA FOR THE VILLAGE
OF MUKWONAGO**

**WALWORTH AND
WAUKESHA COUNTIES
WISCONSIN**

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF MUKWONAGO
WALWORTH AND WAUKESHA COUNTIES, WISCONSIN

Chapter I

INTRODUCTION

BACKGROUND

On July 12, 1979, the Southeastern Wisconsin Regional Planning Commission adopted a regional water quality management plan for Southeastern Wisconsin. The plan is aimed at achieving clean and wholesome surface waters within the seven-county Region, surface waters that are “fishable and swimmable.”¹ The plan has five basic elements: 1) a land use element, consisting of recommendations for the location of new urban development in the Region and for the preservation of primary environmental corridors and prime agricultural lands; 2) a point source pollution abatement element; 3) a nonpoint source pollution abatement element; 4) a sludge management element, consisting of recommendations for the handling and disposal of sludges from sewage treatment facilities; and 5) recommendations for the establishment of continuing water quality monitoring efforts in the Region.

The point source pollution abatement element of the regional water quality management plan includes recommendations concerning the location and extent of sanitary sewer service areas; the location, type, and capacity of, and the level of treatment to be provided at, sewage treatment facilities; the location and configuration of intercommunity trunk sewers; and the abatement of pollution from sewer system overflows and from industrial wastewater discharges. As part of the point source pollution abatement element, the initially adopted regional water quality management plan delineated a generalized sanitary sewer service area for each sanitary sewerage system in the Region. Nearly all of the initially adopted, generalized sewer service areas have now been refined and detailed through local sewer service area planning studies in order to reflect local as well as regional planning objectives. In each case, the refined sewer service area has been adopted as part of the areawide water quality management plan. The currently adopted sanitary sewer service areas in the Region are shown on Map 1.

¹The adopted areawide water quality management plan is documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, dated 1978-1979, as amended.

In Southeastern Wisconsin, local sewer service area plans are prepared through a cooperative planning process involving the local unit of government responsible for operation of the sewage treatment facility, the Regional Planning Commission as the designated areawide water quality management planning agency, and the Wisconsin Department of Natural Resources, pursuant to the provisions of Chapter NR 121 of the *Wisconsin Administrative Code*. Following initial adoption, sanitary sewer service area plans may be amended in response to changing conditions and needs, subject to Chapter NR 121.

Sanitary sewer service area plans have a direct bearing on where sanitary sewers may be provided. Under State administrative rules, sanitary sewers may be extended only to lands located within a planned sewer service area adopted as part of an areawide water quality management plan. The inclusion of land in a sanitary sewer service area enables, but does not mandate, the provision of sewer service. Sanitary sewer service area plans also identify environmentally significant lands to which the extension of sewer service is prohibited or otherwise restricted.

Section NR 110.08(4) and Section SPS 382.20(4) of the *Wisconsin Administrative Code* require that the Wisconsin Department of Natural Resources, with respect to public sanitary sewers, and the Wisconsin Department of Safety and Professional Services, with respect to private sanitary sewers, make a finding that all proposed sanitary sewer extensions are in conformance with adopted areawide water quality management plans, including the sanitary sewer service areas identified in such plans. In carrying out their responsibilities in this respect, these Departments require that the Southeastern Wisconsin Regional Planning Commission, as the designated areawide water quality management planning agency for Southeastern Wisconsin, review and comment on each proposed sewer extension as to its relationship to the approved plan and sewer service areas.

SEWER SERVICE AREA PLANNING FOR THE VILLAGE OF MUKWONAGO

A sewer service area plan was first completed for the Mukwonago sewer service area in 1990. Documented in SEWRPC Community Assistance Planning Report No. 191, *Sanitary Sewer Service Area for the Village of Mukwonago*, that plan was adopted by the Village of Mukwonago on November 20, 1990, and by the Regional Planning Commission on December 5, 1990; and was approved by the Wisconsin Department of Natural Resources on August 19, 1991. That first edition sewer service area plan has been amended five times, each documented in a SEWRPC staff memorandum.

By letter dated November 21, 2014, the Village of Mukwonago requested that the Regional Planning Commission revise the Mukwonago sewer service area plan. The Village proposed plan amendment would add lands to the east and south of the currently adopted sewer service area. The plan revision includes the consideration of local and county comprehensive plans; 2010 Wisconsin Wetlands Inventory; new FEMA floodplain maps; 2010

environmental corridors; and year 2010 orthophotography for the area. The revised sewer service area plan is presented in this second edition of SEWRPC Community Assistance Planning Report No. 191.

* * *

DAS
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04/10/15

**SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF MUKWONAGO
WALWORTH AND WAUKESHA COUNTIES, WISCONSIN**

Chapter II

PROPOSED SANITARY SEWER SERVICE AREA

INTRODUCTION

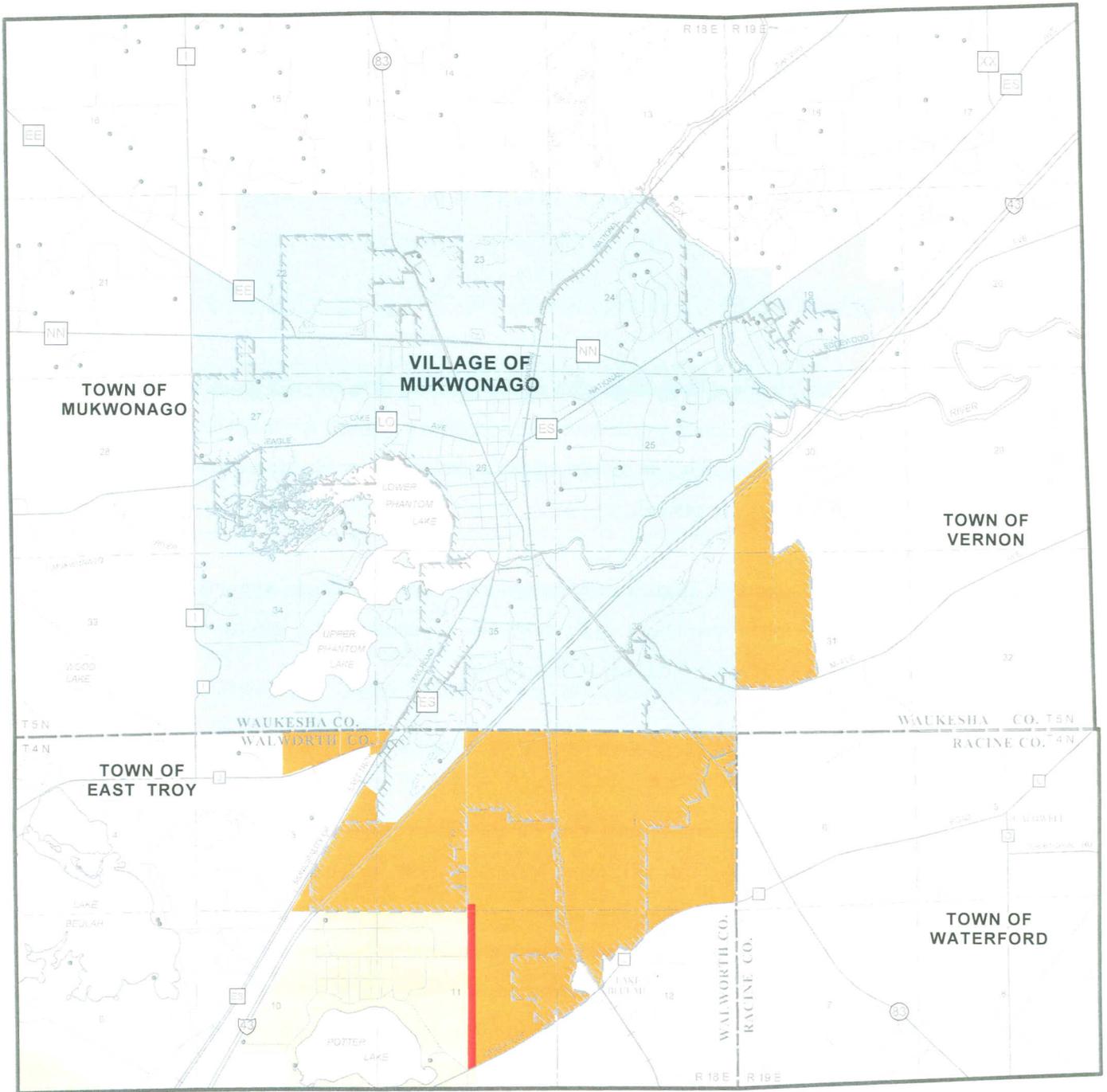
A sanitary sewer service area plan is a long-range plan that is intended to serve as a guide to the extension of sanitary sewer service in a locality. A sewer service area plan identifies a planned sewer service area within which sanitary sewers may be extended. The inclusion of land within a planned sewer service area enables, but does not mandate, the provision of sanitary sewer service.

A sanitary sewer service area plan also identifies environmentally significant lands within the planned sanitary sewer service area. There are certain restrictions on the provision of sanitary sewer service within the identified environmentally significant lands, as described later in this chapter.

CURRENTLY ADOPTED MUKWONAGO SANITARY SEWER SERVICE AREA

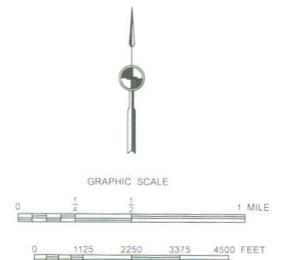
The currently adopted sanitary sewer service area plan for the Mukwonago area is documented in SEWRPC Community Assistance Planning Report No. 191, dated November 1990, as amended in five plan amendments, the latest of these having been adopted in 2006. The currently adopted Mukwonago sanitary sewer service area is shown as the blue-shaded area on Map 2. That area, which includes much of the Village of Mukwonago and certain nearby areas of the Towns of Mukwonago and Vernon, encompasses an area of about 6,191 acres (about 9.7 square miles). Consistent with the first edition of this report, this amendment is directed only at the refinement of those lands immediately adjacent to the Village which may be reasonably expected to be provided with sewer service prior to the year 2035, and does not include certain lands associated with Mukwonago County Park, the former Rainbow Springs Resort (now a State park), and the Eagle Spring Lake Sanitary District, which were the subject of sewer service area refinements completed in the 1980s.

PROPOSED CHANGES TO THE MUKWONAGO SANITARY SEWER SERVICE AREA



- MUKWONAGO PLANNED SANITARY SEWER SERVICE AREA AS DEFINED IN SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 191, AS AMENDED
- AREAS PROPOSED TO BE ADDED TO THE MUKWONAGO SEWER SERVICE AREA
- EAST TROY PLANNED SANITARY SEWER SERVICE AREA
- AREA PROPOSED TO BE REMOVED FROM THE EAST TROY SANITARY SEWER SERVICE AREA AND ADDED TO THE MUKWONAGO SANITARY SEWER SERVICE AREA

Source: SEWRPC.



PROPOSED ADDITIONS TO THE MUKWONAGO SANITARY SEWER SERVICE AREA

The additions to the currently adopted Mukwonago sanitary sewer service area proposed in this plan amendment are also shown on Map 2. The proposed additions were identified by Village of Mukwonago officials in consultation with the Regional Planning Commission staff. The proposed additions to the sewer service area are described below.

It is the Village's intention to include in the planned sewer service area all land that is presently located within, or in the future will be located within, the Village corporate limits. All of the areas proposed by the Village to be added to the sewer service area are shown on Map 2. This includes areas in Walworth County that would in the future become part of the Village under the Village of Mukwonago-Town of East Troy boundary agreement. As shown on Map 2, the area proposed to be added to the Mukwonago sewer service area includes an approximately 27-acre area along Stone School Road that is currently in the East Troy sewer service area, but within the future Village of Mukwonago boundary. This plan will formally remove this area from the East Troy sewer service area and add it to the Mukwonago sewer service area. The subject lands are not located within the Town of East Troy Sanitary District No. 2 (associated with Potter Lake).

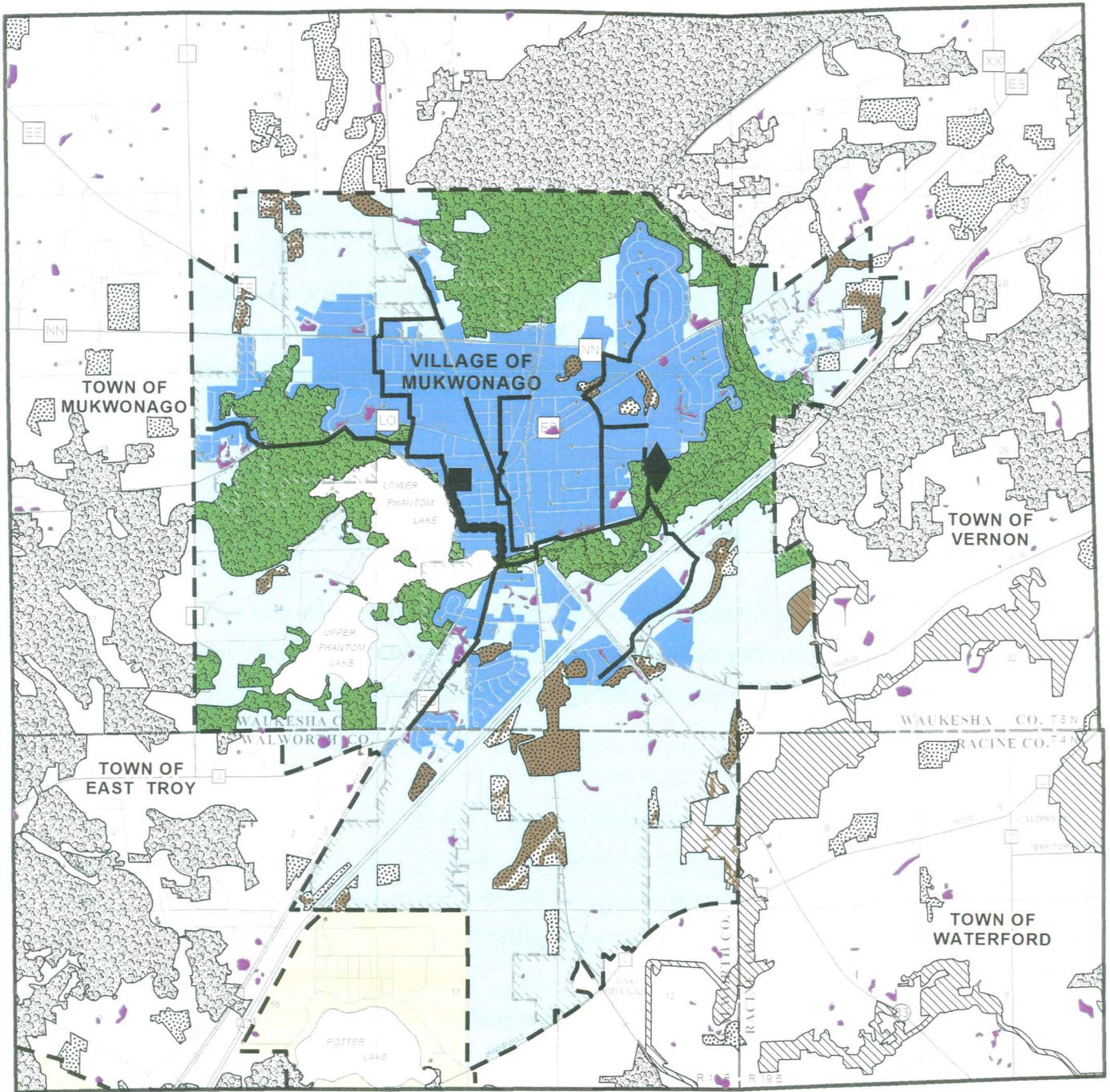
The areas proposed by the Village of Mukwonago to be added to the sewer service area, as identified on Map 2, encompass a total of 1,978 acres. This includes 189 acres of existing (2010) urban land, including existing street rights-of-way; about 288 acres of environmentally significant lands; and about 1,501 acres of agricultural and other open land.

Under the Village comprehensive plan, the developable land within the Village-proposed additions to the sewer service area would be developed primarily for residential, business park, and industrial uses. The planned residential areas within the Village proposed additions to the sewer service area would accommodate an estimated population of about 3,770 persons under full development conditions.

PROPOSED EXPANDED MUKWONAGO SANITARY SEWER SERVICE AREA

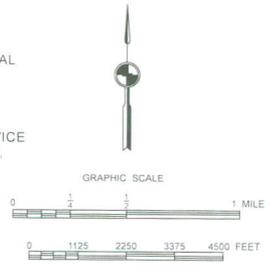
Map 3 shows the expanded Mukwonago sanitary sewer service area as proposed by the Village. Map 3 also shows the environmentally significant lands within the proposed expanded sewer service area. The expanded sewer service area encompasses, in total, about 8,169 acres (12.8 square miles), an increase of 1,978 acres (3.1 square miles), or 32 percent, over the currently approved sewer service area. The identified environmentally significant lands encompass about 2,456 acres, or 30 percent of the total sewer service area.

MUKWONAGO 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 LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- EXISTING AREA SERVED BY SANITARY SEWERS, 2010
- MUKWONAGO PLANNED SANITARY SEWER SERVICE AREA
- EAST TROY PLANNED SANITARY SEWER SERVICE AREA
- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY

- 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.
 - 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.
 - EXISTING TRUNK SEWER
 - EXISTING PUBLIC SEWAGE TREATMENT FACILITY
 - EXISTING FORCE MAIN
 - EXISTING LIFT STATION



Source: SEWRPC.

PRELIMINARY DRAFT

Population Within the Proposed Sewer Service Area

The expanded Mukwonago sewer service area would accommodate a “buildout” population of about 16,450 persons. This represents the population which would be achieved, assuming full development of all planned residential areas within the expanded sewer service area at the locations and densities specified in the Village comprehensive plan.

The year 2035 regional land use plan adopted by the Regional Planning Commission in 2006 includes a future population range for each sanitary sewer service area in Southeastern Wisconsin. Under the regional land use plan, the year 2035 population of the Mukwonago sewer service area would range from 12,800 persons under an intermediate growth scenario to about 17,300 persons under a high-growth scenario. The revised Mukwonago sanitary sewer service area would accommodate a population of about 16,450 persons, assuming full development of vacant lands within the sewer service area as envisioned under the adopted Village comprehensive plan. This population level lies at the high-growth end of the range of population levels envisioned under the Commission 2035 regional land use plan.

Environmentally Significant Lands Within the Proposed Sewer Service Area

The environmentally significant lands shown on Map 3 include areas identified as primary and secondary environmental corridors, isolated natural resource areas, and small wetlands and surface water areas less than five acres in size located outside the environmental corridors and isolated natural resource areas. More detailed mapping of the proposed sewer service area and the environmentally significant lands within is shown in the series of maps presented as Map 5.

The environmental corridors and isolated natural resource areas were delineated by the Regional Planning Commission as part of its continuing regional planning program. They encompass concentrations of wetlands, woodlands, wildlife habitat, surface water, and other natural resource and resource-related features. Primary environmental corridors are the largest of these, by definition being at least 400 acres in area, two miles in length, and 200 feet in width. Secondary environmental corridors are by definition at least 100 acres in area and one mile in length. Isolated natural resource areas are by definition at least 5 acres in area and 200 feet in width. The methodology used in the identification of these areas is explained in Appendix A of this report.

The proposed expanded sanitary sewer service area encompasses 1,834 acres of primary environmental corridors (22 percent of the sewer service area); 81 acres of secondary environmental corridors (1 percent of the sewer service area); and 390 acres of isolated natural resource areas (5 percent of the sewer service area). The proposed sewer service area also encompasses a total of 79 acres of small wetlands and surface water areas located outside the environmental corridors and isolated natural resource areas, accounting for less than 1 percent of the sewer service area.

Included in the environmental corridors and isolated natural resource areas shown on Map 3 are certain floodplain areas which do not currently have the resource features to be classified as environmental corridors or isolated natural resource areas, but which may be expected to eventually revert to more natural conditions and become part of the system of environmental corridors and isolated natural resource areas. These areas are shown in blue on Map 4; together they encompass a total of 72 acres.

Map 4 also identifies undeveloped 100-year floodplains located outside the proposed sewer service area that would be considered as potential additions to the adjacent environmental corridors or isolated natural resource areas should the sewer service area be expanded in the future. These floodplains are identified in a yellow color on that map.

Restrictions on Sewered Development in Environmentally Significant Areas

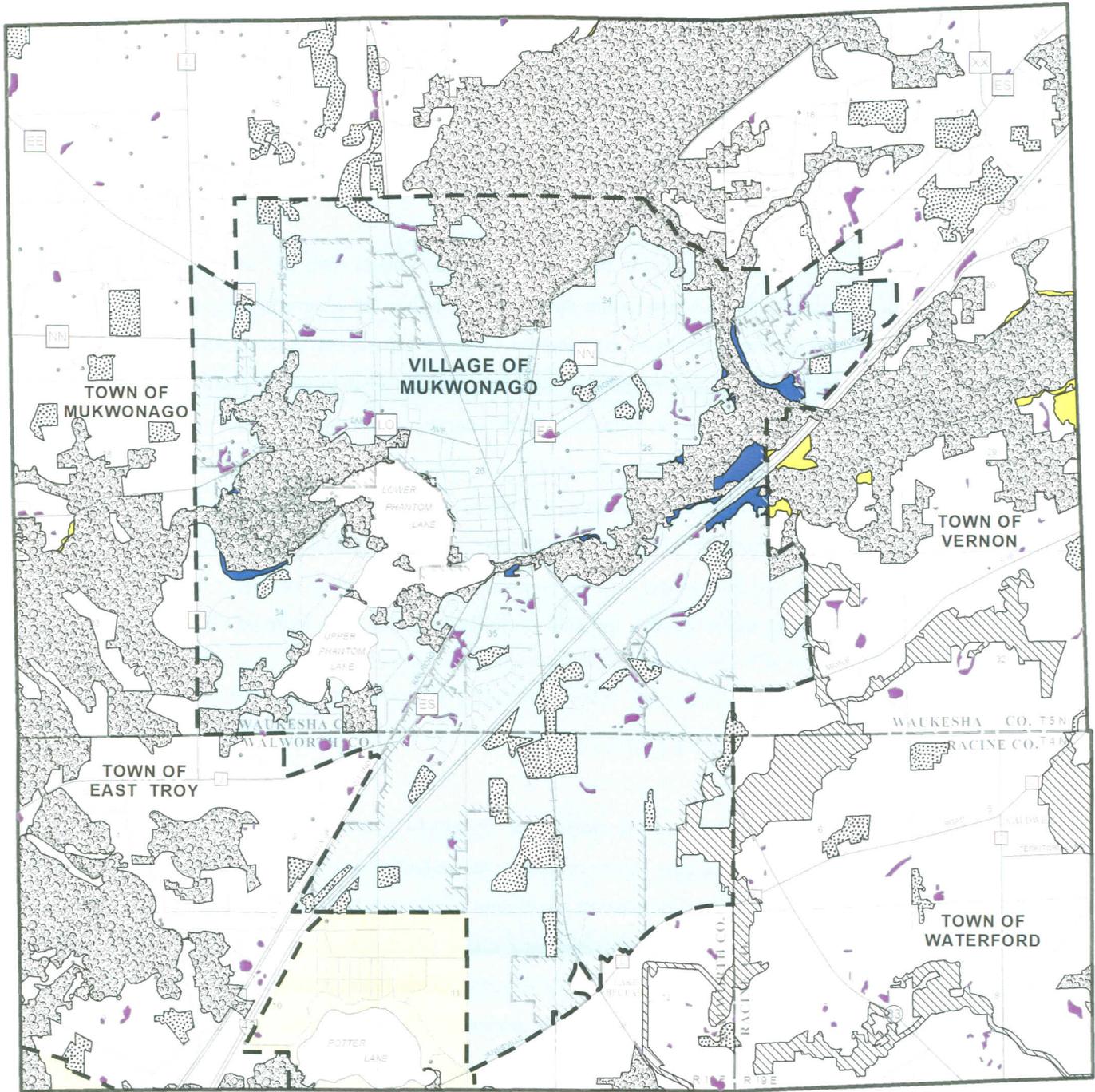
The regional land use and water quality management plans recommend the preservation of primary environmental corridors in essentially natural, open use and recommend that County and local units of government consider protecting and preserving secondary environmental corridors and isolated natural resource areas. Consistent with regional plans, policies adhered to by the Wisconsin Department of Natural Resources and Department of Safety and Professional Services in their regulation of sanitary sewerage systems prohibit or otherwise limit the extension of sanitary sewers to serve development in such areas. The following restrictions apply:

1. The extension of sanitary sewers to serve new development in primary environmental corridors is confined to limited recreational and institutional uses and rural-density residential development (maximum of one dwelling unit per five acres) in areas other than wetlands, floodlands, shorelands, and steep slopes. Primary environmental corridors within the proposed Mukwonago sewer service area are shown with a green background color on Map 3.¹
2. The extension of sanitary sewers to serve development in portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodlands, shorelands, or steep slopes is not permitted. The portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodlands, shorelands, or steep slopes within the proposed sewer service area are identified with a brown background color on Map 3.

¹Consistent with the year 2035 regional land use plan, in lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by conservation easement or deed restriction. Each proposal must be reviewed on a case-by-case basis.

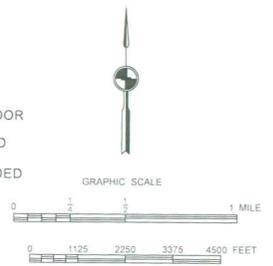
Map 4

ANTICIPATED CHANGES IN THE ENVIRONMENTALLY SIGNIFICANT LANDS IN THE MUKWONAGO 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 LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  MUKWONAGO PLANNED SANITARY SEWER SERVICE AREA

-  EAST TROY PLANNED SANITARY SEWER SERVICE AREA
-  PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
-  UNDEVELOPED FLOODLANDS WITHIN THE MUKWONAGO PLANNED SANITARY SEWER SERVICE AREA TO BE ADDED TO ADJACENT ENVIRONMENTAL CORRIDOR
-  UNDEVELOPED FLOODLANDS LOCATED OUTSIDE THE MUKWONAGO PLANNED SANITARY SEWER SERVICE AREA THAT WOULD BE ADDED TO ADJACENT ENVIRONMENTAL CORRIDOR SHOULD THE SEWER SERVICE AREA BE EXPANDED



Source: SEWRPC.

PRELIMINARY DRAFT

It should be recognized that the mapping of environmentally significant areas as presented in this report is a representation of conditions based upon the most recent available natural resource base information. It is expected that in many cases, as specific development proposals arise, a field survey will be necessary to more precisely identify the boundaries of environmental corridors and isolated natural resource areas in the vicinity of the proposed development.

WATER QUALITY IMPACTS

Under the regional water quality management plan and the Mukwonago sanitary sewer service area plan presented herein, it is envisioned that all new urban development within the planned sewer service area would receive sanitary sewer service. The restrictions on sewer urban development in environmentally significant areas, described in the previous section, are intended to avoid significant adverse water quality impacts attendant to the extension of 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 private onsite wastewater sewage systems. This may be expected to reduce pollutant loadings from the existing onsite wastewater treatment systems to both surface and ground waters. 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 sewer service area.

WASTEWATER TREATMENT PLANT CAPACITY

Current average annual wastewater flows to the wastewater treatment plant from the Village of Mukwonago service area approximate 0.84 mgd. The new sewer service area, including developable lands within the current sewer service area, could accommodate an increase in population of about 8,100 persons and add about 900 acres of new industrial/business park and commercial development under full development conditions. The anticipated flow to be generated as a result of this development would result in sewage flow rates ranging from about 1.4 mgd to 1.9 mgd on an average annual basis, depending on the amount of flow generated by industrial/business park and commercial development. Thus the total average annual flow would range from about 2.2 to 2.7 mgd following development of the proposed sewer service area. The current plant capacity is 1.5 mgd. Therefore, the wastewater flows to the Village plant would exceed the current plant capacity if the planned growth in the Village's sewer service area occurs. Thus it will be necessary for the Village of Mukwonago to initiate facility planning for a plant expansion sometime in the planning period prior to the wastewater flows exceeding the plant capacity.

It should be noted that three other currently unsewered areas –Mukwonago County Park, the former Rainbow Springs Resort (now a State park), and Eagle Spring Lake areas – are to be connected to the Mukwonago sewerage system for sewage treatment purposes at such time as public sewers are provided in those areas. These areas are expected to generate sewage flow rates of about 0.25 mgd on an average annual basis and of about 0.35 on a maximum monthly basis upon full development.

PUBLIC REACTION TO THE PLAN AMENDMENT

(to be written following the public hearing)

LOCAL ACTION ON THE PLAN AMENDMENT

(to be written following the public hearing)

CONCLUDING RECOMMENDATION

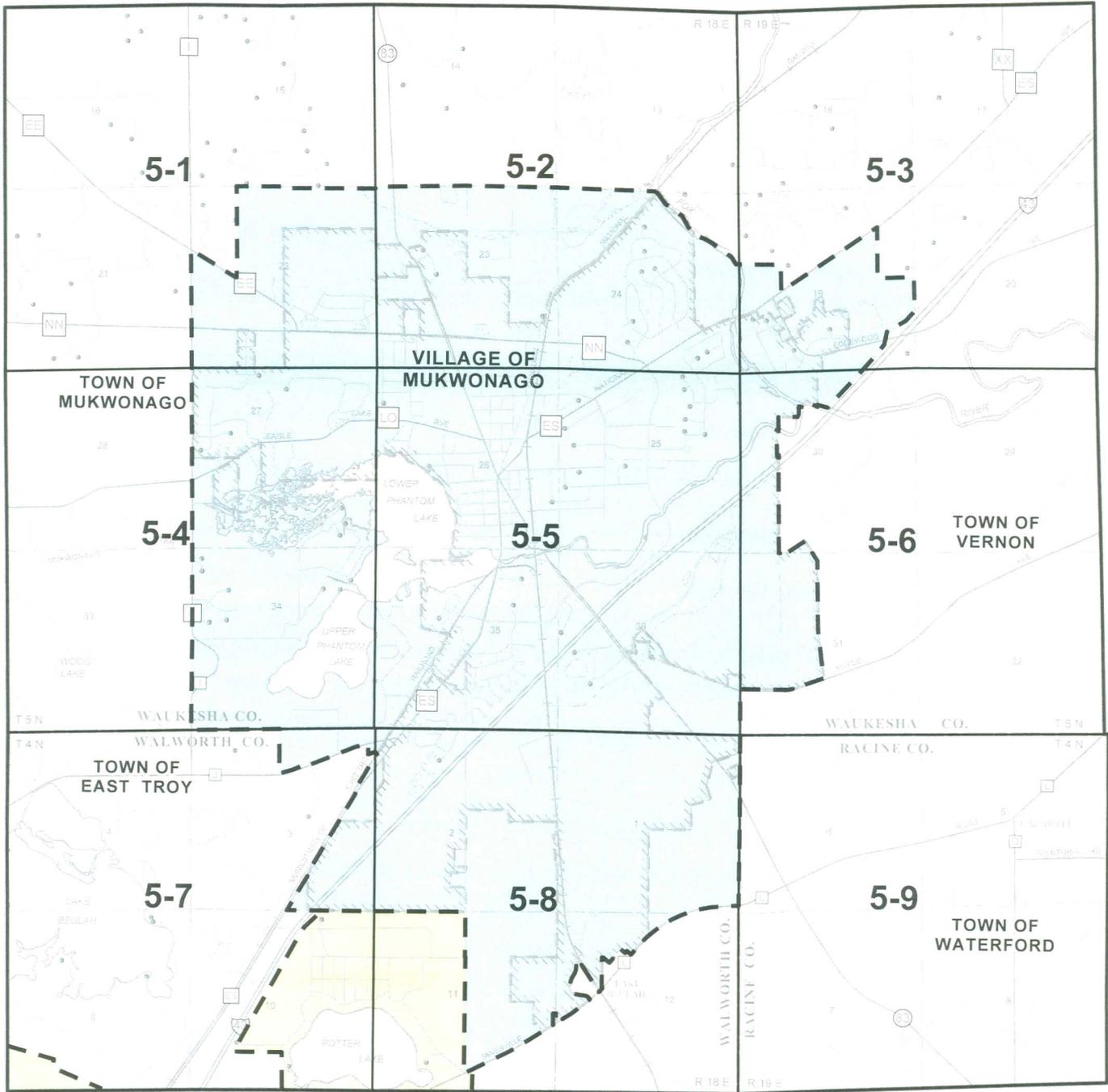
(to be written following the public hearing)

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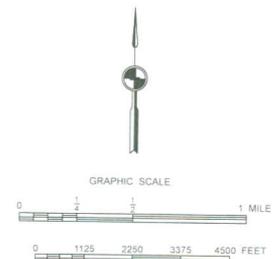
DAS
225067
04/15/15

Map 5

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



- MUKWONAGO PLANNED SANITARY SEWER SERVICE AREA
- EAST TROY PLANNED SANITARY SEWER SERVICE AREA
- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY

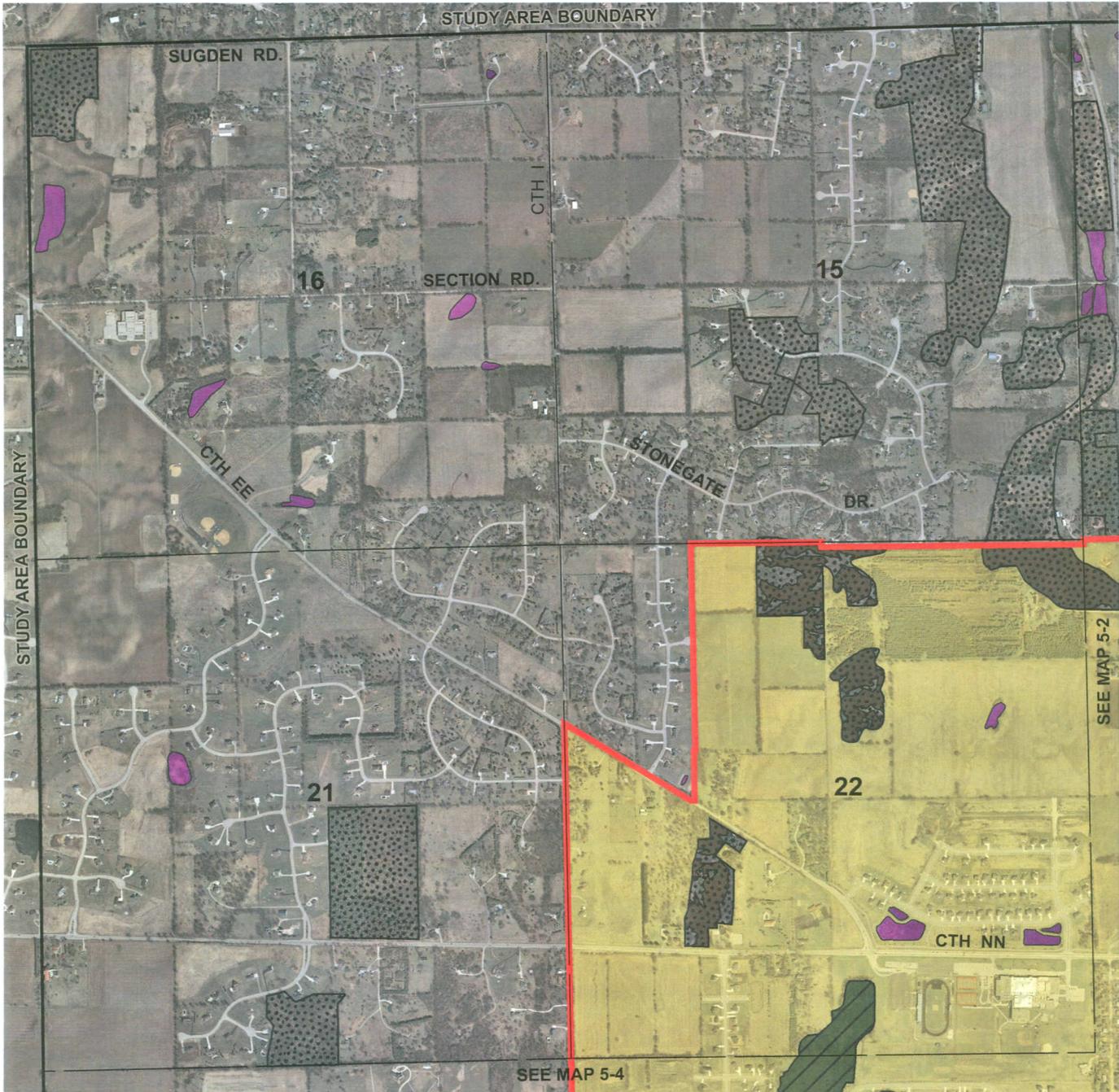


Source: SEWRPC.

Map 5-1

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

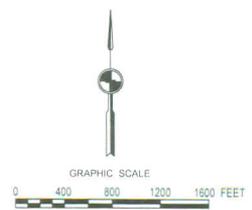
U.S. Public Land Survey Sections 15, 16, 21, and 22
Township 5 North, Range 18 East



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

-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
 -  PLANNED SANITARY SEWER SERVICE AREA
- 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.
 -  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 2010



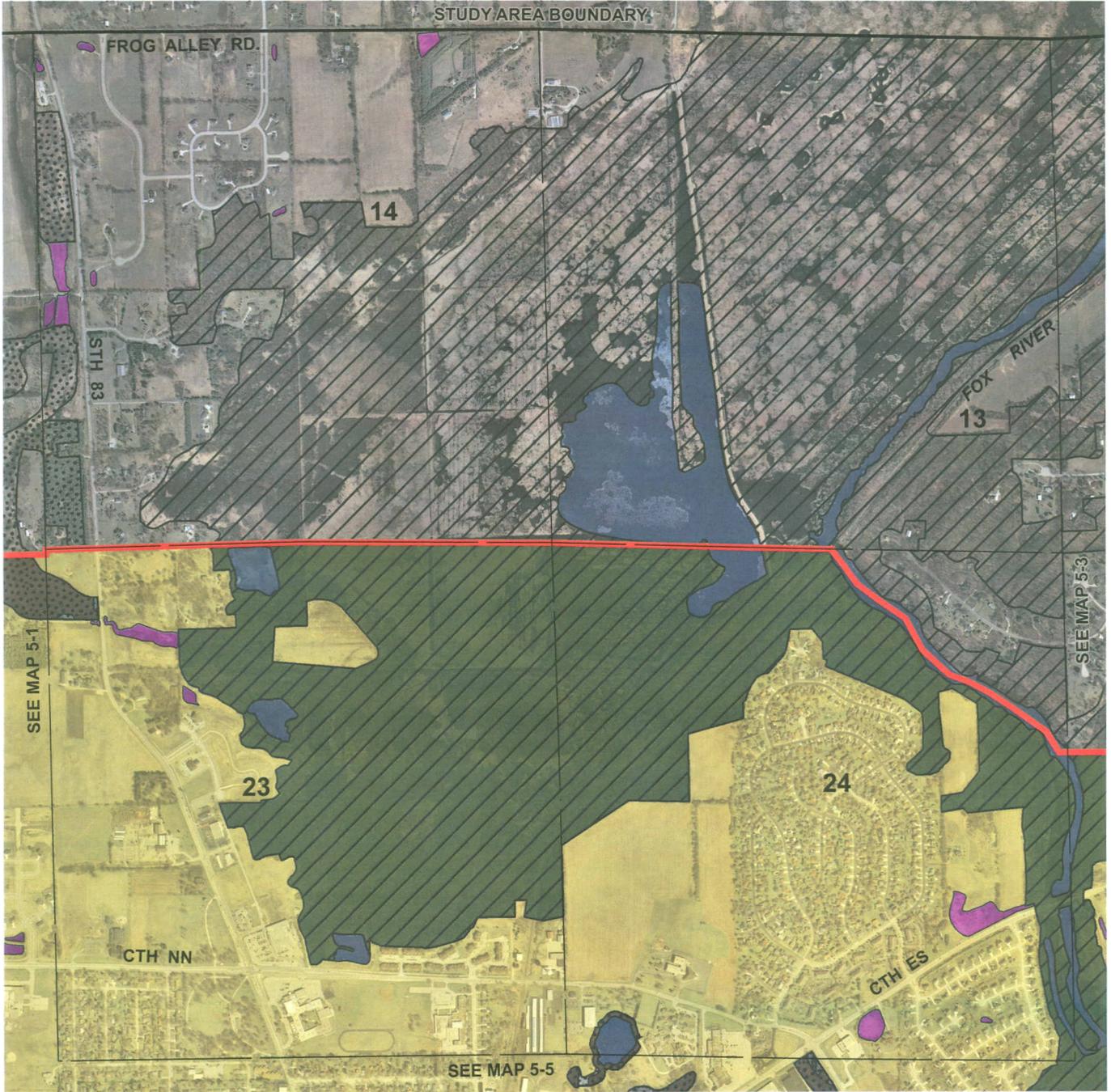
Source: SEWRPC.

PRELIMINARY DRAFT

LCC May 18, 2015

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

U.S. Public Land Survey Sections 13, 14, 23, and 24
Township 5 North, Range 18 East



Photography Date: April 2010

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|--|---|--|---|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | PLANNED SANITARY SEWER SERVICE AREA |
| | ISOLATED NATURAL RESOURCE AREA | RESTRICTIONS ON SEWERED DEVELOPMENT | |
| | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS | | 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. |
| | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS | | 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. |
| | AREA PROPOSED TO BE ADDED TO THE MUKWONAGO SANITARY SEWER SERVICE AREA | | |

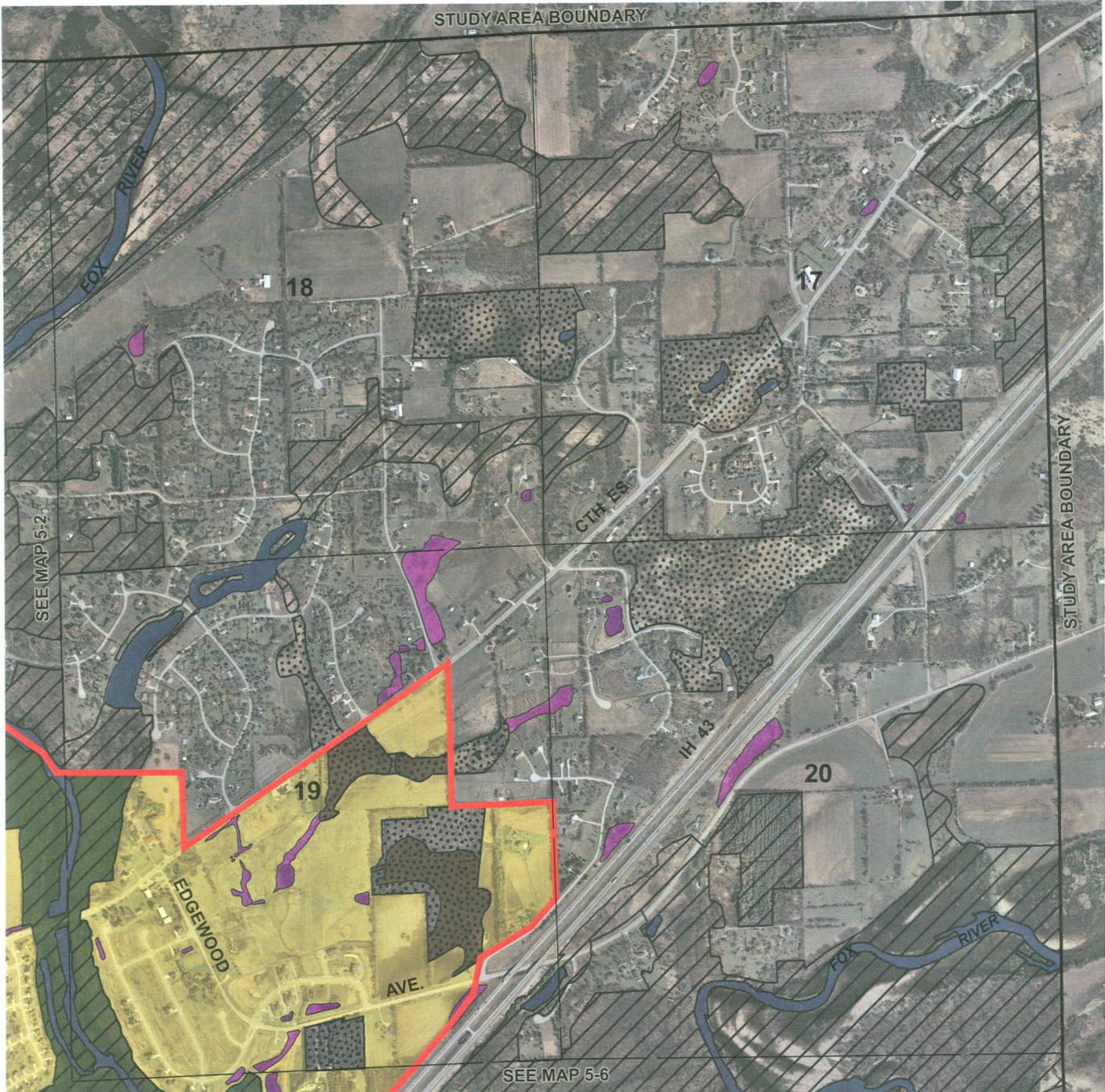


Source: SEWRPC.

PRELIMINARY DRAFT

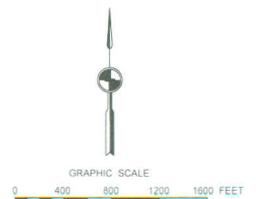
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF MUKWONAGO AND ENVIRONS

U.S. Public Land Survey Sections 17, 18, 19, and 20
Township 5 North, Range 19 East



Photography Date: April 2010

- | | | | |
|--|---|--|---|
| | PRIMARY ENVIRONMENTAL CORRIDOR | | GROSS SANITARY SEWER SERVICE AREA BOUNDARY |
| | SECONDARY ENVIRONMENTAL CORRIDOR | | PLANNED SANITARY SEWER SERVICE AREA |
| | ISOLATED NATURAL RESOURCE AREA | RESTRICTIONS ON SEWERED DEVELOPMENT | |
| | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS | | 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. |
| | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS | | 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. |
| | AREA PROPOSED TO BE ADDED TO THE MUKWONAGO SANITARY SEWER SERVICE AREA | | |



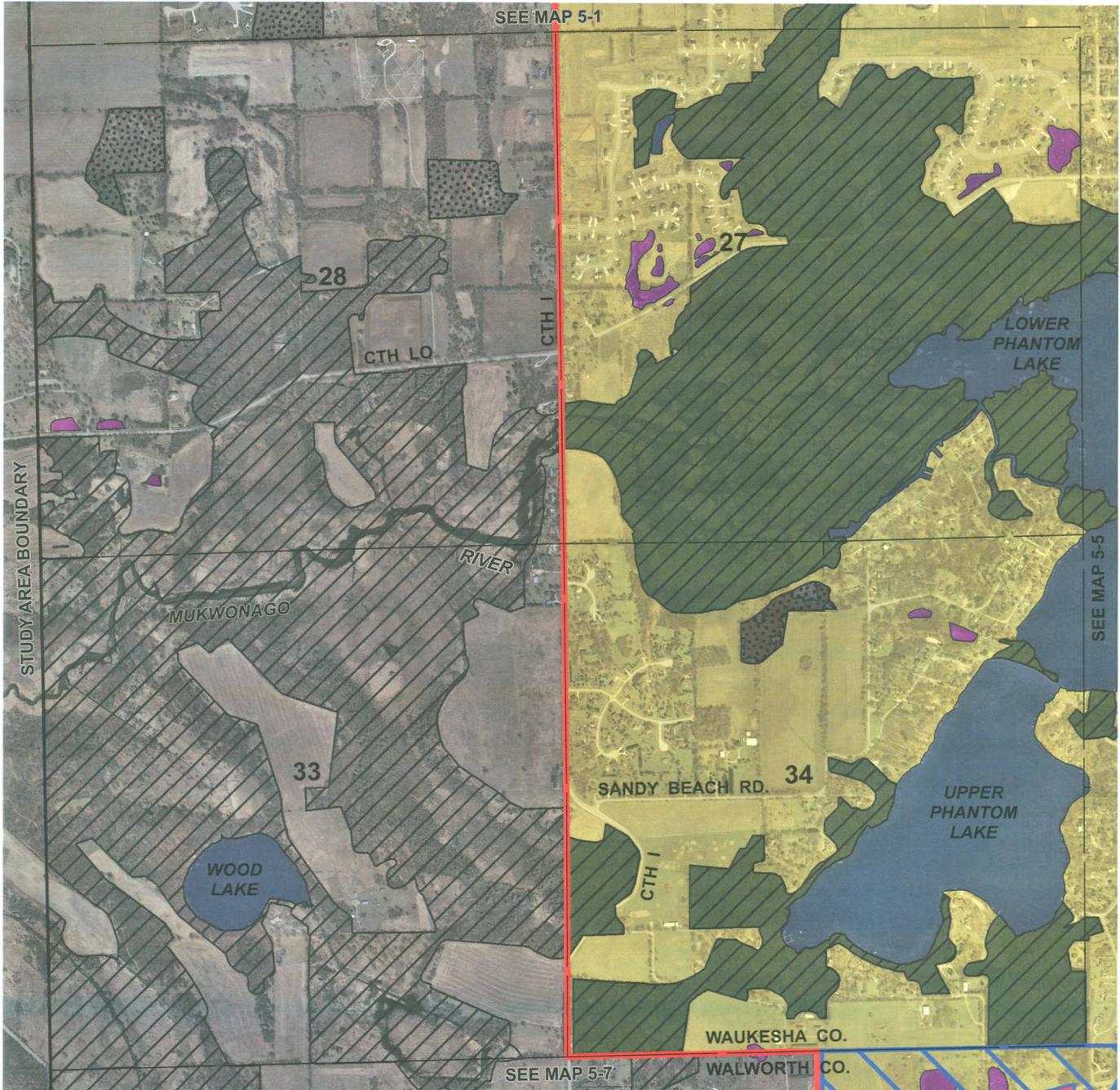
Source: SEWRPC.

PRELIMINARY DRAFT

LCC May 18, 2015

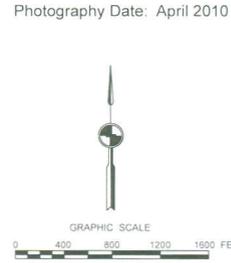
ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF MUKWONAGO AND ENVIRONS

U.S. Public Land Survey Sections 27, 28, 33, and 34
Township 5 North, Range 18 East



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

- GROSS SANITARY SEWER SERVICE AREA BOUNDARY
 - PLANNED SANITARY SEWER SERVICE AREA
- 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
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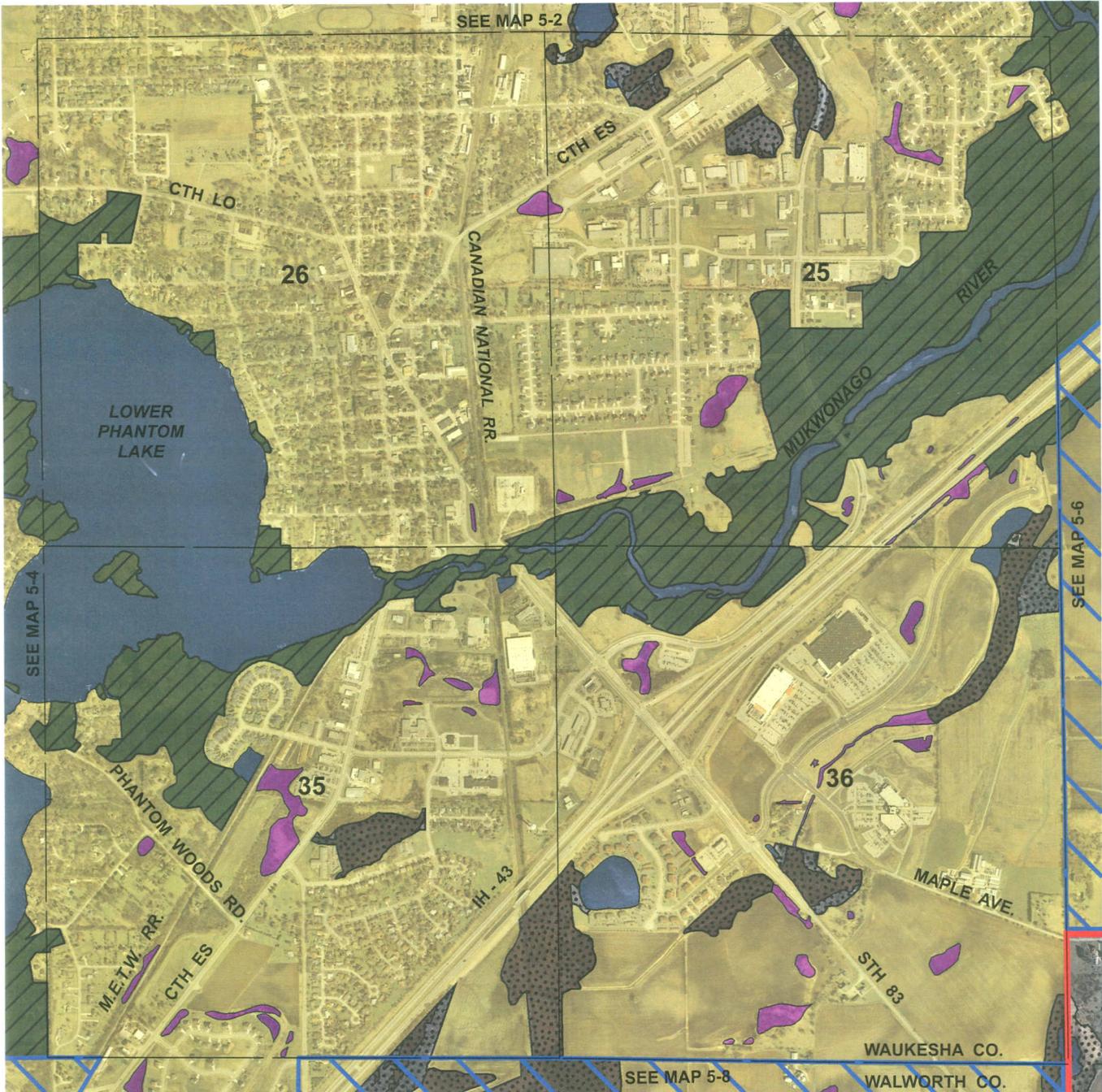
Source: SEWRPC.

PRELIMINARY DRAFT

Map 5-5

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

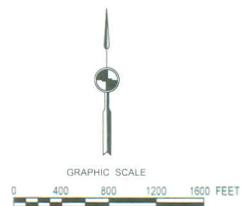
U.S. Public Land Survey Sections 25, 26, 35, and 36
Township 5 North, Range 18 East



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

-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
 -  PLANNED SANITARY SEWER SERVICE AREA
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Photography Date: April 2010



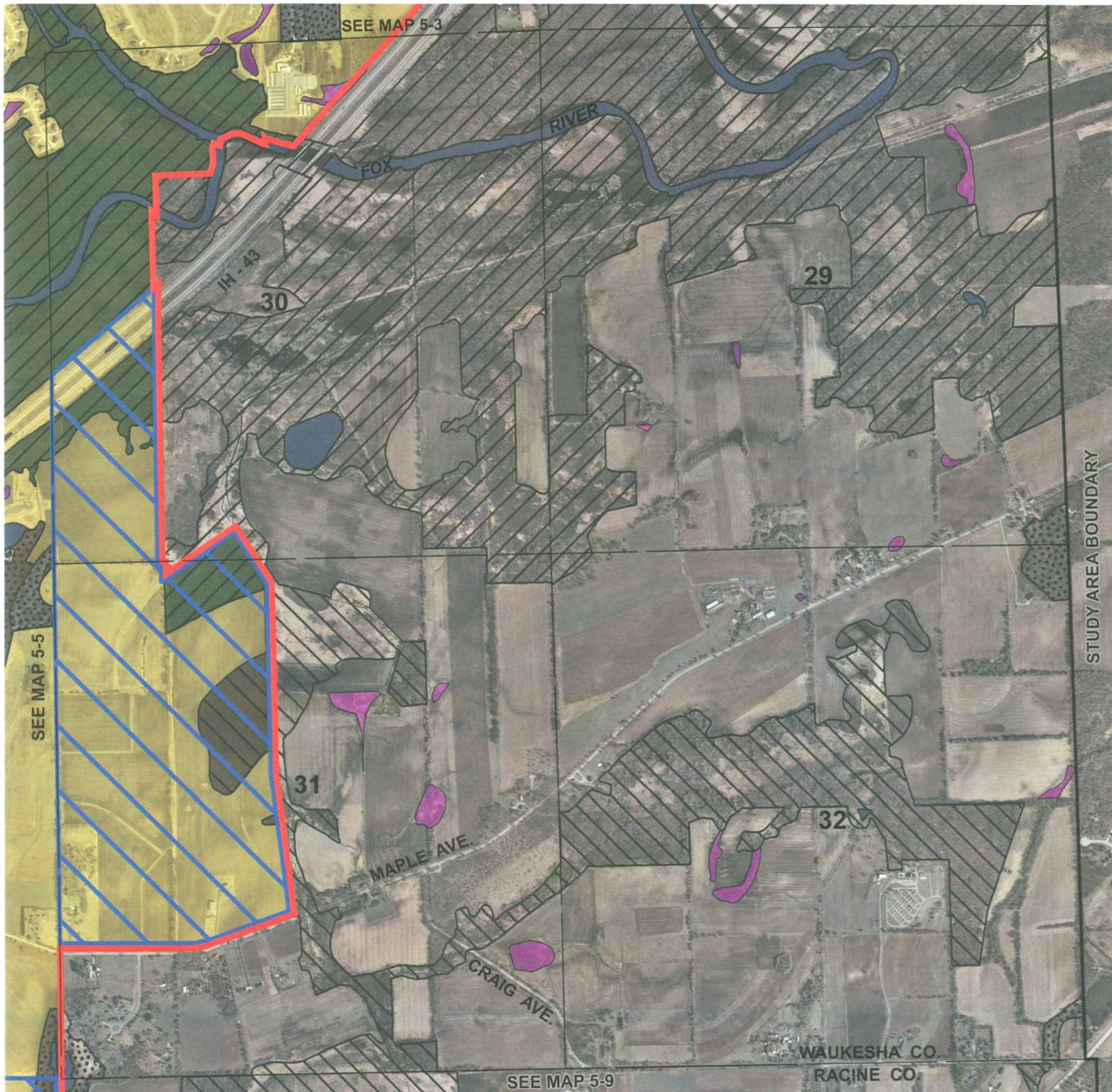
Source: SEWRPC.

PRELIMINARY DRAFT

LCC May 18, 2015

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

U.S. Public Land Survey Sections 29, 30, 31, and 32
Township 5 North, Range 19 East

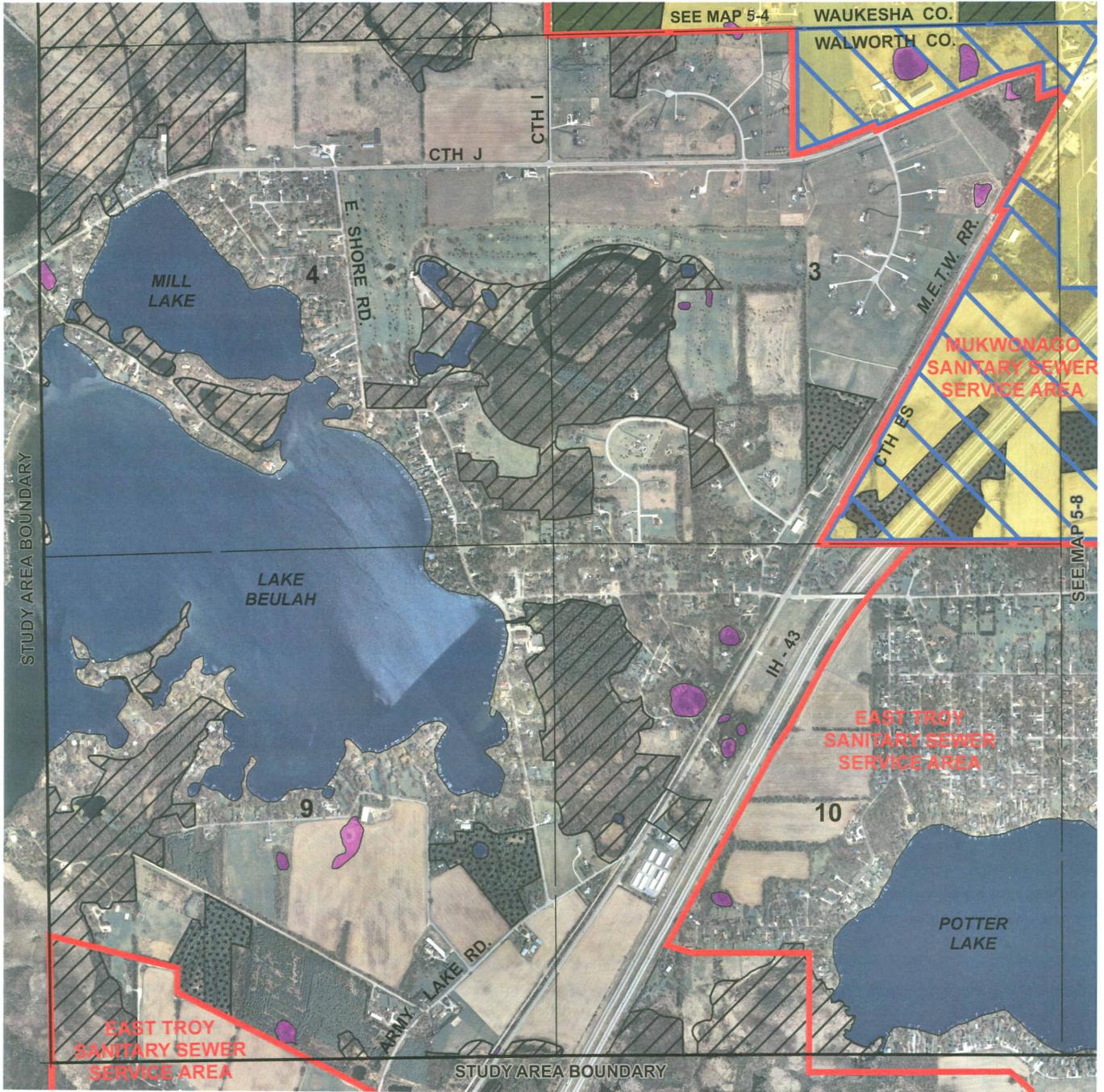


Source: SEWRPC.

PRELIMINARY DRAFT

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

U.S. Public Land Survey Sections 3, 4, 9, and 10
Township 4 North, Range 18 East



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

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

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
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Photography Date: April 2010

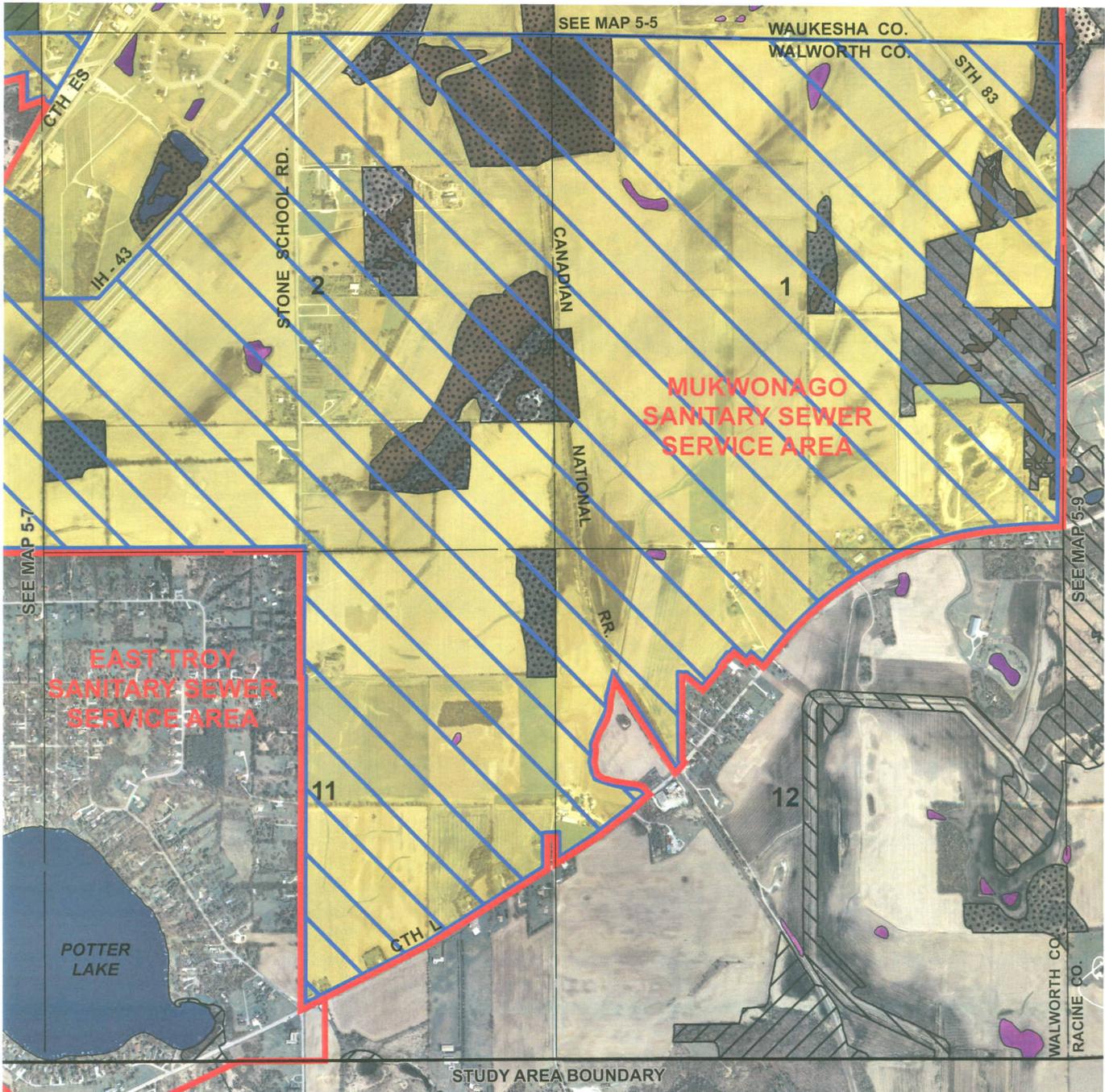


Source: SEWRPC.

PRELIMINARY DRAFT

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

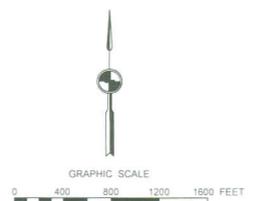
U.S. Public Land Survey Sections 1, 2, 11, and 12
Township 4 North, Range 18 East



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

- GROSS SANITARY SEWER SERVICE AREA BOUNDARY
 - PLANNED SANITARY SEWER SERVICE AREA
- 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
 - 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 2010



Source: SEWRPC.

PRELIMINARY DRAFT

Map 5-9

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

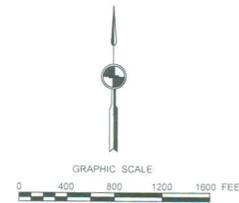
U.S. Public Land Survey Sections 5, 6, 7, and 8
Township 4 North, Range 19 East



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

-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
 -  PLANNED SANITARY SEWER SERVICE AREA
- 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.
 -  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 2010



Source: SEWRPC.

PRELIMINARY DRAFT

LCC May 18, 2015

APPENDICES

Appendix A

SUMMARY OF PROCEDURES USED IN THE IDENTIFICATION OF ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

One of the most important tasks completed by the Commission under the regional planning program for Southeastern Wisconsin is delineation of environmental corridors. Environmental corridors are linear areas in the landscape containing concentrations of natural resource and resource-related amenities. These corridors generally lie along the major stream valleys, around major lakes, and in the Kettle Moraine area of southeastern Wisconsin. Almost all the remaining high-value wetlands, woodlands, wildlife habitat areas, major bodies of surface water, and delineated floodlands and shorelands are contained within these corridors. In addition, significant groundwater recharge and discharge areas, many of the most important recreational and scenic areas, and the best remaining potential park sites are located within the environmental corridors. Such corridors are, in effect, a composite of the most important individual elements of the natural resource base in southeastern Wisconsin, and have immeasurable environmental, ecological, and recreational value.

The process of delineating environmental corridors began with the mapping of individual natural resource and resource-related elements on aerial photographs at a scale of one inch equals 400 feet. The various natural resource and resource-related elements were assigned a numeric rating intended to reflect the value of their natural characteristics. The types of natural resource and resource-related features that were mapped and the point values assigned are indicated in Table A-1.

Areas having a total point value of 10 or more based upon this mapping were identified as having “significant” natural resource value. These areas were, in turn, classified as primary environmental corridors, secondary environmental corridors, or isolated natural resource areas based upon the following criteria:

- Primary environmental corridors encompass at least 400 acres and have a minimum length of at least two miles and a minimum width of at least 200 feet.
- Secondary environmental corridors encompass at least 100 acres and have a minimum length of at least one mile.
- Isolated natural resource areas encompass at least five acres and have a minimum width of at least 200 feet.

Table A-1

VALUES ASSIGNED TO NATURAL RESOURCE BASE AND RESOURCE BASE-RELATED ELEMENTS IN THE PROCESS OF DELINEATING ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

Natural Resource Base Element	Point Value	Natural Resource Base Related Element	Point Value
Lake		Existing Park or Open Space Site	
Major (50 acres or more).....	20	Rural Open Space Site.....	5
Minor (5-49 acres).....	20	Other Park and Open Space Site.....	2
Rivers or Streams (perennial).....	10	Potential Park Site	
Shoreland		High-Value.....	3
Lake or Perennial River or Stream.....	10	Medium-Value.....	2
Intermittent Stream.....	5	Low-Value.....	1
Floodland (100-year recurrence interval).....	3	Historic Site	
Wetland.....	10	Structure.....	1
Woodland.....	10	Other Cultural.....	1
Wildlife Habitat		Archaeological.....	2
Class I.....	10	Scenic Viewpoint.....	5
Class II.....	7	Natural Area	
Class III.....	5	State Scientific Area.....	15
Steep Slope		Statewide or Greater Significance.....	15
20 Percent or More.....	7	County or Regional Significance.....	10
12-19 Percent.....	5	Local Significance.....	5
Prairie.....	10		

Source: SEWRPC.

The resulting definitions are held out as subject to field verification where appropriate. The Commission staff is frequently called upon by county and local units of government to verify and stake in the field the boundaries of these environmentally significant lands.

Additional documentation regarding the environmental corridor delineation process is presented in an article titled “Refining the Delineation of Environmental Corridors in Southeastern Wisconsin” published in SEWRPC *Technical Record*, Volume Four, Number Two, dated 1981, which may be viewed on the Regional Planning Commission website.

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Appendix B

REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE ANALYSIS

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 that the findings of the job-housing analysis be provided 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 sewer system, assuming implementation of adopted long-range comprehensive plans for those areas. For each sewered community, the analysis compared the projected relative shares of lower-cost, moderate-cost, and higher-cost housing¹ with the projected relative shares of lower-wage, moderate-wage, and higher-wage jobs,² respectively. Job/housing imbalances identified under this analysis are indicated on Map B-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.

Map B-1 shows the Village of Mukwonago is projected to have lower-cost and moderate-cost job/housing imbalances. 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, in order 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 or less). Actions to address

¹ 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.

² 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.

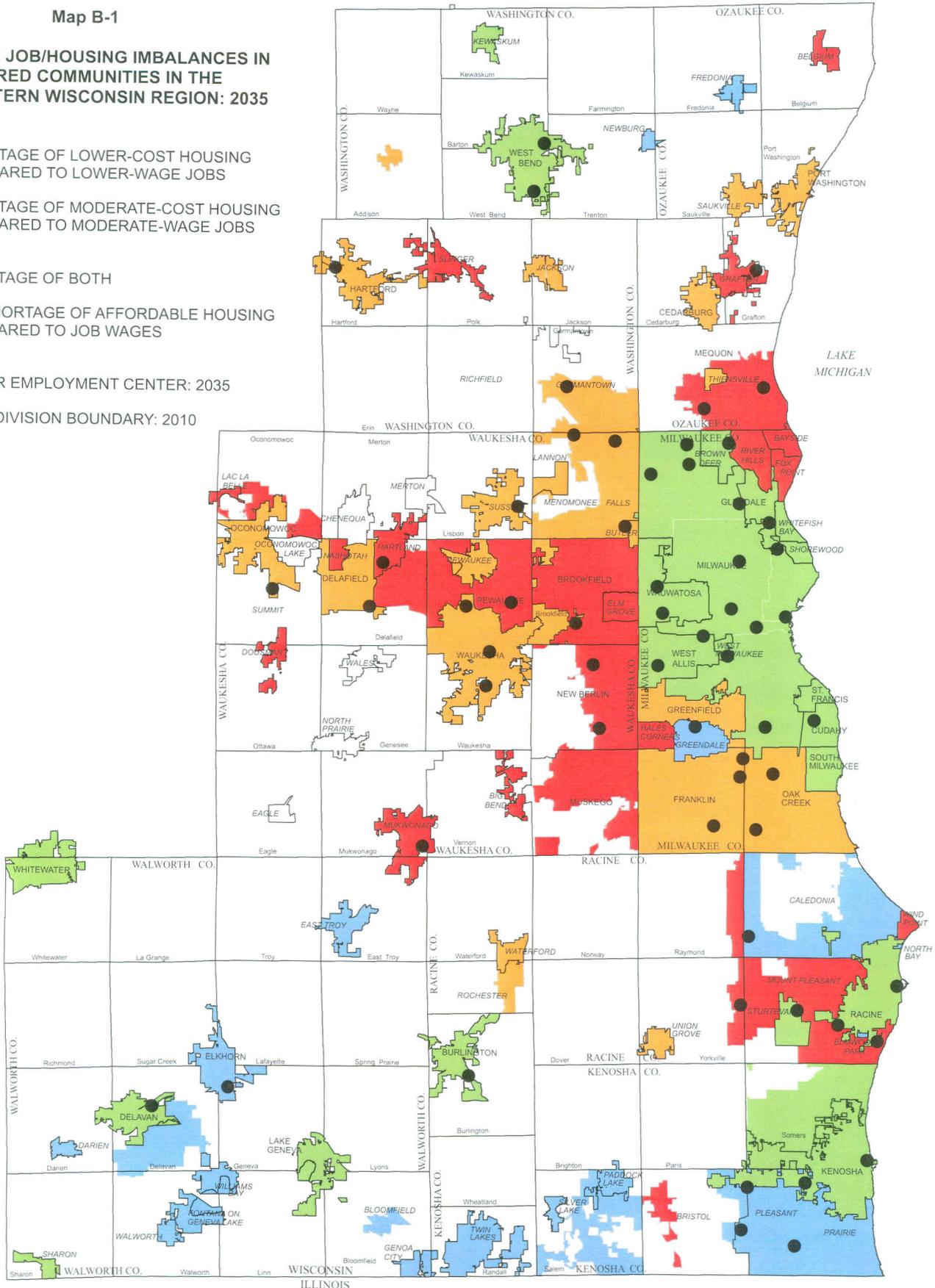
a lower-cost job/housing imbalance could include modifying the comprehensive plan to permit some modest multi-family housing (density of about 10 housing units per acre and 800 to 850 square feet per two bedroom apartment).

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

Map B-1

PROJECTED JOB/HOUSING IMBALANCES IN SEWERED COMMUNITIES IN THE SOUTHEASTERN WISCONSIN 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



Source: Local Government Comprehensive Plans and SEWRPC.

PRELIMINARY DRAFT