COMMUNITY ASSISTANCE
PLANNING REPORT NO. 191
(2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF MUKWONAGO

WALWORTH AND WAUKESHA COUNTIES WISCONSIN

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

TO: The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the Counties of Walworth and Waukesha, the Villages of East Troy and Mukwonago, and the Towns of East Troy, Mukwonago, and Vernon

This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held on the 17th day of June 2015, the Commission did by unanimous vote of all Commissioners present, being 16 ayes and 0 nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated by reference to the same force and effect as if it had been specifically set forth herein in detail, adopt an amendment to the regional water quality management plan, which plan was originally adopted by the Commission on the 12th day of July 1979, as part of the master plan for the physical development of the Region. Said amendment to the regional water quality management plan pertains to the revised Mukwonago sanitary sewer service area and consists of the documents attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan, and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the City of Pewaukee, Wisconsin, this 18th day of June 2015.

David L. Stroik, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:

Kenneth R. Yunker, Deputy Secretary

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RESOLUTION NO. 2015-08

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 (MUKWONAGO SANITARY SEWER SERVICE AREA)

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

WHEREAS, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Mukwonago sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 191, *Sanitary Sewer Service Area for the Village of Mukwonago, Waukesha County, Wisconsin*, November 1990, as amended; and

WHEREAS by letter dated November 21, 2014, the Village of Mukwonago requested that the Commission amend the Mukwonago sanitary sewer service area to include certain lands located outside of the currently adopted sewer service area; and

WHEREAS, the proposed amendment to the regional water quality management plan is documented in SEWRPC Community Assistance Planning Report No. 191, (2nd Edition), entitled *Sanitary Sewer Service Area for the Village of Mukwonago, Walworth and Waukesha Counties, Wisconsin*, attached hereto and made a part hereof; and

WHEREAS, the proposed amendment to the regional water quality management plan, as documented in SEWRPC Community Assistance Planning Report No. 191 (2nd Edition), was the subject of a public hearing held jointly by the Village of Mukwonago and the Regional Planning Commission on June 2, 2015; 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 Mukwonago Sanitary Sewer Service Area, as set forth in SEWRPC Community Assistance Planning Report No. 191, be and the same hereby is amended to include the revised sanitary sewer service area plan for the Mukwonago area, as set forth in SEWRPC Community Assistance Planning Report No. 191 (2nd Edition).

RESOLUTION NO. 2015-08

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.

THIRD: That a true, correct, and exact copy of this resolution, together with a complete and exact copy of the SEWRPC Community Assistance Planning Report No. 191 (2nd Edition), 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 17th day of June 2015, the vote being: Ayes 16; Nays 0.

David L. Stroik, Chairman

ATTEST:

Kenneth R. Yunker, Deputy Secretary

COMMUNITY ASSISTANCE PLANNING REPORT
No. 191 (2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF MUKWONAGO

WALWORTH AND WAUKESHA COUNTIES, WISCONSIN

Prepared by the

Southeastern Wisconsin Regional Planning Commission
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June 2015

$10.00

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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.

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

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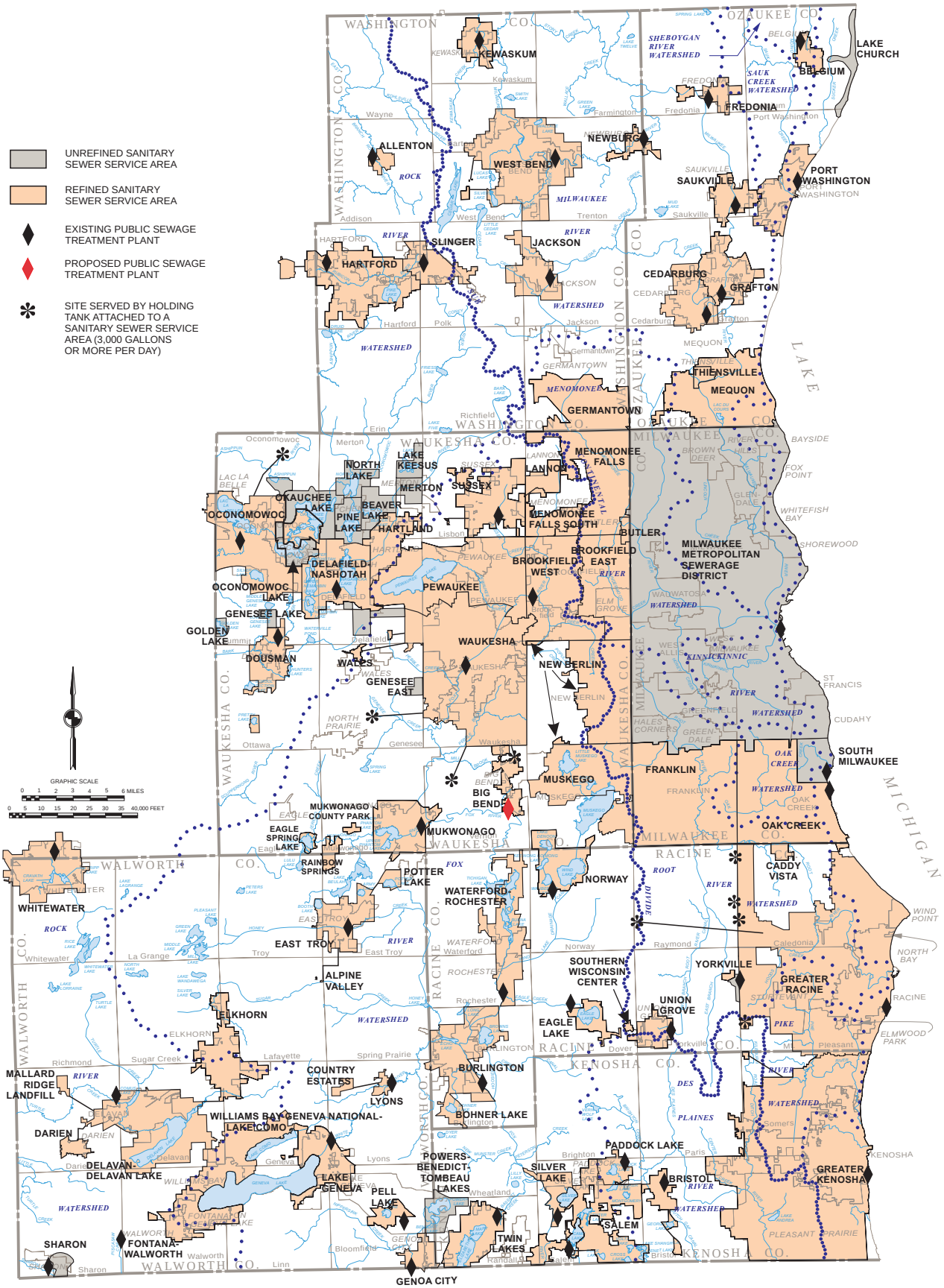
[1]*The adopted areawide water quality management plan is documented in SEWRPC Planning Report No. 30,* A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000*, dated 1978-1979, as amended.*

Map 1

RECOMMENDED SANITARY SEWER SERVICE AREAS IN THE REGION: MARCH 2015



Source: SEWRPC.

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.

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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.

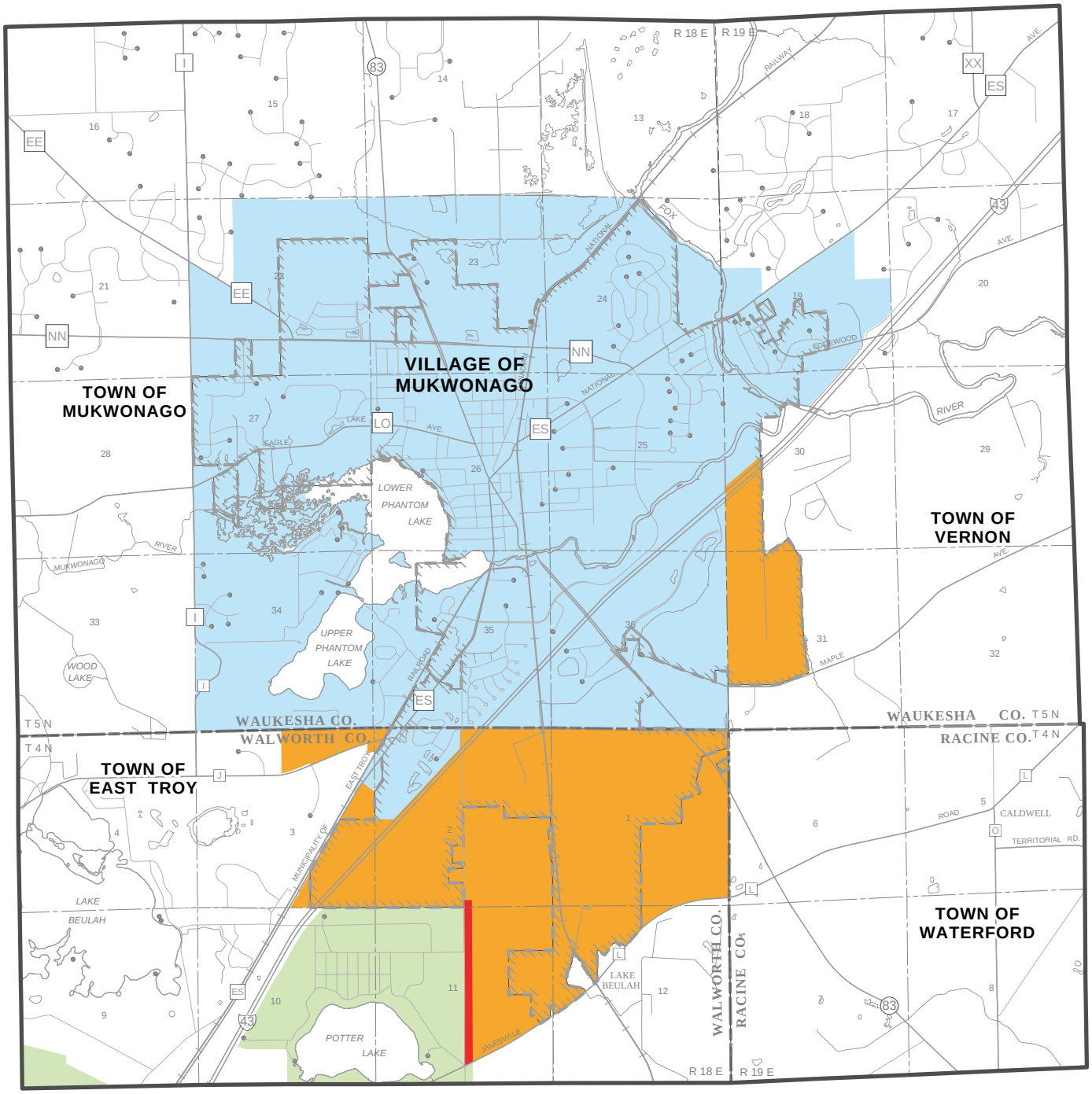
PROPOSED ADDITIONS TO THE MUKWONAGO SANITARY SEWER SERVICE AREA

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

Map 2

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

GRAPHIC SCALE

0 1/4 1/2 1 MILE

0 1125 2250 3375 4500 FEET

Source: SEWRPC.

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.

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.

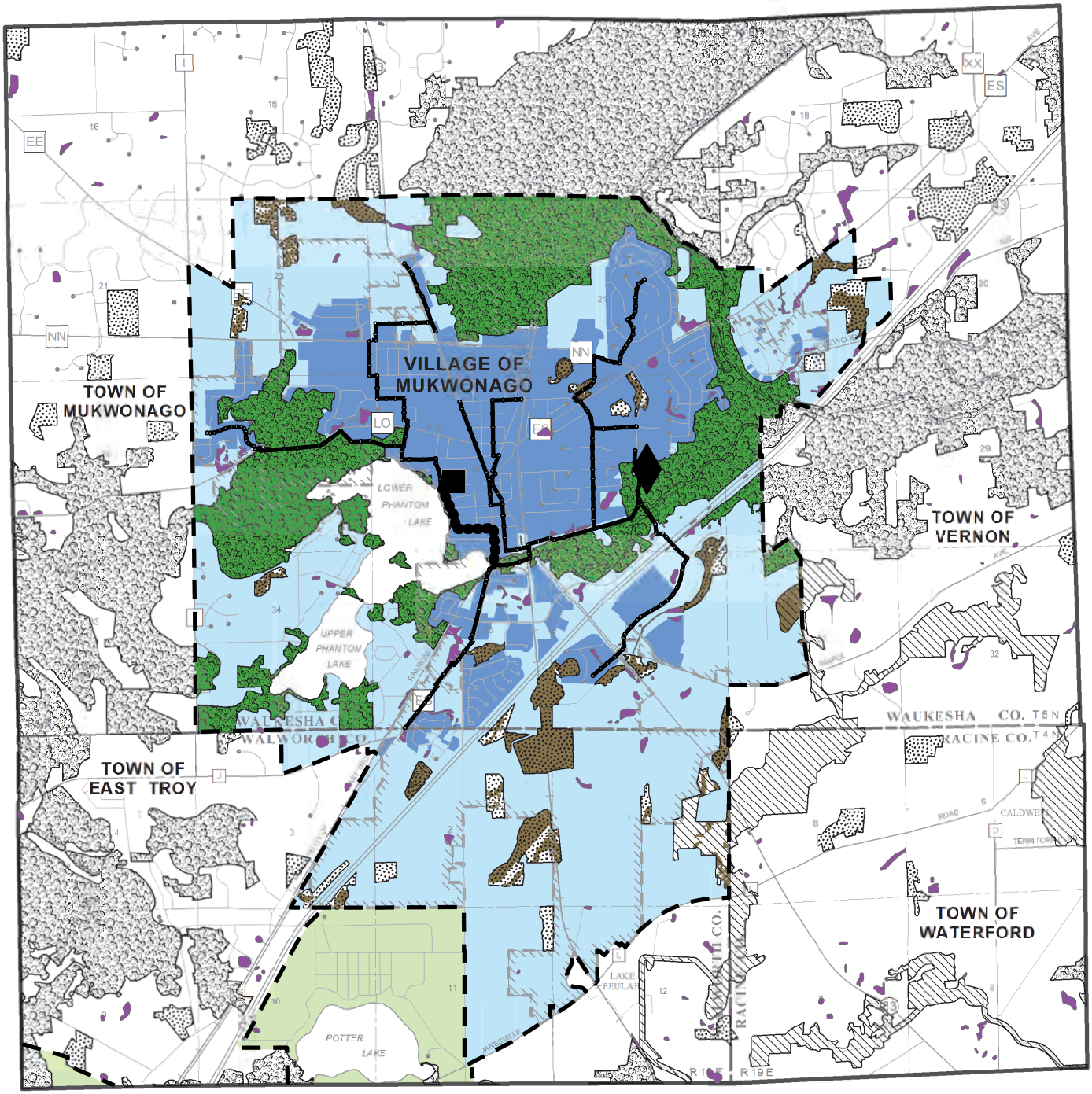
Environmentally Significant Lands Within the Proposed Sewer Service Area

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.

Map 3

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 FORCE MAIN

EXISTING LIFT STATION

EXISTING PUBLIC SEWAGE TREATMENT FACILITY

GRAPHIC SCALE

0 1/4 1/2 1 MILE

0 1125 2250 3375 4500 FEET

Source: SEWRPC.

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.

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.

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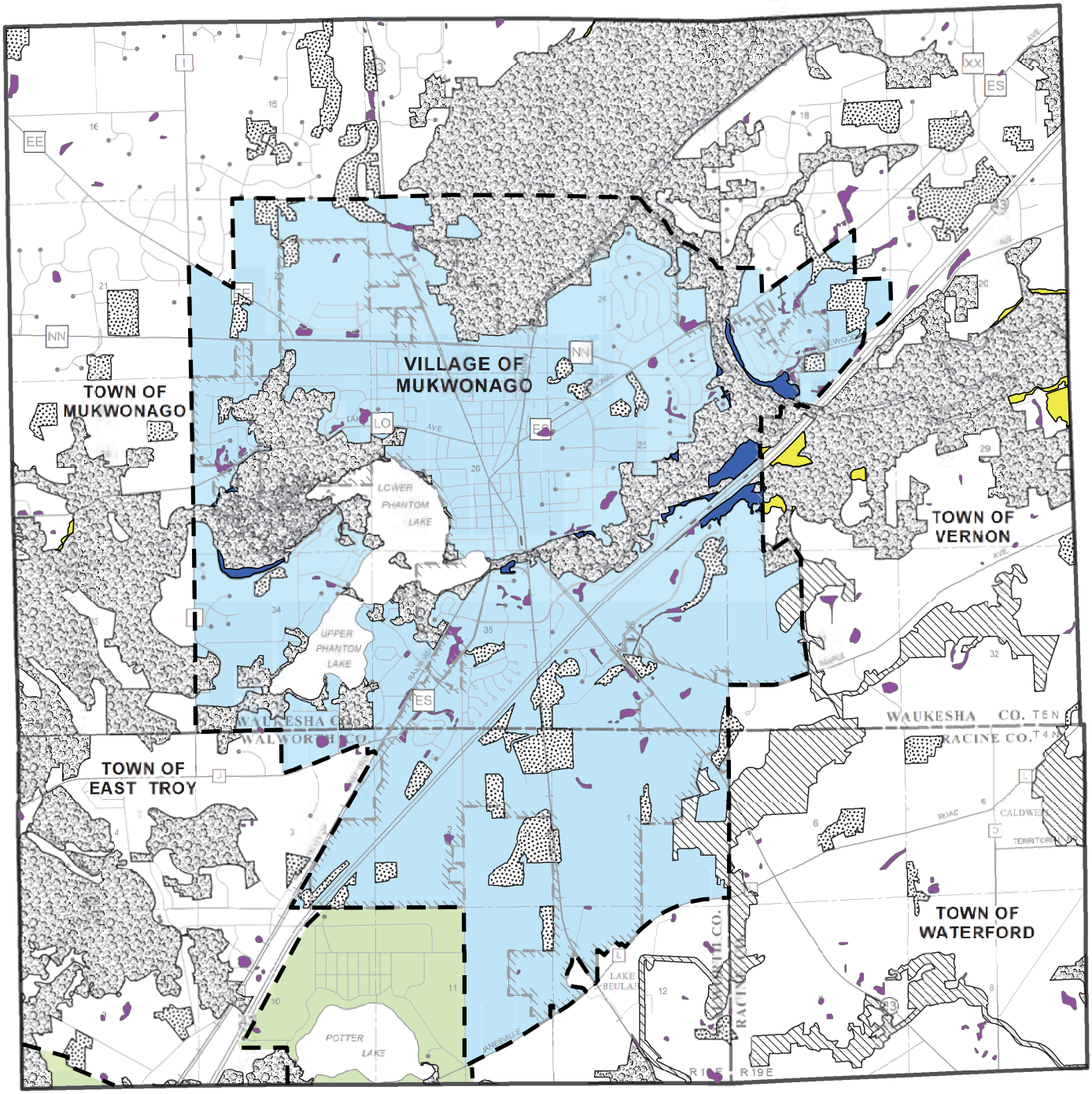
[1]*Consistent with the year 2035 regional land use plan, in lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 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

GRAPHIC SCALE

0 1/4 1/2 1 MILE

0 1125 2250 3375 4500 FEET

Source: SEWRPC.

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 sewered 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

A public hearing was held on June 2, 2015, at the Mukwonago Village Hall to receive public comment on, and reaction to, the proposed sewer service area amendment. The hearing was sponsored by the Village of Mukwonago and the Regional Planning Commission. A summary of the amendment was presented prior to receiving public comment.

Commission staff noted that the Regional Planning Commission had received a letter dated May 27, 2015, from the Chairman of the East Troy Town Board indicating that the Town is opposed to parts of the requested sewer service area amendment. Specifically, the Town objected to adding lands in the Town of East Troy to the Mukwonago sewer service area, indicating that such additions would not likely be developed in the foreseeable future (see Appendix C-record of public hearing). Village of Mukwonago staff noted that the proposed amendment is consistent with the Town of East Troy-Village of Mukwonago boundary agreement and that adding all of the future Village lands to the planned sewer service area is essential to proper sewer system planning and is more efficient than doing multiple amendments in the future.

The public hearing was very well attended with numerous residents speaking. A substantial majority of those who spoke expressed opposition to having their lands included within the Mukwonago sewer service area and had questions and comments related to future requirements for being annexed into the Village and connecting to public sewers. Virtually all of those who spoke were residents of the Town of Mukwonago whose properties are within the currently adopted sewer service area, and thus, were not impacted by the proposed amendment.

LOCAL ACTION ON THE PLAN AMENDMENT

The Mukwonago Village Board approved the sewer service area amendment following the public hearing on June 2, 2015. On May 18, 2015, the East Troy Village Board approved the proposed change to the Village of East Troy sewer service area.

COMMISSION RESPONSE TO THE LETTER FROM THE TOWN OF EAST TROY

As noted above, the May 27, 2015, letter from the Chairman of the East Troy Town Board to the Commission staff expressed the Town of East Troy's objections to the proposed amendment to the planned sanitary sewer service area for the Village of Mukwonago, stating that the Town "objects to adding any areas (in the Town of East Troy) not currently within the Village boundaries to the new service area." The letter makes special note of the 27-acre area along Stone School Road shown in red on Map 2 of this report, stating that "no discussions have taken place about any planned development" in that area, and characterizing inclusion of those lands as "extremely premature."

The Commission has considered the Town's comments and offers the following response:

- All of the area within the Town of East Troy that is proposed to be added to the Village of Mukwonago planned sanitary sewer service area is within the "boundary detachment areas" established under the March 2005 municipal boundary agreement between the Village of Mukwonago and the Town of East Troy. The boundary agreement sets forth the conditions under which lands in the "detachment areas" would be added to the Village of Mukwonago. That agreement requires that the Town of East Troy approve a request to detach lands within a "detachment area" if the conditions for attachment of those lands to the Village of Mukwonago as set forth in the agreement are satisfied—including request by land owner for annexation and/or Village services and land must be contiguous to the Village and adjacent to Village lands that are developed or under the process of being developed.

- None of the area within the Town of East Troy that is proposed to be added to the Village of Mukwonago sewer service area, except the 27-acre area along Stone School Road is currently within a planned sewer service area.

- The area along School Section Road is within the Village of East Troy sanitary sewer service area, but not within Town of East Troy Sanitary District No. 2. However, because that area would ultimately be located within the Village of Mukwonago under the municipal boundary agreement between the Village of Mukwonago and the Town of East Troy, it is logical that it would be served by the Village of Mukwonago sanitary sewerage system and wastewater treatment plant. The Village of East Troy has recognized that situation, and on May 18, 2015, the Village Board approved amending its planned sanitary sewer service area to exclude the 27-acre area along Stone School Road.

Subsequent to the public hearing, the Town of East Troy reconsidered the Town's position and in a letter to the Regional Planning Commission dated June 13, 2015 (see Appendix C), withdrew their objection to the sewer service area amendment.

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**
  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 the preservation of primary environmental corridors and that consideration be given to the preservation of 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 Mukwonago urban service area be conveyed to and treated at the Village of Mukwonago wastewater treatment plant. The proposed sewer service area amendment is consistent with these recommendations of the regional water quality management plan.

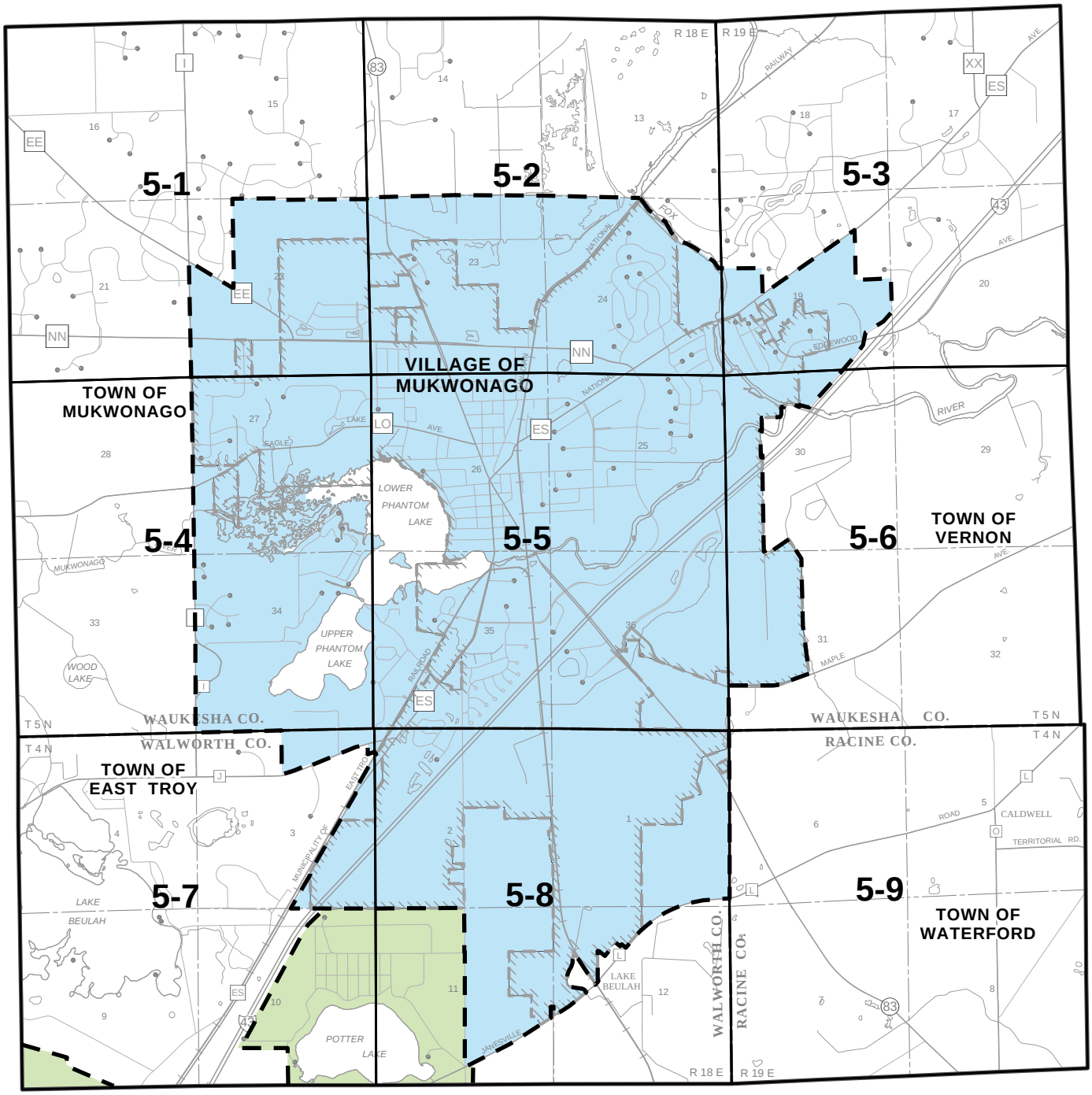
- **Consistency with Chapter NR 121 of the *Wisconsin Administrative Code***
  Chapter NR 121 of the *Wisconsin Administrative Code* governs the preparation of areawide water quality management plans, including the component sewer service area plans. The code requires that sewer service areas be determined 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 the Southeastern Wisconsin Regional Planning Commission formally amend the Village of Mukwonago sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 191, (2nd Edition), in the manner shown on Map 1. It is also recommended that the Wisconsin Department of Natural Resources approve this sewer service area plan amendment and transmit the plan amendment to the U.S. Environmental Protection Agency for certification.

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

GRAPHIC SCALE

0 1/4 1/2 1 MILE

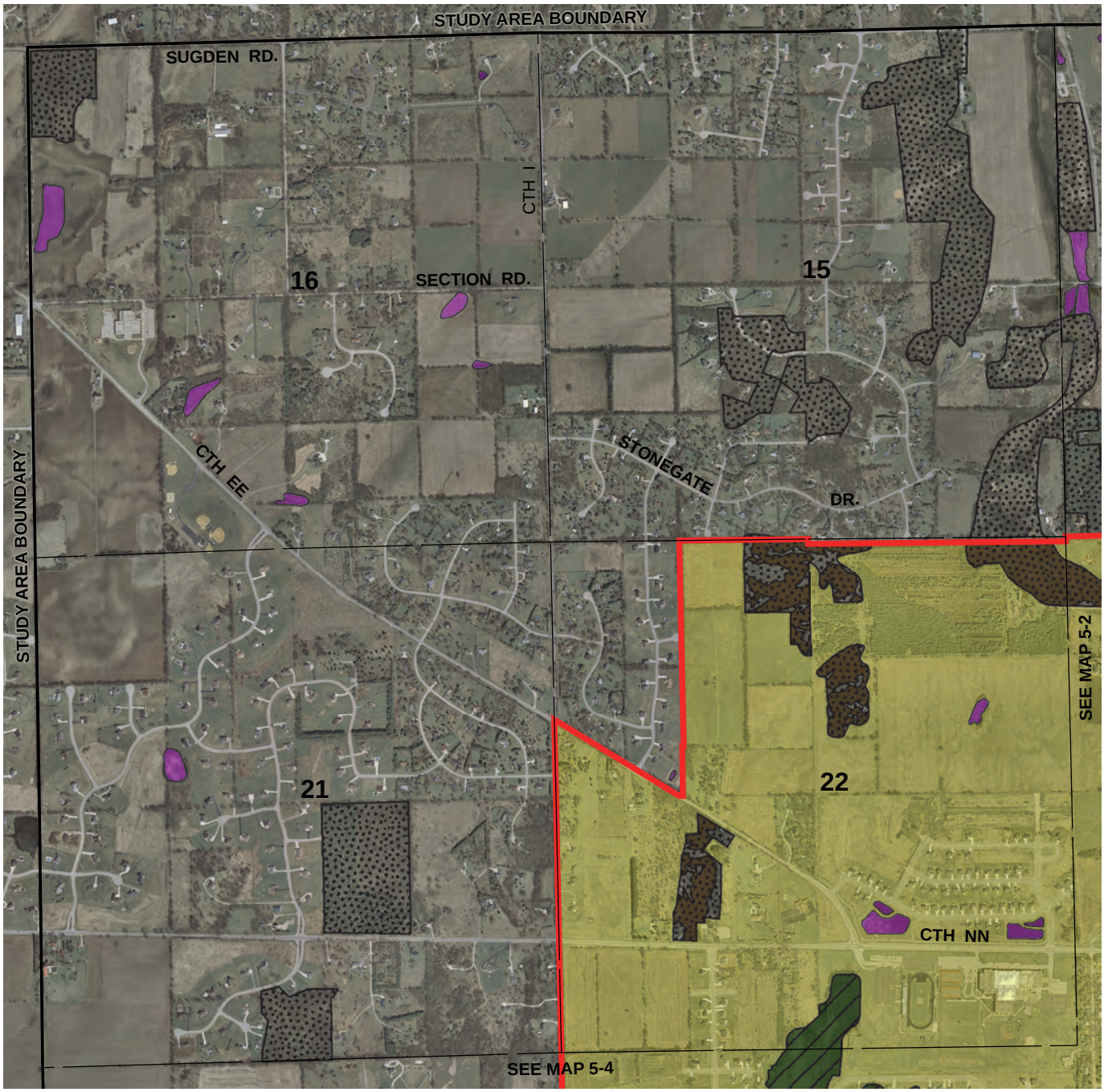
0 1125 2250 3375 4500 FEET

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



Photography Date: April 2010

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

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.

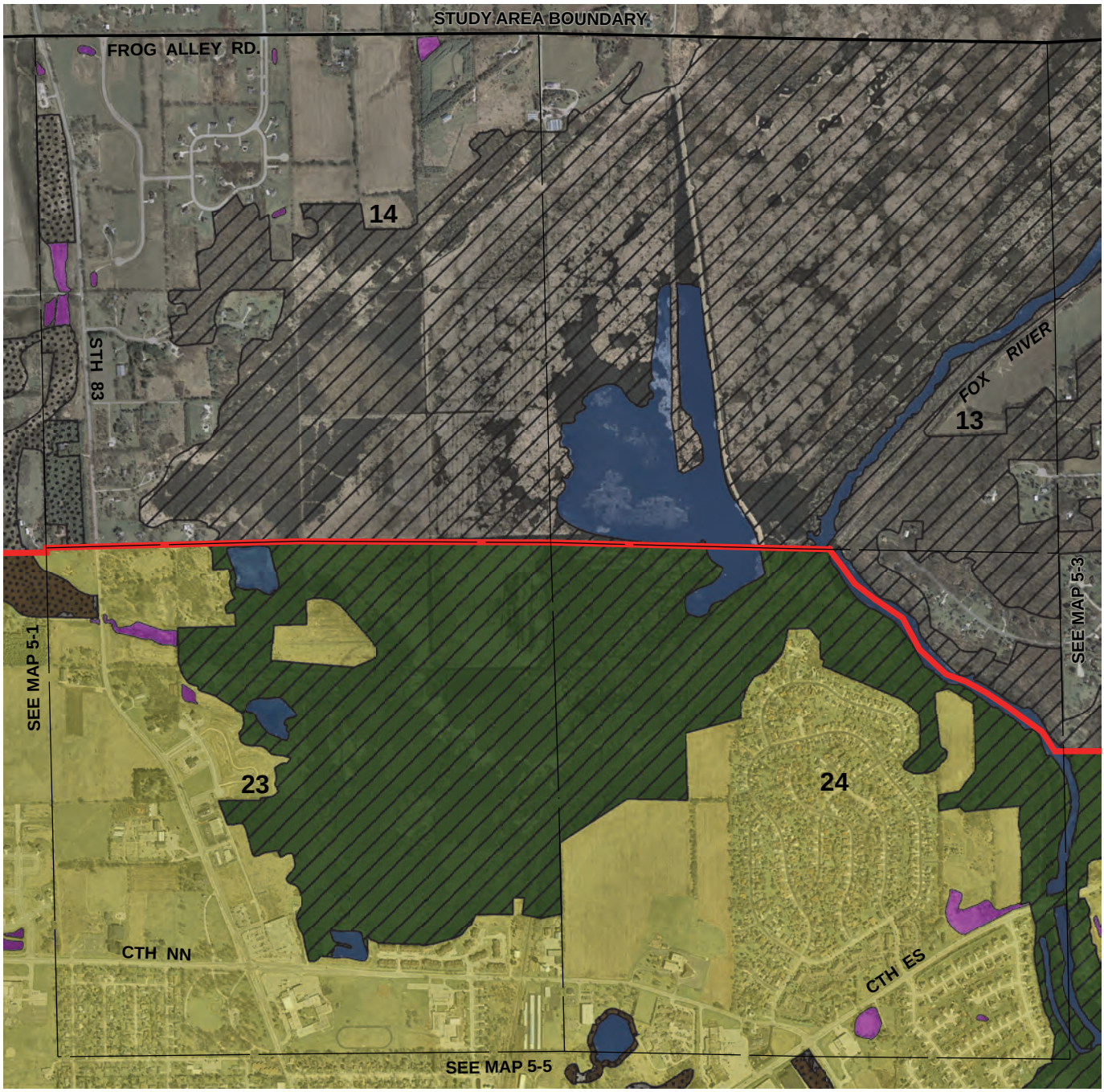
GRAPHIC SCALE
0 400 800 1200 1600 FEET

Source: SEWRPC.

Map 5-2

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

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

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

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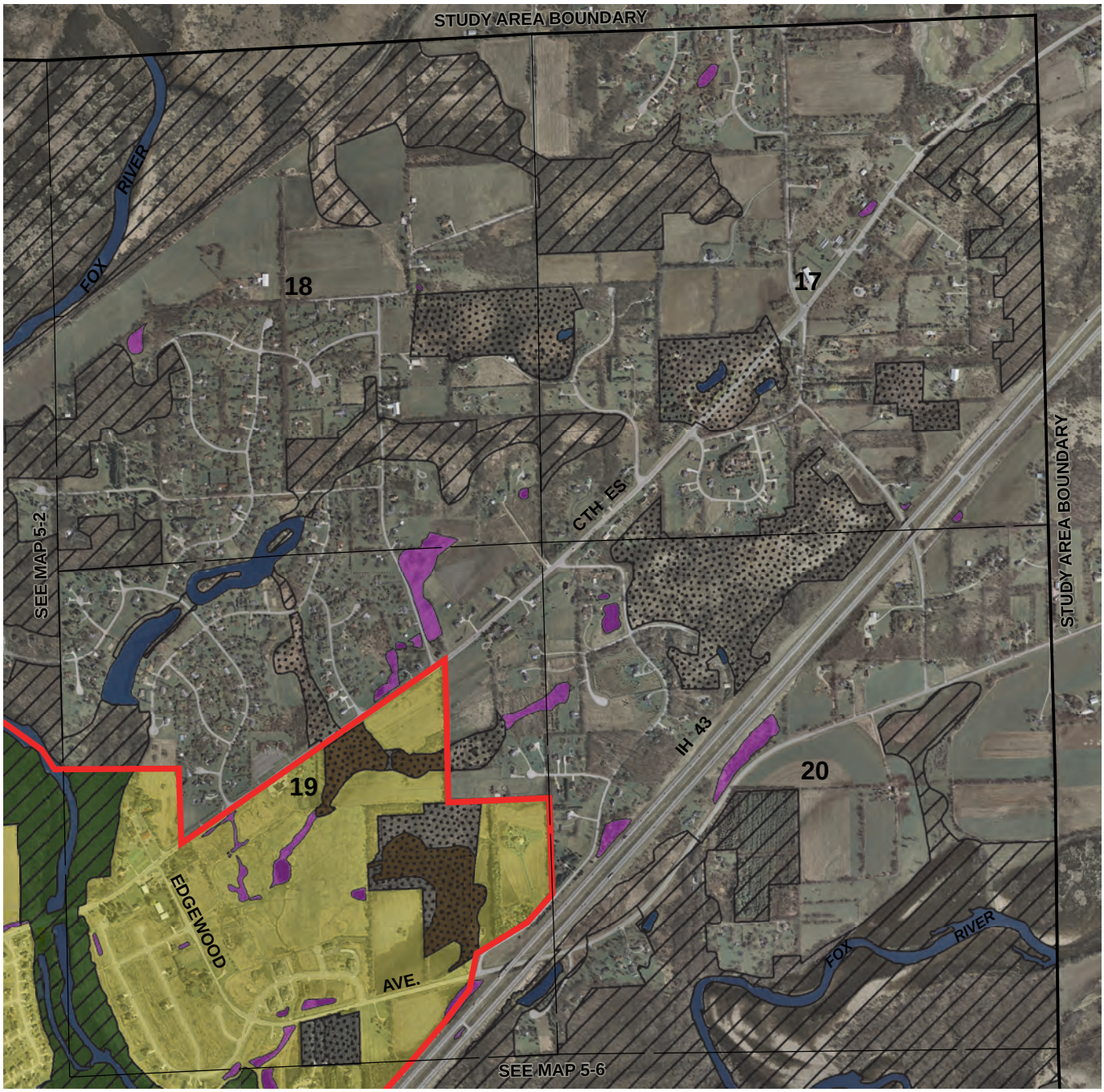
GRAPHIC SCALE
0 400 800 1200 1600 FEET

Source: SEWRPC.

Map 5-3

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

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

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

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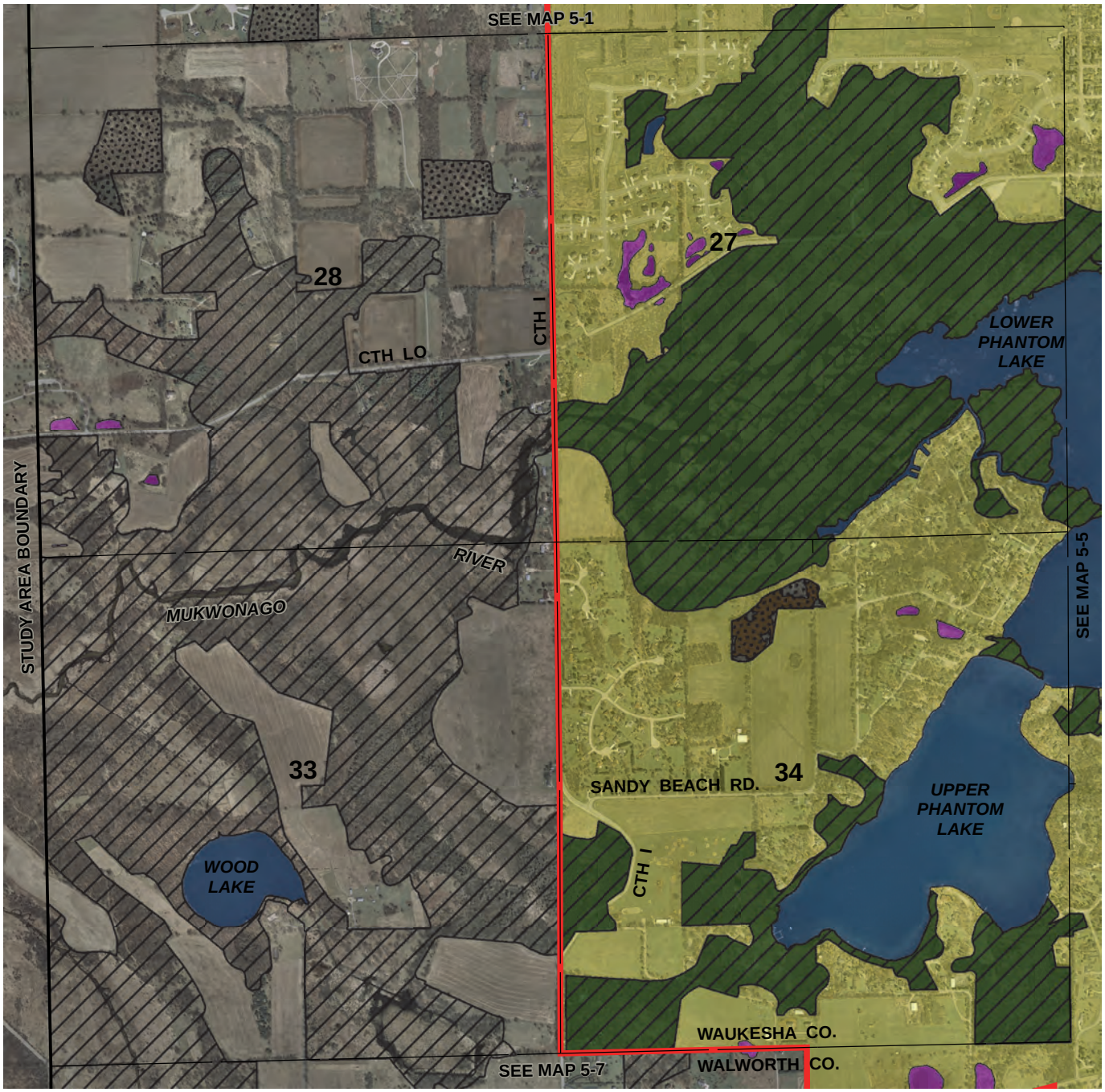
GRAPHIC SCALE
0 400 800 1200 1600 FEET

Source: SEWRPC.

Map 5-4

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



Photography Date: April 2010

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

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

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GRAPHIC SCALE
0 400 800 1200 1600 FEET

Source: SEWRPC.

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

Photography Date: April 2010

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

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

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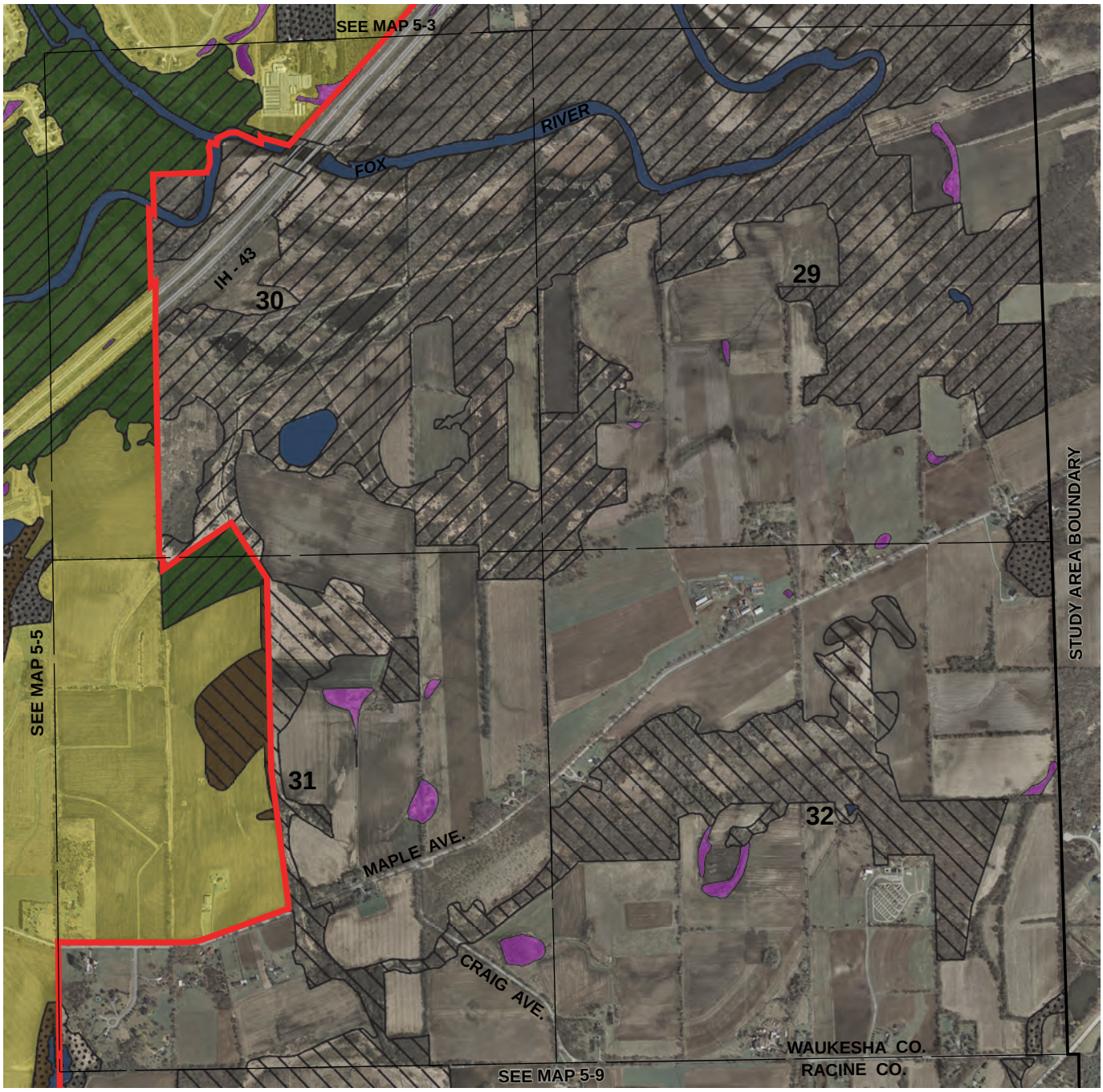
GRAPHIC SCALE
0 400 800 1200 1600 FEET

Source: SEWRPC.

Map 5-6

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



Photography Date: April 2010

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

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

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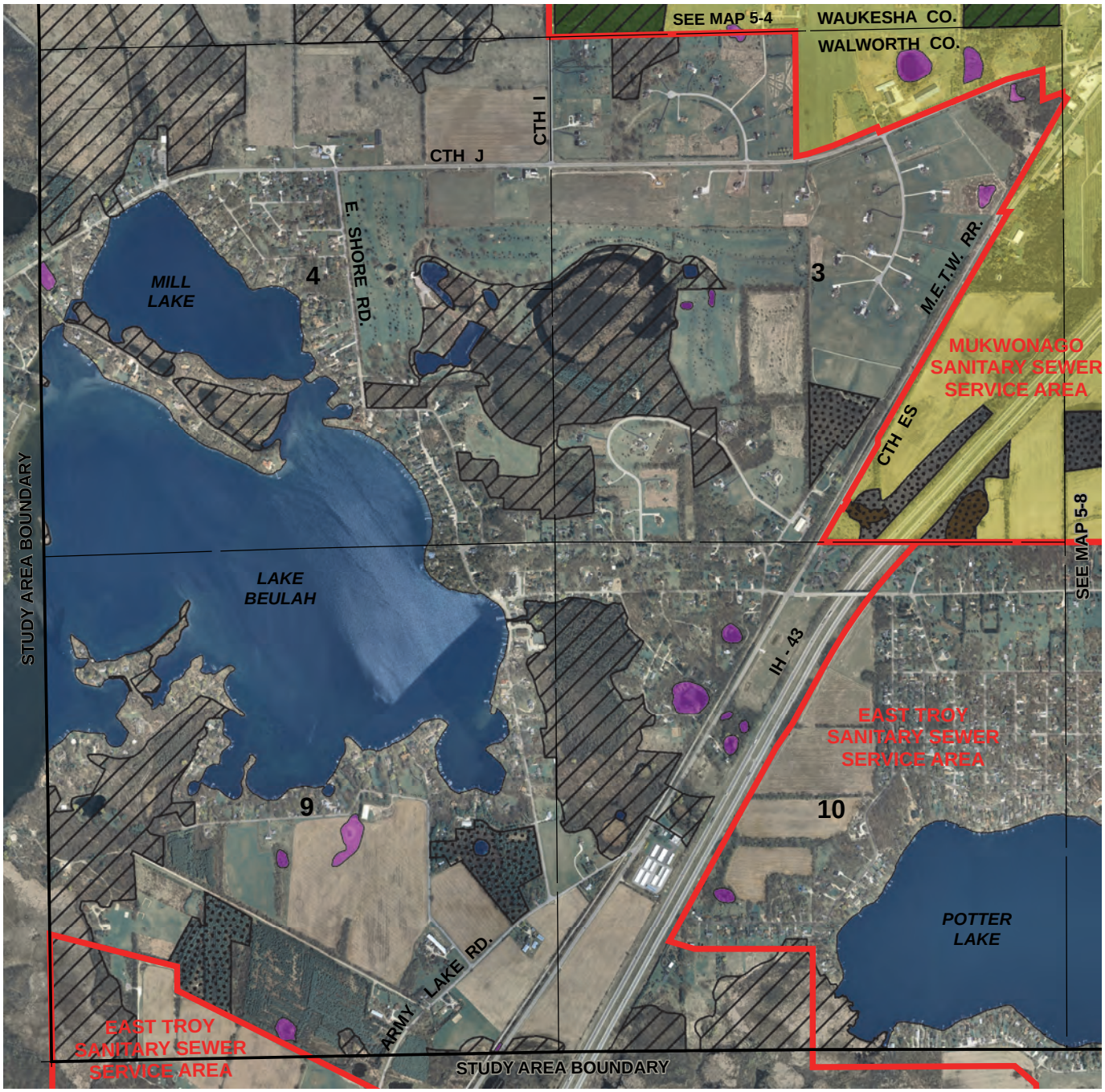
GRAPHIC SCALE
0 400 800 1200 1600 FEET

Source: SEWRPC.

Map 5-7

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



Photography Date: April 2010

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

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

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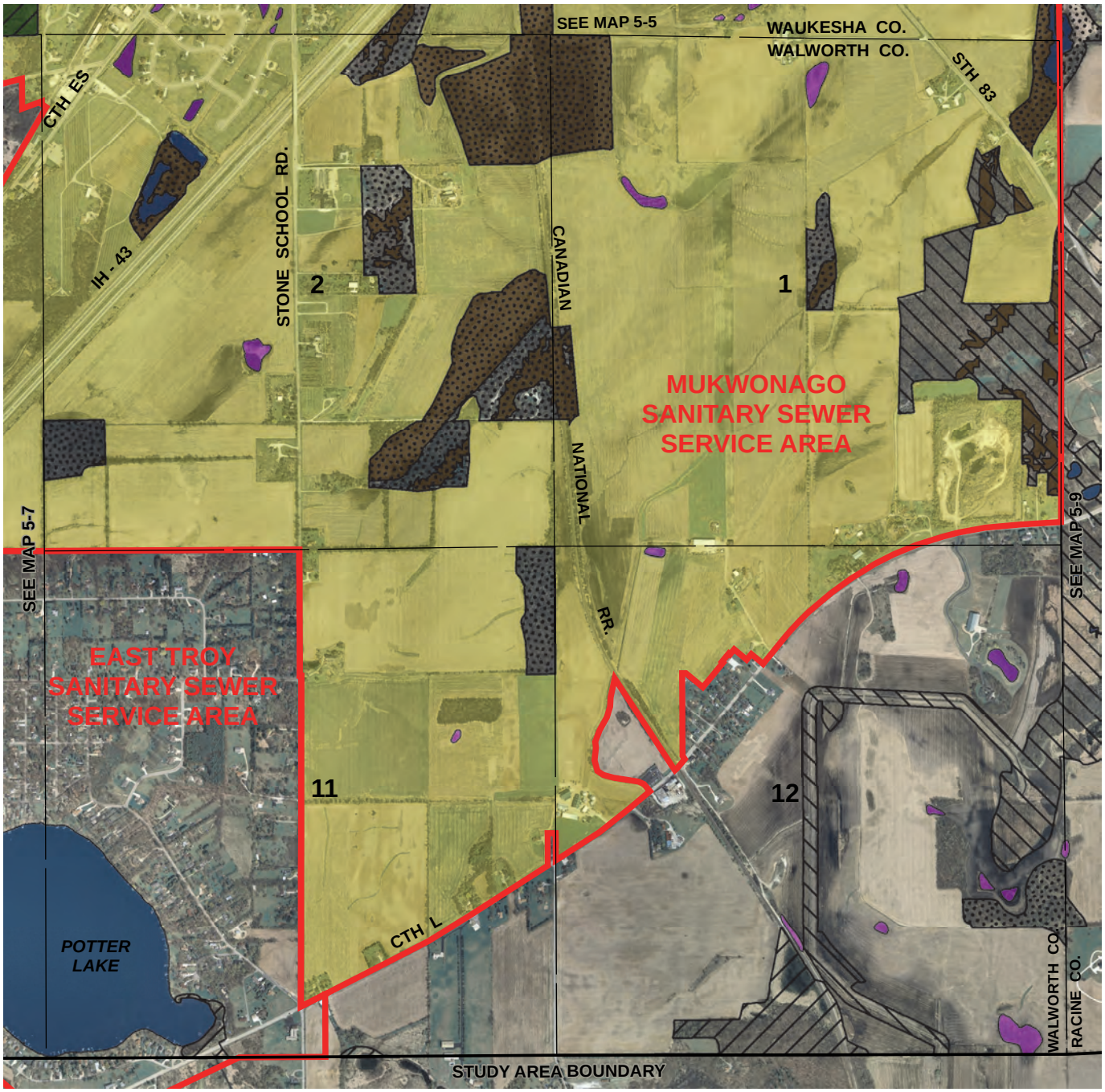
GRAPHIC SCALE
0 400 800 1200 1600 FEET

Source: SEWRPC.

Map 5-8

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



Photography Date: April 2010

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

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

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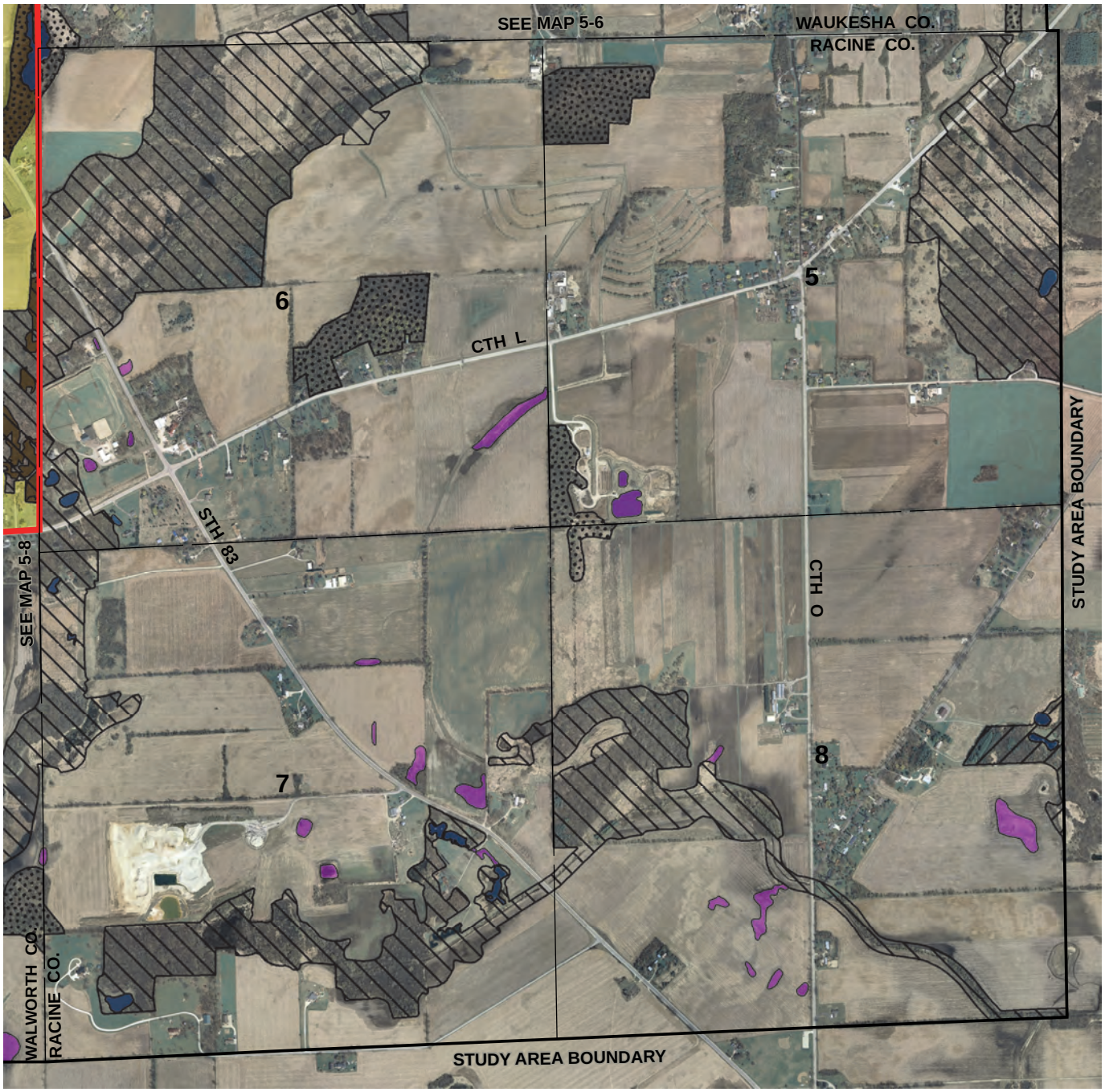
GRAPHIC SCALE
0 400 800 1200 1600 FEET

Source: SEWRPC.

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



Photography Date: April 2010

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

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

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GRAPHIC SCALE
0 400 800 1200 1600 FEET

Source: SEWRPC.

APPENDICES

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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.

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 housing[1] 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

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[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.*

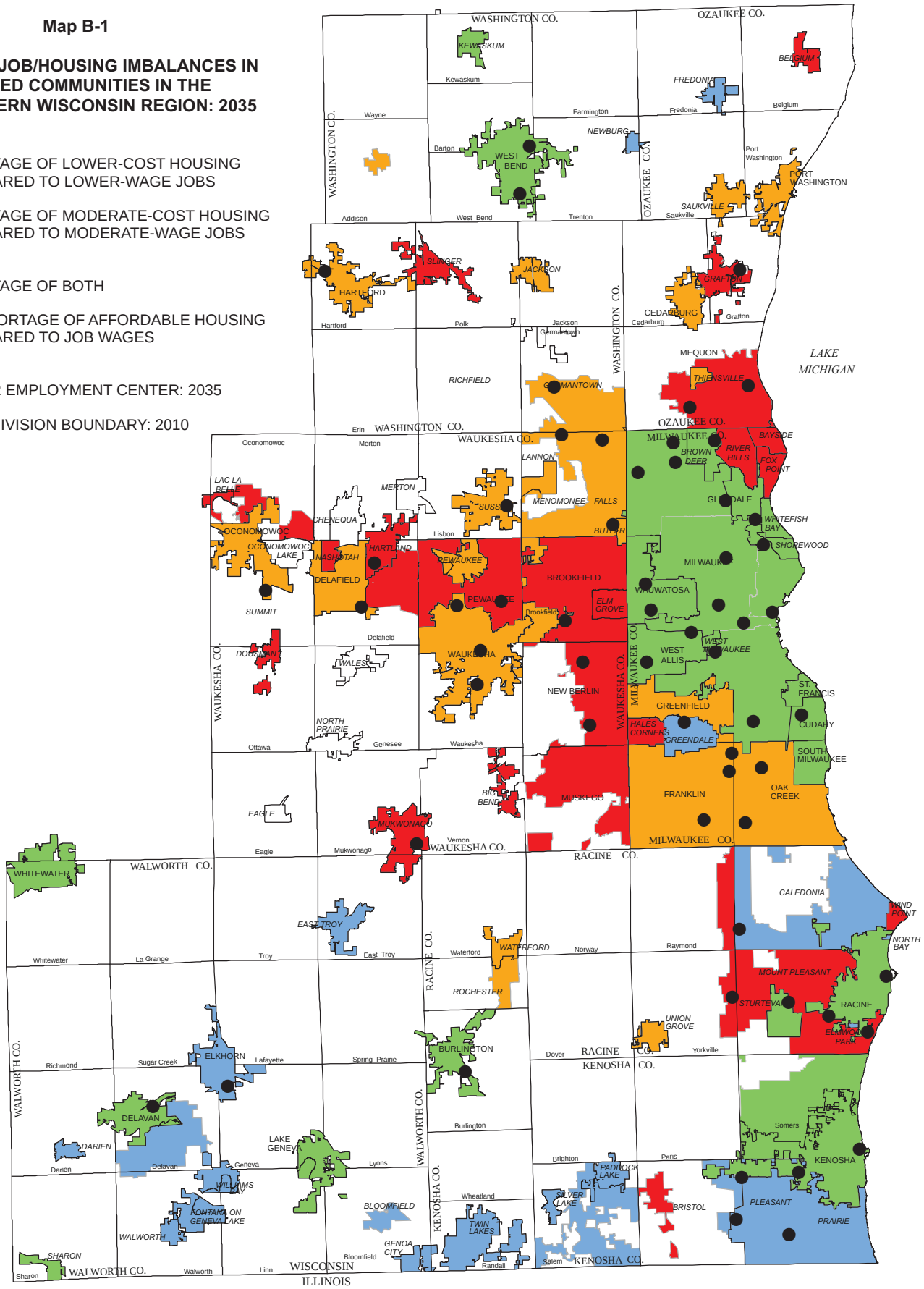
a lower-cost job/housing imbalance could include modifying the comprehensive plan to permit some modest multi-family housing (density of about 10 housing units per acre and 800 to 850 square feet per two bedroom apartment).

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.

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Appendix C

RECORD OF PUBLIC HEARING

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MINUTES OF THE REGULAR VILLAGE BOARD MEETING
Tuesday, June 2, 2015

Call to Order
Village Clerk-Treasurer Steven Braatz, Jr. called the meeting to order at 6:30 p.m. located in the Board Room of the Mukwonago Municipal Building, 440 River Crest Ct.

Roll Call

Trustees present:	Arnold Fickau
	Darlene Johnson
	Jim Decker
	Mark Penzkover
	Jerry Gasser
	Mike Sellenheim
Trustee excused:	Fred Winchowky, Village President
Also present:	Kevin Schmidt, Police Chief
	Ron Bittner, Public Works Director
	Mark Blum, Village Attorney
	John Weidl, Village Administrator
	Diana Doherty, Finance Director
	Kurt Peot, Village Engineer
	Craig Kunkel, Village Special Engineer
	Steven Braatz, Jr., Clerk-Treasurer

Motion by Decker/Johnson to appoint Penzkover as acting chairperson carried.

Pledge of Allegiance
The Village Board recited the Pledge of Allegiance.

Announcement of closed session
Acting Chairperson Penzkover announced the Board will convene into closed session later in the meeting pursuant to Wis. Stat. **§19.85(1)(e)** and **§19.85(1)(g)** to discuss the collection of outstanding invoices involving the Minors Estates development.

Public Hearing
The Public Hearing to consider a proposed amendment to the Mukwonago sanitary sewer service area opened at 6:32 p.m.

Planner Kaniewksi gave a summary of the report. The amendment to the plan pertains to the inclusion of properties from the Town of East Troy to match the existing boundary agreement with the Town.

Marilyn McCarthy, S108W27690 Maple Ave. – Had questions about who pays to have the sewers installed. *(Kaniewski answered generally the developer.)*
Doug DeBack, S108W28220 Maple Ave. – Asked if special assessments would be charged if sewers are installed. *(Kaniewski answered the decision would be made at the time sewers are proposed to be installed.)*

Laura Ellis, W309S10004 Hwy I – Does not want sewers installed to her property in the Town of Mukwonago.
Greg Aprahamian, S107W30511 Sandy Beach Rd. – Does not want sewers installed to his property in the Town of Mukwonago.
Tim Klinger, W308S10503 Greenhill Ct. – Does not want sewers installed to his property in the Town of Mukwonago.
Kris Webster, S105W30790 Phantom View Dr. – Does not want sewers installed to her property in the Town of Mukwonago.
Todd Seidl, N902 Stone School Rd. – Asked if there was a developer that was driving this amendment *(Kaniewski answered no.)*
Steve Todd, 909 Meadow View Ln. – Encourages the Village to study well capacity and locate another property to construct a well in the future, so everyone can have water in the future.
Letter from Town of East Troy to SEWRPC dated May 27, 2015 – The Town objects to the inclusion of properties in the Sanitary Sewer Service Area not currently within the Village boundaries.
Kim Seidl – Asked about timing of sewer installation and where it would begin. *(Kaniewski answered timing is unknown and it would begin at the closest point where sewer is currently located.)*
Dave Schilling, SEWRPC – For the area that is being excluded from the Village of East Troy Sewer Service Area to the Village of Mukwonago Sewer Service Area, the East Troy Village Board approved that change a couple weeks ago.
Larry Ellis, W309S10004 Hwy I – Asked if you are required to hook up to sewer if it runs across your property line. *(Peot answered if it is a local sewer to service all of the properties, then yes. If the sewer cuts across someone's property to service another, then not necessarily.)*
Mary LaRue, W307S10483 Green Hill Ct. – Asked how long the process is to install sewers if a developer comes in. *(Kaniewski answered the process would take a long time.)*

Public hearing closed at 7:04 p.m.

Motion by Sellenheim/Decker to accept the Plan Commission recommendation and adopt **Resolution 2015-20**: *A Resolution for Adoption of a Mukwonago Sanitary Sewer Service Area Amendment* carried (Johnson voted no).

Comments from the Public
Devin Wolf and Ken Kroeger, respresenting Minor's Estates subdivision – Stated there was an oversight with the billing that was sent to them. Many of the bills were for an agreement with the Minor's Homestead West subdivision related to paving of roads and use of their storm water pond. Stated they are only responsible for $5,328.27 of the $18,238.02 that was billed to them.
Mike Contreras, 747 Pinehurst Dr. – Expects the Board to come out of closed session with a resolution that is beneficial to the taxpayers.

Consent Agenda
A. Approval of minutes for the April 21, 2015 regular meeting
B. Approval of Vouchers Payable in the amount of $1,371,782.13
C. Adoption of **Resolution 2015-21**: A Resolution Approving the Park Donation and Naming Policy

D. Adoption of **Resolution 2015-22**: A Resolution Approving the Park Memorial and Donation Policy

Motion by Sellenheim/Decker to approve the Consent Agenda as presented carried.

Committee/Commission Reports

Public Works Committee

Dewey Drive and Storm Water Pond Construction Project

Motion by Fickau/Sellenheim to accept the Public Works Committee recommendation and award the Dewey Drive and Storm Water Pond Construction Project contract to RAMS Contracting in the amount of $619,402.55 carried.

Fairwinds Subdivision westerly wet pond

Motion by Gasser/Decker to accept the Public Works Committee recommendation and direct staff to prepare an agreement to convert the Fairwinds Subdivision westerly wet pond to infiltration pond, contingent upon Bielinski providing a new storm water agreement and indemnification bond, and the pond shall be built to the design carried (Fickau voted no).

Consideration of release of lots in the Fairwinds subdivision

Motion by Gasser/Decker to accept the Public Works Committee recommendation and direct staff to move forward with the preparation of an agreement to release the restriction on the sale of two lots in the Fairwinds subdivision, contingent upon approval by the Village Attorney carried.

Consideration of Proposal for Additional Well Installation at Lynch Property

Motion by Decker/Sellenheim to accept the Public Works Committee recommendation and authorize the Village Administrator to execute the agreement with Terracon to install an additional well on the property located at 915 Main St. for a total of $5,900 carried.

Closed session

Motion by Decker/Fickau to convene into closed session at 7:54 p.m. pursuant to Wis. Stat. **§19.85(1)(g)** *(Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved)* to discuss the collection of outstanding invoices involving the Minors Estates development carried unanimously upon roll call vote. Discussion held in closed session.

Motion by Decker/Fickau to adjourn closed session and reconvene into open session at 8:27 p.m. pursuant to Wis. Stats. **§19.85(2)** for possible additional discussion and/or action concerning any matter discussed in closed session and/or any unfinished item remaining on the agenda carried unanimously upon roll call vote.

Motion made by Johnson/Decker to deny the claim from Devin Wolf that certain invoices are not the responsibility of Minors Homestead 4 LLC, direct staff to proceed with the review of the Minor's Estates final plat upon receipt of the $5,000 escrow check, and direct staff to proceed with the collection of the outstanding invoices. In the event the invoices are not paid within 60 days, staff shall proceed with placing the lien on the real estate tax bill. Motion carried.

DRAFT

Other items not listed on the agenda
Clerk-Treasurer Braatz notified the Board that the training scheduled for June 22, 2015 needs to be postponed due to the use of that evening by the TID 3 Joint Review Board for a meeting. Board members are to notify the Clerk's Office of an available Wednesday night in July to reschedule.

Adjournment
Meeting adjourned at 8:31 p.m.

Respectfully Submitted,

Steven Braatz, Jr.
Clerk-Treasurer

DRAFT

TOWN OF EAST TROY

N9330 Stewart School Road • P.O. Box 872
East Troy, Wisconsin 53120
Telephone (262) 642-5386
Fax (262) 642-9701

RECEIVED
JUN 01 2015
SEWRPC

May 27, 2015

Mr. Kenneth Yunker
Executive Director
Southeast Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, WI 53187

Dear Mr. Yunker:

We have received your letter dated April 29, 2015 regarding the Village of Mukwonago's request to amend their currently adopted sanitary sewer service area. I will not be able to attend the June 2, 2015 public hearing due to an out of area prior commitment, however, I think it is important that I go on record as objecting to parts of this proposal.

The Town of East Troy objects to adding any area not currently within the Village boundaries to the new service area. The last annexation was an over reach and this action just exasperates that situation. A quick review of map 3 in your correspondence illustrates that point precisely.

Of immediate and special concern is the Town of East Troy lands in Section 11. This is immediately east of Potter Lake and 27 acres of which currently are included in the Village of East Troy's Sanitary Sewer Service Area. Though the lands in question are in the boundary agreement detach area, no discussions have taken place about any planned development. Inclusion of these lands in the Village of Mukwonago's Sanitary Sewer Service Area is extremely premature. Page 7 of the preliminary draft, paragraph 2, contradicts itself on this issue.

Your serious consideration of the Town of East Troy's objections to the Sanitary Sewer Service Area amendment is respectfully requested.

Sincerely,

Joseph S Klarkowski

Joseph S. Klarkowski
Town of East Troy Chairman

cc: Town of East Troy Board, Clerk & Attorney Jim Mills
Mr. Fred Winchowky, Mukwonago Village President
Mr. Randy Timms, East Troy Village President
Mr. Neal Frauenfelder, Planning Manager, Walworth County

TOWN OF EAST TROY

N9330 Stewart School Road • P.O. Box 872
East Troy, Wisconsin 53120
Telephone (262) 642-5386
Fax (262) 642-9701

June 13, 2015

Mr. Kenneth Yunker
Executive Director
Southeast Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, WI 53187

Dear Mr. Yunker:

The Town Board met on June 8, 2015. On the agenda was a discussion of the Sanitary Sewer Service Area Amendment by the Village of Mukwonago. After discussion and review of the Town Boundary Agreement document, the Town of East Troy is withdrawing their objection to this Amendment. We will take the necessary actions to ensure that this letter reaches you prior to the June 17th meeting regarding this action.

Sincerely,

Joseph S. Klarkowski

Joseph S. Klarkowski
Town of East Troy Chairman

Cc: Town of East Troy Board, Clerk & Attorney Jim Mills
Mr. Fred Winchowky, Mukwonago Village President
Mr. Randy Timms, East Troy Village President
Mr. Neal Frauenfelder, Planning Manager, Walworth County