

DALE SEWER SERVICE AREA PLAN

Prepared by the
East Central Wisconsin Regional Planning Commission

in cooperation with the

State of Wisconsin
Department of Natural Resources

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ABSTRACT

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Subject: Sanitary sewer service area delineation for future
community growth.

Date: WDNR Certification Date, September 22nd, 2003

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This plan updates and supersedes the 1985 Dale Sewer Service Area Plan which is an element of the Wolf River Basin Water Quality Management Plan. This plan was prepared by the East Central Wisconsin Regional Planning Commission and was certified by the Wisconsin Department of Natural Resources on September 22nd, 2003 as part of the State of Wisconsin Water Quality Management Plan. It provides population and land use projections and delineates future growth areas for the Dale Sewer Service Area. Also identified are environmentally sensitive areas which should not be developed. This plan contains policy recommendations encourage cost-effective and environmentally sound development patterns.

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CHAPTER 1 - INTRODUCTION

This report represents the first update of the Dale Sewer Service Area Plan, a formal element of the State of Wisconsin's Water Quality Management Plan, which for this area includes the Wolf River Basin Water Quality Management Plan (WDNR, 1996). In the twenty-five years sewer service areas have been in effect, they have had significant impacts on urban development. Both communities and land developers are now more aware of sewer service areas and are using the plans and policies in planning of future growth.

PURPOSE

This Dale Sewer Service Area Plan Update amends the 1985 Dale Sewer Service Area Plan. The update is part of a regularly scheduled re-evaluation of sewer service area plans. Water Quality Plan elements, including sewer service areas, are to be updated every five years as provided by Wisconsin Administrative Code NR-121.07(2)(a)1. However, this schedule is dependent upon available funds and priorities established within the WDNR and ECWRPC.

Sewer service area plans serve as a basis for Wisconsin Department of Natural Resources (WDNR) approval of state and federal grants for the planning and construction of wastewater collection and treatment facilities. They also serve as a basis for WDNR approval of locally proposed sanitary sewer extensions and Department of Workforce Development (formerly Department of Industry, Labor and Human Relations, or DILHR) approval of private sewer laterals. In addition, environmentally sensitive areas (ESAs) identified in the service area plans serve as a guide for environmental permit decisions by federal and state agencies. Sewer service area plans are intended to be an important planning and development guide for local communities. The updated plans:

- Identify wastewater treatment and collection needs for sewer service areas through the year 2020.
- Forecast the amount and location of future urban development areas.
- Identify environmentally sensitive areas where development should be limited to protect water quality.
- Contain land use development forecasts and recommendations for implementing wastewater treatment and collection plans for individual sewer service areas.
- Establish "holding tank" service areas for isolated and rural special uses where appropriate.

CHAPTER 2 - BACKGROUND

SEWER SERVICE AREA PLANNING AUTHORITY

The passage of the Federal Water Pollution Control Act Amendment (P.L. 92-500) in 1972 marked the beginning of a new approach to the planning, design and construction of municipal wastewater collection and treatment facilities. This law established Areawide Water Quality Management Planning under Section 208 and also the Facility Planning Grant Program under Section 201. The preparation of sewer service area plans for major urban areas was a significant part of this planning process.

In recent years, the State of Wisconsin has embodied many of the federal areawide and facility planning requirements in the Wisconsin Administrative Code. These administrative rules set forth clear procedures and standards regarding the preparation of these plans and their implementation. Specific sections of the code directly pertaining to these activities are NR-121, concerning areawide waste treatment management planning; and NR-110, concerning facility planning and sanitary sewer extensions.

In June 1977, East Central completed initial sewer service area plans for 23 communities within the Fox Valley area under contract with the Fox Valley Water Quality Planning Agency (FVWQPA). These plans delineated sewer service areas through the year 2000. The service area plans were adopted as part of the Point Source element of the Fox Valley Water Quality Management Plan in January, 1979. In 1985, the East Central Wisconsin Regional Planning Commission entered into a memorandum of understanding with the Wisconsin Department of Natural Resources to initiate sewer service area planning for the non-designated portions of the East Central ten county region. This memorandum sets out the responsibilities and relationships among the parties relative to the planning, management and implementation of sewer service area plans.

The contractual agreement provides that East Central will periodically review, revise and update the service area plans, and review proposed sewer extensions for conformance with the approved areawide water quality plan. As provided by Wisconsin Administrative Code NR-121, the WDNR's role is to review and approve every sewer service area plan and plan amendment taking into account water quality impacts and cost effectiveness. The WDNR and East Central Planning also reviews and approves plans for wastewater treatment facilities and sewer extensions based upon conformance with the areawide plan. The contract agreement outlines rather broadly the responsibilities of each of the agencies involved in managing sewer service areas.

In order to address specific development proposals which impact sewer service area plans on a day-to-day basis, East Central has adopted an "Amendment Policy and Procedure for Sewer Service Areas." The amendment policies and procedures, initially adopted in 1978, were revised in 1984, 1990, with additional amendments regarding the urban areas (Fox-Cities/Oshkosh/Fond Du Lac) in late 1996, early 1997, and 2000. These policies and procedures established standards and criteria for amending sewer service area boundaries and also describes the procedure for amending sewer service area plans. The amendment policy (Chapter 5) provides a mechanism whereby communities can alter service area boundaries in response to changes in both the rate and direction of development.

The amendment process provides the flexibility for communities to adjust to short-term changes in development trends and thus provides a means of accommodating changing development trends between the five-year updates.

The Dale Sewer Service Area Plan was informally approved by the Dale Sanitary District, Town of Dale Plan Commission and Town Board at a joint meeting held in November of 2003. The Town of Dale Board formally adopted the plan, by resolution, at its regular December, 2003 meeting. A recommendation was made by East Central's Community Facilities Committee to approve the updated plan on January 16th, 2003, and by its full Commission on January 31st, 2003. The plan update was certified by the Wisconsin Department of Natural Resources and became effective on September 22nd, 2003 (Appendix A).

GOALS, OBJECTIVES AND POLICIES

In the ten-county region of the East Central Wisconsin Regional Planning Commission, sewer service area plans are prepared within the context of the regional land use plan, New Directions for Growth and Development (ECWRPC, 1977). The process used for the 1977 land use plan established goals, objectives and policies formulated in response to citizens' desires and needs brought forth in East Central's public participation program. Appropriate goals, objectives and policies were referenced as the groundwork for the establishment of 104 urban service area plans and boundaries.

The initial goals, objectives and policies were re-evaluated and refined in 1985 and in 1990, with additional refinements regarding the urban areas (Fox-Cities/Oshkosh/Fond Du Lac) in late 1996 and early 1997. Two overall goals have been identified. The first goal and its related objectives and policies pertain to land use and urban development issues. The second goal addresses public facilities, specifically sanitary sewerage systems. Objectives and policies related to both goals point out the significant interrelationship between urban land use and sanitary sewerage planning and also provide a sound basis for determining a community's future development and sewerage system needs. The adopted goals, objectives and policies are listed in Appendix B.

WATER QUALITY MANAGEMENT AREAS

The Statewide Water Quality Management Plan identifies three "designated" (complex) water quality management planning areas within the State of Wisconsin with the remainder of the state identified as a "non-designated" area. Within the East Central region, the Fox Valley Designated Water Quality Management Area comprises major portions of the four urban counties surrounding Lake Winnebago. The 1,580 square mile area has been specially designated for water quality planning because of the concentration of industries and urbanization along the Fox River and Lake Winnebago. Within the "designated" area there are now 20 different sewer service areas that have been delineated and individual plans prepared. The Dale Sewer Service Area is located within a "designated" area and lies within the Arrowhead River/Dagget's Creek watershed, a sub-unit of the Wolf River Basin.

The remainder of the region is identified as a "non-designated" water quality management area. To date, there are now seven sewer service area plan elements within the "non-designated" area. The "non-designated" portion of the East Central region, as well as the remainder of the state, are further divided into major river basins. For each river basin the WDNR has prepared a water quality plan.

REPORT FORMAT

This plan describes and delineates the Dale Sewer Service Area. The plan was developed in accordance with state and federal guidelines and involved public input and review. Formal informational meetings and public hearings were held as part of the SSA Plan Update process with the Town of Dale Sanitary District as well as with ECWRPC's Regional Development Committee and full Commission. Summaries of Proceedings of these meetings are contained in Appendix A.

The following sections are formatted as follows and discuss the:

1. Dale Sewer Service Area characteristics, projected growth and service area plan map (Exhibit 1)
2. Service area delineation and planning process; and
3. Service area amendment process.

Additional information describing the sewer service area planning process and copies of supporting documentation (such as population and growth projection methodologies) is available at the Commission offices.

EXHIBIT 1 - DALE SEWER SERVICE AREA

CHAPTER 3 - DALE SEWER SERVICE AREA

PLANNING AREA DESCRIPTION

The Dale Planning Area and Sewer Service Area are located in the southwestern part of Outagamie County along USH 10 near CTH T (Exhibit 1). The entire Planning Area is located within the Town of Dale. The updated Planning Area encompasses approximately 3,480 acres (approx. 5.44 square miles) and includes all of Sections 21, 22, and 26 and portions of Sections 23, 24, 25, 26, 27, 28, 34, and 35, T21N, R15E

This plan update added approximately 2,243.8 acres (3.51 sq. mi.) to the previous Planning Area while removing approximately 503.7 acres (0.79 sq. mi.). This reconfiguration acknowledges lands adjacent to the existing Dale Sanitary District that need to be considered closely in the Town's short and long-term land use planning efforts, as well as daily decision making on new developments. The Planning Area is defined partially by what is felt to be a crude approximation of the "ultimate service" area of the treatment plant based on capacity, the extent of service areas for individual lift stations or interceptor sewers, as well as delineating and including nearby clusters of development currently on on-site systems which may have long-term needs for sanitary sewer (more than 20 years). Additional recommendations regarding the Planning Area are contained in a later chapter of this document.

LAND USE AND DEVELOPMENT

The unincorporated community of Dale (Dale Sanitary District) is the core of denser urban development within the Town of Dale. A mixture of urban, agricultural, and rural development is present within the Planning Area which surrounds the District and SSA. The predominant land use within the Dale Sanitary District is single family residential homes with an older downtown commercial area located along USH 10. An improved industrial area with additional highway related commercial uses also exists along USH 10 in the southeastern portion of the District. The Dale Sanitary District encompasses approximately 301 total acres, of which 171 acres are considered developed (56.8% percent). A majority of this development is residential in nature, as the district had approximately 170 total dwelling units in 2002.

The unincorporated community of Medina and the Medina Sanitary District No. 1 exists about one mile to the east of Dale along USH 10. This district was formed on July 6, 1992 to address existing on-site system failures and was the subject of investigations in to provide sanitary sewer to the area using the Dale Sanitary District's wastewater treatment and collection system. This effort failed at the time and has not been re-addressed since.

ENVIRONMENTAL CONDITIONS

Environmentally sensitive lands within the Planning Area are generally associated with water features, riparian corridors, and wetland areas. The following text describes these features in more detail.

Watersheds & Water Features

The Dale Sewer Service Area and its Planning Area falls entirely within the Arrowhead River and Dagget's Creek Watershed (WR-01); a subwatershed of the Wolf River Basin with all drainage flowing directly or indirectly into Lake Michigan via the Fox River system. According to the Wolf River Basin Water Quality Management Plan (April, 1996), the Arrowhead/Dagget's subwatershed covers substantial portions northern Outagamie County and encompasses approximately 86,400 acres (135 square miles). This watershed drains directly to Lakes Poygan, Winneconne, and Buttes des Morts and was selected as a Priority Watershed (plan adopted by WDNR in 1993) due to its non-point source pollution.

Other than the eastern portion of Squaw Lake, located west of Dale, no other 'named' water features exist within the Planning Area, however; an outlet from Squaw Lake to the wetland areas south of Dale exists as a navigable waterway. These wetland areas also serve as the headwaters of the Arrowhead River, which eventually drains lands within the area to Lake Poygan. Several private ponds and lakes also exist within the Alzena Heights subdivision, southeast of Dale.

Wetlands

Wetlands are essential environmental features for providing wildlife habitat, scenic open spaces, flood water retention, and groundwater discharge areas. Wetlands act as a natural filtering system for nutrients such as phosphorus and nitrates. They provide a buffer zone protecting shorelines and streambanks. Large wetland complexes cover the both the south-central, southeast, and northwest (Squaw Lake) portions of the Planning Area according to the WDNR Wetland Inventory Maps. These wetlands are generally broad-leaved, forested wetlands while some emergent wetlands are located adjacent to Squaw Lake.

Floodplains

Mapped FEMA Floodplains exist within Planning Area and are primarily associated with existing wetland areas. Areas susceptible to flooding are considered unsuitable for any type of development due to the potential health risks and property damage. As revised in 1984, the Flood Insurance Rate Map (FIRM) for the *unincorporated* portions of Outagamie County identifies areas in the central and southern portions of the Planning Area, which are subject to flooding within the 100-year floodplain. These floodplain areas coincide with existing wetlands and are currently undeveloped at this time and will place no significant limitations on the expansion of development within, or near, the Sanitary District.

Soils

Soils support the physical base for development within the Planning Area. Knowledge of the limitations and potential difficulties of soil types is important in evaluating land use proposals such as residential development, utility installation and other various projects. Some soils exhibit characteristics such as slumping, compaction, erosion, and high water tables which place limits on development.

Severe soil limitations do not necessarily indicate areas cannot be developed, but rather indicate more extensive construction measures must be taken to prevent environmental and property damage. These construction techniques generally increase the costs of development and the utilities needed to service that development. According to the Soil Survey of Outagamie County, prepared by the USDA in 1978, two major soil associations are present within the Larsen-Winchester Planning Area which generally exhibit characteristics of fine grained, low permeability, clayey soils:

- **Hortonville-Symco Association:** This soil association is covers a majority of the central portion of the Planning Area and consists of nearly level to steep soils on glacial till plains. The Hortonville soils are well drained and gently sloping to steep with the surface layer being comprised of silt loam or fine sandy loam. The Symco soils are somewhat poorly drained and nearly level and located in drainageways and depression on till plains. The surface layer of the Symco soils is silt loam with a subsoil of clay loam. These soils are very suitable for grain crops with the main concerns of water erosion, improving drainage and maintaining tilth and fertility. The well drained soils of this associate have moderate or severe limitations for rural home development outside of municipal sewerage systems.
- **Carbondale-Keowns-Cathro:** This association comprises approximately 40 percent of the Planning Area and is located in the northeastern and southwestern portions. This association is poorly to very poorly drained, nearly level, and has moderately slowly to moderately rapid permeability. Most areas of this association remain in swamp woodland and are used for wildlife habitat or are idle. The major soils in this association have severe limitations for most non-farm uses.

Based on this soils information, several areas of steep slopes (12% or more) are present within the northern portion of the Planning Area. These areas are located north of the developed portion of the unincorporated community of Dale along the south slope of a hill which comprises part of the community. Steep slopes may not be suitable for development due to the potential for soil erosion and slope stability.

Additionally, bedrock located near the surface is of concern in the central and southeastern portions of the Planning Area. Lands within the SSA and further to the southwest and east of Dale contain bedrock which is within five feet of the surface.

High bedrock may not only hinder development due to the cost of rock excavation, but it also coincides with a lack of soil which can filter pollutants before they reach groundwater; thus, the potential for groundwater contamination in high or exposed bedrock areas can be extremely high.

Groundwater

The groundwater resources of area are generally plentiful and of fair quality. Groundwater resources within the Planning Area are linked directly to the surficial glacial deposits and underlying bedrock structure. The Planning Area contains three of the four major aquifers of Wisconsin. Formed during the Ordovician and Cambrian Periods, these aquifers are associated with the different geologic strata and can be generally described as having the following characteristics:

- **The Surficial (Sand & Gravel) Aquifer** - Also known as the “water table”, this aquifer is present in all areas of the Planning Area and consists of glacial sediments deposited by several glacial advances that covered portions of all of Outagamie County. The thickness of this aquifer is variable, being greatest in pre-glacial bedrock valleys and least over topographic highs in the bedrock surface. Sand and gravel seams, present throughout the aquifer, typically can transmit adequate amounts of water for private well systems, although this aquifer is the most environmentally at risk in due to the shallow depth to groundwater and the high permeability of most of the subsurface materials. This may increase the possibility that contaminants at the surface will percolate through the ground to contaminate groundwater. While there are sandy soils in the planning area, there is also high groundwater present in many areas. These conditions limit the use of individual septic systems and development in many of the desirable areas.
- **The Platteville-Galena Aquifer** - This aquifer is comprised primarily of dolomite and acts as a leaky confining layer between the upper Surficial Aquifer and the lower Sandstone Aquifer. It does not transmit water as readily as the underlying sandstone, but it is capable of supplying adequate amounts of water to private water systems due to secondary fractures.
- **The Cambrian (St. Peter's) Sandstone Aquifer** - The area's thickest and most important aquifer, it is the most widely used for sustained high capacity wells for municipal and industrial uses.

All Dale Sanitary District residents are provided drinking water via private wells which have water of generally good quality, however; the Town of Dale lies within a WDNR defined “Arsenic Advisory Area” that coincides with the western edge of the St. Peter formation. Currently, no plans exist for the installation of a public water system for the District.

Many portions of the Planning Area also contain areas with high groundwater. In general, the water table exists within 20 feet of the ground's surface, however; many areas contain groundwater within one foot of the surface based on NRCS soils mapping information. These areas are closely associated with existing wetland patterns, although some additional areas of exist throughout the south, south-central, and northwestern portions of the Planning Area (Exhibit 1).

EXISTING SEWERAGE TREATMENT AND COLLECTION SYSTEM

A majority of residents within the Town of Dale rely on individual on-site wastewater treatment systems (conventional, mound, and holding tank). Outagamie County is one of the few Counties in the area which allows holding tank installations for new development if conventional or mound systems are not useable, however; the Town of Dale has adopted its own ordinance which prohibits the installation of holding tanks for new development. Only residents within the Dale Sanitary District are provided with public sanitary sewer and the District does not currently accept any holding tank wastes.

The Dale Sanitary District's is served by a public wastewater treatment facility (WWTF) located on the eastern terminus of Wheeler Road in the south-eastern portion of the community. The District was originally created in May, 1969, with the WWTF put into operation in 1972. The treatment plant uses an activated sludge treatment system followed by an aerobic digestion process which uses a two-cell aeration lagoon followed by a polishing pond and chlorination facility. The treated effluent is discharged into a dry run ditch to the Rat River and treated sludge is land-spread on agricultural fields. The existing discharge permit expires in November, 2002 and the District is in the process of applying for a permit renewal.

The plant has had an excellent record of performance and has consistently met permit limits under the District's operations. According to the 2001 Compliance Maintenance Annual Report (CMAR), the Dale Sanitary District's WWTF has a total rating of 54 points (voluntary action range). A majority (29) of these points are attributed to the plant's age, while the balance of the points are a result of BOD effluent exceedences and the quality and the integrity of the pond liners.

According to the 2001 CMAR, the plant was designed for a maximum average design flow of 60,000 gallons per day (.060 mgd). Average monthly flows in 2001 were 37,100 gpd (.0371 mgd), and at no time during 2001 was the capacity exceeded. Based on these figures, the plant is at approximately 62% capacity and, through discussions with the District, could accommodate approximately 100 more dwelling units before expansion is required.

In the early 1990's, the plant has had trouble meeting discharge permit limits due to wet weather flows and high winter effluent BOD and suspended solids. However; recent improvements in operations had earned the Dale Sanitary District a second place EPA designation under the 'most improved' category for National Operations & Maintenance Excellence Award in 1998. The current designed loadings for biological oxygen demand (BOD) are 125 lbs/day with current monthly average loadings of approximately 49.0 lbs/day occurring in 2001. The current discharge permit limits BOD effluent to 16 mg/l and the WWTF has averaged discharges of approximately 11.0 mg/l, although one exceedance of the permit limit occurred in January, 2001. The current discharge permit limits TSS effluent to 60 mg/l and the WWTF has averaged discharges of approximately 19.2 mg/l with no exceedances occurring in 2001.

In summary, the permit and design information for the Dale Sanitary District's wastewater treatment plan is as follows:

WPDES Permit Number: WI-0030830-05
Receiving water: Rat River, Outagamie Co.
Design Flow: 60,000 gpd (0.060 mgd)
2001 Mo. Avg. Flow: 37,100 gpd (0.0371 mgd)
Design BOD: 125 lb/day
2001 Mo. Avg. BOD Inflow: 49.0 lb/day

Permit Limit – BOD: 16.0 mg/l
2001 Mo. Avg. BOD Effluent: 11.0 mg/l
Permit Limit – TSS: 60.0 mg/l
2001 Mo. Avg. TSS Effluent: 19.2 mg/l
Treatment Type: Activated Sludge
Sludge Treatment: Aerobic Digestion
Sludge Disposal: Agricultural Land-spreading

The District's wastewater collection system was initially constructed in 1972 and consists mainly of eight inch gravity sewers which flow into an 8-inch gravity line connecting to the wastewater treatment plant. Only one lift station exists within the system and is located in the Alzena Heights subdivision in order to service that area. A 6-inch forcemain runs from the lift station, along the Canadian National railroad right-of-way, to the WWTF.

The District has not had significant inflow/infiltration problems and regularly cleans and inspects portions of the collection system. Routine manhole and lift station repairs are made as needed.

FORECAST GROWTH

Based on East Central's population projection methodology, the Dale Sanitary District (Sewer Service Area) is projected to have a steady rate of growth in the future (Exhibit 2). Projected households (dwelling units) will also increase, not only due to the population increase, but also due to the projected decrease in household size over time.

Population

The Dale Sanitary District is the core of denser urban development within the Town of Dale. The Town's population was estimated at 2,288 persons in 2000 compared to the District's estimated population of 506 persons. This estimate is based on the 170 total residential sewer connections within the District (137 single-family and 33 apartment connections) times the current persons per household figure (2.91 pph). The District, therefore; represents approximately 22% of the Town's total population. The projected population for the Town of Dale is 2,829 persons in the year 2020. Assuming that the same rate of growth occurs within the Sanitary District, its projected year 2020 population will be 612 persons, an increase of 117 persons.

Housing

The Town of Dale contained approximately 785 housing units in 2000 based on U.S. Census information, while the District contained approximately 137 housing units based on current connections. Based on the projected population for the District (612 persons) and the persons per household projection for the year 2020 (2.04 pph), it is estimated that an additional 130 dwelling units will be needed by the year 2020.

Acreage Calculations

Due to the projected increase in population, coupled with the projected decline in persons per household, there is a justifiable need to accommodate additional sewered development in the future. The additional 130 dwelling units would require 52 acres of land assuming a development density of 2.5 units per acre. An additional 20 percent "market factor" is added to this total for a final residential projection of 62.4 acres.

Commercial and industrial land needs are projected to be 17.28 acres based on a projection which looks at existing ratios of residential to commercial development and assumes the same ratio will exist in the future. An additional 20 percent "market factor" is added to this total for a final commercial/industrial projection of 20.74 acres.

**Exhibit 2
Dale SSA Planning Area Growth Projections**

Year	Town of Dale			
	Total Population	Persons Per Household	Total Households	Total Housing Units
1990 (US Census)	1,818	3.10	586	606
2000 (US Census)**	2,288	2.91	785	812
2002	n/a	n/a	n/a	n/a
2005 (ECWRPC)	2,486	2.82	880	n/a
2010 (ECWRPC)	2,605	2.65	982	n/a
2015 (ECWRPC)	2,721	2.39	1,138	n/a
2020 (ECWRPC)	2,829	2.04	1,388	n/a
Change (2000-2020)	541	-0.87	603	n/a

Year	T. Dale Sanitary District*		
	Total Population	Persons Per Household	Total Housing Units
1990 (US Census)	n/a	n/a	n/a
2000 (US Census)	n/a	n/a	n/a
2002 (Dale S.D.)	495	2.91	170
2005 (ECWRPC)	537	2.82	191
2010 (ECWRPC)	563	2.65	213
2015 (ECWRPC)	588	2.39	246
2020 (ECWRPC)	612	2.04	300
Change (2002-2020)	117	-0.87	130

* 2002 pop. and d.u. based on 2002 'residential' connections and town persons per household. Projections based on town-wide percentage of growth.

GROWTH ALLOCATION AREAS

The policy basis for allocating acreage for future development is outlined on page 38. These policies take into account a broad range of land use and environmental concerns directed toward encouraging orderly, cost-effective and environmentally sound development. Working within the broad policy base, the sewer service area plan also considers sewer system capacities, land development market trends, and development plans and preferences of the individual communities.

Based on the Town's local plans, an analysis of the current sewerage collection and treatment system; and population and development projections, a number of changes have been proposed to the current SSA and Planning Area. Additionally, East Central and the Town recognize that the District's proximity to the Fox Cities coupled with the projected reduction in traffic levels along the existing USH 10 due to a re-routing of USH 10 along a new corridor to the south, may positively influence growth levels in this area resulting in more prominent 'bedroom' community atmosphere. The Town of Dale has an adopted a 'smart growth' comprehensive plan (May, 2001 – Martenson & Eisele) which contains several goals, objectives, and recommendations which relate to the development of the Town as a whole. In general, the Town wishes to direct a majority of the new development to areas which are, or can be, served with public sewer.

The year 2020 Dale Sewer Service Area Plan, as updated and illustrated in Exhibit 1 and Exhibit 3, now has a total of 456.3 acres of land, an increase of 177.0 acres from the existing 2002 conditions. Within the service area boundary 6.6 acres have been identified as environmentally sensitive areas. Developed lands within the updated service area total 180.9 acres while 266.7 acres of lands are vacant and available for sewer development. Given this configuration, an excess of 183.6 acres is present within the SSA as compared to the projections.

EXHIBIT 3

Dale SSA Plan - Plan Update Modifications

Allocation Type	Acres			Totals
	Developed	Vacant	ESA	
Growth Area	5.8	147.3	6.6	159.7
Single-Family	2.4	87.0	1.3	90.7
Commercial	3.3	27.5	0.0	30.8
Industrial	0.0	15.7	0.0	15.7
Public/Institutional	0.1	17.1	5.3	22.5
Administrative	9.0	12.6	0.0	21.6
Total SSA Additions	14.8	159.9	6.6	181.2
SSA Deletions	0.0	(1.3)	(3.0)	(4.3)
Net Change	14.8	158.6	3.6	177.0

Dale SSA Plan - Final SSA Plan Update Acreages

SSA Characteristic	1985 Acres	2001 Acres	2003 Acres
Total SSA Acreage	189.0	279.3	456.3
Total Developed Acres	124.0	162.6	180.9
Developed Land Uses	n/a	124.7	139.5
Road Rights-of-way	n/a	37.8	41.4
Total Undeveloped Acres	65.0	116.8	275.4
Total Vacant Lands	n/a	108.1	266.7
Environmentally Sensitive Area (ESA)	3.0	3.0	6.6
Open Water Areas	n/a	8.7	8.7
Total Developable Acreage	65.0	108.1	266.7
Total Excess Acres: 266.7 available - 83.1 calculated need = 183.6			

Source: ECWRPC, 2003.

Environmentally Sensitive Areas

ESA mapping has been done at a more detailed level in this plan update and, with the addition of more growth areas to the SSA, approximately 3.5 additional acres of stream buffer have been included in the SSA. These stream buffers are associated with an outlet from Squaw Lake as well as a navigable drainageway located south of USH 10.

Residential Development

The Town of Dale plans on infilling remaining single-family lots in platted subdivisions when possible, although few of these areas remain. Additional vacant lands within the SSA located along road frontages may also develop with residential uses in various portions of the District. New sewer residential growth is proposed within three general areas

- Approximately 60 acres located north of USH 10 and east of CTH T is planned for single-family residential development. This area can be serviced via the extension of existing 8-inch gravity sewers from the south.
- Approximately 40 acres located north of USH 10 and west of CTH T is planned for single and multi-family residential development. These lands can be serviced through the extension of existing 8-inch gravity sewers from the southeast.
- Approximately 20 acres located south of USH 10 and west of CTH T is planned for single family residential development adjacent to a planned Town Park. This area can be serviced through the extension of existing gravity sewers located along USH 10.

Commercial & Industrial Development

Commercial development has been primarily allocated within the Dale Sanitary District along the eastern portion of the existing USH 10. The 25 acre commercial and industrial area located within the Sanitary District can be serviced through the extension of existing gravity sewers located near Industrial Drive. The approximate 20 acre area located further to the east will require the construction of a new lift station which would ultimately service long term planned commercial and residential growth to the east.

Public / Institutional Development

Approximately 17 acres have been allocated to coincide with the development of the new Town Park. This area is located in the southwest portion of the SSA and may require sewer service for facilities sometime in the future.

FUTURE WASTEWATER FLOWS

Based on ECWRPC's original growth projection for the Dale SSA, a significant change in flows will result. If all 266.7 acres of vacant, developable lands allocated within the SSA were to develop in the future, the additional anticipated flows are calculated to be 153,793 gallons per day (0.154 mgd) assuming:

- 15% of land would be utilized for road rights-of-way and other infrastructure, leaving;
- 174.0 acres of single and multi-family residential development at an average density of 3 units per net acre, 2.04 persons per household [year 2020 projection], and 80 gallons per day per capita;
- 38.3 acres of commercial / industrial development which can accommodate approximately 13 businesses (average of approx. 3 acres each) with 5,000 gallons per day per business;

Current flows average 37,100 gallons per day (0.0371 mgd) with a design flow of 60,000 gallons per day (0.060 mgd) for the current treatment system. If new development within the SSA occurs as this level, the associated flows will exceed the design capacity of the plant. Realistically, such a level of development will not occur given the amount of "excess" acreage contained in the SSA. However, the Town of Dale and Dale Sanitary District should continue to monitor new growth and loadings during the planning period in order to determine if and when future capacity or treatment deficiencies will exist.

WATER QUALITY ASSESSMENT

Continued urbanization of the Dale Planning Area will impact surface and groundwater resources. Short term impacts include the increase in surface water runoff and pollutant loadings as well as a reduction in groundwater recharge areas. Long term, cumulative development impacts include the loss of baseflow in streams and enhanced stream flashiness (flooding). The scope of these impacts cannot be precisely determined because specific development characteristics (location, type, density) are unknown. However, it is possible to generally estimate water quality impacts by applying assumptions concerning the nature of future development.

Point Source Water Quality Impacts

Population growth and commercial / industrial development will increase loadings to the wastewater treatment plant, and ultimately to surface waters and groundwater aquifers. At current wastewater treatment levels, projected residential, commercial, and industrial growth as illustrated previously will result in the daily loadings of an additional 306.1 pounds of BOD, 249.3 pounds of suspended solids (TSS), and 6.8 pounds of phosphorus. Again, such loadings will not realistically occur due to the amount of excess acreage contained within the SSA. Impacts of increased discharge levels will be periodically evaluated by the Department of Natural Resources in conjunction with WPDES permit renewals. Assimilative capacity of the receiving areas will be used to establish discharge limits if existing categorical limits are inadequate to maintain water quality standards.

Non-point Source Water Quality Impacts

The 2002 sewer service area update includes 266.7 acres of developable land within the sewer service area boundary. As this land comes under development, surface water runoff and pollutant loadings are likely to increase. The placement of buildings, roads and parking areas increase the amount of impervious area, and hence, more water runs off the land surface, carrying organic and inorganic pollutants associated with more intensive urban uses. The conversion of all available acreage from rural/agricultural to urban uses (assuming full development which is not likely given the population growth projected) is estimated to increase annual pollutant yields by 44.52 tons for sediment, 0.08 tons for phosphorus, and 0.13 tons for zinc and lead.

On a watershed basis, conversion of these lands will result in less than a one percent increase in pollutant loadings. However, localized impacts on receiving waters may be significant. Utilization of stormwater detention facilities, site development controls, preservation of green space and other measures can help mitigate urban non-point source impacts on water quality. Stormwater management is currently regulated through Outagamie County's subdivision ordinance. New county-wide stormwater regulations are in development.

Groundwater Impacts

Conversion of rural/agricultural lands to urban uses may impact the quality and quantity of groundwater. Groundwater recharge will decrease as areas are paved over or built upon. At the same time, withdrawal of groundwater is likely to increase for domestic, commercial and industrial use. All residents within the District are currently serviced by private wells and, while the installation of the sanitary sewer system eliminated a major contamination potential within the District, the underlying soil and bedrock in the area poses risks of contamination from urban and rural related land uses such as parking lot runoff, lawn pesticides, commercial activities, and agricultural practices.

Quantifiable impacts from projected development on the groundwater system are not known at this time. The Town of Dale also lies within the WDNR's "Arsenic Advisory Area", as numerous private wells within the Town have tested positive for this substance.

Water Quality Protection

Where sanitary sewer extensions are proposed in mapped environmentally sensitive areas or on other lands whose physical characteristics indicate susceptibility to erosion or flooding, or where development of such lands is likely to impair surface or groundwater quality, East Central may identify mitigating conditions to be incorporated into the development proposal. As part of the sewer service area plan review East Central may request the WDNR attach conditions for mitigation to any sewer extension prior to the approval for the proposed development.

PLAN RECOMMENDATIONS

Wastewater Treatment:

- 1) Monitor new development and loadings to the WWTF in order to determine the appropriate time for the District to initiate facility planning efforts to address potential capacity deficiencies.
- 2) Any future Facilities Plan update for the WWTF should re-address the potential for extending sewer to the Medina area in order to improve water quality problems caused by existing and potential failing on-site systems.
- 3) Continue to implement existing plans and programs to control infiltration and inflow to the wastewater treatment plant so as to maintain or increase capacity for new development.

Development/ Land Use Planning and Intergovernmental Coordination:

- 4) Efforts should be made to direct development to areas where sewers are already in place before extending new sewers into undeveloped areas. Efforts should also be made to maximize use of gravity sewers as well as capacity of existing wastewater pumping stations to avoid the capital, operating and maintenance costs associated with constructing new pumping facilities.
- 5) Close coordination for the planning of any development (sewered or unsewered) within the Planning Area should be undertaken by the Dale Sanitary District, the Town of Dale, and Outagamie County:

- a) The Sanitary District should periodically meet with the Town's Plan Commission or Board to discuss, review, or initiate actions which implement the Town's Comprehensive Plan vision;
- b) The Town and/or County should request that the Sanitary District review proposed concept plans or preliminary plats for developments located within the SSA or the SSA Planning Area in order to offer comments on the potential for the immediate or future extension of sanitary sewer. This could include an assessment of the cost-effectiveness of servicing the development with public sewer versus on-site systems.
- c) Larger lot, unsewered development within the Planning Area (but not in the SSA) that is considered cost-effective for on-site systems, should allow for the logical extension of future sanitary sewer mains. Things to consider, from a design perspective include:
 - Lot Size / Frontage Length;
 - Potential for future lot splits;
 - Allowance of 'cluster' developments which can be serviced easily in the future;
 - Reservation of easements for future sewer extensions;
 - Road patterns which allow for effective extension of sewer in future;
- 6) The Town and Sanitary District should consider the examination of various regulatory tools to ensure the timely planning, financing, and extension of public utilities for new development including, but not limited to:
 - a) Sanitary District's Annexation & Taxing Authority
 - b) Impact Fee Ordinance;
 - c) Adequate Public Facilities Ordinance;
 - d) Subdivision Ordinance
- 7) The Sanitary District should actively participate in future land use plan updates conducted by the Town.

Water Quality Protection:

- 8) Environmental conditions in the planning area warrants concern with regard to construction site erosion, destruction of wetlands and impacts on ground and surface water quality. Development should either be directed away from wetlands and areas of steep slopes and/or appropriate erosion control measures should be applied to minimize the erosion hazard.

- 9) The Town of Dale should develop a stormwater management plan and appropriate regulations to control both the quality and quantity of stormwater discharge for new developments within the SSA.
- 10) The Town of Dale should develop and administer an erosion control ordinance for new development within the SSA in order to improve and enhance surface water quality.

PLAN IMPLEMENTATION

Although sewer service area planning was initiated at the state and federal levels, successful implementation of each plan rests primarily at the local level with some guidance provided by East Central Planning. In the state-approved Areawide Water Quality Management Plan, certain local units of government were assigned water quality-related management functions. Entities with adequate authority to plan, construct, operate and maintain wastewater collection and treatment facilities were designated as management agencies for portions of the planning area within their jurisdictions.

The Dale Sanitary District has been designated as a Class III Designated Management Agency (DMA) to provide wastewater collection and treatment within its planning area. As a Designated Management Agency for wastewater treatment and collection the District should do the following:

1. Adopt the Dale Sewer Service Area Plan;
2. Review and update development policies and regulations in light of the sewer service plan and recommendations;
3. Request that Outagamie County submit preliminary land subdivision plats which are proposed to be sewered to the East Central Wisconsin Regional Planning Commission for review for consistency with sewer service area plans for the area;
4. Submit sanitary sewer extension requests to the East Central Wisconsin Regional Planning Commission for review for consistency with sewer service area plans prior to being submitted to the WDNR for approval;
5. Submit wastewater facilities plan elements and amended plan elements to the East Central Wisconsin Regional Planning Commission for review for consistency with sewer service area plans prior to submittal to the WDNR for approval; and

6. Carry out their management responsibilities for treatment facilities and collection systems as specified by state and federal requirements.

Implementation of the SSA Plan relies mainly on local government actions which use the plan recommendations as a guide for the extensions of new sewers to service development. However, ECWRPC plays an advisory role in these decisions in two distinct ways:

1. ECWRPC requests that communities within the region require developers to submit "preliminary" subdivision plats for staff review and comment (advisory only). Staff not only checks the proposed plat (whether sewer or using on-site treatment) for conformance with the municipality's SSA Plan, but also reviews the subdivision's overall design and, more specifically, check the following items: potential water quality impacts to environmental corridors; groundwater aquifer / private well concerns; impacts to other natural and cultural features; construction site erosion control methods; storm-water management methods and concerns; internal vehicle/bicycle/pedestrian transportation system design; and other social / service provision impacts (i.e., parks, adjacent land use conflicts, police and fire protection, etc.), and;
2. Sewer extension requests are required to be submitted to ECWRPC for review and comment. Hopefully, staff has reviewed the preliminary plat prior to the extension request which can reduce conflicts at this point. However, staff normally requests that a copy of the final plat be submitted with the extension request. ECWRPC then issues a "208 Water Quality" letter if the extension request is in conformance with the municipality's current SSA Plan. In general, if the extension request is within the designated SSA and does not have negative impacts to defined environmental corridors, a letter will be issued. Sometimes, requests fall outside of the SSA Boundary and thereby, usually initiate an SSA Amendment Request for continued consideration. If negative water quality impacts will occur to designated environmental corridors, a denial of the extension will occur, or recommended mitigation measures (i.e., stormwater management / erosion control devices, etc.) will be attached to the approval.

Utilizing these two methods, a majority of the water quality concerns relating to construction and development can be effectively monitored by ECWRPC for individual projects; thereby, assisting to attain the water quality objectives outlined within the plan's goals. In addition to ECWRPC's role in implementing sewer service area plans, local units of government may exercise other authority conferred upon them by state statute to preserve and protect water quality.

Local units may use this authority to plan and manage land use and development through subdivision, zoning and other development ordinances. Criteria can be written into existing ordinances or new ordinances can be adopted which promote orderly development and address water quality concerns. Additional actions by local units of government which are recommended for water quality protection include the adoption of construction site erosion and stormwater management ordinances and the preservation of greenways along existing drainage corridors.

CHAPTER 4 - SEWER SERVICE AREA PLANNING PROCESS

GENERAL DESCRIPTION

A sewer service area is a geographic area which is currently served or anticipated to be served with sanitary sewers within a 20-year planning period. Sewer service areas, sometimes called "urban service areas," were first delineated for the East Central region in 1978 in the plan New Directions for Growth and Development. In the initial plan, a generalized methodology was used for the estimation and allocation of growth which led to the identification of service area boundaries. Various state and federal guidelines, as well as regional policies, were utilized in the planning process. Since the initial delineation of service areas, the planning and management process has become much more complex and multi-faceted, thus greater detail in the explanation of the updating process is required.

The process of updating and refining sewer service area plans consists of the following major steps:

1. Identification of planning area limits;
2. Delineation of environmentally sensitive areas;
3. Identification and quantification of existing conditions;
4. Refinement of goals, objectives and policies;
5. Forecast of urban growth and re-delineation of service area limits;
6. Public and community input; and
7. Adoption and publication of final plans.

IDENTIFICATION OF PLANNING AREA LIMITS

The first step in delineating sewer service areas is the outlining of broad planning areas which include all feasible options for where urban growth might occur within a 40 to 50 year planning period (through the year 2040). Planning Area boundaries generally include all areas within existing city, village or sanitary district limits. These areas may also include clusters of development and adjacent areas where there is potential for the installation of a sanitary sewerage system in the foreseeable future. Areas which could be serviced by the existing infrastructure (lift station service areas or gravity sewers) are generally included within this boundary. Planning Areas generally extend beyond the existing or potential development areas to the nearest quarter section line. Planning areas serve as the study areas for wastewater facilities planning efforts.

DELINEATION OF ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas are geographic areas consisting of all lakes and streams shown on the USGS quadrangle maps and adjacent shoreland buffer areas as defined in Exhibit 4. All wetlands shown on the state Wisconsin Wetland Inventory Maps and floodways as delineated on the official Federal Emergency Management Administration Flood Boundary and Floodway Maps are also designated environmentally sensitive. The environmentally sensitive areas are mapped on the Commission's GIS system and are also shown on the maps contained in this plan.

The purpose of designating environmentally sensitive areas is to preserve significant environmental features from encroachment by sewered development. Environmentally sensitive areas perform a variety of important environmental functions including stormwater drainage, flood water storage, pollutant entrapment, and the provision of wildlife habitat. They can also provide desirable green space to enhance urban aesthetics.

In the 1978 sewer service area plans only major wetlands as shown on the USGS quadrangle maps were considered environmentally sensitive. Since that time, the Department of Natural Resources through Wisconsin Administrative Code NR-121.05(g)(2)(c), has developed guidelines which serve as minimum criteria for the identification and delineation of environmentally sensitive areas. Department of Natural Resource guidance states, "Environmentally sensitive areas will be used for all environmental features that should be excluded from sanitary sewer service areas."

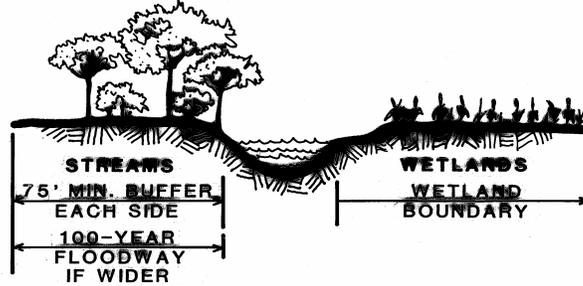
East Central, after deliberations with technical and policy advisory committees, defined environmentally sensitive areas in a manner that complements existing local, state and federal regulations which protect various environmental amenities. While NR-121 authorizes sewer service area plans to identify a broad array of natural features as environmentally sensitive areas, only those features which were believed vital in the East Central Wisconsin Region to preserve environmental quality were so designated.

Although the delineation of environmentally sensitive areas is intended to provide adequate long term and uniform environmental protection for all sewer service areas within the East Central Wisconsin Region, the environmentally sensitive area classification may be changed in two ways in response to specific local development proposals.

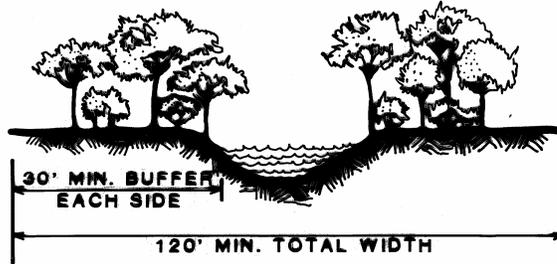
Exhibit 4

ENVIRONMENTALLY SENSITIVE AREA STANDARDS

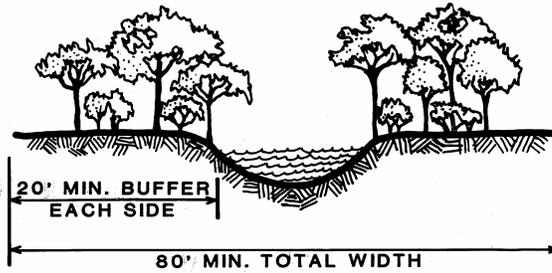
NAVIGABLE STREAMS & WETLANDS



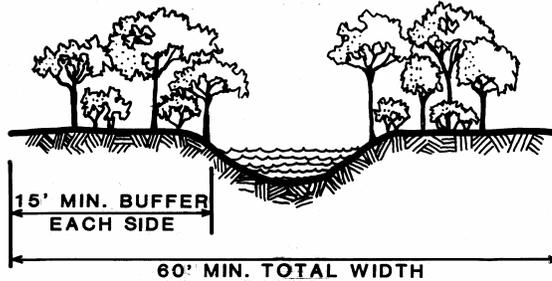
NON-NAVIGABLE STREAMS & DRAINAGEWAYS
DRAINAGE AREA GREATER THAN APPROXIMATELY 2000 ACRES



NON-NAVIGABLE STREAMS & DRAINAGEWAYS
DRAINAGE AREA APPROXIMATELY 300-2000 ACRES



NON-NAVIGABLE STREAMS & DRAINAGEWAYS
DRAINAGE AREA LESS THAN APPROXIMATELY 300 ACRES



First, the classification can be removed provided that the conditions outlined in Section (E) of the Sewer Service Area Amendment Process are met. This re-designation is considered a major change. Major changes have the potential for significant impacts on water quality and would require the concurrence of the East Central Wisconsin Regional Planning Commission and the Department of Natural Resources before these changes would become effective for the purpose of reviewing sanitary sewer extensions. Examples include:

1. Removal of any mapped wetland area for sewer development, unless resulting from an activity exempted by state administrative rules governing wetland protection [NR- 117.05(2)] or state approved rezoning of wetlands;
2. Reduction of a delineated floodway of any navigable stream or river, or removal of any area below the ordinary high water mark of a navigable stream, pond, or lake;
3. Total removal or change in the continuity of any corridor segment including floodways, wetlands, shoreland buffer strips or steep slopes adjacent to water bodies. The water quality benefit that was associated with the portion of the corridor removed must be provided in the development proposal.

In the second instance, the environmentally sensitive areas may be modified by a minor change. Refinements and minor changes would not require prior approval of the East Central Wisconsin Regional Planning Commission or the Department of Natural Resources. However, East Central would have to be informed of the change before it would be effective for the purposes of reviewing sanitary sewer extensions. East Central would then be responsible for informing the Department of Natural Resources of the change.

Refinements and minor changes are generally of two types. The first type involves changes resulting from revised, improved or more detailed background resource information to include:

- a) Improved or revised WDNR certified floodway delineations resulting from revised flood studies;
- b) Revised wetland boundaries on the Wisconsin Wetland Inventory Maps resulting from field inspections by WDNR personnel or resulting from an approved rezoning.
- c) The second type involves changes which would not seriously affect water quality and are the result of specific development proposals to include:

- d) Relocation of a non-navigable stream or drainageway as long as the environmental integrity of the stream or drainageway is preserved;
- e) Shortening of a non-navigable stream or drainageway based upon field determination of its point of origin;
- f) Adjustments to the widths of shoreland buffer strips along non-navigable streams and drainageways within the guidelines established in Exhibit 4;
- g) Changes which would reduce the width of shoreland buffer strips below the minimum guidelines provided there are locally adopted stormwater drainage criteria that establish corridor widths for drainageway preservation. Locally adopted criteria must be based upon sound engineering and environmental protection criteria; and
- h) Changes which result from utility or roadway maintenance or construction which meet the criteria set forth in NR-115 or NR-117. It is not the intent of the environmental corridors to prevent or obstruct maintenance, expansion or construction of transportation or utility facilities intended to serve areas outside of the corridors, needed to maintain or improve continuity of those systems, or designed to serve compatible uses in the corridors, such as park shelters or facilities. Facilities intended to serve new sewered residential, commercial or industrial development in the corridors would not be permitted.

It should be noted, that as of the date of this plan, ECWRPC and WDNR staff are considering a revision of the regional definition of Environmentally Sensitive Areas which may include additional features based on water quality concerns. Communities with existing SSAs will be notified and offered an opportunity to give input during this process.

IDENTIFICATION AND QUANTIFICATION OF EXISTING CONDITIONS

The ability to inventory existing conditions both quantitatively and qualitatively is paramount to evaluating land use and development trends and impacts. Aerial photos are the basis for conducting land use inventories for the individual SSAs. Comparing aerial photos (land use inventories) at different time intervals can establish trends in types and magnitude of land uses. East Central's 1980 land use inventory has been updated utilizing more recent photos (where available) or spot field surveys for this purpose. Acreages for major land use categories have been computer digitized and aggregated by section and township-range. Totals were also calculated for each unit of government within the planning area.

In conjunction with the land use mapping program, all city and village municipal boundaries, as well as sanitary district limits, were identified and transferred to the sewer service area maps.

Sanitary sewerage systems for all communities have been identified on the sewer service area file aerial photos. The location and size of all sewer collectors, mains, interceptors and forcemains are mapped in detail. In addition, the locations of all lift stations, pump stations and wastewater treatment facilities are shown. These maps are continually updated as new sewer extensions are reviewed by East Central.

Important for analyzing the planning areas, existing urban development areas were delineated as part of the original land use inventory. Urban development areas consist of all concentrations of development within the planning area, together with undeveloped lands which are either sewered or otherwise committed for development. These urban development areas are, in most instances, the minimal land areas which should be designated as sewer service areas.

The urban development areas have been further broken down into areas which are (1) both developed and sewered, (2) developed and unsewered, (3) undeveloped and sewered and (4) undeveloped and unsewered. In order to be classified as sewered, areas must be adjacent to public sewer lines, with the ability to connect either through private laterals or, in certain instances, private sewers. In general, lands within 200 feet of a public sewer are assumed to connect via a private sewer lateral.

In addition to the development information, the existing sewer service area boundaries were identified to determine the location and amount of land currently available for development outside of the urban development areas.

In addition to the designations of environmental sensitive areas (shorelands, wetlands and floodways), other areas with natural characteristics that could impact environmental quality or development potential have been identified. These areas have been termed areas with "limiting environmental conditions" and include areas with seasonal high groundwater (within one foot of the surface), floodplain areas, lands with shallow bedrock (within five feet of the surface) and areas with steep slopes (12 percent or greater). Unlike the environmentally sensitive areas, development is not excluded from land with limiting environmental conditions. The primary purpose of identifying these areas is to alert communities and potential developers of environmental conditions which should be considered prior to the development of such an area.

Complementing this information, additional data was collected on existing population, numbers of dwelling units, mixes and densities of residential development, existing employment by type and amount, and densities of industrial and commercial development.

Much of this information was available from the 2000 census materials; other information was gathered from state and local sources. This data is contained in East Central's information files for each sewer service area.

REFINEMENT OF GOALS, OBJECTIVES AND POLICIES

The conceptual and philosophical bases for sewer service area planning are the goals, objectives and policies. As stated earlier, the service area planning process has become much more complex since it was first initiated. In response to changing conditions, minor refinements have been made over time to the 1985 goals, objectives and policies (Appendix B). This effort was done in order to give direction to decisions involving the amount of growth in a given service area, especially the allocation and location of future growth.

FORECAST OF URBAN GROWTH

The forecasting of urban growth and development within the East Central region involves two primary analytical processes. These are 1) population projections and related dwelling unit and employment estimates, and 2) allocation of land use acreage. This process answers the question of the quantity and location of new growth. The process utilizes the sewer service area policies and various planning and development standards as a technical basis.

Population Projections

Population projections are the key factor in forecasting urban growth. The projections used are the 1990-2020 and later Department of Administration (DOA) population projections by five year increments for individual counties. DOA utilizes the cohort component method of population projection. These are the official state projections, consistent with U.S. Bureau of Census State of Wisconsin projections. The DOA county projections are required to be used as control totals in accordance with Wis. Admin. Code. NR-121 for the development of sewer service area plans. A detailed description of the population projection process is included in the East Central report Population Characteristics of the East Central Region, April 1994. The official DOA projections, first received in 1992, have been updated annually using the DOA annual population estimates for the counties and individual MCD's.

East Central has developed a process for breaking down the county population projections to the minor civil division (MCD) level. This estimating process uses the "share-of-the-county trending methodology." This methodology was used for all

communities within the East Central region, with the exception of the Fox Cities, Sherwood and Fond du Lac. In these areas, a special procedure was used which established "urban area" control totals. These control totals were then broken down into Transportation Analysis Zones (TAZ's) in the Fox Cities and Sherwood areas and Special Analysis Zones (SAZ's) in the Fond du Lac area. This special projection process was needed because of the complex jurisdictional interrelationships of cities, villages and sanitary districts within these areas.

Residential Development

In addition to population projections, household size and housing densities are required to determine residential land needs. Household formation rates were estimated and translated into household size. The household size thus represents a typical dwelling unit which can be compared to population projections for estimating future dwelling units. The household size for the East Central region has been steadily declining and is anticipated to continue to decline. Thus, an anomaly occurs in which a community may not be increasing in population, but still is forming new households which require new housing construction.

Once household size was established, residential development densities and the mixture of single-family/multifamily uses was determined. The number of dwelling units per acre were determined from existing residential development densities for the three major urban areas. These densities were also used for larger outlying urban communities. Several smaller communities in the outlying areas were found to have less dense development and therefore a somewhat lower density was used.

The mix of residential development was determined from development and construction records from various communities as well as census materials for the urbanized area. The residential mix was found to vary greatly from community to community. Community specific mixes were used for freestanding communities; however, standardized splits for the Fox Cities, Sherwood and Fond du Lac areas were developed and applied within the growth forecast method.

Population projections divided by household size established the number of dwelling units. The number of dwelling units by type (single or multifamily) divided by the density per acre resulted in the number of acres of residential land required. The resultant acreage was allocated as residential growth for land areas within each planning area.

Non-Residential Development

Forecasts of nonresidential development were also based upon population projections for sewer service area planning. There is, however, a significant difference between the methodology used for the three urban areas and the outlying planning areas. Within the urban areas the population projections served as a basis for estimating future employment. These employment estimates were used in conjunction with documented employment densities (number of employees per acre) for various land use types and employment categories to determine acreage needs for future nonresidential employment. Similar to the household participation rates for calculating dwelling units, labor force participation rates were used to calculate employment for various employment categories. These employment categories were broken down into two types of nonresidential development consisting of commercial and industrial land uses.

After future employment was estimated for commercial and industrial uses, densities were applied (employees per acre) and total acres of the land needs were calculated. This acreage was then allocated within particular planning areas. In the outlying areas, a much simpler process for forecasting nonresidential growth was required because of deficiencies in labor force and employment data available for small communities. Furthermore, because of the small commercial and industrial base of these communities, a refined process for estimating future employment could be subject to extreme error. Local initiative for promoting development is a greater factor in future growth than statistical trends. A simple forecast method was used which calculated the existing amount of nonresidential development per capita within the area then multiplying this amount by the population growth for the planning period resulting in the amount of non-residential acreage required.

Growth Allocation

After the amount of growth is calculated for residential and non-residential uses within each planning area, the process of allocating this growth acreage is undertaken. The allocation process (where growth should occur) is complex, and must integrate service area growth policies, planning standards and criteria as well as historical and market growth trends for a particular planning area. The allocation process establishes the future growth areas within each sewer service area. A major product of the allocation process is the mapping of growth areas. Again, the Commission's GIS system was used to designate these growth areas.

The following criteria and standards were utilized in the designation of growth areas:

1. All areas within a planning area which are currently served with public sanitary sewers shall be designated sewer service areas. Areas along existing and proposed (WDNR approved) sewer collector or interceptor lines (forcemains excluded) shall be designated sewer service areas. The depth of the sewer service area boundary line shall be to the average lot depth (maximum 400 feet) bordering the sewer or where average lot depths cannot be distinguished to line 300 feet from the sewer line. Development within this area is generally considered to be serviceable by a private sewer lateral.
2. Unsewered areas of development within close proximity to existing sanitary sewer lines where the cost-effectiveness of the extension of sewers is not questionable shall be included in the service area. These areas have generally been designated as an urban development area.
3. Areas of existing development with approved wastewater facility plans shall be designated sewer service areas. (Note: Various areas of existing development previously designated may have been dropped because of lack of approved wastewater facilities plans.)
4. The acreage allocations of future development areas should approximate residential, commercial and industrial growth projections.
5. Environmentally sensitive areas shall be excluded from the sewer service area.
6. Holding tank service areas shall be designated for existing large holding tanks defined in NR-113 and for areas of existing development where no cost-effective alternative to the installation of a large holding tank is available. The cost-effective analysis is to be prepared by the owner. All large and individual holding tank wastes are disposed of in accordance with NR-113.

The standards and criteria for allocating future growth areas are policy based. These considerations are:

1. Urban development patterns should incorporate planned areas of mixed use and density that are clustered and compatible with adjacent uses.
2. The allocation of future urban development should maximize the use of existing urban facilities and services.
3. Future urban development should be encouraged to infill vacant developable lands within communities and then staged outward adjacent to existing development limits.

4. Future commercial and industrial development should expand upon existing areas and be readily accessible to major transportation systems.
5. The boundaries of urban development should consider natural and man-made features such as ridge lines, streams and major highways.
6. Residential land use patterns should maximize their accessibility to public and private supporting facilities.
7. Urban development should be directed to land suitable for development and discouraged on unsuitable land, such as floodplains, areas of high bedrock, and areas of high groundwater.
8. Environmentally sensitive areas shall be excluded from the sewer service area to protect water quality.
9. Future urban development should pose no significant adverse impacts to surface or groundwater.
10. Urban development should be located in areas which can be conveniently and economically served by public facilities.
11. The waiver of acreage allocations based on density standards for large lot developments will be considered if the installation of sewers is cost-effective, the community adopts a development plan and subdivision plat for the area specifying no smaller subdivision of parcels will be allowed.

Combined with the policy-based criteria for allocating future development areas were various considerations involving the direction of growth trends and short term "market" factors. These considerations primarily involved experienced judgments by planning staff and consultations with local planning officials.

Early in the planning process, a policy decision was made that the total allocated growth acreage for individual sewer service areas delineated in the 1985 adopted plans and subsequent amendments, would not be reduced in quantity. This policy was applied to all sewer service areas which have a sewerage system or which have WDNR approved wastewater facilities plans for a sewerage system. The impact of this policy is that the areas available for future growth in various sewer service areas sometimes were greater than the updated forecast growth which was to be allocated. The result of this policy is that there were fewer service areas where the existing service area boundaries needed to be expanded.

PUBLIC AND COMMUNITY PARTICIPATION

Citizen participation during the update of the service area plans was encouraged throughout the process. An ad hoc Technical Advisory Committee (TAC) was formed during the initial stages of policy development for the Designated Sewer Service Areas (urban areas). This committee met three times at critical stages in the process and provided a significant contribution to the refinement of the goals, objectives and policies.

General public participation from the Dale Sanitary District, Town of Dale, and Outagamie County was sought during the process as proposed sewer service area boundary maps were completed. Public meetings were held with local officials within the planning areas and associated sewer service areas. The purpose of sewer service area planning, the planning process, existing conditions of the service area and growth forecasts were explained. In response to any comments received from these meetings, the boundaries of various sewer service areas were modified in accordance with the technical and policy criteria and standards described earlier.

After the preliminary changes were incorporated on the GIS maps, letters and draft reports/maps showing the updated service areas were sent to all governmental entities within the sewer service areas. Communities were notified to respond to East Central before the service area was addressed by the Community Facilities Committee for approval. A final round of these public information meetings and a public hearing was also held prior to adoption by East Central's full Commission.

ADOPTION AND PUBLICATION OF FINAL PLANS

Each individual sewer service area is adopted by the East Central Wisconsin Regional Planning Commission as an element of the Commission's regional land use plan. After adoption, the plans are submitted to the Wisconsin Department of Natural Resources for certification as an element of the Water Quality Management Plan. After WDNR certification the plan becomes effective and copies of the final plans are distributed to the affected communities.

CHAPTER 5 - SSA AMENDMENT PROCESS

POLICIES AND PROCEDURES

The East Central Wisconsin Regional Planning Commission has adopted "An Amendment Policy and Procedure for Sewer Service Areas" to enable sewer service area plans to be amended in response to changing conditions and community plans. This procedure provides a flexible, yet equitable and uniform basis for revising sewer service area boundaries. East Central recommends that a representative from the government entity requesting the amendment meet with East Central staff to discuss the proposal. Most documentation and questions needed for the evaluation of the amendment can be addressed at that time.

EAST CENTRAL REVIEW AND RECOMMENDATION

East Central's Regional Development Committee will review the proposed amendment within approximately 30 days of receipt of the request. The review will include a staff evaluation of the consistency of the proposal with East Central's amendment policies and criteria. The review will also include an evaluation of comments and recommendations received from local units of government and agencies notified of the proposal by East Central. The applicant may be requested to appear at the Regional Development Committee meeting if there are significant issues involved. The Regional Development Committee shall recommend approval or disapproval of the amendment. Upon approval, the amendment request shall be submitted to the Wisconsin Department of Natural Resources to request revision of the Water Quality Management Plan.

WDNR REVIEW AND APPROVAL

The Wisconsin Department of Natural Resources will review the East Central recommendations for the service area amendment. If the service area amendment does not involve an area greater than 1,000 acres or greater than 5 percent of the total service area the Department should approve the amendment and certify the water quality plan within approximately 45 days after submittal. If the proposal is over 1,000 acres or 5 percent and/or if the project involves the development of an environmentally sensitive area the Department may require the preparation of an environmental assessment statement under NR-150 with public comment period Type 2 Actions. This may lengthen the approval period to three months or greater. Once WDNR decision is made, and if approved, East Central can review sewer extensions and submit comments to the WDNR for sewer extension plan approval.

The formal amendment process includes the following elements:

Section I: Amendment Policies

- A. Sewer service area boundaries may be modified (acreage swap) provided there is no increase in the total acreage of the specific sewer service area.
- B. Sewer service area boundaries may be expanded provided there is a documented need for a sanitary sewer collection system for areas of existing urban development.
- C. Sewer service area boundaries may be expanded provided there is a documented need for sanitary sewers to serve a proposed unique facility or development.
- D. Sewer service areas may be expanded to provide communities with the flexibility to accommodate unanticipated short-term development. The community shall certify through plan commission action that the proposed amendment area is required for reasonable community growth and is consistent with adopted development plans.
- E. Sewer service area boundaries may be modified by the re-designation of previously identified environmentally sensitive areas consistent with all the following standards:
 - 1. The environmentally sensitive area is immediately adjacent to an existing sewer service area.
 - 2. Appropriate local, state and federal environmental permits are granted for the proposed development.
 - 3. Major re-designations shall pose no significant adverse water quality impacts. Major re-designations include:
 - a. Removal of any mapped wetland area for sewered development unless resulting from an activity exempted by state administrative rules governing wetland protection [NR 117.05(2)] or state approved rezoning of wetlands.
 - b. Any change which would reduce a delineated floodway of any navigable stream or river, or which would remove any area below the ordinary high water mark of a navigable stream, pond or lake.

- c. Any change resulting in the total removal or in the continuity of any corridor segment including floodways, wetlands, shoreland buffer strips or steep slopes adjacent to water bodies. The water quality benefit that was associated with the portion of the corridor removed must be provided for in the development.
- 4. The re-designated acreage will be added to the service area total acreage.
- F. Sewer service area boundaries may be modified or expanded to correct an error in the maps, data, projections or allocations of the adopted sewer service area plan.

Section II: Amendment Criteria

Any proposed amendment shall be reviewed according to the following criteria:

- A. The cost-effectiveness of the proposed amendment compared to other alternatives. East Central may require this determination from the applicant.
- B. The environmental impacts of the proposed amendment shall be assessed in accordance with the criteria established in the Wisconsin Department of Natural Resources environmental assessment checklist.
- C. The East Central Wisconsin Regional Planning Commission will provide a water quality impact assessment and also evaluate the ability of the existing sewerage facilities to transport and treat the projected flows. East Central may also prescribe safeguards or impose additional conditions deemed necessary to protect the water quality in the area.
- D. Amendment areas under Section I Policy A & D shall have a common boundary with the current sewer service area and shall not create a void within the service area.
- E. Service area amendments under Section I Policy D shall use as guidance the following:
 - 1. The expansion area generally shall not exceed 20 acres for residential development or 50 acres for nonresidential development.
 - 2. Not less than 15 percent of the expansion area boundary must be common to the boundary of a reference area within the current sewer service area. This reference area must be three times larger than the acreage in the proposed expansion and must be at least 50 percent developed.

3. If any part of the reference area is part of a previously defined reference area, then the entire expansion area of the previous amendment should be included as part of the current reference area.
- G. The Commission may also prescribe safeguards or impose additional conditions deemed necessary to carry out the intent of the sewer service area amendment criteria.

Section III: Amendment Procedures

Proposed sewer service area amendments shall be reviewed according to the following procedure:

- A. Requests for sewer service area amendments should be made by the governmental entity that will be expected to serve the area. Units of government seeking an amendment to the sewer service area boundary should transmit a letter requesting the amendment to East Central along with the following documentation:
1. A map of the proposed expansion area and, if required, reference area or any area to be deleted (swapped) which affects the boundary modification;
 2. Estimates of existing and anticipated population, wastewater generation and means of collection from the area;
 3. A description of the type of development expected to occur;
 4. Ability of the treatment facility to treat the anticipated wastewater;
 5. methods of stormwater management for added service area and surrounding areas which may be impacted; and
 6. Documentation that all property owners in areas proposed to be deleted (swapped) were notified of this request by the unit of government seeking the amendment.
 7. Plan Commission or Board action as required under Section I Policy D.
- B. Based on this information the Regional Development Committee, designated as the review committee by the East Central's bylaws, will review the proposed amendment to determine whether it meets the standards set forth in the Sewer Service Area Amendment Process. If no significant adverse water quality impacts are involved, the East Central shall recommend approval of the Plan amendment and submit it to the Wisconsin Department of Natural Resources for State plan certification.

Section IV: Appeal

If an applicant feels that a hardship exists in the strict interpretation and application of the amendment standards and criteria, consideration may be given to providing relief through a variance subject to the following requirements:

- A. The hardship is significant and widespread owing to substantial pre-existing financial or legal commitments for sanitary sewer service.
- B. The major objectives of the sewer service area plans can be met. The appeal shall be submitted to the Chairman of East Central for action at a regularly scheduled meeting of the Commission. Further appeals may be submitted to Wisconsin Department of Natural Resources.

Section V: Definitions

- *Sewer Service Area:* A geographic area currently or anticipated to be served with sanitary sewers within the planning period as specified in the Sewer Service Area Plan element of the Water Quality Management Plan.
- *Existing Urban Development:* A geographic area with densities of development suitable for the efficient and economic provision of urban services such as sanitary sewer, water, transportation and storm drainage. (e.g. single family residential development greater than two units per gross acre)
- *Reference Area:* A geographic area currently within the existing sewer service area which is at least 50 percent developed.
- *Unique Facility or Development:* Interpreted to represent a development which was not anticipated or projected in the Sewer Service Area Plan but, which if constructed, will provide a widespread benefit to the entire service area. It may also include a development which requires a specific geographic location for which no other location can be utilized. (i.e. Airport Industrial Park in Outagamie County, EAA complex and state prison site in Oshkosh)
- *Expansion Area:* The geographic area proposed to be added to the existing sewer service area through the amendment process.
- *Cost-effectiveness:* Analysis of sanitary sewerage system alternatives. The analysis shall include monetary costs and environmental as well as other non-monetary costs.

- *Environmentally Sensitive Area*: Geographic areas consisting of all lakes and streams shown on USGS quadrangle maps and their adjacent shoreland buffer areas. Also all wetlands shown on the state Wisconsin Wetland Inventory Maps and floodways as delineated on the official Federal Emergency Management Administration Flood Boundary and Floodway Maps.

APPENDIX A - PUBLIC PARTICIPATION DOCUMENTS

Appendix Documents

1. List of Public Meetings Held
2. Town of Dale Board Adoption Resolution
3. ECWRPC Community Facilities Committee Summary of Proceedings
4. ECWRPC Commission Summary of Proceedings
5. ECWRPC Commission Resolution 06-01
6. WDNR Certification Letter

Dale Sewer Service Area Plan Update Meeting Record

<u>Date</u>	<u>Description</u>
May 13 th , 2002	T. of Dale Sanitary District introductory meeting.
July 8 th , 2002	T. Dale Sanitary District to review data and maps.
August 12 th , 2002	T. Dale Sanitary District to review data and maps and discuss system limitations.
September 9 th , 2002	T. Dale Sanitary District to review potential changes to SSA boundary.
October 14 th , 2002	T. Dale Sanitary District to review revised SSA plan maps.
November 11 th , 2002	Joint Meeting of T. Dale Sanitary District, Plan Commission, and Board to discuss revised draft SSA Plan and recommendations.
December 10 th , 2002	T. Dale Board Adoption of SSA Plan.
January 16 th , 2003	Community Facilities Committee meeting, public hearing and approval.
January 31 st , 2003	Full Commission meeting and approval

RESOLUTION NO. _____

ADOPTING THE UPDATED DALE SEWER SERVICE AREA PLAN

WHEREAS, the East Central Wisconsin Regional Planning Commission has been designated by the Wisconsin Department of Natural Resources as the sewer service area management agency for the ten county East Central region, and;

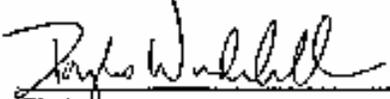
WHEREAS, the East Central Wisconsin Regional Planning Commission has prepared an updated sewer service area plan for the Dale Sanitary District No. 1, and

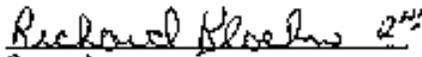
WHEREAS, the Dale Sanitary District No. 1, Town of Dale Plan Commission, and Town Board has reviewed and discussed the plan and has concurred with its findings and recommendations;

NOW THEREFORE BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF DALE, OUTAGAMIE COUNTY, WISCONSIN, THAT

1. The Town adopt the Dale Sewer Service Area Plan Update (2002) and will consider its findings in conjunction with the locally adopted comprehensive plan to ensure the coordinated development of the Town's sewer areas, and;
2. Recommend that the East Central Wisconsin Regional Planning Commission and Wisconsin Department of Natural Resources approve the plan as submitted.

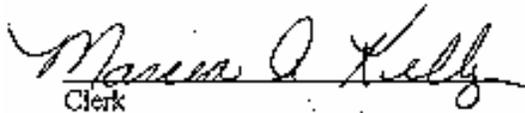
Effective Date: December 10th, 2002


Chair


Supervisor


Supervisor

ATTEST:


Clerk

12-10-02
Date

SUMMARY OF PROCEEDINGS

Community Facilities Committee
East Central Wisconsin Regional Planning Commission
East Central Offices
January 16, 2003 – 10:00 A.M.

The meeting was called to order by Ernie Bellin at 10:00 A.M.

Committee members present:

Wilma Springer Calumet County
Clifford Sanderfoot Outagamie County
Ernie Bellin Winnebago County

Committee members absent:

Donald De Groot Outagamie County
Jane Van De Hey Winnebago County
Brian Kowalkowski Menominee County

Others in attendance:

Jim Salm Darboy Sanitary District
Maurice Brockman Darboy
John Johnson Heart of the Valley MSD
Tom Lebak Village of Little Chute
Roy Van Gheem Village of Little Chute
Mark Van Thiel Village of Combined Locks
Bob Jakel City of Kaukauna
Mark Surwillo Heart of the Valley MSD
Harvey Rengstorf Town of Winneconne
Steve Geibel Heart of the Valley MSD
Steve Wideman Appleton Post Crescent
Harlan Kiesow ECWRPC Staff
Eric Fowle ECWRPC Staff
Joe Huffman ECWRPC Staff
Kathy Thunes ECWRPC Staff

1. Welcome & Introductions

Ms. Springer welcomed everyone to the meeting, introductions were made and the meeting was called to order at 10:05 A.M.

- 2. Public Informational Session/Public Hearing-Dale Sewer Service Area Plan Update**
Mr. Fowle opened the public hearing for the Dale Sewer Service Area Plan Update. Mr. Fowle indicated to committee members that the update was the first since 1985. Mr. Fowle referred to the tables and maps provided pointing out the acreage allocations for the Dale Sanitary District. Based on past development trends and existing developable acreage, Mr. Fowle felt the allocations were justified and reasonable. The Town of Dale and the Dale Sanitary District approved the proposed plan update in November 2002. The public hearing was then opened for additional comment. There was no further discussion on the proposed plan update and the public hearing was then closed.
- 3. Resolution 05-03; Approving the Dale Sewer Service Area Plan Update**
Based on the information from the public hearing Mr. Fowle requested the committee to take action on Resolution 05-03 which adopts the Dale Sewer Service Area Plan Update. Mr. Sanderfoot moved to approve Resolution 05-03. Wilma Springer made the second. Motion passed unanimously.
- 4. Informational Session/Public Hearing-Winneconne Sewer Service Area Plan Update**
Mr. Fowle presented the Winneconne Sewer Service Area Plan Update for public discussion. During the process Mr. Fowle indicated that the Village of Winneconne, Town of Winneconne, three town sanitary districts and the Butte des Morts Consolidated Sanitary District participated with the plan update. The Winneconne area has not had a major update since 1985. Mr. Fowle stated that the update has been in progress for approximately one year and then gave an overview of the allocation acreage which was approved by the parties involved. Harvey Rengstorf, Town of Winneconne, stated the town concurs with the plan update. There being no further discussion the public hearing was closed.
- 5. Resolution 06-03; Approving the Winneconne Sewer Service Area Plan Update**
Based on the information from the public hearing Mr. Fowle requested the committee to take action on Resolution 06-03 which adopts the Winneconne Sewer Service Area Plan Update. Wilma Springer moved to approve Resolution 06-03. Mr. Sanderfoot made the second. Motion passed unanimously.
- 6. Sewer Service Area Amendment Request – Village of Oakfield**
Mr. Fowle presented the Oakfield Sewer Service Area amendment in which the Village of Oakfield has filed for a mapping error amendment. Policy I,F allows for the correction of mapping errors, in this case a land use designation error, and the resulting acreage would be credited to potential development areas. Mr. Fowle explained that areas designated initially as residential development were in fact public/institutional use, (the parcel is actually in public ownership). Approximately 7.3 acres would be credited to the service area to correct the mis-allocated lands. Mr. Fowle then described the development proposal which would be located in the southern portion of the service. Discussion ensued by the proximity of the Niagara Escarpment to the new development. The Town of Oakfield identifies the area in their land use plan as environmentally significant however, the village would need to develop their own zoning classification pending the annexation. Mr. Fowle also pointed out a stream buffer along the eastern edge of the proposed development but indicated that no negative impact would result despite the development.

There being no further discussion staff recommended approval of the amendment request. Mr. Sanderfoot moved to approve the request. Wilma Springer made the second. Motion passed unanimously.

7. Informational Item – Preliminary Heart of the Valley Accelerated Growth Mapping

This particular topic has been discussed in prior CFC meetings as well as individually with those parties involved. The issue revolves around the fact that there have been numerous requests for accelerated growth amendments by the Darboy Sanitary District, Village of Little Chute and City of Kaukauna. With the growing concern regarding interceptor sewer capacities, future growth within specific areas of the service area could be jeopardized at least in the short term. Mr. Fowle has prepared mapping illustrating the potential accelerated growth areas being requested. As part of the discussion East Central conducted its own analysis and feels that approximately 450 to 500 acres could be justified as opposed to over 1400 acres originally requested by the communities involved. Mr. Fowle stressed that any acreage figures and/or the possible distribution of acreage to communities were preliminary and no formal agreements were set.

Mr. Fowle reviewed briefly for the committee the concerns with portions of the Heart of the Valley's interceptor sewer capacities. It has been known for some time that the siphon sewer crossing the Fox River northeast of Darboy was near capacity. This situation, based on independent studies by consultants, has raised questions pertaining to additional development to the interceptor system. Coupled with a 10 year storm event it was believed that back-ups along the system were likely. The exceptions to this are developments occurring in the Village of Little Chute and City of Kaukauna where connections to the interceptor system are at different points downstream. Mr. Fowle then distributed comments from the Village of Combined Locks expressing concerns regarding the potential amendment requests, (see attachment). Mr. Fowle added that areas proposed for inclusion for Little Chute and Kaukauna would have no adverse impacts to the interceptor system however, additional lands added to the Darboy Sanitary District would negatively impact the interceptor system. Given these circumstances East Central cannot effectively justify, to the Department of Natural Resources, additional acreage for the Darboy Sanitary District. Mr. Fowle then recommended that the requests for accelerated growth amendments could be granted to the Village of Little Chute and the City of Kaukauna. These amendments could be scheduled for committee action as soon as February 2003.

There were numerous comments and discussions from the affected parties particularly the Heart of the Valley Metro Sewerage District. The HOVMSD stressed that two independent studies were conclusive in their findings that significant I/I problems exist within the interceptor system. Alternatives for correcting the problem appeared to be somewhat time-consuming and specific planning would be required to address the problem. The HOVMSD has confirmed that a facility planning report has been scheduled and based on this detailed study a plan would be developed to carry out the recommended alternatives. HOVMSD added that it could not in good conscience approve additional development in Darboy given the current situation. Additional discussions from the City of Kaukauna outlined concerns regarding a community's ability or desire to provide certain levels of service for an urbanizing area.

Staff and the committee concurred that no additional acreage would be allocated to Darboy but would, for the most part, be held in reserve until the problem was addressed. Mr. Salm requested, and staff will consider, adding only the proposed interceptor route to the sewer service area. This would allow the Darboy Sanitary District to continue with their planning efforts independently. Mr. Fowle will discuss this matter with the Heart of the Valley Metropolitan Sewerage District as there may be issues with HOVMSD taxing authority. Staff will continue to work with the Village of Little Chute and the City of Kaukauna on their amendment requests in hopes of formally addressing them in subsequent Community Facilities meetings.

8. Informational Item – Draft Review of Milestone #1; Community Facilities Element

Mr. Fowle distributed draft documents for East Central's Regional Comprehensive Plan pertaining to the Community Facilities element which this committee has oversight. Committee members were informed that this draft would be included with the remaining plan elements for discussion at the January 31, 2003 full Commission meeting. Ms. Kathy Thunes, East Central staff, gave a brief overview of the elements' content and explained the data collection process. Regional facilities that include solid waste disposal and recycling facilities, educational facilities, landfill and wastewater treatment plant sites and various energy sources and a range of social services were identified within the document. Focus group meetings were held to help identify these major issues with interest groups and concerned citizens providing their input.

9. Other Business

None discussed.

10. Next Meeting and Agenda

With numerous service area amendments, including those discussed today, a tentative meeting date of February 27, 2003 or March 7, 2003 was agreed upon.

Meeting was then adjourned at 11:40 A.M.

SUMMARY OF PROCEEDINGS

East Central Wisconsin Regional Planning Commission
Outagamie County Courthouse, Appleton
January 31, 2003

I. PLEDGE OF ALLEGIANCE

II. MOMENT OF SILENT MEDITATION

Mr. Paltzer welcomed the Commissioners and staff to the Outagamie County Courthouse.

III. ROLL CALL

The meeting of the East Central Wisconsin Regional Planning Commission was called to order by Vice-Chair Yvonne Feavel at 1:30 P.M. Roll call was taken showing the following attendance:

Commission Members Present

Clarence Wolf	Calumet County
Robert "Toby" Paltzer	Outagamie County
Clifford Sanderfoot	Outagamie County
Alfred Krause	Outagamie County
Donald De Groot	Outagamie County
Marvin Fox	Outagamie County
Arlyn Tober	Shawano County
M. Eugene Zeuske	Shawano County
Clarence Natzke	Shawano County
La Verne Grunwald	Waupaca County
Ken Hurlbut	Waupaca County
Yvonne Feavel	Waushara County
Norman Weiss	Waushara County
Lester Van Loon	Waushara County
Joseph Maehl	Winnebago County
Jane Van De Hey	Winnebago County
Richard Wollangk (Alt. for Stephen Hintz)	Winnebago County
Ernie Bellin	Winnebago County
Arden Schroeder	Winnebago County

Commission Members Absent

Merlin Gentz	Calumet County
Wilma Springer	Calumet County
Randy Reiter	Menominee County
Brian Kowalkowski	Menominee County
Ruth Winter	Menominee County
Tim Hanna	Outagamie County
Duane Brown	Waupaca County
Brian Smith	Waupaca County
Mark Madison	Winnebago County

Staff Members Present

Harlan Kiesow	Executive Director
Ann Z. Schell	Assistant Director
Fred Scharnke	Principal Planner

Walt Raith	Principal Planner
Eric Fowle	Principal Planner
Ed Kleckner	Associate Planner
Denise McShane.....	Associate Planner
Elizabeth Runge	Associate Planner
Betty Nordeng	Planner
Kathy Thunes	Planner
Tom Faella	Information Technology Manager
Vicky Johnson	Administrative Specialist

IV. **APPROVAL OF AGENDA**

Mr. Weiss moved to approve the agenda, seconded by Mr. Bellin. The motion passed unanimously.

V. **MINUTES OF THE OCTOBER 25, 2002 MEETING**

Mr. Wollangk moved to approve the minutes of the October 25, 2002 meeting, seconded by Mr. Maehl. The motion was passed unanimously.

VI. **BUSINESS**

A. Steering Committee

1. Acceptance of the Summary of Proceedings for the October 25 and December 20, 2002 Meetings.

Chair Feavel moved to accept the Summary of Proceedings for the October 25 and December 20, 2002 Meetings. The motion was seconded by Mr. Wollangk and passed unanimously.

2. Proposed Resolution No. 19-02: **Authorizing the Commission to Submit a Grant Application to the Fox Valley Community Foundation to Assist the Town of Greenville, Outagamie County, in the Preparation of a "Greenprint" Plan**

Mr. Fowle stated that Proposed Resolution No. 19-02 would authorize the Commission to submit a grant application to the Fox Valley Community Foundation for approximately \$14,000, with East Central's share for in kind service being approximately \$610. He explained that this is a project for the Town of Greenville based on work that he, Fred Scharnke and others have provided to the town over the last two or three years to help implement their adopted comprehensive plan. The planning process approach to the "Greenprint" plan will include four to five community workshops, which will use maps to help the community participants to establish a vision for the Town's identification and protections of natural resources that are valued by the community. The document that would be produced would be an advisory type document to the town. Mr. Fowle stated that this project is unique to the region and would provide a model for other communities to follow. Mr. Fowle noted that there are other partners in the grant, the Town of Greenville would be contributing \$1,000, two private companies contributing \$500 each (one pending), and in kind services with UW Extension and Fox Cities Greenways.

Mr. Natzke moved for approval of Proposed Resolution No. 19-02, seconded by Mr. Paltzer. Motion passed unanimously.

3. Proposed Resolution No. 07-03: **Amending the 2003 Work Program and Budget for the East Central Wisconsin Regional Planning Commission**

Ms. Schell explained that Proposed Resolution 07-03 is an amendment to the 2003 Work Program involving two elements of the Transportation element, 1340 and 1350. Historically element 1340 requested discretionary funds from Federal Highways to contribute toward the aerial photography project, this has now been split into two elements 1341 and 1342, with 1341 still being aerial photography and 1342 being the additional funds needed for transportation modeling, previously conducted by WisDOT. Ms. Schell stated that the 1350 elements are new, and were added to cover the work involving the Fond du Lac Area MPO. East Central is staffing the Fond du Lac Area MPO, and will be developing the annual work program, the Transportation Improvement Program (TIP) and the long-range transportation/land use plan, as shown in elements 1351, 1352, and 1353, respectively. Element 1354 is requesting additional funds for start-up efforts, and to the staff needed.

Mr. Maehl moved to approve Proposed Resolution No. 07-03, seconded by Mr. Bellin. Motion passed unanimously.

4. Proposed Resolution No. 08-03: **Amending the Personnel Policies of the East Central Wisconsin Regional Planning Commission**

Ms. Schell stated the Proposed Resolution No. 08-03 amends the Table of Authorized Positions in the Personnel Policies to include the additional staff needed to take on the duties of the Fond du Lac Area MPO. The two positions would be limited term positions, one at the associate planner level and the other at a planner level.

Mr. Weiss moved for approval of Proposed Resolution No. 08-03, seconded by Mr. Hurlbut. Motion passed unanimously.

B. Economic Development Committee

1. Chairman's Report.
2. Acceptance of the Summary of Proceedings for the January 15, 2003 meeting.

Mr. Zeuske moved for acceptance of the Chairman's Report and the Summary of Proceedings for the January 15, 2003, seconded by Mr. Van Loon. Motioned passed unanimously.

C. Open Space and Environmental Management Committee

1. Chairman's Report.
2. Acceptance of the Summary of Proceedings for the January 14, 2003 meeting.

Mr. Natzke indicated the Chairman's Report and the Summary of Proceedings for the January 14, 2003 committee meeting were in the packet and moved for acceptance of them. The motion was seconded by Mr. Fox, passing unanimously.

D. Community Facilities Committee

1. Chairman's Report.

2. Acceptance of the Summary of Proceedings for the November 12, 2002, December 19, 2002 and January 16 meetings.

Mr. Bellin moved for acceptance of the Chairman's Report and Summary of Proceedings for the Community Facilities Committee meetings of November 12, 2002, December 19, 2002 and January 16, 2003, seconded by Mr. De Groot. Passed unanimously.

3. Proposed Resolution No. 05-03: **Approving the Dale Sewer Service Area Plan Update**

Mr. Fowle explained that Proposed Resolution No. 05-03 is to approve the Dale SSA Plan in Outagamie County. He indicated that this plan had not been updated since 1985. The Town of Dale is anticipated to grow at a steady rate over the next twenty years, therefore, 130 acres were added to the sewer service area. The planning area boundaries were also modified. The Town Board approved the plan in December, 2002 and the Community Facilities Committee approved the plan in January, 2003.

Mr. Bellin moved for approval of Proposed Resolution No. 05-03, seconded by Mr. Maehl. Passed unanimously.

4. Proposed Resolution No. 06-03: **Approving the Winneconne Sewer Service Area Plan Update**

Mr. Fowle stated that the Winneconne SSA Plan has not been updated since 1985. The map included in the packet identifies what is called "an unidentified planning area ". Based on the map approximately 215 acres were added to the over all sewer service area. Particularly related to the Town, the plan shows the new development going into the lands between Butte des Morts Sanitary District and the Village of Winneconne. It is imperative that it be looked at to which facility will be able to service those lands. The Village of Winneconne, as well as, the Town Board has adopted this plan. The Community Facilities Committee adopted this plan at its January, 2003 meeting.

Mr. Natzke moved for approval of Proposed Resolution No. 06-03, seconded by Mr. Weiss. Motion passed unanimously.

E. Transportation Committee

1. Chairman's Report.
2. Acceptance of the Summary of Proceedings for the January 15, 2003 meeting.

Mr. Krause moved for acceptance of the Chairman's Report and the Summary of Proceedings for the January 15, 2003 meeting, seconded by Mr. Paltzer. Unanimously passing.

3. Proposed Resolution No. 01-03: **MPO Adoption of the Fox Cities Adjusted Urbanized Area and Metropolitan Planning Area Boundaries**

Ms. Schell indicated that Proposed Resolution No. 01-03 is for formal adoption of the adjusted urbanized and metropolitan planning area boundaries for the Fox Cities urbanized area. As a result of the 2000 Census, the Census Bureau produced an urbanized area for the Fox Cities. The 2000 urbanized areas area strictly based on residential population and don't look at other land uses, that may very well be urban in nature, such as industrial parks or airports, etc. Ms. Schell stated that we are given the

opportunity to adjust that urbanized area to include urban land uses and to smooth out boundary irregularities. She noted that the purple line on the display map indicates the proposal for the adjusted urbanized area boundary. The green line on the display map indicates the metropolitan planning area boundary, which is defined as the current urbanized area plus that which is expected to be urban in thirty years. The metropolitan planning area boundary will be used in the Long-range Transportation/Land Use Plan update.

Mr. Krause moved for adoption of Proposed Resolution No. 01-03, seconded by Mr. Weiss, passing unanimously.

4. Proposed Resolution No. 02-02: **MPO Adoption of the Oshkosh Adjusted Urbanized Area and Metropolitan Planning Area Boundaries**

Ms. Schell stated that Proposed Resolution No. 02-03 is exactly the same situation for the Oshkosh urbanized area as Proposed Resolution 01-03. The area that was defined by the Census Bureau was adjusted to include commercial and industrial land uses that are considered urban, to form the adjusted urbanized area boundary, and anticipated urbanized areas for the next 30 years were added to form the metropolitan planning area boundary.

Mr. Van Loon moved for adoption of Proposed Resolution No. 02-03, seconded by Mr. Wollangk. Motion passed unanimously.

5. Proposed Resolution No. 03-03: **Authorizing the Commission to enter a contract with the Wisconsin Department of Transportation to assist in the development of a Corridor Plan for Highway 47 from Highway 41 in the Fox Cities to Highway 29 in Bonduel**

Mr. Raith noted that Proposed Resolution No. 03-03 authorizes the Commission to enter into a contract with WisDOT for a Corridor Study very similar to previous corridor studies East Central has been involved with. The new construction on Highway 29 has changed the character of Highway 47. A highway corridor study will consider the land use and access for the entire portion of Highway 47 from the Fox Cities to Bonduel. Mr. Raith stated that local land use planning is needed to protect the highway for the long range in terms of both mobility and safe, adequate access to the highway. He noted that the Highway 47 and Highway A intersection has been under study for a few years and a number of alternatives have been developed for the local road system in the area.

Mr. Krause moved for adoption of Proposed Resolution No. 03-03, seconded by Mr. Hurlbut, passing unanimously.

6. Proposed Resolution No. 04-03: **Amending the Fox Cities and Oshkosh Transportation Improvement Program (TIP) 2003**

Ms. Schell stated that Proposed Resolution No. 04-03 is an amendment to the Transportation Improvement Program (TIP) which was adopted in July, 2002. This amendment is needed to include some additional highway projects from WisDOT that were not originally submitted, but will be using federal funds. The projects to be included are the Highway 125 (College Avenue) from Highway 41 to Perkins Street, and assorted maintenance on various highways within the Fox Cities and Oshkosh urbanized areas. She noted that for most urbanized areas there are typically some maintenance and preservation projects which are fairly routine and previously were not included in the TIP. The Federal Highway has developed a means to include these now. Each year DOT will

put in a specified amount of money for such projects in the urbanized area and this will show up in the TIP.

Mr. Maehl moved to adopt Proposed Resolution No. 04-03, seconded by Mr. Schroeder. Passed unanimously.

F. Regional Comprehensive Planning Committee

1. Chairman's Report.
2. Acceptance of the Summary of Proceedings for the January 15, 2003 meeting.

Ms. Feavel moved for acceptance of the Chairman's Report and the Summary of Proceedings for the January 15, 2003 meeting, seconded by Ms. Van de Hey. Passed unanimously.

3. Review and Acceptance of the State of Region Report

Ms McShane focused on three points in her discussion of Milestone Report 1: The State of the Region Report.

First, she explained the context for the Milestone Reports. To make the regional planning process more manageable East Central decided to divide the regional planning process into four main stages that would be reported upon as completed.

- Milestone Report #1: the State of the Region (Jan 2003)
- Milestone Report # 2: Issues/Opportunities and a Regional Vision (Oct 2003)
- Milestone Report # 3: Goals and strategies for Action (Oct 2004)
- Milestone Report #4: A Plan for Implementation (Jan 2005)

Second, Denise discussed the purpose and structure of the report. She explained that there are two main reasons for producing the report:

- To provide useful accessible information to local communities.
- To collate information that would provide the foundation that would enable East Central, in cooperation with local government, interest groups and citizens, to move to the next stage in the regional planning process. Specifically, before beginning to plan for the future, we need a benchmark of where we are at the moment.

The report provides background information on demographic trends and socioeconomic conditions, economic development, housing, transportation, utilities and community facilities, cultural resources, and land use.

A chapter is devoted to each of these topics. Each chapter is divided into five main sections. After a brief introduction, each chapter describes the broad policy context for that particular area, and presents a statement on current intergovernmental cooperation. The presentation of background information, the assessment of current and future conditions, is the main focus. Each chapter concludes by summarizing the key findings current and future trends and presents a preliminary identification of the issues and opportunities, which the data analysis and public participation process indicate will need to be addressed in the regional plan. For ease of reference the conclusions of each chapter, the key findings are on colored paper.

The data inventory along with the ongoing public participation process has been crucial in providing the input necessary to identify the key issues and opportunities facing the region. These issues and opportunities will be addressed in much greater detail in

Milestone Report 2: Issues, Opportunities, and a Regional Vision, which is scheduled for adoption in October 2003.

Third, Denise outlined the next steps in the planning process.

- Complete and issue Chapter 7 Agricultural Resources and Chapter 8 Natural Resources to Commissioners by February 28th.
- Make available the approved State of the Region report on the East Central web site by February 14th.
- Make available, interactive data tables, on the East Central Data Center, February 14th.
- Prepare a summary State of the Region report, newsletter format, for widespread dissemination, March 14th, 2003.
- Organize two public information meetings in the region, March / April.
- Establish Citizen and Technical Advisory Committees, February through April.
- Bring Milestone Report #1: The State of the Region (2003) and East Central Policy (2003) to the April Commission meeting for adoption, April 25th, 2003.
- Draft Milestone Report #2: Issues, Opportunities and a Regional Vision for presentation at the October 2003 Commission meeting, February through October.

VII. OTHER BUSINESS

A. Appointment of Nominating Committee

Vice-Chair Feavel appointed the Nominating Committee as follows:

- Clarence Wolf – Calumet County
- Brian Kowalkowski – Menominee County
- Alfred Krause – Outagamie County
- Clarence Natzke – Shawano County - Chairman
- LaVerne Grunwald – Waupaca County
- Lester Van Loon – Waushara County
- Joseph Maehl – Winnebago County

VIII. ESTABLISH TIME AND PLACE FOR NEXT COMMISSION MEETING

Location of the next Quarterly Meeting will be at Winnebago County on April 25, 2003 at 1:30 P.M.

IX. ADJOURNMENT

Ms. Feavel moved for adjournment, seconded by Mr. Hurlbut. Motion passed unanimously. Meeting adjourned at 2:10 P.M.

RESOLUTION NO. 05-03

UPDATING THE DALE SEWER SERVICE AREA PLAN

WHEREAS, the East Central Wisconsin Regional Planning Commission has been designated by the Wisconsin Department of Natural Resources as the sewer service area management agency for the ten county East Central region, and;

WHEREAS, the East Central Wisconsin Regional Planning Commission has entered into a memorandum of agreement with the Wisconsin Department of Natural Resources to develop, update, and manage sewer service area plans for the designated area and select non-designated areas, and;

WHEREAS, the East Central Wisconsin Regional Planning Agency is preparing updated sewer service area plans for communities through the year 2020, and;

WHEREAS, the East Central Wisconsin Regional Planning Commission has held numerous public participation and community meetings for those areas affected during the planning process, and;

WHEREAS, the Sewer Service Area Plans will be submitted to the Wisconsin Department of Natural Resources and certified as part of the Wisconsin Water Quality Plans;

NOW THEREFORE BE IT RESOLVED BY THE EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION:

Section 1: That the Commission adopt the updated plan for the Dale Sewer Service Area and recommend Wisconsin Department of Natural Resources certification of the plan update, and;

Section 2: That the Commission provide continuing sewer service area planning and management functions including sewer service area amendments, the review of wastewater and sewer plans and the review of sewer extension requests for the Dale Sewer Service Area.

Effective Date: January 31st, 2003

Submitted By: Community Facilities Committee

Prepared By: Eric W. Fowle, AICP – Assoc. Environmental Planner



Yvonne Feavel, Chair



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TTY 608-267-6897

September 22, 2003

Mr. Harlan Kiesow
FCRPC
132 Main Street
Menasha, WI 54952

SUBJECT: Dale SSA Amendment

Dear Mr. Kiesow:

We have completed our review and approve of the proposed Dale SSA Plan. The Commission, Town of Dale, and Town of Dale Sanitary District No. 1 must ensure that water quality is protected prior to, during and after development actions occur. These protections include minimizing stormwater runoff, erosion and intrusion or impingement on water features and adjacent buffers. *Please forward a copy of this letter to the communities involved in its implementation.*

The approval of this revision does not constitute approval of any of the following

- private sewage systems pursuant to Chapter II, HR 83, (WI Admin. Code),
- sewer extension pursuant to Chapter NR 110, (WI Admin. Code),
- authority to alter the bed or banks of any navigable waterway (Chapter 30, WI Stats.),
- certification for any wetland alteration (Section 401, Federal Water Pollution Control Act, and NR 103, 299, WI Admin. Code),
- takings of threatened and endangered resources pursuant to Wisconsin Statutes 29.415.

Those approvals must be obtained separately from the respective agencies. In addition, storm water management plan development is required for any construction site activity disturbing five or more acres of land pursuant to Chapter NR 216 (WI Admin. Code). Any person aggrieved by this approval has the right to appeal the decision. Wisconsin Statutes and Administrative Code establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to s. 227.52 and 227.53, Wisconsin Statutes, a petition for review must be filed within 30 days after service of the decision. The respondent in an action for judicial review is the Department of Natural Resources. This notice is provided pursuant to s. 227.48(20), Wisconsin Statutes.

Sincerely,

Charles R. Ledn, Section Chief
Great Lakes & Watershed Planning Section
Bureau of Watershed Management

c Dan Helf, NER Shawano



APPENDIX B - GOALS, OBJECTIVES AND POLICIES

Goals represent common community ideals. They give statements of direction in which planning is aimed. Objectives are more specific targets along the path of satisfying community goals. Objectives may be measurable, adding to the community good. Policies are strategies for accomplishing the stated objectives. Specific policies can be used in the decision-making process.

As part of the updating process, the earlier set of goals, objectives and policies have been refined to provide more specific guidance for service area planning. The refinements are a result of additional community and technical advisory committee participation in the service area update planning process. The refinements also reflect various state and federal laws and regulations which impact sewer service area growth and development activities. They address three basic questions. How much development is anticipated to occur? What type of development can be expected? Where should this development occur?

Two overall goals have been identified. The first goal and related objectives and policies pertain to land use and urban development issues. The second goal addresses public facilities, specifically sanitary sewerage systems. Objectives and policies related to both goals point out the significant interrelationship between urban land use and sanitary sewerage planning and provide a sound basis for determining a community's future development and sewerage system needs.

GOAL

To encourage an orderly and planned pattern of community growth and development that will provide a high quality living environment.

OBJECTIVE: To promote a balanced and realistic allocation of land areas to accommodate current and future urban development needs.

Policies

- 1) The supply of land allocated for urban development should approximate current and future needs as determined from population, employment and land use projections.
- 2) Urban development patterns should incorporate planned areas of mixed use and density that are clustered and compatible with adjacent uses.

- 3) The allocation of future urban development should maximize the use of existing urban facilities and services.

OBJECTIVE:To promote compact communities which contain centralized, concentrated and compatible urban development patterns.

Policies

- 1) Future urban development should be encouraged to infill vacant developable lands within existing communities and then staged outward adjacent to existing development limits.
- 2) A greater proportion of subdivision development now occurring in rural areas should be encouraged within existing communities where urban services are available.
- 3) Future commercial and industrial development should expand upon existing areas and be readily accessible to major transportation systems.
- 4) Urban development areas should consider existing political boundaries and jurisdictions.
- 5) The boundaries of urban development should consider natural and man-made features, such as ridge lines, streams and major highways.
- 6) Residential land use patterns should maximize their accessibility to public and private supporting facilities.
- 7) Urban development should occur only in designated urban service areas.

OBJECTIVE:To promote urban development which is environmentally sound and compatible with the natural resource base.

Policies

- 1) Urban development should be directed to land suitable for development and discouraged on unsuitable land, such as floodplains, wetlands, prime agricultural soils, areas of high bedrock and groundwater, prime wildlife habitat, unique scientific areas and areas of historical or archeological significance.
- 2) Environmentally sensitive areas should be preserved and protected from urban development.

- 3) Urban development should pose no significant adverse impacts to surface water and groundwater.

OBJECTIVE:To promote urban development in an efficient and economical manner.

Policies

- 1) Urban development should be encouraged at densities adequate to sustain reasonable urban service costs.
- 2) Future urban development should be located in areas which can be conveniently and economically served by public facilities.
- 3) Future residential development should provide an adequate variety of types, prices and locations of housing and convenience and choice in acquiring goods services.
- 4) Existing communities and their central businesses districts should be preserved and enhanced.

GOAL

To provide and maintain a full range of community facilities and services which are efficient, economical and environmentally sound.

OBJECTIVE:To promote sanitary sewerage systems which will effectively and economically serve urban development.

Policies

- 1) The number of waste treatment plants should be minimized to avoid duplication of facilities, institute economies of scale and lessen environmental degradation.
- 2) Urban development should be provided with sanitary sewer service which is reasonably sized.
- 3) Existing capacity in sanitary sewerage systems should be used before making substantial expansion or extensions.
- 4) Sanitary sewerage system construction and sizing should be staged to encourage lower capital investment and greater flexibility.

- 5) Sanitary sewerage systems should be provided for existing development whenever they are the most cost-effective alternative for addressing failing on-site disposal systems.
- 6) Gravity flow sanitary sewer and interceptor systems should be utilized whenever it is cost-effective.

OBJECTIVE: To promote sanitary sewerage systems which are environmentally sound.

Policies

- 1) Disturbances to natural resources should be minimized when constructing sanitary sewerage systems.
- 2) Constructing sanitary sewers through environmentally sensitive areas should be avoided whenever possible.
- 3) The design and construction of sanitary sewerage facilities should not promote development in environmentally sensitive areas.
- 4) Sanitary sewerage systems should meet water quality standards.
- 5) When feasible, sanitary sewer systems and stormwater drainage systems should be designed and constructed concurrently to achieve pollutant abatement, gain drainage benefits, and minimize disruption of natural resources.
- 6) Erosion and sediment control practices should be utilized in constructing sanitary sewer systems where the potential for erosion is high.