

Acre Allocation used by adding Sewer Service Acres to this Plan:

57 Acres.

Acre Credit for Environmentally Sensitive Areas and Right-of-Ways:

Three Acres.

Acres Remaining for future Sewer Service Area Amendments:

Zero Remaining Acres.

Please note that acres can be added to the “remaining acre” when a municipality demonstrates that undeveloped acres located within a sewer service area become developed. Likewise periodic updates to the Sewage plan by staff, based on updated populations and population projections may increase or decrease the number of remaining acres.



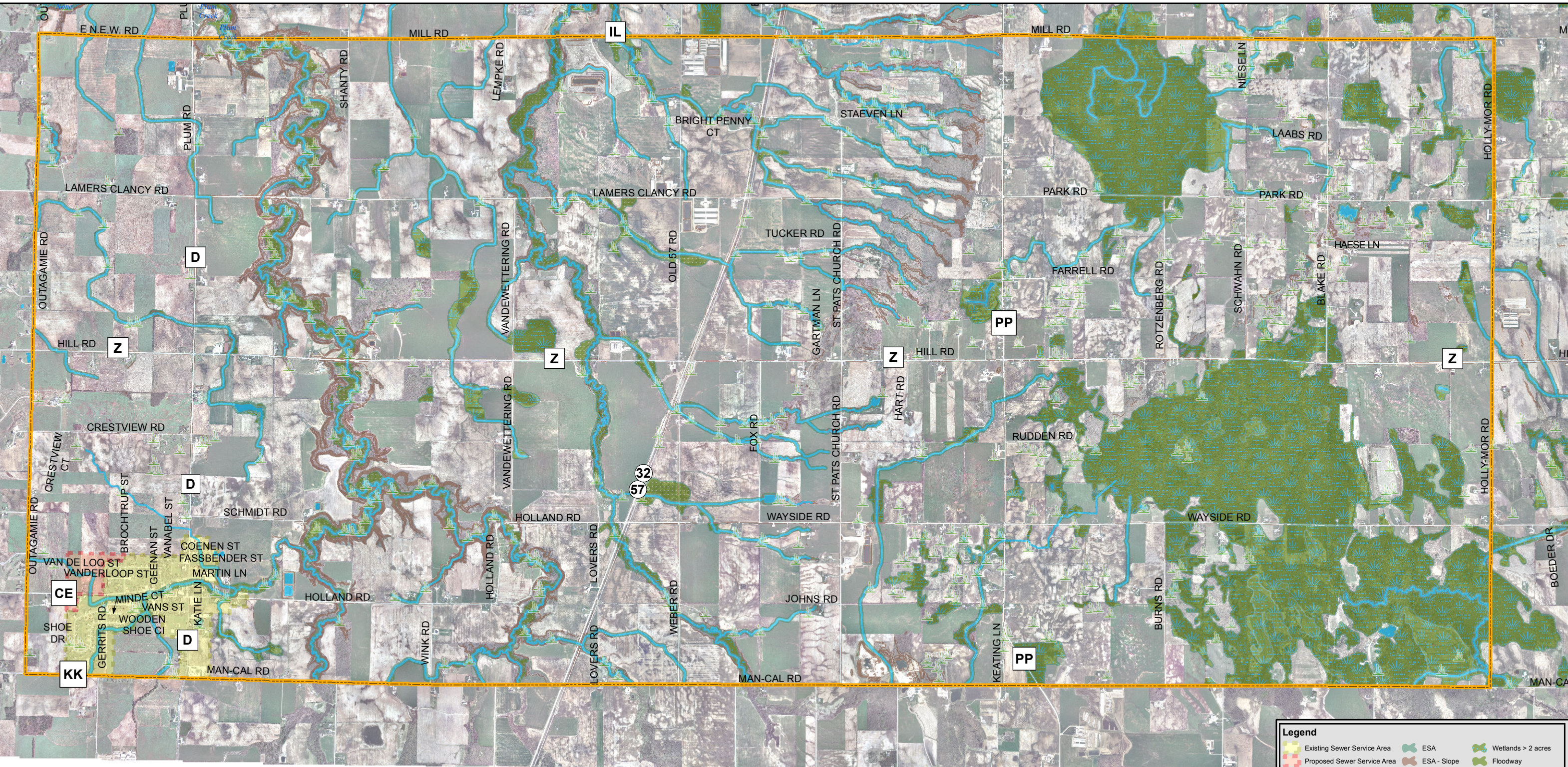
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Brown County Sewage Plan - Existing & Proposed Sewer Service Area

Town of Holland, Brown County, Wisconsin

DISCLAIMER

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Legend

Existing Sewer Service Area	ESA	Wetlands > 2 acres
Proposed Sewer Service Area	ESA - Slope	Floodway
Municipal Districts	Spot Wetlands	Floodzone A
	Rivers & Streams	Lakes, Ponds & Rivers

Data Sources: Floodplains - FEMA Floodplains, August 18, 2009
Wetlands - WDNR Wetlands, 2009
Aerial Photo - Spring, 2010



Town of Holland Acreage Allocation

Past Population Increase	
2010 Census Population	1,519
2000 Census Population	1,339
<i>Subtract 2010 population from 2000 population</i>	180
2010-2040 Future Population Increase	
Proposed WDOA 2040 Population	1,855
2010 Census Population	1,519
<i>Subtract WDOA population from Census population</i>	336
Gross Needed Housing Stock	
2010-2040 Future Population Increase	336
2010 Census Average Household Size	2.88
<i>Divide future population increase by avg. household size</i>	117
Net Needed Housing Stock: Vacancy Rate Factor	
Gross Needed Housing Stock	117
2010 Census Vacant Housing Units	10
2010 Census Vacant Seasonal/Recreational Housing	1
<i>Subtract vacant from gross housing and add seasonal</i>	108
Sub-Total: Acres Needed for 2040 Proposed Housing	
Approximate Sewered Lot Size of 0.25 Acres	0.25
Net Needed Housing Stock	108
<i>Multiply sewer lot size by needed housing stock</i>	27
Sub-Total: Comp Plan Projected NON-Residential Acres	
2010 Estimated Commercial & Industrial Acres	81
2040 Projected Growth of Commercial & Industrial Acres	109
<i>Subtract estimated acres from projected growth acres</i>	28
Total Acreage Allocation	
Sub-Total: Acres Needed for 2040 Proposed Housing	27
Sub-Total: Comp Plan Projected NON-Residential Acres	28
Market Flexibility Factor	0.75
<i>Add subtotals and multiply by market flexibility factor</i>	41
TOTAL ACREAGE ALLOCATION	41

Acre Allocation used by adding Sewer Service Acres to this Plan:

46 Acres.

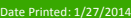
Acre Credit for Environmentally Sensitive Areas and Right-of-Ways:

Five Acres.

Acres Remaining for future Sewer Service Area Amendments:

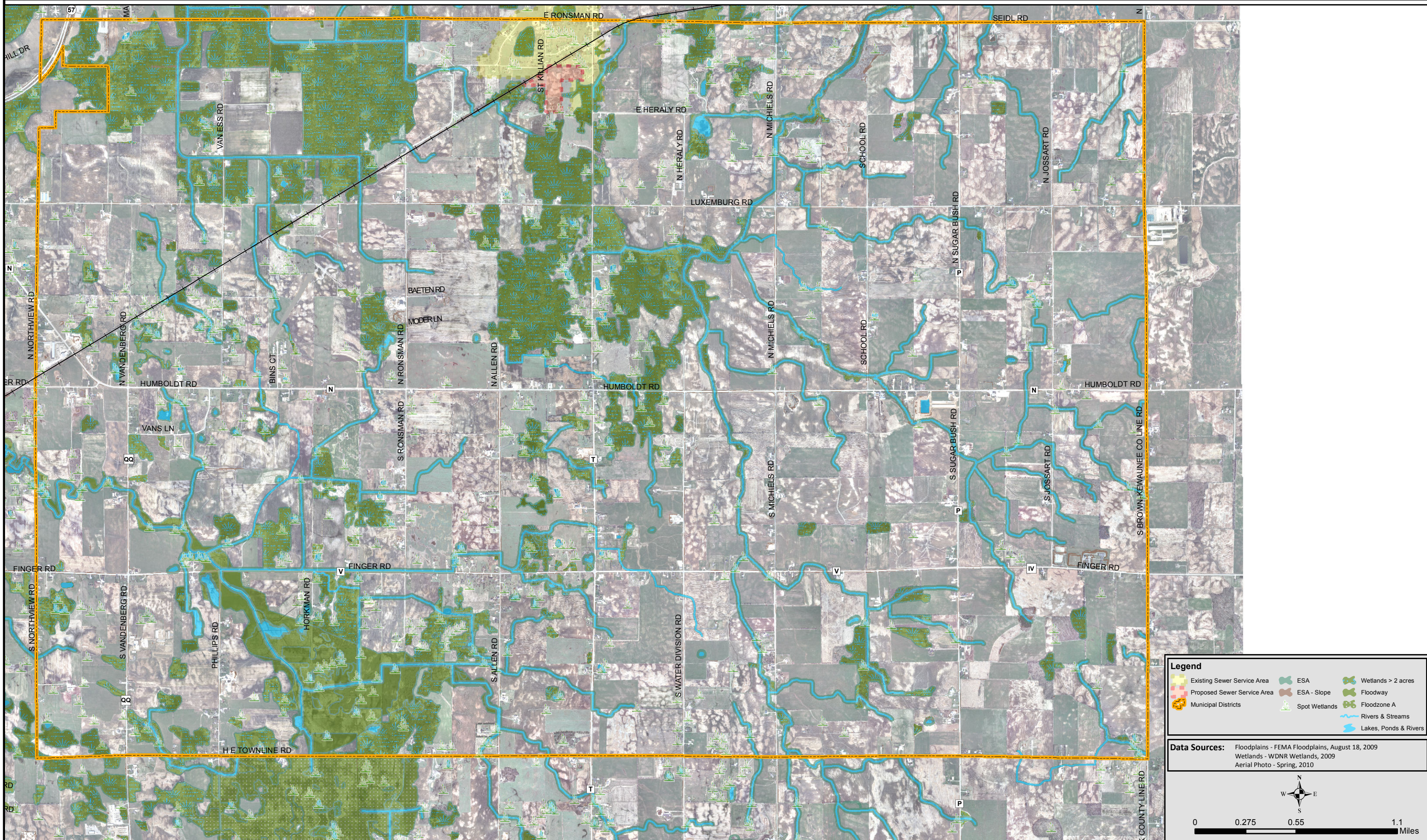
Zero Remaining Acres.

Please note that acres can be added to the “remaining acre” when a municipality demonstrates that undeveloped acres located within a sewer service area become developed. Likewise periodic updates to the Sewage plan by staff, based on updated populations and population projections may increase or decrease the number of remaining acres.



Town of Humboldt, Brown County, Wisconsin

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Town of Humboldt Acreage Allocation

Past Population Increase	
2010 Census Population	1,311
2000 Census Population	1,338
<i>Subtract 2010 population from 2000 population</i>	(27)
2010-2040 Future Population Increase	
Proposed WDOA 2040 Population	1,365
2010 Census Population	1,311
<i>Subtract WDOA population from Census population</i>	54
Gross Needed Housing Stock	
2010-2040 Future Population Increase	54
2010 Census Average Household Size	2.65
<i>Divide future population increase by avg. household size</i>	20
Net Needed Housing Stock: Vacancy Rate Factor	
Gross Needed Housing Stock	20
2010 Census Vacant Housing Units	18
2010 Census Vacant Seasonal/Recreational Housing	3
<i>Subtract vacant from gross housing and add seasonal</i>	5
Sub-Total: Acres Needed for 2040 Proposed Housing	
Approximate Sewered Lot Size of 0.25 Acres	0.25
Net Needed Housing Stock	5
<i>Multiply sewer lot size by needed housing stock</i>	1
Sub-Total: Comp Plan Projected NON-Residential Acres	
2010 Estimated Commercial & Industrial Acres	98
2040 Projected Growth of Commercial & Industrial Acres	129
<i>Subtract estimated acres from projected growth acres</i>	31
Total Acreage Allocation	
Sub-Total: Acres Needed for 2040 Proposed Housing	1
Sub-Total: Comp Plan Projected NON-Residential Acres	31
Market Flexibility Factor	0.75
<i>Add subtotals and multiply by market flexibility factor</i>	24
TOTAL ACREAGE ALLOCATION	24

Acre Allocation used by adding Sewer Service Acres to this Plan:

20 Acres.

Acre Credit for Environmentally Sensitive Areas and Right-of-Ways:

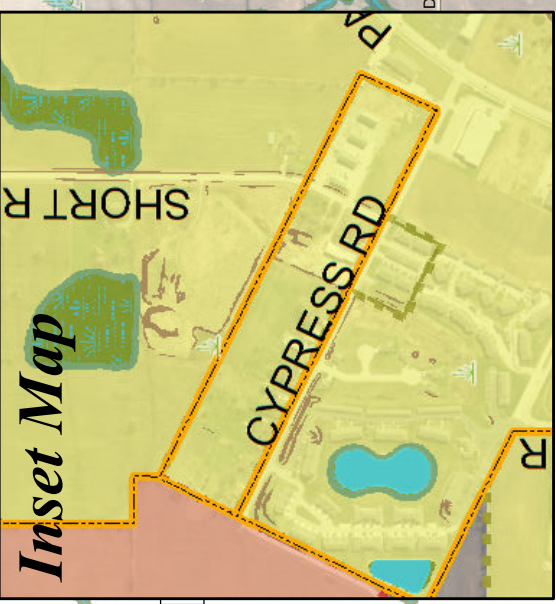
Zero Acres.

Acres Remaining for future Sewer Service Area Amendments:

Four Remaining Acres.

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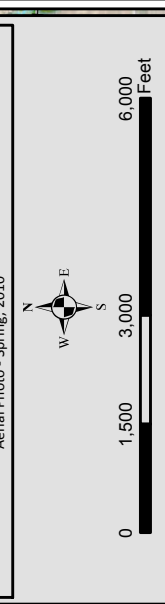


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- Legend**
- | | | | | | |
|---|-----------------------------|---|---------------|---|-----------------------|
|  | Existing Sewer Service Area |  | ESA - Slope |  | Wetlands > 2 acres |
|  | Proposed Sewer Service Area |  | ESA - Slope |  | Floodway |
|  | Municipal Districts |  | Spot Wetlands |  | Floodzone A |
| | | | |  | Rivers & Streams |
| | | | |  | Lakes, Ponds & Rivers |

Data Sources: Floodplains - FEMA Floodplains, August 18, 2009
Wetlands - WDNR Wetlands, 2009
Aerial Photo - Seering, 2010



Town of Lawrence Acreage Allocation

Past Population Increase	
2010 Census Population	4,284
2000 Census Population	1,548
<i>Subtract 2010 population from 2000 population</i>	2,736
2010-2040 Future Population Increase	
Proposed WDOA 2040 Population	7,965
2010 Census Population	4,284
<i>Subtract WDOA population from Census population</i>	3,681
Gross Needed Housing Stock	
2010-2040 Future Population Increase	3,681
2010 Census Average Household Size	2.57
<i>Divide future population increase by avg. household size</i>	1,432
Net Needed Housing Stock: Vacancy Rate Factor	
Gross Needed Housing Stock	1,432
2010 Census Vacant Housing Units	101
2010 Census Vacant Seasonal/Recreational Housing	14
<i>Subtract vacant from gross housing and add seasonal</i>	1,345
Sub-Total: Acres Needed for 2040 Proposed Housing	
Approximate Sewered Lot Size of 0.25 Acres	0.25
Net Needed Housing Stock	1,345
<i>Multiply sewer lot size by needed housing stock</i>	336
Sub-Total: Comp Plan Projected NON-Residential Acres	
2010 Estimated Commercial & Industrial Acres	334
2040 Projected Growth of Commercial & Industrial Acres	413
<i>Subtract estimated acres from projected growth acres</i>	79
Total Acreage Allocation	
Sub-Total: Acres Needed for 2040 Proposed Housing	336
Sub-Total: Comp Plan Projected NON-Residential Acres	79
Market Flexibility Factor	0.75
<i>Add subtotals and multiply by market flexibility factor</i>	311
TOTAL ACREAGE ALLOCATION	311

Acre Allocation used by adding Sewer Service Acres to this Plan:

301 Acres.

Acre Credit for Environmentally Sensitive Areas and Right-of-Ways:

40 Acres.

Acres Remaining for future Sewer Service Area Amendments:

50 Remaining Acres.

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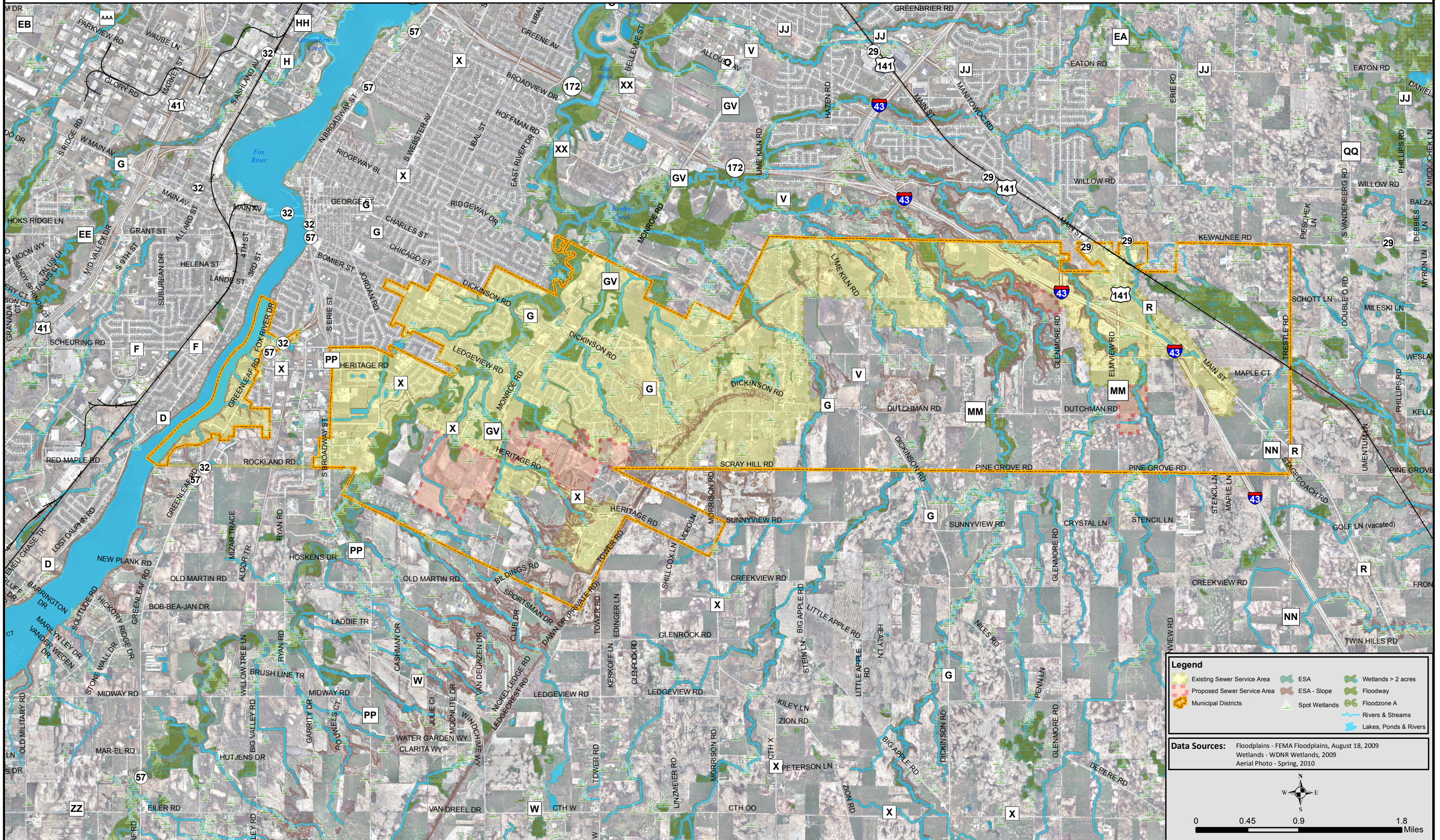
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Brown County Sewage Plan - Existing & Proposed Sewer Service Area

Town of Ledgeview, Brown County, Wisconsin

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Town of Ledgerview Acreage Allocation

Past Population Increase	
2010 Census Population	6,555
2000 Census Population	3,363
<i>Subtract 2010 population from 2000 population</i>	3,192
2010-2040 Future Population Increase	
Proposed WDOA 2040 Population	12,480
2010 Census Population	6,555
<i>Subtract WDOA population from Census population</i>	5,925
Gross Needed Housing Stock	
2010-2040 Future Population Increase	5,925
2010 Census Average Household Size	2.67
<i>Divide future population increase by avg. household size</i>	2,219
Net Needed Housing Stock: Vacancy Rate Factor	
Gross Needed Housing Stock	2,219
2010 Census Vacant Housing Units	137
2010 Census Vacant Seasonal/Recreational Housing	23
<i>Subtract vacant from gross housing and add seasonal</i>	2,105
Sub-Total: Acres Needed for 2040 Proposed Housing	
Approximate Sewered Lot Size of 0.25 Acres	0.25
Net Needed Housing Stock	2,105
<i>Multiply sewer lot size by needed housing stock</i>	526
Sub-Total: Comp Plan Projected NON-Residential Acres	
2010 Estimated Commercial & Industrial Acres	754
2040 Projected Growth of Commercial & Industrial Acres	1,088
<i>Subtract estimated acres from projected growth acres</i>	334
Total Acreage Allocation	
Sub-Total: Acres Needed for 2040 Proposed Housing	526
Sub-Total: Comp Plan Projected NON-Residential Acres	334
Market Flexibility Factor	0.75
<i>Add subtotals and multiply by market flexibility factor</i>	645
TOTAL ACREAGE ALLOCATION	645

Acre Allocation used by adding Sewer Service Acres to this Plan:

527 Acres.

Acre Credit for Environmentally Sensitive Areas and Right-of-Ways:

40 Acres.

Acres Remaining for future Sewer Service Area Amendments:

158 Remaining Acres.

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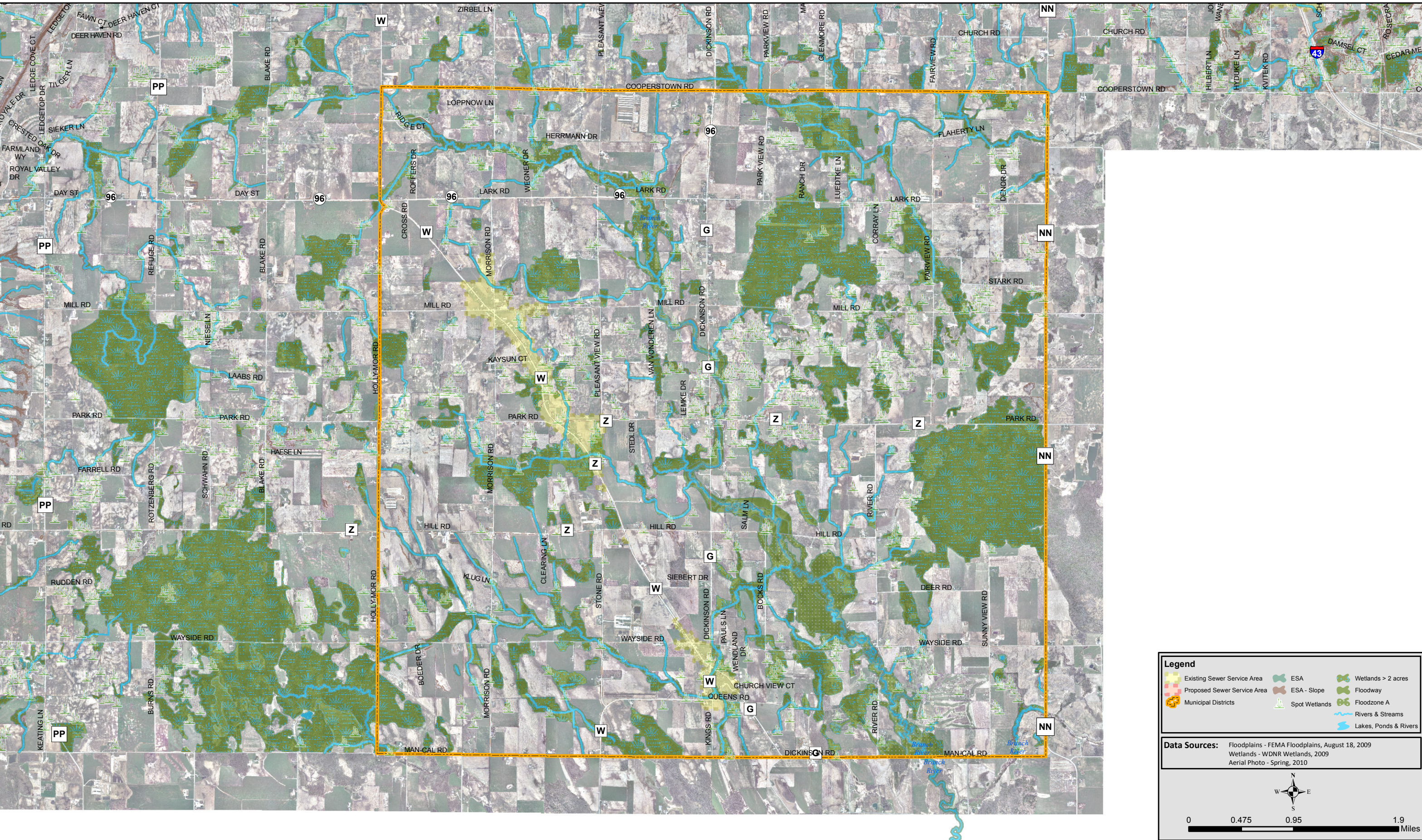
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Brown County Sewage Plan - Existing & Proposed Sewer Service Area

Town of Morrison, Brown County, Wisconsin

DISCLAIMER

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Town of Morrison Acreage Allocation

Past Population Increase	
2010 Census Population	1,599
2000 Census Population	1,651
<i>Subtract 2010 population from 2000 population</i>	(52)
2010-2040 Future Population Increase	
Proposed WDOA 2040 Population	1,665
2010 Census Population	1,599
<i>Subtract WDOA population from Census population</i>	66
Gross Needed Housing Stock	
2010-2040 Future Population Increase	66
2010 Census Average Household Size	2.70
<i>Divide future population increase by avg. household size</i>	24
Net Needed Housing Stock: Vacancy Rate Factor	
Gross Needed Housing Stock	24
2010 Census Vacant Housing Units	44
2010 Census Vacant Seasonal/Recreational Housing	6
<i>Subtract vacant from gross housing and add seasonal</i>	(14)
Sub-Total: Acres Needed for 2040 Proposed Housing	
Approximate Sewered Lot Size of 0.25 Acres	0.25
Net Needed Housing Stock	(14)
<i>Multiply sewer lot size by needed housing stock</i>	(3)
Sub-Total: Comp Plan Projected NON-Residential Acres	
2010 Estimated Commercial & Industrial Acres	75
2040 Projected Growth of Commercial & Industrial Acres	103
<i>Subtract estimated acres from projected growth acres</i>	28
Total Acreage Allocation	
Sub-Total: Acres Needed for 2040 Proposed Housing	(3)
Sub-Total: Comp Plan Projected NON-Residential Acres	28
Market Flexibility Factor	0.75
<i>Add subtotals and multiply by market flexibility factor</i>	18
TOTAL ACREAGE ALLOCATION	18

Acre Allocation used by adding Sewer Service Acres to this Plan:

Zero Acres.

Acre Credit for Environmentally Sensitive Areas and Right-of-Ways:

Zero Acres.

Acres Remaining for future Sewer Service Area Amendments:

18 Remaining Acres.

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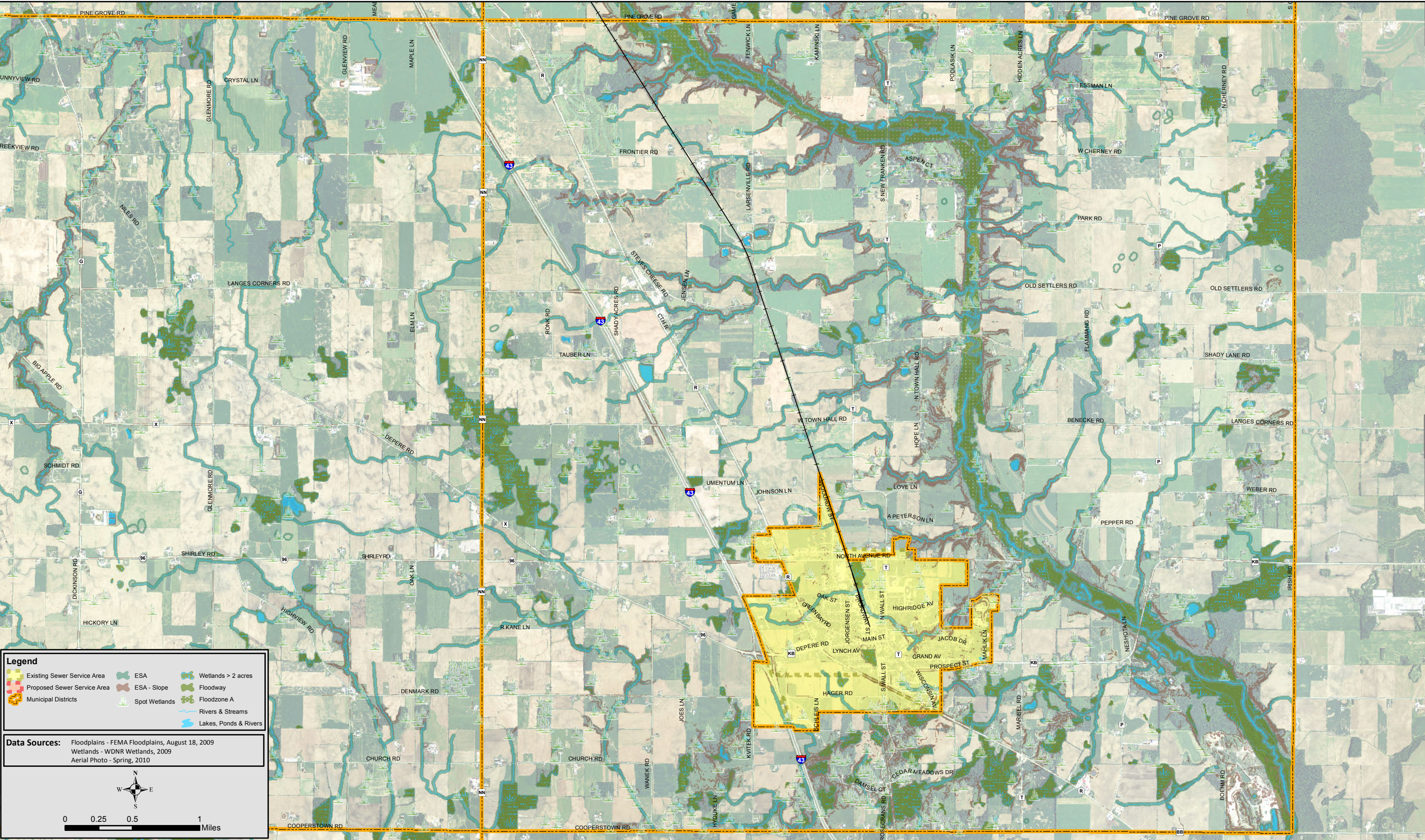
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Brown County Sewage Plan - Existing & Proposed Sewer Service Area

Town of New Denmark, Brown County, Wisconsin

DISCLAIMER

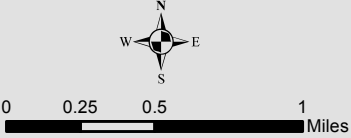
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Legend

Existing Sewer Service Area	ESA	Wetlands > 2 acres
Proposed Sewer Service Area	ESA - Slope	Floodway
Municipal Districts	Spot Wetlands	Floodzone A
	Rivers & Streams	Lakes, Ponds & Rivers

Data Sources: Floodplains - FEMA Floodplains, August 18, 2009
Wetlands - WDNR Wetlands, 2009
Aerial Photo - Spring, 2010



Town of New Denmark Acreage Allocation

Past Population Increase	
2010 Census Population	1,541
2000 Census Population	1,482
<i>Subtract 2010 population from 2000 population</i>	59
2010-2040 Future Population Increase	
Proposed WDOA 2040 Population	1,825
2010 Census Population	1,541
<i>Subtract WDOA population from Census population</i>	284
Gross Needed Housing Stock	
2010-2040 Future Population Increase	284
2010 Census Average Household Size	2.73
<i>Divide future population increase by avg. household size</i>	104
Net Needed Housing Stock: Vacancy Rate Factor	
Gross Needed Housing Stock	104
2010 Census Vacant Housing Units	18
2010 Census Vacant Seasonal/Recreational Housing	2
<i>Subtract vacant from gross housing and add seasonal</i>	88
Sub-Total: Acres Needed for 2040 Proposed Housing	
Approximate Sewered Lot Size of 0.25 Acres	0.25
Net Needed Housing Stock	88
<i>Multiply sewerer lot size by needed housing stock</i>	22
Sub-Total: Comp Plan Projected NON-Residential Acres	
2010 Estimated Commercial & Industrial Acres	110
2040 Projected Growth of Commercial & Industrial Acres	138
<i>Subtract estimated acres from projected growth acres</i>	28
Total Acreage Allocation	
Sub-Total: Acres Needed for 2040 Proposed Housing	22
Sub-Total: Comp Plan Projected NON-Residential Acres	28
Market Flexibility Factor	0.75
<i>Add subtotals and multiply by market flexibility factor</i>	38
TOTAL ACREAGE ALLOCATION	38

Acre Allocation used by adding Sewer Service Acres to this Plan:

Zero Acres.

Acre Credit for Environmentally Sensitive Areas and Right-of-Ways:

Zero Acres.

Acres Remaining for future Sewer Service Area Amendments:

38 Remaining Acres.

Please note that acres can be added to the “remaining acre” when a municipality demonstrates that undeveloped acres located within a sewer service area become developed. Likewise periodic updates to the Sewage plan by staff, based on updated populations and population projections may increase or decrease the number of remaining acres.



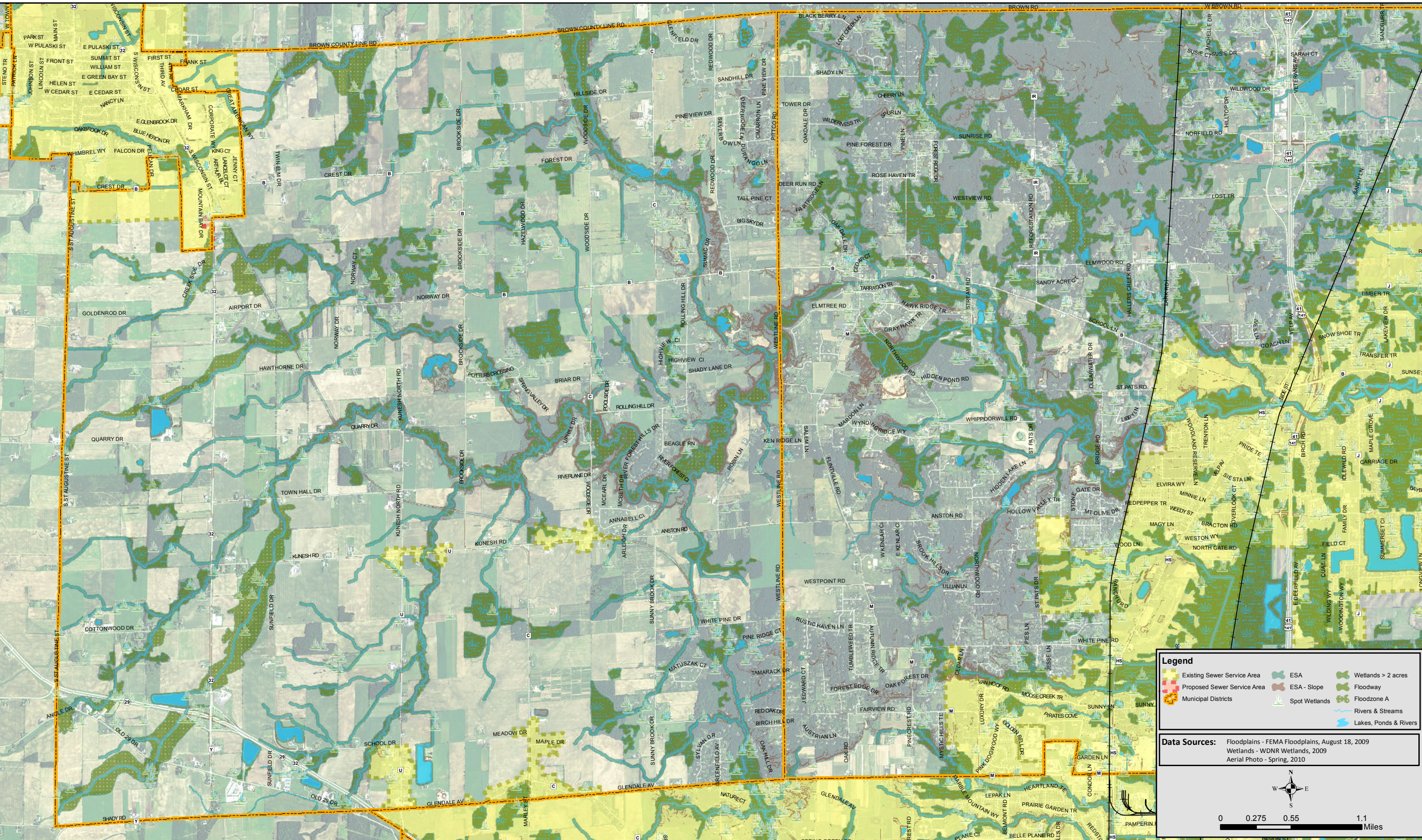
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Brown County Sewage Plan - Existing & Proposed Sewer Service Area

Town of Pittsfield, Brown County, Wisconsin

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Town of Pittsfield Acreage Allocation

Past Population Increase	
2010 Census Population	2,608
2000 Census Population	2,433
<i>Subtract 2010 population from 2000 population</i>	175
2010-2040 Future Population Increase	
Proposed WDOA 2040 Population	3,190
2010 Census Population	2,608
<i>Subtract WDOA population from Census population</i>	582
Gross Needed Housing Stock	
2010-2040 Future Population Increase	582
2010 Census Average Household Size	2.73
<i>Divide future population increase by avg. household size</i>	213
Net Needed Housing Stock: Vacancy Rate Factor	
Gross Needed Housing Stock	213
2010 Census Vacant Housing Units	24
2010 Census Vacant Seasonal/Recreational Housing	1
<i>Subtract vacant from gross housing and add seasonal</i>	190
Sub-Total: Acres Needed for 2040 Proposed Housing	
Approximate Sewered Lot Size of 0.25 Acres	0.25
Net Needed Housing Stock	190
<i>Multiply sewer lot size by needed housing stock</i>	48
Sub-Total: Comp Plan Projected NON-Residential Acres	
2010 Estimated Commercial & Industrial Acres	212
2040 Projected Growth of Commercial & Industrial Acres	304
<i>Subtract estimated acres from projected growth acres</i>	92
Total Acreage Allocation	
Sub-Total: Acres Needed for 2040 Proposed Housing	48
Sub-Total: Comp Plan Projected NON-Residential Acres	92
Market Flexibility Factor	0.75
<i>Add subtotals and multiply by market flexibility factor</i>	105
TOTAL ACREAGE ALLOCATION	105

Acre Allocation used by adding Sewer Service Acres to this Plan:

Zero Acres.

Acre Credit for Environmentally Sensitive Areas and Right-of-Ways:

Zero Acres.

Acres Remaining for future Sewer Service Area Amendments:

105 Remaining Acres.

Please note that acres can be added to the “remaining acre” when a municipality demonstrates that undeveloped acres located within a sewer service area become developed. Likewise periodic updates to the Sewage plan by staff, based on updated populations and population projections may increase or decrease the number of remaining acres.



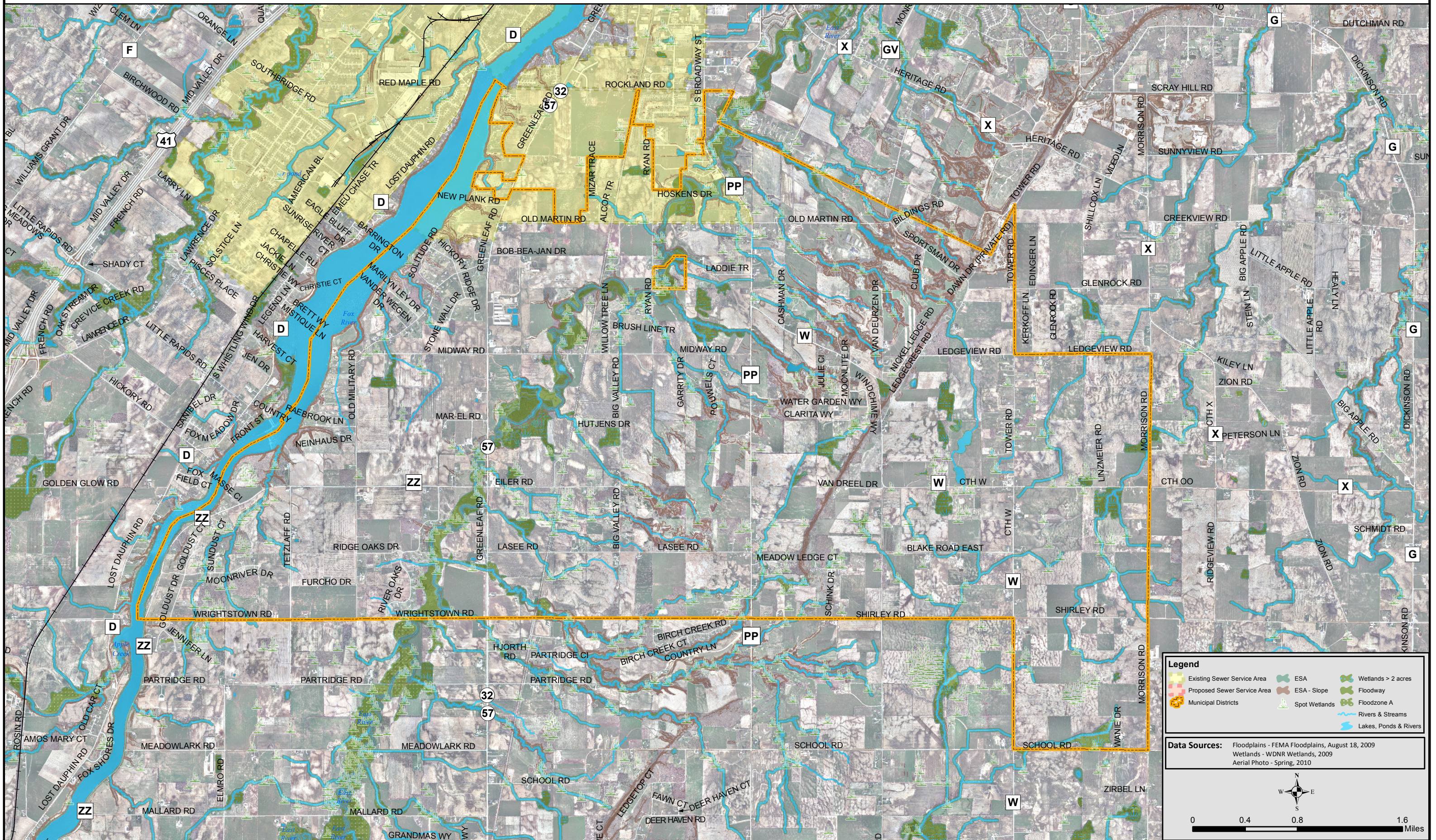
Date Printed: 1/27/2014

Brown County Sewage Plan - Existing & Proposed Sewer Service Area

Town of Rockland, Brown County, Wisconsin

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Town of Rockland Acreage Allocation

Past Population Increase	
2010 Census Population	1,734
2000 Census Population	1,522
<i>Subtract 2010 population from 2000 population</i>	212
2010-2040 Future Population Increase	
Proposed WDOA 2040 Population	2,370
2010 Census Population	1,734
<i>Subtract WDOA population from Census population</i>	636
Gross Needed Housing Stock	
2010-2040 Future Population Increase	636
2010 Census Average Household Size	2.91
<i>Divide future population increase by avg. household size</i>	219
Net Needed Housing Stock: Vacancy Rate Factor	
Gross Needed Housing Stock	219
2010 Census Vacant Housing Units	27
2010 Census Vacant Seasonal/Recreational Housing	5
<i>Subtract vacant from gross housing and add seasonal</i>	197
Sub-Total: Acres Needed for 2040 Proposed Housing	
Approximate Sewered Lot Size of 0.25 Acres	0.25
Net Needed Housing Stock	197
<i>Multiply sewer lot size by needed housing stock</i>	49
Sub-Total: Comp Plan Projected NON-Residential Acres	
2010 Estimated Commercial & Industrial Acres	80
2040 Projected Growth of Commercial & Industrial Acres	140
<i>Subtract estimated acres from projected growth acres</i>	60
Total Acreage Allocation	
Sub-Total: Acres Needed for 2040 Proposed Housing	49
Sub-Total: Comp Plan Projected NON-Residential Acres	60
Market Flexibility Factor	0.75
<i>Add subtotals and multiply by market flexibility factor</i>	82
TOTAL ACREAGE ALLOCATION	82

Acre Allocation used by adding Sewer Service Acres to this Plan:

Zero Acres.

Acre Credit for Environmentally Sensitive Areas and Right-of-Ways:

Zero Acres.

Acres Remaining for future Sewer Service Area Amendments:

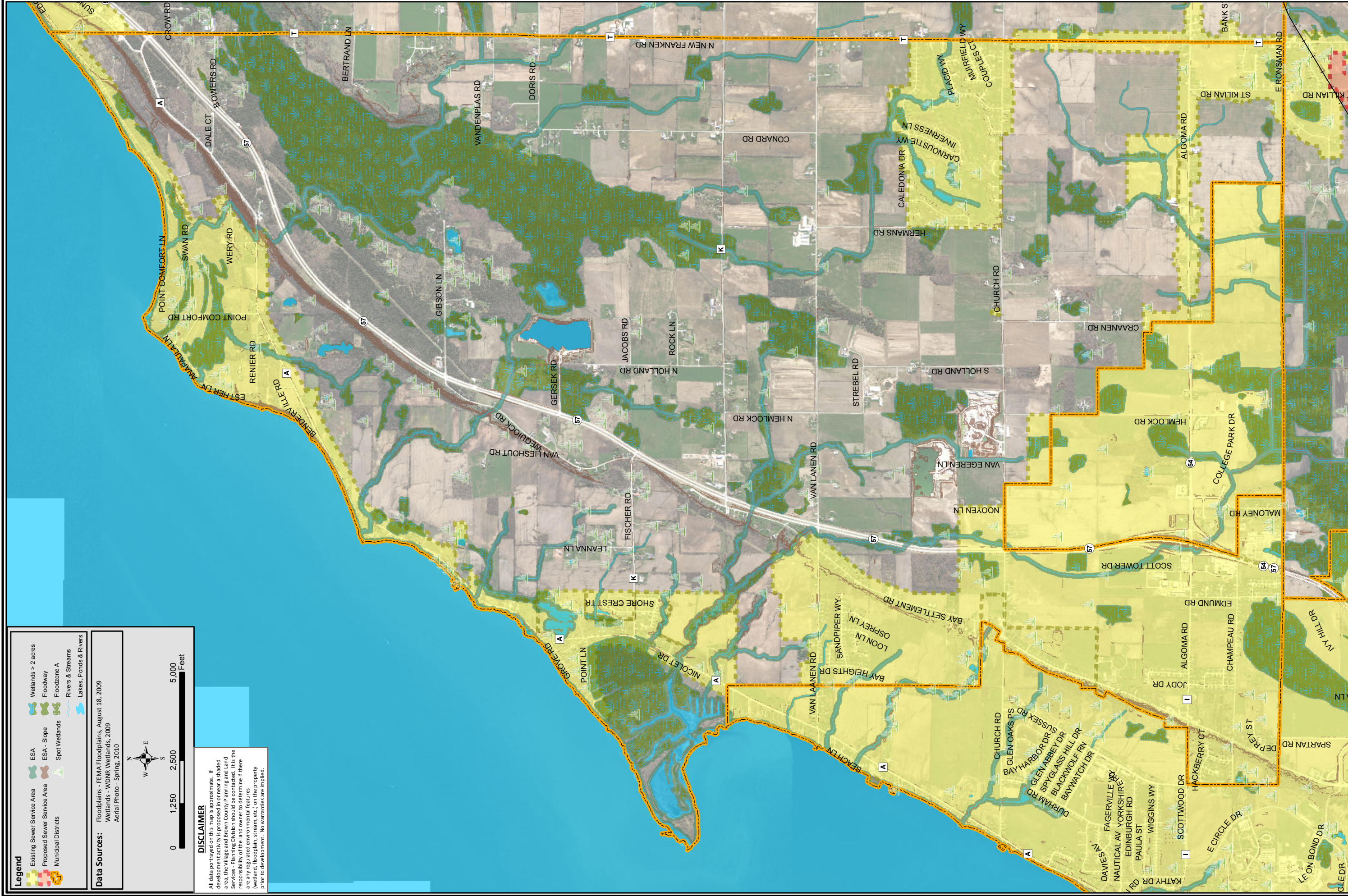
82 Remaining Acres.

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Brown County Sewage Plan - Existing & Proposed Sewer Service Area

Town of Scott, Brown County, Wisconsin



Town of Scott Acreage Allocation

Past Population Increase	
2010 Census Population	3,545
2000 Census Population	3,712
<i>Subtract 2010 population from 2000 population</i>	(167)
2010-2040 Future Population Increase	
Proposed WDOA 2040 Population	4,770
2010 Census Population	3,545
<i>Subtract WDOA population from Census population</i>	1,225
Gross Needed Housing Stock	
2010-2040 Future Population Increase	1,225
2010 Census Average Household Size	2.64
<i>Divide future population increase by avg. household size</i>	464
Net Needed Housing Stock: Vacancy Rate Factor	
Gross Needed Housing Stock	464
2010 Census Vacant Housing Units	138
2010 Census Vacant Seasonal/Recreational Housing	81
<i>Subtract vacant from gross housing and add seasonal</i>	407
Sub-Total: Acres Needed for 2040 Proposed Housing	
Approximate Sewered Lot Size of 0.25 Acres	0.25
Net Needed Housing Stock	407
<i>Multiply sewer lot size by needed housing stock</i>	102
Sub-Total: Comp Plan Projected NON-Residential Acres	
2010 Estimated Commercial & Industrial Acres	190
2040 Projected Growth of Commercial & Industrial Acres	290
<i>Subtract estimated acres from projected growth acres</i>	100
Total Acreage Allocation	
Sub-Total: Acres Needed for 2040 Proposed Housing	102
Sub-Total: Comp Plan Projected NON-Residential Acres	100
Market Flexibility Factor	0.75
<i>Add subtotals and multiply by market flexibility factor</i>	151
TOTAL ACREAGE ALLOCATION	151

Acre Allocation used by adding Sewer Service Acres to this Plan:

70 Acres.

Acre Credit for Environmentally Sensitive Areas and Right-of-Ways:

Zero Acres.

Acres Remaining for future Sewer Service Area Amendments:

81 Remaining Acres.

Please note that acres can be added to the “remaining acre” when a municipality demonstrates that undeveloped acres located within a sewer service area become developed. Likewise periodic updates to the Sewage plan by staff, based on updated populations and population projections may increase or decrease the number of remaining acres.



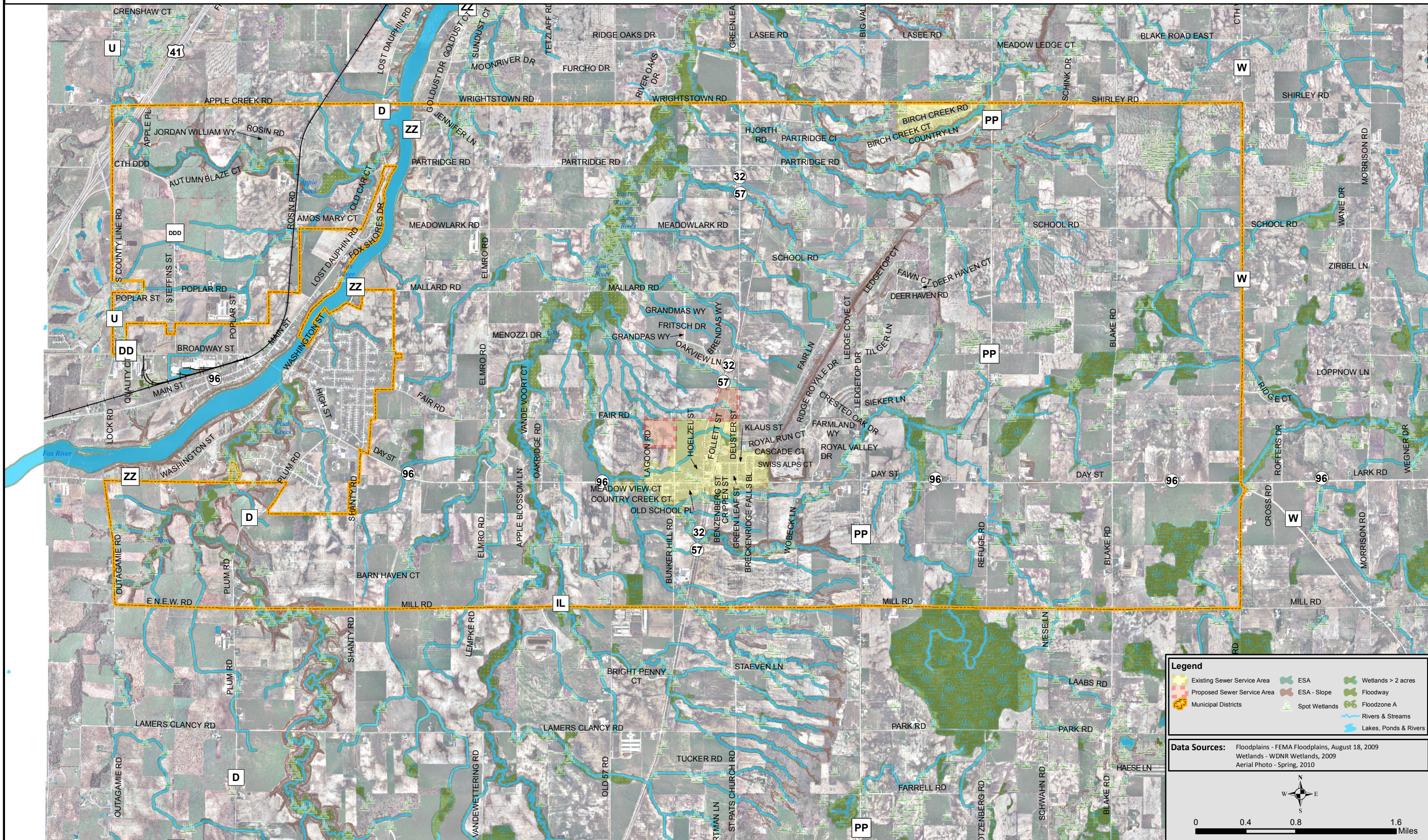
Date Printed: 1/27/2014

Brown County Sewage Plan - Existing & Proposed Sewer Service Area

Town of Wrightstown, Brown County, Wisconsin

DISCLAIMER

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Town of Wrightstown Acreage Allocation

Past Population Increase	
2010 Census Population	2,221
2000 Census Population	2,013
<i>Subtract 2010 population from 2000 population</i>	208
2010-2040 Future Population Increase	
Proposed WDOA 2040 Population	2,755
2010 Census Population	2,221
<i>Subtract WDOA population from Census population</i>	534
Gross Needed Housing Stock	
2010-2040 Future Population Increase	534
2010 Census Average Household Size	2.75
<i>Divide future population increase by avg. household size</i>	194
Net Needed Housing Stock: Vacancy Rate Factor	
Gross Needed Housing Stock	194
2010 Census Vacant Housing Units	32
2010 Census Vacant Seasonal/Recreational Housing	3
<i>Subtract vacant from gross housing and add seasonal</i>	165
Sub-Total: Acres Needed for 2040 Proposed Housing	
Approximate Sewered Lot Size of 0.25 Acres	0.25
Net Needed Housing Stock	165
<i>Multiply sewer lot size by needed housing stock</i>	41
Sub-Total: Comp Plan Projected NON-Residential Acres	
2010 Estimated Commercial & Industrial Acres	75
2040 Projected Growth of Commercial & Industrial Acres	105
<i>Subtract estimated acres from projected growth acres</i>	30
Total Acreage Allocation	
Sub-Total: Acres Needed for 2040 Proposed Housing	41
Sub-Total: Comp Plan Projected NON-Residential Acres	30
Market Flexibility Factor	0.75
<i>Add subtotals and multiply by market flexibility factor</i>	53
TOTAL ACREAGE ALLOCATION	53

Oneida Nation Sanitary District Acreage Allocation

(No individual map for Oneida Nation; Map shared with Village of Hobart page.)

Past Population Increase	
2010 Census Population	525
2000 Census Population	543
<i>Subtract 2010 population from 2000 population</i>	(18)
2010-2040 Future Population Increase	
Proposed WDOA 2040 Population	1,060
2010 Census Population	525
<i>Subtract WDOA population from Census population</i>	535
Gross Needed Housing Stock	
2010-2040 Future Population Increase	535
2010 Census Average Household Size	2.84
<i>Divide future population increase by avg. household size</i>	188
Net Needed Housing Stock: Vacancy Rate Factor	
Gross Needed Housing Stock	188
2010 Census Vacant Housing Units	8
2010 Census Vacant Seasonal/Recreational Housing	3
<i>Subtract vacant from gross housing and add seasonal</i>	183
Sub-Total: Acres Needed for 2040 Proposed Housing	
Approximate Sewered Lot Size of 0.25 Acres	0.25
Net Needed Housing Stock	183
<i>Multiply sewerer lot size by needed housing stock</i>	46
Sub-Total: Comp Plan Projected NON-Residential Acres	
2010 Estimated Commercial & Industrial Acres	42
2040 Projected Growth of Commercial & Industrial Acres	48
<i>Subtract estimated acres from projected growth acres</i>	6
Total Acreage Allocation	
Sub-Total: Acres Needed for 2040 Proposed Housing	46
Sub-Total: Comp Plan Projected NON-Residential Acres	6
Market Flexibility Factor	0.75
<i>Add subtotals and multiply by market flexibility factor</i>	39
TOTAL ACREAGE ALLOCATION	39

Acre Allocation used by adding Sewer Service Acres to this Plan:

Zero Acres.

Acre Credit for Environmentally Sensitive Areas and Right-of-Ways:

Zero Acres.

Acres Remaining for future Sewer Service Area Amendments:

39 Remaining Acres.

Please note that acres can be added to the “remaining acre” when a municipality demonstrates that undeveloped acres located within a sewer service area become developed. Likewise periodic updates to the Sewage plan by staff, based on updated populations and population projections may increase or decrease the number of remaining acres

Summary of Acreage Allocations by Municipality

The following table reflects a summary of the acreage allocation for each municipality along with the areas to be added to the Sewer Service Area as part of this Sewage Plan, environmentally sensitive area (ESA) and right-of-way (ROW) credits, and the remaining acres allocated to each municipality for future amendments. Tables that identify how the acreage allocation was established for each municipality is included earlier in this chapter.

Municipality	Year 2014 Acreage Allocation to Year 2040	Acreage to be Added as Part of this Sewage Plan	Credit Acres for ESA and ROW Areas	Remaining Acreage for future Amendments
C. De Pere	923	(10)	0	913
C. Green Bay	289	0	0	289
V. Allouez	(75)	0	0	(75)
V. Ashwaubenon	(8)	0	0	(8)
V. Bellevue	746	(84)	3	665
V. Denmark	35	0	0	35
V. Hobart	456	(426)	35	65
V. Howard	1,273	0	0	1,273
V. Pulaski	73	(7)	2	68
V. Suamico	470	0	0	470
V. Wrightstown	202	(82)	5	125
T. Eaton	107	0	0	107
T. Glenmore	15	0	0	15
T. Green Bay	54	(57)	3	0
T. Holland	41	(46)	5	0
T. Humboldt	24	(20)	0	4
T. Lawrence	311	(301)	40	50
T. Ledgeview	645	(527)	40	158
T. Morrison	18	0	0	18
T. New Denmark	38	0	0	38
T. Pittsfield	105	0	0	105
T. Rockland	82	0	0	82
T. Scott	151	(70)	0	81
T. Wrightstown	53	0	0	53
Oneida Nation	39	0	0	39
TOTAL	6,068	(1,630)	133	4,571

Chapter 4: Sewer Service Areas

History

The Wisconsin Department of Natural Resources is required to undertake, or to appoint another public agency to undertake, sanitary sewer service area planning within designated portions of the state and for all communities with a population greater than 10,000 people.

In 1974, the governor designated Brown County as one of the three original areas in Wisconsin required to have sewer service area plans. The WDNR appointed the Brown County Planning Commission as the agency responsible for the sewer service area planning within Brown County.

The most important objective of the sewer service area planning process is the preparation and update of the sewer service area plan. The Brown County sewage plan has two main objectives: to identify sewer service areas (those areas tributary to a publicly-owned sewage treatment plant to which sanitary sewer service could be provided within a 20-year timeframe) and to identify environmentally sensitive areas (those lands located within a sewer service area within which public sanitary sewer service and associated development should not be allowed).

Goals, Objectives, and Policies

Goal #1

Incorporate the findings and recommendations of local, regional, and state plans and planning efforts pertaining to land use, development, environmental protection, and the provision of sanitary sewer service into the sewer service area planning process to the greatest extent possible.

Objectives for Goal #1

- Encourage consistency between the sewer service area planning process and local and regional Smart Growth comprehensive plans.
- Encourage consistency between the sewer service area planning and facility planning processes.
- Encourage consistency between the sewer service area planning process and local and regional conservation by design, traditional neighborhood design, concurrency of services, and urban service area recommendations.

Goal #2

Ensure adequate long-range sewer service area planning.

Objectives for Goal #2

- Accommodate current, projected, and planned rates of growth and development within delineated sewer service areas.

- o **Policy:** Population growth and residential, commercial, and industrial projections that are reflective of actual growth and development rates shall be utilized in the sewer service area planning process.
 - o **Policy:** Population growth and residential, commercial, and industrial development, wastewater flows and loadings, and sewer service areas shall be identified for a 20-year time span.
- Consider market factors and wastewater treatment facility capabilities in the determination of the size and location of sewer service areas.
 - o **Policy:** Sewer service areas located outside the planning area but tributary to sewage treatment facilities within the planning area shall abide by similar objectives, policies, standards, and criteria as those set forth in this *2014 Brown County Sewage Plan*.
 - o **Policy:** The suitability and appropriateness of lands located within and adjacent to identified sewer service areas shall be identified for sewered development in light of existing trends and information.
 - o **Policy:** Sewer service area planning shall occur concurrently with and shall be consistent with facility planning.
 - o **Policy:** Sewer service areas shall not be sized or located in a manner which would contribute to a violation of a wastewater treatment facility's permit conditions.

Goal #3

Promote cost-effective, environmentally-sound, and socially-acceptable waste collection and treatment systems.

Objectives for Goal #3

- Exclude from sewer service areas the major areas unsuitable for the installation of waste treatment systems because of physical or environmental constraints.
- Minimize governmental sewerage service costs.
 - o **Policy:** Service extensions should be planned.
 - o **Policy:** Avoid duplication of facilities.
- Stage the installation of facilities.
 - o **Policy:** Sewerage extensions and treatment facilities should be planned so that they can be installed incrementally as needed in a cost-effective manner.
 - o **Policy:** Facilities should be sized for design-year population equivalents.
 - o **Policy:** Long extensions across undeveloped property should be avoided.
- Encourage the institution of a technically and economically feasible wastewater collection, treatment, and disposal system within the planning area.
- Formulate sewerage assessment policies that encourage compact development and discourage inefficient and uneconomical unsewered growth and development.

- Encourage efficient and economical sewer growth and development and discourage inefficient and uneconomical unsewered growth and development.
 - **Policy:** Future development within the planning area should be encouraged into areas able to provide the necessary urban services.
 - **Policy:** New urban development served by onsite sewage disposal systems should be discouraged in areas planned to receive sanitary sewer service during the life of this plan.
- Where offsite wastewater treatment is not politically, environmentally, economically, and socially feasible and the proposed development is in accordance with areawide and community plans, the use of appropriate onsite sewage disposal systems should be encouraged.
 - **Policy:** Onsite sewage disposal problem areas shall be considered and incorporated into the sewer service area planning process.
 - **Policy:** Onsite sewage disposal treatment alternatives shall be considered and incorporated into the sewer service area planning process.
 - **Policy:** Development should only be permitted in those areas where safe onsite sewage disposal systems and private wells meeting current groundwater standards can be accommodated.

Sewer Service Area Planning Process

To meet its sewer service area planning responsibilities, the Brown County Planning Commission has undertaken this effort to update and refine the sewer service areas and environmentally sensitive areas within the County sewage plan.

Both the Wisconsin Department of Natural Resources and the Brown County Planning Commission recognize that the conditions and factors upon which such plans are based can and do change over time and, therefore, recommend that these plans be reviewed and, if necessary, revised every five to ten years, utilizing census or other valid population revision sources. Both agencies also recognize the importance of local input into this planning process and recommend that any revisions of the plan properly reflect local, as well as area wide, planning and development objectives. By adhering to such a process, it is believed that conflicts regarding public sanitary sewer extensions can be minimized and the development of the County can proceed in a smooth and efficient manner.

It must also be noted that Wisconsin Administrative Code requires that all public and private sewer extensions be in conformance with the adopted sewer service area plan and that this plan be consistent with and become a part of the Areawide Water Quality Management Plan prepared by the DNR.

Thus, the Brown County Planning Commission has undertaken this effort to update and revise the County sewage plan to extend its planning horizon to the year 2040 to reflect recent state,

county, and local planning and environmental initiatives and to incorporate local and regional planning and development objectives.

The process used to update and refine the sewer service areas within the planning area involved an analysis of future sewer service area needs, as well as an analysis of the means to address those needs in a cost-effective, environmentally-sound, and socially- responsible manner.

Forecasts for future sewer service area needs are based on factors such as the following:

- Population projections.
- Existing housing stock and household size with existing housing vacancy rates.
- Acreage to accommodate existing and projected population and housing needs.
- Sewered lot sizes.
- Local and regional development trends.
- Local and county comprehensive plans projecting commercial development needs.
- Local and county comprehensive plans projecting industrial development needs.

The above factors were incorporated into a streamlined formula that calculates the amount of vacant developable land needed by each community for its projected sewered growth and development (see Tables for individual communities in Chapter 3 of this plan). It is the intent of the *2040 Brown County Sewage Plan* to ensure that vacant developable land is always available to the community. Therefore, as sewered development proceeds within the community and the supply of vacant developable land falls below the amount provided for by this plan, amendments can be requested by the community to replenish its SSA acreage due to development. These amendments must be submitted to the Brown County Planning Commission and DNR for review and approval. But, the BCPC shall always approve such amendments as long as conformance is maintained with the applicable goals, objectives, policies, and practices set forth in this County sewage plan and, in particular, the population projection acreage allocation formula. In addition, those communities which currently exceed this population projection acreage allocation formula because of policies or decisions of similar previous comprehensive updates shall be allowed to continue to use their current SSA size in their determination of vacant developable land needs. However, the Brown County Planning Commission strongly discourages and may deny any amendment undertaken in a scattered or haphazard manner. It is the intent of this practice to minimize ad hoc amendments and to encourage long-range comprehensive sewer service area planning.

Once the sewer service area acreage allocation was calculated as identified in Chapter 3 for each municipality, the approved sewer service area boundaries were revised according to the following guidelines:

- Initial refinement and update of the sewer service areas were accomplished by the affected local communities, in consultation with the Brown County Planning Commission staff, based upon review of their local plans and development trends.

- Current and updated sewer service area boundaries were further refined by the Brown County Planning Commission staff to more accurately reflect existing property boundaries and physical features.
- Areas of existing development, ESAs, and lands zoned conservancy, when located within an SSA, were not counted toward the total SSA acreage allocation.
- Illogical or inefficient sewer service area boundaries (defined as holes, islands, or narrow linear extensions of SSA) were resolved by the Brown County Planning Commission staff.

While a community's sewer service area can include less than its specified amount of vacant developable land, it generally cannot exceed that amount. Special exceptions to this practice include:

- Inclusion of additional vacant developable land to a one-lot depth (approximately 250 feet) along one side of the route of a sanitary sewer located within or immediately adjacent to a road right-of-way when such sewer and road forms the outer limits of a compact and contiguous SSA. However, it is recommended that SSA boundaries follow property lot lines for easier identification of boundaries and usable/developable land.
- Inclusion of additional vacant developable land to a one-lot depth (approximately 250 feet) along both sides of the route of a sanitary sewer located within or immediately adjacent to a road right-of-way when such sewer and road is located within an area with numerous existing and failing onsite sewage disposal systems which are to be served by the proposed sanitary sewer.
- Inclusion of additional vacant developable land for limited infill purposes in areas of widespread failing onsite sewage disposal systems.
- Inclusion of additional vacant developable land when such land has been zoned or otherwise officially designated to prohibit any further sewered development (conservancy lands, abandoned landfills, etc.).

Waste Water Treatment Plant Loading, Design Capacity, and WDPES Permit Conditions

Once the updated sewer service area was determined, the impact of eventual development of that area upon the existing and planned tributary sewerage system was reviewed. In general, a sewer service area may not be so sized or located that it would cause the tributary sewage treatment facility or its major components to exceed their design or permit, influent or effluent, flows or loadings within the planning horizon of this plan.

It is intended that this standard will be implemented on an ongoing basis by the DNR during its review and approval of facility plans. The DNR and the BCPC will continue to implement this standard during the sewer service area update and amendment process.

Loading and other permit compliance problems associated with operation and maintenance of a WWTP will be considered in the sanitary sewer extension review and approval process. In the interest of expediting the timely update of the Brown County Sewage Plan, this policy may be deferred. However, future sewer service area updates or amendments or sanitary sewer

extensions to newly identified SSA lands set forth in this plan will not be approved by the BCPC until such time as this policy and its requirements are satisfactorily addressed.

When flows or loadings from current and projected development within the SSA reach 100 percent of the design capacity of the sewage treatment facility, interceptor sewer, or lift station, the applicable SSA update or amendment shall not be approved unless the owner of the sewage treatment facility and/or sewer collection system passes a resolution indicating its intention to undertake a facility plan to address the provision of capacity for the proposed increase of sewage flow and load. The resolution should indicate the timetable for preparation and implementation of the facility plan in light of existing and planned development trends within the subject community. Should such local development trends indicate that the applicable design capacity would be exceeded within five years, the facility plan must be initiated immediately.

When current flows or loadings reach 80 percent of the design capacity of the sewage treatment facility, major interceptor sewer, or lift station, the applicable SSA update or amendment shall not be approved unless the owner of the sewage treatment facility and/or sewer collection system passes a resolution indicating its intention to undertake a facility plan to address the provision of capacity for the proposed increase of sewage flow and load. The resolution shall also indicate the timetable for preparation and implementation of the facility plan in light of existing and planned development trends within the subject community. The resolution and timetable shall state that the facility plan will be initiated when or before flows or loadings reach 90 percent of the applicable design capacity.

When current flows or loadings exceed 90 percent of the design capacity of the sewage treatment facility, major interceptor sewer, or lift station, the applicable SSA update or amendment shall not be approved unless the owner of the sewage treatment facility and/or sewer collection system has completed an appropriate facility plan, received DNR approval of that plan, and commenced implementation of the plan or prepared a construction schedule (to be determined by the WDNR).

Each of these scenarios may be reviewed and reconsidered by the WDNR or the BCPC on a case-by-case basis. Grounds for such reconsideration may include past facility planning efforts, local development trends, and/or the severity or immediacy of the potential problem(s). Under such situations, the required studies and analyses may be waived or changed.

It is herein requested that the sewage treatment plant owners and collection system owners maintain this information. Information on current flows and loadings can be obtained from each treatment facility's CMAR and should include data for the minimum period consisting of the prior 12 months. Information on future flows and loadings can be obtained from applicable sanitary sewer extension submittal forms or from the local community. Where not available, such information should be determined based upon the land uses and densities set forth in the community's local comprehensive plan and upon commonly accepted wastewater flow contribution rates. Information on local development trends should be obtained from the community's local comprehensive plan.

The applicant shall provide this information to the BCPC at the time of any SSA update or amendment. Failure to provide this information may be grounds for denial of the SSA change. A summary of this information, as well as information demonstrating that the subject WWTP is currently and, with inclusion of the subject area, will remain in conformance with its WPDES permit effluent limits, must also be provided to the BCPC at the time of the subject SSA update or amendment. This summary must include a letter signed by the owner of the WWTP indicating that the WWTP has maintained compliance with all permit limits for the previous 12-month period and, if not, why such permit limits have not been met, what corrective actions are being taken, and what effect, if any, the subject SSA amendment may have upon the permit violations. The summary shall also include a table setting forth effluent data and documentation of compliance with all permit limits. The table should also note the specific permit limits.

2040 Sewer Service Area Delineation

The final SSA delineation for each municipality in Brown County was calculated in Chapter 3 of this plan. The existing and proposed sewer service areas to be added as part of this plan are identified on maps, also in Chapter 3 of this plan. In total, 1,623 acres of developable land will be added to the sewer service area as part of this plan. Also, an additional 4,480 developable acres will remain available by the various municipalities for use in future amendments when a need for expanded sewer service areas can be justified.

The largest additions of developable acreage to the sewer service area as part of this plan will occur in the Village of Hobart, the Town of Lawrence, and the Town of Ledgeview. This is due in part largely to a rapid increase in population of the past 10-15 years for each municipality. For convenience, a summary of the existing and available acreage for each municipality can be found in a table at the end of Chapter 3.

When developing the sewer service area boundaries, environmental protection, and cost-effective provision of urban services will be key considerations for providing compact, easily serviced growth. Those undeveloped areas immediately adjacent to existing sewer development will be assumed to develop first. As the distance from the developed area increases, the priority for new growth will decrease. The delineated sewer service area represents the area that should be sufficient to accommodate the projected normal growth for the next 20 years, with some margin for allowing market conditions to operate. Unforeseen types and amounts of development are covered under the amendment section.

It should be noted that, with the *2040 Brown County Sewage Plan*, locally adopted comprehensive plans are formally acknowledged and considered in the sewer service area update process, as was done in the 2002 plan. Key components included calculating various land use need percentages when determining acreage allocations, as well as environmental protection and cost effective development. The relationship with local comprehensive plans is vital to the success of the *2040 Brown County Sewage Plan*.

Designated Management Areas

The establishment of sewer services areas is defined by municipalities, and can be used by municipalities with sanitary districts. Although acreage may have been allocated to a municipality, based on its population and development needs, establishing additional sewer service area can only be accomplished if the area is also in a sanitary district. If a municipality no longer has a designated sanitary district, as is the case with some villages and the two cities, then sewer service area can be added if it is also demonstrated that the related WWTP has capacity to accommodate the added sewer service area.

Should conflicts arise between communities in regard to sewer service area planning issues, every attempt will be undertaken by the Brown County Planning Commission to encourage and support the efforts of the affected local units of government to first resolve the situation by themselves. Unique situations and unanticipated conflicts between communities in regard to sewer service area planning issues shall be resolved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources in accordance with all applicable laws and regulations and the goals, objectives, and policies of this plan. Conflicts are best resolved with the full support and concurrence of all affected local units of government, not just by review and approval of both the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

Of particular and most immediate concern in this regard is the possibility that communities may wish to expand their sewer service area to the same location as another adjacent community. In that scenario, the Brown County Planning Commission would recommend that the conflicts be immediately resolved by the affected communities through the use of boundary, shared services, or other similar intergovernmental agreements. During that process, the subject area would not be included within any SSA.

If at least one of the affected communities states that such an agreement would not be feasible, the Brown County Planning Commission would first undertake a preliminary review of the status of facility planning and designated management area status within the subject area to determine if a sewer service area boundary determination could be made.

- Should the subject area be located within a city, village, sanitary district, or utility district and all other applicable state and county rules and regulations be met, including the goals, objectives, and policies of this county sewage plan, the requested sewer service area would be allocated to the city, village, sanitary district, or utility district within which the subject area resides. The subject city, village, sanitary district, or utility district could then proceed with a sewer service area amendment.
- Should the subject area be located within an approved sewer service area and all other applicable state and county rules and regulations be met, including the goals, objectives, and policies of this county sewage plan, the requested sewer service area would remain allocated to the community which had originally identified and received approval of the

sewer service area. No amendment would be necessary unless the area is annexed by a different city, village, sanitary district, or utility district.

- In most other instances, the Brown County Planning Commission would request that the affected communities enter into a formal negotiation/mediation process for settlement of the contested issues.
- Should the subject area be located in a sanitary district or utility district and outside of the existing municipal boundary of the requesting municipality and the sanitary district or utility district in which the subject area resides objects to the SSA amendment request, the SSA request would not be reviewed by the Brown County Planning Commission until the requesting municipality obtains jurisdiction of the subject area either through annexation or inter-municipal agreement.

The extent of the subject area for negotiation purposes would be determined by the affected sewer service area and acreage allocations for each municipality.

If at least one of the affected communities states that a boundary, shared services, or other similar intergovernmental agreement cannot be reached after attempting a formal and documented negotiation/mediation process, and at least one of the parties continues to proceed with an SSA amendment request, the Brown County Planning Commission would proceed with the sewer service area amendment review. In that event, the Brown County Planning Commission would have the option to recommend denial of the SSA amendment request until the affected communities reached an agreement. This recommendation would then be forwarded to the Wisconsin Department of Natural Resources for review and consideration.

The Brown County Planning Commission would also have the option to resolve the dispute based upon guidance contained within approved facility plans, Wisconsin Administrative Code NR 121 and the goals, objectives, and policies contained within this plan. Particular emphasis would be placed on cost-effectiveness and environmental protection. The affected municipalities would be encouraged to provide information that includes an evaluation of alternatives that demonstrate how the municipality could extend sewer service to the subject area, when the service would be provided, the cost of sewer service, and any environmental impacts. The Brown County Planning Commission would then forward a recommendation based upon this information to the Wisconsin Department of Natural Resources for review and consideration.

This plan delineates the sewer service areas of Brown County and its immediate environs. It is understood that areas may change over time for a variety of reasons. Thus, to accommodate reasonable and justifiable changes, this plan identifies procedures and criteria to be followed in addressing such changes. To facilitate the timely consideration of proposed sewer service area changes, a separate Amendment Application Manual has been prepared to address both major and minor SSA revisions. A summary of this process is set forth in Chapter 8.