

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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

Serving the Counties of:

KENOSHA
MILWAUKEE
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RACINE
WALWORTH
WASHINGTON
WAUKESHA



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

TO: The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Ozaukee and the City of Port Washington.

This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held on the 10th day of September 2025, the Commission did by unanimous vote of all Commissioners present, being ___ ayes and ___ nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated by reference to the same force and effect as if it had been specifically set forth herein in detail, adopt an amendment to the regional water quality management plan, which plan was originally adopted by the Commission on the 12th day of July 1979, as part of the master plan for the physical development of the Region. Said amendment to the regional water quality management plan pertains to the revised Port Washington sanitary sewer service area and consists of the documents attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan, and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the Village of Somers, Wisconsin, this 10th day of September 2025.

Charles L. Colman, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:

Stephanie Hacker, Deputy Secretary

RESOLUTION NO. 2025-11

RESOLUTION OF THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION AMENDING THE ADOPTED REGIONAL WATER QUALITY MANAGEMENT PLAN, THAT PLAN BEING A PART OF THE MASTER PLAN FOR THE PHYSICAL DEVELOPMENT OF THE REGION CONSISTING OF THE COUNTIES OF KENOSHA, MILWAUKEE, OZAUKEE, RACINE, WALWORTH, WASHINGTON, AND WAUKESHA IN THE STATE OF WISCONSIN (PORT WASHINGTON SANITARY SEWER SERVICE AREA)

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

WHEREAS, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Port Washington sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 95 (2nd Edition), *Sanitary Sewer Service Area for the City of Port Washington and Environs, Ozaukee County, Wisconsin*, dated December 2000, as amended; and

WHEREAS by letter received February 4, 2025, the City of Port Washington requested that the Commission amend the Port Washington sanitary sewer service area to add certain lands located outside of the currently adopted Port Washington sewer service area; and

WHEREAS, the proposed amendment to the regional water quality management plan is documented in a Commission staff memorandum entitled, "Response to Request by the City of Port Washington to Amend the Port Washington Sanitary Sewer Service Area," attached hereto and made a part hereof; and

WHEREAS, the requested change to the regional water quality management plan, as documented in the aforementioned staff memorandum, was the subject of a public hearing held jointly by the City of Port Washington and the Regional Planning Commission on June 17, 2025; and

WHEREAS, Section 66.0309(9) of the *Wisconsin Statutes* authorizes and empowers the Regional Planning Commission, as the work of making the whole master plan progresses, to amend, extend, or add to the master plan or carry any part or subject thereof into greater detail;

THEREFORE, BE IT RESOLVED:

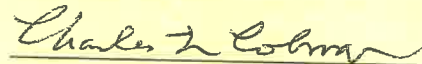
RESOLVED: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979, and which was subsequently amended to include the refined Port Washington sanitary sewer service area, be and the same hereby is amended in the manner identified on Maps 1 and 2 of the aforementioned SEWRPC staff memorandum.

RESOLVED: That the Executive Director is authorized to submit findings to the Wisconsin Department of Natural Resources and the Wisconsin Department of Safety and Professional Services that public and private sanitary sewer extensions necessary to serve the anticipated development on the lands concerned are in conformance with, and would serve to implement, the adopted regional water quality management plan as herein amended.

RESOLUTION NO. 2025-11

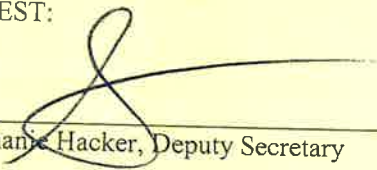
RESOLVED: That a true, correct, and exact copy of this resolution, together with the aforementioned SEWRPC staff memorandum, shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals as the law may require or as the Commission, its Executive Committee, or its Executive Director, at their discretion, shall determine and direct.

The foregoing resolution, upon motion duly made and seconded, was regularly adopted at the meeting of the Southeastern Wisconsin Regional Planning Commission held on the 10th day of September 2025, the vote being: Ayes 16; Nays 0.



Charles L. Colman, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:


Stephanie Hacker, Deputy Secretary

DPH
8/26/2025
#278228

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Draft Staff Memorandum

RESPONSE TO REQUEST BY THE CITY OF PORT WASHINGTON TO AMEND THE PORT WASHINGTON SANITARY SEWER SERVICE AREA

June 17, 2025

INTRODUCTION

By letter received February 4, 2025, Mr. Roger Strohm, City Engineer for the City of Port Washington, requested that the Southeastern Wisconsin Regional Planning Commission (Commission) amend the Port Washington sanitary sewer service area, tributary to the City of Port Washington sewage treatment facility, as that area is currently documented in Community Assistance Planning Report No. 95 (2nd Edition), *Sanitary Sewer Service Area for the City of Port Washington and Environs, Ozaukee County, Wisconsin*, dated December 2000, as amended. The basic purpose of the amendment would be to include within the planned sewer service area certain lands located immediately adjacent to, but outside, the currently adopted sewer service area.

AREA DESCRIPTION

As shown on Map 1, the area proposed to be added to the Port Washington sewer service area encompasses approximately 674 acres and is generally located north of, and adjacent to, the northern extent of the City's current sewer service area boundary; south of, and adjacent to, Lake Drive; east of, and adjacent to, the Ozaukee Interurban Trail, and west of IH 43, within the northeast and southeast quarters of U.S. Public Land Survey Section 9; and the northeast, northwest, southwest, and southeast quarters of U.S. Public Land Survey Section 10, Township 11 North, Range 22 East, Town of Port Washington, Ozaukee County, Wisconsin.

The subject area contains approximately 13 acres of environmentally significant lands, consisting of approximately nine acres of isolated wetlands and approximately four acres of riparian buffer associated with an unnamed intermittent stream.

The subject area is proposed to be developed for industrial use as identified in the most recent City of Port Washington comprehensive plan amendment, which was adopted on May 20, 2025.

A more detailed delineation of the amended sewer service area, and of the environmentally significant lands within, are shown on the aerial photographs reproduced as Map 2 and Map 3.

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

The proposed addition of approximately 674 acres to the Port Washington sewer service area represents an increase in the Port Washington planned sewer service area of approximately 11 percent. As noted above, the subject area is proposed for industrial uses. As such, the resident population of the Port Washington sewer service area is anticipated to remain unchanged. The estimated buildout population of the expanded sewer service area—that is, the population that could be accommodated under full development of the Port Washington sanitary sewer service area—would continue to be approximately 16,873 people¹. The year 2050 population range for the Port Washington sewer service area set forth in the regional land use and transportation plan (VISION 2050) is 15,640 to 18,230 persons.

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the Port Washington sewer service area plan, it is envisioned that all new urban development within the planned sewer service area would receive sanitary sewer service. Assuming that all applicable Federal, State, and local permits are obtained, and that proper site development and construction practices are employed, there should be no significant adverse water quality impacts attributable to the development of the planned sewer service area.

WASTEWATER TREATMENT PLANT CAPACITY

Wastewater from the proposed development will be conveyed through the City of Port Washington sewerage system and treated at the City of Port Washington Wastewater Treatment Plant (WWTP). The WWTP has a design capacity of 3.1 million gallons per day (mgd) on an average annual basis. The 2025 wastewater flow rate is 1.50 mgd on an average annual basis with an additional 0.32 mgd anticipated with proposed residential and commercial development within the current sanitary sewer service area. These proposed developments within the current sanitary sewer service area include the Neumann, Ansay, Whitetail Hills, Keller, and Valley Creek developments. The proposed addition to the City of Port Washington planned sewer service area would add an industrial development area of about 674 acres. The anticipated sewage flow to be generated in the area proposed to be added to the sewer service area is expected to be approximately 0.50 mgd on an average annual basis. Thus, the WWTP has adequate capacity to treat sewage flows from the subject area. As the anticipated total average annual flow to the WWTP for all the proposed developments is within 75 percent of the plant design capacity, and additional developments to be served beyond the proposed sanitary sewer service area are anticipated in the near future, it is recommended that the City of Port Washington initiate the facility planning process to accommodate anticipated growth.

PUBLIC REACTION TO THE PLAN AMENDMENT

A public hearing was held on June 17, 2025, at the City of Port Washington City Hall to receive public comment on, and reaction to, the proposed sewer service area amendment. The hearing was sponsored by the City of Port Washington and the Regional Planning Commission. A summary of the amendment was presented prior to receiving public comment. No objections to the proposed amendment were expressed at the hearing.

¹ As part of the sewer service area amendment for the City of Port Washington completed in December 2022, the buildout population of the portion of the sewer service area tributary to the Port Washington wastewater treatment plant was estimated to be about 16,468 people. An April 2025 pending amendment (Neumann development) to the sewer service area would increase the buildout population by approximately 405 people.

LOCAL ACTION ON THE PLAN AMENDMENT

The Port Washington Common Council approved the sewer service area amendment following the public hearing on June 17, 2025.

REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE

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

CONCLUDING RECOMMENDATION

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

- **Consistency with the Regional Land Use Plan**

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

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

The regional water quality management plan recommends that new urban development within the Region be provided with centralized sanitary sewer service. The plan designates a wastewater treatment plant to serve each of the urban centers within the Region that are identified in the regional land use plan. In the case at hand, the regional plan recommends that wastewater from the Port Washington urban service area be conveyed to and treated at the Port Washington wastewater treatment plant. The proposed sewer service area amendment is consistent with these recommendations of the regional water quality management plan.

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

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

service because of physical or environmental constraints or potential adverse water quality impacts. The proposed sewer service area amendment is consistent with these provisions of the *Wisconsin Administrative Code*.

- **Consistency with Procedural Requirements**

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

Given all of the foregoing, it is recommended that the Southeastern Wisconsin Regional Planning Commission formally amend the City of Port Washington sanitary sewer service area as documented in SEWRPC Staff Memorandum, Response to Request by the City of Port Washington to Amend the City of Port Washington Sanitary Sewer Service Area, in the manner shown on Map 1. It is also recommended that the Wisconsin Department of Natural Resources approve this sewer service area plan amendment and transmit the plan amendment to the U.S. Environmental Protection Agency for certification.

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6/27/2025; 6/2/2025; 5/19/2025; 4/9/2025; 3/17/2025
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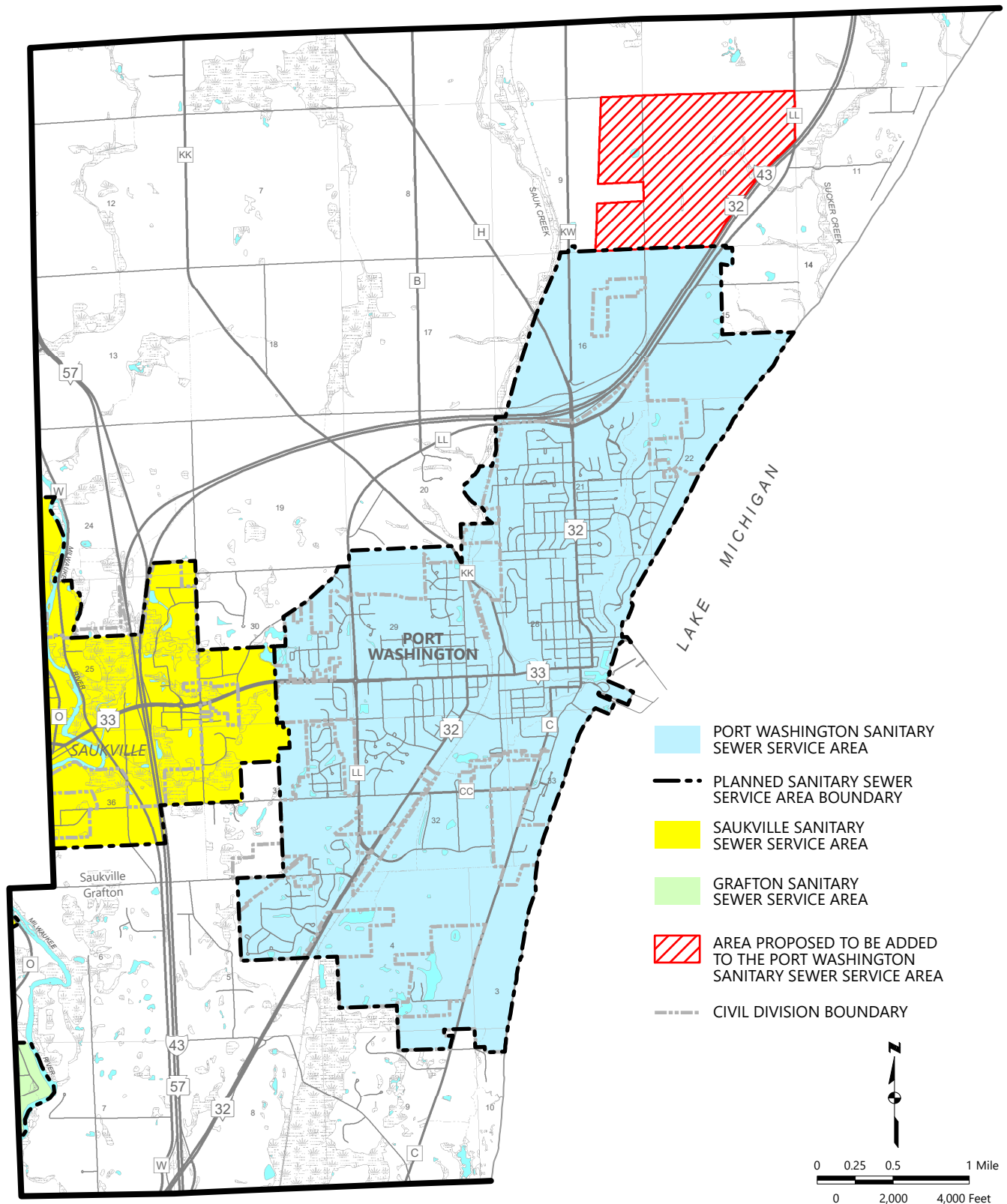
Draft Staff Memorandum

**RESPONSE TO REQUEST BY THE CITY OF PORT WASHINGTON
TO AMEND THE PORT WASHINGTON SANITARY SEWER SERVICE AREA**

June 17, 2025

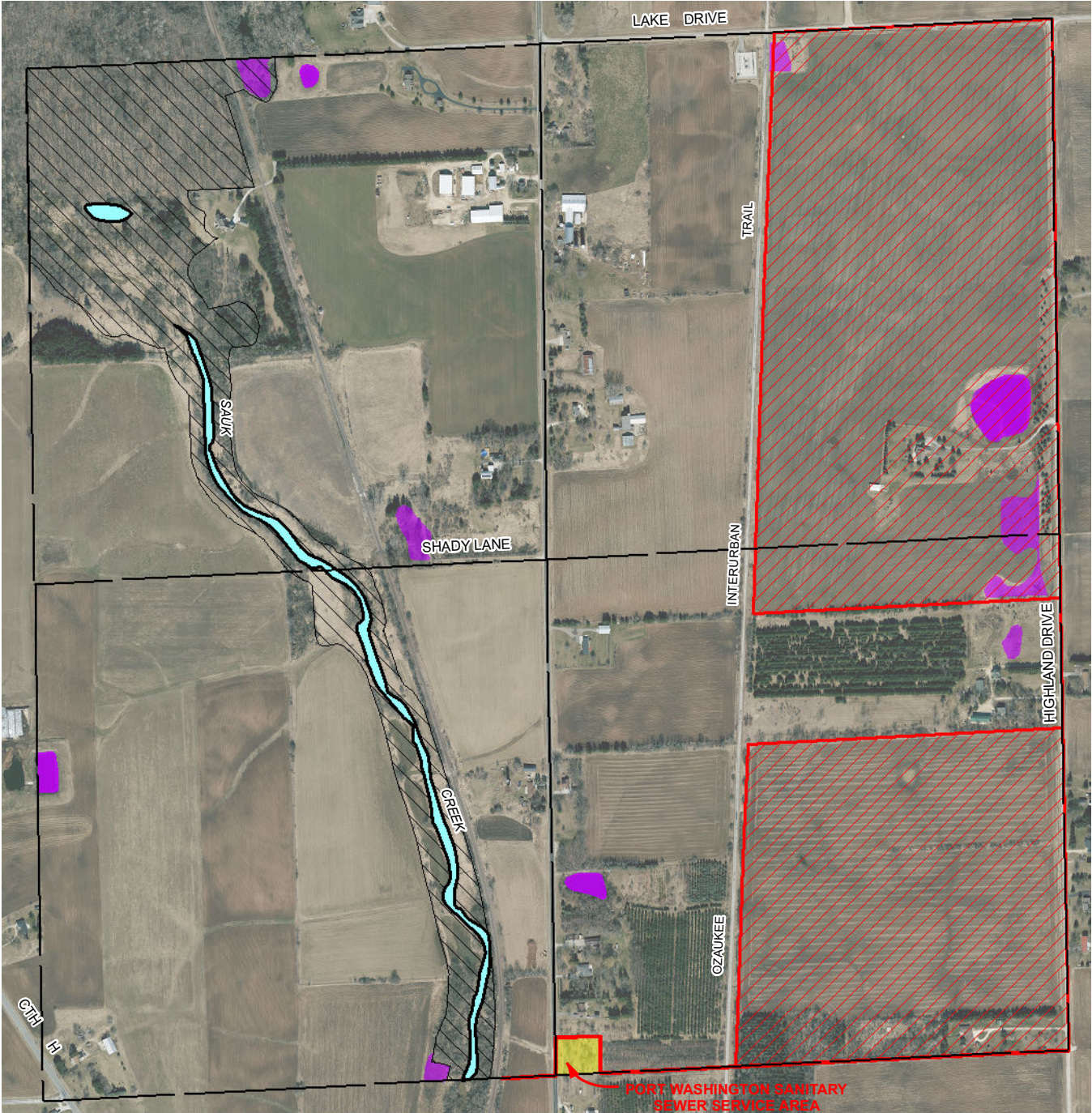
MAPS

Map 1
Proposed Amendment to the City of Port Washington Sanitary Sewer Service Area



Map 2
Environmentally Significant Lands and
Planned Sanitary Sewer Service Area for the City of Port Washington

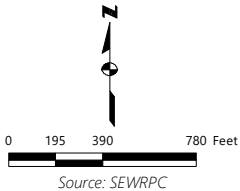
U.S. Public Land Survey Section 9
Township 11 North, Range 22 East



- SECONDARY ENVIRONMENTAL CORRIDOR
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY (CITY OF PORT WASHINGTON AND VILLAGE OF SAUKVILLE)
- PLANNED SANITARY SEWER SERVICE AREA
- AREA TO BE ADDED TO THE CITY OF PORT WASHINGTON SANITARY SEWER SERVICE AREA

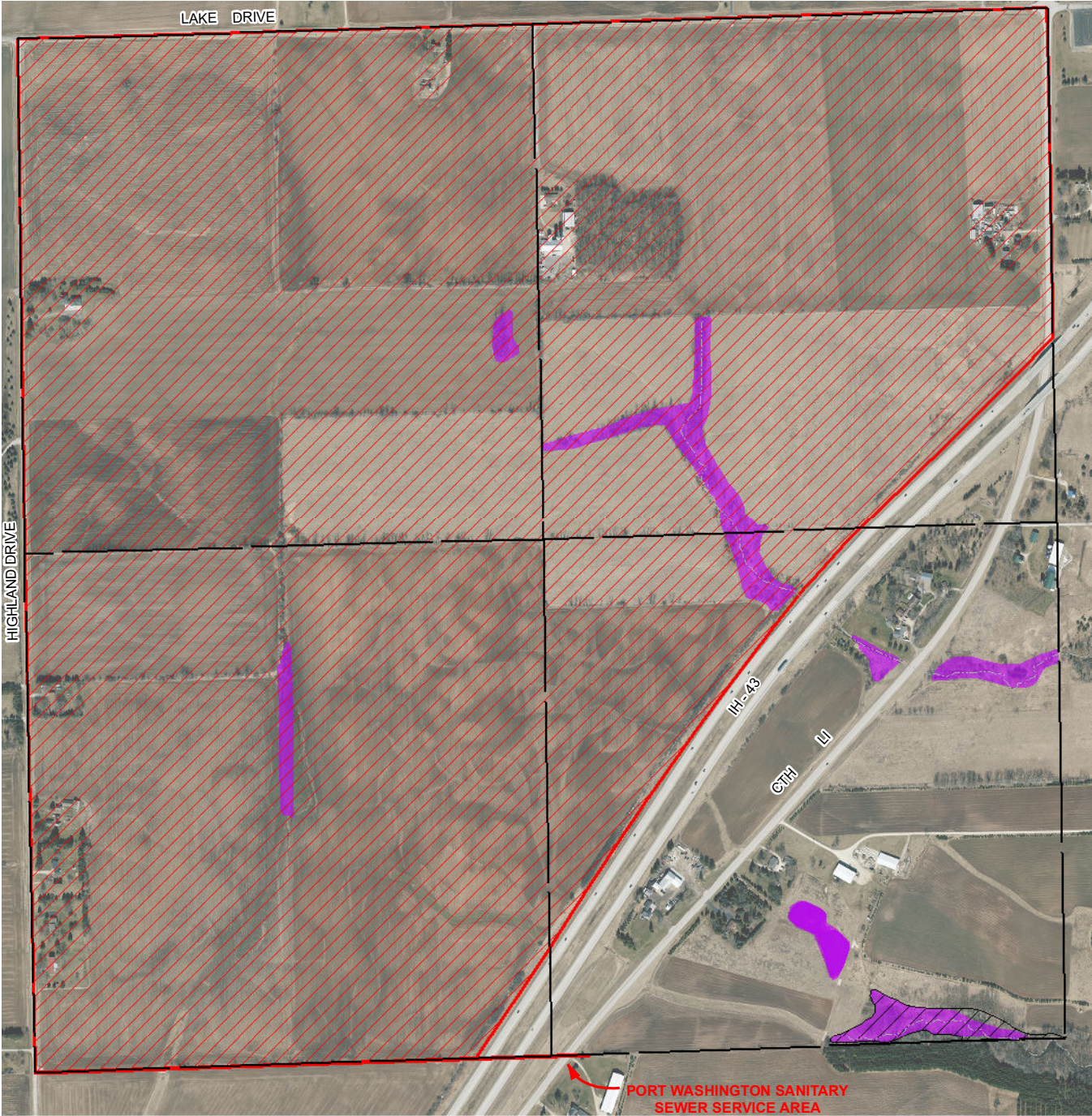
Note: This map replaces a portion of Map 7-3, page 23, of Community Assistance Planning Report No. 95 (2nd Edition), Sanitary Sewer Service Area for the City of Port Washington and Environs, Ozaukee County, Wisconsin, December 2000.

Photography Date: April/May 2024



Map 3
Environmentally Significant Lands and
Planned Sanitary Sewer Service Area for the City of Port Washington

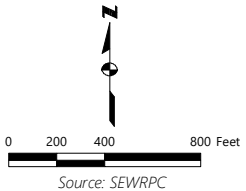
U.S. Public Land Survey Section 10
 Township 11 North, Range 22 East



- PRIMARY ENVIRONMENTAL CORRIDOR
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY (CITY OF PORT WASHINGTON AND VILLAGE OF SAUKVILLE)
- AREA TO BE ADDED TO THE CITY OF PORT WASHINGTON SANITARY SEWER SERVICE AREA

Note: This map replaces a portion of Map 7-3, page 23, of Community Assistance Planning Report No. 95 (2nd Edition), *Sanitary Sewer Service Area for the City of Port Washington and Environs*, Ozaukee County, Wisconsin, December 2000.

Photography Date: April/May 2024



APPENDICES

Appendix A

REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE ANALYSIS

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

The job/housing analysis conducted under the regional housing study examined the relationship between jobs and housing that would exist in areas planned by local governments to be served by a public sanitary system, assuming implementation of adopted long-range comprehensive plans for those areas. For each sewerage community, the analysis compared the projected relative shares of lower-cost, moderate-cost, and higher-cost housing¹ with the projected relative shares of lower-wage, moderate-wage, and higher-wage jobs,² respectively. Job/housing imbalances identified under this analysis are indicated on Map A.1. A “lower-cost” job/housing imbalance indicates a community projected to have a higher percentage of lower-wage jobs than lower-cost housing. A “moderate-cost” job/housing imbalance indicates a community projected to have a higher percentage of moderate-wage jobs than moderate-cost housing.

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

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

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

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

Additional information about the housing plan and the job/housing balance analysis is available on the Commission website (www.sewrpc.org/Regional-Planning/Housing) or by contacting Commission staff.

Appendix A

REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE ANALYSIS

MAPS

Map A.1

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

