

CM-0002



# City of Monroe

Wastewater Treatment Facility  
Gerald V. Ellefson, Director

SHIPPING ADDRESS  
1224 10th Avenue West  
Monroe, WI 53566

PHONE: 608-329-2590

FAX: 608-329-2597

MAILING ADDRESS  
1110 18<sup>th</sup> Avenue  
Monroe, WI 53566

May 22, 2007

Tom Gilbert, Section Chief  
Wisconsin Department of Natural Resources  
Box 7921  
Madison, WI 53707

RECEIVED

MAY 23 2007

BUREAU OF WATERSHED MGMT

RE: Monroe Sewer Service Area Plan Amendment No. 1  
Type-1 Amendment Request

Dear Mr. Gilbert:

On March 12, 2003, you approved the sewer service area plan for the City of Monroe. Recently, Wal-Mart Stores and Menards Inc. started working with the City of Monroe on development agreements to build large-scale retail centers on properties not previously in our sewer service area. On April 26, 2007, when McClure Engineering submitted sanitary Sewer Plans to your department for approval, they were rejected because the entire Wal-Mart property was not in our service area. According to Fran Keally of your office, we are to submit a Sewer Service Area Plan Amendment before you can approve the sanitary sewer extension for Wal-Mart Stores.

We are submitting a Type-1 Amendment request for your review and inclusion into our plan as follows.

Parameter	Menards Inc.	Wal-Mart Super Center
Population Equivalent	270	167
Projected Flows	27,000 gpd	16,600 gpd
Land Use	Retail Sales	Retail Sales
Total Acreage	54	36
Property Annexed into the City	Application submitted	Yes

Since 15-acres of the Wal-Mart development is already in our existing sewer service area, this amendment will only add an additional 21-acres for the Wal-Mart project.

The proposed Menards Store will require 54-acres of which they are in the process of annexing into the City at this time. To expedite the project and not hold up plan review, we are submitting that property in with this plan amendment.

Since both of these properties are just outside the north edge of the existing city limits, the most cost effective method of providing wastewater services is to extend sewer services to them instead of allowing installation of private septic systems this close to the City's public water supplies.

The extension of sewer services to these properties complies with the City's ordinance in that sewer service extensions shall be provided only to lands annexed into the City.

Both of these properties will be commercial sales and they are surrounded by commercial-industrial properties.

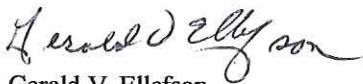
Both properties as they exist are fully farmed and no wetlands or environmentally sensitive lands will be disturbed.

We have included new sewer service area maps labeled as Amendment No. 1.

This amendment request will be to add a total of 75-acres to our service area on the north side of Monroe and delete out a total of 75-acres from the Kundert and Asmus properties on the south side of Monroe between Asmus and Jeffrey Roads. Those landowners started development as township lands with private septic systems.

On May 9, 2007, after discussion at the Monroe Plan Commission meeting, the committee recommended approval of Amendment No. 1. On May 14, 2007, after discussion at the Board of Public Works meeting, approval of Amendment No. 1 was recommended to council for approval. On May 15, 2007 at our City Council meeting, Amendment No. 1 was approved. Copies of those meeting minutes are enclosed for your review. We ask that this amendment be approved as noted. You may contact my office at 608.329.2595 with any questions.

Sincerely,



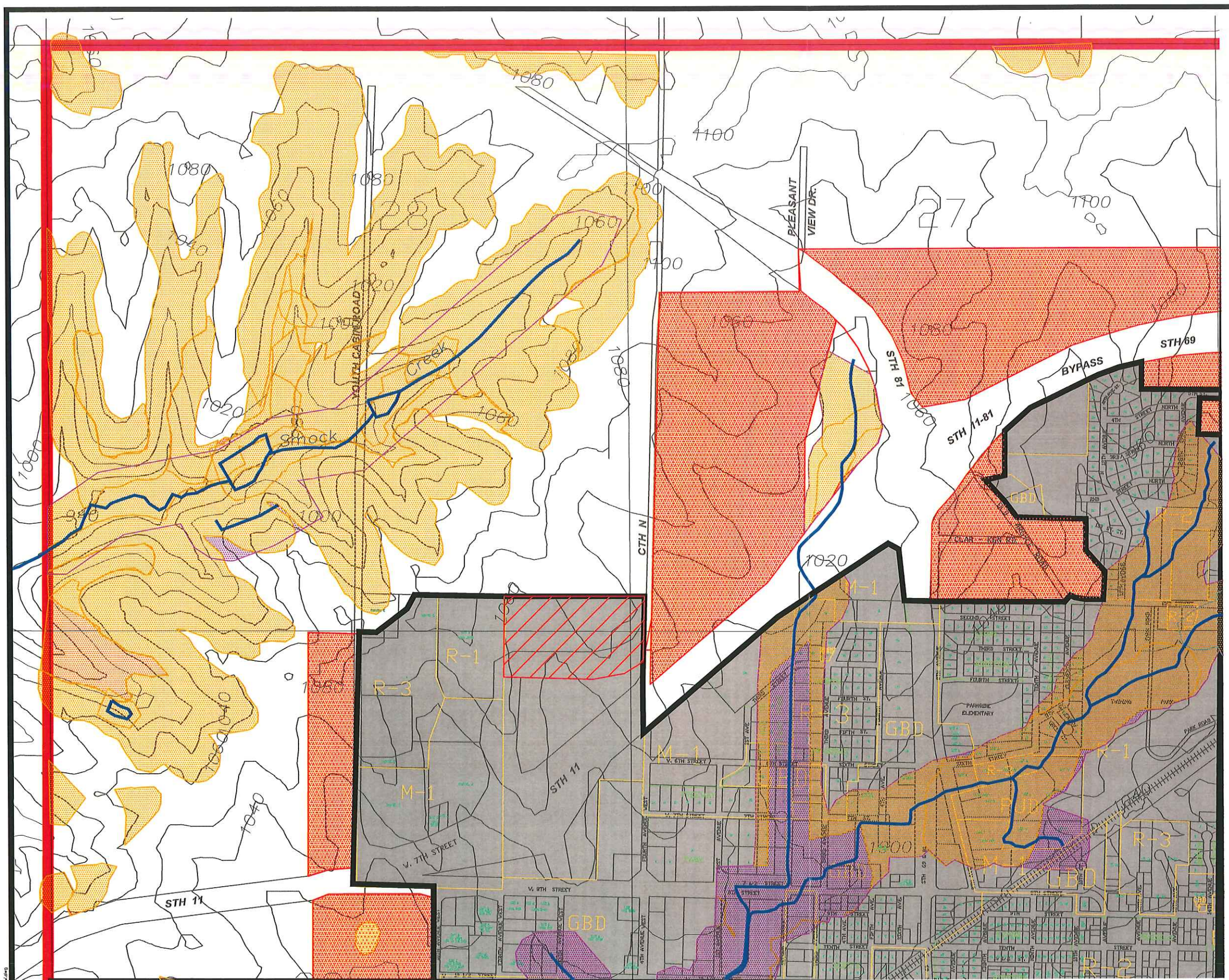
Gerald V. Ellefson  
Director

cc: Carol Stamm, City Clerk  
Al Gerber, Monroe Engineering Supervisor  
Bradley Lange, McClure Engineering










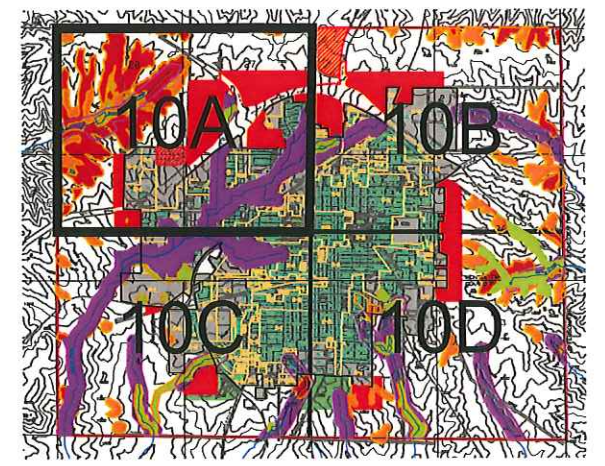
**LEGEND**

-  CORPORATE LIMITS
-  STUDY AREA BOUNDARY
-  SEWER SERVICE AREA
-  ENVIRONMENTALLY SENSITIVE AREAS
-  SEWER SERVICE AREA (ADDED)
-  SEWER SERVICE AREA (REMOVED)

SSA Amendment No. 1  
May 1, 2007



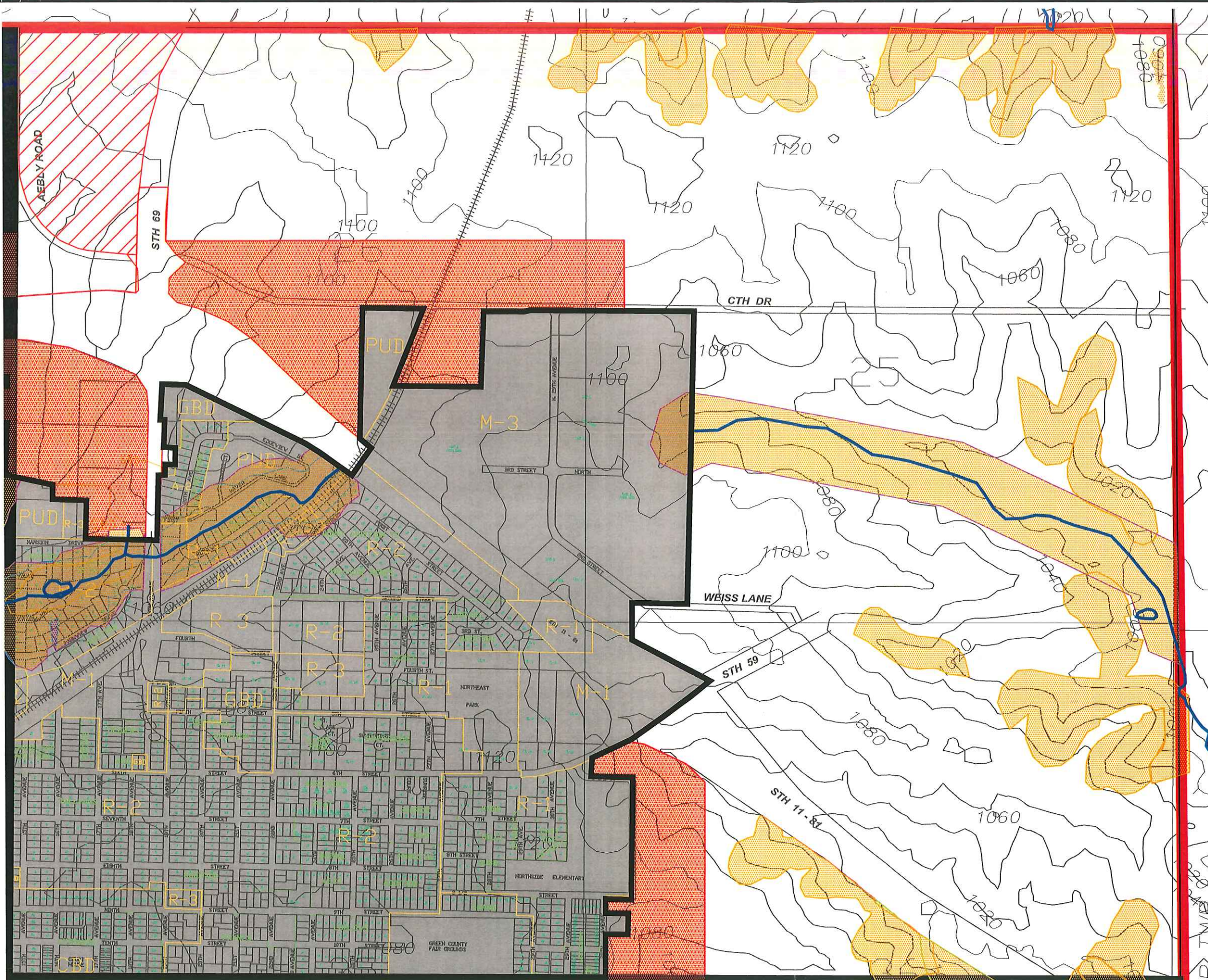
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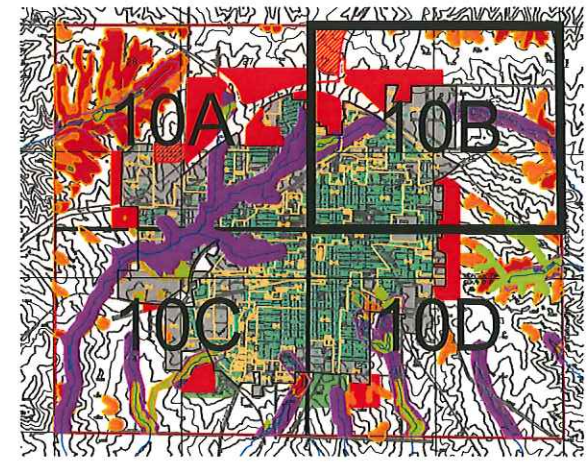
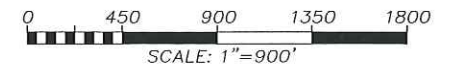
**FIGURE 10A**  
**SEWER SERVICE AREA PLAN**  
**MONROE SEWER SERVICE AREA PLAN**





- LEGEND**
-  CORPORATE LIMITS
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  -  ENVIRONMENTALLY SENSITIVE AREAS
  -  SEWER SERVICE AREA (ADDED)
  -  SEWER SERVICE AREA (REMOVED)

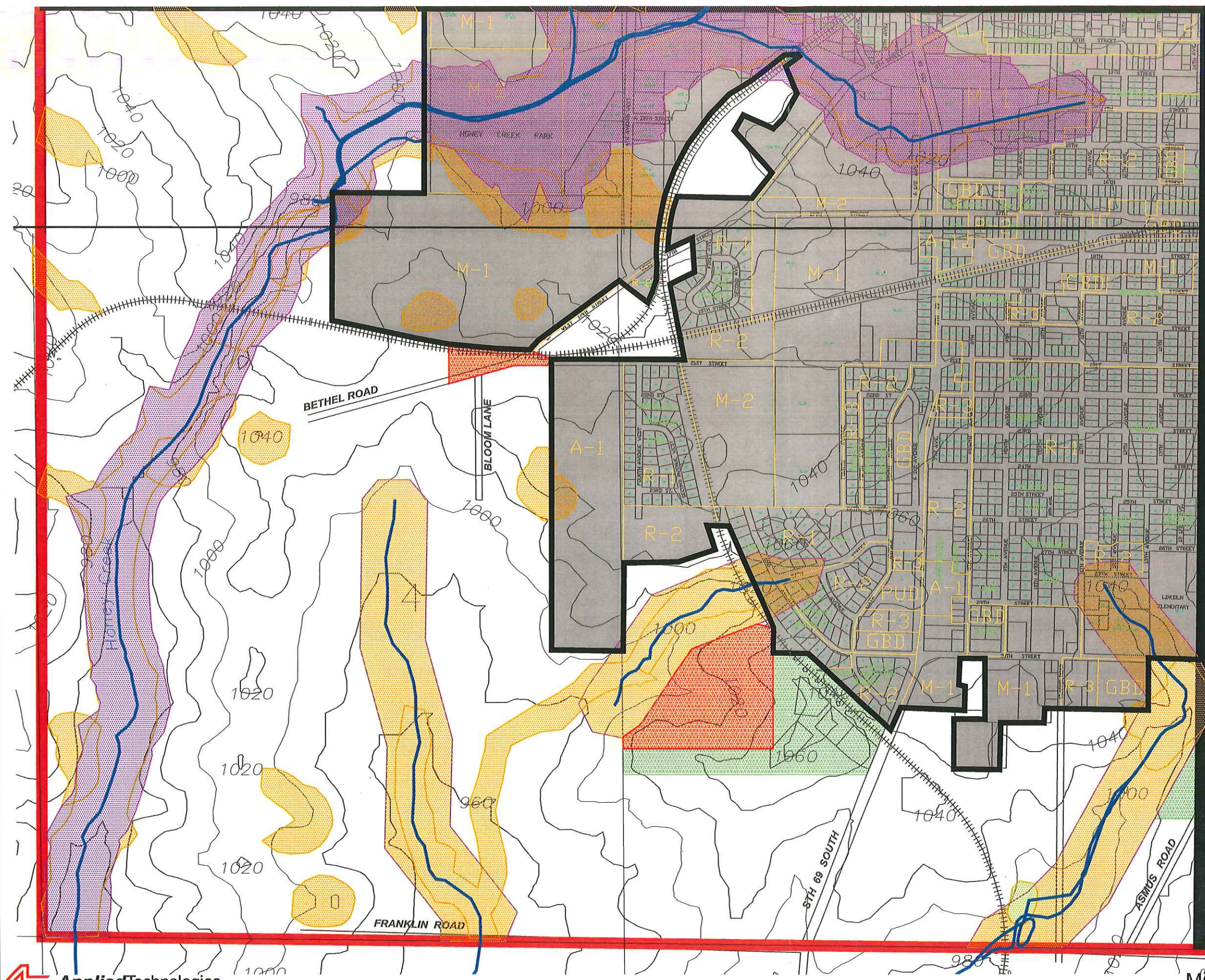
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**FIGURE 10B**  
**SEWER SERVICE AREA PLAN**  
**MONROE SEWER SERVICE AREA PLAN**

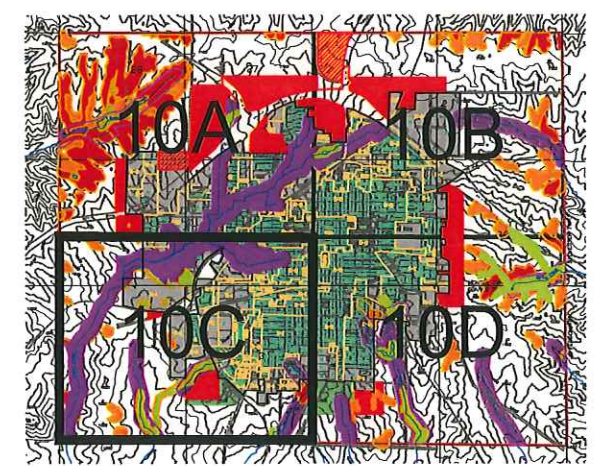
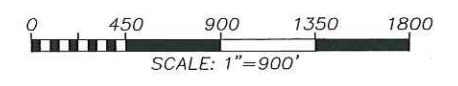




**LEGEND**

-  CORPORATE LIMITS
-  STUDY AREA BOUNDARY
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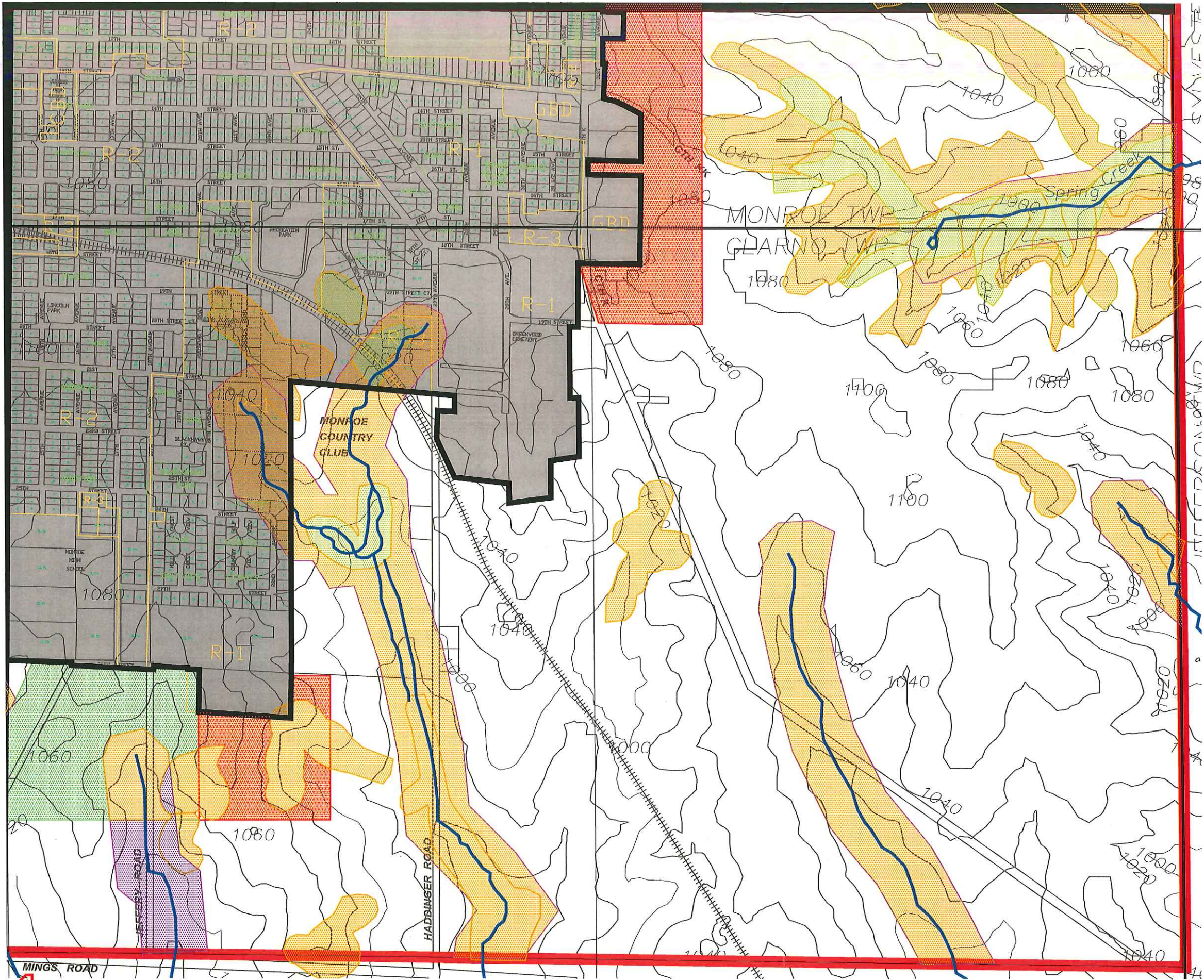
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**FIGURE 10C**  
**SEWER SERVICE AREA PLAN**  
**MONROE SEWER SERVICE AREA PLAN**

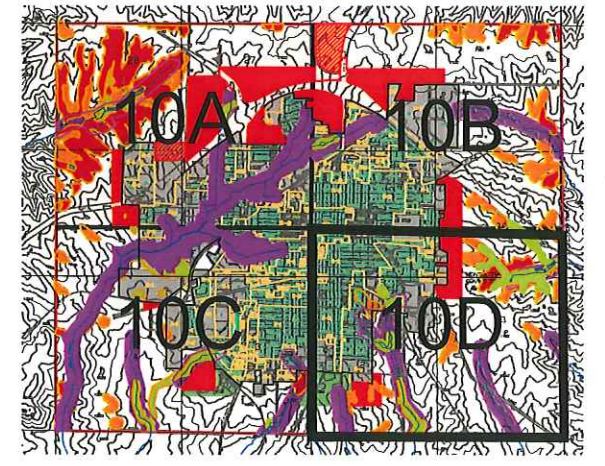
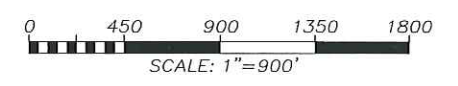




**LEGEND**

-  CORPORATE LIMITS
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-  SEWER SERVICE AREA (REMOVED)

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**FIGURE 10D**  
**SEWER SERVICE AREA PLAN**  
**MONROE SEWER SERVICE AREA PLAN**

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