



City of Monroe Utilities

1224 10th AVE W

MONROE WI. 53566

Michael L. Kennison

Water / Wastewater Superintendent

PHONE: 608 - 329 - 2485

FAX: 608 - 329 - 2488

November 24, 2025

Helena Tiedmann
AWQMP Program
Wisconsin Department of Natural Resources
Box 7921
Madison, WI 53707

Dear Ms. Tiedmann:

On March 12, 2003, the Wisconsin DNR approved the sewer service area plan for the City of Monroe. On June 12, 2007 a type I amendment was approved by the Department for the addition of 75 acres. A lot of growth is planned within the City which requires expansion of the city's sewer services and amendments to the current sanitary sewer service area plan. Four (4) separate developments are currently planned within the City:

1. Richland Heights Subdivision
2. Monroe High School
3. City of Monroe Industrial Park (Donny Site)
4. Bader-Spidahl Industrial Site

The Richland Heights Subdivision, being developed by Bader-Spidahl, LLC started working on development agreements to build a subdivision on properties not previously in our sewer service area and provide sewage service for the new Monroe High School. The Richland Heights Subdivision, being developed by Bader-Spidahl, LLC, is proposing an extension to the sanitary sewer system with an associated lift station, which will serve both developments. Fehr Graham has submitted sanitary sewer and lift station plans to your department for approval.

The City of Monroe has recently purchased property on the north side of the City for a future Industrial Park currently referred to as the Donny Site. This Industrial Park, which consists of approximately 48.3 acres, will require sewer main extensions to serve the future industries and businesses constructed within the development. Flows will be conveyed by new and existing gravity sewer back to the Monroe Wastewater Treatment Plant.

The City of Monroe also recently annexed a portion of the Bader-Spidahl LLC property for future industrial/commercial development. This property consists of approximately 61.8 acres of land located north of STH 11 and east of STH 59. This property will require future sewer main and lift station improvements to

serve the site. Flows will eventually be conveyed back to the Monroe Wastewater Treatment Plant through new and existing gravity sewer.

The majority of these properties are not in the City's Sewer Service Area (SSA) Plan. Therefore, we are including these properties in the Type-1 Amendment request as follows:

Parameter	Monroe High School	Richland Heights
Population Equivalent	900 Students = 170	673
Projected Flows	11.9/47.5 gpm (Avg/Max)	37.8/133.3 gpm (Avg/Max)
Land Use	Institutional	Residential/Commercial
Total Acres	70.5	47.5
Property Annexed into City	Yes	Yes

Parameter	Industrial Park (Donny Site)	Bader-Spidahl Industrial Site
Population Equivalent	580	742
Projected Flows	40.3/161.8 gpm (Avg/Max)	51.5/207.0 gpm (Avg/Max)
Land Use	Industrial	Industrial
Total Acres	48.3	61.8
Property Annexed into City	Yes	Yes

Since approximately 19 acres of the Richland Heights Subdivision site is already in the existing sewer service area, this amendment will add approximately 29 acres to the sewer service area plan.

Since the Monroe High School site will be served by the Richland Heights Lift Station, we are submitting that property in this plan amendment. Approximately 15 acres of the Monroe High School site is already in the existing sewer service area, so this amendment will add approximately 56 acres to the sewer service area plan.

Since approximately 15 acres of the Industrial Park (Donny site) is already in the existing sewer service area, this amendment will add approximately 33 acres to the sewer service area plan.

None of the existing 61.8 acres of the Bader-Spidahl LLC site is within the existing sewer service area. This amendment will add approximately 62 acres to the sewer service area plan.

All properties have been included in future planning efforts to promote growth, provide better city services, meet housing demands, expand jobs, and provide future business opportunities. The properties have been annexed into the City with the intention of providing City sewer service and should be included in the City's Sewer Service Area Plan. The extension of sewer services to these properties complies with the City's ordinance in that sewer service extensions should be provided only to lands annexed into the City.

All the properties were farmed prior to development. Wetlands were present on both the high school and Richland Heights Subdivision, and wetland delineations were performed to identify environmentally sensitive areas to avoid any wetland disturbance. These wetland delineation maps along with proposed plans showing avoidance are included as Appendix B and C. A full wetland delineation report can be provided if needed.

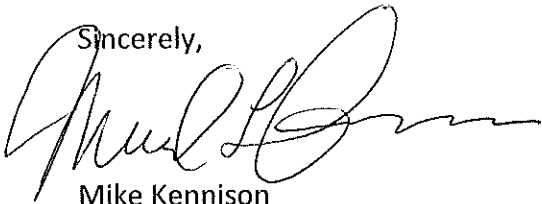
No environmentally sensitive areas are known currently within the Industrial Park (Donny site) boundary. Environmentally sensitive areas are possible within the Bader-Spidahl property boundary so future environmental reviews will be necessary prior to development.

We have included new sewer service area maps (Figure 10) with the requested amended areas for all four properties highlighted in Magenta and noted as Amendment No. 2.

This amendment request adds a total of approximately 180 acres to the City's SSA Plan. The updated sewer service area map, Figure 10, is enclosed with this letter.

On October 20, 2025, after discussion at the Monroe Common Council meeting, the Amendment No. 2 was approved. Copy of the resolution approving the amendment is enclosed as Appendix A. We ask that this amendment be approved as noted. You may contact my office at 608-329-2485.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Kennison", written over a horizontal line.

Mike Kennison
Water/Wastewater Superintendent
City of Monroe

CC: Jesse Duff – Fehr Graham