



# City of Monroe Utilities

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MONROE WI. 53566

**Michael L. Kennison**  
**Water / Wastewater Superintendent**

PHONE: 608 - 329 - 2485  
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December 22, 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. Additional 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. Two (2) separate developments are currently planned within the City which need amendments to the plan:

1. Richland Heights Subdivision
2. Monroe High School

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.

Most of these properties are not in the City's Sewer Service Area (SSA) Plan but were identified as proposed development areas in the original plan. To comply with Wisconsin administrative Code NR 121, the sanitary sewer area plan must be amended to include these areas. Therefore, we are including these properties in Amendment No 2. request as follows:

**Richland Heights Subdivision:** The Richland Heights subdivision is a new residential/commercial development being constructed on approximately 48 acres of undeveloped land located north of the new high school. Approximately 19 acres of the Richland Heights Subdivision site is already in the existing sewer service area. The remaining 29 acres is outside the existing sewer service area. This unanticipated growth is different than what was projected in the approved plan and therefore requires a Type 3 Amendment.

Monroe High School: A new public high school is being constructed to replace the current high school and will serve the public. The new 71 acre site was previously undeveloped with the majority of the site outside the existing sewer service area. 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. Being a unique facility project which serves the public, this requires a Type 2 Plan amendment.

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

The City's wastewater treatment plant has a design flow of 3.7 MGD while current flows average approximately 2.0 MGD. The existing plant has sufficient capacity to accommodate these developments. The new lift station has been sized for these developments, and the existing downstream infrastructure is in place to effectively treat the wastewater from these additional areas.

Population growth over the past 20 years has been less than the projected growth in the original SSA plan. Both developments fall within the proposed development area as identified in Figure 3 of the original plan and included in Appendix D of this amendment. It is anticipated that new developments such as these may help spur population growth within our City.

Both 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 has also been sent to the department for review.

We have included new sewer service area maps (Figure 10) with the requested amended areas for both properties highlighted in Magenta and noted as Amendment No. 2. We have also included a supplemental map in Appendix D, for better accuracy in showing the amended areas, than the original mapping.

This amendment request for these two developments adds a total of approximately 85 acres to the City's SSA Plan. The updated sewer service area map, along with ESA mapping and property maps are 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 No. 2 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". The signature is fluid and cursive, with a large initial "M" and a long, sweeping tail.

Mike Kennison  
Water/Wastewater Superintendent  
City of Monroe

CC: Jesse Duff – Fehr Graham