

**AMENDMENT TO THE
REGIONAL WATER QUALITY
MANAGEMENT PLAN
VILLAGE OF DOUSMAN**



**AS ADOPTED BY THE
SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION**

SEPTEMBER 2023

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REGIONAL PLANNING COMMISSION**

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RACINE COUNTY

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Vacant

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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

TO: The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Waukesha, the Village of Summit, the Town of Ottawa, and the Village of Dousman.

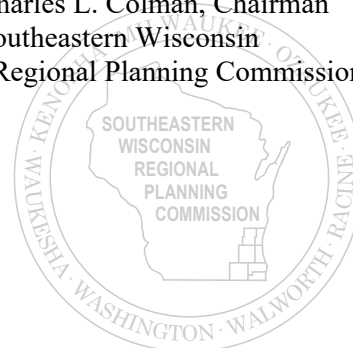
This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held on the 13th day of September 2023, the Commission did by unanimous vote of all Commissioners present, being 16 ayes and 0 nays, and by appropriate Resolution, a copy of which is made a part hereof 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 Dousman 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 Yorkville, Wisconsin, this 13th day of September 2023.

Charles L. Colman, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:

Stephanie Hacker, Secretary



RESOLUTION NO. 2023-14

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 (DOUSMAN 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 Dousman sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 192 (3rd Edition), *Sanitary Sewer Service Area for the Village of Dousman and Environs, Waukesha County, Wisconsin*, dated March 2007, as amended; and

WHEREAS by letter dated November 30, 2022, the Village of Dousman requested that the Commission amend the Dousman sanitary sewer service area to add certain lands located outside of and to remove certain lands located within the currently adopted 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 Village of Dousman to Amend the Dousman Sanitary Sewer Service Area," dated July 17, 2023, 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 Village of Dousman and the Regional Planning Commission on July 17, 2023; 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;

NOW, THEREFORE, BE IT HEREBY RESOLVED:

FIRST: 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 Dousman sanitary sewer service area, be and the same hereby is amended in the manner identified on Maps 1 through 5 of the aforementioned SEWRPC staff memorandum.

SECOND: 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. 2023-14

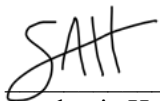
THIRD: That a true, correct, and exact copy of this resolution, together with the aforementioned SEWRPC staff memorandum, shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals 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 13th day of September 2023, the vote being: Ayes 16; Nays 0.



Charles L. Colman, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:



Stephanie Hacker, Secretary

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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Staff Memorandum

RESPONSE TO REQUEST BY THE VILLAGE OF DOUSMAN TO AMEND THE DOUSMAN SANITARY SEWER SERVICE AREA

July 17, 2023

INTRODUCTION

By letter dated November 30, 2022, Mr. Bruce Kaniewski, Planner for the Village of Dousman, requested on behalf of the Village that the Southeastern Wisconsin Regional Planning Commission (Commission) amend the Dousman sanitary sewer service area as that area is currently documented in SEWRPC Community Assistance Planning Report No. 192 (3rd Edition), *Sanitary Sewer Service Area for Village of Dousman and Environs, Waukesha County, Wisconsin*, dated March 2007, as amended. The purpose of the amendment would be to include within the planned sewer service area certain lands located immediately adjacent to, but outside of, the currently adopted sewer service area, and also to remove certain lands from the sewer service area.

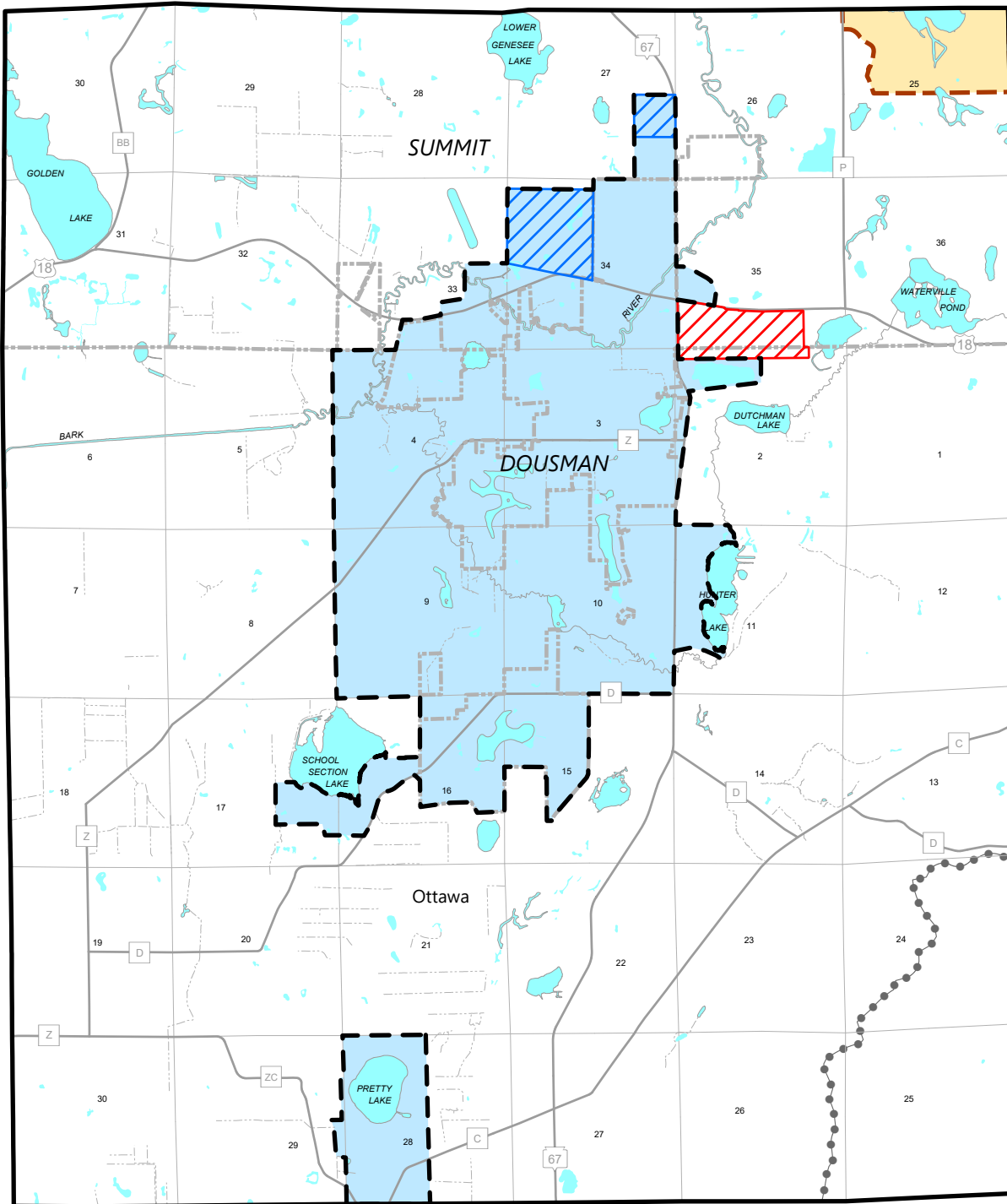
AREA DESCRIPTION

One area is proposed to be added to the Dousman sanitary sewer service area, as indicated by the red hatch pattern on Map 1. The subject area encompasses about 147 acres and is located southeast of the intersection of STH 67/Summit Avenue and USH 18/Sunset Drive, in U.S. Public Land Survey Section 35, Township 7 North, Range 17 East, Village of Dousman, and in Section 2, Township 6 North, Range 17 East, Town of Ottawa, Waukesha County, Wisconsin. The subject area includes one existing homesite currently outside the planned sewer service area.

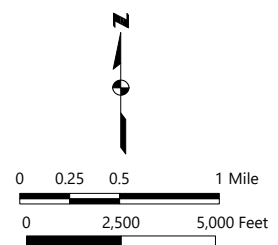
The subject area also contains about 26 acres of environmentally significant lands, consisting of about 26 acres of primary environmental corridor (including about 8.9 acres of wetland within the environmental corridor), and less than 0.1 acre of wetland located outside of the environmental corridor. This environmental corridor shown on Maps 4 and 5 has been updated to reflect Commission staff concurrence of a field delineation undertaken by Wetland and Waterway Consulting in September 2021.

Two areas are proposed to be removed from the Dousman sanitary sewer service area, as indicated by the blue hatch pattern on Map 1. In total, these areas encompass about 191 acres and are located north of USH 18/Sunset Drive and west of STH 67/Summit Avenue in U.S. Land Survey Sections 27 and 34, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin. The northern area is primarily comprised of agricultural lands and includes one existing homesite. The southern area is primarily comprised of single-family residential development and includes 108 existing homesites. Both areas are currently inside the planned sewer service area but are not provided public sanitary sewer service. Village of Dousman representatives indicate that both areas are not envisioned to be provided public sanitary sewer service within the next 20 years.

Map 1
Proposed Amendment to the Village of Dousman Sanitary Sewer Service Area



- VILLAGE OF DOUSMAN PLANNED SANITARY SEWER SERVICE AREA
- AREA TO BE ADDED TO THE VILLAGE OF DOUSMAN SEWER SERVICE AREA
- AREAS TO BE REMOVED FROM THE VILLAGE OF DOUSMAN SEWER SERVICE AREA
- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
- OTHER PLANNED SANITARY SEWER SERVICE AREA (DELAFIELD-NASHOTAH)
- EXISTING MUNICIPAL BOUNDARIES: 2023
- SUBCONTINENTAL DIVIDE



While the northern area to be removed from the Dousman sanitary sewer service area does not include any environmentally significant lands, the southern area does include about 21 acres of primary environmental corridor (including about 6.3 acres of wetland), about 7 acres of isolated natural resource area (consisting almost entirely of wetlands), and about one acre of wetland located outside of the environmental corridor and isolated natural resource area.

Under the Village of Dousman's comprehensive plan, the future land use for the area to be added to the Dousman sewer service area is generally identified as business and high-density (up to 15 dwelling units per acre) multi-family residential development in the northwestern portion of the subject area, and small-lot (as low as 12,000 square feet) single-family residential development.

A more detailed delineation of the amended sewer service area is shown on the aerial photograph reproduced as Maps 2 through 5.

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

The net effect of the proposed changes described above to the Dousman sanitary sewer service area tributary to the Dousman wastewater treatment plant represents a decrease in the planned sewer service area by about 44 acres, or less than 1 percent. With the proposed net changes, the provision of 389 housing units within the subject area to be added would increase the resident population of this portion of the Dousman sewer service area by about 689 persons. The estimated buildout population of the expanded sewer service area—that is, the population that could be accommodated under full development of the sanitary sewer service area—would be approximately 8,389 people.¹ The year 2050 population range for this area in the regional land use plan is 5,950 to 10,310 persons.

WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the Dousman sanitary sewer service area plan, it is envisioned that all new urban development within the planned Dousman 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

The Village of Dousman wastewater treatment facility has a capacity of 0.57 million gallons per day (mgd) on an average annual basis. The current hydraulic loading to the plant is about 0.18 mgd on an average annual basis. The anticipated net additional flow to be generated from the proposed development and areas removed is about 0.06 mgd. Thus, the treatment facility has adequate capacity to treat wastewater flows from the net area proposed to be added to the sewer service area.

PUBLIC REACTION TO THE PLAN AMENDMENT

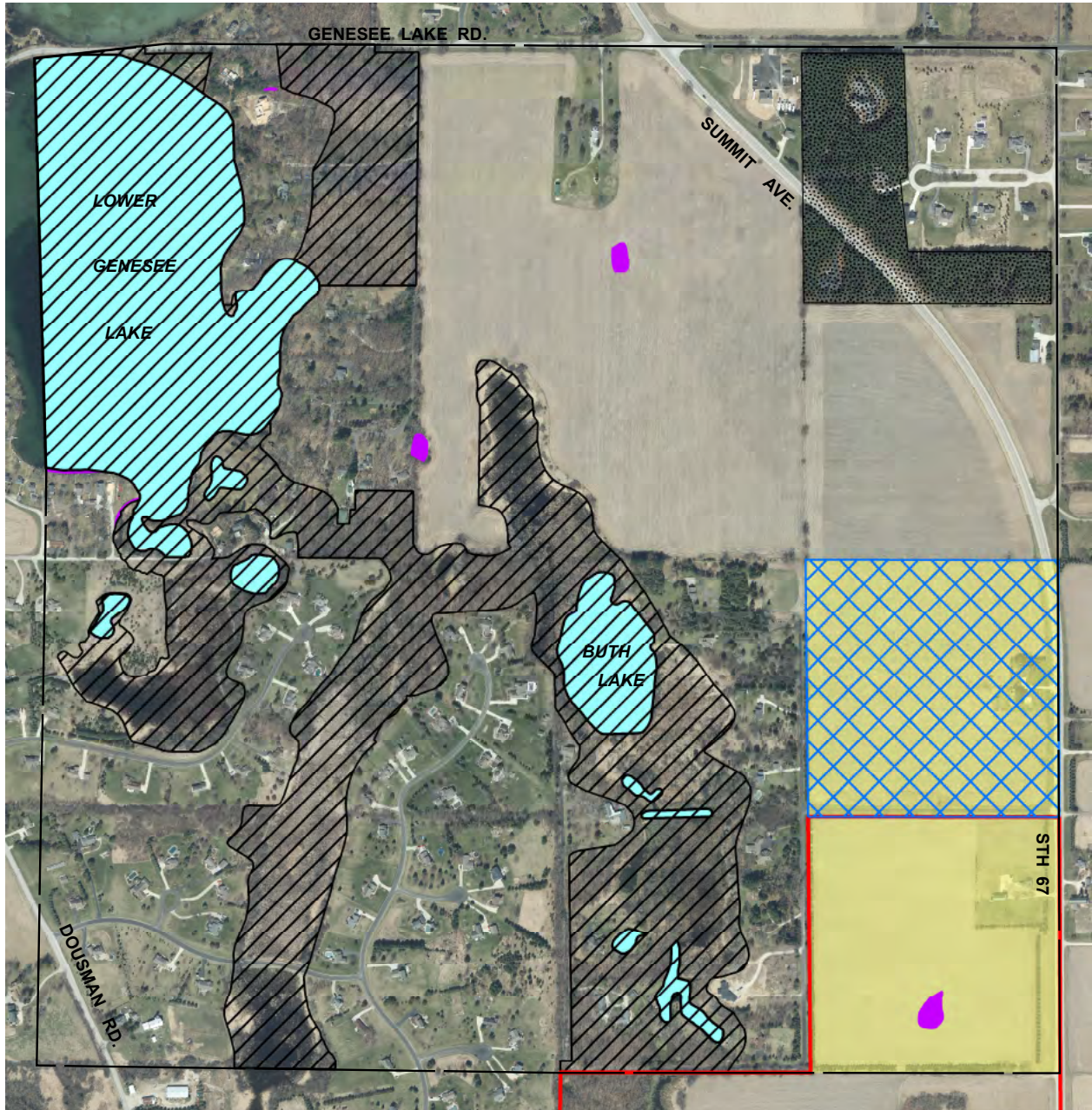
A public hearing was held on July 17, 2023, at the Dousman Village Hall to receive public comment on, and reaction to, the proposed sewer service area amendment. The hearing was sponsored by the Village of Dousman and the Regional Planning Commission. A summary of the amendment was presented prior to receiving public comment. No objections to the proposed amendment were expressed at the hearing.

¹ As indicated in SEWRPC Community Assistance Planning Report No. 192 (3rd Edition), Sanitary Sewer Service Area for the Village of Dousman and Environs, Waukesha County, Wisconsin, "the post-public hearing Dousman and environs sewer service area would accommodate a resident population of about 7,700 persons, assuming full development of vacant lands within the sewer service area as envisioned under the Village of Dousman and Town of Ottawa land use plans. The proposed amendment to the sewer service area would increase the buildout population by approximately 689 people.








Map 2

Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Dousman

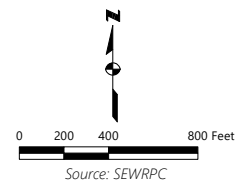
U.S. Public Land Survey Section 27
Township 7 North, Range 17 East



Photography Date: April 2020

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  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
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  PLANNED SANITARY SEWER SERVICE AREA
-  AREA TO BE REMOVED FROM THE VILLAGE OF DOUSMAN SEWER SERVICE AREA

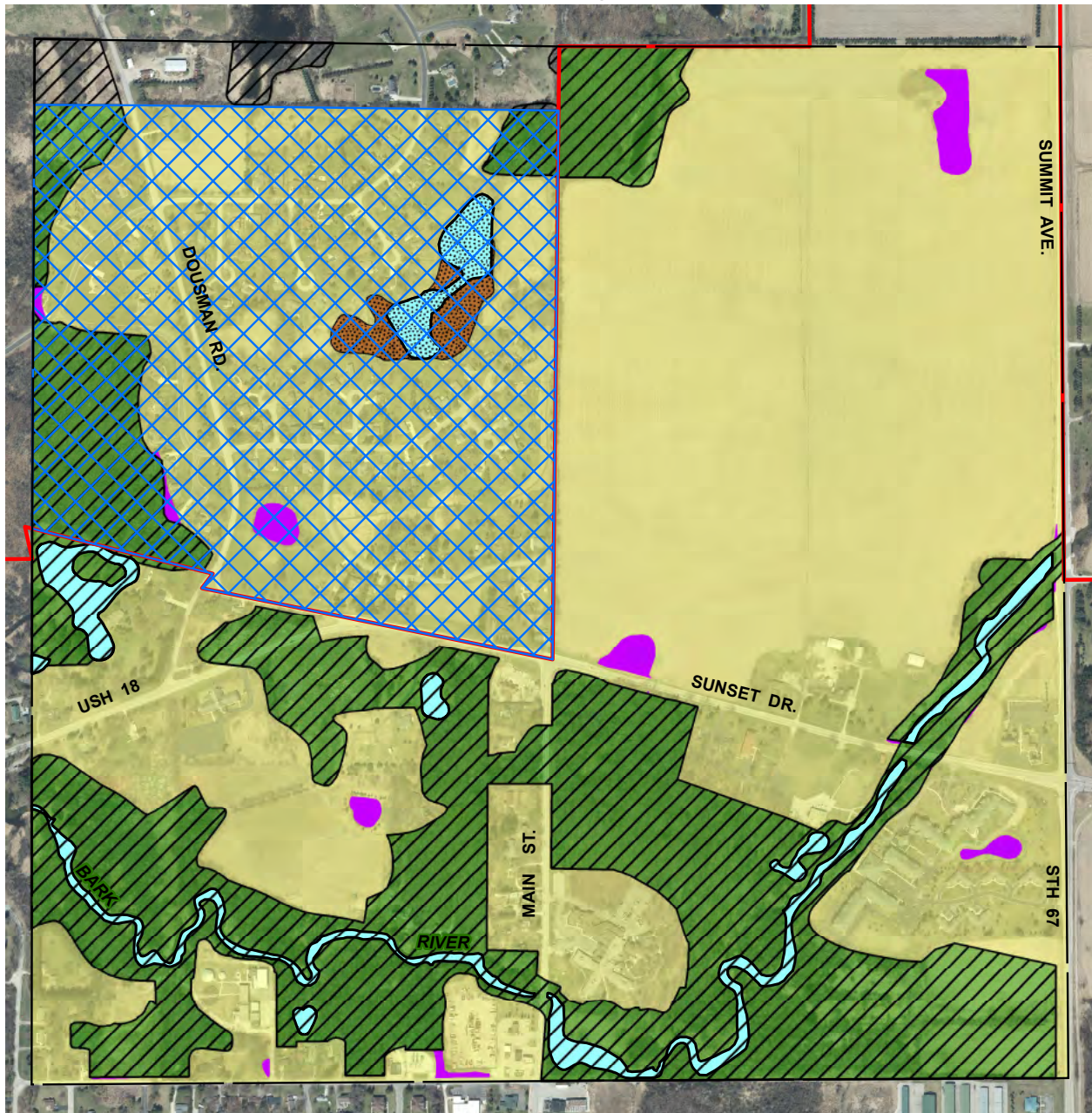
Note: This map replaces a portion of Map 9-2, page 28, of SEWRPC Community Assistance Planning Report No 192 (3rd Edition), Sanitary Sewer Service Area for the Village of Dousman and Environs, Waukesha County, Wisconsin, March 2007.










Map 3

Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Dousman



U.S. Public Land Survey Section 34
Township 7 North, Range 17 East



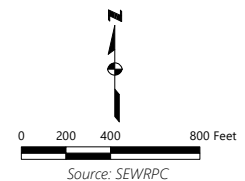
Photography Date: April 2020

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  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
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  PLANNED SANITARY SEWER SERVICE AREA
-  AREA TO BE REMOVED FROM THE VILLAGE OF DOUSMAN SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

-  PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.
-  PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

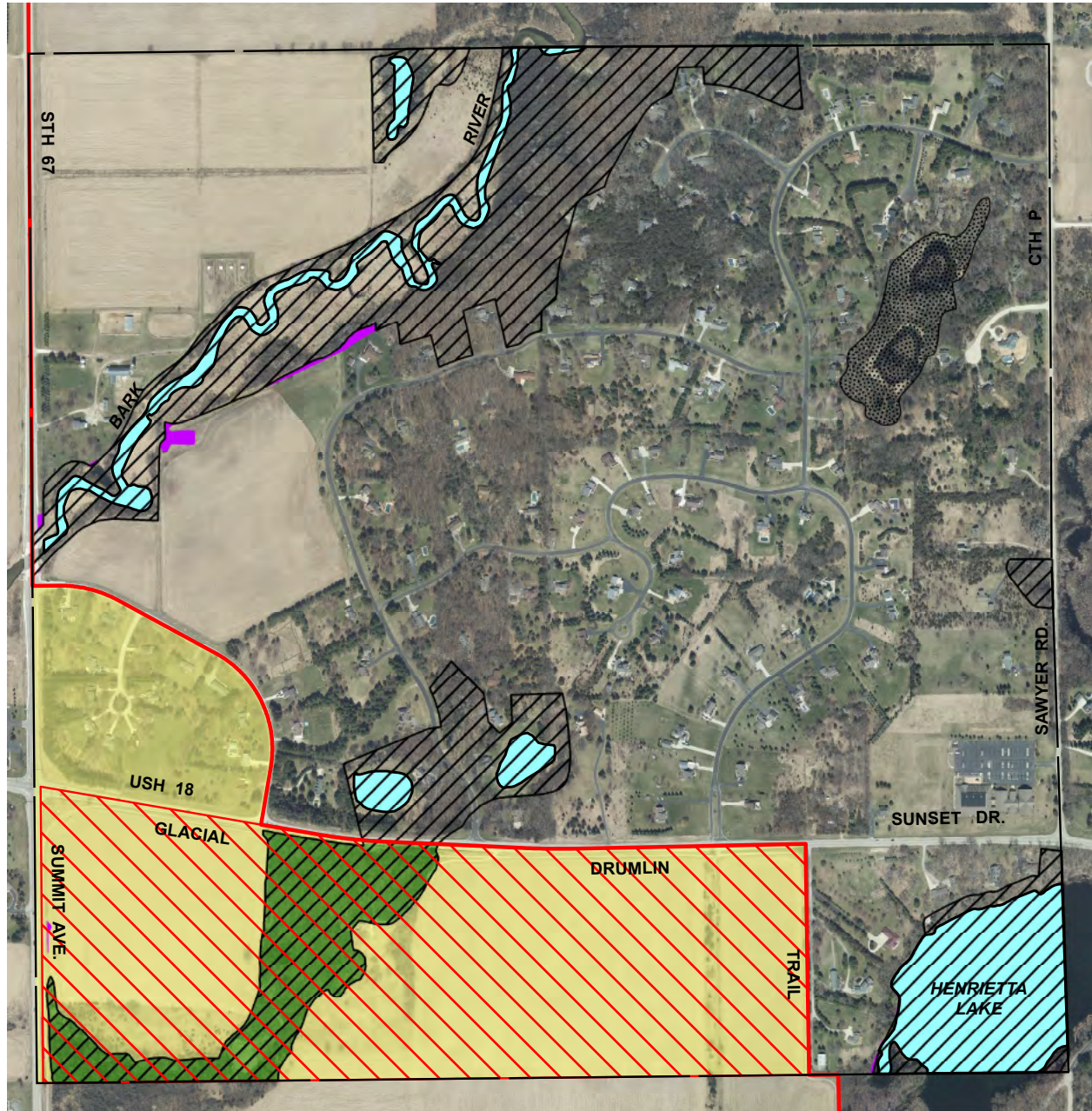
Note: This map replaces Map 1, page 2, of SEWRPC Amendment to the Regional Water Quality Management Plan, Village of Dousman, September 2019.










Map 4

Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Dousman


U.S. Public Land Survey Section 35
Township 7 North, Range 17 East



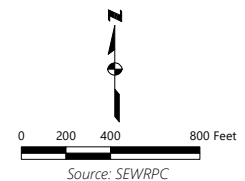
Photography Date: April 2020

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  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
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  PLANNED SANITARY SEWER SERVICE AREA
-  AREA TO BE ADDED TO THE VILLAGE OF DOUSMAN SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

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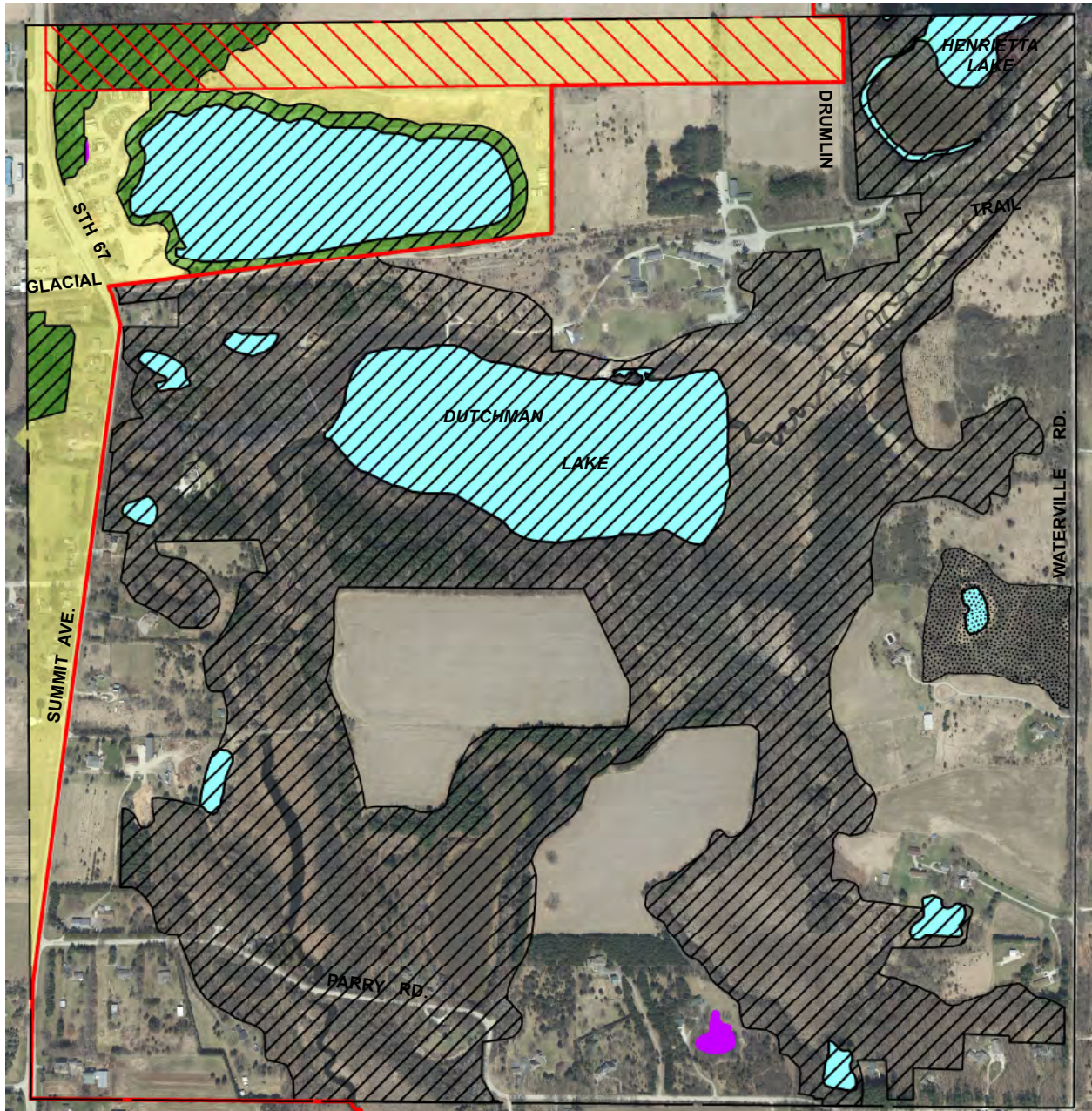
Note: This map replaces a portion of Map 9-3, page 29, of SEWRPC Community Assistance Planning Report No 192 (3rd Edition), Sanitary Sewer Service Area for the Village of Dousman and Environs, Waukesha County, Wisconsin, March 2007.










Map 5

Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Dousman


U.S. Public Land Survey Section 2
Township 6 North, Range 17 East



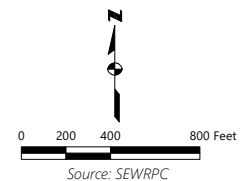
Photography Date: April 2020

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  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
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  PLANNED SANITARY SEWER SERVICE AREA
-  AREA TO BE ADDED TO THE VILLAGE OF DOUSMAN SEWER SERVICE AREA

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Note: This map replaces a portion of Map 9-3, page 29, of SEWRPC Community Assistance Planning Report No 192 (3rd Edition), Sanitary Sewer Service Area for the Village of Dousman and Environs, Waukesha County, Wisconsin, March 2007.



LOCAL ACTION ON THE PLAN AMENDMENT

The Dousman Village Board approved the sewer service area amendment following the public hearing on July 17, 2023.

REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE

Appendix A provides job/housing balance information for the Village of Dousman 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, and 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 northeastern portion of the Dousman urban service area be conveyed to and treated at the Dousman 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 Dousman sanitary sewer service area as documented in Staff Memorandum, *Response to Request by the Village of Dousman to Amend the Dousman Sanitary Sewer Service Area*, July 17, 2023, in the manner shown on Maps 1 through 5. 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.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES ACTION ON THE PLAN AMENDMENT

The Wisconsin Department of Natural Resources approved the sewer service area amendment by letter dated January 3, 2024. A copy of this letter is included as Appendix B.

APPENDICES

REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE ANALYSIS APPENDIX A

On March 13, 2013, the Regional Planning Commission 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.

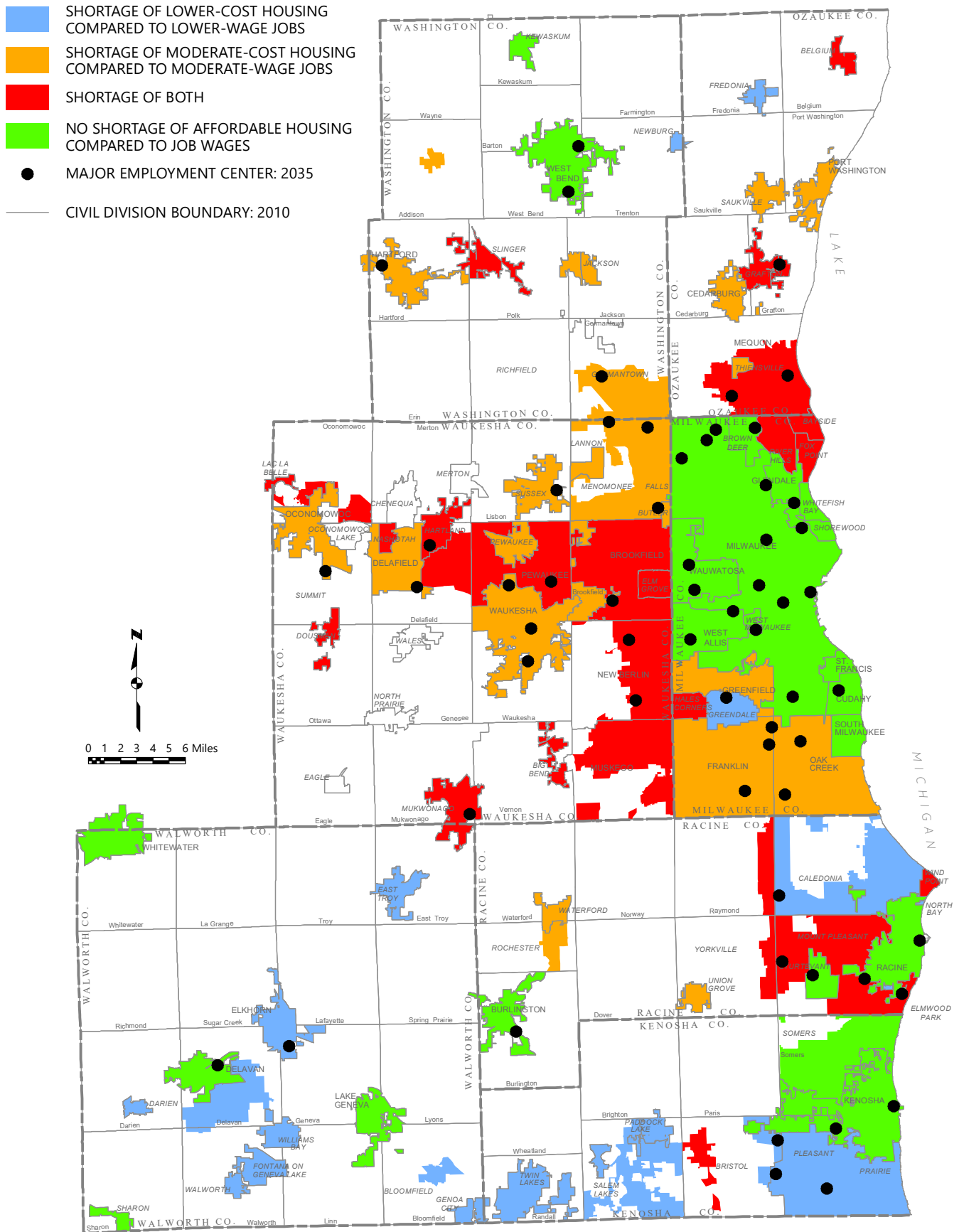
The job/housing analysis conducted under the regional housing study examined the relationship between jobs and housing that would exist in areas planned by local governments to be served by a public sanitary system, assuming implementation of adopted long-range comprehensive plans for those areas. For each sewerage community, the analysis compared the projected relative shares of lower-cost, moderate-cost, and higher-cost housing² with the projected relative shares of lower-wage, moderate-wage, and higher-wage jobs,³ 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.

² 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.

³ 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.

Map A.1

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



Map A.1 shows the Village of Dousman is projected to have both a lower-cost and moderate-cost job/housing imbalance. The regional housing plan would encourage the Village 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.

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.

**WISCONSIN DEPARTMENT OF NATURAL
RESOURCES ACTION ON THE PLAN AMENDMENT
APPENDIX B**

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



January 3, 2024

Mr. Joel Dietl, AICP, Chief Land Use Planner
Southeastern Wisconsin Regional Planning Commission
PO Box 1607
Waukesha, WI 53187-1607

Subject: Administrative Review of Proposed Sewer Service Area Plan Amendment for the Villages of Dousman and Ottawa, Waukesha County, Wisconsin (DNR No. SE0172)

Dear Mr. Dietl:

The Southeastern Wisconsin Regional Planning Commission (SEWRPC), on behalf of the Village of Dousman, has requested the Department of Natural Resource (DNR) perform an administrative review of a proposed land swap for the Dousman sanitary Sewer Service Area (SSA). The amendment will result in a SSA decrease of 44 acres or less than 1 percent of the SSA. The Village's sanitary SSA is set forth in SEWRPC Community Assistance Planning Report No. 192, *Sanitary Sewer Service Area for the Village of Dousman and Environs, Waukesha County, Wisconsin*.

SEWRPC has determined that the proposed sanitary sewer amendment does not conflict with its regional plans, the existing sanitary SSA plan, and chs. NR 121, NR 110.08(4), and SPS 382.20(4), Wisc. Adm. Code. SEWRPC has also determined that the proposed amendment is consistent with certain factors and criteria pertaining to unique situations that may arise from time to time in the administration of the SSA planning program. These factors and criteria include, but are not limited to, that the request is limited in size and scale, is a public project serving a public facility, no other timely alternative is available, is the most efficient use of public funds, no known objection exists, there is no known/anticipated potential adverse water quality impact, and no service connections until a formal SSA Amendment is approved.

In support of this request, SEWRPC has forwarded to the DNR supporting documents including a project narrative, pertinent maps, and a certification letter and resolution. The Department of Natural Resources (DNR) finds the proposed amendment is consistent with water quality standards under section 281.15, Wis. Stats., and is hereby approved.

We appreciate your patience with the plan review process during multiple staff transitions. Please contact DNR's Areawide Water Quality Management Planning Coordinator – Pamela Toshner (pamela.toshner@wisconsin.gov) – if you have any questions.

Timothy R. Asplund
Monitoring Section Chief
Bureau of Water Quality

Jason R. Knutson, P.E.
Wastewater Section Chief
Bureau of Water Quality

Digitally signed by Brett M. Schmidt, P.E.
Date: 2024.01.03 10:05:19 -06'00'

e-cc:

Michael Sorge – Water Resources Field Supervisor, DNR Milwaukee
Bryan Hartsook – Wastewater Water Field Supervisor, DNR Milwaukee
Ben Wacker, P.E. – Wastewater Engineer, DNR Madison

Appeal Rights:

Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to ss. 227.52 and 227.53, Wis. Stats., a party has 30 days after the decision is mailed, or otherwise served by the department, to file a petition with the appropriate circuit court and serve the petition on the department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to section 227.42, Wis. Stats., a party has 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with section NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with section NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing does not extend the 30-day period for filing a petition for judicial review.