

# A COMPREHENSIVE PLAN FOR THE CITY OF PORT WASHINGTON

## Chapter XI

### UTILITIES AND COMMUNITY FACILITIES ELEMENT

#### INTRODUCTION

The utilities and community facilities element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (e) of the *Statutes* requires this element to compile goals, objectives, policies, and programs to guide future development of utilities and community facilities within the City of Port Washington. The *Statutes* also require an inventory of existing utilities and community facilities and an approximate timetable that projects the need to expand, rehabilitate, or replace existing utilities and community facilities or construct new utilities and community facilities. A goal, objective, policy, program, or map has been developed for each of the following utilities and community facilities:

- Sanitary sewer service
- Water supply
- Storm water management
- On-site wastewater treatment technology
- Solid waste disposal
- Recycling facilities
- Parks
- Telecommunications facilities
- Power plants and transmission lines
- Cemeteries
- Health care facilities
- Child care facilities
- Police
- Fire
- Rescue
- Libraries
- Schools
- Other government facilities

In addition, the following comprehensive planning goals related to the utilities and community facilities element are set forth in Section 16.965 of the *Statutes* and were addressed as part of the planning process:<sup>1</sup>

- Promotion of the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, State government, and utility costs.
- Encouragement of coordination and cooperation among nearby units of government.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

Chapter IV of this report includes an inventory of existing utilities and community facilities and Part 1 of this Chapter includes an approximate timetable that projects expansion, rehabilitation, or replacement of existing, or the construction of new, utilities and community facilities. Part 2 of this Chapter sets forth goals, objectives, policies, and programs intended to guide the future development of utilities and community facilities in the City through the comprehensive plan design year of 2035.

#### **PART 1: PROJECTED UTILITIES AND COMMUNITY FACILITIES REQUIREMENTS FOR 2035**

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<sup>1</sup> Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the *Statutes*.

## **Inventory of Existing Utilities and Community Facilities**

Data and maps regarding the location and capacity of existing utilities and community facilities located in the City or serving City residents are set forth in Chapter IV, *Inventory of Existing Utilities and Community Facilities*, of this report.<sup>2</sup> The inventory of existing utilities and community facilities is based on Section 66.1001 (2) (d) of the *Statutes*, which requires information regarding the location and capacity of the utilities and community facilities listed in the introduction section of this chapter. This information was gathered from several sources, including the regional water quality management plan update, regional water supply plan, regional telecommunications plan, Ozaukee County, and City officials.

## **Projected Utilities and Community Facilities Requirements for 2035**

Section 66.1001 (2) (d) of the *Statutes* requires a projection of the demand for future utilities and community facilities in the City and an approximate timetable of the expansion, rehabilitation, and replacement of existing facilities and the construction of new facilities to meet the projected demand. The projected demand and approximate timeline for various utilities and community facilities in the City are based on recommendations set forth by regional plans and the anticipated land use development pattern set forth in Chapter VIII, *Land Use Element*, of this report and the regional land use plan. Some of the utilities and community facilities referenced by the *Statutes* are not services provided by the City and may require additional refinement by other service providers and government agencies.

### ***Sanitary Sewer Service***

An area wide water quality management plan for the Southeastern Wisconsin Region was developed by SEWRPC<sup>3</sup> in 1979. The plan consists of five elements. One of these elements is a point source pollution abatement element with recommendations concerning the location and extent of sanitary sewer service areas and the location, type, and capacity of, and level of treatment to be provided at, sewage treatment facilities. The Natural Resources Board endorsed the plan in 1979. Under State law, this endorsement requires certain actions by the Wisconsin Department of Natural Resources (DNR) to be consistent with the regional water quality management plan (RWQMP), including approval of State and Federal grants for the construction of wastewater treatment and conveyance facilities and approval of locally proposed sanitary sewer extensions,

The RWQMP has been updated several times since the original plan was produced in 1979, including an update adopted in 2007 to the year 2020. The plan recommends that communities in the study area but outside of the MMSD planning area<sup>4</sup> continue to assess their wastewater conveyance and treatment systems so as to provide the capacity necessary to allow for future development as it occurs while adhering to the conditions of their operating permits. The RWQMP update evaluates facilities planning needs based on a criterion that facilities planning should be initiated when the average daily flow to a wastewater treatment plant reaches 80 percent of the plan design capacity. Table XI-1 sets forth selected characteristics of public sewerage treatment facilities in the Ozaukee County planning area (adopted 2020 sewer service areas in the Ozaukee County planning area are shown on Map IV-10).

It is estimated that by the year 2020, assuming existing wastewater treatment plant design capacities, sewage flows to the City plant are not projected to exceed 80 percent of design capacity. Based on the information in Table XI-1, it is recommended that the City monitor development and population levels within its sewer service area and prepare a facilities plan prior to the wastewater treatment plant reaching 80 percent capacity in order to provide adequate treatment capacity to meet future development needs.

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<sup>2</sup> Information regarding parks is inventoried in Chapter III, *Inventory of Agricultural, Natural, and Cultural Resources*.

<sup>3</sup> SEWRPC is the designated water quality management agency for the Southeastern Wisconsin Region.

<sup>4</sup> Communities in the MMSD planning area located in Ozaukee County include the City of Mequon and the Village of Thiensville. All of Ozaukee County is within the planning area for the update of the RWQMP. The planning area extends into Sheboygan and Fond du Lac Counties to include the entire Milwaukee River watershed.

In addition to implementation of the recommendations set forth by the RWQMP/2020 facilities plan, the City should continue to work with SEWRPC to update the adopted sewer service area plan to accommodate new urban-density residential, commercial, and industrial growth, based on the land use development pattern anticipated in the comprehensive plan, through 2035. This will help to ensure adequate sewage treatment facilities planning through the comprehensive plan design year of 2035.

### ***Water Supply***

#### *Public Water Supply Systems in the Ozaukee County Planning Area*

There were seven public water supply utility systems in Ozaukee County in 2005, as shown on Map IV-11 in Chapter IV and Map XI-1. Projections developed under the regional water supply plan anticipate that each existing water service area will experience an increase in water demand by 2035. It is also recommended by the regional water supply plan that two additional municipal water supply systems be developed in the Ozaukee County planning area by 2035. These include systems in the Village of Newburg and the Waubeka area of the Town of Fredonia.

As shown on Table XI-2, the total resident population served by public water utilities in 2000 was about 45,400 persons, or about 55 percent of the County population. The total population projected to be served by public water utilities in 2035 under the regional water supply plan is 86,800 residents, which is an increase of about 41,400 persons over the planning period. The area served by municipal water supply systems within Ozaukee County is expected to increase by about 157 percent between 2000 and 2035, from about 16 square miles to about 40 square miles. Just over 50 percent of the increase in service area is due to the anticipated expansion of We Energies-Water services serving large portions of the City of Mequon, as shown on Map XI-1. Another significant portion of the increase in urban land served is due to expansion of existing public water service into developed areas currently served by self-supplied water systems, also shown on Map XI-1. Table XI-2 provides projected changes in population and area of urban development expected for the nine recommended public water service areas in the Ozaukee County planning area for the comprehensive plan design year 2035. The total resident population served by the City of Port Washington Water Utility was 10,600 in 2000 and expected to increase to 15,000 by 2035.

Estimates were made of the future water use demands and pumpage for each water utility based on the changes in population and land use within each of the service areas, as shown in Table XI-3. The total water use on an average daily basis for the seven water utilities existing in 2000 is anticipated to increase from 5.6 million gallons per day (mgd) to 10.6 mgd in 2035. The corresponding pumpage is estimated to increase from 6.5 mgd to 13.2 mgd on an average daily basis and from 10.4 mgd to 20.4 mgd on a maximum daily basis. These pumpage estimates include water use based on sales, water used for production and system maintenance, and unaccounted for water. About 70 percent of the projected increase in water use between 2000 and 2035 for municipal water supply systems in Ozaukee County is due to existing development not currently served, but within the planned 2035 service areas shown on Map XI-1. This portion of the increase in public water supply system water use represents a change from self-supplied system water use to publicly supplied water use. The total water use demand on an average daily basis for the City of Port Washington is expected to increase from 1,151 mgd in 2000 to 1,681 mgd in 2035.

Figure XI-1 illustrates the projected water use between 2000 and 2035 and, where applicable, the actual use between 1997 and 2005 for each existing water supply system in Ozaukee County and for the total water use in the County. Actual water use is lagging the projected water use by a small amount on a total County water use basis. This appears to be reasonable when considering that a large portion of the projected increase in water use is attributable to existing urban land uses not yet incorporated into the public water service areas. Some variation is also noted for selected water utilities. Where these variations occur, the primary reason appears to be reductions in industrial water use that were not offset by smaller increases in residential water use.

#### *Thermoelectric-Power Generation Water Supply Systems*

The We Energies power plant in Port Washington is expected to be the only privately owned, self-supplied, water system operating in Ozaukee County that provides water for a power-generation facility in 2035. The average

annual water withdrawal rate from Lake Michigan for cooling the facility is estimated to be 561,400 gallons per minute (gpm). The facility's existing water intake structure was designed with a capacity of 565,000 gpm. Two 150,000 gallon storage tanks will continue to be used to store water for use as steam-cycle makeup. The City of Port Washington municipal water supply utility will continue to be used for potable uses and back-up fire protection.

### ***Storm water Management***

Storm water management facilities include overland flow paths, roadside swales or ditches, other open channels, curbs and gutters, catch basins and inlets, storm sewers, culverts, storm water storage facilities for both quantity and quality control, and infiltration facilities.<sup>5</sup> Although often designed on a subdivision-by-subdivision or project-by-project basis, storm water management facilities should be part of an integrated system of storm water and flood land management facilities for an entire watershed, or for an entire community with consideration given to the watersheds in which the community is located. The City of Port Washington has prepared a community storm water management plan.

The City of Port Washington is required to obtain municipal storm water discharge permits under USEPA Phase II Regulations and NR 216.<sup>6</sup> Communities in Ozaukee County, including the City, that have prepared storm water management and construction site erosion control ordinances have been inventoried in Table V-5 in Chapter V.

### ***Solid Waste Disposal***

All of the municipal solid waste currently collected in the City of Port Washington is landfilled in the Glacier Ridge Landfill in Horicon, located in Dodge County. It has been reported to the DNR that as of May 2007, there were 8,966,100 cubic yards of capacity open in the Glacier Ridge Landfill. The DNR estimates the site life for Glacier Ridge at three years. The landfill will require expansion to accommodate the solid waste produced in the City over the comprehensive plan design period, or new landfills will need to be sited and developed to accommodate solid waste. The landfill has acquired additional land adjacent to the current active landfill for future expansion. The Glacier Ridge landfill has enough land available to continue accepting waste for an estimated 15 years.

### ***Recycling Facilities***

The City administers a recycling program. The City should continue to administer a recycling program in the future. Recycling facilities available within the City include: Veolia for household hazardous wastes including electronics such as computers; the City yard for yard wastes, used oil, and demolished concrete; and the County Highway Department garage for used oil. It is also anticipated that Ozaukee County will administer or study the development of additional solid waste disposal programs. These programs include a household hazardous waste drop-off program, a tire collection program, and a pharmaceutical collection program.

### ***Parks***

Parks provide City residents with opportunities for a variety of recreational activities, and places for public gathering, festivals, and other social occasions. The park system was identified as significantly contributing to the quality of life and physical health and well being of County residents in the Ozaukee County multi-jurisdictional comprehensive planning survey. The *City Park and Open Space Plan* was updated in 2008 and it included recommended improvements to existing community, neighborhood, mini-parks; special purpose and natural areas. It also addressed the need to preserve environmental corridors. Future property acquisition was also addressed in order to meet future park and open space needs. Some specific recommendations include:

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<sup>5</sup> *Infiltration facilities include bioretention, rain gardens, infiltration basins, infiltration swales, and porous pavement. Rain barrels can promote infiltration by collecting roof runoff that is then applied to lawns and gardens as needed.*

<sup>6</sup> *The Town of Saukville has received a waiver from the DNR for municipal stormwater discharge permits.*

- The land south of WE Energies owned by VK Development Corporation;
- The land north of Spinnaker West owned by the School District;
- The former Schanen Farm currently owned by the City or a similar parcel located west of Co. Hwy. LL in close proximity to the surge of recent development;
- The area northeast of Grand Avenue and CTH LL. This area is currently being developed and is not serviced by a neighborhood park;
- The area along W. Sunset Road. This area is currently being developed and is not serviced by a neighborhood park;
- The area south of CTH CC and to the lake. If the residential development that is under consideration is built here, a neighborhood park will be needed; and
- The area north of St. Hwy. 33 and west of CTH LL. This area is currently being developed and is not serviced by a neighborhood park.

The City park and open space plan should be updated periodically to comply with DNR requirements to maintain eligibility for recreational grant programs. Additional park and open space policies and programs set forth in Chapter VII, *Agricultural, Natural, and Cultural Resources Element*, and Chapter VIII, *Land Use Element*, and additional bicycle and pedestrian facilities policies and programs set forth in Chapter X, *Transportation Element*, should *also* be implemented to ensure City residents are provided with adequate opportunities for outdoor recreation through the comprehensive plan design year 2035.

### ***Telecommunications Facilities***

Telecommunications have become increasingly important in the local, national, and global economies. SEWRPC has undertaken a regional telecommunications planning effort to create a better understanding of telecommunications networks and the provision of services such as wireless and wireline telecommunications and high speed, broadband telecommunications throughout the Region.

Currently, there are three wireless sites providing telecommunication service in the City. One location is on the westside water tower in the Hidden Hills subdivision; another is the northside water tower along Thomas Drive; and the remaining site is the municipal tower located just north of the downtown on N. Wisconsin Street. Multiple providers are located at these locations including Verizon, AT&T, Sprint, and Cricket.

It is recommended that the City continue to work with wireless telecommunication providers to provide residents and businesses with an array of wireless telecommunication opportunities.

### ***Power Plants and Transmission Lines***

Electric power and natural gas are provided to the City by We Energies. Electricity is available throughout the City on demand and is not currently or anticipated to be a constraint to development during the comprehensive plan design period. A major natural gas pipeline has been constructed through Ozaukee County (shown on Map IV-13 in Chapter IV) to serve the We Energies power generation facility located in the City of Port Washington, which was converted to a natural gas facility during the City comprehensive planning process.

### ***Cemeteries***

There are 4 cemeteries encompassing about 22.4 acres in the City as of 2000 (shown on Map IV-23 and listed on Table IV-17 in Chapter IV). It is estimated that St. Mary's Cemetery has adequate area for another 25 years.

### ***Healthcare Facilities***

SEWRPC population projections anticipate changes in the age structure of the resident population of Ozaukee County over the course of the multi-jurisdictional comprehensive planning period, as shown on Table II-20 and Figure II-5 in Chapter II of this report. The number of County residents 65 years of age and older is expected to increase from 13 percent of the County's population in 2000 to 25 percent of the County's population in 2035, from 10,357 to 24,877 residents. An increased demand for health care services and facilities can be expected as the age composition of Ozaukee County's population increases over the planning period.

Map IV-16 in Chapter IV shows hospitals and medical centers located in the Ozaukee County planning area as of 2005. Columbia-St. Mary's Hospital (Ozaukee Campus) was the only hospital in the planning area offering a full range of medical services as of 2007. The hospital completed a major expansion project in 2007, which increased the number of beds from 82 to 180.<sup>7</sup> As of December 2007, Aurora Healthcare had received site approval for a second full-service hospital in Ozaukee County, to be located in the Village of Grafton. Additional specialty medical centers or clinics may be warranted in the City as the age structure of the resident population changes over the course of the comprehensive planning design period.

Demand for facilities including nursing homes, facilities such as community based residential facilities (CBRF) and adult family homes, residential care apartment complexes, and senior apartment complexes may increase as the age composition of City residents changes over the planning period. Currently, there is a mix of nursing homes, CBRFs, adult family homes, residential apartment care complexes, and senior apartment complexes located in the City.<sup>8</sup> Each type of facility provides a different level of care for residents requiring a variety of services. All types of facilities are important for providing a continuum of care to persons with disabilities and other residents as they age or recover from illness, injury, or addiction.

The City should study the expansion of existing local programs or the implementation of new local programs that provide services to elderly persons and persons with disabilities such as senior centers, home meal delivery, transportation, and informational programs.

### ***Police Protection***

The City is served by the Municipal Police Department (shown on Map IV-18 and Table IV-13 in Chapter IV). The City Police Department also participates in several cooperative programs with other municipal police departments in Ozaukee County and the Ozaukee County Sheriff's Department. The police department should conduct periodic needs assessment studies through the comprehensive plan design year 2035 to determine if the department has sufficient officers, equipment, and facilities to adequately protect the community. The police department should also assess existing and potential shared-service agreements, such as the intergovernmental agreement for emergency dispatch services available through the Ozaukee County Sheriff's Department to any interested community located in the County, and the possibility of future department consolidation. The City Police Department offices and facilities are located at 365 North Wisconsin Street. The department currently has 19 full-time officers and 16 part-time officers. Services such as jail facilities are provided to the City at the Ozaukee County Justice Center, which includes a 261 bed jail, located at 1201 South Spring Street in the City of Port Washington. The Police Department's goal is to keep a ratio of 108 officers per 1,000 residents or one additional officer for every 555 new residents. That would mean adding 7 new officers over the comprehensive design period.

The City is served by the Port Washington Fire Departments (shown on Map IV-19 and Table IV-14 in Chapter IV). Recommended service standards for fire stations and equipment are shown on Table XI-9, and vary based on the type of fire equipment and the density and type of land use. Generally, urban-density development should be located with 1.5 miles of a fire station and one- and two-family homes with at least 100-foot separation should be located within four miles of a fire station. The recommended 1.5-mile and four-mile service radii are shown on Map XI-3. The entire City is located within the recommended service radius of an existing fire station. The fire departments should conduct periodic needs assessment studies through the comprehensive plan design year 2035 to determine if the departments have sufficient fire-fighters, equipment, water supply, and facilities to adequately protect the community based on the standards set forth in Table XI-9, keeping in mind the City population is expected to increase by 4,033 residents over the comprehensive plan design period. The City and fire

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<sup>7</sup> Capacity for an additional 64 beds has been shelved in as part of the Columbia – St. Mary's expansion project to meet anticipated future demand.

<sup>8</sup> Nursing homes are inventoried in Table IV-19 in Chapter IV and CBRFs and adult family homes are inventoried in Table IV-20 in Chapter IV. Residential care complexes and senior apartment complexes are inventoried in Table IX-33 in Chapter IX.

departments should also assess the need for professional personnel versus volunteer or paid-on-call personnel and the use of existing and potential shared-service agreements.

### ***Rescue Services***

The City is served by the Port Washington Rescue and Ambulance Departments. Service zones and corresponding departments are shown on Map IV-20 and listed in Table IV-15 in Chapter IV. The departments should conduct periodic needs assessment studies through the comprehensive plan design year 2035 to determine if the department has sufficient personnel, equipment, and facilities to adequately serve the community as the population increases over the comprehensive plan design period. The City and departments should also assess existing and potential shared-service agreements.

### ***Libraries***

The Niederkorn Public Library serves the City, which is part of the Eastern Shores Library System.<sup>9</sup> The library is located at 100 West Grand Avenue. It had a circulation of 226,638 items in 2006. Table XI-10 lists the circulation of each public library in Ozaukee County. The library is also part of an interlibrary loan and reference referral that includes all libraries in the Eastern Shores Library System and all school libraries in Ozaukee County. A Library Board/Joint Library Board has been formed to serve as an oversight body for the Niederkorn Library. The Board consists of 7 members, including 1 alderman. The City should continue to appoint representatives to the Library Board to provide oversight and planning to the Niederkorn Library. The City should work with the Board to determine the appropriate level of City funding to the Niederkorn Library to provide residents with desired library services. The Niederkorn Library should continue membership in the Eastern Shores Library System to ensure the interlibrary loan and reference referral programs are continued in the future. Niederkorn Library members may utilize any library in the Eastern Shores Library System.

### ***Schools***

The City is served by the Port Washington/Saukville School District. There are 4 public schools in the City, including Port Washington High School, Thomas Jefferson Middle School, Lincoln Elementary School, and Dunwiddie Elementary School, and 3 private schools including Port Catholic Elementary and Middle Schools and St. John's Lutheran Academy. Public and private schools located in Ozaukee County are shown on Map IV-22 and listed on Table IV-16 in Chapter IV. The combined enrollment of schools in the City was 2,655 students in 2005. School districts typically prepare facilities plans, which include needs assessments for new facilities and land, based on development statistics received from the local governments they serve and population projection data from agencies such as SEWRPC and the Wisconsin Department of Administration (DOA). SEWRPC projections anticipate that the percentage of residents under 20 years of age in Ozaukee County will remain relatively stable between the 2000 level of 29 percent and the 2035 level of 28 percent; however, the number residents under 20 will increase by about 4,000 persons from about 24,000 to about 28,000. This increase may require the expansion of existing schools buildings or the construction of new school buildings. In addition, as some school buildings within the City age, they may require replacement as the facility becomes antiquated. School districts should work with the City, Ozaukee County, and SEWRPC to obtain information regarding proposed residential developments and population projections to prepare accurate facilities plans in short-term increments through the City comprehensive plan design year 2035. School districts may also consider consolidation with neighboring districts.

### ***Other Government Facilities***

The City hall, located at 100 West Grand Avenue in the City of Port Washington, houses the City offices. The City Hall was constructed in the late 1950's and renovated in 2001. As of 2007, there were no plans to expand the City Hall. The City public works and parks department facility is located along Moore Road and it was remodeled and expanded in 2005. The facility provides storage for vehicles, construction equipment, and maintenance equipment.

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<sup>9</sup> *The Eastern Shores Library System includes 13 public libraries located in Ozaukee and Sheboygan Counties.*

The five-year Capital Improvement Plan (CIP) is a study of the City's capital spending requirements, needs, desires, and policy intentions. Providing necessary information for annual budget recommendations, the CIP assesses the City's anticipated capital improvements over a period of five years, anticipating revenues and expenditures for analytical purposes. The CIP does not have the legal standing of the annual budget, but is a planning tool that provides a collection of facts, trends, and suggestions that outline the fiscal requirements and priorities for the preservation of capital assets. Project appropriations for the upcoming planning year are considered and approved as part of the annual budget process, representing the legally appropriated expenditures that will be used to implement the approved capital improvements. The City should continue the CIP process to ensure government facilities are adequate to effectively serve the community through the comprehensive plan design year 2035.

The County Administration Building is located in the downtown area and the Justice Center is on the outskirts of the City. The City desires to keep these facilities within the City as the County seat. In addition the U.S. Postal Service maintains a building downtown. The City desires to keep this operation downtown to provide convenient service to its residents and to bring people to the downtown area.

## **PART 2: UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, POLICIES, AND PROGRAMS**

This section sets forth utilities and community facilities goals and objectives through the comprehensive plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve goals and objectives; and programs, which are projects or services that will implement the policies, are also identified. Goals and objectives were developed using the utilities and community facilities data inventoried in Chapter IV and the 2035 projections set forth in Part 1 of this Chapter, and the general planning issue statements and goals and objectives related to utilities and community facilities identified in Chapter VI. Sources of public input outlined in the City and County Public Participation Plans; existing City plans; and applicable State, regional, and County plans were also reviewed to identify the utilities and community facilities issues to be addressed by the goals, objectives, policies, and programs set forth in this section.

### **Utilities and Community Facilities Issues**

#### ***City Services and Regulations Issue***

The City offers services and administers ordinances associated with several utilities and community facilities required to be addressed in the utilities and community facilities element. These include sanitary sewer service, water supply, storm water management, solid waste disposal, recycling facilities, parks, police, fire, rescue, libraries, and other government services and facilities. City land use regulations also affect telecommunications facilities, power plants, cemeteries, health care facilities, childcare facilities, and schools. The City should continue to maintain levels of service or regulation in these areas and assess additional services or regulations that should be addressed by City government through the comprehensive plan design year 2035 to most efficiently and equitably serve the current and future residents and support the anticipated land use design set forth in the land use element.

The City should periodically assess the manner in which services and regulations are provided and the needs of residents through activities such as an annual budget process, capital improvement planning, annual review of the comprehensive plan, and periodic updates of the comprehensive plan. The City should also study opportunities for additional shared services and intergovernmental cooperation with other local governments, Ozaukee County, State and Federal agencies, and other service providers. In addition, the cost of services to various types of new development, such as residential, commercial, or industrial, should be studied.

#### ***Other Government Agencies and Service Providers Issue***

Many of the utilities and community facilities required to be addressed in this element by the *Statutes* are either affected, regulated, or directly provided in some manner by Ozaukee County, a State or Federal government agency, regional planning agency, school district, utility such as We Energies, or a private service provider such as Columbia – St. Mary's Hospital. The City should work with Ozaukee County and these other entities to



implement applicable regulations, plans, and programs, such as the regional water quality management plan and regional water supply plan, and ensure adequate land is available for the provision of essential and desirable utilities and community facilities such as transmission lines, telecommunications facilities, schools, health care facilities, and child care facilities.

### **Utilities and Community Facilities Goals, Objectives, Policies, and Programs**

This section includes a compilation of goals, objectives, policies, programs, and maps that will guide the future development of utilities and community facilities in the City through the comprehensive plan design year 2035.

#### ***General Utilities and Community Facilities Issue***

**Goal:** Maintain and enhance the existing level of public services in the City.

- **Objective:** Develop methods to maintain and enhance City services to the public.
- **Objective:** Encourage public-private partnerships to enhance the level of public services in the City.
- **Objective:** Develop methods to assess the existing and future public service needs of City residents.
- **Goal:** Encourage sustainable development of land for business and residential use.
  - **Objective:** Encourage development and redevelopment of land with access to existing infrastructure and public services.
  - **Objective:** Encourage infill development.
  - **Objective:** Develop methods to analyze the long-term impacts of development, including financial impacts and opportunity costs.
- **Goal:** Encourage intergovernmental cooperation.
  - **Objective:** Participate in continuing dialog about land use regulation issues and boundary issues with other local governments in Ozaukee County and the County.
  - **Objective:** Find opportunities to share services with the units of government in Ozaukee County and the County.
  - **Objective:** Engage in intergovernmental cooperation when selecting sites for locating public facilities and quasi-public facilities.

#### ***Safe and Adequate Water Supply***

- **Goal:** Protect the public health
- **Goal:** Promote sale of water to other communities.
- **Goal:** Consider establishing a water and sanitary commission to oversee water treatment and supply and wastewater collection and treatment.
  - **Objective:** Increase revenue to the City
  - **Objective:** Provide oversight to water and wastewater programs for public health and operational efficiency.
    - **Policy:** Support the Great Lakes Compact.
    - **Policy:** Support water conservation
    - **Policy:** Support beach clean ups and other activities such as lobbying to keep the Lake clean.

#### ***Safe and Adequate Wastewater Collection and Treatment***

- **Goal:** Protect the public health
- **Goal:** Maintain and improve the efficiency of wastewater treatment.
  - **Objective:** Increase revenue to the City
  - **Objective:** Provide oversight to water and wastewater programs for public health and operational efficiency.
    - **Policy:** Continue to enforce sump pump clear water compliance program.
    - **Policy:** Monitor inflow and infiltration and replace an upgrade sewer lines and laterals as necessary.
    - **Policy:** Replace undersized sewers.

#### ***City Services and Regulations Issue***

- **Goal:** Provide public services that meet the needs of City residents.

- **Goal:** Pursue joint services agreements between Ozaukee County and other local governments, where appropriate, to provide cost-effective and efficient government services.
  - **Objective:** Provide public sewer service facilities to urban uses in the City.
  - **Objective:** Provide public water supply to urban uses in the City.
  - **Objective:** Work to protect and enhance surface water and groundwater quality.
  - **Objective:** Work to protect groundwater quantity.
  - **Objective:** Encourage land uses and densities that promote efficient development patterns and relatively low municipal, State government, and utility costs.
    - **Policy:** Encourage land use development patterns with utility infrastructure that minimizes environmental impact.
    - **Policy:** Guide urban land uses to land that can sustain urban development.
    - **Policy:** Encourage sustainable development of land for business and residential use.
    - **Policy:** Support the development of land use patterns and water quality control facilities, programs, and operational improvements, including sewage management systems, to effectively meet the wastewater treatment and disposal needs and water supply needs of the City.
      - **Program:** Allocate residential, commercial, and industrial land uses on Map VIII-8, *Planned Land Use Map 2035*, to Smart Growth Areas identified in the land use element to develop a land use pattern that can be efficiently served by utilities and community facilities. Guide urban development away from lands delineated on Maps VIII-4, Natural Limitations to Building Site Development, and VIII-6, Environmentally Sensitive Lands, including very high and high potential groundwater recharge areas.
      - **Program:** Monitor development and population levels within the City sewer service area and prepare a facilities plan prior to the sewage flows to the City treatment plant reaching the 80 percent threshold.
      - **Program:** Ensure the required maps and materials are provided to SEWRPC for sewer service area plans and amendments.
      - **Program:** Support, and where applicable, implement the objectives, principles, and standards recommended by the regional water supply plan and updates.
      - **Program:** Support Ozaukee County’s efforts to establish a cooperative process with DNR, SEWRPC, and local governments to develop a framework for coordinated planning of land use, sewage treatment and disposal, storm water management, and water supply.
  - **Objective:** Ensure City residents are not adversely affected by storm water runoff and flooding.
    - **Policy:** Develop land use patterns and water control facilities and programs, including storm water management systems, to meet the storm water runoff control needs of the City.
    - **Policy: Continue to require privately owned storm water management facilities.**
      - **Program:** Continue to enforce the City Storm water Management Ordinance and Plan.
      - **Program:** Continue to enforce the City Construction Erosion Control Ordinance.
      - **Program:** Implement programs recommended under the Natural Impediments to Urban Development Issue set forth in Chapter VIII, *Land Use Element*, to support the development of land use patterns to help control storm water runoff.
      - **Program:** Implement programs recommended under the Surface and Groundwater Resources and Watersheds Issue set forth in Chapter VII, *Agricultural, Natural, and Cultural Resources Element*, to help control storm water runoff.
      - **Program:** Implement programs recommended under the Floodplain, Wetlands, and Saturated Soils Issue set forth in Chapter VII to help control storm water runoff.
      - **Program:** Study the development of joint agreements to provide shared storm water management facilities with neighboring communities.
      - **Program:** Provide information regarding educational programs developed by Ozaukee County that promote alternatives to greenfield development, such as infill development, to developers to help limit the amount of impervious surfaces in the City.

- **Program:** Provide information regarding educational programs developed by Ozaukee County that promote pervious paving and construction materials to developers to reduce the amount of impervious surfaces in the City.
- **Program:** Work with Ozaukee County to study the use of joint watershed planning programs between other communities in Ozaukee County to minimize urban and rural storm water runoff in the County.
- **Program:** Continue to enforce City shoreland and floodplain regulations to help protect City residents from flooding hazards.
- **Program:** Continue to update City shoreland and floodplain regulations as needed to maintain eligibility to participate in the National Flood Insurance Program.
- **Objective:** Ensure the solid waste disposal needs of City residents are fulfilled.
  - **Policy:** Ensure solid waste disposal services are available to residents.
    - **Program:** Continue to contract with a private waste management firm for garbage pick-up service in the.
    - **Program:** Continue to administer the City recycling program.
    - **Program:** Distribute promotional materials provided by the County regarding Ozaukee County waste disposal programs, such as the unused pharmaceutical collection, hazardous household and agricultural chemicals collection, and tire collection programs, to City residents.
    - **Program:** Specify reused and recycled products when practical for operational needs and capital improvement projects.
- **Objective:** Provide a system of public neighborhood and community parks that complement the County park and trail system.
  - **Policy:** Continue City park planning efforts.
    - **Program:** Implement the City’s Comprehensive Park and Open Space Plan.
- **Objective:** Ensure adequate police, fire, and rescue services are provided to City residents.
  - **Policy:** Promote shared services and equipment between the City Police Department, other municipal police departments, and the Ozaukee County Sheriff’s Department.
    - **Program:** Continue to conduct needs assessment studies through the comprehensive plan design year 2035 to determine if the police department has adequate personnel and equipment to provide City residents with police protection.
    - **Program:** Develop methods to study possible cost savings and service efficiencies of shared police services between neighboring communities and the Ozaukee County Sheriff’s Department.
    - **Program:** Continue to participate in the Shared Police Services identified in Part II of Chapter XIII, *Intergovernmental Cooperation Element*.
  - **Policy:** Continue to provide support to the Port Washington Fire Department and Emergency Management Services.
    - **Program:** Work with the Port Washington and Grafton Fire Departments to assess if the department has sufficient fire fighters, equipment, water supply, and facilities to adequately protect the City based on the standards set forth in Table XI-9.
    - **Program:** Continue to participate in the shared services identified in Part II of Chapter XIII, *Intergovernmental Cooperation Element*.
- **Objective:** Ensure City residents have access to public libraries and library services.
  - **Policy:** Provide support to the Niederkorn Public Library and EasiCat
    - **Program:** Continue to provide annual funding to the Niederkorn Public Library.
- **Objective:** Ensure that City government facilities are adequate to enable the City to operate effectively.
  - **Policy:** Continue to assess City facilities and department needs on a regular basis.
    - **Program:** Continue to prepare Capital Improvement Plans (CIP) to help identify major City projects, including land acquisition, equipment acquisition, street maintenance, building maintenance and development, and park projects.
    - **Program:** Continue to participate in the shared public works programs identified in Part II of Chapter XIII, *Intergovernmental Cooperation Element*.

- **Policy:** The City will strive to be a role model in the development and operation of energy-efficient facilities and programs.
  - **Program:** Study the use of LEED (Leadership in Energy and Environmental Design) green building standards for applicable municipal projects.

***Other Governmental Agencies and Service Providers Issue***

- **Goal:** Ensure the public services offered in the City meet the needs of all City residents.
  - **Objective:** Encourage public-private partnerships to enhance the level of public services in City.
  - **Objective:** Maintain and enhance the high quality educational system in the City.
  - **Objective:** Maintain and enhance the high level of health care services in the City.
    - **Policy:** Work with the Port Washington/Saukville School District to maintain and enhance the high quality educational system in the City.
    - **Policy:** Ensure an adequate amount of land is allocated to institutional uses such as educational buildings and institutions and health care facilities to serve City residents through the comprehensive plan design year 2035.
      - **Program:** Provide recent building permit data to school districts for use in preparing facilities plans. This information may also be used by the school districts to study the shared use of school buildings and consolidation of school districts.
      - **Program:** Allocate an adequate amount of land on Map VIII-8, *Planned Land Use Map 2035*, to allow for the necessary expansion of schools or construction of new schools within the City to meet the educational needs of City residents through the comprehensive plan design year 2035.
      - **Program:** Allocate an adequate amount of land on Map VIII-8, *Planned Land Use Map 2035*, to allow for the necessary expansion of health care facilities or construction of new health care facilities within the City to meet the health care needs of City residents through the comprehensive plan design year 2035.
      - **Program:** Review and revise, if necessary, the City Zoning Ordinance to ensure it is consistent with the location of institutional land uses on the planned land use map.
  - **Objective:** Work to ensure there are adequate community facilities, such as childcare facilities, located in the City to meet the needs of City residents.
    - **Policy:** Ensure there is an adequate amount of land in the City for community facilities, such as child care facilities, elder care facilities, cemeteries, etc.
      - **Program:** Allocate an adequate amount of land on Map VIII-8, *Planned Land Use Map 2035*, to allow for the necessary community facilities to meet the needs of City residents through the comprehensive plan design year 2035.
      - **Program:** Review and revise, if necessary, the City Zoning Ordinance to ensure it is consistent with the planned land use map.

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