

# CHAPTER 11

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## WELLHEAD PROTECTION ORDINANCE<sup>1</sup>

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### **11.01 PURPOSE AND AUTHORITY**

#### A. PURPOSE

The residents of the Village of Oostburg depend exclusively on groundwater to a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of this Wellhead Protection Ordinance is to institute land use regulations and restrictions protecting the municipal water supply of the Village of Oostburg and to promote the public health, safety and general welfare of the Village's residents.

#### B. AUTHORITY

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<sup>1</sup>Adopted by Ordinance No. 4-2003/04, Adopted 10/13/2003. See Minutes of the Village Board, Vol. 15, pg. 1334.

Statutory authority of the Village to enact these regulations was established by the Wisconsin Legislature in 1983, Wisconsin Act 410 (effective May 11, 1985), which specifically added groundwater protection, in Wis. Stat. § 62.23(7)(c) (2001-2002), which is applicable to villages pursuant to Wis. Stat. § 61.35 (2001-2002), to the statutory authorization for village planning and zoning to protect the public health, safety and welfare.

## **11.02 APPLICATION OF REGULATIONS**

The regulations specified in this Wellhead Protection Ordinance shall apply to the incorporated areas of Oostburg that lie within the recharge areas for municipal water supply wells as defined in Section 11.07, and are in addition to the requirements in the underlying zoning district, if any. If there is a conflict between this ordinance and the zoning ordinance, the more restrictive provision shall apply.

## **11.03 DEFINITIONS**

- A. AQUIFER  
A saturated, permeable geologic formation that contains and will yield significant quantities of water.
- B. PROVISIONAL USE  
Land use or development that either by design or operation requires additional technical or regulatory review and permitting in order to exist within defined areas of a wellhead protection district.
- C. CONE OF DEPRESSION  
The area around a well, in which the water level has been lowered at least one-tenth of a foot by pumping of the well.
- D. DESIGN STANDARDS  
Regulations that apply to the development of structures and infrastructure within a designated wellhead protection district.
- E. FIVE-YEAR TIME OF TRAVEL  
The five-year time of travel is the recharge area up gradient of the cone of depression, the outer boundary from which it is determined or estimated that groundwater will take five years to reach a pumping well.
- F. MUNICIPAL WATER SUPPLY  
The municipal water supply of the Village of Oostburg.
- G. OPERATING STANDARDS  
Regulations that apply to land use activities/business practices within a designated wellhead protection district.
- H. PERMITTED USE  
Land use or development that by design or operation is allowed without further technical or regulatory review within defined areas of a wellhead protection district.

I. PERSON

Person means an individual, partnership, association, corporation, municipality, or state agency, or other legal entity.

J. RECHARGE AREA

The area which encompasses all areas or features that, by surface infiltration of water that reaches the zone of saturation of an aquifer, supplies groundwater to a well.

K. REGULATED SUBSTANCES

Chemicals and chemical mixtures that are health hazards. Health hazards for chemicals and chemical mixtures are typically identified on Material Safety Data Sheets (MSDS) available from the substance manufacturer or supplier. Substances packaged for consumption for humans or animals are not considered regulated substances. Regulated substances include:

1. Chemicals for which there is scientific evidence that acute or chronic health effects may result from exposure, including carcinogens, toxic and highly toxic agents, irritants, corrosives, sensitizers, hepatotoxins, agents that act on the hemotopoietic system, reproductive toxins, and agents which damage the lungs, skin, eyes, or mucous membranes as defined in 29 CFR 1910.1200, Appendix A, "Health Hazard Definitions (Mandatory)."
2. Mixtures of chemicals, which have been tested as a whole and have been determined to be a health hazard.
3. Mixtures of chemicals, which have not been tested as a whole, but which contain any chemical which has been determined to be a health hazard and comprises one percent (1.0%) or greater of the composition on a weight per unit basis.
4. Mixtures of chemicals, which include a carcinogen if the concentration of the carcinogen in the mixture is one-tenth of one percent (0.1%) or greater of the composition on a weight per unit weight basis.
5. Ingredients of mixtures prepared within the Wellhead Protection Area (WHPA) in cases where such ingredients are health hazards but compromise more than one-tenth of one percent (0.1%) of the mixture on a weight per unit weight basis if carcinogenic, or more than one percent (1.0%) of the mixture on a weight per unit weight basis if non-carcinogenic.
6. Petroleum and non-solid petroleum derivatives (except non-PCB dielectric fluids used in equipment or for transmission of electric power to homes and businesses).

L. THIRTY-DAY TIME OF TRAVEL

The thirty-day time of travel is the recharge area up gradient of a well, or its cone of depression, the outer boundary of which it is determined or estimated that groundwater will take thirty days to reach a pumping well.

M. WELL FIELD

A piece of land used primarily for the purpose of locating wells to supply a municipal water system.

N. **ZONE OF SATURATION**

The saturated zone is the area of unconsolidated, fractured or porous material that is saturated with water and constitutes groundwater.

**11.04 GROUNDWATER TECHNICAL REVIEW PROCESS**

- A. The Groundwater Technical Review Process shall include receiving approvals from the:
  - 1. Village Engineer.
  - 2. Village Planning Committee.
  - 3. Village Board.
- B. The Groundwater Technical Review Process will provide objective and scientific technical review of requests for provisional use permits within or adjacent to the Wellhead Protection Area and to make recommendations to the Village Board who will then grant or deny provisional use permits based upon the facts discovered during review, to make recommendations on any and all provisions placed on a provisional use permit, and to give advice on matters concerning groundwater.
- C. The Village Board may retain a consultant to assist in the review of requests for provisional use permits. Any costs incurred as part of the provisional use permit application review shall be reimbursed by the applicant.

**11.05 WELLHEAD PROTECTION AREA (WHPA)**

A Wellhead Protection Area may be created to institute land use regulations and restrictions within a defined area, which contributes water directly to a municipal water supply, and thus promotes public health, safety, and welfare. The WHPA is intended to protect the groundwater recharge area for the existing or future municipal water supply from contamination.

**11.06 SUPREMACY OF THE WHPA**

The regulations of a WHPA will apply in addition to all other regulations which occupy the same geographic area. The provisions of any zoning districts that underlay the WHPA will apply, except when provisions of the Wellhead Protection Area are more stringent.

**11.07 DEFINED AREA**

The Wellhead Protection Area includes the following:

The Wellhead Protection area is the area of land, which contributes water to the well in question. This will include the five-year time of travel to the well, based on accepted hydrogeological research as outlined in the State Wellhead Protection Program Plan for Public Water Utilities, Appendix 2, and the separation distances listed in NR 811.16, Wis. Adm. Code, with boundaries normalized to road centerlines, railways, surface water features, and the public land survey section lines, 1/2, 1/4, 1/8 or 1/16 section lines.

### **11.08 WELLHEAD PROTECTION AREA (WHPA) BOUNDARIES**

- A. The boundaries of the Wellhead Protection Area shall be shown on the Oostburg Zoning Map. The locations and boundaries of the zoning districts established by this ordinance are set forth on “Figure 1 – Village of Oostburg Well No. 3 Wellhead Protection Area,” and incorporated herein and hereby made a part of this ordinance. Said figure, together with everything shown thereon and all amendments thereto, shall be as much a part of this ordinance as though fully set forth and described herein.
- B. The wellhead protection zones for Well No. 3 are delineated on Figure 1 and described as follows:

WHPA for Well No. 3: That part of the Village of Oostburg that lies within the following boundary. The boundary begins at the intersection of Sauk Trail Road and DeMaster Road and heads westerly along the centerline of DeMaster Road to the west line of the east half of the southeast quarter of Section 6, then turns northerly and continues north along the west line of the east half of the southeast quarter of Section 6 to the centerline of County Highway AA. The boundary then turns easterly and runs along the centerline of County Highway AA to the Interstate 43 right-of-way extended, then turns southerly and continues along the Interstate 43 right-of-way to a point 600 feet south of the centerline of DeMaster Road, then turns westerly running parallel to DeMaster Road to Sauk Trail Road. The boundary then turns northeasterly running along the centerline of Sauk Trail Road to the intersection of Sauk Trail Road and DeMaster Road, closing the boundary.

<sup>2</sup>The WHPA Boundaries for Well No. 3 are amended to delete and remove the following property from the WHPA. The deleted and removed property is shown as the cross-hatched area on Figure 1 – Village of Oostburg Well No. 3 Wellhead Protection Area which is attached incorporated herein by reference and legally described as follows:

Tract “A” of a Certified Survey Map recorded in Volume 1, Page 117 of C.S.M.’s and Tract “1” of a Certified Survey Map recorded in Volume 4, Page 336 of C.S.M.’s located in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, T13N-R23E, Village of Oostburg, Sheboygan County, Wisconsin.

### **11.09 PERMITTED USES**

The following permitted uses are subject to the separation distance requirements (Section 11.10), prohibited uses (Section 11.11), and applicable design and operational standards (Section 11.14):

- A. Public and private parks and playgrounds, provided there are no on-site wastewater disposal systems or holding tanks.
- B. Wildlife and natural and woodland areas.

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<sup>2</sup>Adopted by Ordinance No. 2-2016/17, Adopted 07/05/2016. See Minutes of the Village Board, Vol. 26, pg. 1858.

- C. Biking, hiking, skiing, nature, equestrian and fitness trails.
- D. Municipally sewerred residential development.
- E. Routine tillage, planting, and field management operations in support of agricultural crop production, where nutrients from legume, manure, and commercial sources are accounted for and credited toward crop nutrient need. The combination of all nutrient sources applied or available on individual fields may not exceed University of Wisconsin soil test recommendations for that field.
- F. Public parks and playgrounds or rest areas provided on-site wastewater shall be discharged to a municipal sewer.
- G. Single-family residences on a minimum of 40,000 square feet with a private on-site sewage treatment system receiving less than 8,000 gallons per day, which meets the County and State health standards for the effluent, and is in conformance with WI Admin. Code § Comm 83.
- H. Residential use of above ground LP gas tanks for heating, not to exceed 1,000 gallons.
- I. Commercial and industrial establishments that are municipally sewerred and whose aggregate use, storage, handling and/or production of Regulated Substances does not exceed twenty (20) gallons or one hundred sixty (160) pounds at any time.
- J. A limited exclusion from the provisions of Section 11.09, A., 8 and 9, is authorized for non-routine maintenance or repair of property or equipment. The aggregate of Regulated Substances in use, storage, handling, and/or production may not exceed fifty (50) gallons or four hundred (400) pounds at any time. Citrus based, biodegradable cleaners are not considered a regulated substance. In no case shall Regulated Substances claimed under this exclusion include hydrocarbon or halogenated hydrocarbon solvents.

### **11.10 SEPARATION DISTANCE REQUIREMENTS**

The following separation distances as specified in WI Admin. Code § NR 811.16, shall be maintained:

- A. Fifty (50) feet between Well No. 3 and a storm water sewer main or any sanitary sewer main constructed of water main materials and joints, which is pressure tested in place to meet current AWWA 600 specifications.
- B. Two hundred (200) feet between Well No. 3 and any sanitary sewer main not meeting the above specifications, any sanitary sewer lift station or single-family residential fuel oil tank.
- C. Four hundred (400) feet between Well No. 3 and a septic system receiving less than 8,000 gallons per day, a cemetery, or a storm water detention, retention, infiltration or drainage basin.
- D. Six hundred (600) feet between Well No. 3 and any gasoline or fuel oil storage tank installation that has received written approval from the Department of Commerce or its designated agent under WI Admin. Code § Comm 10.10.

- E. One thousand (1,000) feet between Well No. 3 and land application of municipal, commercial or industrial waste; the boundaries of a land spreading facility for spreading of petroleum-contaminated soil regulated under WI Admin. Code § NR 718, while that facility is in operation; industrial, commercial or municipal waste water lagoons or storage structures; manure stacks or storage structures; and septic tanks or soil absorption units receiving 8,000 gallons per day or more.
- F. Twelve hundred (1,200) feet between Well No. 3 and any solid waste storage, transportation, transfer, incineration, air curtain destructor, processing, wood burning, one-time disposal or small demolition facility; sanitary landfill; coal storage area; salt or deicing material storage area; gasoline or fuel oil storage tanks that have not received written approval from the Department of Commerce or its designated agent under WI Admin. Code § Comm 10.10, bulk fuel storage facilities; and pesticide or fertilizer handling or storage facilities.
- G. Separation distances listed in WI Admin. Code § NR 811.16(4)(d), but not listed in this subsection, shall be inapplicable in the Village of Oostburg, as those uses, activities or structures are prohibited in the WHPA.

### **11.11 PROHIBITED USES**

The following uses are prohibited:

- A. Buried hydrocarbon, petroleum or hazardous chemical storage tanks. (Hazardous chemicals are identified by OSHA criteria under 40 CFR Part 370.)
- B. Chemical manufacturers (Standard Industrial Classification Major Group 28).
- C. Coal storage.
- D. Dry cleaners.
- E. Industrial lagoons and pits.
- F. Landfills and any other solid waste facility, except post-consumer recycling.
- G. Manure and animal waste storage, except animal waste storage facilities regulated by the County.
- H. All mining including sand and gravel pits.
- I. Pesticide and fertilizer dealer, transfer or storage facilities.
- J. Rail road yards and maintenance stations.
- K. Rendering plants and slaughterhouses.
- L. Salt or deicing material storage.
- M. Salvage or junk yards.
- N. Septage or sludge spreading, storage or treatment.
- O. Septage, wastewater, or sewage lagoons.
- P. Private on-site wastewater treatment systems or holding tanks receiving 8,000 gallons per day or more.

- Q. Stockyards and feedlots.
- R. Motor vehicle services, including filling and service stations, repair, renovation and body working.
- S. Wood preserving operations.
- T. Cemeteries.

### **11.12 CLASSIFICATION OF USE**

Classification of use as being permitted, prohibited or provisional, shall be determined by an application submitted to the parties listed in Section 11.04 in the order shown, starting with the Village Engineer who will forward it to the Planning Committee, and the Village Board. The application shall be in writing and shall describe in detail the use, activities and structures proposed along with the quantities, use of, storage and handling of all regulated substances. A scaled site map showing all building and structure footprints, driveways, loading docks, sidewalks, parking lots, storage yards and any other information deemed necessary for determination. The determination of the classification under the Groundwater Technical Review Process shall be rendered in writing to the Village Board within sixty days from receiving all requested information and shall include findings supporting the conclusion.

### **11.13 PROVISIONAL USE PERMITS**

- A. Any person may request a provisional use permit for certain uses, activities and structures within the Wellhead Protection Area not prohibited in Section 11.11.
- B. Use, storage, handling or production processing of Regulated Substances in excess of quantities outlined in Section 11.03 may be provisionally allowed in the Wellhead Protection Area.
- C. All requests for a provisional use permit shall be submitted in writing to the Village Planning Committee for a review of permit application materials. The request will then, if properly prepared, be forwarded to the rest of the parties listed in Section 11.04. The Provisional Use Permit Application shall include:
  - 1. A site plan map set showing all building and structure footprints, driveways, sidewalks, parking lots, storm water management structures, groundwater monitoring wells, and two-foot ground elevation contours. The plan set should also include: Building plans (must include floor plans of typical floors and denote all entrances, exists, loading docks, building service areas, etc.), storage areas for Regulated Substances, grading plans showing existing and proposed grades and contours, proposed surface water drainage patterns, catch basin and storm sewer locations, connections to existing utilities and a construction site erosion control plan. The site plan set shall be developed in accordance with the Design Standards established for the Wellhead Protection Area as defined in Section 11.14.
  - 2. An operational plan and/or other documentation, which describes in detail the use, activities, and structures proposed. The operational plan shall be developed in accordance with the Operational Standards established for the Wellhead Protection Area as defined in Section 11.14.

3. An environmental risk assessment report prepared by a licensed environmental professional, which details the risk to, and potential impact of, the proposed use, activities, and structures on groundwater quality.
  4. An operational safety plan, which details the operational procedures for material processes and containment, best management practices, storm water run off management, and groundwater monitoring as required.
  5. A contingency plan, which addresses in detail the actions that will be taken should a contamination event caused by the proposed use, activities, or structures occur.
- D. The person making the request shall reimburse the Village for consultant fees and technical review process expenses associated with this review at the invoiced amount, plus administrative costs.
- E. All provisional use permits granted shall be subject to provisions that will include environmental and safety monitoring determined necessary to afford adequate protection of the public water supply. These provisions shall include, but not be limited to:
1. Provide current copies of all federal, state and local facility operation approval or certificates and on-going environmental monitoring results to the Village.
  2. Establish environmental or safety structures/monitoring to include an operational safety plan, material processes and containment, operations monitoring, best management practices, storm water runoff management, and groundwater monitoring.
  3. Replace equipment or expand in a manner that improves the environmental and safety technologies being utilized.
  4. Prepare, file and maintain a current contingency plan which details the response to any emergency which occurs at the facility, including notifying municipal, county and state officials. Provide a current copy to the Village.
- F. The Village Board shall decide upon a request for a provisional use permit only after full consideration of the recommendations made to them during the Groundwater Technical Review Process. Any provisions above and beyond those specified in Provisional Uses, subsection E. herein, that are recommended during the Groundwater Technical Review Process may be applied to the granting of the provisional use permit by the Village Board.
- G. The Provisional Use Permit will become effective only after any costs incurred during the Provisional Use Permit application review are satisfied by the applicant.
- H. Provisional use permits are non-transferable. In a case of business or property transfer, the new owner is responsible for applying for a new provisional use permit subject to subsections A. - G. of this section.

### **11.14 DESIGN AND OPERATIONAL STANDARDS**

- A. The following Design Standards apply to permitted future land use activities within the Wellhead Protection Area:
1. Use of all drywells or other subsurface drains is prohibited.
  2. All buildings, parking lots, and sites shall meet the requirements of the Village Zoning Code and associated local covenants.
  3. All storm water retention/infiltration ponds shall, at a minimum, use a design intended to maximize natural filtration. The designs shall include spill containment measures, initial and secondary detainment weirs and/or outfall control valves.
  4. Separation distance requirements as defined in Section 11.10 must be maintained.
  5. Facilities that handle Regulated Substances shall have a minimum of one loading/unloading area designated for the handling of Regulated Substances. The designated loading/unloading area shall be designed with spill and/or runoff containment that is connected to a municipal sanitary sewer lateral. The loading/unloading area shall be designed to minimize precipitation or storm water runoff from entering the sanitary sewer. Regulated Substances may be loaded/unloaded only in a designated handling area.
  6. Storage areas for Regulated Substances shall be designed with secondary containment capable of controlling one hundred twenty-five percent (125%) of the maximum design capacity of the liquid storage area.
  7. Facilities involved in the handling of Regulated Substances will, when determined necessary by the Village Board, prepare a groundwater monitoring plan.
  8. All rail spurs used to transport Regulated Substances shall be designed to minimize infiltration and convey runoff to a storm water conveyance system.. Rail car loading/unloading areas used to handle Regulated Substances shall be designed with spill and/or runoff containment that is connected to a municipal sewer lateral. The loading/unloading area shall be designed to minimize precipitation or storm water runoff from entering the sanitary sewer.
- B. The following Operational Standards apply to permitted land use activities within the Wellhead Protection Area:
1. No outdoor storage of product, material, or equipment other than that approved through the provisional use permitting process shall be allowed. Any designated outdoor storage area shall be an impervious surface paved with concrete or asphalt and have secondary containment when applicable.
  2. Regulated Substances associated with paving, the pouring of concrete, or construction for which all necessary permits have been obtained may be handled in the Wellhead Protection Area, provided such Regulated

Substances are present at the construction site for which the permits have been issued and do not pose a real and present danger of contaminating surface and/or groundwater. For the onsite storage of fuel for vehicles or other equipment, which may be associated with such construction activity, the fuel storage containers shall be secondarily contained. Regulated Substances not used in the construction process and all wastes generated during construction shall be removed from the construction site not later than at the time of the completion of the construction. If construction activity has ceased for thirty days, all Regulated Substances shall be removed from the site until such time as the construction activity is to resume.

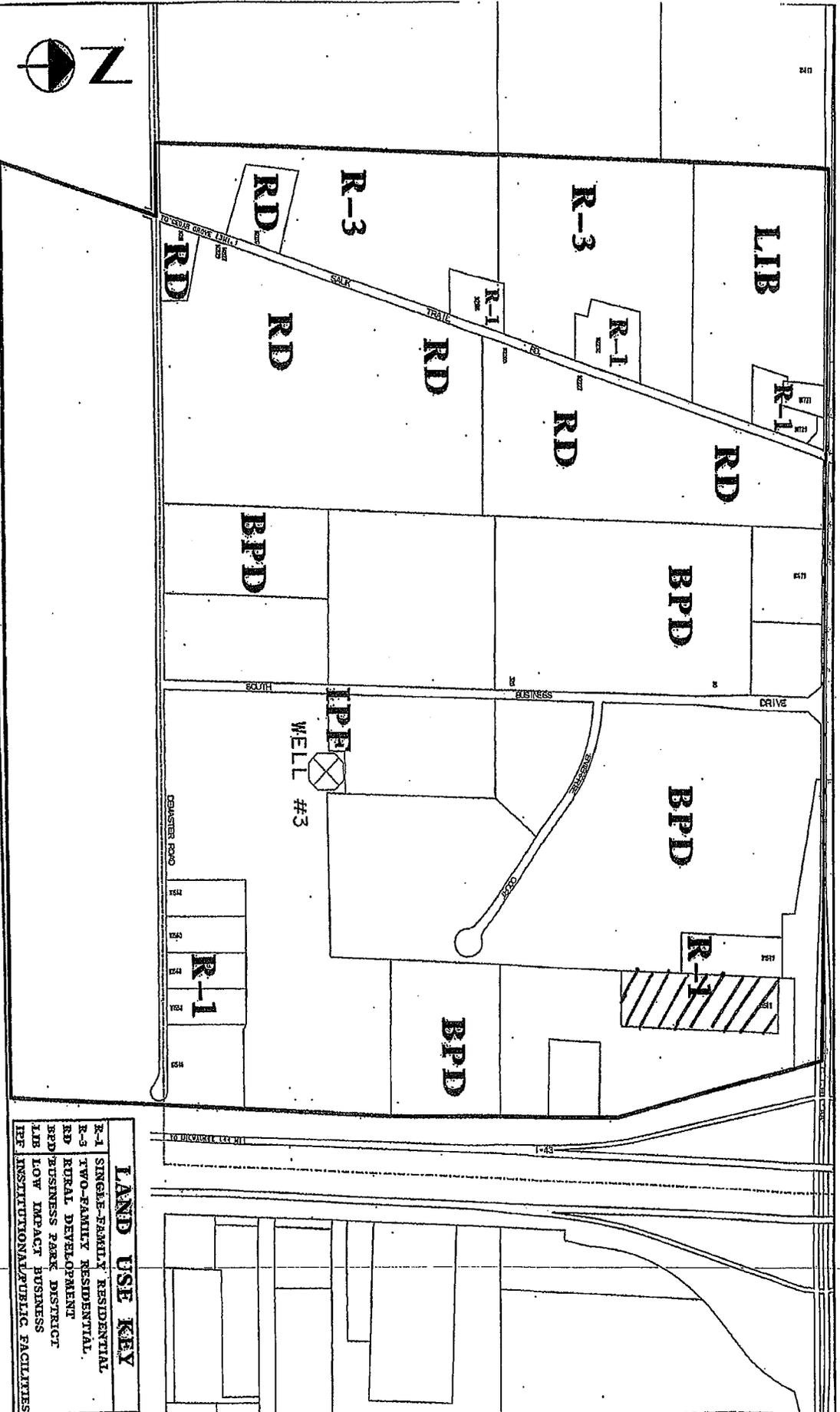
3. The use of deicing salt or other chemical deicing materials shall be minimized and used only when threats to safety occur.
4. Except in the case of seasonal discontinuation of operation, the owner or operator of any non-residential property that becomes unoccupied or has discontinued operation for a period of thirty consecutive days, shall remove all Regulated Substances from the property, except those approved to be exclusively used for heating, cooling, and providing electrical lighting for the premises, within thirty days after the date upon which the property initially became unoccupied or the operation discontinued. The owner or operator shall secure the Regulated Substances on the property until they have been removed. The owner or operator shall notify the Village Board in writing of the date of the cessation of operation or the property becoming unoccupied no later than the day upon which the operation actually ceases on the property becomes unoccupied, and such notification shall include the owner's name, phone number, and address and the operator's name, phone number and forwarding address.
5. Truck, truck trailer, rail car, or tank truck loading and unloading procedures for Regulated Substances shall meet the minimum requirements of the U.S. Department of Transportation (DOT) and Wisconsin DOT.
6. No truck, trailer, rail car, or truck shall be used for onsite storage of Regulated Substances. Regulated Substances shall be transferred from the delivery vehicle to the Regulated Substances storage area as soon as feasibly possible.
7. Loading and unloading procedures for Regulated Substances shall occur in designated loading/unloading areas. Warning signs and chock blocks shall be provided in the loading and unloading area to prevent premature vehicular departure.
8. Daily visual inspections of Regulated Substances shall be conducted to check for container damage or leakage, stained or discolored storage surfaces in all storage areas, excessive accumulation of water in outdoor curbed areas, and to ensure that dike drain valves are securely closed in outdoor curbed areas.
9. Storage areas for Regulated Substances shall have access restricted to properly authorized and trained personnel.

10. Companies shall provide adequate training to ensure that established operational safety plans and contingency plans are understood by all authorized personnel.
11. Companies using or producing Regulated Substances shall have an adequate quantity of spill response equipment and supplies onsite to contain and cleanup spills of Regulated Substances.
12. Annual spill prevention briefings shall be provided to authorized personnel by company management to ensure adequate understanding of the operational safety and contingency plans. These briefings shall highlight any past spill events or failures and recently developed precautionary measures. Records of these briefings shall be kept for documentation purposes.
13. Instructions and phone numbers for reporting spills to the Village of Oostburg Fire Department and other local, state and federal agencies shall be posted in all areas where Regulated Substances are handled.

#### **11.15 REQUIREMENTS FOR EXISTING FACILITIES**

- A. Existing facilities within the Wellhead Protection Area at the time of enactment of such district, which use, store, handle or produce Regulated Substances in excess of quantities outlined in Section 11.03, and all other facilities which are considered a prohibited use in Prohibited Uses, Section 11.11, or a provisional use in Provisional Use Permits, Section 11.13, all of which are incorporated herein as if fully set forth, shall be subject to the following requirements:
  1. Such facilities as defined in Section 11.15, which exist within the WHPA at the time of enactment of a WHPA, shall provide copies of all current, revised or new federal, state, and local facility operation approvals, permits or certificates; operational safety plans; and on-going environmental monitoring results to the Village.
  2. Such facilities, as defined in Section 11.15, which exist within the WHPA at the time of enactment of a WHPA, shall have the responsibility of devising, filing and maintaining, with the Village, a current contingency plan which details how they intend to respond to any emergency which may cause or threaten to cause environmental pollution that occurs at their facility, including notifying municipal, county and state officials.
  3. Such facilities, as defined in Section 11.15, cannot engage in or employ a use, activity, or structure listed in Prohibited Uses, Section 11.11, or in Provisional Uses, Section 11.13, which they did not engage in or employ at the time of enactment of a WHPA, and can only expand, replace in kind or rebuild those present uses, activities, equipment, or structures on the site or property of record associated with the facility at the time of enactment of a WHPA, and in a manner that improves the environmental and safety technologies already being utilized. No existing use, activity, or structure listed as a prohibited use or provisional use shall be expanded, replaced in kind, or rebuilt unless a provisional use permit is granted for such expansion, replacement, or

REVISION/PLOT DATE



LAND USE KEY	
R-1	SINGLE-FAMILY RESIDENTIAL
R-3	TWO-FAMILY RESIDENTIAL
RD	RURAL DEVELOPMENT
BPD	BUSINESS PARK DISTRICT
L1B	LOW IMPACT BUSINESS
IFE	INSTITUTIONAL/PUBLIC FACILITIES

FIGURE 1 - VILLAGE OF OOSTBURG WELL NO. 3 WELHEAD PROTECTION AREA

LOCATION: VILLAGE OF OOSTBURG - WELL NO. 3

SCALE: 1" = 500' DATE: 3/12/2003

DRAWN BY: JWM



**CRISPELL-SNYDER, INC.**  
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