

Appendix J

DEVELOPMENT TYPES COMPATIBLE WITH ENVIRONMENTAL CORRIDORS

Component Natural Resource and Related Features within Environmental Corridors ^a	Development Type															
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)											Rural-Density Single-Family Residential Development (see General Development Guidelines below)
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities ^b	Trails ^c	Picnic Areas	Family Camping ^d	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings	
Lakes, Rivers, and Streams.....	-- ^e	-- ^{f,g}	--	-- ^h	-- ⁱ	--	--	X	X	--	--	--	--	--	--	--
Shoreline.....	X	X	X	X	X	X	--	X	X	--	X	--	--	X	--	--
Floodplain.....	-- ^j	X	X	X	X	X	--	X	X	--	X	X	--	X	X	--
Wetland ^k	-- ^j	X	X	X	X ^l	--	--	--	X	--	--	--	--	--	--	--
Wet Soils.....	X	X	X	X	X	--	--	X	X	--	X	--	--	X	--	--
Woodland.....	X	X	X	--	X	X	X	--	X	X	X	X	X	X	X	X
Wildlife Habitat.....	X	X	X	--	X	X	X	--	X	X	X	X	X	X	X	X
Steep Slope.....	X	X	--	--	-- ^m	--	--	--	--	X ⁿ	X	--	--	--	--	--
Prairie.....	--	-- ^g	--	--	-- ^m	--	--	--	--	--	--	--	--	--	--	--
Park.....	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--
Historic Site.....	--	-- ^g	--	--	-- ^m	--	--	--	--	--	--	--	--	--	--	--
Scenic Viewpoint.....	X	X	--	--	X	X	X	--	X	X	X	--	--	X	X	X
Scientific or Natural Area Site....	--	-- ^g	--	--	-- ^m	--	--	--	--	--	--	--	--	--	--	--

NOTE: An "X" indicates that facility development may be permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

GENERAL DEVELOPMENT GUIDELINES

- **Transportation and Utility Facilities:** All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions. The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.
- **Recreational Facilities:** In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings. The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.
- **Single-Family Residential Development:** Limited single-family residential development within the environmental corridor may occur in various forms ranging from development on large rural lots to clustered single-family development. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor area within the site less the area covered by surface water and wetlands by five. Individual lots should contain a minimum of approximately one acre of land determined to be developable for each housing unit—with developable lands being defined to include upland wildlife habitat and woodlands, but to exclude areas of steep slope. Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the land use plan.

Footnotes

^aThe natural resource and related features are defined as follows:

Lakes, Rivers, and Streams: Includes all lakes greater than five acres in area and all perennial and intermittent streams as shown on U.S. Geological Survey quadrangle maps.

Shoreline: Includes a band 50 feet in depth along both sides of intermittent streams; a band 75 feet in depth along both sides of perennial streams; a band 75 feet in depth around lakes; and a band 200 feet in depth along the Lake Michigan shoreline.

Floodplain: Includes areas, excluding stream channels and lake beds, subject to inundation by the 100-year recurrence interval flood event.

Wetlands: Includes areas one acre or more in size in which the water table is at, near, or above the land surface and which are characterized by both hydric soils and by the growth of sedges, cattails, and other wetland vegetation.

Wet Soils: Includes areas covered by wet, poorly drained, and organic soils.

Woodlands: Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.

Wildlife Habitat: Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.

Steep Slope: Includes areas with land slopes of 12 percent or greater.

Prairies: Includes open, generally treeless areas which are dominated by native grasses.

Park: Includes public and private park and open space sites.

Historic Site: Includes sites listed on the National Register of Historic Places.

Scenic Viewpoint: Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.

Scientific and Natural Area Sites: Includes tracts of land and water so little modified by human activity that they contain intact native plant and animal communities believed to be representative of the presettlement landscape.

^bIncludes such improvements as stream channel modifications and such facilities as dams.

^cIncludes trails for such activities as hiking, bicycling, cross-country skiing, nature study, and horseback riding, and excludes all motorized trail activities. It should be recognized that trails for motorized activities such as snowmobiling that are located outside the environmental corridors may of necessity have to cross environmental corridor lands. Proposals for such crossings should be evaluated on a case-by-case basis, and if it is determined that they are necessary, such trail crossings should be designed to ensure minimum disturbance of the natural resources.

^dIncludes areas intended to accommodate camping in tents, trailers, or recreational vehicles which remain at the site for short periods of time—typically ranging from an overnight to a two-week stay.

^eIt should be recognized that certain transportation facilities such as bridges may be constructed over such resources.

^fIt should be recognized that utility facilities such as public sanitary sewers may be located in or under such resources.

^gIt should be recognized that electric power transmission lines and similar lines may be suspended over such resources.

^hIt should be recognized that certain flood control facilities such as dams and channel modifications may need to be provided in such resources to reduce or eliminate flood damage to existing development.

ⁱIt should be recognized that bridges for trail facilities may be constructed over such resources.

^jIt should be recognized that streets and highways may cross such resources. Where this occurs there should be no net loss of flood storage capacity or wetlands.

^kAny development affecting wetlands must adhere to water quality standards for wetlands established under Chapter NR 103 of the Wisconsin Administrative Code.

^lOnly an appropriately designed boardwalks/trails should be permitted.

^mOnly appropriately designed and located hiking and cross-country ski trails should be permitted.

ⁿOnly an appropriately designed, vegetated, and maintained ski hill should be permitted.

Source: SEWRPC.