

## Appendix G

### GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

Component Natural Resource and Related Features within Environmental Corridors <sup>a</sup>	Permitted Development													
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)								Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities <sup>b</sup>	Trails <sup>c</sup>	Picnic Areas	Family Camping <sup>d</sup>	Golf	Playfields	Hard- Surface Courts	Parking	Buildings		
Lakes, Rivers, and Streams.....	- <sup>e</sup>	- <sup>f,g</sup>	--	- <sup>h</sup>	- <sup>i</sup>	--	--	--	--	--	--	--	--	--
Shoreland <sup>i</sup> .....	X	X	X	X	X	X	--	X	--	--	X	X	--	--
Floodplain <sup>k</sup> .....	- <sup>l</sup>	X	X	X	X	X	--	X	X	--	X	X	--	--
Wetland <sup>m</sup> .....	- <sup>l</sup>	X	--	--	X <sup>n</sup>	--	--	- <sup>o</sup>	--	--	--	--	--	--
Wet Soils.....	X	X	X	X	X	--	--	X	--	--	X	--	--	--
Woodland.....	X	X	X <sup>p</sup>	--	X	X	X	X	X	X	X	X <sup>q</sup>	X	X
Wildlife Habitat.....	X	X	X	--	X	X	X	X	X	X	X	X	X	X
Steep Slope.....	X	X	--	--	- <sup>r</sup>	--	--	X	--	--	--	--	--	--
Prairie.....	--	- <sup>g</sup>	--	--	- <sup>r</sup>	--	--	--	--	--	--	--	--	--
Park.....	X	X	X	X	X	X	X	X	X	X	X	X	--	--
Historic Site.....	--	- <sup>g</sup>	--	--	- <sup>r</sup>	--	--	--	--	--	X	--	--	--
Scenic Viewpoint.....	X	X	--	--	X	X	X	X	--	--	X	X	X	X
Natural Area or Critical Species Habitat Site.....	--	--	--	--	- <sup>q</sup>	--	--	--	--	--	--	--	--	--

NOTE: An "X" indicates that facility development is 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, and minimize disturbance of, 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. In all cases however, the proposed recreational development should not threaten the integrity of the remaining corridor lands nor destroy particularly significant resource elements in that corridor. Each such proposal should be reviewed on a site-by-site basis. 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.
- **Rural Density Residential Development:** Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. 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 acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single-family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

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.

## Appendix G (continued)

### FOOTNOTES

<sup>a</sup>The 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.

Shoreland: 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 that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

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; also includes savannas.

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

Historic Site: Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archeological features such as American Indian settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.

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

Natural Area and Critical Species Habitat Sites: Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.

<sup>b</sup>Includes such improvements as stream channel modifications and such facilities as dams.

<sup>c</sup>Includes 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.

<sup>d</sup>Includes 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 stay to a two-week stay.

<sup>e</sup>Certain transportation facilities such as bridges may be constructed over such resources.

<sup>f</sup>Utility facilities such as sanitary sewers may be located in or under such resources.

<sup>g</sup>Electric power transmission lines and similar lines may be suspended over such resources.

<sup>h</sup>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.

<sup>i</sup>Bridges for trail facilities may be constructed over such resources.

<sup>j</sup>Consistent with Chapter NR 115 of the Wisconsin Administrative Code.

<sup>k</sup>Consistent with Chapter NR 116 of the Wisconsin Administrative Code.

<sup>l</sup>Streets and highways may cross such resources. Where this occurs, there should be no net loss of flood storage capacity or wetlands. Guidelines for mitigation of impacts on wetlands by Wisconsin Department of Transportation facility projects are set forth in Chapter Trans 400 of the Wisconsin Administrative Code.

<sup>m</sup>Any development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the Wisconsin Administrative Code.

<sup>n</sup>Only an appropriately designed boardwalk/trail should be permitted.

<sup>o</sup>Wetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.

<sup>p</sup>Generally excludes detention, retention, and infiltration basins. Such facilities should be permitted only if no reasonable alternative is available.

<sup>q</sup>Only if no alternative is available.

<sup>r</sup>Only appropriately designed and located hiking and cross-country ski trails should be permitted.

<sup>s</sup>Only appropriately designed, vegetated, and maintained ski hills should be permitted.

Source: SEWRPC.