

A COMPREHENSIVE PLAN FOR THE TOWN OF HARTFORD: 2050

(Figure, Map, and Tables are at the end of the report)

BACKGROUND

The Wisconsin legislature enacted a comprehensive planning law in 1999, set forth in Section 66.1001 of the *Wisconsin Statutes*. The 1999 requirements supplement earlier provisions in the Statutes for preparing county development plans (Section 59.69(3)) and local master plans (Section 62.23), and provide a framework for developing, adopting, implementing, amending, and updating comprehensive plans in Wisconsin. The law includes a “consistency” requirement, whereby zoning, subdivision, and official mapping ordinances adopted and enforced by counties, cities, villages, and towns must be consistent with the comprehensive plan adopted by the county or local unit of government.

A multi-jurisdictional planning process was undertaken by Washington County, the Town of Hartford and 10 other local government partners, UW-Extension, and SEWRPC from 2005 through 2009 to address the comprehensive planning requirements. This process resulted in the adoption of comprehensive plans by the County and each local government partner that satisfy the Statute requirements. The Town of Hartford’s original comprehensive plan is documented in the first edition of this report, *A Comprehensive Plan for the Town of Hartford: 2035*, which was adopted by the Town Board on April 13, 2009.

The first edition of the Town’s comprehensive plan is an extensive report that includes a wide range of data and mapping. The first edition also includes the nine comprehensive planning elements and corresponding goals, objectives, policies, and programs required by the comprehensive planning law.¹ Section 66.1001(2)(i) of the *Statutes* requires that the plan be updated no less than once every ten years, but it does not specify what the update must include or how extensive it must be. Based on discussion between Town officials and SEWRPC staff, this update to the plan focuses on updating the land use plan map and land use plan categories. The land use plan map is a visual representation of the comprehensive plan that serves to

¹ *The nine elements include: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural, and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation.*

support the goals and objectives set forth in the first edition of the plan. The resolutions and ordinance adopted during the plan update process are included in Appendix A.

POPULATION AND HOUSEHOLD PROJECTIONS

To ensure that adequate and suitable land is available to accommodate anticipated future population growth in the Town, the Town Board selected a probable 2050 design year plan population level for this plan update. Two alternative population projections were developed for the Town Board to consider in an effort to lessen the uncertainty associated with forecasting a future population level. One projection was prepared by SEWRPC under VISION 2050, which documents the regional land use and transportation plan originally adopted by the Commission in 2016 and updated in 2020. The other projection was also prepared by SEWRPC in conjunction with the Washington County comprehensive plan update, and is based on the population trends experienced in the Town from 1990 to 2015. The “recent trends” analysis used a technique similar to that used by the Wisconsin Department of Administration to prepare its population forecasts, wherein population changes between 2000 and 2015 were weighted more heavily than changes between 1990 and 2000.

VISION 2050 envisions a future population of 6,649 Town residents in 2050,² while a continuation of recent trends would result in about 3,353 Town residents in 2050. The Town’s population would increase by 3,062 residents from the estimated 2015 population (3,587) under the VISION 2050 projection, which is an increase of about 85 percent. The Town’s population would decrease by about 234 residents under the recent trends projection, which is a decrease of about 7 percent. A comparison of the two projections, in relation to changes in the Town’s population between 1950 and 2015, is presented in Figure 1.

The two alternative projections provide a reasonable range for the Town’s year 2050 population. The Plan Commission and Town Board considered the projection range, past trends, and local knowledge and expectations regarding anticipated future growth and development in choosing the Town’s population projection for 2050. The Plan Commission and Town Board chose to adopt a 2050 population projection of 3,600, which reflects the lack of population growth in the Town since the 2010 decennial census.

² Assumes that 2010 city and village boundaries will not change. The VISION 2050 population projection for the Town would be 1,058 residents if acreage within planned sewer service areas is detached from the Town by the year 2050.

The selected population projection would result in approximately 1,335 households in 2050, based on an anticipated household size of 2.69 people per household and an anticipated group-quartered population of 10 people.

TOWN OF HARTFORD LAND USE PLAN UPDATE

Land Use Plan Map Overview

The land use plan for the Town of Hartford is shown in graphic form on Map 11 (2020 update). Table 1 lists the number of acres and the percentage of land allocated to each land use category on the 2050 land use plan map.

The conceptual framework for this land use plan update is the same as that used to design the 2035 plan. The Town contains a rich agricultural and natural resource base that includes environmental corridors, Pike Lake, the Ashippun and Rubicon Rivers, and the Kettle Moraine State Forest – Pike Lake Unit. The 2035 land use plan and this update are built on the land use plan adopted by the Town Board in 1996, which provided for farmland preservation, environmental protection, and controlled growth. Land use and development in the Town is also affected by the City of Hartford, which bisects the Town from east to west along STH 60, and to a lesser degree by the Village Slinger on the northeast side of the Town. Urban development occurs in small portions of the Town adjacent to or surrounded by the City. Urban development on small lakefront lots has also occurred along Pike Lake, with the exception of lakefront property located within the Pike Lake Unit of the Kettle Moraine State Forest, and in Section 13 north of the Wisconsin and Southern Railroad (WSOR). Urban development in these areas is served by the Pike Lake Utility District and the Hilldale Sanitary District, which provide sanitary sewage collection, treatment, and disposal services.

Land Use Plan Map Updates

The following is a list of updates made to the year 2050 land use plan map as part of this update to the Town's comprehensive plan, based on discussion between Town officials and SEWRPC staff:

- Updates to local government and planned sewer service area boundaries to reflect most current available
- Updates to include current parcel lines and street and highway rights-of-way

- Updates to include current information on primary environmental corridors and secondary environmental corridors
- Updates to add information on isolated natural resource areas
- Update to the Outdoor Recreation lands to reflect expansion of the Pike Lake Unit of the Kettle Moraine State Forest on the southwest side of Pike Lake

Land Use Plan Categories

Each land use category shown on Map 11 is described in the following sections. Table 2 lists each land use category on the land use plan map and corresponding Town zoning districts. In general, areas of existing urban-density residential development should be placed in the R zoning district; existing urban-density residential development adjacent to Pike Lake should be placed in the R4 zoning district, existing State and County parks should be placed in the OR zoning district; and areas currently in agricultural use that are shown for residential, commercial, or industrial use on the land use plan map should be placed in the AT zoning district. Petitions for rezones or text amendments to the Town Zoning Ordinance should be accompanied by a statement of the proposed zoning change, its compatibility with the Town Comprehensive Plan, and the conditions warranting a zoning change. All rezoning applications should be carefully reviewed relative to the 2050 land use plan map and the first edition of this comprehensive plan. If a proposed rezoning is not consistent with the plan, the rezoning should be denied. As an alternative, the Town Board may consider amending the plan. Plan amendments and rezonings may be reviewed concurrently, but a plan amendment should be approved prior to approval of the rezoning.

In addition, the Intergovernmental Agreement Between the City of Hartford and the Town of Hartford to Provide for Orderly Growth and Development and Sewer Service may impact development decisions under a number of the Town land use plan categories. The agreement includes criteria for land divisions, terms for attachments for sewer service in the Hillcrest Estates Subdivision, and terms for development in the Pike Lake area. The agreement was approved by the Town and the City in April 2018 and has a term of 10 years.

Residential Development

Urban Density Residential

Urban density residential uses occupy 936 acres, or about 5 percent of the Town, on the 2050 land use plan map. The Urban Density Residential category includes single-family residential development with a minimum lot size of 12,000 square feet in sewerred areas and 40,000 square feet in unsewered areas, with

lots typically created as part of a subdivision plat. Two-family residential development may also occur on a limited basis, consistent with the requirements of the Town zoning ordinance.

The land use plan map designates urban density residential development predominantly within the City of Hartford and Village of Slinger sewer service areas. Existing subdivisions outside the planned sewer service areas have also been placed in this category, including the Bramble Wood subdivision located in Section 11 along Arthur Road, the Echo Glen Estates subdivision in Section 12 east of Kettle Moraine Road, and the Woodstone subdivision in Section 25 along CTH CC. Currently undeveloped areas that have been placed in this category include the area west of the Edgewood Subdivision in Section 13 and the area surrounding the Hillcrest Estates subdivision in Section 32.

Rural Density Residential

The Rural Density Residential category includes single-family homes on lots of 40,000 square feet or more. Areas within this category are generally infill or minor expansions of small concentrations of existing residential development at scattered locations throughout the Town. Parcels in this category are typically created by certified survey map rather than through a subdivision plat. Rural density residential uses occupy 777 acres, or about 4 percent of the Town, on the 2050 land use plan map.

Altogether, residential uses occupy 1,713 acres, or about 10 percent of the Town, on the 2050 land use plan map. This compares to 1,210 acres of residential lands in the Town in 2008, or an increase of 503 acres, or about 42 percent, between 2008 and 2050.

Commercial

Areas designated for commercial use are intended for development of small scale retail, office, and service uses to serve local residents, such as restaurants, stores, and specialty shops; banks and other services; medical and professional offices; and auto service and repair shops. Areas for new commercial development are designated on the land use plan map along STH 83 south of the City of Hartford, at the intersection of STH 175 and Arthur Road, in St. Lawrence, and as expansions of existing commercial development along STH 60. Commercial uses occupy 215 acres, or about 1 percent of the Town, on the 2050 land use plan map.

Light Industrial

Areas designated for industrial use are intended for development of warehousing, storage, and light manufacturing uses. The land use plan map designates future light industrial areas in Section 1, surrounding the Cedar Lake Sand and Gravel operation; south of the Hartford airport; and between STH 60 and the

WSOR railway west of Kettle Moraine Road. Section 1 is also designated as Business Park in the Village of Slinger comprehensive plan. Light industrial uses occupy 338 acres, or about 2 percent of the Town, on the 2050 land use plan map.

Institutional

The institutional land use category includes governmental and institutional buildings and grounds existing in 2020, which included the Town Hall and adjacent Town park, recycling center, and Town garage; St. Lawrence Catholic Church; and two cemeteries. The land use plan map designates 25 acres, or less than 1 percent of the Town, in this category. Although no new areas are designated for institutional uses on the plan map, Town officials will consider amending the plan map to allow such uses if residential development in the Town results in a need for additional space for public works and/or administrative offices or other institutional uses.

Outdoor Recreation

The land use plan map designates 434 acres, or about 2 percent of the Town, for outdoor recreational uses. This category includes existing park and recreation areas for active recreational uses. Five sites have been placed in this category on the land use plan map: portions of the WDNR owned Kettle Moraine State Forest – Pike Lake Unit, the County-owned Family Park/Washington County Golf Course, the Hartford Community Conservation Club, the Park View Heights Subdivision Park, and the Hartford Country Club. The Hartford Town Park, which is adjacent to the Town hall, has been placed in the institutional category. Although no new areas are designated for outdoor recreation on the plan map, Town officials will consider amending the plan map to allow additional low-intensity outdoor recreational uses if needed to serve residential growth in the Town. For example, additional neighborhood parks may be needed to serve residential subdivisions in Sections 13 and 14. The Town discourages the development of commercial recreational facilities that would create high levels of noise or traffic in the Town.

Streets and Highways

All existing street and highway rights-of-way (as of December 2019) are shown on Map 11 as a separate category. Chapter VIII of the first addition of this plan provides additional information regarding planned transportation facilities in the Town. There are 561 acres, or about 3 percent of the Town, within existing street and highway rights-of-way.

Railroad

The rights-of-way of the Canadian National (CN) Railroad and the Wisconsin and Southern Railroad (WSOR) Company are reflected on the land use plan map. Together, the railroad rights-of-way occupy 39 acres, or less than 1 percent of the Town.

Utility

This category includes private and public utilities that provide residents and businesses with electric power, natural gas, communications, water, and sewage and solid waste management facilities and services. This category occupies nine acres, or less than 1 percent of the Town, on the land use plan map.

Extractive

Extractive land uses involve on-site extraction of surface or subsurface materials, usually sand and gravel. There is one extractive area shown on the land use plan map, the Cedar Lake Sand and Gravel Company site in the northeast corner of the Town, which encompasses 285 acres, or about 2 percent of the Town. Mining at the site is expected to continue to and beyond 2050. Two other smaller extractive operations existed in the Town in 2020. These sites are not shown on the land use plan map, but may continue to operate in accordance with their approved plans. Expansion of existing extractive sites will be considered in accordance with the goals, objectives, policies, and programs in Chapter V of the first edition of this plan.

Agricultural Preservation

Lands within the agricultural preservation category are limited to agricultural and supporting uses on parcels with a minimum parcel size of 35 acres. Lands within this category contain productive farm soils (Class I, II, and III), scored 7.0 or higher in the Land Evaluation and Site Assessment (LESA) analysis, and are relatively free from urban development. An overview of the LESA analysis is presented in Chapter V of the first edition of this plan. Areas designated for agricultural preservation occupy 6,873 acres, or about 39 percent of the Town.

Agricultural Transition

The agricultural transition land use category is intended to accommodate continued general agricultural uses and single-family residences at a density of no more than one home per 35 acres. Much of the Town adjacent to the City of Hartford has been placed in this category. Areas designated as Agricultural Transition will be zoned for agricultural use, and must be rezoned to permit an urban use before development can occur. Conversion of parcels designated for agricultural transition to urban use will be considered by Town officials based on a request by the property owner and consideration of adjacent land uses. Areas

designated for agricultural transition occupy 2,682 acres, or about 15 percent of the Town, on the land use plan map.

Environmentally Significant Areas

To effectively guide urban development and redevelopment in the Town into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to carefully consider the location of planned land uses in relation to natural resources. Locating new urban development outside of primary and secondary environmental corridors and isolated natural resource areas will serve to maintain a high level of environmental quality in the Town, and will also avoid costly development problems such as flood damage, wet basements, failing pavements, and infiltration of clear water into sanitary sewerage systems. Properly relating new development to such environmentally significant areas will also help preserve the scenic beauty of the Town.

This comprehensive plan recommends substantial preservation of remaining primary and secondary environmental corridors and isolated natural resource areas in accordance with the guidelines set forth in Table 3 (Table 25 in Chapter V of the first edition of this plan). Development within these areas should be limited to required transportation and utility facilities, compatible outdoor recreation facilities, and very low density residential development carefully designed so as to minimize the impact on natural resources.

Primary Environmental Corridors

Environmental corridors, more fully described in Chapter V in the first edition of this plan, are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base. Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas, as well as floodplains and steeply sloped areas where intensive urban development would be ill-advised. Protecting the primary environmental corridors from additional intrusion by urban development is one of the principal objectives of this plan. Primary environmental corridors occupy 2,639 acres, or about 15 percent of the Town, on the land use plan map.

Secondary Environmental Corridors

Secondary environmental corridors contain concentrations of high-value elements of the natural resource base, but are smaller in area than primary environmental corridors. Secondary environmental corridors serve to link primary environmental corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size. Secondary environmental corridors occupy 958 acres, or about 5 percent of the Town, on the land use plan map.

Isolated Natural Resource Areas

Isolated natural resource areas consist of areas with important natural resource values that are separated geographically from environmental corridors. Most of the isolated natural resource areas in the Town are wetlands or tracts of woodlands that are between five and 100 acres in size and 200 feet wide. Isolated natural resource areas occupy 450 acres, or about 3 percent of the Town, on the land use plan map.

Development on Parcels Containing Environmentally Significant Areas

Where possible, this comprehensive plan recommends that urban development be located entirely outside of primary and secondary environmental corridors, isolated natural resource areas, and other environmentally significant areas. While calling for preserving primary and secondary environmental corridors and isolated natural resource areas, the plan recognizes that in some cases very low density residential development may occur on the upland portion of such lands. In addition to limited residential development, land uses such as transportation and utility facilities and certain recreational uses may also be accommodated within these environmentally significant areas without jeopardizing their overall integrity. Guidelines for the types of development that may be accommodated within various component natural resource features of environmental corridors are set forth in Table 3. Even though these guidelines are not exhaustive, with good judgment they may be extended to, and be used for the evaluation of, proposals for similar types of development not specifically listed.

Surface Water

The Surface Water land use category includes lakes, ponds, rivers, creeks, and streams. Surface water and adjacent riparian buffers should be protected to maintain water quality. Surface waters encompass 531 acres, or about 3 percent of the Town. Pike Lake accounts for most of the surface water within the Town.

Land Use Plan Category Updates

The following is a list of updates made to the year 2050 land use plan categories as part of this update to the Town's comprehensive plan based on discussion between Town officials and SEWRPC staff:

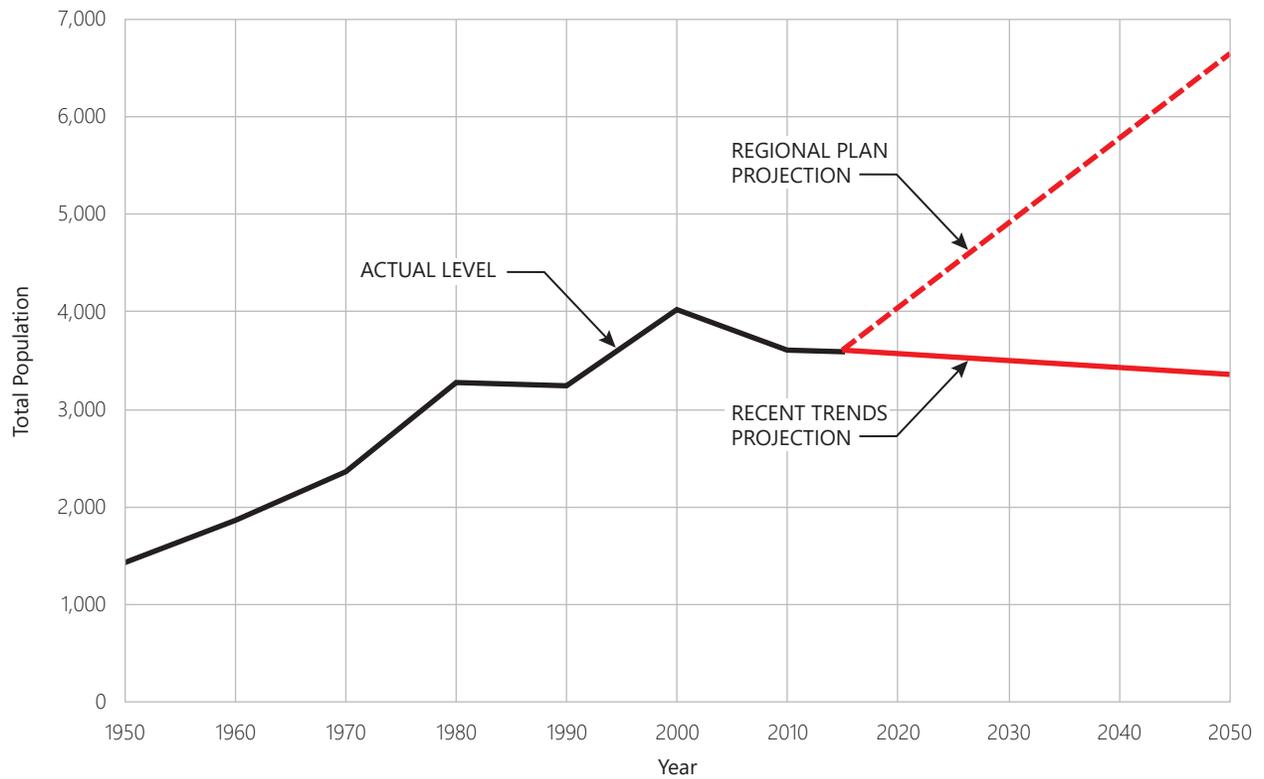
- Update to acknowledge the Intergovernmental Agreement Between the City of Hartford and the Town of Hartford to Provide for Orderly Growth and Development and Sewer Service
- Update to the Urban Density Residential land use category to accommodate two-family residential development on a limited basis consistent with the requirements of the Town zoning ordinance

- Added isolated natural resource areas to the Environmentally Significant Areas description to reflect the addition of isolated natural resource areas to the land use plan map

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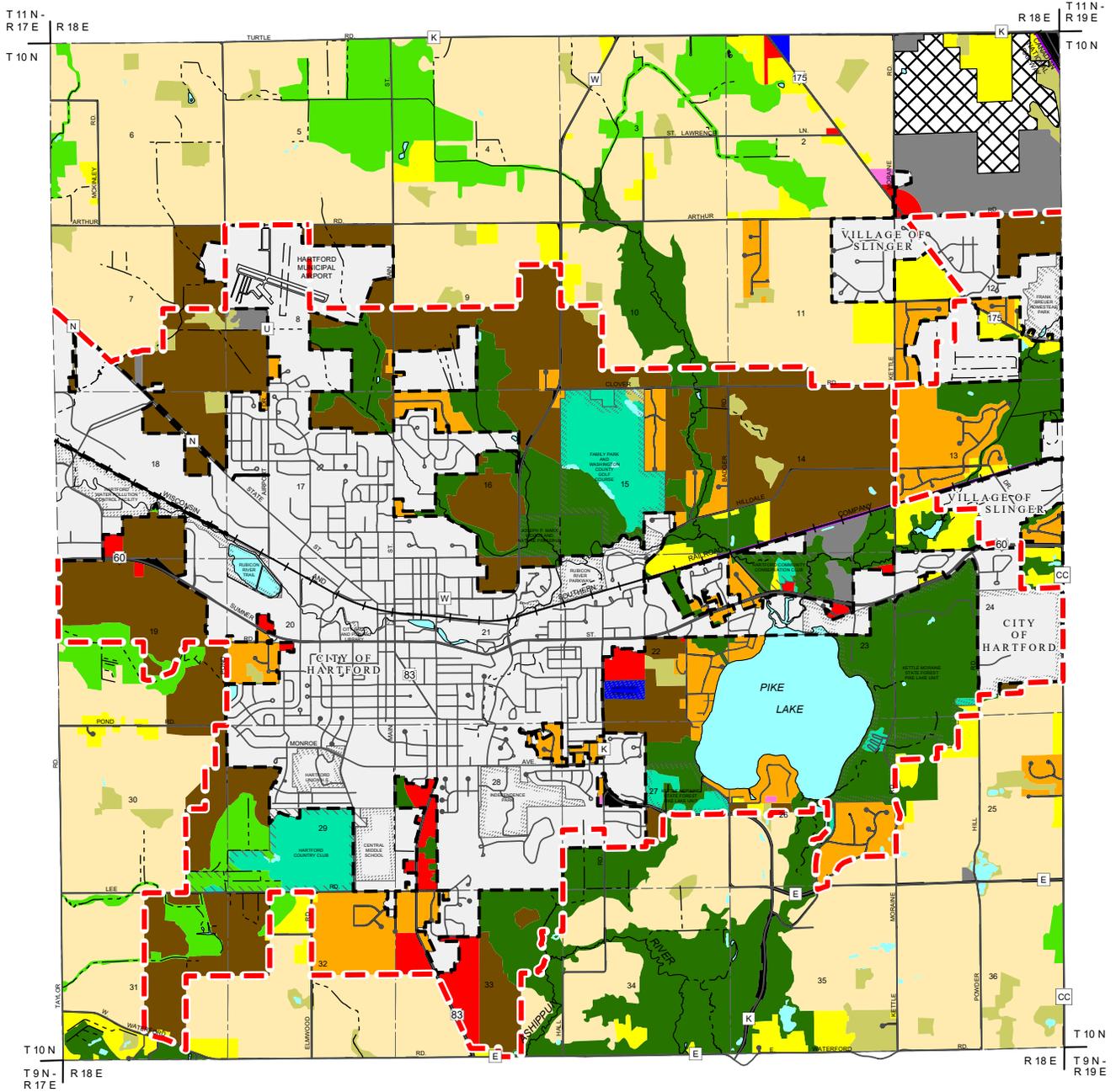
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Figure 1
Historical and Alternative Future Population Levels in the Town of Hartford: 1950-2050



Source: U.S. Census Bureau, Wisconsin Department of Administration, and SEWRPC

Map 11 (2020 Update)
Land Use Plan for the Town of Hartford: 2050 (Preliminary Draft)



- | | | |
|---------------------------|---------------------------|--|
| URBAN DENSITY RESIDENTIAL | RAILROAD | PRIMARY ENVIRONMENTAL CORRIDOR |
| RURAL DENSITY RESIDENTIAL | UTILITY | SECONDARY ENVIRONMENTAL CORRIDOR |
| COMMERCIAL | EXTRACTIVE | ISOLATED NATURAL RESOURCE AREA |
| LIGHT INDUSTRIAL | AGRICULTURAL PRESERVATION | SURFACE WATER |
| INSTITUTIONAL | AGRICULTURAL TRANSITION | TOWN/CITY/VILLAGE BOUNDARY (JULY 2020) |
| OUTDOOR RECREATION | | PLANNED SEWER SERVICE AREA BOUNDARIES (SEPTEMBER 2019) |
| STREETS AND HIGHWAYS | | |

Source: Town of Hartford, Washington County, and SEWRPC

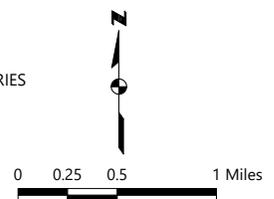


Table 1
Planned Land Uses in the
Town of Hartford: 2050

Land Use Category	Acres	Percent
Agricultural Preservation	6,873	38.7
Agricultural Transition	2,682	15.1
Primary Environmental Corridor	2,639	14.9
Secondary Environmental Corridor	958	5.4
Isolated Natural Resource Area	450	2.5
Urban Density Residential ^a	936	5.3
Rural Density Residential ^b	777	4.4
Commercial	215	1.2
Light Industrial	338	1.9
Institutional	25	0.1
Outdoor Recreation	434	2.4
Streets and Highway	561	3.2
Railroad	39	0.2
Utility	9	0.1
Extractive	285	1.6
Surface Water	531	3.0
Total	17,752	100.0

^a Allows residential uses with a minimum density of one home per 12,000 square feet in sewerred areas or 40,000 square feet in unsewerred areas.

^b Allows residential uses with a minimum density of one home per 12,000 square feet in sewerred areas or 40,000 square feet in unsewerred areas and a maximum density of one home per two acres.

Source: Town of Hartford and SEWRPC

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Table 2
Town of Hartford Land Use Plan Categories
and Corresponding Zoning Districts

Land Use Plan Categories (see Map 11)	Corresponding Zoning Districts
Urban Density Residential	R Residential R4 Pike Lake Residential
Rural Density Residential	RR Rural Residential
Commercial	C Commercial
Light Industrial	LI Light Industrial
Institutional	R Residential RR Rural Residential ^a C Commercial AT Agricultural Transition ^b
Outdoor Recreation	OR Outdoor Recreation R Residential RR Rural Residential AT Agricultural Transition ^c
Utility	AP Agricultural Preservation ^d AT Agricultural Transition ^d
Extractive	AP Agricultural Preservation ^e AT Agricultural Transition ^e
Agricultural Preservation	AP Agricultural Preservation
Agricultural Transition	AT Agricultural Transition
Primary and Secondary Environmental Corridors and Isolated Natural Resource Areas	WC Wetland Conservancy ^f UCO Upland Conservancy Overlay ^f

^a Private institutional uses are conditional in the RR district.

^b Public and private institutional uses are conditional in the AT district.

^c Public recreation uses are conditional in the AT district.

^d Utilities are conditional in the AP and AT districts.

^e Extractive uses are conditional in the AP and AT districts.

^f The WC district should be applied to wetlands and surface waters in primary and secondary environmental corridors and isolated natural resource areas. A new UCO overlay district should be applied as an overlay to basic use zoning districts in areas that are in upland portions of environmental corridors and isolated natural resource areas. Upland areas are those outside wetlands and surface waters, and typically include woodlands, steep slopes, and wildlife habitat.

Source: SEWRPC

#255210-2

**Table 3
Guidelines for Development Considered Compatible with Primary Environmental Corridors and Isolated Natural Resource Areas**

Component Natural Resource and Related Features Within Environmental Corridors ^a	Permitted Development																Other Development (see General Development Guidelines below)	
	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)
	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	-- ^j	--	--	X	X	--	--	--	--	--	--	--	--	
Riparian Buffer ⁱ	X	X	X	X	X	--	X	X	--	--	X	--	--	X	X	--	--	
Floodplain ^k	-- ^j	X	X	X	X	--	X	X	--	--	X	X	--	X	X	--	--	
Wetland ^m	-- ^j	X	--	--	X ⁿ	--	--	X	--	--	-- ^o	--	--	--	--	--	--	
Wet Soils	X	X	X	X	X	--	X	X	--	--	X	--	--	X	--	--	--	
Woodland	X	X	X ^e	--	X	X	X	X	X	X	X	X	X	X	X ^q	X	X	
Wildlife Habitat	X	X	X	--	X	X	--	X	X	X	X	X	X	X	X	X	X	
Steep Slope	X	X	--	--	-- ^f	--	--	--	X ⁱ	X	X	--	--	--	--	--	--	
Prairie	--	-- ^g	--	--	-- ^f	--	--	--	--	--	--	--	--	--	--	--	--	
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Historic Site	--	-- ^g	--	--	-- ^f	--	--	--	--	--	--	--	--	X	--	--	--	
Scenic Viewpoint	X	X	--	--	X	X	--	X	X	X	X	--	--	X	X	X	X	
Natural Area or Critical Species Habitat Site	--	--	--	--	-- ^g	--	--	--	--	--	--	--	--	--	--	--	--	

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.

APPLICABILITY
These guidelines indicate the types of development that can be accommodated within primary and secondary environmental corridors and isolated natural resource areas while maintaining the basic integrity of those areas. Throughout this table, the term "environmental corridors" refers to primary and secondary environmental corridors and isolated natural resource areas.

- Under VISION 2050:
- As regionally significant resource areas, primary environmental corridors should be preserved in essentially natural, open use—in accordance with the guidelines in this table.
 - Secondary environmental corridors and isolated natural resource areas warrant consideration for preservation in essentially natural open use, as determined in county and local plans and in a manner consistent with State and Federal regulations. County and local units of government may choose to apply the guidelines in this table to secondary environmental corridors and isolated natural resource areas.

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.

Table continued on next page.

Table 3 (Continued)

- **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 multifamily structures. When rural residential development is accommodated, cluster subdivision designs are strongly encouraged.
- **Other Development:** In lieu of recreational or rural-density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis. Under this arrangement, while the developed area would no longer be part of the environmental corridor, the entirety of the remaining corridor would be permanently preserved from disturbance. From a resource protection point of view, preserving a minimum of 90 percent of the environmental corridor in this manner may be preferable to accommodating scattered homesites and attendant access roads at an overall density of one dwelling unit per five acres throughout the upland corridor areas.
- **Pre-Existing Lots:** Single-family development on existing lots of record should be permitted as provided for under zoning at the time of adoption of the land use plan.
- All permitted development presumes that sound land and water management practices are utilized.

FOOTNOTES

- ^a *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.
Riparian Buffer: 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 1 percent annual probability 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 that 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 archaeological 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.
- ^b Includes such improvements as stream channel modifications and such facilities as dams.
- ^c 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.
- ^d Includes areas intended to accommodate camping in tents, trailers, or recreational vehicles that remain at the site for short periods of time, typically ranging from an overnight stay to a two-week stay.
- ^e Certain transportation facilities such as bridges may be constructed over such resources.
- ^f Utility facilities such as sanitary sewers may be located in or under such resources.
- ^g Electric power transmission lines and similar lines may be suspended over such resources.
- ^h 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.
- ⁱ Bridges for trail facilities may be constructed over such resources.
- ^j Previous editions of these guidelines identified this category as "Shoreland," rather than "Riparian Buffer." Riparian buffers, as defined in footnote "a" of this table, typically would be located within a State-defined shoreland area (see Chapters NR 115 and NR 117 of the Wisconsin Administrative Code).
- ^k Consistent with Chapter NR 116 of the Wisconsin Administrative Code.
- ^l 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.

Table continued on next page.

Table 3 (Continued)

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

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

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

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

^q Only if no alternative is available.

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

^s Only an appropriately designed, vegetated, and maintained ski hill should be permitted.

Source: SEWRPC