

SEWRPC FACT SHEET

ENVIRONMENTALLY SIGNIFICANT LANDS-- IDENTIFICATION OF AREAS WHICH ARE INELIGIBLE FOR PUBLIC SANITARY SEWER SERVICE IN LOCAL SEWER SERVICE AREA PLANS

Local sanitary sewer service area plan reports prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) as part of the regional water quality management plan over the past 20 years have identified primary environmental corridors, secondary environmental corridors, and isolated natural resource areas.¹ The local sewer service area plans are updated from time to time. Since 1997, as part of the sewer service area plan updates, the mapped information has been expanded to include the identification of environmentally significant lands where the extension of sewers to serve new "urban" development is not permitted. Within such areas, sewered development is confined to limited recreational and institutional uses and rural-density (one dwelling unit per five acres) residential development in upland areas.

As part of sewer service area plan updates, the following are identified as areas where the extension of sewers to serve new intensive urban development is not permitted except as noted above:

- All primary environmental corridors.
- Those portions of secondary environmental corridors and isolated natural resource areas comprised of the following:
 - Wetlands
 - 100-year recurrence interval floodplains
 - Shoreland areas (defined for this purpose as follows: a band 50 feet wide along both sides of an intermittent stream; a band 75 feet wide along both sides of a perennial stream; and a band 75 feet wide around lake shorelines)
 - Areas of steep slope (slopes of 12 percent or greater)

Good planning practice suggests that areas of steep slope *located outside environmental corridors and isolated natural resource areas* also be considered for maintenance as permanent open space. However, the regional plan does not preclude the development or other alteration of such areas. County and local units of government may permit development or alteration of such areas. Where such areas are developed or otherwise altered, it is essential that the street, block, and lot pattern be carefully fitted to the topography; that the site design minimize runoff and erosion; that proper construction erosion control practices be adhered to; and that the site be properly stabilized.

¹The methodology used in the mapping of environmental corridors and isolated natural resource areas is described in SEWRPC *Technical Record* Volume 4, No. 2, available at the SEWRPC.

Information on environmentally significant lands presented in the sewer service area plan reports is based upon the most current aerial photographs available, soil survey maps, and natural resource base inventories conducted by the SEWRPC and the Wisconsin Department of Natural Resources. Importantly, every updated sewer service area plan report includes text which recognizes that the precise delineation of environmentally significant lands can only be determined through field investigation.

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