

# SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF SUSSEX AND TOWN OF LISBON

## WAUKESHA COUNTY WISCONSIN

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COMMUNITY ASSISTANCE PLANNING REPORT  
No. 84 (3<sup>rd</sup> Edition)

**SANITARY SEWER SERVICE AREA  
FOR THE VILLAGE OF SUSSEX  
AND TOWN OF LISBON  
WAUKESHA COUNTY, WISCONSIN**

Prepared by the

Southeastern Wisconsin Regional Planning Commission  
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June 2011

\$10.00

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# SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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**SUBJECT:** Certification of Amendment to the Adopted Regional Water Quality Management Plan (Sussex Sanitary Sewer Service Area)

**TO:** The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Waukesha, the Village of Sussex, the Town of Lisbon, and the Town of Lisbon Sanitary District No. 1.

This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held at the Washington County Courthouse Government Center, West Bend, Wisconsin, on the 15th day of June 2011, the Commission did by unanimous vote of all Commissioners present, being 14 ayes and 0 nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated by reference to the same force and effect as if it had been specifically set forth herein in detail, adopt an amendment to the regional water quality management plan, which plan was originally adopted by the Commission on the 12th day of July 1979, as part of the master plan for the physical development of the Region. Said amendment to the regional water quality management plan pertains to the revised Sussex sanitary sewer service area and consists of the documents attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan, and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the City of Pewaukee, Wisconsin, this 16th day of June 2011.

David L. Stroik, Chairman  
Southeastern Wisconsin  
Regional Planning Commission

**ATTEST:**

Kenneth R. Yunker, Deputy Secretary

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**RESOLUTION NO. 2011-10**

**RESOLUTION OF THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING  
COMMISSION AMENDING THE ADOPTED REGIONAL WATER QUALITY  
MANAGEMENT PLAN, THAT PLAN BEING A PART OF THE MASTER PLAN  
FOR THE PHYSICAL DEVELOPMENT OF THE REGION CONSISTING OF THE  
COUNTIES OF KENOSHA, MILWAUKEE, OZAUKEE, RACINE, WALWORTH,  
WASHINGTON, AND WAUKESHA IN THE STATE OF WISCONSIN  
(SUSSEX SANITARY SEWER SERVICE AREA)**

WHEREAS, pursuant to Section 66.0309(10) of the *Wisconsin Statutes*, the Southeastern Wisconsin Regional Planning Commission, at a meeting held on the 12th day of July 1979, duly adopted a regional water quality management plan as documented in the three-volume SEWRPC Planning Report No. 30, *A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000*; and

WHEREAS, at a meeting held on the 7th day of September 1994, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the sanitary sewer service area for the Village of Sussex and Town of Lisbon as documented in SEWRPC Community Assistance Planning Report No. 84 (2nd Edition), *Sanitary Sewer Service Area for the Village of Sussex, Waukesha County, Wisconsin*, dated September 1994, as amended; and

WHEREAS, the Village of Sussex and Town of Lisbon have requested that the Commission amend the Sussex-Lisbon sanitary sewer service area to include certain lands located outside the currently adopted sewer service area; and

WHEREAS, the proposed amendment to the regional water quality management plan is documented in SEWRPC Community Assistance Planning Report No. 84 (3rd Edition), entitled *Sanitary Sewer Service Area for the Village of Sussex and Town of Lisbon, Waukesha County, Wisconsin*, attached hereto and made a part hereof; and

WHEREAS, the proposed amendment to the regional water quality management plan as documented in SEWRPC Community Assistance Planning Report No. 84 (3rd Edition), was the subject of a public hearing held jointly by the Village of Sussex and the Regional Planning Commission on May 10, 2011; and

WHEREAS, Section 66.0309(9) of the *Wisconsin Statutes* authorizes and empowers the Regional Planning Commission, as the work of making the whole master plan progresses, to amend, extend, or add to the master plan or carry any part or subject thereof into greater detail;

NOW, THEREFORE, BE IT HEREBY RESOLVED:

FIRST: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979, and which was subsequently amended on the 7th day of September 1994 to include the refined Sussex Sanitary Sewer Service Area, as set forth in SEWRPC Community Assistance Planning Report No. 84 (2nd Edition), be and the same hereby is amended to include the revised sanitary sewer service area plan for the Sussex-Lisbon area, as set forth in SEWRPC Community Assistance Planning Report No. 84 (3rd Edition).

## RESOLUTION NO. 2011-10

SECOND: That the Executive Director is authorized to submit findings to the Wisconsin Department of Natural Resources and the Wisconsin Department of Commerce that public and private sanitary sewer extensions necessary to serve the anticipated development on the lands concerned are in conformance with, and would serve to implement, the adopted regional water quality management plan as herein amended.

THIRD: That a true, correct, and exact copy of this resolution, together with a complete and exact copy of SEWRPC Community Assistance Planning Report No. 84 (3rd Edition), shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals as the law may require or as the Commission, its Executive Committee, or its Executive Director, at their discretion, shall determine and direct.

The foregoing resolution, upon motion duly made and seconded, was regularly adopted at the meeting of the Southeastern Wisconsin Regional Planning Commission held on the 15th day of June 2011, the vote being: Ayes 14; Nays 0.



David L. Stroik, Chairman

ATTEST:



Kenneth R. Yunker, Deputy Secretary

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## Chapter I

# INTRODUCTION

### BACKGROUND

On July 12, 1979, the Southeastern Wisconsin Regional Planning Commission adopted a regional water quality management plan for Southeastern Wisconsin. The plan is aimed at achieving clean and wholesome surface waters within the seven-county Region, surface waters that are “fishable and swimmable.”<sup>1</sup> The plan has five basic elements: 1) a land use element, consisting of recommendations for the location of new urban development in the Region and for the preservation of primary environmental corridors and prime agricultural lands; 2) a point source pollution abatement element; 3) a nonpoint source pollution abatement element; 4) a sludge management element, consisting of recommendations for the handling and disposal of sludges from sewage treatment facilities; and 5) recommendations for the establishment of continuing water quality monitoring efforts in the Region.

The point source pollution abatement element of the regional water quality management plan includes recommendations concerning the location and extent of sanitary sewer service areas; the location, type, and capacity of, and the level of treatment to be provided at, sewage treatment facilities; the location and configuration of intercommunity trunk sewers; and the abatement of pollution from sewer system overflows and from industrial wastewater discharges. As part of the point source pollution abatement element, the initially adopted regional water quality management plan delineated a generalized sanitary sewer service area for each sanitary sewerage system in the Region. Nearly all of the initially adopted, generalized sewer service areas have now been refined and detailed through local sewer service area planning studies in order to reflect local as well as regional planning objectives. In each case, the refined sewer service area has been adopted as part of the areawide water quality management plan. The currently adopted sanitary sewer service areas in the Region are shown on Map 1.

In Southeastern Wisconsin, local sewer service area plans are prepared through a cooperative planning process involving the local unit of government responsible for operation of the sewage treatment facility, the Regional Planning Commission as the designated areawide water quality management planning agency, and the Wisconsin Department of Natural Resources, pursuant to the provisions of Chapter NR 121 of the *Wisconsin Administrative Code*. Following initial adoption, sanitary sewer service area plans may be amended in response to changing conditions and needs, subject to Chapter NR 121.

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<sup>1</sup>The adopted areawide water quality management plan is documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, dated 1978-1979, as amended.

## RECOMMENDED SANITARY SEWER SERVICE AREAS IN THE REGION: DECEMBER 2010





Sanitary sewer service area plans have a direct bearing on where sanitary sewers may be provided. Under State administrative rules, sanitary sewers may be extended only to lands located within a planned sewer service area adopted as part of an areawide water quality management plan. The inclusion of land in a sanitary sewer service area enables, but does not mandate, the provision of sewer service. Sanitary sewer service area plans also identify environmentally significant lands to which the extension of sewer service is prohibited or otherwise restricted.

Section NR 110.08(4) and Section Comm 82.20(4) of the *Wisconsin Administrative Code* require that the Wisconsin Department of Natural Resources, with respect to public sanitary sewers, and the Wisconsin Department of Commerce, with respect to private sanitary sewers, make a finding that all proposed sanitary sewer extensions are in conformance with adopted areawide water quality management plans, including the sanitary sewer service areas identified in such plans. In carrying out their responsibilities in this respect, these Departments require that the Southeastern Wisconsin Regional Planning Commission, as the designated areawide water quality management planning agency for Southeastern Wisconsin, review and comment on each proposed sewer extension as to its relationship to the approved plan and sewer service areas.

## **SEWER SERVICE AREA PLANNING FOR THE SUSSEX-LISBON AREA**

A sewer service area plan was first completed for the Sussex-Lisbon sewer service area in the early 1980s. Documented in SEWRPC Community Assistance Planning Report No. 84, *Sanitary Sewer Service Area for the Village of Sussex*, that plan was adopted by the Village of Sussex on April 26, 1983 and by the Regional Planning Commission on June 16, 1983; and was approved by the Wisconsin Department of Natural Resources on March 12, 1984. That first edition plan was amended twice, in 1987 and 1988.

A major revision of the Sussex-Lisbon sewer service area plan, documented in a second edition of SEWRPC Community Assistance Planning Report No. 84, was completed in 1994. That plan was adopted by the Village of Sussex on August 23, 1994 and by the Regional Planning Commission on September 7, 1994; and was approved by the Wisconsin Department of Natural Resources on March 14, 1995. There have been six amendments to the second edition sewer service area plan, each documented in a SEWRPC staff memorandum.

At the specific request of the Village of Sussex and Town of Lisbon, the Regional Planning Commission has proposed this major revision of the Sussex-Lisbon sewer service area plan. The plan revision includes the consideration of local and county comprehensive plans; intergovernmental agreements between the Village and Town; the 2005 Wisconsin Wetlands Inventory; new FEMA floodplain maps; and new year 2010 aerial photography for the area. The revised sewer service area plan is presented in this third edition of SEWRPC Community Assistance Planning Report No. 84.

It should be noted that the Sussex wastewater treatment plant also serves portions of the Villages of Lannon and Menomonee Falls. The planned sanitary sewer service areas for Lannon and Menomonee Falls are documented in SEWRPC Community Assistance Planning Report No. 208, *Sanitary Sewer Service Areas for the Villages of Lannon and Menomonee Falls*, dated June 1993, as amended.

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## **Chapter II**

# **PROPOSED SANITARY SEWER SERVICE AREA**

### **INTRODUCTION**

A sanitary sewer service area plan is a long-range plan that is intended to serve as a guide to the extension of sanitary sewer service in a locality. A sewer service area plan identifies a planned sewer service area within which sanitary sewers may be extended. The inclusion of land within a planned sewer service area enables, but does not mandate, the provision of sanitary sewer service.

A sanitary sewer service area plan also identifies environmentally significant lands within the planned sanitary sewer service area. There are certain restrictions on the provision of sanitary sewer service within the identified environmentally significant lands, as described later in this chapter.

### **CURRENTLY ADOPTED SUSSEX-LISBON SANITARY SEWER SERVICE AREA**

The currently adopted sanitary sewer service area plan for the Sussex-Lisbon area is documented in SEWRPC Community Assistance Planning Report No. 84 (2<sup>nd</sup> Edition), dated September 1994, as amended in six plan amendments, the latest of these having been adopted in 2007. The currently adopted Sussex-Lisbon sanitary sewer service area is shown as the grey-shaded area on Map 2. That area, which includes much of the Village of Sussex and certain nearby areas of the Town of Lisbon, encompasses an area of about 5,432 acres (about 8.5 square miles).

### **PROPOSED ADDITIONS TO THE SUSSEX-LISBON SANITARY SEWER SERVICE AREA**

The additions to the currently adopted Sussex-Lisbon sanitary sewer service area proposed in this plan amendment are also shown on Map 2. The proposed additions were identified by Village of Sussex and Town of Lisbon officials in consultation with the Regional Planning Commission staff. The proposed additions to the sewer service area are described below.

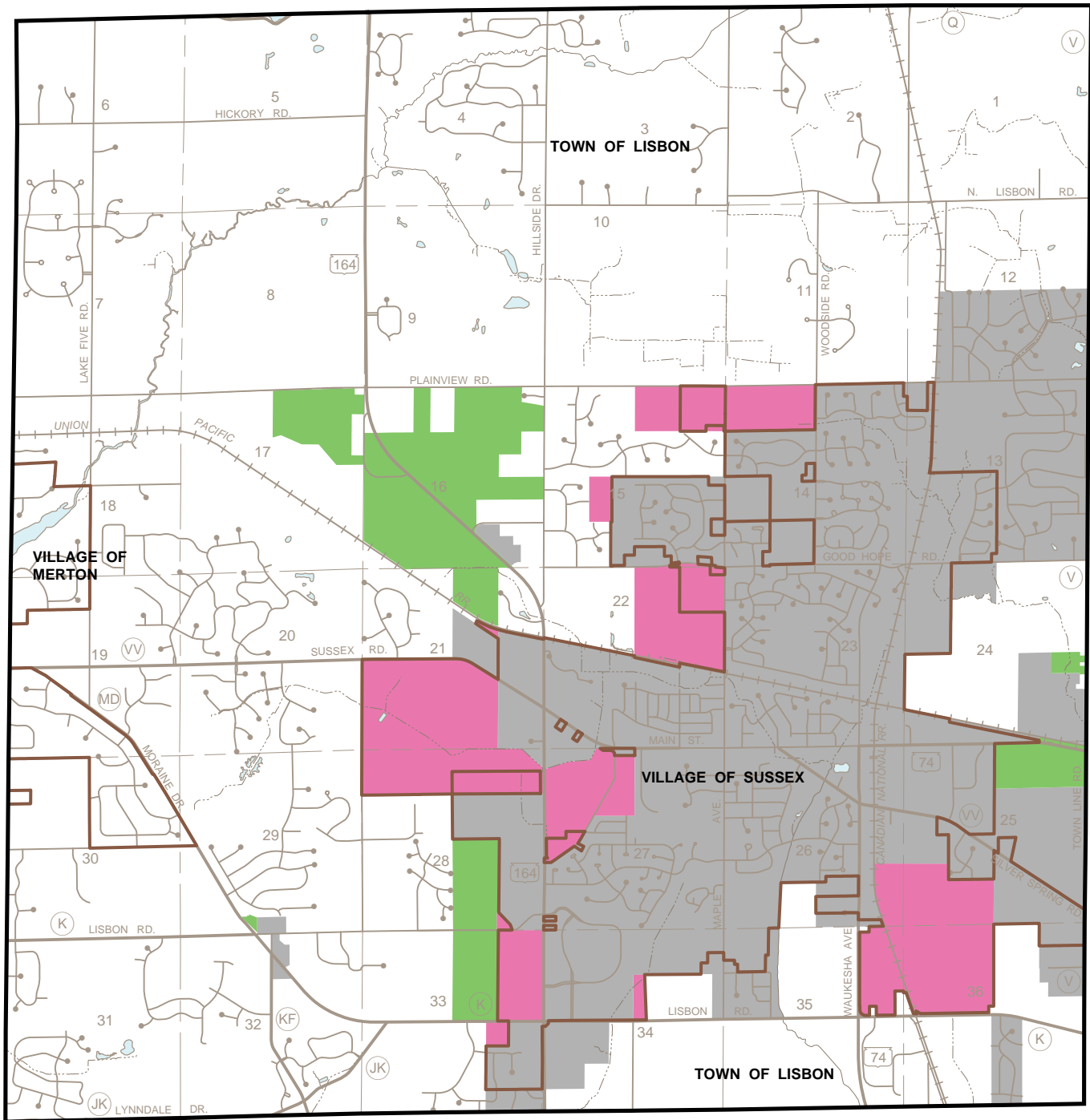
- **Village-Proposed Additions to the Sewer Service Area**

It is the Village's intention to include in the planned sewer service area all land that is presently located in, or in the future will be located in, the Village corporate limits. All of the areas proposed by the Village to be added to the sewer service area as shown on Map 2 are now part of the Village or would in the future become part of the Village under the Sussex-Lisbon boundary agreement.

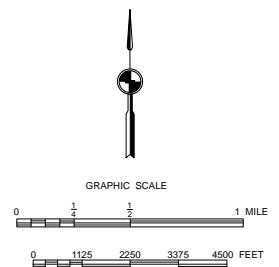
The areas proposed by the Village of Sussex to be added to the sewer service area, as identified on Map 2, encompass a total of 1,346 acres. This includes 115 acres of existing (2000) urban land, including existing

## Map 2

### PROPOSED CHANGES TO THE VILLAGE OF SUSSEX-TOWN OF LISBON SANITARY SEWER SERVICE AREA



- VILLAGE OF SUSSEX-TOWN OF LISBON PLANNED SANITARY SEWER SERVICE AREA AS DEFINED IN SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 84 (2ND EDITION) AS AMENDED
- AREAS PROPOSED BY THE VILLAGE OF SUSSEX TO BE ADDED TO THE SEWER SERVICE AREA
- AREAS PROPOSED BY THE TOWN OF LISBON TO BE ADDED TO THE SEWER SERVICE AREA
- EXISTING VILLAGE BOUNDARIES: 2010



Source: SEWRPC.

street rights-of-way; about 353 acres of environmentally significant lands; and about 878 acres of agricultural and other open land, including certain lands currently in quarry-related use. The quarry area encompasses about 292 acres in the southeastern portion of the Village; it is envisioned that this area would remain in quarry-related use for the foreseeable future and would likely not be reclaimed and developed for another use until after the year 2035.

Under the Village comprehensive plan, the developable land within the Village-proposed additions to the sewer service area would be developed primarily for residential use, along with some commercial and industrial use. The planned residential areas within the Village-proposed additions to the sewer service area would accommodate an estimated population of about 1,440 persons under full development conditions.<sup>1</sup>

- **Town-Proposed Additions to the Sewer Service Area**

The following areas are proposed by the Town of Lisbon to be added to the planned sanitary sewer service area:

- An area encompassing about 589 acres located on either side of STH 164, generally north of the Union Pacific Railroad right-of-way. This area was recently added to Lisbon Sanitary District No.1. The area would be developed primarily for residential use and limited commercial use under the Town comprehensive plan and the projected land uses for this area set forth in the 2001 Sussex-Lisbon boundary agreement. The area would be served through dual force main sewers which have been constructed along STH 164 from the Good Hope Road southeasterly to the Village sewerage system.
- An area encompassing about 162 acres located on either side of Richmond Road, west of STH 164. The developable lands in this area would be developed for residential use under the Town comprehensive plan.
- An area encompassing just over 72 acres located west of Town Line Road, south of the Union Pacific Railroad right-of-way. Developable lands in this area would be developed for commercial and industrial use under the Town comprehensive plan.
- Two small, partially-developed areas—a 14-acre area in U.S. Public Land Survey Section 24 and a three-acre area in U.S. Public Land Survey Section 29—which are already in Lisbon Sanitary District No. 1.

The areas proposed by the Town of Lisbon to be added to the planned sewer service area together encompass a total of 840 acres. This includes 95 acres of existing (2000) urban land, including existing street rights-of-way; about 98 acres of environmentally significant lands; and about 647 acres of agricultural and other open land. It is estimated that the proposed additions would accommodate a population of about 1,420 persons.

Together, the Village- and Town-proposed additions to the sewer service area described above encompass a total of 2,186 acres, including 210 acres of existing urban land, 451 acres of environmentally significant land, and 1,525 acres of agricultural and other open land. It is estimated that the proposed additions to the sewer service area would accommodate a population of about 2,860 persons under full development conditions.

## **PROPOSED EXPANDED SUSSEX-LISBON SANITARY SEWER SERVICE AREA**

Map 3 shows the expanded Sussex-Lisbon sanitary sewer service area, including the additions proposed by the Village and Town described above. Map 3 also shows the environmentally significant lands within the proposed

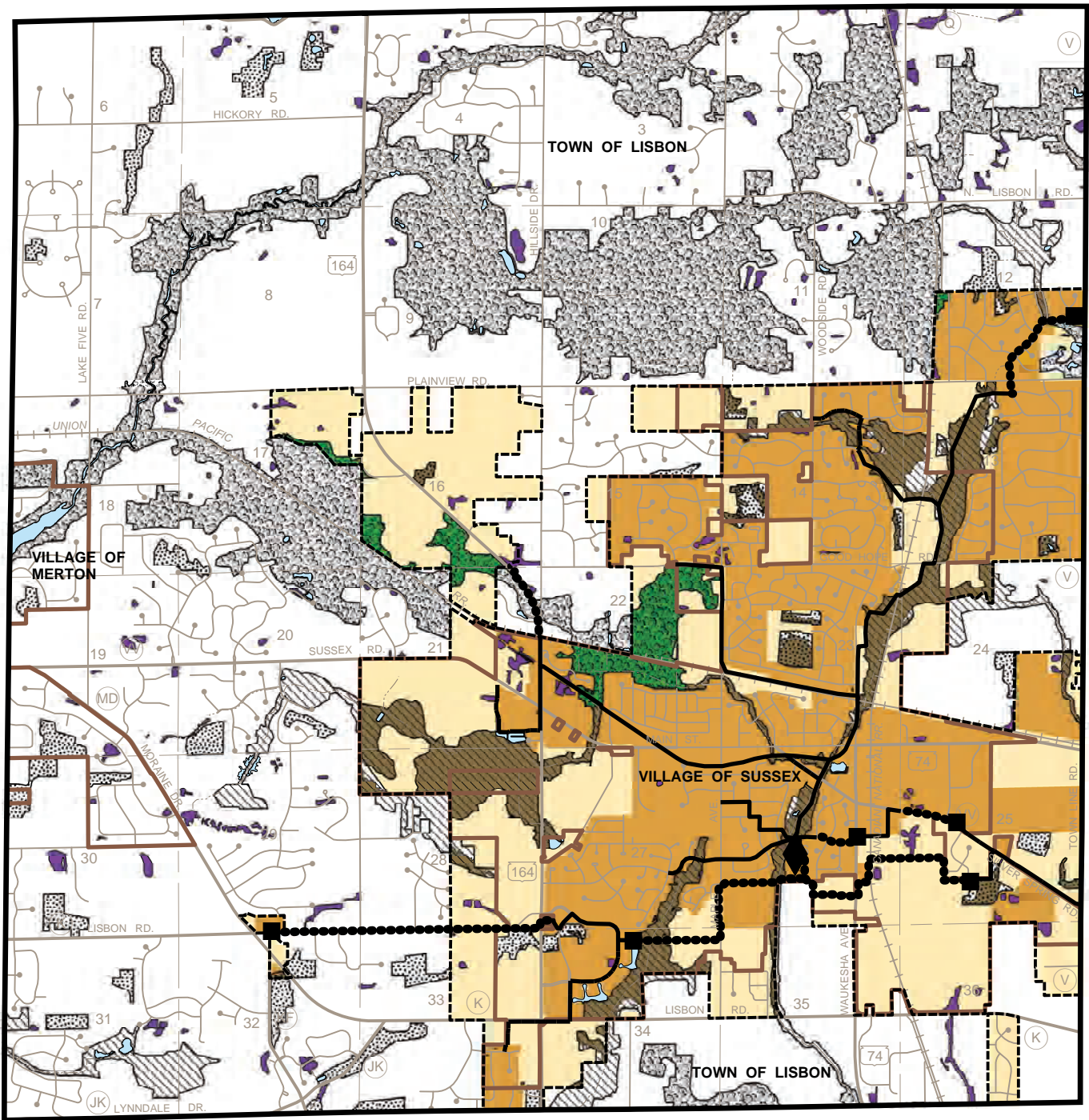
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

<sup>1</sup>*This estimate does not include any potential future population that may be accommodated in the area now in quarry-related use.*









Map 3

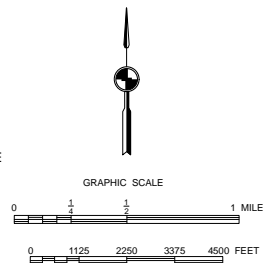
VILLAGE OF SUSSEX-TOWN OF LISBON PLANNED SANITARY SEWER SERVICE AREA



-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  EXISTING AREA SERVED BY SANITARY SEWERS: 2010
-  VILLAGE OF SUSSEX-TOWN OF LISBON PLANNED SANITARY SEWER SERVICE AREA
-  PLANNED SANITARY SEWER SERVICE AREA BOUNDARY

RESTRICTIONS ON SEWERED DEVELOPMENT

-  PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.
-  PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.
-  EXISTING TRUNK SEWER
-  EXISTING FORCE MAIN
-  EXISTING LIFT STATION
-  EXISTING PUBLIC SEWAGE TREATMENT FACILITY



Source: SEWRPC.

expanded sewer service area. The expanded sewer service area encompasses about 7,618 acres (11.9 square miles), an increase of 2,186 acres (3.4 square miles), or 40 percent, over the currently approved sewer service area. The identified environmentally significant lands encompass about 1,224 acres, or 16 percent of the total sewer service area.

### **Population Within the Proposed Sewer Service Area**

The expanded Sussex-Lisbon sewer service area would accommodate a “buildout” population of about 17,210 persons. This represents the population which would be achieved, assuming full development of all planned residential areas within the expanded sewer service area at the locations and densities specified in the Village and Town comprehensive plans.

The year 2035 regional land use plan adopted by the Regional Planning Commission in 2006 includes a future population range for each sanitary sewer service area in Southeastern Wisconsin. Under the regional land use plan, the year 2035 population of the Sussex-Lisbon sewer service area would range from 17,800 persons under an intermediate growth scenario to about 24,900 persons under a high-growth scenario. The estimated buildout population of the proposed expanded Sussex-Lisbon sewer service area—17,210 persons—is slightly lower than the intermediate growth population projection set forth in the regional land use plan.

### **Environmentally Significant Lands Within the Proposed Sewer Service Area**

The environmentally significant lands shown on Map 3 include areas identified as primary and secondary environmental corridors, isolated natural resource areas, and small wetlands and surface water areas less than five acres in size located outside the environmental corridors and isolated natural resource areas. More detailed mapping of the proposed sewer service area and the environmentally significant lands within is shown in the series of maps presented as Map 5.

The environmental corridors and isolated natural resource areas were delineated by the Regional Planning Commission as part of its continuing regional planning program. They encompass concentrations of wetlands, woodlands, wildlife habitat, surface water, and other natural resource and resource-related features. Primary environmental corridors are the largest of these, by definition being at least 400 acres in area, two miles in length, and 200 feet in width. Secondary environmental corridors are by definition at least 100 acres in area and one mile in length. Isolated natural resource areas are by definition at least five acres in area and 200 feet in width. The methodology used in the identification of these areas is explained in Appendix A of this report.

The proposed expanded sanitary sewer service area encompasses 248 acres of primary environmental corridors (3 percent of the sewer service area); 754 acres of secondary environmental corridors (10 percent of the sewer service area) and 161 acres of isolated natural resource areas (2 percent of the sewer service area). The proposed sewer service area also encompasses a total of 61 acres of small wetlands and surface water areas located outside the environmental corridors and isolated natural resource areas, accounting for less than 1 percent of the sewer service area.

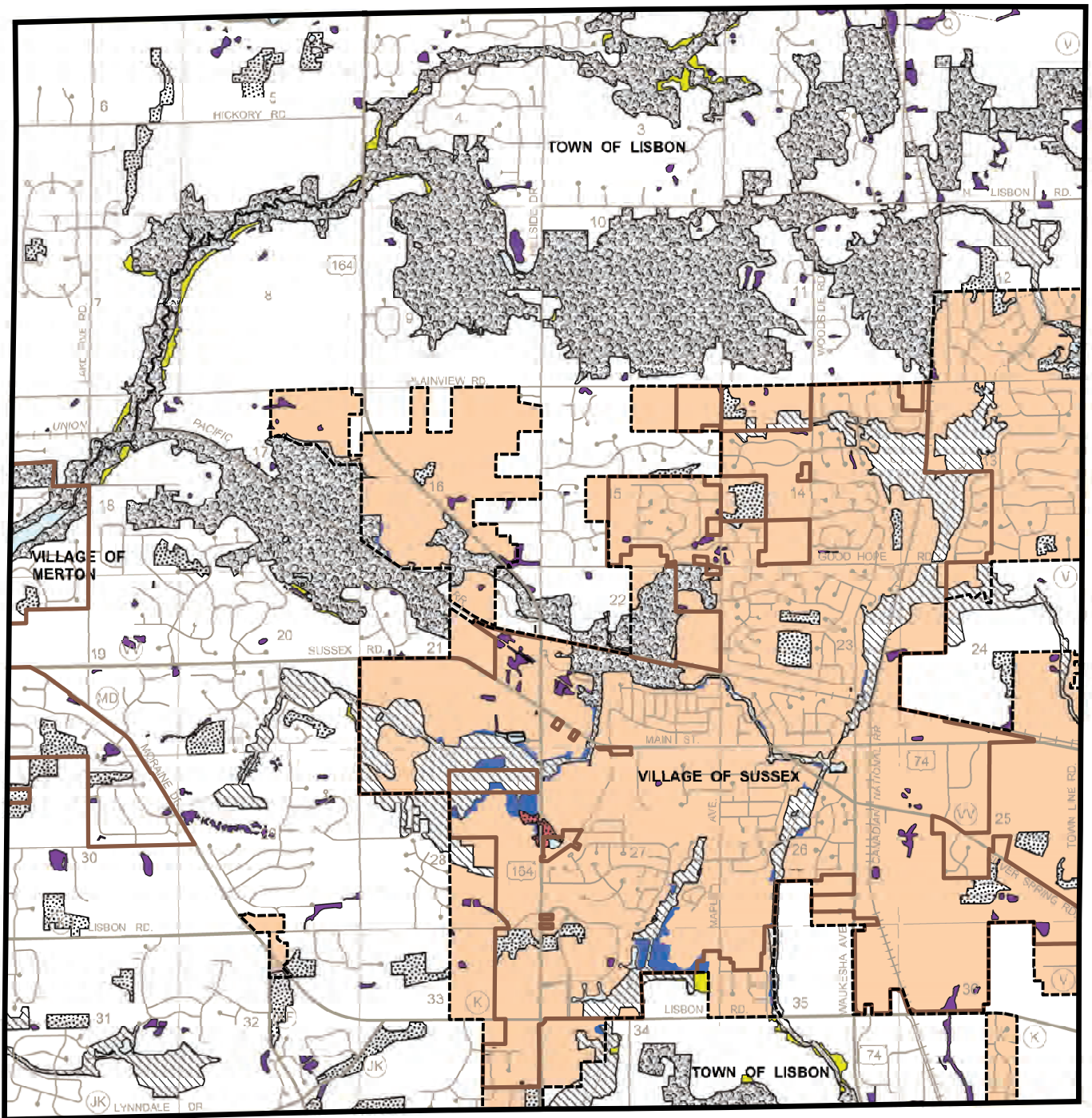
Included in the environmental corridors and isolated natural resource areas shown on Map 3 are certain small floodland areas which do not currently have the resource features to be classified as environmental corridors or isolated natural resource areas, but which may be expected to eventually revert to more natural conditions and become part of the system of environmental corridors and isolated natural resource areas. These areas are shown in a blue color on Map 4; together they encompass a total of 75 acres. With these floodplain additions, 10 acres of existing isolated natural resource area would be reclassified as secondary environmental corridor (see Map 4).

Map 4 also identifies undeveloped 100-year floodlands located outside the proposed sewer service area that would be considered as potential additions to the adjacent environmental corridors or isolated natural resource areas should the sewer service area be expanded in the future. These floodlands are identified in a gold color on that map.



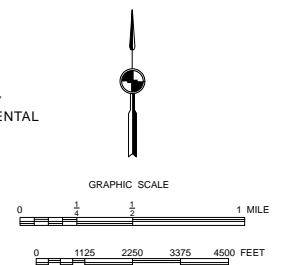
Map 4

**ANTICIPATED CHANGES IN THE ENVIRONMENTALLY SIGNIFICANT LANDS  
IN THE VILLAGE OF SUSSEX-TOWN OF LISBON SANITARY SEWER SERVICE AREA**



- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- VILLAGE OF SUSSEX-TOWN OF LISBON PLANNED SANITARY SEWER SERVICE AREA

- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
- UNDEVELOPED FLOODLANDS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA TO BE ADDED TO ADJACENT ENVIRONMENTAL CORRIDORS
- UNDEVELOPED FLOODLANDS LOCATED OUTSIDE THE PLANNED SANITARY SEWER SERVICE AREA THAT WOULD BE ADDED TO ADJACENT ENVIRONMENTAL CORRIDORS SHOULD THE SEWER SERVICE AREA BE EXPANDED
- EXISTING ISOLATED NATURAL RESOURCE AREA ANTICIPATED TO BE RECLASSIFIED AS SECONDARY ENVIRONMENTAL CORRIDOR



Source: SEWRPC.



### ***Restrictions on Sewered Development in Environmentally Significant Areas***

The regional land use and water quality management plans recommend the preservation of primary environmental corridors in essentially natural, open use and recommend that County and local units of government consider protecting and preserving secondary environmental corridors and isolated natural resource areas. Consistent with regional plans, policies adhered to by the Wisconsin Department of Natural Resources and Department of Commerce in their regulation of sanitary sewerage systems prohibit or otherwise limit the extension of sanitary sewers to serve development in such areas. The following restrictions apply:

1. The extension of sanitary sewers to serve new development in primary environmental corridors is confined to limited recreational and institutional uses and rural-density residential development (maximum of one dwelling unit per five acres) in areas other than wetlands, floodlands, shorelands, and steep slopes. Primary environmental corridors within the proposed Sussex-Lisbon sewer service area are shown with a green background color on Map 3.<sup>2</sup>
2. The extension of sanitary sewers to serve development in portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodlands, shorelands, or steep slopes is not permitted. The portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodlands, shorelands, or steep slopes within the proposed sewer service area are identified with a brown background color on Map 3.

It should be recognized that the mapping of environmentally significant areas as presented in this report is a representation of conditions based upon the most recent available natural resource base information. It is expected that in many cases, as specific development proposals arise, a field survey will be necessary to more precisely identify the boundaries of environmental corridors and isolated natural resource areas in the vicinity of the proposed development.

## **WATER QUALITY IMPACTS**

Under the regional water quality management plan and the Sussex-Lisbon sanitary sewer service area plan presented herein, it is envisioned that all new urban development within the planned sewer service area would receive sanitary service. The restrictions on sewered urban development in environmentally significant areas, described in the previous section, are intended to avoid significant adverse water quality impacts attendant to the extension of sanitary sewer service. In addition, public sanitary sewer service may be provided to those lands within the planned sanitary sewer service area which are already developed and served by private onsite wastewater sewage systems. This may be expected to reduce pollutant loadings from the existing onsite wastewater treatment systems to both surface and ground waters. Assuming that any applicable Federal, State, and local permits are obtained and that proper site development and construction practices are employed, there should be no significant adverse water quality impacts attributable to the development of the planned sewer service area.

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<sup>2</sup>*Consistent with the year 2035 regional land use plan, 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 conservation easement or deed restriction. Each such proposal must be reviewed on a case-by-case basis.*

## **WASTEWATER TREATMENT PLANT CAPACITY**

The Sussex wastewater treatment plant serves the Village of Sussex and portions of the Town of Lisbon, Village of Lannon, and Village of Menomonee Falls. A 2004 facilities plan for the Sussex wastewater treatment plant recommended the expansion of the plant capacity from 3.2 millions of gallons per day (mgd) to 5.1 mgd on an average annual basis.<sup>3</sup> The design year for that facilities plan is 2025. The recommended improvements to the treatment plant were completed in 2008. Average annual flow allocations for 2025 set forth in the facilities plan are as follows: Village of Sussex—2.50 mgd; Town of Lisbon—1.20 mgd (includes combined allocation for the Town of Lisbon and Lisbon Sanitary District No. 1); Village of Lannon—0.30 mgd; and Village of Menomonee Falls—1.10 mgd.

Current (2010) average annual wastewater flows to the wastewater treatment plant from the Village of Sussex approximate 2.0 mgd. Estimated wastewater flows from the Village portion of the proposed expanded sewer service area under full development conditions would approximate 2.5 mgd.

Current (2010) average annual wastewater flows to the wastewater treatment plant from the Town of Lisbon approximate 0.12 mgd. Estimated wastewater flows from the Town portion of the proposed expanded sewer service area under full development conditions would approximate 0.49 mgd.

Based upon the foregoing, the proposed expansion of the sewer service areas for the Village of Sussex and Town of Lisbon could be accommodated via the plant capacity allocations set forth in the 2004 facilities plan.

## **PUBLIC REACTION TO THE PROPOSED SANITARY SEWER SERVICE AREA PLAN**

A public hearing was held on May 10, 2011, at the Sussex Village Hall to receive public comment on, and reaction to, the proposed plan amendment. The hearing was sponsored by the Village of Sussex and the Regional Planning Commission. A summary of the plan amendment was presented prior to receiving public comment.

One individual, the owner of a home located adjacent to, but outside, the currently adopted sewer service area in Section 16 in the Town of Lisbon, spoke against the Town-proposed expansion of the sewer service area, particularly in Section 16. She indicated that residents in her neighborhood to the east of the proposed sewer service area experience basement seepage or flooding and that groundwater is high. She expressed concern that increased urban development in the expanded sewer service area to the west would increase stormwater runoff, which she said could compound these problems. She indicated that there are areas of high groundwater in Section 16, beyond the designated environmental corridors, and expressed concern about including those in the sewer service area.

Review of soil survey maps indicates that there are some areas with seasonally high groundwater located outside the identified environmental corridors in Section 16. These areas are appropriately identified on the Town comprehensive plan map. It is the Commission staff's understanding that the Town would consider these areas in future site planning for development in Section 16. The Town "Storm Water Management and Erosion Control Ordinance" requires that basement floors be located above the seasonal high groundwater level to protect buildings from chronic groundwater-related problems.

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<sup>3</sup>*Documented in Regional Water Pollution Control Facility-Facility Plan Amendment, Village of Sussex, Waukesha County, Wisconsin, dated July 2004.*

With respect to stormwater concerns, the Town storm water ordinance also calls for the following for new development: 1) infiltration of runoff from new development consistent with State of Wisconsin requirements, subject to soil suitability for infiltration and certain exclusions and 2) limitation of the post-development peak rate of runoff to the pre-development peak rate for the two-, 10-, and 100-year 24-hour design storms. Infiltration of runoff from new development reduces the volume of runoff passing downstream, and control of the peak rate of runoff is intended to avoid creating downstream flooding problems.

### **LOCAL ACTION ON THE PROPOSED PLAN AMENDMENT**

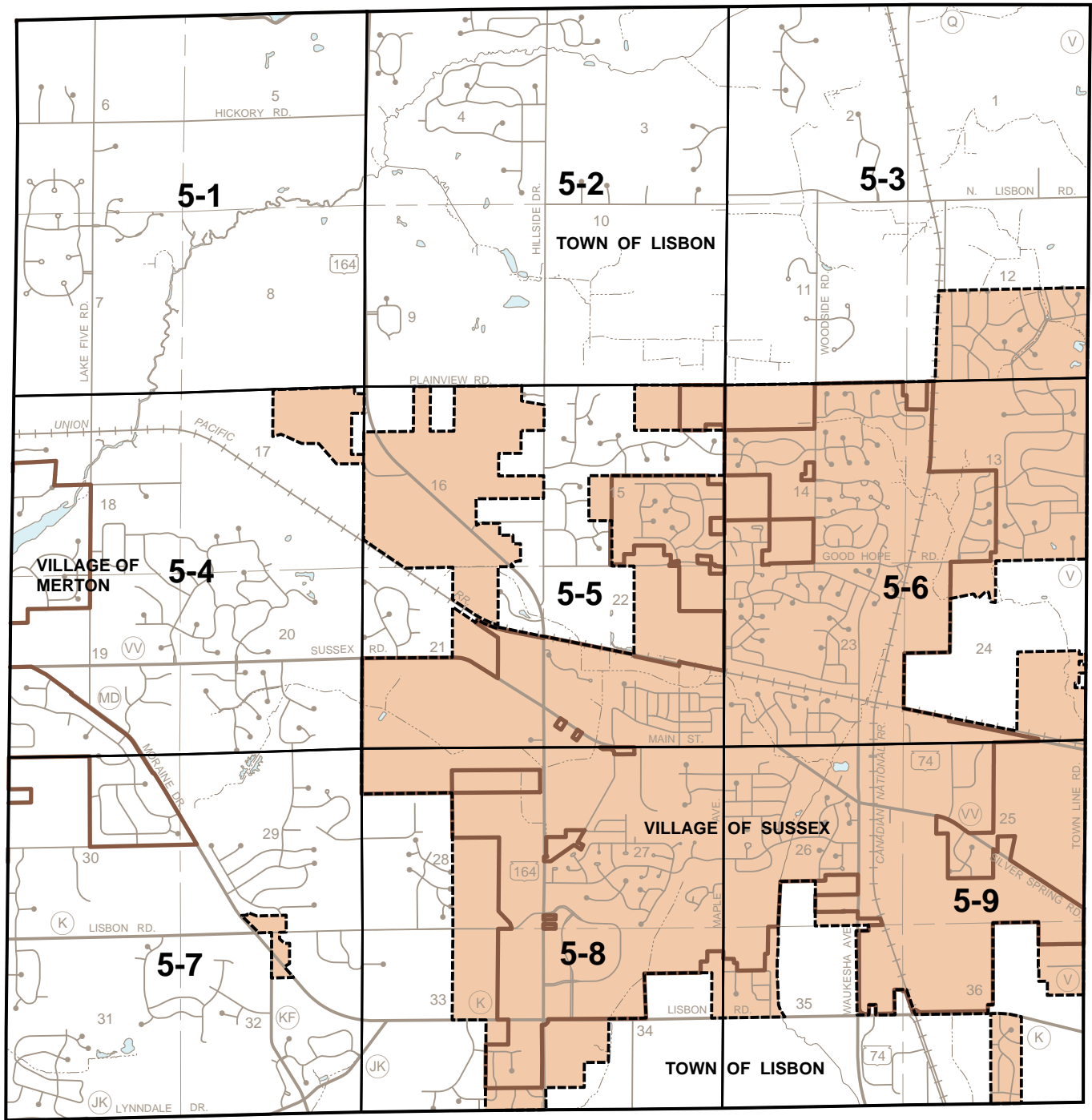
The Sussex Village Board and the Lisbon Town Board passed resolutions adopting the sanitary sewer service area amendment on May 10, 2011 and May 23, 2011, respectively.

### **CONCLUDING RECOMMENDATION**

Based upon the foregoing, it is recommended that the Southeastern Wisconsin Regional Planning Commission amend the sanitary sewer service area for the Village of Sussex and the Town of Lisbon in the manner identified on Map 2.

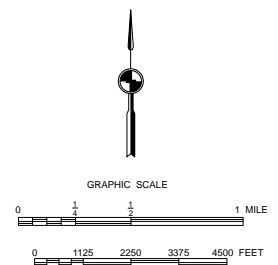
Map 5

**INDEX OF MAPS SHOWING ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED  
SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF SUSSEX AND TOWN OF LISBON**



- VILLAGE OF SUSSEX-TOWN OF LISBON  
PLANNED SANITARY SEWER SERVICE AREA
- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
- EXISTING VILLAGE BOUNDARIES: 2010

Source: SEWRPC.

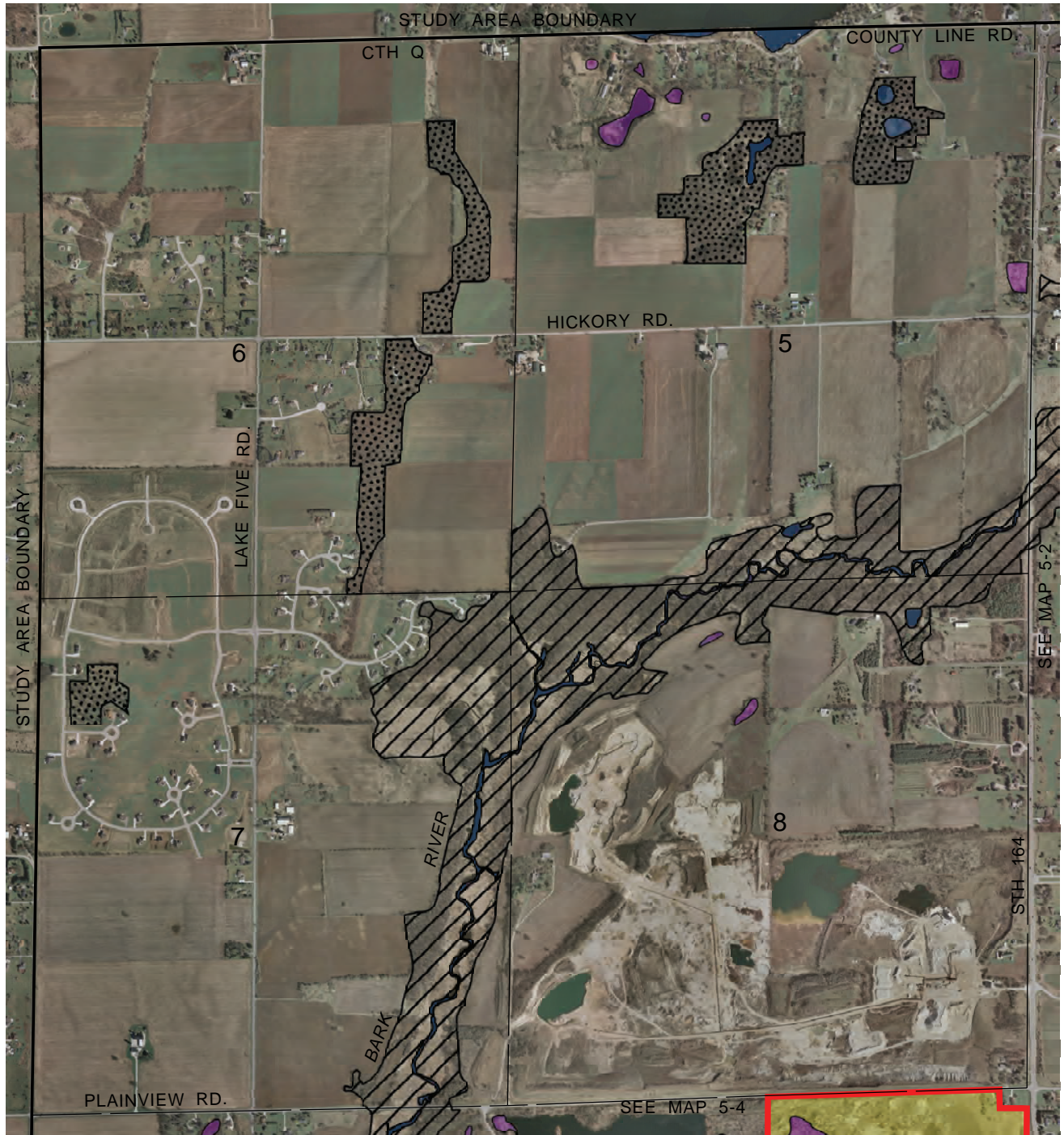










Map 5-1

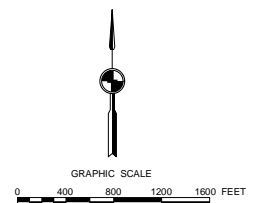
**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE VILLAGE OF SUSSEX AND TOWN OF LISBON**

**U.S. Public Land Survey Sections 5, 6, 7, and 8  
Township 8 North, Range 19 East**



- |   |  |
|---|--|
|  PRIMARY ENVIRONMENTAL CORRIDOR  |  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
|  ISOLATED NATURAL RESOURCE AREA  |  GROSS SANITARY SEWER SERVICE AREA BOUNDARY                                       |
|  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |  PLANNED SANITARY SEWER SERVICE AREA  |

Photography Date: April 2010



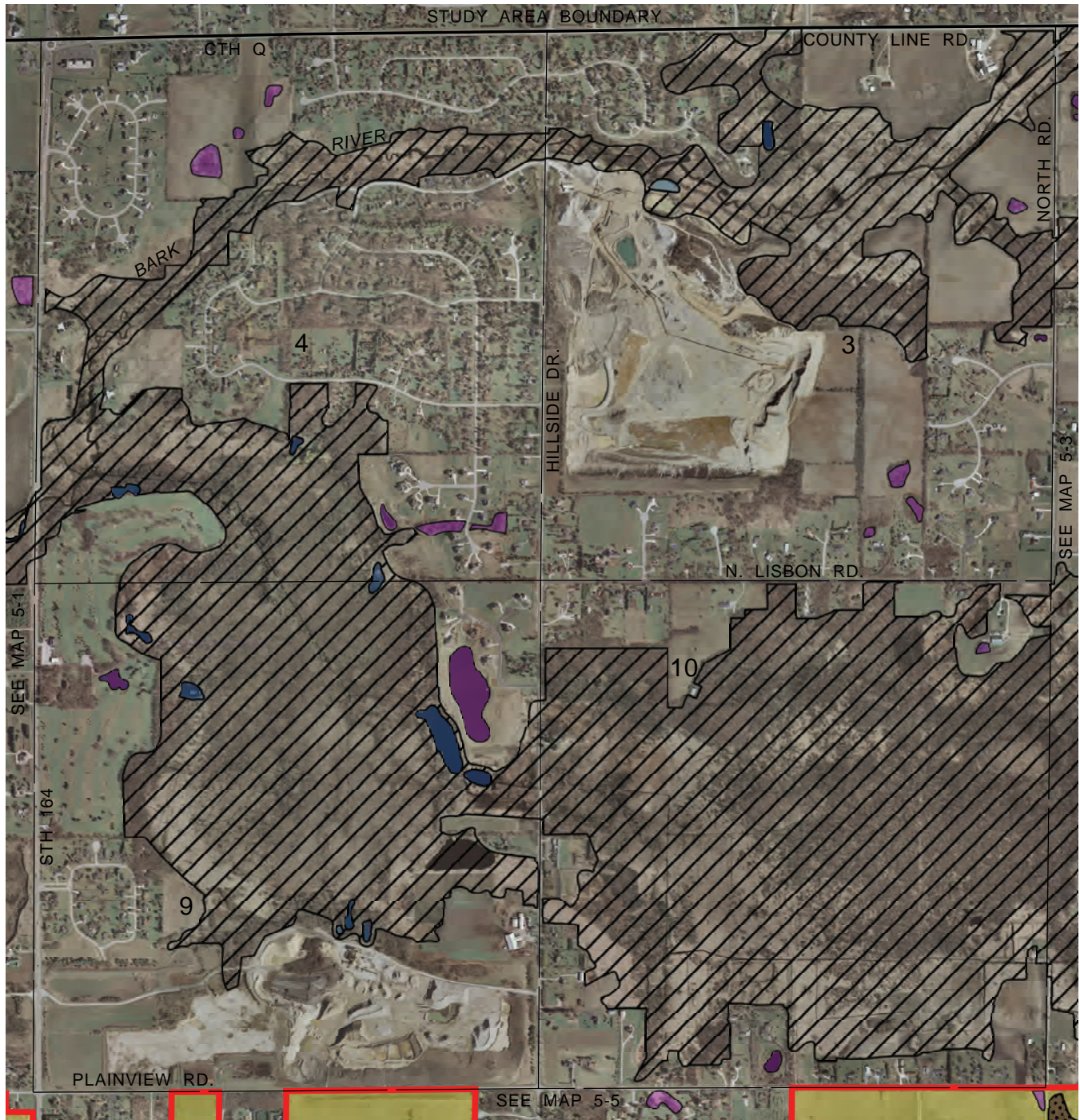
Source: SEWRPC.








Map 5-2

**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE VILLAGE OF SUSSEX AND TOWN OF LISBON**

**U.S. Public Land Survey Sections 3, 4, 9, and 10  
Township 8 North, Range 19 East**

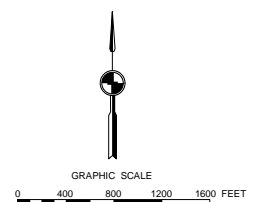


-  PRIMARY ENVIRONMENTAL CORRIDOR
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  PLANNED SANITARY SEWER SERVICE AREA

Photography Date: April 2010

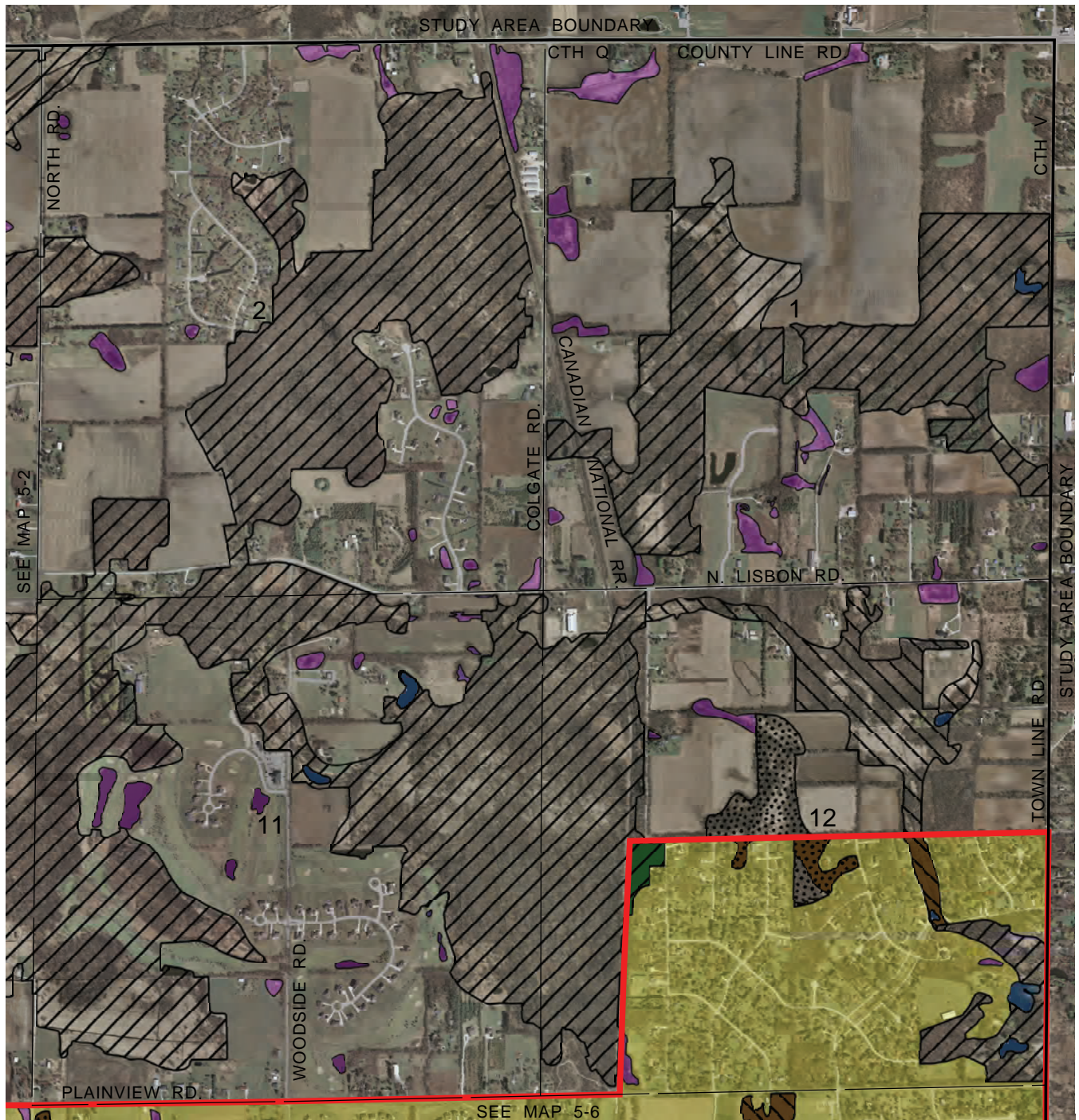
Source: SEWRPC.





**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE VILLAGE OF SUSSEX AND TOWN OF LISBON**

**U.S. Public Land Survey Sections 1, 2, 11, and 12  
Township 8 North, Range 19 East**



Photography Date: April 2010

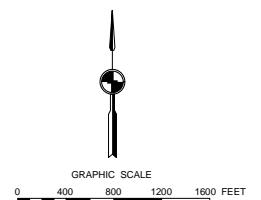
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

- PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.
- PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.



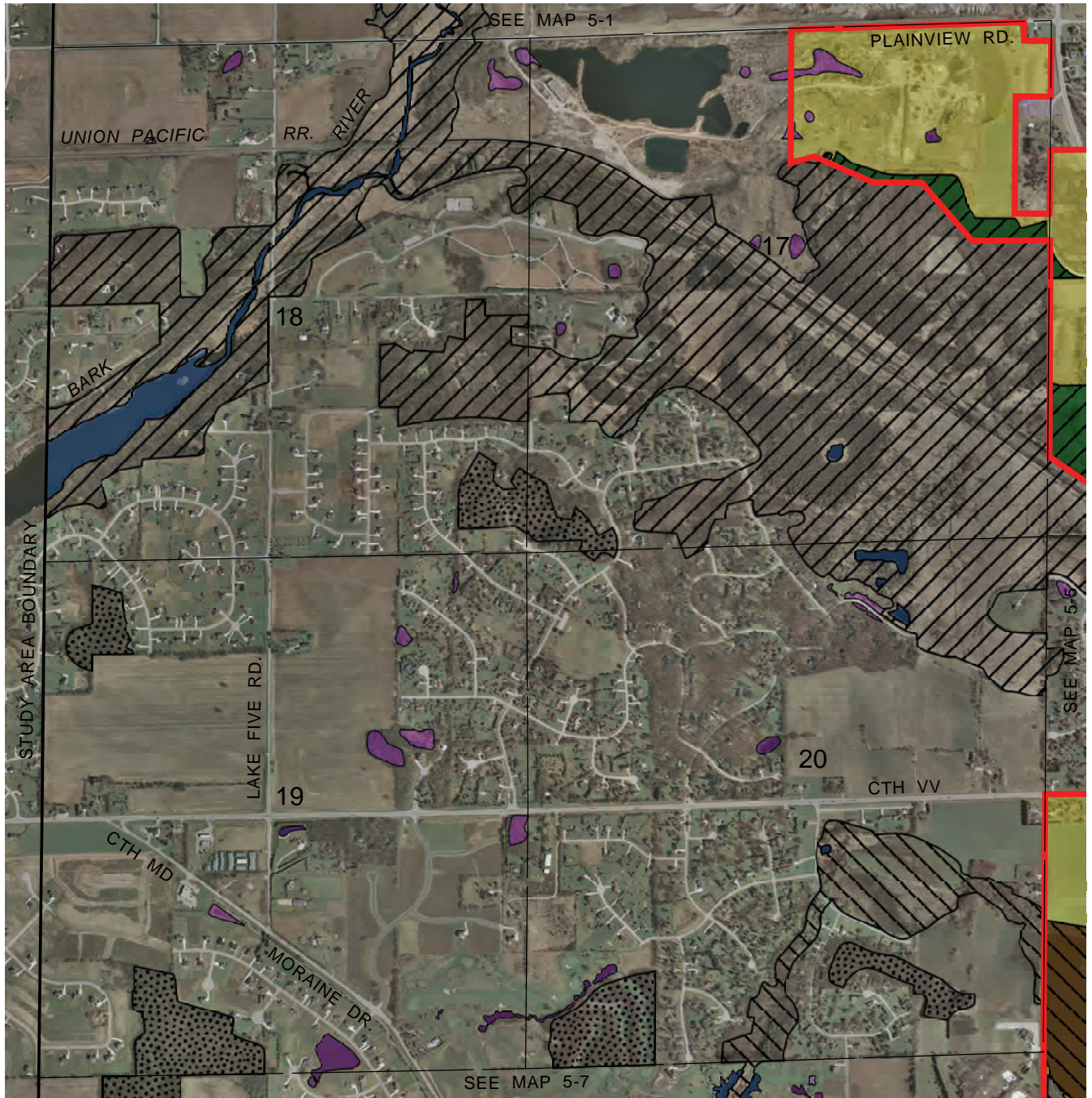
Source: SEWRPC.








Map 5-4





**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE VILLAGE OF SUSSEX AND TOWN OF LISBON**

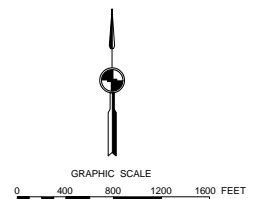
**U.S. Public Land Survey Sections 17, 18, 19, and 20  
Township 8 North, Range 19 East**



Photography Date: April 2010

-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  PLANNED SANITARY SEWER SERVICE AREA
- RESTRICTIONS ON SEWERED DEVELOPMENT**
  -  PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA. THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.
  -  PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES. THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.



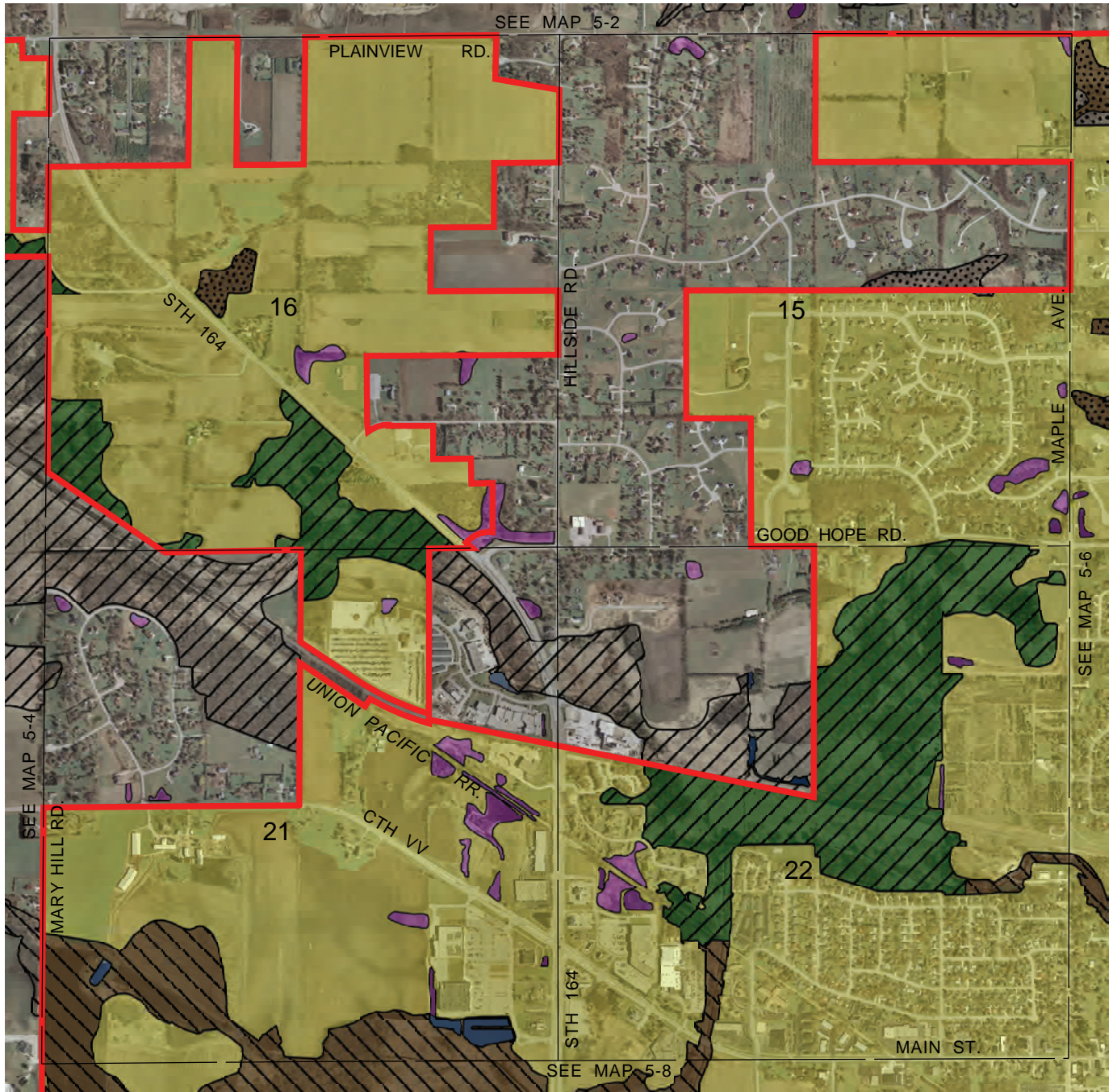
Source: SEWRPC.









Map 5-5

**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE VILLAGE OF SUSSEX AND TOWN OF LISBON**

**U.S. Public Land Survey Sections 15, 16, 21, and 22  
Township 8 North, Range 19 East**





-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

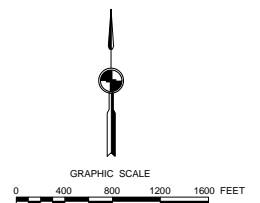
 GROSS SANITARY SEWER SERVICE AREA BOUNDARY

 PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

-  PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES.
-  PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

Photography Date: April 2010



Source: SEWRPC.










Map 5-6

**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF SUSSEX AND TOWN OF LISBON**

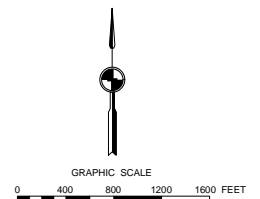
**U.S. Public Land Survey Sections 13, 14, 23, and 24  
Township 8 North, Range 19 East**



Photography Date: April 2010

- |   |   |   |   |
|---|---|---|---|
|  | SECONDARY ENVIRONMENTAL CORRIDOR  |  | GROSS SANITARY SEWER SERVICE AREA BOUNDARY  |
|  | ISOLATED NATURAL RESOURCE AREA  |  | PLANNED SANITARY SEWER SERVICE AREA   |
|  | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS | <b>RESTRICTIONS ON SEWERED DEVELOPMENT</b>  |   |
|  | SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS  |  | PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES; THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED. |

Source: SEWRPC.

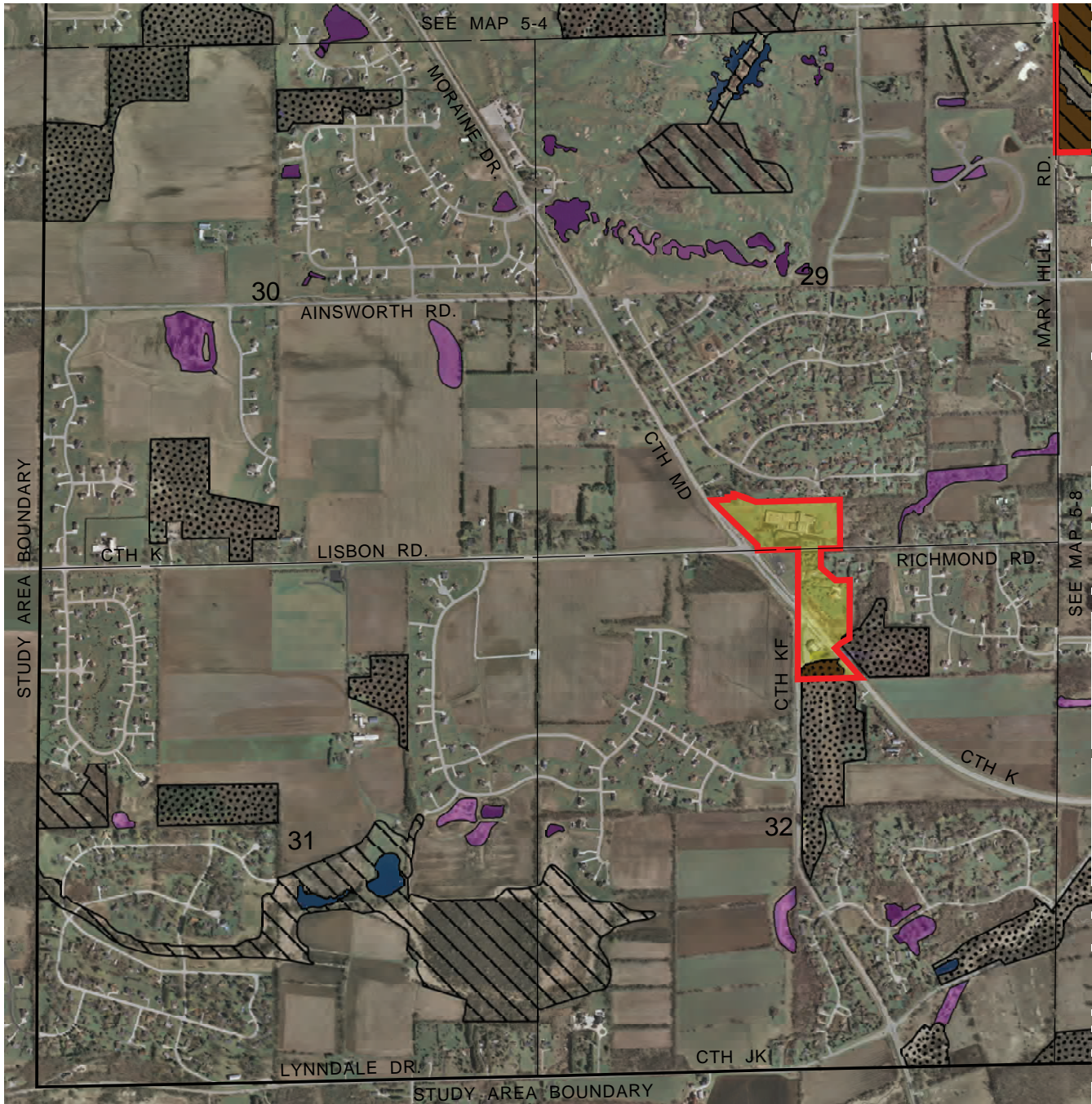




Map 5-7

**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF SUSSEX AND TOWN OF LISBON**

**U.S. Public Land Survey Sections 29, 30, 31, and 32  
Township 8 North, Range 19 East**



Photography Date: April 2010

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

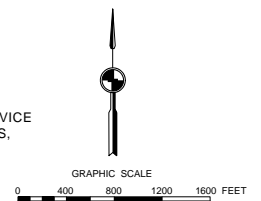
GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

Source: SEWRPC.

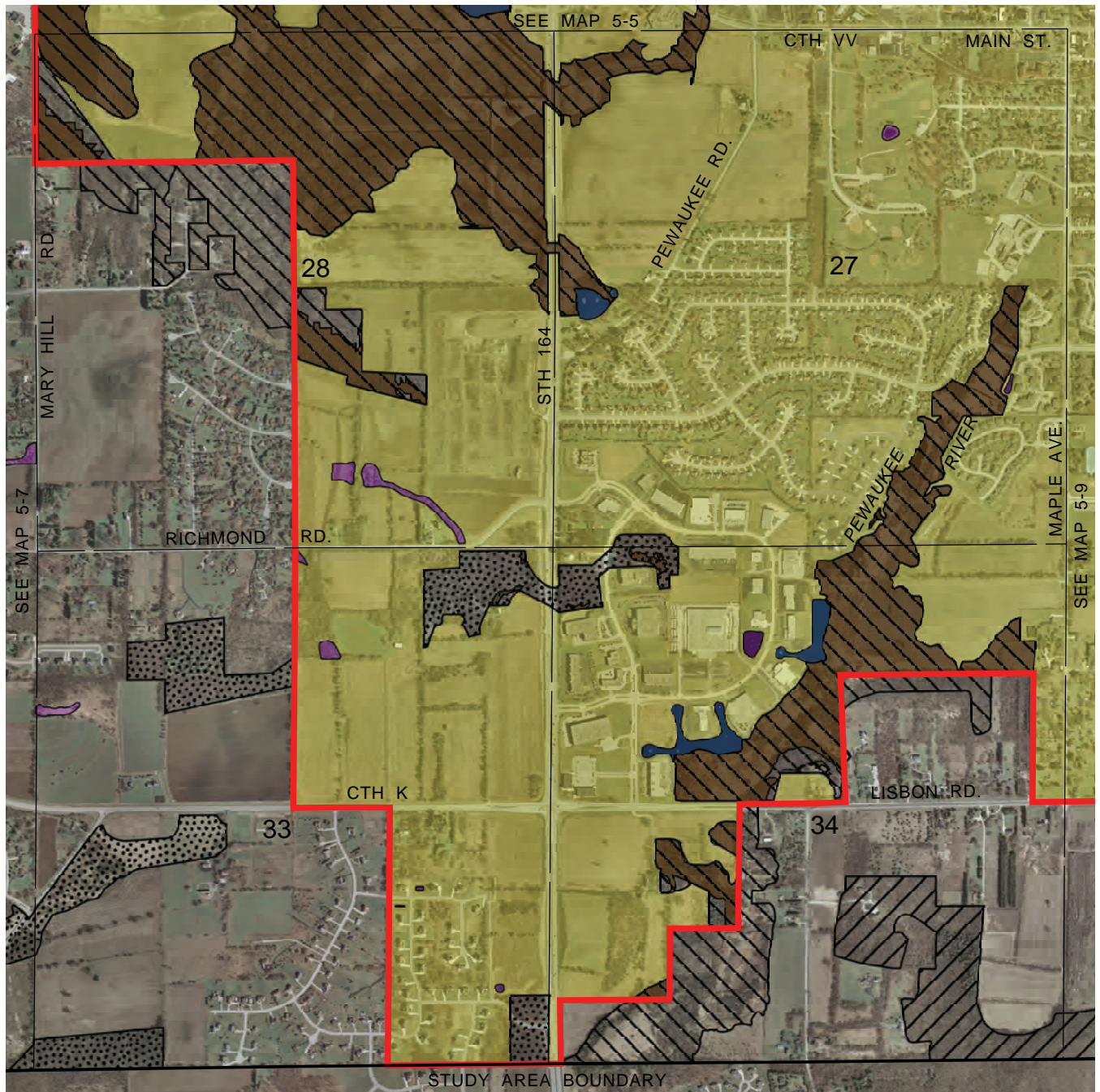









Map 5-8


**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY  
SEWER SERVICE AREA FOR THE VILLAGE OF SUSSEX AND TOWN OF LISBON**

**U.S. Public Land Survey Sections 27, 28, 33, and 34  
Township 8 North, Range 19 East**




Photography Date: April 2010

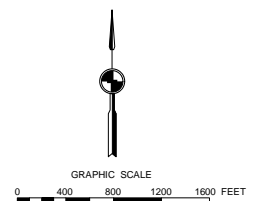
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

 GROSS SANITARY SEWER SERVICE AREA BOUNDARY

 PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

 PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.



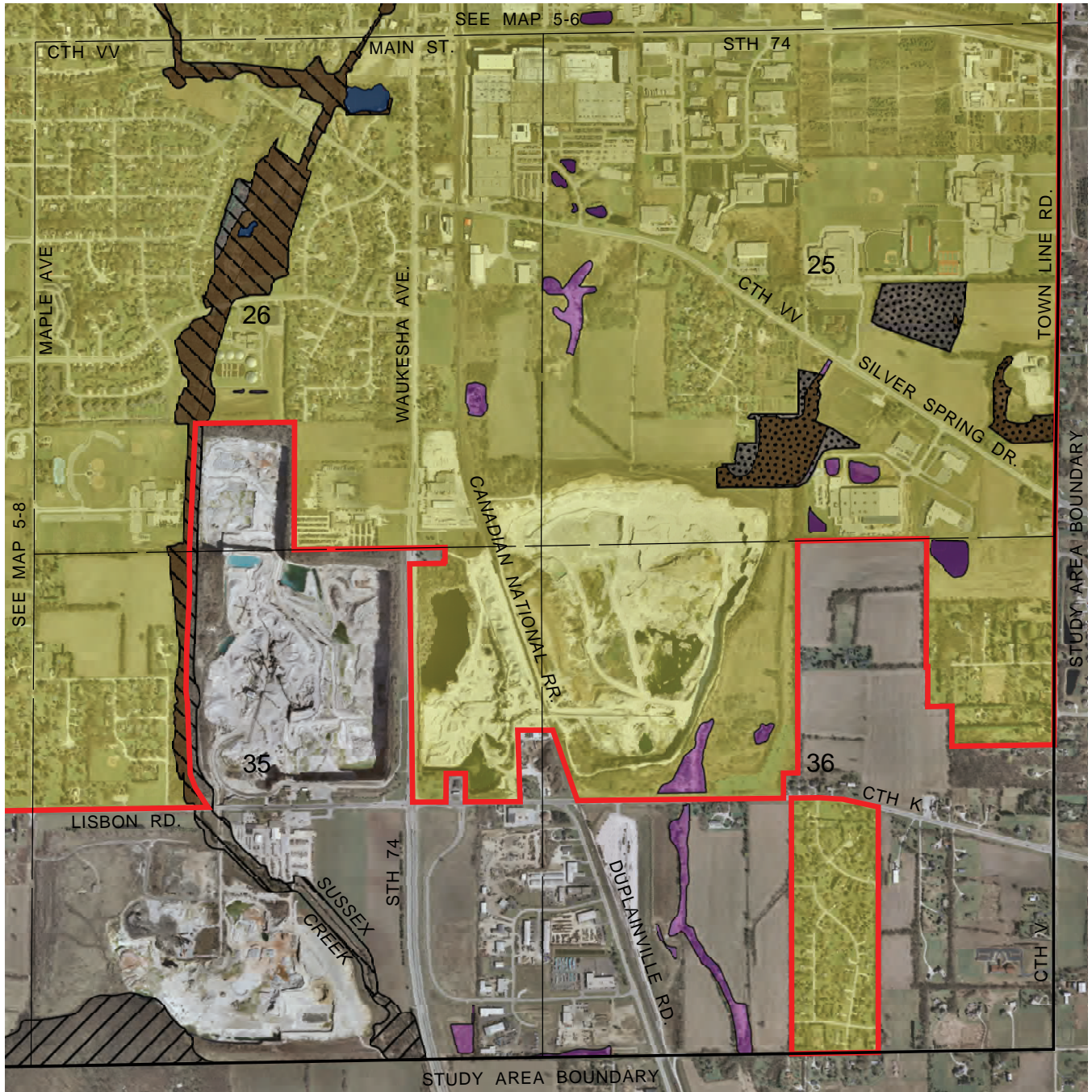
Source: SEWRPC.



Map 5-9

**ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF SUSSEX AND TOWN OF LISBON**

**U.S. Public Land Survey Sections 25, 26, 35, and 36  
Township 8 North, Range 19 East**



- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

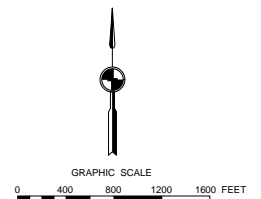
GROSS SANITARY SEWER SERVICE AREA BOUNDARY

PLANNED SANITARY SEWER SERVICE AREA

**RESTRICTIONS ON SEWERED DEVELOPMENT**

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

Photography Date: April 2010



Source: SEWRPC.

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## **APPENDIX**

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## **Appendix A**

# **SUMMARY OF PROCEDURES USED IN THE IDENTIFICATION OF ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS**

One of the most important tasks completed by the Commission under the regional planning program for Southeastern Wisconsin is delineation of environmental corridors. Environmental corridors are linear areas in the landscape containing concentrations of natural resource and resource-related amenities. These corridors generally lie along the major stream valleys, around major lakes, and in the Kettle Moraine area of southeastern Wisconsin. Almost all the remaining high-value wetlands, woodlands, wildlife habitat areas, major bodies of surface water, and delineated floodlands and shorelands are contained within these corridors. In addition, significant groundwater recharge and discharge areas, many of the most important recreational and scenic areas, and the best remaining potential park sites are located within the environmental corridors. Such corridors are, in effect, a composite of the most important individual elements of the natural resource base in southeastern Wisconsin, and have immeasurable environmental, ecological, and recreational value.

The process of delineating environmental corridors began with the mapping of individual natural resource and resource-related elements on aerial photographs at a scale of one inch equals 400 feet. The various natural resource and resource-related elements were assigned a numeric rating intended to reflect the value of their natural characteristics. The types of natural resource and resource-related features that were mapped and the point values assigned are indicated in Table A-1.

Areas having a total point value of 10 or more based upon this mapping were identified as having “significant” natural resource value. These areas were, in turn, classified as primary environmental corridors, secondary environmental corridors, or isolated natural resource areas based upon the following criteria:

- Primary environmental corridors encompass at least 400 acres and have a minimum length of at least two miles and a minimum width of at least 200 feet.
- Secondary environmental corridors encompass at least 100 acres and have a minimum length of at least one mile.
- Isolated natural resource areas encompass at least five acres and have a minimum width of at least 200 feet.

Table A-1

**VALUES ASSIGNED TO NATURAL RESOURCE BASE AND RESOURCE BASE-RELATED ELEMENTS IN  
THE PROCESS OF DELINEATING ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS**

Natural Resource Base Element	Point Value	Natural Resource Base Related Element	Point Value
Lake		Existing Park or Open Space Site	
Major (50 acres or more).....	20	Rural Open Space Site.....	5
Minor (5-49 acres).....	20	Other Park and Open Space Site.....	2
Rivers or Streams (perennial).....	10	Potential Park Site	
Shoreland		High-Value.....	3
Lake or Perennial River or Stream.....	10	Medium-Value.....	2
Intermittent Stream.....	5	Low-Value.....	1
Floodland (100-year recurrence interval).....	3	Historic Site	
Wetland.....	10	Structure.....	1
Woodland.....	10	Other Cultural.....	1
Wildlife Habitat		Archaeological.....	2
Class I.....	10	Scenic Viewpoint.....	5
Class II.....	7	Natural Area	
Class III.....	5	State Scientific Area.....	15
Steep Slope		Statewide or Greater Significance.....	15
20 Percent or More.....	7	County or Regional Significance.....	10
12-19 Percent.....	5	Local Significance.....	5
Prairie.....	10		

Source: SEWRPC.

The resulting definitions are held out as subject to field verification where appropriate. The Commission staff is frequently called upon by county and local units of government to verify and stake in the field the boundaries of these environmentally significant lands.

Additional documentation regarding the environmental corridor delineation process is presented in an article titled "Refining the Delineation of Environmental Corridors in Southeastern Wisconsin" published in *SEWRPC Technical Record*, Volume Four, Number Two, dated 1981, which may be viewed on the Regional Planning Commission website.