

ENVIRONMENTAL ASSESSMENT

(1) Format. The environmental assessment required by this Chapter shall generally follow the format herein:

This assessment shall be prepared for review, if possible, at the pre-application conference. The information sought will assist the Plan Commission and Town Board in determining the suitability of the land for development as required by this Chapter and to assess the potential threats to existing flora. All "yes" answers must be explained in detail by attaching maps and supporting documents describing the impact of the proposed development.

Yes **No**

1. Land Resources

Does the project site involve:

- | | | |
|--|-------|-------|
| a. Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, two foot contour intervals). | _____ | _____ |
| b. A landform or topographic feature of local or regional interest | _____ | _____ |
| c. A flood plain (if yes, attach two copies of a typical stream valley cross-section showing the channel of the stream, the 100 year floodplains limits (if officially adopted), of each side of the channel and a cross-section of area to be developed). | _____ | _____ |
| d. An area of soil instability -greater than 18% slope and/or organic soils, peats, or mucks at or near the surface | _____ | _____ |
| e. An area of bedrock within 6 feet of the soil surface | _____ | _____ |
| f. An area with the groundwater table within 10 feet of the soil surface | _____ | _____ |
| g. An area with fractured bedrock within 10 feet of the soil surface | _____ | _____ |
| h. A drainage way for 50 or more acres of land | _____ | _____ |

2. Water Resources

Does the proposed project have:

- | | | |
|--|-------|-------|
| a. Location within an area traversed by a navigable stream or dry run | _____ | _____ |
| b. Greater than 10% change in the capacity of a storm water storage facility or flow of a waterway within one mile | _____ | _____ |

- c. The use of septic tank-soil absorption fields for on-site waste disposal _____
- d. Lowering of water table by pumping or drainage _____
- e. Raising of water table by altered drainage patterns _____
- f. Lake frontage _____

3. Biological Resources

Does the project site involve:

- a. Critical habitat for plants and animals of community interest _____
- b. Endangered, unusual or rare species of
 - 1) Land animals _____
 - 2) Birds _____
 - 3) Plants _____
- c. Existing trees and shrubs of greater than 3" DBH. _____
- d. Removal or potential damage to over 10% of the present trees, shrubs, vines, grasses and other non-noxious plants. _____

4. Human and Scientific Interest

Does the project site involve:

- a. An area of archaeological interest _____
- b. An area of geological interest _____
- c. An area of hydrological interest _____
- d. An area of historical interest
 - 1) Historic building or monuments _____
 - 2) Building or monuments of unique architecture _____
- e. An area of identified community recreational use _____

5. Energy, Transportation and Communications

a. Does the development increase the traffic flow in any collector system by more than 10% _____

b. Is the development traversed by an existing or planned utility corridor? (gas, electricity, water, sewer, interceptor, communications, storm sewer) _____

6. Population

a. Does the development increase by more than 10% the school population of any school serving the development? _____

7. Comments on any of the above which may have a significant environmental impact.

8. Appendices and Supporting Material, including in all cases the soils survey required to be submitted by this Chapter for the proposed land division.

(2) Environmental Criteria. The following criteria shall serve as guidelines to assist the Plan Commission and Town Board in determining suitability of the land for development:

(a) **Soil Suitability.** Recommendations as to soil type and suitability contained in the soils survey shall govern.

(b) **Slopes.** Land with slopes between 12% and 20% will require special design for limiting storm water runoff and erosion and for sewage systems.

(c) **Twenty Percent Slope/Exceptions.** Development is prohibited on land with slopes equal to or greater than 20 percent. Under extraordinary circumstances, the Town Board may permit development on land with slopes equal to or greater than 20% only if all of the following minimum criteria are met:

- (i) At least 60% of each building Lot shall remain undisturbed and in its natural state. Existing trees and vegetation on the undisturbed portion shall not be removed by the development.
- (ii) Plans and design calculations acceptable to the Town Engineer are submitted for retaining walls and other erosion control measures for each Lot and all public improvements.
- (iii) The soils as shown on the soils survey for the land have no more than a "slight" erosion hazard potential as determined by the survey.
- (iv) The soil limitations for dwellings with basements, streets, and septic tanks (if applicable) shall be no greater than "moderate" as determined by the soils survey.
- (v) Such special studies of soils, slope stability, storm water runoff, erosion and safety as have been requested by the Plan Commission having been conducted by the land

divider and presented to the Town Board prior to official submittal of the proposed land division.

(d) **Severe Soils.** Soils with severe erosion hazard potential as determined by the soils survey will require special design to limit storm water runoff and erosion.

(e) **Basements.** No structure shall be constructed with a basement floor below the normal ground water elevation. If there is any doubt about the groundwater level, it shall be determined by a minimum of three soil borings.

(f) **Endangered Species.** Lands known to be habitat for endangered species, as determined by the Department of Natural Resources Bureau of Endangered Resources, shall not be developed unless methods, satisfactory to the DNR, are implemented to protect such species and/or habitat.

(g) **Historical Interest.** Areas of archaeological and/or historical interest shall be designated by the State Historical Society.

(h) **Geological Interest.** Areas of geological interest shall be designated by the State Geological and Natural History Survey.

(i) **Soil Suitability for Sewage Systems.** Suitability of land for private sewage systems shall be determined in accordance with Chap. COMM. 83 Wisconsin Administrative Code.

(j) **Public Utilities.** Public utilities shall not be extended through or around vacant land to serve new development.

(k) **Shoreland and Wetlands.** Development of Shoreland or Wetlands shall be governed by Chapter 16 of the Columbia County Code.