

19.05 PLAT AND DATA SUBMISSION REQUIREMENTS. (1) Environmental Assessment. A checklist may be prepared by the subdivider for review at the pre-application conference.

(a) Purpose. The purpose of this environmental assessment checklist is to provide the basis for an orderly, systematic review of the effects of all new subdivisions upon the community environment in accordance with the principles and procedures of Wis. Stat. s. 236.45(1). The Plan Commission will use these procedures in determining land suitability under s. 19.03(2). The goals of the community in requiring this checklist are to eliminate or reduce pollution and siltation to an acceptable standard, assume ample living space per capita, preserve open space and parks for recreation, provide adequately for storm water control, maintain scenic beauty and aesthetic surroundings, administer to the economic and cultural needs of the citizens and provide for the effective and efficient flow of goods and services.

(b) Coverage. The Environmental Assessment Checklist shall apply to all subdivisions, including minor subdivisions. The Plan Commission may waive the requirement for the filing of an environmental assessment checklist for minor subdivisions of less than five (5) acres total area.

(c) Preliminary Checklist for Environmental Assessment of Plats and Land Divisions and Community Development Plans:

LAND DIVISION AND SUBDIVISION

PRELIMINARY CHECKLIST FOR ENVIRONMENTAL ASSESSMENT OF PLATS AND LAND DIVISIONS AND COMMUNITY DEVELOPMENT PLANS

(all yes, answers must be explained in detail by attaching maps and supporting documentation describing the impacts of the proposed development).

		yes	no
I. Land Resources. Does the project site involve:			
A.	Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, two (2) foot contour intervals).		
B.	A landform or topographic feature of local or regional interest.		
C.	A floodplain (If yes attach two (2) copies of a typical stream valley cross section showing the channel of the stream, the 100 year floodplains limits and the floodway 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.	Prevention of gravel extraction		
I.	a drainageway for 5 or more acres of land		
J.	Lot coverage of more than 50% impermeable		

LAND DIVISION AND

SUBDIVISION

		yes	no
K.	Prime agricultural land		
L.	Wetlands and Marshes		
M.	Land elevation above 950 (NAVD '88 Datum)		
N.	Mapped environmental corridors		
II. WATER RESOURCES. Does the proposed project involve:			
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 1 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		
III. BIOLOGICAL RESOURCES. Does the project 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.	Removal of over 25% of the present trees		

LAND DIVISION AND

SUBDIVISION

		yes	no
IV. HUMAN AND SCIENTIFIC INTEREST. Does the project site involve:			
A.	An area of archeological interest		
B.	An area of geological interest		
C.	An area of hydrological interest		
D.	An area of historical interest		
	1. Historic buildings or monuments		
	2. Buildings or monuments of unique architecture		
E.	An area of identified community recreation use		
V. 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)		
VI. POPULATION.			
A.	Does the development increase by more than 10% the school population of any school serving the development		
VII. COMMENTS ON ANY OF THE ABOVE WHICH MAY HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT			
VIII. APPENDICES AND SUPPORTING MATERIAL			

LAND DIVISION AND SUBDIVISION

(d) Determination of Need for Expanded Environmental Assessment. The Environmental Assessment Checklist shall be reviewed by the Plan Commission at its next regular meeting following submittal. The Plan Commission may, at that time, for reasons stated in a written resolution setting forth specific questions on which it requires research, data and input from the developer and other affected persons, decide that the preliminary environmental assessment raises unusually significant questions of the effects on the environment and that review by other City committees and commissions is required and/or that an unusually high level of citizen interest has resulted from questions raised in a preliminary assessment. The listing of questions can include items which this ordinance already enables the Commission to obtain, or it may include additional information which is relevant to the questions specified in the resolution. The resolution may also request data on the specific impact questions from other governmental agencies or from the developer or applicant. The resolution shall set a reasonable date for the return of the requested data and information, and it may specify the format in which the data is to be presented.

(e) Hearing on Environmental Assessment Report. Following the return to the Plan Commission of the data required in the resolution adopted under the section above, the Commission shall make such report available for scrutiny by the applicant or petitioner, by City departments, commissions and committees and by other interested persons or agencies. The Plan Commission may schedule and hold a public hearing on the findings of the report. The hearing shall be preceded by a Class I notice under Wis. Stat. Chapter 985. Persons attending such hearing shall be afforded an opportunity to comment on the **report**.

(f) Review. The Plan Commission shall review the Environmental Assessment Report, with supporting data, department and committee reviews and any other data required for determining the suitability of the land for the proposed development. Within 45 days after submission to the Plan Commission of the final expanded environmental assessment report, the Plan Commission shall decide whether said land is suitable for development and proceed as required by s. 19.03(3)(c).