

Chapter 5 Appendix A

DEVELOPMENT PLAN ASSESSMENT CHECK LIST

(1) **Format.** The Development Plan Assessment Check List required by Section 5.04 (2) (a) (10) of this ordinance shall generally follow the format herein:

DEVELOPMENT PLAN ASSESSMENT CHECK LIST

This assessment shall be prepared by the land divider/subdivider and submitted with the Preliminary Plat/CSM application as required in Section 5.04 (2) of this Ordinance, unless specifically exempted by the Planning Commission. This assessment provides the basis for an orderly, systematic review of the effects of all new subdivisions, land divisions and condominiums upon the community's environment. The Planning Commission shall use this Assessment to determine land suitability under 5.02 (5). The subdivider is asked to do this Development Plan Assessment Check List so that they can be aware of the regulations, values and priorities guiding the Town's land use decisions. The purpose of the assessment is to establish measures that connect proposed development to the vision and objectives of the Town's Comprehensive Plan that hope to:

- A. Maintain rural character and valuable environmental resources;**
- B. Preserve open space and parks for recreation;**
- C. Emphasize quality development within the sanitary district;**
- D. Eliminate or reduce pollution and siltation to an acceptable standard;**
- E. Provide adequately for storm water control;**
- F. Administer to the economic and cultural needs of the Town's citizens.**

Development Plan Assessment Standards (Possible responses - YES, NO, NOT APPLICABLE N/A) All answers marked NO or N/A must be explained in detail to the Planning Commission by attaching maps and supporting documents describing the reason for the answer.

1. **Natural Resource Site Plan Inventory and Analysis** - Did the site plan presented by the applicant include a review and analysis of the site's sensitive natural features (i.e. ESA's as defined on Comprehensive Plan Map, streams, woodlands, wetlands, etc.)?

YES _____ NO _____

Did it alter plans to work around those features?

YES _____ NO _____

2. **Preservation of Natural Features and Land Forms** -

Rationale: Generally, the less disturbance there is, the lower impact of a project on water quality and natural resources. **Measure:** Has the applicant provided **a topographical map that displays a cutting and filling plan** to the Planning Commission that attempts to fit road and lot design to the topography and avoids cutting and filling more than 50% of the property?

YES _____ NO _____

3. **Sediment, erosion control and implementation plan.**

Rationale: Minimizing erosion and other sediment transported during and immediately after construction minimizes a major source of damage to water quality and a watershed's ecological health. **Measure:** Has the applicant provided the Planning Commission with an adequate erosion control plan consistent with the "Wisconsin Construction Site Best Management Handbook" and this ordinance, and the commitment that such a plan will be implemented and followed throughout the course of the Project?

YES _____ NO _____

4. **Stormwater runoff rate - Rationale:** Reducing the **velocity** of runoff from a development site, by retaining more on-site and allowing it to infiltrate reduces erosion. Reduction in runoff rate may be attained by many methods including grass swales, buffers, reduction of impervious surfaces, etc. **Measure:** Has the applicant provided the Planning Commission with a TR-55 study that shows the rate of runoff from the post-development 100 year storm shall be released at a rate not to exceed the 10 year pre-development rate, with the pre-development condition considered to be meadow?
YES _____ NO _____

5. **Management of Open-Space - Rationale:** Generally, the more open space that **is preserved in a natural state**, the lower the project's impact on the ecosystem. **Measure:** Has the applicant as part of this development assessment plan documented how the proposed project attempts to address the Town's Comprehensive Planning vision that, when possible, open space should be preserved in its natural state to maintain rural character and the health of the ecosystem?
YES _____ NO _____

6. **Environmentally Constrained Open Space - Rationale:** There should be limited building, grading or clearing in certain sensitive areas including wetlands, floodplains and steep slopes. A development that adequately protects such area through easements and designation as protected undivided open space is highly regarded. **Measure:** Has the applicant as part of this development assessment plan documented how the proposal will utilize easements or land designations to protect environmentally sensitive areas?
YES _____ NO _____

7. **Existing Vegetation - Tree and Native Plant Conservation.**

Rationale: Generally, if mature trees or other native plants such as prairie plants, are present on the site, preserving those trees and plants lowers the impact of the project on local ecosystems as well as the land's ability to catch, filter and re-infiltrate stormwater. The Town has established in its Comprehensive Plan the vision of maintaining rural character, and mature trees and plant life play a large role in establishing that character.

Measure: Has the applicant as part of this development plan assessment documented how the proposed project addresses the Town's desire that every effort be made to protect trees with more than 2" of caliper, groupings of trees, shrubs, vines, grasses and other non-noxious plants and incorporated clear design plans to show how such protection will be accomplished?

YES _____ NO _____

8. **Area Wide Pedestrian Plan** - Has the applicant provided an area-wide and site specific pedestrian transportation plan acceptable to the Planning Commission showing trail systems and how they may connect to other proposed developments and planned Town trails?

YES _____ NO _____ N/A _____

9. **Pedestrian Safety** - Has the applicant included safe off-road means acceptable to the Planning Commission to insure pedestrian safety especially in land divisions/subdivisions adjoining parks, schools or other pedestrian-oriented areas?

YES _____ NO _____ N/A _____

10. **General Safety** - Has applicant presented a street lighting plan acceptable to the Planning Commission that provides for safe pedestrian and vehicle traffic within the land division/subdivision?

YES _____ NO _____ N/A _____

11. **Area Wide Vehicle Transportation Plan** - Has the applicant presented an area-wide vehicle transportation plan acceptable to the Planning Commission showing how future roads may access the development?

YES _____ NO _____ N/A _____

12. **Conflicting Land Use** - Has the applicant as part of this development plan assessment adequately documented the possible negative impact that the proposed use could have on the adjacent land's potential for agricultural or other uses and introduced measures to soften such conflicts such as buffers, increased setbacks, landscaping, etc?

YES _____ NO _____ N/A _____

13. **In-Fill Development** - Will the proposed development serve as "in-fill" development? In other words, will it support residential or other development that becomes part of the existing development within the town?

YES _____ NO _____ N/A _____

14. **Preservation of Rural Character** - Has the applicant as part of this development plan assessment documented how the proposal is likely to preserve the distinctive rural character of Greenville as embodied in the Comprehensive Plan vision to retain open space, farmland, forests, natural resource areas and scenic, historic and cultural resources?

YES _____ NO _____ N/A _____

15. **Water Quality** - Has the applicant as part of this development plan assessment adequately documented that the proposal will not negatively impact the quality of area surface water and groundwater?

YES _____ NO _____

16. **Water Quantity** - Has the applicant as part of this development plan assessment adequately documented that the proposed development will not negatively affect the quantity of area groundwater utilized for drinking and other purposes?

YES _____ NO _____

17. **Soil Composition** - Has the applicant provided a preliminary soils report listing the types of soils in the development and their effect on future development especially documenting the existence of bedrock, high groundwater, or an aquifer recharge area?

YES _____ NO _____

18. **Conversion of Prime Agricultural Lands** - Has the applicant provided the Planning Commission with farmland soils classifications for the property and indicated whether the development will convert land that is actively used for agricultural purposes?

YES _____ NO _____

19. **Size of Remaining Agricultural Lots** - Has the applicant for a development outside the Sanitary District, who is creating non-farm lots and subdividing parcels from parent tracts, provided for the retention of tracts of sufficient size to be reasonably used for agricultural purposes?

Yes _____ NO _____ N/A _____

20. **Critical Habitat for Plants and Animals** - Has the applicant documented for the Planning Commission that the area proposed for development does not include any critical habitat for plants and animals of community interest or those considered endangered species? If no, how does the applicant plan to protect such habitat?

YES _____ NO _____

21. **Lot Creation** - If the proposed development is outside the Sanitary District, are the number of lots proposed under the limits allowed by the Town?

YES _____ NO _____

22. **Overall Impact on Vision for Growth in Town** - Has the applicant in this development assessment plan documented how the proposed development represents the type of quality growth that the Planning Commission would like to see in the Town based on the vision and growth management strategies established in the Comprehensive Plan?

YES _____ NO _____ N/A _____

23. **Environmental Criteria.** The following criteria shall also serve as guidelines to assist the Planning Commission and Town Board in determining suitability of the land for development:

- (a) Recommendations as to soil suitability contained in the Soil conservation Service Soil Survey of Outagamie County shall govern.
- (b) Land with slopes between 12% and 20% will require special design for limiting storm water runoff and erosion and for sewage systems.
- (c) 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:
 - (1) 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.
 - (2) 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.
 - (3) The soils as shown on the Outagamie County Soil Survey Map for the land have no more than a "slight" erosion hazard potential as determined by the Soil Conservation Service.
 - (4) The soil limitations for dwellings with basements, local streets and roads, and septic tanks (if applicable) shall be no greater than "moderate" as determined by the Soil Conservation Service.
 - (5) Such special studies of soils, slope stability, storm water runoff, erosion and safety as have been requested by the Planning Commission having been conducted by the Developer and presented to the Town Board prior to official submittal of the preliminary plat.
- (d) Soils with severe erosion hazard potential as determined by the Soil Conservation Service will require special design to limit storm water runoff and erosion.

- (e) No structure shall be constructed with a basement floor below the normal ground water elevation. Ground water level shall be determined by a minimum of three soil borings.
- (f) Lands know 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) Areas of archaeological and/or historical interest shall be designated by the State Historical Society.
- (h) Areas of geological interest shall be designated by the State geological and Natural History Survey.
- (i) Suitability of land for private sewage systems shall be determined in accordance with Chap. ILHR 83 Wisconsin Administrative Code.