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PART II SUBDIVISION CONTROL

ARTICLE ONE: PREAMBLE

1.1 Title

This Ordinance shall be known as the Town of Spider Lake Subdivision Control Ordinance.

1.2 Intent and Purpose

This Ordinance is intended to regulate and control the division and subdivision of land within the Town of Spider Lake in order to promote the public health, safety and general welfare and to encourage the most appropriate use of land. This Ordinance is also intended to achieve the purposes listed in Chapter 236, Wisconsin Statutes and the Spider Lake Zoning Ordinance.

1.3 Statutory Authority

These regulations are adopted under the authority granted by §§ 144.26, 236.12 and 236.45 of the Wisconsin Statutes.

1.4 Jurisdiction

The jurisdiction of this Ordinance shall include all unincorporated lands within the Town of Spider Lake.

1.5 Definitions

- A) **APPLICANT:** Any person, firm or corporation or any agent thereof, dividing or proposing to divide land as defined by the terms of this Ordinance.
- B) **BOARD OF APPEALS:** A Town Committee created under the authority of §62.23 of the Wisconsin Statutes to act in a quasi-judicial capacity to resolve land use issues.
- C) **CERTIFIED SURVEY MAP:** A map prepared by a Registered Land Surveyor of a land division of up to four (4) lots, meeting the requirements of Chapter 236.34, Wisconsin Statutes, and of this Ordinance.
- D) **CONDOMINIUM:** Any property subject to a condominium declaration established under Chapter 703 of the Wisconsin Statutes. For purposes of this ordinance, the requirements that apply to condominiums shall be the same as those which would apply to a physically identical development with an intended identical land use under a different form of ownership. (*Approved 12/18/03*)
- E) **CUL-DE-SAC:** A road having one end open to traffic and the other permanently terminated by a vehicular turnaround.
- F) **EASEMENT:** The legal authorization by a property owner providing for the use by another of a designated portion of his property for a specified purpose.
- G) **LOT:** A parcel of land occupied or capable of being occupied by structures and/or uses consistent with the provisions of this Ordinance and the Town of Spider Lake Zoning Ordinance. Adjoining lands of common ownership shall

be considered a contiguous parcel even if divided by a public or private road, easement or navigable rivers or streams.

- H) **LOT AREA:** The horizontal projection of a parcel of land, exclusive of any portion of a lot thirty (30) feet or less in width. Measurements are to be made by standard surveying methods.
- J) **LOT DEPTH OF:** A mean horizontal distance between the front and rear lot lines, measured in the general direction of its side lot lines. *(Approved 7-15-02)*
- K) **LOT WIDTH OF:** The mean width measured at right angles to its depth. *(Approved 7-15-02)*
- L) **OUTLOT:** A parcel of land, other than a lot or block, so designated on a plat or certified survey. Since outlots do not satisfy the minimum standards of this Ordinance, use for the construction of buildings or structures shall be prohibited unless a conditional land use permit is obtained.
- M) **PARCEL:** See 'Lot'.
- N) **PRELIMINARY MAP OR PLAT:** A map showing the salient features of a proposed land division to an approving authority for purposes of preliminary consideration.
- O) **PLAT:** A map of subdivision, prepared in the manner prescribed in Chapter 236, Wisconsin Statutes.
- P) **REPLAT:** The process of changing, or the map or plat which changes, the boundaries of a recorded plat or part thereof.
- Q) **ROAD FRONTAGE:** The shortest horizontal straight line which can be established between the point where one side lot line intersects the right of way to the other side line.
- R) **SERVICE ROAD:** Streets parallel and adjacent to arterial roads which provide access to abutting properties and separation from thru traffic.
- S) **SHORELINE MEASUREMENT:** The shortest horizontal straight line which can be established between points on the side lot lines at the waterfront end of a lot or parcel abutting a navigable lake or stream. At least one point along the horizontal straight line must lie on the ordinary high water mark.
- T) **STREET:** Any public way, road, avenue, highway or part thereof.
- U) **SURETY BOND:** A bond guaranteeing performance of a contract or obligation through forfeiture of the bond if said contract or obligation is unfulfilled by the applicant.
- V) **SUBDIVISION:** The division of a lot, parcel or tract of land by the owner thereof or the owner's agent for the purpose of sale, lease, transfer or building development, where the act of division creates five (5) or more

parcels of five (5) acres or less each within a five (5) year period. (*Approved 7-15-02*)

- W) **VARIANCE:** In specific cases, a deviation from the terms of the Ordinance as will not be contrary to public interest and where owing to conditions peculiar to the lot or property in question, a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship. Unnecessary hardship is defined as no reasonable use of the property.
- X) **PLANNING COMMITTEE OF THE TOWN OF SPIDER LAKE:** A committee created by the Town Board of the Town of Spider Lake under the authorization of the Wisconsin Statutes to act in matters of land use.

ARTICLE TWO GENERAL PROVISIONS

2.1 Administration

The administration and enforcement of this Ordinance shall reside with the Planning Committee and its duly authorized staff.

2.2 Compliance

- A) No person, firm, or corporation shall divide land for the purpose of sale, transfer, or development that creates five (5) or more parcels of less than five (5) acres each without obtaining the approval of the Planning Committee and without complying with the provisions of the Ordinance.
- B) Where applicable, the subdivider shall also comply with the provisions of Chapter 236, Wisconsin Statutes; the rules of the State Department of Industry, Labor and Human Relations as they relate to private sewage systems; the rules of the State Department of Transportation as they relate to safety of access and preservation of public interest concerns; and all other laws, regulations or requirements having appropriate authority.
- C) Should any provision of this Ordinance conflict with any other law, then the provisions of the more stringent requirement, regulation, restriction or limitation shall prevail.
- D) No land use permit shall be issued, nor shall any construction activity commence on any lot requiring approval under this Ordinance until final lot division approval has been granted.
- E) Subdivisions not serviced by public sewer shall comply with DIHLR-85.

2.3 Exclusions

The provisions of this Ordinance shall not apply to:

- A) Transfers of land pursuant to court order or will.
- B) The sale or exchange of parcels between owners of adjoining property if additional lots are not thereby created and the lots resulting are not reduced

below the minimum sizes required by the Town of Spider Lake Zoning Ordinance.

- C) Easements
- D) Cemetery plats and assessor plats made under the provisions of Wisconsin Statutes.
- E) Sale and exchange of parcels of public utility or railroad right of way to adjoining property owners where approved by the city, village, town or county.

2.4 Violations and Penalties

- A) Any violation of the terms of this Ordinance not corrected on the written order of the Planning Committee or Zoning Administrator within the time specified shall be referred back to the Planning Committee who shall determine the further action to be taken.
- B) The violation of any condition attached by the Planning Committee to a land division approval shall constitute a violation of this Ordinance.
- C) Any person, firm, or corporation found guilty of violating any provisions of this Ordinance, shall, upon conviction thereof forfeit two hundred (\$200) dollars per day and the full cost of prosecution, plus the costs of any compliance required to rectify the violation. Each day of violation shall constitute a separate offense.
- D) Violations of the provisions of this Ordinance are also subject to the terms of Chapter 66.119, Wisconsin Statutes.

2.5 Severability Clause

The provisions of this Ordinance shall be deemed to be separable and the invalidity of any portion by a court of competent jurisdiction shall not effect the validity of the remainder.

2.6 Disclaimer of Liability

This Ordinance shall not be construed as assuming any liability on the part of the Town of Spider Lake, or any officer or employee thereof, for any problems or damages which may occur as a result of reliance upon and conformance with this Ordinance.

2.7 Interpretation

These regulations shall be liberally construed in their interpretation and application to provide for the orderly growth and development of the unincorporated areas of the Town of Spider Lake, and shall not be deemed as a limitation or repeal of any other power granted by the Wisconsin Statutes.

2.8 Amendments

The Town of Spider Lake Town Board may make amendments to this Ordinance in the manner prescribed by the Wisconsin Statutes.

2.9 Effective Dates

This Ordinance shall take effect upon its passage by the Town of Spider Lake Town Board and its publication as provided by law.

2.10 Repeal of Previous Ordinances

All previous Town of Spider Lake Subdivision Control Ordinances and amendments thereto, are hereby repealed.

2.11 Variances and Appeals

- A) Any person seeking a variance from the terms of this Ordinance, or aggrieved by a decision rendered by the Planning Committee or Zoning Administrator may request and be granted a public hearing before the Town of Spider Lake Board of Appeals as provided in Section 11.0 of the Town of Spider Lake Zoning Ordinance. An appeal notice shall be filed with the Board of Appeals within thirty (30) days from the date of the order or decision from which the appeal is being made.
- B) The Board of Appeals may grant upon appeal, in specific cases and subject to appropriate conditions and safeguards, a variance from the terms of this Ordinance where without a variance the owner would have no reasonable use of the property.
- C) Any variance granted shall be in total conformity with all applicable laws and regulations; the public health, safety and general welfare; and the spirit of this Ordinance. Variances granted shall not be considered a precedent in any way.

2.12 Right to Access

The Planning Committee and its authorized staff, the Zoning Administrator or his/her deputy shall have powers and authority including but not limited to the following:

- A) Access to any structure or premises for the purpose of performing his/her duties between the hours of 8:00 A.M. and 6:00 P.M. Issuance of an inspection warrant by the court may be requested upon the discretion of the Zoning Administrator.
- (B) Upon reasonable cause or question as to proper compliance, to order the revocation in writing of any Land Use Permit and to issue, in writing, Cease and Desist Orders requiring the cessation of any building, moving, alteration, or use which is in violation of the provisions of this Ordinance. Any such violation which is not corrected upon said written order within the time specified in the order, which shall be not less than thirty (30) days following the date of said order, shall be referred to the Town Planning Committee. The Town Planning Committee shall recommend action to the Town Board which shall determine any further action. No litigation shall be commenced without Town Board approval.

2.13 Vacating and Replatting

Recorded maps or plats may be vacated or altered pursuant to Sections 236.36-236.44, Wisconsin Statutes, which are adopted by reference and applied to all land divisions regulated by this Ordinance.

2.14 Lot Frontage And Area Requirements

Minimum frontage for any lot abutting any lake, pond, flowage, river, stream, or public or private road or roadway shall be 200 feet. The minimum lot area for all parcels shall be as described in Section 4.4 N) and Section 16.0 and 16.1 of the Town Of Spider Lake Ordinance.

2.15 Shoreland Access

Where shoreland access is to be provided for any dwelling in this Sub Section, it shall comply with Section 4.4 (Shoreland Regulations) of the Land Use Ordinance governing zoning, planning and Section 4.4 N) (Lake Class Development Standards).

2.16 Condominiums

The provisions of this Ordinance shall apply to Condominiums created under Wisconsin Statutes Chapter 703, the Condominium Ownership Act, where five or more condominium units are created by the construction of, or anticipated construction of, five or more buildings (as said term is defined in the Town of Spider Lake Land Use Ordinance). *(Approved 12/18/03)*

ARTICLE THREE SURVEY AND RECORDING REQUIREMENTS

3.1 Survey Requirements

- A) Prior to the final approval of land divisions to which this Ordinance applies, the owner of the land shall have the parcels surveyed by a Registered Land Surveyor. The surveyor shall create a Certified Survey Map or Plat, in the manner prescribed in Chapter 236.34, Wisconsin Statutes; unless exempt under the provisions of Article 2.3 of this Ordinance or unless waived in writing by the Planning Committee.
- B) A Certified Survey Map is required for all land divisions in all Zone districts and approved by the Spider Lake Town Board. *(Approved 12/18/03)*
- C) Subdivisions created under Chapter 236.03, Wisconsin Statutes shall be subject to all applicable provisions of this Ordinance.

3.2 Recording Requirements

All Certified Survey Maps and Subdivision Plats shall be recorded at the office of the Sawyer County Register of Deeds, in the manner described in Chapters 59.51 and 236, Wisconsin Statutes.

3.3 Fees

- A) The applicant shall pay a fee specified in the Town of Spider Lake fee schedule for the creation of a subdivision. Such fees shall be remitted to the Town of Spider Lake.
- B) The applicant shall also pay the recording fee as determined by the Register of Deeds prior to recording a Certified Survey Map or Plat.

ARTICLE FOUR PROCEDURE FOR DIVIDING LAND

4.1 Preapplication Consultation

Prior to filing an application for lot division, the applicant is encouraged to consult with the Zoning Administrator to obtain advice and assistance. This consultation is intended to provide the applicant with the purpose and objectives of this Ordinance, to provide assistance in planning the proposed development, and to afford opportunity for the applicant to be informed of any changes, additions, or corrections to his proposed land division to expedite formal review procedures.

4.2 Preliminary Land Division Approval

The applicant shall submit to the Town Zoning Administrator an application form provided by the Administrator. The applicant shall also submit to the Zoning Administrator and those having authority to review plats under Chapter 236, Wisconsin Statutes; sufficient copies of a preliminary survey map or plat.

- A) The preliminary layout should clearly indicate the existing condition of the proposed land division and of adjoining sites. Data should be included on physical features, bodies of water, public access, wetland areas, existing vegetation, slopes over ten (10%) percent, areas subject to flooding, soil conditions, available community facilities and utilities, recorded easements, or covenants, street and road locations and lot widths, depths and areas. The proposed layout shall be drawn at a legible scale and shall identify any improvements (road construction, grading, and dedication of land, installation of amenities, or any other construction activity) which the applicant proposed to make and shall indicate when these improvements will be provided.
- B) As stated in Article Six of this Ordinance, an environmental impact analysis shall be provided for "any subdivision consisting of twenty-five (25) lots or more." This analysis shall be prepared in the manner prescribed in Article Six and Appendix A of this Ordinance.
- C) The Planning Committee shall approve, reject, or approve conditionally the preliminary land division within ninety (90) days of receiving the preliminary land division application and layout, as provided by statute. Any condition of approval or reason for disapproval shall be described in writing and shall be made a part of the file record of the application.

4.3 Final Lot Division Approval

- A) Final survey maps, certified survey maps or plats shall be submitted to the Zoning Administrator within twelve (12) months of preliminary plan acceptance, unless this requirement is waived by the Planning Committee. Final maps or plats shall be considered by the Planning Committee and accepted or rejected within sixty (60) days of the date of submission.
- B) The final map or plat shall conform to the preliminary layout as approved, and to all applicable Ordinances and laws. The final map or plat shall be accompanied by detailed construction plans of all improvements to be provided by the applicant.

- C) A certificate of approval of the Zoning Administrator shall appear on the face of all required maps or plats prior to their recording.
- D) Any land division resulting in the creation of five (5) or more lots and requiring approval under the terms of this Ordinance, shall require the approval of any Governmental unit having extraterritorial plat approval jurisdiction.
- E) No lot shall be sold or transferred without fully complying with the terms of this Ordinance. An offer or contract to convey may be made if that offer or contract states on its face that it is contingent upon approval of the final land division and shall be void if such approval is not received.

ARTICLE FIVE DESIGN STANDARDS

5.1 Lot Sizes

- A) Lot sizes shall conform with the area and width dimensional requirements outlined in Section 16.0 and 16.1 of the Town of Spider Lake Zoning Ordinance. No lot shall be reduced below the minimum size for the zoning district in which it is located.
- B) The Planning Committee may require larger lot sizes in cases of adverse soil, topographical, or locational conditions to provide a greater degree of protection for natural or community resource concerns.
- C) The size, shape, elevation, and slope of a lot shall permit the installation of sanitary facilities meeting the requirements of the Sawyer County Sanitary and Private Sewage Ordinance, unless such needs are obviated by central or public facilities.
- D) In determining lot area, any part of a lot thirty (30) feet or less in width shall not be used in computing lot area nor shall the right-of-way of any public road be used in determining lot area or width.

5.2 Access

- A) Every lot created, and requiring approval under the terms of the Ordinance, shall have access to a public street, road, or highway. Such access can be accomplished through the establishment of either a public or private road, as determined by the Planning Committee.
- B) Where more than one (1) lot abuts a street, highway or road; a service road or other form of shared access may be required to allow a minimum number of access driveways.

5.3 Dedications

- A) Unless specifically waived by the Planning Committee, all streets, roads, and other public ways which are proposed to be established to service lots created under this Ordinance shall be offered for dedication to the county or town.

- B) The Planning Committee may require the dedication, reservation, or easement of certain lands for public access points, parks, drainage ways, playgrounds, natural resource areas, or special use areas to a specified unit of government, subject to acceptance.
- C) Dedications shall be affected as provided in Section 236.29, Wisconsin Statutes. Dedication offers shall be limited to a duration of three years from the date of final land division approval by which time public acquisition must be exercised.
- D) Where open space land is conveyed in common to each of the owners of lots in a land division, a home owners association or similar legally constituted body shall be created to maintain such land.

5.4 Improvements

- A) The applicant shall be responsible for the installation of survey monuments in accordance with the requirements of Chapter 236.15, Wisconsin Statutes.
- B) Unless waived by the Planning Committee, the applicant shall be responsible for the construction of all roadways to the standards specified in this Ordinance.
- C) The Planning Committee may require the applicant to provide other improvements to insure quality land divisions which fulfill the intent of this Ordinance. Such required improvements include the construction of sewer and water facilities, utility systems, drainage facilities, sidewalks, culverts, street lighting and signing, and other improvements deemed to be in the public interest.

5.5 Bonds

- A) The Planning Committee may require the applicant to file with the Town a surety bond in which the applicant enters into a contract agreeing to install all required improvements. This contract and bond shall be subject to the approval of the Planning Committee and may be in the form of a surety bond, certificate of deposit, certified check or other security equal in amount to the estimated cost of improvements.
- B) Required improvements shall be made by the applicant or his agents not later than one year from the date of final land division approval or at a later date specified by the Planning Committee.
- C) Verification of improvement completion shall be made by the Planning Committee. Upon termination of the bonding period, or completion of improvements, the Planning Committee shall determine to what extent improvements have been completed and shall return all or a commensurate portion of the bond.

5.6 Streets and Roads

- A) Construction of public streets and roads shall conform to the applicable town and county standards and shall be consistent with the provisions found in Chapter 86.26, Wisconsin Statutes.

- B) Streets and roads shall be located with due regard to topographical conditions, natural features, existing and proposed utilities and land uses, and public safety and convenience. Where practicable, streets shall intersect at right angles to afford maximum visibility.
- C) All cul-de-sacs shall have a minimum radius of no less than forty-five (45) feet.
- D) All roads and access easements over six hundred (600) feet or serving more than two (2) lots will terminate a cul-de-sac.

ARTICLE SIX: ENVIRONMENTAL IMPACT ANALYSIS

The purpose of an Environmental Impact Analysis is to provide the Board with the information necessary for them to carefully evaluate proposed actions in order to assure safe, healthful, productive, and aesthetically pleasing surroundings. The purpose includes the need to prevent development in areas not generally capable of physically supporting the proposed development, prevent development inconsistent with surrounding land uses, sustain those species of flora which are common to the area, with particular concern for those species on the federal or state threatened or endangered species lists; providing the habitat necessary to sustain the various species of fauna common to the area, with particular concern for those species on the federal or state threatened or endangered species lists; prevent development in areas having vegetative cover which is easily destroyed or damaged; provide for development along shorelines in a manner which will not deplete or destroy the character of the shoreline resources; prevent and control water pollution; protect spawning grounds, fish and aquatic life; prevent depletion and pollution of groundwater resources; minimize erosion; minimize the potential for flooding; and assure development does not destroy or deplete wetlands and their resources. An Environmental Impact Analysis shall inform public officials and employees and the public of the environmental and economic effects of actions that have been proposed, increase the exchange of information, lead to development consistent with the above stated purpose, and be used as a planning tool for broad aspects of decision making.

6.1 Criteria for Requiring an E.I.A.

An Impact analysis shall be required for any subdivision consisting of twenty-five (25) lots or more.

6.2 Evaluation Procedures

- A) The applicant, the Zoning Administrator and the Planning Committee shall hold an informal meeting to review a general description of the project.
- B) In order to receive approval of a Preliminary Plat, the applicant must submit an Environmental Impact Analysis at least thirty (30) days prior to the consideration of the preliminary plat to the Planning Committee.
- C) Before passing upon the application for a Preliminary Plat, the Planning Committee shall hold a public hearing.
- D) The Planning Committee shall give public notice of any hearing by publication of a Class Two (2) notice of the official newspaper to the Town not less than

fifteen (15) days or more than twenty (20) days prior to the hearing, as well as mailed notice to the parties. The notice shall be posted in three (3) public places in the town. Also, a copy of the notice shall be mailed to the owners of all lands, within the town, within five hundred (500) feet of any part of the land included in such a Preliminary Plat at least ten (10) calendar days before such public hearing. The failure of such notice to reach any property owner shall not invalidate any decision made on a Preliminary Plat.

- E) The Zoning Administrator and the Planning Committee shall request review of an EIA by the State of Wisconsin Department of Natural Resources and the State of Wisconsin Department of Industry, Labor and Human Relations. The Zoning Administrator and Planning Committee may request review of the EIA by any other body or individuals it sees fit.
- F) The Planning Committee may, in writing waive the requirement that the applicant provide an EIA in those unique instances where this tool is deemed unnecessary to aid in the decision making process.

6.3 Refer to Appendix A for the guidelines that are to be followed.

APPENDIX A

GUIDELINES FOR ENVIRONMENTAL IMPACT ANALYSIS

I. Summary Statement

What is the overall anticipated impact of the projects on the environment? Based on this question, prepare a summary statement from the results of the following impact analysis.

II. Required Content of Environmental Impact Analysis

A) The Nature of the Site and Surrounding Area:

- 1) Characterize the local and regional topography and geology, especially those factors pertinent to the proposed development.
- 2) Describe the soil types of the area to be developed and include a soils map from the Conservation Service.
- 3) Provide the results of percolation tests and core samples and list all foreseen limitations for streets and roads, dwellings and foundations.
- 4) Describe the water resources of the region, including pertinent information on lakes size, shape, location, important chemical-physical data if requested), streams, and groundwater.
- 5) Characterize the existing vegetation of the area to be developed, showing the distribution of the vegetative types on an attached map.
- 6) Summarize present land use patterns, indicating both the nature and the extent of land use in the proposed site and in the surrounding area.

B) The Proposed Development and Planned Alterations

- 1) Provide a map showing the proposed lot locations and boundaries, as well as other important data such as locations of proposed buildings, roads and easements.
- 2) Describe in detail, all proposed land alterations and provide a large scale topographic map (contour interval ten (10) feet or less, preferably two (2) feet) of those proposed alterations. The following points should be considered. List all provisions
 - a) Landscaping details for limiting soil erosion.
 - b) Draining or filling of wetlands.
 - c) Shoreland alterations.
- 3) Describe proposed alterations of the existing vegetation, and include any provisions being made to preserve or supplement the existing vegetation.
- 4) Describe plans to dispose of storm and melt water runoff.

- 5) Describe the proposed waste disposal system:
 - a) What type of sewage disposal system is anticipated?
 - b) What is the anticipated volume of sewerage to be generated?
 - c) What are the proposed plans for solid waste disposal?
- 6) Describe the locations and estimated demands of proposed wells.

C) Impact of the Development on the Natural Surroundings:

- 1) List the species of fish, fowl, or land animals common to the area and their required habitats. Please state what measures will be taken to preserve these habitats. Also, list all flora and fauna common to the area which are on the federal or state threatened or endangered species lists. Please state what efforts will be taken to assure the development does not further threaten these species.
- 2) If the site has frontage on navigable water:
 - a) What allowances will be made for natural erosion processes?
 - b) What provisions will be made to retard shoreline or bank erosion?
 - c) What provisions will be made to avoid enrichment of the water bodies due to sewerage or runoff?
- 3) How will surplus runoff from fertilized lawns or fields or from roads be directed off the property?
- 4) List any irreversible or irretrievable commitments of resources that would be involved.

D) Alternatives to Proposed Action:

Possible alternatives to potentially problem causing aspects of the project should be discussed. The feasibility of the alternatives should also be brought out.

E) Economic-Social Impact

- 1) Population
 - a) What is the maximum anticipated population of the development?
 - b) Estimate the total user days per year.
- 2) Economic Benefits
Assessments of the expected economic benefits the community will receive, such as:
 - a) Inputs into construction trade.

- b) Increases in assessed property value.
 - c) Total anticipated tax revenue.
 - d) Increased retail sales.
- 3) Services
This Section will assess some of the costs and consequences of servicing the proposed development.
- a) Total length of proposed roads.
 - b) Estimated annual cost of snow plowing.
 - c) Assessment of potential traffic loads on roads leading from the subdivision to commercial centers.
 - d) Estimated annual amount of solid waste generated.
 - e) Estimated annual cost for schools.
 - f) Distance from the nearest hospital, responsible fire department, and full time police headquarters.
 - g) Assessment of the potential pressure placed on public recreational facilities and any provisions for reducing such pressure within the development itself.
- 4) Assessment of effects resulting from the changing of present land use patterns.