

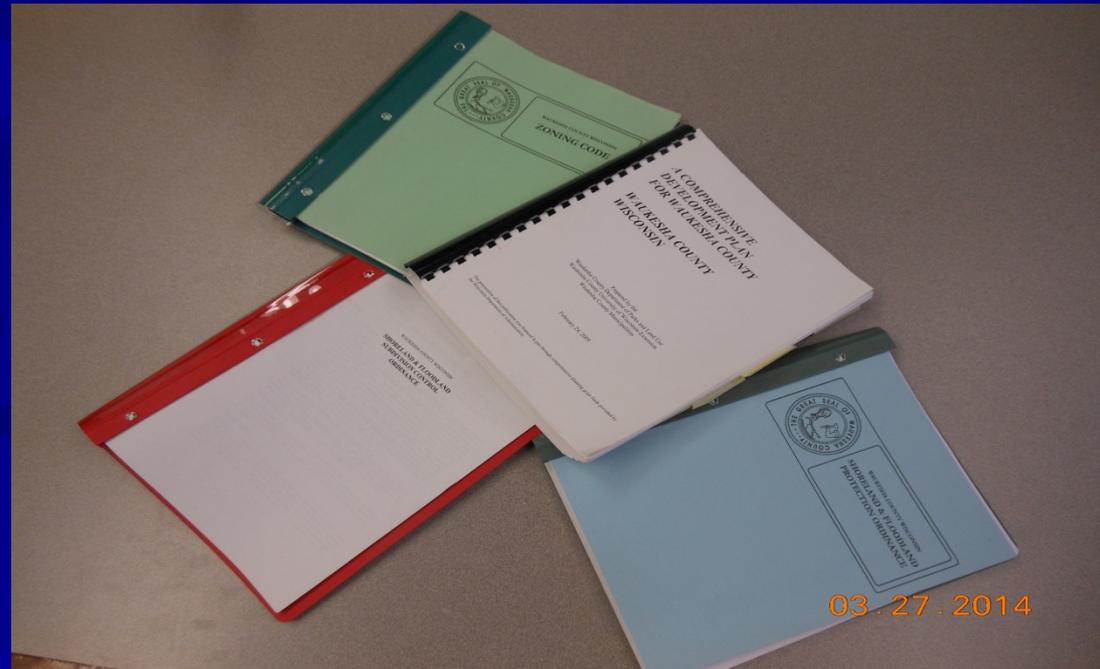
Links Between Storm Water Management, Zoning & the Land Division Process

Amy Barrows, Sr. Land Use Specialist

Waukesha County PLU – Planning & Zoning Division

Overview of Planning and Zoning

- Comprehensive Development Plan-2035
- General Zoning Code
- Shoreland and Shoreland/Wetland
- Floodplain Management
- Land Division Ordinance



03.27.2014

When Storm Water Management and Planning & Zoning Intersect

- Subdivision Platting
- Certified Survey Maps & Site Plan/Plan of Operations
 - New “roads”
 - Addition of ½ acre or more of impervious surfaces
- Land Altering Activities Conditional Use Permits
- Zoning Permits
 - When requested by Town or County Planning and Zoning office
 - When land altering activities exceed 3,000 sq. ft. for accessory structures
- C-1 Floodplain Development Permits
 - When the proposed disturbance exceeds 3,000 sq. ft. above the OHWM or 300 lineal ft. of utility trench

Basement Wetness Standards

- Standards exist in Zoning Code, Shoreland Ordinance, and Storm Water Ordinance
- Residential construction limited in A-E Zoning and Open Lands to be Preserved Land Use categories
- Seasonal high groundwater determination report (“Form A”)
- Conditional Use Permit may be required



Development Review Team

■ Planning and Zoning Division

- Land use and zoning
- Project design
- Natural features
- Landfills, critical species/natural areas, burial sites

■ Land Resources Division

- Storm water evaluation
- Erosion control
- Site drainage requirements

■ Environmental Health Division

- Suitability for private septic systems and wells
- Identification of potential hazardous materials

■ Parks Division

- Areas of acquisition, greenway, and recreational trail interest per the County Park and Open Space Plan

■ Department of Public Works

- Access issues (intersection improvements, site distance, traffic impact)

■ Town Planners & Engineers, WDNR, and ACOE



Town Subdivision Plat Submittal Requirements

- Preliminary or final plat must be submitted to the P&ZD as the forwarding agency. Preliminary plat approval is required before final plat submittal.
- Complete the County's Land Division Checklist for either the preliminary or final plat.
- Storm water permit application & preliminary storm water management plan (**Prelim. Plats**) or final storm water management plan (**Final Plats**) must be submitted to LRD.
- Soil tests for EHD and LRD.

Preliminary Plats

Review Timeframe/Basis for Action

- 90-day plat review period per Ch. 236
- Preliminary storm water review required
- Preliminary storm water review time = 10 days
- Must receive a recommendation of approval from LRD, EHD, Parks and DPW to approve per 236.13
- P&ZD will send a review letter, which shall be used as a checklist for final plat.

Final Plat Review

Timeframe/Basis for Action

- 60-day review period per Ch. 236
- All storm water related BMPs, easements and notes must be displayed on the plat.
- Certification of Compliance is required prior to P&ZD approval.
- Maintenance Agreement must be recorded immediately after recordation of final plat.

Storm Water & Plats-Common Mistakes Observed by Plat Reviewers

- No storm water plan submitted w/ plat submittal
- Lot layout completed before considering storm water management requirements
- Hydric soils not considered relative to plat layout
- Lack of reasonable access to storm water facilities
- Ownership and maintenance of storm water facilities
- Inconsistent language between plat and agreement
- Well, BMP, kettle and wetland setbacks overlooked

Subdivision Design Considerations

- Sustainable Development/Conservation Design
 - Less roads, grading, infrastructure
 - Lower storm water costs
 - Increases in density
 - Preservation of natural areas
 - Open areas enjoyed by all



Subdivision Design Considerations

- Consider soil conditions and natural features, such as wetlands, floodplain, and environmental corridors when planning lot layout, road placement, storm water facilities, and septic systems.

