

# LINCOLN COUNTY SUBDIVISION AND PLATTING ORDINANCE

## SITE ASSESSMENT CHECKLIST-Town of Bradley

ITEM OF INFORMATION	YES	NO
<b>I. Land Resources. Does the proposed subdivision site include or is it adjacent to:</b>		
A. Public lands or public hunting grounds? (See Lincoln County Comprehensive Plan (LCCP), County plat book, or WisDNR records)		
B. Slopes of 15% or greater? (See LCCP or Lincoln County Soil Survey (LCSS), or complete on-site survey)		
C. A floodplain, as designated by FEMA? (If “yes,” attach a map of the 100-year floodplain limits from FEMA flood insurance maps or more detailed survey source)		
D. An area of hydric soils? (See LCCP or LCSS)		
E. Bedrock within 10 ft. of surface? (See LCSS or based on on-site soil borings)		
F. Groundwater within 5 ft of surface? (See LCSS or based on on-site soil borings)		
G. Fractured bedrock within 10 feet of soil surface? (See LCSS or based on on-site soil borings)		
H. Soils having severe or very severe limitations for private on-site waste treatment (septic) systems? (See LCSS or based on on-site perc tests)		
I. A “brownfield” or contaminated site? (See WisDNR Contaminated Lands Database or based on site assessment)		
H. Mineral rights that are owned by someone aside from the lot owner? (If “yes”, provide more info)		
I. A drainageway with a watershed of 5 or more acres? (See WisDNR watershed database at <a href="http://dnr.wi.gov/org/gmu/gmu.html">http://dnr.wi.gov/org/gmu/gmu.html</a> )		
J. Prime farmland soils? (See LCCP or LCSS)		
K. Development adjacent to an existing farm operation? (If “yes,” setbacks, bufferyards and/or covenants may be required over the new subdivisions, per the LCCP)		
L. Wetlands? (see WisDNR Wisconsin Wetland Inventory or based on on-site survey) <b><i>The Town of Bradley will not forward application recommendations involving wetlands without copies of written DNR/Army Corps of Engineer approvals.</i></b>		
M. Any scenic areas identified in the Lincoln County Comprehensive Plan? (Spirit Falls, Big Rib River, Wisconsin River – STH 107 scenic overlook, Irma Hill, Harrison Hills glacial moraine areas, Prairie Dells Scenic Area, Snow Hill area in f Scott, Highway P in Pine River, The Underdown in Birch)		
N. Environmental corridors? (see LCCP for definition and delineation)		
O. Existing or planned paths or trails? (See LCCP, Lincoln County or local comprehensive outdoor recreation plan, or Ice Age Trail plans)		
P. Existing trails for motorized vehicles, such as snow mobile routes or other recreational trails? (See LCCP, Lincoln County or local comprehensive outdoor recreation plan, commercial trail maps)		
<b>II. Water Resources. Does the proposed subdivision site include or is it adjacent to:</b>		
A. An area traversed by a navigable stream, intermittent stream, or dry run?		
B. Within 300 feet of a river or stream or 1,000 feet of lake, pond, or flowage?		
C. Frontage on a lake, river, flowage or other navigable waterway classified as Class I in the County’s Lake Classification System? (see LCCP or Lincoln County Zoning Dept. map)		
D. Frontage on a lake, river, flowage, or other navigable waterway classified as Class II in the County’s Lake Classification System? (see LCCP or Lincoln County Zoning Dept. map)		
E. Frontage on a lake, river, flowage, or other navigable waterway classified as Class III in the County’s Lake Classification System? (see LCCP or Lincoln County Zoning Dept map)		
F. Impact on the capacity of a stormwater storage system or flow of a waterway?		
G. Use of a private group waste treatment system, holding tanks, or other non-traditional means of sanitary waste treatment and disposal?		
H. One or more high-capacity wells? (defined by Wisconsin Statutes as wells with withdrawals >100,000 gpd)		
I. Development within a wellhead protection area for a municipal well? (mapped for City of Merrill)		

J. Development within 1,200 feet of any open or closed landfill site? (See WisDNR landfill database)		
<b>III. Biological Resources. Does the subdivision site include or is it adjacent to:</b>		
A. Critical habitat for plants and animals of community interest? (See WisDNR inventory)		
B. A section of land that the WisDNR Wisconsin Natural Heritage Inventory has identified as containing endangered or rare plant or animal species? (If "yes," you must submit an "Endangered Species (NHI) Review Request Form" (Form 1700-047)		
C. Trees with a diameter of 30 or more inches at breast height?		
D. Areas with a continuous woodland canopy of 5 acres or greater?		
<b>IV. Human and Scientific Interest. Does this project site include or is it adjacent to:</b>		
A. An archeological site? (See State Historical Society Archeological Site Inventory database, LCCP, or through a site inventory if one has been performed)		
B. A historic site or building, including those listed or eligible for listing on the State or National Register of Historic Places? (see State Historical Society American Heritage Inventory)		
<b>V. Energy, Transportation and Communications. Is the project site:</b>		
A. Abutting or traversed by an existing or planned roadway corridor, as shown on the Lincoln County comprehensive plan, and adopted official map, or a state, county, or town highway plan?		
B. Within a highway noise impacted area (within 500 feet of a state or federal highway)?		
C. Traversed by or abutting an existing or planned utility corridor, including but not limited to gas, electrical, water, sewer, storm, and communications?		

“Yes” answers must be explained in detail by attaching maps and supportive documentation on the type, location and extent of the identified feature, and the impact that the subdivision is expected to have on that feature.

The completed site assessment checklist and the attached information will be used by the Planning and Zoning Committee as a basis for determining the suitability of the land for subdivision. Adjustments to the proposed subdivision to minimize or mitigate the impact of “yes” answers may be required.

**CERTIFICATION:**

I hereby certify that I have researched the listed reference sources and that the information supplied on and with this site assessment checklist is correct to the best of my knowledge.

\_\_\_\_\_  
Signature of subdivider, engineer, or surveyor

\_\_\_\_\_  
Printed name and registration/license number