

RESOLUTION 2006-07**ADOPTION OF LAND USE SCORING SHEETS AND SITE ^{ASSESSMENT} ANALYSIS CHECKLIST****State of Wisconsin, Town of Union, Rock County**

Whereas, the Town of Union is adopting a new Zoning Ordinance and a new Land Division Ordinance; and

Whereas, the Town Board believes it is helpful to gather information regarding the application and how the proposed land division or rezone fits with the Town of Union Comprehensive Plan; and

Whereas, the completed Site Assessment Checklist and Land Use Scoring Form will help provide useful information for determining the suitability of the land for subdivision, land division or zoning change, and for evaluating whether the project meets other requirements of the Town's ordinances and Comprehensive Plan; and

Whereas, the Land Use Scoring Forms will provide a numerical value upon which to help measure the appropriateness of the application to the intent of the Town of Union's Comprehensive Plan; and

Whereas, the Town of Union Smart Growth Committee was involved in the development of such forms as part of developing the Comprehensive Plan; and

Whereas, the Town of Union Plan Commission has formally gone on record recommending the use of these forms;

Thereby, the Town Board of the Town of Union, Rock County, Wisconsin, by this resolution, adopted on proper notice with a quorum and by roll call vote by a majority of the town board present and voting resolves the inclusion of the following forms in the Application process for all applications for land divisions and zoning changes including Conditional Use Permits for land division in the A1, A2, and A3 zoning districts.

Item Adopted**Land Use Scoring Sheet (4 Lots or Less-Minor Land Division)****Land Use Scoring Sheet for 5+ Homes****Site Assessment Checklist****Version****August 31, 2006****August 10, 2006****August 2, 2006**

This resolution was passed by majority vote at the meeting of the Town Board of the Town of Union on October 5, 2006 and recorded in the minutes thereof.

[Signature of Town Chairman]

Kendall Schneider, Town Board Chairman

10/5/06

Date

Attest: [Signature of town clerk]

Linda O'Leary, Town Clerk

10/5/06

Date

Adoption of Land Use Scoring Sheets and Site Analysis Checklist

Land Use Scoring Sheet

(4 Lots or Less-Minor Land Division)

Town of Union
Rock County, Wisconsin

Point Value
(Circle one
per item)

SCORING CRITERIA

I. AGRICULTURAL	
It is the intent of the smart growth planning process to preserve agricultural lands and the rural character of life in the township.	
A. Soils (See Map #12: Soils Capability in the Comprehensive Plan) <i>In an effort to preserve our prime and productive farmland the best soils are being reserved for agricultural uses.</i>	
0	1. 50% or more Type I, and/or Type II soils
5	2. 50% or more Type II and/or Type III soils
10	3. 50% or more Type III and/or Type IV soils
15	4. 50% or more Type IV and/or V soils
B. Proximity to active farm operations (if property is bordered by a road, operations on the opposite side of the road will be considered as part of the perimeter).	
0	1. 80 to 100% of perimeter surrounded by farmland
5	2. 60 to 79% of perimeter surrounded by farmland
10	3. 40 to 59% of perimeter surrounded by farmland
15	4. 20 to 39% of perimeter surrounded by farmland
20	5. Less than 20% of perimeter surrounded by farmland
C. Proximity to farm buildings. "Farm buildings" means barns, sheds, and silos that have not been legally converted to any other use through zoning variances or permits. Buildings that may currently stand empty, may one day be reconstituted for agricultural use. Distances are measured from the nearest farm building to the nearest lot line of the proposed land division.	
0	1. Within 250 ft of existing farm buildings.
5	2. From 250- 500 ft from existing farm buildings.
10	3. From 500-1000 ft. from existing farm buildings
15	4. Greater than 1000' from existing farm buildings.
D. Number of acres of agricultural land that will be taken out of production. In the continuing effort to preserve farmland we encourage the placement of housing near roads and fencelines to minimize the impact on agricultural lands.	
0	1. greater than 8 acres (348,480 square feet)
5	2. less than 8 acres
10	3. less than 6 acres
15	4. less than 4 acres
20	5. less than 2 acres
AGRICULTURAL SUBTOTAL	

Project Name: _____

Date _____

Point Value
(Circle one
per item)

SCORING CRITERIA

	II. LOCATION Residential housing development is most efficiently provided by a city or village with municipal sewer and water. Proposed residential development in close proximity to a city or village is best developed by that city or village rather than by the township.
	A. Property as defined by most current Future Land Use Map
0	1. In an area that has been designated as an Agricultural Preservation Area, Environmentally-significant area, Conservation Area or mapped for annexation by a city or village?
20	2. In an area that has not been development restricted nor encouraged
40	3. Shown on the comprehensive map as a "smart growth" area?
	B. Current Zoning
0	1. An A-1 Zoning designation without ever having had a house or farm buildings on the site?
10	2. An A-2 Zoning designation?
20	3. An A-3 Zoning designation?
30	4. An RR-1 Zoning designation or A-1, A-2, or A-3 with a history of residential dwellings?
	LOCATION SUBTOTAL
	III. HISTORIC, SCENIC AND ENVIRONMENTAL QUALITIES:
	A. Significant natural features
0	1. Registered with or recognized by a public agency, conservation organization, or other qualified organization.
10	2. On a wooded site more than 50%
20	3. On a partially wooded site (less than 50%)
30	4. No significant features
	B. Significant Historical Considerations
0	1. Registered with a federal, state or local historical agency or organization.
5	2. Eligible for registry with a federal, state or local historical agency or organization
10	3. Other significant historical features, other than archaeological
20	4. No significant historical features
	C. Scenic value
0	1. Recognized by a public agency for its scenic value
10	2. Property visible from a main highway, county road or major lake or stream
25	3. Scenic value not an issue
	HISTORIC, SCENIC & ENVIRONMENTAL QUALITIES SUBTOTAL
	IV. LAND USE
	A. Lot size
0	1. Lot is more than 3 acres
5	2. Lot is 2-3 acres
10	3. Lot is 1-2 acres
	B. Shape of lot
0	1. Depth/width ratio over 3:1
5	2. Depth/width ratio up to 3:1
10	3. Depth/width ratio up to 2:1

Project Name: _____

Date _____

Point Value
(Circle one
per item)

SCORING CRITERIA

	C. Length of driveway (measured from the edge of the road along the centerline of the driveway to the front of the garage)
0	1. Over 300 feet
5	2. 150-300 feet
10	3. 150 feet or less
	LAND USE SUBTOTAL

LAND USE SCORING POINT TOTAL

Subtotal Agricultural	
Subtotal Location	
Subtotal Historical, Scenic & Environmental	
Subtotal Land Use	
GRAND TOTAL (Possible 245 points)	

Scorer Name (please print) _____

Signature _____

Date _____

Project Name: _____

Date _____

Land Use Scoring Sheet (5 Homes or More)

Town of Union
Rock County, Wisconsin

Point Value
(Circle one
per item)

SCORING CRITERIA

	I. AGRICULTURAL
	It is the intent of the Smart Growth planning process to preserve agricultural lands and the rural character of life in the township.
	A. Soils (See Map #12: Soils Capability in the Comprehensive Plan) <i>In an effort to preserve our prime and productive farmland the best soils are being reserved for agricultural uses.</i>
0	1. 50% or more Type I, and/or Type II soils
20	2. 50% or more Type II and/or Type III soils
30	3. 50% or more Type III and/or Type IV soils
40	4. 50% or more Type IV and/or V soils
	B. Proximity to active farm operations (if property is bordered by a road, operations on the opposite side of the road will be considered as part of the perimeter).
0	1. 80 to 100% of perimeter surrounded by farmland
10	2. 60 to 79% of perimeter surrounded by farmland
20	3. 40 to 59% of perimeter surrounded by farmland
30	4. 20 to 39% of perimeter surrounded by farmland
40	5. Less than 20% of perimeter surrounded by farmland
	C. Proximity to farm buildings. "Farm buildings" means barns, sheds, and silos that have not been legally converted to any other use through zoning variances or permits. Buildings that may currently stand empty, may one day be reconstituted for agricultural use. Distances are measured from the nearest farm building to the nearest lot line of the proposed land division.
0	1. Within 250 ft of existing farm buildings.
10	2. From 250- 500 ft from existing farm buildings.
20	3. From 500-1000 ft. from existing farm buildings.
30	4. Greater than 1000' from existing farm buildings.
	D. Percentage of the subdivision being placed into conservation easement (10% minimum). Does NOT include required park space.
0	1. 10%
5	2. 15%
10	3. 20%
20	4. 25%
30	5. Greater than 25%
	AGRICULTURAL SUBTOTAL

Project Name: _____

Date _____

	II. LOCATION & SIZE Residential housing development is most efficiently provided by a city or village with municipal sewer and water. Proposed residential development in close proximity to a city or village is best developed by that city or village rather than by the township.
	A. Proximity to a City or Village that is in a position to annex the property, and has exercised their "right of first refusal" in writing.
0	1. In an area that has been designated as an Agricultural Preservation Area, Environmentally-significant area, Conservation Area or mapped for annexation by a city or village?
20	2. In an area that has not been development restricted nor encouraged
40	3. Shown on the comprehensive map as a "smart growth" area?
	B. Proximity to existing Union township, city or village development (i.e., minor/major subdivisions or existing city or village development)
0	1. More than 1 mile from any existing residential development?
5	2. ½ to 1 mile from nearest existing residential development?
10	3. ¼ to ½ mile from nearest existing residential development?
20	4. Less than 1/4 mile from nearest existing residential development?
30	5. Touching an existing residential development?
	C. Lot size
0	1. Lot is more than 3 acres
5	2. Lot is 2-3 acres
10	3. Lot is 1-2 acres
	LOCATION SUBTOTAL
	III. HISTORIC, SCENIC AND ENVIRONMENTAL QUALITIES:
	A. Significant natural features
0	1. Registered with or recognized by a public agency, conservation organization, or other qualified organization.
10	2. On a wooded site more than 50%
20	3. On a partially wooded site (less than 50%)
30	4. No significant features
	B. Significant historical considerations
0	1. Registered with a federal, state or local historical agency or organization.
5	2. Eligible for registry with a federal, state or local historical agency or organization
10	3. Other significant historical features, other than archaeological
20	4. No significant historical features
	C. Scenic value
0	1. Recognized by a public agency for its scenic value
25	2. Scenic value not an issue
	HISTORIC, SCENIC & ENVIRONMENTAL QUALITIES SUBTOTAL

LAND USE SCORING POINT TOTAL

Subtotal Agricultural	
Subtotal Location & Size	
Subtotal Historical, Scenic & Environmental	
GRAND TOTAL (Possible 295 points)	

Scorer Name (please print) _____

Signature _____

Date _____

Site Assessment Checklist

Town of Union Rock County, Wisconsin

Item of information	Yes	No
I. Land resources. Does the proposed development include or is it adjacent to:		
A. Slopes of 12% or greater		
B. Slopes of 20% or greater		
C. A floodplain as Designated by FEMA?		
D. Ground water within 5 ft. of surface (see county soil survey or complete on-site borings)		
E. Soils having severe or very severe limitations for private on site waste treatment (septic) systems?		
F. Mineral rights owned by someone aside from the lot owner?		
G. A mineral extraction operation or asphalt batch plant, whether approved, in operation or both?		
H. Type I or type II agricultural soils? (see comprehensive plan map #12 or County soil survey)		
I. Development adjacent to an existing farm operation? (If "yes" setbacks, buffer-yards and/or covenants may be required over the new dwelling)		
J. Is development within 1-1/2 mile of any city, or village?		
****If touching, has the city or village been approached to annex the property?		
K. Wetlands? (see WisDNR Wisconsin Wetland Inventory or based on on-site survey)		
L. Exposed hill or ridge-tops		
M. Open space/ environmental corridors or "Conservancy district" (see map#16, of the comprehensive plan)		
N. A grassland / prairie management area or a prairie or oak savanna remnant?		
O. Existing or planned paths (see comprehensive plan map #3, Rock County Park and open space plan)		
P. Existing trails for motorized vehicles, such as snowmobile routes? (see County park plan, club or commercial trail maps)		
II. Water Resources. Does the proposed development site include or is it adjacent to:		
A. An area traversed by a navigable creek or stream, intermittent stream or dry run?		
B. Within 300 Feet of a river or stream or within 1000 ft. of lake pond or flowage?		
C. The Marsh Creek Watershed? (see DNR data base at www.dnr.wi.gov or Comprehensive plan map # 15)		
D. The Allen Creek Watershed?		
E. The Yahara River Watershed?		
F. An existing storm water storage or transmittal system, either natural or human made?		
G. An area with "extreme" or "high" susceptibility of shallow aquifers to groundwater contamination? (see Wisconsin geological and natural history survey or rock county)		
H. An area with high groundwater recharge rates (rating of 9 or higher) in the report " Hydrology of Rock county, 1999, Wisconsin geological and natural history survey)		
I. Use of a private group waste treatment system, holding tanks, or other non traditional means of sanitary waste treatment and disposal		
J. A High capacity well? (withdrawal capability of more than 100,000 gallons per day)		

Item of information	Yes	No
K. Within a wellhead protection area for municipal well?		
L. Within 1200 ft. of any open or closed landfill site? (see comprehensive map # and WisDNR landfill database)		
III. Biological Resources. Does the development site include or is it adjacent to:		
A. A section of land that the Wis DNR Wisconsin Natural Heritage Inventory identifies as containing endangered or rare plant or animal species?		
B. Trees with a diameter of 12 or more inches at 5 ft. from ground		
C. Areas with a continuous woodland canopy of 5 acres or greater?		
IV. Human and scientific Interest. Does the project site include or is it adjacent to:		
A. An archeological site, such as a Native American Site? (see State Historical Society Archeological site inventory database, or through a site inventory if 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 or Map #17 of comprehensive plan		
C. An area or structures that reflects the agricultural heritage of the Township, such as stone rows fence lines tree lines or agricultural buildings such as farmsteads, barns, and silos?		
V. Energy, Transportation and Communications. Is the building site:		
A. Abutting or traversed by an existing or planned roadway corridor, as shown on the town, county, or adjacent city comprehensive plan: an official map: or a state, county, adjacent city, or town highway plan?		
B. Within a highway noise impacted area (within 500 ft. of a state or federal highway)		
C. Traversed by or abutting an existing or planned utility corridor or structure, including but not limited to gas, electrical, water, sewer, storm, and telecommunications? (Comp. Map #9		
D. Will the current transportation corridors handle the amount of traffic the development will generate at 9.5 trips per day per house. Please submit a preliminary traffic study.		

"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, land division, or zoning change is expected to have on that feature.

The completed Site Assessment Checklist and the attached information and scoring system will be used by the Town of Union as a basis for determining the suitability of the land for subdivision, land division or zoning change, and for evaluating whether the project meets other requirements of the Town's ordinances and Comprehensive Plan. Adjustments of the proposed land division 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 included with this Site Assessment Checklist is correct to the best of my knowledge.

Signature or developer, engineer, or surveyor

Date

Printed name and registration/license number

This Section for Plan Commission and Town Board Use Only

VI. Comprehensive Plan Goals: Does the proposed change?	Yes	No	N/A
A. Match the Future Land Use map?			
B. Preserve the rural character of the township while providing for orderly, balanced residential and commercial development?			
C. Maintain a safe, balanced and economically sound transportation system that meets the needs of Town residents, farmers and businesses?			
D. Facilitate and forecast planning needs for appropriate utilities and community facilities (including schools) to support the overall Comprehensive Plan?			
E. Protect the Town's open space and agricultural areas to maintain a rural character?			
F. Preserve and protect the Town's natural, scenic and historic resources for the enjoyment of current and future residents and visitors?			
G. Protect and preserve the Town's historical, archeological and cultural resources?			
H. Strengthen and diversify the economy of the area?			
I. Nurture and expand collaborative relationships with surrounding townships and municipalities and other applicable government entities?			
J. Preserve the rural character of the township while providing for orderly, balanced residential and commercial development?			

Other Comments and Questions: