
E. Natural Resources Programs and Recommendations

Continue to Prioritize the Protection of Environmental Corridors

The Village has a two-pronged approach to ensuring that environmental corridor features are protected. First, the Village enforces overlay zoning standards for environmental corridors that defines specific features to be protected from development. The definition, purpose, determination, and requirements for each of these types of features are described in detail in the Village’s overlay zoning district standards. Areas of woodlands, steep slopes, floodplains, and wetlands are shown in Map 3.

The second approach to protecting environmental corridors is through the Village’s site planning review process. All development must go through site plan review as specified by the Village Zoning Ordinance. Site planning review is a “safeguard” to ensure that all proposed developments address and protect the components of environmental corridors. This is expanded on in several sections of the Village’s zoning and subdivision ordinances.

Further, the Village Subdivision Ordinance provides special provisions for lands deemed to be “environmentally sensitive”—giving the Village Board, as recommended by the Plan Commission, the ability to impose special conditions on plats or CSMs. The Village may consider strengthening its Subdivision Ordinance to include provisions that preliminary plats show environmental corridor areas and other areas protected under the Village’s overlay zoning district for natural features.

Promote Low-Impact Development Techniques

Low-impact development can take a variety of forms, from progressively managing stormwater to minimizing a building’s overall “footprint.” The Village will consider incorporating Low-Impact Development Standards in its procedures and ordinances to reduce the burden of soil erosion, organic, and chemical pollutants. The following are examples of such standards:

Progressive Construction Site Erosion Control Practices

Unmanaged construction sites are one of the greatest contributors to off-site sediment runoff. Under a recent change to State law, erosion control plans are required for all construction sites over 1 acre in area. The Village will consider enhancements to enforcement of erosion control ordinances and techniques for protection and continued improvement of water quality. In particular, progressive erosion control systems should be components of planned new development areas, including subdivisions and commercial projects. Erosion control techniques include silt fencing, minimizing disturbed areas, and quickly reestablishing vegetation.

Advance Stormwater Best Management Practices

Stormwater Best Management Practices (BMPs) aim to control run-off volume by managing precipitation as “close to where it hits the ground” as possible, thereby facilitating infiltration of precipitation into groundwater and evaporation of water back into the atmosphere. This approach decreases peak stormwater quantities and improves the overall quality of stormwater entering rivers and creeks in the area. Best management practices for stormwater quality may include any or all of the following strategies:

- **Maximizing permeable surface areas.** This technique focuses on reducing impervious footprints of development sites, and breaking up large paved areas with permeable surfaces and/or vegetation. Reduced road widths should be allowed where appropriate. Impervious surfaces should be positioned and graded so they drain to natural systems, vegetated buffers, infiltration zones, or permeable soils.
- **Incorporating infiltration and retention areas.** Where stormwater basins are required, such basins and conveyance routes should be carefully integrated into the surrounding development pattern, incorporate native/natural edge vegetation, be aesthetically pleasing, and serve their necessary

functions. Other progressive infiltration techniques include rain gardens to capture water and retain it from downspouts, green (vegetated) roofs, roof runoff directed to pervious yard areas, organic layers added to the soil to aid decomposition and filter pollutants, and sand beds to aerate and aid drainage in yards. Vegetated buffer strips are also critical to capture runoff and filter particulates, such as adjacent to parking lots (see Figure 3.1).

- **Installing “grey water” systems:** Grey water is water that has been used for hand washing, showering, and any other uses from sinks, showers, or washing machines, but does not include water from toilets. Grey water may be reused for other purposes, especially landscape irrigation.



Site Inventory and Analysis

Neighborhood and site design processes that require the thoughtful inventory and analysis of natural resources before lots are platted or buildings are placed are essential in accomplishing low-impact development. The Village will consider completion of “site assessment checklists” as part of development approvals will be incorporated into the subdivision ordinance. The checklist should include inventorying all natural resources when a development proposal, site plan, conditional use permit, or other petition is within either critical area. Also, natural resource features should be depicted on all site plans, preliminary plats, and certified survey maps, including wetlands, steep slopes, floodplains, drainageways, wooded areas, and mature trees.

Resource Protection and Loss Mitigation

Once critical site features are identified, protection is the next step. Once identified, maximum clearance or removal standards for these features, or on-site mitigation where those standards cannot be met, may be considered. For example, the Village has adopted woodland/mature tree identification, protection, and mitigation (e.g., replanting) standards in zoning and subdivision ordinances to help maintain this limited resource.

Identifying ~~its~~ Groundwater Recharge Areas

As the Village develops, it will be of particular importance to identify and protect critical groundwater recharge areas. The Village will work with Dane County to remain updated on their progress in identifying critical recharge areas, and working to protect these areas and ensure that development that occurs around them minimizes adverse impacts.

Efficient Land Development

Low-impact development also means focusing on techniques to minimize the amount of land required for additional growth, such as redevelopment, infill development, smaller lot sizes, and structured parking (see Housing and Neighborhood Development chapter).