§ 340-102. Air pollution.

No person or activity shall emit any fly ash, dust, fumes, vapors, mists, or gases in such quantities so as to substantially contribute to exceeding county, state or federal air pollution standards.

§ 340-103. Glare and heat.

No activity shall emit glare or heat that is visible or measurable outside its premises. All operations producing intense glare or heat shall be conducted within a completely enclosed building. Exposed sources of light shall be shielded so as not to be visible outside of their district.

§ 340-104. Water quality protection.

A. No activity shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid material of such quantity, obnoxiousness, toxicity, or temperature that might run off, seep, percolate, or wash into surface or subsurface waters so as to contaminate, pollute, or harm such waters or cause nuisances such as objectionable shore deposits, floating of submerged debris, oil, scum, color, odor, taste, or unsightliness or be harmful to human, animal, plant, or aquatic life.

B. In addition, no activity shall withdraw water or discharge liquid or solid material so as to exceed or contribute toward the exceeding of the minimum standards set in Ch. NR 102, Wis. Adm. Code.

§ 340-105. Noise.

A. No activity shall produce a sound level outside the district boundary that exceeds 85 decibels.

B. All noise shall be muffled or otherwise controlled so as not to become objectionable due to intermittence, duration, beat frequency, impulse character, or shrillness.

§ 340-106. Odors.

No activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious, or unhealthful outside its premises. The guide for determining odor measurement and control shall be Chapter 13, Air Pollution Abatement Manual, 1960, prepared by the Manufacturing Chemists Association, Inc., Washington, DC.

§ 340-107. Vibrations.

No activity in any district shall emit vibrations which are discernible without instruments outside the premises.

§ 340-108. Surface drainage.

A. No surface water may be channeled or directed into a sanitary sewer system.

B. All development shall conform to the natural drainage of the land, and natural and preexisting man-made drainageways shall remain undisturbed, to the extent practicable.

C. The drainage system of the development shall coordinate with and connect to the drainage systems or drainageway of the surrounding properties or streets, whenever practicable.

D. The damming, filling, relocation, or interference with the natural flow of surface water along any surface water drainage channel or natural watercourse shall not be permitted, expect with approval of the Town Engineer.

E. To increase infiltration, reduce peak runoff and increase safety, surface drainage should be grassy parabolic swales.

F. No principal building shall be erected, structurally altered, or relocated which is not adequately drained at all times, or which is subject to periodic flooding, or is so located that the lowest floor level is less than three feet above the anticipated seasonal groundwater level.

G. The discharge of rainwater conductors shall not be directed toward adjacent structures or create a nuisance. Conductors must not end closer than 10 feet to an adjacent property line.

H. No building other than bridge, dam, boathouse or revetment shall be erected, structurally altered or relocated so that the lowest form of the structure is less than three feet above possible flood stage.

§ 340-109. Stormwater runoff control.

A. The storage and controlled release of excess stormwater shall be required in combination for all commercial and industrial subdivision developments and for residential subdivisions and land divisions where the overall area exceeds 10 acres. The controlled release of stormwater runoff from all development described above should not exceed the peak discharge of stormwater runoff as occurring under existing conditions based upon a ten-year storm event. Where site detention is required for runoff control, the detention facilities shall safely pass the runoff of a one-hundred-year storm through an emergency outlet.

B. In the event that the developer would choose to release more runoff than what would occur under the existing conditions, the developer will be required to provide adequate outlet facilities downstream to accommodate the increased rate of runoff. The specifications to be used in designing these facilities and computing runoff shall be based upon the standards contained in the Soil Conservation Service's Engineering Field Manual for Conservation Practices, which is available from the United States Department of Agriculture, Soil Conservation Service.

§ 340-110. Erosion control.

Erosion control shall be required for all commercial and industrial and for residential subdivisions and minor land divisions where the overall area exceeds 10 acres. The planning process, specifications and construction techniques will be done in accordance with the Wisconsin Construction Site Best Management Practices Handbook prepared by the Wisconsin Department of Natural Resources.

A. Erosion control plans shall consist of the detailed soil survey map of the area indicating the site location as well as adjacent properties and the identification of any structures or natural features on the land adjacent to the site and within 250 feet of it. The plan shall include a boundary line survey of the site, a location and description of the soil types which have been rated severe for erosion limitations by the United States Department of Agriculture Soil Conservation Service, and the elevation, dimension, location and extent of all proposed grading. It shall include the location and identification of any proposed additional structures or development on the site. It shall include plans for and specifications of drainage provisions, retaining walls, cribbing, planting, anti-erosion devices or other protective devices, whether temporary or permanent, to be constructed in connection with or as a part of the proposed work, together with a map showing the drainage area of the land tributary to the site, upstream culverts and other restrictions which may control the quantity and rate of runoff and a statement explaining the estimated runoff used to determine the design characteristics of any drainage device. Upstream drainage shall be considered and explained if any adverse effect is possible. Plans for removal, recontouring or other final disposition of sediment basins or other structural improvements or devices shall be included in the plan.

B. Factors which will be considered in reviewing land suitability, runoff and erosion control plans shall relate to the specific site conditions. The plan should reduce land grading and keep land disturbance to a minimum. Both surface runoff and stormwater drainage systems should be integrated to accommodate the increased runoff incurred during land grading. Existing temporary and future protective vegetation should be emphasized. The plan shall coordinate grading operation and sedimentation control measures so as to minimize land exposure to erosion to the briefest time. Sediment basins below high sediment producing areas should be planned, installed and maintained as safety devices to catch and trap excessive sediment from the development site. The plan should utilize available technologies to keep soil erosion to a minimum level.

§ 340-111. Submission of erosion and sediment control plans.

A. The preparation of surface water, erosion and sediment control plans shall be undertaken by a qualified individual and they shall be submitted to the Town Clerk who shall transmit those plans to the Town Engineer, Building Inspector, or Soil Conservation Service, who or which shall review then transmit that information back to the Town Clerk for review and consideration by the Town Plan Commission and Town Board. Any comments or recommendations are advisory only, and the Town Plan Commission may, upon its own action, modify, adopt or reject any or all of the comments or recommendations.

B. Upon consideration of the factors cited above, and for the purpose of the general furtherance of this chapter, conditions may be attached for the approval of erosion control and runoff as are deemed necessary to accomplish the intent of this chapter.

(1) Among such conditions, without limitation because of specific enumeration, are:

(a) Permanent grass and vegetative cover for the area.

(b) Stabilization by means of mulching, nonvegetative materials, jute matte, excelsior, etc.

(c) Sodding the area subject to erosion.

(d) Use of low-growing plants, vines, shrubs, or other ground covers to stabilize sediment-producing areas.

(e) Construction of structures that will stabilize the grade and water channels.

(f) Use of grass waterways for the safe disposal of runoff water.

(g) Utilization of the existing topography and planning development to minimize erosion, such as planning roadways parallel to contours.

(h) Leaving critical areas in an undisturbed condition or correction of critical areas that can cause erosion hazards.

(i) Constructing diversionary channels and terraces across the slopes.

(2) All activities on the site shall be conducted in logical sequence to minimize the area of unstable soils at any one time.

(3) Temporary cover during the grading and development period may be prescribed. Unstabilized soil may not be left over the winter months. If construction of a structure is not to be completed prior to September 30, temporary annual seeding or sod must be installed prior to September 30 on all areas that have bare soil.

(4) Construction of sediment basins shall be designed and built to ensure against failure of the structure resulting in loss of life or interruption of use or service of public utilities.

ARTICLE XI
Subdivision and Platting

§ 340-112. Purpose.

This article sets forth the procedures and standards for land subdivision(s).

§ 340-113. Compliance required.

No person shall divide any land located within the jurisdictional limits of this chapter which results in a subdivision, condominium, or a replat, as defined herein, no such division or