LAND COMMISSION AGENDA REQUEST FORM

		SCHEDULED DATE	
X	REGULAR LAND COMMISSION AGENDA 2 ND MONDAY OF THE MONTH	July 15, 2013	
	LAND ACQUISITION MEETING AGENDA 4 TH MONDAY OF THE MONTH		
	EXECUTIVE SESSION REQUIRED FOR DISCUSS	ION? NO	
PURPOSE OF PLACEMENT: Respectfully request a variance to build a garage. The land is Part of Indian Claim 154, Section 34, Township 24 North, Range 19 East, 4 th P.M., Town of Hobart, Brown County, Wisconsin is zoned as Agricultural land. The intent is to build a garage and ultimately remodel the garage into a home based business for accounting services and tax preparation. The first variance request is to build the garage. In accordance with Real Property Law: 69.7-10 (Agricultural District A-1(e)(1) Standard setbacks of 100 feet are required for side and rear yard adjacent to residential. The second variance request is to build the garage to NOT include an overhead door; although the Zoning Law does NOT require an overhead door. The third variance request is the requirement of a paved or concrete parking lot. These types of parking lots are more hazardous to the environment than a gravel parking lot. I have attached E.P.A. recommendations which are more environmentally friendly for Nonpoint Source Pollutions. The fourth variance request is to NOT require a storm water system. The Home-Based business requires appointments. There are, on average, no more than 4 customers per 60 minutes which averages to 3 cars per hour. The exception occurs on April 15 of each year whereas the tax business does not require appointments. NOTE: The construction of the garage will comply with code requirements for a small business. This includes spatial requirements as well as handicap accessible requirements in accordance with applicable laws.			
APPROXIMA	ATE TIME REQUESTED TO DISCUSS ITEM:	30 MINUTES	
ITEMS TO BE COPIED/RECEIVED BY THE ONEIDA LAND MANAGEMENT OFFICE:			
1) Zoning Memo			
2) NPS Document – Non Point Source			

Land Commission Variance Request - July 15, 2013

3) nps – Urban Facts			
REQUESTED BY: Brian A. Doxtator	DATE:July 15, 2013		
RECEIVED BY:	DATE:		

SEPA
United States
Environmental Protection
Agency

EPA 841-F-03-003

Protecting Water Quality from URBAN RUNOFF

Clean Water Is Everybody's Business

'n urban and suburban areas, much of the land surface is covered by buildings and pavement, which do not allow rain and snowmelt to soak into the ground. Instead, most developed areas rely on storm drains to carry large amounts of runoff from roofs and paved areas to nearby waterways. The stormwater runoff carries pollutants such as oil, dirt, chemicals, and lawn fertilizers directly to streams and rivers, where they seriously harm water quality. To protect surface water quality and groundwater resources, development should be designed and built to minimize increases in runoff.

How Urbanized Areas Affect Water Quality Increased Runoff

The porous and varied terrain of natural landscapes like forests, wetlands, and grasslands traps rainwater and snowmelt and allows them to filter slowly into the ground. In contrast, impervious (nonporous) surfaces like roads, parking lots, and rooftops prevent rain and snowmelt from infiltrating, or soaking, into the ground. Most of the rainfall

The most recent National Water Quality Inventory reports that runoff from urbanized areas is the leading source of water quality impairments to surveyed estuaries and the third-largest source of impairments to surveyed lakes.

Did you know that because of impervious surfaces like pavement and rooftops, a typical city block generates more than 5 times more runoff than a woodland area of the same size?

and snowmelt remains above the surface, where it runs off rapidly in unnaturally large amounts.

Storm sewer systems concentrate runoff into smooth, straight conduits. This runoff gathers speed and erosional power as it travels underground. When this runoff leaves the storm drains and empties into a stream, its excessive volume and power blast out streambanks, damaging streamside vegetation and wiping out aquatic habitat. These increased storm flows carry sediment loads from construction sites and other denuded surfaces and eroded streambanks. They often carry higher water temperatures from streets, roof tops, and parking lots, which are harmful to the health and reproduction of aquatic life.

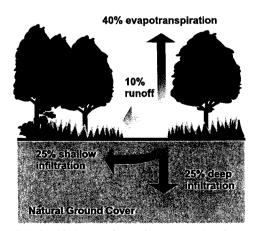
The loss of infiltration from urbanization may also cause profound groundwater changes. Although urbanization leads to great increases in flooding during and immediately after wet weather, in many instances it results in lower stream flows during dry weather. Many native fish and other aquatic life cannot survive when these conditions prevail.

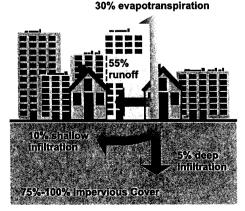
Increased Pollutant Loads

Urbanization increases the variety and amount of pollutants carried into streams, rivers, and lakes. The pollutants include:

- Sediment
- Oil, grease, and toxic chemicals from motor vehicles
- Pesticides and nutrients from lawns and gardens
- Viruses, bacteria, and nutrients from pet waste and failing septic systems
- Road salts
- Heavy metals from roof shingles, motor vehicles, and other sources
- Thermal pollution from dark impervious surfaces such as streets and rooftops

These pollutants can harm fish and wildlife populations, kill native vegetation, foul drinking water supplies, and make recreational areas unsafe and unpleasant.





Relationship between impervious cover and surface runoff. Impervious cover in a watershed results in increased surface runoff. As little as 10 percent impervious cover in a watershed can result in stream degradation.

Managing Urban Runoff **What Homeowners Can Do**

To decrease polluted runoff from paved surfaces, households can develop alternatives to areas traditionally covered by impervious surfaces. Porous pavement materials are available for driveways and sidewalks, and native vegetation and mulch can replace high maintenance grass lawns. Homeowners can use fertilizers sparingly and sweep driveways, sidewalks, and roads instead of using a hose. Instead of disposing of yard waste, they can use the materials to start a compost pile. And homeowners can learn to use Integrated Pest Management (IPM) to reduce dependence on harmful pesticides.

In addition, households can prevent polluted runoff by picking up after pets and using, storing, and disposing of chemicals properly. Drivers should check their cars for leaks and recycle their motor oil and antifreeze when these fluids are changed. Drivers can also avoid impacts from car wash runoff (e.g., detergents, grime, etc.) by using car wash facilities that do not generate runoff. Households served by septic systems should have them professionally inspected

and pumped every 3 to 5 years. They should also practice water conservation measures to extend the life of their septic systems.

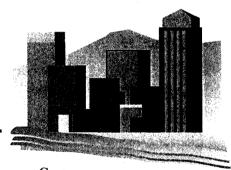
Controlling Impacts from New Development

Developers and city planners should attempt to control the volume of runoff from new development by using low impact development, structural controls, and pollution prevention strategies. Low impact development includes measures that conserve natural areas (particularly sensitive hydrologic areas like riparian buffers and infiltrable soils); reduce development impacts; and reduce site runoff rates by maximizing surface roughness, infiltration opportunities, and flow paths.

Controlling Impacts from Existing Development

Controlling runoff from existing urban areas is often more costly than controlling runoff from new developments. Economic efficiencies are often realized through approaches that target "hot spots" of runoff pollution or have multiple benefits, such as high-efficiency street sweeping (which addresses aesthetics, road safety,

and water quality). Urban planners and others responsible for managing urban and suburban areas can first identify and implement pollution prevention strategies and examine source control opportunities. They should seek out priority pollutant reduction opportunities, then protect natural areas that help control runoff, and finally begin ecological restoration and retrofit activities to clean up degraded water bodies. Local governments are encouraged to take lead roles in public education efforts through public signage, storm drain marking, pollution prevention outreach campaigns, and partnerships with citizen groups and businesses. Citizens can help prioritize the clean-up strategies, volunteer to become involved in restoration efforts. and mark storm drains with approved "don't dump" messages.



Related Publications

Turn Your Home into a Stormwater Pollution Solution! www.epa.gov/nps

This web site links to an EPA homeowner's guide to healthy habits for clean water that provides tips for better vehicle and garage care, lawn and garden techniques, home improvement, pet care, and more.

National Management Measures to Control Nonpoint Source Pollution from Urban Areas

www.epa.gov/owow/nps/urbanmm

This technical guidance and reference document is useful to local, state, and tribal managers in implementing management programs for polluted runoff. Contains information on the best available, economically achievable means of reducing pollution of surface waters and groundwater from urban areas.

Onsite Wastewater Treatment System Resources www.epa.gov/owm/onsite

This web site contains the latest brochures and other resources from EPA for managing onsite wastewater treatment systems (OWTS) such as conventional septic systems and alternative decentralized systems. These resources provide basic information to help individual homeowners, as well as detailed, up-to-date technical guidance of interest to local and state health departments.

Low Impact Development Center

www.lowimpactdevelopment.org

This center provides information on protecting the environment and water resources through integrated site design techniques that are intended to replicate preexisting hydrologic site conditions.

Stormwater Manager's Resource Center (SMRC)

www.stormwatercenter.net

Created and maintained by the Center for Watershed Protection, this resource center is designed specifically for stormwater practitioners, local government officials, and others that need technical assistance on stormwater management issues.

Strategies: Community Responses to Runoff Pollution www.nrdc.org/water/pollution/storm/stoinx.asp

The Natural Resources Defense Council developed this interactive web document to explore some of the most effective strategies that communities are using around the nation to control urban runoff pollution. The document is also available in print form and as an interactive CD-ROM.

For More Information

U.S. Environmental Protection Agency Nonpoint Source Control Branch (4503T) 1200 Pennsylvania Avenue, NW Washington, DC 20460

- •Allow thick vegetation or buffer strips to grow along waterways to slow runoff and soak up pollutants. Plant trees, shrubs, and ground cover. They will absorb up to 14 times more rainwater than a grass lawn and don't require fertilizer.
- •Gutters and down spouts should drain onto vegetated or gravel-filled seepage areas not directly onto paved surfaces. Splash blocks also help reduce erosion.
- Divert runoff from pavement to grassy, planted or wooded areas of your property, so stormwater can seep slowly into the ground.

Managing Nonpoint Source Pollution from Households

Pointer No. 10

EPA841-F-96-004J

The well-known stories about environmental problems tend to focus on big, recognizable targets such as smoking industrial facilities, leaking toxic waste dumps, and messy oil spills. As a result, people often forget about water pollution caused by smaller nonpoint sources—especially pollution at the household level.

However, nonpoint source (NPS) pollution is the Nation's leading source of water quality degradation. Although individual homes might contribute only minor amounts of NPS pollution, the combined effect of an entire neighborhood can be serious. These include eutrophication, sedimentation, and contamination with unwanted pollutants.

To prevent and control NPS pollution, households can learn about the causes of such pollution and take the appropriate (and often money-saving) steps to limit runoff and make sure runoff stays clean.

NPS pollution is widespread because it can occur any time activities disturb the land or water. Agriculture, forestry, grazing, septic systems, recreational boating, urban runoff, construction, physical changes to stream channels, and habitat degradation are potential sources of NPS pollution. Careless or uninformed household management also contributes to NPS pollution problems.

Limit Paved Surfaces

Urban and suburban landscapes are covered by paved surfaces like sidewalks, parking lots, roads, and driveways. They prevent water from percolating down into the ground, cause runoff to accumulate, and funnel into storm drains at high speeds. When quickly flowing runoff empties into receiving waters, it can severely erode streambanks. Paved surfaces also transfer heat to runoff, thereby increasing the temperature of receiving waters. Native species of fish and other aquatic life cannot survive in these warmer waters.

To limit NPS pollution from paved surfaces households can substitute alternatives to areas traditionally covered by nonporous surfaces. Grasses and natural ground cover, for example, can be attractive and practical substitutes for asphalt driveways, walkways, and patios. Some homes effectively incorporate a system of natural grasses, trees, and mulch to limit continuous impervious surface area. Wooden decks, gravel or brick paths, and rock gardens keep the natural ground cover intact and allow rainwater to slowly seep into the ground.

Landscape With Nature

Altering the natural contours of yards during landscaping and planting with non-native plants that need fertilizer and extra water can increase the potential for higher runoff volumes, increase erosion, and introduce chemicals into the path of runoff. In contrast, xeriscape landscaping provides households with a framework that can dramatically reduce the potential for NPS pollution.

IXeriscape incorporates many environmental factors into landscape design—soil type, use of native plants, practical turf areas, proper irrigation, mulches, and appropriate maintenance schedules. By using native plants that are well—suited to a regions climate and pests, xeriscape drastically reduces the need for irrigation and chemical applications. Less irrigation results in less runoff, while less chemical application keeps runoff clean.

Proper Septic System Management

Malfunctioning or overflowing septic systems release bacteria and nutrients into the water cycle, contaminating nearby lakes, streams, and estuaries, and ground water. Septic systems must be built in the right place. Trampling ground above the system compacts soil and can cause the systems pipes to collapse. Also, septic systems should be located away from trees because tree roots can crack pipes or obstruct the flow of wastewater through drain lines. Proper septic system management is also important, and a system should be inspected and emptied every 3 to 5 years.

y maintaining water fixtures and by purchasing water-efficient showerheads, faucets, and toilets, households can limit wastewater levels, reducing the likelihood of septic system overflow. Most water conservation technologies provide long-term economic and environmental benefits.

Proper Chemical Use, Storage, and Disposal

Household cleaners, grease, oil, plastics, and some food or paper products should not be flushed down drains or washed down the street. Over time chemicals can corrode septic system pipes and might not be completely removed during the filtration process. Chemicals poured down the drain can also interfere with the chemical and biological breakdown of the wastes in the septic tank.

On household lawns and gardens, homeowners can try natural alternatives to chemical fertilizers and pesticides and apply no more than the recommended amounts. Natural predators like insects and bats, composting, and use of native plants can reduce or entirely negate the need for chemicals. Xeriscape can limit chemical applications to lawns and gardens.

If chemicals are needed around the home, they should be stored properly to prevent leaks and access by children. Most cities have designated sites for the proper disposal of used chemicals.