

OLMSTED COUNTY WETLAND CONSERVATION ORDINANCE/DECORAH EDGE OVERLAY DISTRICT

Decorah Edge Decorah Edge

- Decorah/Platteville/Glenwood Formations
- Cummingsville/higher formations contiguous
- Depth to bedrock less than 25'

Groundwater Support Wetland

- Wetland (groundwater supported)
- Wetland (surface water supported)

Edge Support Area

- Haverhill (474B)
- Shullsburg (312B/C)
- Groundwater within 5' of surface & <18% slope
- >18% slope within 50' of ground water supported wetland or
 - Haverhill
 - Palms
 - Shullsburg
 - Littleton
- Within 50' of springs
- Within 50' of perennial or ephemeral stream in Decorah Edge
- Hydric Soils in/adjacent to drainageways draining groundwater supported wetlands
- Hydric soils buried by sediment adjacent to groundwater supported wetland or same elevation

Field Investigation Yes No

- Applications**
- Commercial Zoning District (A/RC, RSD, RC, CS, HC districts)
 - Industrial Zoning District (I, MI districts, or other)
 - Residential Development (more than 4 lots/quarter section)

Edge Support Area and Groundwater Supported Slope Wetlands (Exceptions)

- | GSSW | ESA | |
|--------------------------|--------------------------|------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Construction of a local collector/higher order street or local road by a public road authority |
| <input type="checkbox"/> | <input type="checkbox"/> | Construction of public utilities of a regional nature |
| <input type="checkbox"/> | <input type="checkbox"/> | Modification/realignment/others appropriate for existing road/infrastructure |
| <input type="checkbox"/> | <input type="checkbox"/> | Activities covered by Section 9.3 (exemption and no-loss) |
| <input type="checkbox"/> | <input type="checkbox"/> | Construction of a new road for secondary access to a residential area |
| <input type="checkbox"/> | <input type="checkbox"/> | Development of a permitted use on a lot of record |
| <input type="checkbox"/> | <input type="checkbox"/> | Creation of a lot by metes and bounds in the A-1 and A-2 districts |
| <input type="checkbox"/> | <input type="checkbox"/> | Agricultural uses |

Metes and Bounds Subdivision

- Yes No Located in the A-1, A-2, A-3 districts
- Yes No Site Plan (buildable area, ISTS, surface runoff from impervious surface shown)
- Yes No Development affects Wetlands or Edge Support Areas

GDP Required Yes No

Exemption:

- Plat recorded before DEOZ
- Lots in preliminary plat/GDP approved within 2 years of ordinance effective date (Cambridge Hills, Boulder Ridge, Mayo Woodlands, Hunter Pointe)
- Preliminary plat not approved within 2 years of the effective date

R-1/DE Development

Meets density and lot size

Additional Standards:

- Avoid Decorah Edge with buildings/infrastructure
- Avoidance of Groundwater Supported Wetland
- Inclusion of wetlands in managed open space
- Vegetative management of wetlands and Edge Support Areas
- Stormwater management and discharge/interflow/recharge management
- Financial/legal arrangements

Density Bonus:

- Infrastructure avoids Decorah Edge
- Wetlands/Edge Support Areas in managed open space
- Other sensitive areas in managed open space
- Nitrate reduction (ISTS)

RA/DE Development

Meets density and lot size

Additional Standards:

- Avoid Decorah Edge with buildings/infrastructure
- Avoidance of Groundwater Supported Wetland
- Inclusion of wetlands in managed open space
- Vegetative management of wetlands and Edge Support Areas
- Stormwater management and discharge/interflow/recharge management
- Financial/legal arrangements
- Pasture management plans

Conventional Development

- No Decorah Edge present
- Decorah Edge present
- Criteria met (reasonable use, in GDP, contiguous, 15 acres in size)