

# NR 115 Committee

Making It Work

# Boathouse – Sawyer County





# Inspection report - new act 55 provisions with 200 sq. ft. expansion

**Sawyer County Zoning Administration**  
**Inspection Report**

Owner(s) Gary & Patricia Redman  
 Address 3209 Clove Drive Madison, WI 53704  
 Agent/Purchaser Jeff & Danielle Dougherty 651-775-3377  
 Address 14723 109th St N Stillwater, MN 55082  
 Bldr/Piber/CST \_\_\_\_\_  
 Address \_\_\_\_\_

Inspection ☒ Private ☐ Public Violation ☐ Zoning ☐ Sanitation  
☒ Dwelling ☐ Mobile Home ☐ Commercial ☐ Garage ☒ Addition  
☒ Setback - Lake ☐ Setback - Road ☐ Setback - Lot Line ☐ Soils Verification  
☒ onsite ins report

WD #252980 RR-1 0.28 Acres #6650N Mc Manus Drive

Lot(s) \_\_\_\_\_ Blk(s) \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Owner(s) REDMAN GARY & PATRICIA Town of RADISSON Govt Lot PCT 3 1/4 1/4 S 08 T 39 N R 07 W  
 Computer # 022,739-08-5303 Parcel(s) 3.3

**INS 16-001**

Blueberry Lake

adjacent lot  
0.14 acres

Need restrictive  
COV. to combine  
lots

ex boat  
house  
12' 9'

1-time  
200 sq ft expansion  
allowed in either  
area no closer to  
water than 35'

Patho 14' 15' 16' 17.5' 20.5' 20.5' 20.5' 30'

expansion  
allowed  
beyond 75'

75' on back

3' x 4' 14' x 14' 9' x 8'

gravel  
drive

#6650N  
Mc Manus Drive

Impervious Surfaces:  
 0.14 acres + 0.38 acres =  
 .42 acres  
 x 43,560 sq ft  
 18,295 sq ft

Includes caves:  
 house: 1352 sq ft  
 gar: 740 sq ft  
 sheds + BH: 344 sq ft  
 Patho: 161 sq ft  
 2597 sq ft  
 ÷ 18,295 sq ft  
 = 14.2 % impervious surfaces

Discussed with Jeff Dougherty, Jay Kozlowski (zoning office) and Pat Brown (zoning office)  
 Date & Time 01/18/16 10:00AM  
 Signature of Inspector Jeff Mli

# Inspection report - new act 55 provisions 2 sided setback averaging

**Sawyer County Zoning Administration**  
**Inspection Report**

Owner(s) Kurt & Carolyn Lofgren 715-456-2248  
Address PO Box 331 Stone Lake, WI 54876 kurtlofgren@hotmail.com  
Agent/Purchaser \_\_\_\_\_  
Address \_\_\_\_\_  
Bldr/Plbr/CST \_\_\_\_\_  
Address \_\_\_\_\_

Inspection ☒ Private ☐ Public Violation ☐ Zoning ☐ Sanitation  
☒ Dwelling ☐ Mobile Home ☐ Commercial ☐ Garage ☐ Addition  
☒ Setback - Lake ☒ Setback - Road ☒ Setback - Lot Line ☐ Soils Verification  
☒ onsite ins report- Average Setbacks

WD #302554 RR-1 0.51 Acres 17389-29 Map of Survey #4058N Musky Point Lane

**Diagram:**

Average Setbacks would apply for new dwelling at Setback of 36.5' from D.H.W.M.  
\* note side lot line setbacks would be enforced, minimum 10' one side, 40' minimum total

Discussed with Kurt Lofgren and Jay Kozlowski (zoning office)  
Date & Time 012/14/15 2:00PM  
Signature of Inspector [Signature]

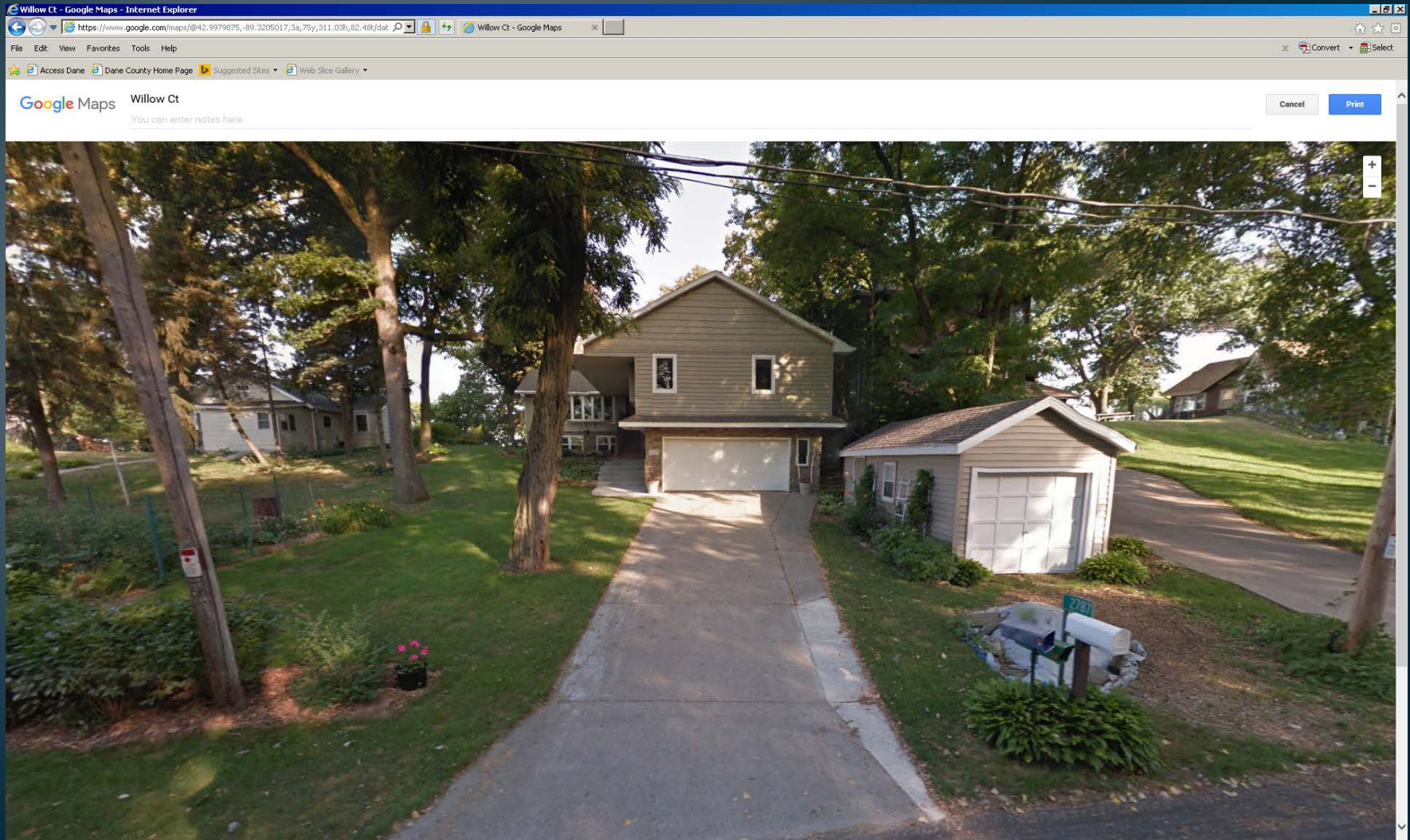
Lot(s) \_\_\_\_\_ Blk(s) \_\_\_\_\_ Subdivision \_\_\_\_\_  
Owner(s) LOFGREN, KURT & CAROLYN Town of SAND LAKE Govt Lot PRT 7 1/4 1/4 S 17 T 38 N R 09 W  
Computer # 026598-17-5707 Parcel(s) 7.7

**Handwritten:** INS 16-003



# New development

Remove existing SFR and build new SFR (Project Cost - \$750,000)











2797

2795

2793

2791

2789

2787

2785

2783A

Hollow Rd



# Shoreland Zoning Permit Application

## Dane County Shoreland Zoning Permit Application

Application must be made in person  
Shoreland Zoning Permit fee is \$150

A shoreland zoning Permit will be required prior to a general zoning permit being issued by the Dane County Zoning Division for any development within the shoreland district.

Property Owner Information		Agent Information	
Name	Jason Weber	Agent Name	HART DENIRIE RUNDEN INC. JASON FRANZEN
Address	2054 Skyline Drive, Stoughton, WI 53589	Agent Address	7923 AIRPORT RD.
Phone	608-345-1138	Agent Phone	608-931-4422
E-Mail	jweber@fairwaymc.com	Agent E-mail	JFRANZEN@DENIRIERUNDEN.COM

Property/Location Information ( <a href="http://accessdane.co.dane.wi.us">http://accessdane.co.dane.wi.us</a> )			
Township	Dunn	Section	09
		1/4 NW	1/4 SE
Parcel Number(s)	0610-092-6100-4; 0610-092-6111-1		
Zoning District	R-3		
CSM	Lot	Subdivision	Greenridge Park
		Block/Lot	1/10 & 1/11

Project Description
This project consists of demolishing an existing house, removing the existing drive, and constructing a new house with attached garage, concrete driveway, and borentention basin.

### Please answer the following questions to the best of your ability:

- Is the property within 300 feet of a stream or 1000 feet from a pond or lake? ☒ Yes ☐ No ☐ Don't Know
- Is there a wetland or floodplain on or near the property? ☒ Yes ☐ No ☐ Don't Know
- Is this project associated with a recent rezoning/CUP/variance? ☒ No If yes, petition/appeal # \_\_\_\_\_
- Is this permit to correct a violation? ☐ Yes ☒ No
- Have you contacted the Dane County Land and Water Conservation Department about this project? ☒ Yes ☐ No

### Application must be accompanied by a survey showing the following: (minimum requirements)

- ☐ Property lines with dimensions
- ☐ All existing structures
- ☐ Any proposed structures
- ☐ All impervious surfaces
- ☐ All vegetative areas
- ☐ Ordinary High Water Mark
- ☐ Topographic data (2-foot contours)

### Permit Fee due at time of application

Please have cash or check payment available at time of application submittal. Checks are payable to Dane County Zoning. The fee for a shoreland zoning permit is \$150.00 and is non-refundable.

I, the undersigned, hereby make application for a shoreland zoning permit and certify to the accuracy of the information. I further certify I am the property owner, or a duly authorized representative, and may sign this permit application on the behalf of the owner(s) of said property.

Applicant signature: [Signature] Date: 11-18-15

### ZONING OFFICE USE ONLY

Project includes development within: (check all that apply)

- ☒ 1000' of a lake or pond ☒ 300' of lake, pond, river or stream ☒ 300' of a floodplain
- ☐ A floodplain ☐ 75' of a wetland ☐ A wetland ☒ The vegetative buffer zone
- ☒ Shoreland Water body: Lake Monona Identification: Lake DNR designated? ☒ Yes ☐ No
- ☐ Wetland ☐ Shoreland wetland ☐ Inland wetland ☐ Wetland < 2 acres
- ☐ Floodplain FEMA map panel: 55025C 687 G Flood zone: AE
- ☐ Floodway ☐ Flood fringe ☐ General floodplain ☐ Flood storage

### Lot

- ☐ Existing ☐ Existing non-conforming ☐ New

### Impervious Surface Calculations

Area (square feet):	Sq Ft		
Total Lot:	17,462		
Within 300' of ordinary high water mark			
Existing		Additional Proposed	Post Development
Lot	17,462		
Primary building footprint			
Accessory building(s)			
Driveway			
Any other impervious			
Total impervious	5447	1797	5177
Percent impervious	31.8%		29.6%

Project meets shoreland standards: ☒ Yes ☐ No Shoreland zoning permit denied: ☐ Yes ☒ No

### Additional Dane County permits needed:

- ☒ Shoreland Erosion Control Permit ☒ Shoreland Mitigation Permit ☐ Variance
- ☐ Floodplain development permit ☒ Zoning Permit ☒ Research Budget

### Additional information required:

STATUS: ☐ Shoreland zoning permit and/or zoning permit issued contingent upon other permits

☒ Shoreland zoning permit on hold for other permits

Issued by: [Signature]  
Assistant Zoning Administrator

Date: 11/18/15

# Shoreland Zoning Permit – Review Letter



## Dane County Planning & Development Zoning Division

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November 18, 2015

Jason Weber  
2054 Skyline Dr  
Stoughton WI 53589

RE: Shoreland Zoning Permit: Teardown/Rebuild Single Family Residence and replace existing retaining walls  
Shoreland zoning permit: DCPSHL-2015-00095  
Parcel #: 0610-092-6100-4 & 0610-092-6111-1

Thank you for submitting your application for a shoreland zoning permit. After reviewing the site plan I have determined proposed teardown and rebuild of a single family residence and replacement of existing retaining walls in the same size and location within the vegetative buffer zone will require a shoreland erosion control permit and a shoreland mitigation permit to reduce the overall impervious surface ratio. These permits issued by Dane County Land and Water Resources will be required prior to the issuance of a shoreland zoning permit.

This determination has been based on an existing impervious surface ratio of 5,447 square feet on a lot of 17,462 square feet within 300 feet of the OHWM of Lake Waubesa, or 31.2%. The proposed redevelopment will result in 1,797 square feet of additional impervious surface. You are required to obtain a shoreland mitigation permit that treats a minimum of 1,797 square feet of impervious surface to reduce the over all impervious surface ratio to existing conditions. All new structures will be located a minimum of 62.9' from the OHWM, and grades within 5' of the side property lines may not be altered.

Prior to issuance of a shoreland zoning permit for the proposed development the following conditions must be satisfied:

1. Obtain an approved shoreland erosion control permit from Dane County Land and Water Resources.
2. Obtain an approved shoreland mitigation permit from Dane County Land and Water Resources.

Dane County Zoning is in the process of researching previous land division for lots 10, 11, and 12 of Greenridge Park. If illegal land division has occurred it may affect the zoning status of this property.

Once the above conditions are satisfied your shoreland zoning permit will be issued and you may proceed to apply for the standard zoning permit.

Please feel free to contact me directly with any questions or further information.

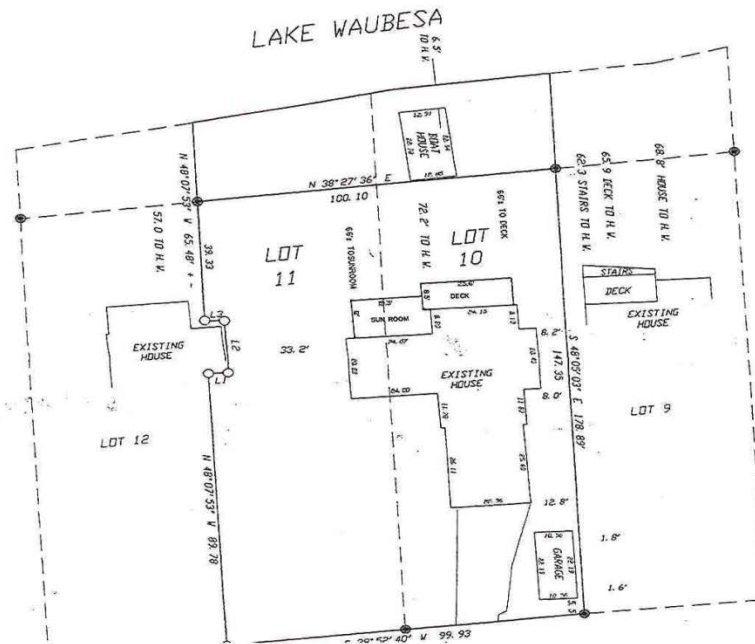
Sincerely,

Hans Hilbert  
Assistant Zoning Administrator  
County of Dane  
608-266-4993  
[hilbert.hans@countyofdane.com](mailto:hilbert.hans@countyofdane.com)

CC: Dane County Land and Water Resources

# Setback Averaging Calculations

Avg Setback to O/Hm  
= 62.9



SCALE 1" = 20'

**LEGEND**

- FOUND 1" IRON PIPE  
 ○ SET 3/4" X 24" REBAR  
 ←→ RECORDED AS

PREPARED FOR:  
GARY REED  
2787 WILLOW COURT  
MCFARLAND, WI., 53558

DESCRIPTION:

BEING LOT 10 AND PART OF LOT 11, BLOCK 1,  
PLAT OF GREENRIDGE PARK, TOWN OF DUNN,  
DANE COUNTY, WISCONSIN.

**NOTE:**

THIS PARCEL IS SUBJECT TO ANY AND ALL  
EASEMENTS AND AGREEMENTS, RECORDED AND  
UNRECORDED.

LINE	BEARING	DISTANCE
L1	N 41° 52' 06" E	5.50
L2	N 48° 07' 54" W	17.50
L3	S 41° 52' 06" W	5.50

**SURVEYOR'S CERTIFICATE**

THIS PLAT AND SURVEY WERE PERFORMED UNDER MY SUPERVISION, AND WAS SURVEYED, DIVIDED, AND MAPPED ACCORDING TO THE OFFICIAL RECORDS OF THE PROPERTY DESCRIBED AND PICTURED HEREON. THIS MAP IS A TRUE SCALED AND DIMENSIONED REPRESENTATION OF THE CORNERS LOCATED.



# Shoreland Mitigation Permit Application

## Dane County Shoreland Mitigation Permit Application

(Application must be made in-person.  
Incomplete applications will not be accepted.)

For Office Use Only – Revised 01.08.2014

Permit Number: \_\_\_\_\_

Application Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Application Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Associated Permits: \_\_\_\_\_

Project Name: 2787 Willow Court

Applicant Information (Individual making in-person application)

Landowner Name(s): Jason Weber

Applicant Name: Jason Weber

Landowner Address: 2054 Skyline Drive  
Stoughton, WI 53589

Applicant Address: 2054 Skyline Drive  
Stoughton, WI 53589

Landowner Phone: (608) 345-1138

Applicant Phone: (608) 345-1138

Landowner E-mail: jweber@fairwaymc.com

Applicant E-mail: jweber@fairwaymc.com

Name and company of engineer/consultant who prepared the plans: Ryan Quam, Quam Engineering, LLC

Municipality: Town of Dunn

Section: 9

Quarter: NW

Parcel #: 0610-092-6100-4

0610-092-6111-1

Latitude / Longitude: 42.998145 / -89.320867

Latitude / Longitude should be the coordinates at the center of the site as defined in the plan. Decimal coordinates to 6 places required. (e.g. 43.055978, -89.290669)

### Fee Calculation

New Impervious Area .....	<u>3,329</u>	ft <sup>2</sup> x \$0.010/ft <sup>2</sup> = \$	<u>33.29</u>
Redeveloped Impervious Area .....	<u>2,929</u>	ft <sup>2</sup> x \$0.005/ft <sup>2</sup> = \$	<u>14.65</u>
Restored Vegetative Buffer Area .....	_____	ft <sup>2</sup> \$500 = \$	<u>0.00</u>
Base Fee: \$400 OR		Base Fee = \$	<u>400.00</u>
<input type="checkbox"/> Check box to apply \$100 flat fee for projects meeting criteria of s. 11.50(6)(a)		Total Fee = \$	<u>447.94</u>

[Not all fee categories may apply, see s. 11.50, DCCO for applicable fees]

### Notes:

1. All requirements included in this application correspond to the requirements set forth in Chapter 11 of the Dane County Code of Ordinances.
2. By submitting this application, the permittee and landowner allow Dane County staff to enter the property for inspection and/or curative action (s. 11.05(5)(a)3).
3. Late filing fee: The permit fee shall be doubled where work has begun before a permit has been obtained (s.11.50(7)).

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

If the person submitting the application is not the landowner, a notarized statement authorizing the applicant to act as the landowner's agent must be attached.

This application must be submitted in person (M-F, 8 A.M. – 4 P.M.)  
with two copies of all permit materials & fees to:  
Water Resource Engineering Division, 5201 Fen Oak Drive, Room 208, Madison, WI 53718

# Mitigation Approval Letter



## Water Resource Engineering Division Dane County Land & Water Resources Department

Jeremy D. Balousek, P.E., Division Manager

DATE: January 6, 2016

TO: Jason Weber  
Owner

FROM: Jeremy Balousek, P.E. Jeremy Balousek, P.E.  
Danish Engineering Services, P.A.  
1000 Wisconsin Avenue, Suite 200  
Dane County, WI 53703-1000  
www.danish-engineering.com

RE: Weber Residence, 2787 Willow Court – Shoreland Mitigation Plan,  
MG2015-0437  
Associated permit SE2015-0436

The submitted shoreland mitigation plan meets all applicable mitigation requirements of Chapter 11. The project is subject to the following permit requirements:

1. All components of the mitigation plan must be constructed and implemented in accordance with the approved plans and applicable NRCS/DNR/County Technical Standards.
2. As-built certification, performed by a professional engineer, is required for all permanent stormwater management practices and facilities.
3. Stormwater management practices must be maintained in accordance with the maintenance agreement on file with the Dane County Register of Deeds.

### Performance Standard

#### **No Increase in Impervious Surface**

### Proposed Practices and Performance Achieved

Impervious surfaces will be limited to the extent shown on the plan and a bioretention basin will be installed as detailed in the approved plan.

#### **40% TSS Reduction**

The bioretention basin is designed to reduce the total suspended solids on an average annual basis by 40%.

### Performance Standard

#### **75% Predevelopment Stay-on**

### Proposed Practices and Performance Achieved

The bioretention basin is designed to maintain 75% of pre-development stay-on on an average annual basis.

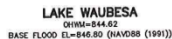
The following requirements must be satisfied before the shoreland mitigation permit may be issued:

1. A notarized maintenance agreement and \$30 payable to Dane County Register of Deeds.

This review is for the shoreland mitigation requirements of Chapter 11, Dane County Code of Ordinances only and other approvals may be necessary. A permit card from the Water Resource Engineering Division must be displayed on the site for the duration of construction.


Cc: Jason Franzen, Hart DeNoble Builders (email)  
Ryan Quam, P.E., Quam Engineering, LLC (email)  
Hans Hilbert, Dane County Zoning Division (email)

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \HD-04-15\HD04BASE.DWG



EX. HOUSE/GARAGE/WALK/STEPS=3,108 SQ.FT.  
EX. BOATHOUSE/WARF/STEPS=441 SQ.FT.  
EX. DRIVEWAY=625 SQ.FT.  
EX. RIPRAP=415 SQ.FT.  
EX. LANDSCAPE STONES/WALLS=858 SQ.FT.  
TOTAL IMPERVIOUS=5,447 SQ.FT.  
IMPERVIOUS RATIO=31.2%

EXISTING SITE PLAN  
EXHIBIT #2  
DATED: NOVEMBER 6, 1981

 Residential and Commercial Site Design Consultants

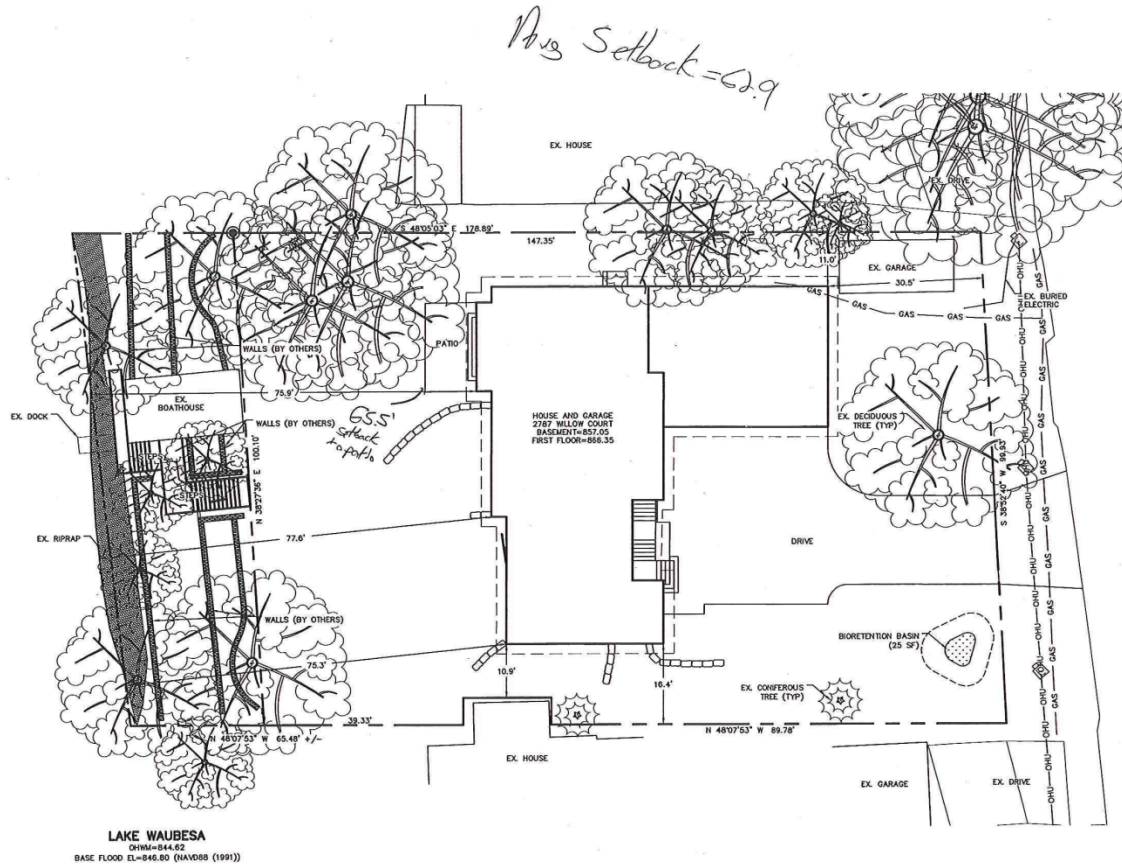
[www.quomenengineering.com](http://www.quomenengineering.com)

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



# Site Plan - Proposed

QUAM ENGINEERING, LLC 4604 Siggekow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \HD-04-15\HD04BASE.DWG



LOT AREAS	
TOTAL LOT	17,462 SQ.FT.
PRO. HOUSE/GARAGE/WALK/PATIO/STEPS	= 4,098 SQ.FT.
PRO. DRIVEWAY	= 1,074 SQ.FT.
PRO. LANDSCAPE/WALLS	= 295 SQ.FT.
PRO. STEPS/PAVE	= 217 SQ.FT.
EX. BOATHOUSE	= 284 SQ.FT.
EX. GARAGE	= 239 SQ.FT.
EX. RIPRAP	= 415 SQ.FT.
TOTAL IMPERVIOUS	= 7,244 SQ.FT.
PRO. IMPERVIOUS DRAINING TO BIO BASIN	= 2,067 SQ.FT.
TOTAL ACCOUNTABLE IMPERVIOUS	= 5,177 SQ.FT.
IMPERVIOUS RATIO	= 29.6%

2787 WILLOW COURT - TOWN OF DUNN

SITE PLAN

EXHIBIT #3

DATED: NOVEMBER 16, 2015

QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

# Maintenance Agreement - Stormwater

## AGREEMENT FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES

### RECITALS:

- A. Jason and Stacy Weber, are the owners of property in the Town of Dunn, County of Dane, State of Wisconsin, more particularly described on Exhibit A attached hereto ("Property").
- B. The County requires Owner to record this Agreement regarding maintenance of stormwater management measures, indicated on Exhibits A and B attached hereto, to be located on the Property. Owner agrees to maintain the stormwater management measures and to grant to the County the rights set forth below.

NOW, THEREFORE, in consideration of the agreement herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

1. **Maintenance.** Owner and its successors and assigns shall be responsible to repair and maintain the stormwater management measures located on the Property in good condition and in working order and such that the measures comply with approved plans on file with Dane County. Said maintenance shall be at the Owner's sole cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements. Specific maintenance task are more particularly described on Exhibit A.
  2. **Easement to County.** If Owner fails to maintain the stormwater management measures as required in Section 1, then County shall have the right, after providing Owner with written notice of the maintenance issue ("Maintenance Notice") and thirty (30) days to comply with the County's maintenance request, to enter the Property in order to conduct the maintenance specified in the Maintenance Notice. County will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner's use of the Property. All costs and expenses incurred by the County in conducting such maintenance may be charged to the owner of the Property by placing the amount on the tax roll for the Property as a special assessment in accordance with Section 66.0703, Wis. Stats. and applicable portions of the Dane County Ordinances.
  3. **Term/Termination.** The term of this Agreement shall commence on the date that this Agreement is recorded with the Register of Deeds Office for Dane County, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Agreement may be terminated by recording with the Register of Deeds Office for Dane County, Wisconsin, a written instrument of termination signed by the County and all of the then-owners of the Property.
  4. **Miscellaneous.**
    - (a) **Notices.** Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:  

If to Owner: Jason and Stacy Weber  
2054 Skyline Drive  
Stoughton, WI 53589

If to County: Dane County Land & Water Resources Department  
Water Resource Engineering Division  
5201 Fen Oak Drive, Room 208  
Madison, WI 53718
- Any party may change its address for the receipt of notice by written notice to the other.



KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
**5209107**

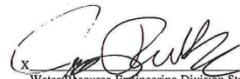
01/13/2016 2:07 PM  
Trans. Fee:  
Exempt #:   
Rec. Fee: 30.00  
Pages: 4

This space is reserved for recording data

Return to:  
Dane County Land & Water Resources  
5201 Fen Oak Dr., Rm. 208  
Madison, Wisconsin 53718

Parcel Number(s):  
028/0610-092-6100-4  
028/0610-092-6111-1

- (b) **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.
- (c) **Amendments or Further Agreements to be in Writing.** This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.
- (d) **Covenants Running with the Land.** All of the easements, restrictions, covenants and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.
- (e) **Partial Invalidity.** If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

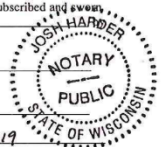
  
Water Resource Engineering Division Staff Signature  
Jeremy Balousek  
Print or type name

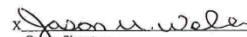
State of WI, County of Dane; Subscribed and sworn  
before me on January 7, 2016  
the above named person(s).

J. Harder  
Notary Public

Print or type name: Josh Harder

My Commission Expires: 1-18-2019



  
Owner Signature  
Jason M. Weber  
Print or type name

State of WI, County of Dane; Subscribed and sworn  
before me on 01/06/2016  
by the above named person(s).

Ryan S. Coleman  
Notary Public

Print or type name: Ryan S. Coleman

My Commission Expires: 02/14/2016

DRAFTED BY: Quam Engineering, LLC  
Ryan Quam, PE

# Maintenance Agreement - Stormwater

## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY:

Lots 10 and 11 of Greenridge Park Block 1- Town of Dunn

PN#s 028/0610-092-6100-4  
028/0610-092-6111-1

### Bioretention Basin

Owner shall install and maintain Bioretention Basin in accordance with plans approved by the County. Owner shall maintain records of installation, inspections, cleaning and any other maintenance all in accordance with the applicable Ordinances. Visual Inspection of the Bioretention Basin shall be performed monthly to identify and repair eroded areas and remove litter and debris, if applicable.

The Owner shall maintain plants by watering, weeding, hand pulling and/or herbicide applications, restoring plant saucers around planting holes, tightening and repairing any guy supports, replacing flagging of guy wires, pruning and resetting plants to proper grades or vertical positions, as required to establish healthy, viable plantings. Herbicide treatments shall be performed by licensed applicators who are experienced with native and non-native plant identification. Herbicides will be used in full conformance with label requirements and application techniques will limit overspray and damage to off-target species.

The Owner is responsible for a spot selective invasive weed control treatment on the entire basin area once in the initial growing season, two times in the first full growing season after seeding, two times in the second full growing season after seeding, and three times in the third full growing season after seeding. This can include combinations of hand weed control and selective herbicide treatment. Herbicide treatment can be conducted with tools such as hand held or backpack sprayers. Examples of common invasive species to be controlled from spread are Narrow-leaved cattail and reed canary grass in wetland areas; Canada thistle, Flowering spurge, Common teasel, Sweet clover, Red clover, Wild parsnip are examples of more upland type species to be controlled. Applications to perennial weeds need to occur prior to seed formation of such species. If such species do go to seed, contractor is responsible for cutting the seed heads, bagging them, and removing them from the project site. Herbicide applications that are necessary must be performed by qualified personnel trained in the identification of native species and also licensed appropriately for herbicide applications in the state or region in which they are applying.

Watering shall be provided every day for the first 10 days after installation, if rainfall is not sufficient. If plantings are planted in spring, water for 3 to 6 weeks after seed placement. If plantings are planted in the fall, water for 3 to 6 weeks in the spring if dry conditions exist until established. Apply water in a manner to preclude puddling, washing and erosion. The equivalent of one-half inch of rainfall per week shall be considered the minimum until germination.

All areas of the Bioretention Basins where the mulch has been displaced shall be re-mulched as needed. Additional mulch shall be applied annually.

Snow shall not be dumped directly onto the Bioretention Basin.

Maintenance of the Bioretention Basin shall conform to Wisconsin Department of Natural Resources Technical Standard 1004.

Repair shall be required when system shows standing water beyond 72 hours of rain event. Cleaning shall consist of removal of sediment, two (2) foot undercut, undercut replacement with material

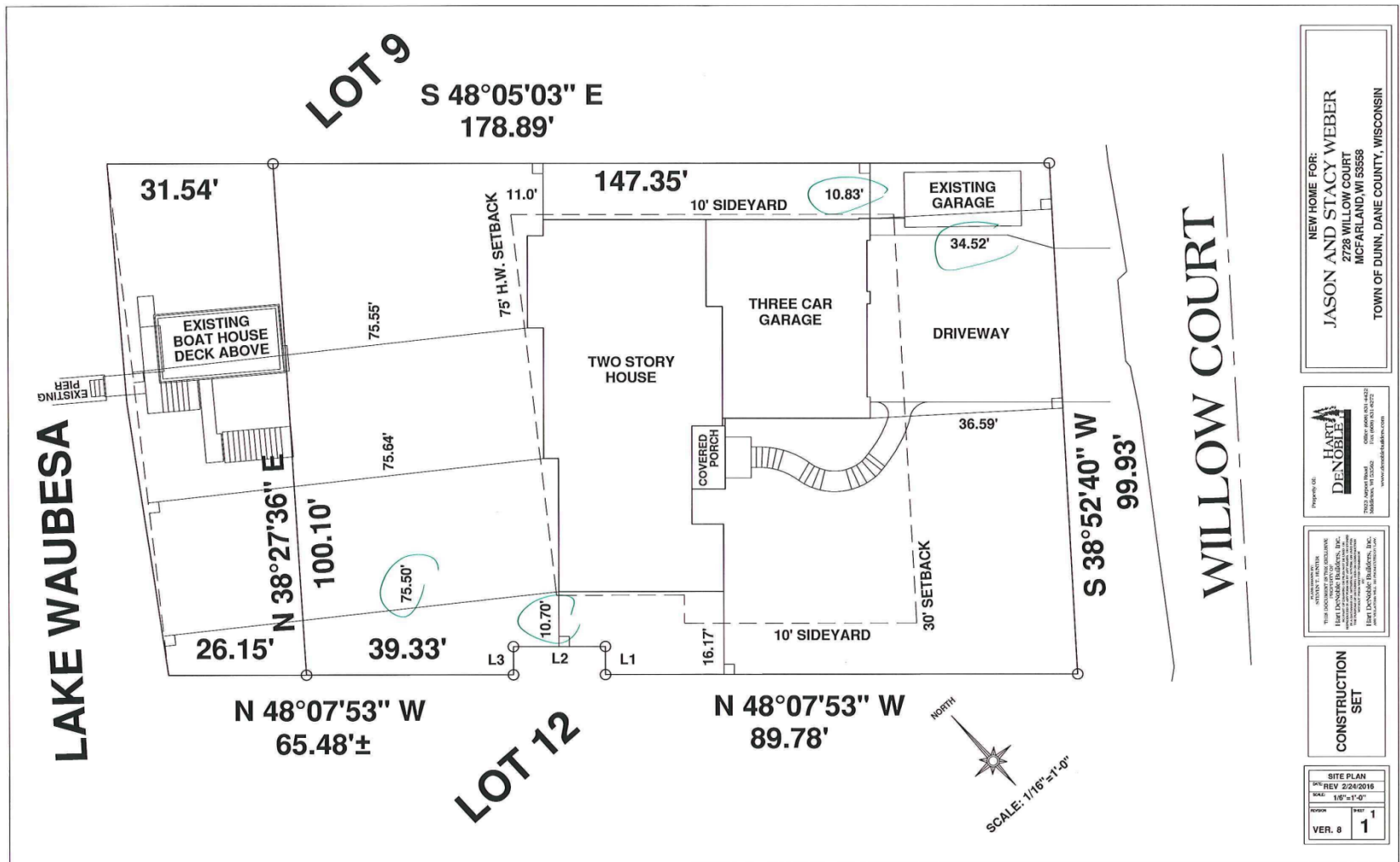
consisting of 30% compost and 70% sand and restoration in-kind. Restoration of plant material shall be by plugging, not seeding alone.

Any alterations to the approved Bioretention Basin shall be approved by the County. Owner shall maintain records of inspections, cleaning and replacement of the Bioretention Basin all in accordance with the Dane County Ordinances.

mg2015-0437



# Zoning Permit - Site Plan (Issued 3.11.2016)



# Grandfathered shoreland lot?

Parcel status (legal parcel of record)?  
Metes & bounds described parcel

Undeveloped shoreland parcel on Lake Mendota  
Zoning: Village of Waunakee ETZ  
Dane County Shoreland Ordinance applies

Owner: BMO Harris Bank

Lot width: 75'  
Lot size: 35,109 sq. ft.

Ch. 11.03(b) Existing lots. A legally created lot or parcel that met minimum area and minimum width requirements when created, but does not meet current lot size requirements, may be used as a building site if all of the following apply:

1. The lot or parcel has, since May 21, 1970, not been reconfigured or combined with another lot or parcel by plat, survey, consolidation or restrictive covenant into one lot, property tax parcel or zoning parcel.





# Other Matters that can be regulated in Shoreland Area

- 300 feet from OHWM – River or stream
- 1000 feet from OHWM – Lake or Flowage

# Other Matters that can be regulated in Shoreland

- Grading
  - General Permits Vs Conditional Use Permit
  - Category by size of disturbance
    - Ex: Marathon County under 1 acre vs over 1 acre
  - How far are you going to regulate from the OHWM
    - Ex: Marathon County 300 feet from OHWM



# Other Matters that can be regulated in Shoreland

- Density
  - Usually done with general/comprehensive zoning
  - Look at number of residences allowed

# Other Matters that can be regulated in Shoreland

- Wetland Setbacks
  - Wisconsin Wetland Association – New guidelines and ordinance
  - Setback from any wetlands (example Dane County 75 ft)
  -



# Other Matters that can be regulated in Shoreland

- % Green Space
  - Spin off of impervious surface
  - Looking at a percentage of vegetated area not just pervious area.

# Other Matters that can be regulated in Shoreland

- Road and side yard setbacks
  - Must be standard through out all shoreland districts



# Other Matters that can be regulated in Shoreland

- Water Frontage Requirements
  - NR115 states Minimum average width which you come up with the standard for measuring.
  - May require Minimum Frontage
    - Ex: 100 foot of frontage along shoreline

# Other Matters that can be regulated in Shoreland

- Building Height greater than 75 feet from the Ordinary High Water Mark
  - Within 75 feet is regulated by NR115
  - Greater than 75 feet can have height restrictions also

# Other Matters that can be regulated in Shoreland

- Boathouses
  - Maximum Widths
  - Maximum sizes (300 sq ft, 400 sq ft, 450 sq ft)
  - Maximum height of sidewalls
  - No Plumbing
  - Number of windows
  - Setback from the OHWM
  - ❖ Reminder Boathouses must be located completely within viewing/access corridors.