

Sheboygan County Shoreland Mitigation Handbook



Adopted November 6, 2012

<http://www.sheboygancounty.com/home/showdocument?id=4349>

Mitigation Menu

	When is mitigation required?	How much mitigation is required?
Situation A	Increasing lot coverage between 15% and 30%	<p>2 points for every 5% of increased impervious surface</p> <p>Examples: 15.01% to 20%=2 points 15.01% to 25%=4 points 15.01% to 30%=6 points</p>
Situation B	Lot coverage is over 30% and proposed project will change the footprint of existing impervious surfaces	<p>2 points for every 5% over 30% lot coverage with a maximum of 8 points</p> <p>Examples: Existing lot coverage is 40% and proposed project will keep it at 40%=4 points</p> <p>Existing lot coverage is 80% and proposed project will bring it to 78%= 8 points</p>
Situation C	Vertical expansion of a non-conforming structure	4 points
Situation D	Relocation of a non-conforming structure that does not meet the required setback (cannot be closer than existing structure)	5 points

Mitigation Type	Number of Points Situation A, B, C or D
Rain Garden	3 points
Stormwater Infiltration System	3 points
Rain Gutter Collection System	4 points
Replacement of Septic System or Connection to Public Sewer	2 points
Existing Natural Buffer (OHWM extended 35' landward) (Includes Removal of Invasive Species)	3 points
Planting of a Primary Buffer (OHWM extended 35' landward)	1 point per 7' of buffer (maximum of 5 points)
Installation of (or existing) Sideyard Buffer >35'-75' from OHWM	1 point per 7' of width (maximum of 2 points per side and 4 points per lot)
Decreased Access and Viewing Corridor	1 point per 5% decrease from 30% (maximum of 3 points)
Management or Creation of Near-Shore Aquatic Habitat	1 point
Seawall Removal	2 points
Seawall Modification	1 point
Increasing Setback	1 point per 5' of increased setback beyond required (maximum of 3 points)
Using Earth-Tone Materials or Colors	1 point
Removal of a Legal Non-Conforming structure	2 point for accessory or 3 points for principal
Removal of Shore Lighting or Installation of Downcast Shore Lighting within 75' of OHWM	1 point
Conservation Easement	Based on proposal
Method Approved by Planning and Conservation Department Staff	Based on proposal

Rain Garden – 3 points

-A shallow depression planted with suitable native vegetation designed to absorb stormwater.

Mitigation Intent: Improve/preserve water quality by offsetting the impacts of surface runoff associated with a developed shoreland property. Design should be consistent with the scale of the proposed project and conform to property constraints.

Standards: The desired design should hold surface runoff for 24 to 48 hours after a rainfall event. Rain Garden is not a recommended mitigation option on the bluff of Lake Michigan.

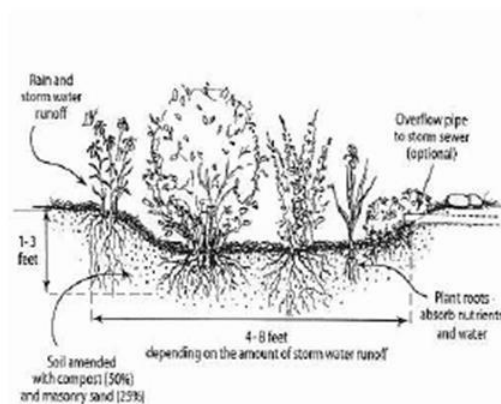


Figure: Cornell University

References:

[Rain Gardens - UW Extension](#)
[Rain Gardens A how-to for homeowners - WDNR](#)
[Gardens - Applied Ecological Services Inc.](#)
[Build Your Own Rain Garden - WDNR Magazine](#)

Restoration of a Primary Buffer - 1 point per 7' of buffer (maximum of 5 points)

-Restore a primary vegetative buffer of 35 feet from the OHWM of the water resource (seven foot increments are as measured from the OHWM landward)

Mitigation Intent: Protection of the water resource through the reestablishment of native vegetation in the primary buffer, screening of development from the waterway, and provide near shore wildlife habitat.

Standards: Development of a restoration plan using native plantings suitable to the site. The near shore habitat should be designed with native plantings that offer protection and improvement of the water resource. A management plan identifying the establishment of native plantings, invasive species control, and site specific remedies to control erosion on the site during and after the project is needed for this mitigation strategy. Viewing corridor from the developed portion of the site to the waters edge can be maintained for the benefit of the property. Plan restores three tiers of native vegetation within the buffer area—canopy, shrubs, and ground layer of grasses, sedges, rushes, ferns, and wildflowers.



Image: The Wisconsin Lakes Partnership



Image: www.wisconsinlakes.org

References:

[Protecting and Restoring Shorelands - WDNR/UWEX](#)

[A Fresh Look at Shoreland Restoration - WDNR/UWEX](#)

[Protecting our Living Shores - WDNR/UWEX](#)

[Wisconsin Native Plant Sources and Restoration Consultants - DNR/UWEX](#)

[Shoreland Habitat Conservation Practice Standard - NRCS](#)

[WI Biology Technical Note - NRCS](#)

[Re-Vegetation Fact Sheet - Waushara Co.](#)

POINTS TO CONSIDER WHEN ADOPTING MITIGATION LANGUAGE

1. Establish mitigation practices in a stand-alone document (i.e. mitigation handbook) and adopt it by reference in the ordinance. As mitigation evolves, guidebook can be revised to reflect changes without full County Board action (eliminate lost time due to hearings, etc.).
2. Don't include specific standards in the guidebook because they may change over time; include a general overview of the standard/practice with links to outside sources.
3. Review guidebook from time to time to ensure web-links/sources are current.
4. Keep it simple (implementation and administration).

Shoreland/Floodplain Survey Submittal Checklist

The following checklist outlines the mapping components required as part of your Shoreland/Floodplain Zoning Permit Application. The Survey must be completed by a WI Registered Land Surveyor. A signed/sealed original of the survey is required to be submitted with your application packet.

The following items should be shown on the map:

- ☐ The lot boundaries of the subject parcel.
- ☐ The water's edge on the day of the survey.
- ☐ The Ordinary High Water Mark (OHWM) and the OHWM setback line (consult with Department staff).
- ☐ The average setback (determined by Department staff; for inland water bodies only).
- ☐ Bluff height determination for Lake Michigan properties north of the City of Sheboygan [see Section 72.15(1)(b)3. of the Shoreland Ordinance].
- ☐ That part of the lot that is within 300 feet of the OHWM (indicate the area of this part of the property in square feet).
- ☐ The area (in square feet) of all developed surfaces within the area that is within 300 feet of the OHWM (this would include buildings measured to the edge of the roof overhang, eave, eave trough/rain gutter, decks, patios, driveways and parking areas no matter what the surface, walkways, sidewalks, porches, etc.).
- ☐ All proposed development including but not limited to filling, grading, excavating, soil stockpiles, buildings (include eaves, overhangs, eave troughs/gutters), decks, patios, driveways, parking areas, walkways, stairways, porches, etc.
- ☐ The height of all structures that are located within 75 feet of the OHWM measured from the lowest point of any exposed wall and its intersect with the ground, to the highest point of a structure, not including antennas or chimneys.
- ☐ Location of existing or proposed septic systems or soil borings.
- ☐ Applicable floodplain elevations and floor elevation of existing or proposed structures(consult with Department staff for this information).
- ☐ Existing or proposed wells.
- ☐ Existing and proposed topographic information or slope determination if applicable.
- ☐ A permanent benchmark referenced to National Geodetic Vertical Datum-1929 (NGVD 29).

PLAT OF SURVEY

FOR:

LOT 64, BLOCK 3, RESUBDIVISION OF CRYSTAL LAKE PARK, TOWN OF RHINE,
SHEBOYGAN COUNTY, WISCONSIN.

RECEIVED

SEP 09 2014

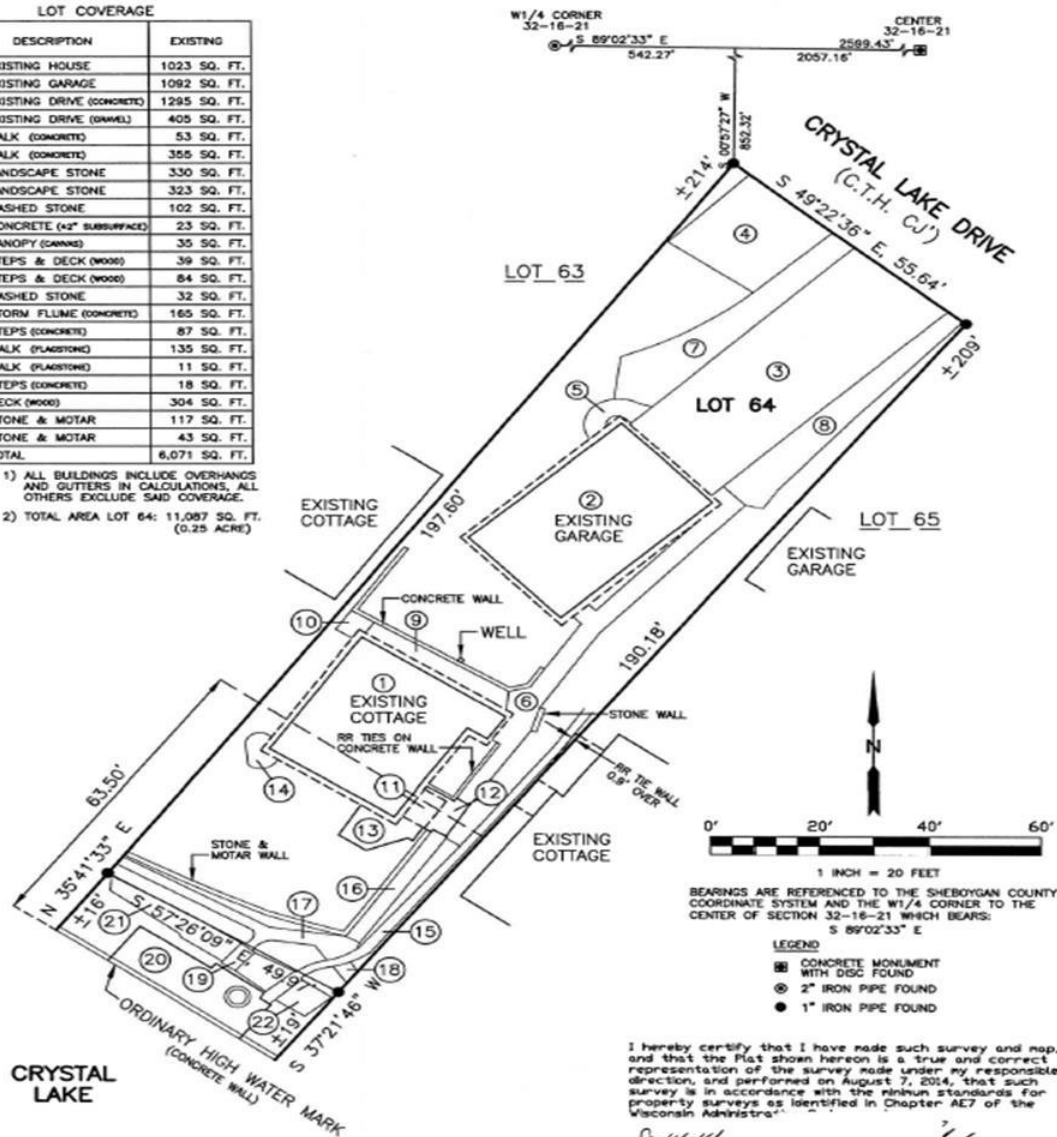
SHEBOYGAN COUNTY
PLANNING & CONSERVATION

LOT COVERAGE

	DESCRIPTION	EXISTING
1	EXISTING HOUSE	1023 SQ. FT.
2	EXISTING GARAGE	1092 SQ. FT.
3	EXISTING DRIVE (CONCRETE)	1295 SQ. FT.
4	EXISTING DRIVE (GRAVEL)	405 SQ. FT.
5	WALK (CONCRETE)	53 SQ. FT.
6	WALK (CONCRETE)	355 SQ. FT.
7	LANDSCAPE STONE	330 SQ. FT.
8	LANDSCAPE STONE	323 SQ. FT.
9	WASHED STONE	102 SQ. FT.
10	CONCRETE (4" SUBSURFACE)	23 SQ. FT.
11	CANOPY (CANNING)	35 SQ. FT.
12	STEPS & DECK (WOOD)	39 SQ. FT.
13	STEPS & DECK (WOOD)	84 SQ. FT.
14	WASHED STONE	32 SQ. FT.
15	STORM FLUME (CONCRETE)	165 SQ. FT.
16	STEPS (CONCRETE)	87 SQ. FT.
17	WALK (FLAGSTONE)	135 SQ. FT.
18	WALK (FLAGSTONE)	11 SQ. FT.
19	STEPS (CONCRETE)	18 SQ. FT.
20	DECK (WOOD)	304 SQ. FT.
21	STONE & MORTAR	117 SQ. FT.
22	STONE & MORTAR	43 SQ. FT.
	TOTAL	6,071 SQ. FT.

NOTE: 1) ALL BUILDINGS INCLUDE OVERHANGS
AND GUTTERS IN CALCULATIONS, ALL
OTHERS EXCLUDE SAID COVERAGE.

2) TOTAL AREA LOT 64: 11,087 SQ. FT.
(0.25 ACRE)



I hereby certify that I have made such survey and map, and that the Plat shown hereon is a true and correct representation of the survey made under my responsible direction, and performed on August 7, 2014, that such survey is in accordance with the minimum standards for property surveys as identified in Chapter AE7 of the Wisconsin Administrative Code.

DRIFTWOOD LANE

(Rec 66')
N00°13'09"E
65.83' (meas)

S89°31'00"E

300' setback from
OHWM (582.7)

N89°31'00"W

Part of the South 1/2 of Government Lot 4 of Section 11, T14N-R23E, Town of Wilson, Sheboygan County, Wisconsin.
Subject to easements and restrictions.

Gutter, concrete outline
2250 sq ft

deck
above

Existing House
F.F. 595.0

asphalt
(2168 sq ft)

(exempt impervious)

Wave runup
585.1

OHWM
Landward toe
(Blue flags)

OHWM 582.7
(Pink flags)

Edge of water 3/29/14
55.8'

LAKE MICHIGAN

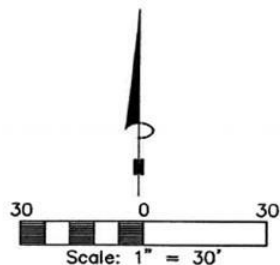
SHORELAND ZONING INFORMATION:

LOT AREA WITHIN 300-FT OHWM SETBACK: 24001 SQ. FT.

IMPERVIOUS SURFACE WITHIN 300-FT SETBACK: 4426 SQ. FT. (Building, asphalt, conc stoop)

EXISTING IMPERVIOUS SURFACE AREA = 18 PERCENT

NOTE: DID NOT OBSERVE ANY AREAS BELOW STILLWATER FLOOD ELEV 584.3 (WEST OF WAVE-RUNUP)



- = 1" iron pipe found
- ▲ = P.K. nail found
- = Proposed drainage
- 199.0 = Existing grade elevation

