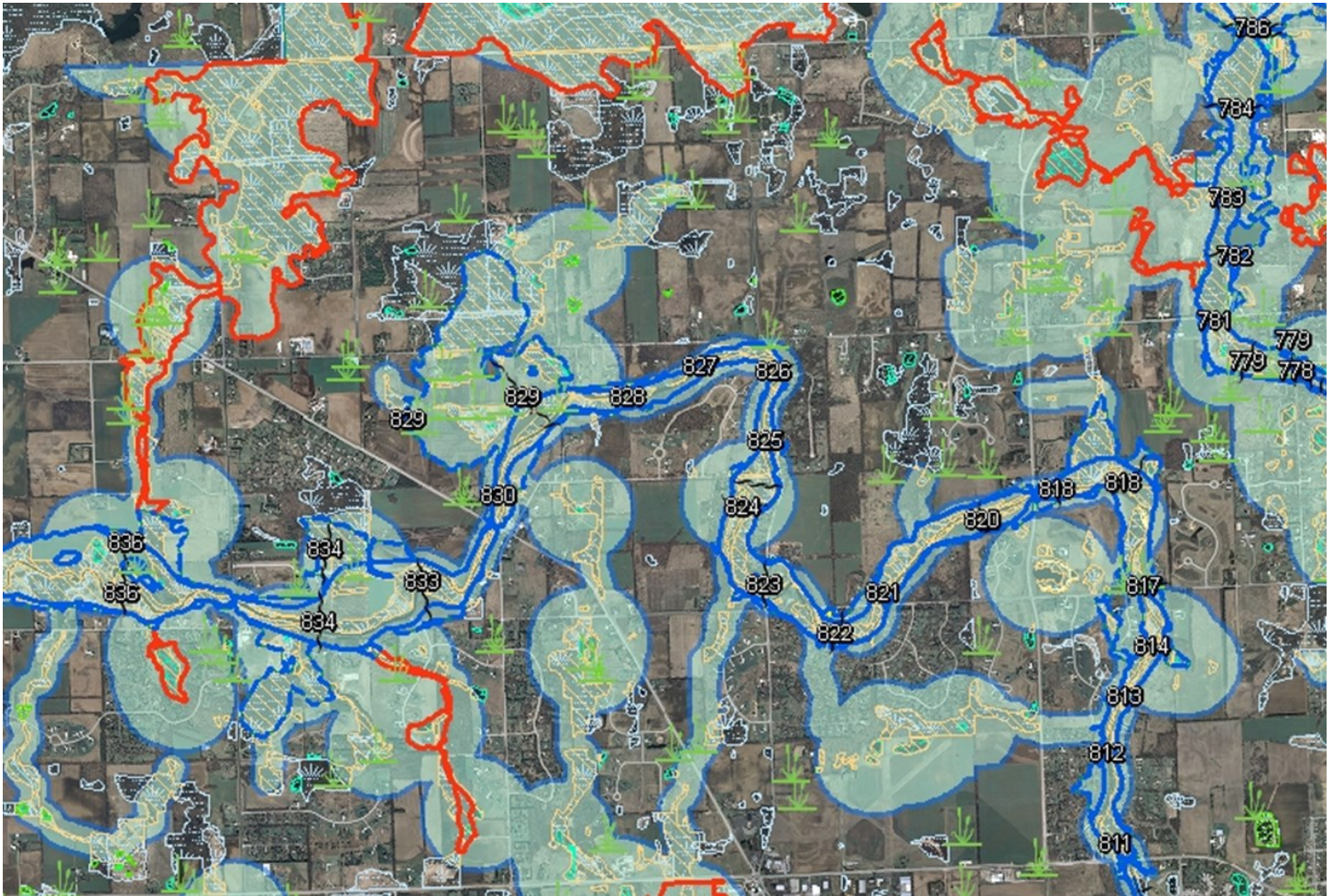




LAND AND WATER MANAGEMENT DEPARTMENT

Andy Holschbach, Director
Edward J. Pfister, Sanitation & Zoning Coordinator
Jeffrey P. Bell, Land & Water Coordinator
www.co.ozaukee.wi.us

SHORELAND PERMIT APPLICATION GUIDE



"It is our mission to work with our community to improve land and water management practices to improve and preserve Ozaukee County's natural resources for generations to come."

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121 W. Main Street, P. O. Box 994, Port Washington, WI 53074

Phone: (262) 284-8313 Metro: (262) 238-8313 Fax: (262) 284-8367 Metro Fax: (262) 238-8367

APPLICATION REQUIREMENTS

Pre-application meeting: *It is strongly recommended that you or your agent schedule an appointment to meet with LWM staff to discuss the proposed project prior to applying for a shoreland permit.*

The permit application shall include:

- Thoroughly completed shoreland permit application (enclosed).
- Survey completed by a Wisconsin Registered Land Surveyor containing the elements described on the Shoreland Survey Submittal Checklist on page 3. This requirement may be waived based on staff onsite observations of the property.
- Scaled floor plans for the proposed structure(s). If the application is for a modification/addition to an existing structure, a copy of the floor plans for both the existing structure and proposed modification/addition must be included.
- Erosion control plan.
- Mitigation plan based on ordinance requirements (as determined by LWM).
- Fees (must be submitted with the permit application materials).
- **Other items may also be required.**

Fee Schedule:

Grading / Excavating (no structures)	\$150.00
Structures (principal & accessory)	\$150.00 plus \$0.07/sq.ft.
Structures w/setback averaging	\$200.00 plus \$0.07/sq.ft.
Structures w/mitigation option	\$250.00 plus \$0.07/sq.ft.
Structures w/setback averaging & mitigation option	\$300.00 plus \$0.07/sq.ft.
Floodplain Development	\$325.00
Other/General (e.g. boardwalk, staircase)	\$100.00

The following supplemental materials can be found on the LWM webpage:

<http://www.co.ozaukee.wi.us/295/Land-Water-Management>

- Ozaukee County Shoreland and Floodplain Zoning Ordinance
- Ozaukee County Mitigation Guidebook
- Ozaukee County Shoreland Permit Application

SHORELAND SURVEY SUBMITTAL CHECKLIST

This checklist is a guideline for the minimum survey elements required for your shoreland permit application. The survey that accompanies the application must be completed by a Wisconsin registered land surveyor. A signed, stamped original survey is required in digital format as specified by LWM.

- Lot boundaries of the parcel, including dimensions.
- Ordinary High Water Mark (OHWM) and OHWM setback line (75 feet unless setback averaging has been authorized by LWM).
- Average setback line as determined by LWM.
- Lot area (square feet) within 300 feet of the OHWM.
- Existing developed area (square feet) within 300 feet of the OHWM (building footprints, decks, patios, driveways, designated parking areas, walkways, stairways, sidewalks, porches, etc.).
- Proposed development area (square feet) within 300 feet of the OHWM (building footprints, decks, patios, driveways, designated parking areas, walkways, stairways, sidewalks, porches, etc.).
- Location of existing or proposed Private Onsite Wastewater Treatment System (septic system), and associated soil borings (proposed only).
- Location of existing or proposed well (also elevation at top of well when associated with floodplain).
- Existing and proposed topographic information / slope determination as required by LWM.
- Permanent benchmark referenced to National Geodetic Vertical Datum - 1929 (NGVD 29).
- Regional base flood elevation and boundary line when associated with floodplain.
- Existing and proposed floor / basement or crawl space elevation when associated with floodplain.
- Existing and proposed driveway elevation when associated with floodplain.
- Location of wetlands per the Wisconsin Wetlands Inventory and/or a wetland delineation report.
- Properties that include or abut a Lake Michigan ravine or bluff shall provide survey information accurately indicating: 1) the height of the bluff and depth of the ravine, 2) the degree of slope along the bluff and ravine, and 3) the location of the top of the bluff and ravine relative to existing and proposed structures. The height or depth information and the degree of slope must be indicated at 50-foot increments for the length of the bluff or ravine affecting the property.

SHORELAND MITIGATION

MITIGATION PLAN REQUIREMENTS

When a shoreland permit is issued requiring mitigation, the property owner must submit a complete permit application to be reviewed and approved by the county. The application shall include a plan that describes the proposed mitigation measures and meets the following criteria:

A. Mitigation Measures

Mitigation points <i>required</i> for developing property under the following conditions:	Opportunities to earn mitigation points include:
Impervious surface coverage is greater than 15% but less than 20%: 2 points Impervious surface coverage is from 20% to 30%: 3 points Lateral expansion of nonconforming principal structure within the shoreland setback (Section 7.0901 D): 3 points Relocation of nonconforming principal structure within the shoreland setback (Section 7.0901 E): 1 point	Removal of legally existing non-conforming structure within the shoreland setback area: up to 3 points Installation of rain garden: up to 3 points Installation of a storm water infiltration system: 3 points Active restoration (accelerated recovery) of compliant shoreland buffer: 2 points Passive restoration (natural recovery) of compliant shoreland buffer: 1 point Increasing depth of an existing compliant shoreland buffer: 2 points for every 15 feet of depth Reducing width of allowable view and access corridor(s): 1 point for every 15-foot reduction (maximum 2 points) Increasing shoreland setback: 1 point for every 15-foot increase beyond required (maximum 2 points) Replacement of substandard septic system: 3 points Conservation easement: points based on proposal Other method as approved by the land and water management department: points based on proposal Shoreline stabilization: up to 2 points Perpetual invasive species removal: 1 point

- B. The mitigation plan shall be designed and implemented to restore natural functions lost through development and human activities.
- C. Mitigation measures shall be proportional in scope to the impacts on water quality, near-shore aquatic habitat, upland wildlife habitat and natural scenic beauty.
- D. The mitigation plan application shall include an implementation schedule.

MITIGATION PLAN IMPLEMENTATION

- A. Approval of mitigation plan by LWM shall include enforceable obligations on the property owner to establish and maintain mitigation measures.
- B. The enforceable obligations shall be evidenced by an instrument recorded with the Ozaukee County Register of Deeds.
- C. All shoreland mitigation measures must begin within one (1) year of the recording date of the mitigation affidavit or in accordance with a timeline that is written into the mitigation plan and must be completed in accordance with said timeline or within two (2) years of the recording date if a timeline has not been established.