Dane County Planning and Development Department

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August 24, 2020

Alan Birkle
6606 Hayward Ct
McHenry IL 60050

RE: Review of Shoreland Zoning Permit, teardown rebuild single family residence,
Parcel: 0610-082-1810-7
Shoreland Permit Number: DCPSHL-2020-00063

Thank you for submitting your application for a Shoreland Zoning Permit to allow the removal and replacement of a single family residence. After reviewing the submitted plan I have determined that the intensity of development will require a shoreland erosion control permit as well as a shoreland mitigation permit. These permits are approved and issued by Dane County Land and Water Resources.

This determination has been based on a lot area of 7,005 square feet within 300 ft of Lake Waubesa. The existing impervious surface ratio is 28.3% or 1,989 square feet. The proposed development will result in an impervious surface ratio of 41.7% or 2,922 square feet.

The addition of impervious surface on an existing development with over 15% impervious requires mitigation. You can treat the additional impervious surface as engineered permeable pavement that satisfies the requirements of DCCO 11.015(17)(c)1-3, or by meeting the technical standards to treat impervious surfaces per NR115.05(1)(e)3m & s. 59.692(1k)(a)5, or a combination of the two methods. At least 820.5 square feet must be treated to one of the above standards, as this is the portion of impervious surface which exceeds 30% of the lot's impervious surface ratio.

This development includes a minor structure therefore the vegetative buffer component of the shoreland mitigation permit is required. The shoreland mitigation plan must include establishing a native buffer from the ordinary high water mark, 37.5 feet landward for 65% of the shoreline. The remaining 35% is defined as the access and viewing corridor.

Any land disturbing activity within 300 feet of Lake Waubesa requires a shoreland erosion control permit.

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

1. Obtain an approved shoreland erosion control permit.
2. Obtain an approved shoreland mitigation permit including vegetative buffer component.

Once these requirements are satisfied your shoreland zoning permit will be issued with the following conditions and you may proceed to obtain your general zoning permit.

1. No change of topography within 5 feet of a property line.
2. No disturbance of the vegetative buffer zone unless it is part of an approved shoreland mitigation permit.

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

Best regards,

Hans Hilbert
Assistant Zoning Administrator

CC: Dane County Land and Water Resources Department
Peter Fortlage, Burse Surveying & Engineering