

Permit Application Checklist:

Land Use Permits:

- Land Use Application, with Sections 1, 2, and 3 filled out completely. If you are requesting a fire number associated with your land use, please be sure to complete Section 5. **Application shall be signed by owner.**
- Detailed plot plan showing dimensions and setbacks, **signed** by owner/agent providing plan.
- Written local driveway approval.
- Floor plans, **signed** (this is required for all structures).
- Correct Fees.
- Filling and grading plans
- Erosion control plans
- Vegetation removal/planting plans
- Impervious Surface Calculations worksheet
- Worksheets No 2 and/or No. 3
- Shoreland/Impervious Surface Affidavit, if necessary

****KNOW THE SIZE OF YOUR STRUCTURE AND SETBACKS!***

Sanitary Permits in a shoreland area:

- Sanitary Permit Application, with Sections 1, 2 and 4 fill out completely.
- Maintenance agreement filled out and signed by property owner.
- DSPS Sanitary Permit Application filled out by a licensed plumber.
- Soils and site evaluation filed and fees paid to the County. 1 original and 1 copy to the county.
- State approved (Or County approved when available) Sanitary plans—2 copies.
- Detailed plot plan showing dimensions and setbacks, signed by owner/agent providing plan. If site plan provided with sanitary plans is to be used, SETBACKS MUST BE SHOWN ON THIS PLAN.
- Written local driveway approval—if land use is requested.
- Floor plans (required for all structures) if applicable.
- Correct fees.
- Holding tanks require servicing contract and agreement.

For assistance contact:

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Sauk County Shoreland Regulations

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Shoreland Ordinance:

states "... the use of any land or water, the size, shape, and placement of lots, the use, size, type and location of structures on lots, the installation and maintenance of water supply waste disposal facilities, the filling, grading, lagooning, dredging of any land, the cutting of shoreland vegetation, the subdivision of lots, shall be in full compliance with the terms of the Sauk County Shoreland Ordinance and other applicable regulations."



Why Protect Shoreland Areas?

Whether you own waterfront property or simply enjoy visiting lakes, rivers, or streams, you probably know that certain development activities can have adverse effects on water quality. Careful use of land surrounding our lakes and streams is essential to protect one of Wisconsin's greatest natural assets - clean water.

Good water quality is also necessary for numerous wildlife species, and for providing us with recreational opportunities such as fishing, boating and swimming. Protecting our many surface waters is also essential to our economy because our waterways attract businesses, homeowners, and vacationers.

Shoreland zoning plays a major role in helping us protect the quality and the natural scenic beauty of Sauk County's surface waters by promoting appropriate land use surrounding our lakes, streams and rivers.

Land Use and Construction Activities Affected by Shoreland Zoning

Sauk County has zoning ordinance provisions which protect water resource values: *water quality, recreation and navigation, fish and wildlife habitat and natural scenic beauty.* County ordinances must have standards that meet or exceed the minimum state standards contained in Chapter NR 115, Wisconsin Administrative Code. These standards include:

- ☞ Setbacks for structure from waterways and property lines.
- ☞ Minimum lot sizes and land division review.
- ☞ Controls on cutting shoreline vegetation.
- ☞ Standards for earth moving activities.
- ☞ Protection for wetlands.
- ☞ Regulation of septic systems and wells.
- ☞ Restrictions on improvement to older structures that don't meet the shoreland standards.

EROSION CONTROL PLANS REQUIRED FOR ALL LAND USES IN THE SHORELAND AREA!

Construction near shore areas often causes erosion, disturbs fish and wildlife habitat, and detracts from the natural appearance of the shoreline. In order to minimize the effects of development, you will need to place **structures, including decks, patios, and sheds a minimum of 75 feet away from the ordinary high water mark. Boathouses shall not extend beyond the ordinary high water mark, yet must be located within 35 feet of the water. The size of boat houses varies from 300 to 500 square feet.**

When there are steep slopes or unstable soil conditions, walkways and stairways necessary to access the water may be permitted within the setback.



Filling & Grading Activities

Any activity that exposes soil can cause erosion, sediment buildup and excess weedy growth in near-shore waters. The local zoning /land use permit process helps assure that projects are designed to reduce erosion during and after the excavation. Grading activities adjacent to waterways also require a permit from Sauk County Conservation, Planning & Zoning Office.

Generally you'll be required to 1) avoid sensitive areas like wetlands and steep slopes, 2) replant quickly, keeping runoff away from exposed areas, and 3) provide a stable slope. Depending on the site, additional erosion control measures may be recommended. **You may also want to contact the DNR for applicable permits.*



Vegetation Cutting

Because planting roots typically act to hold soil in place, maintaining natural vegetation on your waterfront property can help you to avoid serious erosion problems. Trees and shrubs also provide wildlife habitat, shade for fish, privacy for the property owners, and create a natural buffer that helps protect the lake or stream from erosion and sedimentation during heavy rains. Manicured lawns generally do not provide this protection. Heavy rains can carry nutrients from fertilized lawns directly into the lake. If numerous property owners apply fertilizer to their lawns, the cumulative effects can harm water quality, fish, wildlife and aesthetics. There are many attractive ways to limit shoreline cutting and still provide shoreline access and views of the water. ***The maximum amount of vegetation that can be cleared from the shoreline is 35% of the length of shoreline ownership, within 35 feet of the ordinary high water mark.***