

Shoreland Mitigation Fact Sheet



Steps for Permit Application:

When the county issues a permit requiring mitigation, the property owner must submit a complete mitigation plan application that is reviewed and approved by the county. The application shall include the following:

1. A site plan that describes the proposed mitigation measures. (*Existing buffer zones may be used to meet mitigation points.*)
 - The site plan's intent is to restore the natural functions lost through development and human activities.
 - The mitigation measures shall be proportional in scope to the impacts on water quality, near-shore aquatic habitat, upland wildlife and natural scenic beauty.

2. An implementation schedule and enforceable obligation on the property owner to establish and maintain the mitigation measures.
 - The enforceable obligations shall be evidenced by an instrument recorded in the office of the Register of Deeds.
 - The approved plan must be completed within one year from the issue date of the zoning permit issue date and shall certify in writing to the Department Director that the required mitigation has been completed.

Activity that Requires Mitigation	Mitigation Practices (obtain three points)		
200 sq./ft. Lateral expansion of a principal structure between 35' & 75' of the OHWM.	Restoration or protection activities. Sect. 9.57 (4)	Establish a vegetative buffer. Sect. 9.57 (1)	Removal of Structures. Sect. 9.57 (3)
Relocation of principal structure between 35' & 75' of the OHWM.	Restoration or protection activities. Sect. 9.57 (4)	Establish a vegetative buffer. Sect. 9.57 (1)	Removal of Structures. Sect. 9.57 (3)
Impervious surface area greater than 15% and less than or equal to 30%.	Restoration or protection activities. Sect. 9.57 (4)	Establish a vegetative buffer. Sect. 9.57 (1)	Removal of Structures. Sect. 9.57 (3)
Placement of an open sided and screened structure between 35' & 75' of the OHWM.	Restoration or protection activities. Sect. 9.57 (4)	Establish a vegetative buffer. Sect. 9.57 (1)	Removal of Structures. Sect. 9.57 (3)

- **Buffer Zone Conditions**
 - No mowing is permitted in the buffer zone.
 - Buffer zones, except for passive buffer zones, are subject to a density of at least one tree per 200 square feet and two shrubs per 100 square feet of buffer zone area. (**See Section 9.59 Minimum Vegetative Buffer Standards**).
 - Ground cover shall be established to provide adequate number of ground cover plants to completely cover exposed soil, within one growing season.

A list of native plant species for Manitowoc County can be found at www.wisflora.herberium.wisc.edu. Click on "checklists" then "county floras" then select "Manitowoc".