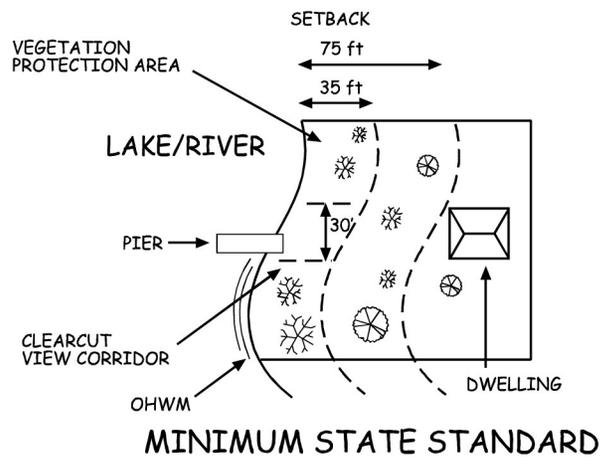


What is Mitigation?

Shoreland mitigation is defined as balancing measures that are designed, implemented and function to restore natural functions and values that can be lost with the development and human activities. The buffer surrounding the navigable waters is a vegetated strip of land that protects water from physical, chemical, hydrological and visual impacts.

Mitigation standards shall be established to protect and restore water quality, near-shore aquatic habitat, upland wildlife habitat and natural scenic beauty that is otherwise lost through development and human activities.



Columbia County Planning & Zoning

112 E. Edgewater Street
Portage, WI 53901
(608) 742-9660
Office Hours:
Monday—Friday 8:00 a.m. to 4:30 p.m.
planning.zoning@co.columbia.wi.us
www.co.columbia.wi.us/columbiacounty/planningzoning

*This handout summarizes requirements for Mitigation but it is not all inclusive.
Please contact Department Staff with specific questions regarding your project.*



Also see:

- Shoreland & Wetland Zoning Permit Quick Facts
- Impervious Surface Quick Facts

Columbia County, Wisconsin

112 E. Edgewater Street * Portage, WI

Mitigation Requirements

Mitigation shall be required for the following activities:

- **Lateral expansion of a nonconforming principal structure within the setback**

Lateral expansion of a nonconforming principal structure shall require a minimum of 5 mitigation points.

- **Relocation of nonconforming principal structure**

Relocation of a nonconforming principal structure shall require a minimum of 3 mitigation points.

- **Exceeding impervious surface standards**

The maximum impervious surface percentage for a riparian lot or parcel, or a non-riparian lot or parcel located within 300 feet of the ordinary high-water mark of any navigable waterway shall be 15%. A property may exceed the impervious surface standard up to 30% provided a permit is issued for development with a mitigation plan that meets the requirements.

To exceed the impervious surface standards, 2 points of mitigation shall be required for every 5% increase above the standard. Total increase shall not exceed 30%. Not all mitigation options are approved for impervious surface increase. See G-O of section 16-555-040 for approved options.



Mitigation Options

- A. **Removal of a nonconforming accessory structure**

1 point per 100 square feet of accessory structure, not to exceed 3 points

- B. **Removal of shoreland structures, such as, but not limited to: artificial beaches, sea walls, and/or bulkheads**

1 point per 25 lineal feet or 1 point per 100 square feet of structure, whichever is greater, not to exceed 3 points

- C. **Replacement of private on-site waste water treatment system (POWTS) or connection to a public sanitary sewer service (PSSS) or private group wastewater treatment system (PGWTS) serving five or more lots**

2 points

- D. **Reduction of impervious surface coverage to less than 15% of the lot**

2 points per 5% reduction

- E. **Proposed structure to utilize earth tone exterior colors or replacement of existing structure's unnatural exterior hue with earth tone colors**

1 point

- F. **Removal of existing shore lighting or replacement with downcast lighting within 75' of the ordinary high-water mark**

1 point

- G. **Establishment of primary vegetative buffer zone must follow the minimum standards outlined in ordinance**

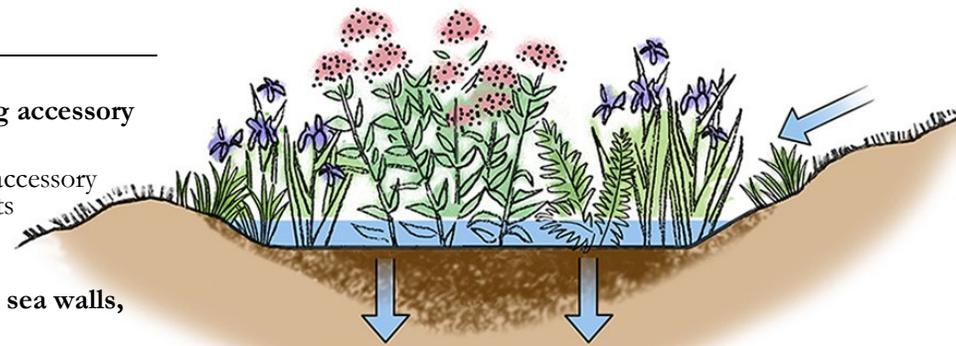
1 point per 7 feet (depth) of buffer establishment, not to exceed 5 points

- H. **Reduction of existing viewing corridor**

1 point per 25% reduction, not to exceed 3 points

- I. **Establishment of secondary vegetative buffer zone must be located between 35 and 75 feet or the ordinary high-water mark and must be established after primary vegetative buffer zone**

1 point per 300 square feet



- J. **Installation of storm water management systems such as, but not limited to: rain gardens, rainwater gutter collection system and water diversion of overland flow**

2 points

- K. **Installation of a subsurface dispersal system, practice or structure; designed by an engineer to contain the rainfall minimum sizing standard for impervious surfaces on the lot**

3 points for the first 15% impervious surface runoff captured and/or 2 points for ever 5% captured above 15%, not to exceed 9 points

- L. **Installation of a bio-retention system, rain garden or other storm water system, designed by an engineer to contain the rainfall minimum sizing standard for impervious surfaces on the lot**

3 points for the first 15% impervious surface runoff captured and/or 2 points for ever 5% captured above 15%, not to exceed 9 points

- M. **Installation of rip rap, as permitted by the Department of Natural Resources**

1 point per 50 lineal feet, not to exceed 2 points

- N. **Other shoreland stabilization, as determined necessary by the Zoning Administrator. Stabilization must be within 75 feet of the ordinary high-water mark**

1 to 3 points

- O. **Other practices as approved by the Zoning Administrator**