

Want to pave your driveway? In order to get a permit to do so, you will need to look at the amount of impervious surface you already have. Under the state rules and the county ordinance, you can have 15% of your property in impervious surfaces without having to take any action to mitigate its effect.

However, if installing the paved driveway will result in 16%-30% of your property being impervious, you will be required to take mitigation actions, such as raingardens, diverted runoff, using pervious surfaces, etc.

And if installing that driveway was going to result in over 30% of your property being impervious, you would not be issued a permit to pave your driveway.

This is because research has shown that the increased runoff from even 10% imperviousness around a water body can result in degradation of water quality. According to the EPA, runoff from pavements and roofs in an area can generate up to 5 times more runoff than a wooded area of the same square footage.



Higher percentages of impervious surfaces around a waterbody increase the amount of water flowing into the waterbody from the shores, elevating the amounts of nutrients, sediments, pathogens, organics, contaminants, and debris ending up in the waterbody. In addition, the overall waterbody temperature generally increases, resulting in thermal stress for aquatic wildlife.



July 1, 2015

Under the Adams County Shoreland Zoning Ordinance and Wisconsin law, 'shorelands' include within one thousand (1,000) feet of the ordinary high water mark of navigable lakes, ponds or flowages. This has been the definition since January 1971.

Since that time, there has always been the requirement that to protect water quality, fish and wildlife habitat and natural scenic beauty, and to promote preservation and restoration of native vegetation,

The has ordinance designated land that extends from the ordinary high water mark to a minimum of thirty five (35) feet inland as a vegetative buffer zone and prohibits the removal of vegetation in the vegetative buffer zone except that trees and shrubs may be removed in the vegetative buffer zone to create access and viewing corridors, as long as the accumulated width of such corridors does not exceed 30% of the shore parcel.

In the remaining seventy percent (70%) length of the shoreline, vegetation is to be preserved as stated in a maintenance agreement approved by the County and signed by the owner(s).

At a minimum, the maintenance agreement must be on file at the County and must describe existing vegetation and/or vegetation restored and what activities will occur to maintain (or install, if needed) the vegetative buffer zone.

These zones must consist of a minimum fifty percent (50%) native plant canopy upon maturity.

By July 1, 2015, all lands that extend from the ordinary high water mark to a minimum of thirty-five (35) feet inland that do not meet the section 4-2.00, 4-2.01 and/or 4-2.02 requirements will be considered to be in violation of the county ordinance, with the owner(s) subject to enforcement and penalties as stated in the ordinance. These include a fine (plus costs) of \$5 to \$500 each day of the violation, plus the costs of correcting the violation. It may also require posting a cash pond until correction is completed.

There has been a change in this section of the ordinance: there is now more explanation of what constitutes a buffer area that complies with the ordinance. For example, within an access or viewing area, a sand beach may be maintained with hand tools. Buffer zones should consist of a minimum fifty percent (50%) native plant canopy upon maturity.

On all soils and slopes, routine maintenance of the buffer area that does not result in the death of grass plants and doesn't require disturbance of the earth can include cutting the grass to a height no less than six (6) inches between Memorial Day and Labor Day.

Much of Peppermill's shore is already in compliance with this long time rule. However, the county P & Z is still requiring paperwork to be completed and filed with them to verify your property is in compliance and will stay that way.

Once that paperwork is filed, you will need a permit to make any changes, except for the removal (and replacement) of diseased, dead or broken vegetation.

Frankly, the easiest way to comply is to not mow anything closer than 35 feet landward of the shore. However, with today's options, you can make a buffer look as pretty or wild as you choose.

Don't wait until June 30, 2015. Take a look at your property now and find out if anything needs to be done.

We can help with that. If you have received cost-sharing money from Adams County LWCD, you are probably already in compliance—you just need to make P & Z aware of this and file the required paperwork.

Even if you didn't get cost-sharing money, you may already be in compliance and not know it. We can help with the evaluation and get the paperwork filed so that you are all done.

This is the process I've followed on some other lakes already:

- (1) Get the forms.
- (2) Take measurements.
- (3) Take photographs.
- (4) Evaluate your shore.
- (5) Adjust the paperwork to suit your lot.
- (6) File the paperwork with P & Z, our department, and keep a copy for yourself.

If you feel unable to do this yourself, our department can help.

STANDARD FORM

PLANNING AND ZONING DEPARTMENT

P.O. BOX 187, COURTHOUSE, FRIENDSHIP, WI 53934 - PHONE: 608 339-4222

OPERATION AND MAINTENANCE PLAN FOR RIPARIAN BUFFER

Landowner: _____ Date: _____

1. Buffer area will be 35 feet deep (measured from water/land interface landward) by feet ____ wide (measured along shoreline) excluding (circle choice) 1 2 3 planned view/ access corridor(s). One view/access corridor is planned to be feet _____ wide and begin _____ feet from the N S E W property line to encompass the following (examples: steps, pier, beach area, swim dock etc.) The second view/access corridor is planned to be feet wide and begin _____ feet from the (circle one) N S E W property line to encompass the following (examples: steps, pier, beach area, swim dock etc.)

2. You may remove diseased trees and shrubs, broken trees and shrubs, and other debris that may cause safety hazards.

3. Is the buffer area currently free of erosion? Yes ____ No ____

4 8:47 AM

4a. Vegetative species present in buffer area include:

Tree species: _____ Shrubs species: _____

Understory species (grasses, plants etc.): _____
_____ or

4b. A planned riparian buffer installation of native plant material will bring the property into compliance. The landowner will install a native plant mix as described in attachment A.

5. Removal of ground cover, trees, shrubs and mowing is prohibited in the riparian buffer area, except in the viewing corridor where vegetation may be mowed regularly.

6. State of Wisconsin listed noxious weeds (Canada thistle, Field bindweed, Leafy spurge, Purple loosestrife, and Multiflora rose) shall be controlled.

7. Herbicide use is prohibited in the riparian buffer area except to control noxious weeds. Use herbicides according to label instructions.

8. Fertilizers are prohibited within the riparian buffer area.

9. Insecticides may be used only to control pests causing damage to the riparian buffer plants. Use insecticides according to label instructions.

10. Any activity that causes damage to the plants within the riparian buffer area is prohibited (i.e. piles of leaves, ATV traffic, piles of lumber, buildings, burning).

11. Riparian buffer area may be irrigated as deemed necessary provided erosion does not occur.

12. Allow the Adams County Planning & Zoning Department and Department of Natural Resources access to periodically review the riparian area.

The maintenance agreement has been reviewed with me (property owner) and I agree to comply.

Signed: _____ Date: _____

4 9:04 AM

MODIFIED FORM

- **OPERATION AND MAINTENANCE PLAN FOR RIPARIAN BUFFER**
- **Landowners:** G & R B
- **Parcel No.**
- **Parcel Address:**
- **Parcel Location:** Jordan Lake, Town of Jackson
- **Date:** _____

1. Buffer area will be 35 feet deep, measured from water/land interface landward, by 52.5 feet, with one access corridor 22.5 feet wide already located approximately in the middle of the 75 foot-wide waterfront and including the stairs and dock area.
2. The access/viewing area also includes a small beach area.
3. All other buffer areas have been left unmowed (including the immediate waterfront area) and will be left so.
4. The slope from the house to the bottom of the stairs has been allowed to grow in and will remain that way, as will the trees already established on the sides of the slope.
5. It is understood that diseased or broken vegetation or other debris may be removed if necessary.
6. Buffer area waterward of the wood blocks has also been allowed to revegetate naturally and will remain that way. Current vegetation includes wild oats and several sedges and rushes (examined by staff of Adams County Land & Water Conservation Department).
7. No planting is anticipated, and no mowing or removal of vegetation will occur except in the access area.

8. The buffer is currently free of erosion.
9. No chemicals will be used in the buffer area except to control noxious weeds.
10. Any activity that may cause damage to the plants in the buffer area will not occur.
11. The landowners recognize that if they wish to make any changes from the current condition, they will have to present a plan/design for such proposed changes and gain a permit for such work prior to any such activity.
12. County or state staff are to be allow access to the buffer area to review continued compliance.
13. The landowners have reviewed this document and will comply. They understand continued compliance will not only be required by shoreland zoning rules, but also in order to obtain any permits for work/changes in structures on this property.

Other Paperwork

Once you fill out the agreement, sign it and attach photos, there's only one other sheet to fill out. I have blank copies of that sheet here.

You only need to fill in parts of this sheet if you are not changing what you already have, but Adams P & Z is requiring this in addition to the operation/maintenance agreement.

It's Done!

Reesa Evans, Lake Specialist, Certified Lake Manager

Adams County Land & Water Conservation Department
South Basement of Adams County Courthouse
400 Main Street, Friendship

Mailing: P.O. Box 287, Friendship, WI 53934

Phone: 608-339-4275

Email: revans@co.adams.wi.us

For More Information

On Peppermill Lake, check out www.adamscountylwcd.net

Go to the Lakes Page and down to the colored box on Peppermill

On the Shoreland Ordinance, go to www.co.adams.wi.gov.

Use Department drop down, got to Planning & Zoning

Near the bottom of their page is the entire Shore Ordinance.

