VILLAGE OF SUMMIT

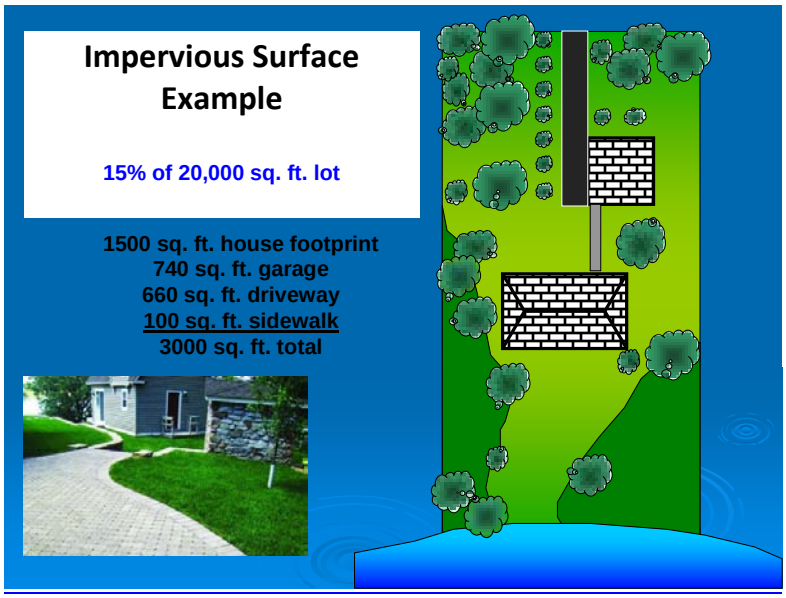
Mitigation Handbook

May 2, 2013

WHAT IS MITIGATION? Mitigation is generally defined as balancing measures that are designed, implemented, and function to restore natural functions and values that are otherwise lost through development and human activities.

WHEN IS MITIGATION REQUIRED? Mitigation is required by an applicant when certain improvements are requested to a property and they exceed standards spelled out within the Village of Summit Zoning and Shoreland Protection Ordinance. Situations in which an applicant is required to provide mitigation:

- Increase Shoreland impervious surface over 15%, but do not exceed 30%.
- Shoreland impervious surface is over 30% and the proposed project will change the drainage pattern or reconfigure the impervious surface footprint.
- Vertical expansion of a structure within the required shore setback.



HOW MUCH MITIGATION IS REQUIRED?

A property owner shall obtain at least seven (7) points from among the mitigation practices listed.

MITIGATION OPTIONS

- **Lot Size** – If a lot is larger than the prescribed minimum size, a property owner may receive ½ point for each 5,000 sq. ft. over the minimum size. Maximum allowed = **3 points**.

- **Shore Setback** – Receive 1 point for each 5 feet of additional setback from the shore setback minimum. Maximum allowed = **3 points**.

- **Nonconforming Structure, Principal** – Removal of a legal non-conforming principal structure = **3 points**.

- **Nonconforming Structure, Accessory** – Removal of a legal non-conforming accessory structure = **2 points**.

- **Accessory Structure** – Removal of a legal conforming accessory structure within 75 feet of the shore = **3 points**.

- **No structures within 75 feet of the shore** – No structures will be constructed within the 75 foot shore setback = **2 points**.

- **Shore Improvements** – Removal of improvements (beaches, retaining walls, fire pits, fountains, impervious surfaces) within 75 feet of the shore = **1 to 3 points**.

- **Shoreline Stabilization Removal / Modification** – Removal of seawall / rip rap and replacement with natural, non-structural stabilization materials = **3 points**.

- **No Shoreline Stabilization** – No shoreline stabilization structures will be constructed on the property = **2 point**.

- **Public Sewer Connection** = **2 points**.

- **Connection to a new Septic System or Holding Tank** = **1 Point**

- **Parcel left in natural state and maintained** – A portion of the property will be left in a natural state:
  20%-40% = **1 point**; **40%-60%** = **2 points**; **>60%** = **3 points**.

- **Maintain Existing Natural Buffer within 35' of the shore** – Existing vegetation that will be maintained within 35' of the shore:
  No view corridor = **4 points**; **With view corridor** = **3 points**.

MITIGATION OPTIONS (continued)

- **Planting of a Natural Buffer within 35' of the shore (with view corridor allowed)** = **Up to 4 points**.
- **Rain Garden** = **3 points**.
- **Storm Water Infiltration System** = **3 points**.
- **Rain Gutter Collection System** = **2 points**.
- **Use of Earth-Tone Materials or Colors** = **1 point**.
- **Removal of Shore lighting within 75' of the shore (replacement with downcast lighting allowed)** = **1 point**.
- **Alternative Method Approved by Zoning Administrator** = **Up to 4 points**.

EXAMPLES / DETAILS / PICTURES

Shoreline Stabilization Modification / No Shoreline Stabilization Structure:

Parcel Left in a Natural State:

Example: Wooded

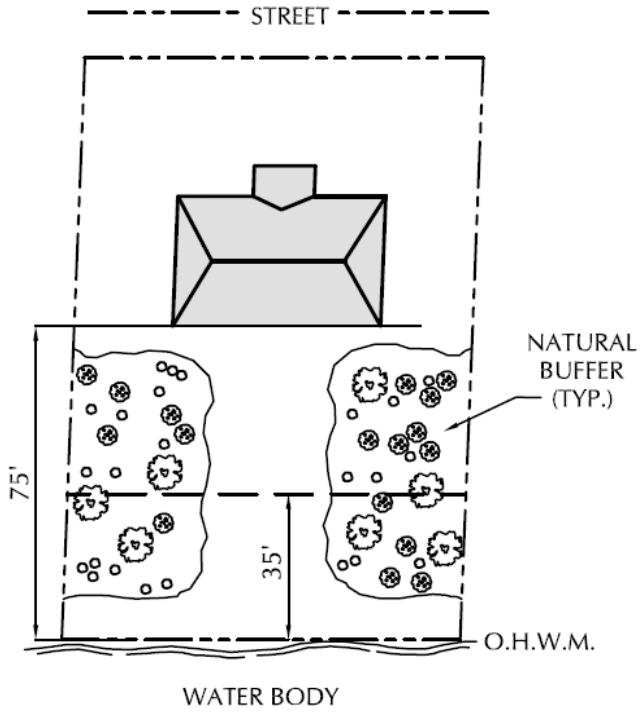
Parcel Left in a Natural State (continued)

Example: No Mow

Maintain Buffer:

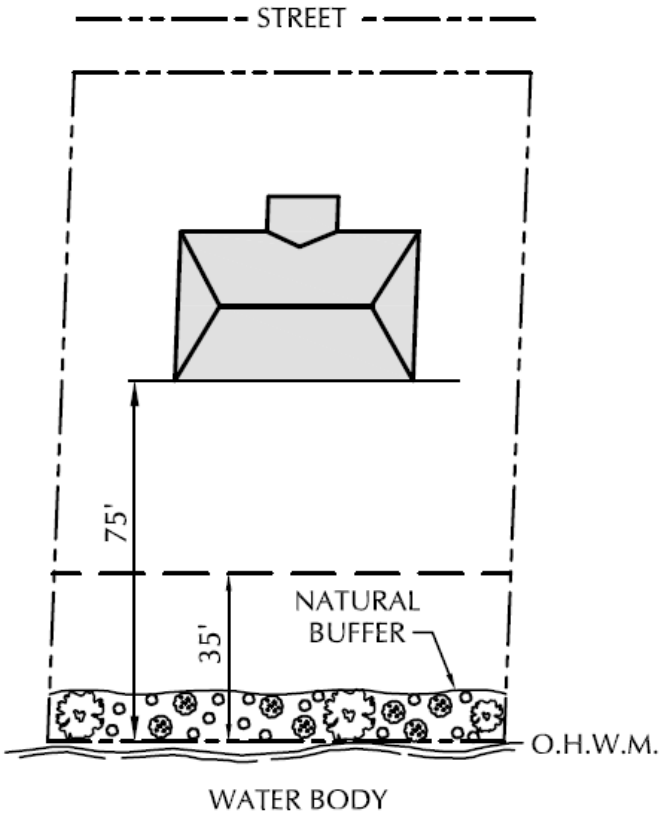
Planting of a Natural Buffer within 35' of the shore: Installation of native vegetation buffer(s) for habitat improvement and/or screening of development from waterways.

Image: The Wisconsin Lakes Partnership



Planting of a Natural Buffer within 35’ of the shore (continued)

Image: Wisconsin Lakes



Rain Garden – A shallow depression planted with suitable native vegetation designed to absorb water from a rainfall event.

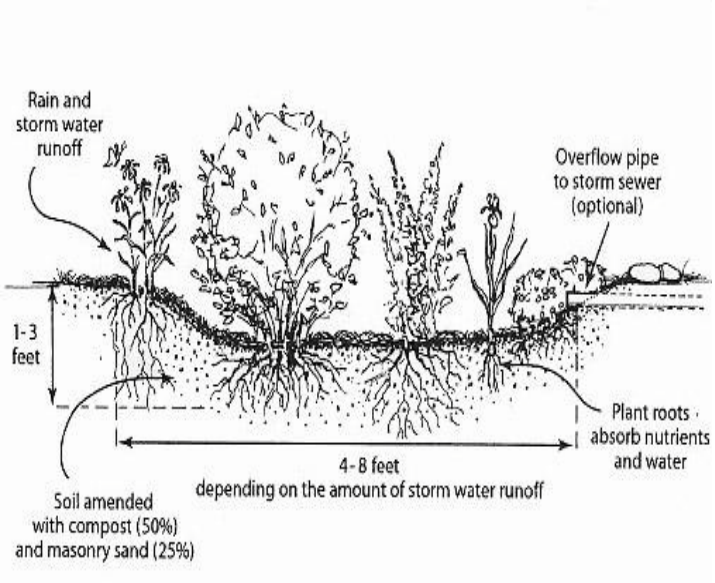
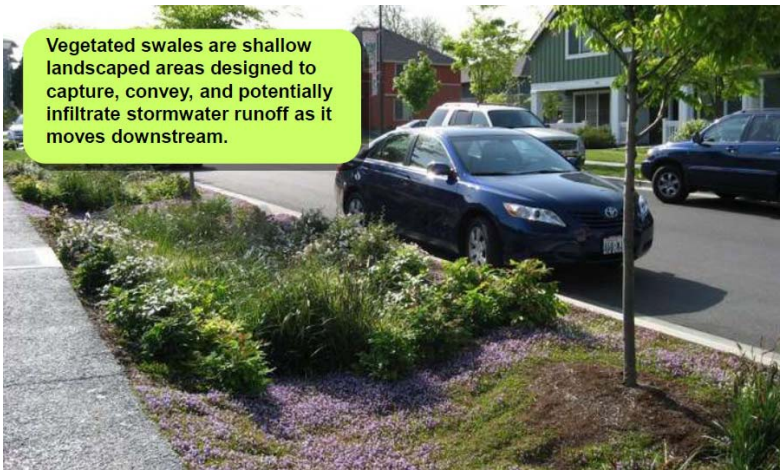


Figure: Cornell University

Rain Garden (continued)

Storm Water Infiltration System: An engineered system designed to absorb the accumulated water from a rainfall event. (Ex. Infiltration trenches, grass swales, etc.)



Storm Water Infiltration System (continued)

Image: T.E. Toomey Inc.

Rain Gutter System: A method for collecting and diverting gutters and downspouts to lessen the impacts of the concentrated flow generated by a rainfall event.

References:

WDNR – The Wisconsin Lakes Partnership
Center for Land Use Education – UW-Stevens Point
Waukesha County Department of Park & Land Use
Wisconsin Lakes
Yaggy Colby Associates, Inc.