

PROPERTY OWNER: Lee Alexander
PERMIT NUMBER: 47-25
DATE: July 3, 2025

CONDITIONS TO SHEBOYGAN COUNTY SHORELAND/FLOODPLAIN ZONING PERMIT

Lee Alexander is hereby granted a permit to install a gravel driveway and crossing over Otter Creek, subject to the following conditions:

You must notify the County Planning & Conservation Department when you start your project and when the project is completed by calling (920) 459-3060 or emailing plancon@sheboygancounty.com.

The project must be completed on or before **July 3, 2026**. **No construction may begin or continue after this date unless a new permit or permit extension is granted in writing by this Department.** Written requests for permit extensions must be submitted to the Department at least 30 days prior to the permit expiration date.

This permit authorizes **only the work you specified on your application** dated June 19, 2025 and received by this Department on July 2, 2025, and as modified by the conditions of this permit. **If you wish to alter the project or permit conditions, you must first obtain written approval of the Department.**

You must allow free and unlimited access to your project site at any time to any Department employee who is investigating the project's construction, operation or maintenance.

You are responsible for obtaining any permit or approval that may be required by local ordinances, or as may be required from the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers.

Section 72.18, *Sheboygan County Shoreland Ordinance*, explains that up to fifteen percent (15%) of the portion of the lot or parcel that is within three hundred feet (300') of the ordinary high water mark (OHWM) may be comprised of impervious surface. More than fifteen percent (15%) but not more than thirty percent (30%) of a lot or parcel that is within three hundred feet (300') of the OHWM may be comprised of impervious surface, but for that portion of the development that exceeds fifteen percent (15%) impervious surface, a mitigation plan that meets the standards found in Section 72.22, *Sheboygan County Shoreland Ordinance*, is required. The subject property is eighteen (18) acres in size. The proposed development will not encroach on the impervious surface limitations and mitigation is not required at this time.

A floodplain study was completed for the property by Larson Engineering and approved by the Wisconsin Department of Natural Resources on February 10, 2025. The floodplain study shows the proposed project will not impact the base flood elevations.

On May 20, 2025, the Sheboygan County Board of Supervisors approved the rezoning 620 square feet of the subject property from "Shoreland-Wetland" to "Shoreland" to allow for the filling of wetlands associated with the proposed project.

To the greatest extent possible, natural vegetation will be retained and protected.

Only the smallest practical area of land shall be disturbed or exposed at any one time during development.

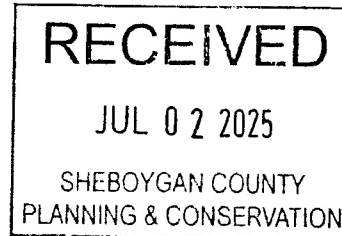
Removal of vegetative cover shall not take place until immediately before excavation commences.

All land exposed during site development shall remain exposed for the shortest practical period of time. This project shall be carried out in such a manner that no deleterious substances or any material is washed into a waterway or any wetlands. Erodible fill shall be protected with riprap or in any alternate manner so that it cannot wash into a waterway. No material shall be used as fill which would result in the leaching of pollutants into a waterway or any wetlands.

Sheboygan County shall have the right to prohibit construction during extreme wet weather periods.

Spoils shall be placed landward of the ordinary high water mark (OHWM) of any surface water and placed in a manner so as not to erode or run off; spoils shall not be placed in any wetlands.

COUNTY PERMIT NUMBER SHP- 47-25
 DNR PERMIT NUMBER GP-SE-2024-60-01543
 Sanitary Permit Number None
 Previous Shoreland Permit Number None



SHORELAND/FLOODPLAIN ZONING PERMIT

Sheboygan County Planning & Conservation Department
 Administration Building, 3rd Floor
 508 New York Avenue, Sheboygan, WI 53081-4126 (920) 459-3060

Application is hereby made by the undersigned for a permit to do work as described below and in attachments hereto at the location indicated. The undersigned agrees that all work will be done in accordance with the Sheboygan County Shoreland, Floodplain, Subdivision, and Sanitary Ordinances and all other applicable ordinances of Sheboygan County and Laws of the State of Wisconsin.

OWNER / APPLICANT

Owner(s): Lee Alexander
 Mailing Address: N7641 County Road P
 City/State/Zip: Elkhart Lake, WI 53020
 Daytime Phone: (615) 920-0055

Applicant (if different): Joseph Bronoski
JB Site Design and Engineering, LLC
 Mailing Address: PO Box 1067
 City/State/Zip: Woodruff, WI 54568
 Daytime Phone: (920) 207-8977

PROJECT CONTRACTOR

Name: _____ Phone: _____
 Mailing Address: _____
 City/State/Zip: _____

LOCATION

Project Location / Site Address W5197 Green Tree Road
 Tax Key Number(s) 59106210590
 SE 1/4, NW 1/4 of Section 2, Town of Plymouth
 Subdivision N/A Block N/A Lot N/A

DEPARTMENT USE	
Date Fee Paid/Amount	<u>Check # 2523 \$255</u>
Board of Adjustments Approval on	_____
Inspected by:	
Pre-Construction	<u>LF</u> on <u>7/3/25</u>
Post-Construction	_____ on _____

CONDITIONAL
 COUNTY APPROVAL
 REVIEWED AND CONDITIONALLY APPROVED BY SHEBOYGAN
 COUNTY PLANNING & CONSERVATION DEPT THIS
3rd DAY OF July 2025
Karen
 COUNTY PLANNING & CONSERVATION ADMINISTRATOR

Permit Number 47-25**Project**

- ☐ New Structure
☐ Addition(s)
☐ Alteration(s)
☐ Filling
☒ Grading/Excavating
☐ Dredging/Ditching
☐ Other

Use

- ☒ Residential
☐ Garage/Barn/Shed
☐ Commercial
☐ Conservation
☐ Other

Construction Type

- ☐ Frame
☐ Masonry
☐ Metal
☒ Other

Project Size

_____ Width _____ Length
 _____ Height _____ Stories

Lot Size

_____ Feet x _____ Feet
 _____ Square Feet
 or 18.160 Acres

Zoning District

- ☒ Shoreland
☐ Shoreland-
Wetland

- ☐ Flood Fringe
☐ Floodway
☐ General Floodplain

Regional Flood Elevation _____
 Building(s) Lowest Floor Elevation _____

DESCRIBE WHAT YOU PLAN TO DO (attach a separate sheet if necessary):

Proposed development includes a single gravel road crossing to access the south side of the site from Green Tree Road.
 (crossing Otter Creek as part of the Wetland Rezoning permit application) with the driveway terminating just south of
 the permitted crossing. The total impervious area within the 300-foot shoreland zoning setback
 (both sides of Otter Creek) equates to 2.2-percent as defined within the plans.

APPROVAL OF THE SEPTIC SYSTEM (if applicable) BY THIS DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF THE
 ZONING PERMIT. AN INCOMPLETE APPLICATION FORM OR MISSING INFORMATION WILL CAUSE DELAY IN THE ISSUANCE
 OF THE PERMIT, AND THE APPLICATION MAY BE RETURNED FOR ADDITIONAL INFORMATION. Submittal, and subsequent
 review, of this application may include a site inspection.

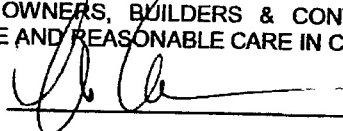
**You are responsible for complying with the state and federal laws concerning construction near or on wetlands, lakes, and streams.
 Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of
 construction that violates the law, or other penalties or costs. For more information, visit the Wisconsin Department of Natural
 Resources wetlands identification page or contact a DNR Service Center. The webpage is: <http://dnr.wi.gov/topic/Wetlands/>.

**By signing this permit application, you acknowledge you have read the above statement concerning construction around
 wetlands.

The undersigned states that the foregoing information is true and accurate to the best of his/her knowledge; it is hereby agreed that for
 and in consideration of the issuance of a permit that the foregoing work will be carried out as defined in this application; that all
 applicable ordinances or codes of the state, county, and town will be complied with in carrying out the proposed work stated in the
 application; and that work will not commence before a building permit has been obtained from the town building inspector. If any
 changes or deviations are made from the original application, a new permit or written request for a permit revision and subsequent
 approval is required. Failure to comply with the permit as issued will result in the revocation of the permit or other penalties. Applicant
 is responsible for obtaining project approval from all other owners of property on which the development will occur.

PROPERTY OWNERS, BUILDERS & CONTRACTORS ARE RESPONSIBLE FOR CODE
 COMPLIANCE AND REASONABLE CARE IN CONSTRUCTION.

Signature(s) of Owner(s)


Date 6/19/25

Date _____

Faxed or Emailed applications will not be accepted. Submit completed application with **original signature** to:
 Sheboygan County Planning & Resources Department, Administration Building, 508 New York Avenue, Sheboygan
 WI 53081-4126

Issued Permits: The attached specification sheet sets conditions of this Permit approval and is made a part hereof. The
 Permit shall be valid for 1 year from date of issue; extensions for additional periods of up to 1 year may be granted by the Department
 upon written request at least 30 days before the expiration date, and the payment of the renewal fee.

CONDITIONAL
COUNTY APPROVAL
REVIEWED AND CONDITIONALLY APPROVED BY SHEBOYGAN
COUNTY PLANNING & CONSERVATION DEPT THIS
30 DAY OF July 20 35
Karyn
COUNTY PLANNING ADMINISTRATOR

