Building Board Packet

VILLAGE OF
MAPLE BLUFF

18 Oxford Place
Madison WI 53704
608-244-3048

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GENERAL INFORMATION

DISCLAIMER:

This is an informational packet only. Maple Bluff building codes and municipal ordinances as well as state statutes are the legal standards governing building and construction practices. It is not intended that this packet conflict or interfere with any ordinance or statute. If any discrepancies are identified between this brochure and any legal document, the ordinance or statute governs.

BUILDING PERMITS & REVIEW BY BUILDING BOARD

The Village of Maple Bluff issues and enforces building permits. However, there is a Building Board that ***reviews and approves*** requests for permits.

The Building Board shall hear and approve or disapprove all applicants' requests including but not limited to new construction, additions to any existing structure, new windows, window modifications in terms of proportion, size, detail, color and/or function, new and replacement windows, exterior siding, new or replacement fences, swimming pools, tennis courts, retail/commercial signs in the "A" Business District, miscellaneous and accessory buildings including storage sheds, play structures and alterations which involve a significant change in the exterior appearance of an existing structure. Projects which do not require the approval of the Building Board but still require a building permit include driveways, interior remodels, mechanical installations, roof replacements and identical window replacements which conform to the original design intent of the structure as determined by the Village Administrator.

THE PERMIT PROCESS:

It is highly recommended that prior to starting the permit process you review this packet and consult with the Building Inspector or Village Administrator to ask questions that you may have. The next step will be to submit your application materials to the Village Office during normal business hours (Mon-Fri 7:30-4:30).

Application materials will include detailed plans, photos and other materials as identified in the APPLICATION MATERIAL CHECKLIST included in this packet. Those plans are reviewed by the Building Inspector for zoning compliance, though ***the ultimate responsibility for zoning compliance rests with the applicant.***

The application materials are then presented to the Village Building Board at a public meeting. Plans are reviewed with the homeowner or other representative to verify compliance with standards established by municipal ordinance and state statute. Those standards can be found in this packet and are entitled, BUILDING BOARD CHECKLIST.

THE BUILDING BOARD:

The Building Board consists of seven citizens, as least one of whom is a member of the Village Board of Trustees and serves as chair. The Building Board reviews all submitted applications on which it is proposed to erect or alter a structure. The Building Board will hear a presentation on the submitted application from the applicant and/or the owner of the lot where the project is to take place. The Building Board may also hear any other persons, whether neighboring residents or property owners, desiring to be heard regarding your project. The Building Board will then approve or deny the submitted application based upon standards established within the Building and Zoning Codes. If the application is approved, the Building Inspector will issue a building permit for the project.

FILING DEADLINE:

The Building Board usually meets the second Tuesday of each month starting at 5:15pm. ***ALL*** application materials ***MUST*** be submitted ***NOT LATER THAN*** 2:00 p.m., two weeks prior to the meeting date. You may refer to the checklist in this brochure for a complete list of the required application materials. ***IF ALL REQUIRED MATERIALS ARE NOT SUBMITTED BY THE FILING DEADLINE, YOUR PROJECT WILL NOT BE INCLUDED ON THE AGENDA.*** You will then need to wait until the following meeting to have your project heard.

BUILDING BOARD MEETING:

The Building Board agenda is finalized on the filing deadline for application materials. You should plan to arrive at the Village Center at the designated starting time of the meeting. During the meeting, you will have opportunity to present your project. It is also common for general contractors or architects to attend the meeting and present the project. You should have a complete and final description of all materials to be used during your project. In many cases, applicants bring samples to the Building Board meeting.

You should refer to the submitted materials during your presentation. After your presentation, Building Board members may ask questions regarding details of the project. Neighbors or other residents will be given an opportunity to speak about your project if they choose. After a discussion period, the Building Board Chair will entertain a motion concerning your project. The Building Board will then vote in consideration of the motion. After approval by the Building Board, you will meet with the Building Inspector to obtain all permits required for your project.

FEES:

The fee structure for building permits is approved by the Village Board. You may request a copy of the fee structure from the Building Inspector or the Clerk's Office. All fees must be paid prior to the commencement of the project.

YOU SHOULD ALSO BE AWARE OF THE FOLLOWING:

- Building Board members may come to your home to view the site of the project before the meeting.

- In most cases, projects can be approved in one meeting with the Building Board. For larger projects, especially new construction, there is a minimum of a two step process before approval. The first step is a schematic design review that focuses on site plan, building massing, relation to structures on adjacent properties, exterior elevations and building materials. The second step is a comprehensive review that is a thorough evaluation of the site plan, floor plans, elevation drawings, building materials and landscaping plan. In the case of larger projects or new home construction, the Building Board may also set up a special meeting to hear your request.

- All projects that include land disturbance require a clearance of all utilities which can be accomplished by calling Diggers Hotline at 1-800-242-8511 to locate said utilities.

REFERENCES

Citizens may purchase a copy of the Zoning Code or specific Village Ordinances that they feel may assist them in completing this process. This information is also available on the Village website – www.villageofmaplebluff.com. We have included in this packet a copy of the Building Board's Checklist for reviewing projects. In this document, you will have the requirements and guidelines that Building Board members follow in reviewing your project.

Other ordinances that you may want to consider purchasing for a copying fee is the Zoning Code and the Stormwater and Erosion Control Ordinance. There is additional information included in this packet on the application for Erosion Control and Stormwater Management.

APPEALS

Persons who are denied permits have due process options available to review those decisions. Appeals to the Zoning Board of Appeals may be taken by any person aggrieved or by an officer, department, board or bureau of the Village within 30 days after the act appealed from by filing with the Building Inspector a notice of appeal specifying the grounds thereof. The Building Inspector shall forthwith transmit to the Board of Appeals the notice of appeal and all papers constituting the record upon which the action appealed from was taken. The Board shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or attorney.

BUILDING BOARD
APPLICATION MATERIAL
CHECKLIST

Application materials submitted in pursuit of a building permit for review in front of the BUILDING BOARD ***MUST* include the following:

[ ] Name, current address, and phone numbers of applicant(s). Include contractors and architect information if known

[ ] A narrative project description to completely describe the proposed project

[ ] One full and complete set of final construction plans (for new homes)

[ ] Eight reduced sets of final construction plans (Not greater than 11" x 17")

[ ] A site/survey plan with measurements and elevations that includes a comparison to neighboring structures

[ ] Eight sets of photos of project site that includes a comparison to neighboring structures

[ ] Landscaping plan

[ ] Construction material sample (BRING TO MEETING) (Brochure or display)

[ ] Erosion Control and Stormwater Management Plan

BUILDING BOARD CHECKLIST **DATE:**

ADDRESS:

Basis for Design Review

In reviewing plans for development in the Village, the Building Board shall consider in each case those of the following requirements and guidelines as may be appropriate. The overall design of each project shall be of high quality.

[ ] 1. Site Planning

a. *Grading.* The grading of public and private land in the Village shall meet the following requirements and conform as much as possible with the following guidelines:

[ ] (1) *Requirements.* Grading shall insure positive drainage consistent with applicable ordinances of the Village such as erosion control and stormwater codes. All grading shall allow for the installation and maintenance of appropriate landscape materials.

(2) *Guidelines.* Grading may create earth forms which add interest to the existing topography. Respect for the natural topography in site development will also be important.

b. *Landscaping.* The landscaping of public and private land in the Village shall meet the following requirements and conform as much as possible with the following guidelines:

[ ] (1) *Requirements.* Landscaping shall be used for a functional as well as decorative purpose, including framing desirable views, screening unattractive features and views, screening different uses from each other, and complementing the architectural massing of the building.

(2) *Guidelines.* Landscaping should express the unique natural beauty of the Village. There should be a variety of trees and shrubs in group plantings, alternated and dispersed in order to create some variety. While indigenous species will be favored, they should be in scale with the buildings and complement the topography.

(a) Landscaping shall be designed to maintain existing mature trees and shrubs to the maximum extent possible; and

(b) Landscaping shall provide an aesthetically pleasing design and, where applicable, shall provide for the screening of parking, storage, refuse, and utility areas from the street and adjacent residential properties.

c. *Building Relationships.* The siting of structures on public and private land in the Village shall meet the following requirements and conform as much as possible with the following guidelines:

[ ] (1) *Requirements.* The structures shall be related to the site to enhance or maintain current contours. New development shall consider activities on adjacent properties with relation to access from abutting streets, parking areas, service areas, building setbacks, height of structures, architectural style and color and materials of adjacent or nearby buildings, and views of the lake.

(2) *Guidelines.* In the development of the site, the existing quality vegetation should ordinarily be maintained. In the siting of new structures, consideration shall be given to:

(a) Relating attractively to neighboring properties and existing landscape forms.

(b) Recognizing the unique beauty of the lakeshore as well as the established pattern of our community.

(c) Providing enhanced development of Village property.

(d) The scale and the placement of the structure on the site shall be appropriate to the site in terms of the proportion of the site covered by the structure and the location of the structure in relation to lot lines.

(e) Building design and placement shall take into consideration natural grade conditions, existing vegetation, and other natural features.

(f) Excessive similarity or dissimilarity in design in relation to surrounding or adjoining structures, including but not limited to predominant building height, exterior materials, building mass, roof line, and architectural features, shall be discouraged.

(g) Design shall take into consideration the relationship to the street and the pedestrian environment.

(h) Parking, storage, and refuse areas shall be located and screened so as not to negatively affect neighboring properties.

(i) Protecting the view shed of the lake for nearby properties that are impacted by the subject structure.

[ ] 2. *Lighting.* Exterior lighting shall be adequate and in keeping with the character of the structure, but not so excessive as to impact neighbors. Applicants shall be required to demonstrate that all exterior lighting will not spill onto neighboring properties.

[ ] 3. *Utility Service.* It is the goal of the Village of Maple Bluff to eliminate overhead wiring within the Village. To this end, owners of property within the Village, working with the Madison Gas and Electric Company, telephone, and cable television licensees, shall, in all new developments and major additions, make provision for underground service. Whenever possible this shall be accomplished during building development and construction. When it is not possible, certification to the fact that provisions have been made for the timely placement of service underground, signed by representatives of each company, shall appear on plans submitted to the Maple Bluff Building Board for review.

[ ] 4. *Screening of Undesirable Views.* Areas such as rubbish and trash storage, mechanical systems, air conditioners and lower portions of exterior wood decks shall be screened to block the view from any point outside the property. Acceptable screening may consist of any of the following or combinations thereof:

a. Principal or accessory buildings

b. Earth berms

c. Masonry walls

d. Hedges

e. Trees

f. Decorative fences

[ ] 5. *Building Design.* Buildings shall meet the following requirements and conform as much as possible with the following guidelines.

[ ] a. *Requirements*

[ ] (1) Materials and colors shall be durable and harmonious with each other and with other buildings in the neighborhood. Proportion and level of detail and finish shall be consistent with the design intent of adjoining structures.

[ ] (2) Mechanical elements mounted on the roof or ground shall be screened from the view of adjacent properties and streets and muffled for sound.

[ ] (3) Highest quality design in architecture shall be the goal of the Village. Buildings shall be designed to complement and enrich the character of the Village. Building component massing, materials, textures, and colors shall be consistent with this character.

[ ] (4) Fences shall be evaluated based on compatibility with neighboring structures in terms of appearance, materials, design, location and the resulting restriction of light, air or view.

[ ] (5) Untreated lumber shall not be considered an acceptable finish as a fence, deck or railing material.

[ ] (6) An addition shall relate to the existing building in terms of scale, proportion, balance, materials, roof form and pitch, detail, color and original building design intent.

b. *Guidelines*

(1) *Compatibility:* Structures should be designed to be compatible with the structures that are adjacent to them.

(2) *Facades:* Large unbroken exterior facades should be avoided.

(3) *Elevations:* All building elevations are of importance and should be carefully designed. Roof surfaces should be considered as part of the overall design and relate to existing form and slope in additions to existing structures.

(4) *Height:* The height of a structure or building and adjacent open spaces after any proposed alteration or construction should be compatible with the style and character of the structure or building and with surrounding structures and buildings.

(5) *Relationship Between Mass and Open Space:* The relationship between a structure or building and adjacent open spaces after alteration should be compatible with the relationship between surrounding structures, buildings and adjacent open spaces.

(6) *Relationship Among Height, Width and Scale:* The relationship among height, width, and scale of a structure or building after an alteration should be compatible with the relationship among height, width, and scale of surrounding structures and buildings.

(7) *Directional Expression:* The directional expression of a structure or building after alteration should be compatible with the directional expression of surrounding structures and buildings.

(8) *Architectural Details, General Design, Materials, Textures, and Colors:* The architectural details, general design, materials, textures, and colors of a structure or building after alteration should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures and buildings.

(9) *Garages:* Where possible, garages should be "side-loaded" versus fronting up on the street. If a garage is on the street facade of a dwelling, the garage should be setback at least one (1) foot from the facade of the dwelling. Further, the width of the dwelling portion of the structure should be at least five (5) feet wider than the width of the garage.

6. *Exceptions to Floor Area Ratio (FAR).* The Building Board may upon request increase the FAR for a single family residence in the "A" and "B" Residence District. In reviewing the FAR increase, the Building Board may consider the following mitigating criteria:

   a. If the property adjoins or is opposite a public open space or park.

   b. If other residences along the same side of the street adjoining the residence have similar FARs.

   c. If the lot has large trees and/or mature landscaping which obscures the scale of the residence.

   d. If the property has unique topographic features which reduce the scale of the residence.

   e. If the residence setback from the public street is significantly greater than minimum requirements.

§ 225-75**Policy.**

It shall be the policy of the Village and of this article to encourage the maintenance of visual openness and to discourage the erection of fences, such as privacy fences, which create substantial visual barriers between and among neighboring residential properties in the Village. In addition to the criteria set forth in all relevant design review provisions of this chapter,[1] the design and materials used in the construction of all fences shall aesthetically enhance the areas in which they are located. Accordingly, chain link and similar type wire fences shall be generally prohibited, except where specific findings are made that such a fence in a particular case does not conflict with the provisions of this article.

[1]

Editor's Note: See Arts. V and VI of this chapter.

§ 225-76**Applicability.**

A.

The provisions of this article shall apply to all fences and similar structures which serve as a physical barrier and shall include, without limitation, boundary fences erected along a lot line for the purpose of enclosing a lot and/or creating a barrier between lots; architectural, aesthetic or decorative fences erected for a purpose other than enclosing a lot and/or creating a barrier between lots; walls constructed of stone, brick or similar material; and retaining walls greater than two feet in height.

B.

This article shall not apply to the use of snow fences during the winter months, provided that such fences are used as snow fences and are removed at the end of each winter season.

§ 225-77**Requirements and restrictions.**

A.

No person shall construct, alter or enlarge a fence without obtaining a building permit, and the Building Board shall have first determined that the fence, when constructed, altered or enlarged, will not be unreasonably detrimental to the neighboring properties or the Village in terms of appearance, materials, design, location, and the resulting restriction of light, air or view.

B.

All applications for fences shall be subject to the criteria set forth in the design review provisions contained in this chapter and the statement of policy contained in this article.[1]

[1]

*Editor's Note: See Arts. V and VI of this chapter and § **225-75** of this article.*

C.

All fences shall generally be constructed of materials, preferably cedar or similar wood, which tend to blend in to the surroundings. Painted fences shall be discouraged.

D.

Boundary fences which are erected along a lot line for the purpose of enclosing a lot and/or creating a barrier between lots shall have a minimum six-inch side and rear yard setback and shall be limited to rear yards, although an exception may be allowed for corner lots or other lots involving unique circumstances.

E.

No fence erected in residential districts shall exceed a height of six feet above ground level. An exception to this height limitation may be allowed where the purpose of the fence is to block the view of a commercial property or provide privacy from incompatible uses, in which case, at the discretion of the Building Board, a fence may be allowed within a range of a maximum of eight feet above ground level and a minimum of four feet above ground level.

F.

The finished side or decorative side of all fences shall face neighboring properties.

EROSION CONTROL
AND
STORMWATER MANAGEMENT

HISTORY:

By Dane County mandate, the Village of Maple Bluff is required to review and enforce plans regarding Erosion Control and Stormwater Management. The Village has adopted by Ordinance the Dane County model regulations. A copy of this ordinance is available for a reproduction fee upon request.

COMPLIANCE:

Village staff has incorporated our Erosion Control and Stormwater Management process into our building permit process. In the "Application Material Checklist", you will find that you must submit application materials related to your Erosion and Stormwater Management plan for your property during construction, if applicable. Please review the following document closely to help determine applicability to your project. In general, **every project** will need to address Erosion Control issues at the project site. Not all projects will need to meet Stormwater Management requirements. Additional compliance may be regulated by NR216 (Stormwater permit) and/or NR151 (Post Construction). You will be notified if these regulations apply to your project.

PROCESS:

After submitting your completed Erosion Control and Stormwater Management plan, it will be reviewed by our Public Works Director for compliance with our Ordinance. It is then forwarded to the Building Inspector to verify site compliance with erosion control before, during, and after construction until the site is stabilized.

APPLICATION MATERIALS

In the following pages you will find the information needed to complete an Erosion Control & Stormwater Management Plan. The first page will detail the regulations and other resources. The next two pages are documents to help you complete the Erosion Control Plan Diagram. The final page is the overall Erosion Control Management Plan. These documents, to include the site diagram, will need to be completed and submitted as a part of your application materials.

MAPLE BLUFF
EROSION CONTROL PLAN –SIMPLIFIED CHECKLIST

THIS FORM MAY BE USED FOR ONLY THE FOLLOWING: **(CHECK ONE)**

____ Land disturbing activities administered by Maple Bluff under the Wisconsin Uniform Dwelling Code (UDC).

____ Land disturbing activities administered under the Maple Bluff erosion control ordinance whenever ***all three*** of the following conditions exist *:

(A) The land disturbance is not more than 20,000 square feet in area.

(B) The land disturbance is not adjacent to and does not drain directly into any sensitive areas nearby, such as streams, lakes, or wetlands.

(C) The slope throughout the land disturbance is not more than 6% (6ft. vertical to 100ft. horizontal)

*(*NOTE: A specific erosion control plan is required if the above conditions do not exist. Refer to the Maple Bluff Erosion Control Ordinance)*

Instructions:

1. Complete this plan by filling in the requested information on the inside of this form and the site diagram on this page.
2. Submit this plan at the time of permit application.
3. In completing this form, give consideration to minimizing the disturbed area, prompt seeding, and proper planning of water runoff patterns throughout all stages of development.

SITE DIAGRAM

Representative soil type of the disturbed area on the site: _____
(i.e. Sandy, silt loam, clay)

EROSION CONTROL PLAN LEGEND

Property Line

Limits of Grading

Existing Drainage

Finished Drainage

TD **Temporary Diversion**

Straw Bales

Silt Fence

Gravel Access

sod seed **Vegetation**

Existing Storm Sewer & Inlet (or Culvert)

Planned Storm Sewer & Inlet (or Culvert)

Stockpiled Soil

N **Please indicate north by inserting arrow on drawing to left.**

PROJECT LOCATION _____
(Address) (City) (Twp.) (section)

BUILDER _____ _____
(Name) (Phone No.)

OWNER _____ _____
(Name) (Phone No.)

WORKSHEET COMPLETED BY: _____ DATE _____

EROSION CONTROL – SIMPLIFIED CHECKLIST

Complete the site diagram with the following information:

SITE CHARACTERISTICS

- North arrow and site boundary. Indicate and name adjacent streets or roadways.
- Location of existing drainage ways within and nearby the site.
- Location of existing and planned storm sewer inlets and culvert crossings near site.
- Location of existing and proposed buildings and paved areas.
- Location and approximate dimensions of the disturbed area on the site.
- Approximate gradient and direction of: 1) existing and planned slopes; and 2) existing and planned drainage ways on the site.
- Location and approximate watershed areas of overland runoff (sheet flow) and drainageway runoff (concentrated flow) coming onto the site from adjacent areas.
- Representative soil type of the disturbed area on the site. (i.e. sandy, loam, silt loam, clay)

EROSION CONTROL PRACTICES

- **Location of temporary soil storage piles.**

  1) Soil storage piles will be contained by a down slope sediment fence or be covered with a tarp. It is recommended that they be located more than 25 feet from any down slope road or drainage way.
  2) It is recommended that they be temporarily seeded and mulched.

- **Location of temporary gravel access drive(s).**

  1) Gravel drive will have 2 to 3 inch aggregate stone laid at least 7 feet wide and 6 inches thick.
  2) Drives will extend from the roadway 50 feet or to the building (whichever is less).

- **Location of sediment controls (filter fabric fence, straw bale fence, rock sediment trap, or other planned practices) that minimize the amount of eroded soil leaving the site.**

  1) Sediment controls will be installed along the downslope sides of the disturbed areas unless it is planned that permanent seeding and mulching will be completed within 30 days of the start of grading.
  2) Sediment Controls will be installed around soil storage piles, around inlets, at outlets of drainageways, and along adjacent drainageways which receive runoff from the site.

- **Location of practices that will be applied to control erosion on steep slopes (greater than 12% grade) (applicable only for UDC)**

- **Location of sediment barriers around storm sewer inlets.**

- **Location of diversions.**

  1) It is recommended that areas of concentrated flow be properly diverted around disturbed areas. Overland runoff (sheet flow) from adjacent areas greater than 10,000 sq. ft. is also recommended to be diverted around disturbed areas in a manner that will not adversely impact adjacent landowners.
  2) Diversions will be stabilized with seeding and mulching *within 24 hours* of diversion completion.

- **Location of practices that will control erosion in areas of concentrated flow.**

  1) Drainageways will be stabilized with seeding, mulching, and other appropriate measures within 24 hours of drainageway completion.
  2) Sediment controls will be installed at the outlet ends of drainageways.

MANAGEMENT OF EROSION CONTROL

- **Temporary stabilization of disturbed areas.**

  1) It is recommended that rough graded disturbed areas (planned to be left inactive for more than 30 days) and temporary soil stock piles (planned to be left inactive for more than 7 days) be stabilized by temporary seeding (between April 1st and October 15th) or by other cover, such as covering with a tarp or mulching.
  2) Temporary seeding of oats or sudan grass are normally sown between May 15th and July 15th. Rye grass or winter wheat are normally sown between July 15th and September 15th.

- **Permanent stabilization of site by re-vegetation or other means.**

  1) Permanent seeding will be completed by September 15th or sodding placed by November 15th.
  2) Straw or grassy hay mulching is recommended on all disturbed areas that are planned to be seeded.

PERMANENT SEEDING TYPE	RATE OF APPLICATION

- **Use of downspout and/or sump pump outlet extensions to stabilized areas.**

- **Trapping sediment during site dewatering operations.**

  1) Sediment laden discharge should be temporarily ponded behind a sediment barrier until most of the sediment settles out.

- **Proper disposal of building material waste so that pollutants and debris do not are not carried off-site by wind or water.**

- **Maintenance of erosion control practices.**

  1) All erosion control practices will be inspected daily and maintained in working condition.
  2) Accumulated sediment will be removed from behind sediment fences and barriers before it reaches a depth that is equal to half the barrier height.
  3) All sediment that moves off-site due to construction activities will be cleaned up by the end of the workday.
  4) All sediment that moves off-site due to storm events will be cleaned up as soon as possible, but at least by the end of the next day.
  5) Temporary gravel access drives will be maintained throughout construction in working condition.
  6) All erosion control practices will be maintained until the disturbed areas they protect are permanently stabilized and established. Upon permanent stabilization establishment, the temporary erosion control practices will be removed.

- **Schedule of erosion control practice installation and site grading**

  1) Necessary erosion control practices will be installed prior to the beginning of grading.

ACTIVITY	DATE
Install Erosion Control Practices	
Start Grading	
Apply Temporary Stabilization	
Apply Permanent Stabilization	

Permanent seeding responsibility of:

Name: _____

Ph. No. _____

Installation and maintenance of erosion control practices responsibility of:

Name: _____

Ph. No. _____

EROSION CONTROL REGULATIONS

UNIFORM DWELLING CODE (DILHR)

PROJECTS AFFECTED

- All new 1 and 2 family dwellings in Wisconsin started on or after December 1, 1992.
- Additions to dwellings built after June 1, 1980.

APPLICATION PROCESS

- Erosion control plan must be submitted with building permit application to the local building inspector in communities where the dwelling code is enforced.
- Erosion control plan must show:
  - Location of the dwelling, other buildings, wells, surface waters and disposal on the site with respect to property lines.
  - Direction of all slopes on the site
  - Location and type of erosion control measures

CONTROLS REQUIRED

- Silt fences or straw bales along downslope sides and side slopes
- Gravel access drive
- Straw bales, filter fabric fences or other barriers to protect on-site sewer inlets
- Additional controls if needed for steep slopes or other special conditions

MAINTENANCE AND WASTE DISPOSAL

- Sediment controls must be maintained until the site is stabilized by seed and mulch, sod, or other landscaping
- All building waste must be properly disposed of to prevent pollutants and debris from being carried off site

ENFORCEMENT

- Erosion control inspections will be made during other regular inspections (footing and foundation, rough construction, final, etc.)
- Violations must be corrected within 72 hours
- Stop work orders may be issued for noncompliance

FOR MORE INFORMATION, CONTACT

- Local building inspector
- Department of Industry, Labor and Human Relations (DIHLR), Safety and Buildings Division, P.O. Box 7969, Madison, WI 53707, (608) 267-5113.

STORMWATER PERMIT (DNR)

PROJECTS AFFECTED

- Any construction project that disturbs 1 acre or more
- Smaller sites that are part of a planned development involving 1 acre or more of land disturbance
- Effective October 1, 1992 for any new or continuing project
- Exceptions: Indian tribal lands and work done by local government staff

APPLICATION PROCESS

- File a "notice of intent" application (Form #3400-161) with the Department of Natural Resources (DNR) 30 days before construction begins.
- Application must include:
  - Timetable for land disturbing activities and installation of erosion control measures including project start and completion dates
  - Proposed erosion and stormwater pollution control practices during and after construction
  - Documentation that an erosion control and stormwater management plan that meets DNR standards has been prepared
  - Other information related to the site location and permit holder

CONTROLS REQUIRED

- Erosion control measures specified in the Wisconsin Construction Site Best Management Handbook
- Measures to control stormwater after construction

FOR MORE INFORMATION, CONTACT

- Department of Natural Resources, Stormwater Permits, P.O. Box 7921, Madison, WI 53707-7921, (608) 266-7078

LOCAL ORDINANCES

Check with Dane County or the Village of Maple Bluff for any local erosion control ordinances including shoreland zoning requirements. Except for new 1 & 2 family dwellings, local ordinances may be more strict than state regulations. They may also require erosion control on construction projects not affected by state or federal regulations

FOR ADDITIONAL ASSISTANCE WITH PLAN PREPARATION, refer to the Village of Maple Bluff Erosion Control and Stormwater Management Ordinance, the WDNR Wisconsin Construction Site Best Management Handbook, the Dane County Erosion Control and Stormwater Management Manual, and the UW-Extension publication, *Erosion Control For Home Builders.*

- The Wisconsin Construction Site Best Management Handbook is available through State of Wisconsin Document Sales at (608) 266-3558.
- The Dane County Erosion Control and Stormwater management Manual is available through the Dane County Land Conservation Department at (608) 224-3730.
- Erosion Control For Home Builders (GWQ001) can be ordered through Cooperative Extension Publications, (608) 262-3346
- Contact Dane County Planning and Development – Zoning Division at (608) 266-4266 or the Dane County Land Conservation Department at (608) 224-3730 for further assistance.

I. Summary of Minimum Lot and Yard Regulations

Residence Districts	"A"	"B"
Lot Area	11,000 sq. ft.	6,500 sq. ft.
Lot Width	100 ft.	75 ft.
Front Yard Setback	40 ft.	40 ft.
Side Yard Setback	7 ft. ea, 22.5 ft. total	6 ft. ea, 14 ft. total
Rear Yard Setback	25 ft.	25 ft.
Building Height	35 ft.	35 ft.
Building Area	25% of lot area	30% of lot area
Impervious Surface	40% maximum coverage	40% maximum coverage

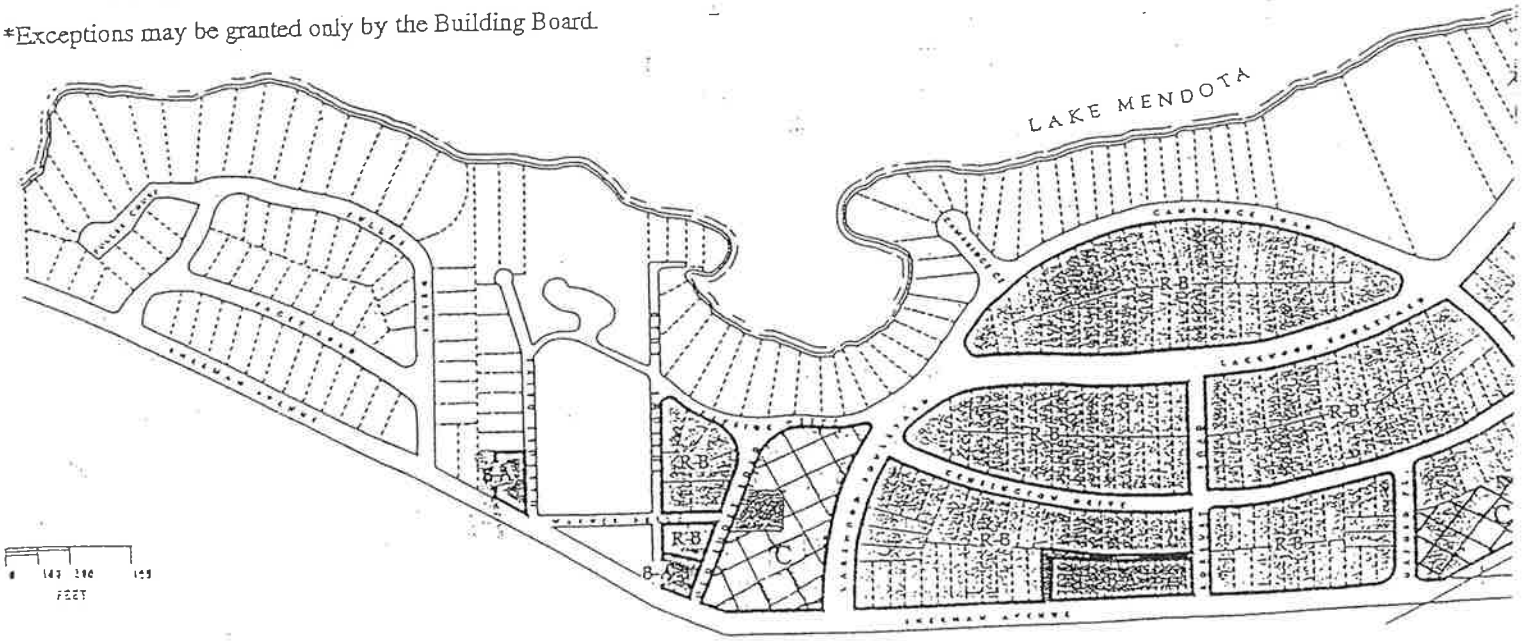
Business District	"A"
Lot Area Per Dwelling Unit	1,500 sq. ft.
Lot Width	75 ft.
Building Height	40 ft. --
Floor Area Ratio (FAR)	40% maximum coverage

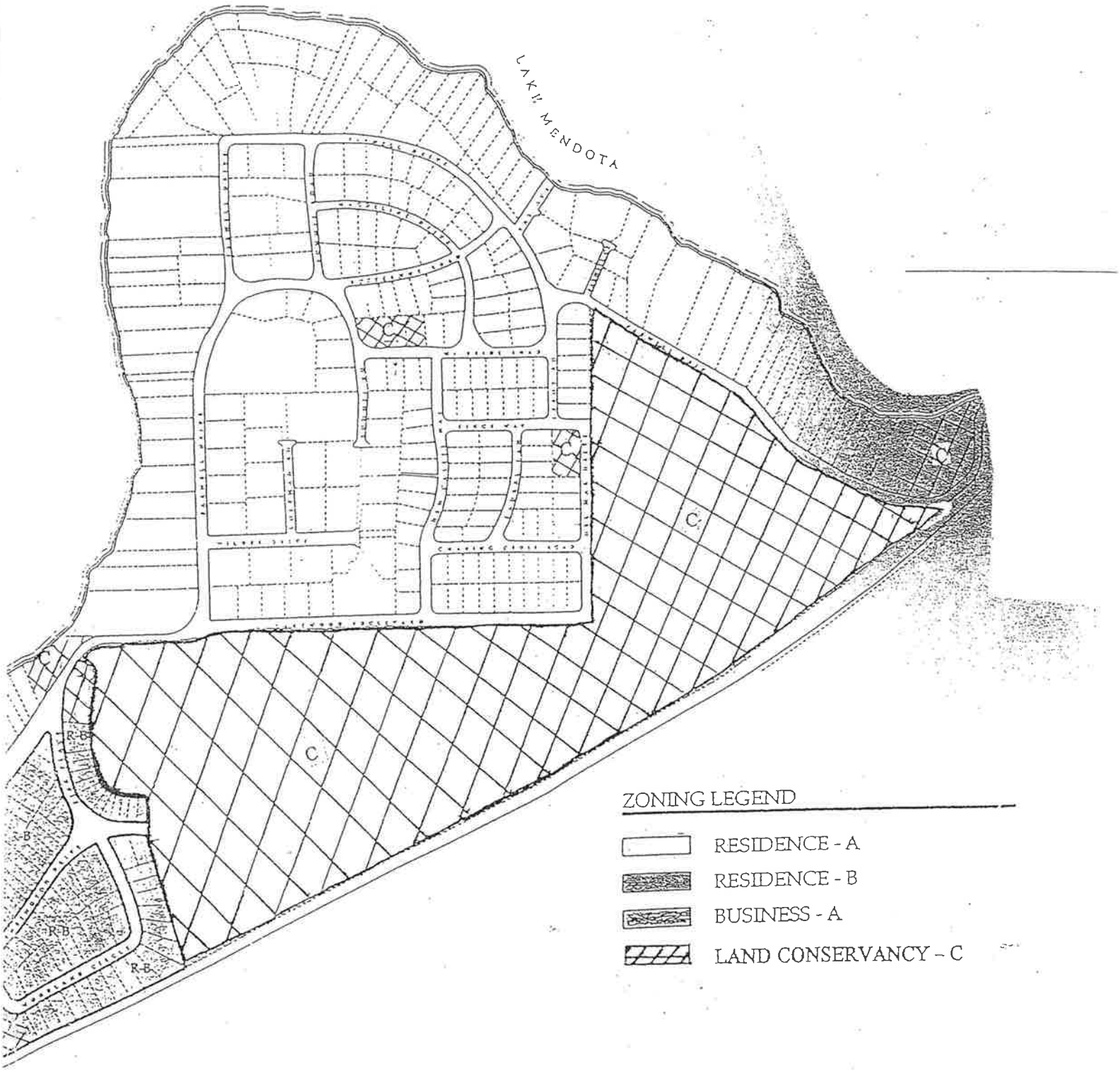
Residential Districts Floor Area Ratios (FARs)

Lot Size	Standard	Maximum Exceptions*
1 acre lot or more	15%	5%
22,000 sq. ft. up to 1 acre	15%	10%
10,000 sq. ft. up to 22,000 sq. ft.	25%	10%
Less than 10,000 sq. ft.	25%	15%

Note: The requirements set forth above are summaries. In some instances, applicants may need to meet more restrictive requirements. Applicants are advised to review the entire zoning ordinance before submitting zoning or land division applications.

*Exceptions may be granted only by the Building Board.





VILLAGE OF MAPLE BLUFF