

# **ARTIFICIAL LAKES/ARTIFICIAL PONDS**

The following regulations shall apply to all artificial lakes/ artificial ponds hereinafter constructed or developed within the Town of Glenmore.

## **A. LOCATION**

Artificial lakes/artificial ponds may be permitted in any zoning district by conditional use approval.

## **B. PROCEDURE FOR APPROVAL**

1. The property owner, developer or assigned agent shall make application for conditional use approval and to receive an excavation permit to create an artificial lake/artificial pond. (Also see Subsection C. SITE PLANS).

2. Fees will be as follows:

Conditional Use Hearing: \$175.00

Excavation Permit: \$ 50.00

Application Fee: \$100.00

3. Plan Commission will meet to review the application and site plan and make a recommendation to the Town Board.

4. The Town Board will hold a public hearing on the request. Following the public hearing the Town Board will make a decision on the request and site plan at a Town Board meeting.

5. Following the approval by the Town Board of the artificial lake/artificial pond, the Town Zoning Administrator shall issue an excavation permit for the project in accordance with the conditions and requirements of the conditional use approval.

6. The applicant shall request and obtain the required excavation permit for all artificial lake/artificial pond development, regardless of size, prior to beginning construction.

7. Any alteration of or addition to an artificial lake or artificial pond requires conditional use approval.

## **C. SITE PLANS**

A site plan shall be required for all artificial lake/artificial pond construction. A site plan shall be submitted with the conditional use approval application as part of the application itself. All site plans shall provide the following information:

1. A map drawn at a minimum scale of one (1) inch to two hundred (200) feet showing the proposed artificial lake/artificial pond size, existing buildings on the property (residential and other),

existing natural features of the property ( i.e. wetlands, watercourses, topographic features, etc.) and the adjoining property within five hundred (500) feet of the site.

2. A layout of proposed residential lots and other buildings, if applicable.
3. The type and location of sanitary facilities to be installed if residential development is to take place or the existing sanitary facility location and type.
4. Source of water supply for residential dwellings and water level maintenance in the artificial lake/artificial pond.
5. Surface water runoff with two( 2) foot contour topography.
6. Show the proposed truck and machinery access to the site.
7. Indicate the approximate amount of earth materials to be excavated from the site.

The applicant shall submit twelve (12) copies of the site plan required by the Town Zoning Administrator for the artificial lake/artificial pond construction.

#### **D. DEVELOPMENT STANDARDS**

1. The center portion of any artificial lake/artificial pond, other than a fish or wildlife facility, shall be excavated deep enough to maintain a water depth of eight (8) feet.
2. A lake or pond shall be constructed so as to have a bottom slope of not greater than one (1) foot of fall in five (5) feet of travel (5-1).
3. No artificial lake/artificial pond shall be constructed within fifty (50) feet of an existing or proposed soil absorption, on-site, sanitary waste disposal system. No artificial lake/artificial pond shall be constructed within twenty-five (25) feet of an existing or proposed holding tank, sanitary waste disposal system.
4. No artificial lake/artificial pond shall be constructed within seventy-five (75) feet of any existing or proposed residence, other structure or road right-of-way.
5. No artificial lake/artificial pond shall be constructed within twenty-five (25) feet of any residential property line or two hundred (200) feet of any agricultural property line.
6. The perimeter of the artificial lake/artificial pond shall be landscaped and seeded within six (6) months after completion of the excavation.
7. All excavated material shall be moved from the site or shaped and spread to blend with the natural landforms in the area.
8. An Irrevocable Letter of Credit shall be required. The amount and terms of such Irrevocable Letter of Credit shall be determined by the Glenmore Town Board members for costs associated with the project.

9. Natural run-off and/or spring fed will be the only water sources allowed for the artificial lake/artificial pond being constructed.

## **E. OTHER REQUIREMENTS**

1. The constructed artificial lake/artificial pond shall meet the requirements of the Brown County Shoreland and Floodplain Ordinance.
2. Artificial lakes/artificial ponds constructed adjacent to a navigable body of water shall comply with the regulation set forth by the Wisconsin State Statutes and The Department of Natural Resources. The Town Zoning Administrator or Planning Commission may require the applicant to obtain a determination of navigability from the Wisconsin Department of Natural Resources for watercourses in close proximity to or associated with the proposed artificial lake/artificial pond.
3. If constructed as a fish or wildlife facility, an artificial lake/artificial pond shall comply with the requirements of the Soil Conservation Service and Agriculture Stabilization Conservation Service.
4. The ground water table in the surrounding area and adjacent to the artificial lake/artificial pond shall be protected.
5. The Division of Environmental Health requirements shall be met to insure proper safety of swimmers.
6. The Town of Glenmore Plan Commission may, at their discretion, require fencing in areas of expected future development.
7. The Town of Glenmore Town Board retains the right to require any other and/or future restrictions as deemed necessary to protect the health, safety, and welfare of the community.
8. The Town Board of the Town of Glenmore retains the right to have access to the site for inspection. Such inspections shall be made randomly, at the discretion of the Town Board, prior to the start of construction, during construction, and/or before completion.

## **F. DETENTION/RETENTION PONDS**

Detention/retention ponds shall follow regulations for artificial lakes/artificial ponds. In addition, banks or side slopes shall be graded and shaped to a slope that permits easy mowing.