

CREATING AN EFFECTIVE SHORELAND ZONING ORDINANCE:

A Summary of Wisconsin Shoreland Zoning Ordinances



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PREFACE

This document is intended to provide a summary of Wisconsin county shoreland zoning ordinances. These summaries are not to be used in lieu of any specific ordinance. For any questions relating to site specific concerns, please refer to the official shoreland zoning ordinance for the county of concern or contact the zoning department for that county.

This publication is separated into three sections. A brief history of Wisconsin's Shoreland Management Program is found immediately after this preface. The current state of affairs is discussed in Chapters One and Two. Chapter One describes the components of a shoreland zoning ordinance and its goals. Chapter Two contains two page summaries of seventy-one shoreland zoning ordinances from counties in Wisconsin. The only county not represented is Milwaukee County. Milwaukee County is completely incorporated, so Chapter NR 115, Wis. Admin. Code, does not apply.

The remaining chapters look at what the future may hold. Thirteen different components of a shoreland zoning ordinance are discussed in detail. Each chapter contains five sections:

- Section A - maps representing the distribution of various ordinance approaches,
- Section B - a brief summary of the issue,
- Section C - a matrix of what each county requires for the issue,
- Section D - sample ordinance language from across the state illustrating various approaches to the issue, and
- Section E - resources relevant to the issue, including videos, presentations, educational materials and technical references.

The thirteen components selected for this text represent just a portion of the tools available to communities who are considering updating their shoreland zoning ordinance. Consequent updates to this publication will incorporate new strategies being tried throughout the state.

This guide does not attempt to determine which approaches are right or wrong, but tries to address the advantages and disadvantages of the different methods. The final determination of what method is appropriate will vary with each community's intent and goals. We encourage information sharing. If within this document, you find an innovative approach to a situation your community is facing, please contact the county involved to find out the benefits and practical limitations.

Since zoning ordinances are often amended to reflect the needs of their community, this publication will be periodically updated as well. To assist in determining the timeliness of various ordinances, each two-page summary in Section Two has the date of the last amendment in the bottom right corner. Please keep in mind that the ordinance you are looking at may be out-of-date.

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WISCONSIN'S SHORELAND MANAGEMENT PROGRAM

Wisconsin has a long planning tradition. In 1909, it was one of the first states to enact zoning-enabling legislation. In 1923, the state legislature granted counties the power to zone unincorporated areas with town board approval. This county-based zoning structure provided the foundation for future land-use initiatives, including shoreland and floodplain zoning. The legislature expanded county zoning powers in 1935 to include regulating land uses along natural water courses, subject to town board approval (Bernthal and Jones 1997).

In June 1966, the Wisconsin legislature approved the Water Resources Act. This act expanded the state's role in protecting water resources by strengthening and reorganizing the state's regulatory, planning and information gathering functions. The act also gave the Department of Resource Development (now the Department of Natural Resources) general supervision and control over Wisconsin's waters.

The Water Resources Act also created one of the first shoreland zoning programs in the United States, section 59.692, Wisconsin Statutes, which was implemented with the adoption of Wisconsin Administrative Code Chapter NR 115 – Wisconsin's Shoreland Management Program to protect lakes and streams from contamination by adjacent land uses (Fish and Henderson 1978). The shoreland management program dealt with all unincorporated land and was to be administered by the counties.

The Department of Resource Development (now the Department of Natural Resources) was required by the Act to develop statewide minimum standards for counties to manage water resources and to provide oversight and technical assistance through its Shoreland Management Program. Local governments were then required to adopt, administer and enforce a shoreland ordinance that met or exceeded the minimum standards by January 1, 1968. A model shoreland ordinance was developed to aid counties in this process (Bernthal and Jones 1997). The act also required counties, cities, and villages to adopt floodplain zoning by the same date (Department of Governmental Affairs and Department of Urban and Regional Planning, 1978).

Wisconsin's Administrative Code Chapter NR115 contains the minimum statewide shoreland zoning standards counties were required to meet. They include:

REGULATION	STANDARD
Minimum Lot Size	Sewered = 10,000 square feet; Unsewered = 20,000 square feet
Minimum Average Lot Width	Sewered = 65 feet; Unsewered = 100 feet
Minimum Shoreland Building Setback	Unless an existing pattern of development exists, all buildings and structures, except piers, boat hoists and boathouses, shall be setback a minimum of 75 feet from the ordinary high-water mark.

Tree and Shrubbery Cutting	In a strip 35 feet wide inland from the ordinary high-water mark, no more than 30 feet in any 100 feet shall be clear cut.
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These standards were developed to “further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structure and land uses and reserve shore cover and natural beauty” as described in Section 281.31, Wisconsin Statutes. The standards have remained largely unchanged except for the addition of shoreland-wetland protection provisions during the 1980’s (Bernthal and Jones, 1997).

BIBLIOGRAPHY

Bernthal, Thomas and Susan Jones. 1997. *Shoreland Management Program Assessment*. Wisconsin Department of Natural Resources. Madison, WI.

Fish, Alan and Timothy Henderson. 1978. *Historical Perspectives: Readings on land use activities within state and local governments and university extension during earlier decades in Wisconsin history*. Department of Governmental Affairs and Department of Urban and Regional Planning, UW- Extension. Madison, WI.

Creating an Effective Shoreland Zoning Ordinance

Creating an effective shoreland zoning ordinance is but one piece of the puzzle in land use planning. Before we can launch into a discussion of what an effective shoreland zoning ordinance encompasses, we should review how regulation fits into a community's planning efforts.

Community planning allows the coordination of individual actions or decisions, so that ensuing developments support, rather than detract from one another. By committing itself to planning, a community will realize benefits, including:

- defining the future character of the community by creating and maintaining a sense of place,
- protecting natural and agricultural resources,
- providing predictability for future development,
- promoting economic development,
- encouraging sustainable development, and
- protecting private property rights (Ohm 1999).

A well-constructed comprehensive plan reflects a community's values, and these values become law through zoning ordinances and other regulations. Before undertaking any major ordinance changes, a community may want to revisit its comprehensive plan. Important elements to consider from the comprehensive plan include land use and natural resources. The zoning ordinance should reflect the goals of the comprehensive plan and visa-versa.

Through the creation of use zones or districts, a zoning ordinance regulates the use of property to advance public health, safety and welfare concerns, which are linked into the comprehensive plan. Each district will have permitted uses which are desirable within that district. Additionally, each district usually has a list of special uses, also known as special exceptions or conditional uses. Special uses are generally allowed under certain circumstances and require approval by a local government body. All other uses are prohibited within a district.

Where the general zoning ordinances apply to the entire county, shoreland zoning ordinances apply to just the shoreland area. Chapter NR 115, Wis. Admin. Code, defines shorelands as land within the greater distance of:

- 1,000 feet of the ordinary high water mark of a lake, pond or flowage,
- 300 feet of the ordinary high water mark of a navigable river or stream, or
- the landward side of the floodplain.

Section 59.692, Wisconsin Statutes, requires counties to administer shoreland zoning ordinances which meet the minimum standards of Wisconsin's Shoreland Management Program in Chapter NR 115, Wis. Admin. Code. These standards are designed "... to further safe and healthful conditions; prevent and control water pollution; protect

spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses; and reserve shore cover and natural beauty" (Section 281.31, Wis. Stats.).

When these standards were developed in the 1960's, they were based on the best available scientific information, best professional judgment, and feasibility of implementation. Research over the last thirty years has shown however, that the minimum standards required by Chapter NR 115, Wis. Admin. Code, may not be adequate to meet the goals of Wisconsin's Shoreland Management Program. Many counties, as a result, have recently started amending their shoreland zoning ordinances to provide the level of protection necessary to preserve their natural resources.

These local initiatives are often part of a larger planning effort by Wisconsin communities. Communities across the state are developing "vision statements" for themselves. The visioning process allows a community to envision the future it wants, and plans how to achieve it. The success of this process results in the implementation of goals and action plans that are firmly rooted in the purpose and values of the local community. This process is also heavily reliant on public participation, from the first stages through to the final planning processes.

The next step for many communities following the development of a vision statement, is updating comprehensive plans and ordinances, which leads us full circle. A shoreland zoning ordinance is tool which a community can use to direct its future growth. Minimum statewide standards exist for shoreland zoning ordinances, but many counties have chosen to go beyond those requirements, out of a need to preserve the character of the communities they live in and the natural resources they depend on.

Zoning ordinances are often simply regarded as regulatory devices that prohibit property owners from using land in the manner they wish. However as more and more communities are discovering, zoning ordinances are a valuable tool with which citizens can preserve the features of the community they prize – the lakes, rivers and land around them.

BIBLIOGRAPHY

Ohm, Brian. 1999. *Guide to community planning in Wisconsin*. Department of Urban & Regional Planning, University of Wisconsin – Madison. Madison, WI.

CREATING AN EFFECTIVE SHORELAND ZONING ORDINANCE

Wisconsin counties are using innovative strategies in their shoreland zoning ordinances to meet resource management objectives. This table summarizes techniques currently being used across the state. While many of these techniques may go above and beyond the requirements of Chapter NR 115, Wisconsin's Shoreland Management Program, they reflect the value Wisconsin's citizens place on the protection of their natural resources.

<i>OBJECTIVE</i>	<i>STRATEGIES</i>
<ul style="list-style-type: none">▪ Match development to capacity of waters	<ul style="list-style-type: none">▪ Classify waters
<ul style="list-style-type: none">▪ Control development density and pattern of development	<ul style="list-style-type: none">▪ Increase minimum lot sizes or provide a density standard (e.g. maximum number of units per number of acres)▪ Limit backlot water access▪ Encourage conservation subdivisions (cluster development)▪ Develop land division standards
<ul style="list-style-type: none">▪ Preserve or restore shoreline buffers	<ul style="list-style-type: none">▪ Increase structural setbacks▪ Define no cut/no land disturbance buffer with specific exemptions▪ Define limits on view corridors (size and vegetation removal)▪ Limit walkway construction and placement to areas essential to access of shoreline▪ Codify pier requirements▪ Control or prohibit new boathouse construction▪ Limit number and placement of accessory structures▪ Develop incentive programs for buffer restorations
<ul style="list-style-type: none">▪ Protect sensitive areas	<ul style="list-style-type: none">▪ Provide wetland protection for smaller wetlands and/or non-shoreland wetlands▪ Establish buffers and setbacks for sensitive areas, such as wetlands, drainage ways, non-navigable streams, bluffs, etc.

- Regulate construction on bluffs and unstable soils
 - Protect nonnavigable streams & drainageways
- **Control soil erosion and stormwater runoff**
 - Limit the amount of land disturbance based on area and/or slope
 - Establish no land disturbance zones
 - Require standardized practices for agriculture and forestry
 - Require erosion and stormwater control plans
 - Limit extent and/or location of impervious surface areas
 - Protect detention/infiltration areas
 - Require on-site stormwater management (zero increase in discharge)
- **Preserve or restore natural scenic beauty**
 - Limit shoreland lighting to that essential for safety and security; must be down focused
 - Limit signage size and location
 - Require restoration of shoreland buffers to mitigate development impacts
- **Manage nonconformities**
 - Address nonconforming uses, lots and structures separately
 - Adopt measurable provisions for nonconforming structures
 - Limit nonconforming structures based on area and/or distance from ordinary high water mark rather than financial value
 - Provide more restrictive regulations for nonconforming accessory buildings, small principal buildings and the most nonconforming buildings
 - Require shoreland mitigation with expansion of nonconforming structures.

These objectives and strategies are supplied solely for informational purposes. The Department of Natural Resources does not mandate the use of such techniques beyond the requirements of Chapter NR 115, Wis. Admin. Code., but recognizes the outstanding efforts of communities in developing and implementing innovative ordinances for the protection of natural resources.



General Resources

PRESENTATIONS

The Impacts of Urbanization. (72 slides, no date). PowerPoint presentation documenting the impact of the land development process on the quality of our watersheds. This presentation outlines 22 model principles for land development and focuses on streets, parking lots, lot design, and conservation of natural areas in new developments to mitigate water quality impacts. Through better site design, local governments can review their zoning and ordinance codes to minimize impervious cover and promote conservation of natural areas. Available on a CD for \$25 from the Center for Watershed Protection, 8391 Main Street, Ellicott City, MD, 21043 or on-line at: [<http://www.cwp.org/>].

Keeping Our Shores, Shoreland Best Management Practices. (March 1996) Video introduces and explains activities called best management practices, or BMPs, that shoreland owners can use to protect the water quality in their lake or river. Uses actors and guest experts to stress easy and inexpensive BMPs that property owners can adopt to make a difference in water quality. Highlights the importance of shoreline filter strips, proper septic maintenance, and appropriate lawn care practices to protect water quality, ensure safe recreational use, and maintain property values. Available for \$15.00 from University of Minnesota – Extension at (800) 876-8636.

Lake Classification for Shoreland Management. (44 slides, July 1999). Powerpoint presentation explaining how lake classification can be used to protect water resources and how classification systems are developed. Available on-line from the Wisconsin Department of Natural Resources at:

[<http://www.dnr.state.wi.us/org/water/fhp/papers/p3/index.htm>].

The Living Shore. (17 min., 1998). Video explains the importance of leaving a natural “buffer zone” between lakes and lake owners’ dwellings. It also provides information on selecting and planting shoreline plants. It is available from Wisconsin Association of Lakes, (800) 542-5253 for \$15.00 plus \$2.00 shipping. It also available at many public libraries.

Margin of error? Human influence on Wisconsin shores. (80 slides, June 1999). Powerpoint presentation which highlights the impacts of human development on lake shores, describes shoreland zoning, and explains a new management technique called lake classification. Available on-line from the Wisconsin Department of Natural Resources at: [<http://www.dnr.state.wi.us/org/water/fhp/papers/p2/index.htm>].

Rivers: Ribbons of Life. (22 minutes, 2000). Video illustrates the importance of land management practices along rivers and explains the critical significance of broader land use decisions within the river’s basin. Available for \$14.50 (includes shipping to MN or WI) from University of Minnesota – Extension Distribution Center at (800) 876-8636. Ask for item number VH-7542.

Saving Our Shorelines. (25 minutes, 2000) Video helps landowners understand why and how they can preserve their shorelines for multiple uses. Available for \$30 from Minnesota DNR at (651)-772-7945.

EDUCATIONAL MATERIALS

A Citizens' Guide to Land Use in Wisconsin. (unknown, no date). A layperson guide to how land use decisions are made in Wisconsin that explains what the legislation says, and how legislation can be used to truly affect responsible land use decision making and planning in the state. It also describes how to organize a grassroots effort around a land use issue or comprehensive plan, how to work effectively with the media and how to use creative tools used in other parts of the country to address land use challenges. Available for \$5.00 from 1000 Friends of Wisconsin, 16 North Carroll Street, Suite 810, Madison, WI, 53703. Order service also available on-line at: [http://1000friendsofwisconsin.com/order_form.shtml].

Country Acres: A Guide to Buying and Managing Rural Property. (58 pp., 1999). Guide takes prospective rural landowners thought the process of selecting and managing property in rural Wisconsin. Covers the natural history of Wisconsin as well as zoning and sanitary regulations. Available for \$7.50 from county UW-Extension offices or Extension Publications, 45 N. Charter Street, Madison, WI, 53715 or by calling (608) 262-3346 (toll-free 877-947-7827). Ask for publication number G3309. Also available on-line at: [<http://www1.uwex.edu/ces/pubs/pdf/G3309.PDF>].

A Guide for Buying and Managing Shoreland. (24 pp., 1998). Booklet introduces waterbody classification system for Minnesota and describes how to evaluate a shoreland property for purchase. Available from Minnesota Department of Natural Resources, 500 Lafayette Road, St. Paul, MN, 55155-4040 or by phoning (888) 646-6367. Also available on-line at: [http://www.dnr.state.mn.us/waters/shoreland_management/index.html].

Lakescaping for Wildlife and Water Quality. (176 pp., no date). This book describes the issues facing waterfront owners who wish to protect their water quality and provides examples of how homeowners have dealt with those concerns. It focuses on native landscaping techniques and provides plant lists and nurseries sources. Available from Minnesota Department of Natural Resources, Minnesota's Bookstore at (800) 657-3757.

The Shoreland Friends Guidebook. (48 pp., 2000) A "how-to" guide for county zoning administrators and local groups that wish to educate shoreland property owners about shoreland stewardship practices and related regulations. Contains extensive lists of available publications and resources. Available at: [<http://www.dnr.state.wi.us/org/water/wm/dsfm/shore/friends.htm>].

The Water's Edge. (12 pp., 2000). Booklet describes how shoreland homeowners can improve fish and wildlife habitat on their property. Available from your local DNR

office or by calling the Wisconsin Department of Natural Resources, Lakes and Wetlands Section, (608) 266-2244 and ask for publication number PUB-FH-428 00.

TECHNICAL REFERENCES

Building Our Future: A Guide to Community Visioning. (276 pp., undated). A design guide to lead a community through the visioning process, for either a general vision or around a specific issue. Also provides a framework for organizing a public participation process. Available for \$45.00 from county UW-Extension offices or Extension Publications, 45 N. Charter Street, Madison, WI, 53715 or by calling (608) 262-3346 (toll-free 877-947-7827). Ask for publication number G3708. Also available on-line at: [<http://www1.uwex.edu/ces/pubs/pdf/G3708.PDF>].

The Citizen's Guide to Zoning. (242 pp., 1983). Text covers everything from the history of zoning, to developing ordinances, to explaining variances. Available for \$25.95 from Planners Book Service, 122 S. Michigan Ave., Suite 1600, Chicago, IL 60603, or by phone at (312) 786-6344 (phone) or (312) 431-9985 (fax). Order service also available on-line at: [<http://www.planning.org/bookstore/default.asp>].

Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks. (184 pp., 1996). Book provides a four-step process for laying out residential development around a central organizing principle of land conservation. Examples include a lakefront site in the northern woods and other sensitive sites. Book also suggest regulatory improvements for conservation subdivision designs. Published by Island Press, available at bookstores, ISBN1-55963-489-8.

The Economics of Watershed Protection. (11 pp., August 1999). Article examines the costs and benefits of watershed management tools. Available on-line from the Center for Watershed Protection at:
[www.cwp.org/Articles/economics_of_watershed_protectio.htm].

Effectiveness of Shoreland Zoning Standards to Meet Statutory Objectives: A Literature Review with Policy Implications. (66 pp., December 1997). Companion piece to *Shoreland Management Program Assessment*, focuses on program policy implications from scientific and planning literature. Available from Wisconsin Department of Natural Resources, Dam Safety, Floodplain/Shoreland Zoning Section, (608) 266-8030. Ask for publication number PUBL-WT-505-97.

Getting in Step: A Guide to Effective Outreach in your Watershed. (78 pp., no date). Guide provides a step-by-step process for developing and implementing an effective watershed outreach project. Available from the Council of State Governments, 2760 Research Park Drive, PO Box 11910, Lexington, KY, 40578-1910 or by phoning (859) 244-8000. Also available on-line at:
[<http://www.statesnews.org/clip/policy/step.pdf>].

Guide to Community Planning in Wisconsin. (275 pp., 1999). Guide provides a comprehensive overview of the planning process, state statutes, and court cases related to

land use. Also summarizes state programs and resources available to local governments engaged in the planning process. Available from county UW-Extension offices or Extension Publications, 45 N. Charter Street, Madison, WI, 53715 or by calling (608) 262-3346 (toll-free 877-947-7827). Ask for publication number B3697.

Public Perceptions of the Impacts, Use and Future of Minnesota Lakes. (31 pp., 1999). Report summarizes the results of the 1998 Minnesota Lakes Survey, including the public perceptions about overall conditions of lakes, water recreation, aquatic resources and natural scenic beauty. The report also gives responses to various solutions including regulation, education and incentive programs. Available from Minnesota Sea Grant Publications, 2305 East Fifth Street, Duluth, MN, 55812-1445 or by phoning (218) 726-6191. Ask for product number SH 1. Also available on-line at: [<http://www.dnr.state.mn.us/omb/reportsum.pdf>].

Shoreland Management Program Assessment. (97 pp., December 1997). Companion to *Effectiveness of Shoreland Zoning Standards to Meet Statutory Objectives: A Literature Review with Policy Implications*, and incorporates findings of literature review within a broad assessment of the program's effectiveness in light of current waterfront development patterns and trends, issues of administrative effectiveness, and program history. Available from Wisconsin Department of Natural Resources, Dam Safety, Floodplain/Shoreland Zoning Section, (608) 266-8030. Ask for publication number PUBL-WT-506-97.

Shoreland Zoning Resource Guide: An Annotated Model Shoreland Zoning Ordinance. (131 pp., October 1997). Model shoreland zoning ordinance language. Available from Wisconsin Department of Natural Resources, Dam Safety, Floodplain/Shoreland Zoning Section, (608) 266-8030. Ask for publication number PUBL-WT-508-97.

The Small Town Planning Handbook. (305 pp., 1995). Guide describes practical tools that are sensitive to local character and the reality of limited financial and personnel resources. The authors explain how to develop a comprehensive town plan, draft and apply land-use regulations, and craft a capital improvements program. Available for \$35.95 from Planners Book Service, 122 S. Michigan Ave., Suite 1600, Chicago, IL 60603, or by phone at (312) 786-6344 (phone) or (312) 431-9985 (fax). Order service also available on-line at: [<http://www.planning.org/bookstore/default.asp>].

Voices of the Watershed: A Guide to Urban Watershed Management Planning. (90 pp., no date). Handbook provides a glimpse into the watershed planning process using the North Branch of the Chicago River Watershed as a case study. Available from Friends of the Chicago River, 407 South Dearborn Street, Suite 1580, Chicago, IL, 60605 or by phoning (312) 939-0490.

Shoreland Zoning Ordinance Summary

Adams

Zoning Administrator: Phil McLaughlin

Address: PO Box 187

Telephone Number: 608-339-4222

Friendship WI 53934

Fax Number: 608-339-4504

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Not addressed in county's shoreland zoning ordinance.
LOT WIDTH:	Not addressed in county's shoreland zoning ordinance.
SHORELINE FRONTAGE:	Not addressed in county's shoreland zoning ordinance.
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	Min. setback=75', exc. stairs, walks & piers. Patios=35'.
SHORELAND SETBACK REDUCTION RULE:	If 5+ bldgs. w/i 500' of proposed bldg. site w/ <75' setbacks, =ave. of closest bldg. on each side or if all on 1 side, =closest bldg. & 75'.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	All bldgs. & struct. shall be setback min. 10' from any lot line.
IMPERVIOUS AREA LIMIT:	Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Anything constructed or erected, the use of which req. a more or less permanent location in or on the ground.
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INFORMATION AND EXAMPLES:	Must meet setbacks, except for stairs, walks, and patios. (Decks are not patios).
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BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Boathouses considered structure and not permitted closer than 75' to OHWM.
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DIMENSIONAL REQUIREMENTS:	Not addressed in county's shoreland zoning ordinance.
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USE AND IMPROVEMENTS:	Not addressed in county's shoreland zoning ordinance.
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PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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WALKWAY STANDARDS:	Stairs/walk essential to access. Max. 4' wide. Rails/landings (max. 40 s.f.) for safety. Inconspicuous. Stair on footings.
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FENCE STANDARDS:	Assumed structure & must meet setback requirements.
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Shoreland Zoning Ordinance Summary

Adams

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree Cutting Zone
DIMENSIONS:	Strip paralleling shoreline and extending 35' inland from all points along OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' may be clear cut to the depth of the 35' area. Remaining 70% must screen cars, bldgs., etc.
TREE AND SHRUBS REGULATIONS:	Clear cutting in VAC only. Does not apply to removal of dead, diseased, or dying trees, which is at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Upon conviction, forfeit \$10.00 to \$200.00. Every day a separate offense.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	NCS cannot be unused for 12 cons. months or must be brought into compliance. Repairs can't exceed 50% of equalized assessed value over life of bldg.
HORIZONTAL ADDITION PROVISIONS:	Addition cannot encroach farther into setback than permitted, even if addition is less than 50% of assessed value.
VERTICAL ADDITION PROVISIONS:	Addition cannot encroach farther into setback than permitted, even if addition is less than 50% of assessed value.
BASEMENT ADDITION PROVISIONS:	Addition cannot encroach farther into setback than permitted, even if addition is less than 50% of assessed value.
ACCESSORY STRUCT. PROVISIONS:	NCS cannot be unused for 12 cons. months or must be brought into compliance. Repairs can't exceed 50% of equalized assessed value over life of bldg.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. if filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20%, (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Ashland

Zoning Administrator: Lawrence Hildebrandt

Address: 201 W Main Street

Telephone Number: 715-682-7014

Ashland WI 54806-1652

Fax Number: 715-682-7032

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=30,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=150' (average width)

SHORELINE FRONTAGE: Sewered=65' Unsewered=150' (at shoreline or other frontage)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: All permanent struct., exc. piers, setback min. 75' from OHWM.

SHORELAND SETBACK REDUCTION RULE: Min. setback=40'. Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Min. width of main sideyard=10' & total 20'. AS=5'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subord. struct. incidental to & found in connection w/ PS & located on same lot as, incl. sat. disks, gazebos, etc.

INFORMATION AND EXAMPLES: All perm. struct., exc. legal piers, setback min. 75' from OHWM. Boathouses may receive averaged setback based on adj. AS.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall be setback 75' from OHWM, unless averaged setback obtained based on neighboring AS. Min. ave. setback=40'.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: Solely for storage of boats & related equipment. No habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Not addressed in county's shoreland zoning ordinance.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Ashland

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Area
DIMENSIONS:	35' strip paralleling shoreline from the normal HWM
VIEWING ACCESS CORRIDOR (VAC):	Within any 100' length of strip no more than 30% shall be clear cut to depth of strip.
TREE AND SHRUBS REGULATIONS:	In remaining 70%, cutting is limited to preserve natural beauty & to control erosion.
MAINTENANCE REGULATIONS:	CUP req. for clear cutting on >20% slopes. W/i cutting area, no permit req. if following accepted forest man't practices.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance conditional incl. no struct. alter. or repair to NCS over its life to exceed 50% of current est. fair market value.
HORIZONTAL ADDITION PROVISIONS:	No struct. alter., addition or repair to NCS over its life to exceed 50% of current est. fair market value, unless it conforms to ordinance.
VERTICAL ADDITION PROVISIONS:	No struct. alter., addition or repair to NCS over its life to exceed 50% of current est. fair market value, unless it conforms to ordinance.
BASEMENT ADDITION PROVISIONS:	No struct. alter., addition or repair to NCS over its life to exceed 50% of current est. fair market value, unless it conforms to ordinance.
ACCESSORY STRUCT. PROVISIONS:	No struct. alter., addition or repair to NCS over its life to exceed 50% of current est. fair market value, unless it conforms to ordinance.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	CUP req. if clear cutting on >20% slopes. CUP req. if filling or grading w/i 300' of OHWM draining to water & >20% slopes.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Barron

Zoning Administrator: Paul Flottum

Address: 1443 East Division ST

Telephone Number: 715-537-6375

Barron WI 54812

Fax Number: 715-537-6277

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Minimum 62,500 s.f.
LOT WIDTH:	Minimum 250'
SHORELINE FRONTAGE:	Not addressed in county's shoreland zoning ordinance.
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	Lakes>75 acres=75'. Lakes<75 acres=100'.
SHORELAND SETBACK REDUCTION RULE:	Reduced setback=ave. of 2 neighboring structures' (w/i 200') setbacks or ave. of 1 bldg. & 75'. Setback may be reduced also if ridge blocks view.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	35' min. w/ 70' min. total. Lots before 4/18/95=min. 10' & 25'.
IMPERVIOUS AREA LIMIT:	Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	A subordinate bldg.or portion of, or struct., the use of which is incidental to main bldgs. incl.fences, bldgs., walls, etcc.
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INFORMATION AND EXAMPLES:	Driveways, walks, platforms, terraces, patios, & retaining walls may be w/i setback if <12" above ground level.
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BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Boathouse shall be setback 10' from normal highwater mark. May not be w/i 5' of side lot line.
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DIMENSIONAL REQUIREMENTS:	Not to exceed 96 s.f. in floor area & max. 8' tall.
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USE AND IMPROVEMENTS:	Solely for storage of aquatic equipment. Color not to distract from natural appearance of shore. Not for human habitation.
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PIER AND WHARF STANDARDS:	Piers may be located in shoreland setback if capable of seasonal removal.
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DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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WALKWAY STANDARDS:	Construct or surface paths/steps to control erosion & look natural. Steps max. 3' above ground level. Max. 4' x 4' landing.
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FENCE STANDARDS:	Assumed structure & must meet setback requirements.
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Shoreland Zoning Ordinance Summary

Barron

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Protection Area
DIMENSIONS:	Strip paralleling shore & extending 75' inland from normal highwater elevation.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30% of VAC shall be clear cut & max. opening to be 30' for every 100' of shore.
TREE AND SHRUBS REGULATIONS:	No clear cutting exc. in VAC & dead, dying, etc. trees. Additional may be allowed for bldg. purposes.
MAINTENANCE REGULATIONS:	Natural shrubbery to be preserved as far as practicable & screen bldgs., & if removed, replaced w/ equally effective veget.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Repairs & improvements of maintenance nature are allowed.
HORIZONTAL ADDITION PROVISIONS:	If alteration/addition alters exterior dimen. & conforms to dimen. rules, allowed. If it does not increase NC, ok if not >50% of full market value.
VERTICAL ADDITION PROVISIONS:	If alteration/addition alters exterior dimen. & conforms to dimen. rules, allowed. If it does not increase NC, ok if not >50% of full market value.
BASEMENT ADDITION PROVISIONS:	If alteration/addition alters exterior dimen. & conforms to dimen. rules, allowed. If it does not increase NC, ok if not >50% of full market value.
ACCESSORY STRUCT. PROVISIONS:	Repairs & improvements of maintenance nature are allowed. No alterations/additions may occur that will increase nonconformity.
RECONSTRUCTION PROVISIONS:	If NCS damaged by fire, act of God or public enemy to extent of >50% its full market value, it shall not restored except as a special exception.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Grading permit req. for filling, grading, etc. in Shoreland-Wetland Overlay OR if 500 s.f. of wetland not in overlay, but in shoreland jurisdiction.				
LAND DISTURBANCE MEASURES:	Grading permit req. for nonwetlands that slope to water & (1)slope>20% (2)1000 s.f. on 12-20% slopes (3)2000 s.f. on <12% slopes or (4)ice ridges.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Bayfield

Zoning Administrator: Karl Kastrosky

Address: 117 E Fifth ST

Telephone Number: 715-373-6138/6139

Washburn WI 54891

Fax Number: 715-373-6183

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Varies w/ zoning district. (i.e. R-RB=30,000 s.f., R-2=4.5 acres)
LOT WIDTH:	Varies from min. of 75' to 300'.
SHORELINE FRONTAGE:	Varies from min. of 75' to 300'.
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	Min. setback=75'. Trout streams=100'. Lake Superior varies.
SHORELAND SETBACK REDUCTION RULE:	If substandard lot, first reduce roadway max. of 1/2 req. setback & then reduce shoreland max. 1/3 of req. setback & create a 30' deep bldg. site.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	Not addressed in county's shoreland zoning ordinance.
IMPERVIOUS AREA LIMIT:	Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Detached subordinate structure clearly incidental & found in conjunction with principal structure & located on same lot.
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INFORMATION AND EXAMPLES:	Minor, innocuous struct. w/ no significant impact relating to shoreland zoning are exempt from setback w/ conditions.
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BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Boathouses shall be setback min. 20' from OHWM. 1 boathouse per lot as AS, except w/ CUP. 20% max. slope for construction.
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DIMENSIONAL REQUIREMENTS:	Max. of 1 story (10' tall) & 240 s.f. in floor area (exc. on L. Superior w/ CUP).
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USE AND IMPROVEMENTS:	Solely for boat storage & related equipment. No human habitation or occupancy. No plumbing, fireplaces, furniture, etc.
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PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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WALKWAY STANDARDS:	Permitted if necessary for access because steep slopes or wet, unstable soils. Max. 4' wide. On footings or piles.
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FENCE STANDARDS:	Requirements for fencing req. by ordinance or Zoning Committee provided, otherwise not addressed.
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Shoreland Zoning Ordinance Summary

Bayfield

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Shoreland Forest Cover Removal Strip
DIMENSIONS:	Buffer strip paralleling shoreline & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30% (max. 30' wide) of the shorecover shall be cut or removed from buffer strip in every 100' along OHWM.
TREE AND SHRUBS REGULATIONS:	Does not apply to removal of dead, dying or diseased trees. Cutting & removal w/i strip shall be as minimal as practicable.
MAINTENANCE REGULATIONS:	Landscape cleared areas with w/ grasses & other species known to retard runoff & prevent erosion w/o excessive fertilizers.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	NCS<600 s.f., NCS<40' from OHWM & NCAS allowed ordin. mainten. & repair. Extern. improve if NCS<40' from OHWM, >600 s.f., limited to 25% of struct. members & w/i bldg. env.
HORIZONTAL ADDITION PROVISIONS:	NCPS 40'-75' from OHWM & >600 s.f. expand on landward side of struct. if max. 25% of struct. members replaced, enclosed dwelling space max. 1500 s.f., max. 1900 s.f. of roof, max. 26' tall.
VERTICAL ADDITION PROVISIONS:	NCPS 40'-75' from OHWM & >600 s.f. expand on landward side of struct. if max. 25% of struct. members replaced, enclosed dwelling space max. 1500 s.f., max. 1900 s.f. of roof, max. 26' tall.
BASEMENT ADDITION PROVISIONS:	NCS 40'-75' from OHWM & >600 s.f. may have new basements constructed under permitted additions only. No new or raised basements for existing struct. or attached AS.
ACCESSORY STRUCT. PROVISIONS:	Previous requirements apply to NCAS as noted.
RECONSTRUCTION PROVISIONS:	NCS damaged by natural event may be reconstructed. If damage is due to intentional act of owner, repairs must comply w/ ordinance. Req. mitigation.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Reduced setbacks for substandard lots, improvements to shoreland setback NCS & damaged or destroyed shoreland NCS repairs.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Site plan & implementation schedule of mitigation must be approved by Zoning Dept. prior to issuing related land use permit(s).
WHAT IS REQUIRED FOR MITIGATION?	Upgrade sanitary system, if needed, implement erosion control practices & earn a min. of 4 points for restoring or maintaining a shoreline buffer, removing NCAS, using inconspicuous bldg. materials, meeting shoreland exterior lighting requirements, etc.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>
WETLAND PROTECTION MEASURES:	Special land use permit req. for filling >500 s.f. of any wetland.				
LAND DISTURBANCE MEASURES:	Special land use permit req. for grading or filling w/i 300' of shore & (1) >1000 s.f. or (2)slopes>20%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Lake Superior req. greater setbacks for active or potential erosion areas. Zoning Committee decides setback based on projected shoreline recession.				

Shoreland Zoning Ordinance Summary

Brown

Zoning Administrator: William Bosiacki

Address: 305 East Walnut ST RM 320

PO Box 23600

Green Bay WI 54305-3600

Telephone Number: 920-448-4490

E-mail Address:

Fax Number: 920-448-4487

County's Web Site: www.co.brown.wi.us

LAKE CLASSIFICATION SYSTEM:

Not utilized in county's shoreland zoning ordinance.

RIVER AND STREAM CLASSIFICATION SYSTEM:

Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=40,000 s.f. or greater

LOT WIDTH: Sewered=65' Unsewered=100' (at building line)

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (at water's edge)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75', incl. decks, gazebos, & screen houses.

SHORELAND SETBACK REDUCTION RULE: Min. 40' setback. Ave=ave. setback of nearest bldgs. w/i 300' on either side, or if only 1 bldg., its setback & 75'.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=min. 8' & total 20'. Unsewered=min. 10' & total 25'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate struct. clearly incidental to & found in connection with PS to which it is related & on the same lot as.

INFORMATION AND EXAMPLES: At-grade patios (max. 400 s.f.) may be w/i 35' of OHWM. Fences, flag poles, etc. may be up to shoreland setback (75' or averaged).

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall not extend below OHWM (vertical dist.) & setback min. 5' from OHWM (horizontal dist.) 1 boathouse per lot.

DIMENSIONAL REQUIREMENTS: Max. 500 s.f. Max. 12' in height from floor to top of roofline. Roof at 2:1 slope.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion. Stairs exempt if for access.

FENCE STANDARDS: Req. land use permit & must be >75' from OHWM or w/i setback average for property.

Shoreland Zoning Ordinance Summary

Brown

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree cutting zone along shore
DIMENSIONS:	Strip paralleling the shoreline and extending 35' inland from OHWM of shoreline.
VIEWING ACCESS CORRIDOR (VAC):	Max. 30% of strip (along HWM) clear cut to depth of strip & cutting should create a max. opening of 30' for every 100'.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased or dying trees & shrubs at discretion of owner. Remaining 70% screen cars, bldgs., etc from water.
MAINTENANCE REGULATIONS:	Preserve natural shrubs as practicable, and if removed, replace w/ equally effective vegetation/shrubs at owner's expense.
ENFORCEMENT PROVISIONS:	Special cutting plan req. permit & guarantees tree planting by owner that is enforceable in court.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	No repair to any NCS over life of struct. shall exceed 50% of its assessed value at time of its becoming NC unless permanently changed to conforming.
HORIZONTAL ADDITION PROVISIONS:	Can't expand or enlarge NCS exc. in conformity. No struct. alter. or addition to NCS over life of NCS shall be >50% of assessed value at time of NC.
VERTICAL ADDITION PROVISIONS:	Can't expand or enlarge NCS exc. in conformity. No struct. alter. or addition to NCS over life of NCS shall be >50% of assessed value at time of NC.
BASEMENT ADDITION PROVISIONS:	Can't expand or enlarge NCS exc. in conformity. No struct. alter. or addition to NCS over life of NCS shall be >50% of assessed value at time of NC.
ACCESSORY STRUCT. PROVISIONS:	Can't expand or enlarge NCS exc. in conformity. No struct. alter. or addition to NCS over life of NCS shall be >50% of assessed value at time of NC.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Land use permit req. for filling >500 s.f. w/i 100' of any shoreland wetland.				
LAND DISTURBANCE MEASURES:	Land use permit req. for filling or grading >1000 s.f. within shoreland area.				
BLUFF AND UNSTABLE SOIL MEASURES:	Min. 20' setback from top of ridgeline on 20%+ slopes.				

Shoreland Zoning Ordinance Summary

Buffalo

Zoning Administrator: Nathan Sampson

Address: PO Box 492

Telephone Number: 608-685-6218

Alma WI 54610-0492

Fax Number: 608-685-6242

E-mail Address: nsampson1@buffalocounty.com

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (minimum average lot width)

SHORELINE FRONTAGE: Sewered=65' Unsewered=100 (at OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75'

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Min. side yard=10' & min. total sideyards=20'. AS=5'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure clearly incidental to & found in connection with PS to which it is related & is on same lot.

INFORMATION AND EXAMPLES: All bldgs. & struct., except piers, boat hoists, boathouses & open fences, shall be setback at least 75' from OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall not be placed waterward beyond OHWM. 1 boathouse permitted on a lot as AS. Max. 20% slope if constructing.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. Not for human habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion.

FENCE STANDARDS: Open fences (not defined) may be w/i 75' setback.

Shoreland Zoning Ordinance Summary

Buffalo

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100', as measured along OHWM, may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased or dying trees or shrubs at discretion of owner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Alternative cutting plan w/ replacement plantings can req. performance bond for tree replacements.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance may continue if over life of bldg. repair does not exceed 50% of current est. fair market value, unless brought into compliance.
HORIZONTAL ADDITION PROVISIONS:	Alterations or additions over life of bldgs. cannot exceed 50% of current est. fair market value unless brought into compliance.
VERTICAL ADDITION PROVISIONS:	Alterations or additions over life of bldgs. cannot exceed 50% of current est. fair market value unless brought into compliance.
BASEMENT ADDITION PROVISIONS:	Alterations or additions over life of bldgs. cannot exceed 50% of current est. fair market value unless brought into compliance.
ACCESSORY STRUCT. PROVISIONS:	Alterations or additions over life of struct. cannot exceed 50% of current est. fair market value unless brought into compliance.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Burnett

Zoning Administrator: James P Flanigan

Address: 7410 CTH K #102

Telephone Number: 715-349-2138

Siren

WI 54872

Fax Number: 715-349-2102

E-mail Address:

County's Web Site: www.mwd.com/burnett/landuse/

LAKE CLASSIFICATION SYSTEM: Class 1, 2, & 3

RIVER AND STREAM CLASSIFICATION SYSTEM:

Rivers & Streams (same as 3)

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: 1=30,000 s.f. 2=40,000 s.f. 3=75,000 s.f.

LOT WIDTH: 1=150' 2=200' 3 = 300'

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: 1 & 2=200' 3=100'

SHORELAND SETBACK: 1 & 2=75' 3=100'

SHORELAND SETBACK REDUCTION RULE: When existing principal bldgs. w/i 100' of proposed bldg. site (inc. additions) do not conform - averaging may be allowed w/ a min. 75' setback.

WETLAND SETBACK: All bldgs. & structures, exc. some minor structs., setback = 40'

SIDEYARD SETBACK: 1=10' min. w/ 40' total 2=20' & 50' 3=30' & 50' Lot<100' wide=10'

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Decks, observation platforms, satellite dishes 1+ meter diam., retaining walls & buildings

INFORMATION AND EXAMPLES: Expressly prohibited in shoreline setback, except retaining walls w/ consent of ZA & County Conserv'ist

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Permanent boat shelters are not allowed.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: Not addressed in county's shoreland zoning ordinance.

PIER AND WHARF STANDARDS: Only 1 pier for each minimum frontage in lake class (i.e. Class 1 lake = 1 pier allowed for each 150' of frontage).

DOCKOMINIUM STANDARDS: Private lake access must meet min. Lake Class Standards & is a conditional use. Must consider effect on public water rights.

WALKWAY STANDARDS: For access only. Max. 4' wide. Railings & landings (max. 40 s.f.) ok for safety. No roofs/canopies. Inconspicuous color.

FENCE STANDARDS: Open fences max. 6' tall allowed to w/i 40' of OHWM (Open = chainlink, wood rail or wire) Ag exempt.

Shoreland Zoning Ordinance Summary

Burnett

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Shoreline Vegetation Protection Area
DIMENSIONS:	From OHWM to a line 25' less than required setback, but a minimum of 35' deep from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	1 VAC 30' wide w/ limited tree removal, pruning & mowing. Req. 30' btwn. adjoining VAC.
TREE AND SHRUBS REGULATIONS:	No clear cutting permitted in shoreline vegetation protection area.
MAINTENANCE REGULATIONS:	Normal maintenance of existing vegetative buffers incl. limited pruning & mowing beyond 35' of OHWM.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	NCPS <40' from OHWM (1)max. 25% struct. members replaced, (2)confined to bldg. envelope, (3)NCAS removed & (4)restore shoreline buffer.
HORIZONTAL ADDITION PROVISIONS:	NCPS 40'-75' from OHWM & 500+ s.f., (1)max. 1500 s.f. post-total, (2)1-time 144 s.f. add. even w/ shore façade, (3)NCAS removed (4)restore buffer.
VERTICAL ADDITION PROVISIONS:	Not allowed on NCPS less than 40' from OHWM or less than 500 s.f.
BASEMENT ADDITION PROVISIONS:	No new basements or walkout basements under existing structures.
ACCESSORY STRUCT. PROVISIONS:	Max 25% struct. members replaced & no expansion.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Improvements and additions to nonconforming structures.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Property owner implements a plan approved by County Land Conservationist to restore shoreline buffer
WHAT IS REQUIRED FOR MITIGATION?	As part of mitigation, existing nonconforming accessory structures are removed & a shoreline buffer plan is implemented.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>
WETLAND PROTECTION MEASURES:	Land use permit required for filling/grading if (1>w/i 300' of OHWM or (2)>500 s.f. wetland not in SW-1 or W-1.				
LAND DISTURBANCE MEASURES:	Land use permit required for filling/grading w/i 300' of OHWM and (1)slopes 20%+, (2) >1000 s.f. on 12-20% slopes, or (3) >2,000 s.f on 0-12% slopes.				
BLUFF AND UNSTABLE SOIL MEASURES:	Placement of walks, paths, and stairs must be located in VAC unless steep slope/wet soils prohibit it.				

Shoreland Zoning Ordinance Summary

Calumet

Zoning Administrator: DuWayne Klessig

Address: 206 Court ST

Telephone Number: 920-849-1442

Chilton WI 53014

Fax Number: 920-849-1481

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Swrd=12,500 s.f. Unswrd=20,000 s.f. AG=43,560 s.f.

LOT WIDTH: Swrd=85' Unswrd=100' AG=150' (at building line)

SHORELINE FRONTAGE: Swrd=85' Unswrd=100' AG=150' (at water's edge)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75' exc. piers, boathouses, boat hoists, & stairs.

SHORELAND SETBACK REDUCTION RULE: Min. 50' setback. Ave=ave. setback of nearest bldgs. w/i 200' on either side, or if only 1 bldg., its setback & 75'.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Swrd=10'. Unswrd=min. 10' & ttl. 25'. AG=min. 25' & ttl. 50'.

IMPERVIOUS AREA LIMIT: Total buildable lot area=max. 20% (swrd) or 15% (unswrd) of lot.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached bldg. or portion of bldg. subordinate to main bldg. & used for purpose incidental to main bldg.

INFORMATION AND EXAMPLES: Max. 15' tall. 1 struct. >600 s.f. (max. 1000 s.f.) per lot. 1 AS (max. 600 s.f.) before PS constr. No living quarters.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall not extend below OHWM (vert. dist.) & set back a min. of 5' from OHWM (horiz. dist.). 1 boathouse per lot.

DIMENSIONAL REQUIREMENTS: Max. 10' tall from floor to top of roof & max. 2' above ground elevation of lot at 75' setback line.
Max. 500 s.f.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation. Railing on roof if not solid & max. 3.5' tall.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Exempt from setback if essential for access. Max. 4' wide. Landings max. 40 s.f. Minimize soil & vegetation disturbance.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Calumet

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree Cutting & Shrubbery Removal Regulation Area along Shore
DIMENSIONS:	Strip paralleling shoreline & extending 35' inland from normal HWM of shoreline.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30% of length of strip along normal HWM may be clear cut to depth. Max. opening 30' for every 100' of shore.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased or dying trees at discretion of owner. Remaining 70% screen cars, dwellings, etc. from water.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Alternative cutting plan w/ replacement plantings can req. performance bond for tree replacements.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	No enlarging or altering NCS to increase its NC, but may alter to decrease NC. Alter legal NC resid. struct. (NC setback) if not incr. encroachment.
HORIZONTAL ADDITION PROVISIONS:	No enlarging or altering NCS to increase its NC, but may alter to decrease NC. Alter legal NC resid. struct. (NC setback) if not incr. encroachment.
VERTICAL ADDITION PROVISIONS:	Cannot increase nonconformity, but may alter to decrease NC. Alter legal NC resid. struct. (NC setback) if not incr. encroachment & 2/3 setback met.
BASEMENT ADDITION PROVISIONS:	No enlarging or altering NCS to increase its NC, but may alter to decrease NC. Alter legal NC resid. struct. (NC setback) if not incr. encroachment.
ACCESSORY STRUCT. PROVISIONS:	Cannot increase nonconformity, but may alter to decrease NC. Alter legal NC resid. struct. (NC setback) if not incr. encroachment & 2/3 setback met.
RECONSTRUCTION PROVISIONS:	If NCS or NC portion destroyed by any means >50% of its equalized assessed valuation at time of destruction, reconstruct only in conformity.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Land use permit req. for filling >500 s.f. of any wetland which is contiguous to the water & w/i a shoreland area.				
LAND DISTURBANCE MEASURES:	LUP req. for filling/grading w/i shoreland area draining to water (1)>20% slopes (2)>1000 s.f. on 12-20% (3)>2,000 s.f on <12%. Public hearing req. if >10,000 s.f. disturbed.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Chippewa

Zoning Administrator:	Jody Cronin	Address:	711 N Bridge ST
Telephone Number:	715-726-7940		Chippewa Falls WI 54729-1876
Fax Number:	715-726-7987	E-mail Address:	
County's Web Site:			
LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Sewered=10,000 s.f. Unsewered=20,000 s.f.
LOT WIDTH:	Sewered=65' Unsewered=100' (minimum average lot width)
SHORELINE FRONTAGE:	Sewered=65' Unsewered=100' (at OHWM)
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	Setback=75'
SHORELAND SETBACK REDUCTION RULE:	Min. 50' setback. Reduced setbacks if 3+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if a vacant lot.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	Swrd=min. 8' & min. ttl 20' AS=8' Unswrd=10' & 25' AS=10'
IMPERVIOUS AREA LIMIT:	W/i 75' of water, total habitable living area not >1800 s.f.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Detached subordinate structure incidental & found in connection with principal structure & located on same lot.
INFORMATION AND EXAMPLES:	All bldgs. & struct., incl. satellite dishes & antennas, req. 75' setback, exc. boat hoists, boathouses, piers & open fences.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Boathouse shall be setback min. 2' from OHWM. 1 boathouse per each buildable lot. Conditional use if excavated into slopes>35%.
DIMENSIONAL REQUIREMENTS:	Max. 500 s.f. Not to exceed 1-story & 12' tall to roof peak. Must have gambrel roof.

USE AND IMPROVEMENTS:	Solely for boats & related equipment storage. Not for human habitation or occupancy. No potable water, furniture. etc.
PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.
WALKWAY STANDARDS:	Max. 4' wide. Landings max 64 s.f. Necessary for access due to steep slopes or wet, unstable soil. Req. footings or piles. Visually inconspicuous.

FENCE STANDARDS:	Open fences (not defined) may be w/i 75' setback.
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Shoreland Zoning Ordinance Summary

Chippewa

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100', as measured along OHWM, may be clearcut to 35' depth.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased or dying trees or shrubs at discretion of owner.
MAINTENANCE REGULATIONS:	Natural trees and shrubs shall be preserved - only dead, dying or diseased trees may be removed from remainder of 35' area.
ENFORCEMENT PROVISIONS:	Alternative cutting plans w/ replacement plantings may require bond for tree and shrub replacement.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance may continue w/ conditions, incl. complying with shoreline cutting regulations.
HORIZONTAL ADDITION PROVISIONS:	1-time addition not to exceed 50% of NCS area, not >1800 s.f. w/i 75' of water. No side add. w/i 50' of OHWM. Side add. max. 50% of NCS width.
VERTICAL ADDITION PROVISIONS:	No addition to any part of a NCS can exceed the height of that part of original struct. that is NC.
BASEMENT ADDITION PROVISIONS:	1-time addition not to exceed 50% of NCS area, not >1800 s.f. w/i 75' of water. No side add. w/i 50' of OHWM. Side add. max. 50% of NCS width.
ACCESSORY STRUCT. PROVISIONS:	If destroyed >50% of value, must be removed.
RECONSTRUCTION PROVISIONS:	If NCS is destroyed by fire, wind or other disaster, it cannot be rebuilt unless in conformity with all ordinance requirements.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Expansion of legal NCS.
HOW IS COUNTY IMPLEMENTING SYSTEM?	If property not compliant w/ shoreland cutting regulations, restoration required.
WHAT IS REQUIRED FOR MITIGATION?	Restoration plan must be submitted & completed w/i one year of permit issuance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	CUP req. for any filling or grading w/i shoreland & drains to water if (1)on slopes >35%, (2)>2000 s.f. on 12-35% slopes, or (3)>4,000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Stairs & elevated walks permitted, with conditions, if necessary for access due to steep slopes or wet, unstable soils.				

Shoreland Zoning Ordinance Summary

Clark

Zoning Administrator: Jay Shambeau

Address:

517 Court ST

RM 204A

Neillsville

WI 54456

Telephone Number: 715-743-5130/5131

Fax Number: 715-743-5154

E-mail Address: clarkzon@badger.tds.net

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (minimum average lot width)

SHORELINE FRONTAGE: Sewered=65' Unsewered=100 (at OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75' except for piers, boat hoists, & boathouses.

SHORELAND SETBACK REDUCTION RULE: If 5+ main bldgs. w/i 500' of proposed bldg. site w/ <75' setbacks, =ave. of closest bldg. on each side OR if all on 1 side, =closest bldg. & 75'.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Swrd=min. 8' & total 20'. AS=8'. Unswrd=10' & 25'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate struct. incidental to & found in connection w/ principal structure to which it is related & on same lot.

INFORMATION AND EXAMPLES: All bldgs. & struct., except piers, boat hoists, & boathouses, set back at least 75' from OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Placing a boathouse below OHWM is prohibited. Construction on max. 20% slopes.

DIMENSIONAL REQUIREMENTS: Highest point of roof elevation max. 10' vertical measurement above OHWM.

USE AND IMPROVEMENTS: Solely for storing or protecting boats. No human habitation. Railing permitted on roof if not solid & max. 3.5' tall.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion.

FENCE STANDARDS: Not addressed in county's shoreland zoning ordinance.

Shoreland Zoning Ordinance Summary

Clark

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area
DIMENSIONS:	Strip paralleling shoreline and extending 35' inland from all points along OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' as measured along OHWM can be clear cut to depth of 35' strip.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased or dying trees or shrubs at discretion of owner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Alternative cutting plan w/ replacement plantings can req. performance bond for trees & shrubs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance permitted w/ conditions, incl. any addition, alteration or repair of a NCS may not increase the setback NC of the structure.
HORIZONTAL ADDITION PROVISIONS:	Any addition, alteration or repair of a NCS may not increase the setback NC of the structure. If NC use discont. 12 monthes, future use must conform.
VERTICAL ADDITION PROVISIONS:	Any addition, alteration or repair of a NCS may not increase the setback NC of the structure. If NC use discont. 12 monthes, future use must conform.
BASEMENT ADDITION PROVISIONS:	Any addition, alteration or repair of a NCS may not increase the setback NC of the structure.
ACCESSORY STRUCT. PROVISIONS:	Any addition, alteration or repair of a NCS may not increase the setback NC of the structure. If NC use discont. 12 monthes, future use must conform.
RECONSTRUCTION PROVISIONS:	If NCS destroyed by fire, wind,etc., it must be rebuilt in conformity. Destroyed = total cost restoratiion >50% of present equalized assessed value.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Columbia

Zoning Administrator: Michael Stapleton

Address:

PO Box 177

Telephone Number: 608-742-9660

Carl C Frederick BLDG

Fax Number: 608-742-9817

Portage

WI 53901

County's Web Site: www.palacenet.net/county/columbia/depts/planning/planning.htm

LAKE CLASSIFICATION SYSTEM:

Not utilized in county's shoreland zoning ordinance.

RIVER AND STREAM CLASSIFICATION SYSTEM:

Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (minimum average lot width)

SHORELINE FRONTAGE: Sewered=65' Unsewered=100 (at OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75'

SHORELAND SETBACK REDUCTION RULE: Min. 50' setback. Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Swrd=min. 8' & min. ttl 20' AS=4' Unswrd=10' & 25' AS=5'

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure incidental & found in connection w/ PS & on same lot as PS.

INFORMATION AND EXAMPLES: Piers, boat hoists, boathouses, & open fences exempt from 75' setback.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses prohibited waterward of OHWM. Max. 1 boathouse per lot. Max. 33% slope.

DIMENSIONAL REQUIREMENTS: Max. 600 s.f. Max. 24' wide or 50% of lot width at waterline. Max. 12' tall above OHWM. Earth-tone colored exterior.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation. Open railings (max. 40% solid) permitted on roof.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion.

FENCE STANDARDS: Open fences (not defined) may be w/i 75' setback.

Shoreland Zoning Ordinance Summary

Columbia

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Protection Area
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' along OHWM may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees at discretion of landowner. DNR shorecover removal improving trout habitat ok.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance may continue if over life of bldg. repair does not exceed 50% of current est. fair market value, unless brought into compliance.
HORIZONTAL ADDITION PROVISIONS:	Alterations or additions over life of bldgs. cannot exceed 50% of current est. fair market value unless brought into compliance.
VERTICAL ADDITION PROVISIONS:	Alterations or additions over life of bldgs. cannot exceed 50% of current est. fair market value unless brought into compliance.
BASEMENT ADDITION PROVISIONS:	Alterations or additions over life of bldgs. cannot exceed 50% of current est. fair market value unless brought into compliance.
ACCESSORY STRUCT. PROVISIONS:	Alterations or additions over life of struct. cannot exceed 50% of current est. fair market value unless brought into compliance.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Zoning permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20%, (2)>1000 s.f. on 12-20%, (3)>2000 s.f. on <12%. SEP req. for >10,000 s.f.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Crawford

Zoning Administrator: John Rybarczyk

Address: 111 W Dunn ST

Telephone Number: 608-326-0294

Prairie du Chien WI 53821

Fax Number: 608-326-0226

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (minimum average lot width)

SHORELINE FRONTAGE: Sewered=65' Unsewered=100 (at OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75'

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Swrd=min. 8' & min. ttl 20' AS=4' Unswrd=10' & 25' AS=5'

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure incidental & found in connection w/ PS & on same lot as PS.

INFORMATION AND EXAMPLES: Piers, boat hoists, boathouses, & open fences exempt from 75' setback.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Placing a boathouse beyond OHWM is prohibited.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: Solely for storage of boats & related equipment. Not for human habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion.

FENCE STANDARDS: Open fences (not defined) may be w/i 75' setback.

Shoreland Zoning Ordinance Summary

Crawford

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Protection Area
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' along OHWM may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	No clear cutting except in VAC. Removal of dead dying, or diseased trees & shrubs at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance may continue if repair does not exceed 50% of current est. fair market value, unless brought into compliance.
HORIZONTAL ADDITION PROVISIONS:	Alterations or additions cannot exceed 50% of current est. fair market value unless brought into compliance.
VERTICAL ADDITION PROVISIONS:	Alterations or additions cannot exceed 50% of current est. fair market value unless brought into compliance.
BASEMENT ADDITION PROVISIONS:	Alterations or additions cannot exceed 50% of current est. fair market value unless brought into compliance.
ACCESSORY STRUCT. PROVISIONS:	Alterations or additions cannot exceed 50% of current est. fair market value unless brought into compliance.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Dane

Zoning Administrator: James Gregorius

Address: 210 M L King Jr BLVD

Telephone Number: 608-266-9083

Madison WI 53709

Fax Number: 608-267-1540

E-mail Address: gregorius@co.dane.wi.us

County's Web Site: www.co.dane.wi.us

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=15,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Lots shall not be <100' in width at building setback line.

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: All PS & struct., exc. piers, boat hoists & boathouses min. 75'.

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' on vacant lots.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Min. side yard=10' & total 25'.

IMPERVIOUS AREA LIMIT: Bldgs. & AS shall occupy max. 30% on int. lot or 35% corner lot.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Subordinate or supplemental bldg., the use of which is incidental to main bldg. or struct. & on the same lot.

INFORMATION AND EXAMPLES: All PS & struct., exc. piers, boat hoists & boat houses, setback a min. 75' horizontally from OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall not be constructed below the OHWM.

DIMENSIONAL REQUIREMENTS: Height measured vertically from OHWM & max. 12' tall.

USE AND IMPROVEMENTS: Store boats, canoes, other watercraft & accessories. No human habitation. Railing on roof if not solid & max. 3.5' tall.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' strip shall be constructed & surfaced to effectively control erosion.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Dane

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area
DIMENSIONS:	Strip paralleling shoreline & extending 35' inland from OHWM of shoreline.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' as measured along OHWM may be clear cut to depth of 35' strip.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased or dying trees or shrubs at discretion of owner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Alternative cutting plan req. SEP & may req. performance bond guaranteeing planned trees & shrubs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Any bldg. lawfully built prior to ordinance which is NC in setback, etc. may be continued in use, but future additions or struct. alter. must conform & limited to 50% of assess value at time of NC.
HORIZONTAL ADDITION PROVISIONS:	Any bldg. lawfully built prior to ordinance which is NC in setback, etc. may be continued in use, but future additions or struct. alter. must conform & limited to 50% of assess value at time of NC.
VERTICAL ADDITION PROVISIONS:	Any bldg. lawfully built prior to ordinance which is NC in setback, etc. may be continued in use, but future additions or struct. alter. must conform & limited to 50% of assess value at time of NC.
BASEMENT ADDITION PROVISIONS:	Any bldg. lawfully built prior to ordinance which is NC in setback, etc. may be continued in use, but future additions or struct. alter. must conform & limited to 50% of assess value at time of NC.
ACCESSORY STRUCT. PROVISIONS:	Any bldg. lawfully built prior to ordinance which is NC in setback, etc. may be continued in use, but future additions or struct. alter. must conform & limited to 50% of assess value at time of NC.
RECONSTRUCTION PROVISIONS:	If destroyed by 50% or more, must be reconstructed in compliance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland and Inland-Wetland Dist. w/ limited uses & can be rezoned if will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Filling & grading permit req. w/i 300' of OHWM or if in 100-yr. floodplain or wetland dist., & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Dodge

Zoning Administrator: Fred Lueck

Address: 127 E Oak ST

Telephone Number: 920-386-3700

Juneau WI 53039

Fax Number: 920-386-3979

E-mail Address: dplanning@dodgecountywi.com

County's Web Site: www.dodgecountywi.com

LAKE CLASSIFICATION SYSTEM:

Not utilized in county's shoreland zoning ordinance.

RIVER AND STREAM CLASSIFICATION SYSTEM:

Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=40,000 s.f.

LOT WIDTH: Sewered=80' Unsewered=125'

SHORELINE FRONTAGE: Sewered=80' Unsewered=125'

LOT DEPTH: Min. 100' depth req. in subdivision ordinance.

SHORELAND SETBACK: Setback=75' except for piers, boat hoists, & boathouses.

SHORELAND SETBACK REDUCTION RULE: If 5+ bldgs. w/i 500' of proposed bldg. site w/ <75' setbacks, =ave. of closest bldg. on each side OR if all on 1 side, =closest bldg. & 75'.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Swrd=min. 8' & 20' min. total Unswrd=min. 10' & 25' min. total.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate struct. clearly incidental to, and found in connection with, PS to which it is related & on same lot as.

INFORMATION AND EXAMPLES: Not addressed in county's shoreland zoning ordinance.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall not extend below OHWM.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: Not addressed in county's shoreland zoning ordinance.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Not addressed in county's shoreland zoning ordinance.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Dodge

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree Cutting Regulation Area
DIMENSIONS:	Strip of land 35' wide from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' shall be clear cut.
TREE AND SHRUBS REGULATIONS:	Remaining 70' in 100' must have sufficient cover to screen cars, bldgs., etc. as seen from water & control erosion.
MAINTENANCE REGULATIONS:	Not addressed in county's shoreland zoning ordinance.
ENFORCEMENT PROVISIONS:	Violation upon conviction \$10 to \$200 and costs of prosecution. Each day a separate offense.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Lawful NCS existing at time of ordinance adoption or amendment may continue although it does not conform w/ lot, area, yard or setback provisions.
HORIZONTAL ADDITION PROVISIONS:	Additions or enlargements are permitted only if bldg. conforms w/ req. setbacks, & lot conforms w/ existing sanitary code or is served by sewer.
VERTICAL ADDITION PROVISIONS:	Additions or enlargements are permitted only if bldg. conforms w/ req. setbacks, & lot conforms w/ existing sanitary code or is served by sewer.
BASEMENT ADDITION PROVISIONS:	Additions or enlargements are permitted only if bldg. conforms w/ req. setbacks, & lot conforms w/ existing sanitary code or is served by sewer.
ACCESSORY STRUCT. PROVISIONS:	Additions or enlargements are permitted only if bldg. conforms w/ req. setbacks & sanitary code. Boathouses below OHWM must comply w/ 30.121.
RECONSTRUCTION PROVISIONS:	Existing NCS damaged by fire, flood, etc. can be reconstructed & shall conform as far as practicable w/setbacks. Lot must be up to sanitary code.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Permits for grading, filling or excavation as required by Shoreland-Wetland District.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Door

Zoning Administrator:	David Sautebin	Address:	421 Nebraska ST
Telephone Number:	920-746-2323		Sturgeon Bay WI 54235-0670
Fax Number:	920-746-2387	E-mail Address:	
County's Web Site:			
LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Varies w/ zoning district from 16,200 s.f. to 35 acres.
LOT WIDTH:	Varies w/ zoning district from 90' to 600'.
SHORELINE FRONTAGE:	Varies w/ zoning district from 90' to 600'.
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	Setback=75' exc. for stairs, boathouses, 1 mailbox, piers, etc.
SHORELAND SETBACK REDUCTION RULE:	Min. 40' setback. Ave=ave. setback of nearest bldgs. w/i 100' on either side, or if only 1 bldg., its setback & 75'.
WETLAND SETBACK:	Setback=35', exc. in SF20 & SF30=10'.
SIDEYARD SETBACK:	Varies with zoning district.
IMPERVIOUS AREA LIMIT:	Varies w/ zoning dist. of 7.5% to 75% max. imperv. surface ratio.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Bldg. or struct. which is customary, incidental, and subordinate to permitted PU of a lot & on same lot as PU & not a PS.
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INFORMATION AND EXAMPLES:	Stairs, lifts, boathouses, open fences, at-grade struct. (not bldgs.), 1 mail box, piers, etc. exempt from setback req.
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BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Boathouses shall not be placed waterward of OHWM. Used in conjunction w/ a residence.
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DIMENSIONAL REQUIREMENTS:	Accessory stucture limitations based on when built in relation to PS.
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USE AND IMPROVEMENTS:	Solely for storage of boats & related recreational materials.
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PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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DOCKOMINIUM STANDARDS:	Dockominiums are classified as marinas and allowed as a form of ownership.
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WALKWAY STANDARDS:	Stairs & elev. walk if essential to shore access w/ no roof, canopies, or solid railings & max. 4' wide. Landings max. 32 s.f.
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FENCE STANDARDS:	Open fences permitted w/i setback if entire length max. 50% opaque & indiv. elements max. 50% opaque.
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Shoreland Zoning Ordinance Summary

Door

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Shoreland Vegetation Preservation Area.
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30% of length of 35' wide strip shall be cleared to depth of strip & max. 30' wide openings in any 100'.
TREE AND SHRUBS REGULATIONS:	Remaining 70% of strip shall screen view of vehicles, bldgs. & struct. from water & control erosion.
MAINTENANCE REGULATIONS:	No clearing w/i 10' of neighbor's lot line. Beyond 35' inland, clearing >10,000 s.f. req. qualified forester approval.
ENFORCEMENT PROVISIONS:	Alternative cutting plan req. CUP & may req. performance bond guaranteeing planned trees & shrubs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Struct. alter. or repairs shall meet all provisions of ordinance, exc. setback or yard req. if no increase in floor area or change in footprint.
HORIZONTAL ADDITION PROVISIONS:	Additions or extensions to NCS permitted provided that they comply w/ all provisions of ordinance (setbacks, max. imperv. surfaces, etc.)
VERTICAL ADDITION PROVISIONS:	Additions or extensions to NCS permitted provided that they comply w/ all provisions of ordinance (setbacks, max. imperv. surfaces, etc.)
BASEMENT ADDITION PROVISIONS:	Additions or extensions to NCS permitted provided that they comply w/ all provisions of ordinance (setbacks, max. imperv. surfaces, etc.)
ACCESSORY STRUCT. PROVISIONS:	Additions or extensions to NCS permitted provided that they comply w/ all provisions of ordinance (setbacks, max. imperv. surfaces, etc.)
RECONSTRUCTION PROVISIONS:	Destroyed NCS may be repaired or restored if (1)brought into compliance or (2)repair fully within footprint of struct. & no incr. in floor area.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input checked="" type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>
WETLAND PROTECTION MEASURES:					
LAND DISTURBANCE MEASURES:					
BLUFF AND UNSTABLE SOIL MEASURES:					

Wetland District & Natural Features Protection Requirements include ridges & swales complexes & wetland setbacks.

Zoning permit for disturbances w/i 300' horizontally of nav. water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12% (4)over 10,000 s.f.

Natural area req. include escarpments, drumlins, dunes, rockholes, woodlands, ridge & swales complex, and wetlands.

Shoreland Zoning Ordinance Summary

Douglas

Zoning Administrator: Vacant

Address:

1313 Belknap ST

Room 206

Superior

WI 54880

Telephone Number: 715-395-1380

Fax Number: 715-395-1421

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION
SYSTEM:

Class 1, 2, 3 & Wild Lakes (WL)

RIVER AND STREAM
CLASSIFICATION SYSTEM:

Rivers & Streams (same as 3)

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: 1=30,000 s.f. 2=40,000 s.f. 3=80,000 s.f. WL=10 acres

LOT WIDTH: 1=150' 2=175' 3=200' WL=300'

SHORELINE FRONTAGE: 1=150' 2=175' 3=200' WL=300'

LOT DEPTH: 1=200' 2=230' 3=400'

SHORELAND SETBACK: 1=75' 2=100' 3=125' Brule, St. Croix & Eau Claire Rivers=200' WL=175'

SHORELAND SETBACK REDUCTION RULE: No setback averaging. Reduced setback req. a variance.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: 1 & 2=10' min. & 40' min. total. 3=20' min. & 50' min. total.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Structure=anything constructed/erected. Accessory Use=incidental & subordinate to principal use or bldg. on same lot.

INFORMATION AND EXAMPLES: Any permanent, roofed structure serving an AU, if attached to PS, is part of PS.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall not extend toward the water beyond the ordinary high waterline.

DIMENSIONAL REQUIREMENTS: Max. 250 s.f. & 14' tall. Limited to 1 story.

USE AND IMPROVEMENTS: Boathouses shall not be used for habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Not addressed in county's shoreland zoning ordinance.

FENCE STANDARDS: Assumed structure & must meet setback requirements, exc. livestock pasture fences.

Shoreland Zoning Ordinance Summary

Douglas

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Class 1 & 2=Strip 35' inland from normal high waterline. Class 3 & WL=Strip 50' inland.
VIEWING ACCESS CORRIDOR (VAC):	1, 2 & 3=No more than 30' in any 100' shall be clear cut. WL=No more than 30' may be selectively cut 50' inland from OHWM.
TREE AND SHRUBS REGULATIONS:	Tree & shrub cutting governed by effect on water quality & in accordance w/ accepted management practices.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Struct. repairs & alterations shall not >50% of assessed value at time of repair/alteration w/o County Board approval, unless compliance results.
HORIZONTAL ADDITION PROVISIONS:	Struct. repairs & alterations shall not >50% of assessed value at time of repair/alteration w/o County Board approval, unless compliance results.
VERTICAL ADDITION PROVISIONS:	Struct. repairs & alterations shall not >50% of assessed value at time of repair/alteration w/o County Board approval, unless compliance results.
BASEMENT ADDITION PROVISIONS:	The lowest floor level must be 4' above the highest groundwater level. Alterations cannot >50% assessed value w/o County Board approval.
ACCESSORY STRUCT. PROVISIONS:	Struct. repairs & alterations shall not >50% of assessed value at time of repair/alteration w/o County Board approval, unless compliance results.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>
WETLAND PROTECTION MEASURES:		Resource Conservation District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.			
LAND DISTURBANCE MEASURES:		Filling & grading permitted only in accord with state law and where protection against erosion, sedimentation & impairment of aquatic life is assured.			
BLUFF AND UNSTABLE SOIL MEASURES:		Increased setback required for Lake Superior shoreline development based on height and angle of slope.			

Shoreland Zoning Ordinance Summary

Dunn

Zoning Administrator: Michael Helgeson

Address: 800 Wilson AVE

Telephone Number: 715-232-1401

Menominee WI 54751

Fax Number: 715-232-1324

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=60' Unsewered=85' (at highway setback line).

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: All structures, including decks, shall be setback 75' from OHWM.

SHORELAND SETBACK REDUCTION RULE: Where POD has <75' setback & adjoining NCPS w/i 200', average = NCPS setback & 75' OR if NCPS on both sides, setback = aver. setback of NCPS.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Principal struct.=10' setback. Accessory struct.=5' setback.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Subordinate struct. detached from, but located on same lot as principal struct., use of which is incidental to princ. struct.

INFORMATION AND EXAMPLES: All structures, including decks, must meet 75' setback. Reduced setbacks do not apply to accessory structures.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Req. BOA approval & special exception permit. Minimum 5' setback from OHWM. 1 boathouse to existing principal structure.

DIMENSIONAL REQUIREMENTS: Maximum of 1-story & 360 s.f.. Floor elevation must be 2' above OHWM.

USE AND IMPROVEMENTS: Solely for watercraft & accessories storage. Roof = pitched or gables, no decks. May not be visually intrusive.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion.

FENCE STANDARDS: Open fences (chain link or split rail) exempt from 75' setback, as well chain link fences for private kennel runs.

Shoreland Zoning Ordinance Summary

Dunn

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & 35' deep from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' may be clear cut to the depth of the 35' area.
TREE AND SHRUBS REGULATIONS:	No clear cutting w/i buffer except in VAC. Dead, diseased, or dying trees/shrubs removed at discretion of owner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	NC status cannot be achieved simply due to setback, must also be in floodplain, regardless normal maintenance is allowed.
HORIZONTAL ADDITION PROVISIONS:	If in floodplain too, additions allowed provided they do not intensify nonconformity. Additions cannot exceed the total s.f. of the existing struct.
VERTICAL ADDITION PROVISIONS:	If in floodplain too, additions allowed provided they do not intensify nonconformity. Additions cannot exceed the total s.f. of the existing struct.
BASEMENT ADDITION PROVISIONS:	If in floodplain too, additions allowed provided they do not intensify nonconformity. Additions cannot exceed the total s.f. of the existing struct.
ACCESSORY STRUCT. PROVISIONS:	NC boathouse may be repaired, but not expanded, at cost <50% of current fair market value. Repairs in >50% of market value, req. full compliance.
RECONSTRUCTION PROVISIONS:	NCS destroyed or damaged >50% by fire, flood etc. shall not be replaced unless it is in full compliance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input checked="" type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>2000 s.f. on 12-20% (3)>5000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Eau Claire

Zoning Administrator: Richard DeVriend

Address:

731 Oxford AVE

RM 1510

Eau Claire

WI 54703

Telephone Number: 715-839-4741/2979

Fax Number: 715-839-4854

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Varies w/ zoning district.

LOT WIDTH: Varies w/ zoning district.

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75'

SHORELAND SETBACK REDUCTION RULE: Dwelling Unit may be w/i setback, if reduced setback=ave. of setbacks of DU on adj. lots or =ave. of DU on 1 side & 75' for vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Not addressed in county's shoreland zoning ordinance.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Subordinate structure incidental to & on same lot as PS, exc. mobile/manufact. homes are not allowed as storage structures.

INFORMATION AND EXAMPLES: Removable piers and docks, open stairways, boat tracks, boat shelters, bridges and walkways are exempt from setback req.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses cannot be any closer than 10' from OHWM & is a conditional use. May not be constructed or placed below OHWM.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: No boathouse shall be used for human habitation.

PIER AND WHARF STANDARDS: Removable piers and docks are exempt from setback requirements.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Max. 48" wide. Stair landings max. 40 s.f. & must be separated by min. 10' horizontally. No benches, roofs, tables, etc.

FENCE STANDARDS: Open fences, such as chain link, are allowed within 75' of normal high water mark.

Shoreland Zoning Ordinance Summary

Eau Claire

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Shoreland vegetation cutting area
DIMENSIONS:	W/i 35' of normal HWM
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' shall be clear cut.
TREE AND SHRUBS REGULATIONS:	Dead, dying or diseased veget. removed at discretion of owner. Selective cutting of veget. in remaining 70' may be allowed.
MAINTENANCE REGULATIONS:	Selective cutting not to result in shoreland erosion & provide sufficient cover to prevent sedimentation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Normal maintenance is allowed.
HORIZONTAL ADDITION PROVISIONS:	Structural repairs, alterations and expansions permitted, provided nonconforming nature of structure is not intensified.
VERTICAL ADDITION PROVISIONS:	Structural repairs, alterations and expansions permitted, provided nonconforming nature of structure is not intensified.
BASEMENT ADDITION PROVISIONS:	Structural repairs, alterations and expansions permitted, provided nonconforming nature of structure is not intensified.
ACCESSORY STRUCT. PROVISIONS:	Structural repairs, alterations and expansions permitted, provided nonconforming nature of structure is not intensified. Normal maintenance allowed.
RECONSTRUCTION PROVISIONS:	Structure damaged or destroyed by deliberate act of landowner, or due to general deterioration, may not be rebuilt or repaired, except in conformance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Reconstruction or repair of NCS.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Develop mitigation plan for adverse effects of NCS & submit to County w/ implementation schedule.
WHAT IS REQUIRED FOR MITIGATION?	Private onsite sanitary system up to code, 35' natural vegetation buffer restored to code req., ext. bldg. materials visually neutral or inconspicuous, etc.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Conditional Use Contract req. for alteration of land surface with slope over 6%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Florence

Zoning Administrator: Richard Wolosyn

Address:

501 Lake AVE

PO Box 627

Florence

WI 54121

Telephone Number: 715-528-3206

Fax Number: 715-528-5720

E-mail Address: rwolzone@florencewi.net

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Wild Rivers Zone, i.e. Pine & Popple River (WR)
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f. WR=5 acres (seasonal)

LOT WIDTH: Sewered=65' (average) Unsewered=100' (average) WR=500'

SHORELINE FRONTAGE: Sewered=65' (at OHWM) Unsewered=100' (at OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Sewered & Unsewered=75'. WR=150'.

SHORELAND SETBACK REDUCTION RULE: If POD w/ NCPS <75' from OHWM & 1 bldg. w/i 200' site, setback=ave. of NCPS setback & 75'. If NCPS on 2 sides w/i 200', setback=ave.of NCPS setback.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Swrd.=min. 8' & 20' ttl. AS=4'. Unswrd=10', 25', 5'. WR=150'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure incidental & found in connection with principle structure, which is located on the same lot.

INFORMATION AND EXAMPLES: All structures, excluding piers, boat hoists, boathouses, & open fences, must meet 75' setback.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Must be placed btwn. OHWM & 6' landward of OHWM. 1 boathouse per lot. Not on >20% slopes.

DIMENSIONAL REQUIREMENTS: Maximum of 1-story & 400 s.f.

USE AND IMPROVEMENTS: Solely for storage of boats & accessories. No human habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion.

FENCE STANDARDS: Open fences (not defined) may require a lesser setback and are exempt from 75' setback.

Shoreland Zoning Ordinance Summary

Florence

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & 35' deep from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' may be clear cut to the depth of the 35' area.
TREE AND SHRUBS REGULATIONS:	No clear cutting w/i buffer except in VAC. Dead, diseased, or dying trees/shrubs removed at discretion of owner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	NCS can be maintained as long as a NC use does not discontinue for 12 consecutive months.
HORIZONTAL ADDITION PROVISIONS:	No structural alteration, addition or repair can over the life of the bldg., exceed 50% of the fair market value, unless brought into compliance.
VERTICAL ADDITION PROVISIONS:	No structural alteration, addition or repair can over the life of the bldg., exceed 50% of the fair market value, unless brought into compliance.
BASEMENT ADDITION PROVISIONS:	The lowest floor elevation must be 2' above OHWM. No additions can over the life of the bldg., exceed 50% of the current estimated fair market value.
ACCESSORY STRUCT. PROVISIONS:	No structural alteration, addition or repair can over the life of the bldg., exceed 50% of the fair market value, unless brought into compliance.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input checked="" type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Fond du Lac

Zoning Administrator: Ernst "Spike" Clarenbach

Address: 160 S Macy ST

Telephone Number: 920-929-3139

Fond du Lac WI 54935

Fax Number: 920-929-3016

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (average minimum lot width)

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (at OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75'

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Min. side yard=10' & min. total sideyards=25'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate struct. clearly incidental to & found in connection w/ PS to which it is related & located on same lot.

INFORMATION AND EXAMPLES: May not be used for habitation. Piers, boat hoist, boathouses & open fences exempt from setback req.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall not extend waterward beyond OHWM. Construct on max. 20% slope. 1 boathouse per conforming lot.

DIMENSIONAL REQUIREMENTS: Max. 864 s.f. Highest point of roof max. 1-story or 15' tall. Req. min. 1 boat access door min. 7' wide on water side.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' strip shall be constructed & surfaced to effectively control erosion.

FENCE STANDARDS: Open fences w/i setback if for each 1' wide segment over entire length & height, 50% of surface area open w/ views.

Shoreland Zoning Ordinance Summary

Fond du Lac

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip paralleling the OHWM & extending 35' inland from OHWM of shoreline.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' along OHWM may be cut to depth of 35' strip.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased, or dying trees or shrubs is at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Alternative cutting plan may req. performance bond which guarantees planted trees & shrubs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Maintenance may continue w/ conditions incl. if use is discont. for 12 monthes, any future use shall conform to ordinance.
HORIZONTAL ADDITION PROVISIONS:	Additions & improvements to conforming uses permitted provided no encroachment on existing roads & yard setbacks & conform to ordinance.
VERTICAL ADDITION PROVISIONS:	Additions & improvements to conforming uses permitted provided no encroachment on existing roads & yard setbacks & conform to ordinance.
BASEMENT ADDITION PROVISIONS:	Additions & improvements to conforming uses permitted provided no encroachment on existing roads & yard setbacks & conform to ordinance.
ACCESSORY STRUCT. PROVISIONS:	Additions & improvements to conforming uses permitted provided no encroachment on existing roads & yard setbacks & conform to ordinance.
RECONSTRUCTION PROVISIONS:	Replacement of conforming uses permitted provided no encroachment on existing roads & yard setbacks & conform to ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling or grading w/i 300' of OHWM & drains to water if (1)>10,000 s.f. exposed or (2)on slopes of 20% or greater.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Forest

Zoning Administrator: Dawn Schmidt

Address:

200 E Madison ST

Courthouse

Crandon

WI 54520

Telephone Number: 715-478-3893

Fax Number: 715-478-5395

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION
SYSTEM:

Lakes over 50 acres (L>50) &
Lakes 50 acres or less (L<50)

RIVER AND STREAM
CLASSIFICATION SYSTEM:

Flowages, Rivers & Streams =
L<50

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: L>50=20,000 s.f. L<50=40,000 s.f.

LOT WIDTH: L>50=100' L<50=200' (at structure setback line)

SHORELINE FRONTAGE: L>50=100' L<50=200' (at OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: L>50 & L<50 = 75' from OHWM.

**SHORELAND SETBACK
REDUCTION RULE:** Min. 40' red. setback. Red. setbacks for additions only & req. 5+ bldgs. w/i 500' of bldg. site.
Ave.=setback of PS on each side or if vacant 75'.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: L>50' & sewered=10'. L>50' & unsewered=15'. L<50=15'.

IMPERVIOUS AREA LIMIT: Max. 20% lot coverage (impervious surface area)

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate struct. Incidental to & found in connection w/ PS to which it is related & on same lot as.

**INFORMATION AND
EXAMPLES:** Max. 18' tall & no human habitation. Piers, boat hoists, stairs, walkways, lifts & open fences may require lesser setback.

BOATHOUSE STANDARDS:

**PLACEMENT
REQUIREMENTS:** Boathouses are structures & must be setback 75' from OHWM.

**DIMENSIONAL
REQUIREMENTS:** AS limited to 18' tall from sill plate to peak of structure.

**USE AND
IMPROVEMENTS:** No human habitation.

**PIER AND WHARF
STANDARDS:** Not addressed in county's shoreland zoning ordinance.

**DOCKOMINIUM
STANDARDS:** Sale of mooring sites & berths as condominiums or anything separate from a dwelling on the same shoreland lot is prohibited.

WALKWAY STANDARDS: Max. 4' wide. Paths must be of permeable surfacing. Walks & stairs for access only & must be screened, no roofs, railing if req. for safety.

FENCE STANDARDS: Open fences (50% or less opaque) may require a lesser setback and are exempt from 75' setback.

Shoreland Zoning Ordinance Summary

Forest

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Vegetative Protection Area
DIMENSIONS:	First 35' of area from the water's edge landward.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any lot or 30' in any 100' along OHWM cleared to 35' strip. Clear cutting prohibited exc. for PS, etc.
TREE AND SHRUBS REGULATIONS:	Regulations do not apply to removal of dead, diseased, or dying trees or shrubs & silvicultural thinning upon recommendation of a forester.
MAINTENANCE REGULATIONS:	Fertilization of shore yards w/i 75' from OHWM prohibited unless free of nitrates, phosphates & lake damaging chemicals.
ENFORCEMENT PROVISIONS:	Prior to issuing citation, ZA shall issue a Correction Letter. If no result, ZA shall issue citation.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	No struct. alteration, addition or repair shall over life of struct. exceed 50% of CEAV unless permanently changed to conforming.
HORIZONTAL ADDITION PROVISIONS:	Additions to NCS landward only & limited to 1/2 of total s.f. of existing struct. & must meet 50% rule. Req. mitigation.
VERTICAL ADDITION PROVISIONS:	Additions to NCS landward only & limited to 1/2 of total s.f. of existing struct., max. 25' tall & must meet 50% rule. Req. mitigation.
BASEMENT ADDITION PROVISIONS:	No struct. alteration, addition or repair shall over life of struct. exceed 50% of CEAV unless permanently changed to conforming.
ACCESSORY STRUCT. PROVISIONS:	No struct. alteration, addition or repair shall over life of struct. exceed 50% of CEAV unless permanently changed to conforming.
RECONSTRUCTION PROVISIONS:	If NCS damaged by violent wind, fire, etc. rebuild as prior to damage & req. mitigation. If damaged by owner or deterioration, rebuild in conformance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Additions to structures which req. a reduced setback & repair or reconstruction of any damaged or destroyed NCS.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Plan to mitigate shall be developed & submitted prior to any repair or reconstruction. Plan shall be approved by ZA prior to issuance of permit & shall include an implementation schedule.
WHAT IS REQUIRED FOR MITIGATION?	Plan req. sanitary system to be brought up to code, restore buffer of native vegetation & w/i 5 years provide min. 60% visual screening of NCS from water, meet impervious surface limits & visually inconspicuous exterior building materials.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland Overlay District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Grant

Zoning Administrator:	James Nemo	Address:	124 S Monroe ST
Telephone Number:	608-723-2848/4394	Lancaster	WI 53813
Fax Number:	608-723-6501	E-mail Address:	
County's Web Site:			
LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Sewered=10,000 s.f. Unsewered=20,000 s.f.
LOT WIDTH:	Sewered=65' Unsewered=100' (minimum average lot width)
SHORELINE FRONTAGE:	Sewered=65' Unsewered=100' (frontage at OHWM)
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	Setback=75', exc. piers, boat hoists, boathouses, & open fences.
SHORELAND SETBACK REDUCTION RULE:	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	Swrd=min. 8' & ttl. 20'. AS=4'. Unswrd=min.10' & ttl. 25'. AS=5'.
IMPERVIOUS AREA LIMIT:	Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Detached subordinate struct. which is incidental & found in connection with PS to which it is related & on the same lot as.
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INFORMATION AND EXAMPLES:	All bldgs. & struct., exc. piers, boat hoists, boathouses & open fences, setback a min. of 75' from OHWM of nav. waters.
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BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Boathouses shall be setback a minimum of 5' from OHWM. Construct on max. 20% slopes. 1 boathouse per lot as AS.
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DIMENSIONAL REQUIREMENTS:	Max. 300 s.f. & one story.
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USE AND IMPROVEMENTS:	Solely for boat storage & related equipment. No human habitation.
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PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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WALKWAY STANDARDS:	Any path or road w/i 35' area shall be constructed & surfaced to effectively control erosion.
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FENCE STANDARDS:	Open fences (not defined) may be w/i 75' setback.
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Shoreland Zoning Ordinance Summary

Grant

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' along OHWM may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased, or dying trees or shrubs is at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Alternative cutting plan may req. performance bond which guarantees planted trees & shrubs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Cond. routine mainten. incl. no repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
HORIZONTAL ADDITION PROVISIONS:	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
VERTICAL ADDITION PROVISIONS:	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
BASEMENT ADDITION PROVISIONS:	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
ACCESSORY STRUCT. PROVISIONS:	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Green

Zoning Administrator: Diane Updike

Address: N3150 Highway 81

Telephone Number: 608-328-9423

Monroe WI 53566

Fax Number: 608-328-9443

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (minimum average width)

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75, exc. for piers, boat hoists & boathouses

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' on vacant lots.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Addressed in general zoning.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: A subordinate building or portion of main building, the use of which is incidental to permitted use of main building.

INFORMATION AND EXAMPLES: Setback min. 75' from OHWM of an adjacent water body is req. for all bldgs. & struct., exc. piers, boat hoist & boathouses.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Construction or placing a boathouse beyond the OHWM of any navigable waters is prohibited.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: Use for storage of watercraft & associated materials. No human habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Not addressed in county's shoreland zoning ordinance.

FENCE STANDARDS: Addressed in general zoning.

Shoreland Zoning Ordinance Summary

Green

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip of land 35' wide inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' measured along OHWM may be clear cut.
TREE AND SHRUBS REGULATIONS:	Regulations do not apply to removal of dead, diseased or dying trees or shrubbery.
MAINTENANCE REGULATIONS:	Not addressed in county's shoreland zoning ordinance.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine mainten. if no repair to NCS over life of struct. shall exceed 50% of equalized assessed value when it became NC unless made conforming.
HORIZONTAL ADDITION PROVISIONS:	No struct. alter., addition or repair to NCS over life of struct. shall exceed 50% of equalized assessed value when became NC unless made conforming.
VERTICAL ADDITION PROVISIONS:	No struct. alter., addition or repair to NCS over life of struct. shall exceed 50% of equalized assessed value when became NC unless made conforming.
BASEMENT ADDITION PROVISIONS:	No struct. alter., addition or repair to NCS over life of struct. shall exceed 50% of equalized assessed value when became NC unless made conforming.
ACCESSORY STRUCT. PROVISIONS:	No struct. alter., addition or repair to NCS over life of struct. shall exceed 50% of equalized assessed value when became NC unless made conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Permit req. as described in Shoreland-Wetland District.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Green Lake

Zoning Administrator: Terry Ochs

Address: 429 Hill ST

Telephone Number: 920-294-4027

Green Lake WI 54941

Fax Number: 920-294-4104

E-mail Address: tochs@mail.co.green-lake.wi.us

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Sewered=10,000 s.f. Unsewered=20,000 s.f.
LOT WIDTH:	Sewered=65' Unsewered=100' (minimum average lot width)
SHORELINE FRONTAGE:	Not addressed in county's shoreland zoning ordinance.
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	All bldgs. & struct., exc. piers, boat hoists & open fences=75'.
SHORELAND SETBACK REDUCTION RULE:	Not addressed in county's shoreland zoning ordinance.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	Not addressed in county's shoreland zoning ordinance.
IMPERVIOUS AREA LIMIT:	Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Detached subordinate structure incidental to and found in connection with PS to which it is related & on same lot as PS.
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INFORMATION AND EXAMPLES:	All structures, exc. piers, boat hoists & open fences must meet 75' setback.
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BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Not permitted w/i 75' of OHWM & no variance shall allow boathouses w/i 75' of OHWM.
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DIMENSIONAL REQUIREMENTS:	Not addressed in county's shoreland zoning ordinance.
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USE AND IMPROVEMENTS:	Can maintain existing, but no improvements - patio doors, furniture, plumbing, or any features inconsistent w/ boat storage.
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PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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WALKWAY STANDARDS:	Any path or road w/i 35' area shall be constructed & surfaced to effectively control erosion.
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FENCE STANDARDS:	Open fences (not defined) may be w/i 75' setback.
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Shoreland Zoning Ordinance Summary

Green Lake

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area paralleling OHWM & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' as measured along OHWM, may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased, or dying trees or shrubs is at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Conditional routine maintenance if no repair to bldg. or struct. over its life exceeds 50% of current est. fair market value unless made compliant.
HORIZONTAL ADDITION PROVISIONS:	No struct. alter., addition or repair to bldg. or struct. over its life exceeds 50% of current est. fair market value unless made compliant.
VERTICAL ADDITION PROVISIONS:	No struct. alter., addition or repair to bldg. or struct. over its life exceeds 50% of current est. fair market value unless made compliant.
BASEMENT ADDITION PROVISIONS:	No struct. alter., addition or repair to bldg. or struct. over its life exceeds 50% of current est. fair market value unless made compliant.
ACCESSORY STRUCT. PROVISIONS:	No struct. alter., addition or repair to bldg. or struct. over its life exceeds 50% of current est. fair market value unless made compliant.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Iowa

Zoning Administrator: Scott Godfrey

Address: 222 N Iowa ST

Telephone Number: 608-935-0398

Dodgeville WI 53533

Fax Number: 608-935-3024

E-mail Address: iczone@mhtc.net

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=150' (minimum average lot width)

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (min. frontage at OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75", exc. piers, boat hoists, boathouses & open fences.

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' on vacant lots.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Swrd=min. 8' & ttl. 20'. AS=4'. Unswrd=min.10' & ttl. 25'. AS=5'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate struct. incidental to & found in connection with PS to which it is related & on same lot as.

INFORMATION AND EXAMPLES: All bldgs. & struct., exc. piers, boat hoists, boathouses & open fences, setback a min. of 75' from OHWM of nav. waters.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall be setback a min. of 5' from OHWM. Construct on max. 20% slopes. 1 boathouse per lot as AS.

DIMENSIONAL REQUIREMENTS: Max. 300 s.f. & 1-story.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' area shall be constructed & surfaced to effectively control erosion.

FENCE STANDARDS: Open fences (not defined) may be w/i 75' setback.

Shoreland Zoning Ordinance Summary

Iowa

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 35' inland along OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' along OHWM may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased, or dying trees or shrubs is at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Alternative cutting plan may req. performance bond which guarantees planted trees & shrubs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Cond. routine mainten. incl. no repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
HORIZONTAL ADDITION PROVISIONS:	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
VERTICAL ADDITION PROVISIONS:	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
BASEMENT ADDITION PROVISIONS:	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
ACCESSORY STRUCT. PROVISIONS:	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Iron

Zoning Administrator:	Joe Bisenius	Address:	300 Taconite ST
Telephone Number:	715-561-5414	Hurley	WI 54534
Fax Number:	715-561-2928	E-mail Address:	
County's Web Site:			
LAKE CLASSIFICATION SYSTEM:	Lake Class 1 & 2	RIVER AND STREAM CLASSIFICATION SYSTEM:	Rivers & Streams (same as 2)

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	1=40,000 s.f. 2=90,000 s.f.
LOT WIDTH:	1=200' 2=300'
SHORELINE FRONTAGE:	Not addressed in county's shoreland zoning ordinance.
LOT DEPTH:	1=200' 2=300'
SHORELAND SETBACK:	1 & 2=75'
SHORELAND SETBACK REDUCTION RULE:	Min. 40' setback. Average=average setback of NCPS w/i 500'.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	1 & 2=10' minimum & 40' total
IMPERVIOUS AREA LIMIT:	Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Detached subordinate structure clearly incidental, & found in connection with, a principal structure, & located on same lot.
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INFORMATION AND EXAMPLES:	Must meet setback requirements. Any permanent AS attached to principal struct. shall be considered part of principal struct.
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BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Must be at least 6' landward of OHWM.
DIMENSIONAL REQUIREMENTS:	Maximum of 240 s.f. & 12' tall.
USE AND IMPROVEMENTS:	Only for storage of watercraft & accessories. Not to be used for habitation.

PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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WALKWAY STANDARDS:	Stairs/walk essential to access. Avoid environ. sensitive areas. Max. 4' wide. Rails/landings for safety. Inconspicuous.
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FENCE STANDARDS:	Max. 5' tall. Must meet setback. Req. permit. Must be decorative of wood or wire. No solid board fences. Ag exemption.
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Shoreland Zoning Ordinance Summary

Iron

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' shall be clear cut.
TREE AND SHRUBS REGULATIONS:	Cutting governed by consideration of effect on water quality & in accord w/ accepted forestry management practices.
MAINTENANCE REGULATIONS:	Not addressed in county's shoreland zoning ordinance.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Repairs shall not during life of struct. exceed 50% of fair market value, when struct. became NC. If costs >50% value, can change to conforming.
HORIZONTAL ADDITION PROVISIONS:	Struct. alterations shall not during life of struct., exceed 50% of fair market value, at time of NC. If costs >50% value, can change to conforming.
VERTICAL ADDITION PROVISIONS:	Struct. alterations shall not during life of struct., exceed 50% of fair market value, at time of NC. If costs >50% value, can change to conforming.
BASEMENT ADDITION PROVISIONS:	Lowest level must be at least 4' above highest ground water level.
ACCESSORY STRUCT. PROVISIONS:	Repairs or alteration shall not during life of struct. exceed 50% of fair market value, at time of NC. If costs >50% value, can change to conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland Protection Overlay w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Any filling, grading or excavating requires a Land Use Permit.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Jackson

Zoning Administrator: Terry Schmidt

Address: 307 S Main ST

Telephone Number: 715-284-0220

Black River Falls WI 54615

Fax Number: 715-284-0238

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	All lots on Black River from STH 54 downstream to county line =BR
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=21,780 s.f. BR=1.5 acres

LOT WIDTH: Sewered=65' Unsewered=120' BR=200'

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' BR=200'

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: S & U=75' BR=greater of 100' from OHWM or 25' from bluffline

SHORELAND SETBACK REDUCTION RULE: Min. 40' setback. Ave=ave. setback of nearest bldgs. w/i 200' on either side, or if only 1 bldg. & 75'.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=min. 15' & 20' total Unsewered=min. 10' & 25' total

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure clearly incidental & found in connection with principal structure which is on the same lot.

INFORMATION AND EXAMPLES: No more than 2 accessory bldgs., incl. a boathouse, on a lot or lots under single ownership may be present.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouse shall not extend below nor be closer than 10' from OHWM. Not on 20%+ slopes.

DIMENSIONAL REQUIREMENTS: Max. 10' tall above OHWM & max. dimensions of 14' wide x 24' long.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. Not for human habitation. Toilets prohibited.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Paths w/i protection area must be constructed & surfaced to effectively control erosion.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Jackson

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 20' in any 100' along OHWM shall be clear cut to depth of 35' strip (BR=30' in 200').
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased, or dying trees or shrubs is at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	NCS can be maintained as long as a NC use does not discontinue for 12 consecutive months.
HORIZONTAL ADDITION PROVISIONS:	No structural alteration, addition or repair can exceed 50% of its fair market value, at time of NC, unless brought into compliance.
VERTICAL ADDITION PROVISIONS:	No structural alteration, addition or repair can exceed 50% of its fair market value, at time of NC, unless brought into compliance.
BASEMENT ADDITION PROVISIONS:	No structural alteration, addition or repair can exceed 50% of its fair market value, at time of NC, unless brought into compliance.
ACCESSORY STRUCT. PROVISIONS:	Maintenance & repair of NC boathouses below OHWM shall comply w/ 30.121, Wis. Stats.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input checked="" type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	CUP req. for any filling or grading w/i 300' of OHWM on slopes draining toward water & (1)>20% (2)>1000 s.f. on 12-20% or (3)2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Jefferson

Zoning Administrator: Bruce Haukom

Address: 320 S Main ST

RM 206

Jefferson

WI 53549

Telephone Number: 920-674-7130

Fax Number: 920-674-7368

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Swrd=10,000 s.f. Unswrd =20,000 s.f (or of underlying dist.)

LOT WIDTH: Sewered=80' Unsewered=100' (or of underlying dist.)

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: Sewered=80' Unsewered=150' (or of underlying dist.)

SHORELAND SETBACK: Setback=75' from normal HWM & min. 2' above regional flood elev.

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 5+ bldgs. w/i 500' of prop. bldg. site. Ave=setbacks of bldgs. on each side & 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=10' each. Unsewered=15' each.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached structure subordinate to PU & located on same lot or parcel, & serving purpose incidental to PU.

INFORMATION AND EXAMPLES: Docks, piers & boathouses exempt from 75' setback.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Placing a boathouse below OHWM is prohibited.

DIMENSIONAL REQUIREMENTS: Max. 8' tall.

USE AND IMPROVEMENTS: Protect or store boats. No human habitation. May erect temporary flexible covering over flat roofs & max. 15' tall.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i the strip shall be constructed & surfaced to effectively control erosion.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Jefferson

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree Cutting Regulation Area on shoreland.
DIMENSIONS:	Strip paralleling shoreline & extending 35' inland from normal HWM of shoreland.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30% of length of strip shall be clear cut to depth of strip & openings max. 30' for every 100'.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased, or dying trees at discretion of landowner. Remaining 70% shall screen cars, bldgs., etc.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Removal of natural shrubbery req. Zoning Permit & contract to pay cost of replanting if needed.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	A NCS shall not be extended, enlarged, reconstructed, moved or struct. altered in excess of 50% of its current fair market value.
HORIZONTAL ADDITION PROVISIONS:	A NCS shall not be extended, enlarged, reconstructed, moved or struct. altered in excess of 50% of its current fair market value.
VERTICAL ADDITION PROVISIONS:	A NCS shall not be extended, enlarged, reconstructed, moved or struct. altered in excess of 50% of its current fair market value.
BASEMENT ADDITION PROVISIONS:	A NCS shall not be extended, enlarged, reconstructed, moved or struct. altered in excess of 50% of its current fair market value.
ACCESSORY STRUCT. PROVISIONS:	A NCS shall not be extended, enlarged, reconstructed, moved or struct. altered in excess of 50% of its current fair market value.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Zoning permit req. for filling >500 s.f. of any wetland contiguous to water & not located in Shoreland-Wetland District.				
LAND DISTURBANCE MEASURES:	Permit req. if grading w/i 500' of OHWM sloping to water, BUT not Shrlnd-Wtlnd Dist., if (1)20%+ slopes (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Juneau

Zoning Administrator: David Donnelly

Address: 250 Oak ST

Telephone Number: 608-847-9391

Mauston WI 53948

Fax Number: 608-847-9392

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Swrd=65' Unswrd=150' (width of frontage at water's edge)

SHORELINE FRONTAGE: Swrd=65' Unswrd=150' (width of frontage at water's edge)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: 75'=all bldgs. & struct., exc. piers, boat hoists, & boathouses.

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 600' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' on vacant lots.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=min. 8' & total 20'. Unsewered=min. 10' & total 25'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure clearly incidental to & found in connection with principal structure.

INFORMATION AND EXAMPLES: All bldgs. & struct., except piers, boat hoists & boathouses, shall be setback at least 75' from OHWM of navigable waters.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall not extend below the OHWM.

DIMENSIONAL REQUIREMENTS: The highest point of roof elevation shall not be more than 10' vertical measurement above natural ground surface.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation. May place railings on roof if not solid & max. 3.5' tall.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Construct & surface any path or road to effectively control erosion when created for purpose of clear cutting w/i 35' area.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Juneau

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip paralleling the shoreline & extending 35' inland from OHWM of shoreline.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100', as measured along OHWM, shall be clear cut to depth of 35' strip.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased, or dying trees or shrubs is at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Alternative cutting plan may req. performance bond which guarantees planted trees & shrubs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Maintenance may continue with conditions, incl. if use is discontinued for 12 monthes, any future use will conform to ordinance.
HORIZONTAL ADDITION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.
VERTICAL ADDITION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.
BASEMENT ADDITION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.
ACCESSORY STRUCT. PROVISIONS:	Not addressed in county's shoreland zoning ordinance.
RECONSTRUCTION PROVISIONS:	If NCS is destroyed, may be replaced if (1)rebuilt as conforming (2)property rezoned or (3)owner appeals determination.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Spec. except. permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>5000 s.f. on 12-20% (3)>10,000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Kenosha

Zoning Administrator: George Melcher

Address: 19600 75th ST

Telephone Number: 262-857-1895

Bristol WI 53104-0520

Fax Number: 262-857-6508

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Varies with zoning district. R1=min. 5 acres. R6=min. 6000 s.f.

LOT WIDTH: Varies with zoning district. R1=300'. R6=60' (at setback line).

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Shoreyard not less than 75' from OHWM of stream, lake or wetland.

SHORELAND SETBACK REDUCTION RULE: Min. 50' setback. Average=existing shore yards of abutting structures on each side.

WETLAND SETBACK: Shoreyard not less than 75' from OHWM of stream, lake or wetland.

SIDEYARD SETBACK: Varies with zoning district.

IMPERVIOUS AREA LIMIT: Varies with zoning district.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Bldg. subordinate to & serves PS, contrib. to comfort, convenience & necessity of PS, located on same lot & detached from PS.

INFORMATION AND EXAMPLES: All struct., exc. navigational aids, piers & boat launching fac., shall not be closer than shore yard distance.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Shall not be closer to a lake, stream, pond or wetland than the OHWM & 3' of any side lot line. 1 boathouse for each lot.

DIMENSIONAL REQUIREMENTS: Height max. 12' above existing grade unless steep slope or bluff. Max. 576 s.f.

USE AND IMPROVEMENTS: Strictly for boat storage & related accessories. Orient main opening toward lake.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Max. 10' wide. Design & construct to result in minimal disruption & removal of shoreland cover & impairment of nat. beauty.

FENCE STANDARDS: Decorative fences under 2' permitted. Residential fences not allowed w/i shoreyard.

Shoreland Zoning Ordinance Summary

Kenosha

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Within 100' of the OHWM of all navigable waters.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' measured along OHWM shall be clear cut.
TREE AND SHRUBS REGULATIONS:	Prohibited exc. for home & park site dev't, access roads, paths, timber stand improv't, trimming & dead tree removal.
MAINTENANCE REGULATIONS:	Not addressed in county's shoreland zoning ordinance.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	If the structure met yard req. at construction, alterations permitted if it doesn't create a greater degree of encroachment on yard, height, etc. req.
HORIZONTAL ADDITION PROVISIONS:	If the structure met yard req. at construction, alterations permitted if it doesn't create a greater degree of encroachment on yard, height, etc. req.
VERTICAL ADDITION PROVISIONS:	If the structure met yard req. at construction, alterations permitted if it doesn't create a greater degree of encroachment on yard, height, etc. req.
BASEMENT ADDITION PROVISIONS:	If the structure met yard req. at construction, alterations permitted if it doesn't create a greater degree of encroachment on yard, height, etc. req.
ACCESSORY STRUCT. PROVISIONS:	If the structure met yard req. at construction, alterations permitted if it doesn't create a greater degree of encroachment on yard, height, etc. req.
RECONSTRUCTION PROVISIONS:	Structures damaged by fire, explosion or other calamity may be reconstructed and in so far as practicable shall conform with ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Lowland Resource Conservancy District to prevent destruction of natural or manmade resources and to protect water courses and marshes.				
LAND DISTURBANCE MEASURES:	Earth movements, incl. grading, topsoil removal, and filling, are conditional uses & may require a stipulated shoreland permit.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Kewaunee

Zoning Administrator:	Glenn Selner	Address:	613 Dodge ST
Telephone Number:	920-388-7192	Kewaunee	WI 54216
Fax Number:	920-388-7195	E-mail Address:	kewauneectyzone@itol.com
County's Web Site: www.kewauneecounty.org			

LAKE CLASSIFICATION SYSTEM: Not utilized in county's shoreland zoning ordinance.

RIVER AND STREAM CLASSIFICATION SYSTEM:

Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Sewered=10,000 s.f. Unsewered=40,000 s.f.
LOT WIDTH:	Sewered=65' Unsewered=150' (minimum average lot width)
SHORELINE FRONTAGE:	Sewered=65' Unsewered=150' (frontage at OHWM).
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	75' exc. on L. Michigan if bluff >10' tall, setback=125'.
SHORELAND SETBACK REDUCTION RULE:	Min. 40' setback. Ave=ave. setback of nearest bldgs. w/i 200' on either side, or if only 1 bldg. & 75'.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	Swrd=min. 8' & total 20'. AS=4'. Uns wrd=10' & 25'. AS=5.
IMPERVIOUS AREA LIMIT:	Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Detached subordinate struct. clearly incidental & found in connection with PS to which it is related & on the same lot as.
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INFORMATION AND EXAMPLES:	Deck & patio conditionally setback exempt. 2 AS per lot. No living quarters. Floor area max. 75% of PS & max. 14' tall.
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BOATHOUSE STANDARDS:	
PLACEMENT REQUIREMENTS:	Boathouses shall not be placed waterward beyond OHWM. 1 boathouse permitted on lot as AS. Max. 20% slope if constructing.
DIMENSIONAL REQUIREMENTS:	Max. 400 s.f. & 1-story tall. Highest point of roof max. 10' vertical measurement above OHWM.
USE AND IMPROVEMENTS:	Solely for boat storage & related equipment. No human habitation. Railing on roof if not solid & max. 3.5' tall.
PIER AND WHARF STANDARDS:	Max. 42" wide. Canopies, roofs & closed railings/walls prohibited. Landing for safety max. 25 s.f.
DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.
WALKWAY STANDARDS:	Necessary for access. Max. 42" wide. Railing & landings (max. 25 s.f.) for safety. Elevate, not excavate. Inconspicuous.
FENCE STANDARDS:	Req. land use permit. Residential fences permitted up to setback line. Open, ornamental fences may be permitted w/i setback.

Shoreland Zoning Ordinance Summary

Kewaunee

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 50' inland along OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' as measured along OHWM may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying, diseased trees or shrubs at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Alternative cutting plan w/ replacement plantings may req. performance bond for trees & shrubs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance permitted. No repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.
HORIZONTAL ADDITION PROVISIONS:	No addition, alteration or repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.
VERTICAL ADDITION PROVISIONS:	No addition, alteration or repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.
BASEMENT ADDITION PROVISIONS:	No addition, alteration or repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.
ACCESSORY STRUCT. PROVISIONS:	No addition, alteration or repair over life of struct. shall exceed 50% of its current estimated market value, unless changed to conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>4000 s.f. on 12-20% (3)>5000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	On L. Michigan, setback=125' if bluff >10' tall. Elevate stairs, not excavate.				

Shoreland Zoning Ordinance Summary

La Crosse

Zoning Administrator: Michael Weibel

Address: 400 Fourth ST North

Telephone Number: 608-785-9722

La Crosse WI 54601-3200

Fax Number: 608-785-9704

E-mail Address: MWEIBEL@S10197am.co.la-crosse.wi.us

County's Web Site: www.co.la-crosse.wi.us

LAKE CLASSIFICATION SYSTEM:

Not utilized in county's shoreland zoning ordinance.

RIVER AND STREAM CLASSIFICATION SYSTEM:

All lots on Black River from north county line south to HWY 35=BR

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f. BR=1.5 acres

LOT WIDTH: Sewered=75' Unsewered=100' (average minimum lot width)

SHORELINE FRONTAGE: Sewered=75' Unsewered=100' BR=200' (at water's edge or OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: S & U=75' BR=greater of 100' from OHWM or 25' from bluffline

SHORELAND SETBACK REDUCTION RULE: Reduced setback by ZA if 1+ PS on either side of lot w/i 150' with lesser setbacks. Average=setbacks on either side or 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: S=8' & 20'<1.5 stories & >1.5, U & BR=10' & 25'. AS=4'(S) & 5'(U)

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure incidental to & found in connection with PS to which it related & on same lot as PS.

INFORMATION AND EXAMPLES: All bldgs. & struct., exc. piers, boat hoists, boathouses & open fences, setback at least 75' from OHWM of navigable waters.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses prohibited beyond OHWM. Construct on max. 20% slopes. 1 boathouse per lot.

DIMENSIONAL REQUIREMENTS: Max. 600 s.f. & 10' vertical measurement above OHWM.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation. Railings on roof if not solid & max. 3.5' tall.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: 1 stairway or lift, unless stairs existing. Visually inconspicuous. Max. 4' wide. Landings max. 40 s.f. for safety.

FENCE STANDARDS: Open fences (not defined) may be w/i 75' setback.

Shoreland Zoning Ordinance Summary

La Crosse

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' (BR=20' in 200') along OHWM may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased or dying trees at discretion of owner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Alternative cutting plan w/ replacement plantings may req. performance bond for trees & shrubs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance permitted. No repair over life of NCS shall exceed 50% of its current est. fair market value, unless changed to conforming.
HORIZONTAL ADDITION PROVISIONS:	No struct. alteration, addition or repair over life of NCS shall exceed 50% of its current estimated fair market value, unless changed to conforming.
VERTICAL ADDITION PROVISIONS:	No struct. alteration, addition or repair over life of NCS shall exceed 50% of its current estimated fair market value, unless changed to conforming.
BASEMENT ADDITION PROVISIONS:	No struct. alteration, addition or repair over life of NCS shall exceed 50% of its current estimated fair market value, unless changed to conforming.
ACCESSORY STRUCT. PROVISIONS:	No struct. alteration, addition or repair over life of NCS shall exceed 50% of its current estimated fair market value, unless changed to conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Increased setbacks on Black River, greater of 100' from OHWM or 25' from bluffline.				

Shoreland Zoning Ordinance Summary

Lafayette

Zoning Administrator: Stephen Hubner

Address: 627 Washington ST

Telephone Number: 608-776-4830

Darlington WI 53530

Fax Number: 608-776-4858

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=150' (minimum average lot width)

SHORELINE FRONTAGE: Sewered=65' Unsewered=150' (min. frontage at OHWM).

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75', exc. piers, boat hoists, boathouses, & open fences.

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=min. 8' & total 20'. Unsewer=min. 10' & total 25'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate struct. incidental to & found in connection w/ PS to which it is related & located on same lot as PS.

INFORMATION AND EXAMPLES: All bldgs. & struct., exc. piers, boat hoists, boat houses, & open fences, shall be setback a min. of 75' from OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Setback a min. of 10' from OHWM. 1 boathouse per lot as AS. Construct on max. 20% slopes.

DIMENSIONAL REQUIREMENTS: Max. 500 s.f. & 1-story.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any paths or roads w/i 35' area shall be constructed & surfaced as to be effective in controlling erosion.

FENCE STANDARDS: Open fences (not defined) may be w/i 75' setback.

Shoreland Zoning Ordinance Summary

Lafayette

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 35' inland along OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100', as measured along OHWM, may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying, diseased trees or shrubs at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Alternative cutting plan w/ replacement plantings may req. performance bond for trees & shrubs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance conditionally, inc. no repair over life of struct. shall exceed 50% of current est. fair market value, unless made conforming.
HORIZONTAL ADDITION PROVISIONS:	No struct. alteration, addition, or repair over life of struct. shall exceed 50% of current est. fair market value, unless made conforming.
VERTICAL ADDITION PROVISIONS:	No struct. alteration, addition, or repair over life of struct. shall exceed 50% of current est. fair market value, unless made conforming.
BASEMENT ADDITION PROVISIONS:	No struct. alteration, addition, or repair over life of struct. shall exceed 50% of current est. fair market value, unless made conforming.
ACCESSORY STRUCT. PROVISIONS:	No struct. alteration, addition, or repair over life of struct. shall exceed 50% of current est. fair market value, unless made conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Langlade

Zoning Administrator: Rebecca J. Frisch

Address:

837 Clermont ST

PO Box 505

Antigo

WI 54409-0505

Telephone Number: 715-627-6206

Fax Number: 715-627-4664

E-mail Address: lclandrr@newnorth.net

County's Web Site:

LAKE CLASSIFICATION
SYSTEM:

1=sensitive 2=less sensitive
3=mostly developed

RIVER AND STREAM
CLASSIFICATION SYSTEM:

1 = sensitive 2 = less sensitive

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: 1=120,000 s.f. 2=80,000 s.f. 3=20,000 s.f.

LOT WIDTH: 1=225' 2=150' 3=100' (average)

SHORELINE FRONTAGE: 1=300' 2=200' 3=100' (width at both OHWM & setback)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: 1=125' 2=100' 3=75' Nonnav. streams & drainageways=15'

SHORELAND SETBACK
REDUCTION RULE: No setback averaging allowed.

WETLAND SETBACK: 25' landward of mapped wetlands.

SIDEYARD SETBACK: 1=30'/90'/30' 2=20'/60'/20' 3=10'/30'/10' (1side/total sd/rear)

IMPERVIOUS AREA LIMIT: Lot area < or =15% bldgs. & < or =5% impervious surfaces

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Any detached facility, structure, or building which is accessory or incidental to principle use of property, struct. or bldg.

INFORMATION AND EXAMPLES: Includes, among other things, satellite dishes over 18" in diameter.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: 1=prohibited 2=1 shelter/PS 3=1 boathouse/lot & 1 shelter/PS Locate btwn. 3' & 20' from OHWM. Not on 20%+ slopes.

DIMENSIONAL REQUIREMENTS: Maximum of (1) 300 s.f., (2) 14' wide parallel to lake & (3) 12' tall. Roof slope btwn. 4:12 & 6:12 (rise:run).

USE AND IMPROVEMENTS: Locate in VAC. Natural materials. No living quarters, decks, plumbing, etc.

PIER AND WHARF STANDARDS: Locate in VAC unless site conditions do not permit

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: In VAC unless site conditions prevent. Max. 4' wide. Screened from view & natural colors. Railings only if essential for safety.

FENCE STANDARDS: Must meet shoreline setback requirements.

Shoreland Zoning Ordinance Summary

Langlade

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Vegetation Protection Area = zone of native vegetation incl. ground covers, shrubs & trees
DIMENSIONS:	1=from OHWM to 100' & 30' sdyards 2=from OHWM to 75' & 20' sdyards 3=from OHWM to 50'
VIEWING ACCESS CORRIDOR (VAC):	1 VAC 30' wide for each min. lot width. Selective pruning & removal for filtered view. No clear cutting, grading, etc.
TREE AND SHRUBS REGULATIONS:	Removal of dead/diseased or safety hazards permitted. No clear cutting allowed in buffer.
MAINTENANCE REGULATIONS:	Maintenance of existing lawns can continue; however they may not be extended.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	NCPS allowed ordinary repair & maintenance incl. replacement of windows, doors, roofing, siding, & upgrading of insulation.
HORIZONTAL ADDITION PROVISIONS:	600+ s.f. NCPS > 50' from OHWM, (1)landward addition or w/i req. setback, (2)max. 1500 s.f. total for bldg. (2000 s.f. if > 75') (3)mitigation req.
VERTICAL ADDITION PROVISIONS:	No vertical expansions permitted for NCPS.
BASEMENT ADDITION PROVISIONS:	No new basements permitted on NCPS
ACCESSORY STRUCT. PROVISIONS:	NCAS limited to ordinary maintenance/repair & may not be expanded.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Construction of a new, or an addition to a, principal structure.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Requires plan with site location, description, materials list, timetable, erosion control & photos
WHAT IS REQUIRED FOR MITIGATION?	Restoration includes ground cover, shrubs & trees. Restore entire buffer to extent practicable & at densities to restore shoreline functions.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input checked="" type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>
WETLAND PROTECTION MEASURES:		Conservancy District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.			
LAND DISTURBANCE MEASURES:		Fill & grade permit req. w/i 300' of nav. water. CUP req. if >10,000 s.f. altered or cannot meet req. of F & G permit. No grading on 45%+ slopes.			
BLUFF AND UNSTABLE SOIL MEASURES:		Not addressed in county's shoreland zoning ordinance.			

Shoreland Zoning Ordinance Summary

Lincoln

Zoning Administrator: Daniel Miller

Address: 1110 E Main ST

Telephone Number: 715-536-0333

Merrill WI 54452

Fax Number: 715-536-0382

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Swrd=12,000 s.f. Unswrd=30,000 s.f. Recreat. 40,000=40,000 s.f.
LOT WIDTH:	Sewered=75' Unsewered=100' (at building line)
SHORELINE FRONTAGE:	Sewered=75' Unsewered=150' (at waterline of nav. waters).
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	Setback=75' from OHWM & 2' above exper. high water elevation.
SHORELAND SETBACK REDUCTION RULE:	Reduced shoreline setback must be permitted by BOA.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	Sewered=min. 8' & total 20'. Unsewered=min. 10' & total 25'.
IMPERVIOUS AREA LIMIT:	Expansion of NC at 40' from OHWM limited to max. 1500 s.f.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Detached subordinate struct. incidental to & found in connection with PS to which it is related & located on same lot as.
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INFORMATION AND EXAMPLES:	All bldgs. & struct., exp. piers, wharves, boat hoists & boat accessory sheds, setback 75' from OHWM.
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BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Boat accessory sheds setback min. 10' from OHWM.
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DIMENSIONAL REQUIREMENTS:	Max. dimensions=8' wide, 10' long & 12' in height.
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USE AND IMPROVEMENTS:	Designed solely for boat storage & boating related equipment. Not for human habitation.
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PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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WALKWAY STANDARDS:	Any paths or roads w/i strip shall be constructed & surfaced as to be effective in controlling erosion.
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FENCE STANDARDS:	Assumed structure & must meet setback requirements.
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Shoreland Zoning Ordinance Summary

Lincoln

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area
DIMENSIONS:	Strip paralleling shoreline & extending 35' inland from OHWM of shoreline.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' along OHWM shall be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees at discretion of landowner.
MAINTENANCE REGULATIONS:	Not addressed in county's shoreland zoning ordinance.
ENFORCEMENT PROVISIONS:	Special cutting plan permitted w/ CUP may guarantee tree planting by owner & be enforceable in court.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Ordinary maintenance permitted.
HORIZONTAL ADDITION PROVISIONS:	NCPS can expand if (1)>40' from OHWM, expand rearward or beyond 75' of OHWM & max. 1500 s.f. footprint or (2)is changed to conforming.
VERTICAL ADDITION PROVISIONS:	NCPS can expand if (1)>40' from OHWM, expand rearward or beyond 75' of OHWM & max. 1500 s.f. footprint or (2)is changed to conforming.
BASEMENT ADDITION PROVISIONS:	NCPS can expand if >40' from OHWM, expand rearward or beyond 75' of OHWM & max. 1500 s.f. footprint & 2' above experienced high water elevation.
ACCESSORY STRUCT. PROVISIONS:	No modifications or alterations to NCS unless in conformity. Does not apply to ordinary maintenance or NCS damaged or destroyed by wind, fire, etc.
RECONSTRUCTION PROVISIONS:	NCS damaged or destroyed after 10/14/97 by violent wind, vandalism, fire or flood may be restored consistent w/ provisions of 59.692(1s) Stats.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	CUP req. for any filling or grading w/i 300' of OHWM & drains toward water if (1)>6000 s.f. on >20% slopes or (2)>8000 s.f. on 12-20% slopes.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Manitowoc

Zoning Administrator: Peter Tarnowski

Address: 4319 Expo DR

Telephone Number: 920-683-4185/4187

Manitowoc WI 54220

Fax Number: 920-683-4190

E-mail Address: petetarnowski@lakefield.net

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (at building line)

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (at OHWM) Greater widths may be req.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: 75', exc. when shore is receding and/or bluffs rise 10'+ in 25'.

SHORELAND SETBACK REDUCTION RULE: Board may establish a setback <75' where dev't pattern exists & existing PS on adj. lots w/i 300' are set back <75'.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Not addressed in county's shoreland zoning ordinance.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate struct. clearly incidental to & found in connection with PS to which it is related & on same lot.

INFORMATION AND EXAMPLES: Piers, wharves, bridges, dams, boathouses, patios (max. 6" tall) & access essential walks & stairs exempt from setback req.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall not be located below OHWM. Not a boathouse if rooms above or used for other purposes.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: Solely for purpose of sheltering boats. Not for human habitation or commercial purposes.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Walks & stairs essential to access locate to minimize earth moving, max. 42" wide & open railings max. 42" tall for safety.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Manitowoc

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree Cutting and Shrubbery Removal Regulation Area
DIMENSIONS:	Strip paralleling shoreline & extending 35' inland from OHWM of navigable waters.
VIEWING ACCESS CORRIDOR (VAC):	Not addressed in county's shoreland zoning ordinance.
TREE AND SHRUBS REGULATIONS:	Removal limited to lesser of 30% of frontage or 30' strip at OHWM. Max. opening 10' wide from outward exten. of branches.
MAINTENANCE REGULATIONS:	Not addressed in county's shoreland zoning ordinance.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Dimensional NC (setbacks) may be repaired if floodproofed if in floodplain & if exterior changed, but conform to dimensional req. are permitted.
HORIZONTAL ADDITION PROVISIONS:	Dimensional NC (setbacks) may be repaired if floodproofed in floodplain & if exterior changed, but conform to dimensional requirements.
VERTICAL ADDITION PROVISIONS:	Dimensional NC (setbacks) may be repaired if floodproofed in floodplain & if exterior changed, but conform to dimensional requirements.
BASEMENT ADDITION PROVISIONS:	Dimensional NC (setbacks) may be repaired if floodproofed in floodplain & if exterior changed, but conform to dimensional requirements.
ACCESSORY STRUCT. PROVISIONS:	Dimensional NC (setbacks) may be repaired if floodproofed in floodplain & if exterior changed, but conform to dimensional requirements.
RECONSTRUCTION PROVISIONS:	Any NCS destroyed or damaged by fire, act of god, etc. >50% of present equalized assessed value at time of damage, shall thereafter be conforming.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Filling, grading, excavating, etc. done w/ permitted, accessory or conditional use must comply w/ ordinance to minimize any habitat impairment.				
BLUFF AND UNSTABLE SOIL MEASURES:	Elevate stairs rather excavate from erodible soils. Greater setbacks req. if shore receding or bluffs rise 10'+ over 25' horizontal.				

Shoreland Zoning Ordinance Summary

Marathon

Zoning Administrator: James Burgener

Address: 210 River DR

Telephone Number: 715-261-6020

Wausau WI 54403-5449

Fax Number: 715-261-4116

E-mail Address: jfburgener@mail.co.marathon.wi.us

County's Web Site: www.co.marathon.wi.us

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Swrd=10,000 s.f. (w/i 150' OHWM, lot=unswrd) Unswrd=20,000 s.f.

LOT WIDTH: Swrd=65' (w/i 150' OHWM, lot=unswrd) Unswrd=100'

SHORELINE FRONTAGE: Sewered w/i 150' of OHWM & unsewered=100'.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: 75' from OHWM, 2' above exper. high water mark & 1' above reg. flood.

SHORELAND SETBACK REDUCTION RULE: Reduced setback if adj. lots have PS w/i 100' of prop. bldg. site. Setback=ave. of existing bldgs. Setbacks (min. 25') or 75' on vacant lots.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Not addressed in county's shoreland zoning ordinance.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Structure which is incidental or subordinate to PS on same parcel & desirable, but not necessary for use of parcel.

INFORMATION AND EXAMPLES: All bldgs. & struct. must meet setback, exc. struct. authorized by special zoning permit, elevated stairs, piers & wharves.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Not permitted w/i 75' setback. Existing boathouses are dimensional nonconformities.

DIMENSIONAL REQUIREMENTS: Existing boathouses must meet dim. req. of max. 15' tall, 12' wide parallel to shore, & 20' long. Main door must face water.

USE AND IMPROVEMENTS: Routine maintenance permitted, but no improvements, i.e. patio doors, plumbing, furniture, etc. Roofs not for decks.

PIER AND WHARF STANDARDS: Must allow free movement of water underneath. Residential docks max. 6' wide.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: 1 walkway of non-erodible materials (not on steep slopes) or 1 elevated walkway max. 4' wide.

FENCE STANDARDS: Open fences (not defined) permitted within the 75' setback.

Shoreland Zoning Ordinance Summary

Marathon

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip paralleling shoreline & extending 35' inland from OHWM or 1/2 req. setback for special zoning
VIEWING ACCESS CORRIDOR (VAC):	No more than 30% of length of 35' strip shall be clear cut to depth of strip. Max. opening=30' on any 100' of shore.
TREE AND SHRUBS REGULATIONS:	Clear cut in VAC & remaining 70% tree removal & pruning limited to dead, diseased or dying trees & shrubs.
MAINTENANCE REGULATIONS:	Remaining vegetation shall screen uses on landward side of strip as seen from land & water opposite the shore.
ENFORCEMENT PROVISIONS:	Can revoke permit, issue cease & desist orders, req. site restoration &/or after the fact compliance. Upon conviction, fine \$10 to \$200 /day + costs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Repairs & improvements of a maintenance nature allowed.
HORIZONTAL ADDITION PROVISIONS:	May not increase dimensional NC. With SEP, alter., addition or repair may change ext. dim, but not exceed 50% of equalized assessed value. Additions at setback not limited by value.
VERTICAL ADDITION PROVISIONS:	May not increase dimensional NC. With SEP, alter., addition or repair may change ext. dim, but not exceed 50% of equalized assessed value.
BASEMENT ADDITION PROVISIONS:	May not increase dimen. NC. With SEP, alter. or addition may change ext. dim, but not exceed 50% of equalized assessed value. Setback=2' above OHWM & 2' above regional flood for walkouts.
ACCESSORY STRUCT. PROVISIONS:	May not increase dimensional NC. With SEP, alter., addition or repair may change ext. dim, but not exceed 50% of equalized assessed value.
RECONSTRUCTION PROVISIONS:	If demolished, removed, or damaged >50% of current equalized assessed value, may not restore unless conforming.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Earth disturbances <10,000 s.f. req. a zoning permit & must meet certain standards. If 10,000 s.f. or more, it is a special exception permit.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Marinette

Zoning Administrator: John Lefebvre

Address: 1926 Hall AVE

Telephone Number: 715-732-7535

Marinette WI 54143-0320

Fax Number: 715-732-7532

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=15,000 s.f. Unsewered=30,000 s.f.

LOT WIDTH: Sewered =ave. min.=100' (at building line for unsewered)

SHORELINE FRONTAGE: Min. 100' of frontage at OHWM.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Min. setback=75' from OHWM of naviagable waters.

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Swrd=8' min. & 20' total. AS=8'. Unswrd=10' & 25'. AS=10'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure clearly incidental & found in connection with principal structure which is on the same lot.

INFORMATION AND EXAMPLES: All bldgs. & structures, except piers, boat hoists, boathouses & open fences, setback 75' from OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Setback=20' from OHWM & req. 10' sideyard. Shall not be constructed where existing slope >20%.

DIMENSIONAL REQUIREMENTS: Max. 250 s.f. & 10' tall. Shall not be constructed where existing slope >20%.

USE AND IMPROVEMENTS: Solely for boat storage & related equip. Human habitation prohibited. No plumbing or sanitary fixtures. No decks on roof.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Req. permit. Essential to access. Max. 4' wide & 40 s.f. landings. Visually inconspic. & avoid environ. sensitive areas.

FENCE STANDARDS: Permit req. for privacy fences & meet setback. Max. 6' tall. Owner must maintain both sides of fence.

Shoreland Zoning Ordinance Summary

Marinette

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 50' inland along OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' of trees & shrubs in any 100' may be clear cut to 50' depth area. No single clear cut >10' wide.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying, diseased trees or shrubs at discretion of landowner.
MAINTENANCE REGULATIONS:	Use selective cutting (exc. in VAC) to provide screening, prevent erosion, retard flow of pollutants, & preserve nat. beauty.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance continue if use not discontinued 12 months or repairs over life of struct. do not exceed 50% of current est. fair market value.
HORIZONTAL ADDITION PROVISIONS:	No struct. alter., addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.
VERTICAL ADDITION PROVISIONS:	No struct. alter., addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.
BASEMENT ADDITION PROVISIONS:	No struct. alter., addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.
ACCESSORY STRUCT. PROVISIONS:	No struct. alter., addition or repair over life of structure to exceed 50% of its current est. fair market value, unless made compliant.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	CUP req. for any filling of a wetland contiguous to water & <2 acres on WI Wetland Inv. Maps.				
LAND DISTURBANCE MEASURES:	CUP req. for any filling or grading w/i 300' of OHWM on slopes draining toward water & (1)>20% (2)>1000 s.f. on 12-20% or (3)2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Stairs & lifts req. zoning permit & only allowed if essential to pedestrian access due to steep slopes or rocky, wet or unstable soils.				

Shoreland Zoning Ordinance Summary

Marquette

Zoning Administrator: Thomas Onofrey

Address: PO Box 21

Telephone Number: 608-297-9136 ext. 259

Montello WI 53949

Fax Number: 608-297-7606

E-mail Address: marqzon@maqs.net

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=30,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (at building line)

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75' from OHWM & wetlands on lots that abut nav. waters.

SHORELAND SETBACK REDUCTION RULE: Min. 50' setback. Reduced setback if POD exists & average=setbacks of adjoining properties or 2 nearest developed properties w/i 500'.

WETLAND SETBACK: Setback=75' from wetland boundary on lots that abut nav. waters.

SIDEYARD SETBACK: No bldg. w/i 8' (swrd) or 10' (unswrd) of the lot line.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure incidental to & found in connection with PS to which is related & on same lot as.

INFORMATION AND EXAMPLES: All bldgs. & struct., exc. piers, boat hoists & boathouses, setback 75' from OHWM & wetlands, & elevated 2' above OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Placing a boathouse below OHWM of navigable waters is prohibited.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Stairs, walks & lifts for access. Stairs & railing to be <4' wide & landings max. 40 s.f. CUP for benches, roofs, etc.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Marquette

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip paralleling shoreline & extending 35' inland from normal HWM of shoreline.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30% of length of strip (max. 30' in every 100') along normal HWM shall be clear cut to depth of strip.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying, diseased trees or shrubs at discretion of owner. Remaining 70% to retard runoff & prevent erosion.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Maintenance allowed w/ conditions incl. no repair over life of struct. shall exceed 50% of its current fair market value, unless made conforming.
HORIZONTAL ADDITION PROVISIONS:	No struct. alteration, addition or repair over life of struct. shall exceed 50% of its current fair market value, unless made conforming.
VERTICAL ADDITION PROVISIONS:	No struct. alteration, addition or repair over life of struct. shall exceed 50% of its current fair market value, unless made conforming.
BASEMENT ADDITION PROVISIONS:	All bldgs. & struct. must be elevated min. 2' above OHWM. No struct. alter. over life of struct. shall exceed 50% of its current fair market value.
ACCESSORY STRUCT. PROVISIONS:	No struct. alteration, addition or repair over life of struct. shall exceed 50% of its current fair market value, unless made conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	CUP req. for filling >15,000 s.f. of wetland contig. to water, but not in shoreland-wetland dist.				
LAND DISTURBANCE MEASURES:	CUP req. for filling, grading or clear cutting in shoreland area draining to water & (1)>20% slopes (2)>10,000 s.f. on 12-20% slopes, (3)>20,000 s.f.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Menominee

Zoning Administrator: Dave Raymond

Address: PO Box 279

Telephone Number: 715-799-3001

Keshena WI 54135

Fax Number: 715-799-1322

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (at building setback line).

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (at OHWM).

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75' from OHWM of navigable waters, exc. Legend Lake=100'.

SHORELAND SETBACK REDUCTION RULE: Must be applied through BOA.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Min. 10' sideyard & min. 25' combined total for both sideyards.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Not addressed in county's shoreland zoning ordinance.

INFORMATION AND EXAMPLES: Piers, boat hoists, pedestrian walkways, driveways (w/ conditions) & erosion control structures exempt from setback.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Not permitted w/i req. setback from water.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: Not addressed in county's shoreland zoning ordinance.

PIER AND WHARF STANDARDS: Max. length 20', unless add. length needed to accom. watercraft access. Must be clearly visible all year.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Essential to access. Max. 4' wide. Steps on slopes >10%. 1 landing max. 80 s.f. Not above grade. Surface water permeable

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Menominee

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Vegetation Protection Area
DIMENSIONS:	Area btwn. OHWM & building setback line from the water.
VIEWING ACCESS CORRIDOR (VAC):	1 VAC - Clear cut 30' in 100' to 35' depth. Remainder selectively prune or thin to allow screening.
TREE AND SHRUBS REGULATIONS:	Does not apply to removal of dead, dying or diseased trees. ***Discretion needed to prevent oak wilt. May req. permit.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Normal maintenance is allowed.
HORIZONTAL ADDITION PROVISIONS:	Allow struct. repairs, alter. & expan. if NC not intensified & cost over life of struct. does not exceed 50% of market value based on accum. of work.
VERTICAL ADDITION PROVISIONS:	Allow struct. repairs, alter. & expan. if NC not intensified & cost over life of struct. does not exceed 50% of market value based on accum. of work.
BASEMENT ADDITION PROVISIONS:	Allow struct. repairs, alter. & expan. if NC not intensified & cost over life of struct. does not exceed 50% of market value based on accum. of work.
ACCESSORY STRUCT. PROVISIONS:	Allow struct. repairs, alter. & expan. if NC not intensified & cost over life of struct. does not exceed 50% of market value based on accum. of work.
RECONSTRUCTION PROVISIONS:	If NCS destroyed or damaged >50% by fire, flood or act of God, it shall not be replaced or rebuilt unless in compliance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland Overlay District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	LUP req. for filling/grading w/i 300' of OHWM on slopes draining to water & (1)>20% (2)>1000 s.f. on 12-20% (3)2000 s.f. on <12% (4)w/i OHWM setback.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Monroe

Zoning Administrator: Wesley Bangsberg

Address: 14307 CTY HWY B

Telephone Number: 608-269-8738/8737

C-21A

Sparta

WI 54656

Fax Number: 608-269-8795

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION
SYSTEM:

Not utilized in county's shoreland
zoning ordinance.

RIVER AND STREAM
CLASSIFICATION SYSTEM:

Not utilized in county's shoreland
zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=1.5 acres.

LOT WIDTH: Sewered=80' Unsewered=150'

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: Sewered=100' Unsewered=200'

SHORELAND SETBACK: Setback=75' from OHWM & 2' above experience high water elevation.

**SHORELAND SETBACK
REDUCTION RULE:** Must apply for variance for reduced shoreland setbacks.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=10' each. Unsewered=15' each.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Accessory use is incidental to PU of bldg.

**INFORMATION AND
EXAMPLES:** All bldgs. & struct., exc. piers, wharves, boat hoists & boathouses, setback 75' from OHWM.

BOATHOUSE STANDARDS:

**PLACEMENT
REQUIREMENTS:** Setback 20' from OHWM & elevate 2' above experienced high water elevation.

**DIMENSIONAL
REQUIREMENTS:** Be of a height & color so as to not detract from natural beauty of shoreline. Req. CUP.

**USE AND
IMPROVEMENTS:** Not for human habitation.

**PIER AND WHARF
STANDARDS:** Not addressed in county's shoreland zoning ordinance.

**DOCKOMINIUM
STANDARDS:** Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Not addressed in county's shoreland zoning ordinance.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Monroe

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Limited Tree Cutting Area
DIMENSIONS:	Strip parallel to shoreline & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	1 VAC - max. 30% of length of strip (max. 30' wide along OHWM), may be clear cut to depth of strip.
TREE AND SHRUBS REGULATIONS:	Removal of dead or dying trees at discretion of owner.
MAINTENANCE REGULATIONS:	Vegetation min. 15' tall to screens cars & struct. Openings max. 10' wide from outward extension of branches.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Lawful NCS may continue; however, it shall not be extended, enlarged, reconstructed, moved or struct. altered exc. to comply w/ ordinance provisions.
HORIZONTAL ADDITION PROVISIONS:	Lawful NCS may continue; however, it shall not be extended, enlarged, reconstructed, moved or struct. altered exc. to comply w/ ordinance provisions.
VERTICAL ADDITION PROVISIONS:	Lawful NCS may continue; however, it shall not be extended, enlarged, reconstructed, moved or struct. altered exc. to comply w/ ordinance provisions.
BASEMENT ADDITION PROVISIONS:	Lawful NCS may continue; however, it shall not be extended, enlarged, reconstructed, moved or struct. altered exc. to comply w/ ordinance provisions.
ACCESSORY STRUCT. PROVISIONS:	Lawful NCS may continue; however, it shall not be extended, enlarged, reconstructed, moved or struct. altered exc. to comply w/ ordinance provisions.
RECONSTRUCTION PROVISIONS:	Lawful NCS may continue; however, it shall not be extended, enlarged, reconstructed, moved or struct. altered exc. to comply w/ ordinance provisions.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	CUP req. for filling of area w/i 300' water & drains to water if >500 s.f. of any wetland contiguous to water.				
LAND DISTURBANCE MEASURES:	CUP req. for filling or grading of area w/i 300' of water & drains to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Oconto

Zoning Administrator:	Peter Conrad	Address:	301 Washington ST
Telephone Number:	920-834-6827	Oconto	WI 54153-1621
Fax Number:	920-834-6821	E-mail Address:	conrape@co.oconto.wi.us
County's Web Site: www.co.oconto.wi.us			

LAKE CLASSIFICATION SYSTEM: Not utilized in county's shoreland zoning ordinance.

RIVER AND STREAM CLASSIFICATION SYSTEM: Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Sewered=10,000 s.f. Unsewered=20,000 s.f.
LOT WIDTH:	Sewered=66' Unsewered=100' (at bldg. line & road frontage).
SHORELINE FRONTAGE:	Min. 100' at OHWM.
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	Min. setback=75' from OHWM.
SHORELAND SETBACK REDUCTION RULE:	Min. 40' setback. Ave.=(setbacks of NCPS w/i 200') + 75'. Reduce w/ ave. only if req. setback can't be met w/o ave. & no ave. if adj. lot vacant.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	5'
IMPERVIOUS AREA LIMIT:	Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Structures include satellite dishes and must meet required setback.

INFORMATION AND EXAMPLES: Min. 75' setback.

BOATHOUSE STANDARDS:
PLACEMENT REQUIREMENTS: Min. setback=3' from OHWM.

DIMENSIONAL REQUIREMENTS: Not to exceed 12' wide, 24' long, and 10' tall.

USE AND IMPROVEMENTS: Roofs not to be used as decks. No plumbing or sanitary fixtures, patio doors, etc. Not for human habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Cannot be a paved surface.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Oconto

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip of land 35' wide inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' of frontage may be clear cut.
TREE AND SHRUBS REGULATIONS:	Cutting reg. do not apply to dead, diseased or dying trees & shrubs. Clear in VAC only, remainder selective cut.
MAINTENANCE REGULATIONS:	Selective cutting leave sufficient trees to screen landward uses, maintain shore, retard pollutant flow & protect aesthetics.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Rout. mainten. of legal NCS cond. incl. no struct. repair over life of bldg. to exceed 50% of its current est. fair market value, unless it conforms.
HORIZONTAL ADDITION PROVISIONS:	No struct. alter., struct. add. or struct. repair to a legal NCS shall exceed 50% of its current est. fair market value, unless it conforms w/ ordin.
VERTICAL ADDITION PROVISIONS:	No struct. alter., struct. add. or struct. repair to a legal NCS shall exceed 50% of its current est. fair market value, unless it conforms w/ ordin.
BASEMENT ADDITION PROVISIONS:	No struct. alter., struct. add. or struct. repair to a legal NCS shall exceed 50% of its current est. fair market value, unless it conforms w/ ordin.
ACCESSORY STRUCT. PROVISIONS:	No struct. alter., struct. add. or struct. repair to a legal NCS shall exceed 50% of its current est. fair market value, unless it conforms w/ ordin.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Grading permit req. for grading/filling w/i shoreland juris. if drains to water & (1)on slopes >20% (2)>500 s.f. exposed singly (3)>1000 s.f. total.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Oneida

Zoning Administrator: Steven Osterman

Address:

PO Box 400
1 Courthouse Square
Rhineland WI 54501-0400

Telephone Number: 715-369-6130

Fax Number: 715-369-6268

E-mail Address: oneida@newnorth.net

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Class I=<50 acres	Class II=>50 acres	RIVER AND STREAM CLASSIFICATION SYSTEM:	Class II=All rivers & streams
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: I=50,000 s.f. (80% not shoreland/wetland) II=30,000 s.f. (90%"")

LOT WIDTH: I=150' (average) II=100' (average)

SHORELINE FRONTAGE: I=200' II=150'

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Minimum setback = 75'

SHORELAND SETBACK REDUCTION RULE: Placement of a structure less than 75' from OHWM is not allowed based on an existing pattern of development.

WETLAND SETBACK: No structures w/i 25' of a wetland.

SIDEYARD SETBACK: Minimum side & rear yard setback = 10'

IMPERVIOUS AREA LIMIT: Max. 25% impervious surfaces w/i 200' of OHWM.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: A detached subordinate bldg. or portion of a principal bldg., the use of which is incidental to that of principal bldg.

INFORMATION AND EXAMPLES: No structures w/i 75' of OHWM, except privies, dry wells, drainfields, boathouses & shelters, walks, stairs & lifts.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouse shall not extend into water beyond OHWM. 1 boathouse/100' shoreline. Additional B.H. req. CUP.

DIMENSIONAL REQUIREMENTS: Max. of 1 story (12' tall). Max. berths = 2 for first 50' shoreline & 1 for each add'l 50'.

USE AND IMPROVEMENTS: No plumbing or living fac. Only for storing boats & accessories. No boathouse if permanent boat shelter on property.

PIER AND WHARF STANDARDS: No decks or platforms. Canopies only for boat hoist/lift. Max. 6' wide (8' if handicapped - req. CUP).

DOCKOMINIUM STANDARDS: Berthing privileges rented/leased only on a first come-first served basis for terms of no longer than 1 year.

WALKWAY STANDARDS: CUP if steep, rocky, saturated or unstable soils. Max. 4' wide. Landings for safety. Inconspic. site & natural materials.

FENCE STANDARDS: LOP not required for open fences if no nuisances are created.

Shoreland Zoning Ordinance Summary

Oneida

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Shoreline Vegetation Protection Area
DIMENSIONS:	Buffers 35' from, and runs parallel to, the OHWM
VIEWING ACCESS CORRIDOR (VAC):	1 VAC 30' wide/100' frontage or if <100' frontage, 30% width. Screen development, but provide filtered view.
TREE AND SHRUBS REGULATIONS:	Remove tree if dead, dying, diseased, or safety hazard. Replace tree w/ min. 1" DBH. No clear cutting.
MAINTENANCE REGULATIONS:	No new lawns, unnatural or non-native landscapes. Prune for health/renewal of tree/shrubs (max. 25% of tree crown).
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	NCPS w/i 40' of OHWM (1)bldg. not altered horiz./vert. (2)structural improv. limited to 25% over life of bldg., (3)req. mitigation.
HORIZONTAL ADDITION PROVISIONS:	NCPS 40'-75' from OHWM, (1)does not exceed bldg. s.f. calc., (2)landward side only, (3)expan. limited to 50% of current s.f., (5)req. mitigation.
VERTICAL ADDITION PROVISIONS:	NCPS 40'-75' from OHWM (1)cannot exceed max. bldg. height limit, (2)req. mitigation.
BASEMENT ADDITION PROVISIONS:	Not permitted if NCPS w/i 40' of OHWM.
ACCESSORY STRUCT. PROVISIONS:	NCAS permitted ordinary maintenance & repair. NCAS cannot be structurally altered, improved, or expanded. Decks w/i 40'-75' of OHWM can be replaced.
RECONSTRUCTION PROVISIONS:	NCS destroyed or damaged by owner or general deterioration may not be rebuilt/repaired except in conformance w/ ordinances.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	(Re)construction, alteration, or repair on existing nonconforming structures & new boathouses.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Approved mitigation plan submitted to Planning & Zoning Dept & implemented w/i 1 yr of LOP.
WHAT IS REQUIRED FOR MITIGATION?	Requires plan to bring sanitary systems w/i 75' of OHWM to current standards, a buffer zone parallel to OHWM, removal of fill, rock & construction materials from site & buffer zones on side lot lines.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>
WETLAND PROTECTION MEASURES:	No land disturb. w/i 25' of wetland. Mitigation for existing road/path w/i 25'. CUP req. for struct. w/i 25'-75' of wetland & on 15%+ slopes.				
LAND DISTURBANCE MEASURES:	CUP req. for filling, grading,etc. if over 10,000 s.f.				
BLUFF AND UNSTABLE SOIL MEASURES:	CUP required for struct. & walks/stairs in, on or over steep slopes & unstable soils. Any improvements to lot shall avoid envir. sensitive areas.				

Shoreland Zoning Ordinance Summary

Outagamie

Zoning Administrator: Timothy Roach

Address: 410 S Walnut ST

Telephone Number: 920-832-5255

Appleton WI 54911

Fax Number: 920-832-4770

E-mail Address: roachtp@co.outagamie.wi.us

County's Web Site: www.co.outagamie.wi.us

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (at building line).

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (at water's edge).

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Minimum setback = 75'

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Not addressed in county's shoreland zoning ordinance.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached suborbordinate struct. Clearly incidental to & found in connection with principal structure.

INFORMATION AND EXAMPLES: All bldgs. & struct., except piers, boat hoists & boathouses, shall req. a setback of at least 75' from OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Placement of boathouse waterward beyond OHWM prohibited. Construct on max. 20% slope. 1 boathouse per lot as accessory use.

DIMENSIONAL REQUIREMENTS: Highest point of roof max. 10' vertical measurement above OHWM.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. Human habitation prohibited. Railings on roof if not solid & max. 3.5' tall.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Not addressed in county's shoreland zoning ordinance.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Outagamie

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip paralleling shoreline & extending 50' inland from OHWM of surface waters.
VIEWING ACCESS CORRIDOR (VAC):	Max. 30% trees selectively cut or clear cut w/i strip & the 30% shall not create a clear cut to water's edge >30' in 100'.
TREE AND SHRUBS REGULATIONS:	Max. 30% of trees w/i strip selectively cut or clear cut. Removal of dead, dying or diseased trees at owner discretion.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Special cutting with CUP which incl. conditions that are binding.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance may continue w/ conditions, incl. no repair shall exceed 50% of its equalized assessed value, unless changed to conforming.
HORIZONTAL ADDITION PROVISIONS:	NC use shall not be expanded or enlarged & no struct. alter., addition or repair shall exceed 50% of equalized assessed value, unless made conforming.
VERTICAL ADDITION PROVISIONS:	NC use shall not be expanded or enlarged & no struct. alter., addition or repair shall exceed 50% of equalized assessed value, unless made conforming.
BASEMENT ADDITION PROVISIONS:	NC use shall not be expanded or enlarged & no struct. alter., addition or repair shall exceed 50% of equalized assessed value, unless made conforming.
ACCESSORY STRUCT. PROVISIONS:	NC use shall not be expanded or enlarged & no struct. alter., addition or repair shall exceed 50% of equalized assessed value, unless made conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	CUP req. for filling or grading of area w/i 300' of water & drains to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Ozaukee

Zoning Administrator: Steven Narveson

Address: 121 W Main ST

Telephone Number: 414-284-8313

Port Washington WI 53074-0994

Fax Number: 414-284-8100

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (minimum average lot width).

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (minimum frontage at OHWM).

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Min. setback=75' & a greater setback on L. Michigan bluffs.

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Swrd=min. 8' & total 20'. AS=4'. Uns wrd=10' & 25'. AS=5.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure incidental to & found in connection w/ PS to which it is related & located on same lot as PS.

INFORMATION AND EXAMPLES: All bldgs. & struct., except piers, boat hoists, boathouses, & open fences, shall be setback at least 75' from OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Setback a min. of 10' from water. Placing a boathouse beyond OHWM is prohibited. Construct on max. 20% slopes.

DIMENSIONAL REQUIREMENTS: Max. 400 s.f. Highest point of roof max. 10' vertical measurement above OHWM.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation. Railing on roof if not solid & max. 3.5' tall.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' strip shall be constructed & surfaced as to effectively control erosion.

FENCE STANDARDS: Open fences (not defined) are exempt from 75' setback.

Shoreland Zoning Ordinance Summary

Ozaukee

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' measured along OHWM may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased or dying trees or shrubs at discretion of owner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Special cutting plan w/ replacement plantings may req. performance guarantee bond for plantings.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Ordinary maintenance is allowed & incl. painting, paneling, replacing doors, windows, etc.
HORIZONTAL ADDITION PROVISIONS:	Struct. alter. req. a variance w/ limitations incl. no struct. alter. shall exceed 50% of current assessed value, per project, unless made comforming.
VERTICAL ADDITION PROVISIONS:	Struct. alter. req. a variance w/ limitations incl. no struct. alter. shall exceed 50% of current assessed value, per project, unless made comforming.
BASEMENT ADDITION PROVISIONS:	Struct. alter. req. a variance w/ limitations incl. no struct. alter. shall exceed 50% of current assessed value, per project, unless made comforming.
ACCESSORY STRUCT. PROVISIONS:	Struct. alter. req. a variance w/ limitations incl. no struct. alter. shall exceed 50% of current assessed value, per project, unless made comforming.
RECONSTRUCTION PROVISIONS:	If NCS is destroyed or damaged & restoration exceeds 50% of present equalized value, it cannot be rebuilt unless it meets requirements of ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	SEP req. for filling or grading area w/i 300' of OHWM & drains to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	On L. Mich. bluffs, a greater setback is assessed based on a formula using bluff characteristics found on-site.				

Shoreland Zoning Ordinance Summary

Pepin

Zoning Administrator: John Egli

Address: 740 Seventh AVE W

PO Box 39

Durand WI 54736

Telephone Number: 715-672-8897

Fax Number: 715-672-8677

E-mail Address: pepeg@win.bright.net

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (average minimum lot width).

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (at OHWM).

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Min. setback=75' from OHWM of navigable waters.

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=min. 8' & total 20'. Unsewered=min.10' & total 25'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure which is incidental to & found in connection with the principal structure & on the same lot.

INFORMATION AND EXAMPLES: All bldgs. & struct., except piers, boat hoists, boathouses, & open fences, shall be setback at least 75' from OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall not extend below OHWM. Construct on max. 20% existing slope.

DIMENSIONAL REQUIREMENTS: Roof elevation shall not be more than 10' vertical measurement from OHWM.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation. Railing ok on roof w/ max. 3.5' in height & not solid.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' strip shall be constructed & surfaced as to effectively control erosion.

FENCE STANDARDS: Open fences (not defined) are exempt from 75' setback.

Shoreland Zoning Ordinance Summary

Pepin

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip paralleling shore & extending 35' inland along OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100', measured along OHWM, shall be clear cut to depth of 35' strip.
TREE AND SHRUBS REGULATIONS:	No clear cutting except in VAC. Removal of dead, dying or diseased trees or shrubs at discretion of owner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance permitted. No repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.
HORIZONTAL ADDITION PROVISIONS:	No addition, alteration or repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.
VERTICAL ADDITION PROVISIONS:	No addition, alteration or repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.
BASEMENT ADDITION PROVISIONS:	No addition, alteration or repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.
ACCESSORY STRUCT. PROVISIONS:	No addition, alteration or repair over life of structure shall exceed 50% of its current estimated market value, unless changed to conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input checked="" type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Zoning permit req. for filling/grading w/i 300' OHWM & drains to H2O if (1)<5000 s.f. on 20%+ (2)<10,000 s.f. on 12-20% or (3)<12,500 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Pierce

Zoning Administrator: James Kleinhans

Address: 414 W Main ST

PO Box 647

Ellsworth WI 54011

Telephone Number: 715-273-6747/6746

Fax Number: 715-273-1443

E-mail Address: jkleinha@co.pierce.wi.us

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Varies, for Rural Resid. 20 Sewered=8,000 s.f. Unsewered=1 acre
LOT WIDTH:	Varies, for Rural Resid. 20 Swrd=50' Unswrd=100' (at bldg. line)
SHORELINE FRONTAGE:	Not addressed in county's shoreland zoning ordinance.
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	Required setback from all navigable water is 75' from OHWM.
SHORELAND SETBACK REDUCTION RULE:	Min. 40' setback. Reduced setback=average setback of PS on each side w/i 100', or adj. PS & 75' on vacant lot.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	Min. 10'
IMPERVIOUS AREA LIMIT:	Rural Residential 20 = max. 40%.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Bldg. or struct. incidental & subordinate to permitted PU of lot & on same lot as PU & does not meet PS definition.
INFORMATION AND EXAMPLES:	Min. 75' setback, exc. for piers, boat hoists, boathouses, yard light poles, tree houses, ice fishing shanties, etc.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Boathouses shall not be placed waterward of OHWM & min. 2' above OHWM.
DIMENSIONAL REQUIREMENTS:	Not addressed in county's shoreland zoning ordinance.
USE AND IMPROVEMENTS:	AS accessible by boats from nav. water & solely for storing boats & water-related rec. materials for noncommercial purposes.

PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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WALKWAY STANDARDS:	Essential to access shore. Max. 4' wide & landings max. 32 s.f. No canopies, roofs or closed railings.
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FENCE STANDARDS:	Open fences exempt from shoreland setback. Open fence=a fence whose entire length & individual elements are not >50% opaque.
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Shoreland Zoning Ordinance Summary

Pierce

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Shoreland Vegetation Area
DIMENSIONS:	Requirements apply to any cutting of trees or shrubbery w/i shorelands.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30% (max. 30' in any 100') of 35' wide strip along shoreline shall be cleared to its depth.
TREE AND SHRUBS REGULATIONS:	If >35' inland of OHWM, clearing 10,000 s.f. or more of any single lot in any one calendar year requires prior approval from a qualified forester as sound forestry practice.
MAINTENANCE REGULATIONS:	Remaining 70% of 35' wide strip shall have sufficient cover to screen vehicles, bldgs. & struct. seen from water, & control erosion.
ENFORCEMENT PROVISIONS:	Violations, upon conviction will forfeit \$100 - \$500 & cost of prosecution. Each day a violation exists, a separate offense.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Alterations and repairs need not comply w/ setback provisions, if they do not increase floor area or change building footprint.
HORIZONTAL ADDITION PROVISIONS:	Additions or extensions of NCS are permitted if they comply with all provisions of ordinance.
VERTICAL ADDITION PROVISIONS:	Additions or extensions of NCS are permitted if they comply with all provisions of ordinance.
BASEMENT ADDITION PROVISIONS:	Additions or extensions of NCS are permitted if they comply with all provisions of ordinance.
ACCESSORY STRUCT. PROVISIONS:	Additions or extensions of NCS are permitted if they comply with all provisions of ordinance.
RECONSTRUCTION PROVISIONS:	Restore NCS damaged by fire, flood, etc. if comply w/ ord. prov., OR if repair of NCS occurs w/i bldg. footprint & floor area not increased.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	CUP req. for filling or grading of area w/i 300' of water & drains to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Kinnickinnic River Blufflands protected w/ min. 300' lot width, 15' setback from bluffs, CUP req. for tree removal & more.				

Shoreland Zoning Ordinance Summary

Polk

Zoning Administrator:	Gary Spanel	Address:	100 Polk Co Plaza
Telephone Number:	715-485-9279	Balsam Lake	WI 54810
Fax Number:	715-485-9246	E-mail Address:	
County's Web Site:			
LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Sewered=10,000 s.f. Unsewered=20,000 s.f.
LOT WIDTH:	Sewered=60' min. & 65' ave. Unsewered=90' min. & 100' ave.
SHORELINE FRONTAGE:	Not addressed in county's shoreland zoning ordinance.
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	Setback=75' exc. for piers, boathouses & boat hoists.
SHORELAND SETBACK REDUCTION RULE:	Min. setback=40'. Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	PS=10' to eave & AS=5' to eave.
IMPERVIOUS AREA LIMIT:	Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Detached subordinate structure incidental to & found in connection with main struct. & located on same lot as.
INFORMATION AND EXAMPLES:	Max. 2 AS per lot & no human habitation. 75' setback exc. piers, boathouses & boat hoists.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Boathouses shall not be closer than 10' from the OHWM. Construct on max. 20% slopes. 2 AS per lot, incl. boat houses.
DIMENSIONAL REQUIREMENTS:	Max. 10' tall, 14' wide & 24' long.
USE AND IMPROVEMENTS:	Solely for boat storage & related equipment. No human habitation or toilet facilities. Open railings max. 3.5' tall on roof.

PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS:	Not addressed in county's shoreland zoning ordinance.
FENCE STANDARDS:	Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Polk

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip of land extending 35' inland along OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30% (max. 30' wide) along OHWM shall be clear cut to depth of strip.
TREE AND SHRUBS REGULATIONS:	Removal of dead or diseased trees or shrubbery at discretion of landowner.
MAINTENANCE REGULATIONS:	Remaining 70% screen cars & struct. (trees min. 15' tall) & max. clear cut opening of 10' btwn. outward exten. of branches.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Mainten. conditional incl. no struct. repair to existing NCS shall exceed 50% of equalized assessed value over life of struct. unless made conforming.
HORIZONTAL ADDITION PROVISIONS:	No modif., alter., addit. or struct. repair to existing NCS shall exceed 50% of equalized assessed value over life of struct. unless made conforming.
VERTICAL ADDITION PROVISIONS:	No modif., alter., addit. or struct. repair to existing NCS shall exceed 50% of equalized assessed value over life of struct. unless made conforming.
BASEMENT ADDITION PROVISIONS:	No modif., alter., addit. or struct. repair to existing NCS shall exceed 50% of equalized assessed value over life of struct. unless made conforming.
ACCESSORY STRUCT. PROVISIONS:	No modif., alter., addit. or struct. repair to existing NCS shall exceed 50% of equalized assessed value over life of struct. unless made conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	SEP req. for filling or grading of area w/i 300' of water & drains to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Portage

Zoning Administrator: Stephen Brazzale

Address: 1462 Strong's AVE

Telephone Number: 715-346-1334

Stevens Point WI 54481

Fax Number: 715-346-1677

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (minimum average lot width)

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (minimum frontage at OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Minimum setback=100' from OHWM of navigable waters.

SHORELAND SETBACK REDUCTION RULE: Min. setback=65'. Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 100' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=min. 8' & total 20'. Unsewered=min. 10' & total 25'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate struct. incidental to & found in connection with, PS to which it is related & on same lot as PS.

INFORMATION AND EXAMPLES: All bldgs. & struct., except piers, boat hoists, & boathouses, shall be setback at least 100' from OHWM of navigable waters.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Req. SEP. Boathouses setback a min. of 10' from OHWM. 1 boathouse per lot as AS. Construct on max. 20% slope.

DIMENSIONAL REQUIREMENTS: Shall not exceed 1 story.

USE AND IMPROVEMENTS: Design & construct solely for boat storage & related equipment. Not for human habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Walks allowed w/i shore setback to access bldg. Max. 60" wide. Elevate stairs, not excavate. No attached seats, tables.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Portage

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area
DIMENSIONS:	Strip paralleling shoreline & extending 35' inland from OHWM of shoreline.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100', as measured along OHWM, shall be clear cut to depth of 35' strip.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Special cutting plan w/ replacement plantings may req. performance guarantee bond for plantings.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Maintenance permitted. No struct. repair shall exceed 50% of its equalized assessed value over life of bldg., unless changed to conforming.
HORIZONTAL ADDITION PROVISIONS:	No modification, alter., addition or struct. repair shall exceed 50% of its equalized assessed value over life of bldg., unless changed to conforming.
VERTICAL ADDITION PROVISIONS:	No modification, alter., addition or struct. repair shall exceed 50% of its equalized assessed value over life of bldg., unless changed to conforming.
BASEMENT ADDITION PROVISIONS:	No modification, alter., addition or struct. repair shall exceed 50% of its equalized assessed value over life of bldg., unless changed to conforming.
ACCESSORY STRUCT. PROVISIONS:	Maintenance permitted. No struct. repair shall exceed 50% of its equalized assessed value over life of struct., unless changed to conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input checked="" type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Any filling, grading or excavation >10,000 s.f. require a special exception permit. Under 10,000 s.f. req. a zoning permit.				
BLUFF AND UNSTABLE SOIL MEASURES:	Elevate stairs, not excavate.				

Shoreland Zoning Ordinance Summary

Price

Zoning Administrator:	Vacant	Address:	104 S Eyder AVE
Telephone Number:	715-339-3272	Phillips	WI 54555-1342
Fax Number:	715-339-3057	E-mail Address:	pczadmin@win.bright.net
County's Web Site: www.pricecounty.org			

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Sewered=20,000 s.f. Unsewered=30,000 s.f.
LOT WIDTH:	Sewered=100' (min. ave.) Unsewered=150' (at bldg. setback)
SHORELINE FRONTAGE:	Sewered=100' Unsewered=150' (of frontage at OHWM).
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	Minimum setback=75' from OHWM.
SHORELAND SETBACK REDUCTION RULE:	Reduced setback may be granted by BOA.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	Swrd=min. 8' & 20' ttl. AS=4'. Unswrd=10' & 25'. AS=5'.
IMPERVIOUS AREA LIMIT:	Lesser of 25% of lot or 10,000 s.f., may be impervious.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Detached subordinate structure clearly incidental & found in connection with principal structure, & located on same lot.
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INFORMATION AND EXAMPLES:	All bldgs. & struct., except piers, boat hoists, waterfront storage structures & open fences, shall be setback 75' from OHWM.
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BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	No boathouses. Waterfront storage struct. min. 35' setback. 1 waterfront storage struct./lot. Construct on max. 20% slope.
DIMENSIONAL REQUIREMENTS:	Max. 300 s.f. in size. Paint to blend into shoreline. Locate adj. to VAC.
USE AND IMPROVEMENTS:	Designed to solely store boats & water-related equipment. Not for human habitation. CUP req. for construction.

PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.
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WALKWAY STANDARDS:	Max. 5' wide. Blend into shore. Avoid sensitive areas. Don't remove stabilizing veget. & screen w/ native non-invas. veget.
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FENCE STANDARDS:	Open fences (not defined) are exempt from 75' setback.
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Shoreland Zoning Ordinance Summary

Price

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' along OHWM may be selectively cut to 35' depth. No clearing w/i 35' of lot lines.
TREE AND SHRUBS REGULATIONS:	No clear cutting. Removal of dead, dying, or diseased trees if safety hazard. Any other clearing req. ZA approval.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Clearing req. ZA approval. Fines are \$200 per day per offense.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance continue as long as use not discontinued for 12 months, else must conform.
HORIZONTAL ADDITION PROVISIONS:	NCPS w/i 50' OHWM, internal improvements only. NCPS>50' from OHWM, expand up to 50% of enclosed area or 1500 s.f., which ever is less. Req. mitig.
VERTICAL ADDITION PROVISIONS:	NCPS w/i 50' OHWM, no new stories. NCPS >50' from OHWM, expand 50% of enclosed area or 1500 s.f., which ever is less. Expand landward. Req. mitig.
BASEMENT ADDITION PROVISIONS:	NCPS w/i 50' OHWM, no new basements. NCPS >50' from OHWM, expand 50% enclosed area or 1500 s.f., which ever is less. Expand landward. Req. mitig.
ACCESSORY STRUCT. PROVISIONS:	No struct. alteration, addition, or repair to any struct. over life of struct., shall exceed 50% of its enclosed area, unless made compliant.
RECONSTRUCTION PROVISIONS:	NCS destroyed or damaged by deliberate act of owner or due to general deterioration, may not be reconstructed or repaired, except in compliance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Improvement or expansion of NCPS, NCS damaged or destroyed by wind, fire, etc..
HOW IS COUNTY IMPLEMENTING SYSTEM?	ZA approves plan prior to issuance of zoning permit & to be implemented concurrently with construct.
WHAT IS REQUIRED FOR MITIGATION?	Sanitary system brought up to standard. NCAS <\$2000 removed. Shoreline buffer restored (if structure demolished, w/i 5 yrs. 75% of NCS screened from water by vegetation.) Ext. bldg. materials visually inconspicuous.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Pedestrian access (stairs, walks, or lifts) only when essential for access due to steep slopes, rocky or wet, unstable soils with certain conditions.				
LAND DISTURBANCE MEASURES:	Permit req. for filling or grading w/i 300' of OHWM & drains to water if (1)on 20%+ slopes, (2)>1000 s.f. on 12-20% slopes, (3)>5,000 on <12% slopes.				
BLUFF AND UNSTABLE SOIL MEASURES:	Pedestrian access permitted on unstable soils if (among other conditions) vegetation stabilizing slope not removed & walkway on piles or footings.				

Shoreland Zoning Ordinance Summary

Racine

Zoning Administrator: Arnold L Clement

Address: 14200 Washington AVE

Telephone Number: 414-886-8470/8475

Sturtevant WI 53177

Fax Number: 414-886-8488/8484

E-mail Address: RCCodeAdministrator@Racineco.com

County's Web Site: www.racineco.com

LAKE CLASSIFICATION
SYSTEM:

Not utilized in county's shoreland
zoning ordinance.

RIVER AND STREAM
CLASSIFICATION SYSTEM:

Not utilized in county's shoreland
zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Varies w/ zoning dist. from 10,000 s.f. (R5A) to 5 acres (R1).

LOT WIDTH: Varies with zoning dist. from 65' (R5A) to 300' (R1).

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Min. setback=75' from OHWM or Struct. Setback overlay on L. MI.

**SHORELAND SETBACK
REDUCTION RULE:** Min. setback=50'. Average=shore yards existing on abutting properties w/i 100' of site.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Varies with zoning dist. from 10' (R5A) to 50' (R1).

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached struct. subordinate to PU of struct., land or water & located on same lot, serving purpose incidental to PS.

**INFORMATION AND
EXAMPLES:** AS permitted, but not until PS is present or under construction.

BOATHOUSE STANDARDS:

**PLACEMENT
REQUIREMENTS:** Boathouse shall be no closer than 20' to ave. annual high-water elevation of stream, lake, pond or wetland. 1 boathouse/lot.

**DIMENSIONAL
REQUIREMENTS:** Max. 250 s.f. & max. height 15' above high-water elevation.

**USE AND
IMPROVEMENTS:** No human habitation.

**PIER AND WHARF
STANDARDS:** Piers as shore protection structures must meet criteria from Technical Subcommittee on Shoreland Development Standards.

**DOCKOMINIUM
STANDARDS:** Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Not addressed in county's shoreland zoning ordinance.

FENCE STANDARDS: Fences are structures & must meet req. shoreland setback for zoning district.

Shoreland Zoning Ordinance Summary

Racine

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree Cutting & Shrubbery Clearing Regulation Area
DIMENSIONS:	Lakes=300' (50+ acres) or 200' (<50 acres). Streams=100' (nav.) or 50' (others). L. MI=SSO & NSO
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' along OHWM may be cut to 35' depth.
TREE AND SHRUBS REGULATIONS:	Cutting & clearing prohibited in buffer exc. home site dev't, roads, trimming, dead tree removal, & approved timber plans.
MAINTENANCE REGULATIONS:	Any req. yard or landscaped area shall be kept free of debris & plant materials in healthy, growing condition.
ENFORCEMENT PROVISIONS:	Violations, upon conviction, result in a forfeiture of \$20 to \$1000 + cost of prosecution. Each day constitutes a separate offense.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Repairs and improvements of a maintenance nature are allowed.
HORIZONTAL ADDITION PROVISIONS:	Alter., additions & expan. that do not increase exterior dimensional NC allowed if they do not exceed 50% of current est. equalized assessed value.
VERTICAL ADDITION PROVISIONS:	Alter., additions & expan. that do not increase exterior dimensional NC allowed if they do not exceed 50% of current est. equalized assessed value.
BASEMENT ADDITION PROVISIONS:	Alter., additions & expan. that do not increase exterior dimensional NC allowed if they do not exceed 50% of current est. equalized assessed value.
ACCESSORY STRUCT. PROVISIONS:	Alter., additions & expan. that do not increase exterior dimensional NC allowed if they do not exceed 50% of current est. equalized assessed value.
RECONSTRUCTION PROVISIONS:	If damaged by fire, explosion, flood, public enemy or other calamity by >50% of its current equalized assessed value, must comply w/ use provisions.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:		Shoreland-Wetland Overlay District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.			
LAND DISTURBANCE MEASURES:		CUP req. for any earth moving, but two types of CUPs - Shoreland Contract CUP or traditional Planning Commission CUP w/ public input.			
BLUFF AND UNSTABLE SOIL MEASURES:		Lake Michigan shoreland has a Structural Setback Overlay (SSO) and Nonstructural Setback Overlay (NSO) which address bluffline erosion rates.			

Shoreland Zoning Ordinance Summary

Richland

Zoning Administrator: Harriet Pedley

Address: 181 W Seminary

Room 204

Richland Center WI 53581

Telephone Number: 608-647-2447

Fax Number: 608-647-6134

E-mail Address: rctyznng@mwt.net

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (minimum average lot width)

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (minimum frontage at water's edge)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Min. 75' from OHWM, exc. piers, boat hoists & boathouses.

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=min. 8' & total 20'. Unsewered=min. 10' & total 25'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure clearly incidental & found in connection with principal structure, & located on same lot.

INFORMATION AND EXAMPLES: All bldgs. & struct., except piers, boat hoists, & boathouses, shall be setback 75' from OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Placing boathouse beyond OHWM of navigable waters prohibited.

DIMENSIONAL REQUIREMENTS: Highest point of roof max. 10' vertical measurement above OHWM.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. Railings may be placed on roof if not solid in appearance & max. 3.5' tall.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' strip shall be constructed & surfaced as to effectively control erosion.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Richland

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip paralleling shoreline & extending 35' inland from all points along OHWM of shoreline.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' along OHWM shall be clear cut to depth of 35' strip.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees & shrubs at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Special cutting plan w/ replacement plantings may req. performance bond guaranteeing plantings.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance conditional, incl. no repair over life of struct. shall exceed 50% of current est. fair market value, unless made conforming.
HORIZONTAL ADDITION PROVISIONS:	No struct. alteration, addition, or repair over life of NCS shall exceed 50% of current est. fair market value, unless made conforming.
VERTICAL ADDITION PROVISIONS:	No struct. alteration, addition, or repair over life of NCS shall exceed 50% of current est. fair market value, unless made conforming.
BASEMENT ADDITION PROVISIONS:	No struct. alteration, addition, or repair over life of NCS shall exceed 50% of current est. fair market value, unless made conforming.
ACCESSORY STRUCT. PROVISIONS:	No struct. alteration, addition, or repair over life of NCS shall exceed 50% of current est. fair market value, unless made conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	SEP req. for filling or grading w/i 300' of OHWM draining to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Rock

Zoning Administrator: James Forrestal

Address: 51 S Main ST

Telephone Number: 608-757-5587

Janesville WI 53545

Fax Number: 608-757-5586

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=15,000 s.f. Unsewered=40,000 s.f.

LOT WIDTH: Swrd=100' (on public road) Unswrd=100' (min. ave. lot width)

SHORELINE FRONTAGE: At least 100' of frontage at water's edge.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Min. 75' from OHWM, exc. piers, docks, boathouses & boat hoists.

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=min. 8'. Unsewered=min. 15'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate struct. incidental to & found in connection with PS to which it is related & which is one the same lot.

INFORMATION AND EXAMPLES: All bldgs. & struct., incl. decks & patios, setback 75' from OHWM, exc. piers, boat hoists, docks, wharves & boathouses.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall not extend beyond OHWM & must meet AS sideyard setbacks. 1 boathouse per principal residence.

DIMENSIONAL REQUIREMENTS: Max. length=30'. Max. height=13' from top of footing. Max. width=16' from wall to wall parallel to shore. Max overhang=1'.

USE AND IMPROVEMENTS: Solely for boat storage & other water related equipment. No human habitation, plumbing or kitchen facilities.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' strip shall be constructed & surfaced as to effectively control erosion.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Rock

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip paralleling shoreline & extending 35' inland along OHWM of shoreline.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' along OHWM shall be clear cut to depth of 35' strip.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees & shrubs at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Special cutting plan w/ replacement plantings may req. performance bond for planted trees & shrubs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance is conditional incl. no structural repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value.
HORIZONTAL ADDITION PROVISIONS:	No struct. alteration, addition or repair to NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
VERTICAL ADDITION PROVISIONS:	No struct. alteration, addition or repair to NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
BASEMENT ADDITION PROVISIONS:	No struct. alteration, addition or repair to NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
ACCESSORY STRUCT. PROVISIONS:	No struct. alteration, addition or repair to NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Lowland/Wetland Overlay District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Permit req. for filling, grading or excavating <1000 s.f. If >1000 s.f., it is a conditional use & req. CUP.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Rusk

Zoning Administrator:	Ce Ce Tesky	Address:	311 Miner AVE E
Telephone Number:	715-532-2156	Ladysmith	WI 54548
Fax Number:	715-532-2194	E-mail Address:	
County's Web Site:			
LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Min. lot area=20,000 s.f.
LOT WIDTH:	Min. lot width=100'
SHORELINE FRONTAGE:	Min. frontage=100' at OHWM.
LOT DEPTH:	No lot shall be more than 6 times as deep as it is wide.
SHORELAND SETBACK:	Minimum setback = 75'.
SHORELAND SETBACK REDUCTION RULE:	Shoreland setback last dimensional standard to be varied & only to extent necessary & only once for a specific structure.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	Min. 15' side yard & min. 35' width total side yards. AS=5'.
IMPERVIOUS AREA LIMIT:	Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Detached subordinate structure clearly incidental & found with PS & located on same lot incl. satellite dishes, decks, etc.
INFORMATION AND EXAMPLES:	All bldgs. & struct., permanent or temporary must meet 75' setback. Any second or subsequent bldgs. >200 s.f. setback=150' .

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Setback a minimum of 4' from & 1' above OHWM. 1 boathouse per buildable lot. Construct on max. 35% existing slope.
DIMENSIONAL REQUIREMENTS:	Min. 200 s.f. & max. 400 s.f. floor area. 1 story w/ 13' max. height. Width cannot >2/3 length.
USE AND IMPROVEMENTS:	Solely for boat storage & related equip. Not for human habitation or occupancy. No potable water, fireplaces, patios etc.

PIER AND WHARF STANDARDS:	Max. 6' wide. Must be floating or placed on poles or posts. No solid piers. No roofs, canopies, decks, water slides, etc.
DOCKOMINIUM STANDARDS:	Wharves max. berths and moorings limited to 2 for first 50' of frontage & 1 for each additional 50' of shoreline owned.

WALKWAY STANDARDS:	Exempt from setback if necessary for access. Area of landings & landward pier max. 128 s.f. Single landing max. 36 s.f.
FENCE STANDARDS:	Open fences (not defined) exempt from shoreline setback.

Shoreland Zoning Ordinance Summary

Rusk

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' may be cleared to 35' depth.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees at direction of landowner, or trees that pose threat of falling on struct.
MAINTENANCE REGULATIONS:	County recommends a planting plan in areas previously cleared prior to issuance of land use or sanitary permits.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance allowed if repair over life of bldg. not >50% of current real estate tax equalized fair market value of particular improvement.
HORIZONTAL ADDITION PROVISIONS:	Additions or alteration cannot >50% over life of bldg. of current real estate tax equalized fair market value of particular improvement.
VERTICAL ADDITION PROVISIONS:	Additions or alteration cannot >50% over life of bldg. of current real estate tax equalized fair market value of particular improvement.
BASEMENT ADDITION PROVISIONS:	Additions or alteration cannot >50% over life of bldg. of current real estate tax equalized fair market value of particular improvement.
ACCESSORY STRUCT. PROVISIONS:	Additions or alteration cannot >50% over life of bldg. of current real estate tax equalized fair market value of particular improvement.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	CUP req. for any filling or grading w/i 300' of OHWM on slopes draining toward water & (1)>20% (2)>1000 s.f. on 12-20% or (3)2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Support stairs w/ piles or footings rather than excavate from erodible soils, steep slopes, or bluff faces.				

Shoreland Zoning Ordinance Summary

St. Croix

Zoning Administrator: Steven Fisher

Address: 1101 Carmichael RD

Telephone Number: 715-386-4680

Hudson WI 54016-7710

Fax Number: 715-386-4686

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	St. Croix River Valley District (SC)
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=12,750 s.f. Unsewered=1 acre SC=Density of 1 DU/acre.

LOT WIDTH: Sewered=80' Unswrd not addressed. SC=200' (both at bldg. line)

SHORELINE FRONTAGE: Sewered=80' at water line. Unswrd & SC not addressed.

LOT DEPTH: Avoid excessive depth in relation to width & 2:1 is desired.

SHORELAND SETBACK: 75' from & 2' above normal HWM. SC=200' OHWM & 100' bluffline.

SHORELAND SETBACK REDUCTION RULE: BOA may grant setback variance in SC district if physical hardship exists, not economic or other & no change in shore's natural appearance results.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Min. 10' & total 25'. SC=min. 25'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: A building on the same premises & subordinate to the principal use customarily incidental thereto.

INFORMATION AND EXAMPLES: All bldgs. & struct. except piers & wharves, setback at least 75' from normal HWM & 2' above normal high water elevation.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Must be setback 20' from water's edge. No new boathouses in SC district.

DIMENSIONAL REQUIREMENTS: Boathouses are to be of a height & color so as not to detract from the natural beauty of the shoreline.

USE AND IMPROVEMENTS: Not to be used for human habitation.

PIER AND WHARF STANDARDS: In SC, piers allowed only during open water season. Earth tone colors. Parallel to shore when possible. No covered slips.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' area construct & surface so as to effectively control erosion. In. SC, max. 3' wide stairs.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

St. Croix

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree Cutting Regulation Area
DIMENSIONS:	Strip paralleling shore & extending 35' inland. SC=w/i 200' of OHWM & 40' of bluff.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30% of strip, max. 30' wide, shall be clear cut to depth. No VAC in SC district.
TREE AND SHRUBS REGULATIONS:	Does not apply to removal of dead, dying or diseased trees. In SC, does not apply to same trees if safety hazard.
MAINTENANCE REGULATIONS:	Remaining 70% of strip shall have sufficient cover to screen cars, AS, etc. from water. In SC, may prune trees, shrubs, etc.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	No repair to any NCS over life of struct. shall exceed 50% of its market value at time of NC use, unless changed to conforming.
HORIZONTAL ADDITION PROVISIONS:	No alteration, addition or repair to a NCS over life of struct. to exceed 50% of its market value at time of NC use, unless changed to conforming.
VERTICAL ADDITION PROVISIONS:	No alteration, addition or repair to a NCS over life of struct. to exceed 50% of its market value at time of NC use, unless changed to conforming.
BASEMENT ADDITION PROVISIONS:	No alteration, addition or repair to a NCS over life of struct. to exceed 50% of its market value at time of NC use, unless changed to conforming.
ACCESSORY STRUCT. PROVISIONS:	No alteration, addition or repair to a NCS over life of struct. to exceed 50% of its market value at time of NC use, unless changed to conforming.
RECONSTRUCTION PROVISIONS:	Any structure containing a NC use damaged or destroyed by any means = or >50% of its market value, reconstruct in conformity w/ provisions.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Grading or filling w/i 300' of shore may req. special exception permit.				
BLUFF AND UNSTABLE SOIL MEASURES:	St. Croix Riverway Zoning Ordinance addresses concerns along bluff.				

Shoreland Zoning Ordinance Summary

Sauk

Zoning Administrator: Timothy W Kabat

Address: 505 Broadway

Telephone Number: 608-355-3285

Baraboo WI 53913

Fax Number: 608-355-3292

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Min. lot width at building line=100'.

SHORELINE FRONTAGE: Min. 100' of frontage at OHWM.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Min. setback=75' from OHWM.

SHORELAND SETBACK REDUCTION RULE: Min. setback=50'. Reduced setbacks if 3+ bldgs. w/i 250' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Min. side yard=10' & total side yards=20'. AS=10'.

IMPERVIOUS AREA LIMIT: Limit NCS expan. to max. s.f. & % incr. by distance to OHWM.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure incidental to & found in connection with PS to which it is related & on same lot as.

INFORMATION AND EXAMPLES: Piers, wharves, boathouses, boathoists, boat shelters, stairways, walks, lifts, landings, & open fences exempt from setback.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Setback a min. of 5' & max. 20' horizontally from OHWM. Construct on max. 20% slope. Max. 1 boathouse per lot.

DIMENSIONAL REQUIREMENTS: Frontage<75', min. 300 & max 500 s.f. Frontage>75', min. 300 & max. 640 s.f. & max. 22' wide at water line. Max. 15' tall. Max 1-story.

USE AND IMPROVEMENTS: No human habitation. No plumbing, heating/cooling equip., etc. Earth-toned. Flat roof for rec. area if not enclosed.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Essential to access. Max. 4' wide. Lift platform max. 40 s.f. Landings for safety & max. 32 s.f. No roofs or canopies.

FENCE STANDARDS: Open fences exempt from setback. Open fence has 50% or more open space. Not a privacy fence.

Shoreland Zoning Ordinance Summary

Sauk

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Removal Regulation Area
DIMENSIONS:	Strip paralleling shoreline & extending 35' inland from OHWM of shoreline.
VIEWING ACCESS CORRIDOR (VAC):	Max. 25% of length along OHWM clear cut to depth of strip & max. 50% of total length. Max. opening is 25' wide in any 100'.
TREE AND SHRUBS REGULATIONS:	Removal of dead or dying trees at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	If >50% of natural trees & shrubs removed w/i cutting strip, Planning & Zoning may req. replanting.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance conditionally, incl. any repair to NCS shall not increase dimensional NC of struct., exc. as provided.
HORIZONTAL ADDITION PROVISIONS:	OHWM-25'=no expansion. 26'-50' from OHWM=max. 750 s.f. or 15% total increase. 51'-74' from OHWM=max. 1650 s.f. or 25% total increase.
VERTICAL ADDITION PROVISIONS:	OHWM-25'=no expansion. 26'-50' from OHWM=max. 750 s.f. or 15% total increase. 51'-74' from OHWM=max. 1650 s.f. or 25% total increase.
BASEMENT ADDITION PROVISIONS:	OHWM-25'=no expansion. 26'-50' from OHWM=max. 750 s.f. or 15% total increase. 51'-74' from OHWM=max. 1650 s.f. or 25% total increase.
ACCESSORY STRUCT. PROVISIONS:	Any addition, alteration or repair to NCS shall not increase dimensional NC of struct., exc. as provided.
RECONSTRUCTION PROVISIONS:	If destroyed by fire, wind or other disaster >50% of current fair market value, or voluntarily moved or torn down, can't rebuild unless it conforms.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	SEP req. for filling or grading w/i 300' of water & drains to water if (1)>20% slopes (2)>2000 s.f. on 12-20% slopes or (3)>4000 s.f. on <12%. SEP req. on slopes >20% btwn. 300' & 1000' of water.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Sawyer

Zoning Administrator: William Christman

Address:

406 Main ST

PO Box 668

Hayward

WI 54843

Telephone Number: 715-634-8288

Fax Number: 715-634-8185

E-mail Address: scgzone@win.bright.net

County's Web Site:

LAKE CLASSIFICATION SYSTEM: 1, 2 & 3

RIVER AND STREAM CLASSIFICATION SYSTEM:

Rivers & Streams (same as 2)

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: 1=20,000 s.f. 2=30,000 s.f. 3=40,000 s.f.

LOT WIDTH: 1=100' 2=150' 3=200'

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: 1, 2 & 3 = 200'

SHORELAND SETBACK: 1, 2 & 3 = 75'

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. (min. 40') & 75' if it is a vacant lot.

WETLAND SETBACK: Nonnavigable wetland setback=40'

SIDEYARD SETBACK: 1=10' min. & 40' min. ttl. 2=20' & 50'. 3=30' & 60'

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure clearly incidental & customarily found with PS & located on same lot.

INFORMATION AND EXAMPLES: Piers, boathouses, boat hoists, & open fences may be w/i setback with certain requirements.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouse shall be setback at least 20' from OHWM. Existing slope cannot exceed 20%. 1 boathouse per property.

DIMENSIONAL REQUIREMENTS: Boathouse shall not exceed 250 s.f. in floor area & 10' ave. grade vertical measurement.

USE AND IMPROVEMENTS: Solely for boat & accessory storage. No railings, stairs, or deck on roof. No human habitation. Not visually intrusive.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Max. 4' wide. Visually inconspicuous. Railings & landings for safety. Max. landing 4' x 4'. Decks prohibited.

FENCE STANDARDS: Open chainlink fences setback minimum 40' from OHWM & wetlands adjacent to navigable waters.

Shoreland Zoning Ordinance Summary

Sawyer

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM
VIEWING ACCESS CORRIDOR (VAC):	VAC=30' of shoreline 35' deep. May be clear cut. On contiguous frontage, 30' separation of uncut area btwn. adjacent VACs.
TREE AND SHRUBS REGULATIONS:	Clear cut in VAC only. Does not apply to dead, dying or diseased trees which can be removed at discretion of owner.
MAINTENANCE REGULATIONS:	Not addressed in county's shoreland zoning ordinance.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance of NCS may continue as long as NC use is not discontinued for 12 months or destroyed.
HORIZONTAL ADDITION PROVISIONS:	No struct. alteration, addition or repair to any bldg. over life of bldg. may exceed 50% of current estimated value unless brought into compliance.
VERTICAL ADDITION PROVISIONS:	No struct. alteration, addition or repair to any bldg. over life of bldg. may exceed 50% of current estimated value unless brought into compliance.
BASEMENT ADDITION PROVISIONS:	No struct. alteration, addition or repair to any bldg. over life of bldg. may exceed 50% of current estimated value unless brought into compliance.
ACCESSORY STRUCT. PROVISIONS:	No struct. alteration, addition or repair to any struct. over life of struct. may exceed 50% of current est. value unless brought into compliance.
RECONSTRUCTION PROVISIONS:	If NCS destroyed by fire or wind, etc. any future structure shall conform to ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>
WETLAND PROTECTION MEASURES:	Wetland/Shoreland One District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Land Use Permit req. for filling or grading w/i 300' of OHWM that >10,000 s.f. OR purpose of grading is ultimate connection to waterway.				
BLUFF AND UNSTABLE SOIL MEASURES:	Stairs & walkways shall be on pilings or footings and not excavated from erodible soils. Steep slopes or bluff faces.				

Shoreland Zoning Ordinance Summary

Shawano

Zoning Administrator: Roger Mathison

Address: 311 N Main ST

Telephone Number: 715-526-6766/524-2321

Shawano WI 54166

Fax Number: 715-524-5157

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	White Lake Protection District (WL)	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f. WL=80,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (ave. min. lot width) WL=200'

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (at OHWM) WL=200' parallel to shore.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: 75' from OHWM. WL lots >300' wide=100' & lots<300' wide=150'.

SHORELAND SETBACK REDUCTION RULE: Reduced setback if 1+ principal bldgs. w/i 250' of bldg. site. Ave=setbacks of existing principal bldgs. & 75' if a vacant lot. WL=no averaging.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Swrd & Unswrd see Ord. No. 102. WL=30' for all struct.

IMPERVIOUS AREA LIMIT: WL=max. 8% of lot w/i 300' of OHWM covered by imperv. surfaces.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate struct. incidental to & found in conjunction w/ principal structure & on same lot as.

INFORMATION AND EXAMPLES: On WL, max. 1 AS of max. 600 s.f. & 14' tall per lot.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses prohibited beyond OHWM & on slopes >20%. 1 boathouse per lot. Must meet AS sideyard setbacks. Prohibited on WL.

DIMENSIONAL REQUIREMENTS: Max. 300 s.f. Roof max. 10' vertical measurement above OHWM.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation. Railing on roof if not soild & max. 3.5' tall.

PIER AND WHARF STANDARDS: In WL, pier confined to VAC.

DOCKOMINIUM STANDARDS: Piers or wharves for commercial marinas or other businesses locate only adj. to shores zoned C-1.

WALKWAY STANDARDS: Construct & surface path or road w/ 35' area to control erosion. On WL, ped. access to shore in VAC.

FENCE STANDARDS: Open fences (not defined) may require a lesser shoreline setback (if setback averaged). On WL, req. 100' or 150' setback.

Shoreland Zoning Ordinance Summary

Shawano

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Shoreline Protection Area
DIMENSIONS:	Area parallel to OHWM & extending 35' inland. WL=area bounded by OHWM & 25' <setback.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' clear cut to depth. WL=1 VAC w/ selective cutting 30' wide at OHWM & 15' wide at landward edge.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees at discretion of landowner. WL=same trees if safety hazard & no clear cutting.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance allowed if repair over life of bldg. not >50% of current estimated fair market value, unless changed to conforming.
HORIZONTAL ADDITION PROVISIONS:	No. struct. alteration, addition or repair over life of bldg. shall exceed 50% of its current fair market value, unless changed to conforming.
VERTICAL ADDITION PROVISIONS:	No. struct. alteration, addition or repair over life of bldg. shall exceed 50% of its current fair market value, unless changed to conforming.
BASEMENT ADDITION PROVISIONS:	No. struct. alteration, addition or repair over life of bldg. shall exceed 50% of its current fair market value, unless changed to conforming.
ACCESSORY STRUCT. PROVISIONS:	No. struct. alteration, addition or repair over life of struct. shall exceed 50% of its current fair market value, unless changed to conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	CUP req. for filling & grading w/i 300' of OHWM & drains to water if (1)>20% (2)>1000 s.f. on 12-20% or (3)2000 s.f. on <12%. In WL, CUP if on 12%+.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Sheboygan

Zoning Administrator: Matthew Mrochinski

Address: 508 New York AVE

Telephone Number: 920-459-3060

Sheboygan WI 53081

Fax Number: 920-459-1332

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (minimum average lot width)

SHORELINE FRONTAGE: Swrd=65' Unswrd=100' (at water's edge that abut nav. waters.)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Inland=75'. L. MI=100' (225' for PS - City of Sheboygan north)

SHORELAND SETBACK REDUCTION RULE: A reduced setback for new construction will require going through the variance process.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Not addressed in county's shoreland zoning ordinance.

IMPERVIOUS AREA LIMIT: Total ground floor s.f of all struct. max. 20% of total lot area.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Subordinate struct. on the same lot as PS & devoted to a use incidental to PS.

INFORMATION AND EXAMPLES: Playground apparatus, piers, boat hoists, boathouses, patios, open fences & access essential walks & stairs setback exempt.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouse will not extend below or more than 30' landward of OHWM. Construct on max. 20% slopes. 1 boathouse per lot as AS.

DIMENSIONAL REQUIREMENTS: Max. 12' tall. No second floors (or not a boathouse).

USE AND IMPROVEMENTS: No human habitation or commercial uses. No fireplaces, patio doors, plumbing, heating, etc. No railings or decks on roof.

PIER AND WHARF STANDARDS: Max. 4' wide landward of OHWM. Open railings for safety. No roofs or canopies.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Access essential. Minimize earth disturbance & vegetation removal. Max. 4' wide. Open railings for safety. No roofs.

FENCE STANDARDS: Open fences (not defined) exempt from shoreline setback.

Shoreland Zoning Ordinance Summary

Sheboygan

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Strip paralleling shoreline & extending 50' inland from OHWM of surface waters.
VIEWING ACCESS CORRIDOR (VAC):	Selective cut max. 30% of trees w/i strip or create clear cut crossing (max. 10' wide) to water's edge.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Spec. cutting plan may req. perform. bond, certified check, collateral, etc. to guarantee plantings.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Ordinary maintenance work is not a struct. alteration or repair & incl. painting, paneling, & replacing doors, windows, & other non-structural items.
HORIZONTAL ADDITION PROVISIONS:	OHWM-37.5'=prohibited. 37.5'-75'=req. CUP & no further encroachment. Remove NCS from OHWM-37.5'. Max. 20% lot coverage. Cost max. 50% PEAV.
VERTICAL ADDITION PROVISIONS:	OHWM-37.5'=prohibited. 37.5'-75'=req. CUP & no further encroachment. Remove NCS from OHWM-37.5'. Max. 20% lot coverage. Cost max. 50% PEAV.
BASEMENT ADDITION PROVISIONS:	OHWM-37.5'=prohibited. 37.5'-75'=req. CUP & no further encroachment. Remove NCS from OHWM-37.5'. Max. 20% lot coverage. Cost max. 50% PEAV.
ACCESSORY STRUCT. PROVISIONS:	OHWM-37.5'=prohibited. 37.5'-75'=req. CUP & no further encroachment. Remove NCS from OHWM-37.5'. Max. 20% lot coverage. Cost max. 50% PEAV.
RECONSTRUCTION PROVISIONS:	If by deliberate act of owner (incl. removal of NCS portion) rebuild in compliance. If destroyed by wind, fire, etc. rebuild w/ mitigation.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Reconstruction of NCS destroyed or damaged after 10/14/97 by violent wind, fire, flood or vandalism.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Permit application incl. plan to mitigate adverse effects of NC & implementation schedule.
WHAT IS REQUIRED FOR MITIGATION?	Compliant septic system. Req. landscape plan to control erosion & screen NCS from water. Bldg. materials visually inconspicuous. Remove excess fill, rocks, or materials. Use BMP erosion controls.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District includes all S.L. wetlands . May be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Shoreland-Floodpl. Zon. Per. req. for filling/grading w/i 300' of OHWM draining to water (1)>20% slopes (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Greater setbacks on Lake Michigan due to steep bluff & dune recession rates. Elevate access essential stairs rather than excavate.				

Shoreland Zoning Ordinance Summary

Taylor

Zoning Administrator: Lawerence G Peterson

Address: 224 S Second ST

Telephone Number: 715-748-1485

Medford WI 54451

Fax Number: 715-748-1415

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (minimum average width)

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (at OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: 75' from OHWM of all navigable waters.

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 400' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=min. 8' & 20' total AS=4'. Unsewered=10' & 25' AS=5'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure incidental & found in connection with PS & located on same lot as PS.

INFORMATION AND EXAMPLES: All bldgs. & structures, exc. piers, boat hoists, boathouses, & open fences shall be setback min. 75' from OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Construction of boathouse beyond the OHWM is prohibited. Must be min. 1' above OHWM. Construct on max. 20% existing slope.

DIMENSIONAL REQUIREMENTS: Max. 600 s.f. Highest point on roof max. 10' vertical measurement above OHWM.

USE AND IMPROVEMENTS: Solely for storage of boats & related equipment. Human habitation prohibited. Open railings max 3.5' tall on roof allowed.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' area shall be constructed & surfaced so as to effectively control erosion.

FENCE STANDARDS: Open fences (not defined) exempt from shoreline setback.

Shoreland Zoning Ordinance Summary

Taylor

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 35' inland along OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100', asmeasured along OHWM, may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees or shrubs at discretion of owner. Clear cut in VAC only.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance continue if repairs over life of struct. do not >50% of current est. fair market value. Repair/alteration \$500+ req. permit.
HORIZONTAL ADDITION PROVISIONS:	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.
VERTICAL ADDITION PROVISIONS:	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.
BASEMENT ADDITION PROVISIONS:	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.
ACCESSORY STRUCT. PROVISIONS:	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.
RECONSTRUCTION PROVISIONS:	Repairs/alterations over \$500 req. a zoning permit.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Special permit req. for any filling or grading w/i 300' of OHWM that drains to water & (1)on 20%+ slopes or (2)>10,000 s.f.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Trempealeau

Zoning Administrator: Reed McRoberts

Address:

1720 Main ST

PO Box 67

Whitehall

WI 54773

Telephone Number: 715-538-2311

Fax Number: 715-538-4210

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Black River from Jackson Cty line to STH 93 = BR
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f. BR=1.5 acres

LOT WIDTH: Swrd=65' Unswrd=100' (ave. lot width) BR=200' (water's edge)

SHORELINE FRONTAGE: Swrd=65' Unswrd=100' (frontage at OHWM) BR=200' (water's edge)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: BR=greater of 100' from OHWM or 25' from bluffline. Others=75'

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Swrd=min. 8' & 20' ttl. AS=4'. Unswrd=10' & 25'. AS=5'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure incidental to and found in connection with PS to which it is related & located on same lot as.

INFORMATION AND EXAMPLES: BR setback exempts piers & boathouses. Others exempts piers, boat hoists, boathouses & open fences.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses shall be setback 25' from OHWM. Construct on max. 20% slopes. 1 per lot as AS, if not prohibited by floodplain.

DIMENSIONAL REQUIREMENTS: Max. 1 story & 500 s.f. in floor area.

USE AND IMPROVEMENTS: Solely for boat storage & related equipment. No human habitation.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path or road w/i 35' area shall be constructed & surfaced so as to effectively control erosion.

FENCE STANDARDS: Open fences (not defined) exempt from shoreline setback.

Shoreland Zoning Ordinance Summary

Trempealeau

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	Not more than 30' in any 100' along OHWM may be clear cut. BR=no more than 30' for every 200' may be clear cut.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees or shrubs at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Special cutting plan w/ replacement plantings may req. performance bond for planted trees & shrubs.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance conditional incl. no repair to NCS over its life shall exceed 50% of its current est. fair market value, unless it conforms.
HORIZONTAL ADDITION PROVISIONS:	No struct. alteration, addition or repair to NCS over its life shall exceed 50% of current est. fair market value, unless it conforms to ordinance.
VERTICAL ADDITION PROVISIONS:	No struct. alteration, addition or repair to NCS over its life shall exceed 50% of current est. fair market value, unless it conforms to ordinance.
BASEMENT ADDITION PROVISIONS:	No struct. alteration, addition or repair to NCS over its life shall exceed 50% of current est. fair market value, unless it conforms to ordinance.
ACCESSORY STRUCT. PROVISIONS:	No struct. alteration, addition or repair to NCS over its life shall exceed 50% of current est. fair market value, unless it conforms to ordinance.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	SEP req. for filling or grading w/i 300' of OHWM draining to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Black River has 25' setback from bluffline or 100' from OHWM, whichever is greater.				

Shoreland Zoning Ordinance Summary

Vernon

Zoning Administrator: Trent Strang	Address:	PO Box 306
Telephone Number: 608-637-5271		Viroqua WI 54665
Fax Number: 608-637-8750	E-mail Address:	pdvczone@mwt.net
County's Web Site:		
LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM: Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Sewered=10,000 s.f Unsewered=20,000 s.f.
LOT WIDTH:	Sewered=65' Unsewered=100' (minimum average width)
SHORELINE FRONTAGE:	Sewered=65' Unsewered=100'
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	75' from OHWM of all navigable waters.
SHORELAND SETBACK REDUCTION RULE:	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	Swrd=8' min. & 20' min. total. AS=4'. Unswrd=10' & 25'. AS=5'.
IMPERVIOUS AREA LIMIT:	Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Detached subordinate structure incidental to & found in connection with PS & located on same lot as.
INFORMATION AND EXAMPLES:	Piers, boathouses, boat hoists & open fences exempt from shoreline setback.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Setback min. 10' from OHWM. 1 boathouse per lot as AS. Construct on max. 20% existing slope.
DIMENSIONAL REQUIREMENTS:	Shall not exceed 1 story & 400 s.f. in floor space.
USE AND IMPROVEMENTS:	Solely for boat storage & related equipment. Not for human habitation.

PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS:	Any path or road w/i 35' area shall be constructed & surfaced so as to effectively control erosion.
FENCE STANDARDS:	Open fences (not defined) exempt from shoreline setback.

Shoreland Zoning Ordinance Summary

Vernon

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 35' inland along OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100', asmeasured along OHWM, may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees or shrubs at discretion of owner. Clear cut in VAC only.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance continue if use not discontinued 12 monthes or repairs over life of struct. do not exceed 50% of current est. fair market value.
HORIZONTAL ADDITION PROVISIONS:	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.
VERTICAL ADDITION PROVISIONS:	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.
BASEMENT ADDITION PROVISIONS:	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.
ACCESSORY STRUCT. PROVISIONS:	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions				
LAND DISTURBANCE MEASURES:	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Vilas

Zoning Administrator: Fred Hegeman

Address: 330 Court Street

Telephone Number: 715-479-3620

Eagle River WI 54521

Fax Number: 715-479-3752

E-mail Address: amfran@vilas.co.wi.us

County's Web Site:

LAKE CLASSIFICATION SYSTEM:

Matrix based on sensitivity to & current level of development

RIVER AND STREAM CLASSIFICATION SYSTEM:

Class I=1 Class II=2

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: (1) 60,000 s.f. (2) 40,000 s.f. (3) 30,000 s.f.

LOT WIDTH: (1) 270' (2) 180' (3) 135'

SHORELINE FRONTAGE: (1) 300' (2) 200' (3) 150'

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: 75' for all new buildings & structures

SHORELAND SETBACK REDUCTION RULE: Min. setback=50'. Reduced setback if req. roadway & OHWM setback don't allow 30' deep bldg. envelope w/ first reducing roadway and then OHWM setback.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: 15', exc. in Community Business District

IMPERVIOUS AREA LIMIT: Limited to greater of 4000 s.f. or 30% lot area w/i 300' of OHWM.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: A subordinate building (except boathouse) on same lot & incidental to principal structure, i.e. decks, gazebos, sheds, etc.

INFORMATION AND EXAMPLES: All new structures, exc. piers, boathouses, boat hoists, fences, stairways and access paths, must be 75' from OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: 1 boathouse/lot & prohibited on slopes >20%. Lakes<100 acres=setback min. 35' from OHWM & 25' from side lot line. Lakes>100 acres=min. 5' from OHWM & 15' from side lot line.

DIMENSIONAL REQUIREMENTS: Square or rect. footprint & have solid walls. Max. 12' tall & pitched roof. Lakes<100 acres=max. 100 s.f. Lakes>100 acres=max. 300 s.f. & width of 15' parallel to OHWM.

USE AND IMPROVEMENTS: Only to store boats & accessories. No plumbing or living fac. No antennas on structure. Cannot obstruct neighbor's view.

PIER AND WHARF STANDARDS: Not addressed in county's shoreland zoning ordinance.

DOCKOMINIUM STANDARDS: The sale of mooring sites/berths as a condominium or non-condominium unit separate from dwelling on same lot is prohibited.

WALKWAY STANDARDS: 1 unpaved path to shore or w/i 35' OHWM. Max. 6' wide. Natural materials & screen from view. Access stairs max. 4' wide.

FENCE STANDARDS: Permit required. No fences from OHWM to 35'. Max. 3' tall fence from 35'-75' from OHWM. Max. 6' tall beyond 75' of OHWM.

Shoreland Zoning Ordinance Summary

Villas

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Shoreline Vegetation Area
DIMENSIONS:	No Cut (trees, shrubs, undergrowth) w/i 75' OHWM. Select Cut btwn. 75' & 300' lake (150' stream)
VIEWING ACCESS CORRIDOR (VAC):	1 Shoreline Recreation Area for each lot. SRA = 30' wide & 35' deep. Select cutting to create if not naturally present.
TREE AND SHRUBS REGULATIONS:	No clear cutting w/i 300' lake or 150' river/stream exc. w/i 30' of bldgs., septic systems & roads. Removal of dead, dying & diseased trees at owner's discretion.
MAINTENANCE REGULATIONS:	Not addressed except to limit tree removal & to preserve as far as practicable natural undergrowth.
ENFORCEMENT PROVISIONS:	Permit required for tree cutting exceeding limitations.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Different classes of maintenance permitted based on location of existing bldg. & proposed addition w/ respect to OHWM.
HORIZONTAL ADDITION PROVISIONS:	NCPS 600+ s.f. (1)expand landward at width of existing bldg., exc. beyond setback. NCPS <600 s.f. (1)expand landward (2)50% max. incr. in footprint.
VERTICAL ADDITION PROVISIONS:	No new stories or vertical expan. except dormer windows.
BASEMENT ADDITION PROVISIONS:	No new basements >6' deep for NCPS <50' from OHWM. Rearward expan. of existing basements must be at same depth for existing bldg.
ACCESSORY STRUCT. PROVISIONS:	External alterations & additions to NCAS w/i 75' of OHWM are prohibited if exterior bldg. envelope altered horizontally or vertically.
RECONSTRUCTION PROVISIONS:	NCS cannot be rebuilt w/i setback if voluntarily demolished & (1)repair >50% value (2)replacing >50% of bldg., or (3)as a result not used for 1 year.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Construction on waterfront lot w/i 300' of OHWM & involves >300 s.f. of new or existing structure.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Point system relating to Lake Classification system, i.e. lakes 50 acres & less require 6 points.
WHAT IS REQUIRED FOR MITIGATION?	Points earned through creation of buffer zones, removal of structures, and restoration or protection activites like stormwater detention basins, removal of beaches, etc. Mitigations are in perpetuity.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland Alteration Permit req. in a shoreland wetland for any activity listed in 10.3.C in ordinance.				
LAND DISTURBANCE MEASURES:	No land dist. w/i 35' of OHWM. Shoreland Alter. Permit req. if w/i 1 year 750+ s.f. disturbed btwn. 75' & 300' from OHWM OR 400+s.f. btwn. 35' & 75'.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Walworth

Zoning Administrator: Debora Grube

Address: Lakeland Complex
W3929 County NN

Telephone Number: 262-741-3394

Elkhorn WI 53121

Fax Number: 262-741-3266

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=15,000 s.f. Unsewered=40,000 s.f.

LOT WIDTH: Sewered=100' Unsewered=150' (at rear of spec. street yard)

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: 75' exc. piers, boat hoists, open fences, boathouse, & patios.

SHORELAND SETBACK REDUCTION RULE: Min. setback=40'. Setback may be reduced to average of shoreyards of PS existing on abutting properties w/i 100' of subject site.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=min. 10' Unsewered=min. 15'

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached structure subordinate to principal use of structure, land or water & on same lot serving a purpose incidental to PS.

INFORMATION AND EXAMPLES: All structures, exc. piers, wharves, boat joists, lift, open fence, boathouse, patios, walks and stairs, min. 75' from OHWM.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouse shall not extend below OHWM. Construct on <12% slopes. Setback 3' from side lot line. 1 boathouse per lot as AS.

DIMENSIONAL REQUIREMENTS: Max. 400 s.f. & 14' vertical measurement above OHWM.

USE AND IMPROVEMENTS: Exclusively for watercraft & related equipment. No fireplaces, patio doors, plumbing, heating, etc. or not a boathouse.

PIER AND WHARF STANDARDS: Piers landward of OHWM must be necessary for access. Max. 48" wide. Open railings for safety. No canopies or roofs.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Max. 48" wide. Construct to minimize removal & disruption of nat. ground cover & minimize impairment of nat. beauty. Paths & trails max. 10' wide.

FENCE STANDARDS: Resid. fences max. 4' tall permitted on property lines (not btwn.), and not on shoreline. Cannot create wildlife barrier.

Shoreland Zoning Ordinance Summary

Walworth

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree Cutting, Shrubbery Clearing, and Earth Movement Regulation Area
DIMENSIONS:	Strip of land 35' wide inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' or same portion of a smaller lot shall be clear cut. Patios must be within this area.
TREE AND SHRUBS REGULATIONS:	Provisions do not apply to removal of dead or diseased trees.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	ZA may req. a surety with permit within 35' strip to enable County to carry out restoration work.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Use of substandard structures (legally constructed, but not meeting setback, yard, height, etc. req.) may be continued although struct. does not conform to ordinance.
HORIZONTAL ADDITION PROVISIONS:	Additions & enlargements to substandard structures (do not meet setback, yard, height, etc. req.) are permitted and shall conform to req. yard, height, parking, loading & access provis. of ordinance.
VERTICAL ADDITION PROVISIONS:	Additions & enlargements to substandard structures (do not meet setback, yard, height, etc. req.) are permitted and shall conform to req. yard, height, parking, loading & access provis. of ordinance.
BASEMENT ADDITION PROVISIONS:	Additions & enlargements to substandard structures (do not meet setback, yard, height, etc. req.) are permitted and shall conform to req. yard, height, parking, loading & access provis. of ordinance.
ACCESSORY STRUCT. PROVISIONS:	Additions & enlargements to substandard structures (do not meet setback, yard, height, etc. req.) are permitted and shall conform to req. yard, height, parking, loading & access provis. of ordinance.
RECONSTRUCTION PROVISIONS:	If substandard struct. is destroyed by fire, flood, etc. or removed/razed, may reconstruct to original design (bldg. env.) & location (foot print).

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Lowland Resource Conservation District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	ZP req. for any grading/filling w/i 35' of OHWM. ZP also req. btwn. 35-300' of OHWM if (1)slope >20%, (2)>1000 s.f. on 12-20%, (3)>2000 s.f. on <12%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Washburn

Zoning Administrator: Craig Conroy

Address: 10 W 4th AVE

Telephone Number: 715-468-4690

Shell Lake WI 54871-0506

Fax Number: 715-468-4693

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM: 1, 2 & 3

RIVER AND STREAM CLASSIFICATION SYSTEM: Rivers & Streams (same as 3)

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: 1=30,000 s.f. 2=80,000 s.f. 3=3 acres

LOT WIDTH: 1=150' 2=200' 3=300'

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: 1=75' 2=100' 3=100' on lakes & 125' on streams & rivers.

SHORELAND SETBACK REDUCTION RULE: Min. setback=75'. If PS on adjoining lots are min. 750 s.f., may be reduced to ave. setback of adjoining PS.

WETLAND SETBACK: Setback = 25' from shoreland wetlands.

SIDEYARD SETBACK: 1=10' one side & 30' total both sides 2=20' & 60' 3=30' & 90'

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: AS include boathouses, permanent boat shelters, retaining walls, TV satellite dishes >1M in diameter, accessory bldgs, etc.

INFORMATION AND EXAMPLES: AS must meet shoreland & sideyard setbacks.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses and permanent boat shelters are prohibited w/i setback area.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: Maintenance & repair of NC boathouses extending waterward of OHWM shall comply with s. 30.121, Stats.

PIER AND WHARF STANDARDS: Pier placement must be in waters adjacent to VAC unless location not feasible due to steep slopes, wet soils, etc.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: 1 path in VAC. Max. 4' wide. Blend w/ nat. ground cover. Min. construct. Elevated only if needed due to soil, slope, etc.

FENCE STANDARDS: Fences with open construction exempted from shoreline & wetland setbacks.

Shoreland Zoning Ordinance Summary

Washburn

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Shoreline Vegetation Protection Area
DIMENSIONS:	From OHWM to line 25' less than req. shoreline setback.
VIEWING ACCESS CORRIDOR (VAC):	1 VAC per lot w/ selective pruning & removal. Setback 10' from lot line. Max. 30' wide. If VAC nat. occurring, must use.
TREE AND SHRUBS REGULATIONS:	No clear cutting. Selective removal & pruning for VAC. Must screen dev't. Remove dead/diseased trees if safety hazard.
MAINTENANCE REGULATIONS:	Can remove noxious veget. which pose health/safety threat (i.e. poison ivy). Can't remove trees, shrubs & ground cover.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	NCPS permitted ordinary maintenance & repair. Internal improvements only if at least 750 s.f. enclosed, habitable living space & w/i bldg. envelope.
HORIZONTAL ADDITION PROVISIONS:	NCPS >50' from OHWM & 750+ s.f. enclosed living space. Max. total 1500 s.f. Additions on landward side. Max. 25% struct. members modified/replaced.
VERTICAL ADDITION PROVISIONS:	NCPS >75' from OHWM & 750 s.f. enclosed living space. Max. 25% struct. members modified-replaced. Additions no closer to OHWM than existing struct.
BASEMENT ADDITION PROVISIONS:	NCPS>50' from OHWM & 750+ s.f. - extension of existing basements & second stories only. NCPS>75' from OHWM & 750+ s.f. - new basements w/ conditions.
ACCESSORY STRUCT. PROVISIONS:	All NCAS limited to ordinary maintenance & repair (no improvement or expansion).
RECONSTRUCTION PROVISIONS:	NCPS damage due to intentional act of owner may only be replaced in compliance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Improve or expand NCS, CPS expand >50%, exist. struct. removed & replaced OR a setback reduction.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Mitigation plan & implementation schedule submitted to Zoning Dept. for approval.
WHAT IS REQUIRED FOR MITIGATION?	Wastewater treatment system upgraded as needed. Nat. vegetation & functions of buffer restored as practicable - min. 35' buffer w/ 30' VAC. Remove NCAS. Implement erosion & runoff control measures.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input checked="" type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>
WETLAND PROTECTION MEASURES:	Any discharge into wetlands req. restoration of site & repair of any environmental damage.				
LAND DISTURBANCE MEASURES:	Land disturbances prohibited on >40% slopes. Stormwater & erosion plan or CUP req. for grading, etc. on slopes 12-40%.				
BLUFF AND UNSTABLE SOIL MEASURES:	Notification req. for any land disturbances over 2000 s.f. Elevated walks/power lifts only if it is min. construct. essential for access due to soil.				

Shoreland Zoning Ordinance Summary

Washington

Zoning Administrator: Paul Mueller

Address: 333 E Washington ST

Suite 2300

West Bend

WI 53095-2585

Telephone Number: 262-335-4445

Fax Number: 262-335-6868

E-mail Address:

County's Web Site: www.co.washington.wi.us

LAKE CLASSIFICATION
SYSTEM:

Not utilized in county's shoreland
zoning ordinance.

RIVER AND STREAM
CLASSIFICATION SYSTEM:

Not utilized in county's shoreland
zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' Unsewered=100' (minimum average width)

SHORELINE FRONTAGE: Not addressed in county's shoreland zoning ordinance.

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: 75' from OHWM of all navigable waters.

**SHORELAND SETBACK
REDUCTION RULE:** Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Not addressed in county's shoreland zoning ordinance.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached subordinate structure incidental to & found in connection with PS & located on same lot as PS.

**INFORMATION AND
EXAMPLES:** Piers, boathouses, boat hoists & open fences exempt from shoreline setback.

BOATHOUSE STANDARDS:

**PLACEMENT
REQUIREMENTS:** Setback a min. of 5' from OHWM & construct in conformity w/ local & floodplain zoning standards.
1 boathouse per lot as AS.

**DIMENSIONAL
REQUIREMENTS:** Shall not exceed 1 story & 500 s.f. in floor area.

**USE AND
IMPROVEMENTS:** Solely for storage of boats & related equipment. Not for human habitation.

**PIER AND WHARF
STANDARDS:** Not addressed in county's shoreland zoning ordinance.

**DOCKOMINIUM
STANDARDS:** Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Any path, passage or road w/i 35' area shall be constructed & surfaced so as to effectively control erosion.

FENCE STANDARDS: Open fences (> 50% open) exempt from shoreline setback.

Shoreland Zoning Ordinance Summary

Washington

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area on Shoreland.
DIMENSIONS:	Area parallel to OHWM & extending 35' inland along OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100', asmeasured along OHWM, may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees or shrubs at discretion of owner. Clear cut in VAC only. Must use accepted forest management & soil conservation practices.
MAINTENANCE REGULATIONS:	Preserve natural shrubbery as far as practicable, & if removed, replaced w/ equally effective vegetation in retarding runoff, preventing erosion, etc.
ENFORCEMENT PROVISIONS:	Violations after effective date of ordinance may result in a uniform citation & then prosecution.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Routine maintenance continue if use not discontinued 12 months or repairs over life of struct. do not exceed 50% of current est. fair market value.
HORIZONTAL ADDITION PROVISIONS:	No struct. alter., addition or repair over life of bldg. to exceed 50% of its current est. fair market value by local assessor, unless made compliant.
VERTICAL ADDITION PROVISIONS:	No struct. alter., addition or repair over life of bldg. to exceed 50% of its current est. fair market value by local assessor, unless made compliant.
BASEMENT ADDITION PROVISIONS:	No struct. alter., addition or repair over life of bldg. to exceed 50% of its current est. fair market value by local assessor, unless made compliant.
ACCESSORY STRUCT. PROVISIONS:	No struct. alter., addition or repair over life of struct. exceed 50% of its current est. fair market value by local assessor, unless made compliant.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	CUP req. for filling or grading w/i 300' of OHWM draining to water & (1)20%+ slopes, (2)>1000 s.f. on 12-20% slopes, or (3)>2000 s.f. on <12% slopes.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Waukesha

Zoning Administrator:	Dale Shaver	Address:	1320 Pewaukee RD
Telephone Number:	262-548-7790	Waukesha	WI 53188-3868
Fax Number:	262-896-8071	E-mail Address:	
County's Web Site:			
LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Varies w/ zoning dist. from 20,000 s.f. (R3) to 35 acres (AP).
LOT WIDTH:	Varies w/ zoning dist. from 120' (R3) to 600' (AP).
SHORELINE FRONTAGE:	Not addressed in county's shoreland zoning ordinance.
LOT DEPTH:	Not addressed in county's shoreland zoning ordinance.
SHORELAND SETBACK:	75' from OHWM, 100 yr. Flood or wetland district.
SHORELAND SETBACK REDUCTION RULE:	Min. 25' setback. Average rule varies w/ number of bldgs. involved & distances.
WETLAND SETBACK:	Setback = 75'.
SIDEYARD SETBACK:	Varies w/ zoning dist. from 20' (R3) to 50' (AP).
IMPERVIOUS AREA LIMIT:	Floor Area Ratio varies w/ zoning dist. from 15% (R3) to 10% (A2)

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Bldg. subordinate to & detached from PS & used for purpose incident to PS.
INFORMATION AND EXAMPLES:	All struct., exc. piers, boat hoist, boathouses & decks, setback 75' from OHWM, 100 yr. flood or wetland dist.
BOATHOUSE STANDARDS:	
PLACEMENT REQUIREMENTS:	Boathouse shall be no closer than 5' to OHWM. Only 1 boathouse per lot & only if single-family dwelling on lot.
DIMENSIONAL REQUIREMENTS:	Min. 200 s.f. & max. 1 story not to exceed 15' tall. Req. permanent foundation or concrete slab.
USE AND IMPROVEMENTS:	Principally for boat storage & related equipment. No human habitation. Permitted limited plumbing. Use flat roofs for deck.
PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.
WALKWAY STANDARDS:	Any path or road w/i 35' area shall be constructed & surfaced so as to effectively control erosion.
FENCE STANDARDS:	Not addressed in county's shoreland zoning ordinance.

Shoreland Zoning Ordinance Summary

Waukesha

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area
DIMENSIONS:	Area parallel to OHWM & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' along OHWM may be clear cut to depth of 35' area.
TREE AND SHRUBS REGULATIONS:	Removal of dead, diseased or dying trees at discretion of landowner.
MAINTENANCE REGULATIONS:	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
ENFORCEMENT PROVISIONS:	Special cutting plan w/ replacement plantings may req. performance bond guaranteeing plantings.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Existing lawful use may continue.
HORIZONTAL ADDITION PROVISIONS:	No struct. shall be modernized, expanded or enlarged exc. in conformity w/ regulations if total repairs exceed 50% of current fair market value.
VERTICAL ADDITION PROVISIONS:	No struct. shall be modernized, expanded or enlarged exc. in conformity w/ regulations if total repairs exceed 50% of current fair market value.
BASEMENT ADDITION PROVISIONS:	No struct. shall be modernized, expanded or enlarged exc. in conformity w/ regulations if total repairs exceed 50% of current fair market value.
ACCESSORY STRUCT. PROVISIONS:	No struct. shall be modernized, expanded or enlarged exc. in conformity w/ regulations if total repairs exceed 50% of current fair market value.
RECONSTRUCTION PROVISIONS:	If struct. is damaged beyond 50% of current fair market value, it shall not be restored exc. in conformity of regulations.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input checked="" type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Conservancy-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	CUP req. for earth disturbances w/i shoreland. Some minor grading may be permitted w/o CUP.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Waupaca

Zoning Administrator: David Rosenfeldt

Address: 811 Harding ST

Telephone Number: 715-258-6255

Waupaca WI 54981

Fax Number: 715-258-6212

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM: Group 1, 2, & 3 Lakes

RIVER AND STREAM CLASSIFICATION SYSTEM: River and Stream (R/S) & Trout Streams (T)

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: 1=5 acres 2=2 acres 3=20,000 s.f. R/S & T=40,000 s.f.

LOT WIDTH: 1=400' 2=200' 3=100' R/S & T=200' (at min. shoreline setback).

SHORELINE FRONTAGE: 1=400' 2=200' 3=100' R/S & T=200' (at OHWM).

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: 1=300' 2=100' 3=75' R/S=100' T=125'

SHORELAND SETBACK REDUCTION RULE: NC undev. lots can have reduced OHWM setbacks, if reduction of highway setback doesn't allow a 30' deep bldg. site. Req. mitigation.

WETLAND SETBACK: Nonnavigable wetlands=25' Navigable wetlands=75'

SIDEYARD SETBACK: 100'+ wide = min. 10' & 30' total. Lots<100' = min. 7.5' & 20'.

IMPERVIOUS AREA LIMIT: At least 75% of lot must be maintained in vegetative cover.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: A detached subordinate structure incidental to, and found with, the principal structure & on the same lot.

INFORMATION AND EXAMPLES: An accessory structure may be placed only if it is constructed concurrent with or after construction of principal structure.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Boathouses are prohibited.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: Must meet requirements of s. 30.121, Stats.

PIER AND WHARF STANDARDS: Confined to VAC.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Confined to VAC. May be elevated if (1) essential due to slopes or soil, (2)min. construct. for access, (3)max. 4' wide.

FENCE STANDARDS: Must meet shoreline setback as a structure (some leniency for "open" fences), with exception of ag pasture fences.

Shoreland Zoning Ordinance Summary

Waupaca

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Vegetation Protection Area.
DIMENSIONS:	Area bounded by OHWM & line 25' <shoreline setback or 35' from OHWM, whichever is greater.
VIEWING ACCESS CORRIDOR (VAC):	1 VAC per lot w/ PS. 30' wide paralleling shore. Shoreline rec. area w/i VAC. Selective pruning & removal to create.
TREE AND SHRUBS REGULATIONS:	No clear cutting. Dead, dying, diseased trees (safety hazards) & nuisance exotic spp. remove & replace w/ native substitute.
MAINTENANCE REGULATIONS:	Clear cutting, grading & other land disturbances not permitted. Lawn OK in shoreline rec. area.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Ordinary maintenance & repair allowed on NCPS.
HORIZONTAL ADDITION PROVISIONS:	NCPS 750+ s.f. (50'-req. setback) expand to greater of 1500 s.f. or 15% of lot area w/i 200' of OHWM. Expand landward as possible & req. mitigation.
VERTICAL ADDITION PROVISIONS:	NCPS 750+ s.f. (50'-req. setback) additional story no larger than footprint of original bldg. & max. 28' tall. Req. mitigation.
BASEMENT ADDITION PROVISIONS:	No new basements for existing structures, exc. new basements may be permitted for expansion landward of existing bldg. Req. mitigation.
ACCESSORY STRUCT. PROVISIONS:	NCAS limited to ordinary maintenance & repair & such alteration to bring them into greater compliance.
RECONSTRUCTION PROVISIONS:	Repairs can't >50% of current est. fair market value, unless brought into compliance. Bldg. destroyed by owner may not be rebuilt unless compliant.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Improvement or expansion of principal structures essential for reasonable use of property.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Req. practices & also point system w/ selection of practices (choose what you want to earn points).
WHAT IS REQUIRED FOR MITIGATION?	Req. up-to-date wastewater treatment system & implementation of stormwater & erosion control measures. Points earned by restoring buffers, removing NCS, using earthtone colors, etc.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input checked="" type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Building envelopes shall not include wetlands (in PUDs).				
LAND DISTURBANCE MEASURES:	Land disturb. on 15-45% slopes req. approved stormwater & erosion control plan or a CUP. Slopes 45% or greater, no land disturb. if drain to water.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Waushara

Zoning Administrator: Mark Schumacher

Address: 209 South ST

Telephone Number: 920-787-0453

Wautoma WI 54982-0149

Fax Number: 920-787-0425

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:

Not utilized in county's shoreland zoning ordinance.

RIVER AND STREAM CLASSIFICATION SYSTEM:

Class I, II & III Trout Streams

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Swrd=10,000 s.f Unswrd=20,000 s.f. (if more restrictive)

LOT WIDTH: Sewered=65' Unsewered=100' (at the building line)

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (at OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75' exc. Class I, II & III trout streams=100' from OHWM.

SHORELAND SETBACK REDUCTION RULE: Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site, exc. on trout streams. Ave=setbacks of existing bldgs.on each side or 75' on vacant lots.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Not addressed in county's shoreland zoning ordinance.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached structure subordinate to PU of struct. & located on same lot serving a purpose incidental to PS.

INFORMATION AND EXAMPLES: Req. PS on site before AS. Req. affidavit & covenant that AS will never be used for human habitation or it is a violation.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Setback greater of min. 10' from OHWM or 2' above OHWM.

DIMENSIONAL REQUIREMENTS: Max. 240 s.f. Req. pitched roof. Max. 15' tall.

USE AND IMPROVEMENTS: No decks, etc. assoc. w/ human habitation. Req. affidavit & covenant for no human habitation will occur in AS or violation.

PIER AND WHARF STANDARDS: Piers landward of OHWM max. 60" wide. No attached benches, seats, tables, etc. No roofs or canopies.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Access essential. Max. 60" wide. No attached benches, tables, etc. No roof or canopy. Landing for safety & max. 40 s.f.

FENCE STANDARDS: Open fence permitted w/i setback, if from perpendicular position does not block >1/3 of view.

Shoreland Zoning Ordinance Summary

Waushara

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Woody Perennial Vegetation Removal Area
DIMENSIONS:	Within 35' of OHWM (60' of OHWM on Class I, II, & III trout streams).
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' along OHWM shall be clear cut to 35' (or 60') depth of strip.
TREE AND SHRUBS REGULATIONS:	Can remove dead, dying or diseased woody perennial veget. or improve trout habitat in Class I, II or III streams.
MAINTENANCE REGULATIONS:	Clear cut=removal >70% of crown cover or basal area of perennial woody vegetation.
ENFORCEMENT PROVISIONS:	County can seek restoration of all natural functions of shoreline & other penalties.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Regulations are not to be construed to prevent necessary maintenance or repairs of bldgs.
HORIZONTAL ADDITION PROVISIONS:	No NCS during its total lifetime shall be enlarged or expanded >50% of its equalized assess value over the life of struct., unless made conforming.
VERTICAL ADDITION PROVISIONS:	No NCS during its total lifetime shall be enlarged or expanded >50% of its equalized assess value over the life of struct., unless made conforming.
BASEMENT ADDITION PROVISIONS:	All struct. shall have lowest inhabitable floor constructed not less than 2' above OHWM or regional flood elevation, whichever is higher.
ACCESSORY STRUCT. PROVISIONS:	No NCS during its total lifetime shall be enlarged or expanded >50% of its equalized assess value over the life of struct. Open decks exceptions.
RECONSTRUCTION PROVISIONS:	If damaged >50% of its equalized assessed value, it shall not be restored exc. in conformity w/ regulations of zone it is in.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Removal of shore cover beyond ordinance standards.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Req. plan prepared by qualified professional & Zoning Dept. approval.
WHAT IS REQUIRED FOR MITIGATION?	Plan must screen uses from water, maintain a stable bank & shore, retard flow of pollutants & protect aesthetic values.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	Land use permit req. if grading or filling w/i 300' of OHWM draining to water & btwn. 2000 & 10,000 s.f. CUP req. if >10,000 s.f.				
BLUFF AND UNSTABLE SOIL MEASURES:	Elevate stairs rather than excavate.				

Shoreland Zoning Ordinance Summary

Winnebago

Zoning Administrator:	Robert Braun	Address:	PO Box 2808
Telephone Number:	920-236-4844	Oshkosh	WI 54903-2808
Fax Number:	920-303-3035	E-mail Address:	
County's Web Site:			
LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.

MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA:	Sewered=10,000 s.f Unsewered=20,000 s.f. (in R-2).
LOT WIDTH:	Sewered=65' Unsewered=100' (at the shore setback & street)
SHORELINE FRONTAGE:	Minimum frontage=33'.
LOT DEPTH:	Normal depth does not exceed 2 1/2 times the width nor be <150'.
SHORELAND SETBACK:	Setback=75' except for boathouses.
SHORELAND SETBACK REDUCTION RULE:	Min. setback=50'. May be reduced to ave. of existing shore yards of abutting structures on each side.
WETLAND SETBACK:	Not addressed in county's shoreland zoning ordinance.
SIDEYARD SETBACK:	Minimum 7' one side & 10' other side.
IMPERVIOUS AREA LIMIT:	Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION:	Detached struct. subordinate to principal use of struct., land or water & on same lot serving a purpose incidental to PS.
INFORMATION AND EXAMPLES:	Total floor area limited by lot area. Construct only after PS under construction.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS:	Setback a min. of 5' from OHWM & 3' from side lot line. May not locate below high-water elevation. 1 boathouse per lot.
DIMENSIONAL REQUIREMENTS:	Max. 500 s.f. in horizontal area covered. Max. 15' above high-water elevation (incl. height of railing on roof).
USE AND IMPROVEMENTS:	Solely for watercraft storage & associated gear. No human habitation. No decks or screened in areas.

PIER AND WHARF STANDARDS:	Not addressed in county's shoreland zoning ordinance.
DOCKOMINIUM STANDARDS:	Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS:	Not addressed in county's shoreland zoning ordinance.
FENCE STANDARDS:	From OHWM to 1/2 the distance to setback, max. 4' tall & 50% or less opaque.

Shoreland Zoning Ordinance Summary

Winnebago

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area.
DIMENSIONS:	Strip 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30' in any 100' shall be clear cut in 35' strip.
TREE AND SHRUBS REGULATIONS:	Clearing for home & park site dev't, road access, trimming, dead tree removal etc. if max. 30' in any 100' clear cut.
MAINTENANCE REGULATIONS:	Not addressed in county's shoreland zoning ordinance.
ENFORCEMENT PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	Ordinary maintenance allowed incl. painting, paneling & replacing existing private sewage or water supply systems or connections to public utilities.
HORIZONTAL ADDITION PROVISIONS:	No modification or addition to NCS if over life of struct. would exceed 50% of present equalized assessed value, unless made conforming.
VERTICAL ADDITION PROVISIONS:	No modification or addition to NCS if over life of struct. would exceed 50% of present equalized assessed value, unless made conforming.
BASEMENT ADDITION PROVISIONS:	No modification or addition to NCS if over life of struct. would exceed 50% of present equalized assessed value, unless made conforming.
ACCESSORY STRUCT. PROVISIONS:	No modification or addition to NCS if over life of struct. would exceed 50% of present equalized assessed value, unless made conforming.
RECONSTRUCTION PROVISIONS:	If NCS is destroyed or damaged with restoration exceeding 50% of present equalized assessed value, it can't be rebuilt, unless in conformity.

MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Boathouses must be located 5' from OHWM of wetlands.				
LAND DISTURBANCE MEASURES:	CUP required for filling, grading, excavating, etc., unless activity can meet certain requirement for zoning permit & drainage plan approval.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Zoning Ordinance Summary

Wood

Zoning Administrator: Marvin Krzykowski

Address: 400 Market ST

Telephone Number: 715-421-8466

Wisconsin Rapids WI 54495-8095

Fax Number: 715-421-8808

E-mail Address:

County's Web Site:

LAKE CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.	RIVER AND STREAM CLASSIFICATION SYSTEM:	Not utilized in county's shoreland zoning ordinance.
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MINIMUM SHORELAND LOT REQUIREMENTS

LOT AREA: Sewered=10,000 s.f. Unsewered=20,000 s.f.

LOT WIDTH: Sewered=65' (at OHWM) Unsewered=100' (at building line).

SHORELINE FRONTAGE: Sewered=65' Unsewered=100' (at OHWM)

LOT DEPTH: Not addressed in county's shoreland zoning ordinance.

SHORELAND SETBACK: Setback=75' from OHWM of surface waters.

SHORELAND SETBACK REDUCTION RULE: Reduced setback if 1+ bldgs. w/i 200' of site & w/i shoreland setback (not from ave.). Ave.=adj. bldg. setbacks on each side & 75' if a vacant lot.

WETLAND SETBACK: Not addressed in county's shoreland zoning ordinance.

SIDEYARD SETBACK: Sewered=min. 10' & total 25'. Unsewered=min. 15' & total 35'.

IMPERVIOUS AREA LIMIT: Not addressed in county's shoreland zoning ordinance.

ACCESSORY STRUCTURE REQUIREMENTS

DEFINITION: Detached struct. subordinate to PU of struct., land or water & located on same lot serving incidental purpose to PS.

INFORMATION AND EXAMPLES: Min. 75' setback from OHWM. Incl. pet shelters, quarter's not for rent, swimming pools, patios, etc.

BOATHOUSE STANDARDS:

PLACEMENT REQUIREMENTS: Setback a minimum of 75' from OHWM.

DIMENSIONAL REQUIREMENTS: Not addressed in county's shoreland zoning ordinance.

USE AND IMPROVEMENTS: Not addressed in county's shoreland zoning ordinance.

PIER AND WHARF STANDARDS: Shall comply with NR 326, Wis. Admin. Code.

DOCKOMINIUM STANDARDS: Not addressed in county's shoreland zoning ordinance.

WALKWAY STANDARDS: Max. 60" wide. Attached benches, seats, tables etc. prohibited. Elevate stairs, not excavate. Visually inconspicuous.

FENCE STANDARDS: Assumed structure & must meet setback requirements.

Shoreland Zoning Ordinance Summary

Wood

SHORELINE VEGETATION PROTECTION STANDARDS

COUNTY'S "TERM":	Tree & Shrubbery Cutting Regulation Area.
DIMENSIONS:	Strip paralleling shoreline & extending 35' inland from OHWM.
VIEWING ACCESS CORRIDOR (VAC):	No more than 30% of length of strip, max. 30' wide, may be clear cut.
TREE AND SHRUBS REGULATIONS:	Removal of dead, dying or diseased trees or shrubs at discretion of landowner.
MAINTENANCE REGULATIONS:	Remaining 70% shall have sufficient cover to screen cars, dwellings, AS, etc. from water.
ENFORCEMENT PROVISIONS:	Special tree cutting permit w/ guarantee of tree planting by owner is enforceable in court.

NONCONFORMING STRUCTURE STANDARDS

MAINTENANCE PROVISIONS:	No repair, as long as use cont., shall exceed 50% of assessed value except if granted variance or changed to conforming.
HORIZONTAL ADDITION PROVISIONS:	No alteration, addition or repair, as long as use cont., shall exceed 50% of assessed value except if granted variance or changed to conforming.
VERTICAL ADDITION PROVISIONS:	No alteration, addition or repair, as long as use cont., shall exceed 50% of assessed value except if granted variance or changed to conforming.
BASEMENT ADDITION PROVISIONS:	No alteration, addition or repair, as long as use cont., shall exceed 50% of assessed value except if granted variance or changed to conforming.
ACCESSORY STRUCT. PROVISIONS:	No alteration, addition or repair, as long as use cont., shall exceed 50% of assessed value except if granted variance or changed to conforming.
RECONSTRUCTION PROVISIONS:	Not addressed in county's shoreland zoning ordinance.

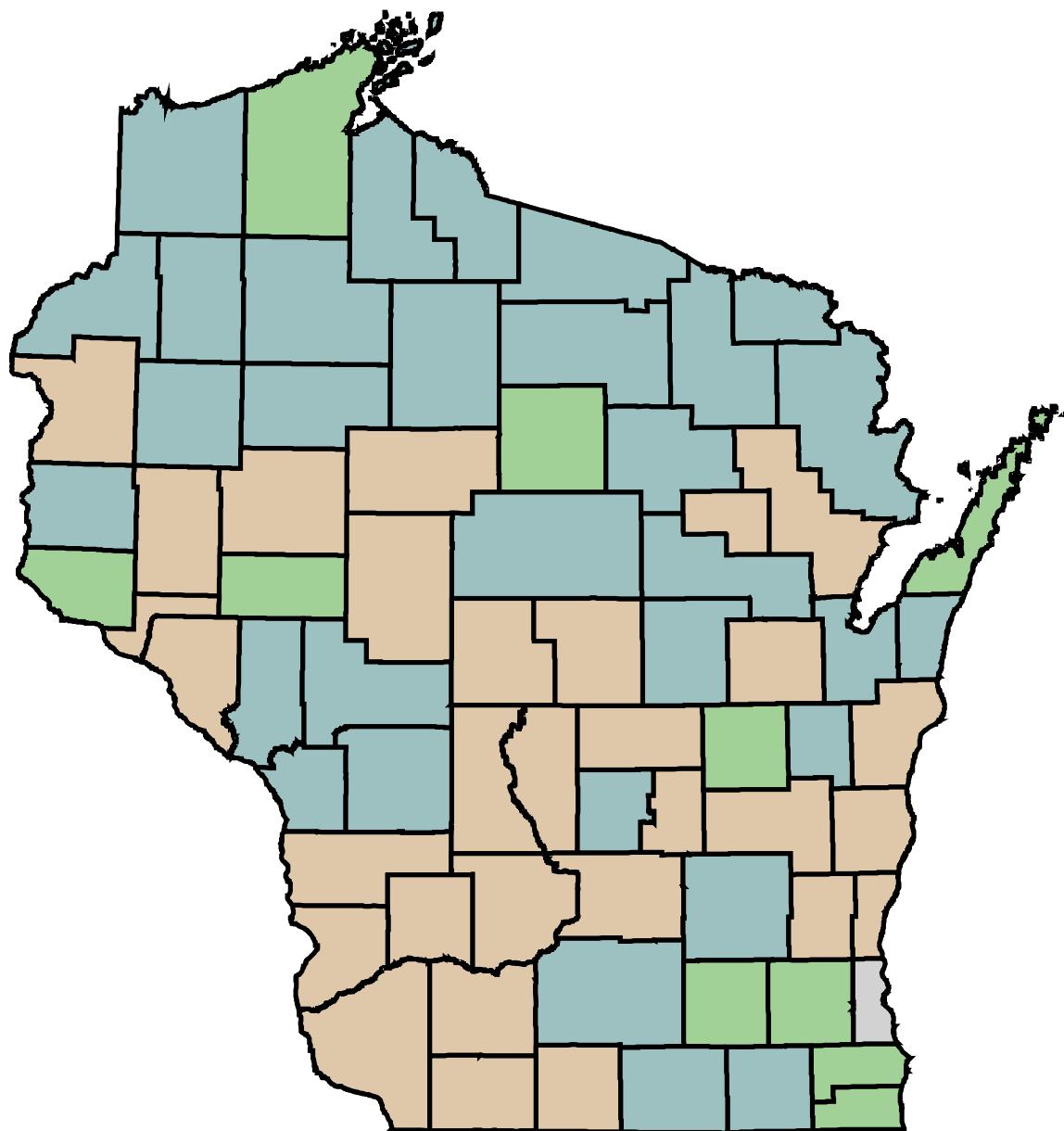
MITIGATION STANDARDS

WHAT ACTIONS ARE BEING MITIGATED?	Not incorporated into county's shoreland zoning ordinance.
HOW IS COUNTY IMPLEMENTING SYSTEM?	Not incorporated into county's shoreland zoning ordinance.
WHAT IS REQUIRED FOR MITIGATION?	Not incorporated into county's shoreland zoning ordinance.

ADDITIONAL ORDINANCE STANDARDS

KEYHOLE DEVELOPMENT STANDARDS:	<input type="checkbox"/>	CONSERVATION SUBDIVISION STANDARDS:	<input type="checkbox"/>	RESORT DEVELOPMENT STANDARDS:	<input type="checkbox"/>
WETLAND PROTECTION MEASURES:	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.				
LAND DISTURBANCE MEASURES:	SEP if filling/grading w/i 300' shore & drains to water (1)20%+ slopes (2)>1000 s.f. on 12-20% (3)>5000 s.f. on <12% (4)>2000 s.f. on <12% & 2'+ deep.				
BLUFF AND UNSTABLE SOIL MEASURES:	Not addressed in county's shoreland zoning ordinance.				

Shoreland Lot Area Standards



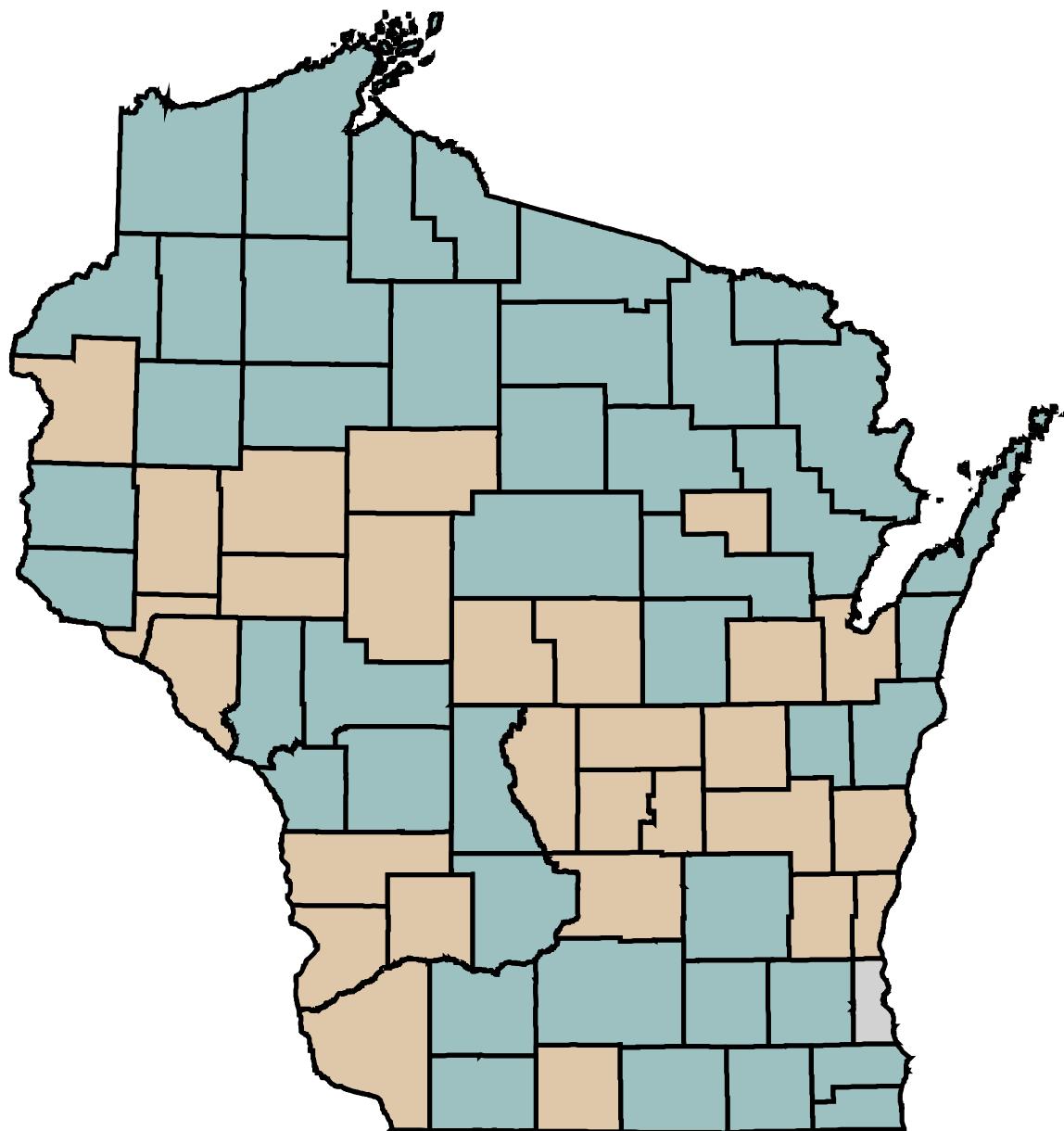
- County is not regulated under NR 115.
- County meets minimum lot area requirements from NR 115.
- County exceeds minimum lot area requirements from NR 115 on all or some lakes, rivers, and streams.
- County uses underlying zoning districts to determine minimum lot areas, which meet or exceed NR 115 requirements.

For more information, contact Carmen Wagner,
WI DNR, Shoreland Zoning Specialist, 608-267-7694.

May 22, 2000
Bureau of Watershed Management, WDNR



Shoreland Lot Width Standards



- County is not regulated under NR 115.
- County meets minimum lot width requirements in NR 115.
- County exceeds minimum lot width requirements in NR 115 on all or some lakes, rivers, and streams.



SHORELAND LOT ISSUE SUMMARY

MANAGEMENT RATIONALE

The impacts of development on our lakes and rivers can be seen across the state. As shorelands shift from their natural undeveloped state into a landscape manipulated by humans, there are consequences.

Putting in a paved driveway, building a boathouse or removing dead tree debris along a shoreline may seem to have little effect on a lake or river as an individual action. However the interaction of these factors and the cumulative effects of many small impacts is what leads to the degradation of water quality and habitat for fish and aquatic life. Likewise, it is the cumulative impacts of many structures close together, near the water, and with minimal screening that degrade the natural beauty of the shoreline.

Controlling lot size and lot width helps to control the cumulative impacts of shoreland development. By limiting the number of lots on a shoreline, the potential for cumulative impacts are lessened, helping to prevent the degradation of water quality, near-shore and riparian wildlife habitat, and natural scenic beauty.

MINIMUM STATEWIDE STANDARDS

Chapter NR 115, Wis. Admin. Code, requires counties to meet minimum standards for lot size and average lot width in their shoreland zoning ordinance. These minimum standards were developed in the 1960's based on the best available scientific information, best professional judgment, and feasibility of implementation. The goal of minimum shoreland lot sizes and widths is to limit the impact of shoreland development on Wisconsin's lakes, rivers, and streams.

The minimum shoreland lot standards from NR 115 are:

Sewered Lots:	10,000 square feet	65 feet average minimum lot width
Unsewered Lots:	20,000 square feet	100 feet average minimum lot width

RELATED RESEARCH

Recent review and research has shown however, that the current minimum statewide standards are not effectively meeting the goals of Wisconsin's Shoreland Management Program.

A modeling study of phosphorus loading to a forested lake in Wisconsin demonstrates the impacts of development on water quality. When comparing an undeveloped forested site to a 1940s style development with a small 700 square foot house setback 150 feet from a lake with a 35 foot wide undisturbed buffer and a 20 foot wide path from the house to the lake, phosphorus loading did not increase. However, when the undeveloped lot was compared to a typical 1990s development with a large 3,350 square foot home setback 80 feet from the lake and the lot entirely converted to lawn, phosphorus loading increased 700% (J. Panuska to P. Sorge, internal memorandum, Nov. 4, 1994).

Additionally, the quality of fish and wildlife habitat generally decreases as the density of development increases along shorelines with nesting cover are foraging areas lost or degraded.

The natural scenic beauty of the shoreline can be negatively impacted by the placement and construction of structures. Landscape aesthetic assessment literature has generally found more natural scenes, those in which human presence or activities are relatively less visually apparent, are consistently preferred over scenes with more obvious human development (Bernthal 1997).

MANAGEMENT INITIATIVES

As a result, many counties are going beyond the requirements of Chapter NR 115, Wis. Admin. Code, based on their resource concerns. Many counties have increased the minimum shoreland lot sizes and widths for both seweried and unsewered lots. Marinette County for instance has a minimum lot area of 15,000 square feet for seweried lots and 30,000 square feet for unsewered lots. Some counties simply require one minimum lot size and width, regardless of whether the lot is seweried or not.

Other counties have turned to waterbody classification, where lakes, rivers, and streams are “classified” based on their sensitivity to pollutants, current level of development and other factors. As the sensitivity of a waterbody increases, so do the minimum lot sizes and widths. Some counties have just simply determined that lakes over 50 acres have a minimum lot size of 20,000 square feet and lakes under 50 acres or rivers and streams have minimum lot sizes 40,000 square feet.

Other counties have done much more intensive studies of their water resources and consider hydrology, depth, surface area, shoreline configuration, recreational use and other factors when determining how to classify their waters. The general categories used by counties are natural or wild waterbodies, intermediate waterbodies and general development waterbodies. Langlade County has used this method in its ordinance. The most sensitive or wild waterbodies require a minimum lot size of 120,000 square feet. Less sensitive or intermediate waterbodies have a minimum lot size of 80,000 square feet, and mostly developed waterbodies have a minimum lot size of 20,000 square feet. The average lot width was also increased to 300, 200 and 100 feet respectively. There was no differentiation between seweried and unsewered lots.

SENSITIVITY			
	HIGH	MEDIUM	LOW
LOT SIZE	120,000 SQUARE FEET	80,000 SQUARE FEET	20,000 SQUARE FEET
LOT WIDTH	300 FEET	200 FEET	100 FEET

TABLE 1: Langlade County's Minimum Lot Sizes and Widths

CONSIDERATIONS

- Do the current minimum lot sizes in your local shoreland zoning ordinance allow adequate room for current development trends? Is there enough room for the home, garage, septic system and back-up septic system site most homeowners have today?

- Are the lakes and streams in your community similar in size, level of development and sensitivity to pollutants such that a single minimum lot size is appropriate or are your community's lakes and streams of a diverse nature and would be best managed with a range of minimum lot sizes?
- Are there special resources in your community, such as trout streams or outstanding water bodies, which would benefit from increased lot sizes and setbacks?
- Are there recreational resources in your community that draw tourists wanting to experience "wild nature" that would benefit the community economically to protect in a less developed state?
- Do you want to maintain a range of waterfront experiences along your shorelines – high density development to low density to natural?
- Are the water resources in your area fully developed or at varying stages of development? Would waterbody classification be appropriate to address the varying levels of development found in your community?
- Can you strengthen your local ordinance by incorporating impervious surface area limits, increasing setbacks or using other techniques to minimize the cumulative impacts of shoreland development?

BIBLIOGRAPHY

Bernthal, Thomas. 1997. *Effectiveness of shoreland zoning standards to meet statutory objectives: a literature review with policy implications.* Madison: Wisconsin Department of Natural Resources.

Abbreviations used in the following table are:

AG = Agriculture zoning district
 Bldg. = Building
 Dist. = District
 Min. = Minimum
 Nav. = Navigable
 OHWM = Ordinary high water mark
 Recreat. = Recreational zoning district
 Req. = Required
 s.f. = Square feet
 Spec. = Specified
 Swrd = Sewered
 Unswrd = Unsewered

Shoreland Lot Standards

County	Lake Classification	River Classification	Lot Size	Lot Width	Shoreline Frontage Width
Adams	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Ashland	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=30,000 s.f.	Sewered=65' Unsewered=150' (average width)	Sewered=65' Unsewered=150' (at shoreline or other frontage)
Barron	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Minimum 62,500 s.f.	Minimum 250'	Not addressed in county's shoreland zoning ordinance.
Bayfield	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Varies w/ zoning district. (i.e. R-RB=30,000 s.f., R-2=4.5 acres)	Varies from min. of 75' to 300'.	Varies from min. of 75' to 300'.
Brown	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=40,000 s.f. or greater	Sewered=65' Unsewered=100' (at building line)	Sewered=65' Unsewered=100' (at water's edge)
Buffalo	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average lot width)	Sewered=65' Unsewered=100 (at OHWM)
Burnett	Class 1, 2, & 3	Rivers & Streams (same as 3)	1=30,000 s.f. 2=40,000 s.f. 3=75,000 s.f.	1=150' 2=200' 3 = 300'	Not addressed in county's shoreland zoning ordinance.
Calumet	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Swrd=12,500 s.f. Unswrd=20,000 s.f. AG=43,560 s.f.	Swrd=85' Unswrd=100' AG=150' (at building line)	Swrd=85' Unswrd=100' AG=150' (at water's edge)
Chippewa	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average lot width)	Sewered=65' Unsewered=100' (at OHWM)
Clark	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average lot width)	Sewered=65' Unsewered=100 (at OHWM)
Columbia	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average lot width)	Sewered=65' Unsewered=100 (at OHWM)
Crawford	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average lot width)	Sewered=65' Unsewered=100 (at OHWM)
Dane	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=15,000 s.f. Unsewered=20,000 s.f.	Lots shall not be <100' in width at building setback line.	Not addressed in county's shoreland zoning ordinance.

County	Lake Classification	River Classification	Lot Size	Lot Width	Shoreline Frontage Width
Dodge	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=40,000 s.f.	Sewered=80' Unsewered=125'	Sewered=80' Unsewered=125'
Door	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Varies w/ zoning district from 16,200 s.f. to 35 acres.	Varies w/ zoning district from 90' to 600'.	Varies w/ zoning district from 90' to 600'.
Douglas	Class 1, 2, 3 & Wild Lakes (WL)	Rivers & Streams (same as 3)	1=30,000 s.f. 2=40,000 s.f. 3=80,000 s.f. WL=10 acres	1=150' 2=175' 3=200' WL=300'	1=150' 2=175' 3=200' WL=300'
Dunn	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=60' Unsewered=85' (at highway setback line).	Not addressed in county's shoreland zoning ordinance.
Eau Claire	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Varies w/ zoning district.	Varies w/ zoning district.	Not addressed in county's shoreland zoning ordinance.
Florence	Not utilized in county's shoreland zoning ordinance.	Wild Rivers Zone, i.e. Pine & Popple River (WR)	Sewered=10,000 s.f. Unsewered=20,000 s.f. WR=5 acres (seasonal)	Sewered=65' (average) Unsewered=100' (average) WR=500'	Sewered=65' (at OHWM) Unsewered=100' (at OHWM)
Fond du Lac	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (average minimum lot width)	Sewered=65' Unsewered=100' (at OHWM)
Forest	Lakes over 50 acres (L>50) & Lakes 50 acres or less (L<50)	Flowages, Rivers & Streams = L<50	L>50=20,000 s.f. L<50=40,000 s.f.	L>50=100' L<50=200' (at structure setback line)	L>50=100' L<50=200' (at OHWM)
Grant	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average lot width)	Sewered=65' Unsewered=100' (frontage at OHWM)
Green	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average width)	Not addressed in county's shoreland zoning ordinance.
Green Lake	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average lot width)	Not addressed in county's shoreland zoning ordinance.
Iowa	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=150' (minimum average lot width)	Sewered=65' Unsewered=100' (min. frontage at OHWM)
Iron	Lake Class 1 & 2	Rivers & Streams (same as 2)	1=40,000 s.f. 2=90,000 s.f.	1=200' 2=300'	Not addressed in county's shoreland zoning ordinance.

County	Lake Classification	River Classification	Lot Size	Lot Width	Shoreline Frontage Width
Jackson	Not utilized in county's shoreland zoning ordinance.	All lots on Black River from STH 54 downstream to county line =BR	Sewered=10,000 s.f. Unsewered=21,780 s.f. BR=1.5 acres	Sewered=65' Unsewered=120' BR=200'	Sewered=65' Unsewered=100' BR=200'
Jefferson	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Swrd=10,000 s.f. Unswrd =20,000 s.f (or of underlying dist.)	Sewered=80' Unsewered=100' (or of underlying dist.)	Not addressed in county's shoreland zoning ordinance.
Juneau	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Swrd=65' Unswrd=150' (width of frontage at water's edge)	Swrd=65' Unswrd=150' (width of frontage at water's edge)
Kenosha	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Varies with zoning district. R1=min. 5 acres. R6=min. 6000 s.f.	Varies with zoning district. R1=300'. R6=60' (at setback line).	Not addressed in county's shoreland zoning ordinance.
Kewaunee	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=40,000 s.f.	Sewered=65' Unsewered=150' (minimum average lot width)	Sewered=65' Unsewered=150' (frontage at OHWM).
La Crosse	Not utilized in county's shoreland zoning ordinance.	All lots on Black River from north county line south to HWY 35=BR	Sewered=10,000 s.f. Unsewered=20,000 s.f. BR=1.5 acres	Sewered=75' Unsewered=100' (average minimum lot width)	Sewered=75' Unsewered=100' BR=200' (at water's edge or OHWM)
Lafayette	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=150' (minimum average lot width)	Sewered=65' Unsewered=150' (min. frontage at OHWM).
Langlade	1=sensitive 2=less sensitive 3=mostly developed	1 = sensitive 2 = less sensitive	1=120,000 s.f. 2=80,000 s.f. 3=20,000 s.f.	1=225' 2=150' 3=100' (average)	1=300' 2=200' 3=100' (width at both OHWM & setback)
Lincoln	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Swrd=12,000 s.f. Unswrd=30,000 s.f. Recreat. 40,000=40,000 s.f.	Sewered=75' Unsewered=100' (at building line)	Sewered=75' Unsewered=150' (at waterline of nav. waters).
Manitowoc	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (at building line)	Sewered=65' Unsewered=100' (at OHWM) Greater widths may be req.
Marathon	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Swrd=10,000 s.f. (w/i 150' OHWM, lot=unswrd) Unswrd=20,000 s.f.	Swrd=65' (w/i 150' OHWM, lot=unswrd) Unswrd=100'	Sewered w/i 150' of OHWM & unsewered=100'.
Marinette	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=15,000 s.f. Unsewered=30,000 s.f.	Sewered =ave. min.=100' (at building line for unsewered)	Min. 100' of frontage at OHWM.
Marquette	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=30,000 s.f.	Sewered=65' Unsewered=100' (at building line)	Not addressed in county's shoreland zoning ordinance.

County	Lake Classification	River Classification	Lot Size	Lot Width	Shoreline Frontage Width
Menominee	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (at building setback line).	Sewered=65' Unsewered=100' (at OHWM).
Monroe	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=1.5 acres.	Sewered=80' Unsewered=150'	Not addressed in county's shoreland zoning ordinance.
Oconto	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=66' Unsewered=100' (at bldg. line & road frontage).	Min. 100' at OHWM.
Oneida	Class I=<50 acres Class II=>50 acres	Class II>All rivers & streams	I=50,000 s.f. (80% not shoreland/wetland) II=30,000 s.f. (90%"")	I=150' (average) II=100' (average)	I=200' II=150'
Outagamie	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (at building line).	Sewered=65' Unsewered=100' (at water's edge).
Ozaukee	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average lot width).	Sewered=65' Unsewered=100' (minimum frontage at OHWM).
Pepin	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (average minimum lot width).	Sewered=65' Unsewered=100' (at OHWM).
Pierce	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Varies, for Rural Resid. 20 Sewered=8,000 s.f. Unsewered=1 acre	Varies, for Rural Resid. 20 Swrd=50' Unswrd=100' (at bldg. line)	Not addressed in county's shoreland zoning ordinance.
Polk	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=60' min. & 65' ave. Unsewered=90' min. & 100' ave.	Not addressed in county's shoreland zoning ordinance.
Portage	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average lot width)	Sewered=65' Unsewered=100' (minimum frontage at OHWM)
Price	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=20,000 s.f. Unsewered=30,000 s.f.	Sewered=100' (min. ave.) Unsewered=150' (at bldg. setback)	Sewered=100' Unsewered=150' (of frontage at OHWM).
Racine	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Varies w/ zoning dist. from 10,000 s.f. (R5A) to 5 acres (R1).	Varies with zoning dist. from 65' (R5A) to 300' (R1).	Not addressed in county's shoreland zoning ordinance.
Richland	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average lot width)	Sewered=65' Unsewered=100' (minimum frontage at water's edge)
Rock	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=15,000 s.f. Unsewered=40,000 s.f.	Swrd=100' (on public road) Unswrd=100' (min. ave. lot width)	At least 100' of frontage at water's edge.

County	Lake Classification	River Classification	Lot Size	Lot Width	Shoreline Frontage Width
Rusk	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Min. lot area=20,000 s.f.	Min. lot width=100'	Min. frontage=100' at OHWM.
St. Croix	Not utilized in county's shoreland zoning ordinance.	St. Croix River Valley District (SC)	Sewered=12,750 s.f. Unsewered=1 acre SC=Density of 1 DU/acre.	Sewered=80' Unswrd not addressed. SC=200' (both at bldg. line)	Sewered=80' at water line. Unswrd & SC not addressed.
Sauk	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Min. lot width at building line=100'.	Min. 100' of frontage at OHWM.
Sawyer	1, 2 & 3	Rivers & Streams (same as 2)	1=20,000 s.f. 2=30,000 s.f. 3=40,000 s.f.	1=100' 2=150' 3=200'	Not addressed in county's shoreland zoning ordinance.
Shawano	White Lake Protection District (WL)	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f. WL=80,000 s.f.	Sewered=65' Unsewered=100' (ave. min. lot width) WL=200'	Sewered=65' Unsewered=100' (at OHWM) WL=200' parallel to shore.
Sheboygan	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average lot width)	Swrd=65' Unswrd=100' (at water's edge that abut nav. waters.)
Taylor	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average width)	Sewered=65' Unsewered=100' (at OHWM)
Trempealeau	Not utilized in county's shoreland zoning ordinance.	Black River from Jackson Cty line to STH 93 = BR	Sewered=10,000 s.f. Unsewered=20,000 s.f. BR=1.5 acres	Swrd=65' Unswrd=100' (ave. lot width) BR=200' (water's edge)	Swrd=65' Unswrd=100' (frontage at OHWM) BR=200' (water's edge)
Vernon	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average width)	Sewered=65' Unsewered=100'
Vilas	Matrix based on sensitivity to & current level of development	Class I=1 Class II=2	(1) 60,000 s.f. (2) 40,000 s.f. (3) 30,000 s.f.	(1) 270' (2) 180' (3) 135'	(1) 300' (2) 200' (3) 150'
Walworth	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=15,000 s.f. Unsewered=40,000 s.f.	Sewered=100' Unsewered=150' (at rear of spec. street yard)	Not addressed in county's shoreland zoning ordinance.
Washburn	1, 2 & 3	Rivers & Streams (same as 3)	1=30,000 s.f. 2=80,000 s.f. 3=3 acres	1=150' 2=200' 3=300'	Not addressed in county's shoreland zoning ordinance.
Washington	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' Unsewered=100' (minimum average width)	Not addressed in county's shoreland zoning ordinance.

County	Lake Classification	River Classification	Lot Size	Lot Width	Shoreline Frontage Width
Waukesha	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Varies w/ zoning dist. from 20,000 s.f. (R3) to 35 acres (AP).	Varies w/ zoning dist. from 120' (R3) to 600' (AP).	Not addressed in county's shoreland zoning ordinance.
Waupaca	Group 1, 2, & 3 Lakes	River and Stream (R/S) & Trout Streams (T)	1=5 acres 2=2 acres 3=20,000 s.f. R/S & T=40,000 s.f.	1=400' 2=200' 3=100' R/S & T=200' (at min. shoreline setback).	1=400' 2=200' 3=100' R/S & T=200' (at OHWM).
Waushara	Not utilized in county's shoreland zoning ordinance.	Class I, II & III Trout Streams	Swrd=10,000 s.f Unswrd=20,000 s.f. (if more restrictive)	Sewered=65' Unsewered=100' (at the building line)	Sewered=65' Unsewered=100' (at OHWM)
Winnebago	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f Unsewered=20,000 s.f. (in R-2).	Sewered=65' Unsewered=100' (at the shore setback & street)	Minimum frontage=33'.
Wood	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Sewered=10,000 s.f. Unsewered=20,000 s.f.	Sewered=65' (at OHWM) Unsewered=100' (at building line).	Sewered=65' Unsewered=100' (at OHWM)

Shoreland Lot Ordinance Language

LANGLADE COUNTY

17.30 (12) (b)

WATER CLASS DEVELOPMENT STANDARDS.

All development shall comply with both the general development standards of this ordinance which apply throughout the Shoreland and with the class development standards of this section.

ISSUE	CLASS DEVELOPMENT STANDARDS		
	CLASS 1 WATERS (sensitive, mostly undeveloped lakes & streams)	CLASS 2 WATERS (less sensitive, partially developed lakes & all other rivers & streams)	CLASS 3 WATERS (mostly developed lakes)
Lot Size (min. R1 & R2 Waterfront)	120,000 sq. ft./unit	80,000 sq. ft./unit	20,000 sq. ft./unit
R1 & R2 backlot		5 acres or cluster development	
Parks & Rec. *Waterfront & backlot		5 acres or cluster development	
*Multiunit attached & campground		+5% of min. lot size & width for each unit over 20 (1/4 acre & 20 ft. water frontage/unit)	
*Multiunit detached		+10% of min. lot size & width for each unit over 20 (1/2 acre & 40 ft. water frontage/unit)	
Lot Width *@OHWM & Setback	300 ft.	200 ft.	100 ft.
*Ave lot width (min.)	225 ft.	150 ft.	100 ft.
Shore Setback (from OHWM, HWM on fluctuating lakes)	125 ft.	100 ft.	75 ft.
Side & Rear Yards (min.) (1 side/total side/rear)	30/90/30 ft.	20/60/20 ft.	10/30/10 ft.
Vegetation Protection Area (no cut or land disturbance)	Within 100' of OHWM & 30' both sideyards	Within 75' of OHWM & 20' both sideyards	Within 50' OHWM
Boathouses & Shelters (see Section 17.30 (7) for construction stds)	Prohibited	One boat shelter per dwelling unit	One boathouse per lot & 1 boat shelter dwelling unit

PRICE COUNTY

4.0 DIMENSIONS OF BUILDING SITES

- 4.1 **LOTS NOT SERVED BY PUBLIC SANITARY SEWER**
- 4.11 MINIMUM AREA AND WIDTH FOR EACH MAIN BUILDING. Lots created after June 20, 1995 shall contain a minimum of 30,000 sq. ft.; and provide 150 feet of frontage at the ordinary high water mark; and provide 150 feet of width at or beyond the applicable minimum setback required for building.
- 4.12 SIDE YARDS. There shall be a side yard for each main building. The minimum width of one main side yard shall be 10 feet. The minimum combined width of both main side yards shall be 25 feet. There shall be a side yard of 5 feet for accessory structures excluding fences.
- 4.2 **LOTS SERVED BY PUBLIC SANITARY SEWER.**
- 4.21 MINIMUM AREA AND WIDTH FOR EACH MAIN BUILDING. The minimum lot area shall be 20,000 sq. ft. and the minimum average lot width shall be 100 feet with at least 100 feet of frontage at the ordinary high water mark.
- 4.22 SIDE YARDS. The minimum width of one main side yard shall be 8 feet. The minimum combined width of both main side yards shall be 20 feet. There shall be a side yard of 4 feet for accessory structures excluding fences.

RUSK COUNTY

17.57 (4.0) **DIMENSIONS OF BUILDING SITES**. Except as provided in Section 17.59 the following shall apply:

- 4.01 MINIMUM AREA AND WIDTH FOR EACH PRINCIPLE STRUCTURE. The minimum lot area shall be 20,000 square feet and the minimum lot width shall be 100 feet with at least 100 feet of frontage at the ordinary highwater mark.
- 4.02 SIDE YARDS. There shall be a side yard for each principle structure. The minimum width of one main side yard shall be 15 feet. The minimum combined width of both side yards shall be 35 feet. There shall be a side yard of 5 feet for accessory structures excluding fences.

4.03 LOT DEPTH TO WIDTH RATIO. No lot shall be more than 6 times as deep as it is wide.

WAUPACA COUNTY

4.0 DIMENSIONS AND STANDARDS FOR BUILDING SITES.

4.1 LOT AREA AND WIDTH.

Minimum lot area and width shall be as specified for each shoreland overlay district in Section 7.

7.2 GROUP 1 LAKE MANAGEMENT OVERLAY DISTRICT (Wild Lakes)

7.21 Designation and Intent: The Group 1 Lake Overlay District includes Group 1 lakes listed in the Lake Shoreline Classification Study – Waupaca County (1997). The district regulations are intended to provide a high level of protection for shorelands and waters which are the most environmentally sensitive, with very limited natural carrying capacity and which have little or no existing development.

7.22 Permitted Uses: Any principal or accessory use permitted in the underlying zoning district.

7.23 Conditional Uses: Any conditional use authorized in the underlying district.

7.24 Minimum Lot Size: 5 acres.

7.25 Minimum Lot Width:

At the Ordinary High Water Mark: 400 feet.

At the Minimum Shoreline Setback: 400 feet.

7.26 Minimum Shoreline Frontage for Additional Dwelling Units: 400 feet per dwelling unit granted riparian or lake access rights. (See Section 3.2 for Planned Residential Unit Development alternative.)

7.27 Minimum Shoreline Setback: 300 feet from the ordinary High Water mark (OHWM) for all structures except piers.

7.28 Vegetation Protection Area: Within 275 feet of the ordinary High Water mark, vegetation removal and land disturbing activities are restricted as described in Section 5.5. Shoreline protection structures including rock rip-rap are prohibited on Group 1 lakes. However, bioengineered shore stabilization techniques approved by the County Land Conservation Department are permissible.

7.3 GROUP 2 LAKE MANAGEMENT OVERLAY DISTRICT (Moderate Development Lakes)

7.31 Designation and Intent: The Group 2 Lake Overlay District includes Group 2 lakes listed in the Lake Shoreline Classification Study – Waupaca County (1997). The district regulations are intended to provide a moderate level of protection for shorelands and waters which are environmentally sensitive, with some limitations on natural carrying capacity and which have a moderate amount of existing development.

7.32 Permitted Uses: Any principal or accessory use permitted in the underlying zoning district.

7.33 Conditional Uses: Any conditional use authorized in the underlying district.

7.34 Minimum Lot Size: 2 acres.

7.35 Minimum Lot Width:

At the Ordinary High Water Mark: 200 feet.

At the Minimum Shoreline Setback: 200 feet.

7.36 Minimum Shoreline Frontage for Additional Dwelling Units: 200 feet per dwelling unit granted riparian or lake access rights. (See Section 3.2 for Planned Residential Unit Development alternative.)

7.37 Minimum Shoreline Setback: 100 feet from the ordinary High Water mark (OHWM) for all structures except piers.

7.38 Vegetation Protection Area: Within 75 feet of the ordinary High Water mark, vegetation removal and land disturbing activities are restricted as described in Section 5.5.

7.4 GROUP 3 LAKE MANAGEMENT OVERLAY DISTRICT (General Development Lakes)

7.41 Designation and Intent: The Group 3 Lake Overlay District includes Group 3 and 4 lakes and all impoundments and bayous listed in the Lake Shoreline Classification Study – Waupaca County (1997) and all lakes in the county not identified in the report. The district regulations are intended to provide protection for shorelands and waters which have significant existing development or which were not specifically studied in the report.

7.42 Permitted Uses: Any principal or accessory use permitted in the underlying zoning district.

7.43 Conditional Uses: Any conditional use authorized in the underlying district.

7.44 Minimum Lot Sizes: 20,000 square feet.

7.45 Minimum Lot Width:

At the Ordinary High Water Mark: 100 feet.
At the Minimum Shoreline Setback: 100 feet.

- 7.46 Minimum Shoreline Frontage for Additional Dwelling Units: 100 feet per dwelling unit granted riparian or lake access rights. (See Section 3.2 for Planned Residential Unit Development alternative.)
- 7.47 Minimum Shoreline Setback: 75 feet from the ordinary High Water Mark (OHWM) for all structures except piers.
- 7.48 Vegetation Protection Area: Within 50 feet of the ordinary High Water mark, vegetation removal and land disturbing activities are restricted as described in Section 5.5.

7.5 RIVER AND STREAM OVERLAY DISTRICT

- 7.51 Designation and Intent: The River and Stream Overlay District includes all rivers and streams in Waupaca County and is intended to provide protection for all shorelands and waters of rivers and streams and a higher level of protection for identified high quality trout streams.
- 7.52 Permitted Uses: Any principal or accessory use permitted in the underlying zoning district.
- 7.53 Conditional Uses: Any conditional use authorized in the underlying district.
- 7.54 Minimum Lot Size: 40,000 square feet.
- 7.55 Minimum Lot Width:
At the Ordinary High Water Mark: 200 feet.
At the Minimum Shoreline Setback: 200 feet.
- 7.56 Minimum Shoreline Frontage for Additional Dwelling Units: 200 feet per dwelling unit granted right or water access rights. (See Section 3.2 for Planned Residential Unit Development alternative.)
- 7.57 Minimum Shoreline Setback: 100 feet from the ordinary High Water mark (OHWM) for all structures except piers on unclassified rivers and streams and 125 feet for all structures on trout streams listed in the most current Wisconsin Department of Natural Resources Publication Wisconsin Trout Streams.
- 7.58 Vegetation Protection Area: Within 75 feet of the ordinary High Water mark on unclassified rivers and streams and within 100 feet of the ordinary high water mark on trout streams, vegetation removal and land disturbing activities are restricted as described in Section 5.5. In addition, shoreline protection structures other than rock rip-rap and bioengineered techniques approved by the County Land Conservation Department are prohibited on trout streams.

Shoreland Lot Resources

PRESENTATIONS

Lake Classification for Shoreland Management. (44 slides, July 1999). Powerpoint presentation explaining how lake classification can be used to protect water resources and how classification systems are developed. Available on-line from the Wisconsin Department of Natural Resources at:
[<http://www.dnr.state.wi.us/org/water/fhp/papers/p3/index.htm>].

Lot Sizes and Pattern of Development. (unknown, 2000). Powerpoint presentation illustrating the effects of lot sizes and development patterns on water quality, wildlife habitat, and natural aesthetics. Available from the Land Use Education Center, College of Natural Resources, University of Wisconsin – Stevens Point, 1900 Franklin Street, Stevens Point, WI, 54481 or by phoning (715) 346-3879.

Margin of error? Human influence on Wisconsin shores. (80 slides, June 1999). Powerpoint presentation which highlights the impacts of human development on lake shores, describes shoreland zoning, and explains a new management technique called lake classification. Available on-line from the Wisconsin Department of Natural Resources at: [<http://www.dnr.state.wi.us/org/water/fhp/papers/p2/index.htm>].

EDUCATIONAL MATERIALS

Guiding Lakeshore Development through Lot Size and Side Yard Standards (2 pp., February 1999). Fact sheet explains the link between lot sizes and shoreland buffer functions. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #13 of the Shoreland Management and Lake Classification Series.

Lakeshore Development . . . It All Adds Up! (2 pp., February 1999). Explains how lakeshore development impacts lakes. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #12 of the Shoreland Management and Lake Classification Series.

Waterbody Classification in Washington County: A Local Example of a Growing Trend. (8 pp., 2000) Describes the process of one county as it goes through waterbody classification. Available from UW-Extension Regional Planning Educator, 916 N. East Avenue, PO Box 1607, Waukesha, WI, 53187-1607 or by phoning (262) 547-6721.

What is Lake Classification? (2 pp., February 1999). Defines lake classification and describes how it works. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #1 of the Shoreland Management and Lake Classification Series

TECHNICAL REFERENCES

A Guide for County Lake Classification. (60 pp., June 1999). This is a guidebook for communities as they proceed through the lake classification process. It provides general information on lake classification grant opportunities, as well as specific information on developing lake classification objectives, crafting a classification system, and shaping management strategies. Available from Wisconsin Department of Natural Resources, Lakes and Wetlands Section, (608) 266-2244 or from UWEX – Stevens Point, (715) 346-2116.

An Introduction to Lake Classification for Shoreland Development Impacts. (28 pp., October 1998). Booklet establishes a process for classifying lakes for waterbody classification efforts. Includes several examples. Available from the Land Use Education Center, College of Natural Resources, University of Wisconsin – Stevens Point, 1900 Franklin Street, Stevens Point, WI, 54481 or by phoning (715) 346-3879.

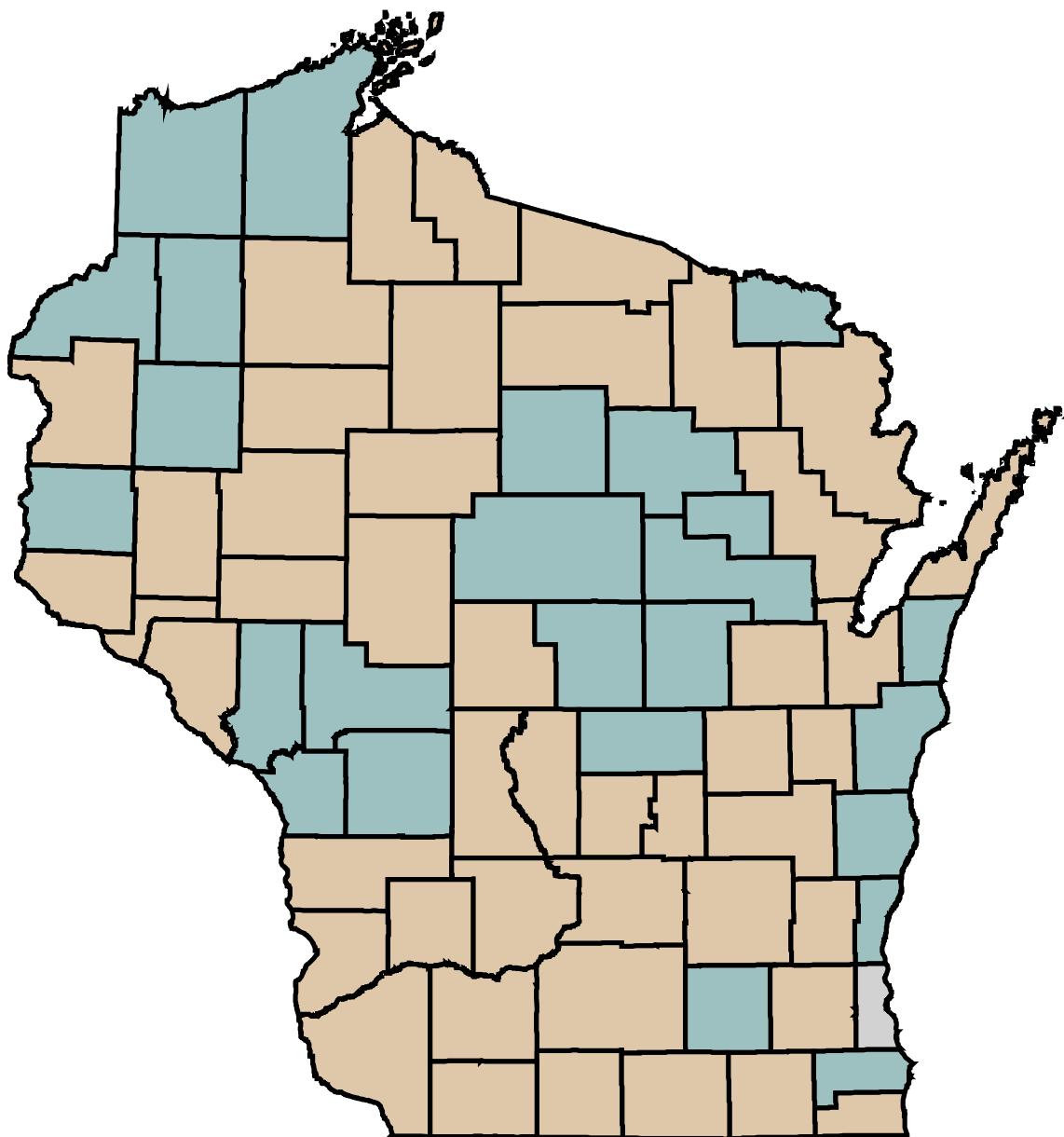
A River Classification System (Shoreland Update Program Report No. 5). (84 pp., 1984). This report examines 157 rivers in Minnesota and proposes five (5) management classes and specific management objectives for those classes. Available from Minnesota Department of Natural Resources, Division of Waters, Floodplain/Shoreland Management Section, (651) 296-4800.

Nutrient Loading Impacts: Phosphorus Export from a Low-density Residential Watershed and an Adjacent Forested Watershed. (7 pp., 1986). This study shows that a watershed with low density residential subdivisions (~30,000 square foot lots) and 40% remaining forest cover delivered 7.2 times more phosphorus to the water than a similar undeveloped watershed (more phosphorus = more algae in lake). Article by J. Dennis in *Lake and Reservoir Management: Vol. II* (1986).

Understanding Lake Data. (20 pp., 1993). An introduction to understanding limnology data and how to use it. Available from University of Wisconsin – Extension Publications, 45 North Charter Street, Madison, WI, 53715 or by calling (877) 947-7827. Ask for Publication Number G3582.

Use of Paleolimnology to Document the Effect of Lake Shoreland Development on Water Quality. (30 pp., 1999). This study of sediment cores documents greater sediment loads in recent years as cabins have been converted to larger year-round homes compared to when the cabins were originally built. Lakes with low alkalinity (mineral) content are especially sensitive to phosphorus inputs (Minerals bind phosphorous in the water so that it's not available to fuel algae growth). Article by P. Garrison, et. al. in *Journal of Paleolimnology* (1999).

Shoreland Setback Standards



County is not regulated under NR 115.

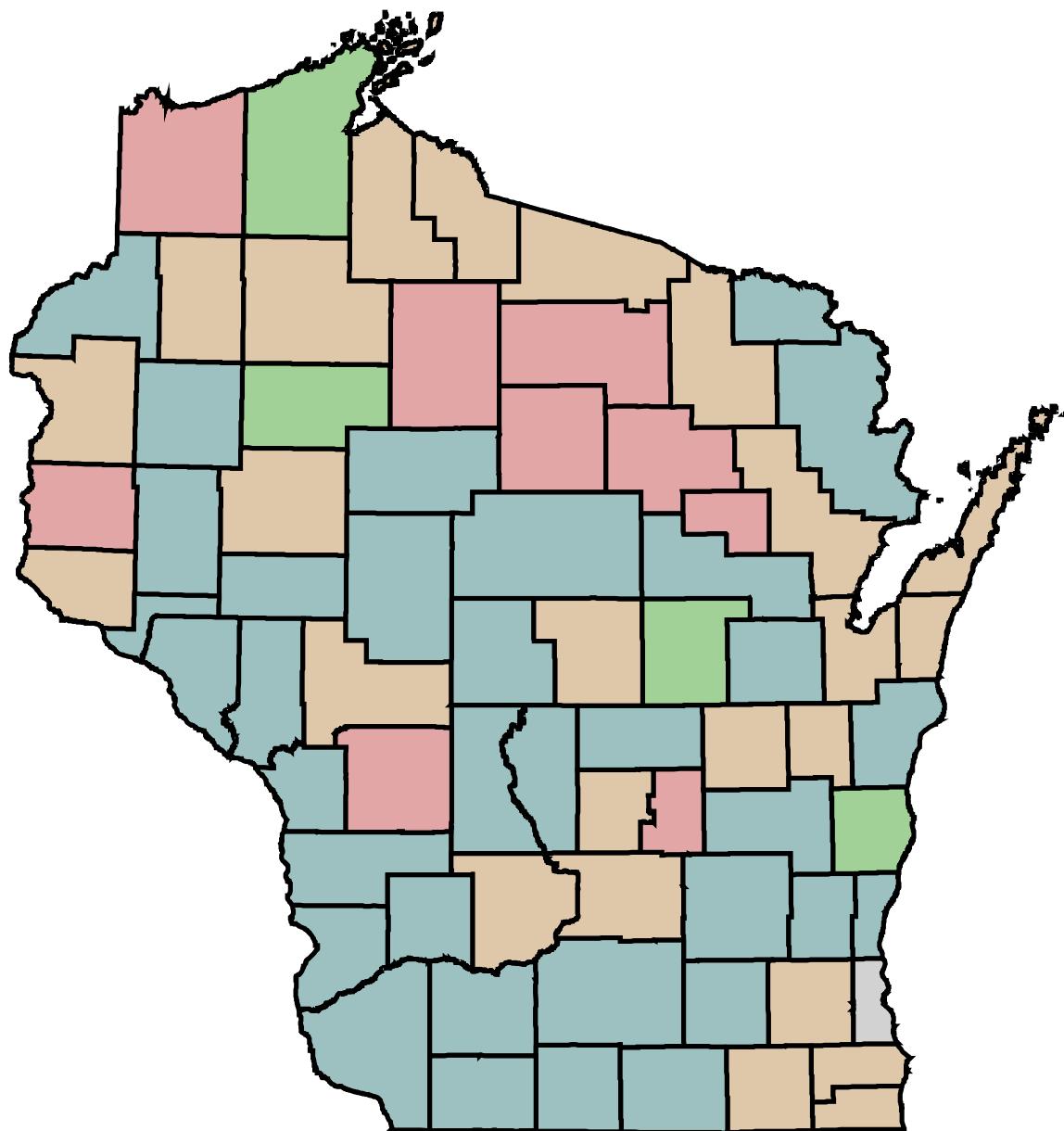


County meets the minimum shoreland setback requirement in NR 115.



County exceeds the minimum shoreland setback requirement in NR 115 on all or some lakes, rivers, and streams.

Shoreland Setback Reduction Standards



- County is not regulated under NR 115.
- County uses setback averaging to determine setback reduction, with no minimum setback.
- County uses setback averaging to determine setback reduction, but requires a minimum setback.
- County only reduces setbacks for substandard lots to create buildable envelopes by first reducing highway and then shoreland setbacks.
- County requires a variance for a setback reduction.

For more information, contact Carmen Wagner,
WI DNR, Shoreland Zoning Specialist, 608-266-0061

May 22, 2000
Bureau of Watershed Management



Shoreland Setback Issue Summary

MANAGEMENT RATIONALE

Minimum building setbacks provide a stretch of undeveloped land along the shoreline to be used as a “buffer”. Shoreland buffers protect many facets of lakes and streams including water quality, fish and wildlife habitat and natural scenic beauty as described under Shoreline Vegetation Protection in Chapter 10.

MINIMUM STATEWIDE STANDARDS

Chapter NR 115, Wis. Admin. Code, currently requires all buildings and structures to be setback a minimum of 75 feet from the ordinary high-water mark of navigable lakes, rivers, and streams. Piers, boat hoists, and boathouses may be exempted from this requirement. Additionally, if an existing pattern of development exists with shallower setbacks, the county may allow reduced or averaged setbacks in certain cases.

RELATED RESEARCH

Shoreland buffers resulting from building setbacks protect water quality, fish and wildlife habitat and natural scenic beauty. Research which supports this statement is described in depth in Chapter 10 - Shoreline Vegetation Protection.

MANAGEMENT INITIATIVES - SETBACK DISTANCE

Recognizing of the benefits of deeper shoreline buffers, many counties have increased their minimum setbacks. Portage County, for instance, requires a 100 foot setback from all navigable waters. Counties which use waterbody classification often maintain the minimum 75 foot setback on their most developed lakes, but increase the setback for increasingly sensitive classes of waters. Other counties require deeper setbacks on sensitive resources, such as trout streams.

Since the setback provides the necessary space for shoreline buffers, some counties have directly linked the dimensions of buffers to the required setbacks. Waupaca County defines the shoreline buffer as 25 feet less than the shoreline setback. This approach increases the shoreline buffer size and associated protections while allowing adequate space for heavy construction equipment to operate around the buildings during construction.

MANAGEMENT INITIATIVES - SETBACK REDUCTION

As numerous counties adopt deeper buffer areas for classes of sensitive waters, they concurrently devise methods to allow development of recorded vacant lots that are not deep enough to accommodate the new setbacks. A common approach is to employ a policy known as *setback averaging*. The method consists generally of averaging setbacks of any substandard development on the two lots adjacent to the vacant lot to produce an *averaged* setback for the vacant lot. This *lowest common denominator* approach to buffer protection has been widely criticized by citizens interested in water protection. Consequently, some counties choose to increase the minimum averaged setback up to 75 feet.

A more flexible and site-specific approach requires new structures on substandard lots of record to be set back as far as the lot would accommodate rather than being allowed to encroach on the shoreline as closely as under setback averaging. The new policy, known as the *formula* approach, allows limited reduction first of a roadway or rear yard setback, and then of the shoreline setback, until a 30 foot deep building envelope is established. This approach reduces the need for variances and provides predictable results. It also provides decisions on building permits more rapidly and at reduced cost to property owners and the county. To compensate for reduced shoreline buffers, mitigation measures are usually required where the formula reduction was applied.

MANAGEMENT INITIATIVES - BOATHOUSES

Another step counties have taken is to require a minimum setback for boathouses or prohibit them altogether in the shoreland setback area. This is discussed in more detail in Chapter 7 - Boathouses.

CONSIDERATIONS

- Consider increasing setbacks to allow larger shoreline buffers.
- Determine whether the dimensions of shoreland setbacks and buffers will be directly linked (e.g. shoreline buffer width is 25 feet less than the shoreland setback).
- Choose a method to address reducing setbacks on small lots. Options include: setback averaging, the formula method, and variances.
- If setback averaging is chosen for reducing setbacks, define which buildings will be used to calculate the average, how undeveloped adjacent lots will be figured into the calculated average, and the minimum setback allowed.
- If the formula method is chosen for reducing setbacks, adjust the percentage reductions allowed and the minimum setback allowed.

Abbreviations used in the following table are:

Adj. = Adjacent
Ave. = Average
Bldg. = Building
BOA = Board of Adjustment
Dev't = Development
DU = Dwelling unit
Exc. = Except
Exper. = Experienced
HWM = High water mark
Incl. = Including

Min. = Minimum

NCPS = Nonconforming principal structure

Nonnav. = Nonnavigable

OHWM = Ordinary high water mark

POD = Pattern of development

Prop. = Proposed

PS = Principal structure

Red. = Reduced

Reg. = Regional

Req. = Required

s.f. = Square feet

Struct. = Structure

Undev. = Undeveloped

Shoreland Setback Standards

County	Lake Classification	River Classification	Shoreline Setback	Setback Reduction Rule
Adams	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Min. setback=75', exc. stairs, walks & piers. Patios=35'.	If 5+ bldgs. w/i 500' of proposed bldg. site w/ <75' setbacks, =ave. of closest bldg. on each side or if all on 1 side, =closest bldg. & 75'.
Ashland	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	All permanent struct., exc. piers, setback min. 75' from OHWM.	Min. setback=40'. Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.
Barron	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Lakes>75 acres=75'. Lakes<75 acres=100'.	Reduced setback=ave. of 2 neighboring structures' (w/i 200') setbacks or ave. of 1 bldg. & 75'. Setback may be reduced also if ridge blocks view.
Bayfield	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Min. setback=75'. Trout streams=100'. Lake Superior varies.	If substandard lot, first reduce roadway max. of 1/2 req. setback & then reduce shoreland max. 1/3 of req. setback & create a 30' deep bldg. site.
Brown	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75', incl. decks, gazebos, & screen houses.	Min. 40' setback. Ave=ave. setback of nearest bldgs. w/i 300' on either side, or if only 1 bldg., its setback & 75'.
Buffalo	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75'	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.
Burnett	Class 1, 2, & 3	Rivers & Streams (same as 3)	1 & 2=75' 3=100'	When existing principal bldgs. w/i 100' of proposed bldg. site (inc. additions) do not conform - averaging may be allowed w/ a min. 75' setback.
Calumet	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75' exc. piers, boathouses, boat hoists, & stairs.	Min. 50' setback. Ave=ave. setback of nearest bldgs. w/i 200' on either side, or if only 1 bldg., its setback & 75'.
Chippewa	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75'	Min. 50' setback. Reduced setbacks if 3+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if a vacant lot.
Clark	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75' except for piers, boat hoists, & boathouses.	If 5+ main bldgs. w/i 500' of proposed bldg. site w/ <75' setbacks, =ave. of closest bldg. on each side OR if all on 1 side, =closest bldg. & 75'.
Columbia	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75'	Min. 50' setback. Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if a vacant lot.

County	Lake Classification	River Classification	Shoreline Setback	Setback Reduction Rule
Crawford	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75'	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.
Dane	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	All PS & struct., exc. piers, boat hoists & boathouses min. 75'.	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' on vacant lots.
Dodge	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75' except for piers, boat hoists, & boathouses.	If 5+ bldgs. w/i 500' of proposed bldg. site w/ <75' setbacks, =ave. of closest bldg. on each side OR if all on 1 side, =closest bldg. & 75'.
Door	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75' exc. for stairs, boathouses, 1 mailbox, piers, etc.	Min. 40' setback. Ave=ave. setback of nearest bldgs. w/i 100' on either side, or if only 1 bldg., its setback & 75'.
Douglas	Class 1, 2, 3 & Wild Lakes (WL)	Rivers & Streams (same as 3)	1=75' 2=100' 3=125' Brule, St. Croix & Eau Claire Rivers=200' WL=175'	No setback averaging. Reduced setback req. a variance.
Dunn	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	All structures, including decks, shall be setback 75' from OHWM.	Where POD has <75' setback & adjoining NCPS w/i 200', average = NCPS setback & 75' OR if NCPS on both sides, setback = aver. setback of NCPS.
Eau Claire	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75'	Dwelling Unit may be w/i setback, if reduced setback=ave. of setbacks of DU on adj. lots or =ave. of DU on 1 side & 75' for vacant lot.
Florence	Not utilized in county's shoreland zoning ordinance.	Wild Rivers Zone, i.e. Pine & Popple River (WR)	Sewered & Unsewered=75'. WR=150'.	If POD w/ NCPS <75' from OHWM & 1 bldg. w/i 200' site, setback=ave. of NCPS setback & 75'. If NCPS on 2 sides w/i 200', setback=ave.of NCPS setback.
Fond du La	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75'	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.
Forest	Lakes over 50 acres (L>50) & Lakes 50 acres or less (L<50)	Flowages, Rivers & Streams = L<50	L>50 & L<50 = 75' from OHWM.	Min. 40' red. setback. Red. setbacks for additions only & req. 5+ bldgs. w/i 500' of bldg. site. Ave.=setback of PS on each side or if vacant 75'.
Grant	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75', exc. piers, boat hoists, boathouses, & open fences.	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.
Green	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75, exc. for piers, boat hoists & boathouses	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' on vacant lots.
Green Lake	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	All bldgs. & struct., exc. piers, boat hoists & open fences=75'.	Not addressed in county's shoreland zoning ordinance.

County	Lake Classification	River Classification	Shoreline Setback	Setback Reduction Rule
Iowa	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75", exc. piers, boat hoists, boathouses & open fences.	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' on vacant lots.
Iron	Lake Class 1 & 2	Rivers & Streams (same as 2)	1 & 2=75'	Min. 40' setback. Average=average setback of NCPS w/i 500'.
Jackson	Not utilized in county's shoreland zoning ordinance.	All lots on Black River from STH 54 downstream to county line =BR	S & U=75' BR=greater of 100' from OHWM or 25' from bluffline	Min. 40' setback. Ave=ave. setback of nearest bldgs. w/i 200' on either side, or if only 1 bldg. & 75'.
Jefferson	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75' from normal HWM & min. 2' above regional flood elev.	Reduced setbacks if 5+ bldgs. w/i 500' of prop. bldg. site. Ave=setbacks of bldgs. on each side & 75' if it is a vacant lot.
Juneau	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	75'=all bldgs. & struct., exc. piers, boat hoists, & boathouses.	Reduced setbacks if 1+ bldgs. w/i 600' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' on vacant lots.
Kenosha	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Shoreyard not less than 75' from OHWM of stream, lake or wetland.	Min. 50' setback. Average=existing shore yards of abutting structures on each side.
Kewaunee	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	75' exc. on L. Michigan if bluff >10' tall, setback=125'.	Min. 40' setback. Ave=ave. setback of nearest bldgs. w/i 200' on either side, or if only 1 bldg. & 75'.
La Crosse	Not utilized in county's shoreland zoning ordinance.	All lots on Black River from north county line south to HWY 35=BR	S & U=75' BR=greater of 100' from OHWM or 25' from bluffline	Reduced setback by ZA if 1+ PS on either side of lot w/i 150' with lesser setbacks. Average=setbacks on either side or 75' if it is a vacant lot.
Lafayette	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75', exc. piers, boat hoists, boathouses, & open fences.	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.
Langlade	1=sensitive 2=less sensitive 3=mostly developed	1 = sensitive 2 = less sensitive	1=125' 2=100' 3=75' Nonnav. streams & drainageways=15'	No setback averaging allowed.
Lincoln	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75' from OHWM & 2' above exper. high water elevation.	Reduced shoreline setback must be permitted by BOA.
Manitowoc	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	75', exc. when shore is receding and/or bluffs rise 10'+ in 25'.	Board may establish a setback <75' where dev't pattern exists & existing PS on adj. lots w/i 300' are set back <75'.
Marathon	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	75' from OHWM, 2' above exper. high water mark & 1' above reg. flood.	Reduced setback if adj. lots have PS w/i 100' of prop. bldg. site. Setback=ave. of existing bldgs. Setbacks (min. 25') or 75' on vacant lots.
Marinette	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Min. setback=75' from OHWM of naviagable waters.	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.

County	Lake Classification	River Classification	Shoreline Setback	Setback Reduction Rule
Marquette	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75' from OHWM & wetlands on lots that abut navigable waters.	Min. 50' setback. Reduced setback if POD exists & average=setbacks of adjoining properties or 2 nearest developed properties w/i 500'.
Menominee	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75' from OHWM of navigable waters, exc. Legend Lake=100'.	Must be applied through BOA.
Monroe	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75' from OHWM & 2' above experience high water elevation.	Must apply for variance for reduced shoreland setbacks.
Oconto	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Min. setback=75' from OHWM.	Min. 40' setback. Ave.=(setbacks of NCPS w/i 200') + 75'. Reduce w/ ave. only if req. setback can't be met w/o ave. & no ave. if adj. lot vacant.
Oneida	Class I=<50 acres II=>50 acres	Class II>All rivers & streams	Minimum setback = 75'	Placement of a structure less than 75' from OHWM is not allowed based on an existing pattern of development.
Outagamie	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Minimum setback = 75'	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.
Ozaukee	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Min. setback=75' & a greater setback on L. Michigan bluffs.	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.
Pepin	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Min. setback=75' from OHWM of navigable waters.	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.
Pierce	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Required setback from all navigable water is 75' from OHWM.	Min. 40' setback. Reduced setback=average setback of PS on each side w/i 100', or adj. PS & 75' on vacant lot.
Polk	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75' exc. for piers, boathouses & boat hoists.	Min. setback=40'. Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.
Portage	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Minimum setback=100' from OHWM of navigable waters.	Min. setback=65'. Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 100' if it is a vacant lot.
Price	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Minimum setback=75' from OHWM.	Reduced setback may be granted by BOA.
Racine	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Min. setback=75' from OHWM or Struct. Setback overlay on L. MI.	Min. setback=50'. Average=shore yards existing on abutting properties w/i 100' of site.
Richland	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Min. 75' from OHWM, exc. piers, boat hoists & boathouses.	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.

County	Lake Classification	River Classification	Shoreline Setback	Setback Reduction Rule
Rock	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Min. 75' from OHWM, exc. piers, docks, boathouses & boat hoists.	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.
Rusk	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Minimum setback = 75'.	Shoreland setback last dimensional standard to be varied & only to extent necessary & only once for a specific structure.
St. Croix	Not utilized in county's shoreland zoning ordinance.	St. Croix River Valley District (SC)	75' from & 2' above normal HWM. SC=200' OHWM & 100' bluffline.	BOA may grant setback variance in SC district if physical hardship exists, not economic or other & no change in shore's natural appearance results.
Sauk	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Min. setback=75' from OHWM.	Min. setback=50'. Reduced setbacks if 3+ bldgs. w/i 250' of prop. bldg. site. Ave=setbacks of existing bldgs. & 75' if it is a vacant lot.
Sawyer	1, 2 & 3	Rivers & Streams (same as 2)	1, 2 & 3 = 75'	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. (min. 40') & 75' if it is a vacant lot.
Shawano	White Lake Protection District (WL)	Not utilized in county's shoreland zoning ordinance.	75' from OHWM. WL lots >300' wide=100' & lots<300' wide=150'.	Reduced setback if 1+ principal bldgs. w/i 250' of bldg. site. Ave=setbacks of existing principal bldgs. & 75' if a vacant lot. WL=no averaging.
Sheboygan	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Inland=75'. L. MI=100' (225' for PS - City of Sheboygan north)	A reduced setback for new construction will require going through the variance process.
Taylor	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	75' from OHWM of all navigable waters.	Reduced setbacks if 1+ bldgs. w/i 400' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.
Trempealea	Not utilized in county's shoreland zoning ordinance.	Black River from Jackson Cty line to STH 93 = BR	BR=greater of 100' from OHWM or 25' from bluffline. Others=75'	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.
Vernon	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	75' from OHWM of all navigable waters.	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.
Vilas	Matrix based on sensitivity to & current level of development	Class I=1 Class II=2	75' for all new buildings & structures	Min. setback=50'. Reduced setback if req. roadway & OHWM setback don't allow 30' deep bldg. envelope w/ first reducing roadway and then OHWM setback.
Walworth	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	75' exc. piers, boat hoists, open fences, boathouse, & patios.	Min. setback=40'. Setback may be reduced to average of shoreyards of PS existing on abutting properties w/i 100' of subject site.
Washburn	1, 2 & 3	Rivers & Streams (same as 3)	1=75' 2=100' 3=100' on lakes & 125' on streams & rivers.	Min. setback=75'. If PS on adjoining lots are min. 750 s.f., may be reduced to ave. setback of adjoining PS.

County	Lake Classification	River Classification	Shoreline Setback	Setback Reduction Rule
Washington	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	75' from OHWM of all navigable waters.	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site. Ave=setbacks of existing bldgs. on each side or 75' if it is a vacant lot.
Waukesha	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	75' from OHWM, 100 yr. Flood or wetland district.	Min. 25' setback. Average rule varies w/ number of bldgs. involved & distances.
Waupaca	Group 1, 2, & 3 Lakes	River and Stream (R/S) & Trout Streams (T)	1=300' 2=100' 3=75' R/S=100' T=125'	NC undev. lots can have reduced OHWM setbacks, if reduction of highway setback doesn't allow a 30' deep bldg. site. Req. mitigation.
Waushara	Not utilized in county's shoreland zoning ordinance.	Class I, II & III Trout Streams	Setback=75' exc. Class I, II & III trout streams=100' from OHWM.	Reduced setbacks if 1+ bldgs. w/i 200' of prop. bldg. site, exc. on trout streams. Ave=setbacks of existing bldgs.on each side or 75' on vacant lots.
Winnebago	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75' except for boathouses.	Min. setback=50'. May be reduced to ave. of existing shore yards of abutting structures on each side.
Wood	Not utilized in county's shoreland zoning ordinance.	Not utilized in county's shoreland zoning ordinance.	Setback=75' from OHWM of surface waters.	Reduced setback if 1+ bldgs. w/i 200' of site & w/i shoreland setback (not from ave.). Ave.=adj. bldg. setbacks on each side & 75' if a vacant lot.

Shoreland Setback Ordinance Language

BAYFIELD COUNTY

17.07 **SETBACK** All setbacks shall be measured horizontally. Structural setbacks shall be measured from the furthest extension of the structure including eaves and decks towards the line in question.

- (1) REDUCED ROADWAY, REAR YARD, AND SHORELINE SETBACKS FOR UNDEVELOPED AND REDEVELOPED LOTS OF RECORD.
 - (a) If a lot platted prior to (the effective date of this amendment) is not deep enough to accommodate required roadway or rear yard and shoreline setbacks, the roadway or rear yard setback may be reduced until a 30-foot deep building site is established provided the resulting setback is not less than one half (1/2) the distance of the required setback. In such case, in order to avoid visual and other obstructions, no garage doorway may open toward and no parking area may be located in the reduced roadway setback area.
 - (b) If the roadway or rear yard setback reduction above does not provide a 30 foot deep building site, the shoreline setback may than be reduced until a 30 foot deep building site is established provided the resulting shoreline setback is not less than 2/3 of the distance of the required setback.
 - (c) A property owner shall comply with the mitigation requirements of Section 17.15 (5) (a) in order to qualify for the setback reductions of this section.
 - (d) **Lake Superior**. A greater setback shall be required from the ordinary high water mark of Lake Superior for areas of active or potential erosion designated on a map titled **Erosion Hazard Areas – Bayfield County**. Such setback shall be determined by the Zoning Committee or its duly delegated agent, based on projected shoreline recession rates.
 - (e) **Trout Streams**. On a Class I, II, & III Trout Stream, as defined in the Department of Natural Resources publication **Wisconsin Trout Streams**, a minimum setback of 100' shall be required.

KENOSHA COUNTY

SHORE YARD

A yard extending across the full width or depth of a lot, the depth of which shall be the minimum horizontal distance between a line intersecting both side lot lines at the same angle and containing the point of the ordinary high water mark of a pond, stream, lake or

wetland nearest the principal structure and a line parallel thereto containing the point of the principal structure nearest the high-water line. (11/5/86)

12.27-3 **AVERAGE STREET YARDS AND SHORE YARDS**

The required street yards may be decreased in any residential or business districts to the average of the existing street yards of the abutting structures on each side, but in no case less than fifteen (15) feet in any residential district. The required shore yards may be decreased in any shoreland jurisdictional area to the average of the existing shore yards of the abutting structures on each side, but in no case less than fifty (50) feet.

LANGLADE COUNTY

17.30 (5) SHORELINE, DRAINAGEWAY AND WETLAND SETBACKS.

(a) All buildings and structures shall be set back at least 75 feet from the ordinary high water mark of navigable waters. Such setback shall be measured from the most waterward projection of a structure to all points along the ordinary highwater mark. The following structures are exempted from shoreline, drainageway and wetland setback requirements:

1. Shoreline protection structures permitted by the Department of Natural Resources;
2. Piers;
3. Boathouses constructed in compliance with Section 17.30 (7);
4. Elevated pedestrian walkways essential to access the shore because of steep slopes or wet soils and which comply with the provisions of Section 17.30 (6) (b); and
5. Erosion control structures designed to remedy significant, existing erosion that cannot otherwise be controlled provided the design of the structure is approved by the Land Records and Regulation Department.

(b) All buildings and structures shall be set back at least 15 feet from the highwater mark of nonnavigable streams and drainageways. Roadways, recreational trails and pedestrian walkways shall be permitted to cross nonnavigable streams and drainageways provided such construction allows for the free passage of waters and that runoff is controlled so as to prevent erosion and transport of sediment and pollutants to nearby waters. The highwater mark is that point up to which the presence and action of surface water is so continuous as to leave a distinctive mark by erosion, destruction or

prevention of terrestrial vegetation, dominance of aquatic vegetation, or other easily recognized characteristics.

OCONTO COUNTY

14.410

3. There shall be a 75 foot setback established along the ordinary high-water mark of all navigable water bodies as described in section 14.505.
4. Front (road) setbacks and water front setbacks may be reduced on the approval of the zoning administrator where there are principal buildings already located on adjoining lots, where such buildings are within 200 feet of a common lot line and where such buildings are located closer to the road or water body than the present ordinance would allow. However, in no case may averaging reduce the setback below 40 feet, and averaging may only be used if the required setback can not be achieved without the use of averaging. The administrator shall add the actual setback of non-conforming neighboring principal structures plus the required setback and divide by the number of items added to calculate the reduced setback line for the subject property. Where there is only one neighboring principal structure, averaging can not take place. Measurement is to be done from the nearest straight bearing wall to the setback line in question. Averaging can not be done using decks, patios, or any similar objects, or using accessory structures.

RUSK COUNTY

5.0 **SETBACKS FROM THE WATER.** The 75-foot setback requirement under Section 5.1 of this zoning ordinance shall be the absolute last dimensional standard to be varied and then only to the extent absolutely necessary and then only once for a specific structure.

5.1 (a) **LOTS THAT ABUT ON NAVIGABLE WATERS.** All buildings and structures, temporary or permanent, including but not limited to satellite dishes and antennas, docks, above-ground fuel tanks, ice shacks, recreational vehicles such as motor homes, campers, trailers, mobile homes and pickups with toppers, and gazebos (except stairways, walkways and piers which meet the standards in Section 5.3 of this Ordinance, boat hoists, boathouses, and open fences which may require a lesser setback) shall be setback at least 75 feet from the ordinary highwater mark; Section 10.19 applies.

5.1 (b) Any second or subsequent accessory building shall be set back 150 feet from the ordinary high water mark. Structures under 200 square feet shall not be required to meet this set back.

Shoreland Setback Resources

PRESENTATIONS

Setback Averaging and the Formula Approach. (Unknown, 2000). PowerPoint presentation illustrates two approaches to reducing shoreland setbacks for small lots. Available from the Land Use Education Center, College of Natural Resources, University of Wisconsin – Stevens Point, 1900 Franklin Street, Stevens Point, WI, 54481 or by phoning (715) 346-3879.

EDUCATIONAL MATERIALS

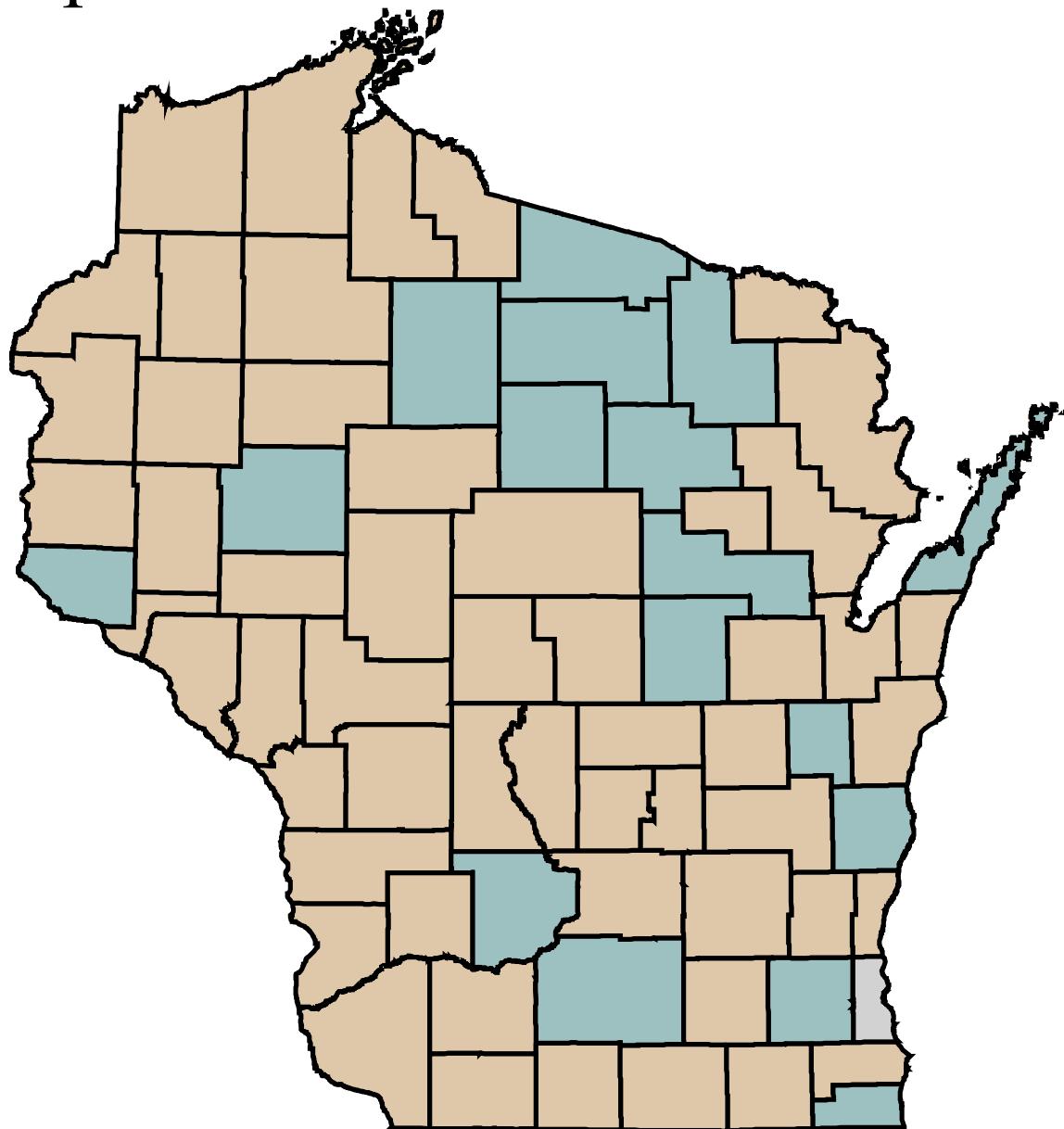
Formula approach for reduced shoreland setbacks. (1 pp., 2000). Handout illustrates the formula approach that many counties have adopted. Available from the Land Use Education Center, College of Natural Resources, University of Wisconsin – Stevens Point, 1900 Franklin Street, Stevens Point, WI, 54481 or by phoning (715) 346-3879.

Guiding Lakeshore Development through Lot Size and Side Yard Standards (2 pp., February 1999). Fact sheet explains the link between lot sizes and shoreland buffer functions. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #13 of the Shoreland Management and Lake Classification Series.

Lakeshore Development . . . It All Adds Up! (2 pp., February 1999). Explains how lakeshore development impacts lakes. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #12 of the Shoreland Management and Lake Classification Series.

Shoreline Buffer Zones and Setbacks. (2 pp., February 1999). Fact sheet illustrates the link between shoreland buffers and setbacks. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #5 of the Shoreland Management and Lake Classification Series.

Impervious Surface Area Standards



County is not regulated under NR 115.



County does not place limitations on
impervious surface area for shoreland lots.



County limits impervious surface area for
shoreland lots.

Impervious Area Issue Summary

MANAGEMENT RATIONALE

Impervious areas are hard surfaces such as roofs, concrete, asphalt, and compacted soil which prevent the rain and snowmelt from soaking into the ground. Impervious areas increase the amount of runoff as well as its velocity and cause:

- greater fluctuations in water levels,
- increased erosion,
- more sediment and pollutants delivered to waterways,
- degraded stream habitat (e.g. gravel spawning areas filled with sediment),
- warmer water and loss of sensitive coldwater fish,
- decline in aquatic insect diversity,
- decline in fish diversity, and
- reduced spawning of fish.

In addition, impervious surfaces affect groundwater quality and quantity by:

- preventing the physical filtration and natural biological processes that remove nutrients and other pollutants when water is allowed to soak into the ground, and
- inhibiting groundwater recharge.

Limiting impervious areas addresses the commonly voiced concern of overbuilt lots. Many seasonal waterfront cottages are being replaced with very large year around dwellings (with three-car garages, patios, decks and other accessory construction) often on small substandard lots. A segment of the public and waterfront property owners find this “over development” environmentally and aesthetically objectionable. A percentage cap on impervious surfaces tends to scale the building area to the lot size and supports aesthetic, habitat and water quality goals.

An issue closely related to impervious areas is the identification and protection of natural runoff detention and infiltration areas such as ephemeral wetlands, lakeside ice push ridges and similar features. Unfortunately, most of these features are too small to be efficiently mapped and the risk remains that they may be obliterated during construction.

MINIMUM STATEWIDE STANDARDS

State law does not regulate the amount of impervious surface area on a shoreland lot; however several counties have begun regulating impervious area as a unique way to limit surface water runoff and increase infiltration.

RELATED RESEARCH

Development and the resulting impervious areas lead to increased quantities and velocities of runoff that may overwhelm infiltration capacity of the native soils. It also results in transport of sediment, nutrients and other pollutants directly to surface waters if proper management techniques are not employed (Bannerman 1993, Waters 1995). An illustration of increased runoff quantity, the total runoff volume from a one-acre parking lot is about sixteen times that produced by a one-acre undeveloped meadow (Schueler,

1994). Declines in water quality and benthic macroinvertebrate populations have been correlated with increases in impervious surface area in many watersheds (Arnold 1996, Hicks 1995). The literature generally shows that when more than 15% of a watershed is converted to impervious surfaces, water quality, aquatic habitat and aquatic species diversity decline rapidly (Schueler, 1994, see table below).

THE WATER QUALITY IMPACTS OF IMPERVIOUS AREAS LITERATURE REVIEW (<i>Watershed Protection Techniques</i> Vol. 1, No. 3, Fall 1994)			
Year	Location	Parameter	Study results
1991	Seattle	Fish habitat	Channel stability & fish habitat quality declined rapidly beyond 10% impervious
1994	Maryland	Brown trout	Abundance & recruitment of young declines rapidly at 10-15% impervious
1981	Atlanta	Aquatic insects	Abundance of insects & urbanization negatively correlated in 21 streams.
1987	Northern Virginia	Aquatic insects	Sharply lower species diversity beyond 15-25% impervious
1990	New York	Fish spawning	Resident & anadromous fish eggs & larvae decline sharply beyond 10% impervious
1994	Delaware	Aquatic insects	Species diversity declined sharply at 19 sites at 8-15% impervious
1994	Delaware	Habitat quality	Insect species diversity highly correlated with habitat quality; majority of urban streams had poor habitat.
1992	Maryland	Fish	Sharp decline in species diversity began at 10-12% impervious
1992	Maryland	Aquatic insects	Species diversity became poor at about 15% impervious
1994	Maryland	Fish & insects	Poor habitat in 5 watersheds over 30% impervious
1979	Maryland	Fish & insects	Species diversity for both declined rapidly beyond 10% impervious
1993	Seattle	Fish	Habitat sensitive species fall out beyond 10-15% impervious
1988	Ontario	Aquatic insects	Habitat degradation at 209 stream sites begins at about 10% impervious
1986	Seattle	Aquatic insects	Sensitive species drop out as impervious increases.
1983	Seattle	Salmon	Reduction in coho salmon at 9 sites beyond 10-15% impervious
1993	Seattle	Wetland plants & amphibians	Pop. density declined sharply above 10% impervious
1986	New Jersey	Aquatic insects	Sharply reduced species diversity in urban streams.
1991	Ohio	Aquatic insects & fish	100% of 40 urban sites had significantly reduced habitat values.

MANAGEMENT INITIATIVES

Impervious areas are regulated in a variety of ways by Wisconsin counties. Some counties set an impervious area cap on a per lot basis. For example, Forest County allows 20% lot coverage by impervious areas (e.g. on a 20,000 square foot lot, a maximum of 4,000 square feet can be impervious area). A few counties refined the standard to include separate limits for buildings and for other hard surfaces (e.g. maximum 15% lot coverage by buildings and total 20% coverage by all impervious areas). Instead of directly regulating the amount of impervious area Waupaca County requires at least 75% of a lot to remain in vegetative cover.

Another option is to regulate impervious areas at a threshold beyond a certain distance from the water. Shawano County limits impervious area to 8% of lot area within 300 feet of the OHWM for White Lake. Requiring impervious areas greater than a certain area to be located farther back from the water's edge provides an opportunity to attenuate the runoff from these areas via infiltration and filtering through vegetative buffers.

Chippewa County limits the total habitable living area within 75 feet of water to 1500 square feet. This approach is only partially effective since it does not address driveways or accessory buildings which often represent more impervious area than a house.

CONSIDERATIONS

- Develop a clear definition of what is and is not considered impervious area. Will gravel areas, decks, and compacted soils be considered impervious areas?
- Landowners or zoning staff will need to measure and record the dimensions of impervious areas to administer impervious area standards. This can be measured with a simple tape measure and calculator, but may take some time.
- Building expansions are commonly tracked through zoning permits but tracking the expansions of other impervious areas (driveways, patios, etc.) to calculate total impervious area will probably require new administrative mechanisms.
- Using percentage caps can allow for very large impervious areas on large lots (e.g. a 20% cap on a 5 acre lot would allow 1 acre of impervious surface). Language such as "impervious area shall be less than 20% or 6,000 sq. ft., whichever is less" limits the amount of impervious surface on a 5 acre lot to 6,000 sq. ft while allowing 4,000 sq. ft. on a 20,000 sq. ft. lot.
- In very sandy areas, runoff will soak into the ground readily and is seldom carried to a waterbody. In areas with heavy clay soils there is significant runoff from undeveloped areas and addition of impervious areas may not increase the amount of runoff significantly. These scenarios illustrate that the amount of runoff delivered to waterbodies from impervious areas is quite dependent on the local soil types. However, the effects of impervious areas on wildlife habitat and natural scenic beauty are independent of soil type.

- Research shows that when more than 15% of a watershed is converted to impervious surfaces, water quality, aquatic habitat and aquatic species diversity decline rapidly. Yet counties have typically chosen impervious area caps of 15-20% for individual lots, which results in impervious areas significantly greater than 15% when the impervious area from roads are added. None of the management approaches used to date address the impervious area from roads despite the fact that these areas are often very substantial. Decisions about building or expanding roads are typically decided by the elected town and county officials. Planned residential development can be used to minimize the impervious area from roads and driveways.

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Abbreviations used in the following table are:

- AS = Accessory Structure
 Bldgs. = Buildings
 Dist. = District
 Expan. = Expansion
 Incr. = Increase
 Imperv. = Impervious
 Int. = Interior
 Max. = Maximum
 NC = Nonconforming
 NCS = Nonconforming structure
 OHWM = Ordinary high water mark
 Swrd = Sewered
 s.f. = Square feet
 Unswrd = Unsewered

Impervious Area Standards

<i>County</i>	<i>Impervious Area</i>
Adams	Not addressed in county's shoreland zoning ordinance.
Ashland	Not addressed in county's shoreland zoning ordinance.
Barron	Not addressed in county's shoreland zoning ordinance.
Bayfield	Not addressed in county's shoreland zoning ordinance.
Brown	Not addressed in county's shoreland zoning ordinance.
Buffalo	Not addressed in county's shoreland zoning ordinance.
Burnett	Not addressed in county's shoreland zoning ordinance.
Calumet	Total buildable lot area=max. 20% (swrd) or 15% (unswrd) of lot.
Chippewa	W/i 75' of water, total habitable living area not >1800 s.f.
Clark	Not addressed in county's shoreland zoning ordinance.
Columbia	Not addressed in county's shoreland zoning ordinance.
Crawford	Not addressed in county's shoreland zoning ordinance.
Dane	Bldgs. & AS shall occupy max. 30% on int. lot or 35% corner lot.
Dodge	Not addressed in county's shoreland zoning ordinance.
Door	Varies w/ zoning dist. of 7.5% to 75% max. imperv. surface ratio.
Douglas	Not addressed in county's shoreland zoning ordinance.
Dunn	Not addressed in county's shoreland zoning ordinance.
Eau Claire	Not addressed in county's shoreland zoning ordinance.
Florence	Not addressed in county's shoreland zoning ordinance.
Fond du Lac	Not addressed in county's shoreland zoning ordinance.
Forest	Max. 20% lot coverage (impervious surface area)
Grant	Not addressed in county's shoreland zoning ordinance.
Green	Not addressed in county's shoreland zoning ordinance.
Green Lake	Not addressed in county's shoreland zoning ordinance.
Iowa	Not addressed in county's shoreland zoning ordinance.
Iron	Not addressed in county's shoreland zoning ordinance.
Jackson	Not addressed in county's shoreland zoning ordinance.
Jefferson	Not addressed in county's shoreland zoning ordinance.
Juneau	Not addressed in county's shoreland zoning ordinance.
Kenosha	Varies with zoning district.
Kewaunee	Not addressed in county's shoreland zoning ordinance.

<i>County</i>	<i>Impervious Area</i>
La Crosse	Not addressed in county's shoreland zoning ordinance.
Lafayette	Not addressed in county's shoreland zoning ordinance.
Langlade	Lot area < or =15% bldgs. & < or =5% impervious surfaces
Lincoln	Expansion of NC at 40' from OHWM limited to max. 1500 s.f.
Manitowoc	Not addressed in county's shoreland zoning ordinance.
Marathon	Not addressed in county's shoreland zoning ordinance.
Marinette	Not addressed in county's shoreland zoning ordinance.
Marquette	Not addressed in county's shoreland zoning ordinance.
Menominee	Not addressed in county's shoreland zoning ordinance.
Monroe	Not addressed in county's shoreland zoning ordinance.
Oconto	Not addressed in county's shoreland zoning ordinance.
Oneida	Max. 25% impervious surfaces w/i 200' of OHWM.
Outagamie	Not addressed in county's shoreland zoning ordinance.
Ozaukee	Not addressed in county's shoreland zoning ordinance.
Pepin	Not addressed in county's shoreland zoning ordinance.
Pierce	Rural Residential 20 = max. 40%.
Polk	Not addressed in county's shoreland zoning ordinance.
Portage	Not addressed in county's shoreland zoning ordinance.
Price	Lesser of 25% of lot or 10,000 s.f., may be impervious.
Racine	Not addressed in county's shoreland zoning ordinance.
Richland	Not addressed in county's shoreland zoning ordinance.
Rock	Not addressed in county's shoreland zoning ordinance.
Rusk	Not addressed in county's shoreland zoning ordinance.
St. Croix	Not addressed in county's shoreland zoning ordinance.
Sauk	Limit NCS expan. to max. s.f. & % incr. by distance to OHWM.
Sawyer	Not addressed in county's shoreland zoning ordinance.
Shawano	WL=max. 8% of lot w/i 300' of OHWM covered by imperv. surfaces.
Sheboygan	Total ground floor s.f. of all struct. max. 20% of total lot area.
Taylor	Not addressed in county's shoreland zoning ordinance.
Trempealea	Not addressed in county's shoreland zoning ordinance.
Vernon	Not addressed in county's shoreland zoning ordinance.
Vilas	Limited to greater of 4000 s.f. or 30% lot area w/i 300' of OHWM.

<i>County</i>	<i>Impervious Area</i>
Walworth	Not addressed in county's shoreland zoning ordinance.
Washburn	Not addressed in county's shoreland zoning ordinance.
Washington	Not addressed in county's shoreland zoning ordinance.
Waukesha	Floor Area Ratio varies w/ zoning dist. from 15% (R3) to 10% (A2)
Waupaca	At least 75% of lot must be maintained in vegetative cover.
Waushara	Not addressed in county's shoreland zoning ordinance.
Winnebago	Not addressed in county's shoreland zoning ordinance.
Wood	Not addressed in county's shoreland zoning ordinance.

Impervious Area Ordinance Language

LANGLADE COUNTY

17.30 (8) (e) Shoreland Lot Coverage by Buildings and Impervious Surfaces:

- 1) Lot coverage by buildings. Buildings may not occupy more than 15% of total lot area within the shoreland zone. An applicant for a zoning permit shall provide a diagram describing lot dimensions and area and the location, dimensions and area of all buildings together with computations that demonstrate compliance with this section and Section 17.30 (8) (e) (3).
- 2) Building Height. Buildings shall not exceed 35 feet in height measured from the natural ground contour at the lowest exposed level to the peak of the roof.
- 3) Lot coverage by impervious surfaces. No more than 5% of total lot area may be covered by impervious surfaces unless a stormwater management plan approved by the Land Records and Regulation Department is implemented. Buildings and areas which do not drain to surface waters are excluded from the 5% limit. A plan may be approved if it provides that erosion will be controlled and that all runoff from the lot will be infiltrated on the lot or detained to prevent pollutants from reaching nearby waters.

VILAS COUNTY

9.6 Impervious Surface Limitations

A. Activities Requiring a Shoreland Alteration Permit and Stormwater Management Plan.

A stormwater management plan is required in conjunction with a Shoreland Alteration Permit for land disturbance activities on any waterfront lot which results in a maximum cumulative amount of impervious surfaces exceeding either 4,000 square feet or fifteen percent (15%) of the surface area of the lot within 300 feet of the OHWM, whichever is greater. In any case, the total maximum amount of impervious surfaces shall not exceed the standards in ¶9.6.B.

B. Maximum Limits

The maximum cumulative amount of impervious surfaces on a lot shall not exceed the following standards:

1. For all single-family-residential waterfront lots, the maximum total area of impervious surfaces shall not exceed 4,000 square feet or thirty percent

- percent (30%) of the total lot area located within 300 feet from the OHWM, whichever is greater.
2. For all non-single-family residential lots, the maximum total area of impervious surfaces shall not exceed 4,000 square feet or fifty percent (50%) of the total lot area located within 300 feet of the OHWM, whichever is greater.
 3. For all Community Business District parcels which utilize community storm sewer systems, the maximum total area of impervious surfaces shall not in any case exceed 80% of the total lot area within 300 feet of the OHWM.
- C. Existing impervious surfaces exceeding these limitations may be maintained and improved, but not expanded.

WAUPACA COUNTY

6.16 *Impervious surface standards.*

- (1) At least 75% of each shoreland lot shall be maintained in vegetative cover inclusive of standard landscape practices such as mulch treatments, but excluding areas covered by structures such as decks and similar structures.
- (2) However, on parcels zoned industrial, commercial or multi-family, an approved stormwater management plan may be implemented as an option to (1) above. Such plan shall provide that there will be no increase in stormwater discharge from the parcel as a result of the proposed construction for storms up to and including the 10 year, 24 hour storm event. The plan shall be certified by a registered professional engineer or, at the county's option, the applicant shall provide funds to defray the costs of the county preparation of a plan.

Impervious Surfaces Resources

PRESENTATIONS

The Impacts of Urbanization. (72 slides, no date). PowerPoint presentation documenting the impact of the land development process on the quality of our watersheds. This presentation outlines 22 model principles for land development and focuses on streets, parking lots, lot design, and conservation of natural areas in new developments to mitigate water quality impacts. Through better site design, local governments can review their zoning and ordinance codes to minimize impervious cover and promote conservation of natural areas. Available on a CD for \$25 from Center for Watershed Protection, 8391 Main Street, Ellicott City, MD, 21043 or on-line at: [<http://www.cwp.org/>].

Impervious Areas. (unknown, 2000). This presentation illustrates the many effects of impervious areas including erosion, greater fluctuations in water levels, warmer water and loss of sensitive coldwater fish, and the decline in fish and aquatic insect diversity. Available from the Land Use Education Center, College of Natural Resources, University of Wisconsin – Stevens Point, 1900 Franklin Street, Stevens Point, WI, 54481 or by phoning (715) 346-3879.

Linking Land Use to Water Quality. (80 slides, June 2000). PowerPoint presentation covering how land use impacts water quality and what can be done about it. Available from NEMO Project, University of Connecticut CES, 1066 Saybrook Road, Haddam, CT, 06438-0070 or by phoning (860) 345-4511. It can be viewed on-line at: [<http://www.canr.uconn.edu/ces/nemo/nsmodule/nsstatus.html>].

Luck Isn't Enough . . . The Fight for Clean Water. (12 minutes, no date). Video for the general public on nonpoint source (NPS) pollution -- its causes, effects, and what individuals and communities can do to combat it. Available for \$10 from NEMO Project, University of Connecticut CES, 1066 Saybrook Road, Haddam, CT, 06438-0070 or by phoning (860) 345-4511.

A Storm on the Horizon: An Educational Video on the Effects of Stormwater on Our Rivers. (18 minutes, no date). Video demonstrates the impact of storm water and outlines what can be done to allow development to occur with protection of water resources in mind. Available from Trout Unlimited at (715) 386-7568.

EDUCATIONAL MATERIALS

Impacts of Development on Waterways. (4 pp., no date). Fact Sheet describes how development impacts waterways and offers some options for limiting those impacts. Available from NEMO Project, University of Connecticut CES, 1066 Saybrook Road, Haddam, CT, 06438-0070 or by phoning (860) 345-4511. Ask for NEMO Project Fact Sheet #3.

Land Disturbance Management and Impervious Surface Area Standards. (2 pp., February 1999). Fact sheet explains how land disturbance and impervious surfaces impact shoreland buffer functions and water quality. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #7 of the Shoreland Management and Lake Classification Series.

Minimizing Runoff from Shoreland Property: Shoreland Best Management Practices. (4 pp., March 1996). Fact sheet describes Best Management Practices (BMPs) that can be used on shoreland properties to protect and preserve surface water quality as well as preserve the natural characteristics of a property. Available from Minnesota Extension Service at 109 Washburn Hall, 2305 East 5th Street, Duluth, MN, 55812-7512 or phoning (218) 726-7512.

Nonpoint Source Water Pollution. (2 pp., no date). Fact sheet explains what nonpoint source pollution and what causes it. Available from NEMO Project, University of Connecticut CES, 1066 Saybrook Road, Haddam, CT, 06438-0070 or by phoning (860) 345-4511. Ask for NEMO Project Fact Sheet #2.

Strategies for Coping with Polluted Runoff. (2 pp., no date). Fact sheet provides some strategies for communities to limit the impacts of polluted runoff. Available from NEMO Project, University of Connecticut CES, 1066 Saybrook Road, Haddam, CT, 06438-0070 or by phoning (860) 345-4511. Ask for NEMO Project Fact Sheet #4.

TECHNICAL REFERENCES

Impervious Surface Coverage: The Emergence of a Key Environmental Indicator. (14 pp., Spring 1996). Article summarizes the issues facing planners concerned with water resource protection in urbanizing areas. Article proposes that impervious surface area coverage is a quantifiable land-use indicator that correlates closely with the adverse impacts of polluted runoff. Available in *Journal of the American Planning Association*, Vol. 62, No. 2, Spring 1996 and authored by Chester Arnold and C.James Gibbons.

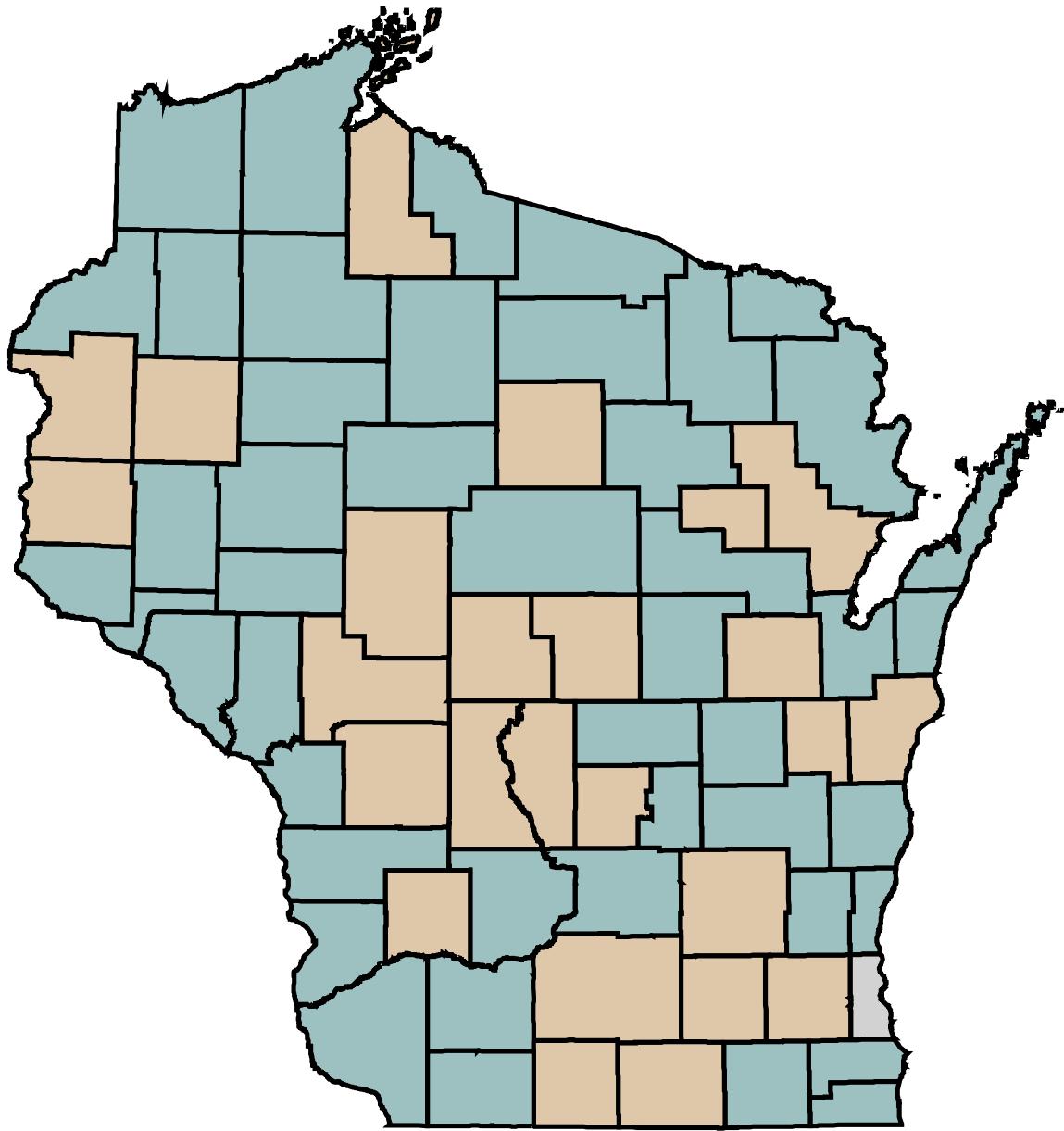
Nutrient Loading Impacts: Phosphorus Export from a Low-density Residential Watershed and an Adjacent Forested Watershed. (7 pages, 1986). This study shows that a watershed with low density residential subdivisions (~30,000 square foot lots) and 40% remaining forest cover delivered 7.2 times more phosphorus to the water than a similar undeveloped watershed (more phosphorus = more algae in lake). Article by J. Dennis in *Lake and Reservoir Management: Vol. II* (1986).

Urban Runoff: How Polluted Is It? (6 pp., 1992). Paper provides information on the quantity of runoff measured from residential and agricultural lands in Wisconsin as well as the concentrations of pollutants in each. Available from Wisconsin Environmental Resource Center at (608) 262-1369.

The Wisconsin Stormwater Manual. (172 pp., 1994) Provides information on ways to reduce pollution from urban stormwater runoff and technical design guidelines for best

management practices. Available for \$15 + s/h from Extension Publications, 630 W. Mifflin Street, Madison, WI, (608) 262-3346 and ask for publication number G3691-P.

Fence Standards



County is not regulated under NR 115.



County does not specifically address fences as structures in shoreland ordinance.



County has adopted provisions for fences as structures within the shoreland setback area.

Accessory Structure Issue Summary

MANAGEMENT RATIONALE

The placement of buildings and structures in the 75 foot shoreline buffer limits the ability of the shoreline buffer to perform its vital functions in protecting lakes and streams. See Shoreline Vegetation Protection - Chapter 10 for information on these functions.

The regulation of accessory structures in the shoreland setback area can be very tricky. For instance, is a flagpole, a mailbox, or an open fence a structure? Many counties, as a result, have adopted detailed ordinances to deal with the regulation of accessory structures.

MINIMUM STATEWIDE STANDARDS

Chapter NR 115, Wis. Admin. Code, requires a 75 foot setback from the ordinary high-water mark for all buildings and structures, except piers, boat hoists and boathouses. The term “structures” is not defined in NR 115, so it is important for counties to clearly define what is and is not a structure to achieve consistency in terms of what is allowed in the shoreline buffer area.

Accessory structures are commonly defined by counties as detached subordinate structures clearly incidental to and found in connection with a principal structure on the same lot. Some counties go on to give examples of items which meet the definition of an accessory structure including fences, decks, observation platforms, satellite dishes, retaining walls and more.

RELATED RESEARCH

The related research under Shoreline Vegetation Protection in Chapter 10 applies since accessory structures limit the ability of the shoreline buffer to perform its vital functions in protecting lakes and streams.

MANAGEMENT INITIATIVES

Chapter NR 115, Wis. Admin. Code, requires a 75 foot setback from the ordinary high-water mark for all buildings and structures, except piers, boat hoists and boathouses. Counties commonly prohibit the placement of accessory structures in the setback with specifically noted exceptions. Counties may only allow certain items within the shoreland buffer if the goals of Wisconsin’s Shoreland Management Program (protection of water quality, fish and wildlife habitat and natural scenic beauty) are not compromised.

A fairly common exception is open fences. Many counties allow open fences within the 75 foot shoreland buffer if certain conditions are met. When a county defines an open fence, a homeowner can easily decide if the fence they are proposing fits the requirements of an open fence. An open fence may be defined as chain link, wood rail or wire which does not obstruct views of the water, although many other definitions exist in ordinances. Open fence regulations also limit placement, height and maintenance.

Many ordinances limit the number of accessory structures, such as sheds, on a lot, as well as the uses. It is common to prohibit human habitation in accessory structures.

CONSIDERATIONS

- Clearly define what is and is not a structure (flagpoles, fences, etc.), keeping in mind that structures must meet the designated structure setback.
 - Clearly define the requirements for items which are allowed in the buffer zone. (size, type, location, etc.).
 - Consider whether to limit the number of accessory structures allowed on a lot.
 - Decide whether to limit the uses of accessory structures. Will human habitation be allowed?
-

Abbreviations used in the following table are:

Adj. = Adjacent
Ag = Agriculture
AS = Accessory structure
AU = Accessory use
Bldg. = Building
Bldgs. = Buildings
Conserv'ist = Conservationist
Constr. = Construction
Contrib. = Contributes
Exc. = Except
Fac. = Facility
Incl. = Including
LOP = Location and Occupancy Permit
Manufact. = Manufactured
Max. = Maximum
Min. = Minimum
Nav. = Navigable
OHWM = Ordinary high-water mark
Perm. = Permanent
PS = Principal structure
PU = Principal use
Req. = Require
Sat. = Satellite
s.f. = Square feet
Struct. = Structure
Subord. = Subordinate

ZA = Zoning administrator

Accessory Structure Standards

County	Accessory Structure Definition	Information and Examples	Fence Standards
Adams	Anything constructed or erected, the use of which req. a more or less permanent location in or on the ground.	Must meet setbacks, except for stairs, walks, and patios. (Decks are not patios).	Assumed structure & must meet setback requirements.
Ashland	Detached subord. struct. incidental to & found in connection w/ PS & located on same lot as, incl. sat. disks, gazebos, etc.	All perm. struct., exc. legal piers, setback min. 75' from OHWM. Boathouses may receive averaged setback based on adj. AS.	Assumed structure & must meet setback requirements.
Barron	A subordinate bldg.or portion of, or struct., the use of which is incidental to main bldgs. incl.fences, bldgs., walls, etc.	Driveways, walks, platforms, terraces, patios, & retaining walls may be w/i setback if <12' above ground level.	Assumed structure & must meet setback requirements.
Bayfield	Detached subordinate structure clearly incidental & found in conjunction with principal structure & located on same lot.	Minor, innocuous struct. w/ no significant impact relating to shoreland zoning are exempt from setback w/ conditions.	Requirements for fencing req. by ordinance or Zoning Committee provided, otherwise not addressed.
Brown	Detached subordinate struct. clearly incidental to & found in connection with PS to which it is related & on the same lot as.	At-grade patios (max. 400 s.f.) may be w/i 35' of OHWM. Fences, flag poles, etc. may be up to shoreland setback (75' or averaged).	Req. land use permit & must be >75' from OHWM or w/i setback average for property.
Buffalo	Detached subordinate structure clearly incidental to & found in connection with PS to which it is related & is on same lot.	All bldgs. & struct., except piers, boat hoists, boathouses & open fences, shall be setback at least 75' from OHWM.	Open fences (not defined) may be w/i 75' setback.
Burnett	Decks, observation platforms, satellite dishes 1+ meter diam., retaining walls & buildings	Expressly prohibited in shoreline setback, except retaining walls w/ consent of ZA & County Conserv'ist	Open fences max. 6' tall allowed to w/i 40' of OHWM (Open = chainlink, wood rail or wire) Ag exempt.
Calumet	Detached bldg. or portion of bldg. subordinate to main bldg. & used for purpose incidental to main bldg.	Max. 15' tall. 1 struct. >600 s.f. (max. 1000 s.f.) per lot. 1 AS (max. 600 s.f.) before PS constr. No living quarters.	Assumed structure & must meet setback requirements.
Chippewa	Detached subordinate structure incidental & found in connection with principal structure & located on same lot.	All bldgs. & struct., incl. satellite dishes & antennas, req. 75' setback, exc. boat hoists, boathouses, piers & open fences.	Open fences (not defined) may be w/i 75' setback.
Clark	Detached subordinate struct. incidental to & found in connection w/ principal structure to which it is related & on same lot.	All bldgs. & struct., except piers, boat hoists, & boathouses, set back at least 75' from OHWM.	Not addressed in county's shoreland zoning ordinance.
Columbia	Detached subordinate structure incidental & found in connection w/ PS & on same lot as PS.	Piers, boat hoists, boathouses, & open fences exempt from 75' setback.	Open fences (not defined) may be w/i 75' setback.
Crawford	Detached subordinate structure incidental & found in connection w/ PS & on same lot as PS.	Piers, boat hoists, boathouses, & open fences exempt from 75' setback.	Open fences (not defined) may be w/i 75' setback.
Dane	Subordinate or supplemental bldg., the use of which is incidental to main bldg. or struct. & on the same lot.	All PS & struct., exc. piers, boat hoists & boat houses, setback a min. 75' horizontally from OHWM.	Assumed structure & must meet setback requirements.
Dodge	Detached subordinate struct. clearly incidental to, and found in connection with, PS to which it is related & on same lot as.	Not addressed in county's shoreland zoning ordinance.	Assumed structure & must meet setback requirements.

County	Accessory Structure Definition	Information and Examples	Fence Standards
Door	Bldg. or struct. which is customary, incidental, and subordinate to permitted PU of a lot & on same lot as PU & not a PS.	Stairs, lifts, boathouses, open fences, at-grade struct. (not bldgs.), 1 mail box, piers, etc. exempt from setback req.	Open fences permitted w/i setback if entire length max. 50% opaque & indiv. elements max. 50% opaque.
Douglas	Structure=anything constructed/erected. Accessory Use=incidental & subordinate to principal use or bldg. on same lot.	Any permanent, roofed structure serving an AU, if attached to PS, is part of PS.	Assumed structure & must meet setback requirements, exc. livestock pasture fences.
Dunn	Subordinate struct. detached from, but located on same lot as principal struct., use of which is incidental to princ. struct.	All structures, including decks, must meet 75' setback. Reduced setbacks do not apply to accessory structures.	Open fences (chain link or split rail) exempt from 75' setback, as well chain link fences for private kennel runs.
Eau Claire	Subordinate structure incidental to & on same lot as PS, exc. mobile/manufact. homes are not allowed as storage structures.	Removable piers and docks, open stairways, boat tracks, boat shelters, bridges and walkways are exempt from setback req.	Open fences, such as chain link, are allowed within 75' of normal high water mark.
Florence	Detached subordinate structure incidental & found in connection with principle structure, which is located on the same lot.	All structures, excluding piers, boat hoists, boathouses, & open fences, must meet 75' setback.	Open fences (not defined) may require a lesser setback and are exempt from 75' setback.
Fond du Lac	Detached subordinate struct. clearly incidental to & found in connection w/ PS to which it is related & located on same lot.	May not be used for habitation. Piers, boat hoist, boathouses & open fences exempt from setback req.	Open fences w/i setback if for each 1' wide segment over entire length & height, 50% of surface area open w/ views.
Forest	Detached subordinate struct. Incidental to & found in connection w/ PS to which it is related & on same lot as.	Max. 18' tall & no human habitation. Piers, boat hoists, stairs, walkways, lifts & open fences may require lesser setback.	Open fences (50% or less opaque) may require a lesser setback and are exempt from 75' setback.
Grant	Detached subordinate struct. which is incidental & found in connection with PS to which it is related & on the same lot as.	All bldgs. & struct., exc. piers, boat hoists, boathouses & open fences, setback a min. of 75' from OHWM of nav. waters.	Open fences (not defined) may be w/i 75' setback.
Green	A subordinate building or portion of main building, the use of which is incidental to permitted use of main building.	Setback min. 75' from OHWM of an adjacent water body is req. for all bldgs. & struct., exc. piers, boat hoist & boathouses.	Addressed in general zoning.
Green Lake	Detached subordinate structure incidental to and found in connection with PS to which it is related & on same lot as PS.	All structures, exc. piers, boat hoists & open fences must meet 75' setback.	Open fences (not defined) may be w/i 75' setback.
Iowa	Detached subordinate struct. incidental to & found in connection with PS to which it is related & on same lot as.	All bldgs. & struct., exc. piers, boat hoists, boathouses & open fences, setback a min. of 75' from OHWM of nav. waters.	Open fences (not defined) may be w/i 75' setback.
Iron	Detached subordinate structure clearly incidental, & found in connection with, a principal structure, & located on same lot.	Must meet setback requirements. Any permanent AS attached to principal struct. shall be considered part of principal struct.	Max. 5' tall. Must meet setback. Req. permit. Must be decorative of wood or wire. No solid board fences. Ag exemption.
Jackson	Detached subordinate structure clearly incidental & found in connection with principal structure which is on the same lot.	No more than 2 accessory bldgs., incl. a boathouse, on a lot or lots under single ownership may be present.	Assumed structure & must meet setback requirements.
Jefferson	Detached structure subordinate to PU & located on same lot or parcel, & serving purpose incidental to PU.	Docks, piers & boathouses exempt from 75' setback.	Assumed structure & must meet setback requirements.

County	Accessory Structure Definition	Information and Examples	Fence Standards
Juneau	Detached subordinate structure clearly incidental to & found in connection with principal structure.	All bldgs. & struct., except piers, boat hoists & boathouses, shall be setback at least 75' from OHWM of navigable waters.	Assumed structure & must meet setback requirements.
Kenosha	Bldg. subordinate to & serves PS, contrib. to comfort, convenience & necessity of PS, located on same lot & detached from PS.	All struct., exc. navigational aids, piers & boat launching fac., shall not be closer than shore yard distance.	Decorative fences under 2' permitted. Residential fences not allowed w/i shoreyard.
Kewaunee	Detached subordinate struct. clearly incidental & found in connection with PS to which it is related & on the same lot as.	Deck & patio conditionally setback exempt. 2 AS per lot. No living quarters. Floor area max. 75% of PS & max. 14' tall.	Req. land use permit. Residential fences permitted up to setback line. Open, ornamental fences may be permitted w/i setback.
La Crosse	Detached subordinate structure incidental to & found in connection with PS to which it related & on same lot as PS.	All bldgs. & struct., exc. piers, boat hoists, boathouses & open fences, setback at least 75' from OHWM of navigable waters.	Open fences (not defined) may be w/i 75' setback.
Lafayette	Detached subordinate struct. incidental to & found in connection w/ PS to which it is related & located on same lot as PS.	All bldgs. & struct., exc. piers, boat hoists, boat houses, & open fences, shall be setback a min. of 75' from OHWM.	Open fences (not defined) may be w/i 75' setback.
Langlade	Any detached facility, structure, or building which is accessory or incidental to principle use of property, struct. or bldg.	Includes, among other things, satellite dishes over 18" in diameter.	Must meet shoreline setback requirements.
Lincoln	Detached subordinate struct. incidental to & found in connection with PS to which it is related & located on same lot as.	All bldgs. & struct., exp. piers, wharves, boat hoists & boat accessory sheds, setback 75' from OHWM.	Assumed structure & must meet setback requirements.
Manitowoc	Detached subordinate struct. clearly incidental to & found in connection with PS to which it is related & on same lot.	Piers, wharves, bridges, dams, boathouses, patios (max. 6" tall) & access essential walks & stairs exempt from setback req.	Assumed structure & must meet setback requirements.
Marathon	Structure which is incidental or subordinate to PS on same parcel & desirable, but not necessary for use of parcel.	All bldgs. & struct. must meet setback, exc. struct. authorized by special zoning permit, elevated stairs, piers & wharves.	Open fences (not defined) permitted within the 75' setback.
Marinette	Detached subordinate structure clearly incidental & found in connection with principal structure which is on the same lot.	All bldgs. & structures, except piers, boat hoists, boathouses & open fences, setback 75' from OHWM.	Permit req. for privacy fences & meet setback. Max. 6' tall. Owner must maintain both sides of fence.
Marquette	Detached subordinate structure incidental to & found in connection with PS to which is related & on same lot as.	All bldgs. & struct., exc. piers, boat hoists & boathouses, setback 75' from OHWM & wetlands, & elevated 2' above OHWM.	Assumed structure & must meet setback requirements.
Menominee	Not addressed in county's shoreland zoning ordinance.	Piers, boat hoists, pedestrian walkways, driveways (w/ conditions) & erosion control structures exempt from setback.	Assumed structure & must meet setback requirements.
Monroe	Accessory use is incidental to PU of bldg.	All bldgs. & struct., exc. piers, wharves, boat hoists & boathouses, setback 75' from OHWM.	Assumed structure & must meet setback requirements.
Oconto	Structures include satellite dishes and must meet required setback.	Min. 75' setback.	Assumed structure & must meet setback requirements.

County	Accessory Structure Definition	Information and Examples	Fence Standards
Oneida	A detached subordinate bldg. or portion of a principal bldg., the use of which is incidental to that of principal bldg.	No structures w/i 75' of OHWM, except privies, dry wells, drainfields, boathouses & shelters, walks, stairs & lifts.	LOP not required for open fences if no nuisances are created.
Outagamie	Detached suborbordinate struct. Clearly incidental to & found in connection with principal structure.	All bldgs. & struct., except piers, boat hoists & boathouses, shall req. a setback of at least 75' from OHWM.	Assumed structure & must meet setback requirements.
Ozaukee	Detached subordinate structure incidental to & found in connection w/ PS to which it is related & located on same lot as PS.	All bldgs. & struct., except piers, boat hoists, boathouses, & open fences, shall be setback at least 75' from OHWM.	Open fences (not defined) are exempt from 75' setback.
Pepin	Detached subordinate structure which is incidental to & found in connection with the principal structure & on the same lot.	All bldgs. & struct., except piers, boat hoists, boathouses, & open fences, shall be setback at least 75' from OHWM.	Open fences (not defined) are exempt from 75' setback.
Pierce	Bldg. or struct. incidental & subordinate to permitted PU of lot & on same lot as PU & does not meet PS definition.	Min. 75' setback, exc. for piers, boat hoists, boathouses, yard light poles, tree houses, ice fishing shanties, etc.	Open fences exempt from shoreland setback. Open fence=a fence whose entire length & individual elements are not >50% opaque.
Polk	Detached subordinate structure incidental to & found in connection with main struct. & located on same lot as.	Max. 2 AS per lot & no human habitation. 75' setback exc. piers, boathouses & boat hoists.	Assumed structure & must meet setback requirements.
Portage	Detached subordinate struct. incidental to & found in connection with, PS to which it is related & on same lot as PS.	All bldgs. & struct., except piers, boat hoists, & boathouses, shall be setback at least 100' from OHWM of navigable waters.	Assumed structure & must meet setback requirements.
Price	Detached subordinate structure clearly incidental & found in connection with principal structure, & located on same lot.	All bldgs. & struct., except piers, boat hoists, waterfront storage structures & open fences, shall be setback 75' from OHWM.	Open fences (not defined) are exempt from 75' setback.
Racine	Detached struct. subordinate to PU of struct., land or water & located on same lot, serving purpose incidental to PS.	AS permitted, but not until PS is present or under construction.	Fences are structures & must meet req. shoreland setback for zoning district.
Richland	Detached subordinate structure clearly incidental & found in connection with principal structure, & located on same lot.	All bldgs. & struct., except piers, boat hoists, & boathouses, shall be setback 75' from OHWM.	Assumed structure & must meet setback requirements.
Rock	Detached subordinate struct. incidental to & found in connection with PS to which it is related & which is one the same lot.	All bldgs. & struct., incl. decks & patios, setback 75' from OHWM, exc. piers, boat hoists, docks, wharves & boathouses.	Assumed structure & must meet setback requirements.
Rusk	Detached subordinate structure clearly incidental & found with PS & located on same lot incl. satellite dishes, decks, etc.	All bldgs. & struct., permanent or temporary must meet 75' setback. Any second or subsequent bldgs. >200 s.f. setback=150'.	Open fences (not defined) exempt from shoreline setback.
St. Croix	A building on the same premises & subordinate to the principal use customarily incidental thereto.	All bldgs. & struct. except piers & wharves, setback at least 75' from normal HWM & 2' above normal high water elevation.	Assumed structure & must meet setback requirements.
Sauk	Detached subordinate structure incidental to & found in connection with PS to which it is related & on same lot as.	Piers, wharves, boathouses, boathoists, boat shelters, stairways, walks, lifts, landings, & open fences exempt from setback.	Open fences exempt from setback. Open fence has 50% or more open space. Not a privacy fence.
Sawyer	Detached subordinate structure clearly incidental & customarily found with PS & located on same lot.	Piers, boathouses, boat hoists, & open fences may be w/i setback with certain requirements.	Open chainlink fences setback minimum 40' from OHWM & wetlands adjacent to navigable waters.

County	Accessory Structure Definition	Information and Examples	Fence Standards
Shawano	Detached subordinate struct. incidental to & found in conjunction w/ principal structure & on same lot as.	On WL, max. 1 AS of max. 600 s.f. & 14' tall per lot.	Open fences (not defined) may require a lesser shoreline setback (if setback averaged). On WL, req. 100' or 150' setback.
Sheboygan	Subordinate struct. on the same lot as PS & devoted to a use incidental to PS.	Playground apparatus, piers, boat hoists, boathouses, patios, open fences & access essential walks & stairs setback exempt.	Open fences (not defined) exempt from shoreline setback.
Taylor	Detached subordinate structure incidental & found in connection with PS & located on same lot as PS.	All bldgs. & structures, exc. piers, boat hoists, boathouses, & open fences shall be setback min. 75' from OHWM.	Open fences (not defined) exempt from shoreline setback.
Trempealeau	Detached subordinate structure incidental to and found in connection with PS to which it is related & located on same lot as.	BR setback exempts piers & boathouses. Others exempts piers, boat hoists, boathouses & open fences.	Open fences (not defined) exempt from shoreline setback.
Vernon	Detached subordinate structure incidental to & found in connection with PS & located on same lot as.	Piers, boathouses, boat hoists & open fences exempt from shoreline setback.	Open fences (not defined) exempt from shoreline setback.
Vilas	A subordinate building (except boathouse) on same lot & incidental to principal structure, i.e. decks, gazebos, sheds, etc.	All new structures, exc. piers, boathouses, boat hoists, fences, stairways and access paths, must be 75' from OHWM.	Permit required. No fences from OHWM to 35'. Max. 3' tall fence from 35'-75' from OHWM. Max. 6' tall beyond 75' of OHWM.
Walworth	Detached structure subordinate to principal use of structure, land or water & on same lot serving a purpose incidental to PS.	All structures, exc. piers, wharves, boat joists, lift, open fence, boathouse, patios, walks and stairs, min. 75' from OHWM.	Resid. fences max. 4' tall permitted on property lines (not btwn.), and not on shoreline. Cannot create wildlife barrier.
Washburn	AS include boathouses, permanent boat shelters, retaining walls, TV satellite dishes >1M in diameter, accessory bldgs, etc.	AS must meet shoreland & sideyard setbacks.	Fences with open construction exempted from shoreline & wetland setbacks.
Washington	Detached subordinate structure incidental to & found in connection with PS & located on same lot as PS.	Piers, boathouses, boat hoists & open fences exempt from shoreline setback.	Open fences (> 50% open) exempt from shoreline setback.
Waukesha	Bldg. subordinate to & detached from PS & used for purpose incident to PS.	All struct., exc. piers, boat hoist, boathouses & decks, setback 75' from OHWM, 100 yr. flood or wetland dist.	Not addressed in county's shoreland zoning ordinance.
Waupaca	A detached subordinate structure incidental to, and found with, the principal structure & on the same lot.	An accessory structure may be placed only if it is constructed concurrent with or after construction of principal structure.	Must meet shoreline setback as a structure (some leniency for "open" fences), with exception of ag pasture fences.
Waushara	Detached structure subordinate to PU of struct. & located on same lot serving a purpose incidental to PS.	Req. PS on site before AS. Req. affidavit & covenant that AS will never be used for human habitation or it is a violation.	Open fence permitted w/i setback, if from perpendicular position does not block >1/3 of view.
Winnebago	Detached struct. subordinate to principal use of struct., land or water & on same lot serving a purpose incidental to PS.	Total floor area limited by lot area. Construct only after PS under construction.	From OHWM to 1/2 the distance to setback, max. 4' tall & 50% or less opaque.
Wood	Detached struct. subordinate to PU of struct., land or water & located on same lot serving incidental purpose to PS.	Min. 75' setback from OHWM. Incl. pet shelters, quarter's not for rent, swimming pools, patios, etc.	Assumed structure & must meet setback requirements.

Accessory Structure Ordinance Language

BURNETT COUNTY

4.4 (1) (e) **FENCES**: All fences shall meet the shoreland setbacks required in the Lake Class Development Standards. 4.4(7)c.

- (1) Open fences may be allowed to within 40 feet of the ordinary high water mark and may not exceed 6 feet in height.
- (2) Agricultural/livestock fences shall be exempt from the 40' setback.
- (3) An open fence is considered to be chainlink, wood rail or wire and will not obstruct the adjoining property owners view of the water.
- (4) No permit will be required, but must comply with above criteria.

LANGLADE COUNTY

17.06 ACCESSORY AND APPURTENANT STRUCTURES. (Rep. & Rec. #6-98)
A lot that has a legal principal use housed within a single principal structure shall be entitled to accessory and appurtenant structures, objects and uses as described below:

- (1) Landscape vegetation, gardens, flag poles, ornamental light standards, lawn furniture, open play equipment, sidewalks, sundials, bird baths and similar objects and equipment may be located anywhere within a lot, subject only to the limitations that any such object or structure which constitutes a solid view obstruction may not exist above a height of 2 ½', above road elevation, unless the object constitutes cultivated agricultural crops or tree trunks, where they are unbranched to a height of 10' and located a minimum of 30' apart.
- (2) Accessory structures, such as sheds, storage buildings, greenhouses, related facilities, pools and associated equipment, garages, well houses, pump houses, parking lots and decks, except as provided in Sec. 17.30 (5) & 17.30 (12), 17.12 (5), 17.15 (4), & 17.12 (6) (c), shall not be located within the front (road) setback, shall not be closer than 10' to the principal structure unless attached thereto or constructed to meet firecodes and shall not be closer than 7.5' to the rear or side lot lines or closer than required ordinary high watermark setbacks as specified in Section 17.30 (12) and must comply with required maximum lot coverage standards.
- (3) An accessory structure may be placed on a lot only if it is constructed concurrent with or after construction of a principal structure, however, a garage may be constructed prior to construction of a residence if:

- (a) the lot is zoned for residential use;
 - (b) plans for a residence have been submitted to the Land Records and Regulation Department or written documentation has been submitted stating there are no current plans to establish a residence on the property; and
 - (c) a valid soil test has been approved for the lot and the tested area is reserved for a future private sewage system.
- (4) A garage may be constructed on an outlot as an accessory to a principal structure located on an adjacent lot which is too small to accommodate construction of a garage. Such construction is permissible provided the two lots are in common ownership and are separated only by a roadway.

* * *

17.19 FENCES. Parcels which abut lands on which livestock are kept shall be fenced with a fence satisfying the standards of Ch. 90, Wis. Stats. Such fence shall be maintained, repaired or rebuilt as conditions warrant during such time period as the lands adjoining such fences are in farm use or in a use which involves the feeding or grazing of livestock.

POLK COUNTY

- 12.3 D. Accessory buildings, incidental to the primary use of the property provided that:
- (1) Such buildings shall not be used for human habitation and
 - (2) No more than 2 accessory buildings, including a boathouse shall be permitted on lot or lots under single ownership.

RUSK COUNTY

5.1 (a) **LOTS THAT ABUT NAVIGABLE WATERS.** All buildings and structures temporary or permanent including but not limited to satellite dishes and antennas, decks, above-ground fuel tanks, ice shacks, recreational vehicles such as motor homes, campers, trailers, mobile homes and pickups with toppers, and gazebos (except stairways, walkways, and piers which meet the standards in Section 5.3 of this Ordinance, boat hoists, boathouses and open fences which may require a lesser setback) shall be set back at least 75 feet from the ordinary high water mark; Section 10.19 applies.

5.1 (b) Any second or subsequent accessory building shall be set back 150 feet from the ordinary high water mark. Structures under 200 square feet shall not be required to meet this set back.

SAWYER COUNTY

4.49 (6) Fences. Fences shall meet the following criteria:

- (a) A fences shall be setback a minimum of 75 feet from the ordinary highwater mark of navigable waters and wetlands adjacent to any navigable water. An open chainlink fence shall be setback a minimum of 40 feet from the ordinary highwater mark of navigable waters and wetlands adjacent to any navigable water.
- (b) Maximum height – 6 feet 6 inches.
- (c) Fence shall follow the terrain contour.
- (d) The fence owner is responsible for maintaining both sides of the fence.
- (e) The fence shall be not visually intrusive.

VILAS COUNTY

5.12 Fences:

(A) Permitting Requirements

- (1) Conditional Use Permit Required.
 - All permanent fences greater than 12.0 feet in height
 - All permanent fences greater than 6.0 feet in height AND located less than 15.0 feet from the property line.
 - All permanent fences greater than 6.0 feet in height AND located between a building setback line and the property boundary line.
- (2) Zoning Permit.
 - All other permanent fences.

(B) Fence Height Limitations

Fence Height limitations are as follows:

- (1) 0 – 35 Feet from Shoreline.
No fences are permitted between 0 and 35 feet from the shoreline.
- (2) 35 – 75 Feet from Shoreline.
Maximum height of fences between 35 and 75 feet from the shoreline is 3.0 feet.
- (3) 75 feet and greater from the Shoreline.
Fence height is limited to Permitting Requirements as stated in Section 5.12 (A).

(C) Fence Measurements

Fence height and setback measurements shall be as follows:

- (1) Fence Height Measurements.
All fence heights shall be measured from the ground surface to the top of the fence along the length of the fence.
- (2) Setback Measurements.
Shoreline setback measurements shall be measured from the ordinary high water mark (OHWM) of the shoreline. Side yard setbacks shall be measured from the

property boundary line. For lots abutting roads, setbacks shall be measured and established according to local, county or state regulations.

(D) Temporary Fences

Temporary fences are allowed without obtaining a zoning permit provided they comply with the requirements of 5.12, (C), (1) and 5.12, (C), (2) and meet all setback requirements of permanent fences. All other temporary fences require a zoning permit as a minimum requirement and may require a conditional use permit if the use of the temporary fence is detrimental to or endangers the public health, safety, comfort, or general welfare.

(1) Temporary Fence Height.

Temporary fences are limited to a maximum of 6.0 feet in height.

(2) Removal of Temporary Fences.

Temporary fences shall be removed on an annual basis and shall remain removed compatible with the purpose of the fence.

(3) Determination of Permanent Use vs. Temporary Use.

In cases where the use of the fence has appeared to change from a temporary use to a permanent use, the Zoning Administrator has the responsibility and authority to determine whether the use is temporary or permanent and can:

- require removal of the fence and/or
- require the owner of the property to properly permit the fence provided the fence can meet all requirements to be permitted.

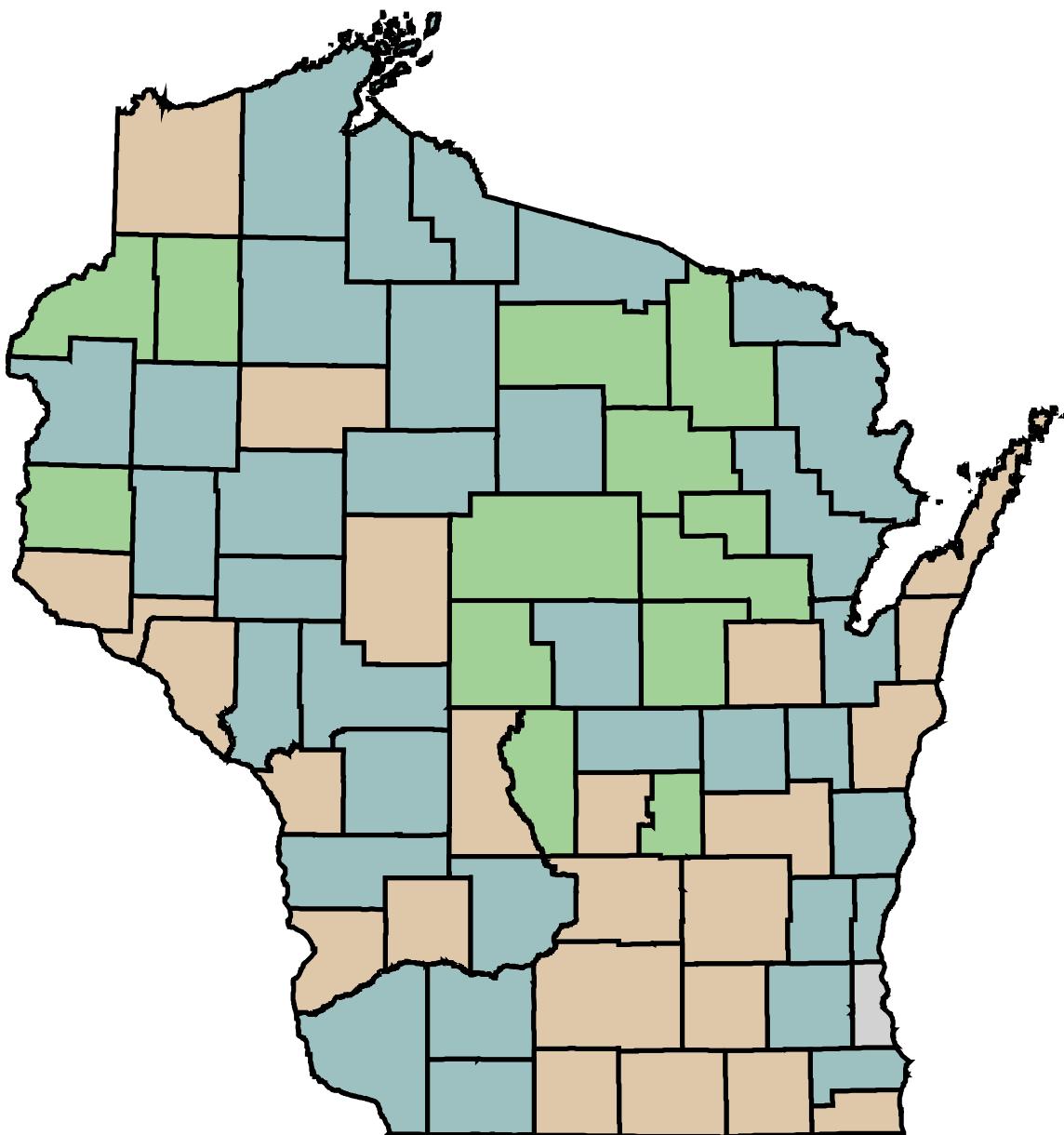
When determining whether a fence is permanent or temporary, the Zoning Administrator and/or his assistants or deputies shall document the fence, location and circumstances surrounding the fence and provide a basis as to how the determination was made.

Accessory Structures Resources

EDUCATIONAL MATERIALS

Limiting Impact of Recreation on Water Quality: Shoreland Best Management Practices. (4 pp., March 1996). Fact sheet describes Best Management Practices (BMPs) that can be used on shoreland properties to protect and preserve surface water quality as well as preserve the natural characteristics of a property. Available from Minnesota Extension Service at 109 Washburn Hall, 2305 East 5th Street, Duluth, MN, 55812-7512 or phoning (218) 726-7512.

Boathouse Setback Standards



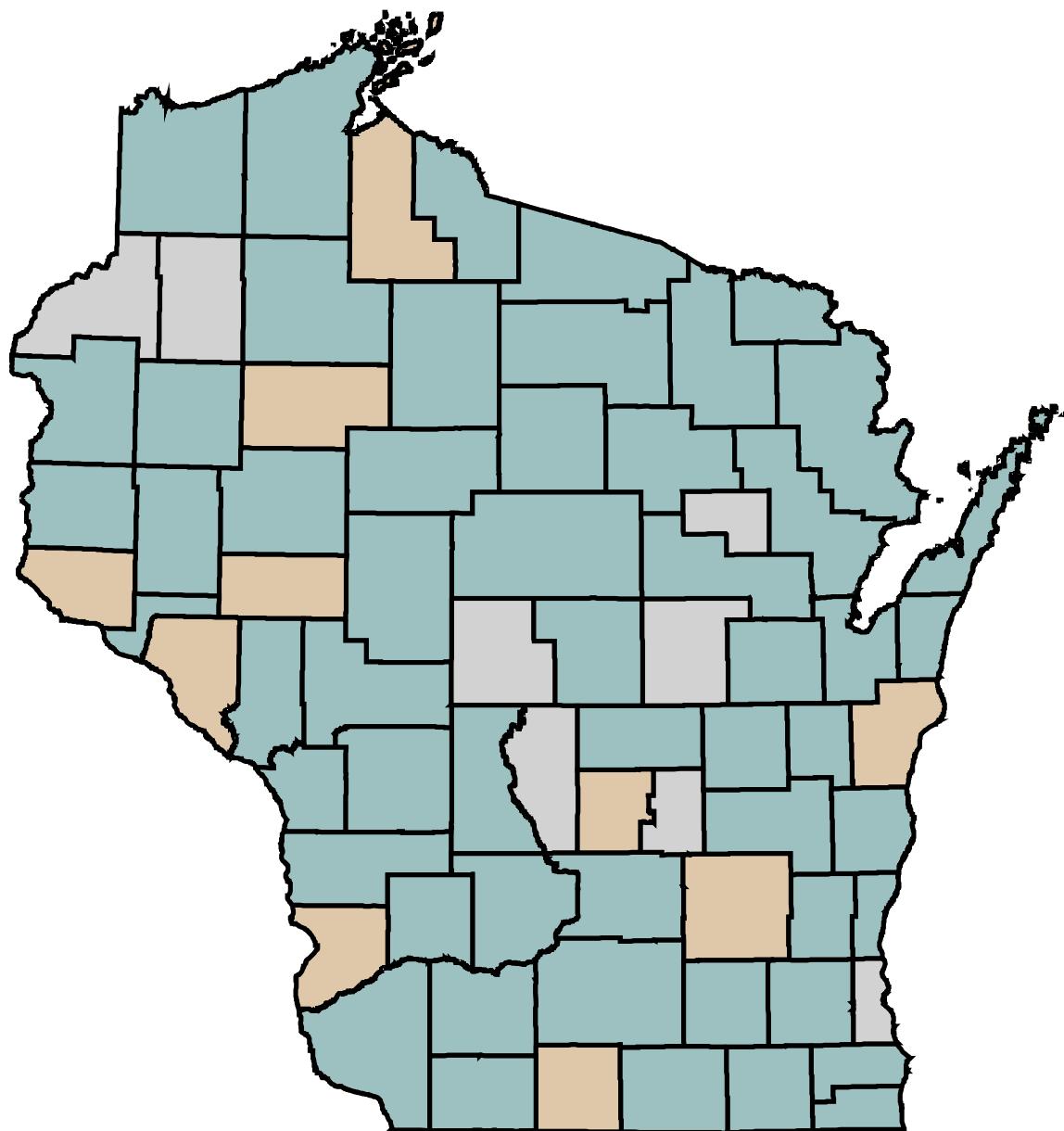
- County is not regulated under NR 115.
- County prohibits placing boathouses beyond the OHWM.
- County requires boathouse to be setback a minimum distance from OHWM.
- County prohibits boathouses within shoreland setback area on all or some waterbodies.

For more information, contact Carmen Wagner,
WI DNR, Shoreland Zoning Specialist, 608-267-7694.

May 22, 2000
Bureau of Watershed Management



Boathouse Dimension Standards

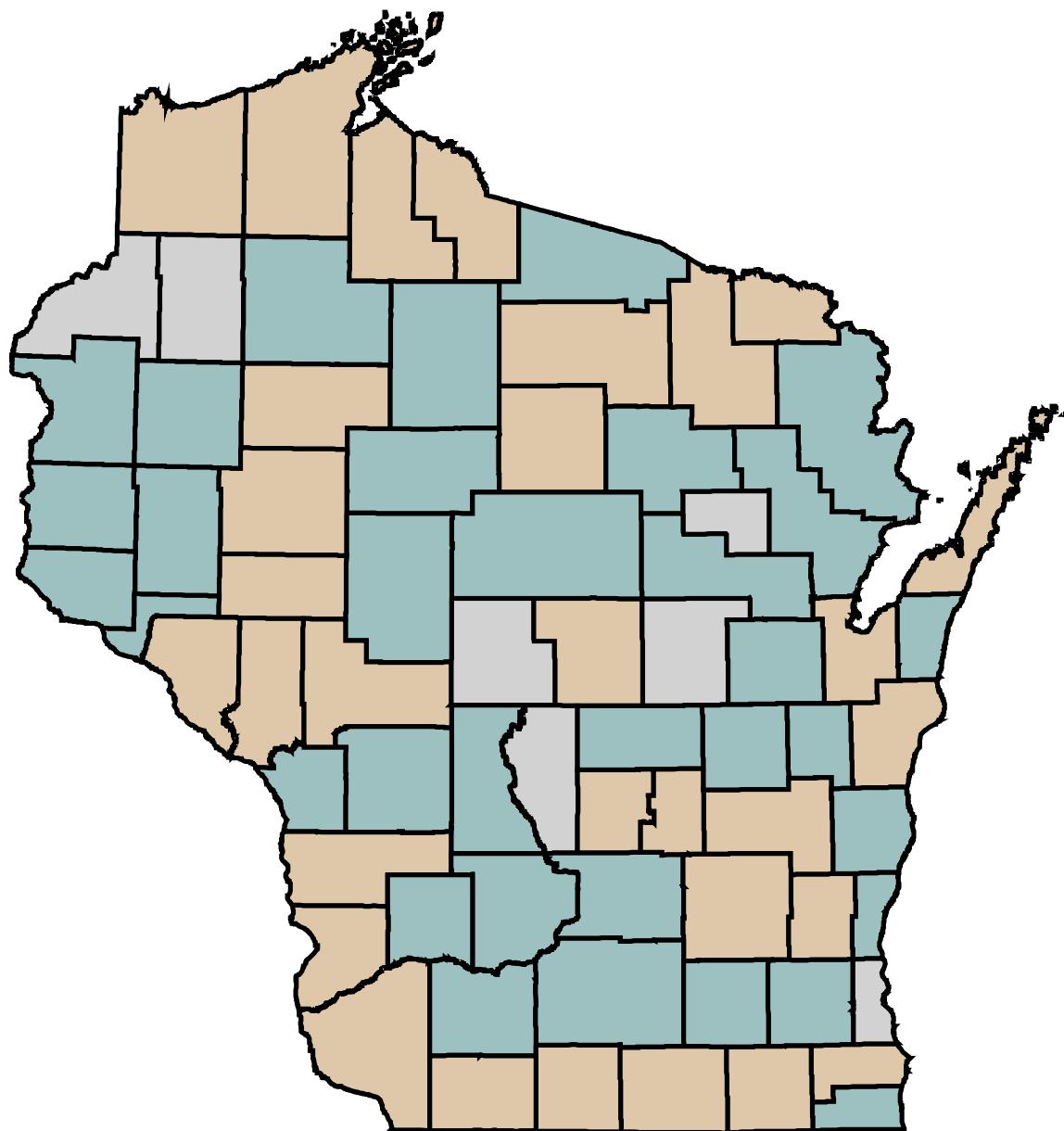


County is not regulated under NR 115 or is not applicable.

County does not regulate boathouse dimensions.

County regulates boathouse dimensions.

Boathouse Appearance Standards



County is not regulated under NR 115
or is not applicable.



County does not regulate boathouse
appearance.



County regulates boathouse appearance.

Boathouse Issue Summary

MANAGEMENT RATIONALE

Many counties have chosen to regulate boathouses beyond the requirements of Chapter NR 115, Wis. Admin. Code, since they have the potential to:

- fragment and disturb near shore habitat,
- increase levels of runoff by increasing the amount of impervious surfaces, and
- interfere with natural scenic beauty.

The most common aspects of boathouses which are regulated include the location, size, appearance, and use.

MINIMUM STATEWIDE STANDARDS

Boathouses are defined in Chapter NR 115, Wis. Admin. Code, as “a permanent structure used for the storage of watercraft and associated materials and includes all structures which are totally enclosed, have roofs or walls or any combination of these structural parts”. A “wet boathouse” is a boathouse which extends over the water (beyond the ordinary high-water mark).

Chapter NR 115, Wis. Admin. Code, currently exempts boathouses from the 75 foot setback which applies to other buildings and structures. Since December 16, 1979, state law has prohibited the use of a boathouse for human habitation and the construction or placement of a boathouse below the ordinary high-water mark (“wet boathouses”).

Repair and maintenance of existing wet boathouses are limited by state law to 50% of the equalized assessed value of the boathouse. If the wet boathouse is damaged after January 1, 1984 by violent winds, vandalism, or fire, the 50% rule noted above does not apply (Wis. Stats. § 30.121).

RELATED RESEARCH

The related research under Shoreline Vegetation Protection in Chapter 10 applies since boathouses limit the ability of a shoreline buffer to perform its vital functions in protecting lakes and streams.

MANAGEMENT INITIATIVES - LOCATION

When regulating the location of boathouses, a common option is to look at requiring a shoreland setback. Chapter NR 115, Wis. Admin. Code, requires all counties to prohibit placing a boathouse beyond the ordinary high-water mark. Some counties have gone beyond this and require the boathouse be setback from the ordinary high-water mark, anywhere from 2 feet to 75 feet. Other counties require a side yard setback as well.

Another method is to prohibit boathouses altogether from the shoreland setback area. When counties have waterbody classification, they often use all three options for different levels of protection.

Beyond setbacks, some counties also require the boathouse to be located in a viewing access corridor or shoreline recreation area. By utilizing a corridor to concentrate such

things as piers, boathouses, walkways, etc., the visual impacts of the structures and human development is limited to a small stretch of the waterfront, rather than being scattered along the entire shoreline.

Additionally, some counties limit the placement of boathouses based on the natural slope of the site. Counties currently prohibit construction on slopes anywhere from 12% to 35%. This limits the potential for soil erosion and the need for shoreline protection.

MANAGEMENT INITIATIVES - DIMENSIONS

Another method to limit the impact of boathouses on the shoreland area is to regulate the dimensions of boathouses. Size, height, and roof slopes are all factors which a county may regulate. The maximum total area of a boathouse which counties currently allow varies from 80 square feet to 250 square feet to an unlimited size. The height of boathouses is often limited to one story, which can range from 10 feet to 15 feet.

Additionally, some counties require gabled roofs or a minimum roof slope to prevent the roof from being used as an informal deck.

MANAGEMENT INITIATIVES - APPEARANCE

Many counties regulate the appearance of boathouses. Ordinances will often require the boathouse to not be visually intrusive, usually through the use of natural or earth-toned building materials. When trying to maintain the natural appearance of a shoreline, this method can be very successful.

MANAGEMENT INITIATIVES - USE

The use of boathouse is strictly regulated by counties. Boathouses are to be used exclusively for the storage of watercraft and related equipment. Many counties even spell out what can and cannot be part of a boathouse, including prohibiting plumbing, fireplaces, patio doors, furniture, and other features inconsistent with boat storage.

The regulation of boathouses is very important to protecting the water quality and shoreland buffer zone. The cumulative impacts of boathouses can be detrimental to spawning areas, wildlife habitat, and natural scenic beauty.

CONSIDERATIONS

- Consider requiring a minimum setback from the ordinary high water mark for boathouses to preserve shoreland buffer functions.
- Consider limiting the total area and height of boathouses to a reasonable size for the storage of watercraft and related equipment.
- Determine if requiring a sloped roof on new boathouses is necessary to prevent the use of roofs as “informal” waterside decks.
- Decide if boathouses should be built of natural or earth-tone materials to blend into shoreline, protecting natural scenic beauty.

- Consider clearly outlining in your ordinance what facilities can and cannot be located in a boathouse. Can boathouses have plumbing, fireplaces, furniture, patio doors, etc. which are inconsistent with the use of the boathouse for storage?
 - Require that main door of the boathouse be located waterward to avoid the problem of the boathouse becoming a storage structure rather than a boathouse.
-

Abbreviations used in the following table are:

Add'l = Additional
AS = Accessory structure
Assoc. = Associated
Ave. = Average
B.H. = Boathouse
BOA = Board of Adjustments
CUP = Conditional use permit
Dim. = Dimensional
Dist. = Distance
Equip. = Equipment
Horiz. = Horizontal
L. = Lake
Max. = Maximum
Min. = Minimum
OHWM = Ordinary high-water mark
PS = Principal structure
Rec. = Recreational
Req. = Require
SC = St. Croix Riverway
s.f. = Square feet
VAC = Viewing access corridor
Vert. = Vertical
WL = White Lake

Boathouse Standards

County	Placement	Dimensions	Use and Improvements
Adams	Boathouses considered structure and not permitted closer than 75' to OHWM.	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Ashland	Boathouses shall be setback 75' from OHWM, unless averaged setback obtained based on neighboring AS. Min. ave. setback=40'.	Not addressed in county's shoreland zoning ordinance.	Solely for storage of boats & related equipment. No habitation.
Barron	Boathouse shall be setback 10' from normal highwater mark. May not be w/i 5' of side lot line.	Not to exceed 96 s.f. in floor area & max. 8' tall.	Solely for storage of aquatic equipment. Color not to distract from natural appearance of shore. Not for human habitation.
Bayfield	Boathouses shall be setback min. 20' from OHWM. 1 boathouse per lot as AS, except w/ CUP. 20% max. slope for construction.	Max. of 1 story (10' tall) & 240 s.f. in floor area (exc. on L. Superior w/ CUP).	Solely for boat storage & related equipment. No human habitation or occupancy. No plumbing, fireplaces, furniture, etc.
Brown	Boathouses shall not extend below OHWM (vertical dist.) & setback min. 5' from OHWM (horizontal dist.) 1 boathouse per lot.	Max. 500 s.f. Max. 12' in height from floor to top of roofline. Roof at 2:1 slope.	Solely for boat storage & related equipment. No human habitation.
Buffalo	Boathouses shall not be placed waterward beyond OHWM. 1 boathouse permitted on a lot as AS. Max. 20% slope if constructing.	Not addressed in county's shoreland zoning ordinance.	Solely for boat storage & related equipment. Not for human habitation.
Burnett	Permanent boat shelters are not allowed.	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Calumet	Boathouses shall not extend below OHWM (vert. dist.) & set back a min. of 5' from OHWM (horiz. dist.). 1 boathouse per lot.	Max. 10' tall from floor to top of roof & max. 2' above ground elevation of lot at 75' setback line. Max. 500 s.f.	Solely for boat storage & related equipment. No human habitation. Railing on roof if not solid & max. 3.5' tall.
Chippewa	Boathouse shall be setback min. 2' from OHWM. 1 boathouse per each buildable lot. Conditional use if excavated into slopes>35%.	Max. 500 s.f. Not to exceed 1-story & 12' tall to roof peak. Must have gambrel roof.	Solely for boats & related equipment storage. Not for human habitation or occupancy. No potable water, furniture, etc.
Clark	Placing a boathouse below OHWM is prohibited. Construction on max. 20% slopes.	Highest point of roof elevation max. 10' vertical measurement above OHWM.	Solely for storing or protecting boats. No human habitation. Railing permitted on roof if not solid & max. 3.5' tall.
Columbia	Boathouses prohibited waterward of OHWM. Max. 1 boathouse per lot. Max. 33% slope.	Max. 600 s.f. Max. 24' wide or 50% of lot width at waterline. Max. 12' tall above OHWM. Earth-tone colored exterior.	Solely for boat storage & related equipment. No human habitation. Open railings (max. 40% solid) permitted on roof.
Crawford	Placing a boathouse beyond OHWM is prohibited.	Not addressed in county's shoreland zoning ordinance.	Solely for storage of boats & related equipment. Not for human habitation.
Dane	Boathouses shall not be constructed below the OHWM.	Height measured vertically from OHWM & max. 12' tall.	Store boats, canoes, other watercraft & accessories. No human habitation. Railing on roof if not solid & max. 3.5' tall.
Dodge	Boathouses shall not extend below OHWM.	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.

County	Placement	Dimensions	Use and Improvements
Door	Boathouses shall not be placed waterward of OHWM. Used in conjunction w/ a residence.	Accessory stucture limitations based on when built in relation to PS.	Solely for storage of boats & related recreational materials.
Douglas	Boathouses shall not extend toward the water beyond the ordinary high waterline.	Max. 250 s.f. & 14' tall. Limited to 1 story.	Boathouses shall not be used for habitation.
Dunn	Req. BOA approval & special exception permit. Minimum 5' setback from OHWM. 1 boathouse to existing principal structure.	Maximum of 1-story & 360 s.f.. Floor elevation must be 2' above OHWM.	Solely for watercraft & accessories storage. Roof = pitched or gables, no decks. May not be visually intrusive.
Eau Claire	Boathouses cannot be any closer than 10' from OHWM & is a conditional use. May not be constructed or placed below OHWM.	Not addressed in county's shoreland zoning ordinance.	No boathouse shall be used for human habitation.
Florence	Must be placed btwn. OHWM & 6' landward of OHWM. 1 boathouse per lot. Not on >20% slopes.	Maximum of 1-story & 400 s.f.	Solely for storage of boats & accessories. No human habitation.
Fond du Lac	Boathouses shall not extend waterward beyond OHWM. Construct on max. 20% slope. 1 boathouse per conforming lot.	Max. 864 s.f. Highest point of roof max. 1-story or 15' tall. Req. min. 1 boat access door min. 7' wide on water side.	Solely for boat storage & related equipment. No human habitation.
Forest	Boathouses are structures & must be setback 75' from OHWM.	AS limited to 18' tall from sill plate to peak of structure.	No human habitation.
Grant	Boathouses shall be setback a minimum of 5' from OHWM. Construct on max. 20% slopes. 1 boathouse per lot as AS.	Max. 300 s.f. & one story.	Solely for boat storage & related equipment. No human habitation.
Green	Construction or placing a boathouse beyond the OHWM of any navigable waters is prohibited.	Not addressed in county's shoreland zoning ordinance.	Use for storage of watercraft & associated materials. No human habitation.
Green Lake	Not permitted w/i 75' of OHWM & no variance shall allow boathouses w/i 75' of OHWM.	Not addressed in county's shoreland zoning ordinance.	Can maintain existing, but no improvements - patio doors, furniture, plumbing, or any features inconsistent w/ boat storage.
Iowa	Boathouses shall be setback a min. of 5' from OHWM. Construct on max. 20% slopes. 1 boathouse per lot as AS.	Max. 300 s.f. & 1-story.	Solely for boat storage & related equipment. No human habitation.
Iron	Must be at least 6' landward of OHWM.	Maximum of 240 s.f. & 12' tall.	Only for storage of watercraft & accessories. Not to be used for habitation.
Jackson	Boathouse shall not extend below nor be closer than 10' from OHWM. Not on 20%+ slopes.	Max. 10' tall above OHWM & max. dimensions of 14' wide x 24' long.	Solely for boat storage & related equipment. Not for human habitation. Toilets prohibited.
Jefferson	Placing a boathouse below OHWM is prohibited.	Max. 8' tall.	Protect or store boats. No human habitation. May erect temporary flexible covering over flat roofs & max. 15' tall.
Juneau	Boathouses shall not extend below the OHWM.	The highest point of roof elevation shall not be more than 10' vertical measurement above natural ground surface.	Solely for boat storage & related equipment. No human habitation. May place railings on roof if not solid & max. 3.5' tall.

County	Placement	Dimensions	Use and Improvements
Kenosha	Shall not be closer to a lake, stream, pond or wetland than the OWHM & 3' of any side lot line. 1 boathouse for each lot.	Height max. 12' above existing grade unless steep slope or bluff. Max. 576 s.f.	Strictly for boat storage & related accessories. Orient main opening toward lake.
Kewaunee	Boathouses shall not be placed waterward beyond OHWM. 1 boathouse permitted on lot as AS. Max. 20% slope if constructing.	Max. 400 s.f. & 1-story tall. Highest point of roof max. 10' vertical measurement above OHWM.	Solely for boat storage & related equipment. No human habitation. Railing on roof if not solid & max. 3.5' tall.
La Crosse	Boathouses prohibited beyond OHWM. Construct on max. 20% slopes. 1 boathouse per lot.	Max. 600 s.f. & 10' vertical measurement above OHWM.	Solely for boat storage & related equipment. No human habitation. Railings on roof if not solid & max. 3.5' tall.
Lafayette	Setback a min. of 10' from OHWM. 1 boathouse per lot as AS. Construct on max. 20% slopes.	Max. 500 s.f. & 1-story.	Solely for boat storage & related equipment. No human habitation.
Langlade	1=prohibited 2=1 shelter/PS 3=1 boathouse/lot & 1 shelter/PS Locate btwn. 3' & 20' from OHWM. Not on 20%+ slopes.	Maximum of (1) 300 s.f., (2) 14' wide parallel to lake & (3) 12' tall. Roof slope btwn. 4:12 & 6:12 (rise:run).	Locate in VAC. Natural materials. No living quarters, decks, plumbing, etc.
Lincoln	Boat accessory sheds setback min. 10' from OHWM.	Max. dimensions=8' wide, 10' long & 12' in height.	Designed solely for boat storage & boating related equipment. Not for human habitation.
Manitowoc	Boathouses shall not be located below OHWM. Not a boathouse if rooms above or used for other purposes.	Not addressed in county's shoreland zoning ordinance.	Solely for purpose of sheltering boats. Not for human habitation or commercial purposes.
Marathon	Not permitted w/i 75' setback. Existing boathouses are dimensional nonconformities.	Existing boathouses must meet dim. req. of max. 15' tall, 12' wide parallel to shore, & 20' long. Main door must face water.	Routine maintenance permitted, but no improvements, i.e. patio doors, plumbing, furniture, etc. Roofs not for decks.
Marinette	Setback=20' from OHWM & req. 10' sideway. Shall not be constructed where existing slope >20%.	Max. 250 s.f. & 10' tall. Shall not be constructed where existing slope >20%.	Solely for boat storage & related equip. Human habitation prohibited. No plumbing or sanitary fixtures. No decks on roof.
Marquette	Placing a boathouse below OHWM of navigable waters is prohibited.	Not addressed in county's shoreland zoning ordinance.	Solely for boat storage & related equipment. No human habitation.
Menominee	Not permitted w/i req. setback from water.	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Monroe	Setback 20' from OHWM & elevate 2' above experienced high water elevation.	Be of a height & color so as to not detract from natural beauty of shoreline. Req. CUP.	Not for human habitation.
Oconto	Min. setback=3' from OHWM.	Not to exceed 12' wide, 24' long, and 10' tall.	Roofs not to be used as decks. No plumbing or sanitary fixtures, patio doors, etc. Not for human habitation.
Oneida	Boathouse shall not extend into water beyond OHWM. 1 boathouse/100' shoreline. Additional B.H. req. CUP.	Max. of 1 story (12' tall). Max. berths = 2 for first 50' shoreline & 1 for each add'l 50'.	No plumbing or living fac. Only for storing boats & accessories. No boathouse if permanent boat shelter on property.
Outagamie	Placement of boathouse waterward beyond OHWM prohibited. Construct on max. 20% slope. 1 boathouse per lot as accessory use.	Highest point of roof max. 10' vertical measurement above OHWM.	Solely for boat storage & related equipment. Human habitation prohibited. Railings on roof if not solid & max. 3.5' tall.

County	Placement	Dimensions	Use and Improvements
Ozaukee	Setback a min. of 10' from water. Placing a boathouse beyond OHWM is prohibited. Construct on max. 20% slopes.	Max. 400 s.f. Highest point of roof max. 10' vertical measurement above OHWM.	Solely for boat storage & related equipment. No human habitation. Railing on roof if not solid & max. 3.5' tall.
Pepin	Boathouses shall not extend below OHWM. Construct on max. 20% existing slope.	Roof elevation shall not be more than 10' vertical measurement from OHWM.	Solely for boat storage & related equipment. No human habitation. Railing ok on roof w/ max. 3.5' in height & not solid.
Pierce	Boathouses shall not be placed waterward of OHWM & min. 2' above OHWM.	Not addressed in county's shoreland zoning ordinance.	AS accessible by boats from nav. water & solely for storing boats & water-related rec. materials for noncommercial purposes.
Polk	Boathouses shall not be closer than 10' from the OHWM. Construct on max. 20% slopes. 2 AS per lot, incl. boat houses.	Max. 10' tall, 14' wide & 24' long.	Solely for boat storage & related equipment. No human habitation or toilet facilities. Open railings max. 3.5' tall on roof.
Portage	Req. SEP. Boathouses setback a min. of 10' from OHWM. 1 boathouse per lot as AS. Construct on max. 20% slope.	Shall not exceed 1 story.	Design & construct solely for boat storage & related equipment. Not for human habitation.
Price	No boathouses. Waterfront storage struct. min. 35' setback. 1 waterfront storage struct./lot. Construct on max. 20% slope.	Max. 300 s.f. in size. Paint to blend into shoreline. Locate adj. to VAC.	Designed to solely store boats & water-related equipment. Not for human habitation. CUP req. for construction.
Racine	Boathouse shall be no closer than 20' to ave. annual high-water elevation of stream, lake, pond or wetland. 1 boathouse/lot.	Max. 250 s.f. & max. height 15' above high-water elevation.	No human habitation.
Richland	Placing boathouse beyond OHWM of navigable waters prohibited.	Highest point of roof max. 10' vertical measurement above OHWM.	Solely for boat storage & related equipment. Railings may be placed on roof if not solid in appearance & max. 3.5' tall.
Rock	Boathouses shall not extend beyond OHWM & must meet AS sideyard setbacks. 1 boathouse per principal residence.	Max. length=30'. Max. height=13' from top of footing. Max. width=16' from wall to wall parallel to shore. Max overhang=1'.	Solely for boat storage & other water related equipment. No human habitation, plumbing or kitchen facilities.
Rusk	Setback a minimum of 4' from & 1' above OHWM. 1 boathouse per buildable lot. Construct on max. 35% existing slope.	Min. 200 s.f. & max. 400 s.f. floor area. 1 story w/ 13' max. height. Width cannot >2/3 length.	Solely for boat storage & related equip. Not for human habitation or occupancy. No potable water, fireplaces, patios etc.
St. Croix	Must be setback 20' from water's edge. No new boathouses in SC district.	Boathouses are to be of a height & color so as not to detract from the natural beauty of the shoreline.	Not to be used for human habitation.
Sauk	Setback a min. of 5' & max. 20' horizontally from OHWM. Construct on max. 20% slope. Max. 1 boathouse per lot.	Frontage<75', min. 300 & max 500 s.f. Frontage>75', min. 300 & max. 640 s.f. & max. 22' wide at water line. Max. 15' tall. Max 1-story.	No human habitation. No plumbing, heating/cooling equip., etc. Earth-toned. Flat roof for rec. area if not enclosed.
Sawyer	Boathouse shall be setback at least 20' from OHWM. Existing slope cannot exceed 20%. 1 boathouse per property.	Boathouse shall not exceed 250 s.f. in floor area & 10' ave. grade vertical measurement.	Solely for boat & accessory storage. No railings, stairs, or deck on roof. No human habitation. Not visually intrusive.

County	Placement	Dimensions	Use and Improvements
Shawano	Boathouses prohibited beyond OHWM & on slopes >20%. 1 boathouse per lot. Must meet AS sideyard setbacks. Prohibited on WL.	Max. 300 s.f. Roof max. 10' vertical measurement above OHWM.	Solely for boat storage & related equipment. No human habitation. Railing on roof if not soild & max. 3.5' tall.
Sheboygan	Boathouse will not extend below or more than 30' landward of OHWM. Construct on max. 20% slopes. 1 boathouse per lot as AS.	Max. 12' tall. No second floors (or not a boathouse).	No human habitation or commercial uses. No fireplaces, patio doors, plumbing, heating, etc. No railings or decks on roof.
Taylor	Construction of boathouse beyond the OHWM is prohibited. Must be min. 1' above OHWM. Construct on max. 20% existing slope.	Max. 600 s.f. Highest point on roof max. 10' vertical measurement above OHWM.	Solely for storage of boats & related equipment. Human habitation prohibited. Open railings max 3.5' tall on roof allowed.
Trempealeau	Boathouses shall be setback 25' from OHWM. Construct on max. 20% slopes. 1 per lot as AS, if not prohibited by floodplain.	Max. 1 story & 500 s.f. in floor area.	Solely for boat storage & related equipment. No human habitation.
Vernon	Setback min. 10' from OHWM. 1 boathouse per lot as AS. Construct on max. 20% existing slope.	Shall not exceed 1 story & 400 s.f. in floor space.	Solely for boat storage & related equipment. Not for human habitation.
Vilas	1 boathouse/lot & prohibited on slopes >20%. Lakes<100 acres=setback min. 35' from OHWM & 25' from side lot line. Lakes>100 acres=min. 5' from OHWM & 15' from side lot line.	Square or rect. footprint & have solid walls. Max. 12' tall & pitched roof. Lakes<100 acres=max. 100 s.f. Lakes>100 acres=max. 300 s.f. & width of 15' parallel to OHWM.	Only to store boats & accessories. No plumbing or living fac. No antennas on structure. Cannot obstruct neighbor's view.
Walworth	Boathouse shall not extend below OHWM. Construct on <12% slopes. Setback 3' from side lot line. 1 boathouse per lot as AS.	Max. 400 s.f. & 14' vertical measurement above OHWM.	Exclusively for watercraft & related equipment. No fireplaces, patio doors, plumbing, heating, etc. or not a boathouse.
Washburn	Boathouses and permanent boat shelters are prohibited w/i setback area.	Not addressed in county's shoreland zoning ordinance.	Maintenance & repair of NC boathouses extending waterward of OHWM shall comply with s. 30.121, Stats.
Washington	Setback a min. of 5' from OHWM & construct in conformity w/ local & floodplain zoning standards. 1 boathouse per lot as AS.	Shall not exceed 1 story & 500 s.f. in floor area.	Solely for storage of boats & related equipment. Not for human habitation.
Waukesha	Boathouse shall be no closer than 5' to OHWM. Only 1 boathouse per lot & only if single-family dwelling on lot.	Min. 200 s.f. & max. 1 story not to exceed 15' tall. Req. permanent foundation or concrete slab.	Principally for boat storage & related equipment. No human habitation. Permitted limited plumbing. Use flat roofs for deck.
Waupaca	Boathouses are prohibited.	Not addressed in county's shoreland zoning ordinance.	Must meet requirements of s. 30.121, Stats.
Waushara	Setback greater of min. 10' from OHWM or 2' above OHWM.	Max. 240 s.f. Req. pitched roof. Max. 15' tall.	No decks, etc. assoc. w/ human habitation. Req. affidavit & covenant for no human habitation will occur in AS or violation.
Winnebago	Setback a min. of 5' from OHWM & 3' from side lot line. May not locate below high-water elevation. 1 boathouse per lot.	Max. 500 s.f. in horizontal area covered. Max. 15' above high-water elevation (incl. height of railing on roof).	Solely for watercraft storage & associated gear. No human habitation. No decks or screened in areas.
Wood	Setback a minimum of 75' from OHWM.	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.

Boathouse Ordinance Language

BURNETT COUNTY

4.4 (5) (g) Permanent boat shelters are not allowed.

DUNN COUNTY

3.1.06 Boat Houses

- (a) Boat houses are permitted in the shoreland overlay district subject to approval of the Board of Adjustment and issuance of a special exception permit as provided in Section 9.2.
- (b) In addition to any conditions set by the Board of Adjustment, the following requirements shall be met:
 1. A boat house shall be designed, constructed and used solely for the storage of watercraft and related equipment. Any accessory construction or furnishings not essential for the storage of watercraft and related equipment are prohibited.
 2. One boat house may be constructed on a waterfront property as an accessory to an existing principal structure. Contiguous waterfront properties in common ownership shall be considered a single property.
 3. A boat house roof shall be pitched or gabled. It may not be equipped with railings or stairs and may not be used as a deck.
 4. A boat house shall not exceed one story and 360 square feet in floor area.
 5. A boat house shall be setback a minimum of 5 feet from the ordinary high water mark and its floor elevation be a minimum of 2 feet above the ordinary high water mark.
 6. A boat house may not be visually intrusive as viewed against the shoreline.
“Visually intrusive” means clearly standing out from the shoreline background because of color or reflectivity when viewed from out on the water during the time when leaves are on deciduous trees; (e.g., a white boat house viewed against white structural development on the shoreline complies with the standard.)
 7. A boat house may be maintained but not expanded without approval of the Board of Adjustment.

3.1.07 Nonconforming Boat Houses

- (a) A nonconforming boat house may be repaired but not expanded, at a cost not to exceed 50% of current fair market value, and would not require the action of the Board of Adjustment.
- (b) A nonconforming boat house may only be expanded or repaired in excess of current fair market value if it is brought into full compliance with the provisions of this section.

- (c) The repair of a nonconforming boat house which extends beyond the ordinary high water mark shall be governed by s. 30.121, Stats. and applicable administrative rules (currently NR 325).

GREEN LAKE COUNTY

5.2 Boathouses

Boathouses are not permitted within 75 feet of the ordinary high water mark. All legally existing boathouses shall be subject to Section 9 of this ordinance. Routine maintenance shall be permitted, but shall not include improvements such as installation of patio doors, plumbing, fireplaces, furniture, or any features inconsistent with or superfluous to the use of the structure for the storage of watercraft. No variance shall allow boathouses within 75 feet of the ordinary high water mark.

LANGLADE COUNTY

17.12 (4) BOATHOUSES. The maintenance and repair of nonconforming boathouses that extend waterward beyond the ordinary highwater mark of any navigable waters shall comply with the requirements of s. 30.121, Stats.

* * *

17.30 (7) BOATHOUSES. (Amend. #6-98) A permit shall be obtained from the Land Records and Regulation Department prior to construction of a boathouse. Boathouse construction shall comply with the following standards:

- (a) A boathouse shall be designed and used exclusively for the storage of watercraft and related equipment. Any other accessory construction is prohibited.
- (b) The area of a boathouse shall not exceed 300 square feet. A 1 foot wide soffit may extend beyond the exterior walls.
- (c) The dimension more or less parallel to the shore shall not exceed 14 feet.
- (d) The height from natural ground elevation to the peak of the roof may not exceed 12 feet.
- (e) Roof slope may not be less than 4:12 (rise to run) nor steeper than 6:12.
- (f) The waterward side of a boathouse shall be set back at least 3 feet and no more than 20 feet from the ordinary highwater mark.
- (g) A boathouse must be located within the shore viewing corridor described in Section 17.30 (6) (3) and such construction shall comply with the standards of Section 17.30 (8) regarding land disturbing activities.

(h) Boathouse construction materials must blend with the natural shoreline ground cover in the vicinity of the construction.

(i) Boathouse construction on slopes which exceed 20% is prohibited. Slope shall be computed as the total rise from the ordinary highwater mark to a point which is 50 feet landward.

(j) A boathouse is not permitted on a property which has a permanent boat shelter permitted by DNR under s. 30.12 (3) (a) (6), Stats. associated with the property.

Note: See section 17.12 regarding nonconforming boathouses which extend beyond the ordinary highwater mark.

* * *

17.30 (12) WATER CLASS DEVELOPMENT STANDARDS.

ISSUE	CLASS DEVELOPMENT STANDARDS		
	CLASS 1 WATERS (sensitive, mostly undeveloped lakes & streams)	CLASS 2 WATERS (less sensitive, partially developed lakes & all other rivers & streams)	CLASS 3 WATERS (mostly developed lakes)
Boathouses & Shelters (see Section 17.30 (7) for construction stds)	Prohibited	One boat shelter per dwelling unit	One boathouse per lot & 1 boat shelter dwelling unit

LINCOLN COUNTY

17.22 (2) (b) Boat Accessory Sheds. The use of a boat accessory shed for human habitation and the construction or placing of the same waterward beyond the ordinary high watermark of any navigable waters are prohibited. Boat accessory sheds shall be designed solely for storage of boating related equipment and shall be setback 10' from the ordinary high watermark.

A boat accessory shed shall not exceed a size of 8' wide by 10' long and 12' in height.

MARATHON COUNTY

17.34 (2) Boathouse (Existing).

Boathouses are not permitted within 75 feet of the OHWM. All legally existing boathouses shall be subject to §17.19 as it applies to dimension non-conformance. In no case shall any boathouse be allowed to exceed the dimensional, location, or

use standards set forth in this section. Routine maintenance shall be permitted, but shall not include improvements such as installation of patio doors, plumbing, fireplaces, furniture, or any features inconsistent or superfluous to the use of the structure for the storage of watercraft.

(a) Dimension Standards.

1. Maximum height, 15 feet measured from the lowest grade to the highest point of the structure.
2. Maximum width, 12 feet measured parallel to the shoreline.
3. Maximum length, 20 feet.

(b) Construction Limitations.

1. The main door shall face the water.
2. When it is necessary to build the boathouse into a hillside there may be a railing on the roof to prevent its use described in 17.34(2)(b)3. provided the railing is not solid in appearance and is within the height limitations.
3. Boathouse roofs shall not be designed or used as decks, observation platforms or for other similar uses.

(c) Location.

1. Minimum side yard, 7 feet.
2. Minimum waterline setback, 5 feet.

(d) Use limitations. In addition to the limitations listed in Sec. 17.08, the following limitations shall apply:

1. Habitation is prohibited.
2. The structure shall be built and used in compliance with floodplain regulations where applicable.

PRICE COUNTY

5.3 WATERFRONT STORAGE STRUCTURES

- a. Effective June 16, 1998 construction of boathouses will no longer be a permitted structure in Price County.

- b. Maintenance of existing boathouses will be allowed provided that not more than 50% of the enclosed area of the structure requires structural repair or replacement.
- c. Waterfront storage structures shall be designed and constructed solely for the storage of boats and other water-related equipment and shall not be used for human habitation.
- d. Structure shall be located adjacent to the selectively cleared area, established in Section 6.21 and have a minimum setback from the ordinary highwater mark of 35 feet.
- e. Waterfront storage structures shall not exceed 300 square feet in size and painted so as to blend into the natural features of the shoreline.
- f. Only one waterfront storage structure shall be allowed on a lot as an accessory structure.
- g. Waterfront storage structures shall not be constructed where the existing slopes is more than 20%.
- h. A Conditional Use Permit shall be obtained prior to construction of a waterfront storage structure.

VILAS COUNTY

7.1 Boathouses.

A. Applicability.

This Section applies to boathouses located within the OHWM setback. Boathouses located beyond the OHWM setback are considered accessory structures and shall conform to all other applicable local, state and federal laws.

B. Requirements for New Construction.

1. General Requirements.

A boathouse may be constructed by a property owner only if a Zoning Permit and a Shoreland Alteration Permit have been issued by the Vilas County Zoning Administrator, and provided that the boathouse complies with this Ordinance and the requirements of all other local, state, and federal regulations.

2. Erosion Control Plan.

Implementation of an approved erosion control plan under Article IX is required.

3. New Construction Requirements.

- a. Setbacks.
 - (1) For lakes less than 100 acres, new boathouses may be placed within the area located between thirty-five (35) feet inland from the OHWM and the OHWM setback, and shall be located no closer than 25 feet from any side property boundary.
 - (2) For lakes of 100 acres or more, new boathouses may be placed within the area located between five (5) feet inland from the OHWM and the OHWM setback, and shall be located no closer than fifteen (15) from any side property boundary unless the property owner receives written permission from the adjacent property owner. A copy of the letter shall be forwarded to the Zoning Office to be kept on file.
- b. Size, Number, Configuration and Placement.
 - (1) For lakes less than 100 acres, new boathouses shall not exceed a maximum footprint (excluding overhangs) of 100 square feet except at licensed resorts. For lakes of 100 acres or more, new boathouses shall not exceed a maximum footprint (excluding overhangs) of 300 square feet, provided that the maximum width of the boathouses parallel to the OHWM shall not exceed 15 feet.
 - (2) New boathouses at licensed resorts shall be permitted provided that the cumulative maximum footprint (excluding overhangs) for all new and existing boathouses does not exceed 300 square feet.
 - (3) The footprint of a boathouse shall be of rectangular or square configuration. Boathouses shall be constructed with solid walls.
 - (4) Boathouses shall be constructed on natural slopes of 20 percent (1 rise:5 run) or less. Artificial alterations of slopes to conform to the 20 percent (1 rise:5 run) requirement are not permitted.
 - (5) Vegetation removal shall be minimized when located any new boathouse.
 - (6) A boathouse shall not be placed where it would obstruct the view of the water way from adjacent properties, unless the property owner receives written permission from the adjacent property owner. A copy of the letter shall be forwarded to the Zoning Office to be kept on file.
- c. Height and Roof Requirements.
 - (1) The overall height of a boathouse shall not exceed twelve feet.

- (2) Overhangs for roofs shall not exceed 18 inches.
- (3) For lakes less than 100 acres, the roof slope shall not be less than 4:12 (rise:run) nor greater than 6:12.

Note: It is recognized and intended that these requirements restrict boathouses to storage of small watercraft and associated equipment.

C. Boathouse Use, Restrictions, and Prohibitions.

1. The use of any new or existing boathouse for any purpose other than storage of watercraft and related equipment is prohibited.
2. Boathouses shall not be used in any way for human habitation.
3. Boathouses shall not contain any plumbing or kitchen facilities.
4. Boathouses shall not support any type, shape or form of antenna or other appurtenance unless specifically allowed by Wis. Stats. §59.69(4d).

D. Limitations of Boathouse Numbers.

Only one (1) boathouse is permitted per lot with the exception of resort developments. Up to three boathouses are permitted in resort developments, provided that the total footprint area of all boathouses does not exceed the maximum footprint area allowed for resorts as specified in ¶7.1.B.3.b(2).

E. Maintenance or Repair of Existing Boathouses.

1. Existing Wet Boathouses.

Repair and maintenance of a wet boathouse must comply with Wis. Stats. §30.12.

Note: Vilas County does not regulate wet boathouses. Owners should contact the Wisconsin Department of Natural Resources for issues related to these structures.

2. Existing Dry Boathouses.

- a. Maintenance, repair, and internal improvement to existing dry boathouses which result in altering the exterior building envelope horizontally or vertically are prohibited.
- b. External alterations and additions to existing dry boathouses which result in altering the exterior building envelope horizontally or vertically are prohibited.

Boathouse Resources

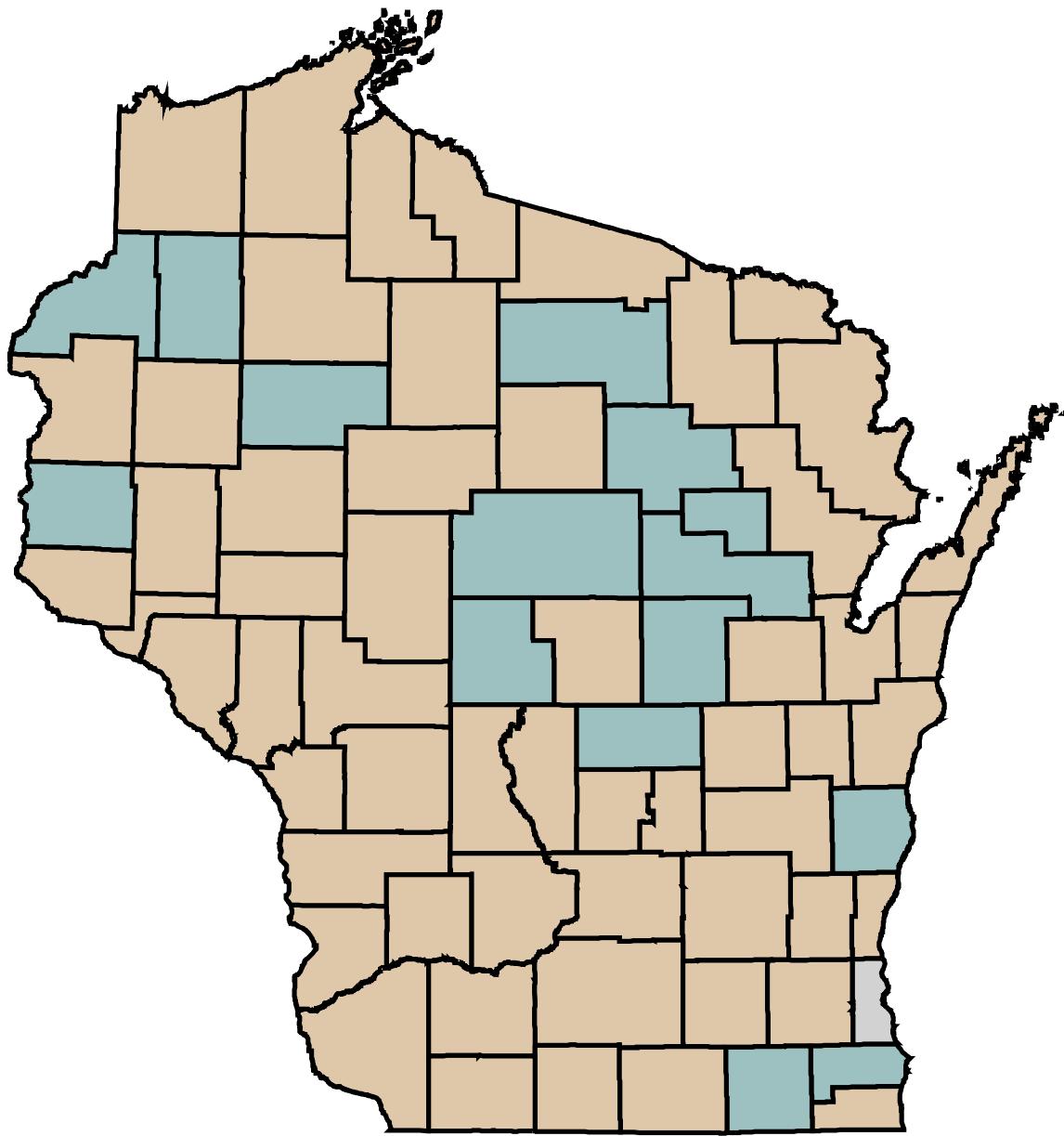
EDUCATIONAL MATERIALS

Boathouses. (2 pp., February 1999). Fact sheet explains the link between boathouses and shoreland buffer functions. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #22 of the Shoreland Management and Lake Classification Series.

Limiting Impact of Recreation on Water Quality: Shoreland Best Management Practices.

(4 pp., March 1996). Fact sheet describes Best Management Practices (BMPs) that can be used on shoreland properties to protect and preserve surface water quality as well as preserve the natural characteristics of a property. Available from Minnesota Extension Service at 109 Washburn Hall, 2305 East 5th Street, Duluth, MN, 55812-7512 or phoning (218) 726-7512.

Pier Standards



County is not regulated under NR 115.

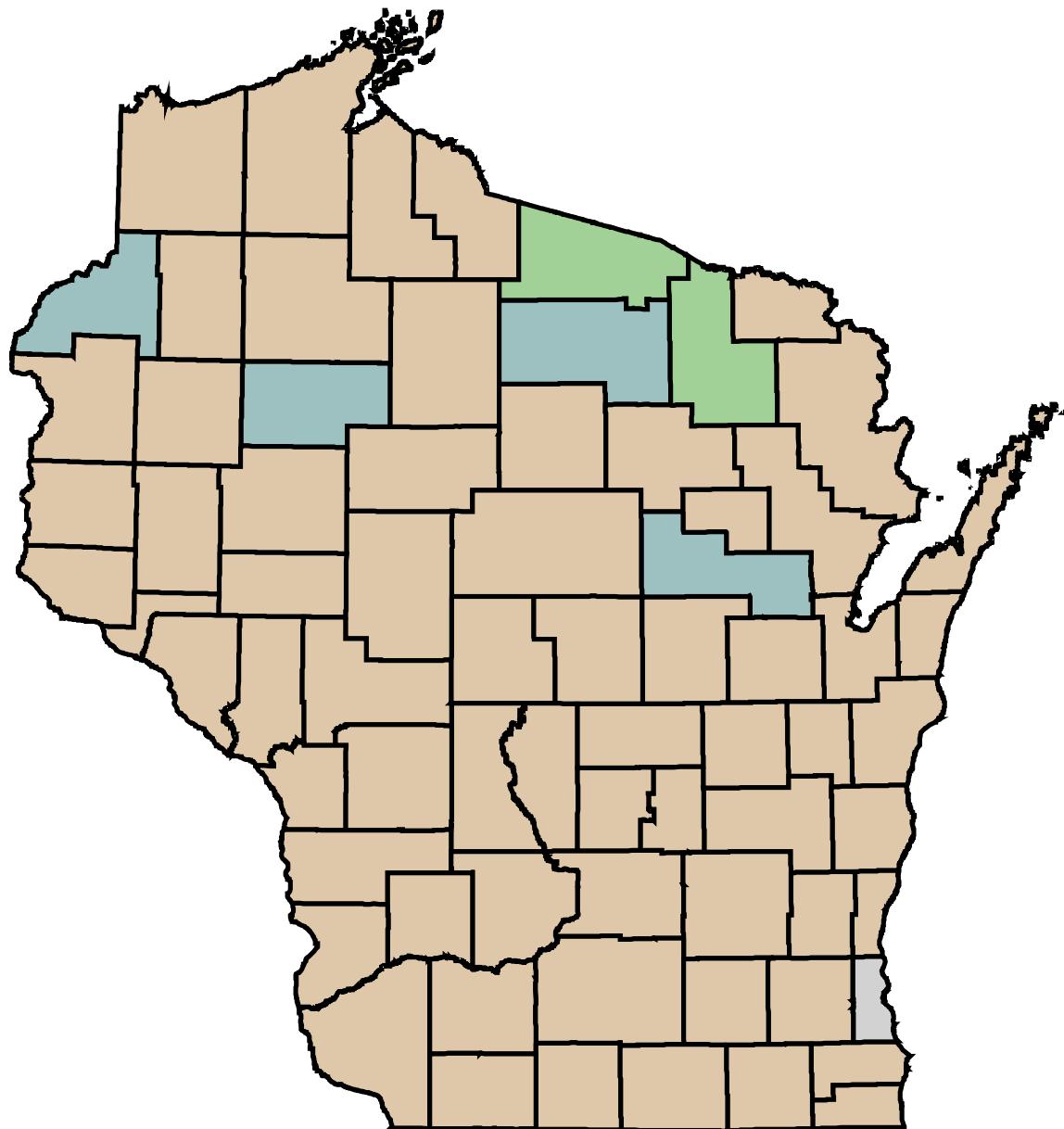


County does not have special provisions for piers beyond OHWM



County has provisions for piers beyond the OHWM, such as width, berth and/or length requirements.

Dockominium Standards



County is not regulated under NR 115.

County does not have dockominium provisions.

County regulates dockominiums.

County prohibits dockominiums.

Pier and Dockominium Issue Summary

MANAGEMENT RATIONALE

Piers are exempt from the 75 foot shoreland structure setback found in Chapter NR 115, Wis. Admin. Code. However, piers are subject to s. 30.12, Wis. Statutes and Chapter NR 326, Wis. Admin. Code. Since s. 281.31, Wis. Statutes, authorizes municipalities, including counties, to regulate “lands under, abutting or lying close to navigable waters,” counties may choose to also regulate piers. Some counties have adopted ordinances which further regulate pier size, number and placement. The management of piers is very important since it has the potential to:

- reduce user conflict and maintain boating densities consistent with the carrying capacity of the water,
- minimize adverse human impacts in the sensitive near shore zone within the waterway,
- enhance the natural beauty of the shoreline, and
- limit the amount of potential habitat available for exotic species such as zebra mussels.

MINIMUM STATEWIDE STANDARDS

A pier is defined by state law as “a structure extending into navigable water from the shore with water on both sides, built or maintained for the purpose of providing a berth for watercraft or for loading and unloading cargo or passengers onto or from watercraft. This structure may include a boat shelter which is removed seasonally and may include a boat hoist or lift.” A wharf is a structure “extending along the shore (generally connected to the uplands throughout its length), built or maintained for the purpose of providing a berth for watercraft or for loading or unloading cargo or passengers onto or from watercraft. Such a structure may include a boat shelter which is removed seasonally and a boat hoist or lift” (Wis. Stats. § 30.01 (5), (8)). The term “pier” is used here to describe both piers and wharves.

RELATED RESEARCH

The related research under Shoreline Vegetation Protection in Chapter 10 applies since piers, dockominiums and use area associated with them limit the ability of shoreline buffers to perform their vital functions in protecting lakes and streams.

MANAGEMENT INITIATIVES

There are several variables a county can regulate to limit the impacts of piers – location, appearance, size, and type. Details are provided on these variables and other pier issues are provided in the *Pier Planner*.

A number of counties require piers to be located within the viewing corridor, limiting the impacts of pathways to piers on wildlife habitat and aesthetics. Some ordinances also require the use of natural or earth-tone building materials, so that piers are not visually intrusive.

Some counties set a maximum width and length for piers. For instance Walworth County limits pier width to 48 inches. The size and number of piers can also be tied into waterbody classification. Burnett County, for example, limits the number of piers to one for each minimum lot size.

DOCKOMINIUMS

A dockominium is a relatively new term used to describe the sale of mooring sites or berths as a unit separate from a dwelling on a lake lot. A decision on the legality of dockominiums is presently pending before the Wisconsin Supreme Court. Since dockominiums are a relatively new issue in Wisconsin, few counties currently have provisions to deal with them. Several counties have adopted measures which prohibit dockominiums. Shawano County has placed restrictions on the location of marinas.

CONSIDERATIONS

- Consider whether to require piers to be located in the viewing corridor to limit the impacts of associated pathways on wildlife habitat and aesthetics.
- Consider whether to require the use of natural or earth-tone building materials, so that piers are not visually intrusive.
- Consider whether to limit the number and/or size of piers.
- Determine whether solid piers will be allowed
- Decide whether dockominiums will be allowed.

BIBLIOGRAPHY

Wisconsin Department of Natural Resources. No date. *Pier planner*. Wisconsin Department of Natural Resources. Madison, WI. Publication number FH-017.

Abbreviations used in the following table are:

Accom. = Accommodate

Add. = Additional

Adj. = Adjacent

CUP = Conditional use permit

Max. = Maximum

Min. = Minimum

OHWM = Ordinary high-water mark

SC = St. Croix Riverway

s.f. = Square feet

VAC = Viewing Access Corridor

WL = White Lake

Wednesday, October 18, 2000

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*Pier and Dockominium
Issue Summary*

Pier and Dockominium Standards

County	Piers	Dockominiums
Adams	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Ashland	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Barron	Piers may be located in shoreland setback if capable of seasonal removal.	Not addressed in county's shoreland zoning ordinance.
Bayfield	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Brown	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Buffalo	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Burnett	Only 1 pier for each minimum frontage in lake class (i.e. Class 1 lake = 1 pier allowed for each 150' of frontage).	Private lake access must meet min. Lake Class Standards & is a conditional use. Must consider effect on public water rights.
Calumet	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Chippewa	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Clark	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Columbia	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Crawford	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Dane	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Dodge	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Door	Not addressed in county's shoreland zoning ordinance.	Dockominiums are classified as marinas and allowed as a form of ownership.
Douglas	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Dunn	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Eau Claire	Removable piers and docks are exempt from setback requirements.	Not addressed in county's shoreland zoning ordinance.
Florence	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Fond du Lac	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Forest	Not addressed in county's shoreland zoning ordinance.	Sale of mooring sites & berths as condominiums or anything separate from a dwelling on the same shoreland lot is prohibited.
Grant	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Green	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Green Lake	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Iowa	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Iron	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Jackson	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Jefferson	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.

County	Piers	Dockominiums
Juneau	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Kenosha	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Kewaunee	Max. 42" wide. Canopies, roofs & closed railings/walls prohibited. Landing for safety max. 25 s.f.	Not addressed in county's shoreland zoning ordinance.
La Crosse	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Lafayette	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Langlade	Locate in VAC unless site conditions do not permit	Not addressed in county's shoreland zoning ordinance.
Lincoln	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Manitowoc	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Marathon	Must allow free movement of water underneath. Residential docks max. 6' wide.	Not addressed in county's shoreland zoning ordinance.
Marinette	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Marquette	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Menominee	Max. length 20', unless add. length needed to accom. watercraft access. Must be clearly visible all year.	Not addressed in county's shoreland zoning ordinance.
Monroe	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Oconto	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Oneida	No decks or platforms. Canopies only for boat hoist/lift. Max. 6' wide (8' if handicapped - req. CUP).	Berthing privileges rented/leased only on a first come-first served basis for terms of no longer than 1 year.
Outagamie	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Ozaukee	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Pepin	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Pierce	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Polk	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Portage	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Price	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Racine	Piers as shore protection structures must meet criteria from Technical Subcommittee on Shoreland Development Standards.	Not addressed in county's shoreland zoning ordinance.
Richland	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Rock	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Rusk	Max. 6' wide. Must be floating or placed on poles or posts. No solid piers. No roofs, canopies, decks, water slides, etc.	Wharves max. berths and moorings limited to 2 for first 50' of frontage & 1 for each additional 50' of shoreline owned.
St. Croix	In SC, piers allowed only during open water season. Earth tone colors. Parallel to shore when possible. No covered slips.	Not addressed in county's shoreland zoning ordinance.
Sauk	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.

County	Piers	Dockominiums
Sawyer	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Shawano	In WL, pier confined to VAC.	Piers or wharves for commercial marinas or other businesses locate only adj. to shores zoned C-1.
Sheboygan	Max. 4' wide landward of OHWM. Open railings for safety. No roofs or canopies.	Not addressed in county's shoreland zoning ordinance.
Taylor	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Trempealeau	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Vernon	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Vilas	Not addressed in county's shoreland zoning ordinance.	The sale of mooring sites/berths as a condominium or non-condominium unit separate from dwelling on same lot is prohibited.
Walworth	Piers landward of OHWM must be necessary for access. Max. 48" wide. Open railings for safety. No canopies or roofs.	Not addressed in county's shoreland zoning ordinance.
Washburn	Pier placement must be in waters adjacent to VAC unless location not feasible due to steep slopes, wet soils, etc.	Not addressed in county's shoreland zoning ordinance.
Washington	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Waukesha	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Waupaca	Confined to VAC.	Not addressed in county's shoreland zoning ordinance.
Waushara	Piers landward of OHWM max. 60" wide. No attached benches, seats, tables, etc. No roofs or canopies.	Not addressed in county's shoreland zoning ordinance.
Winnebago	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.
Wood	Shall comply with NR 326, Wis. Admin. Code.	Not addressed in county's shoreland zoning ordinance.

Pier and Dockominium Ordinance Language

BURNETT COUNTY

4.4 (5) Piers and Boat Shelters

- (a) Piers may only be placed by the riparian owner in the riparian zone. No permits will be required for piers meeting the following criteria and state guidelines:
- (b) Piers may be placed to the line of navigation which generally means the three foot depth contour, an established pierhead line or depth required by boat to be berthed. A pier may not unreasonably obstruct navigable waters.
- (c) Piers shall be a maximum width of 6 feet, shall not enclose any portion of water and shall not have decks, platforms, or others construction not essential for berthing of boats. T's, L's, and other finger shaped docks are permitted subject to mooring slip guidelines.
- (d) The number of berths or moorings shall be limited to two for the first 50 feet of shoreline and one for each additional 50 feet.
- (e) Only one pier shall be permitted for each minimum lakeshore frontage as required by the Lake Classification, i.e. on a Class 1 lake, one pier is allowed for each 150 feet of frontage.
- (f) Piers shall meet all state guidelines.
“Pier” means any structure extending into navigable waters from the shore with watercraft on both sides, built or maintained for the purpose of providing a berth for watercraft or for loading or unloading cargo or passengers onto or from watercraft and may include a temporary boat hoist and a boat shelter which is removed seasonally. [s.30.01, Stats.] Mooring (noun) means a mooring anchor and mooring buoy together with attached chains cables, ropes and pennants and related equipment and is considered to be a storage space for a single watercraft.
- (g) Permanent boat shelters are not allowed.

FOREST COUNTY

5.11.3 Dock-o-minium Prohibition

The sale of mooring sites and berths as a condominium or anything else separate from a dwelling unit on the same Shore Land lot is prohibited.

MARATHON COUNTY

17.35 (7) DOCKS, WHARVES AND PIERS. Docks, wharves and piers extending beyond the ordinary high-water mark or a lawfully established bulkhead line shall be so constructed as to allow the free movement of water underneath and in such a manner as will not cause the formation of land upon the bed of any navigable water. Docks, piers and wharves serving residential lots shall be no wider than six feet, measured perpendicular to the long axis.

MENOMINEE COUNTY

22.051 Exceptions To Water Setback Requirements.

A. Piers:

1. Definition: A pedestrian walkway structure attached to land and extending over water to allow dry access to watercraft.
2. Dimensions: The maximum width (parallel to shore) shall be six (6) feet. The maximum length (perpendicular to the shore) shall be twenty (20) feet.
3. Design:
 - a. Piers shall not be designed so as to prevent public access to an area of water.
 - b. Piers shall be constructed so as to be clearly visible during all seasons of the year.
 - c. Piers that "L" or "T" shall have a maximum width (short dimension) of six (6) feet and a maximum length (long dimension) of twenty (20) feet.

ONEIDA COUNTY

9.54. PIERS AND OTHER BERTH STRUCTURES.

- A. Purpose. Near shore lands and waters and land within statutorily established setback distances from the OHWM provide natural beauty and are biologically the most productive and the most important for recreational use. Excessive or inappropriate construction of berthing and recreation structures in Oneida County's waterways may have a substantial cumulative adverse effect on public rights and interests in those waters. These requirements are intended to minimize the adverse effects of such construction and to reduce conflict between adjacent or nearby riparian owners by separating their respective uses of water. This ordinance does not regulate the placement or use of mooring buoys other than to count them in any determination of the

maximum number of berths allowed to a riparian land owner pursuant to sec. 9.54 D.

B. Compliance.

1. Berth structures constructed or replaced after the effective date of this ordinance which do not meet the requirements in sec. 9.54 D. are prohibited unless they have been issued a Conditional Use Permit in accordance with the requirements identified for marina facilities in sec. 9.54 K.
2. A berth structure which existed prior to the effective date of this ordinance may be maintained in its present location and configurations as a permissible pre-existing berth structure subject to the requirements of sec. 9.90 of this ordinance. The annual seasonal removal of a berth structure does not affect its status as a permissible pre-existing berth structure.
3. Subject to the conditions and restrictions of any existing State or County permit, a berth structure or marina which existed prior to the effective date of this ordinance may be maintained in its present location and configuration as a permissible berth structure or marina to the extent it is located and used in accordance with such permit and provided that within two years of the effective date of this ordinance a statement of record is filed with the County addressing all of the applicable provisions of sec. 9.54 J. and K.
4. Any increase in the number of berths, any change in the location of, or any increase in the dimensions of, or replacement of an existing berth structure shall be in accordance with this section. Boathouses are not subject to the dimensional restrictions of this section.

C. Berth Structures Limited.

1. Berth structures, except boathouses and boat shelters, may be placed by a riparian property owners without county permits if the construction complies with this section.
2. The use of the property must remain in conformity with the permissible uses enumerated within the zoning district.
3. Decks, platforms and other construction not essential for berthing of boats are prohibited, except that a canopy is permitted over a boat hoist or boat lift and a roof is permitted over a boat shelter or boat house.

4. A wharf shall only be permitted as an authorized berth structure upon the application for and issuance of a conditional use permit after the following conditions have been established by the applicant:
 - a. That the wharf will not unreasonably obstruct navigation or otherwise interfere with public rights in the navigable waters.
 - b. That the wharf does not interfere with the rights of other riparian owners.
 - c. That the construction or installation of a pier is not a practicable alternative.

D. Number of Berths.

1. For each lot, the total number of berths or moorings at a berth structure is limited to two for the first full 50 feet of shoreline and one berth for each additional full 50 feet. Other factors such as those referenced in Section E., below, may limit construction and placement to a lesser number. Contiguous lots in common ownership shall be considered a single lot for the purpose of this section.
2. The maximum number of berths that may be permitted for a marina shall be two times the number of berths that would otherwise be permitted under sec. 9.54 E., which may limit construction and placement to a lesser number. Compliance with this section shall be subject to sec. 9.54 B. 3.
3. For the purpose of this section, riparian shoreline frontage shall be determined pursuant to the provisions of NR 326.07 of the Wisconsin Administrative Code.

E. Location of Berth Structures.

1. Berth structures and moored boats must be confined to the owner's riparian zone as described in Wisconsin's Administrative Code NR 326. Berth structures must be set back a minimum of 10 feet from side lot lines extended waterward and any additional distance required to confine approach and docking of the boat to the owner's riparian zone.
2. A berth structure may not unreasonably obstruct navigation or otherwise interfere with public rights in navigable waters. A pier may not encircle or isolate part of the waterway and may not interfere with the rights of other riparian owners.

3. Berth structures are their use may not damage public interest in waterways, including, but not limited to, ecologically significant areas, i.e. spawning areas, important vegetation, loon or other waterfowl nesting areas, natural shoreline beauty.
4. Berth structures shall be consolidated as close together as practicable at a single location for each lot.
5. Berth structures, where practicable, shall be located immediately waterward from the shoreline where any boathouse or boat shelter is located.
6. The number of piers allowed accrues proportionately to the amount of shoreland frontage owned: one pier is permitted for riparian owners owning less than 150 feet of shoreland frontage. One additional pier is permitted for each additional 100 feet, or portion thereof, of the riparian owner's contiguous shoreland frontage. Multiple piers shall be consolidated as close together as practicable for each lot.

F. Dimensional Requirements.

1. Length.
 - a. Unless limited by a pierhead line, as authorized by Wis. Statutes 30.13, pier length is limited to:
 - 1) distance to three (3) foot water depth.
 - 2) length of boat to be berthed.
 - 3) depth required by boat to be berthed.
 - b. A pier which otherwise meets the requirements of 9.54 F 1. a. above, but which is more than 50 feet in distance from the ordinary high water mark, requires a conditional use permit which may be issued only after the following conditions have been established by the applicant:
 - 1) that the pier will not unreasonably obstruct navigation or otherwise interfere with public rights in the navigable water.
 - 2) that the pier does not interfere with the rights of other riparian owners.
2. Width. The deck width of a pier, including "T" or "L" or similar finger extensions, may not exceed six (6) feet, except upon the application for

and issuance of a CUP for which the applicant demonstrates a need for a deck width up to eight (8) feet because of the handicap of a frequent user.

* * *

H. Accessory Construction. A pier may include only the following accessory construction:

1. Fuel or sewage handling equipment if applicable state and local safety and pollution prevention rules are compiled with and necessary State and/or County permits are obtained.
 2. A single bench that is 6 feet or less in length.
 3. An boarding ladder required for safety.
 4. An open railing may be permitted upon the application and issuance of a CUP for which the applicant demonstrates a need because of the handicap of a frequent user.
- I. Pier Construction Materials. Piers may be constructed of wood, treated wood, metal or other material, subject to the following:
1. They shall be free of any product residue or pollutants.
 2. Metallic flotation devices shall be coated or painted to prevent corrosion.
 3. They shall not include any container previously used to store hazardous substances as defined in Wis. Statute 144.01.
 4. They shall not include material that may readily fragment or break-up such as unprotected polystyrene or polyurethane floats.
 5. Flotation devices shall be securely attached to the frame and maintained in serviceable condition at all times.
 6. Safety reflectors shall be required on three sides of the waterward end of piers. Safety reflectors are also required on both sides of piers at minimum increments of 25 feet. Reflectors shall be white, amber or blue and shall be no more than five (5) inches square in size.

RUSK COUNTY

5.5 PIERS, DOCKS OR WHARFS. The following requirements apply to piers, docks, wharfs and similar structures.

1. Maximum number of berths and moorings are limited to two for the first 50 feet of frontage and one for each additional 50 feet of shoreline that is owned by the property owner.
2. Unless limited by other requirements, a pier may extend waterward the greater of the following :
 - (a) Boat length
 - (b) The three (3) foot depth contour
 - (c) A deeper contour if required by the draft of craft using the pier
 - (d) The Wisconsin DNR-approved municipal pierhead line
3. Six-foot maximum width to allow safe loading of gear and passengers.
4. Finger piers (“T” or “L” shape) may be used to provide mooring slips or to stabilize pier.
5. Construction of piers, docks and wharfs are to adhere to the following standards:
 - (a) A pier or wharf must be floating or placed on poles or posts.
 - (b) Polystyrene floats must be coated or contained to resist gas, oil and abrasion. Metal drums must be free of any product residue and be corrosion resistant.
 - (c) Solid docks on fill and piers on rock-filled timber cribs, pile clusters or similar foundations are not allowable.
 - (d) A pier or wharf may not obstruct the free flow of water or include any feature which traps or accumulates aquatic plants or sediments.
 - (e) No enclosure of water surface is permitted by box-shaped docks, piers, wharfs or similar structures.
 - (f) Roofs, canopies, decks, water slides and other construction not essential for mooring water craft are prohibited.
6. Any limitation or restriction imposed or created by the application of Section 17.57 (4.1) of this code.

WOOD COUNTY

704.04 (2) F. Piers, wharves, boat shelters and boat hoists over or in navigable water shall comply with NR 326, Wis. Admin. Code.

Piers and Dockominium Resources

EDUCATIONAL MATERIALS

Limiting Impact of Recreation on Water Quality: Shoreland Best Management Practices. (4 pp., March 1996). Fact sheet describes Best Management Practices (BMPs) that can be used on shoreland properties to protect and preserve surface water quality as well as preserve the natural characteristics of a property. Available from Minnesota Extension Service at 109 Washburn Hall, 2305 East 5th Street, Duluth, MN, 55812-7512 or phoning (218) 726-7512.

Managing Piers and Wharves. (2 pp., February 1999). Fact sheet explains current regulations on piers and wharves, and provides options for communities if regulating piers. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #11 of the Shoreland Management and Lake Classification Series.

Pier Planner. (4 pp., no date). Handout provides guidelines and illustrations of current pier and wharf regulations. Available from local DNR offices or by calling Wisconsin Department of Natural Resources, Lakes and Wetlands Section, (608) 266-2244, and ask for publication number FH-017 or available on-line at:
[<http://www.dnr.state.wi.us/org/water/fhp/waterway/pack7.pdf>].

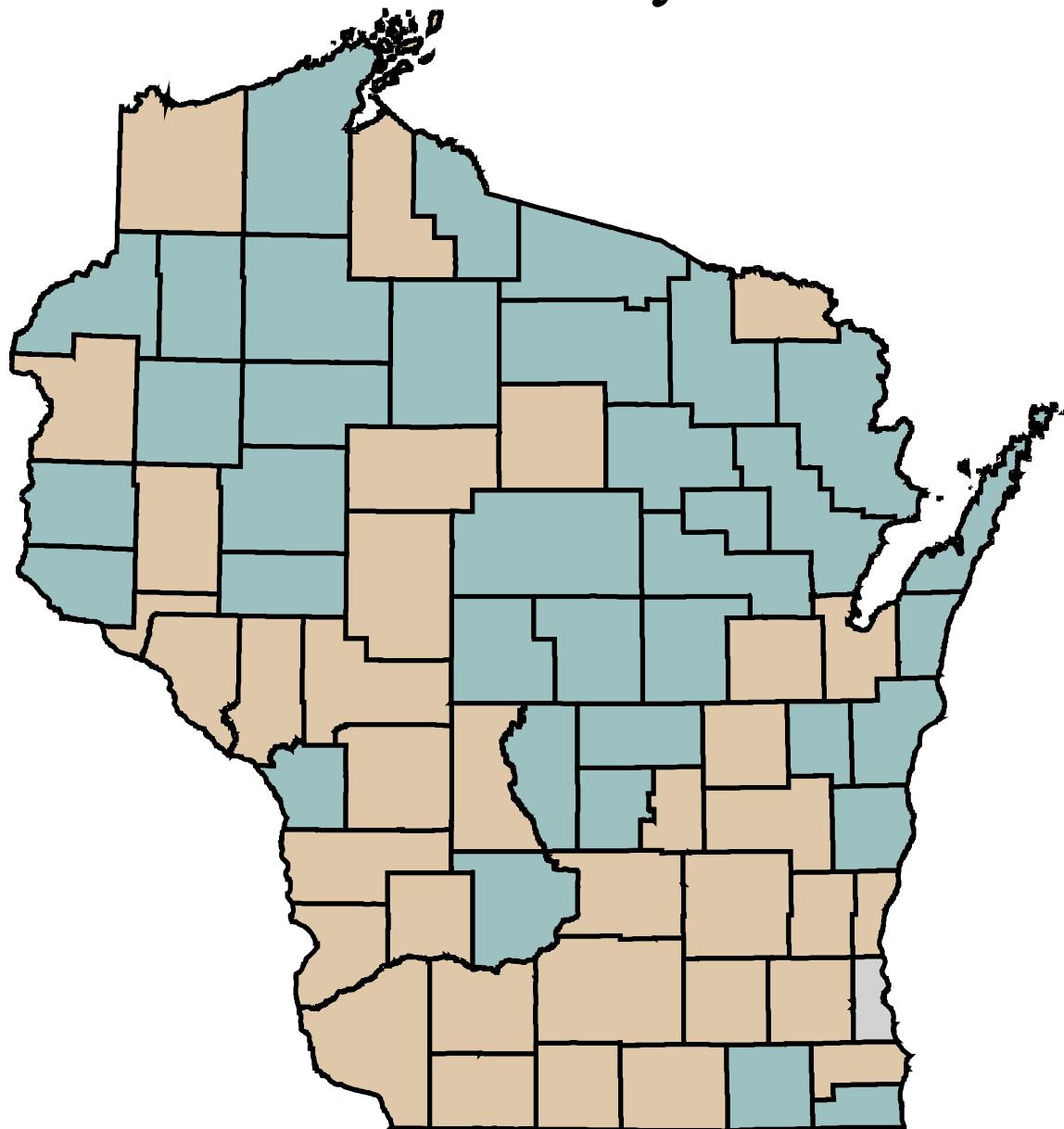
TECHNICAL REFERENCES

Chapter NR 326: Piers and Boat Shelters in Navigable Waterways. (3 pp., October 1995). Administrative rule used by the Department of Natural Resources to provide consistency in the construction of piers, boat shelters and similar structures on the beds of navigable waterways. Available on-line at:
[http://folio.legis.state.wi.us/cgi-bin/om_isapi.dll?clientID=70868&infobase=code.nfo&jump=ch.%20NR%20326].

A Model Ordinance to Regulate Piers, Wharves and Berths in Wisconsin: A Guide for Lake Management Organizations. (20 pp., 1996). Companion piece to *Pier Law and Regulations in Wisconsin*, designed to assist local units of government and lake management organizations devise appropriate local pier and related watercraft mooring regulations. Available from Wisconsin Association of Lakes at (800) 542-5253.

Pier Law and Regulations in Wisconsin: A Guide for Lake Management Organizations. (24 pp., 1995). Booklet discusses relevant pier laws and regulations. Available for \$3 from Wisconsin Association of Lakes at (800) 542-5253.

Shoreland Walkway Standards



County is not regulated under NR 115.

County does not have special provisions for walkways beyond conventional erosion prevention standards.

County has adopted special provisions for walkways, such as width, landing size, and/or construction restrictions.

Shoreland Walkway Issue Summary

MANAGEMENT RATIONALE

Providing guidelines for walkways and paths is a critical component in the preservation of shoreline buffer functions. It may not seem important at first, but regulating traffic corridors, whether pedestrian or vehicular, provides the opportunity to:

- manage the amount of impervious surfaces and stormwater runoff on a site,
- minimize disruption of habitat corridors for wildlife,
- limit erosion during and after construction, and
- diminish visual intrusions into the shoreline buffer area.

MINIMUM STATEWIDE STANDARDS

Stairways, elevated walkways and lifts, which are essential to access the shoreline may be allowed in the 75 foot shoreline structure setback. Chapter NR 115, Wis. Admin. Code, does not specifically exempt these structures; however, the DNR has taken the position through program guidance that these structures are permissible when essential for riparian access. Counties have drafted ordinances which clearly outline when these structures are permitted, and how they are to be constructed. Some counties also have provisions governing the construction of paths or trails in the shoreline buffer area.

RELATED RESEARCH

The related research under Shoreline Vegetation Protection in Chapter 10 applies since shoreland walkways limit the ability of the shoreline buffer to perform its vital functions in protecting lakes and streams.

MANAGEMENT INITIATIVES - STAIRS, ELEVATED WALKWAYS AND LIFTS

These structures are permitted within the shoreline setback only when the structures are necessary to access the shoreline because of steep slopes or wet, unstable soils. The site selected for the structure must also be chosen with care to minimize land disturbance, avoid environmentally sensitive areas and provide an inconspicuous setting for the structure. Generally counties also require there be no other suitable locations for water access available on the property.

Beyond siting the structure, it is common for counties to place dimensional standards on the stairway or elevated walkway, including standards for width, landings and railings. Most counties prohibit roofs, canopies and permanent furniture.

Nearly all of the ordinances state that walkways shall be constructed to effectively control erosion. This concept is explicitly extended to stairs by a number of counties that state that stairs must be elevated, not excavated.

Several counties also require the structures to “blend into the shoreline”. This may consist of using natural or earth-toned building materials, preserving the natural vegetation or installing native plant material as a screen.

MANAGEMENT INITIATIVES - PATHS

Several counties have established standards for paths or trails to limit their impacts on water quality and natural scenic beauty. A common requirement is paths must be constructed of permeable material to allow infiltration of water, limiting the amount of runoff generated on a site. Many counties also limit the width of paths.

CONSIDERATIONS

- Consider requirements for path dimensions and materials to limit stormwater runoff.
 - Consider developing dimensional standards for width, landings and railings.
 - Consider whether to require the use of natural or earth-tone building materials for walkways and stairs so they are not visually intrusive.
 - Determine whether to require that all stairways be elevated, thus avoiding the increased land disturbance and erosion from excavated stairways.
-

Abbreviations used in the following table are:

Construct. = Construction

CUP = Conditional use permit

Elev. = Elevated

Environ. = Environmentally

Inconspic. = Inconspicuous

Max. = Maximum

Min. = Minimum

Nat. = Natural

Req. = Require

s.f. = Square feet

VAC = Viewing Access Corridor

WL = White Lake

Shoreland Walkway Standards

<i>County</i>	<i>Walkways</i>
Adams	Stairs/walk essential to access. Max. 4' wide. Rails/landings (max. 40 s.f.) for safety. Inconspicuous. Stair on footings.
Ashland	Not addressed in county's shoreland zoning ordinance.
Barron	Construct or surface paths/steps to control erosion & look natural. Steps max. 3' above ground level. Max. 4' x 4' landing.
Bayfield	Permitted if necessary for access because steep slopes or wet, unstable soils. Max. 4' wide. On footings or piles.
Brown	Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion. Stairs exempt if for access.
Buffalo	Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion.
Burnett	For access only. Max. 4' wide. Railings & landings (max. 40 s.f.) ok for safety. No roofs/canopies. Inconspicuous color.
Calumet	Exempt from setback if essential for access. Max. 4' wide. Landings max. 40 s.f. Minimize soil & vegetation disturbance.
Chippewa	Max. 4' wide. Landings max 64 s.f. Necessary for access due to steep slopes or wet, unstable soil. Req. footings or piles. Visually inconspicuous.
Clark	Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion.
Columbia	Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion.
Crawford	Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion.
Dane	Any path or road w/i 35' strip shall be constructed & surfaced to effectively control erosion.
Dodge	Not addressed in county's shoreland zoning ordinance.
Door	Stairs & elev. walk if essential to shore access w/ no roof, canopies, or solid railings & max. 4' wide. Landings max. 32 s.f.
Douglas	Not addressed in county's shoreland zoning ordinance.
Dunn	Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion.
Eau Claire	Max. 48" wide. Stair landings max. 40 s.f. & must be separated by min. 10' horizontally. No benches, roofs, tables, etc.
Florence	Any path or road w/i 35' buffer shall be constructed & surfaced to effectively control erosion.
Fond du Lac	Any path or road w/i 35' strip shall be constructed & surfaced to effectively control erosion.
Forest	Max. 4' wide. Paths must be of permeable surfacing. Walks & stairs for access only & must be screened, no roofs, railing if req. for safety.
Grant	Any path or road w/i 35' area shall be constructed & surfaced to effectively control erosion.
Green	Not addressed in county's shoreland zoning ordinance.
Green Lake	Any path or road w/i 35' area shall be constructed & surfaced to effectively control erosion.
Iowa	Any path or road w/i 35' area shall be constructed & surfaced to effectively control erosion.
Iron	Stairs/walk essential to access. Avoid environ. sensitive areas. Max. 4' wide. Rails/landings for safety. Inconspicuous.
Jackson	Paths w/i protection area must be constructed & surfaced to effectively control erosion.

County	Walkways
Jefferson	Any path or road w/i the strip shall be constructed & surfaced to effectively control erosion.
Juneau	Construct & surface any path or road to effectively control erosion when created for purpose of clear cutting w/i 35' area.
Kenosha	Max. 10' wide. Design & construct to result in minimal disruption & removal of shoreland cover & impairment of nat. beauty.
Kewaunee	Necessary for access. Max. 42" wide. Railing & landings (max. 25 s.f.) for safety. Elevate, not excavate. Inconspicuous.
La Crosse	1 stairway or lift, unless stairs existing. Visually inconspicuous. Max. 4' wide. Landings max. 40 s.f. for safety.
Lafayette	Any paths or roads w/i 35' area shall be constructed & surfaced as to be effective in controlling erosion.
Langlade	In VAC unless site conditions prevent. Max. 4' wide. Screened from view & natural colors. Railings only if essential for safety.
Lincoln	Any paths or roads w/i strip shall be constructed & surfaced as to be effective in controlling erosion.
Manitowoc	Walks & stairs essential to access locate to minimize earth moving, max. 42" wide & open railings max. 42" tall for safety.
Marathon	1 walkway of non-erodible materials (not on steep slopes) or 1 elevated walkway max. 4' wide.
Marinette	Req. permit. Essential to access. Max. 4' wide & 40 s.f. landings. Visually inconspic. & avoid environ. sensitive areas.
Marquette	Stairs, walks & lifts for access. Stairs & railing to be <4' wide & landings max. 40 s.f. CUP for benches, roofs, etc.
Menominee	Essential to access. Max. 4' wide. Steps on slopes >10%. 1 landing max. 80 s.f. Not above grade. Surface water permeable
Monroe	Not addressed in county's shoreland zoning ordinance.
Oconto	Cannot be a paved surface.
Oneida	CUP if steep, rocky, saturated or unstable soils. Max. 4' wide. Landings for safety. Inconspic. site & natural materials.
Outagamie	Not addressed in county's shoreland zoning ordinance.
Ozaukee	Any path or road w/i 35' strip shall be constructed & surfaced as to effectively control erosion.
Pepin	Any path or road w/i 35' strip shall be constructed & surfaced as to effectively control erosion.
Pierce	Essential to access shore. Max. 4' wide & landings max. 32 s.f. No canopies, roofs or closed railings.
Polk	Not addressed in county's shoreland zoning ordinance.
Portage	Walks allowed w/i shore setback to access bldg. Max. 60" wide. Elevate stairs, not excavate. No attached seats, tables.
Price	Max. 5' wide. Blend into shore. Avoid sensitive areas. Don't remove stabilizing veget. & screen w/ native non-invas. veget.
Racine	Not addressed in county's shoreland zoning ordinance.
Richland	Any path or road w/i 35' strip shall be constructed & surfaced as to effectively control erosion.
Rock	Any path or road w/i 35' strip shall be constructed & surfaced as to effectively control erosion.
Rusk	Exempt from setback if necessary for access. Area of landings & landward pier max. 128 s.f. Single landing max. 36 s.f.
St. Croix	Any path or road w/i 35' area construct & surface so as to effectively control erosion. In. SC, max. 3' wide stairs.

County	Walkways
Sauk	Essential to access. Max. 4' wide. Lift platform max. 40 s.f. Landings for safety & max. 32 s.f. No roofs or canopies.
Sawyer	Max. 4' wide. Visually inconspicuous. Railings & landings for safety. Max. landing 4' x 4'. Decks prohibited.
Shawano	Construct & surface path or road w/ 35' area to control erosion. On WL, ped. access to shore in VAC.
Sheboygan	Access essential. Minimize earth disturbance & vegetation removal. Max. 4' wide. Open railings for safety. No roofs.
Taylor	Any path or road w/i 35' area shall be constructed & surfaced so as to effectively control erosion.
Trempealeau	Any path or road w/i 35' area shall be constructed & surfaced so as to effectively control erosion.
Vernon	Any path or road w/i 35' area shall be constructed & surfaced so as to effectively control erosion.
Vilas	1 unpaved path to shore or w/i 35' OHWM. Max. 6' wide. Natural materials & screen from view. Access stairs max. 4' wide.
Walworth	Max. 48" wide. Construct to minimize removal & disruption of nat. ground cover & minimize impairment of nat. beauty. Paths & trails max. 10' wide.
Washburn	1 path in VAC. Max. 4' wide. Blend w/ nat. ground cover. Min. construct. Elevated only if needed due to soil, slope, etc.
Washington	Any path, passage or road w/i 35' area shall be constructed & surfaced so as to effectively control erosion.
Waukesha	Any path or road w/i 35' area shall be constructed & surfaced so as to effectively control erosion.
Waupaca	Confined to VAC. May be elevated if (1) essential due to slopes or soil, (2)min. construct. for access, (3)max. 4' wide.
Waushara	Access essential. Max. 60" wide. No attached benches, tables, etc. No roof or canopy. Landing for safety & max. 40 s.f.
Winnebago	Not addressed in county's shoreland zoning ordinance.
Wood	Max. 60" wide. Attached benches, seats, tables etc. prohibited. Elevate stairs, not excavate. Visually inconspicuous.

Shoreland Walkway Ordinance Language

BURNETT COUNTY

4.4 (1) (d) STAIRS AND WALKWAYS: Stairways and elevated walkways are a permitted use exempt from the shoreline setback requirements provided:

- (1) The structure is necessary to access the shoreline because of steep slopes or wet, unstable soils.
- (2) The structure shall be located so as to minimize earth disturbing activities and shoreline vegetation removal during construction and to be visually inconspicuous as viewed from the adjacent waterway and public thoroughfares.
- (3) The structure shall be no more than four (4) feet wide.
- (4) Structures shall be inconspicuously colored.
- (5) Railings are permitted only where required by safety concerns.
- (6) Canopies and roofs on such structures are prohibited.
- (7) Stairways shall be supported on piles or footings. Other construction methods such as steps excavated into the slope may be permitted and will require plan and site review.
- (8) One landing for stairways or docks are permitted only where required by safety concerns and shall not exceed 40 square feet in area.
- (9) All structures, stairways, and landings will be reviewed and approved by the county zoning administrator and may require review by the county land conservationist and will meet approved best management practices.

DOOR COUNTY

3.07 (3) Exemptions. The following structures are permitted within the required setback from navigable water, provided they do not violate any other provision of this ordinance.

* * *

(c) Stairways, elevated walkways, and lifts which are essential to access the shoreline, provided such items contain no canopies, roofs, or closed railings and do not

exceed 4 feet in width. Landings shall be allowed, provided such landings shall not exceed 32 square feet in area.

EAU CLAIRE COUNTY

18.19.070 C. Removable piers and docks, open stairways, boat tracks, boat shelters, bridges and walkways are exempt from setback requirements. Steps, landings, and walkways shall not exceed 48 inches in width. Landings on a stairway cannot exceed 40 square feet in area and must be separated a minimum of 10 feet horizontally. Canopies, roofs, benches, seats, and tables are prohibited.

FOREST COUNTY

5.21.2 Paths

Any path or passage within the 35-foot strip shall be constructed to a minimum necessary no greater than four feet in width and be of a permeable surface so as to effectively control erosion.

KEWAUNEE COUNTY

5.25 STAIRWAYS, WALKWAYS, PIERS AND WHARVES

(1) Stairways and walkways and that portion of piers and wharves landward of the ordinary high water mark are exempted from the shoreland setback requirements provided that the structure is necessary to access the shoreline because of steep slopes, or wet, unstable soils;

(2) Further, the structure shall be located so as to minimize earth disturbing activities and shoreland vegetation removal during construction and to be visually inconspicuous and screened by vegetation as viewed from the adjacent waterway and public thoroughfares;

(3) The structures shall be no more than 42 inches wide; open railings are permitted only where required by safety concerning; canopies, roofs, and closed railings/walls on such structures are prohibited;

(4) Stairways shall be supported on piles or footings rather than being excavated from erodible soils on steep slopes or a bluff face; and

(5) Landings for stairways or docks are permitted only where required by safety concerns and shall not exceed 25 square feet in area.

(6) Stairways attached to the principal building and extending less than 6 feet from the wall shall be exempt from the ordinary highwater mark setback requirements

MENOMINEE COUNTY

22.51 Exceptions To Water Setback Requirements.

* * *

- C. Pedestrian walkways essential to access the shore because of steep slopes, slippery or wet soil conditions, provided that:
 1. The walkway does not exceed four (4) feet in width,
 2. The slope does not exceed ten percent (10 %). Slopes greater than ten percent (10%) shall require steps,
 3. One (1) level landing area with a maximum of eighty (80) square feet may be incorporated into the walkway,
 4. The walkway and/or land area shall not extend above the surrounding grade.
 5. Permanent (cannot be easily removed by two people): canopies, roofs, benches, seats and tables are not permitted.
 6. The surface shall be water permeable. (i.e. gravel, paving brick or patio block with sand joints) Solid surfaces such as concrete or blacktop are not permitted.

PRICE COUNTY

5.4 STAIRWAYS, WALKWAYS AND LIFTS

The Zoning Administrator may permit a stairway, walkway or lift in the shoreland setback area only when it is essential to provide pedestrian access to a legally permitted pier, boat hoist or boathouse because of steep slopes, rocky or wet, unstable soils, and when the following conditions are met:

- a. There are no other locations or facilities on the property which allow adequate access to a pier, boat hoist or boathouse. Only one stairway or lift is allowed, not both, except when there is an existing stairway and the lift will be mounted.
- b. Such structures shall be placed on the most visually inconspicuous route to the shoreline and avoid environmentally sensitive areas.
- c. Vegetation which stabilizes slopes or screens structural development from view shall not be removed.
- d. Structures shall be painted so as to blend into the natural features of the shoreline and screened by native, non-invasive vegetation so as to be inconspicuous when viewed against the shoreline.

- e. Canopies, roofs and sides are prohibited. Open railings may be provided where required for safety.
- f. A maximum width of five (5) feet (outside dimensions) is allowed for stairways, walkways and lifts.
- g. Landings are allowed where required for safety purposes and shall not exceed 40 square feet. Attached benches, seats, tables, etc. are prohibited.
- h. Stairways, walkways and lifts shall be supported on piles or footings. Any fillings, grading or excavation that is proposed must meet the requirements of section 7 of this ordinance.

Shoreland Walkway Resources

PRESENTATIONS

Keeping Our Shores, Shoreland Best Management Practices. (March 1996) Video introduces and explains activities called best management practices, or BMPs, that shoreland owners can use to protect the water quality in their lake or river. Uses actors and guest experts to stress easy and inexpensive BMPs that property owners can adopt to make a difference in water quality. Highlights the importance of shoreline filter strips, proper septic maintenance, and appropriate lawn care practices to protect water quality, ensure safe recreational use, and maintain property values. Available for \$15.00 from University of Minnesota – Extension, (800) 876-8636.

The Living Shore. (17 min., 1998). Video explains the importance of leaving a natural “buffer zone” between lakes and lake owners’ dwellings. It also provides information on selecting and planting shoreline plants. It is available from Wisconsin Association of Lakes, (800) 542-5253 for \$15.00 plus \$2.00 shipping. It also available at many public libraries.

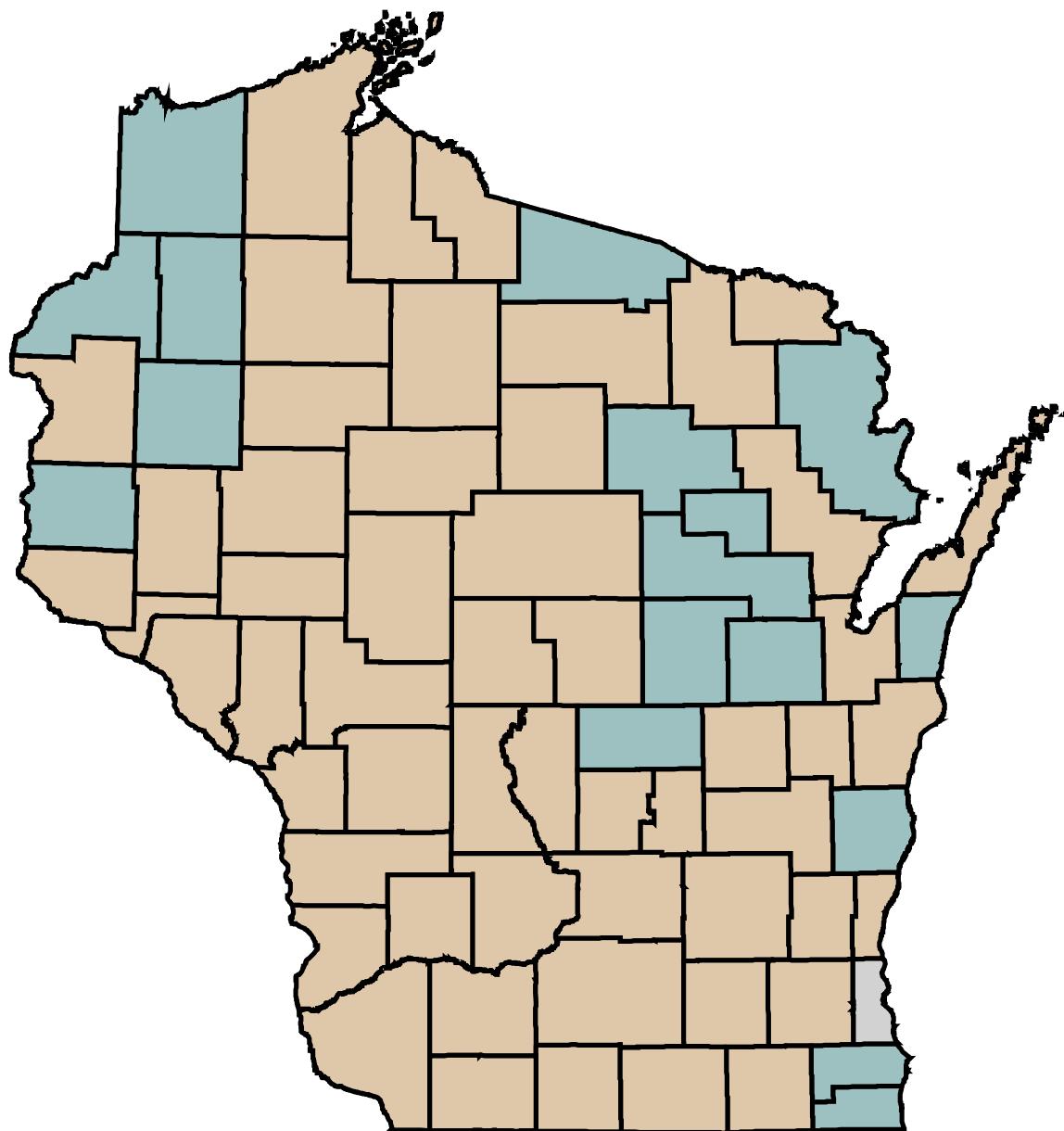
EDUCATIONAL MATERIALS

Developing Shoreland Landscapes and Construction Activities. (4 pp., March 1996). Fact sheet describes issues to consider when landscaping a shoreland lot. Available from Minnesota Extension Service at 109 Washburn Hall, 2305 East 5th Street, Duluth, MN, 55812-7512 or phoning (218) 726-7512.

Land Disturbance Management and Impervious Surface Area Standards. (2 pp., February 1999). Fact sheet explains how land disturbance and impervious surfaces impact shoreland buffer functions and water quality. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #7 of the Shoreland Management and Lake Classification Series.

Minimizing Runoff from Shoreland Property: Shoreland Best Management Practices. (4 pp., March 1996). Fact sheet describes Best Management Practices (BMPs) that can be used on shoreland properties to protect and preserve surface water quality as well as preserve the natural characteristics of a property. Available from Minnesota Extension Service at 109 Washburn Hall, 2305 East 5th Street, Duluth, MN, 55812-7512 or phoning (218) 726-7512.

Shoreland Buffer Dimension Standards



County is not regulated under NR 115.

County requires a 35 foot buffer parallelling the OHWM for lakes, rivers, and streams.

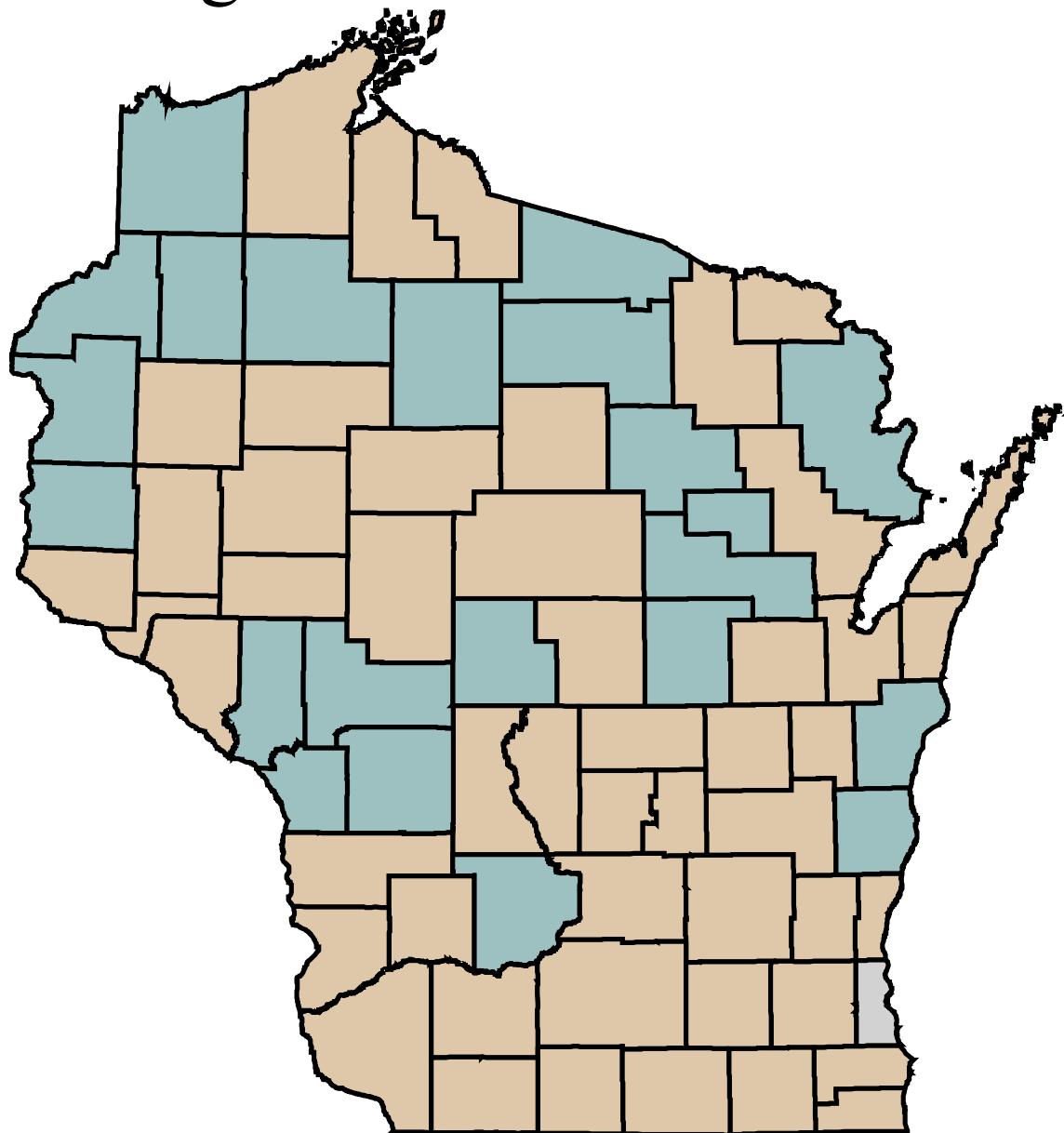
County requires buffers greater than 35 feet for all or some lakes, rivers, and streams.

For more information, contact Carmen Wagner,
WI DNR, Shoreland Zoning Specialist, 608-267-7694.

May 22, 2000
Bureau of Watershed Management



Viewing Access Corridor Standards



County is not regulated under NR 115.



County requires no more than 30 feet in any 100 feet shall be clear cut.



County has more restrictive cutting regulations, such as limiting site to one corridor or allowing only selective trimming.

For more information, contact Carmen Wagner,
WI DNR, Shoreland Zoning Specialist, 608-267-7694.



May 22, 2000
Bureau of Watershed Management

Shoreline Vegetation Protection Issue Summary

MANAGEMENT RATIONALE

Probably no surface water protection tool is as widely recognized or as controversial as shoreline buffer area requirements. A shoreline buffer is an area of undisturbed soils and vegetation (preferably native vegetation) separating development from adjacent waters. Maintaining a shoreline buffer is critical to controlling erosion, reducing runoff and the flow of effluents, sediments and nutrients into surface waters. The effectiveness of a buffer to perform these functions is affected by:

- nature of the pollution (dissolved materials are more difficult to control than those associated with sediment),
- volume of runoff (large flows overwhelm natural detention and infiltration capacity),
- degree and uniformity of slope (channelized runoff with its greater velocities carries more and larger particles),
- surface roughness (surface irregularity slows runoff),
- soil/surface permeability (permeable soils allow infiltration and reduce runoff),
- vegetation stem and root density and stem erectness (roots anchor soils against erosion while dense stands of erect stems slow runoff and filter out particles), and
- buffer width (wide buffers allow optimal buffer function).

Beyond water quality protection, buffers provide a variety of other important benefits including:

- water temperature attenuation,
- habitat for fish, birds and other wildlife,
- areas necessary for reproduction and spawning,
- natural scenic beauty of Wisconsin's waterways,
- visual screening and privacy for people on shore and on the water, and
- increased leisure time and money due to less lawn maintenance.

The two easiest ways to preserve and enhance the functions of a shoreline buffer are maximizing the dimensions of the buffer and minimizing the removal of vegetation from the buffer.

MINIMUM STATEWIDE STANDARDS

Chapter NR 115, Wis. Admin. Code, requires a 35 foot deep shoreline buffer running parallel to the ordinary high-water mark of navigable lakes, rivers and streams. In this buffer area, activities are limited. No more than 30 feet in any 100 feet may be clear-cut; however cutting regulations do not apply to dead, diseased or dying trees and shrubbery. Beyond 35 feet inland, tree and shrubbery cutting shall be governed by the use of sound forestry and soil conservation practices to protect water quality.

RELATED RESEARCH

There is mounting scientific evidence that shoreline buffers and their functions (noted above in management rationale) are not adequately protected by current shoreland zoning

standards that require a 35 foot deep buffer (Bernthal 1998, Castelle 1994, Desbonnet 1994). A review of 52 studies on buffer widths shows that Wisconsin's minimum buffer requirement of 35 feet falls is inadequate to perform many critical functions. This buffer width provides only minimal water quality protection from sediments and nutrients and does NOT provide for: wildlife habitat, water temperature attenuation, or protection of water quality from fecal coliforms and stormwater runoff (Johnson 1992).

RECOMMENDED SHORELINE BUFFER WIDTHS Based on (x) studies

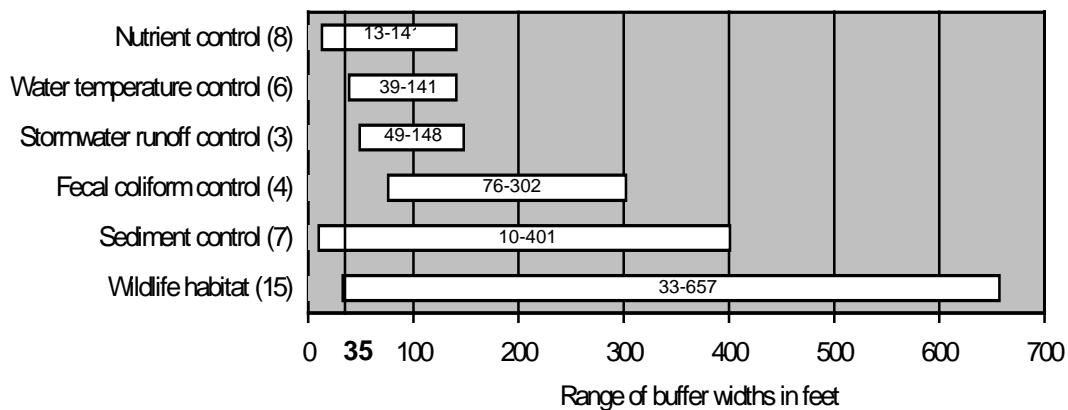


TABLE 1: Johnson 1992

Shoreline plants, green frogs (an indicator species), and song birds were analyzed along developed and undeveloped shorelines in northern Wisconsin. On the developed shorelines:

- green frogs and their habitat are completely eliminated,
- the breeding bird community was typical of suburban areas rather than northern Wisconsin,
- shoreland plant losses result in serious reduction of wildlife habitat quantity and quality, and
- removal of aquatic plants and woody debris reduces the amount of habitat for spawning and young fish (Meyer et al, 1997).

Tree falls have also been shown to decline with shoreline development (Christensen et al, 1996). Tree falls are especially critical in oligotrophic lakes where the downed trees provide near shore aquatic habitat and nutrient inputs. Oligotrophic lakes are low in nutrients and generally do not support large fish populations. The loss of downed trees, and the associated aquatic habitat and nutrients, can adversely impact fish populations in these types of lakes.

MANAGEMENT INITIATIVES – SHORELINE BUFFER SIZE

Many counties had adopted shoreline buffer requirements which more effectively sustain buffer functions than Chapter NR 115, Wis. Admin. Code. One approach is to increase buffer widths for sensitive classes of waters (up to 300 feet). This has been necessary to

accomplish certain buffer objectives (e.g. if one objective of buffers is to control stormwater runoff entering a lake, the research shows that the shoreline buffer size required to accomplish this objective is between 49 and 148 feet wide). Barron County, for example, has increased the size of required buffers to 75 feet on all navigable lakes and streams.

Counties which have adopted water classification often require increased buffer widths on increasingly sensitive classes of waters. In Waupaca County, for example, two-hundred 275 foot buffers are required on the most sensitive waterbodies and 50 foot buffers on the least sensitive waterbodies. Some counties have linked the shoreline buffer size to the shoreline setback (e.g. Waupaca County defines the shoreline buffer width as 25 feet less than the shoreline setback). This approach increases the shoreline buffer size and associated protections while allowing adequate space for heavy construction equipment to operate around the buildings during construction.

MANAGEMENT INITIATIVES - VEGETATION PROTECTION

Current state law requires no more than 30 feet in any 100 shall be clear-cut. This has proven to be largely ineffectual in protecting shoreline vegetation for a variety of reasons. First, this provision only applies to trees and shrubs, and does nothing to protect the herbaceous layers (grasses and flowers) of the buffer area, which perform many of the functions of a healthy buffer. Second, “clear-cut” is never defined in the code, allowing for many different interpretations.

In response to these shortcomings, many counties have revised their ordinance language to describe a shoreline vegetation protection area where land disturbing activities and vegetation removal are prohibited except for a list of specific allowed activities, as described below. The regulatory message is much clearer than for the administrative rule (NR 115) standard, “*This is a no disturbance zone with very limited exceptions.*” Equally important for compliance with new shoreline buffer provisions are the state and local educational efforts, technical assistance and incentives directed at buffer protection and restoration.

Some counties establish “zones” within the shoreland buffer area. Vilas County has a “No Cut Zone” from the ordinary high-water mark to seventy-five feet inland. A “Selective Cut Zone” then runs from seventy-five to three hundred feet for lakes or one hundred and fifty feet for rivers and streams. These regulations apply to trees, shrubs and undergrowth.

Other counties have clearly defined what is meant by the term “clear-cut”. Waushara County defines an area as being clear-cut when 70% of the crown cover or basal area of perennial woody vegetation has been removed. This prevents landowners from claiming their property has not been clear-cut because they left one tree.

MANAGEMENT INITIATIVES –ACTIVITIES ALLOWED WITHIN THE BUFFER

To protect vegetation in the shoreline buffer, some counties have chosen to prohibit cutting of vegetation and land disturbance in the shoreline buffer area except for some or all of the following activities (list taken from Langlade County):

- One viewing corridor for each minimum lot width established by selective pruning and selective removal of trees and shrubbery. Clear cutting, filling, grading and other land disturbing activities are not permitted. Sufficient trees and shrubbery shall be retained to screen development from view from the water but provide a filtered view of the water. The viewing corridor shall be more or less perpendicular to the shore and no more than thirty (30) feet wide in the dimension paralleling the shore,
- One pedestrian access pathway or elevated walkway,
- Shoreline protection activities authorized by a state permit,
- Removal of dead and diseased trees which are a safety hazard or which threaten structures (most dead trees are left in place since they are important habitat for many species of wildlife), and
- Roadways adjacent to permitted stream crossings.

One way to define the extent of cutting allowed in the viewing corridor is to describe the desired result as a performance standard (e.g. screening development) like Langlade County does. Another option is to provide more measurable and enforceable design standards like Oneida County does by requiring that the viewing corridor shall be established by pruning (not to exceed removal of 25% of branches) and selective removal of trees and woody plants, leaving one square foot of cross-sectional area of woody plants at breast height in the viewing corridor. The disadvantage to this more quantitative approach is that it takes staff time to count trees and branches and may not accomplish the objective of the provision.

Other counties allow additional activities within the buffer area including removal of noxious species (e.g. poison ivy), removal or plants that may compromise buffer health (e.g. oak wilt) and removal of trees and shrubs in DNR sanctioned trout habitat improvement projects.

A common concern related to the proposal of new standards for vegetation protection in buffer areas is how it will affect existing lawns. Therefore, it is prudent to specifically address this issue. Langlade County states that lawns of landscaping established prior to adoption of the standards may be maintained but not expanded within the buffer area.

MANAGEMENT INITIATIVES - OTHER OPTIONS

Forest County prohibits the use of fertilizers which contain phosphorus, nitrates or lake damaging chemicals in the shoreland buffer area. This is certainly a laudable goal in protecting water quality, but may be difficult to enforce.

CONSIDERATIONS

- Correlate buffer size with buffer objectives (e.g. if one objective is to control stormwater runoff entering a lake, the research shows that the shoreline buffer size required to accomplish this objective is between 49 and 148 feet wide).
- Consider requiring larger buffers for waterbodies that are more sensitive to pollutants due to small size, limited flushing, sensitive plants or animals, etc.
- Consider linking buffer size to shoreline setback for structures (e.g. buffer width is 25 feet less than shoreline setback).
- Develop a clear definition of what is allowed within the buffer area (e.g. no cutting of vegetation and no land disturbance with a list of specific exceptions).
- Define whether more than one viewing corridor will be allowed for very large lots and what the dimensions of the corridor will be (e.g. no more than 30 feet wide in the dimension paralleling the shore).
- Define the extent of cutting allowed in the viewing corridor by either describing the desired result (e.g. screened view) or how much can be removed (e.g. 25% of branches).
- Consider whether to allow removal of dead or diseased trees if they pose a safety hazard or threaten a structure or will compromise buffer health (e.g. oak wilt). Determine whether to require replanting when a tree or shrub is removed. Decide whether noxious species (e.g. poison ivy) removal from the buffer will be allowed.
- Decide upon the following details for new pathways and elevated walkways: allowed dimensions, allowed land disturbance, whether a construction plan will need to be approved, and whether they will be located within the viewing corridor (minimizes area of vegetation disturbance).
- Determine how existing lawns and expansion of lawns will be addressed.
- Consider providing incentives for restoring buffers (Burnett County example).
- Consider developing educational programs on how buffers benefit lakes and streams.
- Consider compiling a local resource list for buffer restoration: technical assistance, native plant and seed sources, restored sites for viewing, etc.

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Abbreviations used in the following table are:

AS = Accessory structures
Bldgs. = Buildings
BR = Black River
Btwn = Between
CUP = Conditional use permit
DBH = Diameter at breast height
Dev't = Development
DNR = Department of Natural Resources
Exten. = Extension
HWM = High-water mark
Improv't = Improvement
L. MI = Lake Michigan
Max. = Maximum
Min. = Minimum
Nat. = Naturally
NSO = Nonstructural Setback Overlay
OHWM = Ordinary high-water mark
PS = Principal structure
Req. = Require
SC = St. Croix Riverway
Sdyards = Sideyards
s.f. = Square feet
SRA = Shoreline Recreation Area

SSO = Structural Setback Overlay
Struct. = Structures
VAC = Viewing Access Corridor
Veget. = Vegetation
WL = White Lake (Shawano County)
WL = Wild Lakes (Douglas County)
ZA = Zoning Administrator

Shoreline Vegetation Protection Standards

County	Ordinance "Term"	Buffer Dimensions	Viewing Access Corridors	Tree and Shrubbery	Buffer Maintenance
Adams	Tree Cutting Zone	Strip paralleling shoreline and extending 35' inland from all points along OHWM.	No more than 30' in any 100' may be clear cut to the depth of the 35' area. Remaining 70% must screen cars, bldgs., etc.	Clear cutting in VAC only. Does not apply to removal of dead, diseased, or dying trees, which is at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Ashland	Tree & Shrubbery Cutting Area	35' strip paralleling shoreline from the normal HWM	Within any 100' length of strip no more than 30% shall be clear cut to depth of strip.	In remaining 70%, cutting is limited to preserve natural beauty & to control erosion.	CUP req. for clear cutting on >20% slopes. W/i cutting area, no permit req. if following accepted forest man't practices.
Barron	Tree & Shrubbery Protection Area	Strip paralleling shore & extending 75' inland from normal highwater elevation.	No more than 30% of VAC shall be clear cut & max. opening to be 30' for every 100' of shore.	No clear cutting exc. in VAC & dead, dying, etc. trees. Additional may be allowed for bldg. purposes.	Natural shrubbery to be preserved as far as practicable & screen bldgs., & if removed, replaced w/ equally effective veget.
Bayfield	Shoreland Forest Cover Removal Strip	Buffer strip paralleling shoreline & extending 35' inland from OHWM.	No more than 30% (max. 30' wide) of the shorecover shall be cut or removed from buffer strip in every 100' along OHWM.	Does not apply to removal of dead, dying or diseased trees. Cutting & removal w/i strip shall be as minimal as practicable.	Landscape cleared areas with w/ grasses & other species known to retard runoff & prevent erosion w/o excessive fertilizers.
Brown	Tree cutting zone along shore	Strip paralleling the shoreline and extending 35' inland from OHWM of shoreline.	Max. 30% of strip (along HWM) clear cut to depth of strip & cutting should create a max. opening of 30' for every 100'.	Removal of dead, diseased or dying trees & shrubs at discretion of owner. Remaining 70% screen cars, bldgs., etc from water.	Preserve natural shrubs as practicable, and if removed, replace w/ equally effective vegetation/shrubs at owner's expense.
Buffalo	Tree & Shrubbery Cutting Regulation Area	Area parallel to OHWM & extending 35' inland from OHWM.	No more than 30' in any 100', as measured along OHWM, may be clear cut to depth of 35' area.	Removal of dead, diseased or dying trees or shrubs at discretion of owner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Burnett	Shoreline Vegetation Protection Area	From OHWM to a line 25' less than required setback, but a minimum of 35' deep from OHWM.	1 VAC 30' wide w/ limited tree removal, pruning & mowing. Req. 30' btwn. adjoining VAC.	No clear cutting permitted in shoreline vegetation protection area.	Normal maintenance of existing vegetative buffers incl. limited pruning & mowing beyond 35' of OHWM.
Calumet	Tree Cutting & Shrubbery Removal Regulation Area along Shore	Strip paralleling shoreline & extending 35' inland from normal HWM of shoreline.	No more than 30% of length of strip along normal HWM may be clear cut to depth. Max. opening 30' for every 100' of shore.	Removal of dead, diseased or dying trees at discretion of owner. Remaining 70% screen cars, dwellings, etc. from water.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Chippewa	Tree & Shrubbery Cutting Regulation Area	Area parallel to OHWM & extending 35' inland from OHWM.	No more than 30' in any 100', as measured along OHWM, may be clearcut to 35' depth.	Removal of dead, diseased or dying trees or shrubs at discretion of owner.	Natural trees and shrubs shall be preserved - only dead, dying or diseased trees may be removed from remainder of 35' area.

County	Ordinance "Term"	Buffer Dimensions	Viewing Access Corridors	Tree and Shrubbery	Buffer Maintenance
Clark	Tree & Shrubbery Cutting Regulation Area	Strip paralleling shoreline and extending 35' inland from all points along OHWM.	No more than 30' in any 100' as measured along OHWM can be clear cut to depth of 35' strip.	Removal of dead, diseased or dying trees or shrubs at discretion of owner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Columbia	Tree & Shrubbery Protection Area	Area parallel to OHWM & extending 35' inland from OHWM.	No more than 30' in any 100' along OHWM may be clear cut to depth of 35' area.	Removal of dead, dying or diseased trees at discretion of landowner. DNR shorecover removal improving trout habitat ok.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Crawford	Tree & Shrubbery Protection Area	Area parallel to OHWM & extending 35' inland from OHWM.	No more than 30' in any 100' along OHWM may be clear cut to depth of 35' area.	No clear cutting except in VAC. Removal of dead, dying, or diseased trees & shrubs at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Dane	Tree & Shrubbery Cutting Regulation Area	Strip paralleling shoreline & extending 35' inland from OHWM of shoreline.	No more than 30' in any 100' as measured along OHWM may be clear cut to depth of 35' strip.	Removal of dead, diseased or dying trees or shrubs at discretion of owner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Dodge	Tree Cutting Regulation Area	Strip of land 35' wide from OHWM.	No more than 30' in any 100' shall be clear cut.	Remaining 70' in 100' must have sufficient cover to screen cars, bldgs., etc. as seen from water & control erosion.	Not addressed in county's shoreland zoning ordinance.
Door	Shoreland Vegetation Preservation Area.	Area parallel to OHWM & extending 35' inland from OHWM.	No more than 30% of length of 35' wide strip shall be cleared to depth of strip & max. 30' wide openings in any 100'.	Remaining 70% of strip shall screen view of vehicles, bldgs. & struct. from water & control erosion.	No clearing w/i 10' of neighbor's lot line. Beyond 35' inland, clearing >10,000 s.f. req. qualified forester approval.
Douglas	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Class 1 & 2=Strip 35' inland from normal high waterline. Class 3 & WL=Strip 50' inland.	1, 2 & 3=No more than 30' in any 100' shall be clear cut. WL=No more than 30' may be selectively cut 50' inland from OHWM.	Tree & shrub cutting governed by effect on water quality & in accordance w/ accepted management practices.	Natural shrubbery shall be preserved as far as practicable.
Dunn	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & 35' deep from OHWM.	No more than 30' in any 100' may be clear cut to the depth of the 35' area.	No clear cutting w/i buffer except in VAC. Dead, diseased, or dying trees/shrubs removed at discretion of owner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Eau Claire	Shoreland vegetation cutting area	W/i 35' of normal HWM	No more than 30' in any 100' shall be clear cut.	Dead, dying or diseased veget. removed at discretion of owner. Selective cutting of veget. in remaining 70' may be allowed.	Selective cutting not to result in shoreland erosion & provide sufficient cover to prevent sedimentation.

County	Ordinance "Term"	Buffer Dimensions	Viewing Access Corridors	Tree and Shrubbery	Buffer Maintenance
Florence	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & 35' deep from OHWM.	No more than 30' in any 100' may be clear cut to the depth of the 35' area.	No clear cutting w/i buffer except in VAC. Dead, diseased, or dying trees/shrubs removed at discretion of owner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Fond du Lac	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip paralleling the OHWM & extending 35' inland from OHWM of shoreline.	No more than 30' in any 100' along OHWM may be cut to depth of 35' strip.	Removal of dead, diseased, or dying trees or shrubs is at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Forest	Vegetative Protection Area	First 35' of area from the water's edge landward.	No more than 30' in any lot or 30' in any 100' along OHWM cleared to 35' strip. Clear cutting prohibited exc. for PS, etc.	Regulations do not apply to removal of dead, diseased, or dying trees or shrubs & silvicultural thinning upon recommendation of a forester.	Fertilization of shore yards w/i 75' from OHWM prohibited unless free of nitrates, phosphates & lake damaging chemicals.
Grant	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 35' inland from OHWM.	No more than 30' in any 100' along OHWM may be clear cut to depth of 35' area.	Removal of dead, diseased, or dying trees or shrubs is at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Green	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip of land 35' wide inland from OHWM.	No more than 30' in any 100' measured along OHWM may be clear cut.	Regulations do not apply to removal of dead, diseased or dying trees or shrubbery.	Not addressed in county's shoreland zoning ordinance.
Green Lake	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area paralleling OHWM & extending 35' inland from OHWM.	No more than 30' in any 100' as measured along OHWM, may be clear cut to depth of 35' area.	Removal of dead, diseased, or dying trees or shrubs is at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Iowa	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 35' inland along OHWM.	No more than 30' in any 100' along OHWM may be clear cut to depth of 35' area.	Removal of dead, diseased, or dying trees or shrubs is at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Iron	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip 35' inland from OHWM.	No more than 30' in any 100' shall be clear cut.	Cutting governed by consideration of effect on water quality & in accord w/ accepted forestry management practices.	Not addressed in county's shoreland zoning ordinance.
Jackson	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip 35' inland from OHWM.	No more than 20' in any 100' along OHWM shall be clear cut to depth of 35' strip (BR=30' in 200').	Removal of dead, diseased, or dying trees or shrubs is at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.

County	Ordinance "Term"	Buffer Dimensions	Viewing Access Corridors	Tree and Shrubbery	Buffer Maintenance
Jefferson	Tree Cutting Regulation Area on shoreland.	Strip paralleling shoreline & extending 35' inland from normal HWM of shoreland.	No more than 30% of length of strip shall be clear cut to depth of strip & openings max. 30' for every 100'.	Removal of dead, diseased, or dying trees at discretion of landowner. Remaining 70% shall screen cars, bldgs., etc.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Juneau	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip paralleling the shoreline & extending 35' inland from OHWM of shoreline.	No more than 30' in any 100', as measured along OHWM, shall be clear cut to depth of 35' strip.	Removal of dead, diseased, or dying trees or shrubs is at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Kenosha	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Within 100' of the OHWM of all navigable waters.	No more than 30' in any 100' measured along OHWM shall be clear cut.	Prohibited exc. for home & park site dev't, access roads, paths, timber stand improv't, trimming & dead tree removal.	Not addressed in county's shoreland zoning ordinance.
Kewaunee	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 50' inland along OHWM.	No more than 30' in any 100' as measured along OHWM may be clear cut to depth of 35' area.	Removal of dead, dying, diseased trees or shrubs at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
La Crosse	Tree & Shrubbery Cutting Regulation Area	Area parallel to OHWM & extending 35' inland from OHWM.	No more than 30' in any 100' (BR=20' in 200') along OHWM may be clear cut to depth of 35' area.	Removal of dead, diseased or dying trees at discretion of owner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Lafayette	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 35' inland along OHWM.	No more than 30' in any 100', as measured along OHWM, may be clear cut to depth of 35' area.	Removal of dead, dying, diseased trees or shrubs at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Langlade	Vegetation Protection Area = zone of native vegetation incl. ground covers, shrubs & trees	1=from OHWM to 100' & 30' sdyards 2=from OHWM to 75' & 20' sdyards 3=from OHWM to 50'	1 VAC 30' wide for each min. lot width. Selective pruning & removal for filtered view. No clear cutting, grading, etc.	Removal of dead/diseased or safety hazards permitted. No clear cutting allowed in buffer.	Maintenance of existing lawns can continue; however they may not be extended.
Lincoln	Tree & Shrubbery Cutting Regulation Area	Strip paralleling shoreline & extending 35' inland from OHWM of shoreline.	No more than 30' in any 100' along OHWM shall be clear cut to depth of 35' area.	Removal of dead, dying or diseased trees at discretion of landowner.	Not addressed in county's shoreland zoning ordinance.
Manitowoc	Tree Cutting and Shrubbery Removal Regulation Area	Strip paralleling shoreline & extending 35' inland from OHWM of navigable waters.	Not addressed in county's shoreland zoning ordinance.	Removal limited to lesser of 30% of frontage or 30' strip at OHWM. Max. opening 10' wide from outward exten. of branches.	Not addressed in county's shoreland zoning ordinance.
Marathon	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip paralleling shoreline & extending 35' inland from OHWM or 1/2 req. setback for special zoning permit.	No more than 30% of length of 35' strip shall be clear cut to depth of strip. Max. opening=30' on any 100' of shore.	Clear cut in VAC & remaining 70% tree removal & pruning limited to dead, diseased or dying trees & shrubs.	Remaining vegetation shall screen uses on landward side of strip as seen from land & water opposite the shore.

County	Ordinance "Term"	Buffer Dimensions	Viewing Access Corridors	Tree and Shrubbery	Buffer Maintenance
Marinette	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 50' inland along OHWM.	No more than 30' of trees & shrubs in any 100' may be clear cut to 50' depth area. No single clear cut >10' wide.	Removal of dead, dying, diseased trees or shrubs at discretion of landowner.	Use selective cutting (exc. in VAC) to provide screening, prevent erosion, retard flow of pollutants, & preserve nat. beauty.
Marquette	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip paralleling shoreline & extending 35' inland from normal HWM of shoreline.	No more than 30% of length of strip (max. 30' in every 100') along normal HWM shall be clear cut to depth of strip.	Removal of dead, dying, diseased trees or shrubs at discretion of owner. Remaining 70% to retard runoff & prevent erosion.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Menominee	Vegetation Protection Area	Area btwn. OHWM & building setback line from the water.	1 VAC - Clear cut 30' in 100' to 35' depth. Remainder selectively prune or thin to allow screening.	Does not apply to removal of dead, dying or diseased trees. ***Discretion needed to prevent oak wilt. May req. permit.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Monroe	Limited Tree Cutting Area	Strip parallel to shoreline & extending 35' inland from OHWM.	1 VAC - max. 30% of length of strip (max. 30' wide along OHWM), may be clear cut to depth of strip.	Removal of dead or dying trees at discretion of owner.	Vegetation min. 15' tall to screens cars & struct. Openings max. 10' wide from outward extension of branches.
Oconto	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip of land 35' wide inland from OHWM.	No more than 30' in any 100' of frontage may be clear cut.	Cutting reg. do not apply to dead, diseased or dying trees & shrubs. Clear in VAC only, remainder selective cut.	Selective cutting leave sufficient trees to screen landward uses, maintain shore, retard pollutant flow & protect aesthetics.
Oneida	Shoreline Vegetation Protection Area	Buffers 35' from, and runs parallel to, the OHWM	1 VAC 30' wide/100' frontage or if <100' frontage, 30% width. Screen development, but provide filtered view.	Remove tree if dead, dying, diseased, or safety hazard. Replace tree w/ min. 1" DBH. No clear cutting.	No new lawns, unnatural or non-native landscapes. Prune for health/renewal of tree/shrubs (max. 25% of tree crown).
Outagamie	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip paralleling shoreline & extending 50' inland from OHWM of surface waters.	Max. 30% trees selectively cut or clear cut w/i strip & the 30% shall not create a clear cut to water's edge >30' in 100'.	Max. 30% of trees w/i strip selectively cut or clear cut. Removal of dead, dying or diseased trees at owner discretion.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Ozaukee	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 35' inland from OHWM.	No more than 30' in any 100' measured along OHWM may be clear cut to depth of 35' area.	Removal of dead, diseased or dying trees or shrubs at discretion of owner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Pepin	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip paralleling shore & extending 35' inland along OHWM.	No more than 30' in any 100', measured along OHWM, shall be clear cut to depth of 35' strip.	No clear cutting except in VAC. Removal of dead, dying or diseased trees or shrubs at discretion of owner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.

County	Ordinance "Term"	Buffer Dimensions	Viewing Access Corridors	Tree and Shrubbery	Buffer Maintenance
Pierce	Shoreland Vegetation Area	Requirements apply to any cutting of trees or shrubbery w/i shorelands.	No more than 30% (max. 30' in any 100') of 35' wide strip along shoreline shall be cleared to its depth.	If >35' inland of OHWM, clearing 10,000 s.f. or more of any single lot in any one calendar year requires prior approval from a qualified forester as sound forestry practice.	Remaining 70% of 35' wide strip shall have sufficient cover to screen vehicles, bldgs. & struct. seen from water, & control erosion.
Polk	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip of land extending 35' inland along OHWM.	No more than 30% (max. 30' wide) along OHWM shall be clear cut to depth of strip.	Removal of dead or diseased trees or shrubbery at discretion of landowner.	Remaining 70% screen cars & struct. (trees min. 15' tall) & max. clear cut opening of 10' btwn. outward exten. of branches.
Portage	Tree & Shrubbery Cutting Regulation Area	Strip paralleling shoreline & extending 35' inland from OHWM of shoreline.	No more than 30' in any 100', as measured along OHWM, shall be clear cut to depth of 35' strip.	Removal of dead, dying or diseased trees at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Price	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 35' inland from OHWM.	No more than 30' along OHWM may be selectively cut to 35' depth. No clearing w/i 35' of lot lines.	No clear cutting. Removal of dead, dying, or diseased trees if safety hazard. Any other clearing req. ZA approval.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Racine	Tree Cutting & Shrubbery Clearing Regulation Area	Lakes=300' (50+ acres) or 200' (<50 acres). Streams=100' (nav.) or 50' (others). L. MI=SSO & NSO.	No more than 30' in any 100' along OHWM may be cut to 35' depth.	Cutting & clearing prohibited in buffer exc. home site dev't, roads, trimming, dead tree removal, & approved timber plans.	Any req. yard or landscaped area shall be kept free of debris & plant materials in healthy, growing condition.
Richland	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip paralleling shoreline & extending 35' inland from all points along OHWM of shoreline.	No more than 30' in any 100' along OHWM shall be clear cut to depth of 35' strip.	Removal of dead, dying or diseased trees & shrubs at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Rock	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip paralleling shoreline & extending 35' inland along OHWM of shoreline.	No more than 30' in any 100' along OHWM shall be clear cut to depth of 35' strip.	Removal of dead, dying or diseased trees & shrubs at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Rusk	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 35' inland from OHWM	No more than 30' in any 100' may be cleared to 35' depth.	Removal of dead, dying or diseased trees at direction of landowner, or trees that pose threat of falling on struct.	County recommends a planting plan in areas previously cleared prior to issuance of land use or sanitary permits.
St. Croix	Tree Cutting Regulation Area	Strip paralleling shore & extending 35' inland. SC=w/i 200' of OHWM & 40' of bluff.	No more than 30% of strip, max. 30' wide, shall be clear cut to depth. No VAC in SC district.	Does not apply to removal of dead, dying or diseased trees. In SC, does not apply to same trees if safety hazard.	Remaining 70% of strip shall have sufficient cover to screen cars, AS, etc. from water. In SC, may prune trees, shrubs, etc.

County	Ordinance "Term"	Buffer Dimensions	Viewing Access Corridors	Tree and Shrubbery	Buffer Maintenance
Sauk	Tree & Shrubbery Removal Regulation Area	Strip paralleling shoreline & extending 35' inland from OHWM of shoreline.	Max. 25% of length along OHWM clear cut to depth of strip & max. 50% of total length. Max. opening is 25' wide in any 100'.	Removal of dead or dying trees at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Sawyer	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 35' inland from OHWM	VAC=30' of shoreline 35' deep. May be clear cut. On contiguous frontage, 30' separation of uncut area btwn. adjacent VACs.	Clear cut in VAC only. Does not apply to dead, dying or diseased trees which can be removed at discretion of owner.	Not addressed in county's shoreland zoning ordinance.
Shawano	Shoreline Protection Area	Area parallel to OHWM & extending 35' inland. WL-area bounded by OHWM & 25' <setback.	No more than 30' in any 100' clear cut to depth. WL=1 VAC w/ selective cutting 30' wide at OHWM & 15' wide at landward edge.	Removal of dead, dying or diseased trees at discretion of landowner. WL=same trees if safety hazard & no clear cutting.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Sheboygan	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Strip paralleling shoreline & extending 50' inland from OHWM of surface waters.	Selective cut max. 30% of trees w/i strip or create clear cut crossing (max. 10' wide) to water's edge.	Removal of dead, dying or diseased trees at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Taylor	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 35' inland along OHWM.	No more than 30' in any 100', asmeasured along OHWM, may be clear cut to depth of 35' area.	Removal of dead, dying or diseased trees or shrubs at discretion of owner. Clear cut in VAC only.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Trempealeau	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 35' inland from OHWM.	Not more than 30' in any 100' along OHWM may be clear cut. BR=no more than 30' for every 200' may be clear cut.	Removal of dead, dying or diseased trees or shrubs at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Vernon	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 35' inland along OHWM.	No more than 30' in any 100', asmeasured along OHWM, may be clear cut to depth of 35' area.	Removal of dead, dying or diseased trees or shrubs at discretion of owner. Clear cut in VAC only.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Vilas	Shoreline Vegetation Area	No Cut (trees, shrubs, undergrowth) w/i 75' OHWM. Select Cut btwn. 75' & 300' lake (150' stream)	1 Shoreline Recreation Area for each lot. SRA = 30' wide & 35' deep. Select cutting to create if not naturally present.	No clear cutting w/i 300' lake or 150' river/stream exc. w/i 30' of bldgs., septic systems & roads. Removal of dead, dying & diseased trees at owner's discretion.	Not addressed except to limit tree removal & to preserve as far as practicable natural undergrowth.
Walworth	Tree Cutting, Shrubbery Clearing, and Earth Movement Regulation Area	Strip of land 35' wide inland from OHWM.	No more than 30' in any 100' or same portion of a smaller lot shall be clear cut. Patios must be within this area.	Provisions do not apply to removal of dead or diseased trees.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.

County	Ordinance "Term"	Buffer Dimensions	Viewing Access Corridors	Tree and Shrubbery	Buffer Maintenance
Washburn	Shoreline Vegetation Protection Area	From OHWM to line 25' less than req. shoreline setback.	1 VAC per lot w/ selective pruning & removal. Setback 10' from lot line. Max. 30' wide. If VAC nat. occurring, must use.	No clear cutting. Selective removal & pruning for VAC. Must screen dev't. Remove dead/diseased trees if safety hazard.	Can remove noxious veget. which pose health/safety threat (i.e. poison ivy). Can't remove trees, shrubs & ground cover.
Washington	Tree & Shrubbery Cutting Regulation Area on Shoreland.	Area parallel to OHWM & extending 35' inland along OHWM.	No more than 30' in any 100', asmeasured along OHWM, may be clear cut to depth of 35' area.	Removal of dead, dying or diseased trees or shrubs at discretion of owner. Clear cut in VAC only. Must use accepted forest management & soil conservation practices.	Preserve natural shrubbery as far as practicable, & if removed, replaced w/ equally effective vegetation in retarding runoff, preventing erosion, etc.
Waukesha	Tree & Shrubbery Cutting Regulation Area	Area parallel to OHWM & extending 35' inland from OHWM.	No more than 30' in any 100' along OHWM may be clear cut to depth of 35' area.	Removal of dead, diseased or dying trees at discretion of landowner.	Natural shrubbery shall be preserved as far as practicable, and if removed, replaced w/ equally effective vegetation.
Waupaca	Vegetation Protection Area.	Area bounded by OHWM & line 25' <shoreline setback or 35' from OHWM, whichever is greater.	1 VAC per lot w/ PS. 30' wide paralleling shore. Shoreline rec. area w/i VAC. Selective pruning & removal to create.	No clear cutting. Dead, dying, diseased trees (safety hazards) & nuisance exotic spp. remove & replace w/ native substitute.	Clear cutting, grading & other land disturbances not permitted. Lawn OK in shoreline rec. area.
Waushara	Woody Perennial Vegetation Removal Area	Within 35' of OHWM (60' of OHWM on Class I, II, & III trout streams).	No more than 30' in any 100' along OHWM shall be clear cut to 35' (or 60') depth of strip.	Can remove dead, dying or diseased woody perennial veget. or improve trout habitat in Class I, II or III streams.	Clear cut=removal >70% of crown cover or basal area of perennial woody vegetation.
Winnebago	Tree & Shrubbery Cutting Regulation Area.	Strip 35' inland from OHWM.	No more than 30' in any 100' shall be clear cut in 35' strip.	Clearing for home & park site dev't, road access, trimming, dead tree removal etc. if max. 30' in any 100' clear cut.	Not addressed in county's shoreland zoning ordinance.
Wood	Tree & Shrubbery Cutting Regulation Area.	Strip paralleling shoreline & extending 35' inland from OHWM.	No more than 30% of length of strip, max. 30' wide, may be clear cut.	Removal of dead, dying or diseased trees or shrubs at discretion of landowner.	Remaining 70% shall have sufficient cover to screen cars, dwellings, AS, etc. from water.

Shoreline Vegetation Protection Ordinance Language

BURNETT COUNTY

4.4 (2) Removal of Shoreline Cover

There shall be a shoreline vegetation protection area on each parcel which shall extend from the ordinary high water mark to a line 25 feet less than the required setback for structures, but in no case, less than 35 feet landward from the ordinary high water mark. Within this area, vegetation removal (including trees, shrubs and groundcover) and land disturbing activities are prohibited with the following exceptions:

- (a) One viewing/access corridor more or less perpendicular to the shore and no more than 30 feet wide may be established. Limited tree removal, pruning and mowing will be permitted. Clearcutting, filling, grading and other land disturbing activities are not permitted in this area. On contiguous frontage, there shall be a 30 foot separation of uncut area between adjoining view corridors.
- (b) Limited pruning and mowing will be allowed in the area greater than 35 feet from the ordinary high water mark.
- (c) Pedestrian access, walkways, pathways, and stairways must be located in the access/viewing corridor and also subject to section 4.4(1)d, unless such location is not feasible due to steep slopes, wet soils, or similar limited conditions.
- (d) Pier, wharf and lift placement must also be confined to waters immediately adjacent to viewing/access corridor unless such location is not feasible due to steep slopes, wet soil, or similar limiting conditions.
- (e) Normal maintenance of existing vegetative buffer strips.

DOOR COUNTY

5.09 Shoreland vegetation.

- (1) Purpose. The purpose of these requirements are to preserve shoreland vegetation in order to:

- (a) Protect the scenic beauty of the shoreland in Door County.
 - (b) Abate soil erosion along the shoreline.
 - (c) Reduce the flow of effluent, sediments, and nutrients from the shoreland to surface water.
- (2) These requirements apply to any cutting of trees and shrubbery in the shorelands.
- (3) Requirements.
- (a) Cutting less than 35 feet inland. Except as provided in par. (c), tree and shrubbery cutting in an area parallel to the ordinary high water mark and extending 35 feet inland from all points along the ordinary high water mark shall be in accordance with the following provisions:
 1. No more than 30% of length of this 35-foot wide strip on any lot shall be cleared to the depth of the strip. Such clearing shall not result in openings of more than 30 feet in any 100 feet nor create a cleared opening in this strip greater than 30 wide and no opening shall be allowed within 10 feet of the neighbor's lot line.
 2. In the remaining 70% length of this 35-foot wide strip, cutting shall leave sufficient cover to screen vehicles, buildings, and structures seen from the water; and to control erosion. - (b) Cutting more than 35 feet inland. Except as provided in par. (c), in shoreland which are more than 35 feet inland of the ordinary high water mark, the clearing of 10,000 square feet or more of any single lot in any one calendar year shall require the prior approval of a qualified forester as a sound forestry practice as defined in NR 46.02 or NR 46.15, Wis. Admin. Code.

FOREST COUNTY

5.18.4 (2.) Fertilizing of Shore Yards Prohibited. Within 75 feet required set back from the OHWM, lawn, garden, farm and forestry fertilizers shall not be applied to the soil unless specifically free of nitrates, phosphates and lake damaging chemicals.

LANGLADE COUNTY

17.30 (6) **VEGETATION PROTECTION AREA.** There shall be a shoreline vegetation protection area on each lot which shall extend from the ordinary highwater mark to a line which is 25 feet less than the required shoreline setback for structures.

Within this area the removal of trees, shrubs and groundcover, filling and land disturbing activities are prohibited with the following exceptions:

* * *

- (d) Removal of dead and diseased trees which are a safety hazard or which threaten structures.
- (e) Establishment of one viewing corridor for each minimum lot width by selective pruning and selective removal of trees and shrubbery. Clear cutting, filling, grading and other land disturbing activities are not permitted. Sufficient trees and shrubbery shall be retained to screen development from view from the water but provide a filtered view of the water. The viewing corridor shall be more or less perpendicular to the shore and no more than 30 feet wide in the dimension paralleling the shore.

* * *

These provisions are not intended to prevent the maintenance of lawns or landscaping established prior to April 21, 1998. However, such lawns or landscaping may not be extended contrary to the provisions of this section. In shoreland areas located beyond the vegetation protection area, tree and shrub cutting shall be governed by consideration of the effect on water quality, natural beauty and sound forestry practices and soil conservation practices.

* * *

ISSUE	CLASS DEVELOPMENT STANDARDS		
	CLASS 1 WATERS (sensitive, mostly undeveloped lakes & streams)	CLASS 2 WATERS (less sensitive, partially developed lakes & all other rivers & streams)	CLASS 3 WATERS (mostly developed lakes)
Vegetation Protection Area (no cut or land disturbance)	Within 100' of OHWM & 30' both sideyards	Within 75' of OHWM & 20' both sideyards	Within 50' OHWM
Shore Protection Structures	Riprap or Bioengineered only		All with state permit

ONEIDA COUNTY

9.52 VEGETATION PROTECTION AREA AND CUTTING OF TREES AND WOODY PLANTS

A. Natural vegetation on land abutting lakes and streams protects scenic beauty, controls erosion, provides wildlife habitat, and reduces flow of effluents and nutrients from the shoreland into the water. To preserve these desirable features of

the shoreline, there shall be maintained a shoreline vegetation protection area on each lot abutting a lake or stream which shall extend to 35 feet from, and parallel to, the OHWM.

1. Vegetation removal, excavating, filling and land disturbing activities within the vegetation protection area are prohibited with the following exceptions:

- a. Construction permitted under Section 9.51 (A) shall be confined to the viewing area. Such structures which existed prior to May 19, 1999, shall be allowed to remain.

* * *

- c. Shoreline protection activities authorized by a state permit and erosion control measures approved by the County Land Conservation Department which are designed to remedy significant existing erosion problems.
- d. A tree, or portion thereof, may be removed for one or more of the following reasons:

1. The tree, or portion thereof, is dead.
2. The tree is a safety hazard to person or property.
3. The tree removal is for the purpose of preventing the spread of disease to other trees.

Whenever a tree is removed, it shall be replaced with another tree as defined in Section 9.130 and having a minimum DBH of 1 inch.

- e. Viewing areas in compliance with the following restrictions:
 1. Each viewing area shall not exceed 30 feet in width. Walkways and lifts shall be confined to a viewing area unless otherwise allowed elsewhere under subsection 9.52 (A.) (1.) (b.) above.
 2. No more than one viewing area shall be allowed in any 100 feet of frontage, or 30% of the lot width on lots less than 100 feet.
 3. Viewing areas shall be established by pruning (not to exceed removal of 25% of live branches) and selective removal of trees and woody plants, leaving one square foot of basal area in the viewing area. Preference shall be given to retaining healthy trees and native trees. Sufficient natural trees and woody plants shall be retained to screen development from view of the water while

providing a filtered view of the water from the lot during the summer season.

4. Clear cutting, filling, grading and other land disturbing activities are prohibited in a viewing area unless permitted under subsection 9.52 (A.) (1.) (c.) above or Sec. 9.51 (C.) (4.).
- f. Pruning of trees and woody shrubs outside of the viewing area for the health and/or renewal of vegetation. Such pruning shall not result in removal of more than 25% of the living crown of a tree, nor jeopardize the health and natural shape of a tree or shrub.

* * *

2. The following are restrictions within the vegetative protection area:
 - a. Timber harvesting. On parcels over five acres in size, limited harvesting is permitted, provided that an equivalent of 60 feet of basal area per acre of residual trees five inches and greater diameter at breast height (DBH), and at least 2.2 feet of basal area per lineal 50 feet of shoreline frontage, must remain after harvest.
 - b. Landings or slash piles are prohibited.
 - c. Establishment of new lawns and unnatural or non-native landscaping is prohibited.
3. In the shoreland area outside the vegetation protection area, trees and woody plants may be cut in accordance with accepted forest best management practices and sound soil conservation practices which protect water quality.

OUTAGAMIE COUNTY

16.24 SHORELAND TREE AND SHRUBBERY CUTTING. (1) Regulating tree and shrubbery cutting along the shoreline is necessary to protect scenic beauty, control erosion, and reduce effluent and nutrient flow from the land. These provisions shall not apply to dead, diseased or dying trees at the discretion of the landowner or to silvicultural thinning upon the discretion of an official forester of the State or County.

(2) Three and shrubbery cutting in a strip paralleling the shoreline and extending 50' inland from all points along the ordinary high watermark of the surface waters shall be limited with the following provisions:

(a) No more than 30% of the trees within the strip shall be cut by selective cutting or by creating a clear cut crossing of this strip down to the water's edge nor shall the 30% create a clear cut to the water's edge which exceeds 30' in any 100' in width.

(b) Natural shrubbery shall be preserved as far as practical and, where removed, it shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion and preserving natural beauty.

PRICE COUNTY

6.0 REMOVAL OF SHORE COVER.

6.1 PURPOSE. The purpose of tree and shrubbery cutting regulations applicable

to the shoreland area is to protect aquatic and shoreline wildlife habitat, scenic beauty, control erosions and reduce effluent and nutrient flow from the shoreland. The provisions shall not apply to the removal of dead, disease or dying trees which present a safety hazard, or to silvicultural thinning upon recommendation of a forester.

6.2 SHORELINE CUTTING. Tree and shrubbery cutting in an area parallel to

the ordinary highwater mark, and extending 35 feet inland from all points along the ordinary highwater mark, shall be limited with the following provisions:

6.21 No more than 30 feet as measured along the ordinary highwater mark, may be selectively cut to the depth of the 35 foot area. Unless otherwise approved by the Zoning Administrator, clearing will not be allowed within 35 feet of the lot lines.

6.22 Natural shrubbery shall be preserved as far as practicable and, when removed, it shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion and preserving natural beauty.

VILAS COUNTY

ARTICLE VIII: REMOVAL OF TREES AND SHORE COVER

8.1 Applicability.

This Article applies to the removal of trees and vegetation on shoreland properties.

Note: General Restrictions on Tree Removal are set forth in Section 5.13 of the Vilas County General Zoning Ordinance.

8.2 Permitting Requirements.

A. General.

1. All tree cutting exceeding the limitation of Section 8.3 requires a Shoreland Alteration Permit from the Vilas County Zoning Office.
2. Tree cutting more than 10 acres in a shoreland area also requires that the owner provide notice to the Vilas County Clerk's Office.

B. Exceptions.

1. Shoreland Alteration and Zoning Permits are not required when logging is performed on public lands (State, Federal, county and Town) or managed lands in compliance with a Forest Law Program, or where cutting is performed by governmental bodies or public utilities.
2. This Article shall not apply to removal of dead, dying or diseased trees or shrubbery.

8.3 Limitations on Removal of Trees and Shore Cover.

A. Preservation of Trees and Vegetation.

Except as set forth in this section, natural shrubbery, trees and undergrowth shall be preserved as far as practicable on all shoreland properties, and if removed, it shall be replaced with vegetation that is equally effective in meeting the objectives of this Ordinance.

B. Prohibition of Clear Cutting.

Clear cutting shall be prohibited within 300 feet of a lake or within 150 feet of a river or stream other than for the following areas and purposes:

1. For the placement and maintenance of a building within thirty feet (30') of each exterior wall.
2. For the installation of a private septic system.
3. For the construction of a twenty feet (20') wide roadway from a public road or easement to the principal structure. Such roadway may not encroach on any setback.
4. For the thirty feet (30') x thirty-five feet (35') shoreline recreation area described in this section.

C. No Cut Zone

Except as set forth in other Articles of this ordinance, no removal of trees, shrubs, or undergrowth is permitted within 75 feet of the OHWM of a lake or stream.

D. Select Cut Zone

Select cutting of trees between 75 feet and 300 feet from the OHWM of a lake or between 75 feet and 150 feet of the OHWM of a stream is permitted under the following conditions:

1. A basal area of 60 square feet per acre, DBH, evenly distributed shall be maintained.
2. Natural shrubbery, trees, and undergrowth shall be preserved as far as practicable within the select cutting areas.
3. The maximum slash height permitted shall be 24 inches.

E. Creation of a Shoreline Recreational Area.

1. Except as set forth in ¶ E.2, one shoreline recreational area is allowed on each waterfront lot no larger than thirty feet (30') in width along the shoreline and extending 35 feet in depth from the OHWM. Select cutting of trees and shrubbery is permitted to create a shoreline recreational area if one does not naturally exist.
2. The shoreline recreational area for resorts, hotels or motels, or private clubs shall be no larger than thirty feet (30') in width along the shoreline for each one hundred feet (100') of shoreline frontage for up to three hundred feet (300') of shoreline frontage width, plus an additional ten feet (10') of shoreline recreational area width for each remaining one hundred feet (100') of shoreline frontage width. For the purpose of mitigation only, such shoreline recreational areas may be contiguous or non-contiguous. Shoreline recreational areas shall only be created up to 35 feet in depth from the OHWM.

WASHBURN COUNTY

Section 272 Shoreline Vegetation Protection Area

There shall be a shoreline vegetation protection area on each lot extending from the ordinary high-water mark to a line that is 25 feet less than the required shoreline setback. (See Section 279.2). Within this area the removal of trees, shrubs and ground cover and land disturbing activities are prohibited with the following exceptions:

1. Establishment of one viewing corridor for each lot by pruning and selective removal of trees and shrubbery. Clear cutting, filling, grading and other land disturbing activities are not permitted. Sufficient trees and shrubbery shall be retained to screen development from view from the water but provide a filtered view of the water. The viewing corridor shall be more or less perpendicular to the shore and shall be set back at least ten (10) feet from the side lot line. The 30 foot wide corridor shall be reduced in width proportionally for lots that have less than 100 feet of water frontage. A viewing corridor may not be established where the absence of vegetation provides a similar naturally occurring opening.

* * *

6. Removal of dead and diseased trees which are a safety hazard or which endanger structures and the removal of noxious vegetation which pose a threat to health or safety, (i.e. poison ivy).

Shoreline Vegetation Protection Resources

PRESENTATIONS

Shoreline buffers. (Unknown, 2000). PowerPoint slide show slides illustrates the many benefits of buffers, examples of protected and restored buffers and covers the scientific research. Available from the Land Use Education Center, College of Natural Resources, University of Wisconsin – Stevens Point, 1900 Franklin Street, Stevens Point, WI, 54481 or by phoning (715) 346-3879.

The Living Shore. (17 min.,1998). Video explains the importance of leaving a natural “buffer zone” between lakes and lake owners’ dwellings. It also provides information on selecting and planting shoreline plants. It is available from Wisconsin Association of Lakes, (800) 542-5253 for \$15.00 plus \$2.00 shipping. It also available at many public libraries.

Rivers: Ribbons of Life. (22 minutes, 2000). Video illustrates the importance of land management practices along rivers and explains the critical significance of broader land use decisions within the river’s basin. Available for \$14.50 (includes shipping to MN or WI) from University of Minnesota – Extension Distribution Center at (800) 876-8636. Ask for item number VH-7542.

Saving Our Shorelines. (25 minutes, 2000) Video helps landowners understand why and how they can preserve their shorelines for multiple uses. Available for \$30 from Minnesota DNR at (651)-772-7945.

EDUCATIONAL MATERIALS

A Fresh Look at Shoreland Restoration. (4 pp., 1999) Handout describes the advantages of natural shorelines over urban landscapes. Available from University of Wisconsin – Extension Publications, 45 North Charter Street, Madison, WI, 53715 or by calling (877) 947-7827. Ask for Publication Number GW027. Also available on-line at: [<http://clean-water.uwex.edu/pubs/shore/hirestor.pdf>].

Inland Lakes Sustainability Study Summary. (8 pp., 1997). A summary of *Shoreland Zoning Regulations Do Not Adequately Protect Wildlife Habitat in Northern Wisconsin* also by M. Meyer. Available from Sigurd Olson Environmental Institute at (715) 682-1223.

Lakescaping for Wildlife and Water Quality. (176 pp., no date) Book describes the issues facing waterfront owners who wish to protect their water quality and provides examples of how homeowners have dealt with those concerns. It focuses on native landscaping techniques and provides plant lists and nurseries sources. Available from Minnesota Department of Natural Resources, Minnesota’s Bookstore at (800) 657-3757.

The Point. (2 pp., no date) Excellent story about how the shoreland atmosphere and wildlife habitat can be destroyed by improper development; available on-line at:

[<http://www.dnr.state.wi.us/org/water/wm/dsfp/shore/documents/app%20k/The%20Point.pdf>].

Restoring Your Shoreland: A guide to Shoreland Planting Packets. (4 pp., 1999) Informational brochure and order form for trees & shrubs for shoreland restoration through local DNR offices. Available at local DNR service centers or by phoning (608) 267-7494.

The Shoreland Friends Guidebook. (48 pp., 2000) A "how-to" guide for county zoning administrators and local groups that wish to educate shoreland property owners about shoreland stewardship practices and related regulations. Contains extensive lists of available publications and resources. Available at:
[<http://www.dnr.state.wi.us/org/water/wm/dsfp/shore/friends.htm>].

Shoreline Buffer Zones and Setbacks. (2 pp., February 1999). Fact sheet illustrates the link between shoreland buffers and setbacks. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #5 of the Shoreland Management and Lake Classification Series.

A Tale of Two Lakes. (2 pp., August 1999) Humorous description of the difference between lawns and natural shorelines; available at:
[<http://www.dnr.state.wi.us/org/water/wm/dsfp/shore/documents/app%20k/TwoLakes.pdf>].

The Water's Edge: Helping fish and wildlife on your lakeshore property. (12 pp., 2000). Brochure focuses on wildlife habitat and impacts of lawns with excellent photos and graphics. Available at local DNR service centers or from Wisconsin Department of Natural Resources, Lakes and Wetlands Section, (608) 266-2244. Ask for publication number PUB-FH-428 00. Also available on-line at:
[<http://www.dnr.state.wi.us/org/water/fhp/fish/pubs/thewatersedge.pdf>].

What is a Shoreland Buffer? (2 pp., 1999). Handout defines a shoreland buffer and its advantages. Available from University of Wisconsin – Extension Publications, 45 North Charter Street, Madison, WI, 53715 or by calling (877) 947-7827. Ask for Publication Number GW028. Also available on-line at:
[<http://clean-water.uwex.edu/pubs/shore/hibuffer.pdf>].

TECHNICAL REFERENCES

Phosphorus Export from a Low Density Residential Watershed and an Adjacent Forested Watershed. (7 pp., 1985). This paper contains information on the runoff quantity (total and peak discharge) and phosphorus export. Article in *Proceedings of the 5th Annual Conference, North American Lake Management Society*, Lake Geneva, Wisconsin, by J. Dennis.

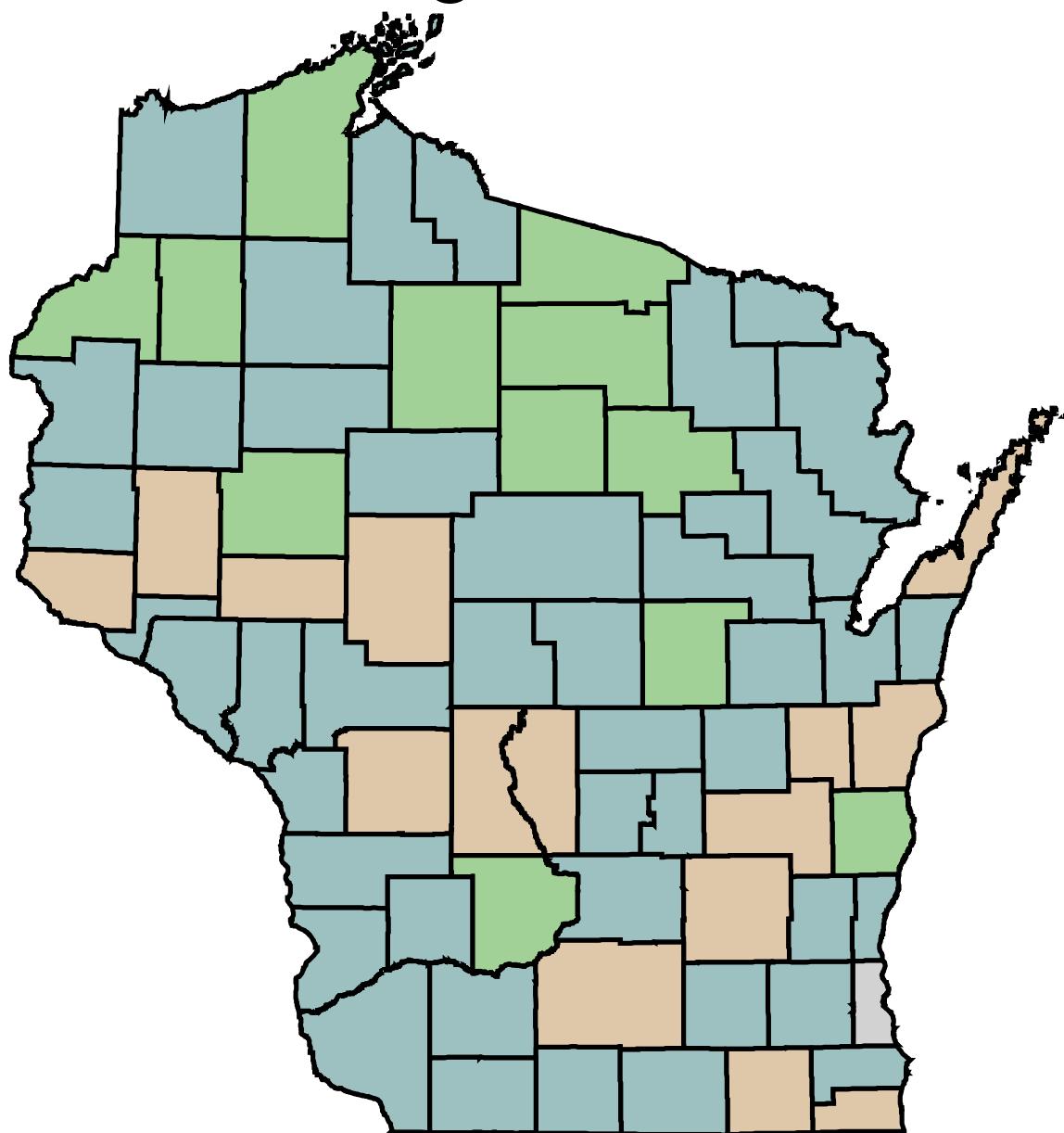
Vegetated Buffers in the Coastal Zone: A Summary Review and Bibliography. (71 pp., 1994). This summary reviews the functions of buffers on inland waters since the

literature on coastal buffers is very scarce. It specifies average buffer sizes necessary for removal of sediment, nitrogen and phosphorus. Coastal Resource Center, Rhode Island Sea Grant, University of Rhode Island, ISBN 0-938-412-37-x.

Urban Runoff: How Polluted Is It? (6 pp., 1992). This paper provides information on the quantity of runoff measured from residential and agricultural lands in Wisconsin as well as the concentrations of pollutants in each. Available from Wisconsin Environmental Resource Center at (608-262-1369).

Grass versus Trees: Managing Riparian Areas to Benefit Streams of Central North America. (11 pp., 2000). Article summarizes the benefits of various management techniques along riparian areas. Article in *Journal of the American Water Resources Association*, 36(4):919-930 by J. Lyons, et al.

Nonconforming Structure Standards



- County is not regulated under NR 115.
- County uses a variation of the 50% rule to regulate additions and alterations to nonconforming structures.
- County requires alterations or additions to nonconforming structures to comply with shoreland ordinance or to not increase nonconformity.
- County regulates nonconforming structures based on distance of structure to OHWM and/or total area of structure.

For more information, contact Carmen Wagner,
WI DNR, Shoreland Zoning Specialist, 608-267-7694



May 22, 2000
Bureau of Watershed Management

NONCONFORMING STRUCTURES ISSUE SUMMARY

MANAGEMENT RATIONALE

A use, a lot, or a structure may be nonconforming. If it was lawfully established prior to the adoption or amendment of a zoning ordinance, but is now inconsistent with current zoning standards, it is considered to be a “legal nonconforming” use, lot or structure.

A nonconforming structure is a structure whose dimensions, location or other physical characteristics do not conform to the standards of the current zoning ordinance, although the use of the structure conforms to the requirements of the ordinance. An example is a home that was built 50 feet from the ordinary high water mark prior to the adoption of a shoreland zoning ordinance that requires a 75 foot structural setback from the ordinary high water mark and permits residential uses in the area in question. This section primarily addresses nonconforming principal structures.

Effectively managing nonconforming structures in the shoreland zone has the potential to:

- enhance the quality of the near shore zone and shoreland area by maintaining adequate vegetative cover and minimizing the degree of hard surface area, to reduce runoff and provide better habitat;
- encourage development, improvements or additions that are consistent with and not contradictory to objectives of a shoreland management ordinance;
- protect or restore the natural beauty of a shoreline; and
- improve water quality.

MINIMUM STATEWIDE STANDARDS

The Wisconsin Supreme Court has established that “the general purpose of a zoning ordinance is to restrict uses of buildings according to the terms of the ordinance and to require conformance as speedily as it may under all the circumstances reasonably be accomplished.” State ex rel Morehouse v. Hunt, 235 Wis 358 at 370 (1940).

Chapter NR 115, Wis. Admin. Code, reflects this concept by permitting the continued use, including routine maintenance, of a legally established building, structure or property that existed at the time an ordinance took effect, which is not in conformity with the provisions of the ordinance. However, chapter NR 115 also reflects the fact that, under section 59.69 (10), Wis. Stats., counties may prohibit alterations, additions, or repairs, over the life of the building or structure in excess of 50% of the equalized assessed value of an existing nonconforming building or structure may be prohibited. This is often referred to as the “50% rule”. (See section NR 115.05(3)(e).)

In 1997, the Wisconsin Attorney General issued an opinion which states that while counties are not required to adopt the 50% valuation cap for additions or improvements to shoreland nonconformities, counties must employ a policy which requires nonconformities to be eliminated rather than perpetuated, and eventually the structure must be brought into compliance with the ordinance (The opinion of the Attorney

General cites Waukesha County v. Pewaukee Marina Inc., 187 Wis. 2d 18; 22-24, 522 N.W.2d 536 (Ct. App. 1994), among other decisions.)

RELATED RESEARCH

The goal of regulating nonconforming structures is to require eventual compliance while allowing continued reasonable use of the structures. This is accomplished through placing limits on the property's ability to expand, alter and reconstruct nonconforming structures.

Many communities rely on the 50% rule to regulate nonconforming principal structures, even though it is difficult to administer at best, since it has numerous practical difficulties related to its application. One issue is how is the 50% valuation determined – is it the current assessed value; equalized assessed value; or appraised fair market value? Or the value at time that the structure became nonconforming?

Another issue is the definition of “structural repairs”. Many counties have found it necessary to define the term in their ordinance. The Wisconsin Supreme Court has found that “structural repairs” should not include efforts to modernize structures (installing heating, plumbing or electricity) and those repairs necessary to prevent deterioration of the structure (Ohm 1999). It is often not easy to draw the line between “structural repairs” and “routine maintenance, or to obtain accurate cost estimates for the proposed work.

These practical difficulties in the regulation of nonconforming structures have lead to many innovative approaches to limiting the expansion of nonconforming structures and mitigating the impacts of such expansion.

MANAGEMENT INITIATIVES

The historical approach for controlling nonconforming principal structures has consisted of limiting the total cost of additions and structural improvements or repairs to nonconforming structures to 50% of the current equalized assessed value or fair market value of the nonconforming structure. If a proposed addition or structural improvement or repair would result in the total lifetime costs exceeding 50% of the equalized assessed value or fair market value of the structure, the addition, improvement or repair would be limited to what could be done within the 50% limit. The 50% rule is generally considered ineffective in terms of encouraging property owners to replace nonconforming structures with conforming ones due largely to inconsistent interpretation of the rule and the difficulty in tracking additions and structural improvements and repairs over the lifetime of the structure.

A possible change to the 50% rule is to limit additions and structural improvements or repairs to 50% of the assessed value of the structure at the time it became nonconforming. Smaller additions and fewer structural improvements or repairs would be permitted if this change were made, but determining what the assessed value of the property was at the time that the structure became nonconforming may be a time-consuming process.

An alternative to the 50% rule permits certain alterations, structural improvements and repairs, and reconstruction if the nonconformity of the structure is not increased or does not encroach further into the shoreland setback. For example, a county may allow alterations to a structure if all the work is contained within the existing building footprint, resulting in no increase in the dimensional nonconformity. Under some ordinances, mitigation measures are also required. This strategy tends to maintain the status quo, however. There is very little incentive for the property to replace a nonconforming structure with a conforming one.

Another option used by some counties is to prohibit or limit additions and other alterations based on the distance of the structure from the ordinary high water mark and/or the structure's total floor area. This technique usually results in maintaining structures closest to the water, and limits enlargement of structures farthest from the water. Mitigation is often used in conjunction with this technique requiring the restoration of shoreland vegetated buffers, removal of nonconforming accessory structures, and use of earth-tone building materials.

CONSIDERATIONS

- What have been the historic difficulties in administering your community's nonconforming structure regulations?
- What types of variances are most requested? Can those issues be addressed in a different policy for regulating nonconforming structures?
- Consider striving for "functional" compliance for nonconforming principal structures farthest from the water. In other words, limited expansion and limited improvements could be allowed in exchange for mitigation practices that protect water quality, wildlife habitat, and natural scenic beauty.
- Consider one-time limited expansion that is recorded at the Register of Deeds Office via an affidavit to eliminate multiple expansions of nonconforming principal structures.
- Define what changes are allowed to nonconforming structures without a permit and what changes require a permit.

BIBLIOGRAPHY

Ohm, Brian. 1999. *Guide to community planning in Wisconsin*. Department of Urban & Regional Planning, University of Wisconsin – Madison. Madison, WI.

Abbreviations used in the following table are:

LUP = Land use permit

NC = Nonconforming or nonconformity

NCPS = Nonconforming principal structure

NCS = Nonconforming structure

OHWM = Ordinary high water mark

PEAV = Present equalized assessed value

PS = Principal structure

SEP = Special exception permit

Nonconforming Structure Standards

County	Maintenance	Horizontal Additions	Vertical Additions	Basements	Demolition
Adams	NCS cannot be unused for 12 cons. months or must be brought into compliance. Repairs can't exceed 50% of equalized assessed value over life of bldg.	Addition cannot encroach farther into setback than permitted, even if addition is less than 50% of assessed value.	Addition cannot encroach farther into setback than permitted, even if addition is less than 50% of assessed value.	Addition cannot encroach farther into setback than permitted, even if addition is less than 50% of assessed value.	Not addressed in county's shoreland zoning ordinance.
Ashland	Routine maintenance conditional incl. no struct. alter. or repair to NCS over its life to exceed 50% of current est. fair market value.	No struct. alter., addition or repair to NCS over its life to exceed 50% of current est. fair market value, unless it conforms to ordinance.	No struct. alter., addition or repair to NCS over its life to exceed 50% of current est. fair market value, unless it conforms to ordinance.	No struct. alter., addition or repair to NCS over its life to exceed 50% of current est. fair market value, unless it conforms to ordinance.	Not addressed in county's shoreland zoning ordinance.
Barron	Repairs & improvements of maintenance nature are allowed.	If alteration/addition alters exterior dimen. & conforms to dimen. rules, allowed. If it does not increase NC, ok if not >50% of full market value.	If alteration/addition alters exterior dimen. & conforms to dimen. rules, allowed. If it does not increase NC, ok if not >50% of full market value.	If alteration/addition alters exterior dimen. & conforms to dimen. rules, allowed. If it does not increase NC, ok if not >50% of full market value.	If NCS damaged by fire, act of God or public enemy to extent of >50% its full market value, it shall not restored except as a special exception.
Bayfield	NCS<600 s.f., NCS<40' from OHWM & NCAS allowed ordin. mainten. & repair. Extern. improve if NCS<40' from OHWM, >600 s.f., limited to 25% of struct. members & w/i bldg. env.	NCPS 40'-75' from OHWM & >600 s.f. expand on landward side of struct. if max. 25% of struct. members replaced, enclosed dwelling space max. 1500 s.f., max. 1900 s.f. of roof, max. 26' tall.	NCPS 40'-75' from OHWM & >600 s.f. expand on landward side of struct. if max. 25% of struct. members replaced, enclosed dwelling space max. 1500 s.f., max. 1900 s.f. of roof, max. 26' tall.	NCS 40'-75' from OHWM & >600 s.f. may have new basements constructed under permitted additions only. No new or raised basements for existing struct. or attached AS.	NCS damaged by natural event may be reconstructed. If damage is due to intentional act of owner, repairs must comply w/ ordinance. Req. mitigation.
Brown	No repair to any NCS over life of struct. shall exceed 50% of its assessed value at time of its becoming NC unless permanently changed to conforming.	Can't expand or enlarge NCS exc. in conformity. No struct. alter. or addition to NCS over life of NCS shall be >50% of assessed value at time of NC.	Can't expand or enlarge NCS exc. in conformity. No struct. alter. or addition to NCS over life of NCS shall be >50% of assessed value at time of NC.	Can't expand or enlarge NCS exc. in conformity. No struct. alter. or addition to NCS over life of NCS shall be >50% of assessed value at time of NC.	Not addressed in county's shoreland zoning ordinance.
Buffalo	Routine maintenance may continue if over life of bldg. repair does not exceed 50% of current est. fair market value, unless brought into compliance.	Alterations or additions over life of bldgs. cannot exceed 50% of current est. fair market value unless brought into compliance.	Alterations or additions over life of bldgs. cannot exceed 50% of current est. fair market value unless brought into compliance.	Alterations or additions over life of bldgs. cannot exceed 50% of current est. fair market value unless brought into compliance.	Not addressed in county's shoreland zoning ordinance.

County	Maintenance	Horizontal Additions	Vertical Additions	Basements	Demolition
Burnett	NCPS <40' from OHWM (1)max. 25% struct. members replaced, (2)confined to bldg. envelope, (3)NCAS removed & (4)restore shoreline buffer.	NCPS 40'-75' from OHWM & 500+ s.f., (1)max. 1500 s.f. post-total, (2)1-time 144 s.f. add. even w/ shore façade, (3)NCAS removed (4)restore buffer.	Not allowed on NCPS less than 40' from OHWM or less than 500 s.f.	No new basements or walkout basements under existing structures.	Not addressed in county's shoreland zoning ordinance.
Calumet	No enlarging or altering NCS to increase its NC, but may alter to decrease NC. Alter legal NC resid. struct. (NC setback) if not incr. encroachment.	No enlarging or altering NCS to increase its NC, but may alter to decrease NC. Alter legal NC resid. struct. (NC setback) if not incr. encroachment.	Cannot increase nonconformity, but may alter to decrease NC. Alter legal NC resid. struct. (NC setback) if not incr. encroachment & 2/3 setback met.	No enlarging or altering NCS to increase its NC, but may alter to decrease NC. Alter legal NC resid. struct. (NC setback) if not incr. encroachment.	If NCS or NC portion destroyed by any means >50% of its equalized assessed valuation at time of destruction, reconstruct only in conformity.
Chippewa	Routine maintenance may continue w/ conditions, incl. complying with shoreline cutting regulations.	1-time addition not to exceed 50% of NCS area, not >1800 s.f. w/i 75' of water. No side add. w/i 50' of OHWM. Side add. max. 50% of NCS width.	No addition to any part of a NCS can exceed the height of that part of original struct. that is NC.	1-time addition not to exceed 50% of NCS area, not >1800 s.f. w/i 75' of water. No side add. w/i 50' of OHWM. Side add. max. 50% of NCS width.	If NCS is destroyed by fire, wind or other disaster, it cannot be rebuilt unless in conformity with all ordinance requirements.
Clark	Routine maintenance permitted w/ conditions, incl. any addition, alteration or repair of a NCS may not increase the setback NC of the structure.	Any addition, alteration or repair of a NCS may not increase the setback NC of the structure. If NC use discont. 12 monthes, future use must conform.	Any addition, alteration or repair of a NCS may not increase the setback NC of the structure. If NC use discont. 12 monthes, future use must conform.	Any addition, alteration or repair of a NCS may not increase the setback NC of the structure.	If NCS destroyed by fire, wind,etc., it must be rebuilt in conformity. Destroyed = total cost restoratiion >50% of present equalized assessed value.
Columbia	Routine maintenance may continue if over life of bldg. repair does not exceed 50% of current est. fair market value, unless brought into compliance.	Alterations or additions over life of bldgs. cannot exceed 50% of current est. fair market value unless brought into compliance.	Alterations or additions over life of bldgs. cannot exceed 50% of current est. fair market value unless brought into compliance.	Alterations or additions over life of bldgs. cannot exceed 50% of current est. fair market value unless brought into compliance.	Not addressed in county's shoreland zoning ordinance.
Crawford	Routine maintenance may continue if repair does not exceed 50% of current est. fair market value, unless brought into compliance.	Alterations or additions cannot exceed 50% of current est. fair market value unless brought into compliance.	Alterations or additions cannot exceed 50% of current est. fair market value unless brought into compliance.	Alterations or additions cannot exceed 50% of current est. fair market value unless brought into compliance.	Not addressed in county's shoreland zoning ordinance.
Dane	Any bldg. lawfully built prior to ordinance which is NC in setback, etc. may be continued in use, but future additions or struct. alter. must conform & limited to 50% of assess value at time of NC.	Any bldg. lawfully built prior to ordinance which is NC in setback, etc. may be continued in use, but future additions or struct. alter. must conform & limited to 50% of assess value at time of NC.	Any bldg. lawfully built prior to ordinance which is NC in setback, etc. may be continued in use, but future additions or struct. alter. must conform & limited to 50% of assess value at time of NC.	Any bldg. lawfully built prior to ordinance which is NC in setback, etc. may be continued in use, but future additions or struct. alter. must conform & limited to 50% of assess value at time of NC.	If destroyed by 50% or more, must be reconstructed in compliance.

County	Maintenance	Horizontal Additions	Vertical Additions	Basements	Demolition
Dodge	Lawful NCS existing at time of ordinance adoption or amendment may continue although it does not conform w/ lot, area, yard or setback provisions.	Additions or enlargements are permitted only if bldg. conforms w/ req. setbacks, & lot conforms w/ existing sanitary code or is served by sewer.	Additions or enlargements are permitted only if bldg. conforms w/ req. setbacks, & lot conforms w/ existing sanitary code or is served by sewer.	Additions or enlargements are permitted only if bldg. conforms w/ req. setbacks, & lot conforms w/ existing sanitary code or is served by sewer.	Existing NCS damaged by fire, flood, etc. can be reconstructed & shall conform as far as practicable w/setbacks. Lot must be up to sanitary code.
Door	Struct. alter. or repairs shall meet all provisions of ordinance, exc. setback or yard req. if no increase in floor area or change in footprint.	Additions or extensions to NCS permitted provided that they comply w/ all provisions of ordinance (setbacks, max. imperv. surfaces, etc.)	Additions or extensions to NCS permitted provided that they comply w/ all provisions of ordinance (setbacks, max. imperv. surfaces, etc.)	Additions or extensions to NCS permitted provided that they comply w/ all provisions of ordinance (setbacks, max. imperv. surfaces, etc.)	Destroyed NCS may be repaired or restored if (1)brought into compliance or (2)repair fully within footprint of struct. & no incr. in floor area.
Douglas	Struct. repairs & alterations shall not >50% of assessed value at time of repair/alteration w/o County Board approval, unless compliance results.	Struct. repairs & alterations shall not >50% of assessed value at time of repair/alteration w/o County Board approval, unless compliance results.	Struct. repairs & alterations shall not >50% of assessed value at time of repair/alteration w/o County Board approval, unless compliance results.	The lowest floor level must be 4' above the highest groundwater level. Alterations cannot >50% assesed value w/o County Board approval.	Not addressed in county's shoreland zoning ordinance.
Dunn	NC status cannot be achieved simply due to setback, must also be in floodplain, regardless normal maintenance is allowed.	If in floodplain too, additions allowed provided they do not intensify nonconformity. Additions cannot exceed the total s.f. of the existing struct.	If in floodplain too, additions allowed provided they do not intensify nonconformity. Additions cannot exceed the total s.f. of the existing struct.	If in floodplain too, additions allowed provided they do not intensify nonconformity. Additions cannot exceed the total s.f. of the existing struct.	NCS destroyed or damaged >50% by fire, flood etc. shall not be replaced unless it is in full compliance.
Eau Claire	Normal maintenance is allowed.	Structural repairs, alterations and expansions permitted, provided nonconforming nature of structure is not intensified.	Structural repairs, alterations and expansions permitted, provided nonconforming nature of structure is not intensified.	Structural repairs, alterations and expansions permitted, provided nonconforming nature of structure is not intensified.	Structure damaged or destroyed by deliberate act of landowner, or due to general deterioration, may not be rebuilt or repaired, except in conformance.
Florence	NCS can be maintained as long as a NC use does not discontinue for 12 consecutive monthes.	No structural alteration, addition or repair can over the life of the bldg., exceed 50% of the fair market value, unless brought into compliance.	No structural alteration, addition or repair can over the life of the bldg., exceed 50% of the fair market value, unless brought into compliance.	The lowest floor elevation must be 2' above OHWM. No additions can over the life of the bldg., exceed 50% of the current estimated fair market value.	Not addressed in county's shoreland zoning ordinance.
Fond du Lac	Maintenance may continue w/ conditions incl. if use is discont. for 12 monthes, any future use shall conform to ordinance.	Additions & improvements to conforming uses permitted provided no encroachment on existing roads & yard setbacks & conform to ordinance.	Additions & improvements to conforming uses permitted provided no encroachment on existing roads & yard setbacks & conform to ordinance.	Additions & improvements to conforming uses permitted provided no encroachment on existing roads & yard setbacks & conform to ordinance.	Replacement of conforming uses permitted provided no encroachment on existing roads & yard setbacks & conform to ordinance.

County	Maintenance	Horizontal Additions	Vertical Additions	Basements	Demolition
Forest	No struct. alteration, addition or repair shall over life of struct. exceed 50% of CEAV unless permanently changed to conforming.	Additions to NCS landward only & limited to 1/2 of total s.f. of existing struct. & must meet 50% rule. Req. mitigation.	Additions to NCS landward only & limited to 1/2 of total s.f. of existing struct., max. 25' tall & must meet 50% rule. Req. mitigation.	No struct. alteration, addition or repair shall over life of struct. exceed 50% of CEAV unless permanently changed to conforming.	If NCS damaged by violent wind, fire, etc. rebuild as prior to damage & req. mitigation. If damaged by owner or deterioration, rebuild in conformance.
Grant	Cond. routine mainten. incl. no repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.	Not addressed in county's shoreland zoning ordinance.
Green	Routine mainten. if no repair to NCS over life of struct. shall exceed 50% of equalized assessed value when it became NC unless made conforming.	No struct. alter., addition or repair to NCS over life of struct. shall exceed 50% of equalized assessed value when became NC unless made conforming.	No struct. alter., addition or repair to NCS over life of struct. shall exceed 50% of equalized assessed value when became NC unless made conforming.	No struct. alter., addition or repair to NCS over life of struct. shall exceed 50% of equalized assessed value when became NC unless made conforming.	Not addressed in county's shoreland zoning ordinance.
Green Lake	Conditional routine maintenance if no repair to bldg. or struct. over its life exceeds 50% of current est. fair market value unless made compliant.	No struct. alter., addition or repair to bldg. or struct. over its life exceeds 50% of current est. fair market value unless made compliant.	No struct. alter., addition or repair to bldg. or struct. over its life exceeds 50% of current est. fair market value unless made compliant.	No struct. alter., addition or repair to bldg. or struct. over its life exceeds 50% of current est. fair market value unless made compliant.	Not addressed in county's shoreland zoning ordinance.
Iowa	Cond. routine mainten. incl. no repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.	No struct. alter., addition or repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.	Not addressed in county's shoreland zoning ordinance.
Iron	Repairs shall not during life of struct. exceed 50% of fair market value, when struct. became NC. If costs >50% value, can change to conforming.	Struct. alterations shall not during life of struct., exceed 50% of fair market value, at time of NC. If costs >50% value, can change to conforming.	Struct. alterations shall not during life of struct., exceed 50% of fair market value, at time of NC. If costs >50% value, can change to conforming.	Lowest level must be at least 4' above highest ground water level.	Not addressed in county's shoreland zoning ordinance.
Jackson	NCS can be maintained as long as a NC use does not discontinue for 12 consecutive months.	No structural alteration, addition or repair can exceed 50% of its fair market value, at time of NC, unless brought into compliance.	No structural alteration, addition or repair can exceed 50% of its fair market value, at time of NC, unless brought into compliance.	No structural alteration, addition or repair can exceed 50% of its fair market value, at time of NC, unless brought into compliance.	Not addressed in county's shoreland zoning ordinance.

County	Maintenance	Horizontal Additions	Vertical Additions	Basements	Demolition
Jefferson	A NCS shall not be extended, enlarged, reconstructed, moved or struct. altered in excess of 50% of its current fair market value.	A NCS shall not be extended, enlarged, reconstructed, moved or struct. altered in excess of 50% of its current fair market value.	A NCS shall not be extended, enlarged, reconstructed, moved or struct. altered in excess of 50% of its current fair market value.	A NCS shall not be extended, enlarged, reconstructed, moved or struct. altered in excess of 50% of its current fair market value.	Not addressed in county's shoreland zoning ordinance.
Juneau	Maintenance may continue with conditions, incl. if use is discontinued for 12 months, any future use will conform to ordinance.	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.	Not addressed in county's shoreland zoning ordinance.	If NCS is destroyed, may be replaced if (1)rebuilt as conforming (2)property rezoned or (3)owner appeals determination.
Kenosha	If the structure met yard req. at construction, alterations permitted if it doesn't create a greater degree of encroachment on yard, height, etc. req.	If the structure met yard req. at construction, alterations permitted if it doesn't create a greater degree of encroachment on yard, height, etc. req.	If the structure met yard req. at construction, alterations permitted if it doesn't create a greater degree of encroachment on yard, height, etc. req.	If the structure met yard req. at construction, alterations permitted if it doesn't create a greater degree of encroachment on yard, height, etc. req.	Structures damaged by fire, explosion or other calamity may be reconstructed and in so far as practicable shall conform with ordinance.
Kewaunee	Routine maintenance permitted. No repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.	No addition, alteration or repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.	No addition, alteration or repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.	No addition, alteration or repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.	Not addressed in county's shoreland zoning ordinance.
La Crosse	Routine maintenance permitted. No repair over life of NCS shall exceed 50% of its current est. fair market value, unless changed to conforming.	No struct. alteration, addition or repair over life of NCS shall exceed 50% of its current estimated fair market value, unless changed to conforming.	No struct. alteration, addition or repair over life of NCS shall exceed 50% of its current estimated fair market value, unless changed to conforming.	No struct. alteration, addition or repair over life of NCS shall exceed 50% of its current estimated fair market value, unless changed to conforming.	Not addressed in county's shoreland zoning ordinance.
Lafayette	Routine maintenance conditionally, inc. no repair over life of struct. shall exceed 50% of current est. fair market value, unless made conforming.	No struct. alteration, addition, or repair over life of struct. shall exceed 50% of current est. fair market value, unless made conforming.	No struct. alteration, addition, or repair over life of struct. shall exceed 50% of current est. fair market value, unless made conforming.	No struct. alteration, addition, or repair over life of struct. shall exceed 50% of current est. fair market value, unless made conforming.	Not addressed in county's shoreland zoning ordinance.
Langlade	NCPS allowed ordinary repair & maintenance incl. replacement of windows, doors, roofing, siding, & upgrading of insulation.	600+ s.f. NCPS > 50' from OHWM, (1)landward addition or w/i req. setback, (2)max. 1500 s.f. total for bldg. (2000 s.f. if > 75') (3)mitigation req.	No vertical expansions permitted for NCPS.	No new basements permitted on NCPS	Not addressed in county's shoreland zoning ordinance.

County	Maintenance	Horizontal Additions	Vertical Additions	Basements	Demolition
Lincoln	Ordinary maintenance permitted.	NCPS can expand if (1)>40' from OHWM, expand rearward or beyond 75' of OHWM & max. 1500 s.f. footprint or (2)is changed to conforming.	NCPS can expand if (1)>40' from OHWM, expand rearward or beyond 75' of OHWM & max. 1500 s.f. footprint or (2)is changed to conforming.	NCPS can expand if >40' from OHWM, expand rearward or beyond 75' of OHWM & max. 1500 s.f. footprint & 2' above experienced high water elevation.	NCS damaged or destroyed after 10/14/97 by violent wind, vandalism, fire or flood may be restored consistent w/ provisions of 59.692(1s) Stats.
Manitowoc	Dimensional NC (setbacks) may be repaired if floodproofed if in floodplain & if exterior changed, but conform to dimensional req. are permitted.	Dimensional NC (setbacks) may be repaired if floodproofed in floodplain & if exterior changed, but conform to dimensional requirements.	Dimensional NC (setbacks) may be repaired if floodproofed in floodplain & if exterior changed, but conform to dimensional requirements.	Dimensional NC (setbacks) may be repaired if floodproofed in floodplain & if exterior changed, but conform to dimensional requirements.	Any NCS destroyed or damaged by fire, act of god, etc. >50% of present equalized assessed value at time of damage, shall thereafter be conforming.
Marathon	Repairs & improvements of a maintenance nature allowed.	May not increase dimensional NC. With SEP, alter., addition or repair may change ext. dim, but not exceed 50% of equalized assessed value. Additions at setback not limited by value.	May not increase dimensional NC. With SEP, alter., addition or repair may change ext. dim, but not exceed 50% of equalized assessed value.	May not increase dimen. NC. With SEP, alter. or addition may change ext. dim, but not exceed 50% of equalized assessed value. Setback=2' above OHWM & 2' above regional flood for walkouts.	If demolished, removed, or damaged >50% of current equalized assessed value, may not restore unless conforming.
Marinette	Routine maintenance continue if use not discontinued 12 monthes or repairs over life of struct. do not exceed 50% of current est. fair market value.	No struct. alter., addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.	No struct. alter., addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.	No struct. alter., addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.	Not addressed in county's shoreland zoning ordinance.
Marquette	Maintenance allowed w/ conditions incl. no repair over life of struct. shall exceed 50% of its current fair market value, unless made conforming.	No struct. alteration, addition or repair over life of struct. shall exceed 50% of its current fair market value, unless made conforming.	No struct. alteration, addition or repair over life of struct. shall exceed 50% of its current fair market value, unless made conforming.	All bldgs. & struct. must be elevated min. 2' above OHWM. No struct. alter. over life of struct. shall exceed 50% of its current fair market value.	Not addressed in county's shoreland zoning ordinance.
Menominee	Normal maintenance is allowed.	Allow struct. repairs, alter. & expan. if NC not intensified & cost over life of struct. does not exceed 50% of market value based on accum. of work.	Allow struct. repairs, alter. & expan. if NC not intensified & cost over life of struct. does not exceed 50% of market value based on accum. of work.	Allow struct. repairs, alter. & expan. if NC not intensified & cost over life of struct. does not exceed 50% of market value based on accum. of work.	If NCS destroyed or damaged >50% by fire, flood or act of God, it shall not be replaced or rebuilt unless in compliance.
Monroe	Lawful NCS may continue; however, it shall not be extended, enlarged, reconstructed, moved or struct. altered exc. to comply w/ ordinance provisions.	Lawful NCS may continue; however, it shall not be extended, enlarged, reconstructed, moved or struct. altered exc. to comply w/ ordinance provisions.	Lawful NCS may continue; however, it shall not be extended, enlarged, reconstructed, moved or struct. altered exc. to comply w/ ordinance provisions.	Lawful NCS may continue; however, it shall not be extended, enlarged, reconstructed, moved or struct. altered exc. to comply w/ ordinance provisions.	Lawful NCS may continue; however, it shall not be extended, enlarged, reconstructed, moved or struct. altered exc. to comply w/ ordinance provisions.

County	Maintenance	Horizontal Additions	Vertical Additions	Basements	Demolition
Oconto	Rout. mainten. of legal NCS cond. incl. no struct. repair over life of bldg. to exceed 50% of its current est. fair market value, unless it conforms.	No struct. alter., struct. add. or struct. repair to a legal NCS shall exceed 50% of its current est. fair market value, unless it conforms w/ ordin.	No struct. alter., struct. add. or struct. repair to a legal NCS shall exceed 50% of its current est. fair market value, unless it conforms w/ ordin.	No struct. alter., struct. add. or struct. repair to a legal NCS shall exceed 50% of its current est. fair market value, unless it conforms w/ ordin.	Not addressed in county's shoreland zoning ordinance.
Oneida	NCPS w/i 40' of OHWM (1)bldg. not altered horiz./vert. (2)structural improv. limited to 25% over life of bldg., (3)req. mitigation.	NCPS 40'-75' from OHWM, (1)does not exceed bldg. s.f. calc., (2)landward side only, (3)expan. limited to 50% of current s.f., (5)req. mitigation.	NCPS 40'-75' from OHWM (1)cannot exceed max. bldg. height limit, (2)req. mitigation.	Not permitted if NCPS w/i 40' of OHWM.	NCS destroyed or damaged by owner or general deterioration may not be rebuilt/repaired except in conformance w/ ordinances.
Outagamie	Routine maintenance may continue w/ conditions, incl. no repair shall exceed 50% of its equalized assessed value, unless changed to conforming.	NC use shall not be expanded or enlarged & no struct. alter., addition or repair shall exceed 50% of equalized assessed value, unless made conforming.	NC use shall not be expanded or enlarged & no struct. alter., addition or repair shall exceed 50% of equalized assessed value, unless made conforming.	NC use shall not be expanded or enlarged & no struct. alter., addition or repair shall exceed 50% of equalized assessed value, unless made conforming.	Not addressed in county's shoreland zoning ordinance.
Ozaukee	Ordinary maintenance is allowed & incl. painting, paneling, replacing doors, windows, etc.	Struct. alter. req. a variance w/ limitations incl. no struct. alter. shall exceed 50% of current assessed value, per project, unless made conforming.	Struct. alter. req. a variance w/ limitations incl. no struct. alter. shall exceed 50% of current assessed value, per project, unless made conforming.	Struct. alter. req. a variance w/ limitations incl. no struct. alter. shall exceed 50% of current assessed value, per project, unless made conforming.	If NCS is destroyed or damaged & restoration exceeds 50% of present equalized value, it cannot be rebuilt unless it meets requirements of ordinance.
Pepin	Routine maintenance permitted. No repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.	No addition, alteration or repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.	No addition, alteration or repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.	No addition, alteration or repair over life of bldg. shall exceed 50% of its current estimated market value, unless changed to conforming.	Not addressed in county's shoreland zoning ordinance.
Pierce	Alterations and repairs need not comply w/ setback provisions, if they do not increase floor area or change building footprint.	Additions or extensions of NCS are permitted if they comply with all provisions of ordinance.	Additions or extensions of NCS are permitted if they comply with all provisions of ordinance.	Additions or extensions of NCS are permitted if they comply with all provisions of ordinance.	Restore NCS damaged by fire, flood, etc. if comply w/ ord. prov., OR if repair of NCS occurs w/i bldg. footprint & floor area not increased.
Polk	Mainten. conditional incl. no struct. repair to existing NCS shall exceed 50% of equalized assessed value over life of struct. unless made conforming.	No modif., alter., addit. or struct. repair to existing NCS shall exceed 50% of equalized assessed value over life of struct. unless made conforming.	No modif., alter., addit. or struct. repair to existing NCS shall exceed 50% of equalized assessed value over life of struct. unless made conforming.	No modif., alter., addit. or struct. repair to existing NCS shall exceed 50% of equalized assessed value over life of struct. unless made conforming.	Not addressed in county's shoreland zoning ordinance.

County	Maintenance	Horizontal Additions	Vertical Additions	Basements	Demolition
Portage	Maintenance permitted. No struct. repair shall exceed 50% of its equalized assessed value over life of bldg., unless changed to conforming.	No modification, alter., addition or struct. repair shall exceed 50% of its equalized assessed value over life of bldg., unless changed to conforming.	No modification, alter., addition or struct. repair shall exceed 50% of its equalized assessed value over life of bldg., unless changed to conforming.	No modification, alter., addition or struct. repair shall exceed 50% of its equalized assessed value over life of bldg., unless changed to conforming.	Not addressed in county's shoreland zoning ordinance.
Price	Routine maintenance continue as long as use not discontinued for 12 months, else must conform.	NCPS w/i 50' OHWM, internal improvements only. NCPS>50' from OHWM, expand up to 50% of enclosed area or 1500 s.f., which ever is less. Req. mitig.	NCPS w/i 50' OHWM, no new stories. NCPS >50' from OHWM, expand 50% of enclosed area or 1500 s.f., which ever is less. Expand landward. Req. mitig.	NCPS w/i 50' OHWM, no new basements. NCPS >50' from OHWM, expand 50% enclosed area or 1500 s.f., which ever is less. Expand landward. Req. mitig.	NCS destroyed or damaged by deliberate act of owner or due to general deterioration, may not be reconstructed or repaired, except in compliance.
Racine	Repairs and improvements of a maintenance nature are allowed.	Alter., additions & expan. that do not increase exterior dimensional NC allowed if they do not exceed 50% of current est. equalized assessed value.	Alter., additions & expan. that do not increase exterior dimensional NC allowed if they do not exceed 50% of current est. equalized assessed value.	Alter., additions & expan. that do not increase exterior dimensional NC allowed if they do not exceed 50% of current est. equalized assessed value.	If damaged by fire, explosion, flood, public enemy or other calamity by >50% of its current equalized assessed value, must comply w/ use provisions.
Richland	Routine maintenance conditional, incl. no repair over life of struct. shall exceed 50% of current est. fair market value, unless made conforming.	No struct. alteration, addition, or repair over life of NCS shall exceed 50% of current est. fair market value, unless made conforming.	No struct. alteration, addition, or repair over life of NCS shall exceed 50% of current est. fair market value, unless made conforming.	No struct. alteration, addition, or repair over life of NCS shall exceed 50% of current est. fair market value, unless made conforming.	Not addressed in county's shoreland zoning ordinance.
Rock	Routine maintenance is conditional incl. no structural repair to any NCS over life of struct. shall exceed 50% of its current est. fair market value.	No struct. alteration, addition or repair to NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.	No struct. alteration, addition or repair to NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.	No struct. alteration, addition or repair to NCS over life of struct. shall exceed 50% of its current est. fair market value, unless made conforming.	Not addressed in county's shoreland zoning ordinance.
Rusk	Routine maintenance allowed if repair over life of bldg. not >50% of current real estate tax equalized fair market value of particular improvement.	Additions or alteration cannot >50% over life of bldg. of current real estate tax equalized fair market value of particular improvement.	Additions or alteration cannot >50% over life of bldg. of current real estate tax equalized fair market value of particular improvement.	Additions or alteration cannot >50% over life of bldg. of current real estate tax equalized fair market value of particular improvement.	Not addressed in county's shoreland zoning ordinance.
St. Croix	No repair to any NCS over life of struct. shall exceed 50% of its market value at time of NC use, unless changed to conforming.	No alteration, addition or repair to a NCS over life of struct. to exceed 50% of its market value at time of NC use, unless changed to conforming.	No alteration, addition or repair to a NCS over life of struct. to exceed 50% of its market value at time of NC use, unless changed to conforming.	No alteration, addition or repair to a NCS over life of struct. to exceed 50% of its market value at time of NC use, unless changed to conforming.	Any structure containing a NC use damaged or destroyed by any means = or >50% of its market value, reconstruct in conformity w/ provisions.

County	Maintenance	Horizontal Additions	Vertical Additions	Basements	Demolition
Sauk	Routine maintenance conditionally, incl. any repair to NCS shall not increase dimensional NC of struct., exc. as provided.	OHWM-25'=no expansion. 26'-50' from OHWM=max. 750 s.f. or 15% total increase. 51'-74' from OHWM=max. 1650 s.f. or 25% total increase.	OHWM-25'=no expansion. 26'-50' from OHWM=max. 750 s.f. or 15% total increase. 51'-74' from OHWM=max. 1650 s.f. or 25% total increase.	OHWM-25'=no expansion. 26'-50' from OHWM=max. 750 s.f. or 15% total increase. 51'-74' from OHWM=max. 1650 s.f. or 25% total increase.	If destroyed by fire, wind or other disaster >50% of current fair market value, or voluntarily moved or torn down, can't rebuild unless it conforms.
Sawyer	Routine maintenance of NCS may continue as long as NC use is not discontinued for 12 monthes or destroyed.	No struct. alteration, addition or repair to any bldg. over life of bldg. may exceed 50% of current estimated value unless brought into compliance.	No struct. alteration, addition or repair to any bldg. over life of bldg. may exceed 50% of current estimated value unless brought into compliance.	No struct. alteration, addition or repair to any bldg. over life of bldg. may exceed 50% of current estimated value unless brought into compliance.	If NCS destroyed by fire or wind, etc. any future structure shall conform to ordinance.
Shawano	Routine maintenance allowed if repair over life of bldg. not >50% of current estimated fair market value, unless changed to conforming.	No. struct. alteration, addition or repair over life of bldg. shall exceed 50% of its current fair market value, unless changed to conforming.	No. struct. alteration, addition or repair over life of bldg. shall exceed 50% of its current fair market value, unless changed to conforming.	No. struct. alteration, addition or repair over life of bldg. shall exceed 50% of its current fair market value, unless changed to conforming.	Not addressed in county's shoreland zoning ordinance.
Sheboygan	Ordinary maintenance work is not a struct. alteration or repair & incl. painting, paneling, & replacing doors, windows, & other non-structural items.	OHWM-37.5'=prohibited. 37.5'-75'=req. CUP & no further encroachment. Remove NCS from OHWM-37.5'. Max. 20% lot coverage. Cost max. 50% PEAV.	OHWM-37.5'=prohibited. 37.5'-75'=req. CUP & no further encroachment. Remove NCS from OHWM-37.5'. Max. 20% lot coverage. Cost max. 50% PEAV.	OHWM-37.5'=prohibited. 37.5'-75'=req. CUP & no further encroachment. Remove NCS from OHWM-37.5'. Max. 20% lot coverage. Cost max. 50% PEAV.	If by deliberate act of owner (incl. removal of NCS portion) rebuild in compliance. If destroyed by wind, fire, etc. rebuild w/ mitigation.
Taylor	Routine maintenance continue if repairs over life of struct. do not >50% of current est. fair market value. Repair/alteration \$500+ req. permit.	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.	Repairs/alterations over \$500 req. a zoning permit.
Trempealeau	Routine maintenance conditional incl. no repair to NCS over its life shall exceed 50% of its current est. fair market value, unless it conforms.	No struct. alteration, addition or repair to NCS over its life shall exceed 50% of current est. fair market value, unless it conforms to ordinance.	No struct. alteration, addition or repair to NCS over its life shall exceed 50% of current est. fair market value, unless it conforms to ordinance.	No struct. alteration, addition or repair to NCS over its life shall exceed 50% of current est. fair market value, unless it conforms to ordinance.	Not addressed in county's shoreland zoning ordinance.
Vernon	Routine maintenance continue if use not discontinued 12 monthes or repairs over life of struct. do not exceed 50% of current est. fair market value.	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.	No struct. alteration, addition or repair over life of bldg. to exceed 50% of its current est. fair market value, unless made compliant.	Not addressed in county's shoreland zoning ordinance.

County	Maintenance	Horizontal Additions	Vertical Additions	Basements	Demolition
Vilas	Different classes of maintenance permitted based on location of existing bldg. & proposed addition w/ respect to OHWM.	NCPS 600+ s.f. (1)expand landward at width of existing bldg., exc. beyond setback. NCPS <600 s.f. (1)expand landward (2)50% max. incr. in footprint.	No new stories or vertical expan. except dormer windows.	No new basements >6' deep for NCPS <50' from OHWM. Rearward expan. of existing basements must be at same depth for existing bldg.	NCS cannot be rebuilt w/i setback if voluntarily demolished & (1)repair >50% value (2)replacing >50% of bldg., or (3)as a result not used for 1 year.
Walworth	Use of substandard structures (legally constructed, but not meeting setback, yard, height, etc. req.) may be continued although struct. does not conform to ordinance.	Additions & enlargements to substandard structures (do not meet setback, yard, height, etc. req.) are permitted and shall conform to req. yard, height, parking, loading & access provis. of ordinance.	Additions & enlargements to substandard structures (do not meet setback, yard, height, etc. req.) are permitted and shall conform to req. yard, height, parking, loading & access provis. of ordinance.	Additions & enlargements to substandard structures (do not meet setback, yard, height, etc. req.) are permitted and shall conform to req. yard, height, parking, loading & access provis. of ordinance.	If substandard struct. is destroyed by fire, flood, etc. or removed/razed, may reconstruct to original design (bldg. env.) & location (foot print).
Washburn	NCPS permitted ordinary maintenance & repair. Internal improvements only if at least 750 s.f. enclosed, habitable living space & w/i bldg. envelope.	NCPS >50' from OHWM & 750+ s.f. enclosed living space. Max. total 1500 s.f. Additions on landward side. Max. 25% struct. members modified-replaced. Additions no closer to OHWM than existing struct.	NCPS >75' from OHWM & 750 s.f. enclosed living space. Max. 25% struct. members modified-replaced. Additions no closer to OHWM than existing struct.	NCPS>50' from OHWM & 750+ s.f. - extension of existing basements & second stories only. NCPS>75' from OHWM & 750+ s.f. - new basements w/ conditions.	NCPS damage due to intentional act of owner may only be replaced in compliance.
Washington	Routine maintenance continue if use not discontinued 12 months or repairs over life of struct. do not exceed 50% of current est. fair market value.	No struct. alter., addition or repair over life of bldg. to exceed 50% of its current est. fair market value by local assessor, unless made compliant.	No struct. alter., addition or repair over life of bldg. to exceed 50% of its current est. fair market value by local assessor, unless made compliant.	No struct. alter., addition or repair over life of bldg. to exceed 50% of its current est. fair market value by local assessor, unless made compliant.	Not addressed in county's shoreland zoning ordinance.
Waukesha	Existing lawful use may continue.	No struct. shall be modernized, expanded or enlarged exc. in conformity w/ regulations if total repairs exceed 50% of current fair market value.	No struct. shall be modernized, expanded or enlarged exc. in conformity w/ regulations if total repairs exceed 50% of current fair market value.	No struct. shall be modernized, expanded or enlarged exc. in conformity w/ regulations if total repairs exceed 50% of current fair market value.	If struct. is damaged beyond 50% of current fair market value, it shall not be restored exc. in conformity of regulations.
Waupaca	Ordinary maintenance & repair allowed on NCPS.	NCPS 750+ s.f. (50'-req. setback) expand to greater of 1500 s.f. or 15% of lot area w/i 200' of OHWM. Expand landward as possible & req. mitigation.	NCPS 750+ s.f. (50'-req. setback) additional story no larger than footprint of original bldg. & max. 28' tall. Req. mitigation.	No new basements for existing structures, exc. new basements may be permitted for expansion landward of existing bldg. Req. mitigation.	Repairs can't >50% of current est. fair market value, unless brought into compliance. Bldg. destroyed by owner may not be rebuilt unless compliant.
Waushara	Regulations are not to be construed to prevent necessary maintenance or repairs of bldgs.	No NCS during its total lifetime shall be enlarged or expanded >50% of its equalized assess value over the life of struct., unless made conforming.	No NCS during its total lifetime shall be enlarged or expanded >50% of its equalized assess value over the life of struct., unless made conforming.	All struct. shall have lowest inhabitable floor constructed not less than 2' above OHWM or regional flood elevation, whichever is higher.	If damaged >50% of its equalized assessed value, it shall not be restored exc. in conformity w/ regulations of zone it is in.

<i>County</i>	<i>Maintenance</i>	<i>Horizontal Additions</i>	<i>Vertical Additions</i>	<i>Basements</i>	<i>Demolition</i>
Winnebago	Ordinary maintenance allowed incl. painting, paneling & replacing existing private sewage or water supply systems or connections to public utilities.	No modification or addition to NCS if over life of struct. would exceed 50% of present equalized assessed value, unless made conforming.	No modification or addition to NCS if over life of struct. would exceed 50% of present equalized assessed value, unless made conforming.	No modification or addition to NCS if over life of struct. would exceed 50% of present equalized assessed value, unless made conforming.	If NCS is destroyed or damaged with restoration exceeding 50% of present equalized assessed value, it can't be rebuilt, unless in conformity.
Wood	No repair, as long as use cont., shall exceed 50% of assessed value except if granted variance or changed to conforming.	No alteration, addition or repair, as long as use cont., shall exceed 50% of assessed value except if granted variance or changed to conforming.	No alteration, addition or repair, as long as use cont., shall exceed 50% of assessed value except if granted variance or changed to conforming.	No alteration, addition or repair, as long as use cont., shall exceed 50% of assessed value except if granted variance or changed to conforming.	Not addressed in county's shoreland zoning ordinance.

Nonconforming Structure Ordinance Language

BURNETT COUNTY

4.4 (9) Shoreline Setback Nonconformities

- (a) Nonconforming principal structures less than 40 feet from the ordinary high water mark are permitted ordinary maintenance and repair. Such structures may be improved internally provided:
 - (1) No more than 25% of the structural members of the existing external walls and roof are modified or replaced (allows matching of existing roof lines);
 - (2) Internal improvement is confined to the building envelope (i.e. no new basements, additional stories, lateral expansion or accessory construction outside the perimeter of existing enclosed dwelling space are permitted but replacement of windows, doors, roofing and siding and upgrading of the insulation of a structure are permitted); and
 - (3) Existing nonconforming accessory structures are removed from the property; and
 - (4) The property owner implements a plan approved by the County Land Conservationist which restores the shoreline cover buffer zone as per Section 4.4(2).
- (b) A nonconforming principal structure located between 40 and 75' from the ordinary high water mark which includes at least 500 square feet (footprint) of enclosed area may be expanded providing:
 - (1) The total area of the existing structure and the proposed addition does not exceed 1,500 square feet of enclosed living area not to include basements.
 - (2) All expansion is no closer to the water than the landward façade of the existing principal structure (placement of standard or walkout basements under existing structures is prohibited); except for a one time maximum of 144 square foot expansion (including open patios and decks) which is no closer to ordinary high water mark than the closest setback of the structure provided further that such addition does not extend toward the ordinary high water mark beyond the shoreline façade, of existing structure;

- (3) Existing nonconforming accessory structures are removed from the property; and
 - (4) The property owner implements a plan approved by the County Land Conservationist which restores the shoreline cover buffer zone as per Section 4.4(2).
- (c) Expansion of nonconforming principal structures between 75' and the required setback from the ordinary high water mark is allowed provided expansion is at least 75' from the ordinary high water mark, i.e. additions will be allowed to structures that are at least 75 feet back from a Class 3 lake/river.

CHIPPEWA COUNTY

16.13 NONCONFORMING USES AND STRUCTURES

(1) **POLICY ON LEGAL NONCONFORMING USES AND STRUCTURES.** Unlimited future expansion of nonconforming uses and structures can jeopardize the long-term objectives of our community planning and zoning efforts. Allowing existing nonconforming uses and structures to greatly expand or be reconstructed after disasters can mean further encroachment toward the water, further destruction of natural shoreline vegetation and its buffering and sediment reduction ability, and increased runoff of sediment and nutrients to the water. These are in conflict with protection of water quality, fish and aquatic life that are among the purposes of shoreland zoning. Our policy is to minimize the adverse impacts of nonconforming uses and structures by only allowing their limited expansion.

(2) The lawful use of a building, structure or property which existed at the time of this ordinance, or an applicable amendment to this ordinance, took effect and which is not in conformity with the provisions of this ordinance, including the routine maintenance of such a building or structure, may be continued, subject to the condition in Sections 16.13(3) and 16.13(4) below.

(3) **CONDITIONS FOR CONTINUANCE OF LEGAL NONCONFORMING USE AND STRUCTURES.**

(a) **LIMITED EXPANSION ALLOWED.** Structural alterations, additions or structural repairs to any nonconforming structure, over the life of the structure, may be made subject to all of the following conditions:

(1) A one-time addition shall not exceed a total of 50% of the floor area of the original nonconforming principal structure. In computing the original floor area, the existing floor area covered by attached decks or garages shall not be used. The total habitable living area of a principal nonconforming structure, within 75 feet of the water, shall not exceed 1,800 square feet.

(2) Additions can be at the same setback as the original nonconforming structure, but additions to the sides of a nonconforming structure shall not exceed 50% of the width of the original nonconforming structure, except that no lateral expansions are allowed within 50 feet of the ordinary highwater mark. The width is a measurement parallel to the shoreline.

(3) No addition to any part of a nonconforming structure can exceed the height of that part of the original structure that is nonconforming. (Example: A deck which is closer to a waterway than the main structure could not be converted to a sunroom because of the increase in height.)

(4) The property must comply with shoreline cutting regulations found in Section 16.10. If the property is not in compliance with Section 16.10, a restoration plan must be submitted and restorations must be completed within one year of permit issuance.

LANGLADE COUNTY

17.12 (3) (c) Shoreline Setback Nonconformities

1. Nonconforming accessory structures.

Except as provided in Section 17.12 (3) (d), all nonconforming accessory structures are limited to ordinary maintenance and repair and may not be improved or expanded.

2. Nonconforming principal structures.

a. Nonconforming principal structures **less than 50 feet from the ordinary highwater mark are permitted ordinary maintenance and repair. Such structures may be improved internally provided:**

(1) the existing structure includes at least 600 square feet of enclosed, dwelling space;

(2) no more than 25% of the structural members of the existing external walls and roof are modified;

(3) internal improvement is confined to the building envelope. Internal improvement does not include the following construction:

- * New basements
- * Additional stories and
- * Lateral expansion or accessory construction outside of the perimeter of the existing enclosed dwelling space.

Internal improvements may include:

- * Replacement of windows, doors, roofing and siding;
- * Upgrading of insulation;
- * Repair but not replacement of an existing foundation including raising an existing basement to no more than nine feet in total height;
- * Replacement of roof trusses with a maximum 8:12 pitch, and
- * Additions of 100 square or less on the landward side of the structure.

- (4) the mitigation requirements of Section 17.12 (3) (c) 3 are implemented.
- (b) Nonconforming principal structures 50-75 feet from the ordinary highwater mark are permitted ordinary maintenance and repair. Such structures may also be improved and expanded provided:
- (1) the existing structure includes at least 600 square feet of enclosed, dwelling space;
 - (2) no more than 25% of the structural members of the existing external walls and roof are modified or;
 - (3) expansion is limited to a maximum of 1,500 square feet of enclosed dwelling space (total of existing and proposed construction);
 - (4) any addition is located on the landward side of the structure or in compliance with the required setback; if it is not feasible because of limiting site conditions to place an addition on the landward side of an existing structure or in compliance with the required a setback, an addition may be located no closer to the water than the existing structure provided it is set back as far as practicable;
 - (5) new basements and additional stories may not be constructed (extension of an existing basement or second story is permitted);
 - (6) limitations on lot cover and land disturbing activities in Section 17.30 (8) are observed; and
 - (7) the mitigation requirements of Section 17.12 (3) (c) 3 are implemented.
- c. Principal buildings and structures 75 feet or more from the ordinary highwater mark and which do not comply with Waterway Class

Development Standards are permitted ordinary maintenance and repair. Such buildings and structures may be improved and expanded provided:

- 1) The existing structure includes at least 600 square feet of enclosed dwelling space;
 - 2) No more than 25% of the structural members of the existing external walls and roofs are modified;
 - 3) Expansion is limited to a maximum of 2,000 square feet of enclosed dwelling space (total of existing and proposed construction);
 - 4) Any addition is located on the landward side of the structure or in compliance with the required setback; if it is not feasible because of limiting site conditions to place an addition on the landward side of an existing structure or in compliance with the required setback, an addition may be located no closer to the water than the existing structure provided it is set back as far as practicable;
 - 5) New basements and additional stories may not be constructed (extension of an existing basement or second story is permitted);
 - 6) Limitations on lot coverage by buildings in Section 17.30 (8) (e) 1 are observed; and
 - 7) The mitigation requirements of Section 17.12 (3) (c) 3 are implemented.
- d. Nonconforming structures which are located in more than one setback zone shall comply with the standards of the more restrictive zone.

LINCOLN COUNTY

17.22 (3) EXPANSION OF NONCONFORMING STRUCTURES.

- (a) Principle structures that are nonconforming, due to setback from the ordinary high water mark, may be expanded subject to the following provisions: (1) The existing structure currently maintains a minimum of a 40 foot setback. (2) The proposed expansion will be to the rearward side of the existing structure or begin at 75 feet from the OHWM. (3) The total expansion will be limited to the creation of no more than a 1500 square foot total footprint for the structure. Any other setback or expansion plan must be permitted by the Board of Adjustment according to § 17.48(1)(b) of this chapter.

ONEIDA COUNTY

9.90 D. Nonconforming Structures

1. Applicability. While recognizing the purpose section 9.12 of the Shoreland Zoning Ordinance, it is the intent of this section to balance the public objectives of this Ordinance with the interests of the owners of existing nonconforming buildings and other structures.
2. Buildings and other structures or portions thereof that are deemed nonconforming and that were lawfully permitted under previous ordinances or otherwise lawfully existed and which exist at the time of this ordinance takes effect may be continued subject to the limitations of this Ordinance.

Property owners seeking to expand any buildings or other structures are encouraged to relocate the same beyond the 75' setback from the OHWM.

Existing buildings and structures or portions thereof unlawfully constructed or altered shall be accorded no benefit under this section.

Buildings and other structures that are located within 75' of the OHWM and that are located in more than one setback zone shall be subject to the more restrictive zone in which it lies. If any portion of a building or other structure is located within 40' of the OHWM, the entire buildings or other structure shall be subject to the provisions of Section 9.90 (D.) (3) and (4).

Notwithstanding any other provision of this section, any principal building located closer than 75' from the OHWM may be expanded in order to provide accessibility to the structure for people with permanent disabilities. However, a CUP is required and such expansion is permitted to continue only for as long as the building is in use by the person(s) with such disabilities.

A permit is required for any improvement or construction greater than \$5000. The cost of such improvements or construction are cumulative, and can occur over one or more stages, over the life of the building.

* * *

When a building or other structure is nonconforming with respect to either the highway setback of Sec. 9.50, or OWHM setback

requirements of Section 9.51 or the sideyard setbacks of Section 9.60, maintenance, repair or improvements, if any, are permitted provided they are in strict compliance with the requirements of this ordinance.

* * *

4. Nonconforming Principal Buildings. Nonconforming principal buildings may be continued subject to the following conditions:

A. Principal Buildings Located Within 40 feet of the OHWM.

Maintenance and Repairs. A principal building or portion thereof located within 40' of the OHWM is allowed ordinary maintenance, repair and nonstructural improvements as defined in this Ordinance provided it does not alter the exterior building envelope horizontally or vertically.

Structural Improvements. Modification or replacement of no more than 25% of the structural members of the existing external walls, roof and interior structural members over the life of the building is permitted as follows.

Replacement or alteration of the exterior walls cannot exceed 25% of the total linear perimeter of the exterior walls per floor level. (e.g. a 24' x 36' building has a perimeter of 120', therefore an alteration or replacement of no more than 30' of the exterior wall would be permitted).

Replacement or alteration of a roof system cannot exceed 25% of the horizontal square footage of the roof systems perimeter. (e.g. a 24' x 36' building with a pitched roof has 864 horizontal square feet of roof area, therefore an alteration or replacement of no more than 216 square feet of the roof system would be permitted. The same 24' x 36' building with a flat roof would also equal 684 horizontal square feet).

Replacement or alteration of interior structural walls or members cannot exceed 25% of the total linear distance of the interior load bearing walls or 25% of the interior load bearing members per floor level.

Mitigation as set forth in Section 9.512 is required.

The owner shall be required to establish what percentage of the structural members of the existing external walls, roof and interior

structural members have already been replaced or altered for properties that have used all or a part of the 50% CEAV under section 9.90 of the previous Ordinance dating back to August 16, 1984. That percentage of the 50% CEAV utilized under the previous Ordinance shall then be subtracted from the balance of the 25% limit defined here on a pro rata basis.

Unlimited internal nonstructural improvements are permitted provided the property owner proves to the Department that the building is in structurally sound condition.

Construction of or vertical expansion of a basement or footings/foundation is not permitted.

B. Principal Buildings Located Between 40 and 75 feet from OHWM.

1. Maintenance, Repairs and Internal Improvements.

The owner of a principal building or portion thereof located between 40 – 75' of the OHWM is allowed ordinary maintenance and repair.

Unlimited internal improvements are allowed.

2. Expansion.

- a. On properties where buildings and other structures exceed the building square footage calculation in Sec. 9.90 (D.) (4.) (B.) (2.) (c.) below or exceeds the limits set forth in Sec. 9.44 (E.) (1.), (3.) and (4.), horizontal expansion is not permitted.

Converting attached garages into living quarters or adding another vertical level not to exceed the maximum height limit is permitted.

Mitigation as set forth in section 9.512 is required.

- b. On properties where buildings and structures do not exceed the building square footage calculation in Sec. 9.90 (D.) (4.) (B.) (2.) (c.) below and does not exceed the limits in Sec. 9.44 (E.) (1.) (3.) and (4.) are permitted horizontal expansion subject to the following:

Horizontal expansion of a principal building shall be limited to the landward side of the building and cannot exceed the lesser of the width of the current structure or 60% of the lot's riparian

frontage width. For the purpose of this subsection width is the side of the structure that most nearly parallels the OHWM.

Such expansion cannot exceed the limits in Sec. 9.90 (D.) (4.) (B.) (2.) (c.) below.

Cannot exceed the limits in section 9.44 (E.) (1.), (2.), (3.) or (4.).

Cannot increase the size of the existing principal building by more than 50% of the current square footage.

Mitigation as set forth in Section 9.512 is required.

Square footage calculation: The maximum combined square footage of all buildings and other structures as calculated using Sec. 9.44 (E.) (1.) (a.) within 75' of the OHWM shall not exceed 15% of that portion of the lot's area located within 75' of the OHWM. The 15% can be increased 0.5% for each additional 1' the building and other structures are setback from the 40' OHWM.

PRICE COUNTY

9.15 No structural alteration, addition or repair to any building or structure with a nonconforming use or any nonconforming building or structure, over the life of the building or structure, shall exceed 50% of its enclosed area at the time it became nonconforming, unless it is permanently changed to conform to the requirements of this ordinance.

9.16 Shoreline Setback Nonconformities.

- a. A principle structure which is nonconforming as to shoreline setback and is located within 50 feet of the ordinary highwater mark may be improved internally without limitation, but may not be expanded. Such improvement shall be confined to the enclosed portions of the building envelope which existed at the time the structure became nonconforming and shall not include new basements or additional stories. Replacement of roofing, siding, windows and upgrading insulation are permitted.
- b. A principle structure which is nonconforming as to shoreline setback and is located more than 50 feet from the ordinary highwater mark may be expanded up to 50% of the enclosed area which existed at the time the structure became nonconforming, or 1500 square feet, whichever is less. Such expansion shall be located on the landward side of the structure wherever practicable. Section

- 4.5 regarding maximum impervious surface area shall apply to such expansion.
- c. A plan to mitigate for the adverse effects of nonconformity shall be implemented concurrent with improvement or expansion of such structures. The plan shall be approved by the zoning administrator prior to issuance of a zoning permit. It shall include a compliance schedule and the following considerations:

SAUK COUNTY

8.08 NON-CONFORMING USES AND STRUCTURES

- (1) The lawful use of a structure or property which existed at the time this ordinance, or an applicable amendment to this ordinance, took effect which is not in conformity with the provisions of this ordinance, including the routine maintenance of such structure may be continued, subject to the following conditions:
- * * *
- (h) The owner of a nonconforming use or nonconforming structure has the burden of proving that the use or structure was in existence at the time the ordinance took effect.
- (i) Non-conforming houses, cabins or homes shall be limited to the amount of structural additions based on the distance the structure is from the ordinary high water mark of the water. Said structures located within 25 feet of the ordinary high water mark shall not be allowed to expand the structure. Structures located between 26 feet and 50 feet of the ordinary high water mark shall not expand the existing structure beyond 750 square feet of total living space. Structures located between 51 feet and 74 feet of the ordinary high water mark shall not expand the existing structure beyond 1650 square feet of total living space. Living space shall include all enclosed areas, but excludes all open decks, porches, garages and steps.
- (j) Non-conforming structures not included in (i) shall also be limited to the amount of structural additions based on the distance the structure is from the ordinary high water mark of the water. Structures located within 25 feet of the ordinary high water mark shall not be allowed to expand the structure. Structures located between 26 feet and 50 feet of the ordinary high water mark shall be limited to fifteen percent total increase in size over the life of said structure. Structures located between 51 feet and 74 feet of the ordinary high water mark shall be limited to a twenty-five percent total increase in size over the life of said structure.

SHEBOYGAN COUNTY

72.18(a)(1)B. Reduced Setbacks

“Regulated setback structures” include all structures located less than seventy-five (75) feet from the ordinary high water mark of any inland navigable waters other than those exempted from the setback requirement of Section 72.18(a)(1)A of this Ordinance. Regulated setback structures shall be considered nonconforming. Such structures may be expanded or relocated within the regulated setback only if a Shoreland-Floodplain Conditional Use Zoning Permit is issued. In addition to the site-specific conditions imposed by the Resources Committee pursuant to Section 72.39 of this Ordinance, prerequisites for the issuance of a Conditional Use Permit shall include:

1. The structure must either have been erected prior to October 27, 1970, or have been erected pursuant to a permit issued under this ordinance;
2. All other provisions of this Ordinance not in conflict with this Section shall apply to any such expansion or relocation, including by way of illustration but not limitation Section 72.23;
3. No expansion closer to the ordinary high water than the existing structure may be permitted;
4. All regulated setback structures or portions thereof less than thirty seven and one-half ($37\frac{1}{2}$) feet from the ordinary high water mark shall be removed.

Any setback less than that of the existing structure shall only be permitted upon the granting of a variance by the Board of Adjustments, in accordance with Section 72.38 of this ordinance.

VILAS COUNTY

ARTICLE VI: REGULATION OF EXISTING STRUCTURES LOCATED CLOSER THAN 75' FROM THE OHWM

6.1 Applicability.

This article applies to existing structures or portions of existing structures located less than seventy-five feet (75') from the ordinary high water mark and supercedes any contrary provision in the Vilas County General Zoning Ordinance. Lawful existing uses of a building or structure which existed at the time of this ordinance, or applicable amendments to this ordinance took effect may be continued subject to the conditions in Article VIII and IX of the Vilas County

General Zoning Ordinance. This article does not apply to existing structures authorized under Article X and NR 115.05.

6.2 Intent.

It is the intent of this article to balance the public objectives of this ordinance with the interests of owners of existing structures located closer than seventy-five feet from the ordinary high water mark by:

- A.** Treating smaller, more readily moveable structures more restrictively than larger, more permanent principal structures.
- B.** Allowing maintenance, repair, and internal improvements of existing structures essential to the continued reasonable use of a property.
- C.** Treating structures located closer to navigable waterways within seventy-five of the ordinary high water mark more restrictively than structures which are more nearly in compliance with the seventy-five foot minimum setback;
- D.** Allowing for limited expansion of a principal structure provided the adverse effects of such improvement or expansion are mitigated;
- E.** Limiting the extent of expansion of principal structures vertically and to the side to minimize adverse water quality, shoreland buffer zone, aesthetic and other impacts from such expansion, and to provide incentive for property owners seeking major expansion to consider relocation of the principal structure beyond the seventy-five feet from the ordinary high water mark.
- F.** Encouraging removal of non-principal structures from the 75 ft setback area to promote better buffer areas and decrease runoff to the waterbody.

6.3 Maintenance, Repairs and Internal Improvements.

- A.** Maintenance, repair and internal improvements to existing structures or portions of existing structures located closer than seventy-five feet (75') from the ordinary high water mark are permitted provided the exterior building envelope is not altered beyond the thickness of new materials.
- B.** Such maintenance, repairs and internal improvements include, but are not limited to: replacement or installation of windows, skylights, doors, vents, siding, insulation, shutters, gutters, flooring, shingles and other roofing, replacing or repairing walls or floors of a foundation, or internal improvements within the building envelope.

- C. Maintenance, repairs and internal improvements do not include external alterations or additions subject to Section 6.4 or replacement of existing structures subject to Section 6.5.
- D. An increase in roof pitch is permitted provided the living space is not increased and the height of the structure does not exceed other building height limitations.

6.4 External Alterations and Additions.

A. Existing Principal Structures.

1. General Restrictions.

Alterations or additions to existing principal structures or portions of existing principal structures located less than seventy-five feet (75') from the OHWM which result in altering the exterior of the building envelope horizontally or vertically may be permitted provided they meet the following conditions:

- a. Structures 600 square feet or more. Structures with an existing enclosed, habitable footprint of six hundred square feet in size or larger may only be expanded landward away from the ordinary high water mark except as provided by ¶6.4.A.2. Such expansion may be no wider than the existing structure footprint (no sideways expansion), except for any portion of the expansion that is located seventy-five feet or more from the OHWM. The existing structure footprint excludes decks and overhangs. Decks and overhangs on expanded structures may not exceed the width of the existing decks and overhang.
- b. Structures less than 600 square feet. Structures with an existing enclosed, habitable footprint of less than six hundred square feet in size may be expanded only to the landward side of the structure away from the OHWM. Such alterations or additions which would increase the area or footprint of the structure shall not, over the lifetime of structure, increase that part of the structure's footprint located within seventy-five feet of the ordinary high water mark by more than fifty percent (50%) of the total square footage of the footprint as existing on the date on which this amendment takes effect. Such expansion may be no wider than the existing structure (no sideways expansion), excluding decks and overhangs. Decks and overhangs on expanded structures may not exceed the width of the existing deck and overhang.
- c. Vertical Expansions. No new stories or vertical expansions are permitted for any portion of an existing principal structure located closer than seventy-five feet from the OHWM, except that dormer windows may be permitted on a second story so long as the overall roof height does not exceed the maximum roof height of the existing structure or other building

height limitations. Any permitted rearward expansion is limited to the height of the existing principal structure, provided such expansion does not exceed other building height limitations.

- d. Basements. No new basements of a depth greater than six feet (6') are permitted for any portion of an existing principal structure located less than seventy-five feet from the ordinary high water mark. Rearward expansion of an existing basement is permitted at the same depth for the existing principal structure.

2. Alternate Expansion for Structures Greater Than 600 Square Feet

As an alternative to ¶6.4.1.a, structures may be expanded beyond 50 feet of the OHWM provided the following conditions are met:

- a. Existing structures shall possess a minimum footprint greater than 600 square feet of habitable area.
- b. The existing structure may only be expanded one time from the effective date of this ordinance.
- c. Expansion shall be limited to a maximum of 50% of the habitable living space of the structure.
- d. For existing structures within 50 feet of the OHWM, expansion may only occur landward away from the OHWM until the expansion extends to 50 feet of the OHWM.
- e. Sideways expansion parallel to the OHWM is permitted provided the expansion is located greater than 50 feet from the OHWM.
- f. New stories and vertical expansions are permitted provided the expansion is located greater than 50 feet from the OHWM and does not exceed other building height limitations.
- g. New basements are permitted for the portion of the existing structure or new expansion located greater than 50 feet from the OHWM.

3. Expansion of Existing Condominiums into Expansion Areas

When a condominium plat has been filed and recorded with the Register of Deeds prior to the date of enactment of this ordinance and the plat shows an expansion area for an existing structure, that existing structure may be expanded into the expansion area provided that the following conditions are met:

- a. Expansion shall be limited to a maximum of 50% of the habitable living space of the structure.
- b. For existing structures with 50 feet of the OHWM, expansion may only occur landward away from the OHWM until the expansion extends to 50 feet of the OHWM.
- c. Sideways expansion parallel to the OHWM is permitted provided the expansion is located greater than 50 feet from the OHWM.

- d. New stories and vertical expansion are permitted provided the expansion is located greater than 50 feet from the OHWM and does not exceed other building height limitations.
- e. New basements are permitted provided the expansion is located greater than 50 feet from the OHWM.

4. Additional Restrictions Applicable to All Existing Structures

- a. Side yard and rear yard setbacks
Alterations or additions shall not encroach into any required side or rear yard setbacks beyond any existing encroachment. Any existing encroachment may be continued in expansions.
- b. Impervious Surface Area
The total amount of impervious surface area including the expansion shall conform to Article IX.
- c. Mitigation is required pursuant to Article IX of this ordinance.
- d. Permit Required.
A county zoning permit must be obtained for such alterations or additions. A shoreland alteration permit may also be required as specified in Article IX.
- e. Exceptions for Disabilities.
Notwithstanding any other provision of this section, any principal structure located closer than seventy-five feet from the ordinary high water mark may be expanded in order to provide reasonable accessibility to the structure for people with permanent physical disabilities, subject to conditions in Article XI.

B. Existing Non-Principal Structures.

External alterations and additions to existing non-principal structures or portions of such structures located less than seventy-five feet (75') from the OHWM which result in altering the exterior building envelope horizontally or vertically are prohibited unless they conform to the requirements of Article VII.

WAUPACA COUNTY

8.3 NONCONFORMING STRUCTURES

It is the intent of these provisions to balance the public objectives of this ordinance with the interests of owners of nonconforming structures by:

- 1) treating structures which are most nonconforming and therefore offensive to the objectives of this ordinance more restrictively than structures which are more nearly in compliance with ordinance provisions; and by

- 2) allowing for the improvement or expansion of principal structures essential to the reasonable use of a property provided the adverse effects of such improvements are adequately mitigated.

8.31 General Provisions.

- 1) Nonconforming accessory structures are limited to ordinary maintenance and repair and such alteration as shall bring them into greater compliance with terms and objectives of this ordinance. Such structures shall not be improved or expanded.
- 2) Nonconforming principal structures (buildings) may be improved internally or expanded provided that:
 - (a) modification or replacement of no more than 20% of the structural members of the existing exterior walls and roof is involved and
 - (b) the lifetime total of all expansions is limited to 50% of the structure's enclosed, footprint which existed at the time the structure became nonconforming except as provided by Section 8.32.
- 3) A structure that is nonconforming as to structural or dimensional standards may not be expanded or enlarged so as to increase its dimensional nonconformity.

8.32 Shoreline Setback Nonconformities.

- 1) A principal structure which is nonconforming as to shoreline setback and which is located with 50 feet of the ordinary High Water mark may be improved internally subject to the limitation of Section 8.31(2)(a) but may not be expanded. Such improvement shall be confined to enclosed portions of the building envelope which existed at the time the structure became nonconforming and shall not include new basements or additional stories. Replacement of roofing, siding and windows and upgrading of insulation are permitted.
- 2) A principal structure (of at least 750 sq. ft.) which is nonconforming as to shoreline setback and which is located between 50 feet from the ordinary High Water mark and the required setback may be expanded to a total of 1500 square feet of the footprint or 15% of the lot area within 200 ft. of the OHWM (including original building and expansion) whichever is greater. Such expansion shall be located on the landward side of the structure wherever practicable and shall not include new basements except that a new basement may be permitted for an expansion located to the landward side of the existing structure. An additional story no larger than the footprint of the original structure and not exceeding 28 ft. in height may be permitted. (Height shall be measured from the lowest exposed point of the structure to the peak of the roof.) Section 6.16 regarding vegetative cover area shall apply to such expansion.
- 3) In the application of sections 8.32 (1) & (2), a structure shall be regulated by the requirements of the most restrictive zone (0-50 or 50-required setback) in which it is located.
- 4) A plan to mitigate for the adverse effects of any shoreland setback nonconformity shall be implemented concurrent with external improvement or

expansion of such structures. The plan shall be approved by the zoning administrator prior to issuance of a zoning permit and shall include a compliance schedule.

* * *

A deed restriction describing the agreed upon mitigative measures and requiring compliance by subsequent owners shall be executed and recorded by the property owner before the applicable building permit may be issued.

- 5) Conversion of Seasonal Residences. A nonconforming seasonal, residential structure may be converted to year around residential use:
 - (a) the associated sanitary system is brought up to current standards for new construction [justified by increased loading of the system and authorized by DCOMM 83.055(3)(b)(1&3)];
 - (b) the existing structure (prior to upgrading) is constructed on a full foundation that extends at least 4 ft. below ground or one that is certified by a registered engineer or architect to be adequate for the proposed construction;
 - (c) No more than 20% of the structural members of the existing external walls and roof are modified or replaced; and
 - (d) The other requirements of this section are complied with.

Nonconforming Structures Resources

EDUCATIONAL MATERIALS

Managing Nonconforming Uses, Lots and Structures. (2 pp., February 1999).

Defines nonconforming uses, lots and structures and as well as management options.

Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #9 of the Shoreland Management and Lake Classification Series.

Nonconforming Development and the Vital Shore. (2 pp., February 1999). Explains the issues surrounding nonconforming development and the historical management of it. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #8 of the Shoreland Management and Lake Classification Series.

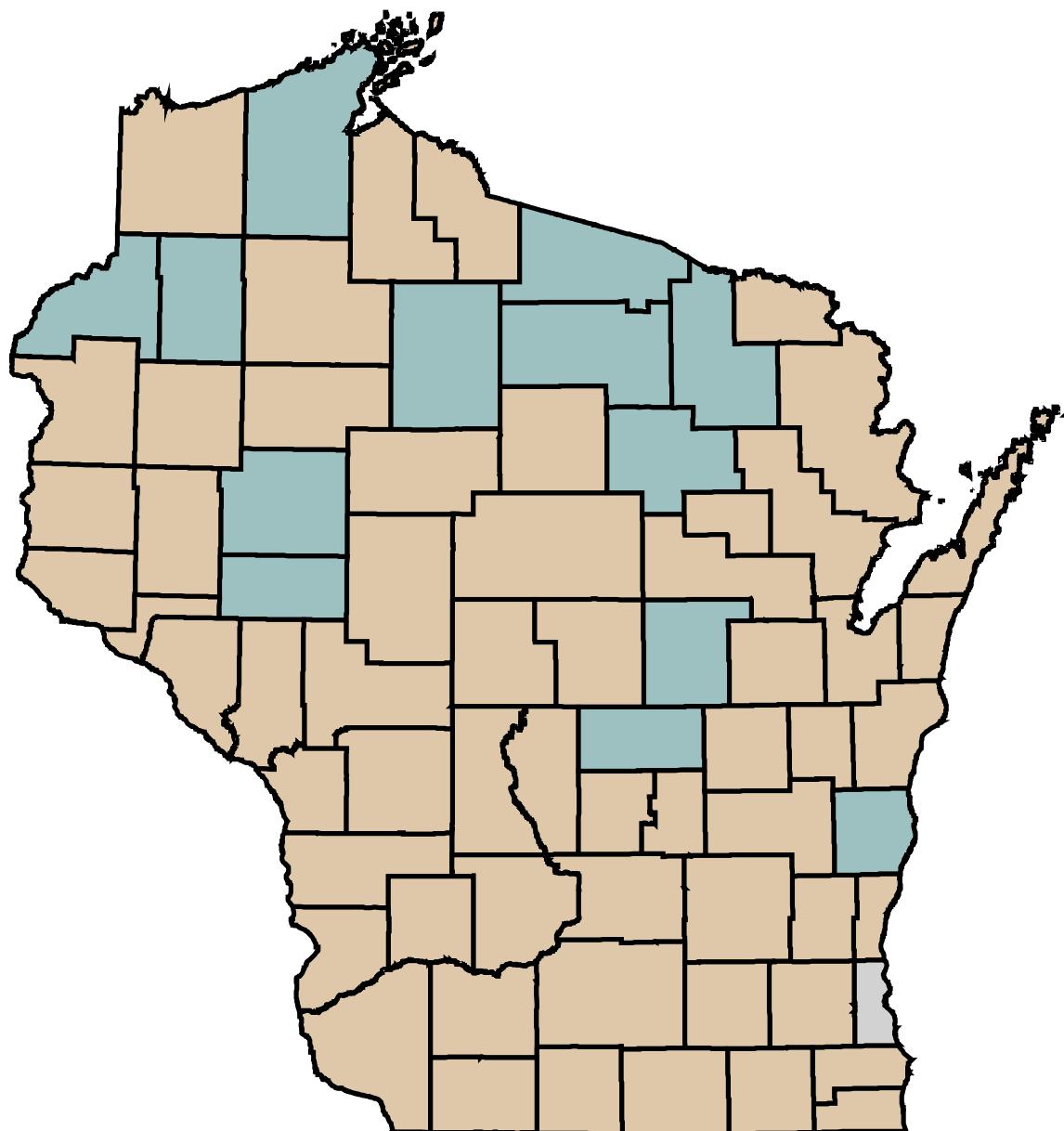
TECHNICAL RESOURCES

A Study of Nonconforming Use Policies in Wisconsin's Floodplains and Shorelands. (76 pp., May 1995). This report provides background information on the regulation of nonconforming uses in Wisconsin's floodplains and shorelands. It also analyzes the effectiveness of the 50 percent rule by focusing on potentially problematic areas, including the wording of the 50 percent rule, and the interpretation of "structural repairs". Available from Wisconsin Department of Natural Resources, Dam Safety, Floodplain/Shoreland Zoning Section, (608) 266-8030.

Zoning Case Law in Wisconsin: Cases Relevant to Shoreland and Floodplain

Zoning in Wisconsin. (70 pp., 2000). A summary of published decisions of the Wisconsin Supreme Court and Court of Appeals relating to floodplain and shoreland zoning. Available from Wisconsin Department of Natural Resources, Dam Safety, Floodplain/Shoreland Zoning Section, (608) 266-8030.

Shoreland Mitigation Standards



County is not regulated under NR 115.



County does not require shoreland mitigation.



County requires shoreland mitigation when constructing,
altering or remodeling new or existing structures.



SHORELAND MITIGATION ISSUE SUMMARY

MANAGEMENT RATIONALE

Shoreland mitigation is a technique being used by many communities to balance a property owner's rights with those of the public. Mitigation may be required for the construction of a new structure, additions to existing structures or other shoreland alterations.

Shoreland mitigation is designed to minimize the impacts of shoreland development and to compensate for lost buffer functions. A main component of mitigation involves the restoration and/or preservation of shoreland buffers. Mitigation requirements may also include removal of nonconforming structures, using natural or earth-toned building materials or upgrading of septic systems. Mitigation allows the restoration of a natural shoreline and its functions including:

- a buffer zone to filter runoff and provide wildlife habitat,
- a shoreline rich in diverse vegetation and groundcover,
- a shoreline with a healthy aquatic community structure, and
- a shoreline with dwellings and other structures that are unobtrusive and blend into the natural surroundings.

MINIMUM STATEWIDE STANDARDS

There are no statewide standards on shoreland mitigation, but it is a tool being used by many communities achieve the goals of Wisconsin's Shoreland Management Program. While shoreland buffers are required by Wisconsin's Administrative Code Chapter NR 115, the vegetation cutting standards are difficult to interpret and enforce, often leading to inadequate buffers. Mitigation is one step communities have taken to strengthen their vegetation protection standards.

In recent legislation (1999 – 2001 Biennial Budget), section 59.692(1v), Wis. Statutes, was created which requires restoration of a shoreland buffer, but only when an open or screened structure no larger than 200 square feet is constructed within the shoreland setback area.

RELATED RESEARCH

The benefits of natural and restored shorelines have been well documented. A California study found that homes near stream restoration projects have a 3 to 13% higher property value than similar homes located on unrestored streams. The perceived value of the restored streams included the enhanced buffer, habitat and recreation opportunities resulting from the restoration (Streiner and Loomis 1996). Regional economic surveys have found that conserving forests can enhance property values by an average of 6 to 15% and increase the rate at which units are sold or leased (Morales 1980 and Weyerhauser 1989).

Restoring shoreland buffers, and by extension, their functions, has many ecological benefits as well. A healthy buffer fulfills many functions including:

- regulating water temperatures for fish communities,
- providing foraging, nesting and basking sites for wildlife,
- preventing shoreline erosion and maintaining channel stability, and
- filtering sediment and nutrients from runoff (Bernthal 1997).

For further information regarding shoreland buffer functions, refer to Chapter 10 – Shoreland Vegetation Protection.

Natural shorelines also fill another important function that is often taken for granted – natural scenic beauty. The aesthetics of a shoreline may be an intangible concept, but many people often recognize when it has been degraded or lost. Some shoreland mitigation efforts have also included preserving or improving the visual quality of shorelines. Man-made elements are often seen as visual intrusions in a natural setting – they “grab” our attention and interrupt or upset the natural character of a setting.

It is possible however to reduce the obvious nature of man-made elements, especially those which may be prominently located. The contrast between natural and man-made elements can be reduced in a variety of ways, including:

- changing the color to camouflage the structure,
- reducing gloss or reflectivity,
- planting trees and shrubs to screen and shade the structure,
- reducing movement and activity near the element (e.g. flags, wind socks, lanterns, etc.),
- softening highly visible angularities or structural complexity,
- removing structural elements from ridge lines to reduce the contrast of silhouettes,
- adapting structural forms which reflect the local terrain,
- reducing artificial lighting, and
- keeping clearings and land disturbances to a minimum (Litton et al 1974).

Shoreland mitigation is a developing tool, and its utility will vary depending on the goals of the community. Its strength lies in its ability to meet both property owners needs and that of the public.

MANAGEMENT INITIATIVES

The requirements of mitigation vary from county to county but may include:

- evaluation and upgrade of the sanitary system to current standards, if necessary,
- removal of nonconforming or obtrusive accessory structures within the shoreland setback area,
- restoration of a functioning shoreland buffer area by re-establishing native shoreland vegetation,
- restoring aquatic habitat by adding brush bundles and downed trees for aquatic structure essential for the well being of an underwater community,
- installing and modifying exterior building materials of structures so that they are as visually unobtrusive as possible and blend into the natural surroundings, and
- implementation of standard erosion and storm water runoff control practices during construction.

Most counties require that a mitigation plan be approved by the zoning office and implemented before any permits are issued, or the work must be completed within one year of the permit issuance. Some counties rather than requiring implementation, instead require an implementation schedule as part of the mitigation plan.

Since the county is responsible for approving the mitigation plan, it is important that clear requirements of mitigation plans are defined. Some counties have established a list of minimum mitigative measures that would be applied in all instances, as well as additional measures that may be necessary based on specific site conditions.

Mitigation is intended to minimize the impacts of development and to compensate for lost buffer functions. An important factor for communities to consider is how these measures will be maintained as properties change hands. Some counties are recording affidavits or deed restrictions. Others are simply requiring any mitigation to be for perpetuity.

CONSIDERATIONS

- What is the intent of the mitigation process in your community? Addressing nonconforming structures? Preserving shoreland buffers? Enhancing natural scenic beauty?
- What actions will be required for mitigation?
- How do the mitigation requirements relate to your community's existing shoreland buffer requirements? Are mitigation requirements tied into other ordinance requirements, such as grading or erosion and stormwater control?
- How will the mitigation program be implemented? Enforced?
- How will the program be documented? Deed restrictions? Affidavits?

BIBLIOGRAPHY

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Morales, D. J. 1980. The contribution of trees to residential property values. *Journal of Arboriculture* 6(11): 301-302.

Streiner, C. and J. Loomis. 1996. *Estimating the benefits of urban stream restoration using the hedonic price method*. Department of Agriculture and Resource Economics. Colorado State University.

Weyerhauser Company. 1989. *The value of landscaping*. Weyerhauser Nursery Products Division. Tahoma, WA.

Abbreviations used in the following table are:

BMP = Best management practices

LOP = Location and occupancy permit

NC = Nonconforming or nonconformity

NCAS = Nonconforming accessory structure

NCPS = Nonconforming principal structure

NCS = Nonconforming structure

OHWM = Ordinary high water mark

VAC = Viewing access corridor

ZA = Zoning Administrator

Shoreland Mitigation Standards

County	What actions require mitigation?	How is county implementing mitigation system?	What is required for mitigation?
Adams	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Ashland	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Barron	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Bayfield	Reduced setbacks for substandard lots, improvements to shoreland setback NCS & damaged or destroyed shoreland NCS repairs.	Site plan & implementation schedule of mitigation must be approved by Zoning Dept. prior to issuing related land use permit(s).	Upgrade sanitary system, if needed, implement erosion control practices & earn a min. of 4 points for restoring or maintaining a shoreline buffer, removing NCAS, using inconspicuous bldg. materials, meeting shoreland exterior lighting requirements, etc.
Brown	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Buffalo	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Burnett	Improvements and additions to nonconforming structures.	Property owner implements a plan approved by County Land Conservationist to restore shoreline buffer	As part of mitigation, existing nonconforming accessory structures are removed & a shoreline buffer plan is implemented.
Calumet	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Chippewa	Expansion of legal NCS.	If property not compliant w/ shoreland cutting regulations, restoration required.	Restoration plan must be submitted & completed w/i one year of permit issuance.
Clark	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Columbia	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Crawford	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Dane	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Dodge	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Door	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Douglas	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Dunn	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Eau Claire	Reconstruction or repair of NCS.	Develop mitigation plan for adverse effects of NCS & submit to County w/ implementation schedule.	Private onsite sanitary system up to code, 35' natural vegetation buffer restored to code req., ext. bldg. materials visually neutral or inconspicuous, etc.

County	What actions require mitigation?	How is county implementing mitigation system?	What is required for mitigation?
Florence	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Fond du Lac	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Forest	Additions to structures which req. a reduced setback & repair or reconstruction of any damaged or destroyed NCS.	Plan to mitigate shall be developed & submitted prior to any repair or reconstruction. Plan shall be approved by ZA prior to issuance of permit & shall include an implementation schedule.	Plan req. sanitary system to be brought up to code, restore buffer of native vegetation & w/I 5 years provide min. 60% visual screening of NCS from water, meet impervious surface limits & visually inconspicuous exterior building materials.
Grant	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Green	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Green Lake	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Iowa	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Iron	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Jackson	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Jefferson	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Juneau	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Kenosha	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Kewaunee	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
La Crosse	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Lafayette	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Langlade	Construction of a new, or an addition to a, principal structure.	Requires plan with site location, description, materials list, timetable, erosion control & photos	Restoration includes ground cover, shrubs & trees. Restore entire buffer to extent practicable & at densities to restore shoreline functions.
Lincoln	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Manitowoc	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Marathon	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Marinette	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.

County	What actions require mitigation?	How is county implementing mitigation system?	What is required for mitigation?
Marquette	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Menominee	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Monroe	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Oconto	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Oneida	(Re)construction, alteration, or repair on existing nonconforming structures & new boathouses.	Approved mitigation plan submitted to Planning & Zoning Dept & implemented w/i 1 yr of LOP.	Requires plan to bring sanitary systems w/i 75' of OHWM to current standards, a buffer zone parallel to OHWM, removal of fill, rock & construction materials from site & buffer zones on side lot lines.
Outagamie	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Ozaukee	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Pepin	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Pierce	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Polk	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Portage	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Price	Improvement or expansion of NCPS, NCS damaged or destroyed by wind, fire, etc.,	ZA approves plan prior to issuance of zoning permit & to be implemented concurrently with construct.	Sanitary system brought up to standard. NCAS <\$2000 removed. Shoreline buffer restored (if structure demolished, w/i 5 yrs. 75% of NCS screened from water by vegetation.) Ext. bldg. materials visually inconspicuous.
Racine	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Richland	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Rock	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Rusk	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
St. Croix	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Sauk	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Sawyer	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Shawano	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.

County	What actions require mitigation?	How is county implementing mitigation system?	What is required for mitigation?
Sheboygan	Reconstruction of NCS destroyed or damaged after 10/14/97 by violent wind, fire, flood or vandalism.	Permit application incl. plan to mitigate adverse effects of NC & implementation schedule.	Compliant septic system. Req. landscape plan to control erosion & screen NCS from water. Bldg. materials visually inconspicuous. Remove excess fill, rocks, or materials. Use BMP erosion controls.
Taylor	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Trempealeau	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Vernon	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Vilas	Construction on waterfront lot w/i 300' of OHWM & involves >300 s.f. of new or existing structure.	Point system relating to Lake Classification system, i.e. lakes 50 acres & less require 6 points.	Points earned through creation of buffer zones, removal of structures, and restoration or protection activites like stormwater detention basins, removal of beaches, etc. Mitigations are in perpetuity.
Walworth	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Washburn	Improve or expand NCS, CPS expand >50%, exist. struct. removed & replaced OR a setback reduction.	Mitigation plan & implementation schedule submitted to Zoning Dept. for approval.	Wastewater treatment system upgraded as needed. Nat. vegetation & functions of buffer restored as practicable - min. 35' buffer w/ 30' VAC. Remove NCAS. Implement erosion & runoff control measures.
Washington	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Waukesha	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Waupaca	Improvement or expansion of principal structures essential for reasonable use of property.	Req. practices & also point system w/ selection of practices (choose want you want to earn points).	Req. up-to-date wastewater treatment system & implementation of stormwater & erosion control measures. Points earned by restoring buffers, removing NCS, using earthtone colors, etc.
Waushara	Removal of shore cover beyond ordinance standards.	Req. plan prepared by qualified professional & Zoning Dept. approval.	Plan must screen uses from water, maintain a stable bank & shore, retard flow of pollutants & protect aesthetic values.
Winnebago	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Wood	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.

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Bayfield	Reduced setbacks for substandard lots, improvements to shoreland setback NCS & damaged or destroyed shoreland NCS repairs.	Site plan & implementation schedule of mitigation must be approved by Zoning Dept. prior to issuing related land use permit(s).	Upgrade sanitary system, if needed, implement erosion control practices & earn a min. of 4 points for restoring or maintaining a shoreline buffer, removing NCAS, using inconspicuous bldg. materials, meeting shoreland exterior lighting requirements, etc.
Brown	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Buffalo	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
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Iron	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
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Jefferson	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
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Lafayette	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Langlade	Construction of a new, or an addition to a, principal structure.	Requires plan with site location, description, materials list, timetable, erosion control & photos	Restoration includes ground cover, shrubs & trees. Restore entire buffer to extent practicable & at densities to restore shoreline functions.
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Monroe	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Oconto	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Oneida	(Re)construction, alteration, or repair on existing nonconforming structures & new boathouses.	Approved mitigation plan submitted to Planning & Zoning Dept & implemented w/i 1 yr of LOP.	Requires plan to bring sanitary systems w/i 75' of OHWM to current standards, a buffer zone parallel to OHWM, removal of fill, rock & construction materials from site & buffer zones on side lot lines.
Outagamie	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Ozaukee	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Pepin	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Pierce	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Polk	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Portage	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Price	Improvement or expansion of NCPS, NCS damaged or destroyed by wind, fire, etc.,	ZA approves plan prior to issuance of zoning permit & to be implemented concurrently with construct.	Sanitary system brought up to standard. NCAS <\$2000 removed. Shoreline buffer restored (if structure demolished, w/i 5 yrs. 75% of NCS screened from water by vegetation.) Ext. bldg. materials visually inconspicuous.
Racine	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Richland	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Rock	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Rusk	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
St. Croix	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Sauk	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Sawyer	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Shawano	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.

County	What actions require mitigation?	How is county implementing mitigation system?	What is required for mitigation?
Sheboygan	Reconstruction of NCS destroyed or damaged after 10/14/97 by violent wind, fire, flood or vandalism.	Permit application incl. plan to mitigate adverse effects of NC & implementation schedule.	Compliant septic system. Req. landscape plan to control erosion & screen NCS from water. Bldg. materials visually inconspicuous. Remove excess fill, rocks, or materials. Use BMP erosion controls.
Taylor	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Trempealeau	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Vernon	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Vilas	Construction on waterfront lot w/i 300' of OHWM & involves >300 s.f. of new or existing structure.	Point system relating to Lake Classification system, i.e. lakes 50 acres & less require 6 points.	Points earned through creation of buffer zones, removal of structures, and restoration or protection activites like stormwater detention basins, removal of beaches, etc. Mitigations are in perpetuity.
Walworth	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Washburn	Improve or expand NCS, CPS expand >50%, exist. struct. removed & replaced OR a setback reduction.	Mitigation plan & implementation schedule submitted to Zoning Dept. for approval.	Wastewater treatment system upgraded as needed. Nat. vegetation & functions of buffer restored as practicable - min. 35' buffer w/ 30' VAC. Remove NCAS. Implement erosion & runoff control measures.
Washington	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Waukesha	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Waupaca	Improvement or expansion of principal structures essential for reasonable use of property.	Req. practices & also point system w/ selection of practices (choose want you want to earn points).	Req. up-to-date wastewater treatment system & implementation of stormwater & erosion control measures. Points earned by restoring buffers, removing NCS, using earthtone colors, etc.
Waushara	Removal of shore cover beyond ordinance standards.	Req. plan prepared by qualified professional & Zoning Dept. approval.	Plan must screen uses from water, maintain a stable bank & shore, retard flow of pollutants & protect aesthetic values.
Winnebago	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.
Wood	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.	Not incorporated into county's shoreland zoning ordinance.

Shoreland Mitigation Ordinance Language

LANGLADE COUNTY

17.30 ZONING STANDARDS FOR USE OF SHORELANDS ALONG NAVIGABLE WATERS.

(6) **Vegetation Protection Area.** (Amend. #6-98) There shall be a shoreline vegetation protection area on each lot which shall extend from the ordinary high water mark to a line which is 25 feet less than the required shoreline setback for structures. Within this area the removal of trees, shrubs and groundcover, filling and land disturbing activities are prohibited with the following exceptions:

(a) Pier, wharf and, where permitted, boathouse and related marine railway construction provided such construction is located within the viewing corridor described in Section 17.30 (6) (e) unless such location is not feasible due to steep slopes, wet soils, or similar limiting conditions.

(b) One pedestrian access pathway to shoreline provided:

1. It is located within the viewing corridor described in Section 17.30 (6) (e) unless such location is not feasible due to steep slopes, wet soils or similar limiting conditions.

2. It is located and constructed so as to avoid erosion;

3. It is located and constructed so as to maintain some screening of development from view of water;

4. It is the minimum construction necessary to provide access and includes no additional construction other than railing essential for safety;

5. It is no more than 4 feet wide; and

6. It is constructed of materials with colors which blend with the natural ground cover in the vicinity of the pathway.

An elevated walkway or powered lift may be substituted for a pedestrian access path if:

1. It is essential to access the shore because of steep slopes, wet soils or similar limiting conditions;

2. It complies with the standards for location and construction of pathways described in Section 17.30 (6) (b) (1-6); and

3. Construction plans are approved by the Land Records and Regulation Department.

(c) Shoreline protection activities authorized by a state permit and erosion control measures approved by the Land Records and Regulation Department which are designed to remedy significant, existing erosion problems.

(d) Removal of dead and diseased trees which are a safety hazard or which threaten structures,

(e) Establishment of one viewing corridor for each minimum lot width by selective pruning and selective removal of trees and shrubbery. Clearing, filling, grading and other land disturbing activities are not permitted. Sufficient trees and shrubbery shall be retained to screen development from view from the water but provide a filtered view of the water. The viewing corridor shall be more or less perpendicular to the shore and no more than 30 feet wide in the dimension paralleling the shore.

(f) Construction of a collector system for a community waste disposal system provided there is no practical alternative location.

(g) Roadways adjacent to permitted stream crossings.

(h) A private boat launch and associated vehicular access in districts zoned for residential use provided there is no alternative launch facility. Commercial and public recreational facilities requiring a waterfront location provided a conditional use permit under Section 17.64 (3) is obtained. Such activities may also require DNR permits.

These provisions are not intended to prevent the maintenance of lawns or landscaping prior to April 21, 1998. However, such lawns or landscaping may not be extended contrary to the provisions of this section. In shoreland areas located beyond the vegetation protection area, tree and shrub cutting shall be governed by consideration of sound forestry practices and soil conservation practices.

* * *

(13) **Shoreline Buffer Restoration**. An applicant for a zoning permit for construction of a new principal structure or an addition to an existing principal structure shall restore the water quality, habitat and natural beauty protection functions of the shoreline buffer area to the extent practicable.

1) **Plan Requirements**. An applicant shall submit a restoration plan for approval by the Land Records and Regulations Department prior to issuance of a zoning permit. The plan shall provide for the following:

a. Restoration shall extend throughout the vegetation protection area described in Section 17.30 (6) to the extent practicable;

- b. Where site conditions permit, groundcover, shrub and tree layers of vegetation shall be reestablished;
- c. Revegetation species shall be selected from a listing of native species maintained by the Land Regulation Department;
- d. Vegetation shall be restored and maintained at densities that are adequate to reestablish the water quality, habitat and natural beauty protection functions of a shoreline buffer area;
- e. Once the shoreline buffer has been reestablished, vegetation removal and land disturbing activities are generally prohibited except as permitted by applicable provisions of Section 17.30 (6), the vegetation protection area.

ONEIDA COUNTY

Section 9.512 Shoreland Mitigation (Amend. #576)

The construction, alteration, reconstruction or structural repair of such structures located in close proximity to our navigable waters can cause severe erosion, sedimentation, pollution and nutrient loading of such waters. Prior to such construction, alteration, reconstruction or structural repair, the land owner shall be required to submit a plan to mitigate the adverse effects of such structures as related to the buffer area for review and approval by the Planning and Zoning Department. The Planning and Zoning Department may require consultation with the Land Conservation Department, a certified arborist or landscaper prior to the issuance of a permit. A copy of the mitigation plan, or amendment there of shall be signed by the property owner, approved by the Department, filed with the Planning and Zoning Department and a Mitigation Affidavit recorded with the Register of Deeds prior to issuance of the Location and Occupancy Permit (LOP). Furthermore, mitigation plans shall be completed within one year of issuance of the related LOP.

The plan shall include an implementation schedule for the following requirements:

- A. Any sanitary system associated with a structure located within seventy-five feet (75') of the OHWM shall be brought up to current standards for new construction.
- B. A buffer zone at least thirty-five feet (35') from, and parallel to the ordinary high water mark shall be planted or restored and maintained with vegetation native to the area to the fullest practicable extent possible with effective and permanent erosion and sediment control. Existing natural beaches or beaches which have been or may be permitted by the DNR shall be allowed to be continued and maintained. In addition, the minimum vegetation density for trees shall be 1 per 200 sq. ft. evenly spaced with a minimum one inch (1") diameter, subject to the provisions of 9.52. The minimum vegetation density for shrubs shall be 3 per 200 sq. ft. evenly spaced, subject to the provisions of 9.52

- C. Excess fill, rock or materials associated with reconstruction or repair shall be removed from the site and may not be deposited within the seventy-five (75) foot setback area from the OHWM. The mitigation plan shall also be subject to any impervious surface limits, storm water and runoff control, and forestry and construction best management practices.
- D. A buffer zone at least ten feet (10') wide extending along each side lot line for a depth of at least seventy-five feet (75') from the ordinary high water shall be planted or restored and maintained with vegetation native to the area to the fullest practicable extent possible with effective and permanent erosion and sediment control. No cutting or mowing is permitted in this buffer zone. In addition, the minimum vegetation density for trees shall be 1 per 200 sq. ft. evenly spaced with a minimum one inch (1") diameter, subject to the provisions of 9.52. The minimum vegetation density for shrubs shall be 3 per 200 sq. ft. evenly spaced, subject to the provisions of 9.52.

Mitigation requirements A-D, shall be implemented for the following:

- Properties requiring a permit under Section 9.30 (D), 9.32 (B) and meet the requirements of Section 9.90.
- New boathouse construction on properties with existing principal buildings.

9.52 Vegetation Protection Area and Cutting of Trees and Woody Plants (Amend. #574)

Natural vegetation on land abutting lakes and streams protects scenic beauty, controls erosion, provide wildlife habitat, and reduced the flow effluents and nutrients from the shoreland into the water. To preserve these desirable features of the shoreline, there shall be maintained a shoreline vegetation protection area on each lot abutting a lake or stream which shall extend 35 feet from, and parallel to, the OHWM.

- 1. Vegetation removal, excavating, filling, and land disturbing activities within the vegetation protection area are prohibited with the following exceptions:
 - a. Construction permitted under Section 9.51 (A) shall be confined to the viewing area. Such structures which existed prior to May 19, 1999 shall be allowed to remain.
 - b. Pedestrian access walkways and/or lifts to the shoreline requiring removal of vegetation when permitted under Section 9.51 (C)(6). A walkway shall not be over five feet wide. A walkway may be allowed outside of the viewing area when authorized by a conditional use permit (CUP) justified by topography, soil, and existing vegetation.
 - c. Shoreline protection activities authorized by a state permit and erosion control measures approved by the County Land Conservation Department which are designed to remedy significant existing erosion problems.

d. A tree, or portion thereof, may be removed for one or more of the following reasons:

1. The tree, or portion thereof, is dead.
2. The tree is safety hazard to person or property.
3. The tree removal is for the purpose of preventing the spread of disease to other trees.

Whenever a tree is removed, it shall be replaced with another tree as defined in Section 9.130 and having a minimum DBH of 1 inch.

e. Viewing area in compliance with the following restrictions:

Each viewing area shall not exceed 30 feet in width. Walkways and lifts shall be confined to a viewing area unless otherwise allowed elsewhere under subsection 9.52 (A.)(1.)(b.) above.

No more than one viewing area shall be allowed in any 100 feet of frontage, or 30% of the lot width on lots less than 100 feet.

Viewing areas shall be established by pruning (not to exceed removal of 25% of live branches) and selective removal of trees and woody plants, leaving one square foot of basal area in the viewing area. Preference shall be given to retaining healthy trees and native trees. Sufficient natural trees and woody plants shall be retained to screen development from view of the water while providing a filtered view of the water from the lot during the summer season.

Clear cutting, filling, grading and other land disturbing activities are prohibited in the viewing area unless permitted by 9.52 (A.)(1.)(c.) above and 9.51 (C.)(4.).

f. Pruning of trees and woody shrubs outside of the viewing area for the health and/or renewal of vegetation. Such pruning shall not result in removal of more than 25% of the living crown of a tree, nor jeopardize the health and natural shape of a tree or shrub.

g. Private on-site waste disposal systems permitted under Oneida County Private Sewage Systems Ordinance.

With a CUP a collector system for a community waste disposal system provided there is no practical alternative location.

h. Permitted roadways adjacent to permitted stream crossings.

- i. With a CUP, private boat launch facilities in districts zoned for commercial use and in other districts where no launch facility is available on the water body, and with a CUP, publicly owned boat launch facilities, parks, and recreational facilities.
2. The following are restrictions within the vegetation protection area:

Timber harvesting. On parcels over five acres in size, limited harvesting is permitted, provided that an equivalent of 60 feet of basal area per acre of residual trees five inches and greater diameter at breast height (DBH), and at least 2.2 feet of basal area per lineal 50 feet of shoreline frontage, must remain after harvest.

Landings or slash piles are prohibited.

Establishment of new lawns and unnatural or non-native landscaping is prohibited.
3. In the shoreland area outside the vegetation protection area, trees and woody plants may be cut in accordance with accepted forest best management practices and sound soil conservation practices which protect water quality.

VILAS COUNTY

ARTICLE VIII: REMOVAL OF TREES AND SHORE COVER

8.1 Applicability.

This article applies to the removal of trees and vegetation on shoreland properties.
Note: *General Restrictions on Tree Removal are set forth in Section 5.13 of the Vilas County General Zoning Ordinances.*

8.2 Permitting Requirements.

A. General

1. All tree cutting exceeding the limitations of Section 8.3 requires a Shoreland Alteration permit from the Vilas County Zoning Office.
2. Tree cutting on more than 10 acres in a shoreland area also requires that the owner provide notice to the Vilas County Clerk's Office.

B. Exceptions

1. Shoreland Alteration and Zoning Permits are not required when logging is performed on public lands (State, Federal, County or Town) or managed lands in compliance with a Forest Law Program, or where cutting is performed by governmental bodies or public utilities.
2. This Article shall not apply to removal of dead, dying or diseased trees or shrubbery.

8.3 Limitations on Removal of Trees and Shore Cover.

A. Preservation of Trees and Vegetation.

Except as set forth in this section, natural shrubbery, trees and undergrowth shall be preserved as far as practicable on all shoreland properties, and if removed, it shall be replaced with vegetation that is equally effective in meeting the objectives of this ordinance.

B. Prohibition of Clear Cutting.

Clear cutting of trees shall be prohibited within 300 feet of a lake or within 150 feet of a river or stream other than for the following areas and purposes:

1. For the placement and maintenance of a building within thirty feet (30') of each exterior wall.
2. For the installation of a private septic system.
3. For the construction of a twenty feet (20') wide roadway from a public road or easement to the principal structure. Such roadway may not encroach on any setback.
4. For the thirty feet (30') x thirty-five feet (35') shoreline recreational area described in this section.

C. No Cut Zone.

Except as set forth in other Articles of this ordinance, no removal of trees, shrubs or undergrowth is permitted within 75 feet of the OHWM of a lake or stream.

D. Select Cut Zone.

Select cutting of trees between 75 and 300 feet from the OHWM of a lake or between 75 and 150 feet of the OHWM of a stream is permitted under the following conditions:

1. A basal area of 60 square feet per acre, DBH, evenly distributed shall be maintained.
2. Natural shrubbery, trees, and undergrowth shall be preserved as far as practicable within the select cutting areas.
3. The maximum slash height shall be 24 inches.

E. Creation of a Shoreline Recreational Area.

1. Except as set forth in ¶ E.2, one shoreline recreational area is allowed on each waterfront lot no larger than thirty feet (30') in width along the shoreline and extending 35 feet in depth from the OHWM. Select cutting of trees and shrubbery is permitted to create a shoreline recreational area if one does not exist naturally.
2. The shoreline recreational area for resorts, hotels or motels, or private clubs shall be no larger than thirty feet (30') in width along the shoreline for each one hundred feet (100') of shoreline frontage width for up to three hundred feet (300') of shoreline frontage width, plus an additional ten feet (10') of shoreline recreational area width for each additional hundred feet (100') of shoreline frontage width. For the purposes of mitigation only, such shoreline recreational areas may be contiguous or non-contiguous. Shoreline recreational areas shall only be created up to 35 feet in depth from the OHWM.

* * *

ARTICLE XI: MITIGATION

11.1 Applicability

Mitigation is required whenever a property owner requests a zoning permit for construction on a waterfront lot where the proposed construction is located less than 300 feet from the OHWM and involves greater than three hundred square feet (>300 sq. ft.) of any new or existing structure. Mitigation is not required for rebuilding a structure under ¶ 6.5.B. An additional permit fee may be required by the Zoning Office for administration of the mitigation requirements.

11.2 Mitigation Points Required

A. Lakes Greater Than 50 Acres.

The number of mitigation points required depends on lake classification and is set forth below in Table 4.

Table 4

		MITIGATION POINTS for Lakes Greater than 50 Acres		
Sensitivity to Development	Current Level of Development			
	Low Development Level	Medium Development Level	High Development Level	
High sensitivity	Five Mitigation Points	Six Mitigation Points	Six Mitigation Points	
Medium sensitivity	Four Mitigation Points	Five Mitigation Points	Five Mitigation Points	
Low sensitivity	Four Mitigation Points	Four Mitigation Points	Four Mitigation Points	

- B. For Lakes 50 Acres and Less Six Mitigation Points Are Required.**
- C. For Class II Rivers and Streams Four Mitigation Points Are Required.**
- D. For Class I Rivers and Streams Six Mitigation Points Are Required.**
- E. Additional Points for Certain Structures.**

Additional mitigation points shall be required on properties with principal structures located closer than seventy-five feet (75') from the ordinary high water mark as follows:

1. Expansion of principal structures with any part located closer than forty feet (40') from the ordinary high water mark require two (2) additional mitigation points.
2. Expansion of a principal structure with any part located closer than seventy-five feet (75') but more than forty feet (40') from the ordinary high water mark require one (1) additional mitigation point. This point is not additive to the two mitigation points required if a structure is located closer than forty feet (40').

11.3 Mitigation Practices

Property owners may choose among the following mitigation practices to achieve the number mitigation points required.

- A. Buffer Zones**
 1. Points may be obtained for maintaining existing buffer strips or for creating and maintaining new buffer zones as set forth below.
 2. Buffer Zone Options.

- a. Primary Active Buffer Zone: Shore buffer zone within thirty-five feet (35') of the OHWM, including trees, shrubbery, underbrush and other natural vegetation, and subject to the conditions in ¶ A.3. Three (3) points. A shoreline recreational area as defined in Article VIII is allowed.
- b. Secondary Active Buffer Zone: An additional fifteen feet (15') of buffer zone depth inland from the OHWM beyond the thirty-five feet (35') of buffer zone already established, providing a total of fifty feet (50') of buffer zone depth, subject to the conditions in ¶ A.3. Two (2) points.
- c. Recreational Area Buffer Zone: Shore buffer zone along the entire shoreline, including within the space that may otherwise have been occupied by the recreational area, except that a foot path of no more than six feet (6') in width may be maintained, subject to conditions in ¶ A.3. Two (2) points.
- d. Passive Buffer Zone: Shoreland vegetation buffer area within thirty-five feet (35') of the OHWM, including unmowed, grass, or other understory vegetation, but without the tree and shrub layers required to meet the three-point mitigation standard. A shoreline recreational area as defined in Article VIII is allowed. Two (2) points.
- e. Sidelot Buffer Zone: A ten foot (10') wide side lot buffer zone including trees, shrubbery, underbrush and other natural vegetation extending along a side lot line for a depth of at least one hundred feet (100') from the OHWM. One (1) point. The side lot line buffers may be additive, for a maximum of two (2) points, if buffer areas exist and are maintained along both side lot lines.

3. Conditions

- a. No mowing is permitted in the buffer zone.
- b. The establishment of buffer zones except under ¶ A.2.d. are subject to a density of at least two (2) tree stems and four (4) shrub stems per one hundred square feet (100 sq. ft.) of buffer zone area if required. This density must be maintained through the maturity of the species.

B. Removal of Structures.

Points may be obtained for the removal of structures as set forth below.

1. Removal of a principal structure located within seventy-five feet (75') of the OHWM to a site that meets the OHWM set back requirements for new development on that waterbody. Three (3) points.
2. Removal of all non-principal, accessory structures located within thirty-five feet (35') of the OHWM, with the result that all such structures, including boathouses, are set back at least thirty-five feet (35') from the ordinary high water mark. Two (2) points.
3. Removal of all non-principal, accessory structures located between thirty-five feet (35') and seventy-five feet (75') from the ordinary high water mark, with the result that all such structures, including boathouses, are set back at least seventy-five feet (75') from the ordinary high water mark. One (1) point.
4. No non-principal, accessory structures are located less than seventy-five feet (75') from the ordinary high water mark. This point is not additive to points awarded for removal of structures from ¶ B.1. and ¶ B.2. above. One (1) point.

C. Other Practices.

1. At the discretion of the Zoning Administrator, up to three (3) additional mitigation points may be approved for restoration or protection activities that are likely to provide significant benefits to meet the objectives of this ordinance. Examples may include construction of a storm water detention basin or implementation of other storm water management plan activities, replacement of seawalls with bioengineering structures, or removal of artificial sand beaches.
2. Factors to be considered in making the determination of number of points and approval of alternative mitigation practices include, but are not limited to:
 - a. Cost of implementation;
 - b. Runoff diversion and/or retention;
 - c. Lot configuration;
 - d. Parcel size;
 - e. Location of impervious areas;
 - f. Sensitivity and level of development of the waterbody; and
 - g. Significance toward meeting ordinance objectives.

11.4 Mitigation Plan

A. Development and Implementation of Mitigation Plan

1. A mitigation plan shall be submitted on forms provided by the Zoning Administrator for review and approval. The plan shall indicate the selected

mitigation strategies and shall be signed by the property owner and filed with the Zoning Office prior to issuance of the zoning permit.

2. The mitigation measures shall be maintained in perpetuity, unless the property owner receives approval of a new, approved mitigation plan meeting the same point requirements.
3. Notwithstanding any other provisions of this ordinance, the current owner is solely responsible for compliance with the terms of this Article.

4. Certification of Completion

Within one year of issuance of the related zoning permit, the property owner shall complete the mitigation practices and shall certify in writing to the Zoning Administrator that the required mitigation has been completed. As part of the certification, the property owner shall submit photos documenting the mitigation measures.

5. Subsequent Development

Subsequent zoning permit applications shall not require additional mitigation provided the mitigation measures are maintained.

WAUPACA COUNTY

Section 5.0 Shoreline Buffer Area

5.5 Vegetation Protection Area

On each lot, in an area bounded by the ordinary High Water mark and a line which is 25 feet less than the shoreline setback (see Section 7) or 35 feet from the ordinary High Water mark, whichever is greater, land disturbing activities and vegetation removal are prohibited with these exceptions:

- 5.51 Pier and wharf construction confined to the view corridor described in Section 5.56.
- 5.52 Pedestrian access to the shoreline confined to the view corridor described in Section 5.56. Access may include an elevated walkway if:
 - 1) it is essential to access the shore because of steep slopes or wet soils;
 - 2) it is the minimum construction necessary to provide access;
 - 3) it is no more than 4 feet wide; and
 - 4) it includes no additional construction other than railings essential for safety.
- 5.53 A shoreline recreation area of no more than 400 sq. ft. setback at least 15 ft. from the OHWM and confined to the view corridor described in Section 5.56. Such area may be clear cut but may not be filled, terraced or otherwise recontoured and shall be immediately stabilized with vegetative ground cover such as turf grass.

- 5.54 Shoreline protection activities authorized by a state permit and erosion control measures approved by the County Land Conservation Department which are designed to remedy significant, existing erosion problems.
- 5.55 Removal of dead, diseased or dying trees which are a safety hazard or which threaten buildings and removal of nuisance exotic species provided they are replaced with native species as soon as practicable.
- 5.56 Establishment of a single view corridor on each lot containing a principal structure by selective pruning and removal of trees and shrubbery. Clear cutting, filling, grading and other land disturbing activities are not permitted. Sufficient trees and shrubbery shall be retained to screen development from view from the water. The corridor shall be no more than 30 feet wide in the dimension paralleling the shore.
- 5.57 Construction of facilities which provide public access to navigable waters provided the water quality, habitat and aesthetic objectives of this ordinance and its water classification policy are addressed by appropriate project location, design and mitigative measures approved by the Zoning and Land Conservation Departments. Such facilities may include fencing of open construction.
- 5.58 Implementation of DNR approved Forest Stewardship Plans and management plans approved under the Managed Forest Law provided activities conform with the practices described in **Wisconsin's Forestry Best Management Practices for Water Quality Field Manual**. These practices include:
- 1) locating forest roads outside if the vegetation protection area;
 - 2) locating landings outside of the vegetation protection area;
 - 3) avoiding movement or pilings of slash within the vegetation protection area;
 - 4) minimizing soil exposure and compaction;
 - 5) avoiding operation of wheeled or tracked harvesting equipment within 50 feet of the ordinary High Water mark except on existing roads or permitted stream crossings;
 - 6) using selective harvest to promote long-lived, large (12 inches or greater DBH) tree species appropriate to the site;
 - 7) leaving unharvested at least 60 square feet of basal area per acre in evenly distributed trees 5 inches or larger DBH; and
 - 8) harvesting at intervals no less than ten years apart.

The goals for the management of forest land within 50 feet of the ordinary High Water mark of any lake, river or stream shall be primarily for aesthetics while providing for water quality, wildlife habitat, recreational opportunities and utilization of timber harvested.

- 5.59 Grazing and cultivation of existing agricultural fields provided that best management practices recommended in a conservation plan approved by the County Land Conservation Department are followed. In addition, land disturbing activities, with the exception of permitted stream crossing, are prohibited with 50 feet of the ordinary High Water mark of any lake, river or stream.
- 5.60 Roadways and stream crossings which are essential to the reasonable use of property provided all federal, state and local regulations are complied with.
- 5.61 The installation of private on-site waste disposal systems shall be regulated by the County Sanitary Code.

* * *

Section 8.0 Nonconforming Uses, Structures and Lots

- 8.32 Shoreline Setback Nonconformities
 - 1) A principal structure which is nonconforming as to shoreline setback and which is located within 50 feet of the ordinary High Water mark may be improved internally subject to the limitation of Section 8.31 (2)(a) but may not be expanded. Such improvement shall be confined to enclosed portions of the building envelope which existed at the time the structure became nonconforming and shall not include new basements or additional stories. Replacement of roofing, siding and windows and upgrading of insulation are permitted.
 - 2) A principal structure (of at least 750 sq. ft.) which is nonconforming as to shoreline setback and which is located between 50 feet from the ordinary High Water mark and the required setback may be expanded to a total of 1500 square feet of the footprint or 15% of the lot area within 200 ft. of the OHWM (including original building and expansion) whichever is greater. Such expansion shall be located on the landward side of the structure wherever practicable and shall not include new basements except that a new basement may be permitted for an expansion located to the landward side of the existing structure. An additional story no larger than the footprint of the original structure and not exceeding 28 ft. in height may be permitted. (height shall be measured from the lowest exposed point of the structure to the peak of the roof) Section 6.16 regarding vegetative cover shall apply to such expansion.
 - 3) In the application of sections 8.32 (1) & (2), a structure shall be regulated by the requirements of the most restrictive zone (0-50 or 50-required setback) in which it is located.
 - 4) A plan to mitigate for the adverse effects of any shoreline setback nonconformity shall be implemented concurrent with external improvement or expansion of such structures. The plan shall be approved by the zoning administrator prior to issuance of a zoning permit and shall include a compliance schedule.

The following mitigation practices are **mandatory** for all such projects:

- 1. The associated privately owned wastewater treatment system must be evaluated and upgraded as appropriate [DCOMM 83.055(3)(b)(1&3)]; and

2. Standard erosion & storm water runoff control measures must be implemented and all mitigation activities shall comply with Section 6.0 regarding land disturbance activities.

In addition, a property owner shall **choose at least four points** from among the following mitigation practices: The property owner can use current equal practices to obtain the necessary 4 points.

1. Restore and maintain native vegetation and water quality protection functions of the shore buffer area within 25 ft. of the ordinary High Water mark [1 point].
2. Restore and maintain native vegetation and water quality protection functions of the shore buffer area within 50 ft. of the ordinary High Water mark [2 points].
3. Restore and maintain native vegetation and water quality protection functions of the shore buffer area within 75 ft. of the ordinary High Water mark [3 points].
4. Restore and maintain native vegetation and water quality protection functions of both sideyards [1 point].
5. Remove nonconforming accessory buildings from the shoreline setback area [1 point per building of <100 sq. ft., 2 points per building of 100-400 sq. ft. and 3 points per building of >400 sq. ft.]. If there are currently no accessory buildings within the shoreline setback, property owner receives 1 point.
6. Use exterior building materials that blend with the natural vegetation in the vicinity of the construction [1/2 point].
7. Other practices as agreed upon by the Zoning Department [as determined by the Zoning Department]. Examples may include replacement of seawalls for shoreline protection with bioengineering techniques or removal of artificial sand beaches.

A deed restriction describing the agreed upon mitigative measures and requiring compliance by subsequent owners shall be executed and recorded by the property owner before the applicable building permit may be issued.

- 5) Conversion of Seasonal Residences. A nonconforming seasonal, residential structure may be converted to year around residential use if:
 - (a) the associated sanitary system is brought up to current standards for new construction [justified by increased loading of the system and authorized by DCOMM 83.055(3)(b)(1&3)];
 - (b) the existing structure (prior to upgrading) is constructed on a full foundation that extends at least 4 ft. below ground or one that is certified by a registered engineer or architect to be adequate for proposed construction;
 - (c) no more than 20% of the structural members of the existing external walls and roof are modified or replaced; and
 - (d) the other requirements of this section are complied with.

Shoreland Mitigation Resources

PRESENTATIONS

Keeping Our Shores, Shoreland Best Management Practices. (March 1996) Video introduces and explains activities called best management practices, or BMPs, that shoreland owners can use to protect the water quality in their lake or river. Uses actors and guest experts to stress easy and inexpensive BMPs that property owners can adopt to make a difference in water quality. Highlights the importance of shoreline filter strips, proper septic maintenance, and appropriate lawn care practices to protect water quality, ensure safe recreational use, and maintain property values. Available for \$15.00 from University of Minnesota – Extension at (800) 876-8636.

The Living Shore. (17 min., 1998). Video explains the importance of leaving a natural “buffer zone” between lakes and lake owners’ dwellings. It also provides information on selecting and planting shoreline plants. It is available from Wisconsin Association of Lakes, (800) 542-5253 for \$15.00 plus \$2.00 shipping. It also available at many public libraries.

EDUCATIONAL MATERIALS

Designing a Native Landscape Can Help Water Quality. (1 pp., no date). Land and Water Stewardship article describes the benefits of native landscapes and how you can design your own. Available on-line at:
[<http://clean-water.uwex.edu/pubs/stewards/Y010.pdf>].

Fish Habitat: A Good Lake is Hard to Find. (1 pp., no date). Land and Water Stewardship articles explains the importance of a natural shoreline to fish habitat. Available on-line at: [<http://clean-water.uwex.edu/pubs/stewards/S001.pdf>].

A Fresh Look at Shoreline Restoration. (4 pp., 1999). Handout explains the important of shoreland buffers and provides some basic tips on how to begin your own shoreland restoration project. It is available from county UW-Extension offices or Extension Publications, 45 N. Charter Street, Madison, WI, 53715 or by calling (608) 262-3346 (toll-free 877-947-7827). Ask for publication number GWQ027. It is also available on-line at: [<http://clean-water.uwex.edu/pubs/shore/index.html>].

Habitat Management and Natural Beauty Protection. (2 pp., February 1999). Fact sheet explains the importance of shore and near shore zones to wildlife habitat and natural beauty. It also provides options for maintaining or improving these zones. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #19 of the Shoreland Management and Lake Classification Series.

Improving Fish Habitat in your Lake. (1 pp., no date). Land and Water Stewardship article provides hints on native plants to install in your shoreland area to improve fish habitat. Available on-line at: [<http://clean-water.uwex.edu/pubs/stewards/S011.pdf>].

Installing a Shoreland Septic System: Shoreland Best Management Practices. (2 pp., March 1996). Fact sheet describes the process of siting and installing a shoreland septic system. Available from Minnesota Extension Service at 109 Washburn Hall, 2305 East 5th Street, Duluth, MN, 55812-7512 or phoning (218) 726-7512. Ask for fact sheet #3.

Lakescaping for Wildlife and Water Quality. (176 pp., no date). This book describes the issues facing waterfront owners who wish to protect their water quality and provides examples of how homeowners have dealt with those concerns. It focuses on native landscaping techniques and provides plant lists and nurseries sources. Available from Minnesota Department of Natural Resources, Minnesota's Bookstore at (800) 657-3757.

Maintaining your Shoreland Septic System: Shoreland Best Management Practices. (4 pp., March 1996). Fact sheet explains how septic systems work, the dangers they can pose to water quality, and how to maintain them. Available from Minnesota Extension Service at 109 Washburn Hall, 2305 East 5th Street, Duluth, MN, 55812-7512 or phoning (218) 726-7512. Ask for fact sheet #2.

Mitigation. (2 pp., February 1999). Fact sheet defines mitigation and options available to compensate for lost shoreland buffers. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #18 of the Shoreland Management and Lake Classification Series.

Sensible Shoreland Lighting: Preserving the Beauty of the Night. (12 pp., September 2000). This booklet describes the issue of light pollution with a special focus on issues surrounding shoreland lighting. It provides information on new lighting technologies that can deliver adequate illumination, provide security, save money and reduce light pollution without competing with the beauty of the night. It is available from county UW-Extension offices or Extension Publications, 45 N. Charter Street, Madison, WI, 53715 or by calling (608) 262-3346 (toll-free 877-947-7827). Ask for publication number GWQ031.

Shoreline Plants and Landscaping. (16 pp., 1999). Booklet provides information on alternative landscaping options for shoreland sites and provides a plant list of native and horticultural plants which are suited to shorelines. It is available from county UW-Extension offices or Extension Publications, 45 N. Charter Street, Madison, WI, 53715 or by calling (608) 262-3346 (toll-free 877-947-7827). Ask for publication number GWQ014. It is also available on-line at:
[<http://clean-water.uwex.edu/pubs/yardcare/shorlpl.pdf>].

Steps for Maintaining Healthy Lawns and Quality Waters. (1 pp., no date). Land and Water Stewardship article that provides recommendations for how to manage your lawn and protect water quality. Available on-line at:
[<http://clean-water.uwex.edu/pubs/stewards/Y001.pdf>].

The Water's Edge. (12 pp., 2000). Booklet describes how shoreland homeowners can improve fish and wildlife habitat on their property. Available from your local DNR office or by calling the Wisconsin Department of Natural Resources, Lakes and Wetlands Section, (608) 266-2244 and ask for publication number PUB-FH-428 00.

Three Ways to Keep Phosphorus Out of Our Lakes. (1 pp., no date). Land and Water Stewardship Article provides hints on landscaping options to lower phosphorus levels in our waters. Available on-line at: [<http://clean-water.uwex.edu/pubs/stewards/Y009.pdf>].

Treasure your Streams. (1 pp., no date). A Land and Water Stewardship article describes options for streamside protection. Available on-line at: [<http://clean-water.uwex.edu/pubs/stewards/P009.pdf>].

Wild Ones Handbook: A Voice for the Natural Landscaping Movement. (30 pp., 1997). The handbook provides information on the native landscaping – site evaluation, design, installation and maintenance. Available from Wild Ones Handbook, PO Box 23576, Milwaukee, WI, 53223-0576 or on-line at: [<http://www.epa.gov/glnpo/greenacres/wildones/#HANDBOOK>].

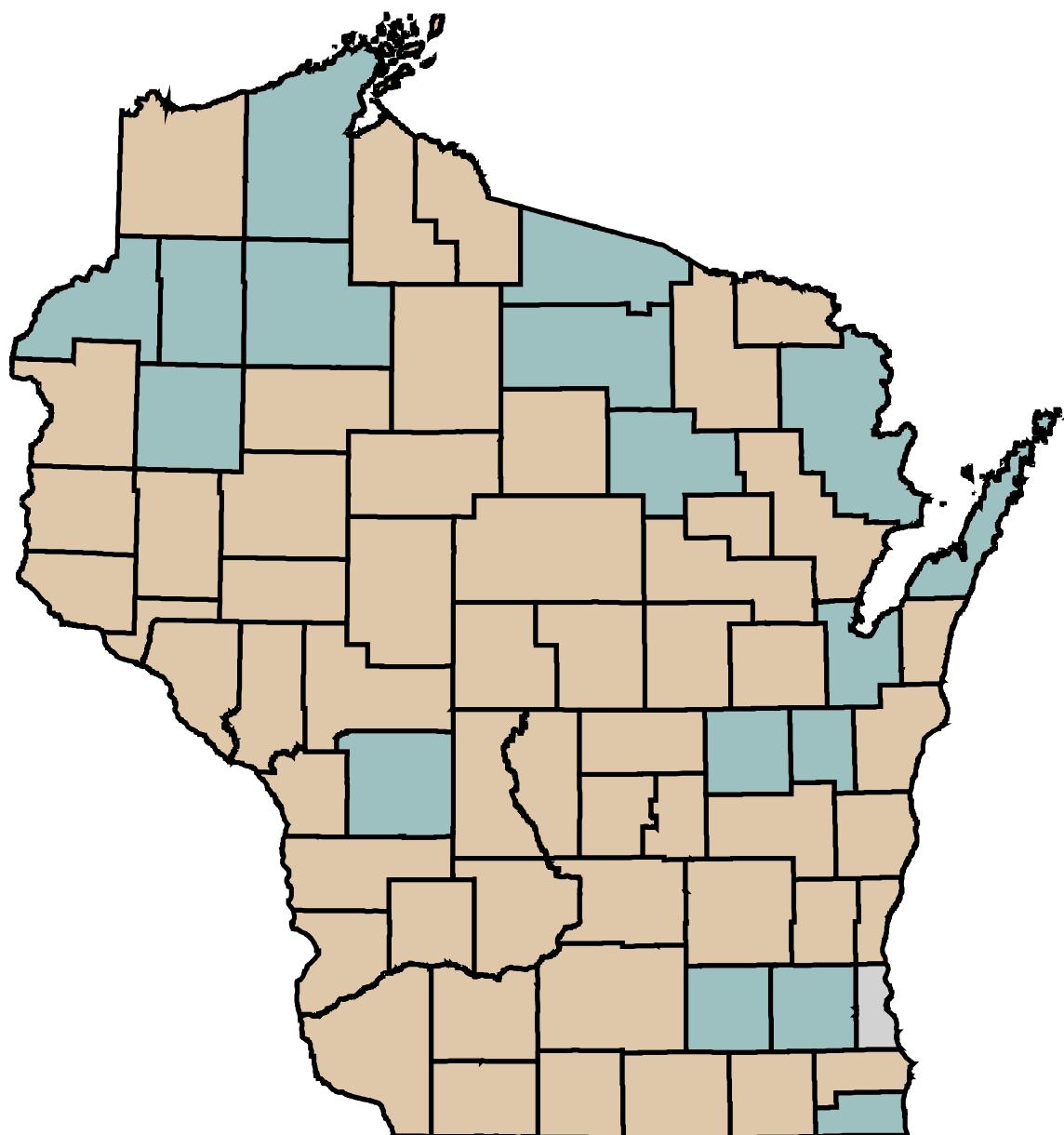
What is a Buffer? (2 pp., 1999). Handout gives the legal and practical definitions of a buffer and why they are important. It is available from county UW-Extension offices or Extension Publications, 45 N. Charter Street, Madison, WI, 53715 or by calling (608) 262-3346 (toll-free 877-947-7827). Ask for publication number GWQ028. It is also available on-line at: [<http://clean-water.uwex.edu/pubs/shore/index.html>].

TECHNICAL REFERENCES

Bioengineering for Hillslope, Streambank and Lakeshore Erosion Control. (8 pp., November 1996). This guide describes bioengineering techniques for hillslope, streambank and lakeshore erosion control. Tips for a successful bioengineering installation and demonstration projects are described. Available on-line at: [<http://ianrwww.unl.edu/pubs/Soil/g1307.htm>].

Siting and Design Guidelines for Structures on the Victoria Coast. (On-line document, May 1998). The primary purpose of the Siting and Design Guidelines is to define those issues which should be considered in the siting, design and construction of new structures and the improvement of existing structures in coastal areas. This document is not intended to be used as a manual for designing and siting in the coastal areas, rather the focus is to raise awareness of more sensitive design and development. It is intended that the guidelines will be used in conjunction with appropriate professional advice and information available from consultation with the relevant authorities. Available on-line at: [<http://www.vcc.vic.gov.au/siting/index.htm>].

Wetland Protection Standards



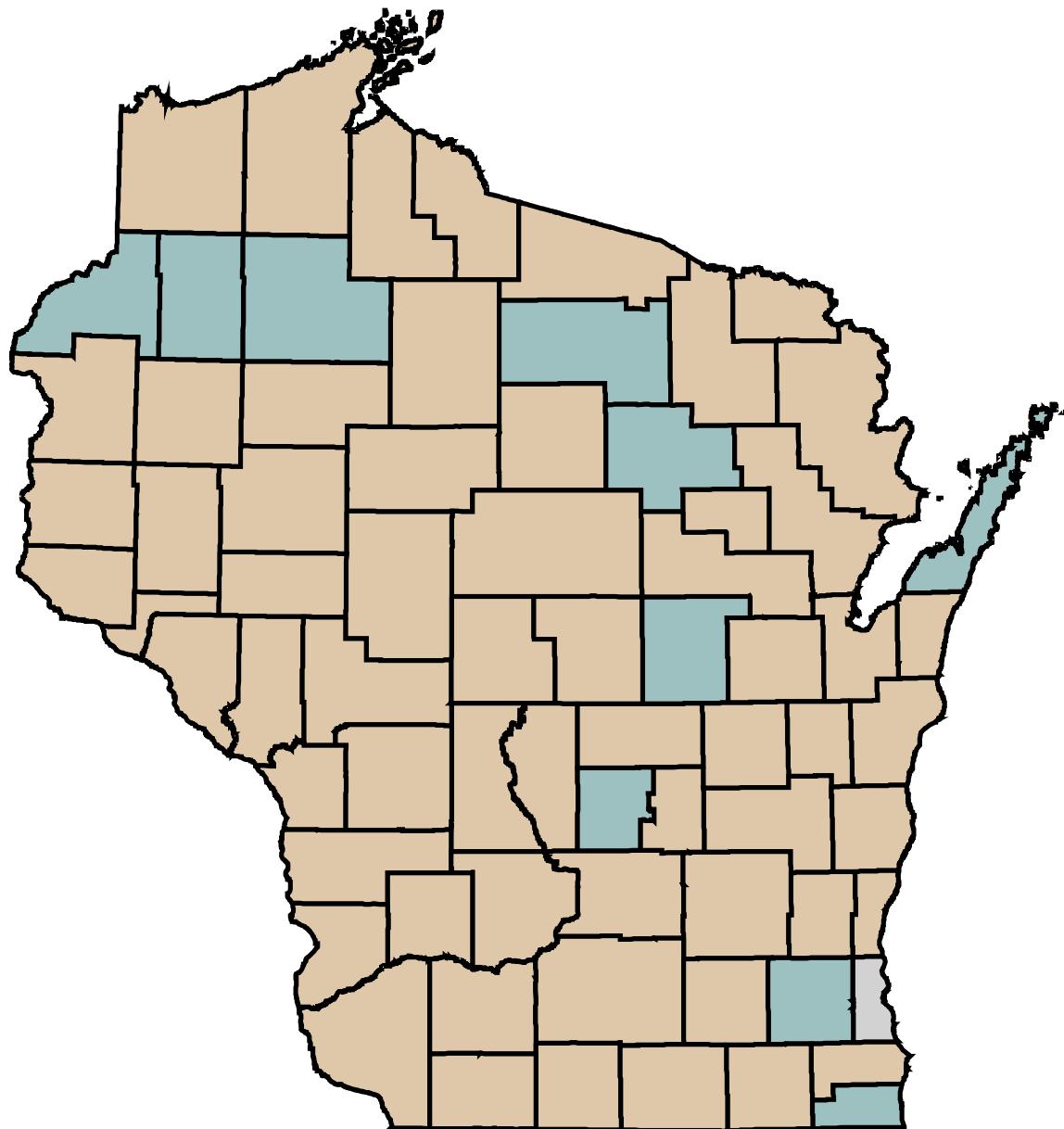
County is not regulated under NR 115

County does not have special provisions for wetland protection beyond standard shoreland wetland requirements.

County has adopted special wetland protection provisions, such as setbacks, permit requirements, etc.



Wetland Setback Standards



County is not regulated under NR 115.



County does not require wetland setbacks
for structures, grading, filling, etc.



County requires wetland setbacks for
structures, gradinh, filling, etc.

Wetland Protection Issue Summary

MANAGEMENT RATIONALE

Wetlands are defined by Wisconsin Statutes as “ . . . an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.” (s. 23.32(1), Wis. Stats.). There are many different types of wetlands including marshes, wet meadows, fens, bogs and swamps. Approximately 30% of Wisconsin’s wetlands are connected to or adjacent to lakes and streams (Wisconsin Department of Natural Resources 1998).

Wetlands play a crucial role in the maintenance of aquatic ecosystems. Chapter NR 115, Wis. Admin. Code, recognizes the following wetland functions:

- storm and floodwater capacity,
- maintenance of dry season stream flow,
- discharge of groundwater into a wetland,
- recharge of groundwater from a wetland,
- flow of groundwater through a wetland,
- filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable water,
- shoreline protection against soil erosion,
- fish spawning, breeding, nursery or feeding grounds,
- wildlife habitat, and
- areas of special recreational, scenic or scientific interest, including scarce wetlands types (Wisconsin Administrative Code NR 115.05(2)(e)(4)).

Beyond their ecological importance, wetlands are also important for a variety of economic and social reasons. They provide timber and other natural products. Wetland also support a variety of recreational activities including hunting, fishing, canoeing, bird watching and the simple appreciation of open space (Berndhal 1997).

MINIMUM STATEWIDE STANDARDS

Chapter NR 115, Wis. Admin. Code, requires all counties to establish shoreland-wetland zoning districts. This protective zoning applies to all mapped wetlands or portions of wetlands five acres or greater in size which are within:

- 1,000 feet of the ordinary high water mark of a lake, pond or flowage,
- 300 feet of the ordinary high water mark of a navigable river or stream, or
- the landward side of the floodplain.

These shoreland-wetland zoning districts generally prohibit any drainage, dredging, filling or flooding of wetlands larger than five acres. Permitted activities within the shoreland-wetland districts may include maintenance of existing drainage systems, some agricultural activities, and limited road and utility construction.

Rezoning of shoreland-wetland districts is permitted, however, if it will not result in significant adverse impacts upon the wetland’s functions. The rezoning process requires

public notice and a hearing, after which the locally elected council or board must decide whether or not to approve the rezoning. The Department of Natural Resources and local zoning agency provide recommendations on the rezoning request and can appeal the decision if it does not meet required state standards.

RELATED RESEARCH

Despite numerous protection programs and strategies, wetlands continue to be threatened. Of the approximate ten million acres of wetlands originally present in Wisconsin, only five million acres remain today.

Agriculture accounted for much of the early loss of wetlands. From the mid 1950's to mid 1970's, agriculture was responsible for nearly 87% of the wetlands lost nationally. As wetlands are drained or filled to support crops, they are unable to perform their natural functions.

Apart from agriculture, wetland losses are primarily due to residential, commercial or industrial development. Wetlands often offer the last undeveloped tracts near population centers, and as communities look to develop, these sites emerge as possible locations for development. Beyond the direct conversion of wetlands, development can also lead to the degradation of wetlands through secondary impacts, including increased runoff from projects on adjacent uplands and altered area hydrology (United States Environmental Protection Agency 1992).

MANAGEMENT INITIATIVES

Recognizing the threats facing wetlands and the important functions they fulfill, many communities have gone beyond the minimum requirements of shoreland-wetland zoning districts, and taken additional steps to protect their wetlands. Common protection strategies include establishing a wetland setback for buildings and structures (in addition to the ordinary high water mark setback), requiring permits for grading or filling in wetland areas and requiring implementation of erosion control and stormwater management plans.

Other counties have adopted or crafted wetland districts that are more encompassing than the requirements of Chapter NR 115, Wis. Admin. Code. Langlade County has a Conservancy District rather than a shoreland-wetland district. Door County has a chapter in their ordinance which addresses natural features protection, including ridge and swale complexes and wetland setbacks. Other counties have enlarged the area of wetland regulation to include ALL wetlands regardless of their size or location.

CONSIDERATIONS

- What wetlands are protected by your ordinance? Is it just shoreland-wetlands over five acres, or would it be more appropriate to include non-shoreland wetlands as well as wetlands under five acres?

- What types of actions have historically led to loss of wetlands in your community? Are there mechanisms in your ordinance to prevent or limit these types of losses today?
- Are some functions more critical in your community than others and does your ordinance requirements protect these functions? For example, in an urbanizing area, the flood storage capacity of wetlands may be very important. Is this function being whittled away as wetlands are filled for development?
- Does your community have a strong erosion control and stormwater management program to protect wetlands from secondary impacts?

BIBLIOGRAPHY

Bernthal, Thomas. 1997. *Effectiveness of shoreland zoning standards to meet statutory objectives: a literature review with policy implications.* Wisconsin Department of Natural Resources. Madison, WI.

United States Environmental Protection Agency. 1992. *Protecting coastal and wetlands resources: a guide for local governments.* United States Environmental Protection Agency. Washington, D. C.

Wisconsin Department of Natural Resources. 1998. *Upper Rock River Basin wetlands report.* On-line document:
<http://www.dnr.state.wi.us/org/gmu/uprock/surfacewaterfiles/watersheds/wetlands.html>

Abbreviations used in the following table are:

Contig. = Contiguous

CUP = Conditional use permit

Disturb. = Disturbances

Exc. = Except

Nav. = Navigable

OHWM = Ordinary high-water mark

PUDs = Planned Unit Developments

Req. = Required

s.f. = Square feet

S.L. = Shoreland

Struct. = Structures

WI Wetland Inv. = Wisconsin Wetland Inventory

Wetland Protection Standards

County	Wetland Protection	Wetland Setback
Adams	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Ashland	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Barron	Grading permit req. for filling, grading, etc. in Shoreland-Wetland Overlay OR if 500 s.f. of wetland not in overlay, but in shoreland jurisdiction.	Not addressed in county's shoreland zoning ordinance.
Bayfield	Special land use permit req. for filling >500 s.f. of any wetland.	Not addressed in county's shoreland zoning ordinance.
Brown	Land use permit req. for filling >500 s.f. w/i 100' of any shoreland wetland.	Not addressed in county's shoreland zoning ordinance.
Buffalo	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Burnett	Land use permit required for filling/grading if (1)w/i 300' of OHWM or (2)>500 s.f. wetland not in SW-1 or W-1.	All bldgs. & structures, exc. some minor structs., setback = 40'
Calumet	Land use permit req. for filling >500 s.f. of any wetland which is contiguous to the water & w/i a shoreland area.	Not addressed in county's shoreland zoning ordinance.
Chippewa	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Clark	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Columbia	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Crawford	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Dane	Shoreland-Wetland and Inland-Wetland Dist. w/ limited uses & can be rezoned if will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Dodge	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Door	Wetland District & Natural Features Protection Requirements include ridges & swales complexes & wetland setbacks.	Setback=35', exc. in SF20 & SF30=10'.
Douglas	Resource Conservation District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Dunn	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Eau Claire	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.

County	Wetland Protection	Wetland Setback
Florence	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Fond du Lac	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Forest	Shoreland-Wetland Overlay District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Grant	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Green	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Green Lake	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Iowa	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Iron	Shoreland Protection Overlay w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Jackson	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Jefferson	Zoning permit req. for filling >500 s.f. of any wetland contiguous to water & not located in Shoreland-Wetland District.	Not addressed in county's shoreland zoning ordinance.
Juneau	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Kenosha	Lowland Resource Conservancy District to prevent destruction of natural or manmade resources and to protect water courses and marshes.	Shoreyard not less than 75' from OHWM of stream, lake or wetland.
Kewaunee	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
La Crosse	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Lafayette	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Langlade	Conservancy District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	25' landward of mapped wetlands.
Lincoln	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Manitowoc	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.

County	Wetland Protection	Wetland Setback
Marathon	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Marinette	CUP req. for any filling of a wetland contiguous to water & <2 acres on WI Wetland Inv. Maps.	Not addressed in county's shoreland zoning ordinance.
Marquette	CUP req. for filling >15,000 s.f. of wetland contig. to water, but not in shoreland-wetland dist.	Setback=75' from wetland boundary on lots that abut nav. waters.
Menominee	Shoreland-Wetland Overlay District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Monroe	CUP req. for filling of area w/i 300' water & drains to water if >500 s.f. of any wetland contiguous to water.	Not addressed in county's shoreland zoning ordinance.
Oconto	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Oneida	No land disturb. w/i 25' of wetland. Mitigation for existing road/path w/i 25'. CUP req. for struct. w/i 25'-75' of wetland & on 15%+ slopes.	No structures w/i 25' of a wetland.
Outagamie	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Ozaukee	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Pepin	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Pierce	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Polk	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Portage	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Price	Pedestrian access (stairs, walks, or lifts) only when essential for access due to steep slopes, rocky or wet, unstable soils with certain conditions.	Not addressed in county's shoreland zoning ordinance.
Racine	Shoreland-Wetland Overlay District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Richland	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Rock	Lowland/Wetland Overlay District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Rusk	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.

County	Wetland Protection	Wetland Setback
St. Croix	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Sauk	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Sawyer	Wetland/Shoreland One District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Nonnavigable wetland setback=40'
Shawano	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Sheboygan	Shoreland-Wetland District includes all S.L. wetlands . May be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Taylor	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Trempealeau	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Vernon	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions	Not addressed in county's shoreland zoning ordinance.
Vilas	Shoreland Alteration Permit req. in a shoreland wetland for any activity listed in 10.3.C in ordinance.	Not addressed in county's shoreland zoning ordinance.
Walworth	Lowland Resource Conservation District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Washburn	Any discharge into wetlands req. restoration of site & repair of any environmental damage.	Setback = 25' from shoreland wetlands.
Washington	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Waukesha	Conservancy-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Setback = 75'.
Waupaca	Building envelopes shall not include wetlands (in PUDs).	Nonnavigable wetlands=25' Navigable wetlands=75'
Waushara	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.
Winnebago	Boathouses must be located 5' from OHWM of wetlands.	Not addressed in county's shoreland zoning ordinance.
Wood	Shoreland-Wetland District w/ limited uses. Can be rezoned if it will not result in significant adverse impacts on wetland functions.	Not addressed in county's shoreland zoning ordinance.

Wetland Protection Ordinance Language

BURNETT COUNTY

4.4 (1) (f) WETLAND SETBACKS: All buildings and structures, except stairways, walkways, piers, boat hoists, satellite dishes 1 meter or under in diameter, and open fences shall be setback 40 feet from any wetland boundary.

* * *

4.4 (4) Filling, Grading, Lagooning, Ditching, Excavating and Dredging

Filling, grading, lagooning, ditching, excavating, and dredging may be permitted in accord with state and federal law where protection against erosions, sedimentation, and impairment of fish and aquatic life has been assured. A land use permit shall be required for any filling or grading:

* * *

- (b) Of any area which is 300 feet, horizontal distance of the ordinary high water mark of navigable water where there is:
 - (1) Filling or more than 500 square feet of any wetland which is not a SW-1 or W-1 district.
 - (a) Filling, grading, lagooning, excavating or ditching in a SW-1 District may be permitted only as provided under Section 3.3(13)(a)(2) and (3).

DOOR COUNTY

5.10 Wetland setbacks.

- (1) Requirements of this section shall apply to all zoning districts in all towns.
- (2) All buildings and structures, unless specifically permitted within Wetland zoning districts per s. 2.05(4), shall be set back from wetlands, as defined in s. 13.02, a minimum of 35 feet, except for buildings and structures in SF20 and SF30 zoning districts, where the required setback from wetlands shall be 10 feet.
- (3) All wetland boundaries shall be determined by field verification by Door County Planning Staff.

LANGLADE COUNTY

17.30 (5) (c) All buildings and structures except for those permitted to be located within shoreland wetlands (see section 17.38) shall be set back at least 25 feet landward from the boundary of mapped wetlands.

ONEIDA COUNTY

9.511 PROTECTION OF SHORELAND WETLANDS

PURPOSE. Wetlands are critical natural environment features which provide habitat for native animals and plants, help purify surface and subsurface waters, and add to, or help protect, the natural appearance of the Northwoods. This section provides the minimum land use restrictions determined to be essential to protect shoreland wetlands.

APPLICABILITY. This section applies to all areas identified as shoreland wetlands on Wisconsin Wetland Inventory maps, or otherwise determined officially to be wetlands in shoreland areas, and which are not determined by the Wisconsin Department of Natural Resources to be portions of lakebeds. It does not apply to public utilities and public roads. Provisions of the Section do not supersede more restrictive requirements identified in Section 9.40 (K) Shoreland Wetland Zoning District or involving structures in a floodplain zoning district.

RESTRICTIONS.

On or after May 19, 1999, no structure shall be placed closer than 25 feet from the edge of a shoreland wetland regardless of the intervening slope. An elevated walkway may be permitted pursuant to Section 9.40 (K.) (4.) (E.).

Structures located prior to May 19, 1999, pursuant to a permit but which do not meet the requirements of Section 9.511 (C) (1) above shall be considered conforming and may remain in place if other requirements of this Ordinance are met.

Private roads, driveways, sidewalks, and walkways which do meet setback requirements of Section 9.511 (C) (1) or (2) above and constructed prior to May 19, 1999, without plat, conditional use, or other permit, may remain, but the Planning and Zoning Department may require mitigation deemed necessary to prevent adverse effects on the shoreland wetland. Mitigation measures may include control of drainage toward the shoreland wetland and planting or restoration of native ground cover, trees and other plants to prevent direct runoff into the wetland.

A conditional use permit (CUP) shall be required for placement of structures between 25 and 75 feet of the edge of a shoreland wetland on slopes which average 15 percent or more downward from the structure to the wetland. The CUP shall specify the mitigation measures deemed by the Planning and Zoning Department to be necessary to prevent adverse effects on the shoreland wetland.

Grading or other land disturbance activities less than 25 feet from a shoreland wetland except for an existing private road, are prohibited unless essential to the construction, placement, modification, or repair of a permitted structure or the construction of a road or trail used during the winter season for recreational or logging purposes. In such case, a CUP shall be required, in addition to any other required permits, which specifies the mitigation measures deemed necessary by the Planning and Zoning Department to be necessary to prevent adverse effects on the wetland.

SAWYER COUNTY

4.49 (1) * * * For lots that abut on nonnavigable wetlands, all buildings and structures shall be set back a minimum of 40 feet from the wetland boundary. Navigable wetlands shall be determined by the zoning administrator.

Wetland Protection Resources

PRESENTATIONS

Wetlands Stewardship: A Call to Action. (28 min., February 2000). Video serves as a companion to the "Handbook for Wetlands Conservation and Sustainability". The video can be used to motivate citizens, educators, planners, government, business leaders and students to participate in the conservation of wetland resources by demonstrating the importance of wetlands to the environment and shows activities that have been initiated in communities across the country. Available for \$25.00 (includes shipping) from the Save Our Streams Program - Catalog Orders, Izaak Walton League of America, 707 Conservation Lane, Gaithersburg, MD, 20878 or by phoning (800) 284-4952.

EDUCATIONAL MATERIALS

America's Wetlands: Our Vital Link between Land and Water. (16 pp., December 1995). A pamphlet describing the rich variety of wetlands, their importance, how they are threatened, and what can be done to conserve them for future generations. Available on-line at [<http://www.epa.gov/OWOW/wetlands/vital/wetlands.pdf>].

Building Near Wetlands: The Dry Facts (6 pp., August 1991). A handout describing the factors to consider, laws and regulations when building on land with wetlands. Available from local DNR offices or by calling Wisconsin Department of Natural Resources, Lakes and Wetlands Section, (608) 266-2244, and ask for publication number PUBL-WZ-WZ021 91.

Living with Wetlands: A Handbook for Homeowners in Northeastern Illinois. (24 pp., 1998). This handbook describes wetlands found in northeastern Illinois, protection strategies, and management techniques. The handbook is available from The Wetlands Initiative, 53 W. Jackson Blvd., #1015, Chicago, IL, 60604 or by calling (312) 922-0777.

Preserving Wetlands: Shoreland Best Management Practices. (4 pp., March 1996). Publication designed to assist property owners in understanding the values of wetlands and how best management practices (BMPs) can protect them. Available from Minnesota Extension Service at 109 Washburn Hall, 2305 East 5th Street, Duluth, MN, 55812-7512 or phoning (218) 726-7512. Ask for the Shoreland Best Management Fact Sheet #12.

Protecting Wetlands through Local Zoning for Cleaner Water, Fewer Floods, Better Fishing. (4 pp., 1993). A pamphlet providing an overview of why to protect wetlands and answering common shoreland-wetland zoning questions, such as what shoreland-wetlands are regulated, what activities are allowed in shoreland-wetland districts, and what activities are prohibited. Available from local DNR offices or by calling Wisconsin Department of Natural Resources, Lakes and Wetlands Section, (608) 266-2244, and ask for publication number PUBL-WZ-001 93 REV.

Wetland Restoration Handbook for Wisconsin Landowners. (108 pp., June 2000). A handbook for landowners interested in improving the health of their wetlands, including guidance on conservation, management and restoration techniques to improve drained, ditched or otherwise degraded wetlands. It also provides a range of activities that can improve the values and functions of wetlands. The handbook is available from the Wisconsin Wetlands Association at 222 South Hamilton Street, Suite #1, Madison, WI, 53703 or by phone at (608) 250-9971.

TECHNICAL REFERENCES

Designing Wetlands Preservation Programs for Local Governments: A Guide to Non-regulatory Protection. (164 pp., March 1992). Guidebook designed to assist local governments in developing wetland preservation programs. Chapters cover the roles of wetlands preservation programs, how to design, administer and coordinate programs, and how to conduct a wetlands inventory. Available from Washington Department of Ecology, Publications Office, Attn: Jean Witt, PO Box 47600, Olympia, WA, 98504-7600 or by phoning (360) 407-7472. Ask for publication number #92-18.

The Economic Value of Wetlands: Wetlands' Role in Flood Protection in Western Washington. (68 pp., October 1997). Report establishes a method for quantifying the economic value of wetlands for flood protection to encourage communities to protect their remaining wetlands. The report is available from Washington Department of Ecology, Publications Office, Attn: Jean Witt, PO Box 47600, Olympia, WA, 98504-7600 or by phoning (360) 407-7472. Ask for publication number 97-100. Also available on-line at: [<http://www.ecy.wa.gov/pubs/97100.pdf>].

Guidance on Developing Local Wetlands Projects: A Case Study of Three Counties and Guidelines for Others. (On-line document, November 1991). This document outlines brief case studies of three programs and identifies the types of wetland protection programs, the methods of implementation, and the successes and failures resulting from the establishment of these programs. From them, recommendations are offered to local governments on establishing local wetland programs -- a guidance "cookbook" on the types of things local governments can expect to encounter in developing and implementing such programs. This report is available from the United States Environmental Protection Agency on-line at:
[<http://www.epa.gov/OWOW/wetlands/partners/local.html>].

Natural Areas: Protecting a Vital Community Asset. (148 pp., 1997). A sourcebook for local governments and citizens explaining the "whys" and "hows" of resource protection. Includes case studies and model ordinance language. Available from the Great Plains Partnership on-line at:
[<http://www.greatplains.org/resource/1999/natural/natural.htm>].

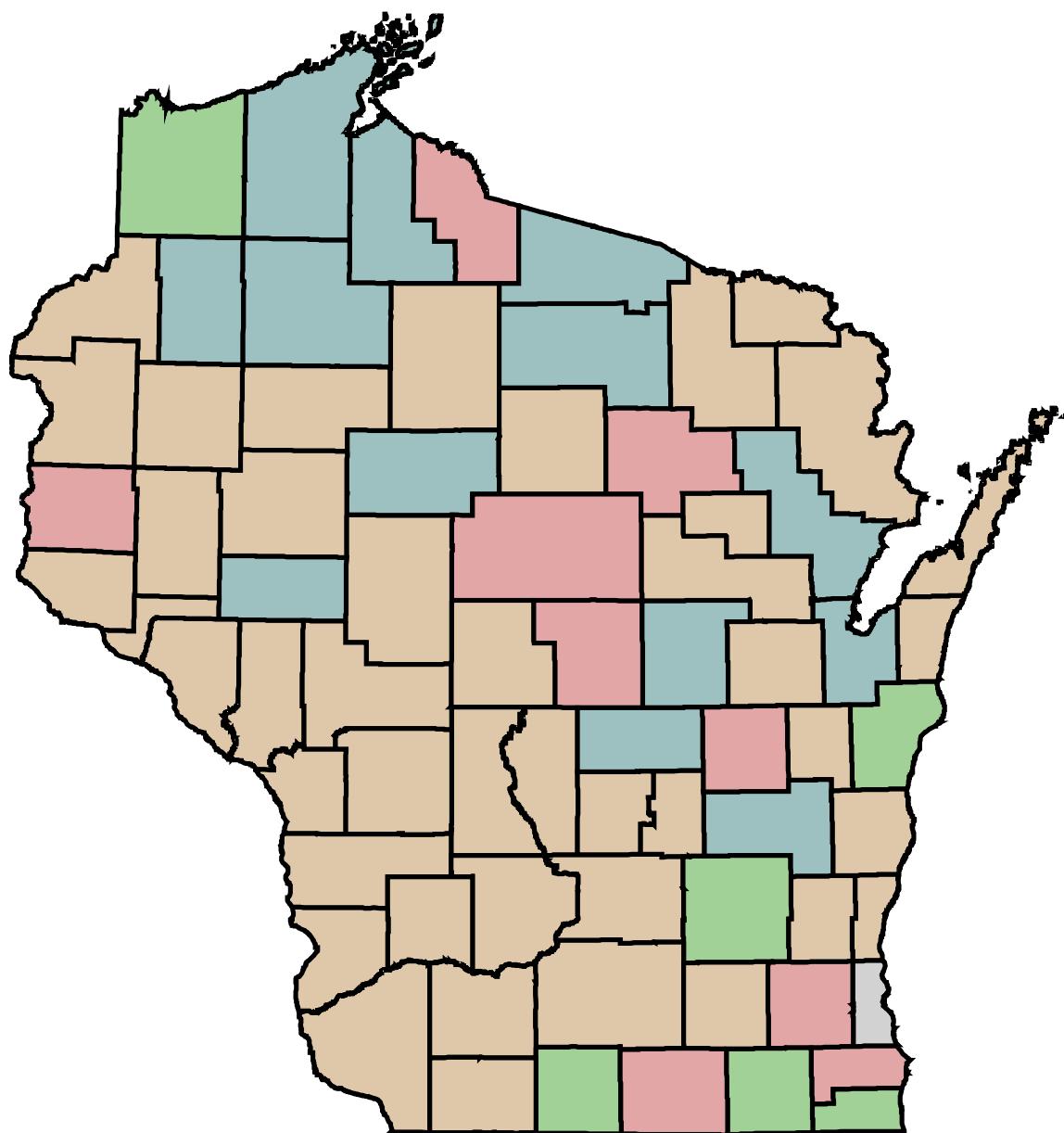
Protecting Coastal and Wetlands Resources: A Guide for Local Governments. (187 pp., April 1992). A hands-on guide designed to help elected officials and concerned citizens from coastal communities learn about a variety of approaches for managing their coastal and wetlands resources. The guide contains a comprehensive review of resource

management and planning tools as well as 19 case studies. Available free of charge from NCEPI, 11029 Kenwood Road, Building 5, Cincinnati, OH 45242. Ask for document EPA842-R- 92-002.

Protecting Natural Wetlands: A Guide to Stormwater Best Management Practices. (181 pp., October 1996). This manual addresses specific water quality concerns related to wetlands and is intended for use by anyone needing to address potential impacts to wetlands from stormwater runoff. The manual presents a wide variety of planning approaches as well as specific BMPs that can be employed in a variety of situations. Available from the United States Environmental Protection Agency on-line at [<http://www.epa.gov/owow/wetlands/pdf/protecti.pdf>].

Wetland Buffers: Use and Effectiveness. (63 pp., February 1992). This report was developed to assist state agencies and local governments develop policies and standards for wetland protection. The report summarizes and evaluates scientific literature, an agency survey, and a field study on wetland buffer use and effectiveness. The report is available from Washington Department of Ecology, Publications Office, Attn: Jean Witt, PO Box 47600, Olympia, WA, 98504-7600 or by phoning (360) 407-7472. Ask for publication number 92-10. Also available on-line at: [<http://www.ecy.wa.gov/pubs/92010.pdf>].

Land Disturbance Standards



- [Grey Box] County is not regulated under NR 115.
- [Orange Box] County uses 1985 Model Ordinance language or variation to determine if a permit is needed.
- [Teal Box] County uses total area disturbed or slope of site to determine if a permit is needed.
- [Green Box] County uses another methodology to determine if a permit is needed.
- [Red Box] County requires a permit for any shoreland grading.

For more information, contact Carmen Wagner,
WI DNR, Shoreland Zoning Specialist, 608-267-7694.



May 22, 2000
Bureau of Watershed Management

LAND DISTURBANCE ISSUE SUMMARY

MANAGEMENT RATIONALE

Land disturbances such as filling and grading are regulated in the shoreland area since they have the potential to:

- increase delivery of phosphorus rich sediment to the waterway, resulting in poor water quality and nuisance growth of algae and aquatic plants,
- accelerate erosion of banks and shorelines through the removal brush and shoreline vegetation, and
- adversely affect near shore habitat and aquatic communities by covering spawning grounds and other critical near shore areas with sediment.

MINIMUM STATEWIDE STANDARDS

Chapter NR 115, Wis. Admin. Code, Wisconsin's Shoreland Management Program, has only general standards for filling, grading, lagooning, dredging, ditching and excavating. These activities may be permitted only in accordance with the requirements of Chapter 30 and any other applicable state and federal laws, and must be done in a manner designed to minimize erosion, sedimentation and impairment of fish and wildlife habitat.

In the Department of Natural Resources' 1985 "Model Shoreland Zoning Ordinance" specific standards were given to distinguish between land disturbances which require a permit and those which do not. The model ordinance recommends that a special exception permit is required for any filling or grading of an area within 300 feet of the ordinary high water mark (OHWM) which drains toward the water and on which there is either:

- any filling or grading on slopes more than 20%,
- filling or grading of more than 1,000 square feet on slopes of 12-20%, or
- filling or grading of more than 2,000 square feet on slopes less than 12%.

Such provisions still allow substantial land disturbing activities to take place which may adversely impact water quality, although when a permit is not required, the land disturbing activity must still be done in a manner designed to minimize erosion, sedimentation and impairment of fish and wildlife habitat.

RELATED RESEARCH

Construction site erosion is a serious threat to water quality if not adequately controlled. The Wisconsin Land Conservation Board (1984) found that construction sites without adequate erosion and sediment control practices can have soil loss rates of 30 to 200 tons/acre/year, 10 to 20 times that of cropland.

The Southeastern Wisconsin Regional Planning Commission estimated that runoff from urban and suburban construction sites contributed 35% of the sediment and 28% of the phosphorus entering the inland lakes and streams in its seven-county planning area (Jackson et al. 1981). Proper erosion and sediment control practices can help to control construction site erosion. These controls are often referred to as Best Management

Practices (BMPs) and can be found in the Natural Resources Conservation Service (NRCS) or the Department of Natural Resources erosion control field manuals.

When considering whether a special exception or conditional use permit should be granted (regardless of when the permitting process kicks in), the community should have standards that are closely tied into what erosion control practices will be implemented on that site. Ultimately the degree to which sediment control is achieved on construction sites will be dependent on the knowledge and care taken by the builder to utilize the best techniques available, and the level of scrutiny communities place on projects in sensitive areas, such as steep slopes. The success of this approach will rely on the ability of local staff to educate themselves and the builders they work with on the best erosion and sediment control methods.

MANAGEMENT INITIATIVES

Since counties are not required to use the standards found in the model ordinance, some have increased the minimum area and slope disturbed requiring a permit. For instance, Chippewa County requires a conditional use permit for:

- any filling or grading on slopes more than 35%,
- filling or grading of more than 2,000 square feet on slopes of 12 –35%, or
- filling or grading of more than 4,000 square feet on slopes less than 12%.

This can lower the permit workload for the county, but increases the potential for adverse impacts.

Another option is to simplify the permit criteria. Instead of using a combination of slope and area, a county may use a threshold area OR slope. Oconto County, for example, requires a grading permit for filling and grading within the shoreland area draining to water if:

- filling or grading occurs on slopes greater than 20%,
- more than 500 square feet is exposed with a single land disturbance, or
- more than 1,000 square feet is exposed in total.

This method is easier to administer and much easier for a property owner or contractor to determine when a permit is needed.

Some counties have opted to require a permit for any land disturbances within the shoreland area. This may increase staff workload, but it also provides an opportunity for an initial contact with a citizen prior to any earth moving to educate them about permit requirements and potential impacts of mismanaged activities. Langlade County requires a fill and grade permit for any land disturbances within 300 feet of navigable waters. A conditional use permit is needed if the requirements of the fill and grade permit cannot be met, or if the disturbance will result in greater than 10,000 square feet being altered.

The last type of language used in shoreland ordinances is similar to Chapter NR 115, Wis. Admin. Code. For example, Douglas County's Shoreland Zoning Ordinance simply states that filling and grading is permitted only in accord with state law and where protection against erosion, sedimentation and impairment of aquatic life is assured.

The goal of regulating land disturbances is to limit the potential adverse effects from increased runoff and sediment on a waterbody, as well as impacts to shoreland vegetation and habitat.

CONSIDERATIONS

- Are property owners applying for permits when they are needed? If not, is it simply a result of lack of knowledge regarding the regulation or is it the result of confusion over when permits are needed?
- Are proper erosion and stormwater control measures being used? Does your ordinance have language requiring erosion and stormwater control plans? Do your permits require implementation of plans? Are the required plan components well defined?
- Are there sites where prohibiting any land disturbances would make sense due to the fragile nature of the area? On slopes over 35%? 40%? 45%?
- How is your permitting system administered? Is a conditional use permit required for all permits? Or can the zoning administrator issue grading permits until a threshold level (10,000 s.f.) if certain requirements are met?
- If your community changes its permitting process, how will it affect the local staff's workload? Is there enough staff? Do they have the knowledge base to evaluate erosion and stormwater control plans?

BIOGRAPHY

Jackson, G. W., L. C. Johnson, and J. L. Arts. 1981. *Controlling runoff and erosion from land developing projects: some institutional tools*. University of Wisconsin – Extension. Madison, WI.

Wisconsin Land Conservation Board. 1984. *Erosion in Wisconsin*. Madison, WI.

Abbreviations used in the following table are:

CUP = Conditional use permit
F & G permit = Fill and grade permit
H₂O = Water
LUP = Land use permit
OHWM = Ordinary high water mark
s.f. = Square feet
SEP = Special exception permit
ZP = Zoning permit

Land Disturbance Standards

<i>County</i>	<i>Land Disturbance Standard</i>
Adams	Special exception permit req. if filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20%, (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Ashland	CUP req. if clear cutting on >20% slopes. CUP req. if filling or grading w/i 300' of OHWM draining to water & >20% slopes.
Barron	Grading permit req. for nonwetlands that slope to water & (1)slope>20% (2)1000 s.f. on 12-20% slopes (3)2000 s.f. on <12% slopes or (4)ice ridges.
Bayfield	Special land use permit req. for grading or filling w/i 300' of shore & (1) >1000 s.f. or (2)slopes>20%.
Brown	Land use permit req. for filling or grading >1000 s.f. within shoreland area.
Buffalo	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Burnett	Land use permit required for filling/grading w/i 300' of OHWM and (1)slopes 20%+, (2) >1000 s.f. on 12-20% slopes, or (3) >2,000 s.f on 0-12% slopes.
Calumet	LUP req. for filling/grading w/i shoreland area draining to water (1)>20% slopes (2)>1000 s.f. on 12-20% (3)>2,000 s.f on <12%. Public hearing req. if >10,000 s.f. disturbed.
Chippewa	CUP req. for any filling or grading w/i shoreland & drains to water if (1)on slopes >35%, (2)>2000 s.f. on 12-35% slopes, or (3)>4,000 s.f. on <12%.
Clark	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Columbia	Zoning permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20%, (2)>1000 s.f. on 12-20%, (3)>2000 s.f. on <12%. SEP req. for >10,000 s.f.
Crawford	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Dane	Filling & grading permit req. w/i 300' of OHWM or if in 100-yr. floodplain or wetland dist., & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Dodge	Permits for grading, filling or excavationg as required by Shoreland-Wetland District.
Door	Zoning permit for disturbances w/i 300' horizontally of nav. water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12% (4)over 10,000 s.f.
Douglas	Filling & grading permitted only in accord with state law and where protection against erosion, sedimentation & impairment of aquatic life is assured.
Dunn	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>2000 s.f. on 12-20% (3)>5000 s.f. on <12%.
Eau Claire	Conditional Use Contract req. for alteration of land surface with slope over 6%.
Florence	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Fond du Lac	Special exception permit req. for filling or grading w/i 300' of OHWM & drains to water if (1)>10,000 s.f. exposed or (2)on slopes of 20% or greater.
Forest	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Grant	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Green	Permit req. as described in Shoreland-Wetland District.
Green Lake	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.

County	Land Disturbance Standard
Iowa	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Iron	Any filling, grading or excavating requires a Land Use Permit.
Jackson	CUP req. for any filling or grading w/i 300' of OHWM on slopes draining toward water & (1)>20% (2)>1000 s.f. on 12-20% or (3)2000 s.f. on <12%.
Jefferson	Permit req. if grading w/i 500' of OHWM sloping to water, BUT not Shrlnd-Wtlnd Dist., if (1)20%+ slopes (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Juneau	Spec. except. permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>5000 s.f. on 12-20% (3)>10,000 s.f. on <12%.
Kenosha	Earth movements, incl. grading, topsoil removal, and filling, are conditional uses & may require a stipulated shoreland permit.
Kewaunee	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>4000 s.f. on 12-20% (3)>5000 s.f. on <12%.
La Crosse	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Lafayette	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Langlade	Fill & grade permit req. w/i 300' of nav. water. CUP req. if >10,000 s.f. altered or cannot meet req. of F & G permit. No grading on 45%+ slopes.
Lincoln	CUP req. for any filling or grading w/i 300' of OHWM & drains toward water if (1)>6000 s.f. on >20% slopes or (2)>8000 s.f. on 12-20% slopes.
Manitowoc	Filling, grading, excavating, etc. done w/ permitted, accessory or conditional use must comply w/ ordinance to minimize any habitat impairment.
Marathon	Earth disturbances <10,000 s.f. req. a zoning permit & must meet certain standards. If 10,000 s.f. or more, it is a special exception permit.
Marinette	CUP req. for any filling or grading w/i 300' of OHWM on slopes draining toward water & (1)>20% (2)>1000 s.f. on 12-20% or (3)2000 s.f. on <12%.
Marquette	CUP req. for filling, grading or clear cutting in shoreland area draining to water & (1)>20% slopes (2)>10,000 s.f. on 12-20% slopes, (3)>20,000 s.f.
Menominee	LUP req. for filling/grading w/i 300' of OHWM on slopes draining to water & (1)>20% (2)>1000 s.f. on 12-20% (3)2000 s.f. on <12% (4)w/i OHWM setback.
Monroe	CUP req. for filling or grading of area w/i 300' of water & drains to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.
Oconto	Grading permit req. for grading/filling w/i shoreland juris. if drains to water & (1)on slopes >20% (2)>500 s.f. exposed singly (3)>1000 s.f. total.
Oneida	CUP req. for filling, grading,etc. if over 10,000 s.f.
Outagamie	CUP req. for filling or grading of area w/i 300' of water & drains to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.
Ozaukee	SEP req. for filling or grading area w/i 300' of OHWM & drains to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.
Pepin	Zoning permit req. for filling/grading w/i 300' OHWM & drains to H20 if (1)<5000 s.f. on 20%+ (2)<10,000 s.f. on 12-20% or (3)<12,500 s.f. on <12%.
Pierce	CUP req. for filling or grading of area w/i 300' of water & drains to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.
Polk	SEP req. for filling or grading of area w/i 300' of water & drains to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.

County	Land Disturbance Standard
Portage	Any filling, grading or excavation >10,000 s.f. require a special exception permit. Under 10,000 s.f. req. a zoning permit.
Price	Permit req. for filling or grading w/i 300' of OHWM & drains to water if (1)on 20%+ slopes, (2)>1000 s.f. on 12-20% slopes, (3)>5,000 on <12% slopes.
Racine	CUP req. for any earth moving, but two types of CUPs - Shoreland Contract CUP or traditional Planning Commission CUP w/ public input.
Richland	SEP req. for filling or grading w/i 300' of OHWM draining to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.
Rock	Permit req. for filling, grading or excavating <1000 s.f. If >1000 s.f., it is a conditional use & req. CUP.
Rusk	CUP req. for any filling or grading w/i 300' of OHWM on slopes draining toward water & (1)>20% (2)>1000 s.f. on 12-20% or (3)2000 s.f. on <12%.
St. Croix	Grading or filling w/i 300' of shore may req. special exception permit.
Sauk	SEP req. for filling or grading w/i 300' of water & drains to water if (1)>20% slopes (2)>2000 s.f. on 12-20% slopes or (3)>4000 s.f. on <12%. SEP req. on slopes >20% btwn. 300' & 1000' of water.
Sawyer	Land Use Permit req. for filling or grading w/i 300' of OHWM that >10,000 s.f. OR purpose of grading is ultimate connection to waterway.
Shawano	CUP req. for filling & grading w/i 300' of OHWM & drains to water if (1)>20% (2)>1000 s.f. on 12-20% or (3)2000 s.f. on <12%. In WL, CUP if on 12%+.
Sheboygan	Shoreland-Floodpl. Zon. Per. req. for filling/grading w/i 300' of OHWM draining to water (1)>20% slopes (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Taylor	Special permit req. for any filling or grading w/i 300' of OHWM that drains to water & (1)on 20%+ slopes or (2)>10,000 s.f.
Trempealeau	SEP req. for filling or grading w/i 300' of OHWM draining to water if (1)>20% slopes (2)>1000 s.f. on 12-20% slopes or (3)>2000 s.f. on <12%.
Vernon	Special exception permit req. for filling/grading w/i 300' of OHWM & drains to water (1)on slopes>20% (2)>1000 s.f. on 12-20% (3)>2000 s.f. on <12%.
Vilas	No land dist. w/i 35' of OHWM. Shoreland Alter. Permit req. if w/i 1 year 750+ s.f. disturbed btwn. 75' & 300' from OHWM OR 400+s.f. btwn. 35' & 75'.
Walworth	ZP req. for any grading/filling w/i 35' of OHWM. ZP also req. btwn. 35-300' of OHWM if (1)slope >20%, (2)>1000 s.f. on 12-20%, (3)>2000 s.f. on <12%.
Washburn	Land disturbances prohibited on >40% slopes. Stormwater & erosion plan or CUP req. for grading, etc. on slopes 12-40%.
Washington	CUP req. for filling or grading w/i 300' of OHWM draining to water & (1)20%+ slopes, (2)>1000 s.f. on 12-20% slopes, or (3)>2000 s.f. on <12% slopes.
Waukesha	CUP req. for earth disturbances w/i shoreland. Some minor grading may be permitted w/o CUP.
Waupaca	Land disturb. on 15-45% slopes req. approved stormwater & erosion control plan or a CUP. Slopes 45% or greater, no land disturb. if drain to water.
Waushara	Land use permit req. if grading or filling w/i 300' of OHWM draining to water & btwn. 2000 & 10,000 s.f. CUP req. if >10,000 s.f.
Winnebago	CUP required for filling, grading, excavating, etc., unless activity can meet certain requirement for zoning permit & drainage plan approval.
Wood	SEP if filling/grading w/i 300' shore & drains to water (1)20%+ slopes (2)>1000 s.f. on 12-20% (3)>5000 s.f. on <12% (4)>2000 s.f. on <12% & 2'+ deep.

Land Disturbance Ordinance Language

BAYFIELD COUNTY

17.09 **FILLING-GRADING-DREDGING-LAGOONING**. Only filling, grading, dredging, lagooning, ditching, and excavating which is done in a manner designed to minimize erosion, sedimentation and impairment of fish and wildlife habitat and which is accomplished in conformity with all applicable federal, state and local laws is permissible in the shoreland.

- (1) **LAKE SUPERIOR.** A Special land use permit shall be required for excavating, grading, or filling of 200 square feet or more within 1,000' of the normal high water mark of Lake Superior (roadway maintenance accepted).
- (2) **FILLING.** A Special land use permit shall be required for filling in of 500 square feet or more of any wetland. In addition, a permit may be required from the Department of Natural Resources under Ch. 30, Wis. Stats., or from any other state agency having jurisdiction.
 - (a) In passing upon a Special use permit (see S. 17.18) the Zoning Committee shall require the following information:
 1. A detailed description and a map showing the vegetation of the shoreline or wetland area to be affected, the soil type or bottom type of the area affected, the surrounding drainage patterns, and the proposed alterations to be carried out.
 2. Whether the area to be filled serves as a nesting or spawning area for wildlife or as a habitat for any rare or endangered plant or animal species.
 - (b) The Zoning Committee may require the following conditions in addition to those specified under S 17.18:
 1. That fill not restrict a floodway or destroy the storage capacity of a floodplain.
 2. That measures be taken to avoid siltation.
- (3) **GRADING.** A Special land use permit shall be required for the grading or filling of 1,000 square feet or more within a strip paralleling the shoreland and extending inland 300' from the normal high water mark (roadway maintenance accepted).

- (a) All farm lands are excluded from the provisions of this section.
- (b) A Special land use permit shall be required for any grading in areas on slopes greater than 20%.
- (c) In passing upon a Special land use permit, the Zoning Committee may require the following information:
 - 1. A detailed description of the grading that is to be conducted and the proposed plans for handling of the spoils.
 - 2. A detailed description, including a topographic map of the existing topographic features, the drainage patterns, the existing vegetation and the soil types of the area to be affected.
 - 3. A detailed plot plan illustrating the manner and time frame for the restoration of the graded area.
- (d) The Zoning Committee may require the following conditions in addition to those specified under S. 17.18:
 - 1. The smallest amount of bare ground be exposed for the shortest time feasible.
 - 2. That temporary ground cover, such as mulch be used and permanent cover be planted.

EAU CLAIRE COUNTY

18.19.050 Filling, dredging, grading, lagooning, ditching and excavating.

A. Filling, grading, lagooning, dredging, ditching and excavating may be permitted only in accordance with the provisions of s. NR 115.05 (2) (c), the requirements of Chapter 30, Stats., and other state and federal laws where applicable and only if done in a manner designed to minimize erosion, sedimentation, and impairment of fish and wildlife habitat.

B. The following activities require approval by the Department by issuance of a conditional use contract by the applicant and the Department agree to methods to prevent erosion, sedimentation, and pollution of the water body. If the applicant is unsatisfied with the terms of the contract or the Department deems that a public hearing should be held, the application shall be handled as a conditional use permit.

- 1. Creation or alteration of a waterbody.
- 2. Alteration of the land surface having a slope exceeding 6%.
- 3. Alteration of the bank of a waterbody except for those issued where the Department of Natural Resources has issued a Chapter 30 or 31 permit.

C. A conditional use permit shall be approved based upon:

1. A construction plan shall be submitted to the Department based upon the "Wisconsin Construction Site Best Management Handbook". The Land Conservation Division of the Department shall review and make written comments on the proposed construction plan.

2. Permits issued by state, federal and local agencies;
3. Findings that the activity will not result in:
 - a. Impairment of natural wetland functions;
 - b. Erosion or sedimentation;
 - c. Impairment of aquatic life;
 - d. Unnecessary loss of native appearance or natural beauty of shoreland;
 - e. Restricting flood flows;
 - f. Reducing the storage capacity of the floodplain.

D. The Department or Committee may attach conditions to their approval to assure compliance, including, but not limited to:

1. Time limits for exposure of bare ground;
2. Use of temporary ground-cover;
3. Use of sediment traps such as diversion terraces and silting basins;
4. Use of riprap or other stabilizing techniques;
5. Erosion control measures.

LANGLADE COUNTY

17.18 EXCAVATING, FILLING, GRADING, RECONTOURING, PONDS.

- (1) Filling, grading or excavating within 300' of a navigable water body shall be governed by Section 17.30 (8).

* * *

17.30 (8) LAND DISTURBING ACTIVITIES.

- (a) Filling, grading or excavating within 300' of a navigable water body shall be governed by the following existing and proposed features:
- 1) Applicants shall submit a fill and grade permit to the zoning administrator showing the following:
- a) Proposed and existing principal and accessory structures.
 - b) Fencing.
 - c) Paving.
 - d) Landscaping.
 - e) Screening.
 - f) Private sewage system location.
 - g) Driveways.
 - h) Plans for management of surface waters and stormwater.

- i) North arrow.
 - j) Measurements of setbacks for buildings and lot lines.
 - k) Slopes and areas to be excavated, filled, or graded.
 - l) Signature of person responsible for the work.
- 2) The site plan must demonstrate that the site has sufficient and usable space for all these identified features, will not cause unreasonable erosion or be contrary to Section 17.02 or 17.30 (3). A permit shall be denied if the activity threatens to cause unreasonable erosion, sedimentation or disruption of fish or wildlife habitat and any permits granted shall be conditioned with the standards outlined in paragraph (b) below which may be modified at the discretion of the zoning administrator.

(b) Standards

1. Filling, grading, and excavating activities shall be performed using appropriate best management practices specified in the DNR construction site erosion control manual.
2. The area of soil exposed and duration of exposure shall be minimized.
3. Fill shall not be deposited in any floodplain or wetland without proper written authorization.
4. Erosion control practices shall be instituted on all projects within 100' of the ordinary high watermark of a lake or stream on slopes greater than 5% and on all projects within 25' of a property line. These practices shall remain until vegetation has stabilized the area and sufficiently to deter erosion.
5. No heavy equipment may be used closer than 75' to the ordinary high watermark of a lake or stream or the reduced shoreland setback area and no spoils shall be placed in this area.
6. Areas to be altered contiguous to the ordinary high watermark shall not exceed 200 square feet.
7. Total area to be approved shall not exceed 10,000 square feet not including the identified septic system area.
8. Post construction runoff shall be considered and appropriately controlled to prevent erosion and sediment transport.
9. Upland slopes and drainageways shall be stabilized according to accepted engineering practices.
10. Permits are valid for 60 days unless an extension is granted.

(c) A conditional use permit shall be required prior to any filling, grading, excavating or similar alteration of the existing surface contours if the area to be altered exceeds 10,00 square feet or if the activity does not meet the requirements as stipulated in paragraph 17.30 (8) (a) (b).

(d) Prohibited Land Disturbing Activities. On slopes in excess of 45% land disturbing activities are prohibited on shorelands that drain to surface waters.

MARATHON COUNTY

17.34 (9) EARTH DISTURBANCES.

- (a) Earth disturbances which do not equal or exceed 10,000 sq. ft. such as the removal of natural deposits, grading, filling, road construction and the construction of ponds with less than one acre of surface area are all permitted providing:
 1. All final slopes as a result of excavation or filling shall not exceed 1' vertical to 3' horizontal. See also §17.43 (2) (1).
 2. All exposed ground surfaces, except actual roadways, shall have topsoil applied and be reseeded or planted to minimize erosion.
 3. A zoning permit is obtained from the Zoning Administrator.
 4. Within the required shoreline setback area, all earth disturbances, except for waterline rip-rap, shall be reclaimed by revegetation. Earth disturbances shall not be allowed where the resulting slopes would be too steep to be stabilized with vegetation. This provision may be waived where there is on-going bank erosion and structural methods are the only feasible means of stabilization.
- (b) Earth disturbances which equal or exceed 10,000 square feet such as the removal of natural deposits, grading, filling, road cutting and ditching, channel clearing, the construction, altering or enlargement of waterways and soil and water conservation structures are special uses requiring a public hearing and issuance of a special exception permit by the Board of Adjustment, in accordance with Section 17.13 of this chapter, in addition to any permit required from the DNR having jurisdiction under Ch. 30, Wis. Stats., and/or the U.S. Army Corps of Engineers. Such a special exception shall be contingent upon the assurance of adequate protection against erosion, sedimentation and impairment of fish and wildlife habitat. In addition, filling, grading, lagooning, tiling, dredging, ditching or excavating in a shoreland-wetland district may be permitted only if the requirements of Section 17.35

(3) (b) and (c) are met. Nonmetallic mining shall comply with the terms of the Marathon County Nonmetallic Mining Reclamation Code, Chapter 21 of the General Code of Ordinances and shall not require a public hearing except as provided in §21.10 (8) of the General Code of Ordinances for Marathon County.

MENOMINEE COUNTY

22.070 Excavating, Filling and Grading.

- A. Excavating, filling and grading which does not require a permit under section 22.070 (B) may be permitted in the shoreland overlay district, provided that:
 1. It is done in a manner to minimize erosion, sedimentation and impairment of fish and wildlife habitat.
 2. Such excavating, filling and grading meets the requirements of sections 22.070 (c) of this ordinance.
 3. Any fill placed in the district is protected against erosion by use of riprap, vegetative cover or other accepted methods.
- B. Permit Required: A Land Use (Zoning) permit is required for any excavating, filling or grading in the shoreland overlay district when:
 1. It is within the building setback line from the water or,
 2. The slope is greater than twenty percent (20%) or,
 3. The area is more than one thousand (1,000) square feet and the slope is between twelve percent (12%) and twenty percent (20%) or,
 4. The area is more than two thousand (2,000) square feet and the slope is less than twelve percent (12%),
 5. It may be required by a federal, state or other local agency.
 6. The construction is of an artificial waterway, canal, ditch, lagoon, pond, lake, or similar waterway which is within the shoreland overlay district or where the purpose is the ultimate connection of such construction to the shoreland overlay district.
- C. Conditions of Permits. In granting a permit under section 22.070 (B) the following conditions shall be attached to all permits:
 1. The smallest amount of bare ground shall be exposed for as short a time as feasible,
 2. Temporary ground cover (such as mulching or jute netting) shall be used and permanent vegetative cover shall be established.
 3. Diversion berms or bales, silting basins, terraces, filter fabric fencing, and other approved methods shall be used to prevent erosion,
 4. Lagoons shall be constructed to avoid fish trap conditions,
 5. Fill shall be stabilized according to accepted engineering standards,

6. Filling shall comply with any local floodplain zoning ordinance, and shall not restrict a floodway or distort the flood capacity of a floodplain.

OCONTO COUNTY

14.507 Land Surface Alterations:

1. Filling, grading or excavating – A grading permit shall be required prior to any filling, excavating, grading or similar alteration of the existing surface contours of any shoreland area:
 - a. For any filling or grading of any area which is in the shoreland jurisdiction which has surface drainage towards the water and on which there is either:
 - (1) Filling or grading where a single area of more than 500 square feet is exposed or where the cumulative exposed area exceeds 1000 square feet.
 - (2) Any filling or grading on slopes of 20% or more.

ONEIDA COUNTY

9.53 Filling, grading, lagooning, dredging, ditching, and excavating shorelines of over ten thousand (10,000) square feet.

CONDITIONAL USE PERMIT REQUIRED, MEETING THE FOLLOWING CONDITIONS:

- A. Only filling, grading, lagooning, dredging, ditching or excavating that is done in a manner designed to minimize erosion, sedimentation, and impairment of fish and wildlife habitat may be permitted in the shoreland area.
- B. Filling, grading, lagooning, dredging, ditching, or excavating in a Shoreland-Wetland District without a permit if allowed under Section 9.40 K 4. of this ordinance.
- C. A state or federal permit may be required, in addition to a permit under this ordinance, if state or federal laws are applicable to the filling, grading, lagooning, dredging, ditching or excavating that is proposed.
- D. Permit Conditions. In granting a CUP under a section 9.35 (B), the Planning & Zoning Committee, shall attach the following conditions where appropriate, in addition to those provisions specified in Section 9.35 (C):

1. The smallest amount of bare ground shall be exposed for as short a time as feasible;
2. Temporary ground cover (such as mulch) shall be used and permanent cover (such as sod) shall be planted;
3. Diversion, silting basin, terraces and other methods shall be used to trap sediment;
4. Lagooning shall be conducted in such a manner as to avoid creation of fish trap conditions.
5. Fill shall be stabilized according to accepted engineering standards;
6. Fill shall not restrict a floodway or destroy the storage capacity of a floodplain;
7. Sides of a channel or artificial water course shall be stabilized to prevent slumping;
8. Sides of channels or artificial watercourses shall be constructed with slopes (sides) of two units horizontal distance to one unit vertical or flatter, unless bulkheads or rip-rapping are provided.

VILAS COUNTY

ARTICLE IX: LAND DISTURBANCE ACTIVITIES

9.1 General Standards

- A. Filling, grading, excavating, creation of impervious areas, and other land disturbance activities shall be done in a manner to minimize erosion, sedimentation, and runoff.
- B. Activities which do not require a shoreland alteration permit may be allowed in the shoreland area provided that the following requirements are met.
 1. Such alterations are done in a manner designed to minimize erosion, sedimentation and impairment of fish and wildlife habitat. Any fill placed in the shoreland area shall be protected against erosion by the use of riprap, vegetative cover or bulkhead. Any earth exposed as a result of filling or other alterations shall be covered immediately with organic material and/or topsoil and seeded to protect against erosion. Temporary groundcover, such as mulched straw, shall be used to temporarily stabilize any exposed area during construction.

2. Filling, grading, lagooning, dredging, ditching or excavating in the Shoreland-Wetland District meets the requirements of Section 10.3 of this Ordinance.
 3. All applicable federal, state or local permits are obtained.
 4. All Land Disturbance Activities shall comply with appropriate best management practices as specified in the Wisconsin Construction Site Best Management Practice Handbook published by the Wisconsin Department of Natural Resources.
- C. No land disturbances is allowed within 35 feet of the OHWM except as specifically authorized by Wisconsin Statutes.

9.2 Shoreland Alteration Permits

A. Activities that Require a Shoreland Alteration Permit.

A Shoreland Alteration Permit as described in Section 9.7 is required for the following activities:

1. Land Disturbances Activities as specified in Section 9.3.
2. Construction, dredging or commencing work on any artificial waterway, canal, ditch, lagoon, pond, lake or similar waterway where the purpose is ultimate connection with a navigable body of water.
3. Construction of a boathouse or other structures within the OHWM setback.
4. Any activity in a shoreland wetland area listed in ¶10.3.C.
5. Maintenance of existing beaches as specified in Section 9.4.
6. Construction of walkout lower levels as specified in Section 9.5.
7. Paths and Access roads as specified in Section 7.3.
8. Any activity which requires an erosion control plan, a stormwater management plan, or a cutting plan.

B. Activities which require an Erosion Control Plan

An erosion control plan is required in conjunction with a Shoreland Alteration Permit for the following conditions:

1. Land Disturbance Activities in ¶9.3.B.
2. Construction involving a boat landing or roadway access to a waterbody as specified under Section 7.3.
3. Construction on Slopes – Construction on waterfront lots involving slopes where the proposed construction is located within 300 feet of the OHWM of a waterbody, and where the construction involves disturbance of an area with a vertical height difference greater than six feet over the length or width of the structure.

C. Activities which require a Stormwater Management Plan

A stormwater management plan is required for impervious surfaces set forth in ¶9.6.A.

D. Activities which require a Cutting Plan

A cutting plan is required in conjunction with a Shoreland Alteration Permit for exceedance of tree cutting and shore cover removal standards within 300 feet of the OHWM as set forth in Article VIII.

E. Exceptions.

1. Soil conservation practices such as terraces, runoff diversions and grassed waterways which are used for sediment control shall not require a Shoreland Alteration Permit when designed and constructed to Natural Resource Conservation Service (NRCS) technical standards.
2. Land disturbing activities related to forestry and agriculture shall not require a Shoreland Alteration Permit if:
 - a. Such activities comply with the best management practices guidelines published by the Wisconsin Department of Natural Resources and State of Wisconsin Department of Agriculture; and
 - b. Such activities comply with the applicable provision of Section 9.1 of this ordinance.
3. Land disturbing activities by governmental bodies related to maintenance, reconstruction, or repair of road beds or rights-of way and public landings.

9.3 General Land Disturbance Activities

A. Activities Requiring a Shoreland Alteration Permit

A shoreland alteration permit is required for any land disturbance activity occurring within a twelve month period which exceeds 750 square feet between 75 and 300 feet of the OHWM or 400 square feet between 35 and 75 feet of the OHWM, except where the activity requires a zoning or sanitary permit.

B. Activities Requiring an Erosion Control Plan

An erosion control plan is required where total land disturbance activities exceed 10,000 square feet in a single family residential waterfront lot, or exceed 20,000 square feet on a non-single family residential waterfront lot.

Note: a permit under Wis. Stats. Chapter 30 is also required for grading more than 10,000 square feet on the bank of a navigable water.

9.4 Beaches.

A. Prohibition on New Artificial Beaches.

No placement of sand or other materials to create a new beach, other than beaches formed entirely through natural processes, shall be permitted on the shorelines in Vilas County.

B. Existing Beaches.

Existing beaches may be maintained. A shoreland alteration permit must be submitted and approved by the Zoning Administrator prior to placing additional sand fill onto the existing beach.

Note: Placement of sand or other material below the OHWM is regulated by the Department of Natural Resources.

Land Disturbance Resources

EDUCATIONAL MATERIALS

Erosion Control for Home Builders. (4 pp., 1999). This handout describes how soil erosion impacts water quality and illustrates techniques for controlling erosion. It is available from county UW-Extension offices or Extension Publications, 45 N. Charter Street, Madison, WI, 53715 or by calling (608) 262-3346 (toll-free 877-947-7827). Ask for publication number GWQ001. The pamphlet is also available on-line at: [<http://clean-water.uwex.edu/pubs/sheets/index.html>].

Getting to Know Your Stormwater Management Practices. (1 pp., no date). Land and Water Stewardship article provides examples of stormwater management options. Available on-line from UW-Extension at: [<http://clean-water.uwex.edu/pubs/stewards/R012.pdf>].

Polluted Urban Runoff: A Source of Concern. (4 pp., 1997). Pamphlet describes the sources of urban pollutants found in stormwater which ends up into our lakes and streams and offers suggestions on how to prevent stormwater pollution. It is available from county UW-Extension offices or Extension Publications, 45 N. Charter Street, Madison, WI, 53715 or by calling (608) 262-3346 (toll-free 877-947-7827). Ask for publication number GWQ020. The pamphlet is also available on-line at: [<http://clean-water.uwex.edu/pubs/sheets/index.html>].

Reviewing Site Plans for Stormwater Management. (4 pp., no date). Fact sheet provides tips for what officials should look for when reviewing a stormwater management plan. Available from NEMO Project, University of Connecticut CES, 1066 Saybrook Road, Haddam, CT, 06438-0070 or by phoning (860) 345-4511. Ask for NEMO Project Fact Sheet #7.

Soil Erosion in Also a Problem in the City. (1 pp., no date). Land and Water Stewardship article shows how much construction sites can contribute to soil erosion and provides methods to limit erosion from sites. Available on-line from UW-Extension at: [<http://clean-water.uwex.edu/pubs/stewards/R005.pdf>].

There Used to be Trout Here . . . Why is Sediment Harmful to Fish Habitat in Streams? (1 pp., no date). Land and Water Stewardship article explains how sediment impacts fish habitat in streams. Available on-line from UW-Extension at: [<http://clean-water.uwex.edu/pubs/stewards/S002.pdf>].

TECHNICAL REFERENCES

Land Form Alteration Policy Guidance. (On-line document, March 1994). This report provides an easily used guide for planning staff and others in how to deal with grading effects from subdivision decisions to lot layout and building design. Attachments to this report provide details on the possible impacts from grading, a review of policy and regulatory approaches to minimize land form alteration and some of the technical options

available as alternatives to conventional site grading. Available on-line at [<http://www.coastal.ca.gov/web/landform/title-tc.html>].

Muddy Water in – Muddy Water Out? A Critique of Erosion and Sediment Control Plans. (11 pp., 1999). This article looks at communities which have enacted erosion and sediment control (ESC) ordinances and evaluates the effectiveness of the resulting ESC plans. The article then suggests improvements for the production and implementation of ESC plans. Available from the Center for Watershed Protection, 8391 Main Street, Ellicott City, MD, 21043-4605 or by calling (410) 461-8323. The document is also available on-line at: [<http://www.cwp.org/>].

Protecting Natural Wetlands: A Guide to Stormwater Best Management Practices. (181 pp., October 1996). This manual addresses specific water quality concerns related to wetlands and is intended for use by anyone needing to address potential impacts to wetlands from stormwater runoff. The manual presents a wide variety of planning approaches as well as specific BMPs that can be employed in a variety of situations. Available from the United States Environmental Protection Agency on-line at [<http://www.epa.gov/owow/wetlands/pdf/protecti.pdf>].

Protecting Water Quality: A Field Guide to Erosion, Sediment, and Stormwater Best Management Practices for Development Sites in Missouri and Kansas. (302 pp., November 1995). The purpose of this manual is to provide developers, contractors, planners and local government officials with information and descriptions of erosion, sediment and stormwater control practices. Use of these practices will reduce the amount of sediment and other pollutants leaving construction sites and entering our water resources. Their use can also reduce stormwater runoff and its potential to carry pollutants, and cause flooding and stream channel instability. This document is available from Missouri Department of Natural Resources, Division of Environmental Quality, Technical Assistance Program, PO Box 176, Jefferson City, MO, 65102 or by phoning (800) 361-4827. Ask for publication number PUB488. It is also available on-line at: [<http://www.dnr.state.mo.us/deq/wpcp/wpcp-guide.htm>].

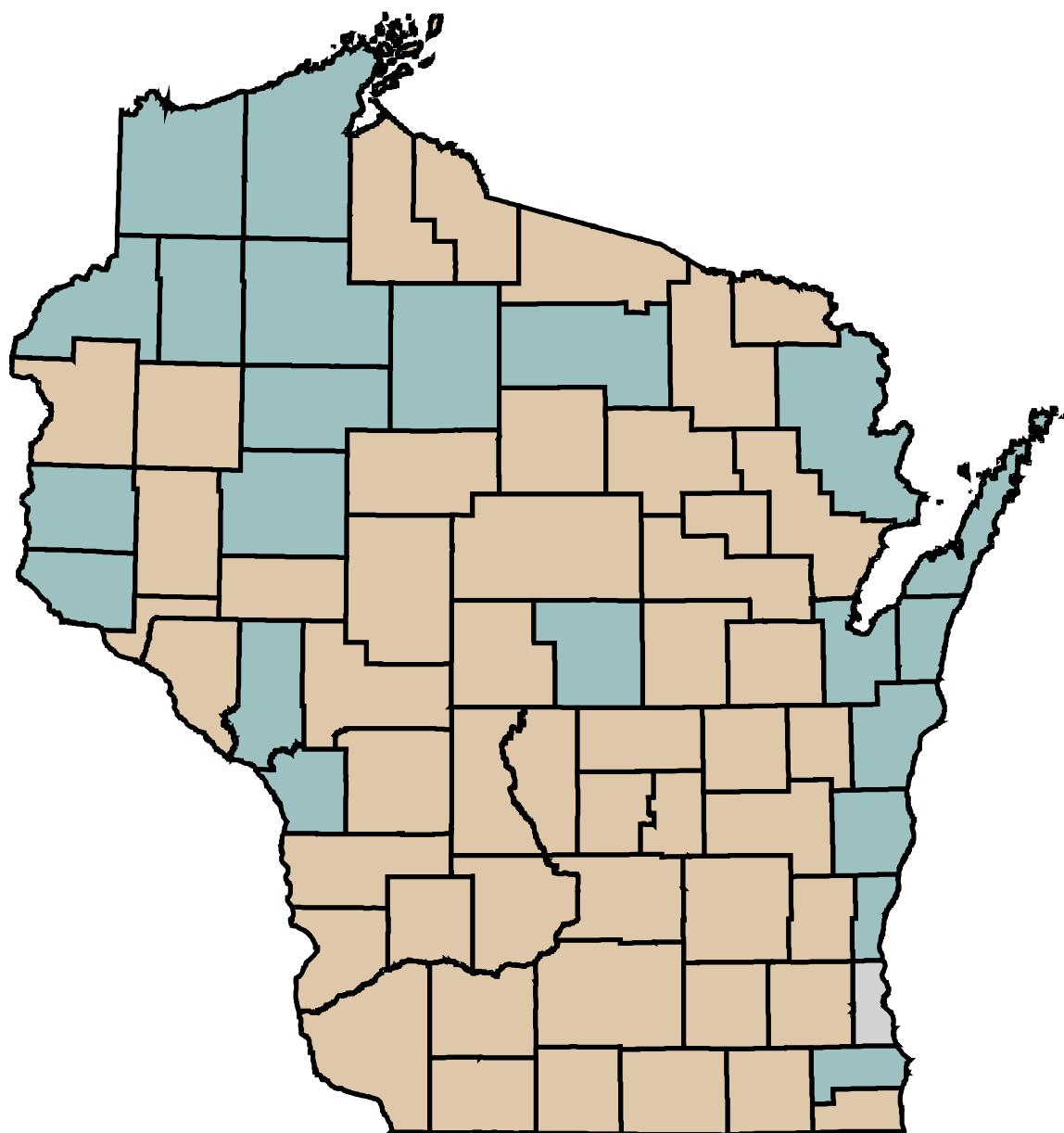
Steep Slope Bylaws. (On-line document, August 1999). This module provides examples of steep slope bylaws from ordinances which define a steep slope and restrict certain land uses in the defined area. Steep slope bylaws are used mainly to control erosion, mitigate visual impact of building in scenic areas, and preserve access. Available from Massachusetts Chapter of the American Planning Association and the Department of Landscape Architecture and Regional Planning at the University of Massachusetts on-line at [<http://www.massapa.org/aicp/SLOPES/SLOPE.HTM>]

Wisconsin's Forestry Best Management Practices for Water Quality: Field Manual. (76 pp., March 1995). This manual is designed to help loggers, landowners, and land managers be good stewards by protecting water quality during forest management activities. This manual provides recommended guidelines, however, it does not cover all situations. The BMPs may be modified for specific site conditions with guidance from a forester or other natural resource professional if modifications provide equal or greater

water quality protection. Available from the Wisconsin Department of Natural Resources, Bureau of Forestry, PO Box 7921, Madison, WI, 53707-7921 or by phoning (608) 267-7494. Ask for publication no. FR093. The document is also available on-line at: [<http://www.dnr.state.wi.us/org/land/forestry/usesof/bmp/bmpfieldmanual.htm>].

The Wisconsin Stormwater Manual. (172 pp., 1994) Provides information on ways to reduce pollution from urban stormwater runoff and technical design guidelines for best management practices. Available for \$15 + s/h from Extension Publications, 630 W. Mifflin Street, Madison, WI, (608) 262-3346 and ask for publication number G3691-P.

Bluff and Unstable Soil Standards



County is not regulated under NR 115.



County does not have special provisions
for protection of bluffs or unstable soils.



County has special provisions for the
protection of bluffs and/or unstable soils.

Bluff and Unstable Soil Issue Summary

MANAGEMENT RATIONALE

Shoreline erosion is a natural process, but if it is not respected, this natural process can pose a serious threat to human safety and property. Historically coastal property owners have often relied on traditional treatments to control erosion, such as sea walls, groins and breakwaters. The need for these controls was often only realized after the initial construction of the prized waterfront home.

The monetary investment for, and temporary nature of, traditional erosion controls have led many communities to start utilizing preventative controls. Preventative controls, such as zoning changes, prevent intrusive development into critical shoreline areas, which may inadvertently trigger or speed-up the natural erosion process. Beyond controlling erosion, these preventative measures also preserve property values, minimize the visual impact of built features, preserve native vegetation to minimize erosion and provide corridors for wildlife.

MINIMUM STATEWIDE STANDARDS

There are no special considerations for bluffs or other critical shoreline areas in Chapter NR 115, Wis. Admin. Code. The 75 foot structural setback applies to all shoreland property, regardless of whether the site is flat or on top of a steep bluff.

RELATED RESEARCH

Shoreline erosion is unavoidable on waterfront lots, and it is a serious concern on bluffs and other unstable sites, like sand dunes. A study conducted in northern Racine County found bluff recession rates averaging nearly 6 feet per year, with the one site averaging a loss of 14 feet per year (Racine County Planning and Zoning Department and Southeastern Wisconsin Regional Planning Commission 1982). At rates such as these, even with a 75 foot structural setback, buildings could be in danger in as short as 5 to 10 years.

In order to prevent damage to structures, an increased setback distance is often utilized. This helps to prevent damages resulting from major storms, provides open space, and increases infiltration and drainage of surface water and subsurface water. The increased setback also prevents the weight of structures from being placed too close to the edge of a bluff, which can reduce slope stability. Finally, an increased setback helps to preserve the aesthetic value of the bluff face (Racine County Planning and Zoning Department and Southeastern Wisconsin Regional Planning Commission 1982).

MANAGEMENT INITIATIVES

A common approach is to require deeper structure setbacks in bluff or dune areas. This method has been used many of the Great Lakes counties, as well as with counties with unique natural resources, such as the Lower Wisconsin Riverway, the St. Croix Riverway or the Black River. The structural setback may be simply a set distance from the bluff

face (rather than the ordinary high water mark) or it may be derived from a bluff recession formula.

Another method used to protect these resources is the development of overlay districts or new zoning districts to encompass these resources. Door County has adopted a method similar to an overlay district to protect escarpments, dunes, ridges and swales, and many other important natural features.

Other counties have simply incorporated language into their ordinances designed to recognize and protect these resources. Many counties require avoidance of "environmentally sensitive areas" for placement of buildings and structures. Another option is to require structures, such as stairways, to be elevated above the sensitive areas, minimizing the disturbance and preventing erosion.

CONSIDERATIONS

- What are the goals of regulating steep slopes and unstable soil areas – preventing erosion, limiting property damage, protecting scenic vistas? Does the method of regulation your community is considering or using adequately address those concerns?
- Are the areas of concern largely developed or undeveloped at this time? Will preventive regulations be adequate to protect homes and other buildings?
- Are appropriate measures being taken to minimize slope disturbance – slope stabilization measures, retention or establishment of vegetative cover or appropriate building design?
- Have the specific characteristics of the soil been considered when determining the extent of cutting and filling, the resulting slopes, and stabilization measures?

BIBLIOGRAPHY

Racine County Planning and Zoning Department and Southeastern Wisconsin Regional Planning Commission. 1982. *A Lake Michigan coastal erosion management study for Racine County, Wisconsin*.

Abbreviations used in the following table are:

Construct. = Construction

CUP = Conditional use permit

Environ. = Environmentally

L. = Lake

Mich. = Michigan

Min. = Minimum

OHWM = Ordinary high-water mark

Req. = Require

Req. = Requirements (Door County)

Bluff and Unstable Soil Standards

<i>County</i>	<i>Bluff and Unstable Soil Standard</i>
Adams	Not addressed in county's shoreland zoning ordinance.
Ashland	Not addressed in county's shoreland zoning ordinance.
Barron	Not addressed in county's shoreland zoning ordinance.
Bayfield	Lake Superior req. greater setbacks for active or potential erosion areas. Zoning Committee decides setback based on projected shoreline recession.
Brown	Min. 20' setback from top of ridgeline on 20%+ slopes.
Buffalo	Not addressed in county's shoreland zoning ordinance.
Burnett	Placement of walks, paths, and stairs must be located in VAC unless steep slope/wet soils prohibit it.
Calumet	Not addressed in county's shoreland zoning ordinance.
Chippewa	Stairs & elevated walks permitted, with conditions, if necessary for access due to steep slopes or wet, unstable soils.
Clark	Not addressed in county's shoreland zoning ordinance.
Columbia	Not addressed in county's shoreland zoning ordinance.
Crawford	Not addressed in county's shoreland zoning ordinance.
Dane	Not addressed in county's shoreland zoning ordinance.
Dodge	Not addressed in county's shoreland zoning ordinance.
Door	Natural area req. include escarpments, drumlins, dunes, rockholes, woodlands, ridge & swales complex, and wetlands.
Douglas	Increased setback required for Lake Superior shoreline development based on height and angle of slope.
Dunn	Not addressed in county's shoreland zoning ordinance.
Eau Claire	Not addressed in county's shoreland zoning ordinance.
Florence	Not addressed in county's shoreland zoning ordinance.
Fond du Lac	Not addressed in county's shoreland zoning ordinance.
Forest	Not addressed in county's shoreland zoning ordinance.
Grant	Not addressed in county's shoreland zoning ordinance.
Green	Not addressed in county's shoreland zoning ordinance.
Green Lake	Not addressed in county's shoreland zoning ordinance.
Iowa	Not addressed in county's shoreland zoning ordinance.
Iron	Not addressed in county's shoreland zoning ordinance.
Jackson	Not addressed in county's shoreland zoning ordinance.
Jefferson	Not addressed in county's shoreland zoning ordinance.
Juneau	Not addressed in county's shoreland zoning ordinance.
Kenosha	Not addressed in county's shoreland zoning ordinance.

County	Bluff and Unstable Soil Standard
Kewaunee	On L. Michigan, setback=125' if bluff >10' tall. Elevate stairs, not excavate.
La Crosse	Increased setbacks on Black River, greater of 100' from OHWM or 25' from bluffline.
Lafayette	Not addressed in county's shoreland zoning ordinance.
Langlade	Not addressed in county's shoreland zoning ordinance.
Lincoln	Not addressed in county's shoreland zoning ordinance.
Manitowoc	Elevate stairs rather excavate from erodible soils. Greater setbacks req. if shore receding or bluffs rise 10'+ over 25' horizontal.
Marathon	Not addressed in county's shoreland zoning ordinance.
Marinette	Stairs & lifts req. zoning permit & only allowed if essential to pedestrian access due to steep slopes or rocky, wet or unstable soils.
Marquette	Not addressed in county's shoreland zoning ordinance.
Menominee	Not addressed in county's shoreland zoning ordinance.
Monroe	Not addressed in county's shoreland zoning ordinance.
Oconto	Not addressed in county's shoreland zoning ordinance.
Oneida	CUP required for struct. & walks/stairs in, on or over steep slopes & unstable soils. Any improvements to lot shall avoid envir. sensitive areas.
Outagamie	Not addressed in county's shoreland zoning ordinance.
Ozaukee	On L. Mich. bluffs, a greater setback is assessed based on a formula using bluff characteristics found on-site.
Pepin	Not addressed in county's shoreland zoning ordinance.
Pierce	Kinnickinnic River Blufflands protected w/ min. 300' lot width, 15' setback from bluffs, CUP req. for tree removal & more.
Polk	Not addressed in county's shoreland zoning ordinance.
Portage	Elevate stairs, not excavate.
Price	Pedestrian access permitted on unstable soils if (among other conditions) vegetation stabilizing slope not removed & walkway on piles or footings.
Racine	Lake Michigan shoreland has a Structural Setback Overlay (SSO) and Nonstructural Setback Overlay (NSO) which address bluffline erosion rates.
Richland	Not addressed in county's shoreland zoning ordinance.
Rock	Not addressed in county's shoreland zoning ordinance.
Rusk	Support stairs w/ piles or footings rather than excavate from erodible soils, steep slopes, or bluff faces.
St. Croix	St. Croix Riverway Zoning Ordinance addresses concerns along bluff.
Sauk	Not addressed in county's shoreland zoning ordinance.
Sawyer	Stairs & walkways shall be on pilings or footings and not excavated from erodible soils. Steep slopes or bluff faces.
Shawano	Not addressed in county's shoreland zoning ordinance.
Sheboygan	Greater setbacks on Lake Michigan due to steep bluff & dune recession rates. Elevate access essential stairs rather than excavate.
Taylor	Not addressed in county's shoreland zoning ordinance.

<i>County</i>	<i>Bluff and Unstable Soil Standard</i>
Trempealeau	Black River has 25' setback from bluffline or 100' from OHWM, whichever is greater.
Vernon	Not addressed in county's shoreland zoning ordinance.
Vilas	Not addressed in county's shoreland zoning ordinance.
Walworth	Not addressed in county's shoreland zoning ordinance.
Washburn	Notification req. for any land disturbances over 2000 s.f. Elevated walks/power lifts only if it is min. construct. essential for access due to soil.
Washington	Not addressed in county's shoreland zoning ordinance.
Waukesha	Not addressed in county's shoreland zoning ordinance.
Waupaca	Not addressed in county's shoreland zoning ordinance.
Waushara	Elevate stairs rather than excavate.
Winnebago	Not addressed in county's shoreland zoning ordinance.
Wood	Not addressed in county's shoreland zoning ordinance.

Bluff and Unstable Soil Ordinance Language

BAYFIELD COUNTY

17.07 (1) (b) Lake Superior. A greater setback shall be required from the ordinary high water mark of Lake Superior for areas of active or potential erosion designated on a map titled Erosion Hazard Areas – Bayfield County. Such setback shall be determined by the Zoning Committee or its duly delegated agent, based on project shoreline recession rates.

DOOR COUNTY

CHAPTER 5

NATURAL FEATURES PROTECTION REQUIREMENTS

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|---------------------|------------------------|------------------------|
| 5.01 Purpose. | 5.05 Dunes. | 5.09 Shoreland |
| 5.02 Applicability. | 5.06 Rockholes. | vegetation. |
| 5.03 Escarpments. | 5.07 Woodlands. | 5.10 Wetland setbacks. |
| 5.04 Drumlins. | 5.08 Ridges and swales | |
| | complexes. | |

5.01 Purpose. These requirements are intended to preserve interesting geological features, protect against soil erosion and groundwater contamination, preserve the natural beauty of Door County, and protect wild flora and fauna.

5.02 Applicability. These requirements shall be in effect in all zoning districts. They shall be applied independently of other applicable requirements of this Ordinance. Wherever other requirements of this Ordinance conflict with requirements of this chapter, the most stringent requirement shall govern.

* * *

5.03 Escarpments.

- (1) Purpose. The purpose of these regulations are to:
 - (a) Promote safe conditions by preventing placement of roads on highly inclined surfaces.
 - (b) Preserve escarpments as landmark features that contribute to the scenic diversity and attractiveness of the county.

(2) Determination. The location of escarpments subject to the requirements of this section shall be determined by reference to a map entitled "*Door County Escarpment Protection Areas*" on file in the office of the Planning Department.

Commentary: Generally, the escarpment protection areas include lengthy slopes of 20% or greater and the areas associated with the crest of the escarpment.

(3) Requirements.

- (a) No roads or driveways shall be placed on slopes of 30 – 39% unless the roads or driveways are placed parallel to the escarpment face. No roads or driveways shall be placed on slopes of 40% or greater.
- (b) The clearing of trees located within the escarpment protection areas shall be permitted for:
 - 1. Building footprints.
 - 2. Sites for wastewater disposal systems.
 - 3. Driveways.
 - 4. The area on a lot extending not more than 25 feet from the exterior walls of principal buildings and 15 feet from accessory buildings.
- (c) In the area on a lot lying between 25 feet and 100 feet from the exterior walls of principal buildings, selective cutting is permitted provided that:
 - 1. No more than 30 percent of this area on the lot shall be cleared.
 - 2. The clearing of the 30 percent described above shall not result in strips of cleared openings of more than 30 feet in any 100-foot wide strip nor create a cleared opening strip greater than 30 feet wide.
 - 3. In the remaining 70 percent of this area, cutting and pruning shall leave sufficient cover to screen vehicles, dwellings, and other structures.
- (d) In the areas on a lot lying more than 100 feet from the exterior walls of principal buildings, and for lots which contain no principal buildings, selective clearing shall be permitted provided that within escarpment protection areas there shall be no cleared area greater than 5,000 square feet, and provided that the shade of the remaining trees over 15 feet in height covers at least 70% of the wooded land surfaces of the lot.
- (e) Pruning of trees is permitted, except that trees shall not be pruned completely clear of branches above a height equal to one half the height of the trees.

- (f) In addition, the woodland located within escarpment protection areas shall also be subject to the requirements of s. 5.07, Woodlands.

* * *

5.05 Dunes.

- (1) Purpose. Dunes are an uncommon Door County landform formed by the dynamic forces of water and wind acting upon the land. The purposes of these regulations are to perpetuate the existence and intactness of the dunes as unique habitat areas and to protect the visual integrity of the dunes.
- (2) Dunes which are at least 20 feet in height are subject to the requirements of this section.
- (3) Determination. The location of dunes shall be determined by reference to a map entitled "*Door County Natural Features Map*" on file in the office of the Planning Department.
- (4) Requirements.
- (a) Dunes shall not be mined, or in any other way removed, in part or in total, except for customary excavation necessary to construct foundations for permitted buildings or for utilities which serve permitted buildings.
- (b) For any lot, the total area of the building footprints of all buildings place on a dune shall not exceed 10% of the surface area of that portion of a dune located on the lot.

KEWAUNEE COUNTY

5.22 LOTS THAT ABUT ON LAKE MICHIGAN

- (1) Finding of fact: Lake Michigan possesses unique ecological characteristics, water level fluctuations and erosion hazards not found on other surface waters in Kewaunee County. Storms and record high Great Lake water levels have caused shoreline erosion, flooding and property damage that posed a threat to the health, safety and general welfare of Kewaunee County; therefore, setbacks from Lake Michigan shall be increased from that for inland waters and Green Bay.
- (2) Required Minimum Setback. The minimum setback for all buildings and structures, except piers, boat hoists, decks and boathouses which may require a lesser setback (see section 5.24 – 5.27) shall be set back at least 75 feet from the

ordinary highwater mark where the shore bluff height is 10 feet or less and 125 feet from the ordinary highwater mark where the shore bluff height is greater than 10 feet.

RUSK COUNTY

5.3 (4) Stairways shall be supported on piles or footings rather than be excavated from erodible soils, steep slopes or a bluff face.

Bluff and Unstable Soils Resources

EDUCATIONAL MATERIALS

Selecting a Safe Setback Distance for Coastal Construction. (On-line document, July 2000). This series of fact sheets provides rationales, advantages, disadvantages and examples of different methods of computing safe setbacks in coastal area. Available on-line at: [http://www.seagrant.wisc.edu/advisory/coastal_engr/setbacks/setbacks.html].

TECHNICAL REFERENCES

Coastal Processes Manual. (unknown, 1998). The manual is written for persons with a professional stake in prudent coastal development on the Great Lakes – bankers, contractors, developers, insurers, realtors, and regulators. It covers how to recognize the risks of flooding and erosion at specific sites along the coast. Available for \$10 from the University of Wisconsin Sea Grant Institute at (608) 263-5133.

Land Form Alteration Policy Guidance. (On-line document, March 1994). This report provides an easily used guide for planning staff and others in how to deal with grading effects from subdivision decisions to lot layout and building design. Attachments to this report provide details on the possible impacts from grading, a review of policy and regulatory approaches to minimize land form alteration and some of the technical options available as alternatives to conventional site grading. Available on-line at [<http://www.coastal.ca.gov/web/landform/title-tc.html>].

Steep Slope Bylaws. (On-line document, August 1999). This module provides examples of steep slope bylaws from ordinances which define a steep slope and restrict certain land uses in the defined area. Steep slope bylaws are used mainly to control erosion, mitigate visual impact of building in scenic areas, and preserve access. Available on-line at [<http://www.massapa.org/aicp/SLOPES/SLOPE.HTM>]

Understanding, Living With, and Controlling Shoreline Erosion: A Guidebook for Shoreline Property Owners. (90 pp., July 1995). Guidebook addresses the issues and concerns associated with shoreline erosion on inland lakes and streams. It covers the impacts of shoreline erosion, methods of controlling erosion, and how to plan an erosion control project. Available from the Tip of the Mitt Watershed Council, PO Box 300, Conway, MI, 49722 or by phoning (616) 347-1181.