

St. Croix County Shoreland Overlay Zoning Districts

Community Development Committee
February 18, 2016



Shoreland Zoning Regulation History

- 1968: Counties required to have Shoreland Zoning in place
 - § 59.692, Wisconsin Statutes
 - NR-115, Wisconsin Administrative Code
- 1968-2010: NR 115 relatively unchanged
- 2010: Major rewrite (Counties had until 2014 to adopt)
 - NR-115 set Minimum Standards, allowing counties to decide
 - *St. Croix County's Ordinance was certified to these standards
- 2013: Act 170
 - Counties had to match standards exactly (nonconforming structures)
- 2014: NR 115 rewritten to reflect Act 170 & other changes
 - 200 square feet, Lateral expansion added
- 2015-2017 Budget Bill: several changes to shoreland zoning regulations

Effective July 14, 2015

2015-2017 State Budget included shoreland provisions...

NRI 15 no longer = minimum standards

–more restrictive provisions within counties' ordinances immediately invalid

- Vegetation –now allow 35' of opening (per 100 feet of frontage, cumulative) within 35' of OHWM
- Nonconforming structures any distance from the OHWM can now be torn down and completely rebuilt –prohibited from requiring fee, mitigation, permit
- Nonconforming structure vertical expansion –prohibited from requiring fee, mitigation, permit
- Impervious surfaces –must allow for “elimination” via storm water runoff control system
- Impervious surface ratios 15-30%
- Height limitations
- Water setback averaging
- Minimum Lot Standards
- Boathouses

What's Next

- Phase 1
 - “Fix-It Now” Amendments
 - Only applicable to Shoreland Overlay Districts
- Phase 2
 - Re-write ordinances(s)
 Reflect 2015-2017 budget (Act 55)
 - Pending bills currently being discussed at the state level...further changes to NR115
 - Deadline October 1, 2016

More restrictive...

- Boathouses
 - Currently Boathouses are not allowed
= no regulations = no permit required
= no standards
 - **Proposed Boathouse Standards**
- Reduced Structure Setbacks
 - Currently, work with the lot to find a “reasonable” location
 - Need to **define setback averaging** based on development pattern
 - No mitigation required

Lateral Expansion Nonconforming Structures

- Provisions in NR-115
 - Land Use Permit
 - Mitigation
- Current Ordinance
 - Not identified
 - Mitigation (no standards)
 - Need mitigation standards

Phase I Timeframe

- 2/18-CDC draft review and direction
 - Set public hearing date
- 2/18-3/1-Legal review
- 2/26-2/29-Public Hearing notice, mailing to Towns
- 3/17-Public Hearing (optional)
- 4/19-County Board

Phase 2 Timeline

- May-Draft Review
- June-Public Information Meeting
- July-DNR Review / Public Hearing
- August-County Board
- August/September-DNR Certification
- October-Effective Date

Questions?

