

St. Croix County Shoreland Overlay Zoning Districts

Public Hearing, March 17, 2016 @ 6:00 P.M.
Government Center, County Board Room



Shoreland Overlay Districts-History

- 1968: Counties required to have Shoreland Zoning in place
 - § 59.692, Wisconsin Statutes
 - NR-115, Wisconsin Administrative Code
- 1968-2010: relatively unchanged
- 2010: NR 115 Major rewrite, established minimum standards
 - **St. Croix County-effective April 1, 2014**
- 2013: Act 170
 - Counties had to match standards (nonconforming structures)
- 2014: NR 115 rewritten to reflect Act 170 & other changes
 - 200 square feet, Lateral expansion added
- **2015-2017 Budget Bill:**
 - Included shoreland provisions...Effective July 14, 2015
 - more restrictive provisions within counties' ordinances immediately invalid

Required Changes

- Phase 1
 - March 17, 2016 Public Hearing
 - “Fix-It Now” Amendments
 - Only applicable to Shoreland Overlay Districts
- Phase 2
 - Re-write ordinances(s)
 Reflect 2015-2017 budget (Act 55)
 - Pending bills at the state level...
 further changes to NR 115 and 59.692
 - Deadline October 1, 2016

Phase I Timeframe

- 2/18-CDC draft review
- 2/19-Legal review
- 2/26-3/3-Public Hearing notice, mailing to Towns
- 3/17-Public Hearing
- 4/19-County Board
- Effective May 1, 2016

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

Shoreland Standards

	Current County Standards	59.692 or NR-115
Lot Size	<i>Not affected,</i> Base Zoning District applies	minimum/maximum lot size
Structures	Specific definition	Added definition
Exempt Structures	Selected structures regulated	Must allow... towers, boathouses
Setback Averaging	Reduced setback based on lot features, require mitigation	NR-115 standards apply Cannot require mitigation
Vegetative Buffers	Developed lot, required to establish buffer as part of permit	Cannot require vegetative buffer on already developed lot
Vegetation	Access & Viewing Corridor 30% of shoreline or 30-foot width	35-feet wide for every 100-feet, can be continuous
Impervious Surfaces	10%-25% impervious limitations	15-30% impervious definition changed
Nonconforming Structures	Very specific, permits and mitigation required	Major changes, removed permit requirements and mitigation
Mitigation	Mitigation standards defined for specific activities	Changed mitigation added lateral expansion

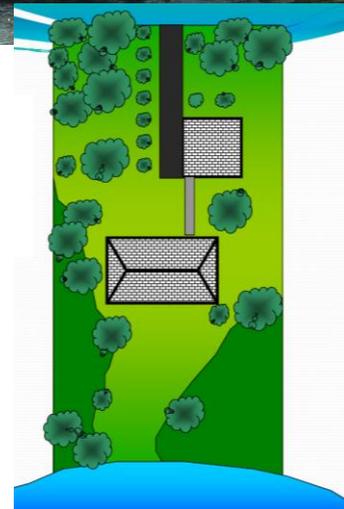
Proposed Amendments

- Exempt Structures
 - Add “**towers and water towers**”
- Reduced Structure Setbacks
 - Currently, work with the lot to find a “reasonable” location
 - Need to **define setback averaging** based on development pattern
 - Can no longer require mitigation
- Lateral Expansion Nonconforming Structures
 - NR-115 requires Land Use Permit & Mitigation
 - **Define Mitigation Standards**

Proposed Amendments

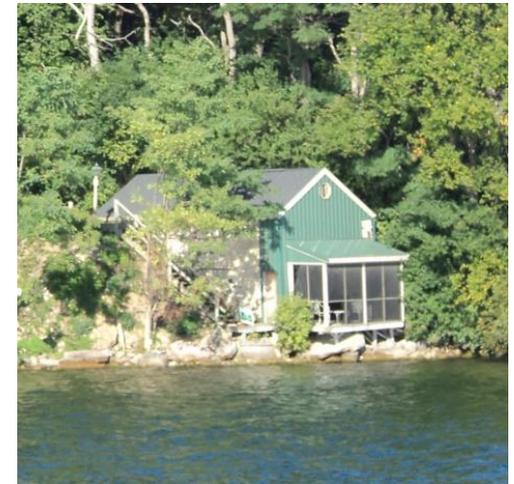
Exempt Structures: Boathouse Standards

- 1) Shall be designed and used exclusively for the storage of watercraft and related equipment.
- 2) Do not contain plumbing and are not used for human habitation.
- 3) Only one boathouse allowed on the property.
- 4) Located entirely above the OHWM, with the water side of a boathouse set back at least 5 feet and no more than 20 feet from the OHWM and shall meet the standards in §17.40 Floodplain Overlay District.
- 5) Located entirely within the access and viewing corridor.
- 6) The area of a boathouse shall not exceed 350 square feet in floor area.



Boathouses, continued

- 7) A one (1) foot wide soffit may extend beyond the exterior walls.
- 8) The entire width of the structure, parallel to the shore, shall not exceed 14 feet.
- 9) The boathouse is one-story with a maximum sidewall height not to exceed 10 feet.
- 10) Roof pitch shall not be less than 4:12 (rise over run) and no steeper than 6:12.
- 11) The exterior structure shall use earth-tone colored building materials.
- 12) The main door shall face the water.
- 13) Boathouses shall not be equipped with potable water supply, patio doors, bay windows, fireplaces, decks, platforms, indoor carpeting, furniture and other features or uses that are inconsistent with the use of the structure exclusively as a boathouse.
- 14) Land disturbance activities shall be done in a manner to minimize erosion and sedimentation and meet the erosion control standards in §17.30 K.2.



Questions

