

AMENDMENTS TO ST.CROIX COUNTY CODE OF ORDINANCES
LAND USE AND DEVELOPMENT CHAPTER 17 Subchapter III
Section 17.30 Shoreland Overlay Districts:

Amend the following sections, as shown with underlined additions and strikeout deletions below:

17.30 G.3.a. 2) and 4), of the St. Croix County Code of Ordinances are amended to read as follows:

- 1) ...
- 2) Utility transmission and distribution lines, towers, water towers, poles, pumping stations, well pumphouse covers, private on-site wastewater treatment systems that comply with DSPS 383 and Chapter 12 St. Croix County Sanitary Ordinance, and other utility structures that have no feasible alternative location outside of the minimum setback and that employ best management practices to infiltrate or otherwise control storm water runoff from the structure.
- 3) ...
- ~~4) Existing Boathouses~~
 - a) ~~Existing, permitted boathouses shall not be replaced, expanded or enlarged but may be maintained and repaired, limited however to their existing dimensions and type of material.~~
 - b) ~~The repair of a nonconforming boathouse which extends beyond the OHWM shall be governed by §30.121, Wis. Stats. and applicable administrative rules.~~

17.30 G.3.b.4) and 5), of the St. Croix County Code of Ordinances are amended to read as follows:

- 3) ...
- 4) Boathouses
- 4)5) All uses or structures not listed are prohibited in the setback area.

17.30 G.4.a., of the St. Croix County Code of Ordinances is amended to read as follows:

- a. The Zoning Administrator may allow a reduced minimum setback from the OHWM ~~and the road right-of-way~~ for a new proposed principal structure if an existing development pattern exists and all of the following conditions are met:
 - 1) A Land Use Permit per §17.30 P.4. is required.
 - 2) ~~A Mitigation Plan per §12.1 M. is required.~~
 - 3) The lot is a legal lot of record that complied with the applicable lot size standards in effect at the time that the lot was recorded at the county Register of Deeds office.

- ~~4) Due to unique property features, the lot does not have a compliant building location which meets the base zoning district setbacks and the 75-foot minimum setback from the OHWM.~~
- ~~5) The depth of the structure is limited to a maximum of 30 feet.~~
- ~~4) The reduced setback may not be less than 35 feet from the OHWM, or 35 feet from the road right-of-way and shall be reduced to the minimum necessary to create a compliant building location. The required setback for the proposed principal structure may be reduced to the average shoreland setback using the nearest principal structure on each adjacent lot, if:~~
 - ~~a) The adjacent lots are previously developed and their principal structures do not meet the required building setbacks.~~
 - ~~b) The adjacent lots on both sides have principal structures within 250 feet of the proposed structure.~~
 - ~~c) The principal structures on neighboring lots were legally placed non-conforming structures.~~
- ~~6)5) The required setback may not be reduced to less than 35 feet from the OHWM of any navigable waterbody.~~
- ~~7)6) All other provisions of Section 17.30 are met.~~

17.30 H.4.e., of the St. Croix County Code of Ordinances is amended to read as follows:

e. Boathouses

- 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.
- 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.

- 15) All other provisions in Chapter 17 and §17.30 are met, including side yard and rear yard setbacks, construction and land disturbance affecting slopes 20% or greater and accessory building standards.

17.30 M.1.b.3), 4) and 5), of the St. Croix County Code of Ordinances are amended to read as follows:

- 3) Lateral Expansion of a Non-Conforming Principal Structure within the Setback
- a) Expansion less than 100 square feet – 1 point required
 - b) Expansion 100.1 – 200 square feet – 2 points required
- 3)4) Vertical Expansion of Non-Conforming Principal Structure
- a) Vertical expansion <10 feet in height - 1 points required
 - b) Vertical expansion 10-20 feet in height - 2 points required
 - c) Vertical expansion 21-35 feet in height - 3 points required
- 4)5) Replacement or Relocation of Non-Conforming Principal Structure
- a) Structure located at or between 74-65 feet - 2 points required
 - b) Structure located at or between 64-50 feet - 3 points required
 - c) Structure located at or between 49-35 feet - 5 points required