

Discussion outline – shorelands

Plan Commissioner Network Wednesday, April 27, 2011 @ Town of Neenah, 6:30-8pm

- I. **Shorelands** – defined as lands within 1,000 feet of the ordinary high water mark (OHW) of a navigable lake, pond or flowage, and lands within 300 feet or within the floodplain of a navigable river or stream, whichever is greater.
Shoreland zoning – the state has set minimum standards for development within shorelands and requires counties to adopt and administer standards in unincorporated areas.
- II. Why discuss shoreland zoning? Isn't this just for the county?
 - Towns are often the 'front line' for questions and proposals – you don't need to be 'experts', but being conversant in shoreland zoning is helpful.
 - Understanding how the zoning permit process works between county and town on shoreland zoning is important
- III. Shoreland zoning basics
 - Counties are allowed to have more restrictive shoreland zoning than the state minimum standards if desired. Towns cannot opt out of county shoreland zoning.
 - Overlay zoning concepts -- Shoreland zoning 'overlays' an underlying zoning district (whether its town zoning or county zoning). A proposal may meet underlying zoning requirements, but not the shoreland zoning requirements, which may restrict the proposal.
 - Purposes of shoreland zoning:
 - Maintain safe, healthful conditions
 - Prevent and control water pollution
 - Protect spawning grounds, fish and aquatic life
 - Control building sites, placement of structures and uses
 - Reserve shore cover and natural beauty
- IV. NR 115 update
 - A lot of minimum standards have stayed the same:
 - lot size, unsewered – 20,000 SF
 - setbacks – 75 ft from OHW
 - buffer size – 35 ft width
 - New requirements:
 - Impervious surface standards
 - Mitigation requirements
- V. Links – <http://dnr.wi.gov/org/water/wm/dsfm/shore/news.htm>
- VI. Next meetings
 - Wednesday, August 31, 2011, 6:30-8pm. Topic –wildlife and wetland protection, Location: TBD
 - Wednesday, October 26, 2011, 6:30-8pm. Topic – historical preservation, Location: TBD