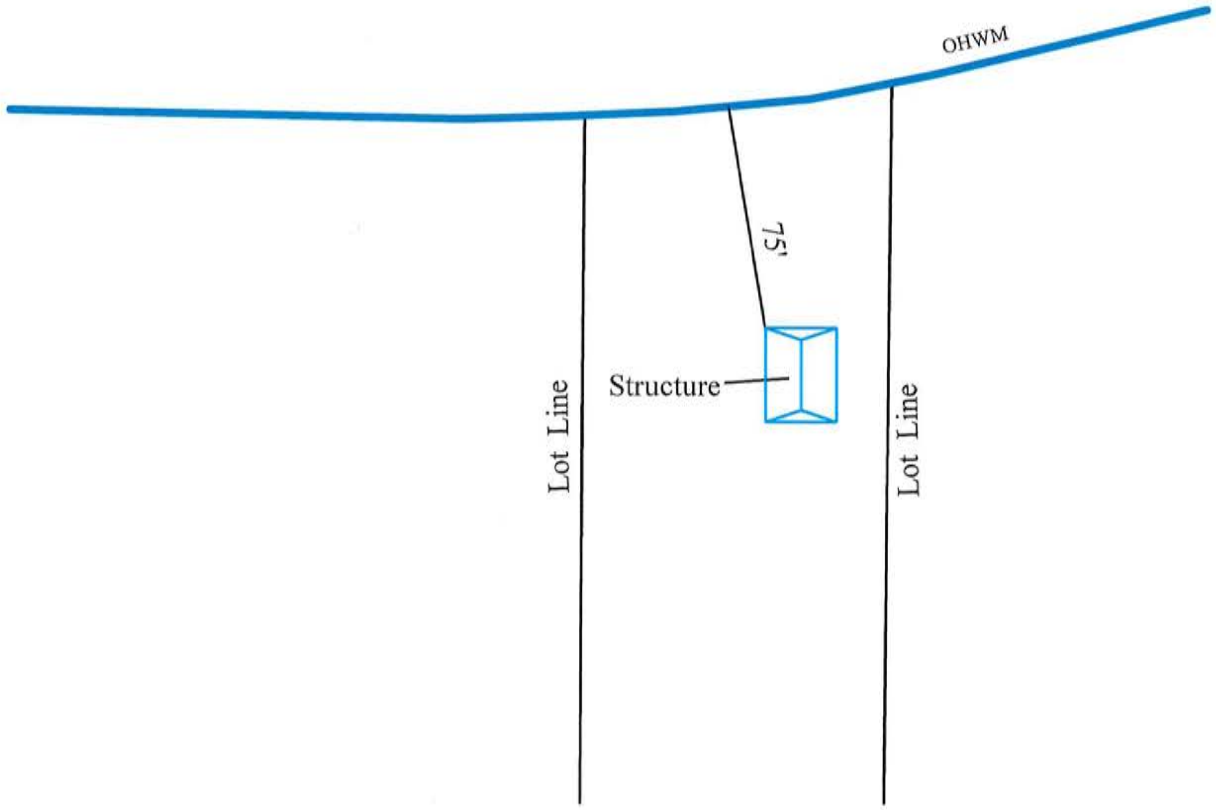
Appendix C1

Section 9.94(A) Setback from Ordinary High Water Mark

Unless exempt under § 9.94(A), or reduced under § 9.94(C), a setback of 75 feet from the ordinary high water mark of any navigable waters to the nearest part of a building or structure shall be required for all buildings and structures.



Appendix C2 - Boathouse

Section 9.94(A)1 Exempt Structures

A riparian owner may construct a boathouse subject to the following restrictions:

a. The construction or placement of boathouses below the ordinary high water mark of any navigable waters shall be prohibited.

b. The construction of a boathouse is confined to the viewing area and shall be at least 10 feet from the side yard lot line. With the exception of 9.94(A)(1)(k) below, boathouses shall be designed and constructed solely for the storage of boats and related equipment. Patio doors, fireplaces, plumbing, living facilities and other features inconsistent with the use of the structure exclusively as a boathouse are not permitted.

c. One boathouse is permitted on a lot as an accessory structure.

d. Any boathouse which may be permitted within the setback area shall be of one story only. The basement definition does not apply to a boathouse and therefore constitutes a story. The sidewalls of a boathouse shall not exceed 12 feet in height and shall not be less than seven feet in height as measured from the top of wall to the floor.

e. Boathouse construction is subject to the requirements of § 9.97.

f. Boathouses shall be constructed in conformity with local floodplain zoning standards.

g.The maximum width and footprint of a new boathouse parallel to the OHWM shall not exceed the following: (overhang and eaves are not included in the maximum width or footprint and shall not exceed two feet).

(1) For lakes less than 500 acres, rivers and streams the maximum width of a new boathouse shall not exceed 14 feet or a maximum footprint of 336 square feet.

(2) For lakes of 500 acres or more, flowages and chains the maximum width of a new boathouse shall not exceed 24 feet or a maximum footprint of 720 square feet. (Note: Lake size based on Land Information data.)

h. Flat roofs that shed water away from the OHWM are permitted.

i. The roof of a boathouse may be used as a deck provided that:

(1) The boathouse has a flat roof.

(2) The roof has no side walls or screens.

(3) The roof may have a railing that meets the State of Wisconsin Uniform Dwelling Code.

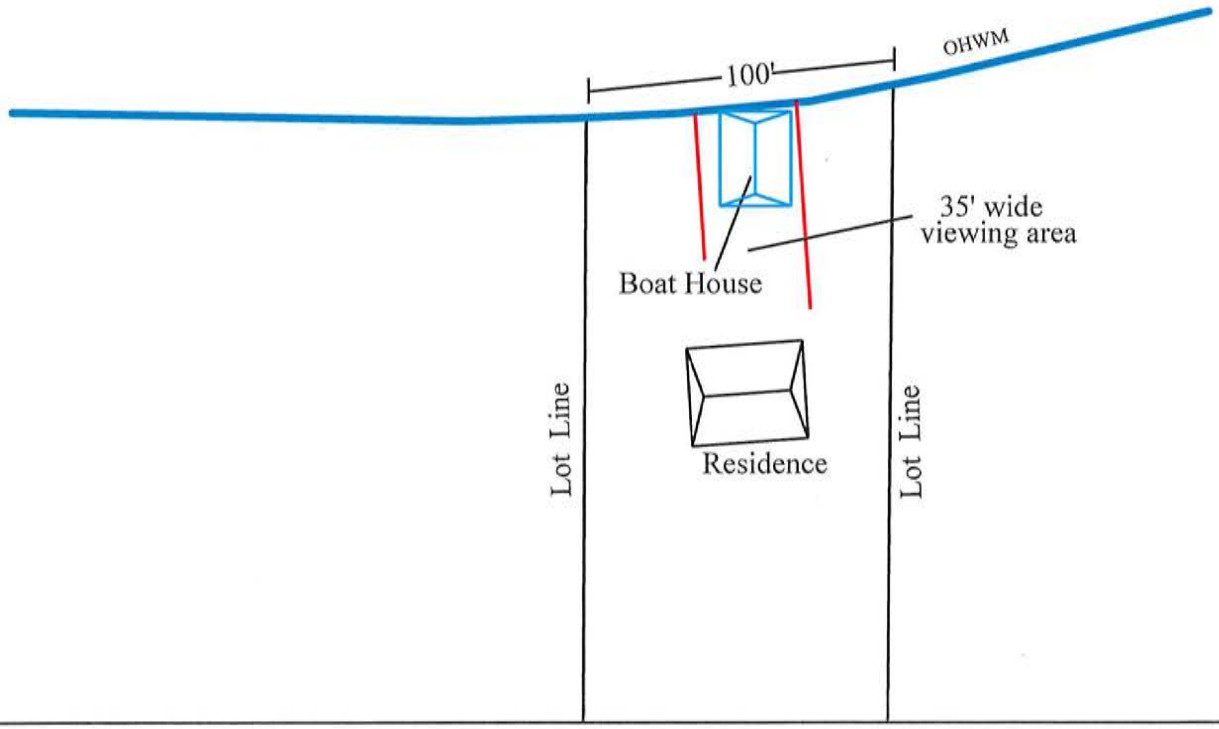
j. The number of berths within a boathouse shall be subject to the provisions of § 9.98(D).

k. The placement of decking on top of a flat roof boathouse is not permitted.

l. Stairs placed on the exterior side of a boathouse to gain access to a flat roof are not permitted. Concrete aprons/boat launch pads placed between the boathouse and OHWM are not permitted.

m. Boathouse construction must comply with the provisions of § 9.97.

n. Onsite inspections may be required prior to excavation, during construction and upon completion for the placement all boathouses.



Appendix C3 – Open Sided and Screened Structures

Section 9.94(A)2 Exempt Structures

Open sided and screened structures such as gazebos, decks, patios and screen houses in the shoreland setback area that satisfy the requirements in § 59.692(1v), Wis. Stats.

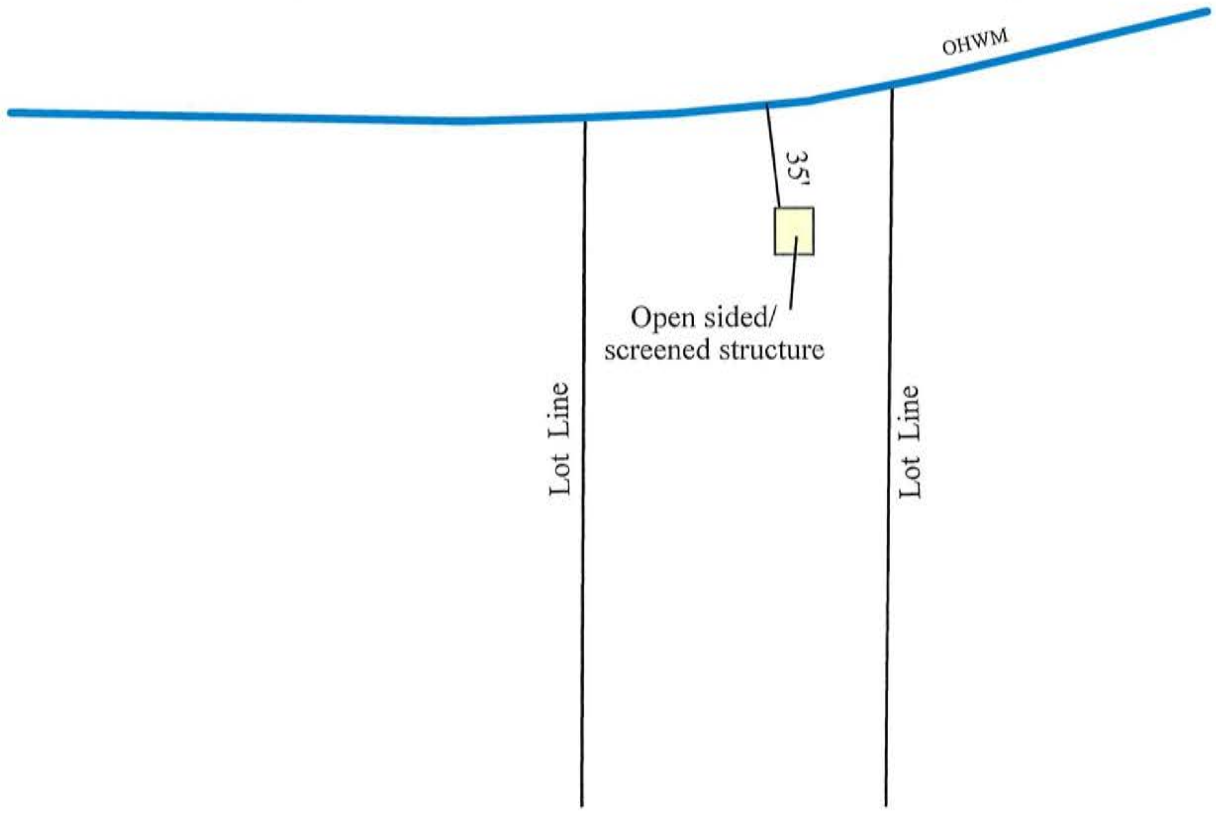
a. The part of the structure that is nearest to the water is located at least 35 feet landward from the ordinary high water mark.

b. The floor area of all the structures in the shoreland setback area will not exceed 200 square feet. In calculating this square footage, boathouses shall be excluded. The square footage of stairways, walkways and lifts that are determined to be necessary by the department to provide pedestrian access to a berth structure or shoreline because of steep slopes, or rocky, wet or unstable soils, are not included in calculating the total floor area.

c. The structure that is the subject of the request for special zoning permission has no sides or has open or screened sides.

d. The county must approve a plan that will be implemented by the owner of the property to preserve or establish a vegetative buffer zone that covers at least 70% of the half of the shoreland setback area that is nearest to the water.

e. An enforceable affidavit must be filed with the register of deeds prior to construction acknowledging the limitations on vegetation.



Appendix C4 – Walkways, Stairways or Rail Systems

Section 9.94(A)5 Exempt Structures

Walkways, stairways or rail systems that are necessary to provide pedestrian access to the shoreline and are a maximum of 60 inches in width.

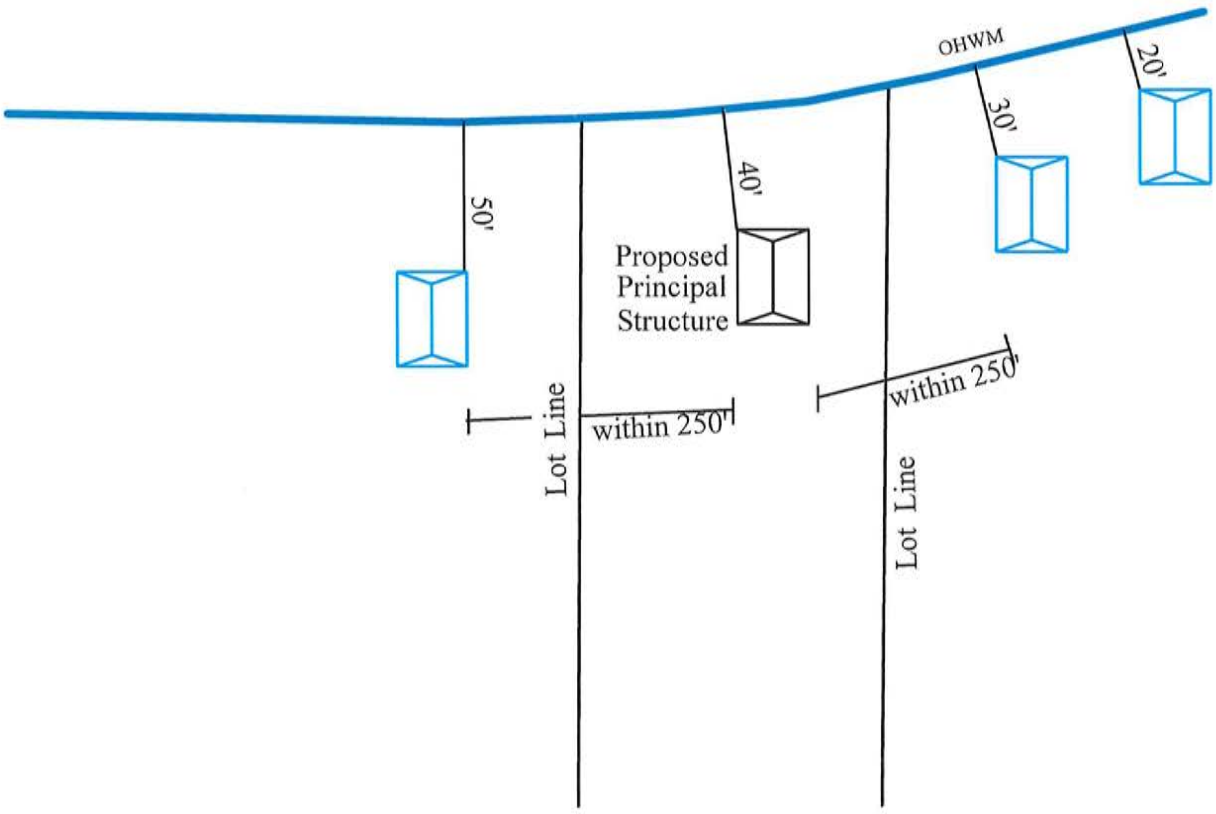
Appendix D

Section 9.94(C)(1) Reduced Principal Structure Setback

Reduced Principal Structure Setback. (§ 59.692(1n), Wis. Stats.) A setback less than the 75 foot required setback from the ordinary high water mark shall be permitted for a proposed principal structure and shall be determined as follows:

1. Where there are existing principal structures in both directions, the setback shall equal the average of the distances the two existing principal structures are set back from the ordinary high water mark provided all of the following are met:
   a. Both of the existing principal structures are located on adjacent lot to the proposed principal structure.
   b. Both of the existing principal structures are located within 250 feet of the proposed principal structure and are the closest structure.
   c. Both of the existing principal structures are located less than 75 feet from the ordinary high water mark.
   d. The average setback shall not be reduced to less than 35 feet from the ordinary high water mark of any navigable water.
   e. Principal structures permitted a reduced setback are not permitted future expansion pursuant to § 9.99(C).

Note: § 59.692(1d)(a), Wis. Stats., requires counties to adopt the standards consistent with § 9.94(C)(1) for reducing the shoreland setback.

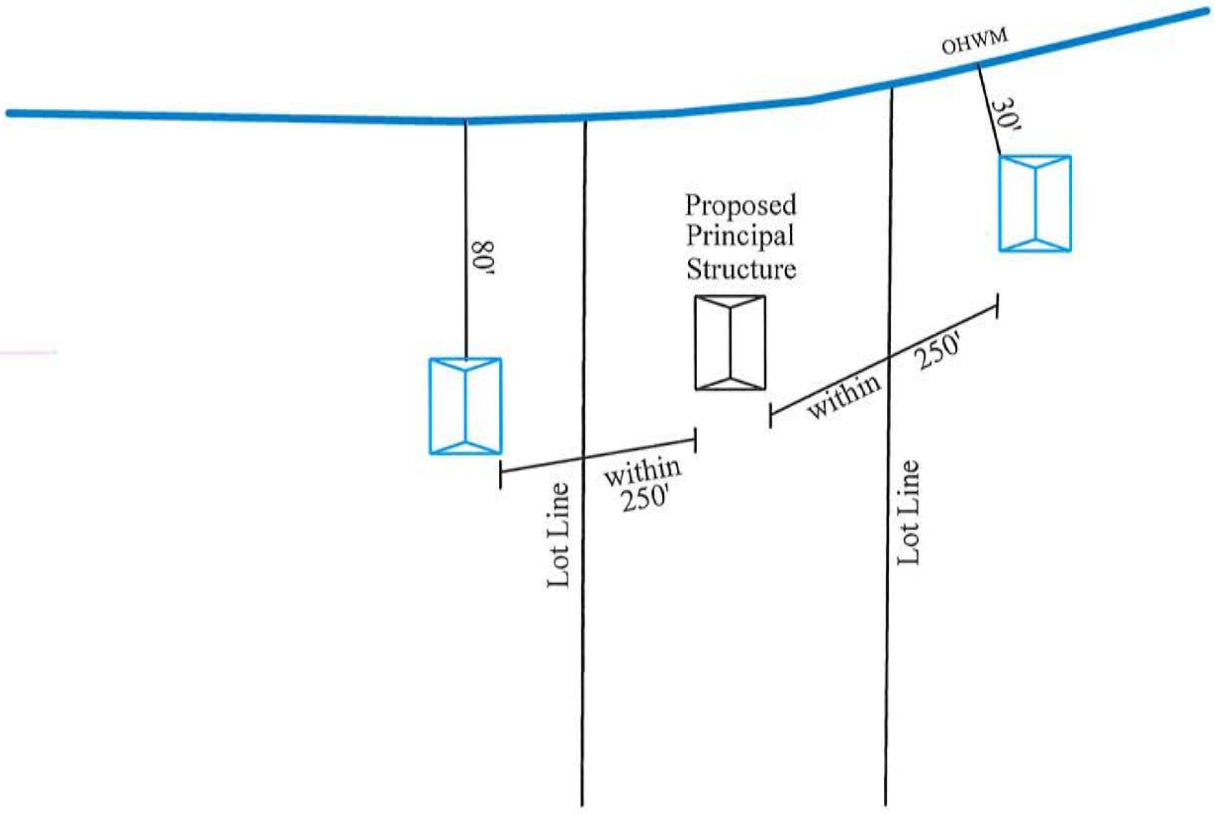


Reduced Setback = 40'
Averaging with closest
principal structure
Example: 30' + 50' / 2 = 40'

Appendix E

Section 9.94(C)(2) Reduced Principal Structure Setback

2. Where there is an existing principal structure in only one direction, the setback shall equal the distance the existing principal structure is set back from the ordinary high water mark and the required setback of 75 feet from the ordinary high water mark provided all of the following are met:
   a. The existing principal structure is located on adjacent lot to the proposed principal structure.
   b. The existing principal structure is located within 250 feet of the proposed principal structure and is the closest structure.
   c. The existing principal structure is located less than 75 feet from the ordinary high water mark.
   d. The average setback shall not be reduced to less than 35 feet from the ordinary high water mark of any navigable water.
   e. Principal structures permitted a reduced setback are not permitted future expansion pursuant to § 9.99(C).



Principal structure on adjacent lots > 75', a reduced setback is not allowed.

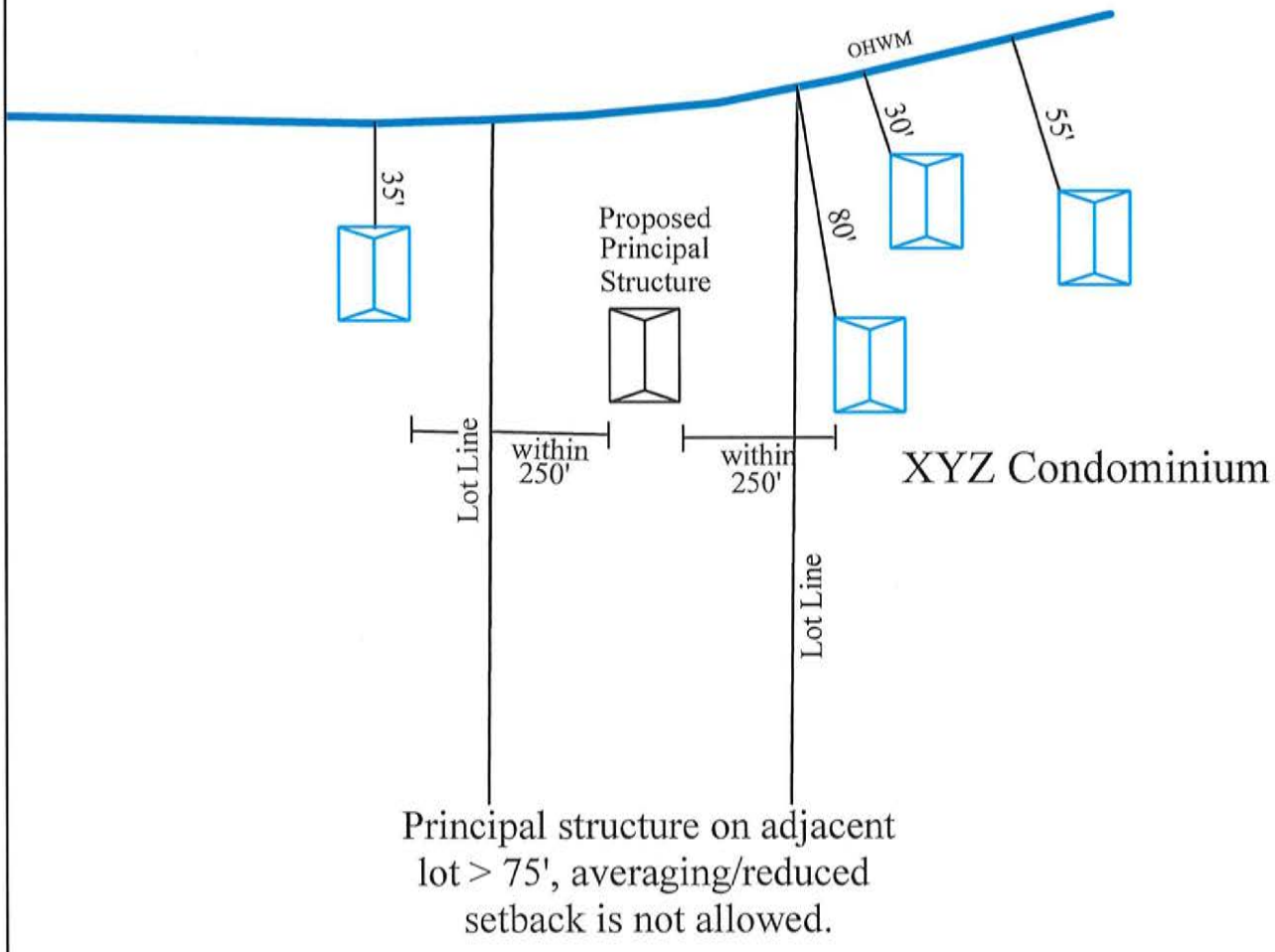
Appendix F

Section 9.94(C)(1) Reduced Principal Structure Setback

Reduced Principal Structure Setback. (§ 59.692(1n), Wis. Stats.) A setback less than the 75 foot required setback from the ordinary high water mark shall be permitted for a proposed principal structure and shall be determined as follows:

1. Where there are existing principal structures in both directions, the setback shall equal the average of the distances the two existing principal structures are set back from the ordinary high water mark provided all of the following are met:
   a. Both of the existing principal structures are located on adjacent lot to the proposed principal structure.
   b. Both of the existing principal structures are located within 250 feet of the proposed principal structure and are the closest structure.
   c. Both of the existing principal structures are located less than 75 feet from the ordinary high water mark.
   d. The average setback shall not be reduced to less than 35 feet from the ordinary high water mark of any navigable water.
   e. Principal structures permitted a reduced setback are not permitted future expansion pursuant to §9.99(C).

Note: § 59.692(1d)(a), Wis. Stats., requires counties to adopt the standards consistent with § 9.94(C)(1) for reducing the shoreland setback.



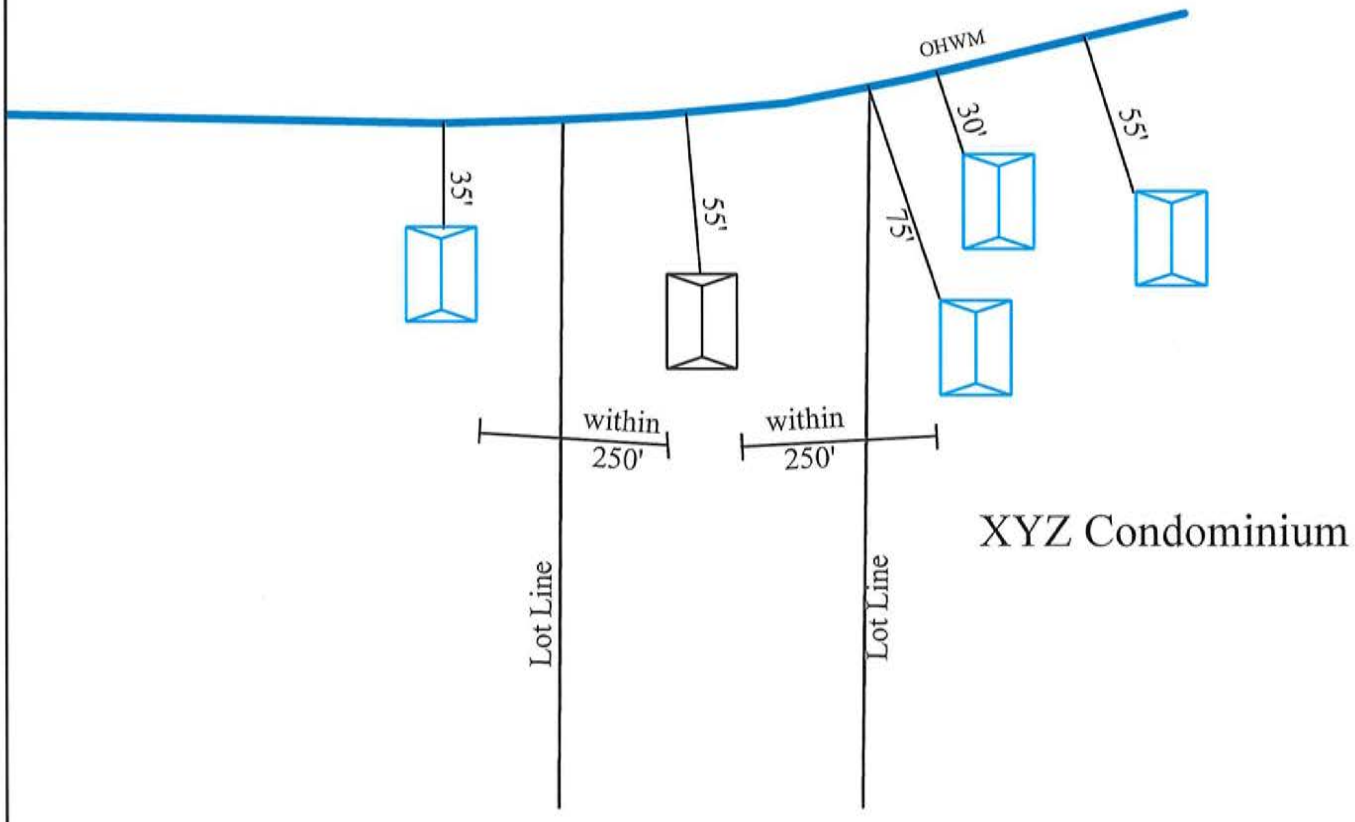
Appendix G

Section 9.94(C)(1) Reduced Principal Structure Setback

Reduced Principal Structure Setback. (§ 59.692(1n), Wis. Stats.) A setback less than the 75 foot required setback from the ordinary high water mark shall be permitted for a proposed principal structure and shall be determined as follows:

1. Where there are existing principal structures in both directions, the setback shall equal the average of the distances the two existing principal structures are set back from the ordinary high water mark provided all of the following are met:
   a. Both of the existing principal structures are located on adjacent lot to the proposed principal structure.
   b. Both of the existing principal structures are located within 250 feet of the proposed principal structure and are the closest structure.
   c. Both of the existing principal structures are located less than 75 feet from the ordinary high water mark.
   d. The average setback shall not be reduced to less than 35 feet from the ordinary high water mark of any navigable water.
   e. Principal structures permitted a reduced setback are not permitted future expansion pursuant to § 9.99(C).

Note: § 59.692(1d)(a), Wis. Stats., requires counties to adopt the standards consistent with § 9.94(C)(1) for reducing the shoreland setback.



Reduced Setback = 55'
Averaging with closest principal structure.
Example: 35' x 75'/2= 55'

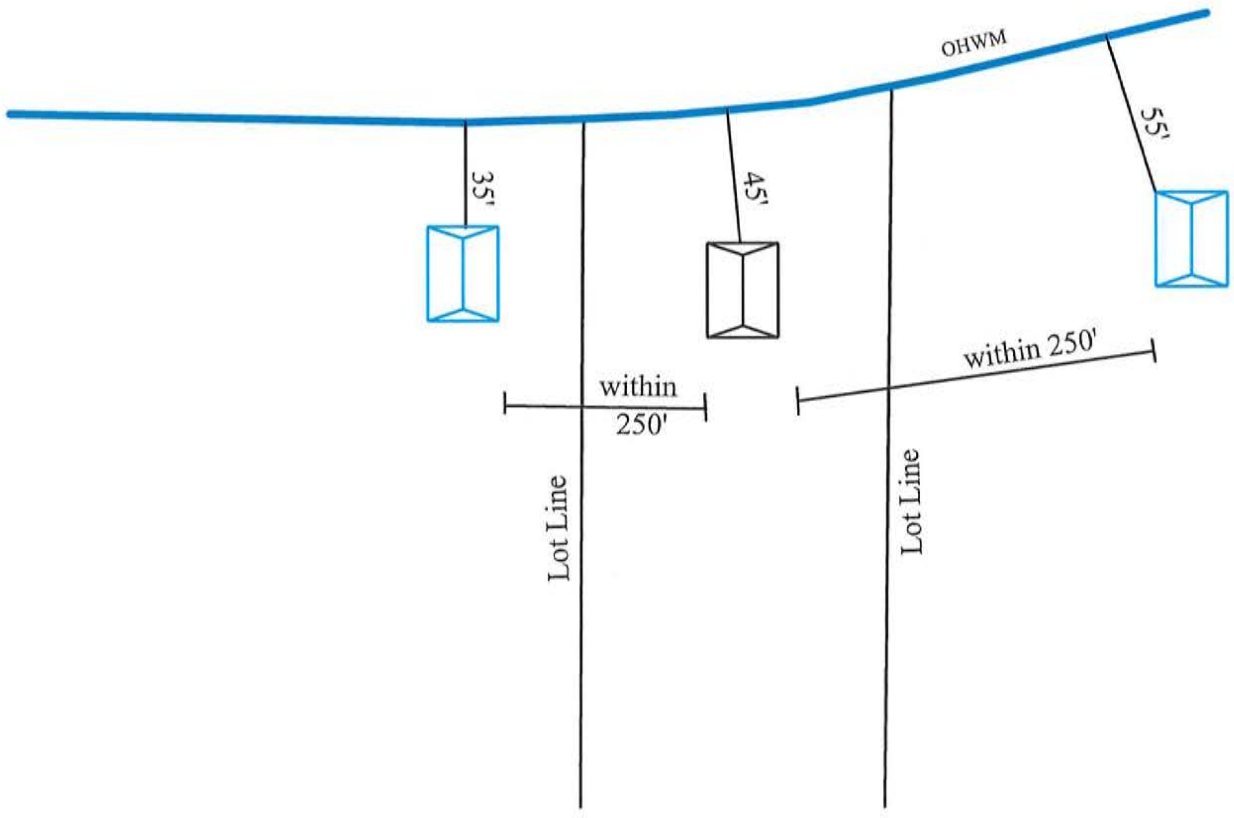
Appendix H

Section 9.94(C)(1) Reduced Principal Structure Setback

Reduced Principal Structure Setback. (§ 59.692(1n), Wis. Stats.) A setback less than the 75 foot required setback from the ordinary high water mark shall be permitted for a proposed principal structure and shall be determined as follows:

1. Where there are existing principal structures in both directions, the setback shall equal the average of the distances the two existing principal structures are set back from the ordinary high water mark provided all of the following are met:
   a. Both of the existing principal structures are located on adjacent lot to the proposed principal structure.
   b. Both of the existing principal structures are located within 250 feet of the proposed principal structure and are the closest structure.
   c. Both of the existing principal structures are located less than 75 feet from the ordinary high water mark.
   d. The average setback shall not be reduced to less than 35 feet from the ordinary high water mark of any navigable water.
   e. Principal structures permitted a reduced setback are not permitted future expansion pursuant to § 9.99(C).

Note: § 59.692(1d)(a), Wis. Stats., requires counties to adopt the standards consistent with § 9.94(C)(1) for reducing the shoreland setback.

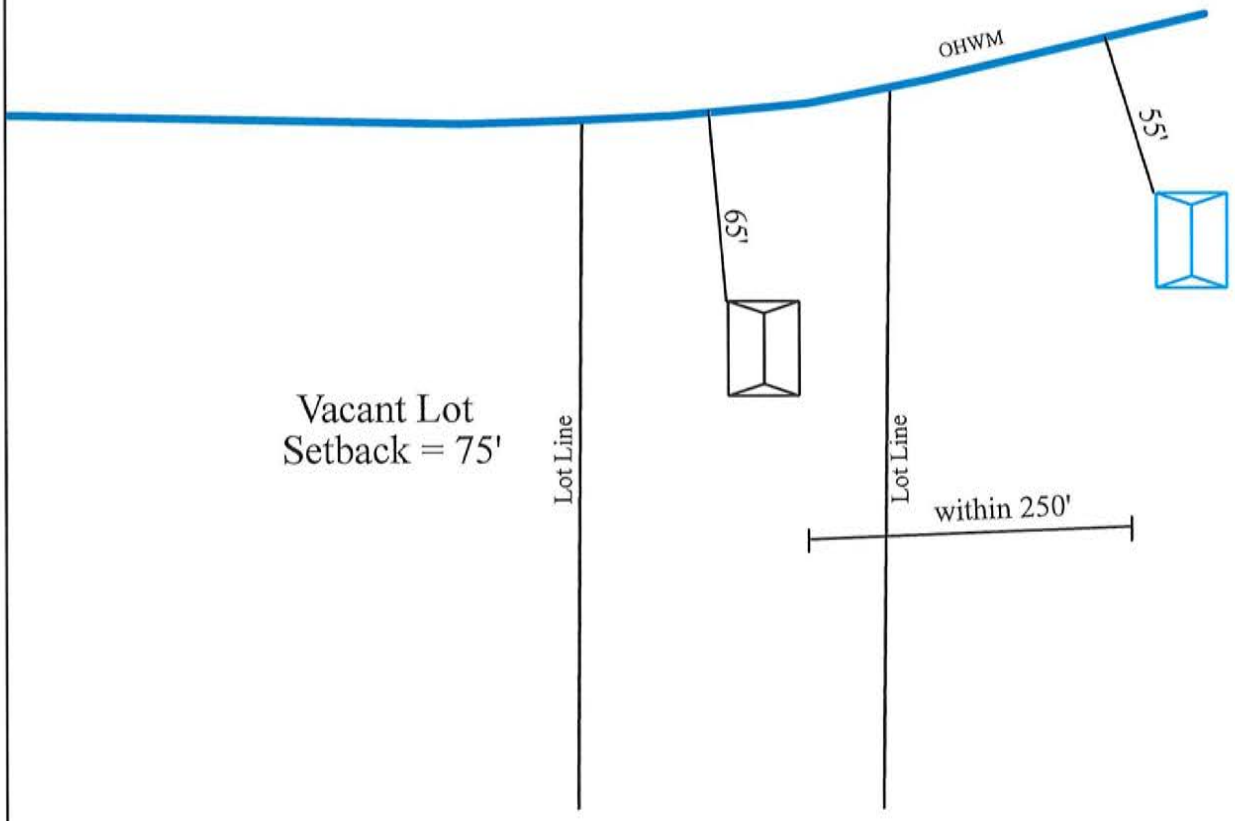


Reduced Setback = 45'
Averaging with principal structure on adjacent lots.
Example: 35' + 55'/2= 45'

Appendix I

Section 9.94(C)(2) Reduced Principal Structure Setback

2. Where there is an existing principal structure in only one direction, the setback shall equal the distance the existing principal structure is set back from the ordinary high water mark and the required setback of 75 feet from the ordinary high water mark provided all of the following are met:
   a. The existing principal structure is located on adjacent lot to the proposed principal structure.
   b. The existing principal structure is located within 250 feet of the proposed principal structure and is the closest structure.
   c. The existing principal structure is located less than 75 feet from the ordinary high water mark.
   d. The average setback shall not be reduced to less than 35 feet from the ordinary high water mark of any navigable water.
   e. Principal structures permitted a reduced setback are not permitted future expansion pursuant to § 9.99(C).

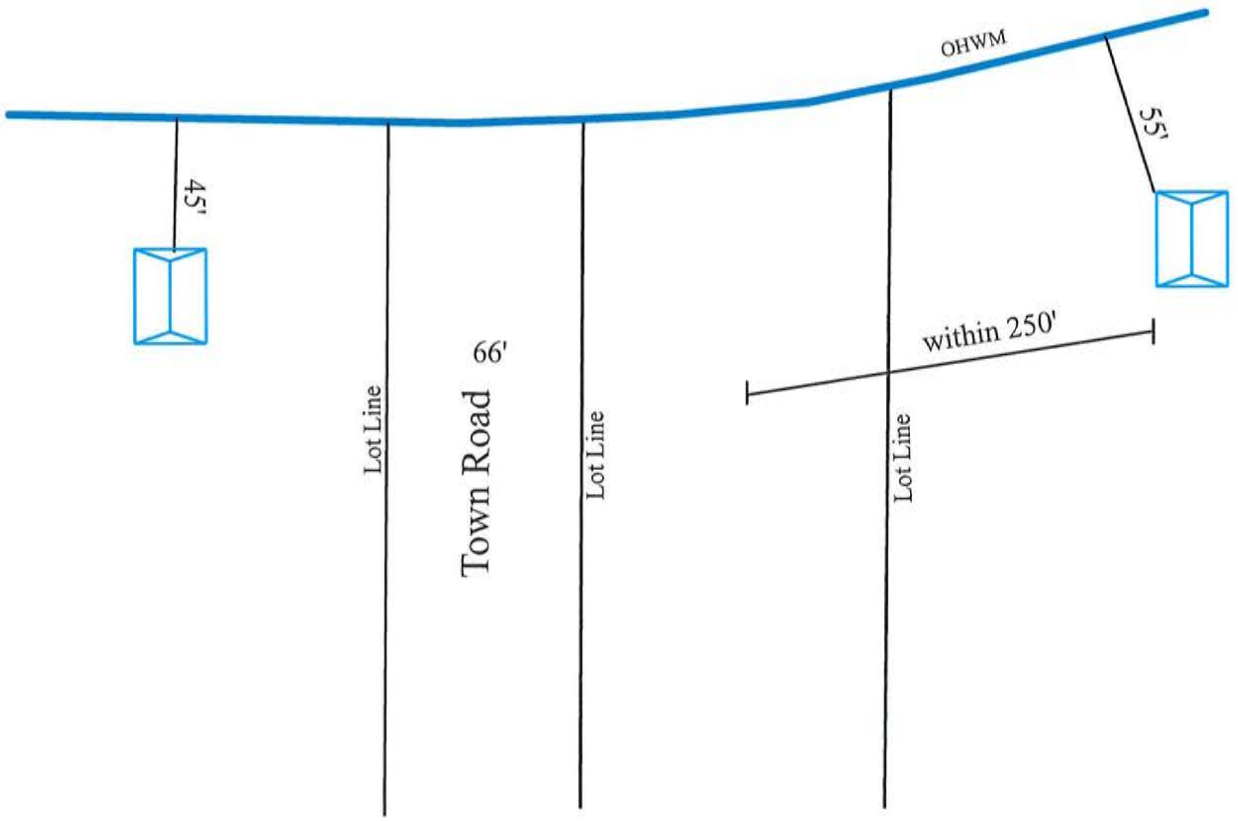


Reduced Setback = 65'
Example: 75' + 55'/2 = 65'

Appendix J

Section 9.94(C)(2) Reduced Principal Structure Setback

2. Where there is an existing principal structure in only one direction, the setback shall equal the distance the existing principal structure is set back from the ordinary high water mark and the required setback of 75 feet from the ordinary high water mark provided all of the following are met:
   a. The existing principal structure is located on adjacent lot to the proposed principal structure.
   b. The existing principal structure is located within 250 feet of the proposed principal structure and is the closest structure.
   c. The existing principal structure is located less than 75 feet from the ordinary high water mark.
   d. The average setback shall not be reduced to less than 35 feet from the ordinary high water mark of any navigable water.
   e. Principal structures permitted a reduced setback are not permitted future expansion pursuant to § 9.99(C).



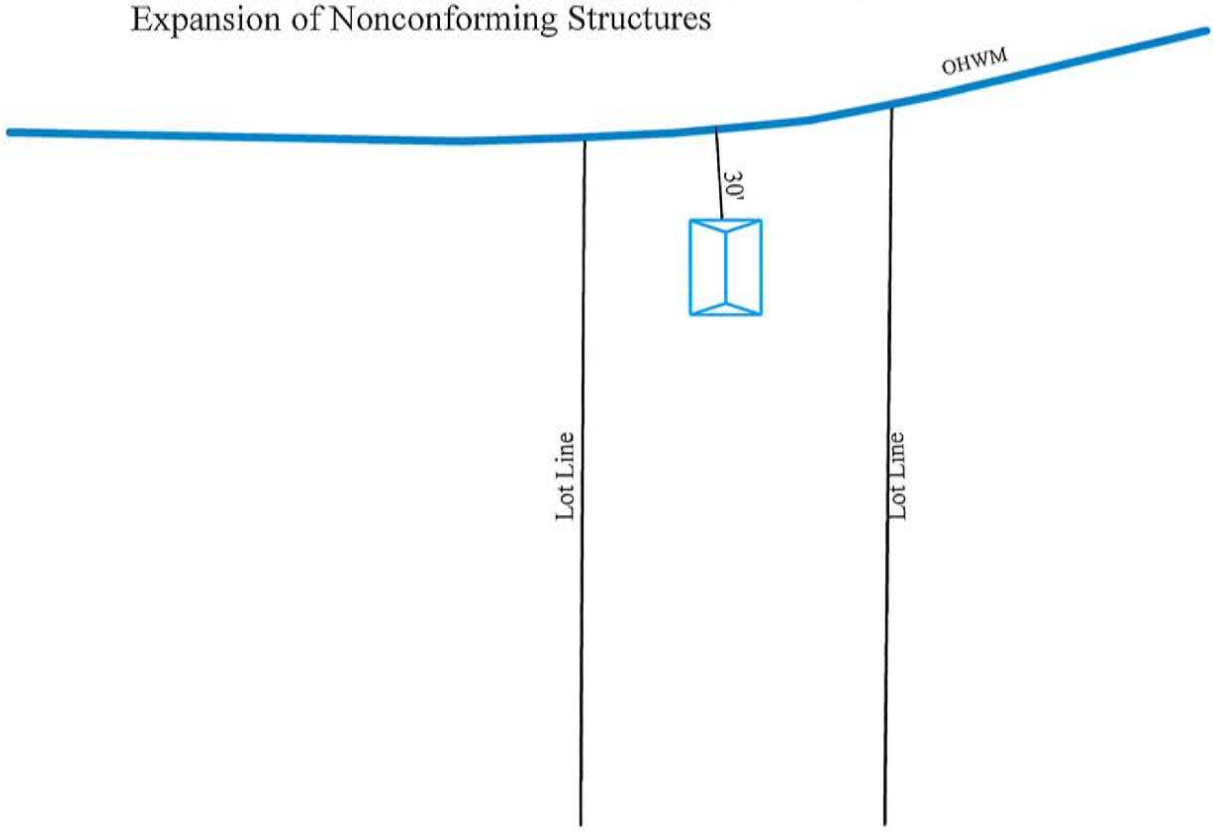
Reduced setback is not allowed

Adjoins a town road, not a vacant lot

Appendix K

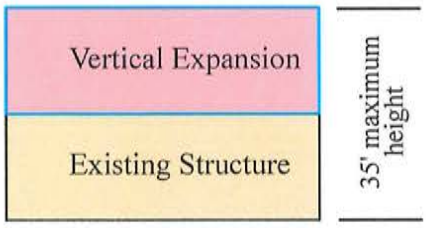
Section 9.99(B) Nonconforming Structures (Principal & Accessory)

Section 9.99(B) Maintenance, Repair, Replacement or Vertical Expansion of Nonconforming Structures



Permitted repair, replacement or vertical expansion
No mitigation required.

Side view of vertical expansion within existing footprint, not to exceed 35' in height.

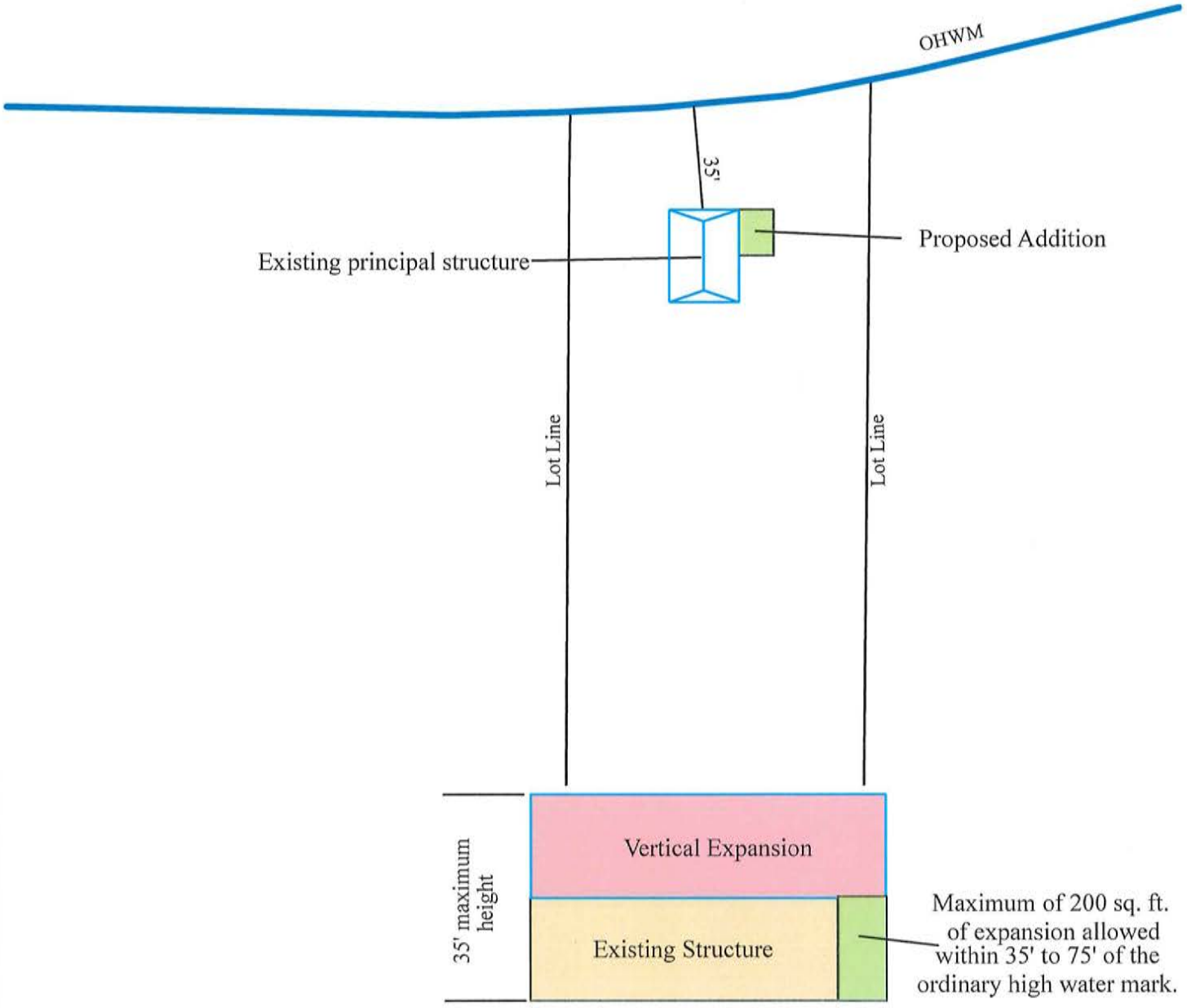


Appendix L

Section 9.99(C) Nonconforming Structures (Principal)

Section 9.99(C) Lateral Expansion of Nonconforming Principal Structure Within the Setback (NR 115.05(1)(g)5). An existing principal structure that was lawfully placed when constructed but that does not comply with the required building setback per § 9.94 may be expanded laterally, provided that all of the following requirements are met:

1. The use of the structure has not been discontinued for a period of 12 months or more if a nonconforming use.
2. The existing principal structure is at least 35 feet from the ordinary high water mark.
3. Lateral expansions are limited to a maximum of 200 square feet over the life of the structure. No portion of the expansion may be any closer to the ordinary high water mark than the closest point of the existing principal structure.
4. The county shall issue a permit that requires a mitigation plan that shall be approved by the county and implemented by the property owner by the date specified in the permit. The mitigation plan shall meet the standards found in § 9.96.
5. Conforming principal structures permitted a reduced setback per § 9.94 are not permitted expansion under this section.
6. All other provisions of the shoreland ordinance shall be met.



Appendix M

Section 9.99(D) Nonconforming Structures (Principal)

9.99(D) Expansion of a Nonconforming Principal Structure Beyond Setback (NR 115.05(1)(g)((5m)). An existing principal structure that was lawfully placed when constructed but that does not comply with the required building setback under § 9.94, may be expanded horizontally, landward or vertically provided that the expanded area meets the building setback requirements per § 9.94 and that all other provisions of the shoreland ordinance are met. A mitigation plan is not required solely for expansion under this paragraph, but may be required per § 9.94(F).

No mitigation required, vertical expansion permitted within building footprint, not to exceed 35' in height.

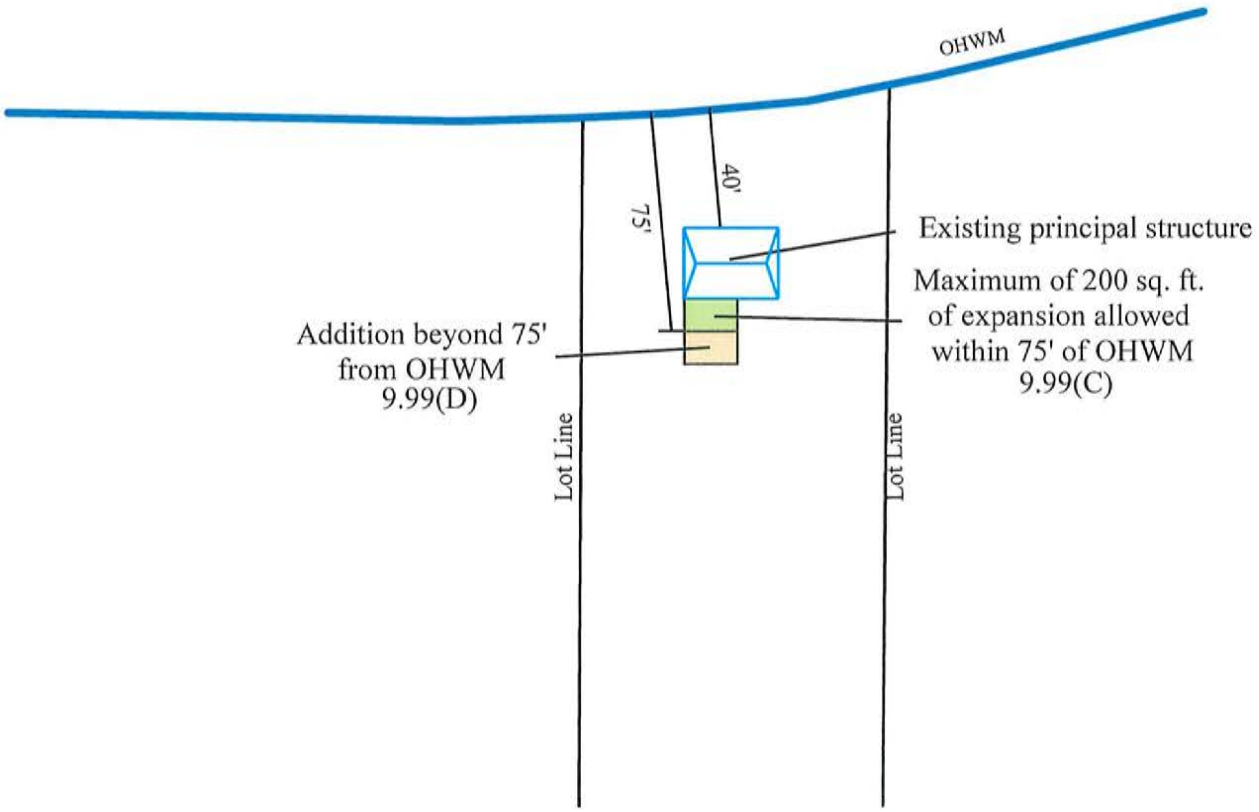
Appendix N

Section 9.99 (C & D), Nonconforming Structures (Principal)

9.99(C) Lateral Expansion of Nonconforming Principal Structure Within the Setback (NR 115.05(1)(g)5). An existing principal structure that was lawfully placed when constructed but that does not comply with the required building setback per § 9.94 may be expanded laterally, provided that all of the following requirements are met:

1. The use of the structure has not been discontinued for a period of 12 months or more if a nonconforming use.
2. The existing principal structure is at least 35 feet from the ordinary high water mark.
3. Lateral expansions are limited to a maximum of 200 square feet over the life of the structure. No portion of the expansion may be any closer to the ordinary high water mark than the closest point of the existing principal structure.
4. The County shall issue a permit that requires a mitigation plan that shall be approved by the County and implemented by the property owner by the date specified in the permit. The mitigation plan shall meet the standards found in § 9.96.
5. Conforming principal structures permitted a reduced setback per § 9.94 are not permitted expansion under this section.
6. All other provisions of the shoreland ordinance shall be met.

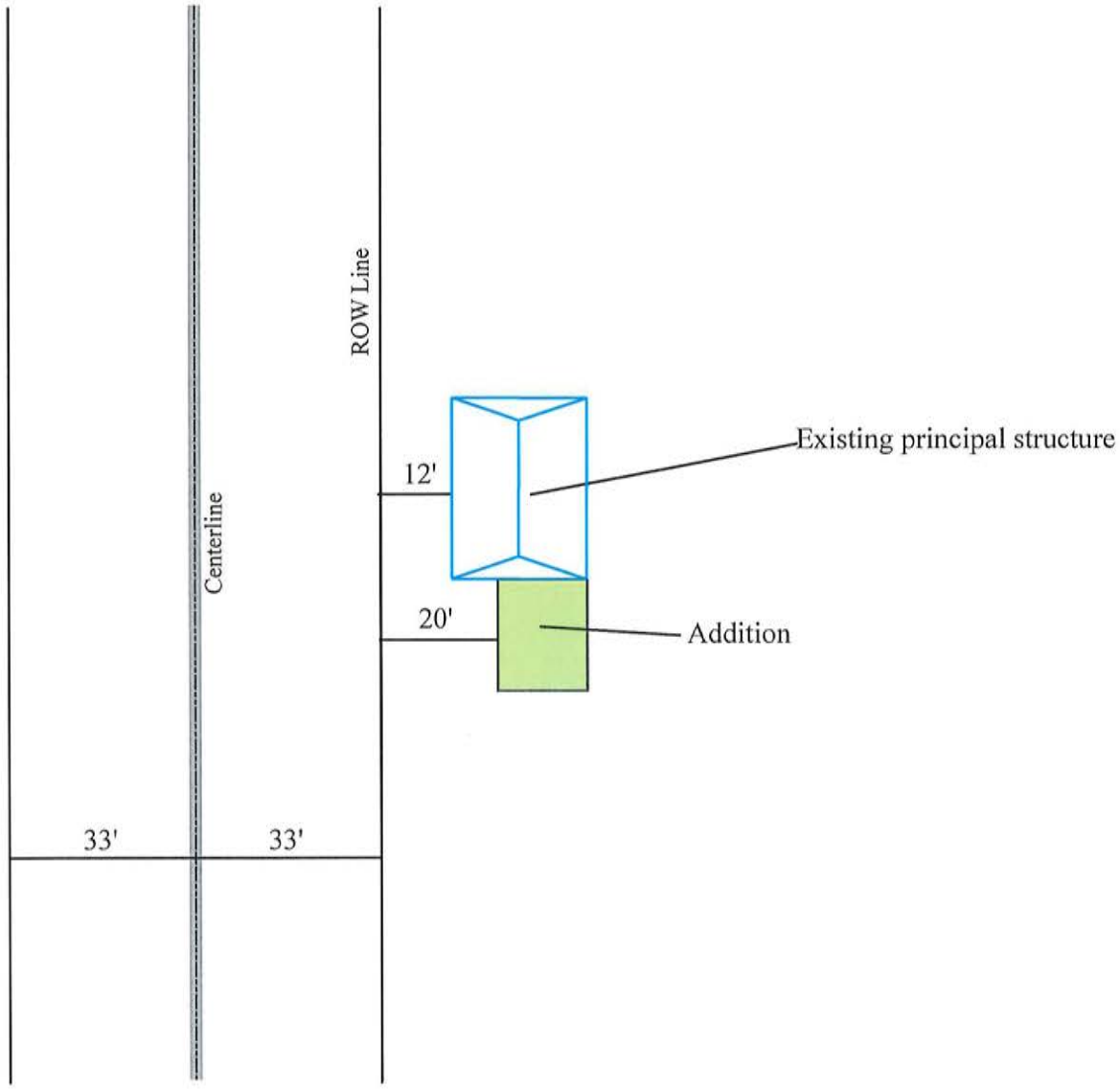
(D) Expansion of a Nonconforming Principal Structure Beyond Setback (NR 115.05(1)(g)((5m)). An existing principal structure that was lawfully placed when constructed but that does not comply with the required building setback under § 9.94, may be expanded horizontally, landward or vertically provided that the expanded area meets the building setback requirements per § 9.94 and that all other provisions of the shoreland ordinance are met. A mitigation plan is not required solely for expansion under this paragraph, but may be required per § 9.94(F).



Appendix O

Section 9.99(G) Nonconforming Structures (Principal)

Section 9.99(G)(2) Principal structures that do not meet setbacks to the lot line or right-of-way line.

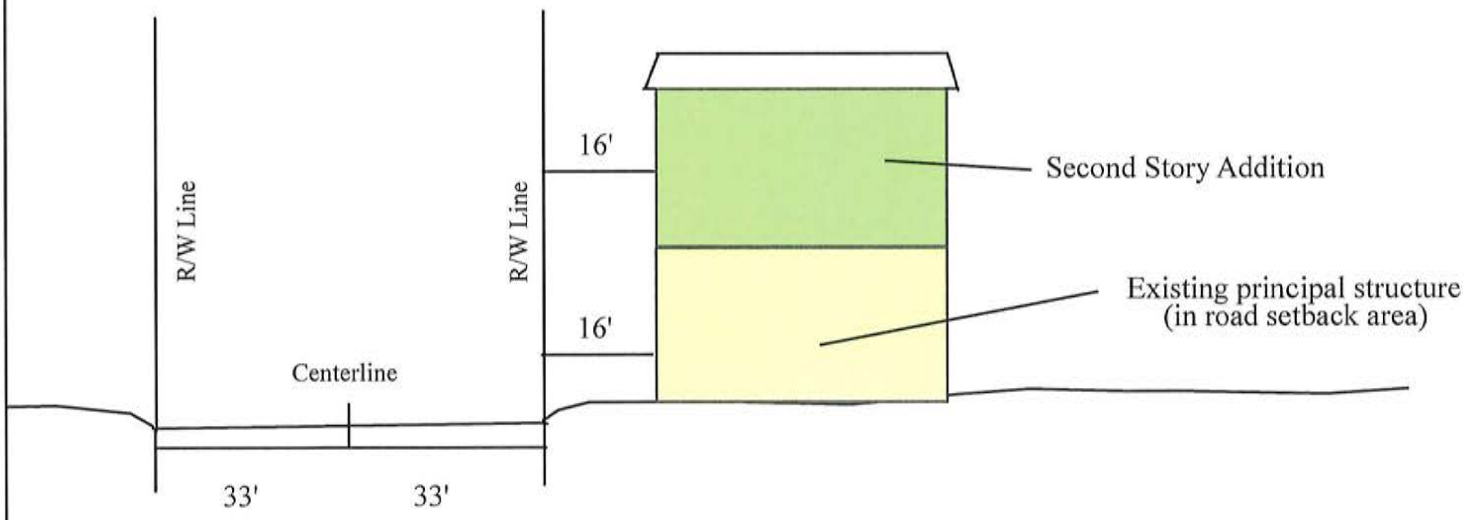


Appendix P

Section 9.99 (G) Nonconforming Structures (Principal)

Section 9.99(G)(2) Principal structures that do not meet setbacks to the lot line or right-of-way line.

Sideview



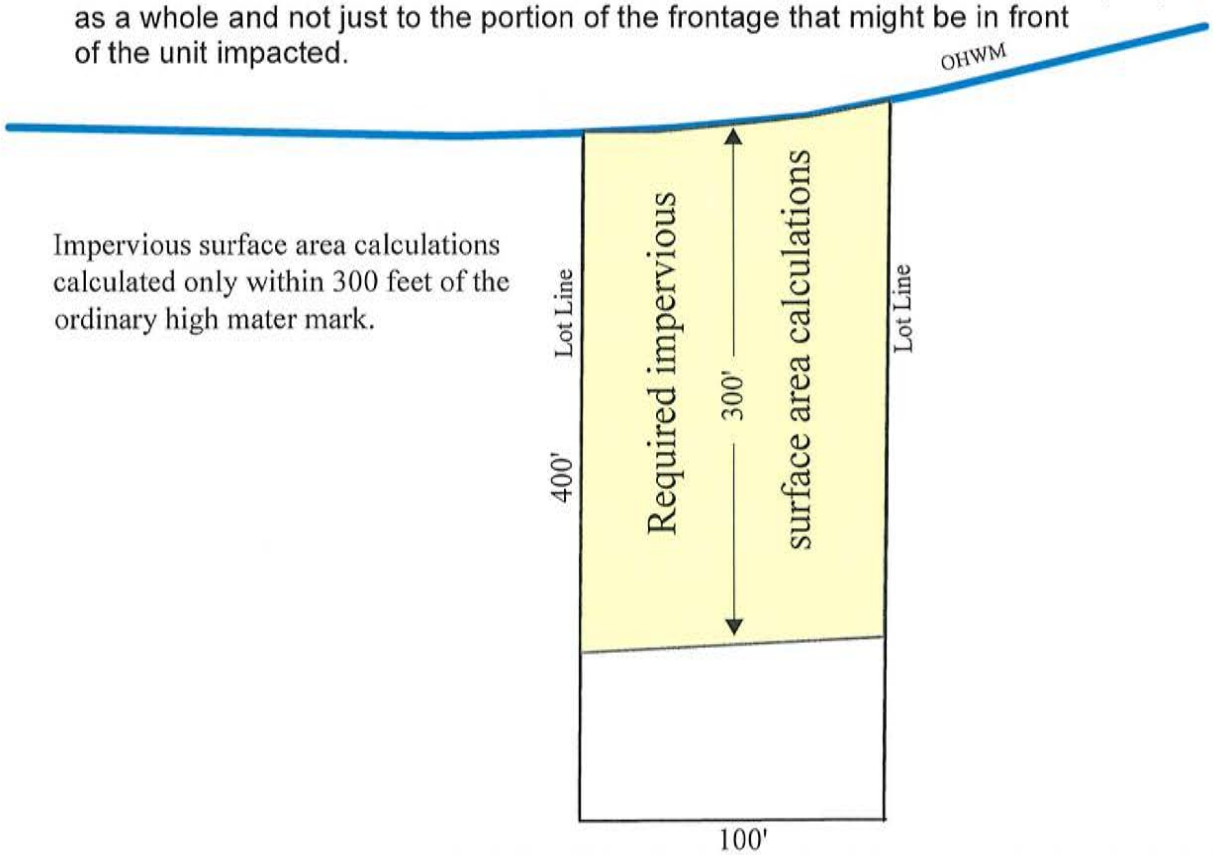
Appendix Q

Section 9.94(F)(2) Impervious Surface Standards

Calculation of Percentage of Impervious Surface. (NR 115.05(1)(e)1) Percentage of impervious surface shall be calculated by dividing the surface area of the existing and proposed impervious surfaces on the portion of a lot or parcel that is within 300 feet of the ordinary high water mark by the total surface area of that lot or parcel, and multiplied by 100. Impervious surfaces described in § 9.94(F)(5) shall be excluded from the calculation of impervious surface on the lot or parcel. If an outlot lies between the ordinary high water mark and the developable lot or parcel and both are in common ownership, the lot or parcel and the outlot shall be considered one lot or parcel for the purposes of calculating the percentage of impervious surface.

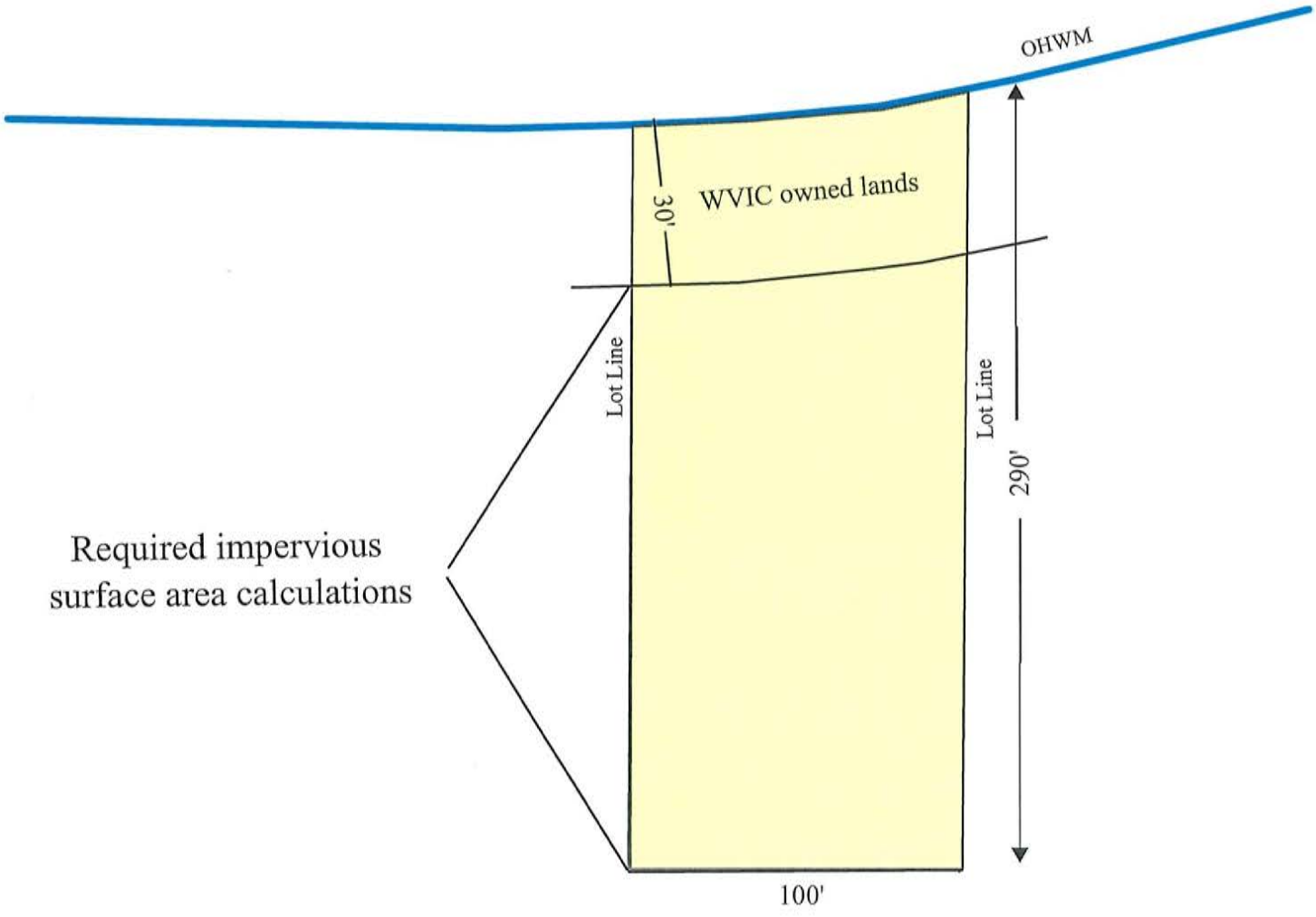
Note: NR 115.05(1)(e)1m Clarifies that if an outlot lies between the OHWM and the developed lot or parcel and both are in common ownership, then the lot or parcel should be considered one property for the purposes of calculating the percentage of impervious surfaces. If there is an outlot, parcel or road that is owned by some other entity, for example a hydroelectric facility or a town or county, then the county should determine what level of control the property owner has over that portion of the lot. Can the property owner place structures, such as shoreline protection, piers, stairs, boathouses etc. . . on that portion of the lot or does some other entity have control over development? If a property owner has no or little say over construction on that portion of the lot then impervious surfaces on that portion of the lot should be calculated separately.

For properties subject to the condominium form of ownership, the impervious surface calculations apply to the entire property. The property is still under one legal description and the proposed expansion to a unit is not the only impervious surface calculated since the regulation states lot or parcel and not a unit. It will be important to remember also that mitigation applies to the property as a whole and not just to the portion of the frontage that might be in front of the unit impacted.



Appendix R

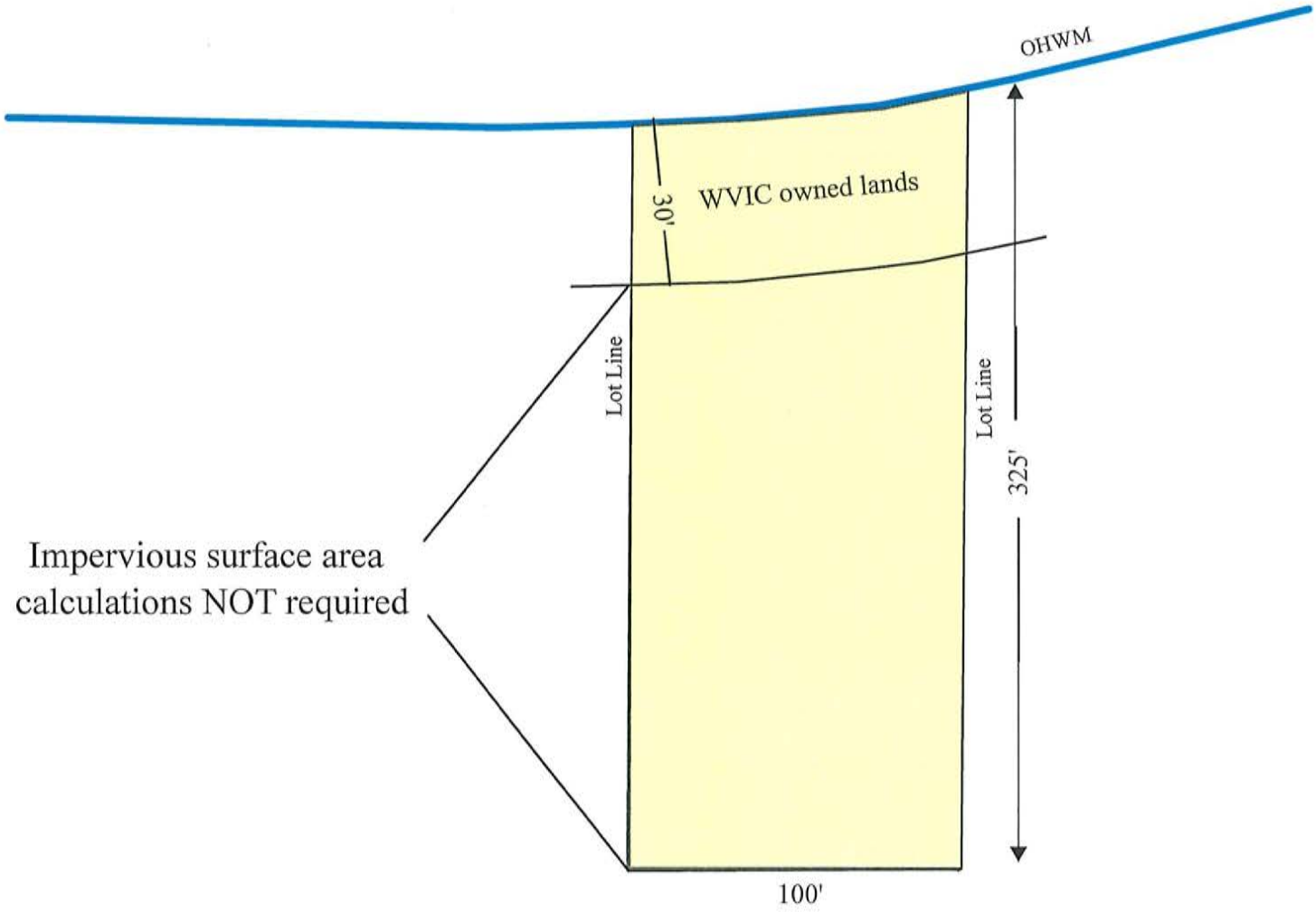
Impervious surface measurements WVIC owned lands or lands owned by others.
Non-riparian parcel located entirely within 300 feet of the ordinary high water mark.



Required impervious surface area calculations

Appendix S

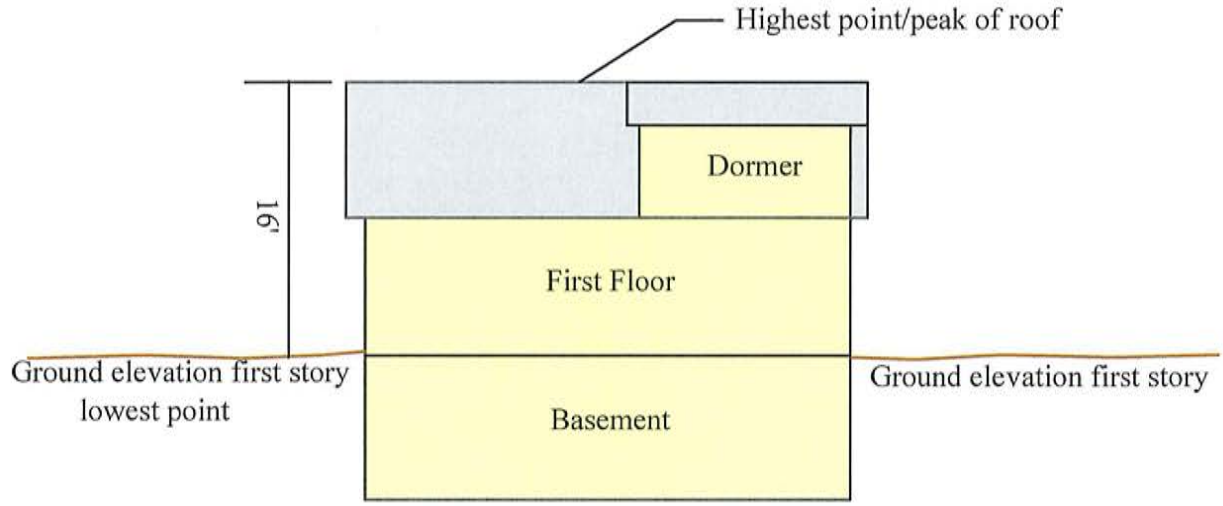
Impervious surface measurements WVIC owned lands or lands owned by others.
Non-riparian parcel NOT located entirely within 300 feet of the ordinary high water mark.

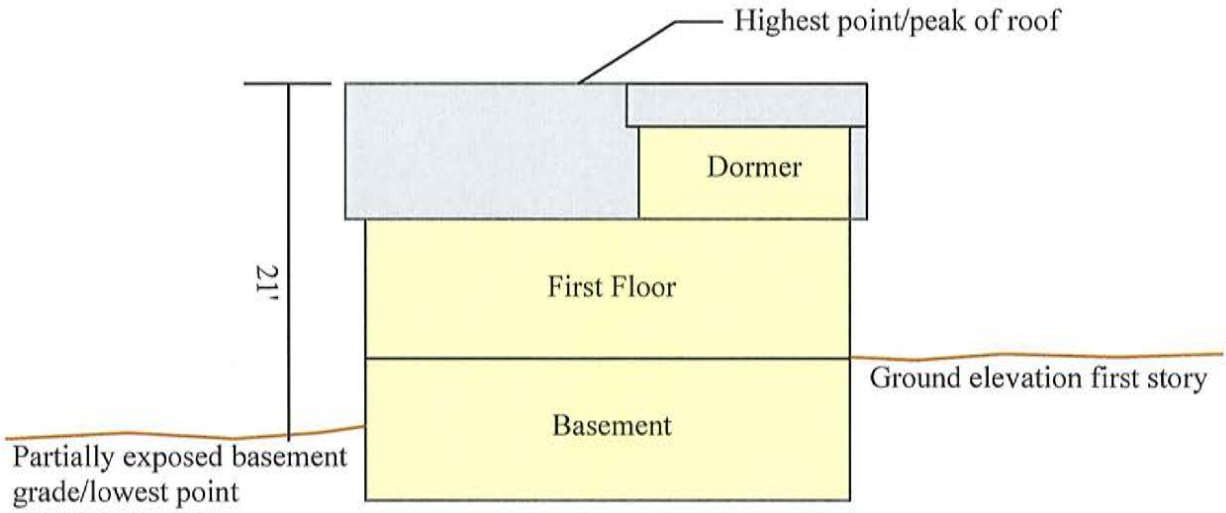


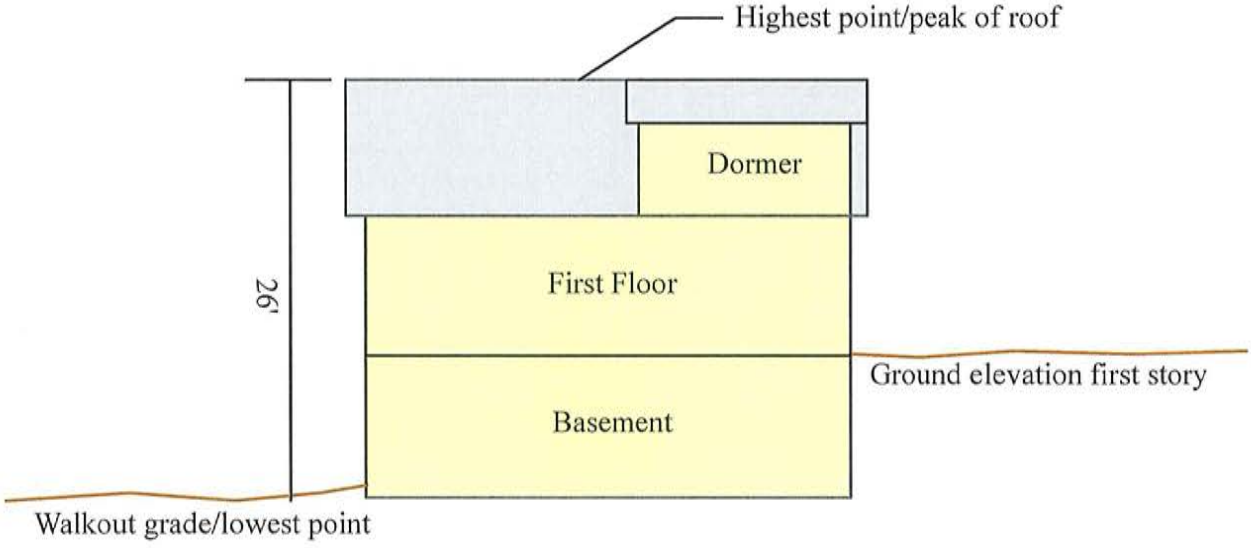
Impervious surface area calculations NOT required

Appendix T

Building height measurement structures located
less than 75 feet to ordinary high water mark.



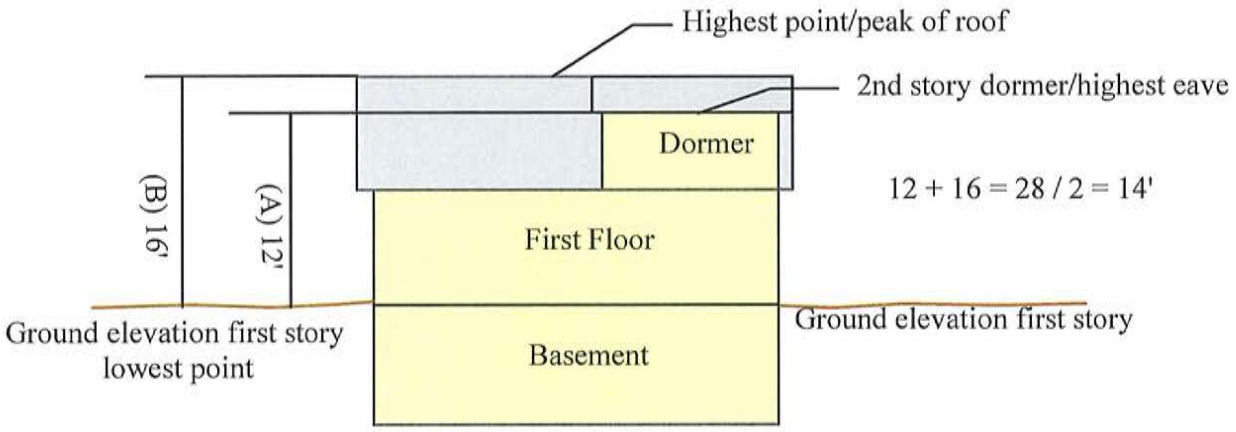


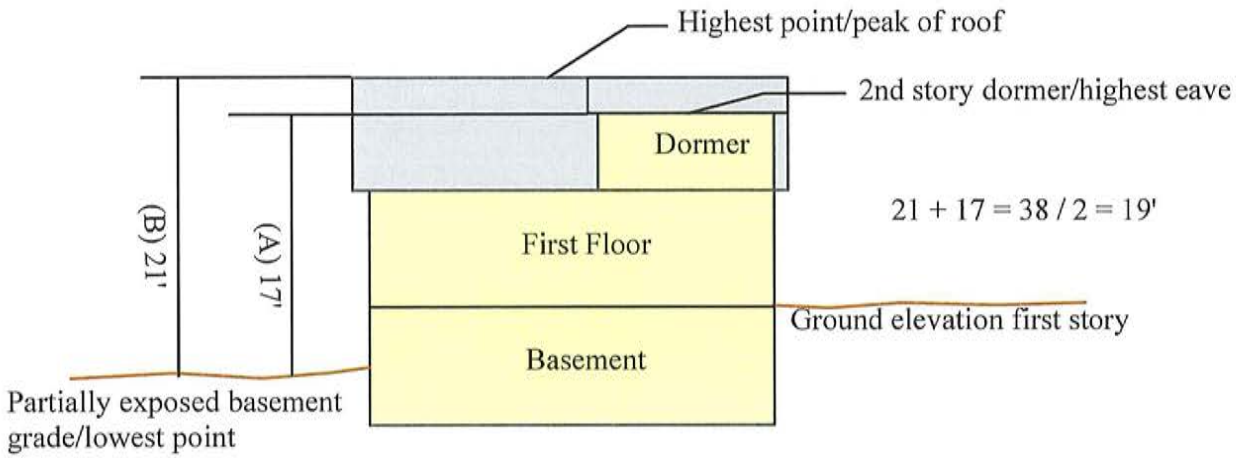


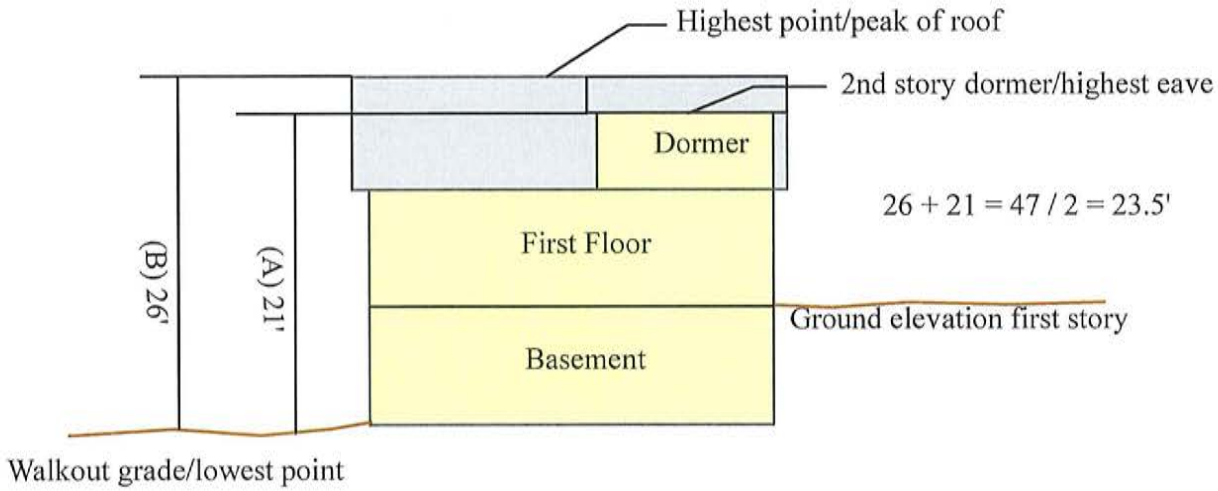
Appendix U

Building height measurement structures located greater than 75 feet to ordinary high water mark.

Height Diagrams
(A) + (B) / 2 = Height

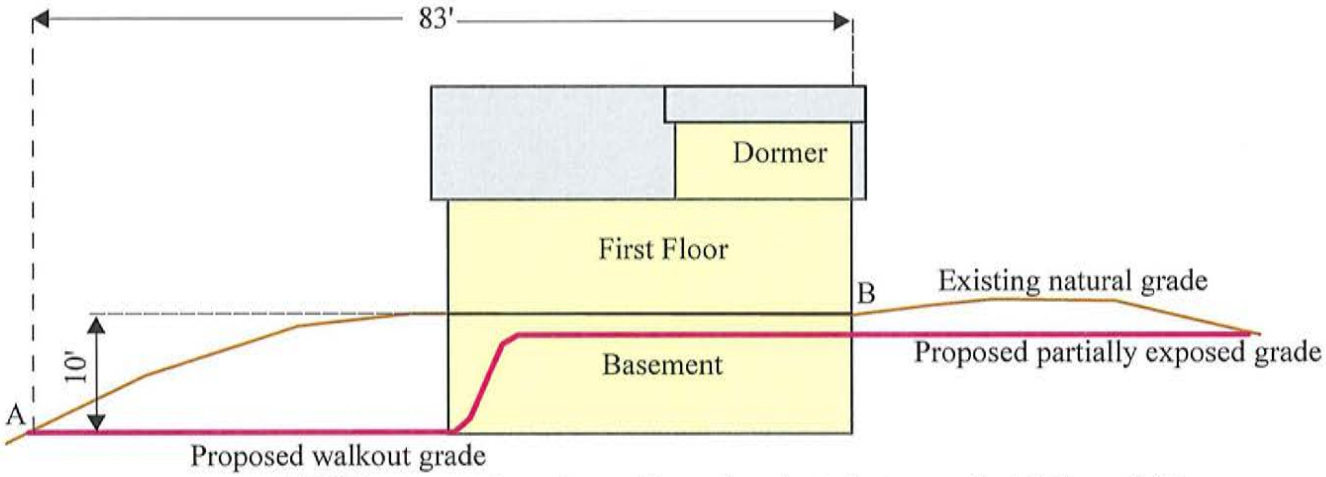






Appendix V

Percent Slope Example: structure



Difference in elevation (point A to point B) = 10'

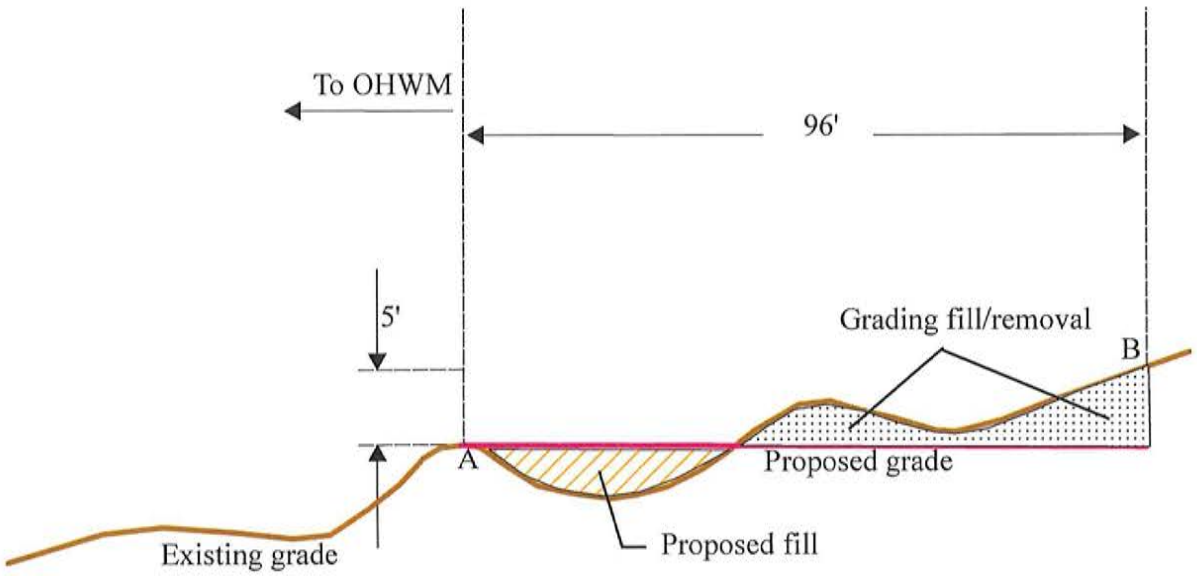
Rise = 10'

Run = 83'

Percent slope = (10/83 = 0.12) x 100 = 12%

Appendix W

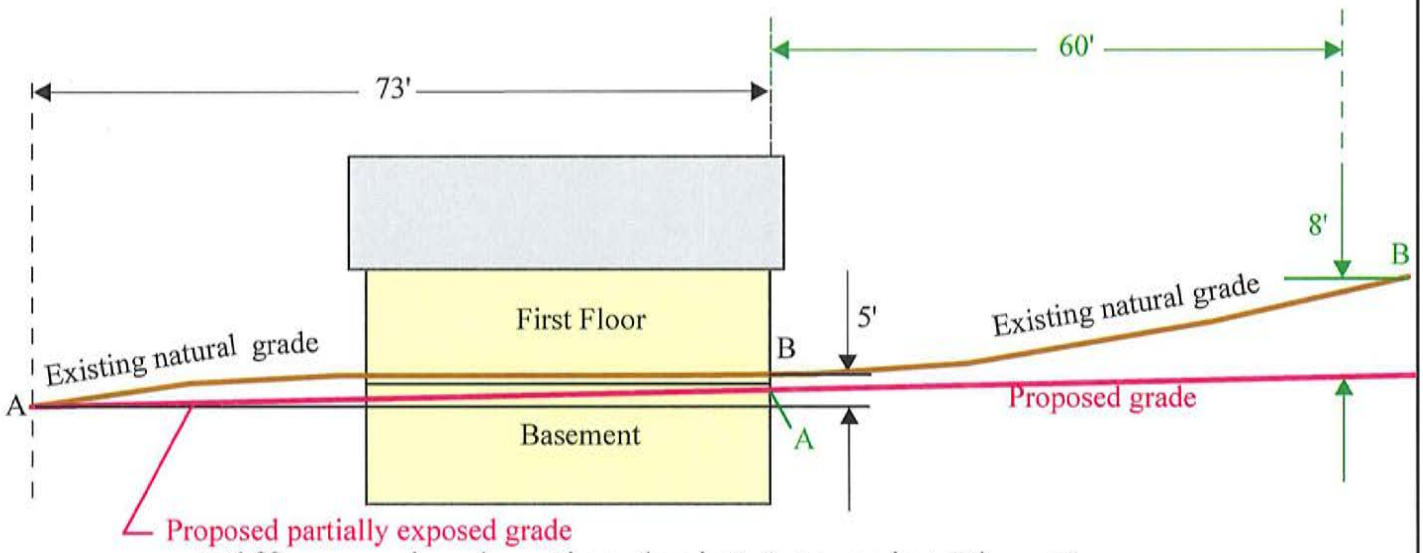
Percent Slope Example: No structure



Difference in elevation (point A to point B) = 5'
Rise = 5'
Run = 96'
Percent slope = (5/96 = 0.052) x 100 = 5.2%

Appendix X

Percent Slope Example: structure & no structure



Difference in elevation (point A to point B) = 5'
Rise = 5'
Run = 73'
Percent slope = (5/73 = 0.068) x 100 = 6.8%
Difference in elevation (point A to point B) = 8'
Rise = 8'
Run = 60'
Percent slope = (8/60 = 0.133) x 100 = 13.3%

Appendix Y

Section 9.77(A)(1) and (D)
Off-Street Parking and Loading Space

Diagram 1

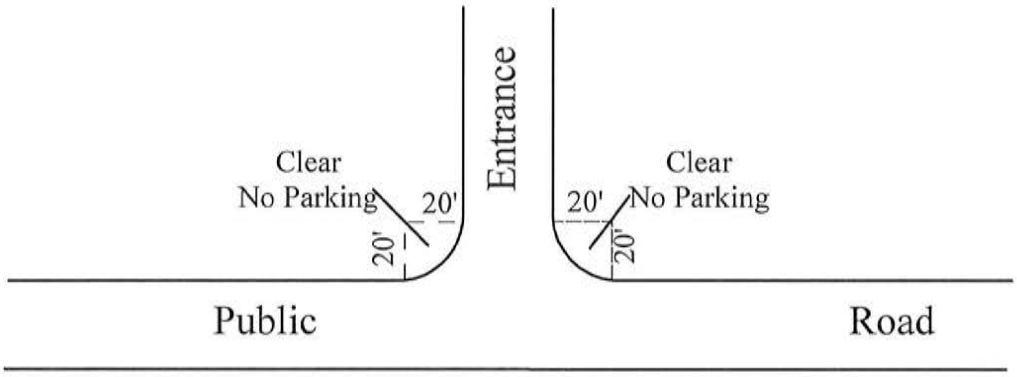
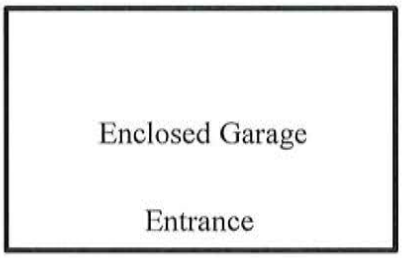


Diagram 2



No Parking Allowed