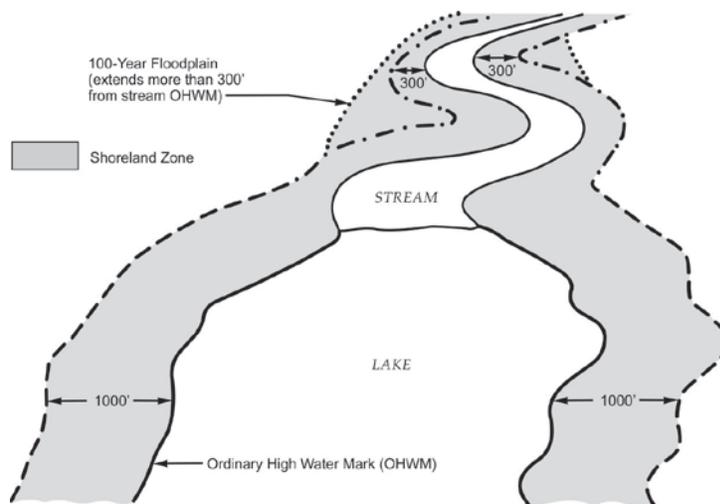


SHORELAND ZONING IN WISCONSIN
SUMMARY OF MINIMUM STATE REQUIREMENTS: JULY 2016

- Unincorporated (town) areas (Chapter NR 115 of Wisconsin Administrative Code and Section 59.692 of Wisconsin Statutes):
 - Regulated by county ordinance
 - Structure setback of 75 feet from Ordinary High Water Mark (OHWM)
 - Height limitations for structures within 75 feet of OHWM
 - Vegetative buffer of 35 feet from OHWM
 - Shoreland – wetland zoning required for all wetlands in the shoreland zone (wetland regulations in NR 103 and NR 151 also apply)
 - Restrictions on filling, grading, dredging, ditching, and excavating
 - Restrictions on maximum percentage of impervious surfaces
 - Minimum lot size requirements
 - Nonconforming structure standards
 - Floodplain regulations adopted by county in accordance with NR 116 also apply

- Cities and villages (Chapter NR 117 of Wisconsin Administrative Code):
 - Regulated by city or village ordinance
 - Shoreland – wetland zoning required for all wetlands five acres or larger located partially or completely in the shoreland zone (wetland regulations in NR 103 and NR 151 also apply)
 - Floodplain regulations adopted by city or village in accordance with NR 116 also apply
 - City or village shoreland zoning requirements may be more restrictive than State regulations
 - In addition to the above, a structure setback of at least 50 feet from the OHWM is required in cities and villages incorporated after April 30, 1994 and in areas annexed by a city or village after May 7, 1982 (Wisconsin Statutes Sections 61.353 (for villages) and 62.233 (for cities)).

- The shoreland zone extends 300 feet from the OHWM of navigable rivers and streams or to the landward edge of the floodplain, whichever is greater; and 1,000 feet from the OHWM of navigable lakes, ponds, and flowages.



Note: See referenced chapters and sections of the Wisconsin Administrative Code and Statutes for complete requirements, definitions, and exceptions, including exceptions for nonconforming structures and structures that may be allowed in the shoreland setback area.

Source: Wisconsin Department of Natural Resources and SEWRPC.