

REGULATIONS ON A SHORELAND LOT IN LANGLADE COUNTY

(Not Inclusive)

PERMITS REQUIRED FOR NEW CONSTRUCTION, ADDITIONS OR STRUCTURAL ALTERATIONS

DWELLING and GARAGE MINIMUM SETBACKS (including decks)

Ordinary High Water Mark of lake and/or river	75 feet
Wetland	25 feet
Drainageway	15 feet
Road right-of-way	See other side
Side lot line(min. 1 side)/total side/rear	10/30/10 feet
except detached garage side lot line	7.5 feet
Distance to other buildings	10 feet

DRAINFIELD SETBACKS

Buildings	10 feet
Lot line / road	5 feet
Ordinary High Water Mark	50 feet
Well	50 feet

SEPTIC TANK / HOLDING TANK SETBACKS

Building	5 feet
Lot line	2 feet
Ordinary High Water Mark	25 feet
Well	25 feet

VEGETATIVE PROTECTION AREA

(within 35 feet of Ordinary High Water Mark of lake and/or river and 10 feet of both sideyards)

Removal of trees, shrubs, ground cover or any filling or land disturbing activities are prohibited except as follows:

- 1) One viewing corridor 35 feet for each 100 feet of frontage or less in width is allowed for filtered view
- 2) One pedestrian access pathway
 - a) located in view corridor
 - b) screened from the water / colors blend with ground cover
 - c) minimum construction to avoid erosion
 - d) railings only where necessary for safety
 - e) maximum 5 feet in width
- 3) Removal of dead and/or diseased trees which are a safety hazard or threaten structures
- 4) Approved shoreland protection activities

FILLING and GRADING / LAND DISTURBING ACTIVITIES

A fill and grade permit shall be required for any filling, grading or excavating within **300 feet** of a navigable water body. Best Management Practices must be performed *(see DNR construction site erosion manual). Erosion control practices shall be required within **100 feet** of ordinary high water mark of lake or stream on slopes greater than 5% and on projects within 25 feet of a property line. No heavy equipment to be used within 75 feet of Ordinary High Water Mark of lake or stream. A Conditional use permit shall be required for fill and grade areas exceeding 10,000 square feet. Land disturbing activities are prohibited on slopes greater than 45%. Permits are required for excavating a pond.

LOT COVERAGE AND IMPERVIOUS SURFACES

- 1) Buildings may not occupy more than 15% of total lot area
- 2) Building may not exceed 35 feet in height (measured at lowest exposed level to peak)
- 3) No more than 5% of total lot area covered by impervious surfaces unless approved by stormwater management plan

BOATHOUSES and SHELTERS

One boathouse per lot and one boat shelter per dwelling unit is permitted.

Minimum setback	3 feet to Ordinary High Water Mark
Maximum setback	20 feet to Ordinary High Water Mark
Sideyard setback	7.5 feet
Maximum size	300 square feet
	Maximum 14 feet wide
	Maximum 12 high

Roof slope

- 1) Must be located in viewing corridor and comply with standards for land disturbing activities
- 2) Construction materials must blend with natural ground cover
- 3) No living quarters, decks, plumbing, etc.
- 4) Prohibited on slopes greater than 20%

COMMERCIAL SHORELAND LIGHTING and SIGNS

- 1) Exterior lighting shall be fitted with opaque shield
- 2) Flashing or rotating exterior lighting prohibited
- 3) Off premise commercial signs visible from water are prohibited
- 4) All existing non-compliant lighting and off premise commercial signs shall be removed by April 21, 2003

SHORE PROTECTION STRUCTURES

All with state permit.

Structure: Any man-made object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lake bed, which includes, but is not limited to, such objects as roofed and walled buildings, decks and wholesale gas or liquid storage tanks.

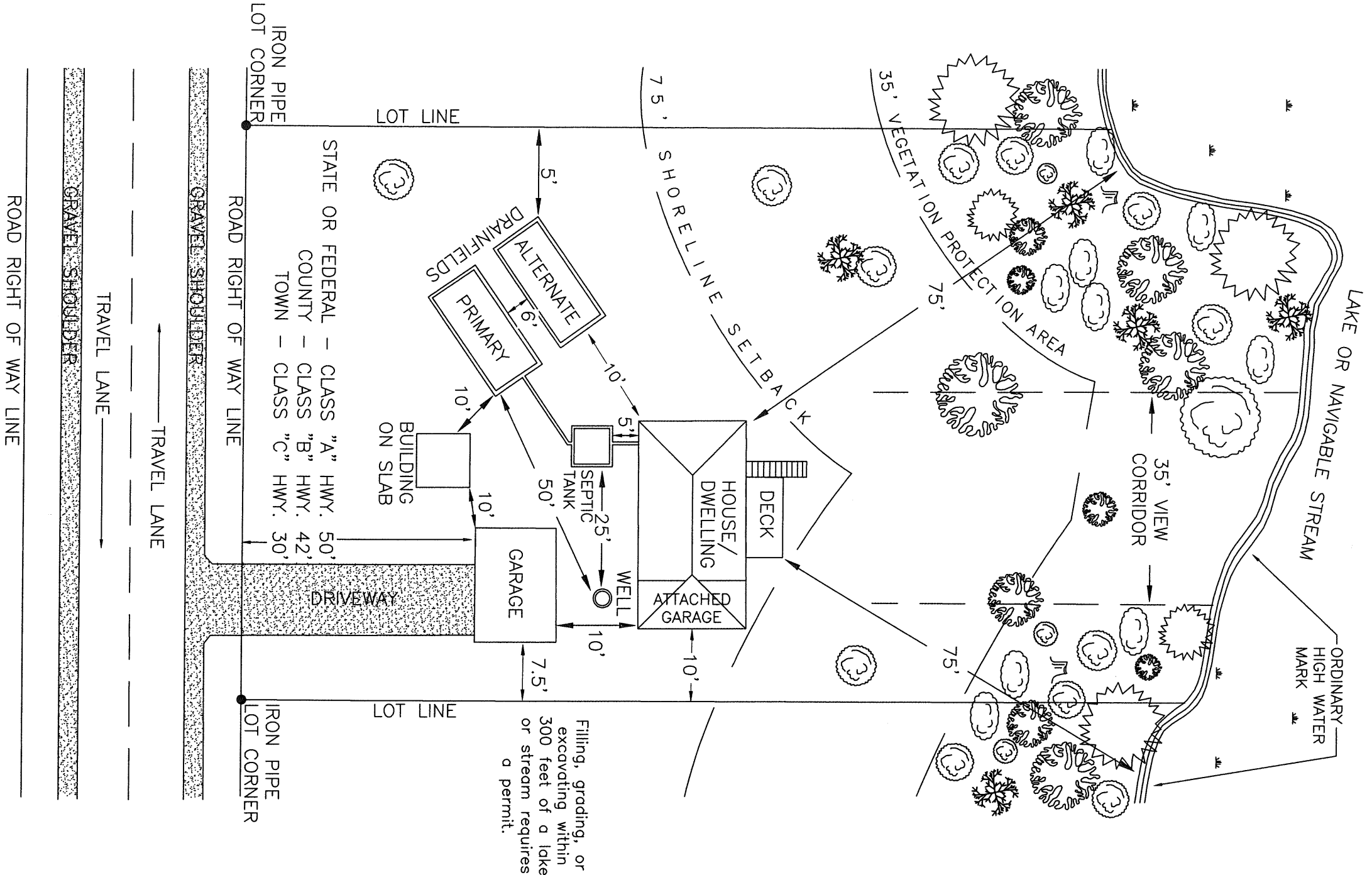
Ordinary High Watermark: The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark, such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation or other easily recognized characteristics.

Bioengineered Shoreline Protection: Includes practices that encourage the deposition and revegetation of littoral sediment.

Boat House: Any structure used exclusively for protecting or storing of boats used for noncommercial purposes in conjunction with a residence and not for human habitation or occupancy (ie, decks, bunkhouses, rec. rooms).

No design features are allowed that would be inconsistent with the exclusive use for the storage of watercraft.

Boat Shelter: A structure in navigable waters with a roof but no walls or sides and that is intended to provide a berth for a single watercraft.



Filling, grading, or excavating within 300 feet of a lake or stream requires a permit.

STATE OR FEDERAL - CLASS "A" HWY. 50'
 COUNTY - CLASS "B" HWY. 42'
 TOWN - CLASS "C" HWY. 30'

ROAD RIGHT OF WAY LINE

TRAVEL LANE

GRAVEL SHOULDER

ROAD RIGHT OF WAY LINE

TRAVEL LANE

GRAVEL SHOULDER

IRON PIPE LOT CORNER

IRON PIPE LOT CORNER

LOT LINE

LOT LINE

7.5' SHORELINE SETBACK

35' VEGETATION PROTECTION AREA

35' VIEW CORRIDOR

LAKE OR NAVIGABLE STREAM

ORDINARY HIGH WATER MARK

ALTERNATE DRAINFIELDS
 PRIMARY DRAINFIELDS

SEPTIC TANK

WELL

HOUSE/DWELLING

ATTACHED GARAGE

GARAGE

BUILDING ON SLAB

DRIVEWAY

DECK