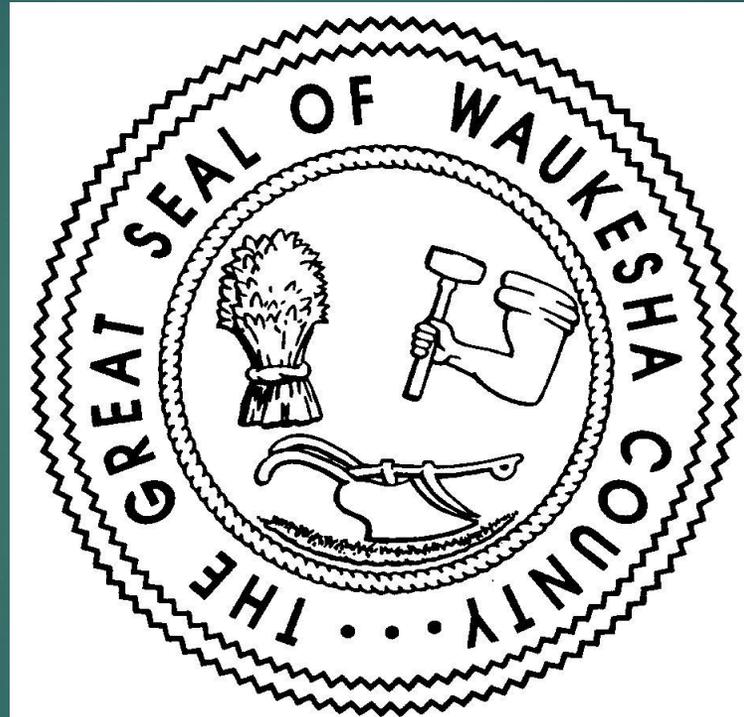


Waukesha County Ordinance Updates



Department of Parks and Land Use-Planning and Zoning Division

Ordinances Amended

(effective 9/28/16)

- ▶ Shoreland and Floodland Protection Ordinance
- ▶ General Zoning Code
- ▶ Subdivision Control Ordinance
- ▶ Zoning Map updates still to come

Waukesha County Shoreland Zoning Update



Project Objectives

- ▶ Implement revised State shoreland rules (NR 115)
- ▶ Comply with revised State law (59.692)
- ▶ Improve & modernize County zoning provisions

Advisory Committee Priority Topics

- ▶ Building Area & Height
- ▶ Impervious Surface
- ▶ Mitigation
- ▶ Non-conforming Structures
- ▶ Miscellaneous Zoning Matters
- ▶ Shoreland Zoning Matters
 - shore cutting, boathouses, shore/floodplain setback

Floor Area Ratio

Lot Size (sq. ft)	Total FAR permitted (at 15%)
5,000	750 sq. ft.
6,000	900 sq. ft.
7,000	1,050 sq. ft.
8,000	1,200 sq. ft.

Year	Average Home Size (nationally)
1950	983 sq. ft.
1973	1,660 sq. ft.
2010	2,392

Building Area

Legend

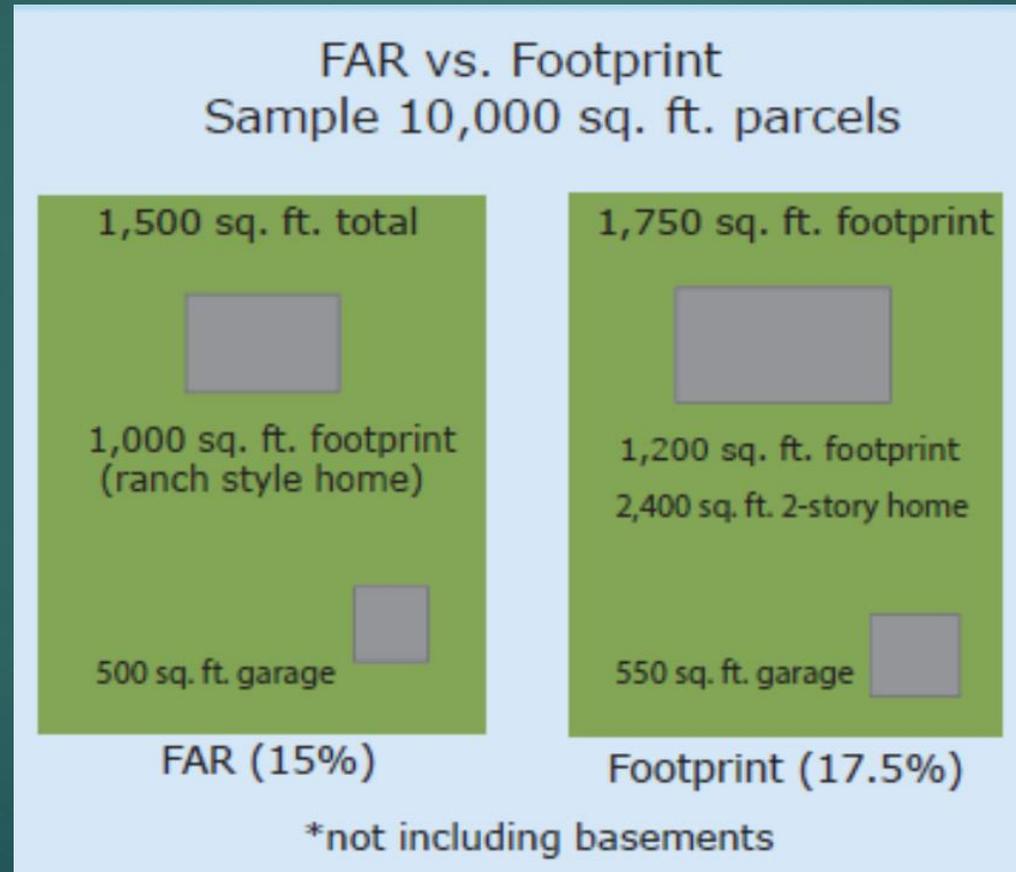
Variance requested 

85% of lots on Nickels Point Rd have at least one variance request

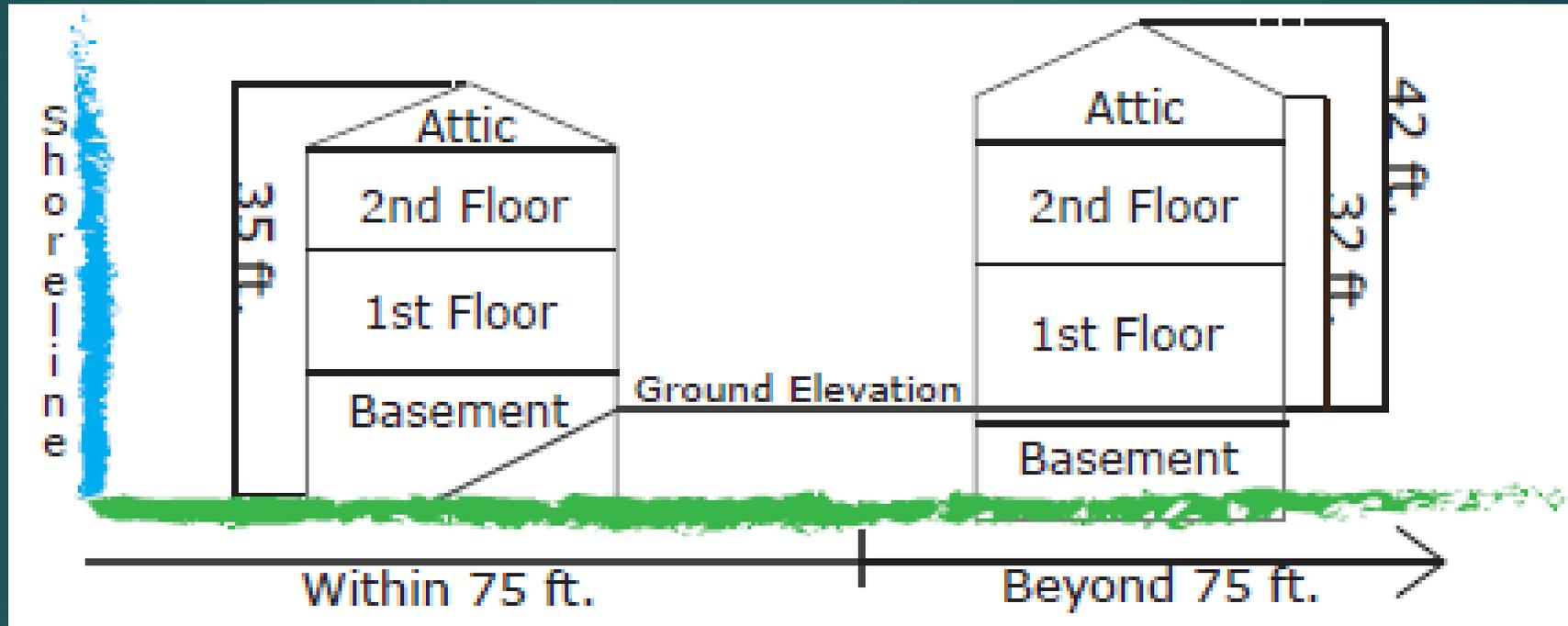
Avg. lot size 10,094 sq. ft.

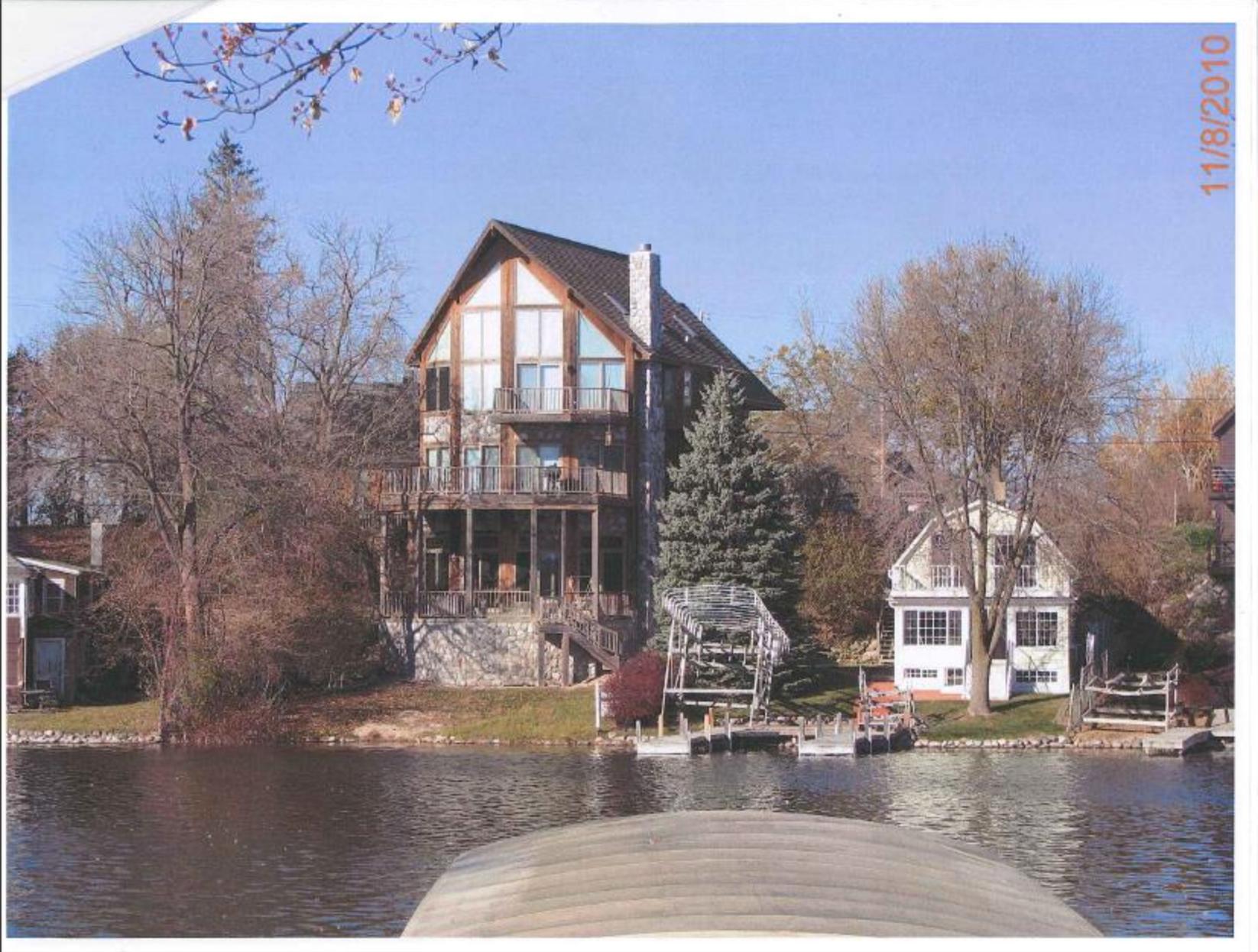


Floor Area Ratio & Footprint



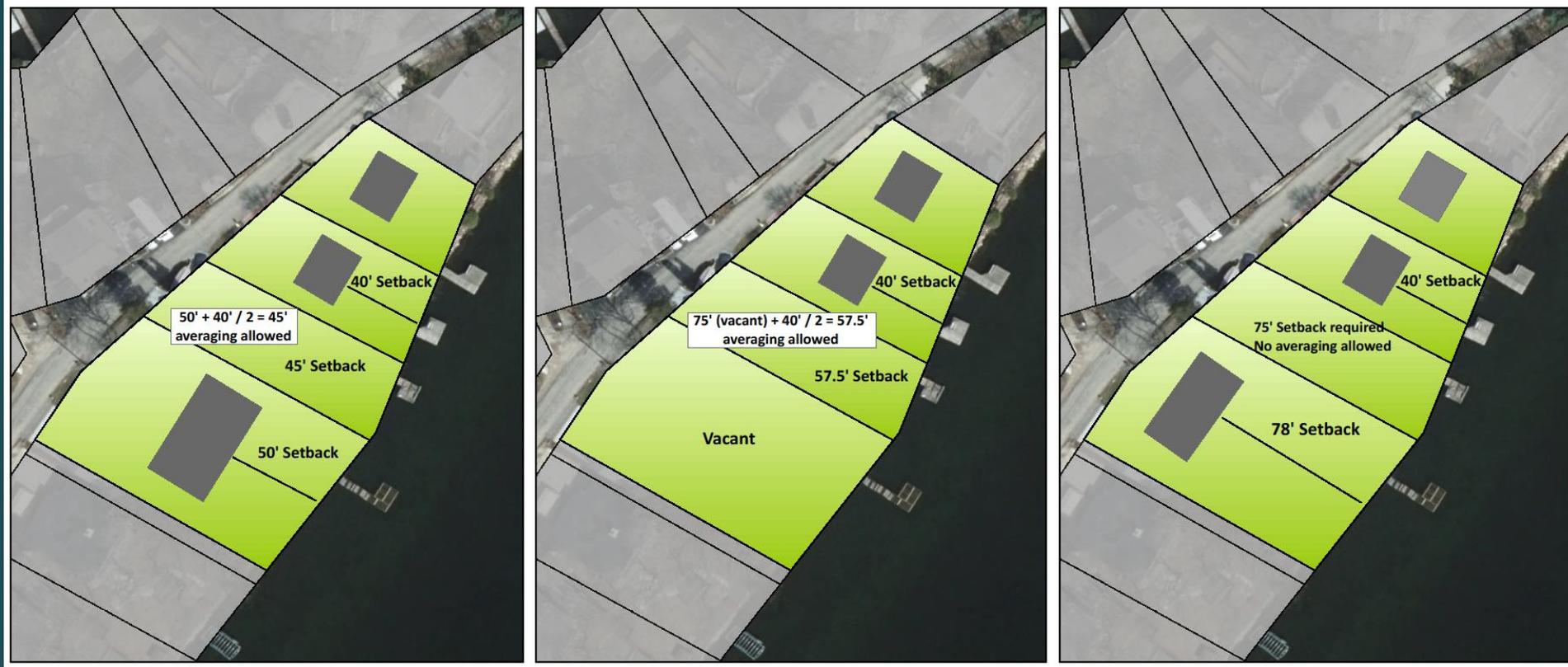
Building Height





11/8/2010

Shore Setback Averaging



Replacement/Vertical Expansions



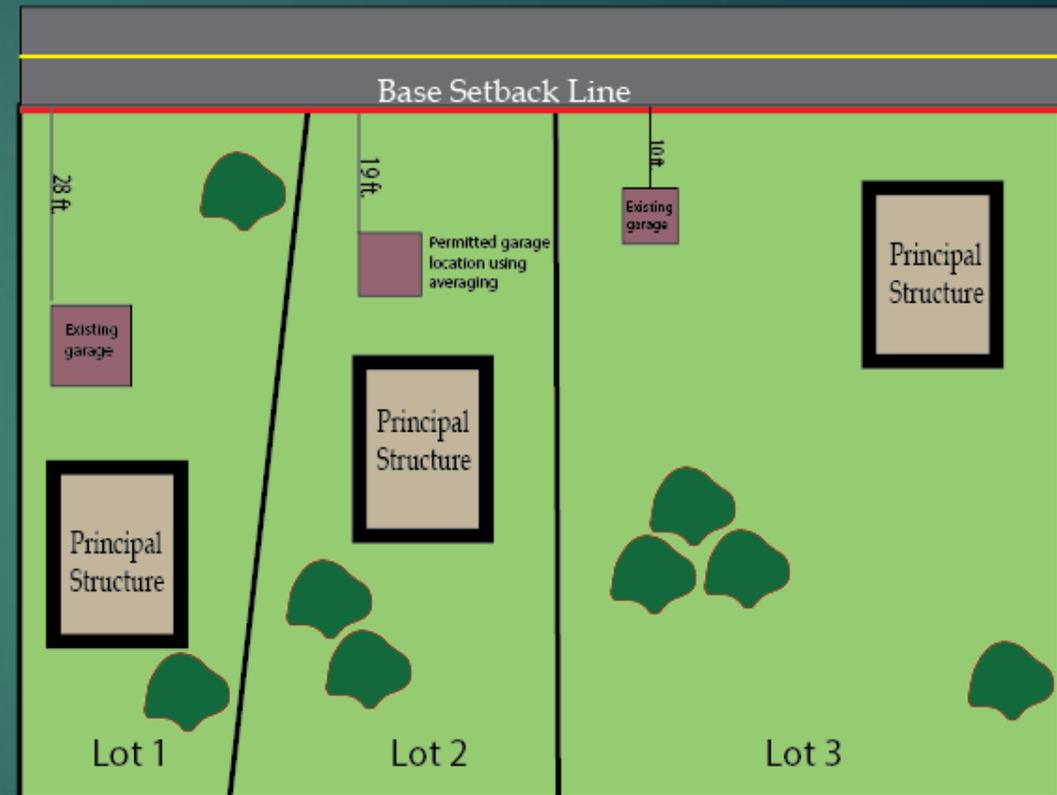
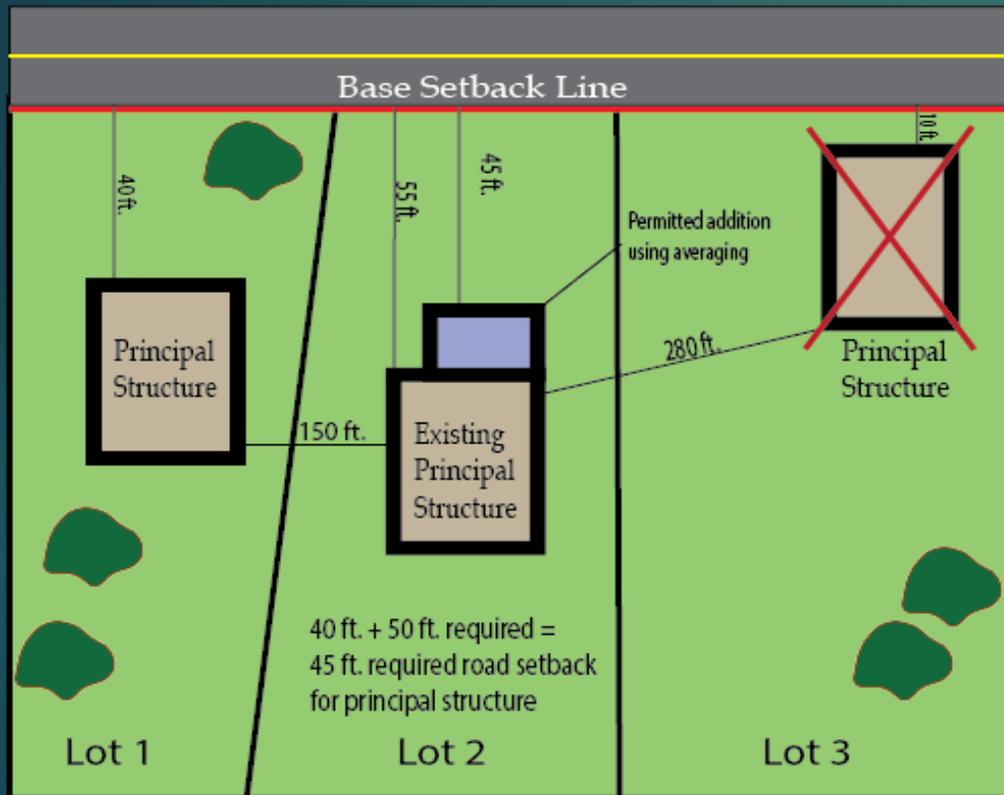
Horizontal Expansions



Road Setback

- ▶ 50 ft., except for the following:
- ▶ 35 ft. for sewerred lots if on a local road
- ▶ 35 ft. for lots within subdivisions platted after Oct. 1, 2016
- ▶ Setback averaging

Road Setback Averaging



Proposed Offset Relief

- ▶ Sewered: lots < 84' wide
- ▶ Unsewered: lots < 120' wide

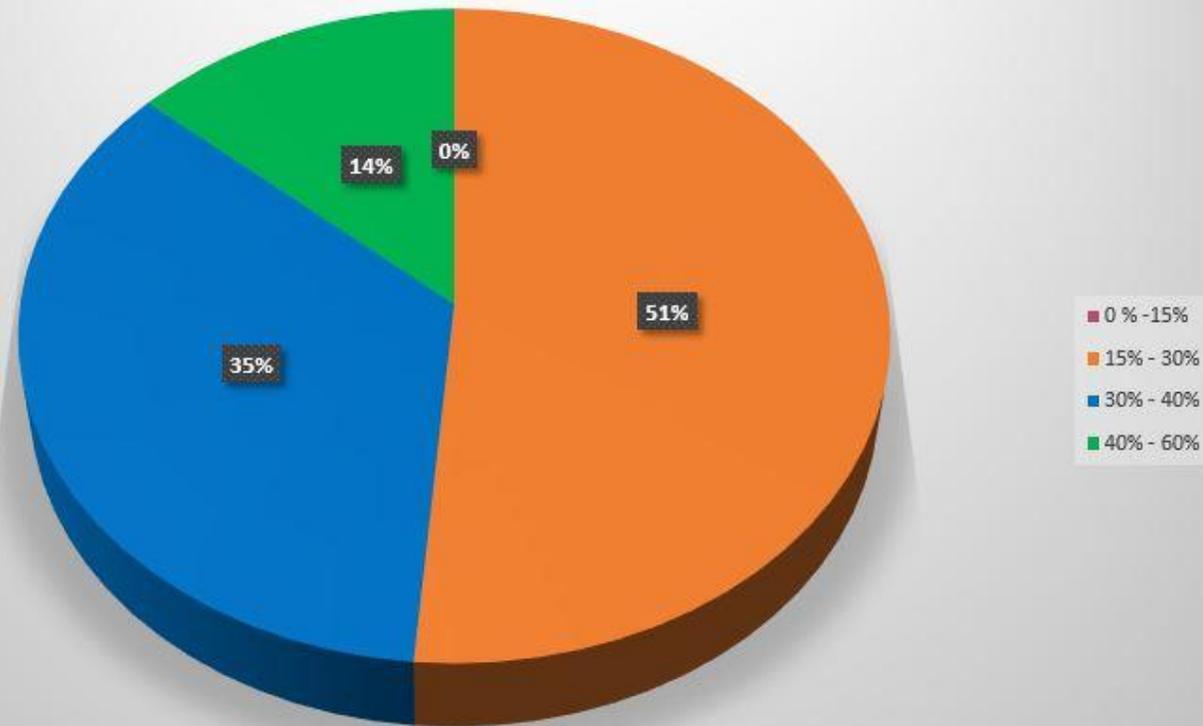
Lot Width (ft.)	Required Offset (ft.)
35 ft. or less	5 ft.
>35 ft.—50 ft.	7 ft.
>50 ft. to < 84 ft.	10 ft.
84 ft. to <120 ft.	14 ft.

Impervious Surface

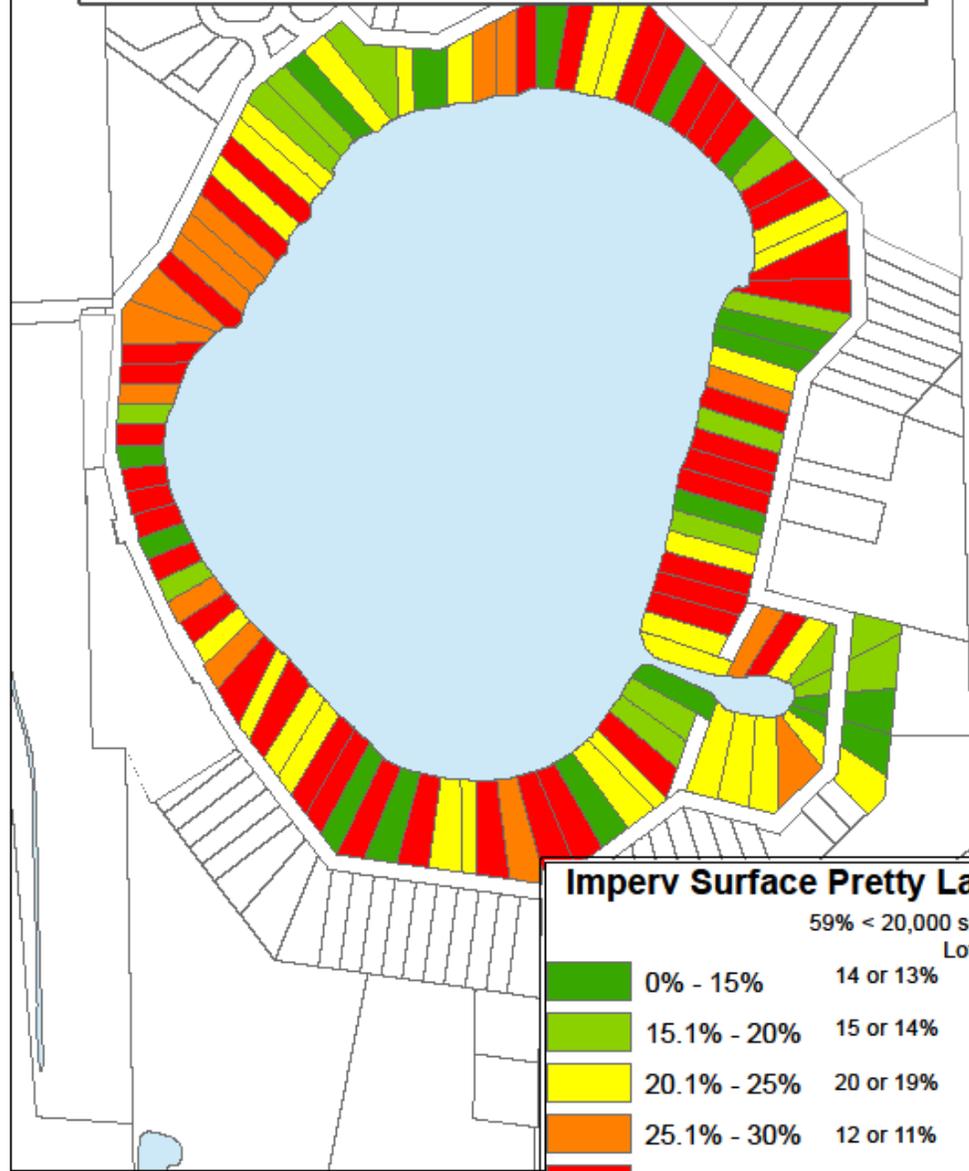


Existing Conditions

**% of Impervious Surface on Waukesha County Lakes
(sample of 37 random lots)**



Percentage of Impervious Surface on Pretty Lake

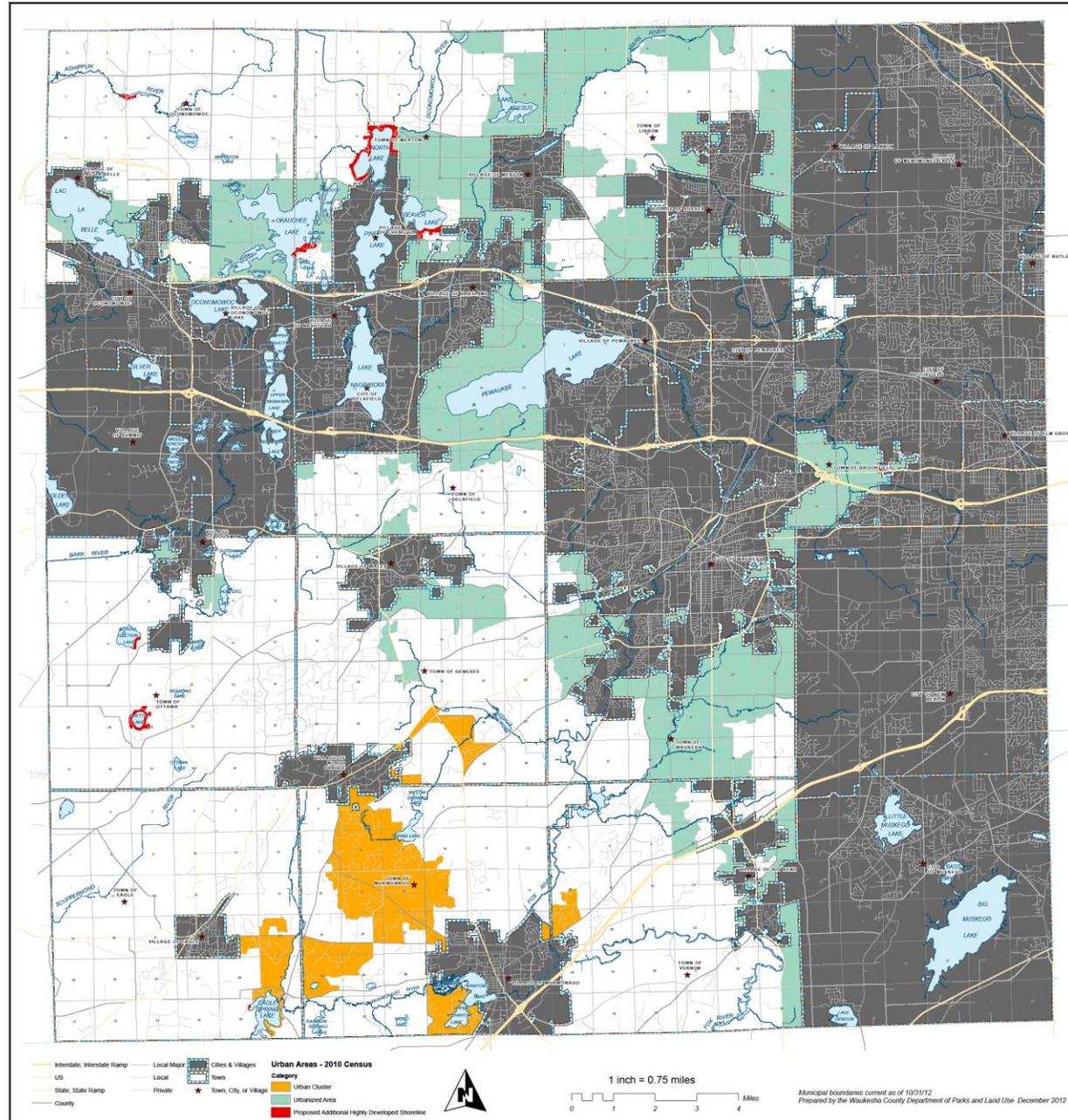


87% > 15% IS

Impervious Surface Options

<u>General Standard</u>	<u>Highly Developed Shorelines</u>
15% maximum (w/o mitigation)	Up to 30%- residential use (w/o mitigation)
30% maximum (w/ mitigation)	Up to 40%- residential use (w/ mitigation)
	Up to 40% commercial/ind. use (w/o mitigation)
	Up to 60%- commercial/ind. use (w/ mitigation)

Urbanized Areas and Clusters in Waukesha County



Treated Impervious Surface

- ▶ Exclusions from IS calculations defined
- ▶ Performance Standard- Treat first ½ inch runoff
- ▶ Storm Water Permit required

Infiltration Chamber



Examples of Treated Systems

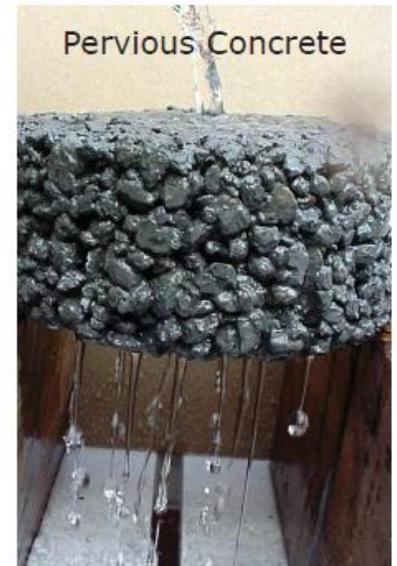
Green Roof



Rain Garden



Pervious Concrete

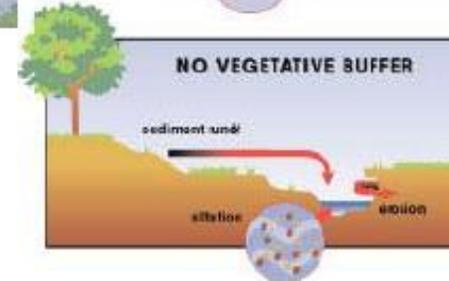
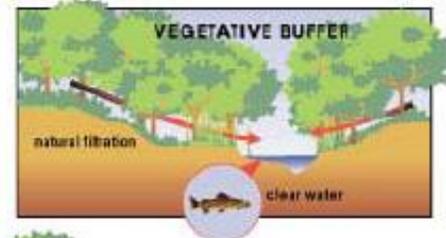


Mitigation Required

- ▶ Exceed basic impervious surface thresholds.
- ▶ Relocation of a similar sized structure within the shore setback*
- ▶ Horizontal expansion (200 sq. ft. or less) of a structure within the shore setback*
- ▶ Horizontal Expansion (200 sq. ft. or less) of a structure within the wetland setback*

*existing structure must be 35' from shore/resource

Examples of Vegetative Buffers



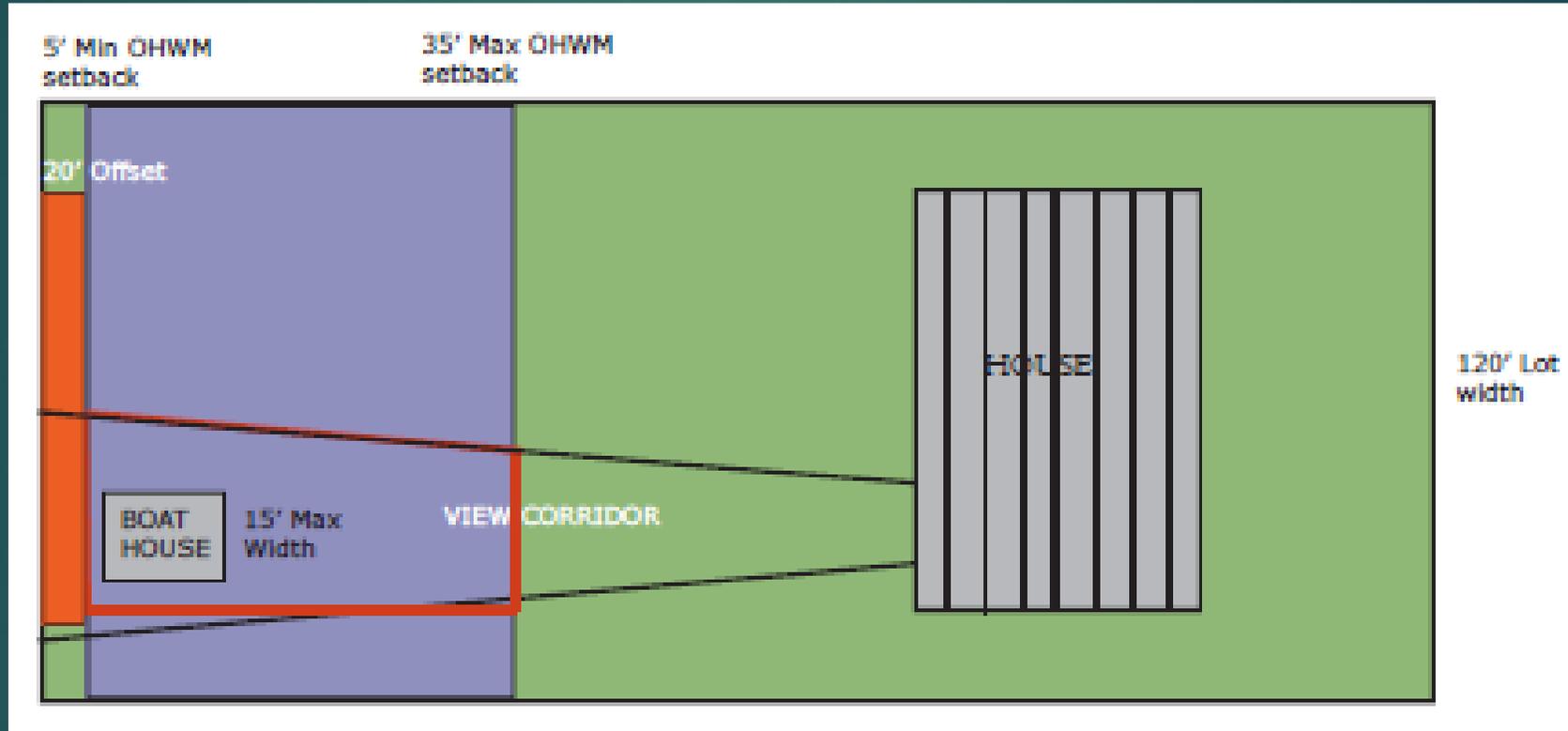
Example of Screened Retaining Wall



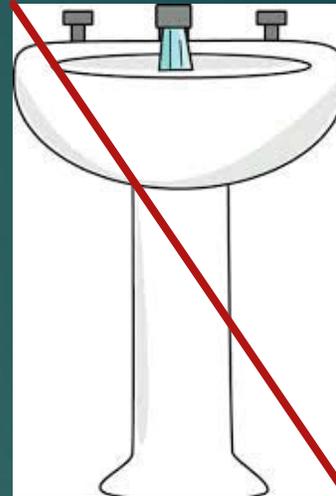
Fish sticks



Boathouse Placement



State Boathouse Restrictions



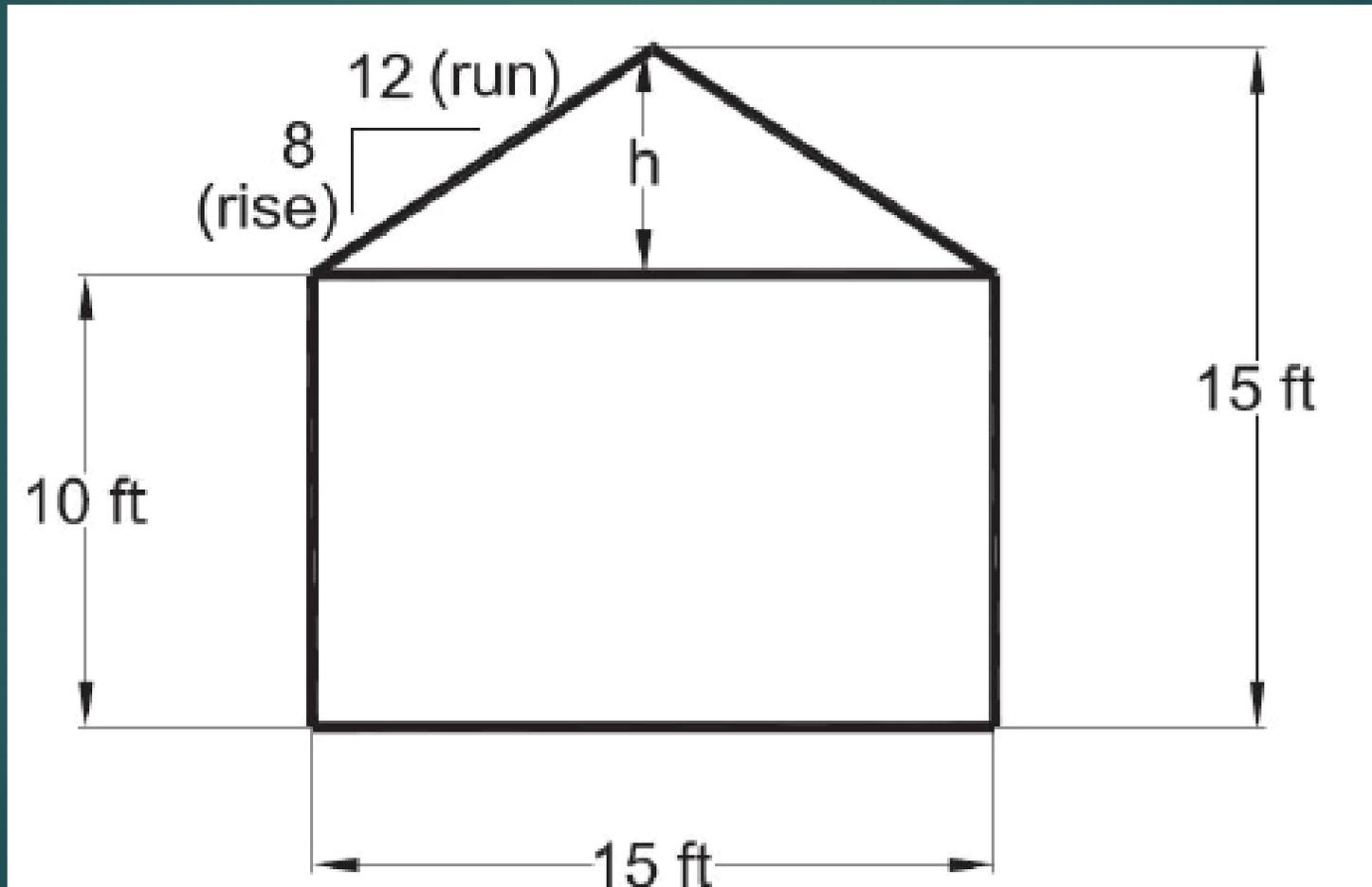
Boathouse Size

Max Depth
= 30'

Max Width =
15'



Boathouse Height



Other Zoning Matters

- ▶ Substandard Lots/Lots split by a road
- ▶ Vegetative cutting
- ▶ Delafield Shoreland Overlay
- ▶ North Lake Overlay
- ▶ Wetland/Floodplain Setback
- ▶ AD-10, RRD-5 Districts
- ▶ Breezeways

Adjacent Substandard Lots



Zoning Permit Packets

- ▶ Application
- ▶ Conditions of Approval
- ▶ Nonconforming Structure Worksheet
- ▶ Nonconforming Use/Structure Value Worksheet
- ▶ Impervious Surface Worksheet
- ▶ TIS Worksheet
- ▶ Mitigation Worksheet

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
PLANNING AND ZONING DIVISION**
515 W. Moreland Blvd. Room AC 230 Waukesha, Wisconsin 53188 (262) 548-7790

APPLICATION FOR A ZONING PERMIT

OFFICE USE ONLY (Form Created 11/8/16)	DATE STAMP																																								
Fee Pd. (see Fee Schedule): _____ Receipt #: _____ Permit reviewed by: _____ PSI approval date: _____ ZP Appl. No. _____ ZP No. _____ BOA No. _____ PO No. _____ CU No. _____ File: _____ Building Inspector: _____ Town Assessor: _____ Owner: _____ Agent: _____ Zoning Code: _____ Sherland and Floodland Protection Ordinance: _____ Zoning District(s): _____ Legal Description (from survey): _____ Nonconforming Structure: Y/N If Yes, a separate <i>Nonconforming Structure Worksheet</i> is required. Nonconforming Use or Nonconforming Structure in Floodplain: Y/N If Yes, a separate <i>Nonconforming Use and Structure Value Worksheet</i> is required. Impervious Surface Regulated: Y/N If Yes, a separate <i>Impervious Surface Worksheet and Application</i> is required. Mitigation Required: Y/N If Yes, a separate <i>Mitigation Permitting Worksheet</i> is required.	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>																																								
APPLICANT – PLEASE READ APPLICATION SUBMITTAL REQUIREMENTS (SEPARATE FORM) AND COMPLETE THE FOLLOWING: Town: _____ Tax Key No(s): _____ Address of Premises: _____ Owner(s): _____ Agent (if different): _____ Mailing Address: _____ Mailing Address: _____ Email Address: _____ Email Address: _____ Daytime Phone No. (_____) _____ Daytime Phone No. (_____) _____ Detailed and complete description of proposed work to be completed and the intended use(s) (attach additional pages, if necessary): _____ _____ Cost Estimate of Improvements \$ _____ Type of existing structures on the lot and the use(s) of each: _____ Sanitary Facilities: Public sewer: Y/N If no, type of private sewage system: _____ Sanitary Permit No. (for new construction): _____ Water Supply: Private: _____ Other: _____																																									
EXISTING STRUCTURE(S) _____ PROPOSED STRUCTURE(S) _____ only include new sq. ft. for additions Principal Structure: 1 st floor (sq. ft.) _____ 2 nd floor (sq. ft.) _____ Principal Structure: 1 st floor (sq. ft.) _____ 2 nd floor (sq. ft.) _____ Alt. Change (sq. ft.) _____ Basement (sq. ft.) _____ Exposed Y/N / Partial _____ Alt. Change (sq. ft.) _____ Basement (sq. ft.) _____ Exposed Y/N / Partial _____ Structure Size: Width _____ Depth _____ Height _____ Structure Size: Width _____ Depth _____ Height _____ Structure Style: 1 Story _____ 2 Story _____ Split level _____ Structure Style: 1 Story _____ 2 Story _____ Split level _____ No. of Bedrooms _____ No. of Bathrooms _____ No. of Bedrooms _____ No. of Bathrooms _____ Other structures (type/sq. ft.) _____ Other Structures (type/sq. ft.) _____ Total SF Existing (all SF except basement) _____ Total SF Proposed (all SF except basement) _____ Size of Lot: Average Width _____ Average Depth _____ Total Area (excluding established road ROW) _____ Total SF (Existing + Proposed) _____ Building Footprint (all roofed structures) _____ Accessory Building Footprint _____ Total B.F. % _____ (exclude area of 2' overhang for building footprint calculation)																																									
Proposed setbacks/limits for planned improvements: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Principal Structure(s)</th> <th>Accessory Structure(s)</th> <th>Driveway and Porch</th> <th>Measure to the overhang <u>only</u> if it exceeds two (2) ft., otherwise measure as noted below.</th> </tr> </thead> <tbody> <tr> <td>Road setback</td> <td></td> <td></td> <td></td> <td>feet from the building foundation to the established road right-of-way line (base setback line).</td> </tr> <tr> <td>Offset</td> <td></td> <td></td> <td></td> <td>feet from building foundation to the (N,S,E,W) _____ property line.</td> </tr> <tr> <td>Offset</td> <td></td> <td></td> <td></td> <td>feet from building foundation to the (N,S,E,W) _____ property line.</td> </tr> <tr> <td>Offset</td> <td></td> <td></td> <td></td> <td>feet from building foundation to the (N,S,E,W) _____ property line.</td> </tr> <tr> <td>Floodplain setback</td> <td></td> <td></td> <td></td> <td>feet from building foundation to the floodplain (FP elevation _____ datum _____).</td> </tr> <tr> <td>Wetland setback</td> <td></td> <td></td> <td></td> <td>feet from building foundation to the wetland.</td> </tr> <tr> <td>Shore setback</td> <td></td> <td></td> <td></td> <td>feet from closest point of structure to the CEFWM.</td> </tr> </tbody> </table>			Principal Structure(s)	Accessory Structure(s)	Driveway and Porch	Measure to the overhang <u>only</u> if it exceeds two (2) ft., otherwise measure as noted below.	Road setback				feet from the building foundation to the established road right-of-way line (base setback line).	Offset				feet from building foundation to the (N,S,E,W) _____ property line.	Offset				feet from building foundation to the (N,S,E,W) _____ property line.	Offset				feet from building foundation to the (N,S,E,W) _____ property line.	Floodplain setback				feet from building foundation to the floodplain (FP elevation _____ datum _____).	Wetland setback				feet from building foundation to the wetland.	Shore setback				feet from closest point of structure to the CEFWM.
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The undersigned states that the foregoing information is true and accurate to the best of his/her knowledge; it is hereby agreed that for and in consideration of the issuance of a zoning permit that the foregoing work will be carried out as defined in this application; that all applicable ordinances or codes of the state, county, and town will be complied with in carrying out the proposed work stated in the application; and that work will not commence before a building permit has been obtained from the town building inspector. If any changes or deviations are made from the original application, a new permit is required. Failure to comply with the permit as issued will result in the revocation of the permit or other penalties. By signing this form, the owner or his/her authorized agent is giving their consent for the Dept. of Parks and Land Use to inspect the site as necessary and related to this application even if the property has been posted against trespassing pursuant to Wis. Stat.																																									
Signature of Owner: _____ Date: _____ Application (approved) (denied) by Zoning Administrator: _____ Date: _____																																									
SEE ATTACHED SHEET FOR CONDITIONS OF APPROVAL OR REASONS FOR DENIAL.																																									

W:\PARKS\PLANNING AND ZONING\DESIGN PERMITS\FORMS\ZONING PERMIT APPLICATIONS\DOCX Form 11/8/16

Connections Between Zoning, Stormwater, & DNR Permitting

- ▶ Site Preparation (resource restrictions, tree cutting & building demo./reconstruction)
- ▶ Grading
- ▶ Impervious Surface Review
- ▶ Groundwater Separation from Basements
- ▶ Land Division Review

