

# Project Overview

## 2016 Waukesha County Shoreland Zoning Update

*Waukesha County Department of Parks & Land Use- Planning & Zoning Division (PZD)*

### **I. Objectives:**

By October 2016, update the Waukesha County Shoreland and Floodland Protection Ordinance to:

- 1.) Implement revised shoreland zoning rules (Chapter NR115 Wis. Admin. Code).
- 2.) Comply with revised shoreland zoning law (Section 59.692 Wis. Statutes).
- 3.) Improve and modernize County zoning provisions with specific attention devoted to strategies to eliminate unnecessary variances.

### **II. Shoreland Zoning Advisory Committee (SZAC) membership:**

Jason Fruth, Waukesha County PLU (SZAC Chair)

Amy Barrows, Waukesha County PLU (Lead Staff)

Tim Barbeau, Town of Delafield Planner and Engineer

Thomas Day, Lake Management District Representative, Waukesha Co. Board of Adjustment

Bill Groskopf, Builder (Groskopf Construction/MBA)

Marilyn Haroldson, Town of Merton Planner

Jeff Herrmann, Town of Genesee & Oconomowoc Planner

Kyle Kohlmann, Landscape Architect (Seasonal Services)- Mitigation only

Kathryn McNelly-Bell, Env. Consultant (Kapur & Assoc.), T/Mukwonago Plan Comm., Spring Brook Dist.

Bob Peregrine, Town of Oconomowoc Plan Commission, Waukesha Co. Park & Planning Commission

Don Reinbold, North Lake Management District

Sandy Scherer, Town of Ottawa Planner, Waukesha County PLU

Paul Schultz, Architect (Sunarc Studios)

Tim Schwecke, Town of Mukwonago & Eagle Planner

Jim Siepmann, Developer (Siepmann Realty/MBA), Waukesha Co. Park and Planning Commission

Tom Slawski, SEWRPC/Biologist

Tony Zanon, Engineer (Jahnke & Jahnke)

Dave Zimmerman, Waukesha County Board, County Representative of 4 Lake Management Districts

*\* Technical assistance provided by Leif Hauge (Land Resources Division- Sr. Civil Engineer) and Jason Wilke (Parks Division-Sr. Landscape Architect). Legal Counsel will be provided by Kim Haines (Asst. Corp. Counsel).*

### **III. Project Overview and Committee Input**

This project will update the Waukesha County Shoreland & Floodland Protection Ordinance (SFPO) which was originally adopted in 1970. State law requires that the SFPO be amended by October 1, 2016. The State's shoreland protection administrative rule (NR115) was significantly revised in 2010. The rule brought forward new concepts (impervious surface regulation, mitigation and new non-conforming structure options). In 2014, the rule was further revised, largely to provide for a tiered impervious scheme with additional options for "Highly Developed Shorelines." In 2015 and 2016, State shoreland zoning law was modified which introduced still more significant shoreland changes (minimum shoreland protection standards became maximum standards, permitting exemptions, etc.).

*Shoreland Updates – NR 115*

PZD Staff have identified several priority topics that the SZAC explored:

- **Impervious surface**
- **Nonconforming structures**
- **Building Bulk (floor area ratio, footprint, open space)**
- **Mitigation**
- **Vegetative Cutting**
- **Shoreland Code Provisions (shore setback averaging, boathouses, lot configuration, etc.)**

The SZAC met four (4) times between January and April to consider alternatives and guide the selection of strategies to address these priority topics. PZD Staff assembled baseline and trend data regarding these topics utilizing GIS and zoning records. Staff utilized the DNR model ordinance, the NR 115 Guidebook and peer community and county best practices in preparing background and alternatives for the committee. PZD Staff has incorporated the committee’s work into draft ordinance language. The draft ordinance has been circulated to the SZAC, the DNR and affected towns. **The draft ordinance will be available on the County’s website on June 28, 2016 ([www.waukeshacounty.gov/planningandzoning](http://www.waukeshacounty.gov/planningandzoning)).**

**IV. Tasklist and Timeline (2016)**

<b>When</b>	<b>Task/Activity</b>
January 20, 2016	1 <sup>st</sup> SZAC meeting: <i><u>Project Goals &amp; NR115 Overview/Impervious Surface.</u></i>
February 19, 2016	2 <sup>nd</sup> SZAC meeting: <i><u>Impervious Surface (continued), Building Area (floor area ratio/open space/footprint), Building Height.</u></i>
March 10, 2016	3 <sup>rd</sup> SZAC meeting: <i><u>Building Area and Height (continued), Nonconforming Structures, Mitigation.</u></i>
April 28, 2016	4 <sup>th</sup> SZAC meeting: <i><u>Shoreland Provisions (shoreland setback averaging, boathouses, lot configuration, shore cutting, etc.).</u></i>
May/June	Using SZAC recommendations, PZD Staff completed draft code amendments with assistance of Corp. Counsel & circulated to SZAC, WDNR, Corp. Counsel, towns for comment.
June 23, 2016	Public Information Meeting (6:00 p.m. – 8:00 p.m., Delafield Town Hall).
July 12, 2016	Public Hearing (6:30 p.m., Waukesha County Administration Center – RM 155/159).
August 18, 2016	Waukesha County Park and Planning Commission action.
September 20, 2016	LUPE action.
September 27, 2016	County Board action.

**V. Contact Information**

For more information regarding the ordinance updates, please go to [www.waukeshacounty.gov/planningandzoning](http://www.waukeshacounty.gov/planningandzoning) (see “News and Events”), or contact Amy Barrows, Senior Planner, at (262) 548-7790.