

**Other Information Brochures
Available from the Office of
Planning & Zoning**

Special Exception Permits

Land Use Permits

Zoning & Shoreland

**Summary of Minimum
Provisions**

Variances

Certified Survey Map

Approvals

Filling & Grading

Do I Need A County Permit

Rezoning Request

Wisconsin Fund Grant

Sauk County Shoreland Regulations



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Shoreland Ordinance: states "... the use of any land or water, the size, shape, and placement of lots, the use, size, type and location of structures on lots, the installation and maintenance of water supply waste disposal facilities, the filling, grading, lagooning, dredging of any land, the cutting of shoreland vegetation, the subdivision of lots, shall be in full compliance with the terms of the Sauk County Shoreland Ordinance and other applicable regulations."

Why Protect Shoreland Areas?

Whether you own waterfront property or simply enjoy visiting lakes, rivers, or streams, you probably know that certain development activities can have adverse effects on water quality. Careful use of land surrounding our lakes and streams is essential to protect one of Wisconsin's greatest natural assets - clean water.

Good water quality is also necessary for numerous wild-life species, and for providing us with recreational opportunities such as fishing, boating and swimming. Protecting our many surface waters is also essential to our economy because our waterways attract businesses, homeowners, and vacationers.

Shoreland zoning plays a major role in helping us protect the quality and the natural scenic beauty of Sauk County's surface waters by promoting appropriate land use surrounding our lakes, streams and rivers.

EROSION CONTROL PLANS REQUIRED FOR ALL LAND USES IN THE SHORELAND AREA!

Land Use and Construction Activities Affected by Shoreland

Sauk County has zoning ordinance provisions which protect water resource values: *water quality, recreation and navigation, fish and wildlife habitat and natural scenic beauty.*

Construction near shore areas often causes erosion, disturbs fish and wildlife habitat, and detracts from the natural appearance of the shoreline. In order to minimize the effects of development, you will need to place **structures, including decks, patios, and sheds a minimum of 75 feet away from the ordinary high water mark.**

Boathouses be set back a minimum of 5 feet and may extend more than 35 feet from the ordinary high water mark. The size of boat houses varies from 300 to 500 square feet and shall have a maximum width parallel to the shore of 15 feet. Minimum sideyard setback is 20 feet.

Impervious surface standards shall apply to the construction, reconstruction, expansion, replacement, or relocation of any impervious surface on a riparian lot or parcel and any non-riparian lot or parcel that is located entirely within 300 feet of the ordinary high water mark of any navigable waterway.

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 portion of the lot or parcel that is within 300 feet of the ordinary high water mark, and multiplied by 100.

Filling & Grading Activities

Any activity that exposes soil can cause erosion, sediment buildup and excess weedy growth in near-shore waters. The local zoning permit process helps assure that projects are designed to reduce erosion during and after the excavation. Grading activities adjacent to waterways also require a permit from Sauk County Planning & Zoning Office. Generally you'll be required to 1) avoid sensitive areas like wetlands and steep slopes, 2) replant quickly, keeping runoff away from exposed areas, and 3) provide a stable slope. Depending on the site, additional erosion control measures may be recommended. *You may also want to contact the DNR for applicable permits.

Vegetation Cutting

Because planting roots typically act to hold soil in place, maintaining natural vegetation on your waterfront property can help you to avoid serious erosion problems. Trees and shrubs also provide wildlife habitat, shade for fish, privacy for the property owners, and create a natural buffer that helps protect the lake or stream from erosion and sedimentation during heavy rains. Manicured lawns generally do not provide this protection. Heavy rains can carry nutrients from fertilized lawns directly into the lake. If numerous property owners apply fertilizer to their lawns, the cumulative effects can harm water quality, fish, wildlife and aesthetics. There are many attractive ways to limit shoreline cutting and still provide shoreline access and views of the water. **The maximum amount of vegetation that can be cleared from the shoreline is 25 feet/per every 100 feet of ownership, within 35 feet of the ordinary high water mark.**