

Boathouse Standards

Chapter 20.06.001 A.

Purpose: Permitted building setbacks shall be established to conform to health, safety, and welfare requirements; preserve natural beauty; reduce flood hazards; and avoid water pollution.

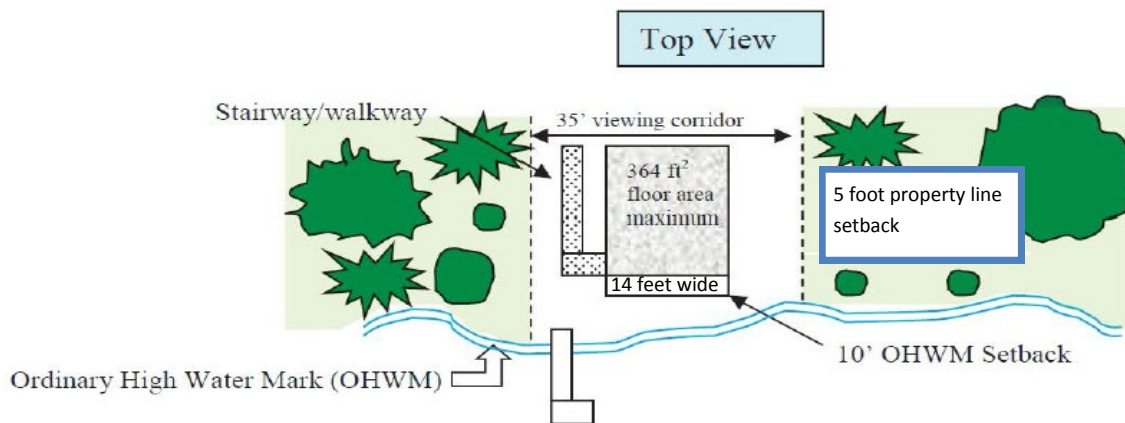
STANDARDS

- Existing boathouses:

- ◇ Exempt from the 75 foot shoreland setback requirement.
- ◇ Constructed before the effective date of the ordinance, located above the ordinary high water mark and entirely within the access and viewing corridor that do not contain plumbing and are not used for human habitation. The roof of a boathouse may be used as a deck provided that:
 - ⇒ The boathouse has a flat roof
 - ⇒ The roof has no side walls or screens
 - ⇒ The roof may have railings that meets the Department of Safety and Professional Services Standards.

- New boathouses:

- ◇ Construction below the ordinary high water mark is prohibited.
- ◇ Boathouses shall be solely for the storage of boats and related equipment.
- ◇ One boathouse on a lot.
- ◇ Must be setback 10 feet from the ordinary high water mark.
- ◇ Boathouse construction must conform with the floodplain standards.
- ◇ Boathouses shall not exceed one story, with a maximum side wide wall height of 10 feet.
- ◇ Maximum square footage is 364 square feet and a maximum width of 14 feet.
- ◇ Roof pitch shall be no flatter than 4/12, and shall not be designed or used as decks, observation platforms, or for other similar uses.
- ◇ Earth tone colors shall be used on the exterior.
- ◇ The main door shall face the water.
- ◇ Side yard setback shall be 5 feet.
- ◇ Patio doors, fireplaces, and other features inconsistent with the use of the structure exclusively as a boathouse are not permitted.



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filling and Grading Standards

Chapter 20.8

Purpose: To minimize erosion, sedimentation, and impairment of fish and wildlife habitat and natural scenic beauty.

STANDARDS

- Permit Required: For any filling or grading of any area which is within 300 feet landward of the ordinary high water mark of navigable water and which has surface drainage toward the water and on which is either:
 - ⇒ Any filling or grading on slopes of more than 20%.
 - ⇒ Filling and grading of more than 1,000 square feet on slopes of 12% to 20%.
 - ⇒ Filling and grading of more than 2,000 square feet on slopes less than 12%.
 - ⇒ Any construction or dredging commencing on any artificial waterway, canal, ditch, lagoon, pond, lake, or similar waterway which is within 300 feet landward of the ordinary high water mark of a navigable body of water; or where the purpose is the ultimate connection with a navigable body of water.

- Permit Conditions:
 1. If bare ground must be exposed, it shall be exposed for as short a time as feasible.
 2. Temporary ground cover (e.g., mulch or jute netting) shall be used and permanent vegetative cover shall be established.
 3. Diversion berms or bales, silting basins, terraces, filter fabric fencing, and/or other methods deemed acceptable by the County shall be used to prevent erosion.
 4. Lagoons shall be constructed to avoid fish trap conditions.
 5. Fill shall be stabilized according to accepted engineering standards.
 6. Filling shall comply with any local floodplain zoning ordinance and shall not restrict a floodway or destroy the flood storage capacity of a floodplain.
 7. Channels or artificial watercourses shall be constructed with side slopes of two (2) units horizontal distance to one (1) unit vertical or flatter which shall be promptly vegetated, unless bulkheads or riprap are provided.

- Fee: Filling and grading permit fee is \$280.00.

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Impervious Surface Standards

Chapter 20.9

Purpose: Establish impervious surface standards to protect water quality and fish and wildlife habitat and to protect against pollution of navigable waters. County impervious surface standards shall apply to the construction, reconstruction, expansion, replacement or relocation of any impervious surface on riparian lot or parcel and any nonriparian lot or parcel that is locate entirely within 300 feet of the ordinary high-water mark or any navigable waterway.

STANDARDS

- **Impervious Surface:** Means as area that releases, as runoff all or a majority of the precipitation that falls on it. Impervious surface excludes frozen soil but includes rooftops, sidewalks, driveways, parking lots, and streets unless specifically designed, constructed, and maintained to pervious. Roadways as defined in Wis. Stat. § 340.01 (54), or sidewalks as defined in Wis. Stat. § 340.01 (58) are not considered impervious surfaces.
- **Calculation of percentage of impervious surface:** Percentage of impervious surface shall be calculated by dividing the surface area of the existing and propose 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 lot or parcel, and multiplied by 100.
- **General Impervious Surface Standard:**
 1. Up to 15% impervious surface is allowed without mitigation and up to 30 % impervious surface is allowed with mitigation (Chapter 20.13).
- **Highly Developed Shorelines:**
 1. **Residential:** Up to 30% impervious surface is allowed without mitigation and up to 40% with mitigation (Chapter 20.13).
 2. **Commercial:** Up to 40% impervious surface is allowed without mitigation and up to 60% with mitigation (Chapter 20.13).
- **Treated Impervious Surfaces:** Treated impervious surfaces treated by devices such as storm water ponds, constructed wetlands, infiltration basins, rain gardens, bio-swales or other engineered system can be excluded from the impervious surface calculations; impervious surface discharges to an internally drained pervious area that retains the runoff on or off the parcel and allows infiltration into the soil; or apply for a statutory exemption (per section 20.09.006).
- **Existing Impervious Surfaces:** For impervious areas that were lawfully placed, but do not comply with the impervious surface standards of Chapter 20.09, the property owners may do any of the following:
 1. Maintain and repair the existing impervious surfaces;
 2. Replace existing impervious surfaces with similar surfaces within the existing footprint (building envelope);
 3. Relocate or modify an existing impervious surface with similar or different impervious surface, provided that the relocation or modification does not result in an increase in the percentage of impervious surface that existed on the effective date of the ordinance, and the impervious surface meets the applicable setback requirements in section 20.06.001 or 20.06.002.

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Nonconforming Structure Standards

Chapter 20.11

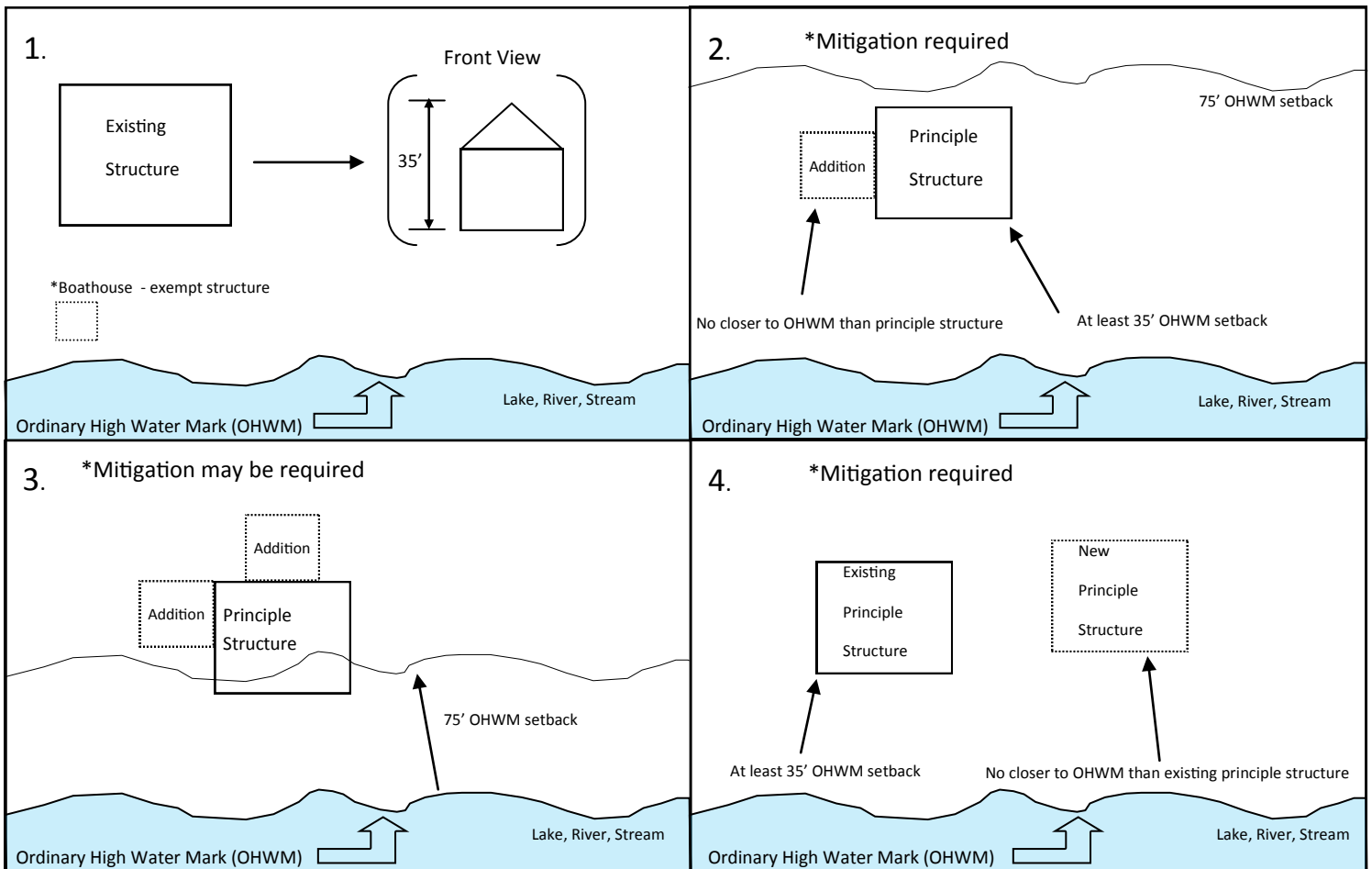
Purpose: To allow maintenance, repair, replacement, relocation or vertical and lateral expansions to nonconforming structures using mitigation and other practices to safeguard the natural waterways.

STANDARDS

- Maintenance, repair, replacement, or vertical expansion of nonconforming structures.
 - * Existing exempt structures listed in section 20.06.001.A cannot go beyond the three-dimensional building envelope of the existing structure.
- Lateral expansion (max. of 200 square feet) of nonconforming principal structures within the setback.
- Expansion of a nonconforming principal structure beyond setback.
- Relocation of nonconforming principal structures.

What's required for approval:

- A completed land use permit application (**when required**).
- A scaled site plan along with a mitigation plan (**when required**).
- The applicant must record an instrument in the office of the County Register of Deeds (**when required**).



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Open Sided and Screened Structure Standards

Chapter 20.06.001 3. (Gazebos, Screened Structures, Decks and Patios)

Wisconsin Statutes 59.692 (1v): A county shall grant special zoning permission for the construction of a structure on property in a shoreland setback area provided the A - D below are met.

STANDARDS

- A. The part of the structure nearest to the water must be at least 35 feet landward from the ordinary high water mark (OHWM)
- B. The floor area of all structures within the shoreland setback area (75 feet from OHWM) cannot exceed 200 square feet.
- C. The structure cannot have sides, unless they are screened.
- D. The county must approve a plan that will be implemented by the property owner to preserve or establish a vegetative buffer zone that covers at least 70% of the shoreland setback area that is nearest to the water.

What's required for approval:

- A completed land use permit application.
- A scaled site plan along with a restoration plan (**see below**) must be submitted with the land use permit application.
- The applicant records an affidavit that includes the approved shoreland restoration in the Register of Deeds office.

Guidelines for Shoreland Buffer Restoration Plans

(Source: Columbia County, Wisconsin)

1. A good restoration plan relates to three levels of vegetation: Upper (tree canopy), middle (shrubbery), and lower (ground cover plants). Elements of all three should be present.
2. Variety is preferred over single-species planting (Example: a mixture of shrub types in a cluster-type planting rather than a row of a single species). A solid row of trees such as spruce or arbor vitae may provide effective visual screening, which is one of the goals of shoreline restoration, but it may itself have an unnatural appearance, although it still might be an improvement over no trees at all.
3. A "no-mow" area of lawn might be part of a restoration plan, but should not be relied on extensively because it only addresses one layer. In addition, unmowed grass is not considered native vegetation, and also does not provide the variety of species typical of a good buffer area. It can be an effective filter for stormwater dispersal and absorption, and a no-mow area could provide a temporary benefit during the time required for other plantings to take hold.
4. The access corridor to the shoreline can be maintained as mowed lawn. Keep in mind, however, that a narrower access corridor might result in less overall depth being subject to buffer restoration.
5. On shorelines that do not have or need extensive riprap to stabilize the shoreline, shrubs that will have branches hanging over the water may be desirable for fish habitat.
6. A buffer area is not intended to be maintained as a "manicured" planting or flower bed. Mulch may be necessary in the initial stages, but the intent is for the plants themselves to provide their own ground cover and a natural, stable mulch layer over time. Ideally, in a buffer area there should be a ground layer of plant debris and leaf litter that fills in the spaces between plants and protects the soil. Periodic removal of this layer, in a manner similar to the raking of leaves annually, should be avoided since this will expose the ground to continued runoff and soil erosion in the buffer area as well as washing away what little mulch is allowed to accumulate.
7. A good buffer area has the effect of moving areas of human activity farther away from the water and the edges of banks that slope down to the water. Extensive activity directly adjacent to the edge of a sharp bank, even if the drop to the water is only a few feet, can lead to the start of an erosion problem at the bank's upper edge, especially on sandy soils where grass cover is easily damaged by such activity.
8. Native vegetation is preferred; however, ornamentals can be included to a certain extent, as long as variety is provided for as described in # 2 above.

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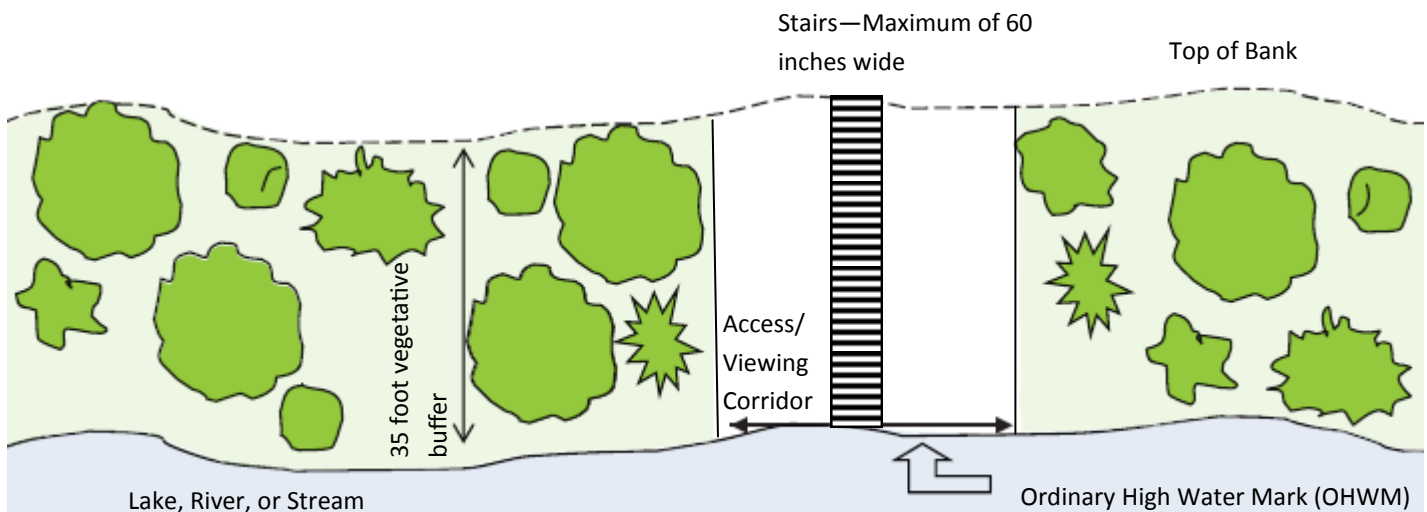
Stairs, Walkways, and Rail Systems Standards

Chapter 20.06.001

Purpose: To provide a safe pedestrian access within the access and viewing corridor to the shore through the vegetative buffer.

STANDARDS

- A maximum of 60 inches in width, and must be necessary to access the shoreline.
- A filling and grading permit may be required depending on the type of construction planned.
- One stair, walkway or rail system per access and viewing corridor.
- Trams, private residence inclined elevators, or lift must be approved by the Wisconsin Department of Safety and Professional Services elevator safety program per Wis. Stat. § 101.983 before the county can permit them.
- Canopies, roofs, benches, seats, and tables are not allowed.
- Permit fee is \$75.00.



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Vegetation Standards

Chapter 20.7

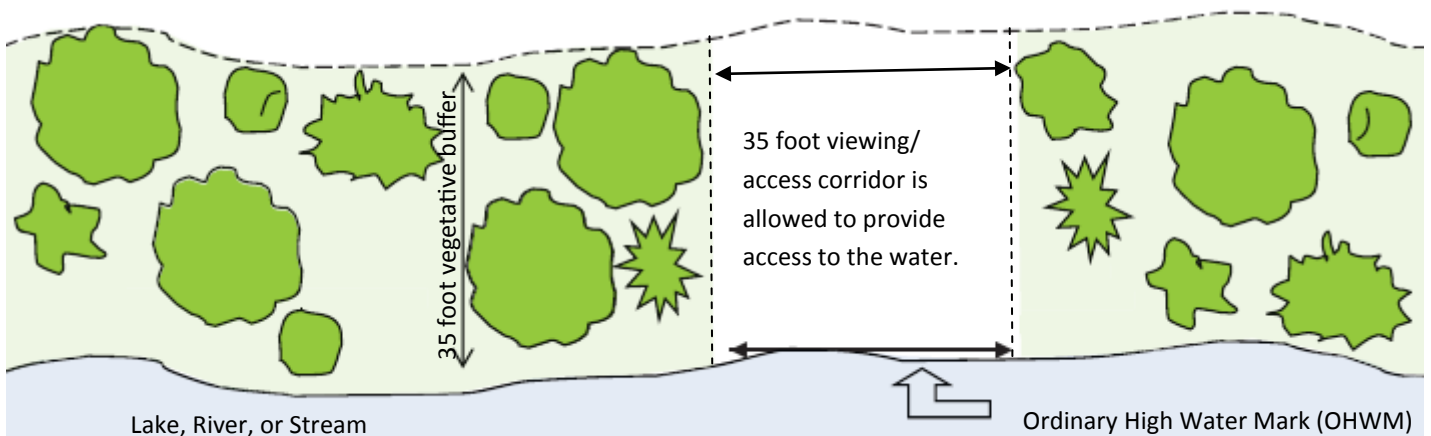
Purpose: To protect water quality, fish and wildlife habitat and natural scenic beauty, and to promote preservation and restoration of native vegetation, the county ordinance shall designate land that extends from the ordinary high water mark to a minimum of 35 feet inland as a vegetative buffer zone and prohibit removal of vegetation in the vegetative buffer zone.

STANDARDS

- Routine maintenance is allowed.
- Removal of exotic or invasive species, dead, diseased, or damaged vegetation - vegetation removed shall be replaced by replanting in the same area as soon as practicable.

Go to the [DNR Terrestrial Invasive Species](#) web page for more information.

- Create and maintain a access/viewing corridor 35 feet wide in the vegetative buffer for every 100 feet of shoreline. The access/viewing corridor may run contiguously for the entire maximum width of shoreline frontage owned.



NOTE: Property owners with 200 feet of shoreline frontage may have an access/viewing corridor of 70 contiguous feet.

- Timber harvest is allowed on a parcel with 10 or more acres of forested land, provided that accepted forestry management practices are followed.
- Cutting beyond the 35 foot vegetative buffer is allowed following accepted forest management and soil conservation practices which protect water quality.

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