



Washington County Planning and Parks Department

SUMMARY OF APPLICATION REQUIREMENTS FOR PROPOSED PROJECTS LOCATED IN COUNTY REGULATED SHORELAND-WETLAND &/OR FLOODPLAIN AREAS

This document will explain the extent of areas regulated by Washington County's Shoreland-Wetland-Floodplain Zoning Ordinance, and explain permit application requirements for projects you may propose within these zoning districts. Several weeks prior to starting any of the following activities, please contact the Planning & Parks Dept. office (see contact information below) to obtain information on which permits and inspections may be required. These activities include but are not limited to:

- New or replacement construction (including remodeling, reconstruction, additions, or any structural alterations) of buildings or structures, including decks, sheds, porches, etc.
- Landscaping, filling/grading/excavating/dredging, pond construction and any soil disturbance work
- Installation of rip-rap, or other approved method of erosion control/stabilization used along the shoreline/bank of a lake or river
- Construction or replacement of retaining walls, patios, sidewalks or other landscaping

Enforcement of the County Shoreland-Wetland-Floodplain Zoning Ordinance pertains especially to properties within 300' of a river or navigable stream, within 1000' of a lake and most ponds, as well as all floodplain areas and the majority of wetland areas. Many small ponds, streams, and ditches are also regulated, as required by the WI DNR. Your proposed project may require approval from the Washington Co. Planning, Conservation & Parks Committee and the full County Board prior to starting work on projects located within the above noted areas.

Commencement of the activities noted above may require one or more of the following Washington Co. permits (prior to starting):

Shoreland Zoning Permit- Generally is required for small scale projects within 1000' of a navigable lake or pond, within 300' of a navigable stream or river, and within all floodplain areas, including but not limited to:

- Soil disturbance less than 2000 square feet including filling/grading/excavating
- New or replacement construction including remodeling, reconstruction, additions, or any structural alterations of buildings or structures, including decks, sheds, porches, etc.
- Installation of rip-rap along shorelines
- Some new or replacement retaining wall installations

Administrative Permit- Generally is required for moderate scale soil disturbance activity within 300' of navigable streams and lakes, including but not limited to:

- All filling/grading/excavating on slopes greater than 20%
- Filling/grading/excavating of 1000 to 10,000 square feet on slopes of 12% to 20%
- Filling/grading/excavating of 2000 to 15,000 square feet on slopes less than 12%
- Replacement of existing retaining walls

Note: The excavating, grading, landscaping involved in the construction of houses within 300' of navigable waters are likely to require an Administrative Permit. A public hearing is not required for this type of permit.

Conditional Use Permit- Generally is required for larger scale soil disturbance activity within 300' of navigable streams and lakes, including but not limited to:

- All filling/grading/excavating over 15,000 square feet
- All filling/grading/excavating over 10,000 square feet on slopes greater than 12%

Note: A public hearing is required for this type of permit.

Board of Adjustment (Variance-public hearing) – Generally required under the following conditions:

- Minimum shoreline water setback requirements cannot be met
- The existing lot size (area &/or lot width) does not meet current code requirements
- Proposed principal structure (house) or impervious area limits do not meet current code requirements
- Inability to floodproof a new house or a proposed addition per required codes
- Proposed structure does not meet required setback to wetlands

Note: A Board of Adjustment variance may be required for construction/reconstruction/replacement of, or additions to, buildings or structures. This includes but is not limited to new/replacement houses, garages, decks, porches, boathouses, patios, and new retaining walls.

To help minimize complications and to facilitate a positive working relationship, you are encouraged to contact our office several weeks prior to the anticipated start of your project. Please note that some projects may also require Town, WI DNR and/or U.S. Army Corps of Engineer approval.