

SETBACKS FOR LOTS IN THE SHORELAND DISTRICT

A – Front Building Setback

- Same as Typical Setbacks

B – Side yard Setback

- Lots served by public sewer

Principal Structure: Total setback a minimum of 20' with one side a minimum of 8' (B+B=20')

Detached Accessory Building: 4' (may vary based on lot size)

- Lots NOT served by public sewer

Principal Structure: Total setback a minimum of 25' with one side a minimum of 10' (B+B=25')

Detached Accessory Building: 5' (may vary based on lot size)

C – Rear Building Setback

- 75' setback from the Ordinary High-Water Mark for **ALL STRUCTURES**
- Setback average may apply for a residence in some cases

Impervious Surface Standards

The purpose of these standards is to protect water quality and fish and wildlife habitat and to protect against pollution of navigable waterways. The impervious surface standards apply to any riparian parcel or any parcel that is located entirely within the Shoreland District.

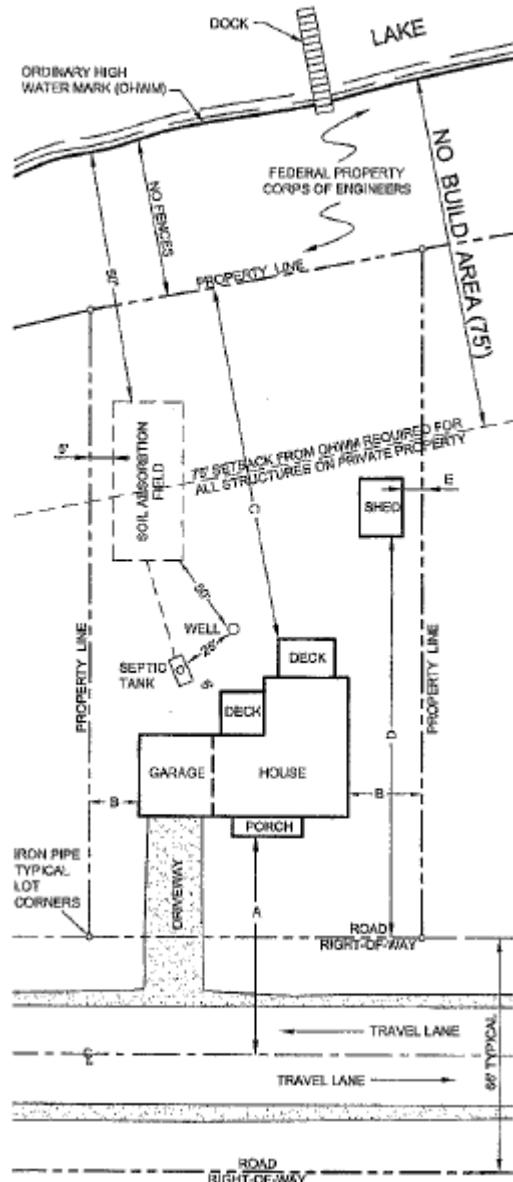
-Impervious surfaces are surfaces that do not let fallen precipitation drain naturally into the ground. This can include rooftops, sidewalks, driveways (including crushed rock), patios, etc.

-Lot coverage by impervious surfaces greater than 15% are required to have an approved mitigation plan as outlined in the Shoreland Zoning Ordinance.

-Lot coverage by impervious surfaces greater than 30% would require an approved variance and are required to have an approved mitigation plan.

*Treated impervious surfaces may be engineered and implemented in order to remain under the thresholds outlined in the Shoreland Zoning Ordinance.

TYPICAL DEVELOPED LOT ALONG LAKE, RIVER, OR STREAM



“ORDINARY HIGH WATER MARK” means the point on the bank or slope up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristics.

NON-SHORELAND DISTRICT TYPICAL SETBACKS

Shown here are the most required setbacks. **All plans for construction will be reviewed by zoning staff prior to the issuance of a zoning permit.** Your project may be subject to additional requirements. Please contact the Zoning Department at **785-9722** to discuss your plans.

A – Front Building Setback

- 60' from the center of a town road
- 50' from the right-of-way line of a state or county road
- As required on a recorded plat

B – Side yard Setback

- Principal Structure: Total setback a minimum of 20' with one side a minimum of 8' (B+B=20)
- Detached Accessory Building: varies based on parcel size

C – Rear Building Setback

- Principal Structure: 25' to the nearest point, including decks or other attached structures.
- Detached Accessory Building: varies based on parcel size

NOTE:

REFER TO CORRESPONDING LETTERS ON THE MAP TO THE LEFT (I.E: A,B, AND C).

ALL SETBACKS SUBJECT TO PLAT AND SURVEY RESTRICTIONS AND EASEMENTS.

CONSTRUCTION IN A SHORELAND DISTRICT



In this pamphlet you will find:

- Shoreland Setbacks & Typical Setbacks
- Information on:
 - Management Agencies
 - Permits needed
 - Dimensions and Setbacks
 - Impervious Surfaces
 - Who to Contact

COUNTY OF LA CROSSE
ZONING, PLANNING, AND LAND
INFORMATION DEPARTMENT
COUNTY ADMINISTRATIVE CENTER
212 6TH ST. NORTH, SUITE 1300
LA CROSSE, WI 54601-3200
(608) 785-9722

www.lacrossecounty.org

Waterway and Shoreland Requirements throughout LaCrosse County

This shoreland pamphlet was developed to help property owners and the general public better understand the multi-agency permit process for shoreland uses. Local, state, and federal agencies provide details for areas they regulate, but the information is often too cumbersome for lay person interpretation. Those seeking to do projects or carry out alterations to the shoreland areas, on either federal or private land, need to obtain permits from the appropriate agencies before beginning a project. The list of activities includes: any dredging, dock construction, boat-lift / boat-shelters, aquatic weed control, grading, filling, construction, building, or other land base activity on federal property or within the shoreland zone on the owner's private property.

Management Agencies

All Lake Onalaska shoreland properties lie in the Town of Onalaska or in the Town of Campbell. The Corps of Engineers owns much of this shoreland and has regulations on this land as well as regulations for wetlands on both public and private property adjacent to navigable waters. The State of Wisconsin Department of Natural Resources (WIDNR) administers regulations related to wetlands, navigable waters and grading on the bank of the lake. The County of La Crosse administers a shoreland zoning ordinance, which includes all areas within **1000 feet** of the ordinary

high water (OHWM) mark of navigable lakes, ponds or flowages and **300 feet of the OHWM of navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater**. The ordinance includes a **structure setback of 75 feet** from the OHWM (see map on back). The Town of Onalaska administers general regulations regarding nuisance and land use, as well as a lease for the federal shoreland area along Lake Onalaska. The Town of Campbell administers general regulations regarding nuisance and land use on private property. All of the governmental agencies referenced administer permit programs for use of shoreland areas except the Town of Campbell.

Permits Needed

Activities that do not require permits are yard maintenance and shoreline cleanup. However, tree cutting and other vegetative modification of private property or federal property may require permission and in certain cases a County Zoning permit. Activities that involve construction or changing the slope or nature of the land within the shoreland zone do require permits from one or more government agencies. In general, the following are good rules of thumb; for a project on land owned by the Corps of Engineers adjacent to your land or between your land and the water, a permit is essential. Shoreland rules for the federal land are available from the Town of Onalaska. For shoreland concerns in the town of Campbell, contact the U.S. Army Corps of Engineers office in

La Crescent. Dock permits for the Town of Onalaska are issued by the Town of Onalaska. Dock permits for the Town of Campbell are issued by the U.S. Army Corps of Engineers. Any activity other than small docks or seasonal boat lifts usually requires permits from the County of La Crosse or the WIDNR. To install rip rap, other shoreline protection, bank grading, oversize docks, or to dredge, a permit is required from the WIDNR. A county permit may be needed if significant grading is undertaken.

You may consider the permit requirements burdensome. However, if another individual owned the shoreland, you would not do any work on that shoreland without permission. The same holds true for the government property. Please check with the agencies responsible for the management of the shoreland zone before undertaking any projects. Adequate lead time should be allowed before undertaking a project since some permits are issued only after allowing sufficient time for public comment or a public hearing at the local level.

Who to Contact

The following is a list of agencies to contact regarding permits, regulations or use guidelines for shoreland permits:

Natural Resources Section
U.S. Army Corps of Engineers
1114 South Oak St.
La Crescent, MN 55947 (507) 895-6341

La Crosse Field Office
U.S. Army Corps of Engineers
1114 S. Oak Street
La Crescent, MN 55947 (608) 784-8236

Water Management Specialist
Wisconsin Dept. of Natural Resources
3550 Mormon Coulee Road
La Crosse, WI 54601 (608) 785-9010

County of La Crosse Zoning, Planning, and Land Information Department
212 6th St. North, Suite 1300
La Crosse, WI 54601 (608) 785-9722

Chairman, Town of Campbell
2219 Bainbridge Street
La Crosse, WI 54603 (608) 783-0050

Chairman, Town of Onalaska
W7052 Second Street
Onalaska, WI 54650 (608) 783-4958

For information regarding the Upper Mississippi National Wildlife and Fish Refuge
Contact: Refuge Manager
555 Lester Ave.
Onalaska, WI 54650 (608) 783-8405

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