

**NEW SHORELAND ZONING**  
**MANITOWOC COUNTY LAKES ASSOCIATION**

*“The Manitowoc County Lakes Association will protect and enhance the quality of area lakes and watersheds for the benefit of all.”*

On September 20th, 2018, the Manitowoc County Lakes Association meeting featured Pete Tarnowski, Senior Planner Manitowoc County Planning & Zoning Department and Reed Gaedtke, Code Administrator, speaking to an overflow attendance. They presented how the legislature changed Shoreland Zoning requirements and conditions in Shoreland Zoning Statewide in 2016. The meeting took place at Meat’s Opera Haus in St. Nazianz.

They addressed the history of the Manitowoc County Shoreland Zoning Ordinance with changes in specific requirements on impervious surfaces, non-conforming structures and mitigation. The new standards adopted in 2016 are designed to continue to protect our waters. If you live within 1000ft. of a lake or 300ft. from a stream you are subject to Shoreland Zoning and County or Town zoning. But many details concern everyone who enjoys and cares for clean water, boating, fishing, or swimming. There were questions about sometimes narrow definitions of mitigation, for instance about watersheds, impermeable surfaces, the economic value of clean water esthetics, or potential pollution due to clearing of native vegetation closer than 35 feet to the ordinary high-water mark (OHWM). Pete and Reed highly recommend that if you are planning to do anything at your property within the 300/1000 ft setbacks that you give them a call and have a preliminary discussion with them prior to investing a lot of time and money with contractors and surveyors. (You can find contact details in the presentation on the website [manitowoccountylakesassociation.org](http://manitowoccountylakesassociation.org))

Shoreland zoning standards protect property values, as was shown in the following: A study of over 1200 waterfront properties in Minnesota found when water clarity went down by 3 feet, waterfront property values around these lakes went down by tens of thousands to millions of dollars.

The whole presentation was an opportunity to better understand the conditions that apply to waterfronts. The Shoreland Zoning is intended to protect the water bodies’ quality and shoreline from damaging development. When a shoreline is clear cut, the shoreline bank is destabilized, resulting in loss of land. In this event, soil erosion occurs, and fish spawning beds are covered, fish habitat reduced, and algae growth is fed. Also, loss of shade from trees leads to warmer water temperatures, especially in streams. We experience loss of habitat for birds, frogs and other wildlife, and loss of natural scenic beauty. Images of bluff erosion that illustrate the drama of the natural activity of our lakes show how these conditions can be mitigated to a degree. It is important that shoreline buffers be created or sustained, as the root system of many native plants protects the soil, unlike Blue Grass lawns, for instance. It is most important that the Public should know if and how these legislative changes are protecting our public waters and our properties.

Some planned upgrades to the county Lake accesses were shown; for example, driveway paving on Silver Lake, bathroom and driveway paving on Long Lake, driveway paving, launch pier and lighting on Cedar Lake, launch pier, boat ramp and driveway paving on Tuma Lake.

You can find the entire presentation on the website [manitowoccountylakesassociation.org](http://manitowoccountylakesassociation.org).