9. Implementation

Implementation in the context of comprehensive planning refers to the actions, strategies, and programs used to put a plan in motion and to realize its goals, objectives, and policies. Planning for implementation begins with a detailed assessment of the status of existing implementation tools. This element of the *Inventory and Trends Report* provides a summary of available land use implementation tools, both regulatory and non-regulatory, and an analysis of existing Burnett County land use codes and ordinances. Additional details on locally administered codes and ordinances are provided in the *Plan Recommendations Report* for each participating community.

9.1 Regulatory Implementation Tools Overview

Conventional Zoning

Under Wisconsin Statutes, counties, cities, villages, and towns with village powers are authorized to adopt zoning ordinances. Zoning is one method of implementing or carrying out the comprehensive plan and is probably Wisconsin's most commonly used land use implementation tool. Zoning regulates the use of land, lot size, density, and the height and size of structures. Under conventional zoning, districts (defined areas of consistent use and density) are established which typically follow parcel boundaries and legal descriptions. Each district or zoning category contains a list of permitted and conditional uses which define allowable land uses within the district.

Performance Zoning

Performance zoning is a method that permits controlled development while also being sensitive to the landscape. It is aimed at regulating the impacts of land uses, rather than the uses themselves, by outlining general goals that developers can meet in different ways. Landowners are permitted a wide variety of uses, so long as they meet certain numeric standards such as a certain density, a certain amount of open space, or certain noise, smell, or lighting level standards.

Overlay Zoning

Overlay zones allow special regulations within all or a portion of a zoning district or several districts. This type of zoning can be helpful if there is one particular resource that needs to be protected in a consistent way, regardless of what district it is located in.

Extraterritorial Zoning

Any city or village that has a plan commission may exercise extraterritorial zoning power in the unincorporated areas surrounding the city or village. The extraterritorial zoning power may

Extraterritorial Jurisdiction in Burnett County

All of Burnett County's incorporated communities are villages. Therefore, extraterritorial jurisdiction extends 1.5 miles beyond their current boundaries. The extraterritorial area is always based on the current municipal limits, so the area expands when annexation occurs. The Village of Grantsburg has by agreement reduced the review boundary to ½ mile. Refer to Maps 9-1 through 9-5, Existing Land Use Regulations, for the current extent of extraterritorial areas in Burnett County.

be exercised in the unincorporated areas located within three miles of the corporate limits of a first, second, or third class city, or within one and one-half miles of a fourth class city or village. Extraterritorial zoning may be initiated by a city or village adopting a resolution and providing notice of the extraterritorial area to be zoned. The city or village may unilaterally adopt an interim zoning ordinance to preserve existing zones or uses for up to two years while a comprehensive zoning plan is being prepared. A joint committee, consisting of three city or village plan commission members and three town members must approve of the plan and regulations by majority vote. Extraterritorial zoning is not commonly used in the State of Wisconsin.

Planned Unit Developments (PUDs)

Planned unit developments are also referred to as planned development districts. PUDs allow developers to vary some of the standards in local zoning ordinances to provide for innovative approaches that may allow for better design and arrangement of land uses such as residential, commercial, and greenspace. PUDs require flexibility from both the developer and local government.

Land Division/Subdivision Ordinance

Achieving the goals, objectives, and policies of the comprehensive plan will be significantly influenced by how land will be divided and developed in the future. Chapter 236 of the Wisconsin Statutes authorizes communities to adopt ordinances for the review of land divisions. A land division ordinance is a tool to control how, when, and if rural farmland, woodlands, and open spaces will be divided and developed while protecting the needs and welfare of the community. It also regulates how new lots will be made ready for future development with provisions for adequate access (required roads, driveways), wastewater treatment, water supply, and other utilities.

The impact of land division regulations is more permanent than zoning (which regulates the type of development that takes place on a parcel) because once land is divided into lots and streets are laid out, development patterns are set. Local review and regulation of future divisions of land can therefore be an effective tool to realize plan goals to maintain agriculture as a strong part of the local economy, protect natural resources, and retain rural character.

A community can require a new land division be in conformance with its comprehensive plan as a basis of approval. The key to implementing this objective is two-fold. First, the ordinance should clearly state that consistency with the community's comprehensive plan is a criterion of approval. Secondly, the ordinance should contain a provision requiring the proponent for a land division to submit a clear and concise letter of intent as part of the land division application. The letter of intent, submitted as part of the application record, can be used to decide if the proposed lots will adequately accommodate the future use of the property.

Development of a local land division ordinance could also incorporate "conservation" or "cluster" design guidelines and standards to help implement the plan goals, objectives, and policies supporting protection of the community's agricultural lands, forests, and open spaces. Conservation subdivisions are intended to be an alternative approach to the conventional lot-by-

lot division of land in rural areas which spreads development evenly throughout a tract of land without regard for the natural features of the area.

The development and ultimate success of a local land division ordinance in plan implementation will require the community to address regulatory, administrative, and intergovernmental considerations. Adoption of the local land division ordinance must be consistent with state statutes and will require local administration (e.g., application review, fee collection, public hearings, inspection, enforcement, etc.).

Many rural, unzoned communities which do not want to pursue traditional zoning often adopt a land division ordinance as a baseline needed to manage future uses. However, communities must remember that a land division ordinance only affects new development requiring a land division. New uses on existing parcels remain unregulated.

Limits of Disturbance Regulations

Limits of disturbance regulations may be incorporated into zoning or land division regulations and are especially useful in applying site planning regulations, cluster land division design, and conservation land division design. Limits of disturbance are established at the time of development approval to define the extent of development activities within a parcel of land. Development areas regulated by limits of disturbance typically include buildings, driveways, septic system and other utility installations. The intent of defining limits of disturbance is to identify within a development site which areas will remain in open space uses, and is typically applied only to large (greater than one acre) rural parcels. This tool can be used to help achieve community goals for the preservation of agricultural, natural, or cultural resources.

Conservation or Cluster Land Division

Conservation or cluster land division is a form of residential development that preserves open space while permitting development to take place through the use of careful site planning and design. It may require the use of densities that exceed what is permitted under conventional land division requirements. Developments built under conservation design concentrate the permitted number of lots on a small portion of the tract, leaving the remaining portion in open space. This concentration of lots is made possible by reducing the minimum lot size.

Implementation of a conservation land division will generally follow four steps:

1. Identification of areas suitable for conservation land division development in the land use element of the comprehensive plan.

2. Adoption of cluster development regulations in the local zoning ordinance.

3. Adoption of cluster development regulations in the local land division control ordinance.

4. Delineation on the local official map of possible street and lot layouts showing desirable locations for street connections between tracts, open space areas, and environmental preservation areas.

Extraterritorial Plat Review

Cities and villages that have adopted a subdivision ordinance or official map can exercise extraterritorial plat approval jurisdiction for three miles beyond the corporate limits of a first, second, or third class city and one and one-half miles beyond the limits of a fourth class city or village. Specifics relative to Extraterritorial Plat Review can be found under Wis. Stats. S.236.02(5).

Driveway or Access Ordinance

Driveway ordinances are developed to establish standards for driveways that will provide for safe and adequate access from private development to public rights-of-way. This is accomplished by setting standards for appropriate access spacing, access-point and driveway design, and total number of access points to public roads. In addition, a driveway ordinance provides an opportunity for local review to ensure that the driveway is providing proper access for a given land use in a fashion that is consistent with a community's comprehensive plan. The term "driveway" is generally defined to mean private driveway, road, field road, or other means of travel through any part of a private parcel of land or that connects or will connect with any public roadway. The ordinance typically only impacts new driveways or driveways that serve major land use modifications. Use of a driveway or access ordinance to regulate land use is limited, but a significant number of towns throughout the state, due to the requirement to service existing development for emergency purposes (i.e., fire, ambulance), have adopted driveway ordinances.

Street and Highway Construction Specifications

Minimum standards for the construction of new streets and highways can be established by ordinance. Such ordinances help to ensure that new streets and highways are built to a consistent standard, and that developers share in the cost burden of providing transportation features. Road construction specifications typically include requirements for base course, blacktop, shoulders, ditches, and other design features. Communities may require financial assurance for the construction of roads in approved developments, and may require new roads to be inspected by an engineer prior to acceptance as a public way.

Cooperative Boundary Agreements

Cooperative boundary agreements can reduce some of the conflict regarding boundary issues, including annexation, that often arise between towns and their incorporated neighbors (cities and villages). The Legislature has provided express enabling authority for these agreements. The communities involved in such agreements undertake cooperative preparation of a plan for the areas concerned. The plan for changing or maintaining boundaries and for controlling land use and services is sent to the Department of Administration. If the plan is approved, a contract binding the parties is put into effect.

Official Maps

Cities, villages, and towns may adopt official maps. These maps, adopted by ordinance or resolution, may show existing and planned streets, highways, historic districts, parkways, parks, playgrounds, railroad rights-of-way, waterways and drainage ways, and public transit facilities. The issuance of a building permit may be prohibited for construction or enlargement of any building within the limits of these mapped areas.

Counties have limited official mapping powers. Counties may adopt highway-width maps showing the location and width of proposed streets or highways and the widths of any existing streets or highways whose expansion is planned. The municipality affected by the street or highway must approve the map. Counties may also prepare plans for the future platting of lands, or for the future location of streets, highways, or parkways in the unincorporated areas of the county. These plans do not apply to the extraterritorial plat approval jurisdiction of a city or village unless the city or village consents.

Official maps are not used frequently in Wisconsin. Few communities create detailed plans in advance of the imminent development of a neighborhood, with the exception of major thoroughfares and parks.

Annexation

Cities and villages are authorized by the statutes to annex lands to their territories. The power to extend municipal boundaries into adjacent unincorporated (town) lands allows a community to control development on its periphery. Annexation occurs at the request of town residents, not at the request of the incorporated municipality. Petitions for annexation are filed by the town landowners and the village or city acts upon the annexation petition.

General Codes of Ordinances

Although a *code of ordinances* is not specifically a land use implementation tool, it is a useful tool when dealing with the adoption or revision of any type of ordinance. Wisconsin Statutes Ch. 66.0103 authorizes cities, villages, towns, and counties to adopt their ordinances as a general code of ordinances. Taking the time to organize ordinances (which can be as simple as using a 3-ring binder) and follow the procedural requirements to create a general code is worthwhile. Using a code of ordinances streamlines the process of publicizing new ordinances and amendments. Instead of printing an entire ordinance in the official newspaper, a summary can be printed and the ordinance kept on file for public viewing or distribution upon request. This can lead to substantial cost savings.

Building and Housing Codes

Cities, villages, towns, and counties may enact building and housing codes. Building codes are regulations that set standards for the construction and alteration of buildings in a community. Building codes ensure that new and altered construction will be safe. These codes must conform to state building, plumbing, and electrical codes. Housing codes define standards for how a dwelling unit is to be used and maintained after it is built. To enforce the codes, inspections are required by the local municipality. This code is concerned with keeping housing from falling into dilapidation and thus keeping neighborhoods from falling into blight.

Moratorium

A moratorium, or interim control ordinance, may be used in Wisconsin. The authority to use these tools is not always clear, but can be used effectively by following a few guidelines. First, they should only be used for a specific area, land use, or development activity. Next, they should only be used when a related plan, study, or ordinance is being researched, drafted, or adopted. And finally, they should only be used for a temporary time period that is appropriate for the complexity of the issue or area being considered. Reasonable time periods might range from six months to two years.

Cities, villages, and towns with village powers have express authority to freeze existing land uses while the community prepares a comprehensive zoning plan. This authorization, however, is rather narrow. It applies only to cities "which have not adopted a zoning ordinance." Counties may also impose temporary moratoria as part of their planning processes, though they have no express statutory authorization to impose an interim control ordinance. The absence of express enabling authority does not mean that counties or communities cannot impose moratoria. What it does mean is that the authority is not always clear, and that the tool must be used with care and diligence.

Specialized Ordinances

Given specific issues and needs within a particular community, a number of specialized ordinances may be required to address local public health, safety, and general welfare concerns, protect private property, and avoid public nuisances. Many of these are often components of a zoning ordinance. The following ordinances have received increased attention in Wisconsin due to local issues.

Right-To-Farm Ordinance

Right-to-farm laws are designed to accomplish one or both of the following objectives: 1) to strengthen the legal position of farmers when neighbors sue them for a private nuisance; and 2) to protect farmers from anti-nuisance ordinances and unreasonable controls on farming operations. Most laws include a number of additional protections. Right-to-farm provisions may also be included in state zoning enabling laws, and farmers with land enrolled in an agricultural district may have stronger right-to-farm protection than other farmers. A growing number of counties and towns are passing their own right-to-farm legislation to supplement the protection provided by state law.

Right-to-farm laws are intended to discourage neighbors from suing farmers. They help established farmers who use good management practices prevail in private nuisance lawsuits. They document the importance of farming to the state or locality and put non-farm rural residents on notice that generally accepted agricultural practices are reasonable activities to expect in farming areas. Some of these laws also limit the ability of newcomers to change the local rules that govern farming. Local right-to-farm laws often serve an additional purpose in that they provide farm families with a sense of security that farming is a valued and accepted activity in their town.

Telecommunications Facilities Ordinance

Ordinances can be used to minimize the visual effects of towers, maximize the capacity of existing towers, and reduce impacts to adjacent properties. Local governments cannot unilaterally prohibit telecommunications towers by ordinance, zoning, or any other means. However, local governments can enact ordinances to prohibit towers from certain specially identified areas, regulate tower height, specify minimum setbacks, require collocation strategies, and encourage landscaping and disguising techniques. An important benefit of having a telecommunications facilities ordinance is that it provides decision-making consistency and decreases the perception of discrimination between telecommunications companies. These ordinances generally function by providing a basis for conditional use review. The Telecommunications Act of 1996 requires all denials to be in writing and supported by sufficient evidence. Telecommunication ordinances seek to balance business and industry needs with community character, aesthetics, and resident needs.

Nuisance Ordinance

A nuisance can generally be defined as an action, or lack thereof, which creates or permits a situation that annoys, injures, or endangers the peace, welfare, order, health, or safety of the public in their persons or property. Nuisance ordinances can be defined in many ways, depending what issues are present in the community. Possible nuisances include noxious weeds, vehicle storage, excessive odors or noise, dilapidated signs, obstruction of streets, or uncontrolled animals. Important features of a nuisance ordinance include a concise definition of regulated nuisances, establishment of enforcement and abatement procedures, and establishment of the authority for the municipality to recover costs for abatement. Although communities may pursue action through the State Department of Justice to prosecute nuisances, most Wisconsin municipalities also utilize a local public nuisance ordinance, as the statutes do not specifically address all potential nuisance situations.

Sign Ordinance

A sign ordinance restricts the type, size, and location of signs within a community. These ordinances can regulate signage to achieve a number of community values such as improved property values, public safety, and glare control. They may also address the aesthetics of signs including the types of construction materials that may be used. Sign ordinances may distinguish between off-premise signs (billboards) and on-premise signs and set specific regulations for each. Counties, towns, cities, and villages may all adopt sign ordinances and billboard regulations.

Historic Preservation Ordinance

The objectives of a comprehensive plan which note the need to preserve important historic structures and sites can be implemented through the adoption of a historic preservation ordinance. Counties, towns, cities, and villages have express authority to enact historic preservation ordinances. Local historic preservation ordinances can be utilized for a wide range of historic preservation activities. They may be adopted simply to recognize historic properties and districts, or they may go so far as to establish a historic preservation commission that must review and approve proposed alterations to historic structures.

Design Review

Design review involves the review and regulation of the building and site design. For example, design review standards might address the location, appearance, and construction of buildings, signs, landscaping, lighting, access, and parking and loading areas. Design review standards are generally subjective in nature, and are often included in zoning and land division ordinances. Such ordinances are usually applied to multi-family, commercial, industrial, and institutional development. These are intensive land uses with the potential to detract from the appearance of a community and reduce property values if designed inappropriately. Design review ordinances are most commonly used in communities where tourism is a major economic activity or where there is a wealth of historic or architecturally important buildings.

Utility Accommodation Ordinance

State, county, and local governments and utility companies provide facilities that consider present as well as future needs. Units of government operate road systems to provide a safe and convenient means for the vehicular transportation of people and goods. Utility companies provide essential services to the public. Cooperation between these two entities is essential if the public is to be served at the lowest possible cost. Although units of government should strive to accommodate utility facilities whenever possible, the permitted use and occupancy of the road right-of-way for non-transportation purposes is subordinate to the primary interests and safety of the traveling public. The purpose of a utility accommodation policy or ordinance is to prescribe the policies and procedures that must be met by any utility whose facility currently occupies, or will occupy, any road right-of-way or bridge within the government's jurisdiction. The policy should apply to all public and private utilities.

Adequate Public Facilities Ordinance

The purpose of an adequate public facilities ordinance is to ensure that proposed development can be served adequately given an established Level of Service (LOS) and capacity standards. LOS and capacity standards could include such requirements as adequate capacity at a treatment plant, an established amount of parkland to serve the development, or a minimum number of police officers to serve the development. If a proposed development cannot meet the adequate public facility standards, either it should not be allowed, or it should be altered to meet the standards, or the facilities should be adjusted to serve the development.

9.2 Non-Regulatory Implementation Tools Overview

Area Development Planning (or Neighborhood Planning)

Area Development Plans (APDs) may be developed by a community when more detailed planning for land use, transportation, utilities, and community facilities is needed in a growing area. ADPs may also be required of developers as part of a development review process (such as a proposed land division plat). ADPs should provide recommendations for the appropriate zoning, the preferred pattern, size, and density of lots, the planned locations of utilities, parks, and open space areas, and the layout of the street system necessary to serve the area. ADPs should be required of developers to ensure that land divisions consider the potential development of adjacent parcels and provide opportunities to create a functionally connected road system as development takes place over time. ADPs are critical in implementing community strategies for

limiting permanent cul-de-sacs and requiring developers to connect roads between adjacent subdivisions.

Public Participation

Public participation is essential to the comprehensive planning process and should not stop at the time of plan adoption. The same methods of public participation used during comprehensive plan development may be used to implement certain goals and objectives of a community plan. These methods might include disseminating information, educating the public, seeking public input, and facilitating public decision making. These approaches are especially useful where a community lacks the authority or jurisdiction to address an issue or opportunity more directly, or where a community wants to gauge support or explore multiple alternatives before taking more direct action.

Intergovernmental Agreements

Any municipality may contract with other municipalities to receive or furnish services and to jointly exercise power or duties required or authorized by law. The term "municipality" is defined to include the state, counties, cities, villages, towns, school districts, sanitary districts, public library systems, regional planning commissions, and other governmental and quasi-governmental entities. The requirements and procedures set forth for intergovernmental agreements are minimal. Such arrangements can prove useful in the implementation of a plan by facilitating efficient provision of public facilities and services.

Acquisition Tools

Land Acquisition

Communities and non-profit conservation organizations can acquire land for conservation purposes simply by purchasing it outright. This is beneficial when public access to the property is desired.

Conservation Easements

Conservation easements limit land to specific uses such as agriculture, wildlife habitat, green space, or outdoor recreation, and thus protect it from development. These voluntary legal agreements are created between private landowners (grantors) and qualified land trusts, conservation organizations, or government agencies (grantees). Conservation easements may be purchased but are frequently donated by conservation-minded landowners. Grantors can receive federal tax benefits as a result of donating easements. Grantees are responsible for monitoring the land and enforcing the terms of the easements. Easements can be tailored to the unique characteristics of the property and the interests of the landowner. Easements may apply to entire parcels of land or to specific parts of a property. The easement is recorded with the deed to the property to limit the future uses of the land as specified in the easement. Land protected by conservation easements remains on the tax roll and is privately owned and managed.

Purchase of Development Rights (PDR)

Purchase of Development Rights (PDR) is a land conservation tool that communities can use to protect important natural resources such as farmland, hillsides, and wetlands. Under a PDR program, a unit of government (city, village, town, county, or state) or a nonprofit conservation

organization (such as a land trust), can purchase or receive conservation easements. PDR programs can be funded through bonds, dedicated tax revenues, real estate transfer fees, or a variety of other means.

In order to implement a PDR program, a community must set aside funds to purchase development rights from willing sellers in areas that are targeted for green space or natural features protection. Determining the value of development rights requires an appraisal of the land's current value in an undeveloped state and an estimate of the market value of the land if it was developed. The difference between these two values would become the price for a PDR purchase. The development rights purchased are recorded in a conservation easement. PDR programs are voluntary and participants retain ownership of their land. They can sell or transfer their property at any time; but, because of the easement, the land is permanently protected from certain types of development.

Transfer of Development Rights (TDR)

A Transfer of Development Rights (TDR) program establishes a unit of government as the broker of a fixed quantity of development rights for a given area. Where TDR programs have been utilized, they begin by establishing development rights "sending" areas where the preservation of green space is desired, and development rights "receiving" areas where future growth is desired. A density bonus is offered in planned growth areas for those developers that purchased the development rights from a TDR sending area. The end result is similar to PDR, as the owners of green space are compensated for development rights, and the unit of government receives a conservation easement for those lands. The primary difference is a matter of timing. Development must accompany a TDR, while PDR can be used at any time that funds and a willing seller are available.

TDR programs work best when very low density zoning and a high rate of growth are both present. This creates a desire to obtain a density bonus and an increased profit from the sale of additional building sites. TDR is not currently in use in the State of Wisconsin.

Fiscal Tools

Capital Improvements Program (CIP)

The capital improvements program is a way of implementing issues related to capital facilities specified in a plan. Capital improvements are those projects which require the expenditure of public funds for the acquisition, construction, or replacement of various public buildings such as police and fire halls, schools, and city/village/town halls, roads and highways, water and sewer facilities, and parks and open space.

A capital improvements program is a listing of proposed public projects according to a schedule of priorities over the next few years, usually a five year programming period. A CIP allows local communities to plan for capital expenditures and minimize unplanned expenses. Sources of funding for capital improvements include impact fees, subdivision requirements, special assessments, and revenue or general obligation bonding. The usefulness of the CIP depends upon the community properly budgeting for expenditures as part of its annual capital improvements budget.

Impact Fees

Cities, villages, towns, and counties may impose impact fees. Impact fees are financial contributions imposed on developers by a local government as a condition of development approval. Impact fees are one response to the growing funding gap in infrastructure dollars between revenues and needs. Impact fees help shift a portion of the capital cost burden of new development to developers. The objective is to make new development responsible for sustaining itself rather than raise taxes on existing development. Local governments can use impact fees to finance highways and other transportation facilities, sewage treatment facilities, storm and surface water handling facilities, water facilities, parks, solid waste and recycling facilities, fire and police facilities, emergency medical facilities, and libraries. Impact fees cannot be used to fund school facilities. Furthermore, counties cannot use impact fees to fund highways and other transportation related facilities.

Tax Increment Financing (TIF) Districts

Tax Incremental Financing helps cities, villages, and towns in Wisconsin attract industrial and commercial growth in underdeveloped and blighted areas. A city, village or town can designate a specific area within its boundaries as a TIF district and develop a plan to improve its property values. Taxes generated by the increased property values pay for land acquisition or needed public works. Wisconsin towns recently gained the use of this tool with the passage of legislation in 2004. This new legislation provides towns the authority to use tax incremental financing to provide infrastructure for tourism, agriculture, and forestry related projects in towns.

Development Agreements

When infrastructure (such as roads, sidewalks, sewer lines, street lighting, etc.) is constructed by a developer as part of an approved development project, a development agreement can be executed as a contract between a unit of government and a developer. A development agreement should contain provisions that outline the obligations of the developer, provisions that outline the obligations of the unit of government, requirements for inspection of the construction, and provisions for financial security should the developer fail to properly construct all required infrastructure. Detailed construction plans should be submitted for review with a development agreement, and the amount of financial security should be verified by a qualified individual or firm. A development agreement provides a community with more assurance that a developer will fully complete a project and construct all infrastructure to a high standard.

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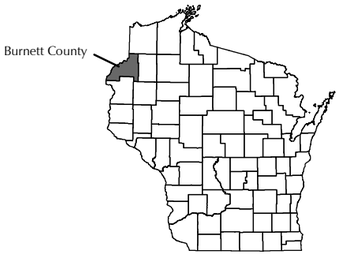
MAP 9 - 1
LAND USE REGULATION
Burnett County, Wisconsin



State of Wisconsin

Legend

Base Layers
- State Highway
- County Highway
- Town Road
- Rivers
- Lakes
- Village Boundary
- Town Boundary
- County Boundary

Zoning Districts
- A (Exclusive Agriculture District)
- A-1 (Agriculture - Transition District)
- A-2 (Agriculture - Residential District)
- A-4 (AG\Forestry\Residential District)
- AP (Airport District)
- C-1 (Commercial District)
- F-1 (Forestry District)
- I-1 (Industrial District)
- PUD (Planned Unit Development)
- RR1 (Residential Recreational District #1)
- RR2 (Residential Recreation District #2)
- RR3 (Residential Recreation District #3)
- W1 (Resource Conservation District)
- Extra Territorial Plat Review Jurisdiction
- Towns Not Zoned

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only.

Source: Wisconsin DNR and Burnett Co Land Information Office
Townships without adopted zoning are shown without shoreline zoning.
Burnett County Land Use/ Zoning Office must be contacted to determine shoreland area zoning.

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9.3 Existing Burnett County Ordinances and Codes

Land Use/Zoning Ordinance

The Burnett County Land Use/Zoning Ordinance is organized as follows:

1. Introduction
2. Definitions
3. Zoning Districts
4. Regulations
5. Regulation of Special/Conditional Uses
6. Screening and Fencing
7. Conditional Uses
8. Administration
9. Nonconforming Uses and Structures
10. Board of Adjustment
11. Amendments
12. Hearings
13. Validity
14. Sanitary

The Burnett County Land Use/Zoning Ordinance regulations establish the county's basic land use, lot size, and building location and height requirements. The Burnett County Zoning Ordinance applies to unincorporated areas of the county in towns that have adopted the ordinance. As of 2007, the majority of the towns have adopted the Burnett County Zoning Ordinance. The Towns of Blaine, Wood River, Sand Lake, and La Follette currently have not adopted the Burnett County Zoning Ordinance. This ordinance is one of the primary tools that shapes the pattern and character of development in the unincorporated areas of Burnett County. It contains a wide variety of districts and provisions, as it must be applied to a diverse landscape, from very rural areas like the Town of Roosevelt to more populated areas like the community of Danbury in the Town of Swiss. Building and land use requirements vary by zoning district which include the following. Refer to maps 9-1, Existing Land Use Regulations for the locations of county zoning districts.

R-1: Residential District

Intent: This district provides for one-family year around residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas that can be economically and readily served by utilities and municipal facilities.

Minimum Lot Size: 10,000 square feet for lots with public sewer, 15,000 square feet for lots without public sewer.
Minimum Lot Width: 75 feet for lots with public sewer, 100 feet for lots without public sewer.

Permitted Uses in the R-1: Residential District are summarized as follows:

- Single-family dwellings.
- Private garages
- Customary accessory uses.

Conditional Uses in the R-1: Residential District are summarized as follows:

- Multi-family dwelling units.
- Rooming or boarding houses.
- Mobile home parks
- Public and semi-public uses
- Telephone and power transmission towers
- Home occupations or professional offices

RR-1, RR-2, and RR-3: Residential - Recreation Districts

RR-1 Intent: This district is intended to provide for year around residential development and essential recreation oriented services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources. For waterfront property see Section 4.4(6) for additional requirements.

Minimum Lot Size: 30,000 square feet for lots with or without public sewer.
Minimum Lot Width: 150 feet for lots with or without public sewer.

RR-2 Intent: This district is to provide medium size lots for residential-recreational development as a means of preserving estate living and allowing lot size sufficient enough for recreational value. For waterfront property see Section 4.4(6) for additional requirements.

Minimum Lot Size: 1.5 acres with or without public sewer.
Minimum Lot Width: 200 feet for lots with or without public sewer.

RR-3 Intent: This district is intended to provide for large size lots for residential-recreational development as a means to preserve the space characteristics of country living. For waterfront property see Section 4.4(6) for additional requirements.

Minimum Lot Size: 5 acres with or without public sewer.
Minimum Lot Width: 300 feet for lots with or without public sewer.

Permitted Uses in the RR-1, RR-2, and RR-3: Residential-Recreation Districts are summarized as follows:

- Single-family dwellings
- Private garages
- Horticulture and gardening
- Customary accessory uses

- Forest Management Programs

Conditional Uses in the RR-1, RR-2, and RR-3: Residential-Recreation Districts include:

- A single mobile home
- Mobile home parks
- Telephone and power transmission towers
- Recreational service oriented uses
- Livestock, subject to conditions
- Mini storage rental buildings (RR-2 and RR-3 only)
- Two family dwelling units
- Home occupations or professional offices
- Public and semi-public uses

A: Exclusive Agricultural District

Intent: This district is intended to preserve productive agricultural land for food and fiber production, preserve productive farms by preventing land use conflicts between incompatible uses and controlling public service costs, maintain a viable agricultural base to support agricultural processing and service industries, prevent conflicts between incompatible uses, reduce costs of providing services to scattered non-farm uses, space and shape urban growth, implement the provisions of the county agricultural plan when adopted and periodically revised, to permit eligible landowners to receive tax credits under s. 71.09(11), State Statutes.

Lands Included Within This District:

This district is generally intended to apply to lands which are limited to exclusive agricultural use including: lands historically exhibiting good crop yields, land capable of such yields, lands which have been demonstrated to be productive for dairying, livestock raising and grazing, other lands which are integral parts of such farm operations, land used for the production of specialty crops such as cranberries, ginseng, mint, sod, fruits and vegetables, and lands which are capable of productive use through economically feasible improvements such as irrigation or drainage.

Minimum Lot Size: 35 acres.
Minimum Lot Width: 300 feet.

Permitted Uses in the A: Exclusive Agricultural District are summarized as follows:

- Single-family dwellings
- Manufactured homes
- Accessory buildings and garages
- General farming
- Road side stands
- Forest and game management
- Hunting, fishing and trapping
- Maple syrup processing plants
- Farm ponds
- Logging shelters

Conditional Uses in the A: Exclusive Agricultural District are summarized as follows:

- Additional single family dwellings
- Governmental concrete or blacktop batching plant (temporary only).
- Commercial feedlots and buildings housing 250 or more animals
- Veterinarian services for livestock.
- Processing of agricultural products
- Centralized bulk collection, storage and distribution of agricultural products
- Sawmills
- Fish hatcheries and fur farms
- Airstrips - agriculture-related or governmental
- Mineral extraction for governmental and agricultural use
- Home occupations

A-1: Agricultural – Transition District

Intent: This district is intended to provide for the orderly transition of agricultural land to other uses in areas planned for eventual urban expansion; defer urban development until the appropriate local government bodies determine that adequate public services and facilities can be provided at a reasonable cost; ensure that urban development is compatible with local land use plans and policies; provide periodic review to determine whether all or part of the lands should be transferred to another zoning district. Such review shall occur: (a) a minimum of every five (5) years; (b) upon completion or revision of county agricultural preservation plan or municipal land use plan which affects lands in district; or (c) upon extension of public services such as sewer and water, necessary to serve urban development.

Lands Included Within This District:

This district is generally intended to apply to lands located adjacent to incorporated municipalities or urbanized areas where such lands are predominantly in agricultural or related open space use but where conversion to non-agricultural use is expected to occur in the foreseeable future. Lands indicated as transition areas in the agricultural plan and similar lands are to be included. This section will be reviewed every five (5) years.

Minimum Lot Size: 35 acres.
Minimum Lot Width: 300 feet.

The permitted uses in the A-1: Agricultural - Transition District are the same land uses that are permitted in the A: Exclusive Agricultural District.

The conditional uses in the A-1: Agricultural - Transition District are the same land uses that are conditional uses in the A: Exclusive Agricultural District.

A-2: Agricultural - Residential District

Intent: This district is intended to primarily provide for the continuation of general farming and related activities in areas currently being used for such development and to additionally provide for limited residential development.

Minimum Lot Size: 10 acres.
Minimum Lot Width: 300 feet.

Permitted Uses in the A-2: Agricultural - Residential District are summarized as follows:

- Single or two-family farm residence and a single additional manufactured home but only when occupied by persons engaged in farming activities
- Agricultural land uses
- Roadside stands
- Agricultural processing except slaughterhouses, and rendering and fertilizer plants
- Cemeteries and mausoleums
- Customary accessory uses
- Forest Management Programs

Conditional Uses in the A-2: Agricultural - Residential District are summarized as follows:

- Mobile home parks
- Dumps
- Vacation farms
- Slaughterhouses, rendering and fertilizer plants
- Public and semi-public uses
- Quarrying, mining, and processing of products from these activities
- Airports
- Salvage yards
- Home occupations or professional offices
- Mini-storage rental buildings

A-4: Ag/ Forestry/ Residential District

Intent: The purpose of the A-4 District is to allow limited rural residential development on lands in predominantly agriculture or forestry. Residential lots are limited to minimize impacts associated with Agricultural, Forestry and Open Space development. Residents of this district may experience conditions associated with farming or forestry that are not necessarily compatible with residential use.

Minimum Lot Size: 40 acres (with a one-time 5-acre land division)
Minimum Lot Width: 300 feet.

Permitted Uses in the A-4: Ag/Forestry/Residential District are summarized as follows:

- Single-family dwellings
- Agricultural land uses
- Roadside stands
- Cemeteries and mausoleums
- Customary accessory uses
- Forest Management Programs

Conditional Uses in the A-4: Ag/Forestry/Residential District are summarized as follows:

- Dumps
- Vacation farms
- Slaughterhouses, rendering and fertilizer plants
- Public and semi-public uses
- Quarrying, mining, and processing of products from these activities
- Airports
- Salvage yards
- Home occupations or professional offices

C-1: Commercial District

Intent: This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, shops, offices and similar commercial establishments.

Minimum Lot Size: 10,000 square feet for lots with public sewer, 20,000 square feet for lots without public sewer.
Minimum Lot Width: 100 feet for lots with or without public sewer.

Permitted Uses in the C-1: Commercial District are summarized as follows:

- Retail stores
- Business and professional offices
- Banks and savings and loan offices
- Public and semi-public buildings and institutions
- Commercial entertainment facilities
- Laundromats
- Restaurants and taverns
- Medical and dental clinics.
- Auto service stations and maintenance facilities
- Marinas
- Recreation service oriented facilities
- Motels, tourist homes, and rooming/boarding houses.
- Farm implement sales
- Dwelling of owner or employee

Conditional Uses in the C-1: Commercial District are summarized as follows:

- Public and semi-public uses
- Car sales
- Wholesaling establishments
- Transportation terminals
- Outdoor theaters
- Miniature golf, go-karts and amusement parks
- Drive-in establishments offering in-car service
- Quarrying, mining and processing of products from these activities
- Mobile homes and trailer sales
- Mini storage rental buildings
- Light manufacturing/industrial

I-1: Industrial District

Intent: This district is intended to provide for manufacturing and industrial operations which on the basis of actual physical and operational characteristics would not be detrimental to surrounding areas by reason of smoke, noise, dust, odor, traffic, physical appearance or similar factors relating to public health, welfare and safety. Those industries requiring outdoor storage for raw materials and/or finished products may be required to provide fence or screen in accordance with the provisions of Section 7.0.

Minimum Lot Size: 1 acre.
Minimum Lot Width: 200 feet.

Permitted Uses in the I-1: Industrial District are summarized as follows:

- Manufacturing, assembly, fabricating and processing plants
- General warehousing
- Incidental accessory uses

Conditional Uses in the I-1: Industrial District are summarized as follows:

- Salvage yards
- Quarrying, mining and processing of products from these activities

F-1: Forestry District

Intent: This district provides for the continuation of forest programs and related uses in those areas best suited for such activities. It is intended to encourage forest management programs and also to recognize the value of the forest as a recreational resource by permitting as a conditional use certain recreational activities which when adequately developed, are not incompatible to the forest.

Minimum Lot Size: 20 acre.
Minimum Lot Width: 300 feet.

Permitted Uses in the F-1: Forestry District are summarized as follows:

- Forest Management Programs
- Harvesting of wild crops
- Recreational trails and wildlife refuges
- Hunting and fishing cabins
- Dwellings, manufactured homes, and customary accessory buildings

Conditional Uses in the F-1: Forestry District are summarized as follows:

- Public and private parks, playgrounds and winter sports areas
- Dams, plants for production of electric power and flowage areas
- Trailer camps
- Forest connected industries such as sawmills, debarking operations, chipping facilities and similar operations
- Recreation and youth camps
- Riding stables
- Shooting ranges
- Quarrying and mining operations
- Year around residences for caretakers of recreational areas plants used for production of electric power
- Dumps
- Airports

W-1: Resource Conservation District

Intent: This district is intended to be used to prevent destruction of natural or man-made resources and to protect water courses including the shorelands of navigable waters, and areas which are not adequately drained, or which are subject to periodic flooding, where developments would result in hazards to health or safety; would deplete or destroy resources; or be otherwise incompatible with the public welfare.

Permitted Uses in the W-1: Resource Conservation District are summarized as follows:

- Fish hatcheries and fish and wildlife ponds
- Soil and water conservation programs
- Forest Management Programs
- Wildlife preserves

Conditional Uses in the W-1: Resource Conservation District are summarized as follows:

- Drainage
- Public and private parks
- Dams, plants for the production of electric power and flowage areas
- Grazing
- Accessory structures such as hunting and fishing lodges
- Orchards

- Trailer camps
- Quarrying and mining operations

No use shall involve dumping or filling, or mineral soil or peat removal or any other use that would disturb the natural fauna, flora, watercourses, water regimen, or topography.

SP: Shoreland Protection District (Overlay District)

> **Intent**: This district provides for the protection of waters and shorelands, and for safe and orderly shoreland development in Burnett County. The intent is to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and uses, and to preserve shorecover and natural beauty. This district includes all lands in the unincorporated areas of the county within the following distance from the normal high water elevation of navigable water; 1000 feet from a lake, pond or flowage, and 300 feet from a river or stream or to the landward side of a floodplain, whichever distance is greater.

Permitted Uses in the SP: Shoreland Protection District are summarized as follows:

- Any use permitted in the underlying districts, subject to the shoreland provisions of this ordinance.
- Any necessary use permitted in the underlying districts, subject to the shoreland provisions of this ordinance.

Conditional Uses in the SP: Shoreland Protection District are summarized as follows:

- Any conditional use authorized in the underlying districts, subject to the shoreland provisions of this ordinance.

PUD: Planned Unit Development District

Intent: The PUD district is intended to provide for large scale residential or residential/recreation development. This district shall have no definite boundaries until such are approved by the County Board on the recommendation of the Land Use/Zoning Committee in accordance with procedures prescribed for zoning amendments by Wisconsin Statutes, Section 59.97. Plans for the proposed development shall be submitted in duplicate, and shall show the location, size and proposed use of all structures and land included in the areas involved.

The plans may provide for a combination of single and multi-family development as well as related commercial uses, provided that the plans indicate that:

- A single area of at least five (5) acres is involved.
- Each residential building and lot in the district will conform to the RR-l district requirements, and each commercial building and lot will conform to the C-1 district requirements.
- Adequate streets and sidewalks as determined to serve the needs of the area involved will be provided.
- Adequate access to public streets and proper internal circulation will be provided.
- Adequate sewer and water facilities are possible and will be provided if deemed necessary by the Land Use/Zoning Committee. Each commercial or residential lot must include such physical features necessary as to provide for sewage and water facilities in accordance with the Burnett County Sanitary Code.
- The development will constitute a reasonable extension of the living areas in the county and will be compatible with surrounding land use.

Planned Residential Development Overlay District

Intent: A Planned Residential Development (PRD) is intended to permit smaller lots that would be possible if normal development standards were applied. A condition of all planned residential developments is the preservation of open space in perpetuity, preferably along the shoreline, and, in non-Shoreland areas, the maintenance of the natural features of the land to the greatest extent possible.

The Land Use/Zoning Committee may at its discretion authorize a Planned Residential Development as a conditional use application for single and multi-family development, provided the plans indicate that:

- The area proposed for home sites is located in a district that permits residential use.
- The private onsite wastewater treatment systems, which will serve the home sites individually or collectively, is in compliance with the Burnett County Sanitary Code
- At least 50 percent of the project area shall be undivided and restricted in perpetuity from further development.
- The number of platted home sites shall not exceed 125 percent of those which would have been possible if the same land were platted in accordance with the minimum lot sizes, setbacks, widths and water frontage provided by the applicable provisions of the Land Use and Subdivision ordinance.
- The minimum lot size for such development shall be 30,000 square feet with a 150-foot minimum lot width and sideyard setbacks of 10 feet minimum, and 40 feet in total.
- Roadways, lots and building envelopes shall be located in areas where they will have the least effect on the environment and residential lots and dwellings shall be encouraged into clusters.

SW-1: Shoreland-Wetland District

Intent: The Shoreland-Wetland district is created to maintain safe and healthful conditions, to prevent water pollution, to protect fish spawning gourds, aquatic life and wildlife habitat, to preserve shorecover and natural beauty, to reduce flood hazards to life and property and to control building and development in a manner that minimizes adverse impacts upon the wetlands.

This district shall include all lands within the shoreland area as defined in Section 2.1(31), which are designated as wetlands on the wetlands map adopted and made a part of this ordinance in Section 3.2.

Permitted uses in the SW-1: Shoreland-Wetland District are summarized as follows:

- Hiking, fishing, trapping, swimming, boating, snowmobiling and skiing
- The harvesting of wild crops
- Silviculture and temporary water stabilization measures
- Pasturing of livestock
- Cultivation of agricultural crops
- The construction and maintenance of duck blinds that comply with state and federal hunting regulations
- The construction and maintenance of piers, docks, and walkways
- Dike and dam construction and ditching for the purpose of growing and harvesting cranberries

- Ditching, tiling, dredging, excavating or filling done to maintain or repair existing agricultural drainage system

Uses in the Shoreland-Wetland District requiring prior approval of the Land Use and Zoning Committee are summarized as follows:

- The construction and maintenance of private driveways and roads necessary for silviculture
- The construction and maintenance of nonresidential buildings used solely in conjunction with raising waterfowl or other aquatic animals
- The establishment and development of public and private parks and recreation areas, boat access sites, natural and outdoor education areas, historic and scientific areas, wildlife refuges, game preserves and private wildlife habitat areas
- The construction and maintenance of railroad lines

UVOD: Unincorporated Village Overlay District

Intent: The Unincorporated Village Overlay District is created to accommodate the land use patterns of those established unincorporated villages where, in order to insure development consistent with the intent of this ordinance, special provisions shall be applied.

The Unincorporated Village Overlay District shall include all the area indicated on the official Burnett County Land Use/Zoning maps designated as Unincorporated Village Overlay District (UVOD).

Permitted Uses in the Unincorporated Village Overlay District include any use permitted in the underlying district:

Conditional Uses in the Unincorporated Village Overlay District include any conditional use authorized in the underlying districts.

AP: Airport District

Intent: This district is intended for municipal and private airports, providing service for passengers and/or cargo.

Permitted Uses in the AP: Airport District are summarized as follows:

- Municipal or private airports
- Public or private hangar
- Terminals
- Facilities for passengers, cargo, and supply or repair of airplanes

Conditional Uses in the AP: Airport District are summarized as follows:

- Commercial and light industrial uses compatible with Airport Facility plan and permitted uses

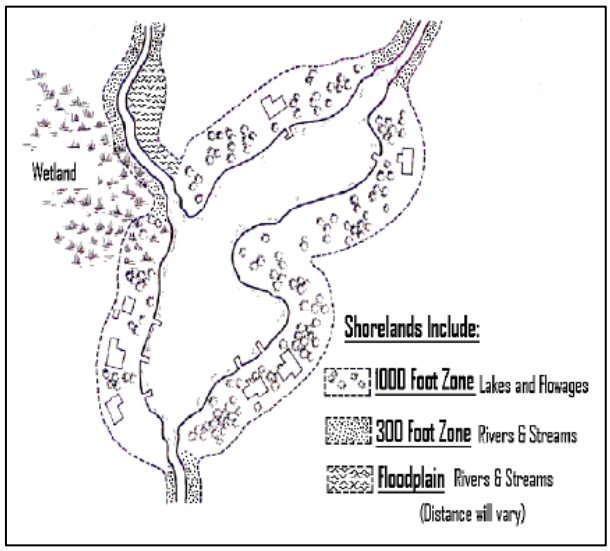
- Government facilities, structures, or buildings.

All uses are subject to Burnett County Airport Ordinance and any/all Federal and State Regulations.

The Burnett County Land Use Ordinance also contains specific use provisions for the regulation of: salvage yards, garbage and refuse disposal sites, mobile home parks, camping and camping grounds, major recreational equipment, and telecommunication facilities.

Burnett County Shoreland Zoning Ordinance

In accordance with Chapter 59.692 and 59.694, Wisconsin Statutes, Burnett County administers zoning regulations that apply in areas defined as the shoreland zone. The shoreland zone includes all lands in the unincorporated areas of the county within the following distance from the ordinary high water mark of navigable water: 1,000 feet from a lake, pond or flowage; and 300 feet from a river or stream or to the landward side of a floodplain, whichever distance is greater. Within this zone, the Burnett County Shoreland Zoning Ordinance establishes special requirements for land divisions, the placement of structures, the preservation of shoreline vegetation, and land disturbing activities like filling and grading. Minimum lot size, minimum lot width and water frontage, shoreline setback, and vegetation protection area requirements vary depending on the body of water according to the following classification system. A 40 foot setback from wetlands and drainage ways is established for all buildings and structures except for stairways, walkways, piers, boat hoists, and satellite dishes under one meter in height.



Where the underlying zoning district dimensional requirements and lake class dimensional requirements differ, the larger minimum dimensional requirements shall prevail.

Burnett County uses a lake classification system to guide shoreline development. Lakes are classified based on the significance of a variety of factors, including: fisheries, natural areas, and critical species habitat. The classification listing of each lake is included in Appendix I. Map 9-2 shows Burnett County's Lake Classification System. Standards for each class are as follows:

Class 1 Lakes

Minimum Lot Size: 30,000 square feet.
Minimum Lot Width: 150 feet for single family dwelling unit, 300 feet for two family dwelling/ unit
Minimum Shoreline Setback: 75 feet
Lot depth: 200 ft
Vegetation Protection Area Depth: 30 foot corridor within 35 feet of shore

Class 2 Lakes

Minimum Lot Size: 40,000 square feet.
Minimum Lot Width: 200 feet for single family dwelling unit, 400 feet for two family dwelling/ unit
Minimum Shoreline Setback: 75 feet
Lot Depth: 200 feet
Vegetation Protection Area Depth: 30 foot corridor within 25 feet of shore

Class 3 Lakes

Minimum Lot Size: 75,000 square feet
Minimum Lot Width and Shoreline Frontage: 300 feet for single family dwelling unit, 600 feet for two family dwelling/ unit
Minimum Shoreline Setback: 100 feet
Lot Depth: 250 feet
Vegetation Protection Area Depth: 30 foot corridor within 50 feet of shore

Rivers and Streams

Minimum Lot Size: 75,000 square feet
Minimum Lot Width: 300 feet
Minimum Shoreline Setback: 100 feet
Lot Depth: 250 feet
Vegetation Protection Area Depth: 30 foot corridor within 50 feet of shore

Burnett County Floodplain Zoning Ordinance

In accordance with Chapter 87.30, Wisconsin Statutes, Burnett County administers zoning regulations that apply to floodplains as identified on Flood Insurance Rate Maps produced by the Federal Emergency Management Agency. Development is restricted in floodplain areas, and requirements vary based on the following floodplain zoning districts.

- Floodway District (FW)

  These areas of a floodplain directly carry flood flows and pose a significant threat to developed land uses. Permitted uses generally include agriculture, parks and recreation, extraction, and other open space uses. Dwellings are not permitted.

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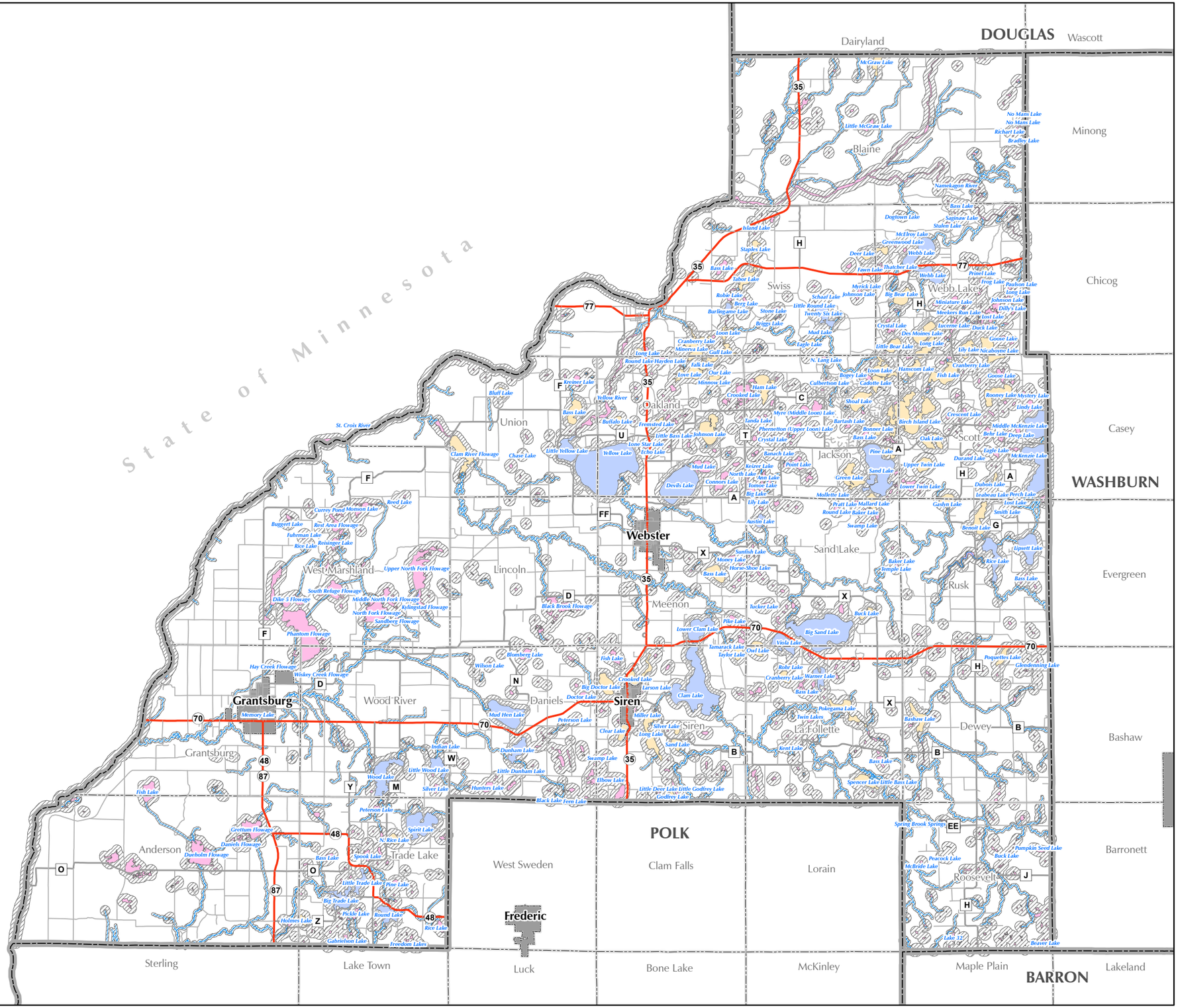
MAP 9 - 2
LAKE CLASSIFICATION SYSTEM
Burnett County, Wisconsin



Legend

Base Layers
- State Highway
- County Highway
- Town Road
- Rivers
- Lakes
- Village Boundary
- Town Boundary
- County Boundary

Shoreland Zoning
- 300' Rivers 1000' Lakes

Lakes

Overall Vulnerability Ranking
- 1 - Minimum
- 2 - Moderate
- 3 - Maximum

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only.

Source: Wisconsin DOT and Burnett Co Land Information Office

0 2 4 Miles

N

Foth Infrastructure & Environment, LLC

X:/GB/IE/2008/08B042/GIS/mxd/lakeclassification/burnett_co_lakeclassification.mxd
January 5, 2010 Drawn by: DAT Checked by: JDW

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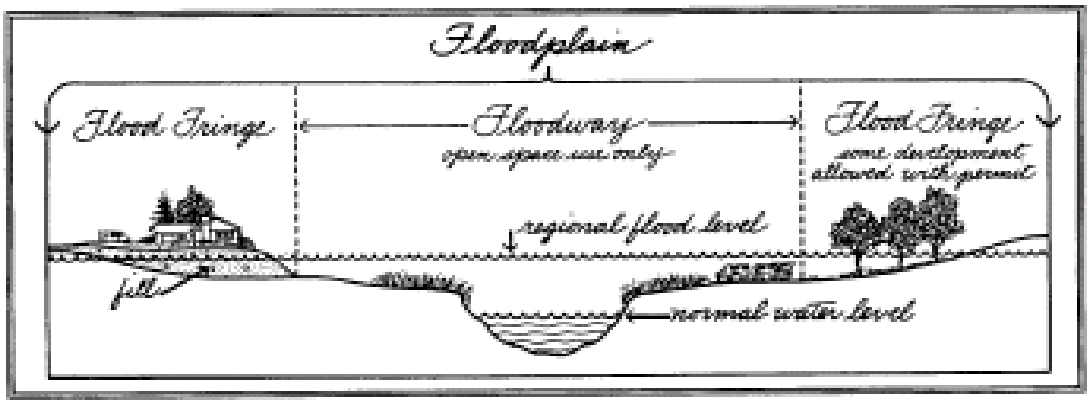
Floodfringe District (FF)

> These areas of a floodplain do not generally carry flood flows but are covered by flood waters during a flood event. Developed land uses, including dwellings, are permitted when they are flood proofed. Wells and sanitary systems must be flood proofed. Buildings must be constructed at least two feet above the regional flood elevation and have continuous dry land access.

- General Floodplain District (GFP)

> This district is mapped where a determination has not been made as to the limits of the floodway and the floodfringe. Developed land uses are not permitted until a determination is approved by the WDNR. Substantial engineering data are required to make a determination.



Land Division Regulations

Burnett County adopted a Subdivision Ordinance on March 21, 2002; subsequently the ordinance has been amended on July 18, 2002 and October 23, 2008. The Burnett County Subdivision Control Ordinance is organized as follows:

1. Preamble
2. Subdivision Permit, Survey and Recording Requirements
3. Procedure for Subdividing Land
4. Design Standards
5. Condominium and Condo Conversion
6. General Provisions

> Land Division Review
>
> In Burnett County, all parcels created with less than 40 acres require a subdivision permit. There are different survey requirements depending on the type of land division. Any land division resulting in the creation of more than eight (8) lots and requiring approval under the terms of the ordinance shall require review by the local Town board and any municipality having extraterritorial plat approval jurisdiction.

The Burnett County Subdivision Ordinance is intended to regulate and control the division of land within the unincorporated areas of Burnett County. This is important as the land division process starts many of the associated land use decisions and development review. The key to this process is the review in accordance to, and context with, local and county plans. Along with zoning, this ordinance is one of the primary tools that shape the pattern and character of development in Burnett County, as it serves to provide for the orderly growth and progress of unincorporated areas in the county.

The following provisions **do not** require a survey:

(A) Parcels with a nominal ten (10) acres or greater may be created as long as the parcels have at least a nominal three hundred thirty (330) feet of width, do not create conflict with surrounding legal descriptions as determined by the Land Information Department, and meet zoning district lot standards.
(B) The sale or exchange of parcels between owners of adjoining property is permitted if additional lots are not thereby created and the resulting lots are not reduced below the minimum size required by Burnett County Land Use Ordinance or other applicable laws or ordinance. Documentation may be required on parcels with improvements by either certified survey map, map of survey, or plat.

The following provisions **require** a survey:

(A) All parcels created with less than forty (40) acres (except those created per (A and B) above) shall require a survey by a Wisconsin Registered Land Surveyor.
(B) Prior to the final approval of land divisions requiring a survey, the owner of the land shall have the parcels surveyed by a Wisconsin Registered Land Surveyor. The surveyor shall create a certified survey map or plat, in the manner prescribed in Chapter 236 of the Wisconsin Statutes; unless exempt under the provisions of Section 6.3 of this Ordinance or unless waived in writing by the Land Use and Information Committee.
(C) Certified survey maps may be prepared and recorded for land divisions resulting in the creation of up to eight parcels of less than ten (10) acres each, with no more than four (4) parcels of 1.5 acres or less, within a period of five (5) years.
(D) County, municipal or town plats shall be prepared and recorded for all land divisions resulting in the creation of more than eight (8) parcels, with no more than four (4) parcels of 1.5 acres or less, within a period of five (5) years (except those created that do not require a survey).
(E) Subdivisions created under s. 236, Wis. Stats. shall be subject to all applicable provisions of this Ordinance.

Development Review Procedures

The existing Land Division Ordinance requires development review based on the type of land division, and who reviews the land division depends on the number of lots created in accordance with the following:

The applicant shall submit to the County Land Use/Zoning Department a completed application form as provided by that Department. The applicant shall also submit to the Land Use/Zoning

Department and those having authority to review state plats under s. 236, Wis. Stats., or subdivision plats and certified survey maps under s. 236.45, Wis. Stats., sufficient copies of a preliminary map.

(A) The preliminary map should clearly indicate the existing condition of the proposed land division and of adjoining sites. Data should be included on physical features, bodies of water, public access, wetland areas, slopes over 20%, floodplain areas, soil conditions, available community facilities and utilities, structures, recorded easements or covenants, street and road locations and status, (public, private) and lot widths, depths and areas. The preliminary map shall also show the developable building area as indicated in Section 1.5 (H) and regional flood elevation contour when the elevation is available. Planned Residential Developments shall be subject to the design standards and requirements of Section 3.5 of the Land Use Ordinance. The preliminary map shall be drawn at a legible scale and shall identify any improvements (road construction, grading, dedication of land, installation of amenities, or any other construction activity) that the applicant proposes to make and shall indicate when these improvements will be provided.

(B) Any land division resulting in the creation of more than eight lots and requiring approval under the terms of this ordinance, shall require review by the local Town board and any municipality having extraterritorial plat approval jurisdiction.

(C) After review of the preliminary map and negotiations with the subdivider on changes and the kind and extent of public improvements that will be required, the Land Use and Information Committee shall approve, reject, or approve conditionally the preliminary map within forty-five (45) days of receiving the preliminary land division application and map, as provided by statute. Any condition of approval or reason for disapproval shall be described in writing and shall be made a part of the file record of the application.

(D) Approval of a preliminary map shall be valid for eighteen (18) months from the date of first approval. Approval or conditional approval of a preliminary map shall not constitute automatic approval of the final map or plat. The preliminary map shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat or map, which will be subject to further review by the Land Use and Information Committee at the time of its submission.

(E) If the subdivider desires to amend the preliminary map as approved, the subdivider may resubmit the amended map, which shall follow the same procedure, except for the fee, unless the amendment is, in the opinion of the Land Use and Information Committee, of such scope as to constitute a new map, in which case the application for a subdivision shall be resubmitted.

(F) Certified Survey Maps may be used to create a Planned Residential Development subject to the Conditional Use approval required in Section 8 of the Land Use Ordinance and the preliminary map review process required in this ordinance.

(G) The authority to review, approve, reject or conditionally approve preliminary certified survey maps may be delegated to the County Land Use/Zoning Office by the Burnett County Land Use and Information Committee. Application for appeals of the decision of the Zoning Administrator shall be to the Land Use and Information Committee within thirty (30) days of the decision.

(H) Where the Land Use and Information Committee finds that the County requires additional information relative to a problem posed by the proposed subdivision, they shall have the authority to request such information in writing from the subdivider. Such additional information may include, but not be limited to the following:
   a. All lands reserved for future public acquisition.
   b. Soil borings for all lots not served by public sewer by Certified Soil Tester.
   c. Two (2) foot contour intervals in the areas of lots to be used for building sites and the installation of private water supplies and private sewage systems.
   d. An erosion control plan.

The administration and enforcement of the Subdivision Ordinance is the responsibility of the Land Use and Information Committee of the Burnett County Board of Supervisors and its authorized staff. No land use permit can be issued, nor may construction on the lot begin, unless and until final lot division approval has been granted and the final maps or plats have been recorded. Any person seeking a variance to this ordinance may file an appeal with the Land Use and Zoning Department. The Burnett County Corporation Counsel may take action to correct any violation of the ordinance.

Site Plan and Design Review

There are provisions within the Land Division and Land Use/Zoning Ordinances that require site plan review and design review of proposed developments associated with a Planned Residential Development application and/or a Planned Unit Development. Both ordinances reference provisions and requirements associated with specific submittal and application procedures. The provisions of site plan and design review are only engaged when the submittal is 'Planned Residential Development' in the context of Section 3.5 of the Land Use/Zoning Ordinance. The provisions of the review are sufficient to address development related issues, but are only applied under specific circumstances based on the application (and would not be required for a majority of developments). Please reference section 9.3 above for additional detail on both the Planned Residential and Planned Unit Development requirements.

In addition to the provisions stated above, the Burnett County Zoning/Land Use Ordinance does specify that telecommunication facilities must meet design requirements in order to be granted the necessary conditional use permit; specifically, lattice and monopole structures are permitted if other conditions are met, but guyed structures are discouraged.

Sign Regulations

The Zoning/Land Use Ordinance includes regulations for signs but does not require permits for signs. The underlying purpose of the sign regulation is to preserve the scenic beauty and the northwoods character of the county. For land zoned exclusively for agricultural purposes, signs are limited to a maximum of 32 square feet and may be used exclusively to advertise the sale of agricultural products produced on the premises, state the name of the farm owner, or serve as a rural directory. Special signage requirements may be in place for uses requiring conditional use permits.

Erosion Control and Stormwater Management

Stormwater management is not addressed by the Burnett County Zoning/Land Use Ordinance. Erosion control is considered a potential determining factor for the granting of a conditional use permit. Additionally, the standards for rezoning land dictate that potential development must not cause unreasonable soil erosion.

Historic Preservation Ordinance

The Burnett County Land Use Ordinance does not specifically address historic preservation.

Building, Housing, and Mechanical Codes

Codes to regulate building construction and alteration, plumbing, electrical systems, heating systems, and ventilation systems are administered locally throughout Burnett County. Refer to local ordinances and codes for further details.

Sanitary Codes

The Burnett Count Private Sewage System Ordinance exists to assure proper siting, design, installation, inspection and maintenance of private sewage systems and non-sewage sanitation systems. Every private sanitary system requires a separate application and sanitary permit. All buildings intended for human habitation must be provided with either a private onsite waste treatment system.

Driveway and Access Controls

The Burnett County Zoning/Land Use Ordinance regulates driveways and private roads by establishing standards for width, vertical clearance, length, and turnaround areas. Exemptions are made for new buildings that are 75 feet or less from an existing public or private road, as well as portions of private roads and driveways that are restricted by an existing easement. The ordinance also regulates private lake access points.

9.4 Existing Local Ordinances and Codes

Burnett County's towns and villages administer a variety of land use codes and regulations. The following analysis provides an overview of locally administered land use regulations from the county level. A complete review of locally administered codes and ordinances is provided in the *Plan Recommendations Report* for each participating community.

Status of Local Land Use Regulations

Most of Burnett's communities use county zoning; however the Villages of Grantsburg, Siren, and Webster use a local zoning code to regulate land use. Table 9-1 summarizes the current use of the most common types of local land use regulations. Selected ordinances are shown here for the purpose of comparison, and communities may have ordinances in addition to those shown in the table.

Table 9-1 indicates utilization of zoning ordinances including town participation in county zoning. Map 9-1 displays zoning for towns under the Burnett County Zoning Ordinance. The *Plan Recommendations Report* for the participating Villages include a map of local zoning regulations.

Table 9-1
Summary of Local Land Use Regulations

	Adopted as Code of Ordinances	Participant in County Zoning	Local Zoning	Local Land Division	Sign Regulations	Driveway Access	Nuisance	Mobile Homes*	Road Construction*
T. Anderson		X							
T. Blaine									
T. Daniels						X			
T. Dewey		X				X			
T. Grantsburg		X							
T. Jackson		X				X			X
T. La Follette									
T. Lincoln		X							
T. Meenon		X							
T. Oakland		X							
T. Roosevelt		X							
T. Rusk		X							
T. Sand Lake						X			
T. Scott		X							
T. Siren		X				X			
T. Swiss		X							
T. Trade Lake		X				X			
T. Union		X							
T. Webb Lake		X							
T. West Marshland		X							
T. Wood River						X			
V. Grantsburg	X		X	X	X	X	X	X	X
V. Siren	X		X	X	X	X	X	X	X
V. Webster	X		X	X	X	X	X	X	X

* Mobile Home: May be a separate ordinance or included in building or zoning codes.
* Road Construction: May be a separate ordinance or included in land division regulations.

There is a wide range of situations present in Burnett County with regard to local ordinance administration. The villages within the county have a complete set of land use regulations. This is necessary, as villages operate somewhat independently of each other and the county in most cases. In contrast, Burnett County and its towns must work cooperatively to administer land use regulations.

Jurisdictional Relationships

Zoning and land division regulations are the two primary regulatory tools that shape land use in Burnett County. Every community utilizes both of these tools in some fashion. Jurisdictional relationships with regard to both of these tools are complex at times. The following figures outline the zoning authority, land division authority, and relationships between jurisdictions for the State of Wisconsin, Burnett County, villages, towns under county zoning, and towns not under county zoning. Note that the town-county relationships assume that Burnett County will continue to administer county zoning and land division ordinances.

Figure 9-1
State of Wisconsin

Zoning Authority	**Land Division Authority**
♦ Sets minimum zoning standards for shoreland and floodplain zoning that apply in all unincorporated areas and in incorporated areas that have been annexed since 1982 or incorporated since 1994	♦ Department of Administration reviews land divisions that meet the state definition of a subdivision plat ("state plats") in Ch. 236 Wis. Stats. ♦ Department of Natural Resources reviews state plats that involve lands within 500 feet of navigable water, or any land divisions that require stormwater or water quality permits ♦ Department of Transportation reviews state plats that are adjacent to state highways and "connecting highways"
Relationship to Other Jurisdictions ♦ The state establishes the constitutional and statutory framework from which counties and local units of government derive their authority.	

Figure 9-2
Burnett County

Zoning Authority

- May adopt a county zoning ordinance for the unincorporated areas, but does not take effect unless ratified by a town
- May amend a county zoning ordinance provision or district boundary, but affected towns can disapprove proposed amendments
- Must enact shoreland and floodplain zoning that applies to lands near waterways regardless of town approval
- May conduct a comprehensive revision (substantial rewrite) of county zoning ordinance – towns may reconsider involvement in county zoning at such a time

Land Division Authority

- May adopt land division regulations that apply to the unincorporated areas
- Town approval is not required before a land division ordinance or amendment takes effect, including a substantial rewrite of county land division ordinance

Relationship to Other Jurisdictions

State

- Counties must adopt shoreland and floodplain zoning that is at least as restrictive as the minimum standards established by state statutes.
- Counties must adopt a land division ordinance and establish a planning agency in order to review subdivision plats.

Villages

- Counties must accept the adopted master plans/comprehensive plans and official maps of villages within the county.
- Within extraterritorial areas, a village may prevent the approval of a land division under the jurisdiction of the county ordinance.
- Counties can object to the approval of land divisions within a village, but only on the basis of potential negative impacts on planned regional facilities including parks, drainage ways, major highways, schools, or airports.

Towns

- Counties must act cooperatively with towns in the administration of general zoning (outside of shorelands and floodplains).
- Towns may not vary from county shoreland and floodplain zoning standards, except that towns may adopt more restrictive regulations.
- A county and a town may have overlapping zoning and land division authority if both units of government have an applicable ordinance – the more restrictive requirement governs.

Figure 9-3
Villages

Zoning Authority	**Land Division Authority**
♦ May adopt zoning regulations that apply within their boundaries ♦ Can temporarily freeze existing land uses in extraterritorial areas by establishing an extraterritorial zoning area ♦ Can administer zoning cooperatively with towns in extraterritorial areas	♦ Must have a plan commission to administer a local land division ordinance ♦ May adopt land division regulations that apply within their boundaries ♦ Can review land divisions within their extraterritorial areas and either deny them or support their approval by the town and/or county

Relationship to Other Jurisdictions

County

- Villages generally act independently of counties on land use issues within their boundaries. However, counties can object to the approval of land divisions within a village, but only on the basis of potential negative impacts on planned regional facilities including parks, drainage ways, major highways, schools, or airports.
- Counties must accept adopted village master plans/comprehensive plans and official maps.
- Villages may have overlapping land division review authority with a county in extraterritorial areas.
- Villages may have overlapping zoning authority with a county if an extraterritorial zoning area is established.

Other Villages

- Will never have overlapping extraterritorial authority with another village – where jurisdiction abuts, the distance between the two is split.

Towns

- Villages generally act independently of towns on land use issues within their boundaries.
- Villages may have overlapping land division review authority with a town in extraterritorial areas.
- Villages may temporarily (for up to two years) freeze existing land uses in extraterritorial areas.
- Villages may have cooperative zoning authority with a town if extraterritorial zoning is established.

Figure 9-4
Towns Under County Zoning

Zoning Authority	**Land Division Authority**
♦ May provide recommendations to the county planning and zoning agency regarding zoning petitions (text amendments, rezones, conditional uses) ♦ May adopt additional local zoning regulations that either cover subjects not addressed by the county zoning ordinance, or are more restrictive than the county ordinance ♦ To adopt additional local zoning regulations: must exercise village powers, must receive a grant of zoning authority from the electors at an annual or special meeting or by referendum, and ordinance must be approved by county board	♦ Must have a plan commission to administer a local land division ordinance ♦ May participate in the review of county plats by adopting local land division regulations that mirror the county ordinance ♦ May adopt local land division regulations that either cover subjects not addressed by the county land division ordinance, or are more restrictive than the county ordinance ♦ May utilize a properly adopted local land division ordinance to set a minimum lot size that is more restrictive than the applicable standard under county zoning

Relationship to Other Jurisdictions

County

- A town may petition the county Planning and Zoning Committee for an ordinance amendment.
- If a county zoning amendment affects a single town or involves a district boundary change in the town, that town can deny the zoning amendment.
- The adoption of any local zoning ordinance must be approved by the county board.
- Towns may not vary from county shoreland and floodplain zoning standards, except that towns may adopt more restrictive regulations.
- A town and a county may have overlapping zoning and land division authority if both have an applicable ordinance – the more restrictive requirement governs.

Villages

- A town and a village may have overlapping land division authority in extraterritorial areas – a village is an approving agency and may prevent the approval of a land division in an extraterritorial area.
- Villages may temporarily (for up to two years) freeze existing land uses in extraterritorial areas, and, if extraterritorial zoning is established, may cooperatively administer zoning with a town.

Other Towns

- If a county zoning amendment affects several towns, a majority of the affected towns must act together to disapprove the amendment.

Figure 9-5
Towns Not Under County Zoning

Zoning Authority	**Land Division Authority**
• Must exercise village powers to adopt local zoning regulations • Must receive a grant of zoning authority from the electors at an annual or special meeting or by referendum • May adopt local zoning regulations, but they must be approved by the county board	• Must have a plan commission to administer a local land division ordinance • May participate in the review of county plats by adopting local land division regulations that mirror the county ordinance • May adopt local land division regulations that either cover subjects not addressed by the county land division ordinance, or are more restrictive than the county ordinance

Relationship to Other Jurisdictions

County

- Towns may have overlapping zoning jurisdiction with the county in shoreland and floodplain areas – the county ordinance will apply, and town zoning only governs if it is more restrictive.
- The adoption of any local zoning ordinance must be approved by the county board.
- The county land division ordinance will apply regardless of town acceptance of the county zoning ordinance.
- A town and a county may have overlapping land division authority if both units of government have an applicable ordinance – the more restrictive requirement governs.

Cities and Villages

- A town and a village may have overlapping land division authority in extraterritorial areas – a village is an approving agency and may prevent the approval of a land division in an extraterritorial area.
- Villages may temporarily (for up to two years) freeze existing land uses in extraterritorial areas, and, if extraterritorial zoning is established, may cooperatively administer zoning with a town.

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Appendix I

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BURNETT COUNTY LAKE AND RIVER CLASSIFICATION PLAN

INTRODUCTION

Local units of government in Wisconsin are charged with regulating land uses to protect the public health, safety, and general welfare; and they are encouraged to formulate policies and plans toward that end in advance. In carrying out this responsibility a major emphasis is usually placed on resource protection--fostering the wise use of waters, agricultural and forest lands, minerals, and other natural resources. Oftentimes the strength of such resource--based land use programs, particularly when challenged in a court of law, can be traced rather directly to the degree to which the locality has linked its resource policies, plans, and regulations to available natural resource data.

The following sketches one way land use programs may be grounded to the statistical information which exists for Wisconsin's water resources at the local level. The same method of regulating according to prior resource classification can be applied using different data sources in the case of other natural resources such as agricultural, forest, and mineral-bearing lands. Three general ingredients comprise the method: 1) a rationale, 2) a classification scheme, and 3) a regulatory program.

This plan will focus solely on classifying the surface water resource. Similar detailed data for streams and rivers does exist and can be built into local land use programs in basically the same way.

The regulatory program discussed later will pertain directly to the local zoning power on shorelands. A full-blown carrying-capacity approach could utilize the resource classification scheme for local surface water use regulations as well.

Once the classification system has been devised, it can be used for various purposes, zoning and non-zoning (e.g., surface water use regulations) alike. Also, the system can provide a basis for dealing not only with routine and typical development proposals but with such atypical and non-routine matters as PUDs, conditional uses, rezonings, back-lot developments, resort conversions, etc.

THE RATIONALE

There are two major reasons for utilizing this approach. First, lakes constitute important environmental and economic (recreation) resources in Wisconsin. And, second, with a reasonable amount of time and effort, it is possible to devise a local program more sensitive to an individual lake resource than is the minimum statewide standard in Wisconsin.

On the first reason, water resource importance, ten counties of northwest Wisconsin house approximately 4 percent of the state population, but contain almost 25 percent (more than 400 square miles) of the states's inland water acreage. This includes nearly 6,000 lakes which are unevenly distributed according to basic indicators such as size, shape and geography. For

instance, more than two-thirds of the lakes are small, less than 25 acres in size, and about fifty lakes are 600 or more acres. Similarly, the breakdown for lake shape shows that while about half the lakes are fairly regular ("round") and the other half are less regular ("long") more than 350 lakes are highly irregular ("spider"). And, geographically, although one county has only 150 lakes, several have close to 1000 and most northern counties have between 300 and 500 lakes.

Recent trends in permanent and transient population movement, such as the so-called rural residency turnaround (in-migration), and changing recreational travel patterns also affect localities throughout the North differently and unevenly. But, in general, these trends have resulted in substantial pressures for lake-related development and have contributed to the need for more systematic management and growth studies such as this carrying-capacity plan.

A brief look at two simple and fundamental lake characteristics, size and shape, provides an orientation to a problem with Wisconsin's minimum state standard approach for land uses in shorelands. The left diagram shows two lakes of identical shape, but different size, super imposed on each other. Little Round Lake covers 50 water surface acres while Big Round Lake encompasses 200 acres. If we were to measure the shoreline length we would discover that although Big Round has four times the surface water acreage, its shoreline is only twice the length of Little Round. The right hand diagram on the other, shows two lakes of identical size (50 water surface acres, like Little Round) but different shapes--Long Lake and Round Lake. In spite of the fact that they have the same water surface area, Long Lake has 60 percent more shoreline length and is,therefore, potentially subject to much greater development and recreation user pressure, per water surface acre, than is Round Lake.

Table 1 shows how much the water surface area per developed shoreline lot would vary from lake to lake, if we assume that all the lakes could be fully developed at the state minimum standard of 100 feet per lot at the waterline. To the extent that we can agree that more water surface per lot generally translates into an increased capacity to carry or absorb the "shocks" (pollution, aesthetic degradation, etc.) which development imposes on the lake resource, we can conclude that large, regularly-shaped lakes (Big Round) have a greater absorptive capacity than do small, irregularly shaped lakes (Long Lake). And we can see that the use of a state standard (or any across-the-board standard of any dimension) ignores the existence of such variations. What we are not sure of, however, is precisely whether this is done at the expense of the most sensitive lakes (not protective enough), the least sensitive lakes (overly protective), or all lakes regardless of sensitivity (not protective enough or too protective).

Table 1: Full Development Potential at Wisconsin Minimum Lot Width

Lake Name	Number Lots	WSA/lot
Long Lake (50 acres)	85	.59
Round and Little Round (50 acres)	53	.96
Big Round Lake (200 acres)	106	1.92

THE CLASSIFICATION SCHEME

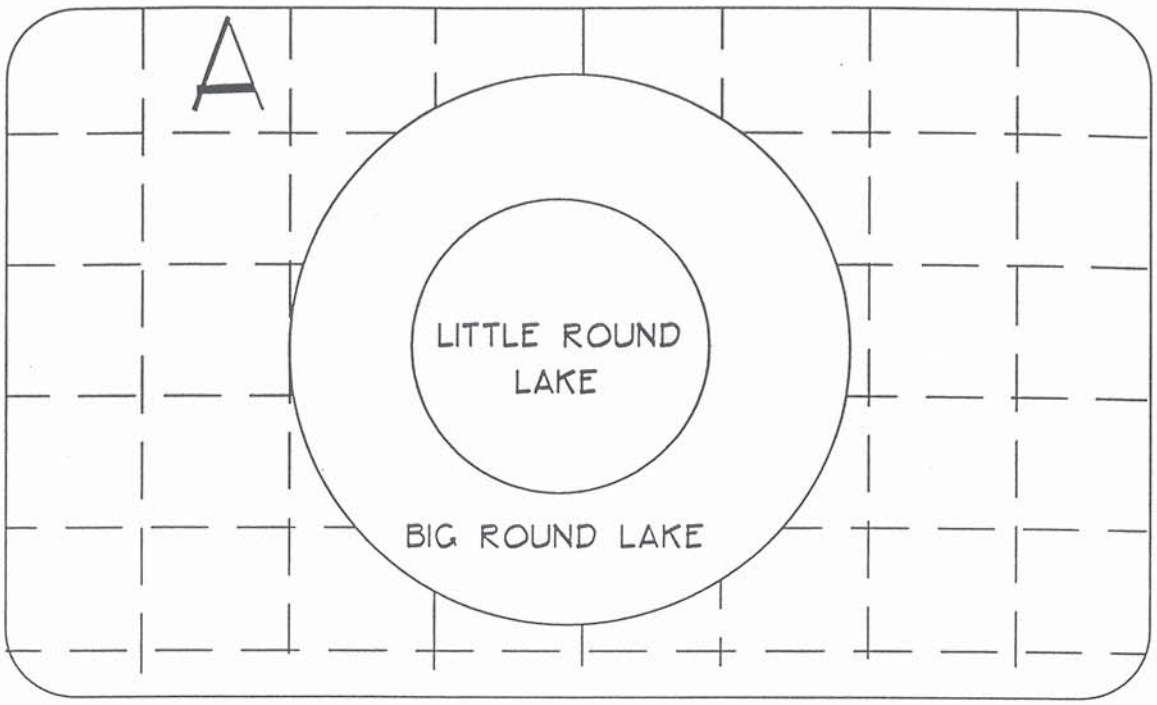
Resource classification schemes range from very simple sortings into several groups based on one or two distinctive characteristics to highly complex divisions derived from interrelating many variables. In the case of lake resources, an extremely simple sort is often suggested in the names of the lakes--Clear Lake vs Mud Lake, Bass or Trout Lakes, Big Spider Lake vs Little Spider Lake, etc. Limnologists, on the other hand, spend much of their time studying all facets of inland waters and classifying them into numerous categories based on lake genesis, geography, and trophic status. What type of classification scheme gets used in a particular situation generally depends on judgments in four fundamental areas:

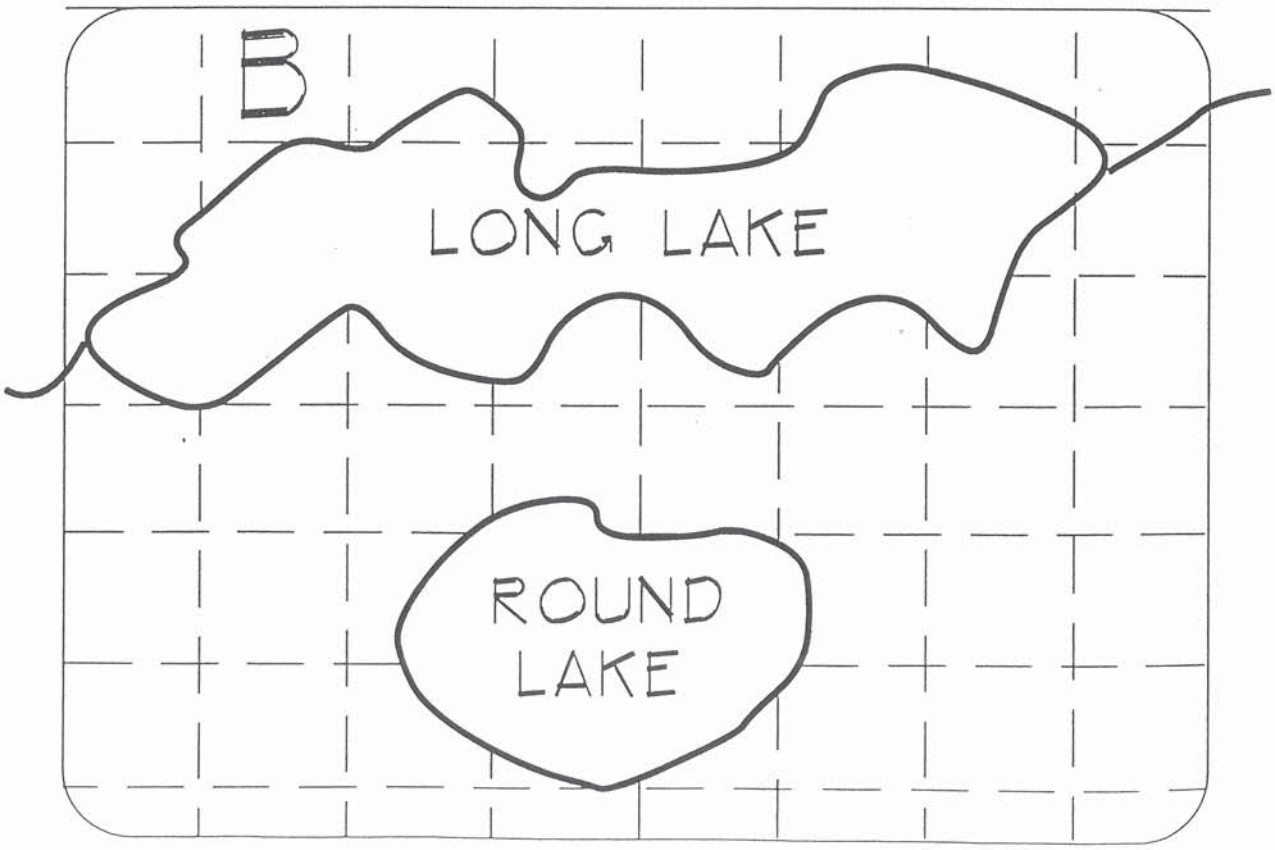
1. **The Nature of the Resource.** Lakes are complex and dynamic systems with highly individual characteristics. They are also systems that interrelate intensively with other ecosystems such as land, air, wildlife, and fisheries. In truth, man's understanding of lakes and their interrelationships falls far short of the ideal, and even within the limits of presently available knowledge, requires such time-consuming and expensive investigation that is possible to establish relatively clear-cut, quantifiable cause and effect linkages only for a selected few demonstration projects. Contrariwise, man's studied observations concerning general lake processes are developed and accurate enough to permit, and even encourage, practical "middle--ground" approaches to management.

2. **Data Availability**. Much information exists and can be utilized in classification schemes ranging from the simple to the complex. In Wisconsin, for instance, at least three valuable sources are readily employable for local projects. One source is the Surface Water Resources report, prepared by the Department of Natural Resources, which exists for each county. It contains statistical tables with more than 20 different types of information on each lake in the jurisdiction. Another source is the even more detailed data which DNR keeps stored on computer tapes. This again exists by individual lake within each jurisdiction. And, another important source is the firsthand experience and perceptions which local lake users can bring to bear through their participation in a classification project.

3. **Intended Use**. Consideration of use helps assure relevancy and efficiency. It does not make good sense to classify lake resources into eight groupings if only three divisions are to be used in the local land use program. Likewise, it does not really pay to devote a lot of effort to interrelating 24 different types of information if an interplay of three or four variables will accomplish almost the same result. And it is senseless to use an overly simple classification scheme, like lake names, if not all lake resources are named or if the names are misleading and inaccurately based on subjective and non-verifiable criteria. For instance, many lakes are not named at all and, of the named lakes, only a handful of the names are descriptive. And, among the descriptive names are lakes such as Bass, Bluegill and Round (shape) may be verifiable, but Red (color) and Snake (shape) may not be. The participants from the jurisdiction, therefore, may play a judgmental role in identifying what is of primary concern to them, what is ultimately desired, and in reviewing alternative classification schemes for solving these problems and meeting their objectives.

The Relation of Lake Size (A) and Shape (B) to Potential Shoreline Pressure





4. **User Friendly Schemes**. The classification scheme is one which can be understood and accepted by those within the locality who must live by it as well as by those who must apply it. This is particularly important for land use programs. If people cannot follow the basic thrust of what is being done and why, they will probably challenge and reject it out of hand.

In this classification methodology, the focus is placed on rating lakes according to one basic index, vulnerability. The vulnerability determination amounts to scoring lakes on the basis of their physical parameters such as size, shape, depth, and flush potential. In those cases where additional and reliable qualitative data are available, a quality index may be incorporated as well. The quality determination is derived from scoring lakes according to characteristics of interest to the locality (fish and vegetative types and water quality parameters).

Data Interpretation

The discussion suggests that what is sought is a scheme which allows a locality to separate its highly vulnerable lake resources from those of lesser vulnerability. The locality can then provide maximum land use protection to lakes which could be expected to benefit most from this type of management (the regulatory incentive is high). Lakes which stand to benefit little from land use measures, on the other hand, would receive only minimum protection (the regulatory incentive is low). And lakes which fall in-between can be managed in accordance with a mid-level or moderate regulatory program. An alternative for these in-between lakes could be to scrutinize them further until a clearer decision concerning their sensitivity can be determined. This might mean looking at a new set of data variables (public land ownership and access, existing development, type and distribution of soils) which, for one reason or another (not readily available, too complex, etc.), had been omitted in the initial classification scheme.

In this example, local participants decided to proceed with a three-tier--maximum-moderate-minimum-classification system. This procedure allows a locality to reserve new data variables for lakes for which a re-classification is requested or for use when the regulatory agency is petitioned for a variance or special exception.

Lake Classification System Model

This model classification scheme utilizes a combination of natural resource factors that determine lake vulnerability or sensitivity.

Lake Surface Area - Lake surface area is an important determinant of the ability of a lake to support shoreline development and avoid lake user conflicts. As a general rule, smaller lakes (under 50 acres in size) are more susceptible to environmental degradation and visual impacts resulting from shoreland development and intensive recreational use.

The following scoring factors are used to rank lakes based on their surface area. The lower scores indicate greater lake vulnerability.

Lake Surface Area	Scoring
Less than 50 acres	1
50 to 249 acres	2
250 or more acres	3

Maximum Depth - Lake maximum depth is used as a second indicator of vulnerability. Shallower lakes, which do not stratify, have greater circulation of dissolved nutrients that enter the lakes. These lakes tend to have a larger variety of aquatic plant communities that are valuable for a wide range of wildlife and fish. Beds of aquatic plant materials can easily be disturbed by intensive water recreation use and shoreline activities, such as cutting and chemical treatment of aquatic vegetation to create swimming and docking areas.

Shallow lakes are particularly susceptible to nutrient loading and turbidity problems, both of which can be increased by intensive shoreline development and recreational use. In general, shallower lakes are more appropriate for wildlife habitat protection and passive recreation than for motor boating, water skiing, and other more intensive lake uses associated with shoreline development.

The following scoring factors are used to rank lakes based on the maximum depth. The lower scores indicate greater lake vulnerability.

Maximum Lake Depth	Scoring
Less than 20 feet	1
20 to 39 feet	2
40 or more feet	3

Lake Type - In Wisconsin, many of the smaller lakes are seepage lakes formed by groundwater seeping into depressions in the glacial outwash plain. Most of these lakes are "landlocked" and have no external drainage. These lakes are the most vulnerable to premature eutrophication and contamination caused by development in the shoreland zone.

Drainage lakes flow into the surface water system of rivers and streams. These lakes, along with man-made impoundments, possess varying degrees of ability to naturally circulate and flush nutrients and other forms of contaminants, but generally these lakes are less vulnerable to environmental damage than the seepage lakes. A third category of lakes is spring lakes that are fed primarily by natural springs. These lakes have intermediate vulnerability.

The following scoring is used to rank lake vulnerability with respect to lake type. The lower scores indicate greater lake vulnerability.

Lake Type	Scoring
Seepage Lake (S)	1
Spring Lake (SP)	1
Drainage Lake (D)	3

Watershed Area - The natural ability of lakes to flush and circulate water is also a function of watershed size, lake volume, and average rainfall. Lakes with larger watersheds tend to have a higher volume of water circulating through them and may have higher flushing rates.

Lakes with smaller watersheds tend to have a lower nutrient input; however, nutrients accumulate because of longer retention times. Generally lakes with smaller watersheds and long retention times are more vulnerable to nutrient loading from activities that occur in the shoreland zone, which is a larger percentage of the total watershed area.

The following scoring is used to rank lake vulnerability with respect to watershed size. The lower scores indicate greater lake vulnerability.

Watershed Size	**Scoring**
Under 1 square mile	1
1 to 9 square miles	2
10 or more square miles	3

Shoreline Development Factor (SDF) - Shoreline development factor (SDF) is a convenient method of expressing the degree of irregularity of the shoreline of a lake compared to the surface area. The SDF ratio is the length of shoreline versus the circumference of a circle having the same surface area as the lake. A perfectly round lake would have a surface area of 1.00. The SDF can never be less than 1.00.

Lakes with a higher SDF have more shoreline in relation to the surface area and thus are more vulnerable to development pressures per linear foot of shoreline that is developed. These lakes can more easily become overdeveloped and are more susceptible to various types of contamination and runoff resulting from shoreline development.

The following scoring is used to rank lake vulnerability with respect to the shoreline development factor (SDF). The lower scores indicate greater lake vulnerability.

Shoreland Development Factor (SDF)	**Scoring**
2.00 or more	1
1.50 to 1.99	2
1.00 to 1.49	3

Development Density - The existing level of residential density around a lake or on a river is an indicator of a water body's development status.

In previous studies such as the Minnesota Classification Scheme and observations of existing conditions on local northern Wisconsin lakes, a development density near 200 feet per structure indicates a high density ratio. This high development density in most cases indicates that the majority of the shoreline is developed and that the potential for additional new single-family dwellings is low. A lake with a high development density normally will score high and fall into the category of lakes requiring less development protection measures.

Density (feet per structure)	Scoring
300 and less	3
301 - 600	2
601 and greater	1
no structures within 300' of shoreline	0

Lake Classification Scoring Criteria Summary

Lake Surface Area	Scoring
Less than 50 acres	1
50 to 249 acres	2
250 acres or more	3

Maximum Lake Depth	Scoring
Less than 20 feet	1
20 to 39 feet	2
40 or more feet	3

Lake Type	Scoring
Seepage Lake (SE)	1
Spring Lake (SP	1
Drainage Lake (DG)	3

Watershed Size	Scoring
Under 1 square mile	1
1 to 9 square miles	2
10 or more square miles	3

Shoreline Development Factor (SDF)	Scoring
2.00 or more	1
1.50 to 1.99	2
1.00 to 1.49	3

Density (feet per structure)	Scoring
300 and less	3
301 - 600	2
601 and greater	1
no structures within 300' of shoreline	0

Overall Vulnerability Ranking	Lake Classification	Protection Level
Total score 14 or over	Class 1	Minimum
Total score 10 to 13	Class 2	Moderate
Total score 9 or less	Class 3	Maximum

BURNETT COUNTY LAKES - Alphabetically

Name	Location Sec. T-N R-E	Surface Acres	Score	Maximum Depth	Score	Miles of Shoreline	Miles of Public Shoreline	Percent Private Shoreline	S.D.F.	Score	D/SP/S	Score	Ft./Structure	Score	Watershed Area	Score	Vulnerability Score	Vulnerability Class
Austin	6-39-15	85.1	2	52	3	1.8	0.00	100	1.4	3	D	3	380	2	1.0	2	15	1
Baker	18-39-14	27.1	1	6	1	0.8	0.80	0	1.1	3	S	1			0.3	1	7	3
Baker	2-39-15	19.6	1	4	1	0.7	0.49	29	1.1	3	S	1	1848	1	0.1	1	8	3
Banach	29-40-15	15.6	1	40	3	0.7	0.70	0	1.3	3	S	1	3696	1	0.1	1	10	2
Barren Springs #1	22-42-14	3.1	1	6	1	0.5	0.52	0	2.1	1	SP	2			0.4	1	6	3
Barren Springs #2	26-42-14	0.8	1	1	1	0.2	0.20	0	1.6	2	SP	2			0.1	1	7	3
Bartash	22-40-15	21.6	1	21	2	1.2	0.00	100	1.8	2	S	1	3168	1	0.4	1	8	3
Bashaw	18-38-14	171.4	2	15	1	3.3	0.19	94	1.8	2	D	3	415	2	19.3	3	13	2
Bass	17-37-18	42.5	1	45	3	1.2	0.00	100	1.3	3	S	1	2112	1	0.9	1	10	2
Bass	9-38-15	110.0	2	20	2	4.5	0.00	100	2.9	1	S	1	1250	1	0.8	1	8	3
Bass	25-38-15	38.7	1	34	2	1.5	0.00	100	1.7	2	S	1	3960	1	0.4	1	8	3
Bass	24-39-14	31.4	1	27	2	1.0	0.12	88	1.3	3	S	1	754	1	0.2	1	9	3
Bass	23-39-16	181.9	2	18	1	2.6	0.00	100	1.4	3	S	1	241	3	1.1	2	12	2
Bass	23-40-15	42.3	1	8	1	1.2	0.00	100	1.3	3	S	1	704	1	0.3	1	8	3
Bass	13-40-17	207.4	2	4	1	2.9	0.00	100	1.4	3	S	1	306	2	3.5	2	11	2
Bass	3-41-14	30.0	1	35	2	1.8	0.44	76	2.4	1	S	1	679	1	0.2	1	7	3
Bass	13-41-16	67.3	2	8	1	1.9	0.00	100	1.6	2	S	1	358	2	0.6	1	9	3
Bass Lake Springs	36-38-15	0.6	1	8	1	0.2	0.00	100	1.7	2	SP	2			0.1	1	7	3
Behr	22-40-14	38.3	1	15	1	0.9	0.00	100	1.1	3	S	1	432	2	0.5	1	9	3
Benoit	3-39-14	279.0	3	40	3	4.7	0.00	100	2.0	1	S	1	496	2	1.8	2	12	2
Berg	19-41-15	41.7	1	45	3	1.1	0.00	100	1.2	3	S	1	5808	1	0.3	1	10	2
Big	31-40-15	74.6	2	6	1	1.3	1.29	0	1.1	3	S	1	2288	1	0.4	1	9	3
Big Bear	20-41-14	188.7	2	17	1	2.2	0.00	100	1.2	3	S	1	187	3	0.9	1	11	2
Big Doctor	7-38-16	221.6	2	6	1	2.5	0.00	100	1.2	3	S	1	600	2	1.3	2	11	2
Big McKenzie	25-40-14	1142.3	3	71	3	7.0	0.02	100	1.5	3	D	3	219	3	6.6	2	17	1
Big Sand	33-39-15	1400.0	3	55	3	7.6	0.01	100	1.5	2	S	1	297	3	5.6	2	14	1
Birch Island	18-40-14	837.7	3	8	1	12.0	0.83	93	3.0	1	S	1	551	2	4.3	2	10	2
Black	35-38-17	11.2	1	6	1	0.7	0.00	100	1.5	3	S	1	3696	1	0.3	1	8	3
Blomberg	3-38-17	68.2	2	4	1	1.3	1.10	15	1.1	3	S	1			1.4	2	9	3
Bluff	9-40-17	50.6	2	23	2	1.2	0.00	100	1.2	3	S	1	396	2	0.4	1	11	2
Bogey	11-40-15	23.8	1	20	2	0.8	0.00	100	1.2	3	S	1	1056	1	0.2	1	9	3
Boner	24-40-15	88.4	2	12	1	1.9	0.37	80	1.4	3	S	1	324	2	0.4	1	10	2
Bradley	24-42-14	6.2	1	15	1	0.4	0.38	0	1.1	3	S	1	2112	1	0.1	1	8	3
Briggs	29-41-15	55.0	2	12	1	1.7	0.72	58	1.6	2	D	3	8976	1	12.2	3	12	2
Buck	14-37-14	18.2	1	31	2	1.1	0.00	100	1.9	2	S	1			0.3	1	7	3
Buck	26-39-15	67.4	2	4	1	1.6	0.00	100	1.4	3	S	1	469	2	0.9	1	10	2
Buffalo	18-40-16	69.1	2	4	1	1.3	0.08	94	1.1	3	D	3			0.7	1	10	2
Burlingame	30-41-15	62.0	2	19	1	1.4	0.04	97	1.2	3	D	3	217	3	1.5	2	14	1
Cadotte/Loon	12-40-15	126.5	2	18	1	2.8	0.00	100	1.8	2	S	1	185	3	1.6	2	11	2

BURNETT COUNTY LAKES - Alphabetically

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Chase	28-40-17	6.0	1	30	2	0.4	0.40	0	1.2	3	S	1			0.5	1	8	3
Clam River Flowage	19-40-17	516.5	3	28	2	7.8	4.19	46	2.4	1	D	3	3168	1	297.5	3	13	2
Clam River Springs	12-37-14	1.3	1	3	1	0.3	0.25	0	1.6	2	SP	2	1584	1	0.4	1	8	3
Clear	20-38-16	118.0	2	54	3	1.9	0.04	98	1.3	3	S	1	156	3	0.5	1	13	2
Clubhouse	23-40-14	25.2	1	26	2	0.8	0.00	100	1.2	3	S	1	4224	1	0.2	1	9	3
Conners	35-40-16	109.2	2	13	1	2.8	0.01	100	1.9	2	S	1	389	2	0.8	1	9	3
Corwick	14-40-15	5.9	1	25	2	0.4	0.00	100	1.1	3	S	1	528	2	0.1	1	10	2
Cranberry	8-38-15	78.7	2	23	2	1.5	0.00	100	1.2	3	S	1	990	1	0.6	1	10	2
Cranberry	4-40-14	13.6	1	2	1	0.6	0.20	66	1.1	3	S	1			0.3	1	7	3
Cranberry	36-41-16	22.5	1	26	2	0.9	0.00	100	1.4	3	D	3	340	2	0.3	1	12	2
Crescent	16-40-14	35.7	1	11	1	1.3	0.01	99	1.5	2	S	1	1373	1	0.5	1	7	3
Crooked	8-38-16	184.1	2	9	1	4.6	0.12	97	2.4	1	S	1	282	3	1.4	2	10	2
Crooked	12-40-16	246.8	2	10	1	6.4	0.00	100	2.9	1	S	1	2253	1	1.1	2	8	3
Crystal	19-40-15	32.4	1	5	1	1.3	0.00	100	1.6	2	S	1	3432	1	0.3	1	7	3
Culbertson	10-40-15	27.7	1	34	2	1.0	0.00	100	1.4	3	D	3	587	2	1.1	2	13	2
Culbertson Springs	10-40-15	8.1	1	9	1	2.9	0.06	98	7.3	1	SP	2			0.7	1	6	3
Danbury Flowage	33-41-16	256.0	3	10	1	13.8	0.88	94	7.5	1	D	3	14572	1	131.6	3	12	2
Deep	23-40-14	33.5	1	58	3	1.0	0.00	100	1.2	3	S	1	2640	1	0.2	1	10	2
Deer	13-41-15	157.0	2	18	1	3.0	0.20	93	1.7	2	S	1	311	2	1.0	2	10	2
Des Moines	33-41-14	228.8	2	37	2	3.2	0.05	98	1.5	3	S	1	154	3	1.0	2	13	2
Devil's	34-40-16	971.8	3	21	2	4.9	0.09	98	1.1	3	S	1	165	3	4.3	2	14	1
Doctor	12-38-17	63.5	2	6	1	1.3	0.00	100	1.2	3	S	1	1144	1	0.8	1	9	3
Dogtown Springs	5-41-14	6.2	1	8	1	1.1	0.00	100	3.2	1	SP	2			0.3	1	6	3
Dubois	34-40-14	71.2	2	22	2	2.2	0.00	100	1.8	2	S	1	387	2	0.5	1	10	2
Dunham	28-38-17	232.4	2	59	3	3.1	0.02	99	1.5	3	D	3	327	2	30.4	3	16	1
Durand	28-40-14	28.9	1	6	1	1.1	0.00	100	1.4	3	S	1	5808	1	0.9	1	8	3
Eagle	27-40-14	22.2	1	3	1	0.8	0.00	100	1.2	3	S	1			0.2	1	7	3
Eagle	34-41-15	71.3	2	14	1	1.4	0.45	67	1.2	3	D	3	1478	1	10.2	3	13	2
Echo	28-40-16	24.1	1	9	1	0.9	0.00	100	1.4	3	S	1	2376	1	0.4	1	8	3
Elbow	31-38-16	247.8	2	8	1	6.8	1.10	84	3.1	1	S	1	2992	1	1.5	2	8	3
Falk	2-40-16	82.0	2	31	2	2.3	0.01	100	1.8	2	S	1	304	2	17.3	3	12	2
Fawn	13-41-15	30.2	1	14	1	1.1	0.00	100	1.4	3	S	1	484	2	0.3	1	9	3
Fenton	14-41-15	16.8	1	8	1	0.6	0.44	31	1.1	3	S	1			0.2	1	7	3
Ferry	28-41-14	16.3	1	36	2	0.6	0.00	100	1.1	3	S	1			0.2	1	8	3
Fish	6-38-16	93.7	2	6	1	2.7	0.00	100	2.0	1	S	1	1188	1	0.7	1	7	3
Fish	8-40-14	347.8	3	29	2	4.2	0.04	99	1.7	2	S	1	205	3	1.5	2	13	2
Fremstadt	16-40-16	87.8	2	21	2	1.8	0.00	100	1.4	3	S	1	475	2	0.4	1	11	2
Gabelson	32-37-18	38.1	1	35	2	1.4	0.00	100	1.7	2	S	1	1478	1	0.4	1	8	3
Gaslyn	5-39-14	164.1	2	12	1	2.2	0.02	99	1.3	3	D	3	1659	1	3.5	2	12	2

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Glendenning	1-38-14	20.3	1	3	1	1.1	0.00	100	1.8	2	S	1			0.8	1	6	3
Godfrey	34-38-16	55.0	2	41	3	1.5	0.14	90	1.4	3	S	1	990	1	0.6	1	11	2
Goose	11-40-14	62.0	2	4	1	1.6	0.61	63	1.5	3	S	1	8448	1	0.3	1	9	3
Green	26-40-15	278.9	3	5	1	5.4	0.06	99	2.2	1	S	1	475	2	1.5	2	10	2
Greenwood	8-41-14	7.0	1	6	1	0.5	0.39	20	1.3	3	S	1			0.2	1	7	3
Gull	2-40-16	197.3	2	18	1	5.0	0.01	100	1.6	2	D	3	943	1	15.8	3	12	2
Ham	7-40-15	302.8	3	29	2	4.4	0.02	100	1.8	2	S	1	277	3	1.3	2	13	2
Hanscom	6-40-14	127.2	2	6	1	2.3	0.01	100	1.5	3	S	1	243	3	0.7	1	11	2
Hayden	4-40-16	59.2	2	12	1	1.3	0.00	100	1.2	3	S	1	686	1	0.3	1	9	3
Holmes	30-37-18	54.1	2	25	2	1.3	0.01	99	1.2	3	S	1	1716	1	1.1	2	11	2
Horseshoe	18-39-15	16.5	1	29	2	0.9	0.00	100	1.5	2	S	1	1584	1	0.1	1	8	3
Hunters	32-38-17	63.3	2	5	1	1.3	0.00	100	1.2	3	S	1			1.0	2	9	3
Indian	24-38-18	17.0	1	15	1	0.6	0.00	100	1.1	3	S	1	1056	1	0.6	1	8	3
Island	5-41-15	23.1	1	56	3	1.1	0.00	100	1.3	3	S	1	5808	1	0.2	1	10	2
Johnson	23-40-16	396.7	3	9	1	5.6	0.41	93	1.8	2	S	1	281	3	1.7	2	12	2
Johnson	24-41-15	28.0	1	7	1	1.3	1.23	7	1.7	2	S	1	1373	1	0.4	1	7	3
Kent	20-38-15	31.3	1	16	1	1.3	0.00	100	1.6	2	SP	2	6864	1	0.6	1	8	3
Kreiner	12-40-17	64.7	2	2	1	1.5	0.72	50	1.3	3	S	1			1.7	2	9	3
Lake 32	33-37-14	21.7	1	17	1	1.0	0.00	100	1.6	2	S	1	1760	1	0.3	1	7	3
Larson	8-38-16	30.6	1	12	1	0.9	0.00	100	1.2	3	S	1	366	2	0.2	1	9	3
Lily	6-39-15	15.1	1	44	3	0.6	0.00	100	1.2	3	S	1	1056	1	0.1	1	10	2
Lily	34-41-14	175.8	2	18	1	2.7	0.04	99	1.5	3	S	1	317	2	0.8	1	10	2
Lind	26-38-17	42.0	1	19	1	1.4	0.00	100	1.5	2	S	1	7392	1	0.3	1	7	3
Lindy	13-40-14	55.5	2	14	1	1.5	0.00	100	1.4	3	S	1	7920	1	0.4	1	9	3
Lipsett	12-39-14	397.7	3	22	2	3.6	0.01	100	1.3	3	D	3	264	3	6.0	2	16	1
Little Bass	36-38-15	10.7	1	30	2	0.5	0.00	100	1.2	3	S	1			0.2	1	8	3
Little Bass	22-40-16	34.0	1	12	1	1.5	0.00	100	1.8	2	S	1	3960	1	0.5	1	7	3
Little Bear	31-41-14	127.8	2	54	3	1.7	0.00	100	1.1	3	S	1	299	3	0.6	1	13	2
Little Deer	33-38-16	13.7	1	4	1	0.9	0.13	86	1.8	2	S	1	792	1	0.3	1	7	3
Little Dunham	28-38-17	11.4	1	33	2	0.6	0.00	100	1.3	3	S	1	3168	1	0.2	1	9	3
Little Mallard	1-39-15	24.1	1	6	1	1.2	0.50	57	1.7	2	S	1			0.1	1	6	3
Little McGraw	13-42-15	54.9	2	10	1	1.7	0.06	96	1.5	2	S	1	213	3	0.5	1	10	2
Little Round	22-41-15	13.2	1	40	3	0.7	0.02	97	1.4	3	S	1	1848	1	0.3	1	10	2
Little Wood	25-38-18	184.6	2	23	2	3.3	0.02	99	1.7	2	D	3	295	3	36.8	3	15	1
Little Yellow	26-40-17	285.0	3	19	1	3.5	0.00	100	1.8	2	D	3	280	3	127.0	3	15	1
Lone Star	20-40-16	23.0	1	40	3	0.7	0.00	100	1.0	3	S	1	3696	1	0.1	1	10	2
Long	33-41-16	49.4	1	14	1	1.8	0.01	99	2.2	1	S	1	413	2	0.3	1	7	3
Long	16-38-16	318.4	3	13	1	6.4	0.43	93	2.6	1	D	3	1352	1	4.3	2	11	2
Long	33-41-14	247.8	2	41	3	4.7	0.05	99	2.2	1	S	1	226	3	1.1	2	12	2

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Loon	31-41-15	89.2	2	10	1	2.6	2.63	0	1.7	2	D	3			14.9	3	11	2
Loon/Cadotte	1-40-15	188.6	2	24	2	3.3	0.38	89	1.7	2	S	1	218	3	3.5	2	12	2
Lost	27-39-15	34.1	1	2	1	1.0	0.00	100	1.3	3	S	1			0.8	1	7	3
Lost	2-39-14	20.5	1	3	1	0.7	0.00	100	1.0	3	S	1	3696	1	0.1	1	8	3
Lost Lakes	26-41-14	248.2	2	4	1	9.3	3.33	64	3.0	1	S	1	3507	1	1.8	2	8	3
Love	10-40-16	253.4	3	63	3	5.4	0.00	100	2.4	1	D	3	1140	1	1.3	2	13	2
Lower Clam	34-39-16	342.0	3	14	1	4.0	0.34	92	1.5	3	D	3	196	3	258.1	3	16	1
Lower Loon	16-40-15	84.5	2	4	1	1.7	0.00	100	1.2	3	S	1	898	1	0.4	1	9	3
Lower Twin	31-40-14	123.1	2	9	1	3.6	0.00	100	2.3	1	S	1	19000	1	0.8	1	7	3
Lucerne	27-41-14	40.0	1	21	2	1.7	0.25	85	1.9	2	S	1	345	2	0.4	1	9	3
Mallard	2-39-15	113.2	2	34	2	2.3	0.30	87	1.5	2	S	1	270	3	0.4	1	11	2
McElroy	8-41-14	7.4	1	16	1	0.4	0.25	43	1.2	3	S	1	2112	1	0.1	1	8	3
McGraw	6-42-14	135.0	2	23	2	3.4	0.02	99	1.6	2	S	1	374	2	2.4	2	11	2
Meeker Run	27-41-14	18.4	1	5	1	0.9	0.88	0	1.5	3	S	1	4752	1	0.3	1	8	3
Memory (Grantsburg)	14-38-19	10.2	1	6	1	1.3	0.02	98	1.8	2	D	3			136.3	3	10	2
Middle Loon	16-40-15	127.9	2	20	2	2.4	0.19	92	1.5	2	S	1	3168	1	0.8	1	9	3
Middle McKenzie	24-40-14	529.7	3	37	2	3.7	0.10	97	1.1	3	D	3	210	3	8.5	2	16	1
Miller	17-38-16	22.0	1	3	1	1.1	0.02	98	1.7	2	S	1	1161	1	0.2	1	7	3
Minerva	35-41-16	222.4	2	22	2	5.9	0.15	97	2.8	1	S	1	247	3	18.5	3	12	2
Mingo	15-40-16	16.1	1	9	1	1.1	0.00	100	1.9	2	S	1	5808	1	0.1	1	7	3
Miniture	22-41-14	37.8	1	69	3	0.9	0.00	100	1.1	3	S	1	679	1	0.3	1	10	2
Minnow	11-40-16	56.5	2	43	3	1.3	0.00	100	1.3	3	S	1	237	3	0.3	1	13	2
Mollete	34-40-15	24.9	1	4	1	1.0	0.13	86	1.4	3	S	1	5280	1	0.5	1	8	3
Money	13-39-16	45.5	1	3	1	1.1	0.10	90	1.1	3	S	1	2904	1	0.3	1	8	3
Mud	26-40-16	162.6	2	3	1	2.4	0.00	100	1.4	3	S	1	1810	1	0.9	1	9	3
Mud	34-41-15	26.2	1	7	1	0.9	0.50	43	1.2	3	S	1	4752	1	8.8	2	9	3
Mud Hen	16-38-17	572.7	3	65	3	4.2	0.02	100	1.3	3	S	1	246	3	5.0	2	15	1
Myrick	24-41-15	19.3	1	12	1	0.7	0.15	77	1.1	3	S	1	264	3	0.3	1	10	2
Mystery	11-40-14	25.1	1	41	3	0.9	0.00	100	1.3	3	S	1	4752	1	0.2	1	10	2
Nicaboyne	2-40-14	291.4	3	28	2	3.8	0.10	97	1.6	2	S	1	446	2	1.6	2	12	2
North	31-40-15	24.3	1	22	2	1.3	1.28	0	1.9	2	S	1	6864	1	0.3	1	8	3
North Lang	3-40-15	16.0	1	10	1	0.8	0.38	54	1.5	3	D	3	4224	1	1.7	2	11	2
North Rice	10-37-18	82.8	2	13	1	1.4	0.00	100	1.1	3	D	3	7392	1	0.8	1	11	2
North Twin	16-38-15	26.5	1	26	2	0.8	0.00	100	1.1	3	S	1			0.2	1	8	3
Oak	20-40-14	193.7	2	14	1	3.5	0.00	100	1.8	2	S	1	308	2	1.3	2	10	2
Our	1-40-16	9.2	1	12	1	0.5	0.00	100	1.2	3	S	1	1320	1	0.2	1	8	3
Owl	6-38-15	139.3	2	23	2	1.9	0.34	82	1.2	3	S	1	772	1	1.0	2	11	2
Peacock	17-37-14	14.2	1	13	1	1.1	0.66	42	2.1	1	S	1	5808	1	1.1	2	7	3
Perch	35-40-14	15.5	1	27	2	0.7	0.00	100	1.2	3	S	1	3696	1	0.1	1	9	3

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Peterson	3-37-18	24.3	1	11	1	0.9	0.00	100	1.3	3	S	1			1.8	2	8	3
Pickle	28-37-18	20.2	1	20	2	1.2	0.00	100	1.9	2	S	1	3169	1	0.9	1	8	3
Pike	25-39-16	77.3	2	14	1	1.9	0.00	100	1.6	2	S	1	501	2	0.5	1	9	3
Pine	22-37-18	50.9	2	41	3	1.1	0.00	100	1.1	3	S	1	580	2	0.5	1	12	2
Pine	25-40-15	88.6	2	15	1	1.9	0.00	100	1.4	3	S	1	1672	1	0.5	1	9	3
Places	16-37-14	12.6	1	13	1	0.8	0.00	100	1.6	2	S	1	2112	1	0.3	1	7	3
Point	29-40-15	143.8	2	7	1	5.1	0.12	98	2.9	1	S	1	673	1	1.0	2	8	3
Pokegama	15-38-15	223.3	2	45	3	5.8	0.02	100	2.8	1	D	3	1707	1	9.9	2	12	2
Poquette	2-38-14	99.6	2	23	2	2.1	0.04	98	1.5	3	S	1	370	2	0.9	1	11	2
Pratt	2-39-15	20.7	1	4	1	0.9	0.39	59	1.5	3	S	1	4752	1	0.4	1	8	3
Prinel	14-41-14	59.6	2	10	1	1.3	0.01	99	2.2	1	S	1	6864	1	0.5	1	7	3
Put	23-38-16	18.5	1	3	1	0.7	0.00	100	1.2	3	S	1	1848	1	0.5	1	8	3
Rahn	22-40-17	4.1	1	3	1	0.5	0.50	0	1.8	2	S	1			0.6	1	6	3
Rice	15-39-14	310.5	3	10	1	4.0	0.46	88	1.6	2	D	3	528	2	63.8	3	14	1
Rice	36-37-18	50.0	2	5	1	1.7	0.00	100	1.7	2	D	3	4488	1	2.0	2	11	2
Richart	24-42-14	17.0	1	3	1	1.0	0.90	12	1.8	2	S	1	5280	1	0.2	1	7	3
Robie	19-41-15	31.3	1	14	1	1.1	0.00	100	1.4	3	D	3	726	1	1.3	2	11	2
Rohr	5-38-15	12.3	1	5	1	0.6	0.00	100	1.3	3	S	1	1056	1	0.2	1	8	3
Rooney	11-40-14	330.5	3	29	2	4.1	0.04	99	1.6	2	S	1	281	3	1.4	2	13	2
Round	27-37-18	202.8	2	24	2	3.4	0.01	100	1.7	2	D	3	253	3	50.8	3	15	1
Round	33-41-16	56.3	2	11	1	1.2	0.00	100	1.2	3	S	1	211	3	0.3	1	11	2
Round	3-39-15	27.1	1	5	1	0.8	0.78	0	1.1	3	S	1			0.6	1	7	3
Saginaw	3-41-14	12.8	1	19	1	0.6	0.25	58	1.2	3	S	1	3168	1	0.2	1	8	3
Sand	22-38-16	79.9	2	42	3	1.5	0.00	100	1.2	3	D	3	1131	1	0.3	1	13	2
Sand	25-40-15	916.5	3	73	3	7.8	0.04	99	1.8	2	D	3	206	3	2.8	2	16	1
Shoal	14-40-15	246.6	2	4	1	2.7	0.13	95	1.2	3	S	1	475	2	1.0	2	11	2
Silver	22-38-16	63.7	2	46	3	1.4	0.00	100	1.3	3	S	1	217	3	0.6	1	13	2
Silver	36-38-18	32.8	1	35	2	1.0	0.00	100	1.3	3	S	1	377	2	0.6	1	10	2
Smith	2-39-14	26.4	1	22	2	1.1	0.00	100	1.5	2	S	1	1936	1	0.4	1	8	3
South Twin	16-38-15	18.8	1	25	2	0.6	0.00	100	1.1	3	S	1			0.2	1	8	3
Spencer	35-38-15	187.6	2	19	1	2.6	0.30	89	1.4	3	D	3	654	1	1.0	2	12	2
Spirit	11-37-18	593.3	3	26	2	5.5	0.02	100	1.6	2	D	3	274	3	12.6	3	16	1
Spook	16-37-18	18.3	1	40	3	0.7	0.00	100	1.2	3	S	1			0.2	1	9	3
Spring Creek Springs	36-39-15	5.2	1	5	1	1.2	0.00	100	3.6	1	SP	2			0.3	1	6	3
Staples	8-41-15	76.5	2	41	3	2.0	0.33	84	1.7	2	S	1	660	1	0.6	1	10	2
Stone	29-41-15	34.0	1	11	1	1.2	0.19	84	1.4	3	S	1	704	1	0.2	1	8	3
Stullen	4-41-14	19.9	1	14	1	1.0	0.00	100	1.6	2	S	1	5280	1	0.2	1	7	3
Swamp	30-38-16	38.7	1	3	1	1.3	0.00	100	1.4	3	S	1	6864	1	0.3	1	8	3
Swamp	11-39-15	21.1	1	5	1	0.7	0.36	51	1.1	3	S	1			0.4	1	7	3

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Tabor	18-41-15	162.5	2	25	2	3.2	0.03	99	1.8	2	S	1	291	3	0.9	1	11	2
Tamarack	1-38-16	12.8	1	3	1	0.6	0.12	81	1.3	3	S	1	3168	1	0.8	1	8	3
Tanda	18-40-15	39.2	1	4	1	1.1	0.00	100	1.3	3	S	1			0.4	1	7	3
Taylor	1-38-16	80.3	2	10	1	1.4	1.30	10	1.2	3	D	3	7392	1	0.6	1	11	2
Temple	13-39-15	18.4	1	6	1	0.7	0.68	0	1.1	3	S	1			0.4	1	7	3
Thatcher	18-41-14	23.2	1	41	3	0.8	0.00	100	1.2	3	S	1	1056	1	0.2	1	10	2
Tomoe	31-40-15	68.7	2	4	1	2.2	2.15	0	1.9	2	S	1			0.8	1	7	3
Trade (Big & Little)	29-37-18	432.1	3	34	2	6.1	0.49	92	1.9	2	D	3	248	3	57.2	3	16	1
Tucker	30-39-15	46.5	1	2	1	1.5	0.00	100	1.2	3	S	1			1.1	2	8	3
Twenty-Six	26-41-15	230.0	2	47	3	3.8	0.24	94	1.8	2	D	3	275	3	1.1	2	15	1
Twenty-Six Lake Spring	26-41-15	2.7	1	8	1	0.5	0.54	0	2.3	1	SP	2			0.2	1	6	3
Upper Clam	10-38-16	1218.0	3	11	1	12.3	1.90	85	2.6	1	D	3	433	2	253.9	3	13	2
Upper Loon	20-40-15	61.0	2	5	1	1.4	0.00	100	1.3	3	S	1	7392	1	0.4	1	9	3
Upper Twin	30-40-14	163.4	2	17	1	2.0	0.26	87	1.1	3	S	1	5280	1	1.7	2	10	2
Viola	32-39-15	262.0	3	33	2	3.3	0.02	99	1.5	3	S	1	229	3	1.3	2	14	1
Warner	4-38-15	183.3	2	74	3	3.6	0.01	100	1.9	2	D	3	284	3	0.9	1	14	1
Webb	17-41-14	758.9	3	27	2	8.1	1.32	84	2.1	1	D	3	274	3	5.9	2	14	1
Wilson	5-38-17	10.4	1	13	1	0.6	0.00	100	1.3	3	S	1			0.5	1	7	3
Wood	34-38-18	503.8	3	35	2	7.9	0.32	96	2.4	1	D	3	272	3	57.1	3	15	1
Yellow	30-40-16	2286.9	3	32	2	7.0	0.00	100	1.3	3	D	3	156	3	125.7	3	17	1
2 - (2)	2 37 14	2.7	1	6	1	0.3	0.00	100	1.1	3	S	1			0.1	1	7	3
6 - (11)	6-37-14	2.6	1	4	1	0.3	0.00	100	1.2	3	S	1			0.1	1	7	3
10 - (14)	10-37-14	2.6	1	6	1	0.3	0.28	0	1.2	3	S	1			0.2	1	7	3
13 - (2)	13-37.14	4.5	1	7	1	0.4	0.01	97	1.2	3	S	1			0.2	1	7	3
14 - (15)	14-37-14	5.7	1	4	1	0.5	0.00	100	1.3	3	S	1			0.1	1	7	3
15 - (11)	15-37-14	3.7	1	5	1	0.4	0.00	100	1.4	3	S	1			0.2	1	7	3
15 - (16)	15-37-14	2.2	1	9	1	0.3	0.00	100	1.3	3	S	1			0.2	1	7	3
18 - (4)	18-37-14	5.2	1	18	1	0.3	0.00	100	1.0	3	S	1			0.1	1	7	3
23 - (10)	23-37-14	1.0	1	3	1	0.2	0.16	0	1.2	3	S	1			0.1	1	7	3
25 - (15)	25-37-14	5.2	1	15	1	0.6	0.58	0	1.8	2	S	1			0.1	1	6	3
33 - (9)	33-37-14	5.8	1	4	1	0.9	0.88	0	2.6	1	S	1			0.3	1	5	3
33 - (10)	33-37-14	1.5	1	2	1	0.3	0.00	100	1.8	2	S	1			0.1	1	6	3
34 - (11)	34-37-14	7.8	1	5	1	0.6	0.16	74	1.6	2	S	1			0.1	1	6	3
36 - (1)	36-37-14	2.6	1	7	1	0.3	0.00	100	1.3	3	S	1			0.1	1	7	3
36 - (4)	36-37-14	4.0	1	20	2	0.5	0.00	100	1.6	2	S	1			0.1	1	7	3
36 - (14)	36-37-14	17.1	1	27	2	1.8	1.81	0	3.1	1	S	1			0.3	1	6	3
6 - (14)	6-37-18	16.6	1	22	2	0.6	0.00	100	1.1	3	S	1			1.9	2	9	3
9 - (4)	9-37-18	1.9	1	18	1	0.2	0.00	100	1.0	3	S	1			0.2	1	7	3
9 - (16)	9-37-18	2.2	1	45	3	0.2	0.00	100	1.1	3	S	1			0.3	1	9	3

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12 - (13)	12-37-18	25.8	1	7	1	1.5	0.00	100	2.1	1	S	1			0.5	1	5	3
15 - (6)	15-37-18	23.6	1	25	2	0.9	0.00	100	1.3	3	S	1			0.2	1	8	3
15 - (14)	15-37-18	4.4	1	13	1	0.3	0.00	100	1.1	3	S	1			0.3	1	7	3
16 - (4)	16-37-18	5.5	1	33	2	0.3	0.00	100	1.0	3	S	1			0.1	1	8	3
16 - (6)	16-37-18	2.3	1	7	1	0.4	0.00	100	1.8	2	S	1			0.2	1	6	3
17 - (16)	17-37-18	4.4	1	31	2	0.4	0.00	100	1.4	3	S	1			0.3	1	8	3
18 - (9)	18-37-18	8.0	1	3	1	0.5	0.00	100	1.3	3	S	1			0.3	1	7	3
20 - (3a)	20-37-18	2.3	1	27	2	0.2	0.00	100	1.1	3	S	1			0.1	1	8	3
20 - (3d)	20-37-18	2.2	1	21	2	0.2	0.00	100	1.0	3	S	1			0.1	1	8	3
21 - (6)	21-37-18	5.0	1	23	2	0.4	0.00	100	1.2	3	S	1			0.2	1	8	3
22 - (16)	22-37-18	2.5	1	36	2	0.3	0.00	100	1.2	3	S	1			0.1	1	8	3
23 - (15)	23-37-18	4.2	1	5	1	0.3	0.00	100	1.2	3	S	1			0.1	1	7	3
27 - (1)	27-37-18	5.0	1	22	2	0.3	0.00	100	1.1	3	S	1			0.3	1	8	3
28 - (11)	28-37-18	1.5	1	12	1	0.2	0.00	100	1.2	3	S	1			1.2	2	8	3
31 - (3)	31-37-18	0.5	1	4	1	0.2	0.00	100	1.9	2	S	1			0.1	1	6	3
31 - (11)	31-37-18	2.5	1	14	1	0.3	0.00	100	1.1	3	S	1			0.5	1	7	3
32 - (8)	32-37-18	4.0	1	3	1	0.3	0.00	100	1.1	3	S	1			0.1	1	7	3
32 - (11)	32-37-18	8.0	1	15	1	0.5	0.02	96	1.2	3	S	1			0.5	1	7	3
36 - (2)	36-37-19	22.5	1	8	1	1.0	0.00	100	1.5	2	D	3			60.4	3	10	2
1 - (11)	1-38-14	5.3	1	7	1	0.7	0.00	100	2.2	1	S	1			0.2	1	5	3
3 - (16)	3-38-14	5.4	1	3	1	0.5	0.00	100	1.4	3	S	1			0.7	1	7	3
4 - (2)	4-38-14	2.1	1	3	1	0.4	0.00	100	1.5	2	S	1			0.2	1	6	3
5 - (11)	5-38-14	5.7	1	2	1	0.4	0.00	100	1.3	3	S	1			0.1	1	7	3
6 - (9)	6-38-14	3.3	1	3	1	0.4	0.00	100	1.4	3	S	1			0.1	1	7	3
11 - (15)	11-38-14	10.1	1	3	1	0.7	0.00	100	1.6	2	S	1			2.1	2	7	3
24 - (15)	24-38-14	1.7	1	6	1	0.2	0.00	100	1.3	3	S	1			0.1	1	7	3
25 - (1)	25-38-14	0.5	1	6	1	0.1	0.00	100	1.3	3	S	1			0.1	1	7	3
34 - (16)	34-38-14	13.0	1	11	1	0.6	0.00	100	1.3	3	S	1			0.2	1	7	3
3 - (9)	3-38-15	10.5	1	3	1	0.6	0.00	100	1.3	3	S	1			0.1	1	7	3
3 - (14)	3-38-15	3.5	1	16	1	0.3	0.00	100	1.1	3	S	1			0.3	1	7	3
4 - (2)	4-38-15	1.8	1	14	1	0.2	0.00	100	1.2	3	S	1			1.0	2	8	3
4 - (5)	4-38-15	15.0	1	17	1	0.8	0.00	100	1.5	2	S	1			0.3	1	6	3
5 - (10)	5-38-15	4.4	1	20	2	0.3	0.00	100	1.1	3	S	1			0.1	1	8	3
7 - (10)	7-38-15	46.4	1	5	1	2.4	0.00	100	2.5	1	S	1			0.6	1	5	3
9 - (4)	9-38-15	2.9	1	29	2	0.3	0.00	100	1.1	3	S	1			0.1	1	8	3
9 - (16)	9-38-15	5.3	1	42	3	0.4	0.00	100	1.1	3	S	1			0.1	1	9	3
20 - (4c)	20-38-15	1.5	1	20	2	0.2	0.00	100	1.1	3	S	1			0.1	1	8	3
20 - (4dc)	20-38-15	0.2	1	7	1	0.1	0.00	100	1.1	3	S	1			0.1	1	7	3
20 - (8)	20-38-15	2.0	1	7	1	0.3	0.00	100	1.4	3	S	1			0.1	1	7	3

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21 - (8)	21-38-15	3.9	1	4	1	0.3	0.00	100	1.1	3	S	1			0.1	1	7	3
23 - (13)	23-38-15	1.9	1	12	1	0.3	0.03	91	1.7	2	D	3			2.5	2	9	3
23 - (14)	23-38-15	5.1	1	10	1	0.4	0.00	100	1.4	3	S	1			0.5	1	7	3
24 - (11)	24-38-15	9.7	1	12	1	0.5	0.00	100	1.2	3	S	1			0.1	1	7	3
29 - (13)	29-38-15	6.2	1	3	1	0.5	0.00	100	1.4	3	S	1			0.3	1	7	3
18 - (7)	18-38-16	15.1	1	21	2	1.3	0.00	100	2.3	1	S	1			0.2	1	6	3
18 - (13)	18-38-16	5.6	1	16	1	0.4	0.00	100	1.1	3	S	1			0.1	1	7	3
18 - (16)	18-38-16	2.7	1	21	2	0.3	0.00	100	1.3	3	S	1			0.1	1	8	3
19 - (14)	19-38-16	1.1	1	15	1	0.2	0.00	100	1.2	3	S	1			0.1	1	7	3
20 - (2)	20-38-16	0.5	1	6	1	0.1	0.00	100	1.4	3	S	1			0.1	1	7	3
21 - (1)	21-38-16	3.0	1	18	1	0.3	0.00	100	1.1	3	S	1			0.1	1	7	3
22 - (4)	22-38-16	2.0	1	8	1	0.3	0.00	100	1.7	2	S	1			0.2	1	6	3
22 - (7)	22-38-16	0.2	1	10	1	0.1	0.00	100	1.6	2	S	1			0.1	1	6	3
34 - (7)	34-38-16	3.5	1	22	2	0.3	0.00	100	1.1	3	S	1			0.1	1	8	3
34 - (9)	34-38-16	8.9	1	13	1	0.6	0.00	100	1.3	3	S	1			0.1	1	7	3
2 - (16)	2-38-17	0.2	1	5	1	0.1	0.00	100	1.6	2	S	1			0.1	1	6	3
3 - (11)	3-38-17	0.6	1	13	1	0.2	0.00	100	1.4	3	S	1			0.3	1	7	3
9 - (14)	9-38-17	12.0	1	7	1	0.6	0.00	100	1.1	3	S	1			2.2	2	8	3
10 - (2)	10-38-17	1.8	1	6	1	0.2	0.00	100	1.8	2	S	1			0.1	1	6	3
12 - (7)	12-38-17	11.4	1	3	1	0.5	0.00	100	1.1	3	S	1			0.4	1	7	3
13 - (10)	13-38-17	9.9	1	43	3	0.6	0.00	100	1.4	3	S	1			0.2	1	9	3
21 - (14)	21-38-17	0.4	1	7	1	0.1	0.00	100	1.4	3	S	1			0.1	1	7	3
22 - (15)	22-38-17	8.7	1	6	1	0.6	0.00	100	1.4	3	S	1			0.1	1	7	3
23 - (11)	23-38-17	3.4	1	5	1	0.3	0.00	100	1.1	3	S	1			0.1	1	7	3
24 - (12)	24-38-17	17.9	1	21	2	0.9	0.00	100	1.6	2	S	1			0.2	1	7	3
25 - (16)	25-38-17	32.6	1	5	1	1.3	0.10	92	1.7	2	S	1			0.2	1	6	3
26 - (1)	26-38-17	14.2	1	10	1	0.9	0.00	100	1.8	2	S	1			0.2	1	6	3
26 - (2)	26-38-17	13.6	1	4	1	0.8	0.00	100	1.6	2	S	1			0.1	1	6	3
30 - (7)	30-38-17	2.6	1	29	2	0.6	0.00	100	2.5	1	S	1			0.3	1	6	3
36 - (2)	36-38-17	9.5	1	4	1	0.5	0.00	100	1.1	3	S	1			0.1	1	7	3
36 - (10)	36-38-17	11.8	1	15	1	0.6	0.00	100	1.3	3	S	1			0.2	1	7	3
36 - (5)	36-38-18	4.7	1	14	1	0.4	0.00	100	1.2	3	S	1			0.3	1	7	3
14 - (7)	14-38-19	0.4	1	17	1	0.1	0.00	100	1.4	3	S	1			0.1	1	7	3
23 - (4)	23-39-14	9.5	1	8	1	0.5	0.50	4	1.2	3	S	1			0.2	1	7	3
24 - (9)	24-39-14	8.1	1	6	1	0.5	0.40	13	1.2	3	S	1			0.1	1	7	3
24 - (12)	24-39-14	0.6	1	3	1	0.1	0.00	100	1.3	3	SP	2			0.1	1	8	3
35 - (5)	35-39-14	8.7	1	5	1	0.4	0.00	100	1.1	3	S	1			0.5	1	7	3
36 - (8)	36-39-14	3.7	1	5	1	0.4	0.00	100	1.5	3	S	1			0.2	1	7	3
2 - (16)	2-39-15	4.7	1	16	1	0.3	0.00	100	1.1	3	S	1			0.2	1	7	3

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BURNETT COUNTY LAKES - Alphabetically

Name	Location Sec. T-N R-E	Surface Acres	Score	Maximum Depth	Score	Miles of Shoreline	Miles of Public Shoreline	Percent Private Shoreline	S.D.F.	Score	D/SP/S	Score	Ft./Structure	Score	Watershed Area	Score	Vulnerability Score	Vulnerability Class
5 - (4)	5-39-15	8.7	1	5	1	0.5	0.00	100	1.1	3	S	1			1.1	2	8	3
5 - (6)	5-39-15	23.1	1	3	1	0.8	0.00	100	1.3	3	S	1			0.2	1	7	3
5 - (8)	5-39-15	3.4	1	3	1	0.3	0.00	100	1.1	3	S	1			0.2	1	7	3
6 - (8)	6-39-15	9.9	1	18	1	0.6	0.00	100	1.3	3	S	1			0.3	1	7	3
11 - (8)	11-39-15	0.5	1	5	1	0.1	0.13	0	1.3	3	S	1			0.1	1	7	3
13 - (2)	13-39-15	6.8	1	5	1	0.5	0.45	0	1.2	3	S	1			0.1	1	7	3
18 - (6)	18-39-15	9.1	1	41	3	0.5	0.00	100	1.3	3	S	1			0.1	1	9	3
18 - (6a)	18-39-15	7.1	1	33	2	0.5	0.00	100	1.2	3	S	1			0.1	1	8	3
18 - (7)	18-39-15	3.5	1	21	2	0.3	0.00	100	1.1	3	S	1			0.1	1	8	3
18 - (8)	18-39-15	1.9	1	15	1	0.2	0.00	100	1.2	3	S	1			0.1	1	7	3
19 - (5)	19-39-15	10.3	1	8	1	0.6	0.00	100	1.4	3	S	1			0.2	1	7	3
19 - (6)	19-39-15	3.7	1	3	1	0.4	0.00	100	1.6	2	S	1			0.1	1	6	3
19 - (8)	19-39-15	3.7	1	20	2	0.3	0.00	100	1.1	3	S	1			0.1	1	8	3
19 - (13)	19-39-15	2.3	1	15	1	0.2	0.00	100	1.1	3	S	1			0.2	1	7	3
29 - (3)	29-39-15	17.1	1	17	1	0.7	0.00	100	1.1	3	D	3			6.4	2	10	2
29 - (8)	29-39-15	8.7	1	10	1	0.5	0.00	100	1.2	3	S	1			0.1	1	7	3
29 - (9)	29-39-15	4.2	1	20	2	0.4	0.00	100	1.2	3	S	1			0.1	1	8	3
31 - (5)	31-39-15	3.4	1	13	1	0.3	0.00	100	1.2	3	S	1			0.1	1	7	3
31 - (8)	31-39-15	1.8	1	3	1	0.2	0.00	100	1.1	3	S	1			0.1	1	7	3
13 - (13)	13-39-16	24.0	1	3	1	1.0	0.00	100	1.4	3	S	1			0.3	1	7	3
15 - (6)	15-39-16	7.0	1	33	2	0.4	0.00	100	1.1	3	S	1			0.1	1	8	3
15 - (8)	15-39-16	1.2	1	16	1	0.2	0.00	100	1.2	3	S	1			0.1	1	7	3
15 - (16)	15-39-16	3.2	1	4	1	0.7	0.00	100	2.9	1	S	1			0.1	1	5	3
15 - (16c)	15-39-16	1.5	1	4	1	0.4	0.00	100	2.0	1	S	1			0.1	1	5	3
24 - (3)	24-39-16	8.5	1	3	1	0.5	0.00	100	1.2	3	S	1			0.4	1	7	3
36 - (8)	36-39-16	0.7	1	5	1	0.2	0.00	100	1.5	2	S	1			1.1	2	7	3
36 - (13)	36-39-16	6.8	1	22	2	0.4	0.00	100	1.2	3	S	1			1.0	2	9	3
36 - (16)	36-39-16	25.4	1	4	1	0.9	0.00	100	1.2	3	S	1			0.8	1	7	3
33 - (16)	33-39-17	1.9	1	19	1	0.3	0.26	0	1.4	3	S	1			0.5	1	7	3
4 - (14)	4-40-14	2.3	1	10	1	0.3	0.00	100	1.2	3	S	1			0.1	1	7	3
8 - (10)	8-40-14	6.6	1	3	1	0.4	0.00	100	1.1	3	S	1			0.1	1	7	3
9 - (2)	9-40-14	2.0	1	12	1	0.2	0.00	100	1.2	3	S	1			0.1	1	7	3
9 - (12)	9-40-14	13.0	1	16	1	0.7	0.00	100	1.4	3	S	1			0.2	1	7	3
10 - (6)	10-40-14	11.2	1	26	2	0.6	0.00	100	1.2	3	S	1			0.5	1	8	3
12 - (4)	12-40-14	0.8	1	12	1	0.2	0.00	100	1.4	3	S	1			0.1	1	7	3
14 - (2)	14-40-14	8.0	1	17	1	0.5	0.00	100	1.2	3	S	1			0.2	1	7	3
14 - (5)	14-40-14	8.7	1	7	1	0.3	0.00	100	1.1	3	S	1			0.1	1	7	3
14 - (7)	14-40-14	4.0	1	20	2	0.3	0.00	100	1.2	3	S	1			0.2	1	8	3
15 - (9)	15-40-14	4.6	1	16	1	0.3	0.00	100	1.1	3	S	1			0.1	1	7	3

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BURNETT COUNTY LAKES - Alphabetically

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15 - (12)	15-40-14	6.8	1	4	1	0.4	0.00	100	1.2	3	S	1			0.1	1	7	3
15 - (14)	15-40-14	14.4	1	21	2	0.8	0.00	100	1.4	3	S	1			0.1	1	8	3
17 - (13)	17-40-14	20.0	1	3	1	0.8	0.00	100	1.2	3	S	1			0.4	1	7	3
23 - (10)	23-40-14	22.0	1	6	1	0.9	0.00	100	1.3	3	S	1			0.3	1	7	3
23 - (15)	23-40-14	25.0	1	11	1	1.2	0.00	100	1.7	2	S	1			0.3	1	6	3
26 - (3)	26-40-14	2.0	1	24	2	0.2	0.00	100	1.2	3	S	1			0.1	1	8	3
26 - (6)	26-40-14	2.9	1	14	1	0.3	0.00	100	1.1	3	S	1			0.1	1	7	3
35 - (11)	35-40-14	2.8	1	7	1	0.3	0.00	100	1.2	3	S	1			0.1	1	7	3
36 - (16)	36-40-14	60.6	2	7	1	3.5	0.00	100	3.2	1	D	3			4.1	2	9	3
4 - (5)	4-40-15	0.6	1	6	1	0.1	0.14	0	1.3	3	S	1			0.7	1	7	3
14 - (12)	14-40-15	0.5	1	3	1	0.1	0.00	100	1.2	3	S	1			0.1	1	7	3
14 - (14)	14-40-15	6.2	1	17	1	0.5	0.00	100	1.5	3	S	1			0.1	1	7	3
18 - (1)	18-40-15	16.1	1	3	1	0.7	0.00	100	1.3	3	S	1			0.2	1	7	3
18 - (14)	18-40-15	7.4	1	5	1	0.5	0.00	100	1.2	3	S	1			0.1	1	7	3
19 - (8)	19-40-15	4.6	1	3	1	0.4	0.00	100	1.2	3	S	1			0.2	1	7	3
19 - (10)	19-40-15	23.1	1	3	1	0.7	0.30	59	1.1	3	S	1			0.3	1	7	3
25 - (16)	25-40-15	23.4	1	6	1	0.9	0.28	70	1.4	3	S	1			0.2	1	7	3
31 - (4)	31-40-15	26.8	1	5	1	1.2	1.16	6	1.7	2	S	1			0.4	1	6	3
3 - (8)	3-40-16	2.7	1	9	1	0.3	0.00	100	1.1	3	S	1			0.1	1	7	3
4 - (12)	4-40-16	4.8	1	14	1	0.3	0.00	100	1.1	3	S	1			0.1	1	7	3
5 - (1)	5-40-16	3.1	1	10	1	0.3	0.00	100	1.2	3	S	1			0.1	1	7	3
5 - (13)	5-40-16	1.9	1	10	1	0.3	0.00	100	1.7	2	S	1			0.1	1	6	3
8 - (14)	8-40-16	7.0	1	3	1	0.5	0.00	100	1.4	3	S	1			0.2	1	7	3
8 - (15)	8-40-16	2.0	1	12	1	0.2	0.00	100	1.0	3	S	1			0.1	1	7	3
9 - (15)	9-40-16	5.1	1	10	1	0.4	0.00	100	1.2	3	S	1			0.1	1	7	3
10 - (10)	10-40-16	27.3	1	25	2	0.8	0.00	100	1.2	3	S	1			0.3	1	8	3
13 - (5)	13-40-16	9.7	1	2	1	0.6	0.00	100	1.5	3	S	1			0.1	1	7	3
13 - (6)	13-40-16	24.3	1	7	1	0.9	0.00	100	1.2	3	S	1			0.1	1	7	3
15 - (14)	15-40-16	7.6	1	15	1	0.7	0.00	100	1.9	2	S	1			0.1	1	6	3
16 - (1)	16-40-16	13.3	1	17	1	0.8	0.00	100	1.5	3	S	1			0.2	1	7	3
16 - (2)	16-40-16	2.0	1	8	1	0.2	0.00	100	1.1	3	S	1			0.1	1	7	3
16 - (4)	16-40-16	6.1	1	4	1	0.4	0.00	100	1.1	3	S	1			0.1	1	7	3
16 - (13)	16-40-16	18.0	1	5	1	0.9	0.00	100	1.6	2	S	1			0.1	1	6	3
17 - (4)	17-40-16	5.2	1	4	1	0.3	0.00	100	1.0	3	S	1			0.2	1	7	3
17 - (12)	17-40-16	2.8	1	4	1	0.3	0.00	100	1.1	3	S	1			0.4	1	7	3
21 - (13)	21-40-16	5.4	1	5	1	0.6	0.00	100	1.7	2	S	1			0.1	1	6	3
21 - (16)	21-40-16	4.1	1	6	1	0.3	0.00	100	1.2	3	S	1			0.1	1	7	3
25 - (14)	25-40-16	22.1	1	13	1	0.8	0.00	100	1.3	3	S	1			0.3	1	7	3
26 - (2)	26-40-16	10.6	1	6	1	0.5	0.00	100	1.1	3	S	1			0.3	1	7	3

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23 - (4)	23-40-17	3.1	1	5	1	0.3	0.00	100	1.2	3	S	1			0.1	1	7	3
27 - (1)	27-40-17	4.3	1	6	1	0.5	0.48	0	1.7	2	S	1			0.4	1	6	3
33 - (12)	33-40-17	3.3	1	12	1	0.3	0.00	100	1.0	3	S	1			0.2	1	7	3
8 - (5)	8-41-14	0.5	1	3	1	0.1	0.10	0	1.0	3	S	1			0.1	1	7	3
8 - (11)	8-41-14	8.9	1	4	1	0.5	0.00	100	1.2	3	S	1			0.1	1	7	3
9 - (2)	9-41-14	14.2	1	5	1	1.6	0.85	46	3.0	1	D	3			6.3	2	8	3
18 - (4)	18-41-14	0.9	1	4	1	0.2	0.00	100	1.0	3	D	3			0.1	1	9	3
18 - (7)	18-41-14	5.4	1	6	1	0.5	0.00	100	1.5	2	S	1			0.2	1	6	3
18 - (11)	18-41-14	0.8	1	5	1	0.2	0.24	0	1.9	2	S	1			0.1	1	6	3
23 - (6)	23-41-14	22.4	1	2	1	0.8	0.62	25	1.3	3	S	1			0.3	1	7	3
30 - (1)	30-41-14	5.0	1	9	1	0.4	0.00	100	1.2	3	S	1			0.1	1	7	3
30 - (14)	30-41-14	10.0	1	3	1	0.7	0.00	100	1.5	3	S	1			0.1	1	7	3
30 - (15)	30-41-14	39.2	1	4	1	1.9	0.00	100	2.2	1	S	1			0.4	1	5	3
31 - (1)	31-41-14	8.1	1	6	1	0.5	0.00	100	1.2	3	S	1			0.2	1	7	3
31 - (12)	31-41-14	6.9	1	34	2	0.4	0.00	100	1.2	3	S	1			0.1	1	8	3
33 - (4b)	33-41-14	5.5	1	34	2	0.4	0.00	100	1.1	3	S	1			0.1	1	8	3
33 - (4d)	33-41-14	0.2	1	8	1	0.1	0.00	100	1.4	3	S	1			0.1	1	7	3
33 - (14)	33-41-14	4.7	1	17	1	0.4	0.00	100	1.2	3	S	1			0.1	1	7	3
34 - (1)	34-41-14	0.6	1	9	1	0.1	0.00	100	1.3	3	S	1			0.1	1	7	3
36 - (7)	36-41-14	31.6	1	4	1	1.0	0.63	37	1.3	3	S	1			0.3	1	7	3
36 - (14)	36-41-14	9.4	1	4	1	0.6	0.58	0	1.4	3	S	1			0.2	1	7	3
5 - (13)	5-41-15	14.7	1	8	1	0.7	0.00	100	1.3	3	S	1			0.2	1	7	3
6 - (2)	6-41-15	1.7	1	4	1	0.3	0.00	100	1.4	3	S	1			0.1	1	7	3
8 - (6)	8-41-15	2.8	1	22	2	0.3	0.00	100	1.3	3	S	1			0.1	1	8	3
19 - (8)	19-41-15	9.5	1	4	1	0.7	0.00	100	1.5	2	D	3			1.1	2	9	3
21 - (14)	21-41-15	1.4	1	8	1	0.2	0.20	0	1.2	3	S	1			0.1	1	7	3
28 - (7)	28-41-15	2.6	1	2	1	0.3	0.00	100	1.5	2	S	1			0.1	1	6	3
28 - (8)	28-41-15	0.7	1	8	1	0.1	0.03	79	1.2	3	S	1			0.1	1	7	3
30 - (1)	30-41-15	15.4	1	8	1	1.1	0.00	100	1.9	2	S	1			0.1	1	6	3
35 (12a)	35-41-16	1.0	1	4	1	0.2	0.00	100	1.3	3	S	1			0.1	1	7	3
35 - (12b)	35-41-16	1.0	1	3	1	0.2	0.00	100	1.4	3	S	1			0.1	1	7	3
35 - (15)	35-41-16	2.1	1	4	1	0.2	0.00	100	1.2	3	S	1			0.1	1	7	3
36 - (6)	36-41-16	4.0	1	14	1	0.4	0.44	0	1.6	2	S	1			0.1	1	6	3
36 - (8)	36-41-16	1.5	1	17	1	0.2	0.00	100	1.0	3	S	1			0.1	1	7	3
33 - (16)	33-42-14	4.1	1	10	1	0.4	0.40	9	1.6	2	S	1			0.1	1	6	3
36 - (4)	36-42-14	1.1	1	2	1	0.3	0.29	0	2.0	2	SP	2			0.1	1	7	3
5 - (7)	5-42-15	0.1	1	3	1	0.1	0.07	-40	1.0	3	S	1			0.5	1	7	3
20 - (4)	20-42-15	1.7	1	9	1	0.3	0.00	100	1.4	3	SD	0			2.8	2	7	3
27 - (12)	27-42-15	0.6	1	3	1	0.2	0.00	100	1.7	2	SP	2			0.1	1	7	3

The Regulatory Program

After a locality has worked out its classification scheme, its next step is to attach to it a regulatory program. There are two basic mechanisms that can be used. The locality can vary the density of development around the lake and/or the distance of development from the lake. As illustrated earlier, the former, varying the distance around the lake, has the effect of assigning greater or lesser amounts of water surface area (or water volume) per lot per lake, depending primarily on a judgement of absorptive carrying capacity of the water. The latter, varying distance from the lake, was not illustrated earlier, but it has the effect of allowing closer or farther development, depending on a judgment which relies primarily on a sense of absorptive carrying capacity of shoreland adjacent to the lake. In actual fact, the use of either mechanism, or both in combination affects the carrying capacity of a lake's total micro-environment, the water, and the land.

The following contrasts the use of these mechanisms in Wisconsin and Minnesota at the state levels. Wisconsin opted to establish a minimum lot width and structural setback that, as was explained earlier, is insensitive to any particulars of a lake's micro-environment. Thus, a high quality-highly vulnerable lake receives a base-level of protection identical to that of a low quality-lowly vulnerable lake. The state of Minnesota, on the other hand,varies both the lot width and structural setback (and, therefore, by extension the density around, and distance from, the lake) depending on whether the lake belongs to a class of lakes judged to have a greater or lesser carrying capacity.

Contrast of How Two Extreme Classes of Lakes Would be Regulated in Minnesota and Wisconsin

	Lot Width	Structural Setback
Burnett County Minimum Standard		
RR-3 High Vulnerability	300 feet	75 feet
RR-2 Medium Vulnerability	200 feet	75 feet
RR-1 Low Vulnerability	100 feet	75 feet
Minnesota State Standards+		
High Quality/High Vulnerability	200 feet	200 feet
Low Quality/Low Vulnerability	100 feet	75 feet

This is an overgeneralized presentation of the Minnesota system which relies on four classes of lakes and three sets of regulatory level, the density around, and distance from the lake depending on whether the lake belongs to a class of lakes judged to have a greater or lesser carrying capacity.

From the point of view of grounding a land use program to the carrying capacity of adjacent resources like lakes, any across-the-board minimum standard, is equally insensitive. The latter, of course, does provide a higher level of protection than the former. But it is still not known how much more protection, or around which lakes, there might be regulatory overkill or underkill.

In reality, since lakes are such complex and dynamic systems, no amount of classification-regulatory effort will result in a land use program where one can say with any degree of accuracy how much additional protection one more foot of lot width or setback, or one hundred more feet for that matter, will provide a given lake resource. Users of the method described in this paper should accept that limitation as fundamental. However, a tier of generalized regulatory levels can be established which will assure that a higher degree of protection will be assigned to more sensitive lakes, while a lower degree will go to less sensitive environments. What the levels might actually be may vary from jurisdiction to jurisdiction since, to be most effective, they will be based on judgments combining the following ingredients: 1) the locality's wishes; 2) the experience of others (states and localities) with various protective levels; 3) research guidelines for the parameters receiving emphasis in the program; and 4) professional, "political," and public input and common-sense.

SUMMARY

** Lakes are important resources in Wisconsin and it is important to understand the interrelationships between these resources and land uses that occur along their shores and within their watersheds.

** The relationships are now not well accounted for, or reflected in, most of the minimum standard shoreline regulatory programs in use in Wisconsin.

** The data and methodology to establish a better linkage between water resources and adjacent land uses does exist and is available.

* Local units of government have the power to utilize this data and to establish a planning and regulatory approach that provides a more resource-sensitive shoreland program beyond the minimum standard.

LAKE DEVELOPMENT POLICY

The following policy statements should be adopted as the guidelines for implementing Burnett County Inland Lakes Classification System and accompanying recommended ordinance changes:

1. It is the intent of the Burnett County Board of Supervisors to preserve the natural and scenic qualities of the lakes and shorelines in the County.

2. The County Board of Supervisors recognizes that different lakes within the County have varying natural conditions that affect their environmental sensitivity or vulnerability to shoreland development. In recognition of this fact, the Lakes Classification System needs to take into account the relative vulnerability of each waterbody based on lake surface area, lake depth, lake type, length of shoreline, size of watershed, availability of wastewater treatment facilities, and existing degree of development.

3. The County Board of Supervisors desires to balance the needs for environmental protection and responsible stewardship with reasonable use of private property and economic development.

4. Lakes that are environmentally sensitive and in pristine or near-pristine undeveloped condition should receive the highest level of protection.

5. Future development and land divisions on lakes that are developed or partially developed should be carefully managed to prevent overcrowding that would diminish the value of the resource and existing shoreland property; minimize nutrient loading; protect water quality; preserve spawning grounds, fish and wildlife habitats, and natural shore cover.

BURNETT COUNTY LAKES - SIZE - CLASSES

	NATURAL LAKES		IMPOUNDMENTS		TOTAL	
ACREAGE	NUMBER	TOTAL ACREAGE	NUMBER	TOTAL ACREAGE	NUMBER	TOTAL ACREAGE
9.9 - less	181	851	2	4	183	854
10 - 49.9	131	3,022	2	24	133	3,046
50 - 99.9	42	2,930	1	61	43	2,991
100 - 499	55	11,736	2	598	57	12,334
500 - 1000	8	5,730	1	517	9	6,246
+1000	4	6,047	0		4	6,047
Total	421	30,316	8	1,204	429	31,518

PROPOSED SHORELAND REGULATIONS