



LINCOLN COUNTY LAND SERVICES DEPARTMENT PLANNING & ZONING

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SETBACK AVERAGING Shoreland Principal Structures

When it applies:

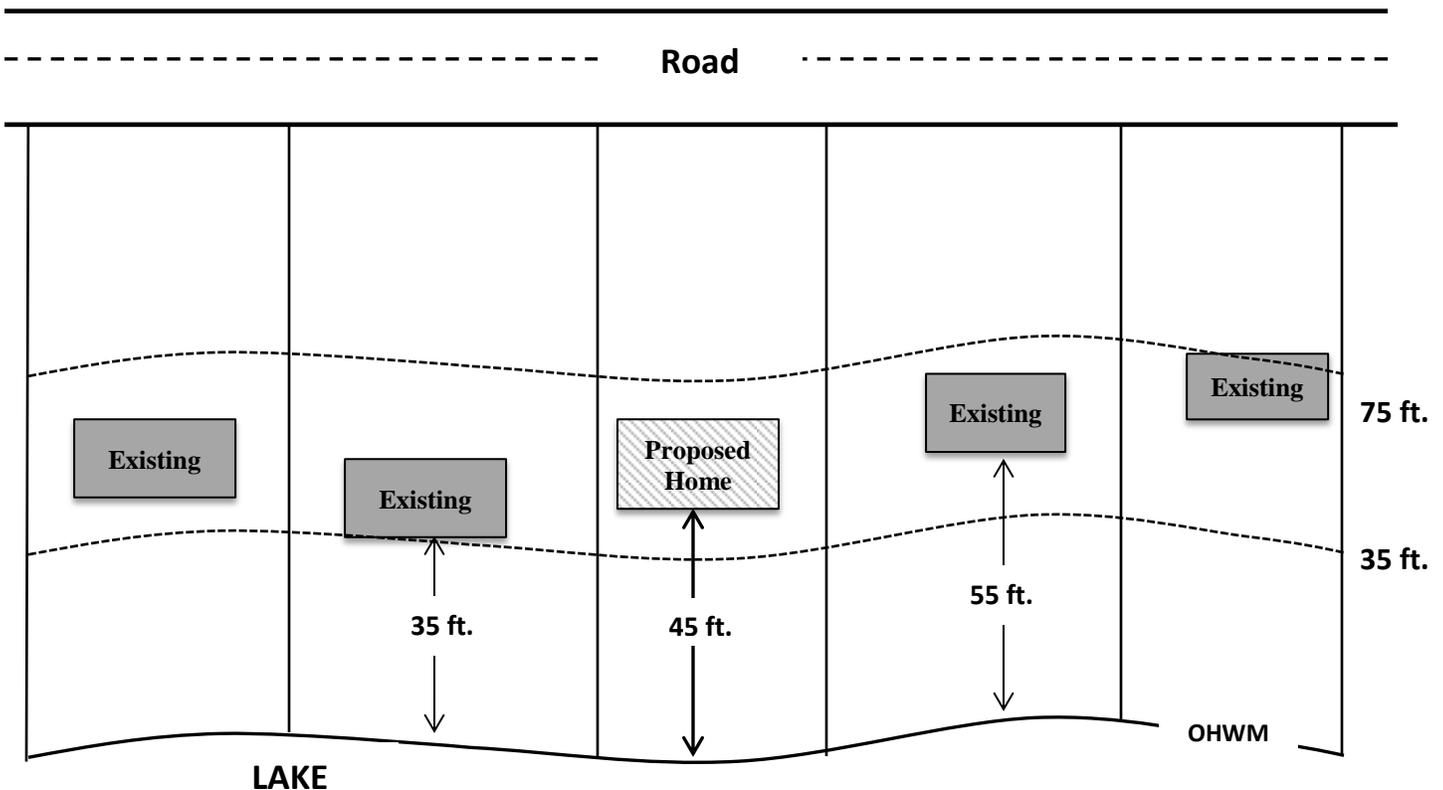
- Shoreland principal structures
- Setback reduced no less than 35 feet from the ordinary high water mark (OHWM)
- An existing development pattern must be present along the shoreline in both directions

Existing development pattern:

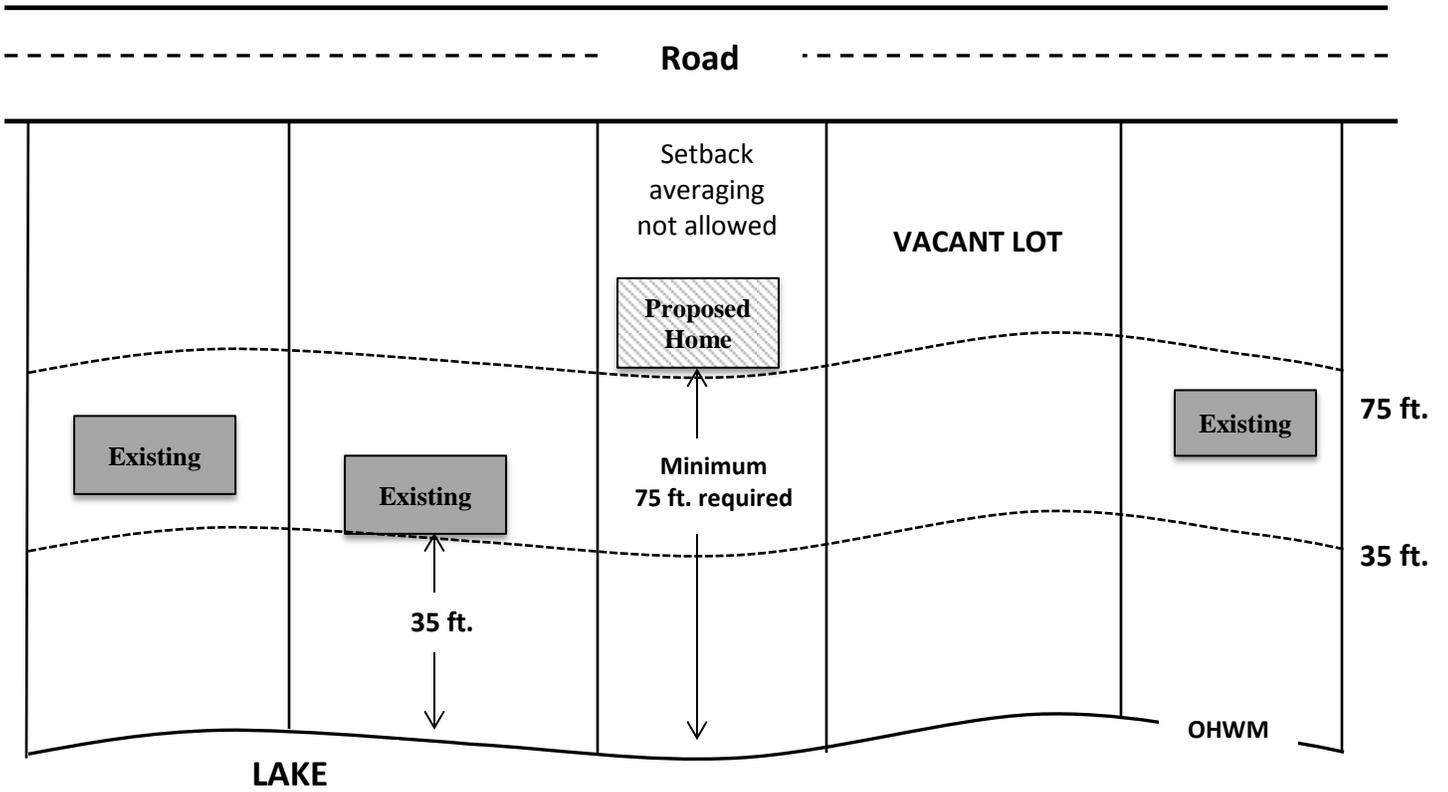
This means that principal structures exist within 250 feet of a proposed principal structure in both directions along the shoreline at a setback less than 75 feet from the OHWM. In order for setback averaging to be used for a proposed principal structure, there must be an existing development pattern present. If a neighboring lot is vacant or the principal structure is more than 75 feet from the shoreline, setback averaging is not allowed.

Example of setback averaging :

Aerial view of riparian lots, 100 feet wide or less. Averaging used to reduce setback of proposed structure.
 $(35 \text{ feet} + 55 \text{ feet}) \div 2 = 45 \text{ feet}$



Example of when setback averaging is not allowed. No existing development pattern.



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