

OPT-IN TOOLS FOR LAKE CONSERVATION

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WISCONSIN LAKES CONVENTION

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SHORELAND ZONING

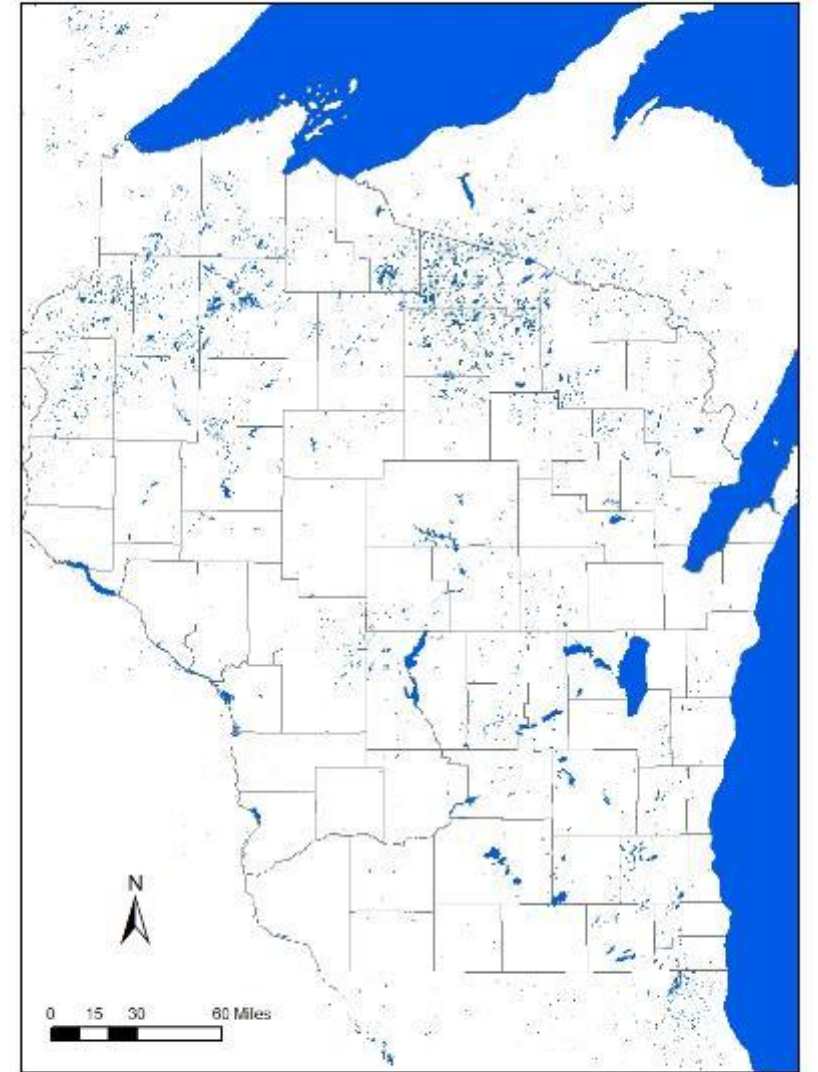
- **Significantly weakened in WI the last 5 years**
- **One-size-fits all**
- **Relaxed standards for:**
 - **Impervious surfaces**
 - **Setbacks**
 - **Near-shore building practices, dimensions, and variances**



ALTERNATIVES

What are other **opt-in tools** and **incentives** to **protect** and **conserve** Wisconsin's high quality **lakes**?

- Land **purchase**
- Conservation **easements**
- Conservation **subdivisions**



CONSERVATION EASEMENT

A legal agreement in which a landowner voluntarily restricts the future uses, activities, and development opportunities allowed on their land

Ownership is maintained, along with some usage rights

Restrictions apply in perpetuity, even if land is sold (they 'run with the land')

Incentives: tax deductions, tax credits, estate tax exclusions

Conservation values: environmental quality, wildlife habitat, aesthetics, sustainable ag./forestry, etc.

LAND TRUST

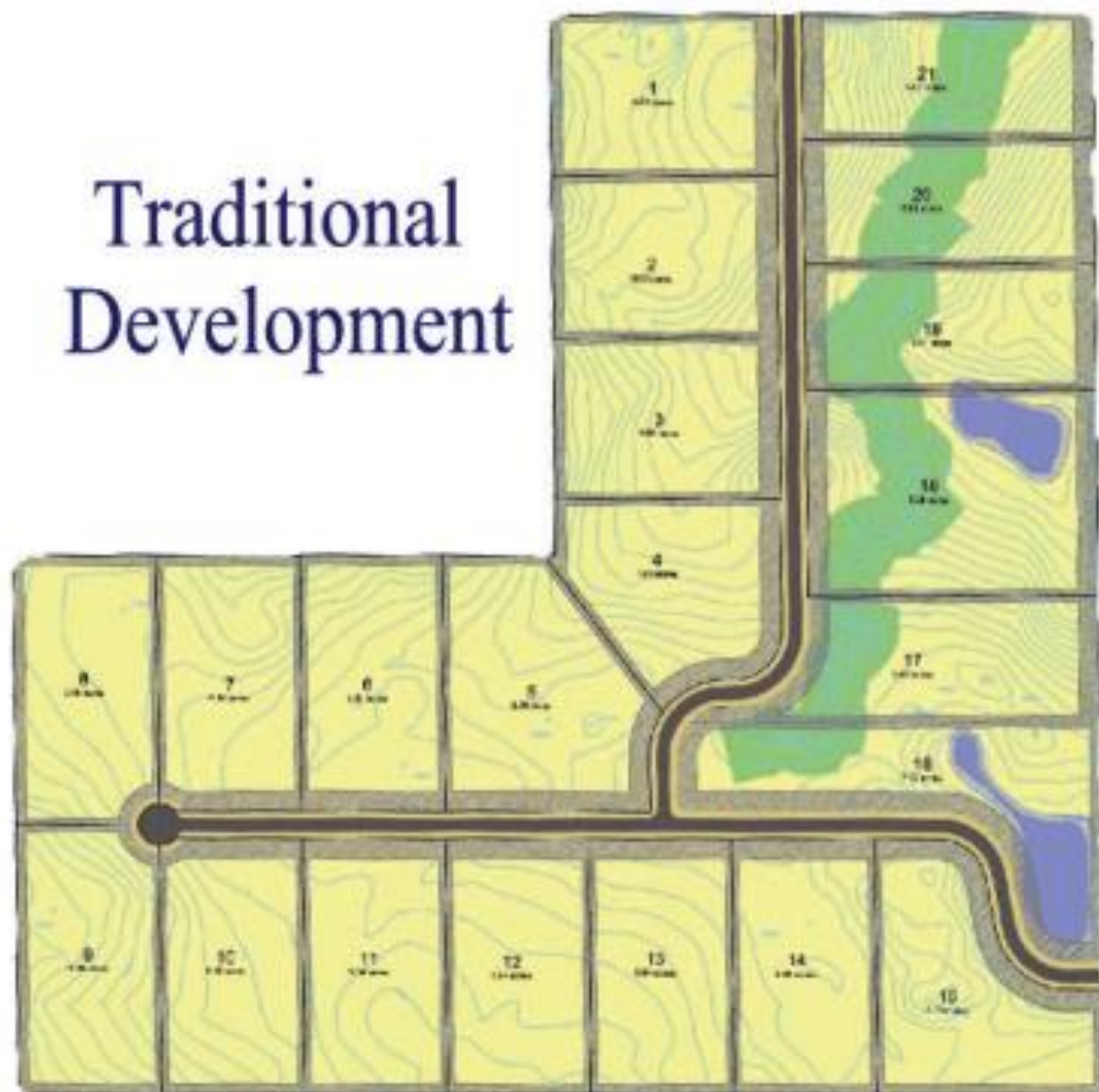


A private, non-profit organization that works to preserve land by assisting in the development and enforcement of conservation easements

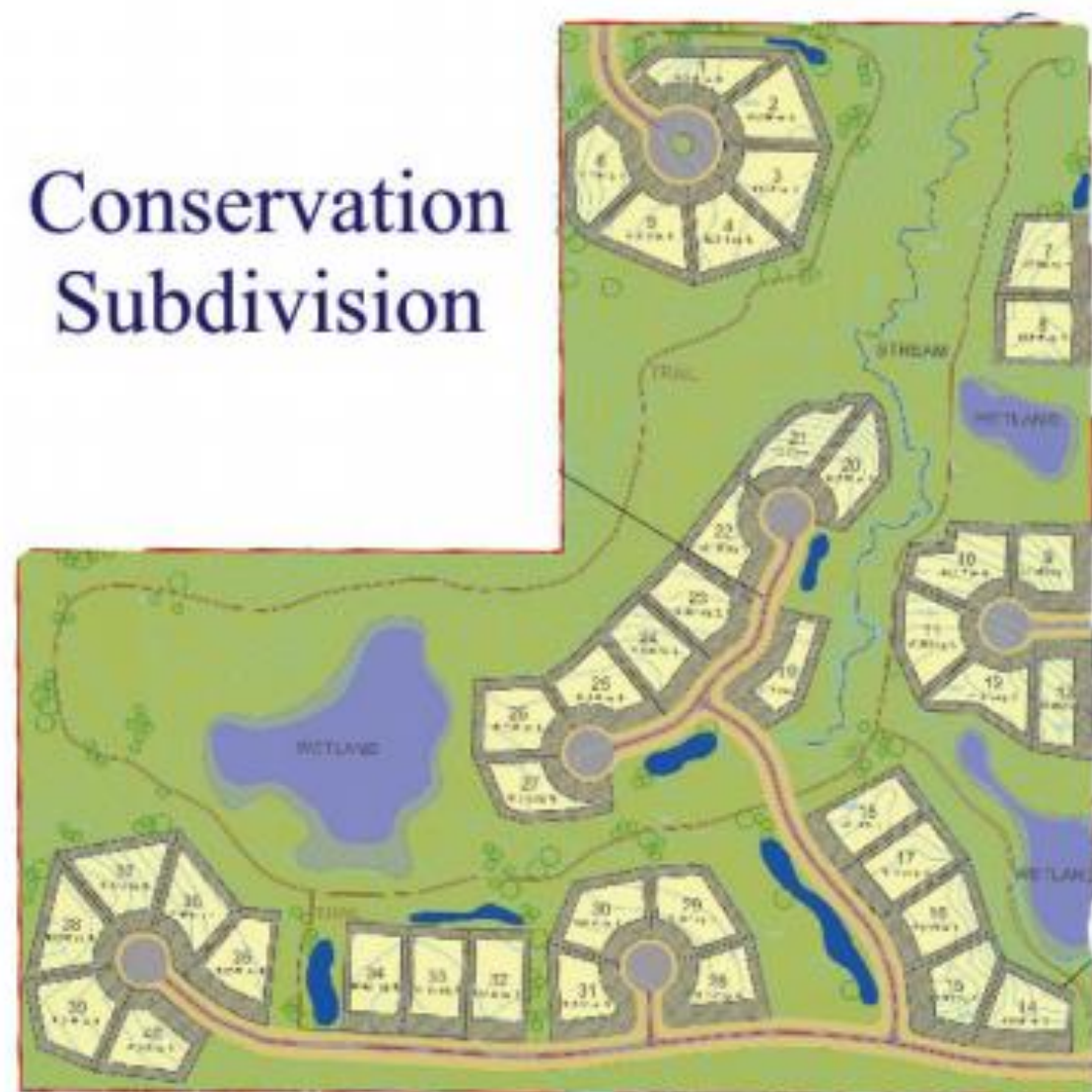
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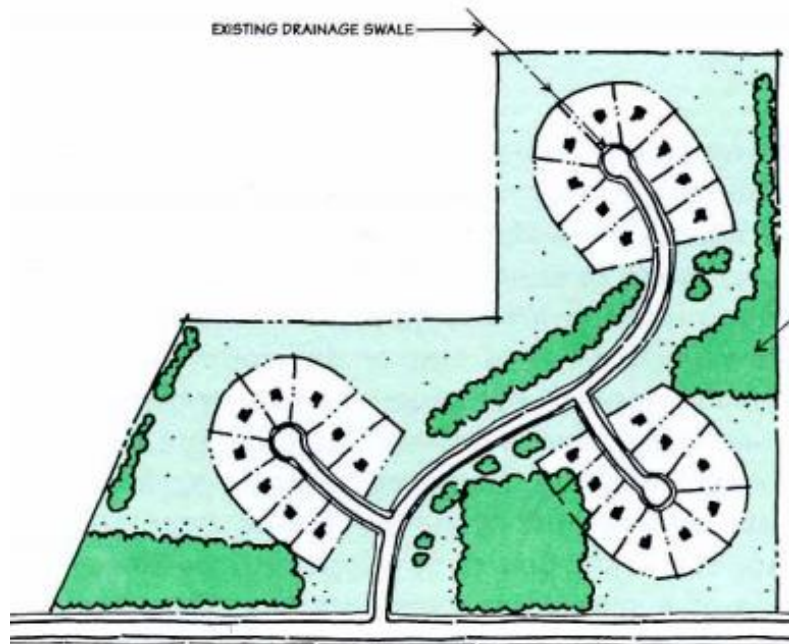
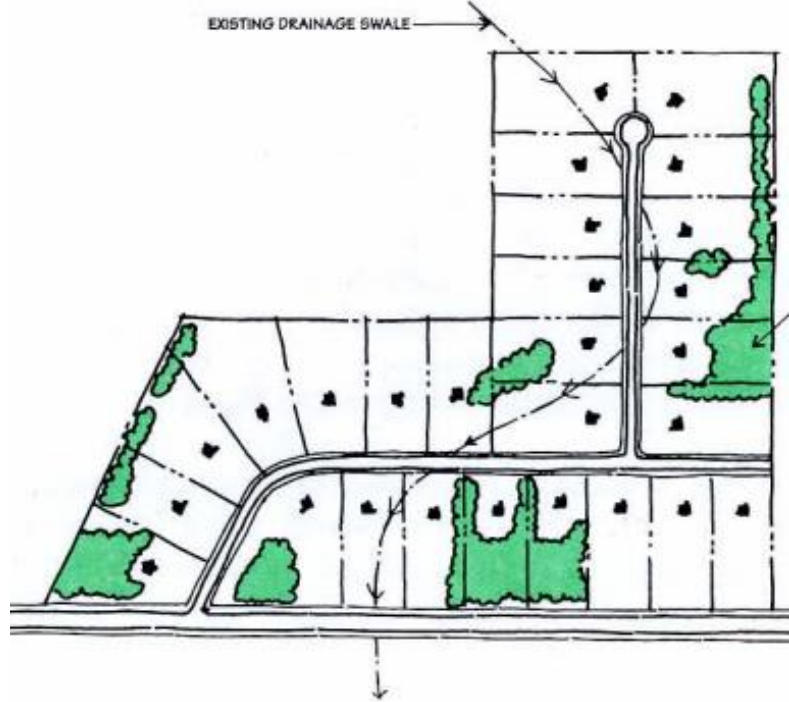
holds (owns) land or development rights, for public conservation benefits

Traditional Development



Conservation Subdivision





CHARACTERISTICS

Clustered compact lots

- Density neutral

Common open space

- Ordinances typically require a minimum of 40-60%

Re-ordering of conventional development processes

- ID conservation land *before* locating houses, streets, and utilities

BENEFITS

Conserve land / open space,
protect natural resources
and environmental quality
(e.g. **lake shoreline**)

Maintain rural / agricultural
identity, values, and economy

Reduce construction costs,
sell faster, **increase** land
values, **receive** density bonus



EXAMPLE

Long Lake, Chippewa County

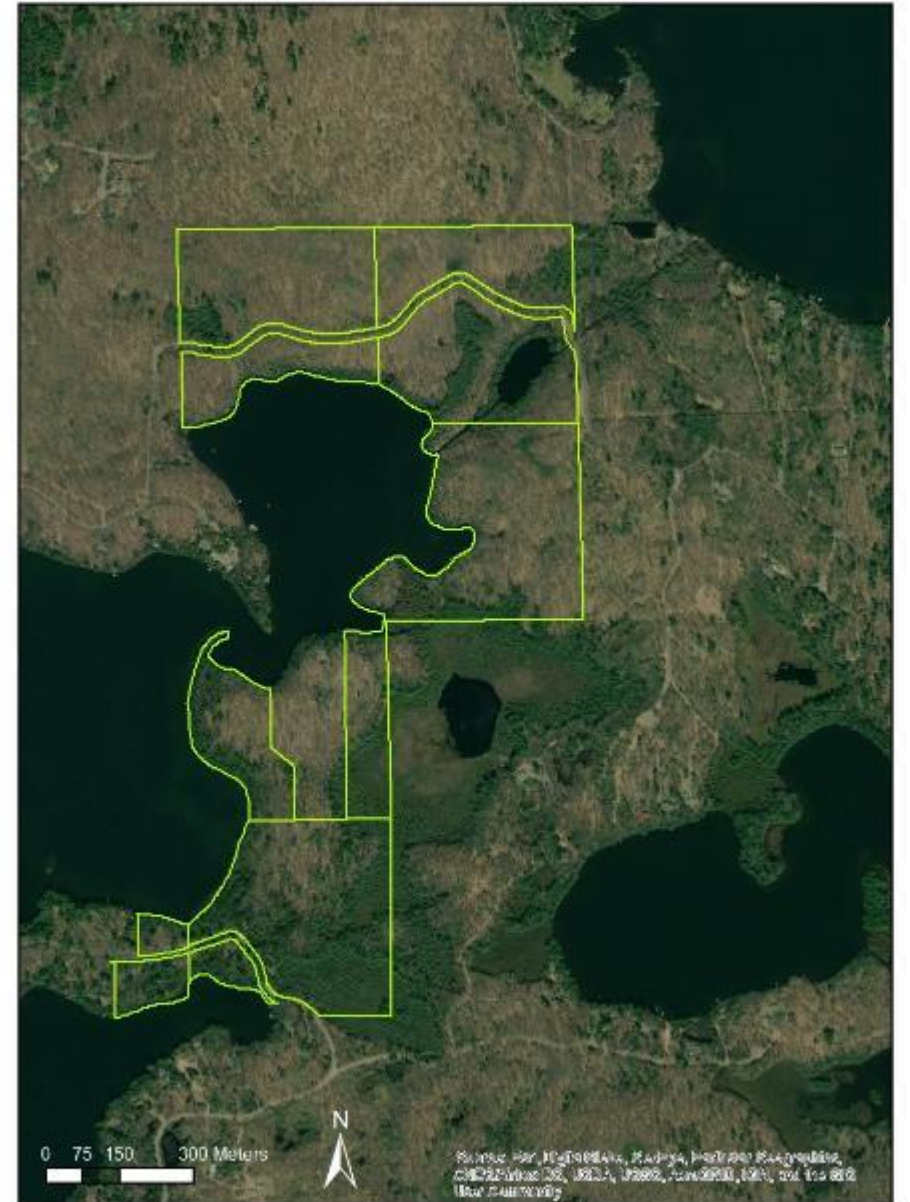
- **> 500 acres, >2 miles of lakeshore** placed under permanent easements in the early 2000s
- **\$200k WI DNR lake protection grant**
- **Vacant lots list for over \$400k, improved lots assessed at ~\$700-\$800k**



EXAMPLE

Katherine Lake, Oneida County

- **> 400 acres, ~4.4 miles of lakeshore, placed under permanent easement in 2018**
- **Donated** by Yawkey Lumber Company
- Remains **open** to hiking, hunting, fishing, and other **recreation**



CONSERVATION POTENTIAL

How many **privately owned, undeveloped lakeshore parcels** that would be **candidates for conservation (or development)**?

How much **lakeshore frontage**?

- **Total mileage**
- **Parcel-scale distribution**

CHIPPEWA COUNTY

~500 lakes, ponds, reservoirs, etc.

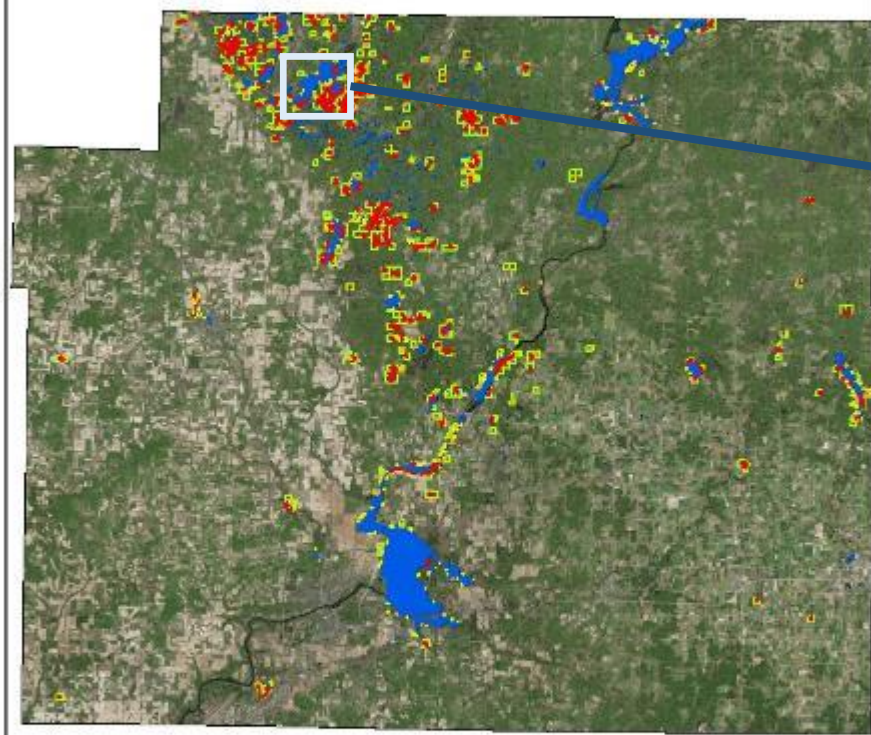
~650 unique owners w/ undeveloped shoreland

~14,000 acres, ave. ~21 acres

Lakeshore frontage

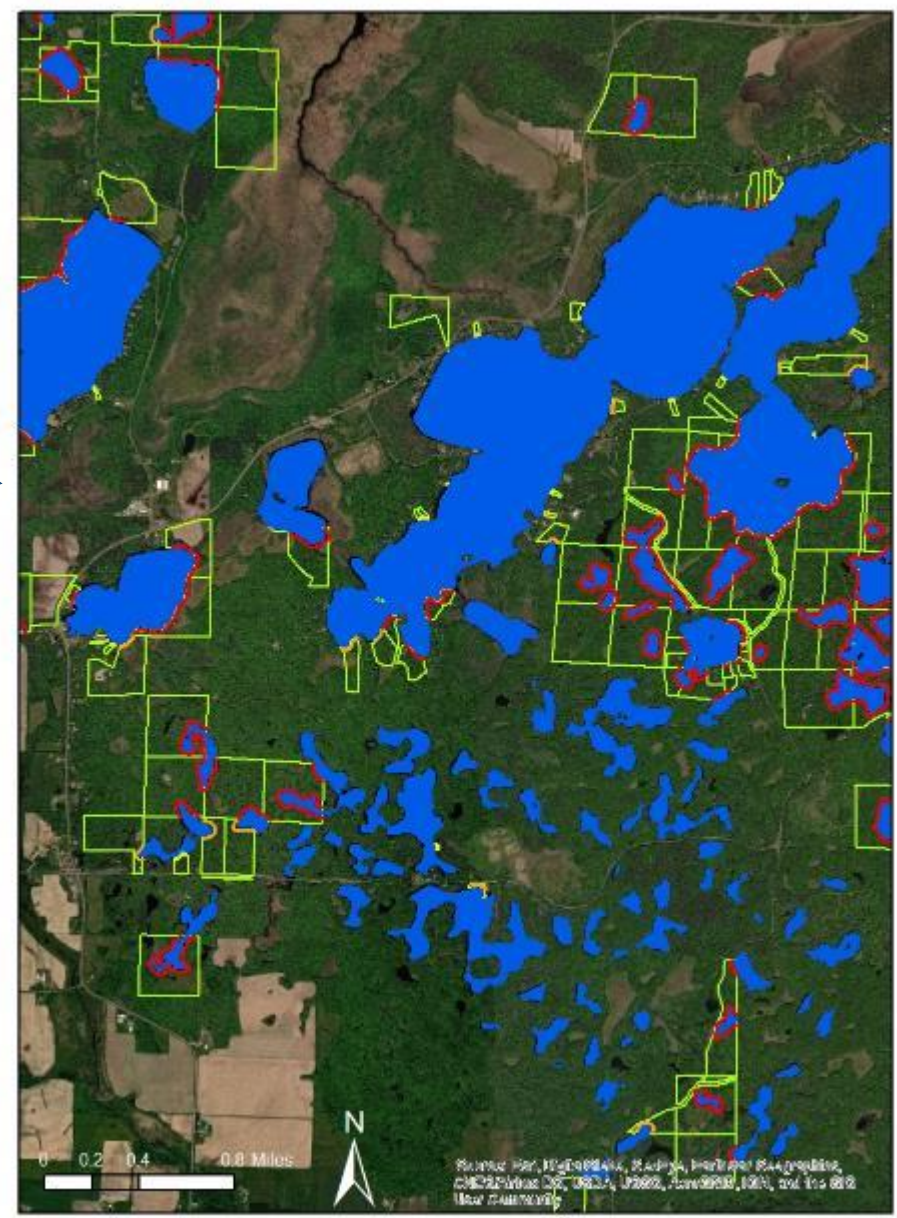
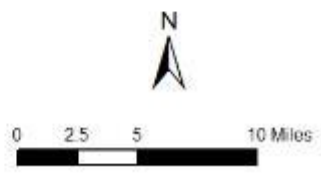
- **~130 miles total, ave. ~1,080 feet**
- **333 parcels < 300 feet**
- **140 parcels 300 – 1,000 feet**
- **173 parcels > 1,000 feet**

Chippewa County: Lakeshore Conservation Potential



Lakeshore Frontage

- < 300 ft.
- 300 - 1,000 ft.
- > 1,000 ft.
- Parcels



ONEIDA COUNTY

~1,100 lakes, ponds, reservoirs, etc.

~2,500 unique owners w/ undeveloped shoreland

~30,000 acres, ave. ~12.5 acres

Lakeshore frontage

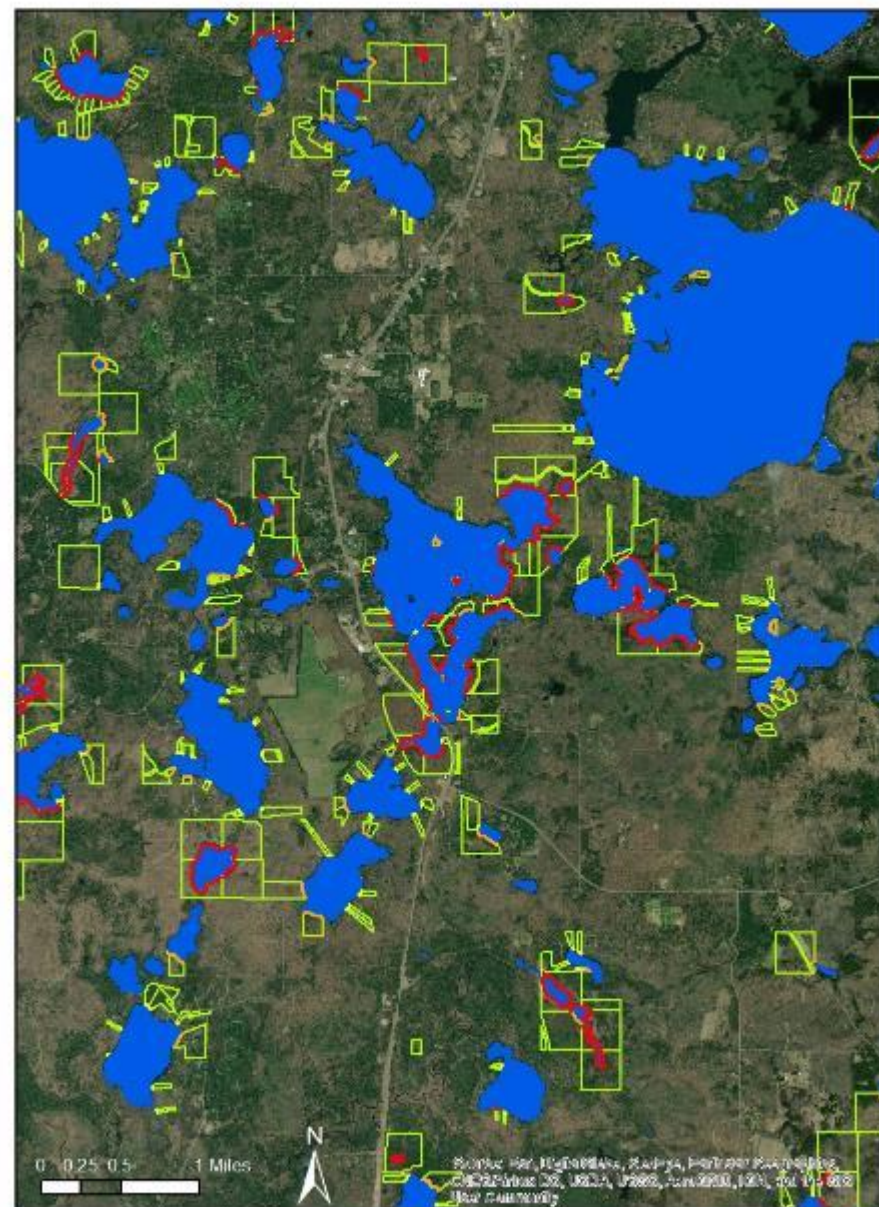
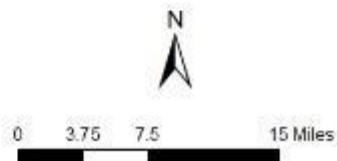
- **~260 miles total, ave. ~560 feet**
- **1,578 parcels < 300 feet**
- **538 parcels 300 – 1,000 feet**
- **352 parcels > 1,000 feet**

Oneida County: Lakeshore Conservation Potential



Lakeshore Frontage

- < 300 ft.
- 300 - 1,000 ft.
- > 1,000 ft.
- Parcels



CONCLUSIONS

WI counties have **major** lakeshore **conservation potential**

There are **alternatives** to shoreland zoning that offer **environmental, social, and economic benefits** and have a **proven** track record of success

There is **value** in **proactive** conservation **efforts**, and **ample** **data** to provide **strategic guidance**



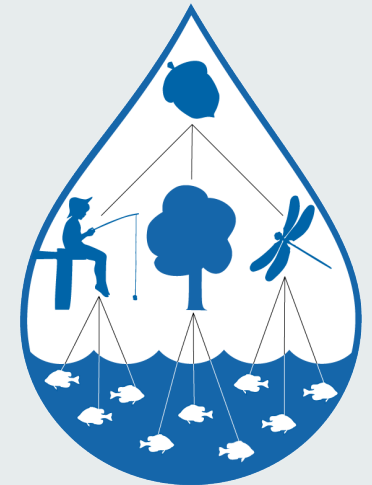
QUESTIONS?

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Pay it Forward



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College of Natural Resources
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