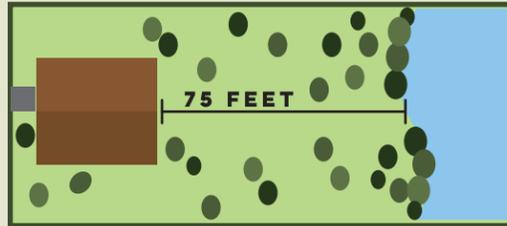


# THE VALUE OF SHORELAND ZONING

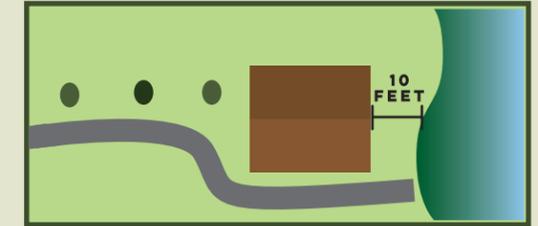
## ✓ SHORELAND ZONING

A house that is set back at least 75 feet from the water allows space for trees and native plants.



## ✗ NO SHORELAND ZONING

A house that is close to the water does not leave space for trees and native plants that stabilize the shoreline.



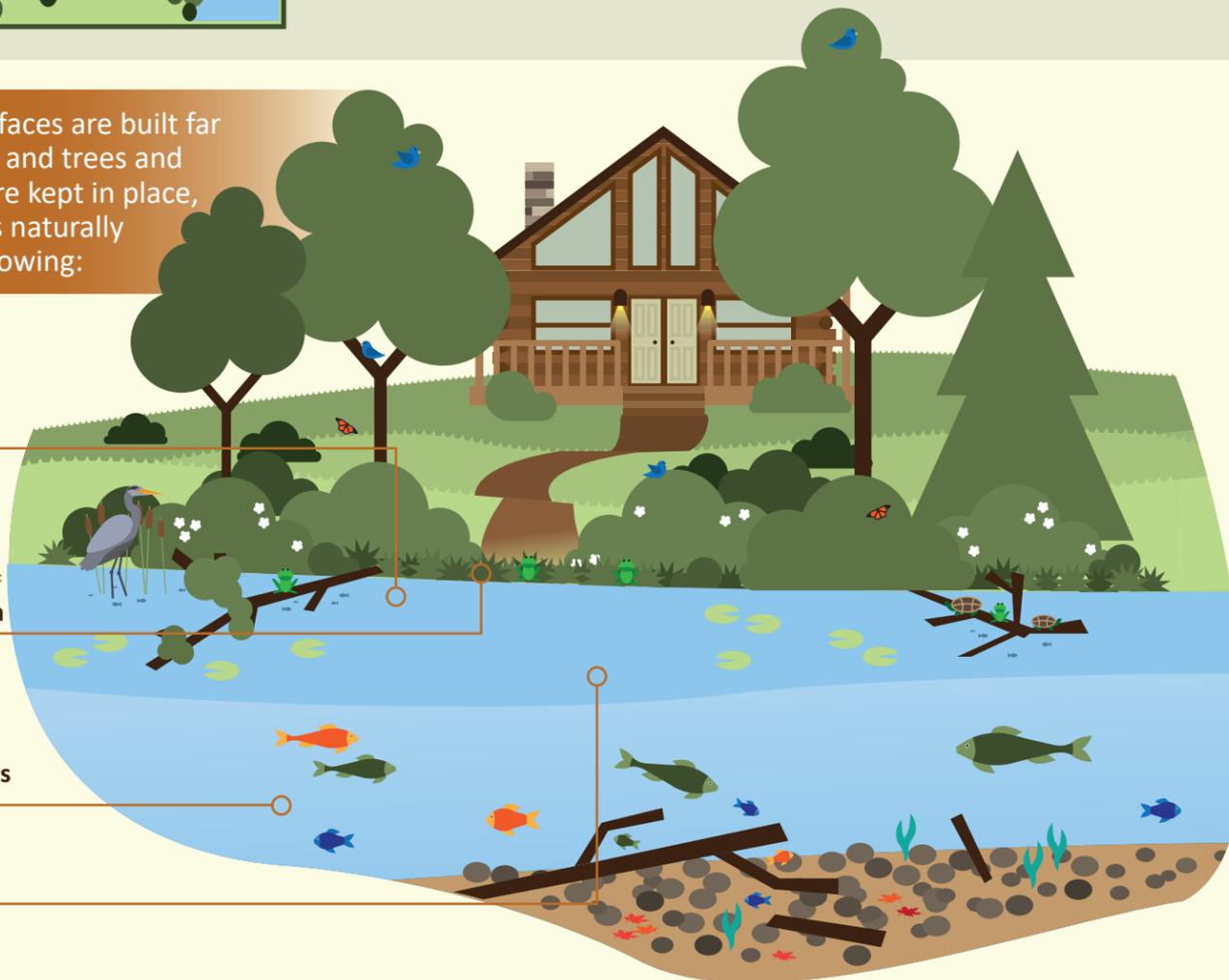
When hard surfaces are built far from the shore and trees and native plants are kept in place, the shoreline is naturally more stable allowing:

Clear water =  
High waterfront  
property values

More trees and  
native plants =  
Stable shorelines =  
Less water pollution

More trees and  
native plants =  
More fish and frogs

Less algae growth



When hard surfaces are built close to the shore and native plants are removed, the shoreline erodes into the lake or river causing:

Cloudy water =  
Reduced waterfront  
property values

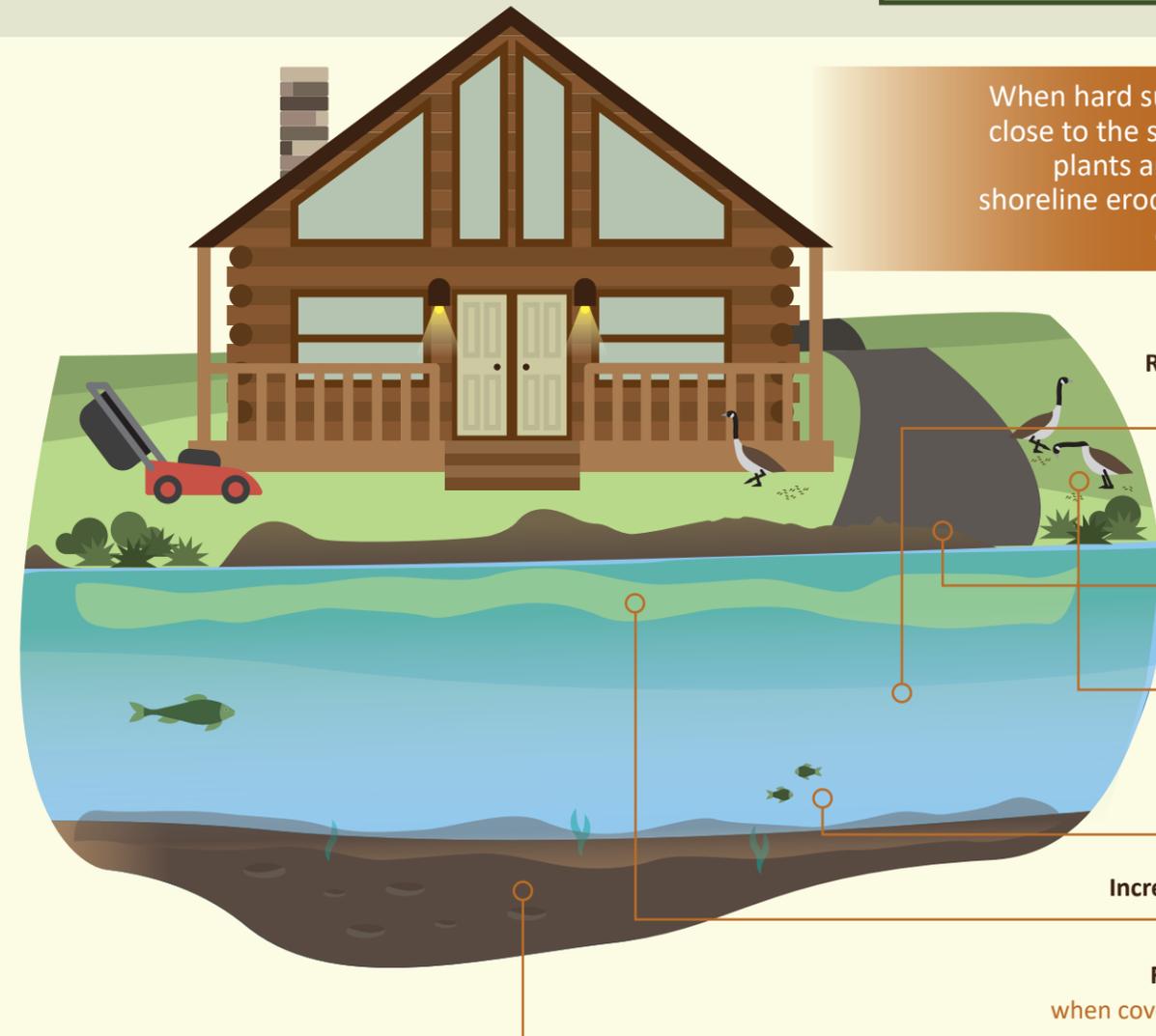
Fewer trees  
and native plants =  
Eroded shorelines =  
More water pollution

More lawn  
attracts geese

Fewer frogs,  
fish, and fish  
species

Increased algae growth

Fish eggs suffocate  
when covered in eroded soil



## CONCLUSIONS

Shoreland zoning standards make it possible to carefully develop a waterfront property, stabilize shorelines, protect the lake or river, and keep waterfront property values high.

For more information, check with your local zoning office.

## WHAT DO SHORELAND ZONING STANDARDS ACCOMPLISH?

Stable  
shorelines

Clearer water =  
Higher property values

More food and shelter  
for fish and frogs

More fish and  
fish species

## CONCLUSIONS

Waterfront property developed without shoreland zoning standards can cause eroded shorelines, a degraded lake or river, and reduced waterfront property values.

Complete the Shoreland Evaluation Tool to assess your waterfront property at [survey.healthylakeswi.com](https://survey.healthylakeswi.com).