



COLA LAND USE POLICY STATEMENT

COLA's Mission: The purposes of the Courte Oreilles Lakes Association, Inc. (COLA) are (1) to protect, preserve and enhance the quality of the Courte Oreilles Lakes, their shorelands and surrounding areas, while respecting the interests of property owners and the rights of the public, and (2) to consider, study, survey and respond to issues deemed relevant by the membership of the organization. The Courte Oreilles Lakes consist of Lac Courte Oreilles and Little Lac Courte Oreilles, both located in Sawyer County, Wisconsin.

Helping more people enjoy our lakes often means building more around the lake. But, virtually any form of development leads to an increase in impervious surfaces, roads, rooftops, driveways, sidewalks, and patios, any surface that does not allow water to soak into the ground. This is inclusive of unbuffered lawns. What is developed either makes it better or worse, for those who have lived there forever and for those just getting ready to invest in a property and create their own legacy for generations to come.

To protect that quality and value of the LCO Lakes that attracted people to them in the first place, COLA will generally oppose any proposed change in land use within the "shoreland"—the first 1000 feet of land above the Ordinary High-Water Mark (OHWM)—of Lac Courte Oreilles (LCO) and Little Lac Courte Oreilles (collectively "the LCO Lakes"). That opposition would include a change in use that results in permitted construction of structures or other impervious surface(s).

COLA will actively review and comment on any proposed land use change that has the potential to change any existing natural shoreland buffer, drainage patterns within shoreland, allow for increasing impervious surface, or any other change that would, or has the potential to, adversely affect the water quality of the LCO Lakes. The Sawyer County zoning map, dated December 21, 2016, shows that more than one-third (1/3) of the shoreland acreage around the LCO Lakes is currently zoned forestry One (F-1) or Agricultural One (A-1) which allow only very limited construction of impervious surfaces. COLA will also oppose any rezone of these lands.

COLA will rely on the LCO Lake Management Plan, the LCO Aquatic Plant Management Plan, the Total Maximum Daily Load study (TMDL), the Site-Specific Phosphorus Criterion proposal (SSPC), the Nine Key Element Plan, and the Upper Couderay River Agriculture Erosion Vulnerability Assessment study, as the science-based references for its comments and decision.

COLA will work with Sawyer County for enforcement of existing land use ordinances and minimizing variances for nonconforming structures and practices.

COLA will continue to pursue installation of shoreland buffers on the shoreline of the LCO Lakes.

COLA will work with Sawyer County to adopt low-impact development provisions in the County Shoreland Zoning Ordinance to treat storm water runoff on site.

COLA will take appropriate action, if necessary, to prevent land use changes within the LCO Lakes shoreland that COLA believes will adversely impact the water quality of the LCO Lakes.