

Pond Project Requirements

- As of January 1, 2007, all ponds greater than 5,000 square feet will require a zoning permit.
- Also, all ponds, regardless of size, within shoreland jurisdictional areas will require a zoning permit and a shoreland contract.
- Ponds, wetland scrapes, and similar projects that are designed, approved, and funded by the Natural Resources Conservation Service (NRCS) or by Racine County Land Conservation Division staff (Federal, State, or County program monies) must obtain a zoning permit; however, a review fee will not be assessed for these projects.
- Contact the municipality in which the pond will be located for the municipality's pond permitting requirements (storm water review is the municipality's responsibility).

Pond Plan Requirements

- Plot the pond's location on a survey; include overall pond dimensions and setbacks to lot lines, structures, wells, and sewage system.
- Prepare a cross-section view illustrating the side view(s) of the pond, including side slopes and depth(s) of the pond.
- Prepare a written report describing how the pond will be constructed, including the name of the excavating company and a timeframe for constructing the pond.
- On the plan, illustrate the proposed location of dredged pond spoils on the subject property. **Note:** All pond spoils must remain on the subject property, unless otherwise specifically approved by the Wisconsin Department of Natural Resources (WDNR) or the Racine County Economic Development and Land Use Planning Committee.
- No pond spoils may be sold from the pond site unless the site is zoned M-4 Quarrying District and has an approved conditional use permit.

Additional Information

- Complete a Racine County zoning permit application form. Forms are available at the Racine County Development Services Department.
- Submit plans, completed zoning permit application and fees (review and/or permit) to the Racine County Development Services Department.
- The applicant must submit plans to the municipality, WDNR, and local drainage district for review.
- Racine County Land Conservation Division staff will review the pond project and provide technical recommendations for the pond design and functionality.
- The review time varies, so plan accordingly for a pond review by Racine County.
- Some ponds may require conditional use public hearing approval. These projects require separate, additional fees to be paid at the time of filing.
- A Racine County zoning permit is valid for nine months, during which time work on the project is to commence. Village of Caledonia zoning permits are valid for six months.
- A pond completion time limit will be established. This time limit will be determined by Racine County and the municipality.
- Ponds usually will NOT solve drainage problems — a pond may, in fact, exacerbate an existing drainage problem.
- A pond for fish requires a special design to function properly.
- Do not build a pond without Town, Village, County, and/or State approvals (if required). Fines may be assessed for work started/completed without a permit.
- Additional information may be requested by Racine County staff to complete a pond review.
- Generally, Racine County will not issue a zoning permit until all State or local approvals are granted.