CITY OF CUMBERLAND, WISCONSIN

Daniel C. Shoemaker, Mayor mayor@cityofcumberland.net
Randall D. Reeg, Administrator cityadmin@cityofcumberland.net
Arlene Frisinger, Clerk clerk@cityofcumberland.net
Shari Rosenow, Treasurer treasurer@cityofcumberland.net

Phone: 715.822.2752
Fax: 715.822.3799

950 1st Avenue
Cumberland, WI 54829

www.cityofcumberland.net

Waterfront Zoning and Building Permit Application

PROPERTY OWNER INFORMATION

Name: _____ Phone: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Email: _____

Primary Contact: _____ Phone: _____ ☐ Same as above

PROJECT INFORMATION

Property Address: _____

☐ Same as Mailing Address above

Parcel ID# (if no street address is available): __ __ __-__ __ __ __-__ __-__ __ __

Zoning District: _____ ☐ Verified by City of Cumberland Initials: _____

OVERLAY DISTRICTS

Check all that apply:

☐ Wetland ☐ Wellhead Protection ☐ TID #_____ ☐ Planned Unit Development
☐ Floodplain ☐ Does not apply ☐ Verified by City of Cumberland Initials:_____

PROJECT DESCRIPTION

Write a short description of project or circumstance:

PROJECT DESCRIPTION

Fees	Select	Permit/Application Type	Short Description
$50	☐	**Zoning Permit**	Required for land use, structures, and activities to ensure compliance with zoning regulations.
TBD	☐	**Building Permit**	Required for the construction, alteration, or repair of buildings and structures. Not required for accessory building under 120 square feet.
No Fee	☐	**Renovation Permit**	Required for interior or exterior remodeling or improvements that do not involve a full new structure. (Chapter 14 – Building Code Section 14.07)
$50	☐	**Sign Construction**	Required for the installation, placement, construction of permanent signs.
$25	☐	**Sign Alteration**	Request for modification to physical sign
$50	☐	**Certified Survey Map (CSM) Approval**	Request for review and approval of a certified survey map for land division or property boundary adjustments
$250	☐	**Plat Approval**	Request for review and approval of a subdivision plat for the creation or development of lots, streets, or public improvements.
$250	☐	**Zoning Amendment**	Request to change the zoning map or zoning ordinance regulations.
$250	☐	**Conditional Use Permit**	Request for approval of a use that may be allowed in a zoning district under specific conditions.
$250	☐	**Variance**	Request for relief from specific zoning requirements due to unique property conditions.
$250	☐	**Administrative Appeal**	Request for review of a zoning administrator's decision or interpretation.
TBD	☐	**Other**	_____

Total: $_____

ZONING CODES

For reference and questions please refer to City of Cumberland Zoning Codes here: https://bit.ly/4e9DbVw

Scan for Zoning Code Information

IMPERVIOUS SURFACE

Up to 15% impervious surface is allowed on the portion of a lot or parcel that is within 300 feet of the Ordinary High Watermark, without a mitigation plan.

Current and Proposed impervious surface area _____/ Area of Lot_____ X 100=_____%

SHORELAND MITIGATION

Applicant must accumulate a minimum of two mitigation points from the following practices and a minimum of 4 to increase impervious surface level to 15%-30%:

Mitigation Practice	Points	Please check all that apply
Update or replace a non-compliant Sanitary System	2	
Preserve or restore a vegetative buffer zone that extends 35 feet landward from the ordinary high water mark (must be native plants	2	
Preserve or restore vegetative buffer zone that extends 50 feet landward from the OHWM (must be native plants)	3	
Viewing and Access Corridor width of 15 feet or less	1	
Install a rain garden with native plantings, or similar feature	Up to 3	
Preserve or restore both shoreland side yard areas with native plants	1 pt per side yard	
Remove or relocate a building or impervious structure, which is located within the shoreland setback to a compliant location	1 per structure	
Other mitigation approved by Planning Commission	Varies	

Total Points Achieved	

Purpose Mitigation:_____

_____

Plant Species List (if planting or seeding):_____

_____

Implementation Schedule (when will planting start, when will mowing cease, how will new trees and shrubs be established):

_____

_____

_____

Buffer Maintenance Schedule (watering, weeding, pruning, protection from deer browse, replacement of dead trees and shrubs,
etc.)_____

_____

☐ Check box if Shoreland will not be disturbed (Must complete mitigation points)

FILLING AND GRADING

Purpose of Filling and/or Grading: _____

_____

Calculate Area of Filling and/or Grading – Include all cut, fill, leveling, or stockpile areas or any other areas such as haul roads where bare soil will be exposed.

Length_____ X Width_____ = Total Area_____ square feet

Calculate % Slope - % of slope is calculated by dividing the vertical rise by the horizontal distance and multiplying by 100.

Vertical Rise_____ / Horizontal Distance_____ X 100 =_____ % of Slope

☐ Check box if Filling and Grading does not apply

LAND USE STRUCTURE

	☐ **Principal Structure**	☐ **Attached Accessory Type:** _____	☐ **Detached Accessory Type:** _____	☐ **Excavation**
☐ **New**	_____Sq Ft _____Height _____Roof Overhang	_____Sq Ft _____Height _____Roof Overhang	_____Sq Ft _____Height _____Roof Overhang	_____Sq Ft _____Slope
☐ **Addition**	_____Sq Ft _____Height _____Roof Overhang	_____Sq Ft _____Height _____Roof Overhang	_____Sq Ft _____Height _____Roof Overhang	_____Sq Ft _____Slope
☐ **Remodel/Internal Renovation**	☐Structural ☐Electrical ☐Plumbing	☐Structural ☐Electrical ☐Plumbing	☐Structural ☐Electrical ☐Plumbing	

$_____Estimated Value _____%Existing Impervious Surface _____%New Impervious Surface

☐ Check box if Land Use Structure does not apply

A SITE PLAN MUST BE SUBMITTED FOR APPROVAL

Site plan must be on a separate sheet that is at least 8.5X11" and must include the following:

Existing Structures

Existing Setbacks

Lot Dimensions

New Proposed Structure

Erosion Control Plan

Excavation Plan

THE FOLLOWING CONDITIONS ARE TO BE ATTACHED TO ALL PERMITS

1. This permit shall expire twelve (12) months from the date of issuance unless written renewal request is submitted.
2. Erosion control measures shall be implemented and properly installed, and shall remain in place until the disturbed area is re-established with vegetation.
3. Tree and shrub cutting and removal shall comply with Section 17.36 (8) unless otherwise approved by issuing agent.
4. All final mitigation shall be as shown on approved mitigation plan, unless otherwise approved by the issuing agent and specified in Site Specific Conditions.
5. Within the vegetation protection area all earth disturbances areas shall be reclaimed by re-vegetating back to the natural state, with the exception of a view corridor in compliance with Section 17.36(8) of the City of Cumberland Zoning Code.
6. Earth disturbances shall not be allowed where the resulting slope would be too steep to be stabilized with vegetation. This provision may be waived where there is on-going bank erosion and structural methods are the only feasible means of stabilization.
7. Water may not be diverted in a way that causes it to concentrate on another person's land, city streets, alleys, curbs, sidewalks, etc
8. The Zoning Administrator shall be informed of the date of commencement and completion.

STATE AND FEDERAL LAWS

I understand that I am responsible for complying with State and Federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law and/or other penalties or costs. For more information, either contact the Department of Natural Resources Center or visit the Department of Natural Resources Wetlands Identification web page at www.dnr.wi.gov/wetlands/locating.html

APPROVAL

In the event this application is approved by the City of Cumberland, I agree:

- That no work shall commence until I have received the issued Zoning and/or Building Permit
- That all work shall be done in accordance with requirements of the City of Cumberland Zoning Permit, the City of Cumberland Zoning Code all other applicable city codes and the laws and regulations of the State of Wisconsin
- That city officials charged with administering city ordinances or other authorized person shall be permitted access to the above described property at any reasonable time for the purpose of inspection
- That it is my responsibility to contact the Uniform Dwelling Code (UDC) Inspector regarding the issuance of a Building Permit, West Wisconsin Inspection Agency, LLC, (715-556-3136)

Signature of Property Owner: _____ **Date:** _____

Version 1, Modified 9/04/2026

CITY APPROVAL

Zoning Administrator Signature: _____ **Date:** _____

City Administrator Signature:_____ **Date:** _____

☐ Approved ☐ Denied ☐ Referred to Committee_____

NOTES

Updates or notes for future reference: