



VILAS COUNTY ZONING & PLANNING



2009 Annual Report

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2009 YEAR IN REVIEW

Even though the numbers do not reflect it, this was an extremely busy and demanding year for the Vilas County Zoning and Planning Department. This was fortunate in some respects and not so in others; it gave us the needed time to devote our attention to deadlines, state mandates and begin the process of other mandates that need to be completed in the next three years.

Vilas County Comprehensive Plan, the largest mandate of the year was completed and adopted November 10, 2009. Our office did so by absorbing the Land Use Planning Budget into to Zoning Budget, **(with no added funds)**, the Zoning Committee working in partnership with the Land Use Planning Committee, North Central Wisconsin Regional Planning Commission, Fourteen Towns, Mapping and Corporation Counsel and many other Vilas County Citizens who participated. Our office supplied hundreds of hours, all the support staff and supplies, scheduling and attending meetings and public hearings, keeping the process recorded through meeting minutes, distributing and synchronizing drafts, maps, and all other materials, to bring **The Plan** to completion. "By Vilas County initiating a lead role in planning, the County is being pro-active to the idea that even though things change, County-level coordination and local-level cooperation can achieve sound long-range planning goals through integrated implementation that protect the environment, better serves the community, and treats landowners in a fair and equitable manner. Literally thousands of people were involved with, attended, and responded to well over a hundred local level meetings, issues identification and development, community surveys, public informational meetings, and public hearings." *Source: Vilas County Comprehensive Plan, Adopted November 10, 2009.*

State of Wisconsin Department of Natural Resources had funding shortages and therefore; decreased Shoreland Staff work duties. More duties were then imposed on the county. We now determine ordinary high water marks during the permitting and inspection process, as well as working with citizen needs no longer be met by DNR staff. We closely monitored the revision of Chapter NR115, attending meetings and giving input for revisions. These revisions will affect our Shoreland Ordinance in the next two years. NR115 was adopted February 1, 2010. One half to two thirds of NR115 was modeled from Vilas County Shorelands Ordinance; Vilas County has a lot to be proud of, with their 10 year lead of protection of its natural resources.

A State Mandate by the Department of Commerce, Comm.83, (Septic Systems Codes), which affected our **Sanitary Maintenance Program**. We have a sanitary maintenance program in place however; State requirements now mandate that **all** sanitary systems in the county be inventoried by October 2011, and each and every system placed on the maintenance program by 2013. We have a process to get older systems on the program, though property transfers and zoning permit requests. This will not meet the 2013 deadline. In rough figures, we need to add approximately **10,000 systems** to the existing 15,000 in the next three years. When the program is complete we will enforce, mail notices, track and record keep the maintenance program for 25,000 septic systems in Vilas County. This year Deputy Zoning Administrators have begun the time consuming inventory of locating these 10,000 systems. We are enhancing the enforcement of the maintenance program working with corporation counsel.

Our General Zoning and Shoreland Zoning Ordinances were updated through the public hearing process: Article IV Zoning Districts; Article XI Zoning Definitions; Article III Shoreland Definitions; Article IV Shoreland Waterfront Access Lots; and Article VI Shoreland Regulation of Existing Structures Closer than 75 Feet from the OHWM. We increased the General and Shoreland Zoning permit fees after no increases in 15 years and increased the Sanitary Permit fees after no increase in 10 years other than what the State had imposed.

Annual Report. We are always fine-tuning our permit data base – this year we condensed our permit entry codes and changed our Annual Report from being a Microsoft Word document to being a Microsoft Excel database. This increases accuracy and helps us gather the statistics we need for our own reports, the Town's, Federal, State and the public and contractors requests for information. It has increased accuracy and is saving us money in using less paper, toner and ease of preparation.

Respectfully Submitted,

Vilas County Zoning Office and Vilas County Zoning Committee

CONDENSED STATISTICS

	2008		2009	
VILAS COUNTY PERMIT SUMMARY	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	160	\$37,466,075.00	119	\$22,784,031.00
Multiple Family Dwellings	1	\$200,000.00	0	\$0.00
Commercial	8	\$2,360,400.00	5	\$1,177,313.00
Garages	402	\$5,417,054.00	305	\$5,008,102.00
Additions	352	\$13,710,114.00	452	\$10,119,292.00
Assessory Structures	285	\$522,269.00	73	\$351,324.00
Mobile Homes	9	\$307,000.00	4	\$42,300.00
All Other	301	\$4,441,469.00	289	\$2,195,587.00
Sanitary	541	\$2,381,100.00	476	\$1,930,000.00
¹ Shoreland Alteration	216	\$0.00	190	\$0.00
¹ Mitigation	188	\$0.00	133	\$0.00
¹ Erosion Control	21	\$0.00	20	\$0.00
¹ Stormwater	13	\$0.00	13	\$0.00
Total	2497	\$66,805,481.00	2079	\$43,607,949.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
VILAS COUNTY ADDITIONAL INFO		
Subdivisions	20	8
Condominiums	8	4
Rezoning	4	2
Conditional Use	4	4
Board of Adjustment	5	5
Violations	35	22
Regular Zoning Meetings	12	12
Additional Zoning Meetings	0	2
Land Use Meetings	5	9

	2008	2009
² VILAS COUNTY FEES COLLECTED		
Zoning Permits	\$112,490.09	\$91,743.49
Shoreland Permits	\$29,839.00	\$16,475.00
Subdivisions	\$7,400.00	\$2,750.00
Condominiums	\$5,250.00	\$4,600.00
Rezones	\$1,200.00	\$400.00
Conditional Use	\$400.00	\$2,200.00
Board of Adjustment	\$3,300.00	\$4,303.16
Fax / Misc.	\$2,102.08	\$1,588.60
³ Sanitary Permits	\$129,010.00	\$117,272.80
³ Nonmetallic Mining Reclamation	\$11,625.00	\$12,050.00
Total	\$302,616.17	\$253,383.05

² Source: Monthly Deposit Summary

³ includes State fees

TOWN PERMIT SUMMARY	2008		2009	
	Permits	Values	Permits	Values
Arbor Vitae	246	\$5,121,167.00	212	\$4,086,978.00
Boulder Junction	138	\$2,813,250.00	74	\$2,779,070.00
Cloverland	125	\$2,873,596.00	82	\$1,267,829.00
Conover	181	\$6,061,271.00	182	\$3,330,410.00
Lac du Flambeau	330	\$8,138,184.00	258	\$4,916,524.00
Land O'Lakes	165	\$5,777,924.00	123	\$2,642,007.00
Lincoln	212	\$2,894,694.00	187	\$3,006,292.00
Manitowish Waters	119	\$6,744,900.00	125	\$2,575,119.00
Phelps	104	\$1,870,050.00	145	\$3,066,358.00
Plum Lake	93	\$2,660,907.00	82	\$1,912,694.00
Presque Isle	169	\$4,826,406.00	137	\$2,880,067.00
St. Germain	251	\$7,219,895.00	212	\$5,841,020.00
Washington	240	\$5,800,650.00	190	\$4,260,081.00
Winchester	124	\$4,002,587.00	70	\$1,043,500.00
Total	2497	\$66,805,481.00	2079	\$43,607,949.00

ARBOR VITAE

	2008		2009	
Arbor Vitae Permit Summary	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	18	\$2,577,100.00	12	\$2,382,804.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	1	\$175,000.00	1	\$153,313.00
Garages	35	\$303,676.00	33	\$333,534.00
Additions	38	\$1,589,500.00	52	\$633,807.00
Accessory Structures	33	\$23,041.00	9	\$21,900.00
Mobile Homes	3	\$96,500.00	1	\$1,600.00
All Other	24	\$98,850.00	31	\$375,520.00
Sanitary	62	\$257,500.00	47	\$184,500.00
¹ Shoreland Alteration	16		13	
¹ Mitigation	16		11	
¹ Erosion Control	0		2	
¹ Stormwater	0		0	
Total	246	\$5,121,167.00	212	\$4,086,978.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
Arbor Vitae Additional Info		
Subdivisions	1	2
Condominiums	1	1
Rezoning	1	0
Conditional Use	1	0
Board of Adjustment	0	0
Violations	5	1

BOULDER JUNCTION

	2008		2009	
Boulder Junction Permit Summary	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	5	\$1,725,000.00	3	\$1,300,000.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	0	\$0.00	1	\$300,000.00
Garages	14	\$159,600.00	12	\$293,445.00
Additions	24	\$609,500.00	9	\$701,000.00
Accessory Structures	15	\$33,950.00	2	\$5,425.00
Mobile Homes	0	\$0.00	0	\$0.00
All Other	31	\$171,700.00	15	\$118,700.00
Sanitary	33	\$113,500.00	18	\$60,500.00
¹ Shoreland Alteration	9		9	
¹ Mitigation	6		4	
¹ Erosion Control	0		1	
¹ Stormwater	1		0	
Total	138	\$2,813,250.00	74	\$2,779,070.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
Boulder Junction Additional Info		
Subdivisions	4	0
Condominiums	0	0
Rezones	1	1
Conditional Use	0	1
Board of Adjustment	0	0
Violations	2	0

CLOVERLAND

Cloverland Permit Summary	2008		2009	
	Permits	² Estimated Values	Permits	² Estimated Values
Single Family Dwellings	9	\$1,787,000.00	7	\$640,000.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	4	\$170,400.00	0	\$0.00
Garages	26	\$298,158.00	17	\$203,500.00
Additions	15	\$322,488.00	14	\$327,700.00
Accessory Structures	15	\$18,380.00	5	\$10,129.00
Mobile Homes	0	\$0.00	1	\$8,200.00
All Other	10	\$148,670.00	9	\$14,800.00
Sanitary	24	\$128,500.00	18	\$63,500.00
¹ Shoreland Alteration	9		6	
¹ Mitigation	10		5	
¹ Erosion Control	1		0	
¹ Stormwater	2		0	
Total	125	\$2,873,596.00	82	\$1,267,829.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

Cloverland Additional Info	2008	2009
	Subdivisions	3
Condominiums	0	0
Rezoning	0	0
Conditional Use	1	0
Board of Adjustment	0	0
Violations	3	2

CONOVER

	2008		2009	
Conover Permit Summary	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	9	\$1,417,000.00	14	\$1,245,000.00
Multiple Family Dwellings	1	\$200,000.00	0	\$0.00
Commercial	2	\$1,850,000.00	1	\$130,000.00
Garages	36	\$677,395.00	28	\$425,500.00
Additions	30	\$1,400,276.00	39	\$1,089,700.00
Accessory Structures	25	\$18,200.00	10	\$38,310.00
Mobile Homes	0	\$0.00	0	\$0.00
All Other	26	\$326,400.00	21	\$196,400.00
Sanitary	35	\$172,000.00	49	\$205,500.00
¹ Shoreland Alteration	8		12	
¹ Mitigation	9		7	
¹ Erosion Control	0		0	
¹ Stormwater	0		1	
Total	181	\$6,061,271.00	182	\$3,330,410.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
Conover Permit Summary		
Subdivisions	2	0
Condominiums	1	0
Rezoning	0	0
Conditional Use	0	1
Board of Adjustment	0	0
Violations	3	0

LAC DU FLAMBEAU

	2008		2009	
Lac du Flambeau Permit Summary	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	19	\$5,002,387.00	12	\$2,992,000.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	0	\$0.00	0	\$0.00
Garages	49	\$837,360.00	28	\$355,824.00
Additions	40	\$1,031,000.00	46	\$859,800.00
Accessory Structures	23	\$45,630.00	9	\$150,800.00
Mobile Homes	0	\$0.00	0	\$0.00
All Other	42	\$889,307.00	29	\$284,600.00
Sanitary	69	\$332,500.00	72	\$273,500.00
¹ Shoreland Alteration	44		37	
¹ Mitigation	35		17	
¹ Erosion Control	4		5	
¹ Stormwater	5		3	
Total	330	\$8,138,184.00	258	\$4,916,524.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
Lac du Flambeau Additional Info		
Subdivisions	1	1
Condominiums	2	0
Rezones	0	0
Conditional Use	1	0
Board of Adjustment	1	1
Violations	1	3

LAND O' LAKES

	2008		2009	
Land O'Lakes Permit Summary	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	10	\$2,714,000.00	10	\$1,332,850.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	0	\$0.00	0	\$0.00
Garages	32	\$298,504.00	15	\$177,957.00
Additions	22	\$645,000.00	30	\$807,850.00
Accessory Structures	21	\$52,020.00	4	\$12,350.00
Mobile Homes	0	\$0.00	0	\$0.00
All Other	23	\$1,919,900.00	18	\$214,000.00
Sanitary	29	\$148,500.00	23	\$97,000.00
¹ Shoreland Alteration	16		11	
¹ Mitigation	7		9	
¹ Erosion Control	4		2	
¹ Stormwater	1		1	
Total	165	\$5,777,924.00	123	\$2,642,007.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
Land O'Lakes Additional Info		
Subdivisions	2	0
Condominiums	1	0
Rezones	1	0
Conditional Use	0	0
Board of Adjustment	0	0
Violations	0	2

LINCOLN

	2008		2009	
Lincoln Permit Summary	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	10	\$1,320,000.00	4	\$850,000.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	0	\$0.00	1	\$500,000.00
Garages	34	\$599,800.00	32	\$600,675.00
Additions	34	\$601,494.00	34	\$451,868.00
Accessory Structures	25	\$43,100.00	4	\$12,500.00
Mobile Homes	2	\$20,500.00	1	\$7,500.00
All Other	24	\$91,300.00	40	\$427,249.00
Sanitary	49	\$218,500.00	49	\$156,500.00
¹ Shoreland Alteration	14		10	
¹ Mitigation	15		10	
¹ Erosion Control	2		0	
¹ Stormwater	3		2	
Total	212	\$2,894,694.00	187	\$3,006,292.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
Lincoln Additional Info		
Subdivisions	1	1
Condominiums	1	0
Rezones	0	0
Conditional Use	1	1
Board of Adjustment	0	0
Violations	7	1

MANITOWISH WATERS

	2008		2009	
Manitowish Water Permit Summary	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	9	\$3,418,000.00	7	\$1,192,000.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	0	\$0.00	0	\$0.00
Garages	17	\$254,900.00	13	\$229,600.00
Additions	13	\$2,908,000.00	30	\$964,419.00
Accessory Structures	8	\$23,500.00	1	\$1,500.00
Mobile Homes	0	\$0.00	0	\$0.00
All Other	14	\$33,000.00	9	\$14,600.00
Sanitary	24	\$107,500.00	32	\$173,000.00
¹ Shoreland Alteration	19		19	
¹ Mitigation	14		9	
¹ Erosion Control	1		4	
¹ Stormwater	0		1	
Total	119	\$6,744,900.00	125	\$2,575,119.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
Manitowish Additional Info		
Subdivisions	1	0
Condominiums	0	1
Rezones	0	1
Conditional Use	0	0
Board of Adjustment	1	0
Violations	3	3

PHELPS

	2008		2009	
Phelps Permit Summary	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	6	\$974,000.00	13	\$1,930,800.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	0	\$0.00	1	\$94,000.00
Garages	20	\$327,700.00	31	\$359,300.00
Additions	14	\$371,900.00	25	\$442,200.00
Accessory Structures	13	\$79,000.00	9	\$14,410.00
Mobile Homes	1	\$500.00	1	\$25,000.00
All Other	17	\$6,950.00	20	\$75,648.00
Sanitary	21	\$110,000.00	27	\$125,000.00
¹ Shoreland Alteration	7		9	
¹ Mitigation	5		9	
¹ Erosion Control	0		0	
¹ Stormwater	0		0	
Total	104	\$1,870,050.00	145	\$3,066,358.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
Phelps Additional Info		
Subdivisions	1	0
Condominiums	2	1
Rezones	0	0
Conditional Use	0	0
Board of Adjustment	0	0
Violations	1	0

PLUM LAKE

	2008		2009	
Plum Lake Permit Summary	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	6	\$1,130,000.00	2	\$300,000.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	0	\$0.00	0	\$0.00
Garages	17	\$170,937.00	12	\$232,577.00
Additions	16	\$1,232,170.00	25	\$1,275,517.00
Accessory Structures	9	\$25,500.00	4	\$28,900.00
Mobile Homes	1	\$2,500.00	0	\$0.00
All Other	8	\$2,300.00	13	\$19,200.00
Sanitary	23	\$97,500.00	13	\$56,500.00
¹ Shoreland Alteration	7		7	
¹ Mitigation	6		5	
¹ Erosion Control	0		1	
¹ Stormwater	0		0	
Total	93	\$2,660,907.00	82	\$1,912,694.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
Plum Lake Additional Info		
Subdivisions	1	1
Condominiums	0	1
Rezoning	0	0
Conditional Use	0	0
Board of Adjustment	1	0
Violations	0	0

PRESQUE ISLE

	2008		2009	
Presque Isle Permit Summary	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	11	\$3,113,202.00	10	\$1,795,577.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	0	\$0.00	0	\$0.00
Garages	22	\$299,404.00	18	\$377,490.00
Additions	21	\$1,165,150.00	25	\$522,100.00
Accessory Structures	16	\$25,350.00	3	\$10,500.00
Mobile Homes	0	\$0.00	0	\$0.00
All Other	14	\$70,800.00	18	\$37,900.00
Sanitary	34	\$152,500.00	28	\$136,500.00
¹ Shoreland Alteration	27		17	
¹ Mitigation	19		18	
¹ Erosion Control	5		0	
¹ Stormwater	0		0	
Total	169	\$4,826,406.00	137	\$2,880,067.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
Presque Isle Additional Info		
Subdivisions	1	0
Condominiums	0	0
Rezones	0	0
Conditional Use	0	0
Board of Adjustment	1	4
Violations	1	1

ST. GERMAIN

	2008		2009	
St. Germain Permit Summary	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	19	\$4,873,721.00	12	\$3,134,000.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	1	\$165,000.00	0	\$0.00
Garages	44	\$462,448.00	31	\$919,300.00
Additions	38	\$690,036.00	72	\$1,383,150.00
Accessory Structures	36	\$63,098.00	5	\$3,200.00
Mobile Homes	1	\$165,000.00	0	\$0.00
All Other	32	\$554,592.00	25	\$219,870.00
Sanitary	56	\$246,000.00	43	\$181,500.00
¹ Shoreland Alteration	8		13	
¹ Mitigation	15		9	
¹ Erosion Control	0		1	
¹ Stormwater	1		1	
Total	251	\$7,219,895.00	212	\$5,841,020.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
St. Germain Additional Info		
Subdivisions	1	1
Condominiums	0	0
Rezones	0	0
Conditional Use	0	0
Board of Adjustment	0	0
Violations	5	6

WASHINGTON

	2008		2009	
Washington Permit Summary	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	17	\$4,268,000.00	10	\$3,194,000.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	0	\$0.00	0	\$0.00
Garages	39	\$456,000.00	20	\$231,700.00
Additions	33	\$747,250.00	39	\$513,181.00
Accessory Structures	31	\$53,200.00	6	\$34,000.00
Mobile Homes	0	\$0.00	0	\$0.00
All Other	27	\$111,700.00	29	\$138,200.00
Sanitary	52	\$164,500.00	46	\$149,000.00
¹ Shoreland Alteration	20		21	
¹ Mitigation	17		11	
¹ Erosion Control	4		4	
¹ Stormwater	0		4	
Total	240	\$5,800,650.00	190	\$4,260,081.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
Washington Additional Info		
Subdivisions	1	0
Condominiums	0	0
Rezones	0	0
Conditional Use	0	1
Board of Adjustment	0	0
Violations	4	3

WINCHESTER

Winchester Permit Summary	2008		2009	
	<i>Permits</i>	<i>²Estimated Values</i>	<i>Permits</i>	<i>²Estimated Values</i>
Single Family Dwellings	12	\$3,146,665.00	3	\$495,000.00
Multiple Family Dwellings	0	\$0.00	0	\$0.00
Commercial	0	\$0.00	0	\$0.00
Garages	17	\$271,172.00	15	\$267,700.00
Additions	14	\$396,350.00	12	\$147,000.00
Accessory Structures	15	\$18,300.00	2	\$7,400.00
Mobile Homes	1	\$22,000.00	0	\$0.00
All Other	9	\$16,000.00	12	\$58,900.00
Sanitary	30	\$132,100.00	11	\$67,500.00
¹ Shoreland Alteration	12		6	
¹ Mitigation	14		9	
¹ Erosion Control	0		0	
¹ Stormwater	0		0	
Total	124	\$4,002,587.00	70	\$1,043,500.00

¹ values included in zoning permit data

² estimated "Cost of Project" per property owner at time of permit

	2008	2009
Winchester Additional Info		
Subdivisions	0	0
Condominiums	0	0
Rezoning	1	0
Conditional Use	0	0
Board of Adjustment	1	0
Violations	0	0