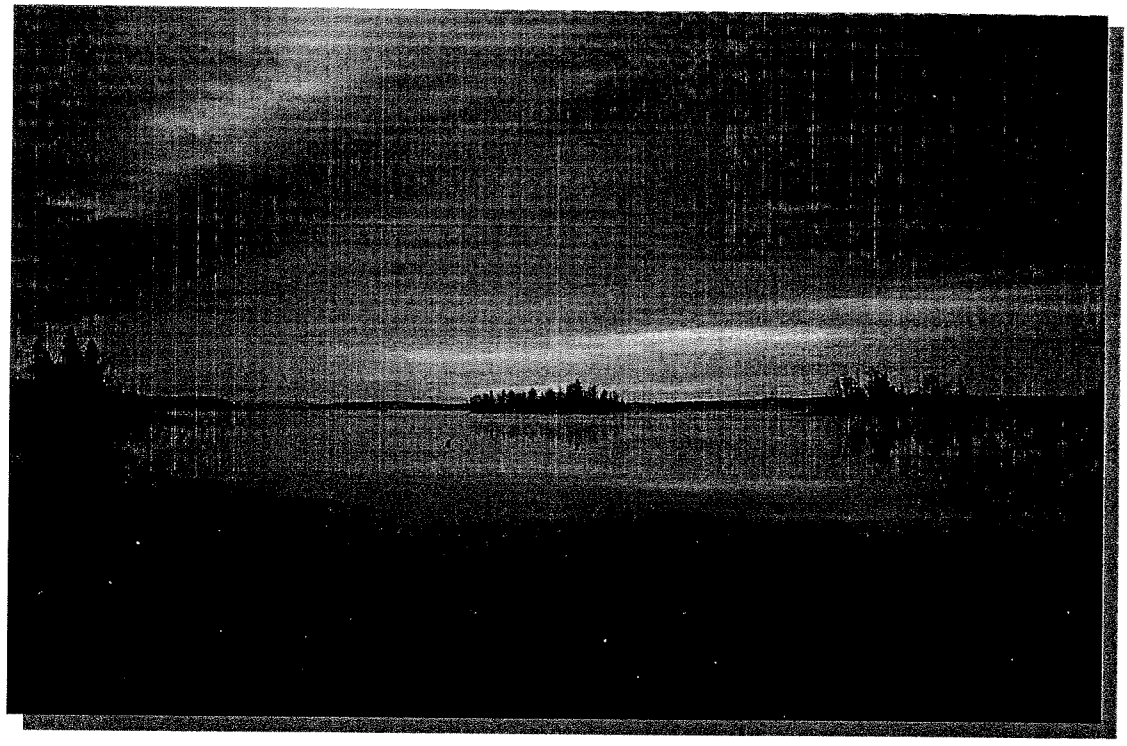
GILE FLOWAGE WATERSHED COMPREHENSIVE PLAN-PHASE I



Gile Flowage Sunrise

WISCONSIN DEPT. OF NATURAL RESOURCES
LAKE PLANNING GRANT
LPL-900-04

SUBMITTED JOINTLY BY THE
TOWN OF CAREY AND THE TOWN OF PENCE
IRON COUNTY, WISCONSIN

DECEMBER, 2004

GILE FLOWAGE WATERSHED COMPREHENSIVE PLAN-PHASE I

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&
DELIVERABLES

as per Lake Planning Grant Agreement

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Survey of Gile Flowage Watershed Landowners

Gile Flowage Lake History

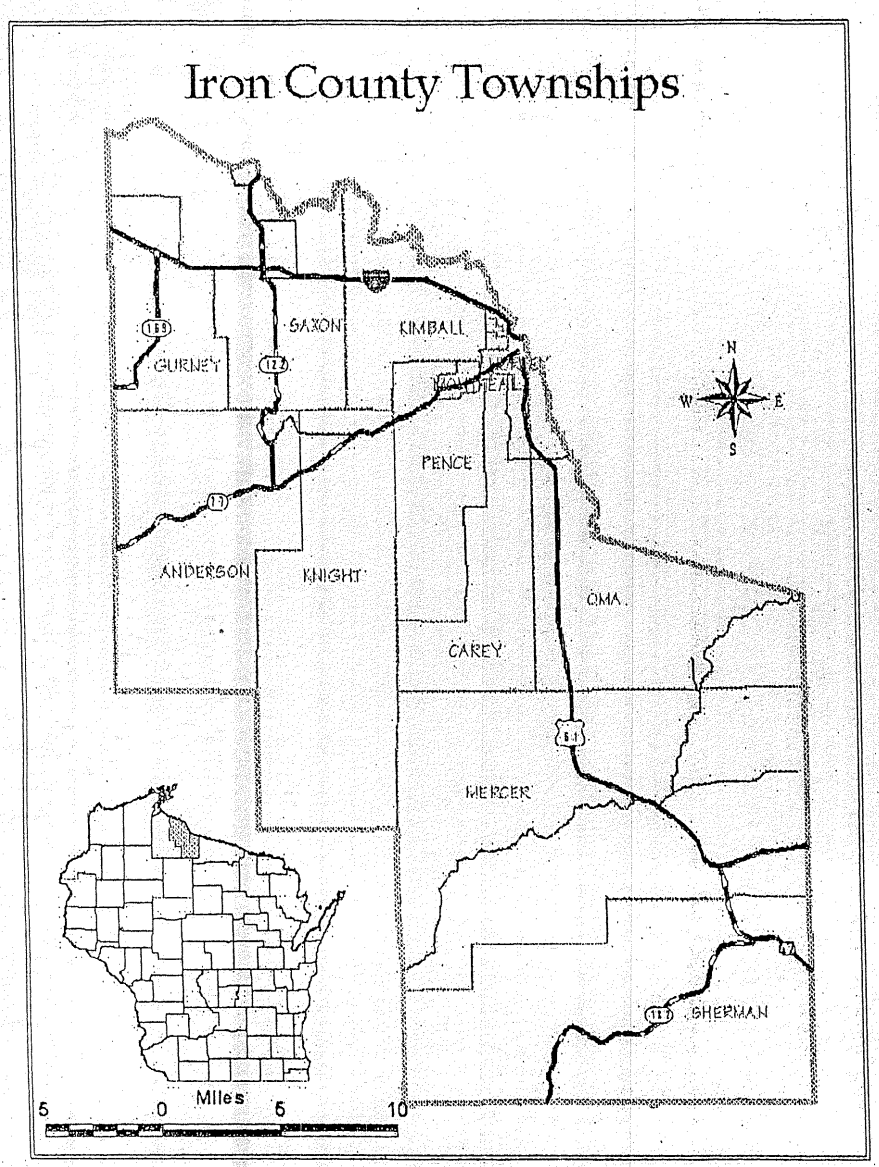
Plan for Sharing Project Results

A Lake Association Formed For the Flowage

Phase I Preliminary Plan

A Steering Committee Of Stakeholders

Wisconsin Department of Natural Resources
Lake Planning Grant
LPL-900-04
In partnership with the
Towns of Carey and Pence
Iron County, Wisconsin

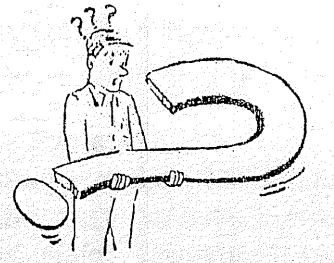


Iron County Land & Zoning Department
Joe Bisenius, Administrator
Iron County Courthouse
300 Taconite Street
Hurley, Wisconsin 54534

SHORELAND OWNER'S GUIDELINES

FOR BUYERS & BUILDERS IN IRON COUNTY, WISCONSIN

HELP IS AVAILABLE



Iron County Zoning Office:

Information on Zoning, permits, private waste disposal systems, setback and lot size requirements, subdividing, etc. The Zoning Office is located in the **Iron County Court House, 300 Taconite Street, Hurley, WI 54534. Telephone (715) 561-5414.**

Iron County Highway Department:

Information on location of driveways and culverts on county roads. The Highway Department is located at **607 Third Avenue North, Hurley, WI 54534. Telephone (715) 561-4965.**

Town Government:

Information on taxes, assessments, town roads, snow removal, town government, etc. Please contact your local town chairman or clerk.

ABDI (Ashland, Bayfield, Douglas, Iron Counties) Land & Water Conservation Department:

Provides technical assistance to landowners; soil erosion control; conservation education. The conservation office is located at: **315 Sanborn Ave., P.O. Box 267, Ashland, Wisconsin 54806-0267. Telephone: (715) 682-7187.**

Education/Outreach of the University of Wisconsin:

UW Cooperative Extension Iron County helps the people of Wisconsin apply University research, knowledge and resources to meet their educational needs wherever they live and work. Located in the **Iron County Courthouse, 300 Taconite Street, Hurley, Wisconsin 54534. Telephone: (715) 561-2695.**

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Telephone Directory
Area Code (715)

County Board Chairman	583-4461
County Clerk	561-3375
County Coroner	561-3800
County Nurse	561-2191
Community Options	561-4168
Corporation Council	561-3226
County Treasurer	561-2883
Child Support Agency	561-4485
Child Support Attorney	476-2233
Circuit Court Clerk	561-4084
Circuit Court Judge	561-3434
Department of Human Services	561-3636
District Attorney	561-5671
Emergency Government Office	561-3266
Forestry Department	561-2697
Forestry Shop	561-2484
Highway Department	561-4965
Land & Water Conservation Department	682-7187
Register of Deeds	561-2945
Sheriff	561-3800
University Extension	561-2695
Veterans Service Officer	561-2190
Wisconsin DNR	762-4684
Zoning Administrator	561-5414

Obtaining a Land Use Permit

A Land Use Permit is required before any building or structure is erected, moved or structurally altered. Permits are required for: homes, cottages, mobile homes, additions, garages, storage buildings, satellite dishes, boathouses, barns, silos, and other farm buildings. If you are in doubt as to whether a permit is required, please contact the Zoning Office.

You will have to provide the following information on the application (forms are available from Zoning Office):

1. Legal description of the property
2. Size and shape of the property
3. Direction of North
4. Names of roads and bodies of water
5. Size and estimated cost of construction
6. A sketch showing the location of the new construction on the property with distances from roads, lot lines, well, private sewage system, and bodies of water. (See Figure 1)

Apply Early! Review time may take up to 7 business days once a complete application and fee (cash or check payable to the Iron County Treasurer) are submitted. **Permits expire one year from the date of issuance.**

Are There Any Other Permits Required?

Due to the differences in the County Zoning Districts and many other circumstances involved, other permits may be required. These permits may include, in addition to, or in place of, the Land Use and Sanitary Permit, permits for signs, tree cutting, privies, grading, filling and dredging, etc. Certain grading, filling and dredging projects may require U.S. Corps of Engineers and/or Wisconsin Department of Natural Resources Permits. Information on other permits required may be obtained from the Zoning Office.

Permits

It is the responsibility of the owner and/or contractor individually and jointly to obtain all the necessary permits.

No work on any structure or private sewage system shall take place until a proper permit has been issued! Any work on such structures or private sewage systems undertaken without the proper permits shall constitute a **VIOLATION** according to Section 8.3 in the Iron County Zoning Ordinance, and the violator may be subject to fines.

Obtaining a Sanitary Permit

Wisconsin law requires a Sanitary Permit be obtained prior to installation, repair, or any work being performed on a private sewage system. The law requires only a Wisconsin Licensed Master Plumber (or Master Plumber Restricted) to install, repair, or work on a private sewage system. The law ALSO requires that the Zoning Office CAN NOT issue any permits for any building requiring a private sewage system until a Sanitary Permit have been issued. In some cases an addition to an existing structure may require an evaluation of the private sewage system, additional soil testing, and the issuing of a Sanitary Permit to install a replacement private sewage system.

To obtain your permit, take your soil test, plot drawing and any construction information to a Wisconsin Licensed Master Plumber (or Master Plumber Restricted). He/She will complete the necessary forms and obtain the Sanitary Permit for you. Care in selecting a plumber should be taken, as he/she will be the one installing your sewage system, or additional transfer permits will need to be obtained.

If a Sanitary Permit application is received in the Zoning Office, and all requirements have been met, it will be reviewed for

GUIDELINES FOR BUYERS & BUILDERS IN IRON COUNTY, WISCONSIN

The purpose of this pamphlet is to provide some helpful hints to those who anticipate the purchase of property, and/or construction in the unincorporated areas of Iron County.

This pamphlet will discuss some of the basic provisions of the Zoning Ordinance for Iron County and the procedures required to obtain the proper permits.

If your questions regarding the purchase of property or construction are not answered in this pamphlet, please contact the Iron County Zoning Office for further information.
Phone (715) 561-5414.

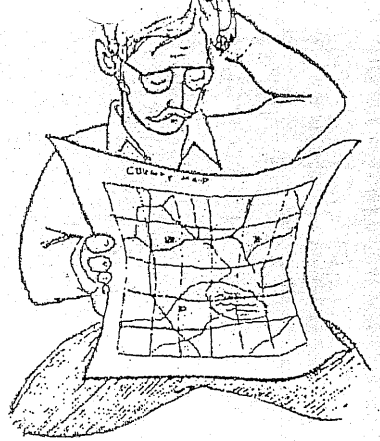
General Overview

On January 21, 1971, the Iron County Board of Supervisors adopted the Iron County Zoning Ordinance to promote and protect the public health, safety, convenience and general welfare by:

- Guiding orderly expansion of growth and expansion
- Protecting agricultural and environmentally sensitive lands
- Protecting the natural beauty and enhancing recreational opportunities
- Preventing pollution
- Avoiding conflicts between different land uses

The above are accomplished by the requirement of permits for ALL structures, private onsite waste disposal systems and development of lots.

A "structure" is generally defined as anything constructed or erected, the use of which requires a more or less permanent location on the ground.



Selecting Your Home site

Buying or building a home may well be one of the largest financial investment decisions an individual will make in a lifetime. Therefore, it may be wise to consider some of the following items when selecting a homesite:

1. Is the property zoned properly for its intended use?
2. Has a soil test been conducted? And, if so, what do the results indicate?
3. Can the property meet minimum lot size requirements, and can the proposed building site meet all setback requirements?
4. Are services available and adequate? (Police, fire protection, utilities, snow removal, garbage & trash removal, etc.)
5. Is the location convenient for getting to work, school, church, hospital, shopping areas, etc.

determine if there is sufficient area and depth of suitable soils to adequately absorb and purify the wastewater generated in the structure being served, and if so, what type of private sewage system is required to accomplish this task. **All** wastewater generated in this structure (other than that from foundation drains and water softeners) must be routed through the private sewage system.

Private sewage system wastewater cannot be disposed of into soils which have bedrock or groundwater near the surface. These types of soil conditions could cause your well or your neighbors well to become contaminated. There must be sufficient suitable soil below the system so that the wastewater can be properly treated. Disposal of wastewater into poorly drained soil may also lead to system failure. These conditions are potential health hazards.

Who can Perform a Soil Test?

Wisconsin law requires the soil test be performed by a licensed Certified Soil Tester. The Certified Soil Tester performs the required evaluation/tests and provides the owner and the Zoning Office with a copy of the results. The Certified Soil Tester will also inform the owner if the results are suitable, and what type of private sewage system must be installed. Questions on any soil test results should be directed to the Zoning Office. (A list of area Certified Soil Testers is available from the Iron County Zoning Office.)

Caution!! The area for a private sewage system drainfield will be designated by the Certified Soil Tester. This area must remain undisturbed to be utilized only for wastewater treatment. No structures can be constructed on or within 25 feet of this area. Wells must not be located within 50 feet of this designated area. Driveways and parking lots cannot be constructed on or over this area. It is suggested that you inform the Certified Soil Tester where you prefer the structure(s) to be located.

Creation of a Subdivision

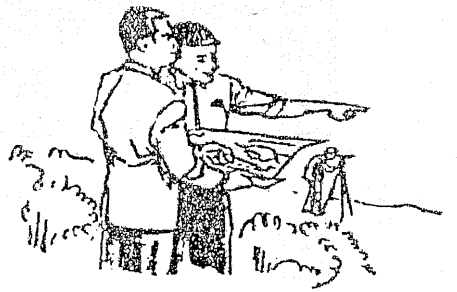
The defin[illegible] of a **SUBDIVISION,** according to the Iron County Z[illegible]g Ordinance is: "The division of a lot, parcel or tract by the owner, or his agent, for the purpose of transfer of ownership or building development where the act of division creates three or more parcels or building sites of five acres each or less in area, or where the act of division creates three or more parcels or building sites of five acres or less in area by successive division within a five year period."

It is suggested that you contact the Zoning Office if you plan on creating any lot(s).

The Soil Test

ALL area of Iron county not served by a municipal sewer are under the jurisdiction of the Wisconsin Private Sewage System Code. A soil test is required on <u>any</u> site in order to obtain a Sanitary Permit.

The Iron County Zoning Office recommends that a soil test be taken on all parcels <u>before</u> they are purchased for building purposes. If the site does not have a suitable soil test, it may not be wise to develop for building purposes.



How is a Particular Property Zoned?

Iron County is zoned into ten different districts with specific permitted, conditional, and prohibited uses. To obtain the specific "zoning district" for a parcel of property, contact the Zoning Office. You must have a legal description of the property or a copy of the tax bill available in order to obtain this information.

There may also be designated Wetland and/or Floodplain areas which restrict the property.

W-1	Non-Shoreland Resource Conservation District
W-2	Shoreland - Wetland District
F-1	Forestry District
A-1	Agricultural District
RR-1	Residential Recreational District
R-2	Single Family Residential District
R-1	Residential District
C-1	Commercial District
I-1	Industrial District
PUD	Planned Unit Development District

What Areas are Covered by County Zoning?

All unincorporated areas located within 1000 feet of a lake/pond/flowage or within 300 feet of a river/stream are covered by the Zoning Ordinance as required by State Law. All of the Townships have adopted county zoning to cover their remaining lands.

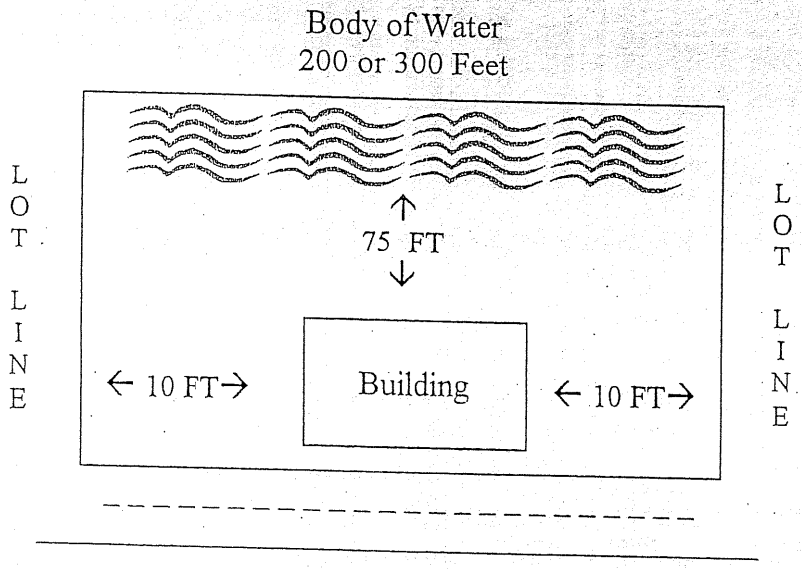
Class One Lakes = 40,000 square feet + 200 feet of width at the water's edge.

Class Two Lakes & all Rivers = 90,000 square feet + 300 feet of width at the water's edge.

Some Zoning Districts require larger areas. In addition, some smaller lots created prior to 1998 may be buildable. For information on the minimum lot size required for a particular property, please contact the Zoning Office.

Minimum Building Setbacks

Figure 1



Building MUST BE:

53 feet from the centerline of a town road; or 30 feet beyond the row line, whichever is greater;

75 feet from the centerline of a CO TRNK road; or 42 feet beyond the row line, whichever is greater;

110 feet from the centerline of a State or Federal Hwy; or 50 feet beyond the row line, whichever is greater.

A Septic Tank & Holding Tank MUST BE:

25 feet from a well
25 feet from a navigable body of water
5 feet from a building (septic tank)
20 feet from a building (holding tank)
2 feet from a lot line

A Private Sewage System Drainfield MUST BE:

25 feet from a building
5 feet from a lot line
50 feet from a well and/or navigable body of water
20 feet from the crest of a 25% slope

A Well MUST BE:

2 feet from a building
25 feet from a septic tank
50 feet from a drainfield

Boathouses: The use of a boathouse for human habitation, and the construction or placing of a boathouse waterward beyond the ordinary high water mark of any navigable waters are prohibited. Boathouses shall be setback 6 feet from the ordinary high water mark. A boathouse shall have a maximum size of 240 square feet, and shall not exceed 12 feet in height. A conditional use permit is required for all boathouse applications.

ALL setbacks are measured horizontal and are from a point to the furthest extension of the structure. (See Figure 1)

When setback requirements cannot be met, it is advisable that you contact the zoning Office for further information.