

The background of the slide is a light blue gradient. It is decorated with numerous realistic water droplets of various sizes. Some droplets are large and prominent, while others are small and subtle. They are scattered across the slide, with a higher concentration in the top-left and bottom-right corners. Each droplet has a clear highlight and a soft shadow, giving them a three-dimensional appearance.

SHORELAND ZONING

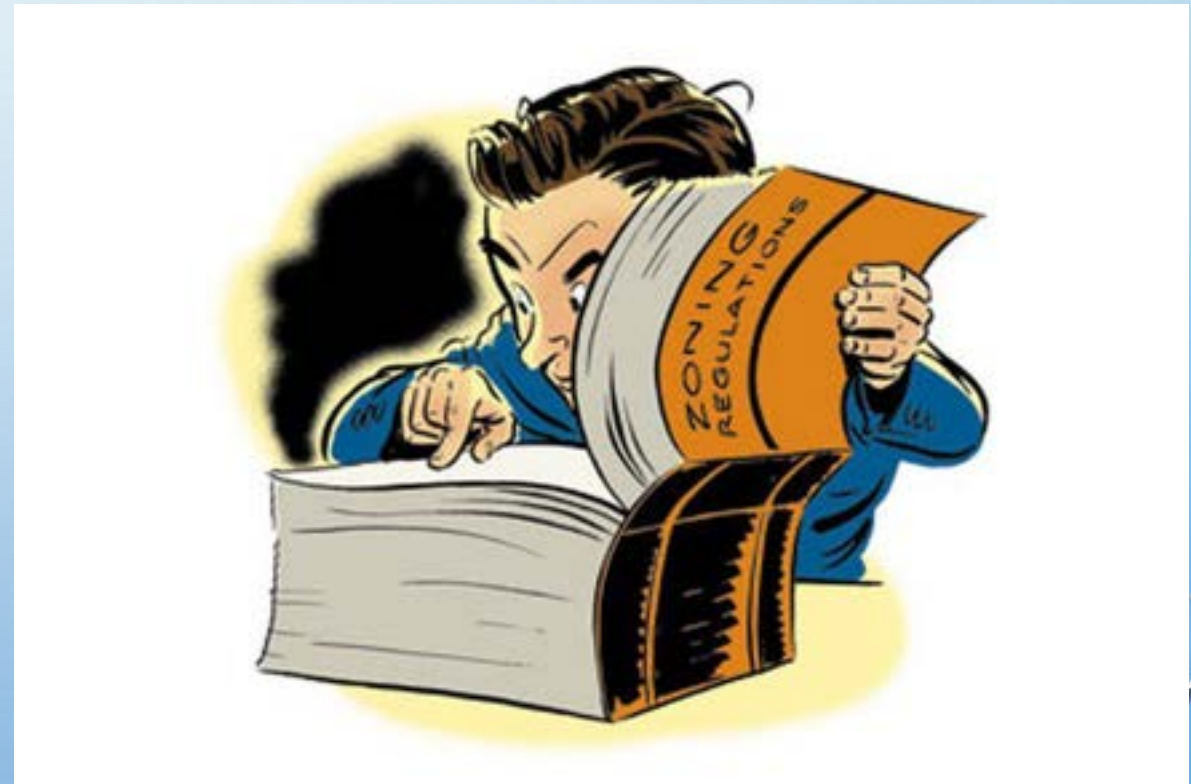
COMPREHENSIVE PLANNING, LAND & ZONING

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ZONING RESPONSIBILITIES

- SHORELAND ORDINANCE
 - LAND USE ORDINANCE
 - NON-METALLIC MINE ORDINANCE
 - METALLIC MINE ORDINANCE
 - FLOODPLAIN ORDINANCE
 - MOBILE TOWER SITING ORDINANCE
 - LAND DIVISION ORDINANCE
 - BOARD OF ADJUSTMENT AND ZONING COMMITTEE
- SANITARY PROGRAM



ZONING DEPARTMENT ROLE

- INTERPRET STATE CODE, STATUTES, AND COUNTY ORDINANCES AND POLICIES
- REGULATE LAND USE TO STATE AND LOCAL REQUIREMENTS
- ANSWER QUESTIONS AND FIND ANSWERS FOR INQUIRING PROPERTY OWNERS, POTENTIAL BUYERS AND LOCAL TOWNSHIPS
- WORK CLOSELY WITH WISCONSIN DNR AND OTHER STATE AGENCIES
- PROCESS PERMIT REQUESTS WITH STATE AND LOCAL REQUIREMENTS IN MIND



OUTLINE

- **PURPOSE OF SHORELAND ZONING**
- **HOW PURPOSE OF SHORELAND ZONING IS ACCOMPLISHED**
- **SHORELAND BUFFER & VISUAL CORRIDOR**
- **PERMITTED USES**
- **IMPERVIOUS SURFACE STANDARDS**
- **IMPORTANCE OF WETLANDS**
- **FLOODPLAINS**
- **SANITARY SYSTEMS IN THE SHORELAND**

PURPOSE OF SHORELAND ZONING

- **PROMOTE PUBLIC HEALTH, SAFETY, CONVENIENCE, AND WELFARE**
- **PROTECT THE PUBLIC TRUST IN NAVIGABLE WATER**
- **WORK TO ENSURE HEALTHFUL CONDITIONS, PREVENT AND CONTROL WATER POLLUTION**
- **PROTECT SPAWNING GROUNDS FOR FISH AND AQUATIC LIFE**
- **CONTROL BUILDING SITE AND LAND USES**
- **PRESERVE AND RESTORE SHORELAND VEGETATION AND NATURAL SCENIC BEAUTY**
- **1000 FEET FROM ANY NAVIGABLE LAKE, 300 FEET FROM ANY NAVIGABLE RIVER OR STREAM**

STEPS TO ACCOMPLISH SHORELAND ZONING PURPOSE

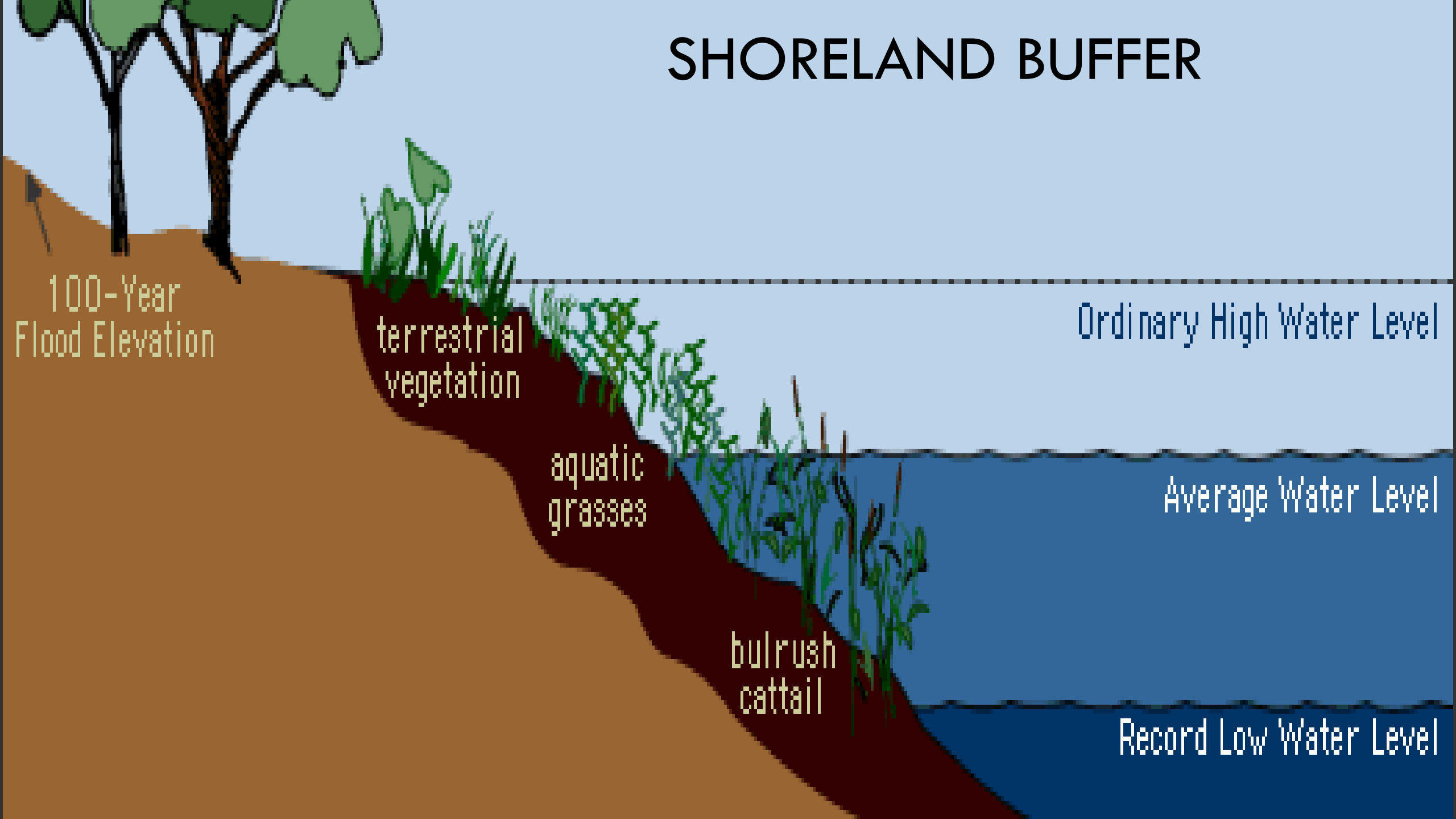
- **MINIMIZE RUNOFF**
- **LIMIT IMPERVIOUS SURFACES**
- **SETBACK REQUIREMENTS**
- **BUFFER PROTECTION AND RE-ESTABLISHMENT**
- **EDUCATION, EDUCATION, EDUCATION!!**



SHORELAND BUFFER

- **IMPORTANT BECAUSE**
 - **PROTECTION OF**
 - **WATER QUALITY**
 - **FISH AND WILDLIFE HABITAT**
 - **NATURAL SCENIC BEAUTY**
 - **NATIVE VEGETATION**
 - **SLOWS AND SOAKS UP WATER THAT HAS BEEN WARMED AND POTENTIALLY LOADED WITH CONTAMINANTS FROM DRIVEWAYS, ROOFS, ROADS, AND LAWNS**
- **35FT LANDWARD FROM ORDINARY HIGH WATER MARK (OHWM)**
 - **NO FILLING GRADING OR EXCAVATION**
 - **EXCEPTIONS – SAFE ACCESS ON TRICKY OR UNSAFE LAKE ACCESS**
 - **STAIRS, PATHWAY, BOARDWALKS**
 - **FIRE RING – NOT PATIO**
 - **BOAT HOUSE**

SHORELAND BUFFER



100-Year
Flood Elevation

terrestrial
vegetation

aquatic
grasses

bulrush
cattail

Ordinary High Water Level

Average Water Level

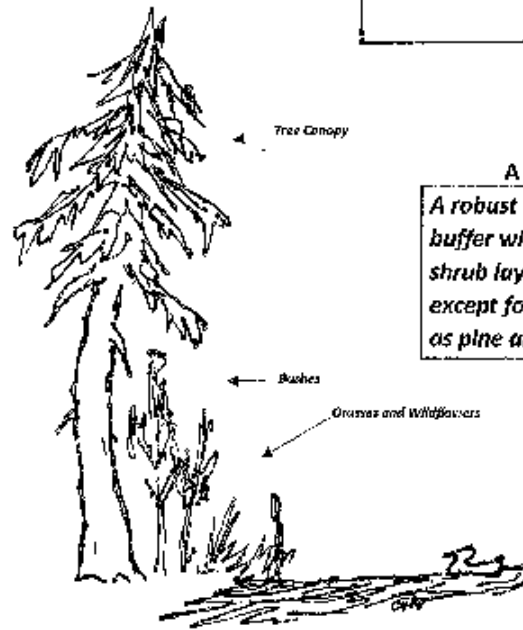
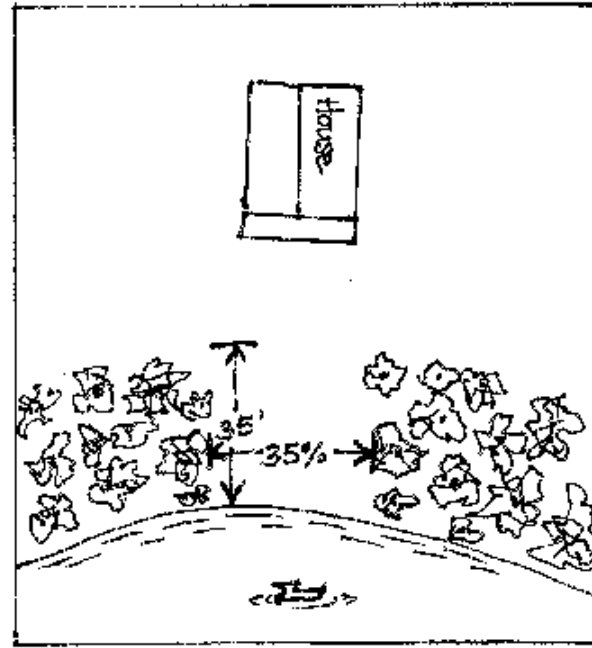
Record Low Water Level

Shoreland Buffer

The shoreland buffer extends 35' landward from the Ordinary High-Water Mark and runs parallel to the shoreline.

View and Access

A view and access corridor up to 35% of the width of your lot may be cleared, but no soil disturbing activity is allowed.



A Healthy Shoreland Buffer

A robust and healthy shoreland buffer will exhibit a native tree canopy, a shrub layer, and a ground cover layer, except for closed canopy forest types such as pine and hemlock.



VISUAL CORRIDOR

- 35% WIDTH OF SHORELAND FRONTAGE
 - CUT TREES
 - MOW GRASSES
 - TRIM BUSHES
 - MUST PROTECT SOILS WITHIN 35FT BUFFER
 - NO GRADING FILLING OR EXCAVATING INCLUDING REMOVAL OF STUMPS
- EXEMPT STRUCTURES – ALL REQUIRE A PERMIT
 - BOATHOUSE
 - GAZEBO
 - SHORELAND ACCESS (STAIRWAY OR PATH FOR SAFE ACCESS)

PERMITTED USES IN SHORELAND AREA (OUTSIDE OF 35FT BUFFER)

- TREES CAN BE REMOVED, AND LAND CAN BE GRADED
- EXEMPT STRUCTURES WITHIN 75FT TO THE WATER – REQUIRE A PERMIT
 - BOATHOUSE
 - GAZEBO
 - SHORELAND ACCESS WALKWAY (NOT GREATER THAN 5FT (60 INCHES) IN WIDTH)
- 75FT SETBACK
 - ALL OTHER STRUCTURES REQUIRE A 75FT SETBACK FROM THE ORDINARY HIGH WATER MARK
 - SOME SITUATIONS QUALIFY FOR AVERAGE SETBACK ON HOMES

STRUCTURES

- REQUIRE 75FT SETBACK AND PERMITS
 - RESIDENCE
 - GARAGE
 - SHED (OVER 1 000 CU. FT.)
 - RETAINING WALL
 - PATIO
 - PORCH
 - STAIRWAY, WALKWAY
 - DECKS
 - FENCES
 - BOATHOUSE
 - FIRE PIT WITH PATIO (NOT FIRE RING)



Image from Earth Turf & Wood



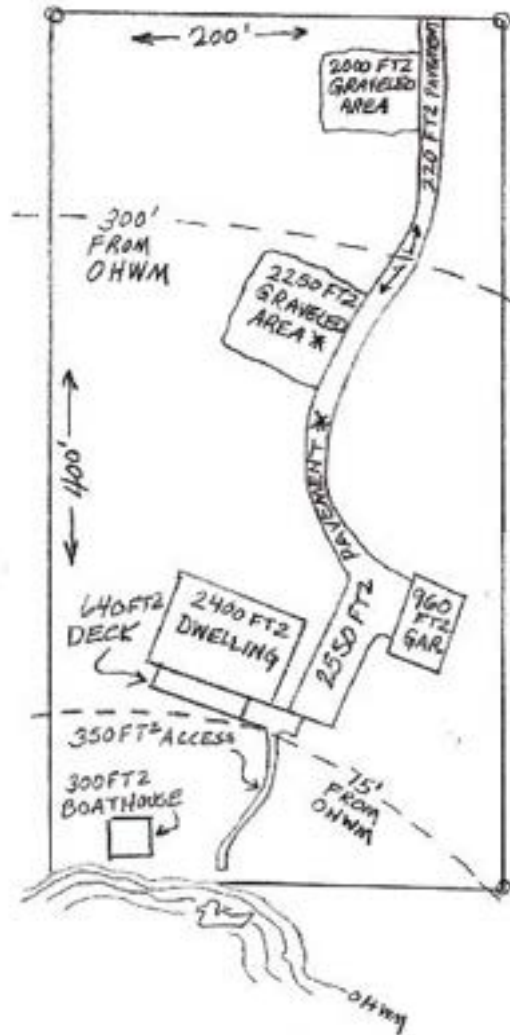
Image from mayfairfence.com

IMPERVIOUS SURFACE

- SURFACES THAT ALLOW LITTLE OR NO STORMWATER INFILTRATION INTO THE GROUND
ROOFS, DECKS, SIDEWALKS, DRIVEWAYS (PAVED OR COMPACT GRAVEL)
- ALLOWED UP TO 15% IMPERVIOUS SURFACE
- $\text{TOTAL IMPERVIOUS SURFACE} \div \text{TOTAL SQ FT AREA OF LOT}$
- OVER 15% IMPERVIOUS SURFACE MAY REQUIRE MITIGATION

Iron County Shoreland Ordinance 13.13(2)

Impervious Surfaces Percentage Calculation



1. Tally only the impervious surfaces located within 300' from the Ordinary High-Water Mark
2. Divide by the total surface area of the parcel.
3. To determine percentage multiply by 100

EXAMPLE with an 80,000 Ft² Lot

300 Ft² Boat house

350 Ft² Access way

640 Ft² Deck

2400 Ft² Dwelling

2550 Ft² Pavement*

960 Ft² Garage

2250 Ft² Graveled area*

9,450 Ft² Impervious Surfaces

*only that within 300' of OHWM Included

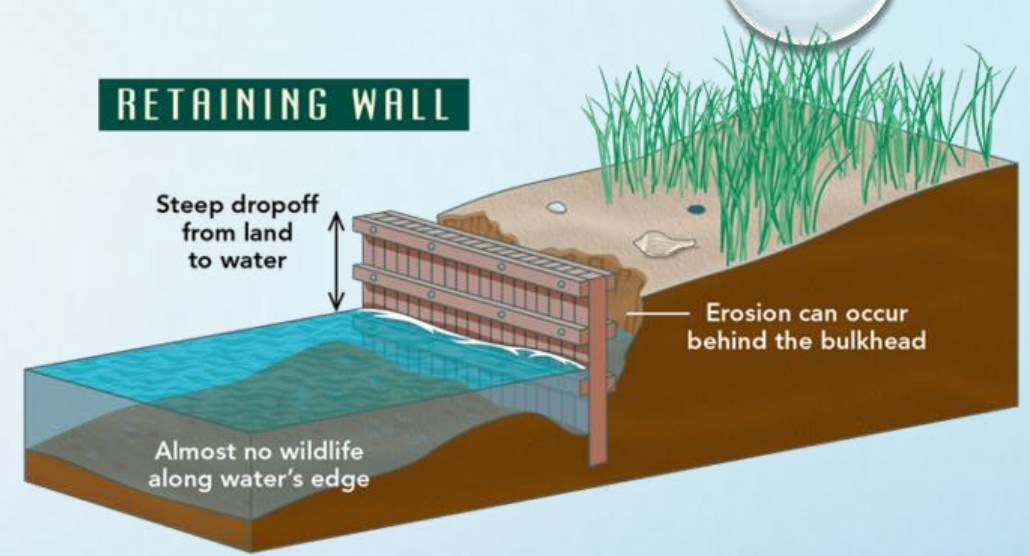
9,450 divided by 80,000 = .1181

.1181 x 100 = 11.8%

At 11.8%, this parcel is within the 15% Impervious Surface Standards detailed in Iron County Shoreland Ordinance 13.13(3)

MITIGATION

- EXAMPLES – TO HELP WITH EROSION OR RUNOFF CONTROL
 - REMOVAL OF A STRUCTURE WITHIN THE SHORELAND SETBACK
 - INSTALLATION OF A RAIN GARDEN
 - INSTALLATION OF A STORMWATER INFILTRATION SYSTEM
 - MAINTAIN EXISTING COMPLAINT BUFFER
 - ACTIVE RESTORATION OF BUFFER
 - SEA WALL REMOVAL AND BANK STABILIZATION
 - REMOVAL OF EXISTING ARTIFICIAL BEACH



'Hard' infrastructure like retaining walls abruptly severs the ecological connection between the coast and water.



Not only do Living Shorelines defend land against destructive waves, but they also provide crucial habitat for fish and wildlife.

Image from standrewbaywatch.org



Images from Iron County Land Conservation



Images from Iron County Land Conservation



Images from Iron County Land Conservation



Images from
Iron County
Land
Conservation



Images from Iron County Land Conservation

WETLANDS

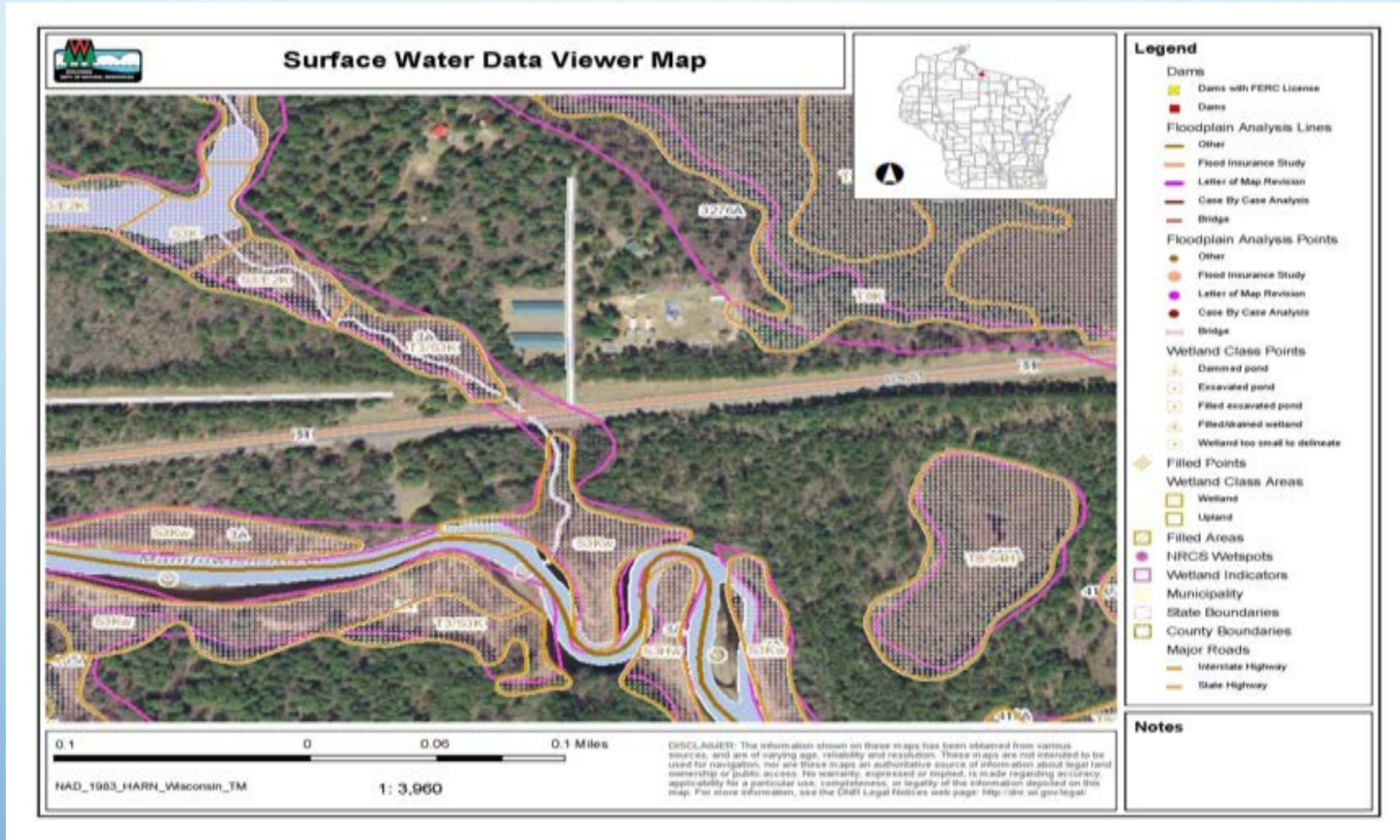
IN IRON COUNTY

- CANNOT FILL, GRADE OR EXCAVATE WETLANDS UNLESS A SPECIAL PERMIT IS ACQUIRED FROM THE DNR
- THERE IS NO SETBACK FOR STRUCTURES TO WETLAND BOUNDARIES
- WE EDUCATE ON THE IMPORTANCE OF WETLANDS
- DISTURBANCE OF WETLANDS HAS DIRECT IMPACT ON YOUR SHORELAND PROPERTIES WITHIN WATERSHEDS

BENEFITS OF WETLANDS

- HELP ALLEVIATE AND SLOW FLOODWATERS
- HELP CLEANSE WATER – NATURAL FILTRATION
- PROVIDE HABITAT FOR PLANT AND ANIMAL SPECIES

WI DNR MAPPED WETLANDS



<https://dnrmaps.wi.gov>lakes>swdv>

FLOODPLAIN

- NATIONAL FLOOD INSURANCE PROGRAM (NFIP)
- ZONE A – FLOODWAY
- FLOOD INSURANCE RATE MAPS (FIRM) MAPS FROM FEMA ONLINE
- LETTER OF MAP AMENDMENT (LOMA) IF BELIEVE TO BE OUT
- FLOOD STUDY AKA HYDROLOGIC AND HYDRAULIC STUDY FOR CONSTRUCTION IN A FLOODPLAIN
- FLOOD INSURANCE OR LOMA IF FINANCING ISSUES ARISE

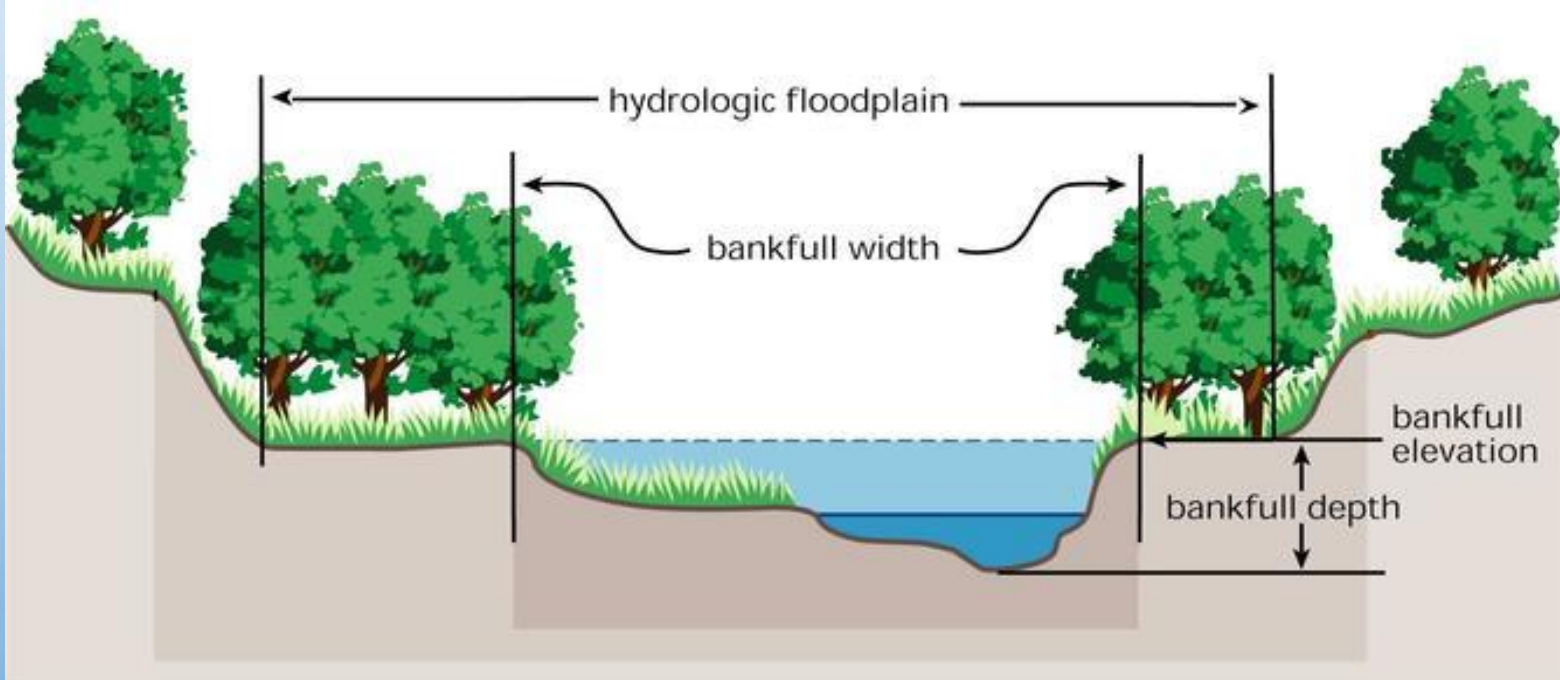
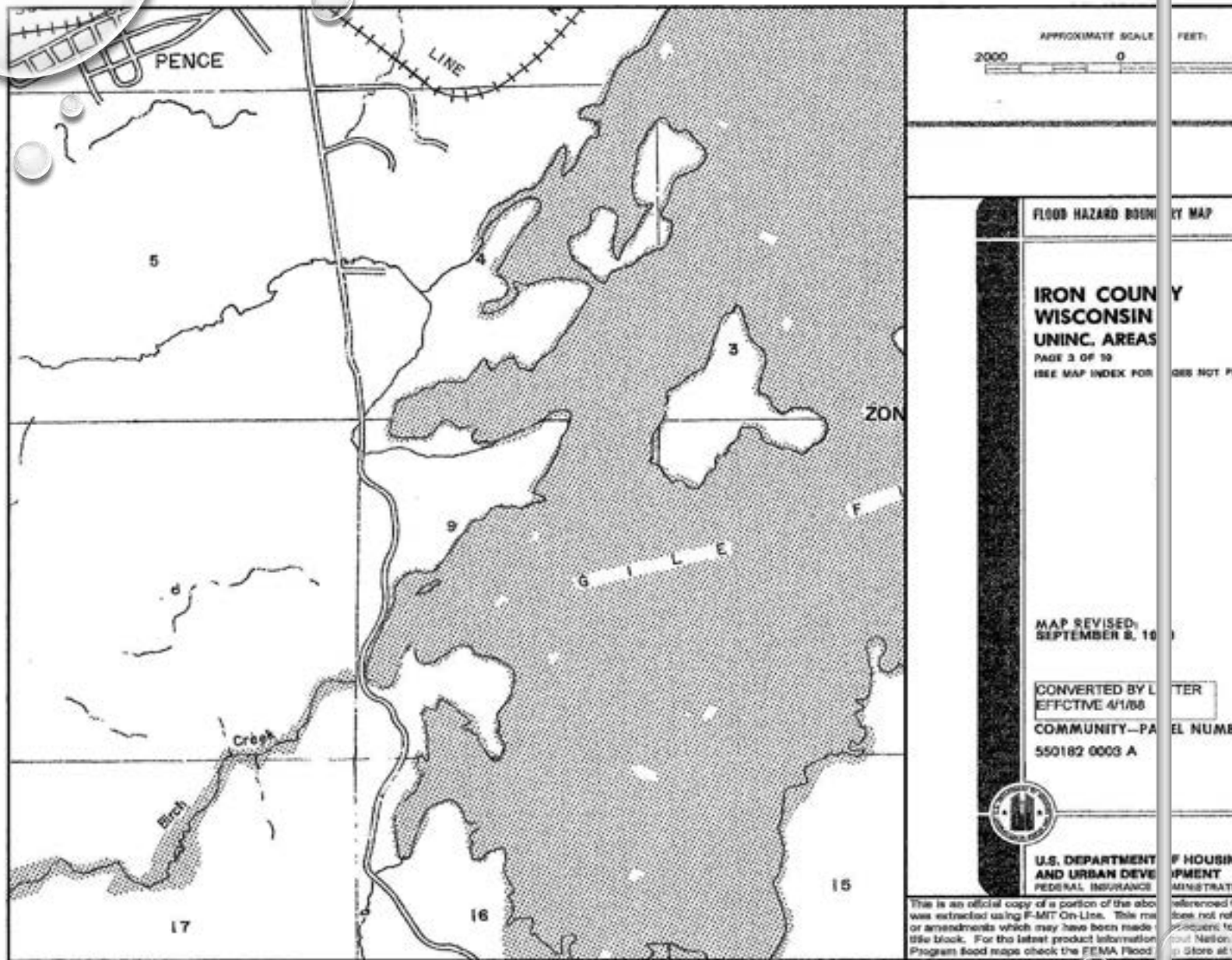


Image from cuyahogaswcd.org



FLOOD INSURANCE RATE MAP (FIRM)



IRON COUNTY RE-MAPPED! CURRENTLY IN DRAFT

- EXISTING FLOODPLAIN –BLUE DOTS
- NEW FLOODPLAIN – SHADED BLUE
- CAN ONLY BE USED FOR REFERENCE AND KNOWLEDGE BASE AT THIS TIME. NOT YET FEMA APPROVED OR ADOPTED AT THE COUNTY FOR OFFICIAL USE

SANITARY SYSTEMS

- MAINTENANCE PROGRAM
 - 3,289 SYSTEMS AT END OF 2020
- FAILING SYSTEMS
 - CESSPOOLS
 - STRAIGHT PIPES TO DAYLIGHT
 - OLD STEEL TANKS
 - CAN COLLAPSE AND LEAVE LARGE SINK HOLE IN YARD
 - COMPLIANT SYSTEM NO LONGER TAKING ON WATER
 - CAN BACK INTO HOUSE OR POND IN THE YARD
- SETBACKS
- CLOSE RELATIONSHIP WITH SEPTIC SYSTEMS AND NAVIGABLE WATERWAY
 - STRAIGHT PIPES OUT TO DAYLIGHT OLD SYSTEM NO LONGER COMPLIANT





QUESTIONS?!

THANK YOU FOR YOUR INTEREST AND ATTENTION!!