

Price County Building Requirements

~Township, State, and Federal permits may also be required for your project~

This guide has been put together to aide in the building process and provide a checklist of requirements. It will help you fill out all the necessary forms for your project and help to limit the amount of time for the permit process. The following list of projects is in an outline form to show what permits are required to be obtained before the project may begin. If you have any questions please contact the Price County Zoning Department.

New Dwelling (all of the following must be submitted)

1) Price County Application Please complete this application form. A plot plan must be drawn on the back of the form or on a separate sheet to indicate the proposed site(s) in relationship to lot lines, roads, lakes, etc. Multiply the square footage of the dwelling by the appropriate fee to determine the permit fee. The sanitary permit must be obtained before a land use permit can be released.

2) 911 Uniform Number \$40.00

a) 911 Emergency Number Application Fill out the application completely. An example of how to fill out the application is on the back of application.

b) Driveway Access Permit (Or obtain from highway dept.) The type of driveway access permit required depends upon what type of road your driveway connects to. If you are going to be building a new driveway on a town road the town chairman must sign the sheet. A new number on an existing driveway would also require the town chairman to sign the driveway access permit. A list of Town Chairpersons is provided. If your driveway is on a county highway or a state highway contact the Price County Highway Department at 339-3081 to obtain a driveway access permit.

3) Sanitary Permit (two options are available to meet sanitary requirements)

a) State sanitary permit A state sanitary permit is obtained by first having a soil test done on your property. Take the soil test to a Wisconsin Licensed Plumber. The plumber will have you sign the necessary forms and submit all the information to obtain a permit. If possible, obtain the permit at least a year before you anticipate to build. The permit is good for two years. A list of plumbers and soil testers are provided.

b) Privy permit A privy may be installed to meet the requirements for sanitary. There are two types of privies. There is an open pit privy that requires you to have a soil boring to ensure the soils allow for it and you'll have to sign the Privy Installation Agreement. The other type of privy is a vaulted privy. It does not require a soil test, but it still requires the Privy Installation Agreement. In shoreland areas a vaulted privy can only be utilized.

Accessory Buildings or Dwelling Additions not affecting septic systems

1) Price County Application Please complete the application form. A plot plan must be drawn on the back of the form or on a separate sheet to indicate the proposed site(s) in relationship to lot lines, roads, lakes, etc. Multiply the square footage of the dwelling by the appropriate fee to determine the permit fee.

Dwelling additions that modify wastewater flow (bedroom additions)

1) Price County Application Please complete the application form. A plot plan must be drawn on the back of the form or on a separate sheet to indicate the proposed site(s) in relationship to lot lines, roads, lakes, etc. Multiply the square footage of the dwelling by the appropriate fee to determine the permit fee.

2) Septic System Inspection (one or both of the following may need to be performed)

a) Septic Tank Inspection The septic tank will need to be pumped and inspected by a POWTS inspector, POWTS maintainer, WI Licensed Plumber, or a Septic Hauler to ensure the tank does not have any holes.

b) Soil Inspection Most septic systems newer than 1980 will have a soil test on record and will not require a soil boring. Many septic systems older than 1980 did not have a soil test done and will require a soil boring to ensure that the septic system has at least 36 inches of "good" soil to a limiting factor such as high ground water.

Sanitary System Setback Parameters

	Well	Dwelling	Lot Line	Water Service Line	Pool	Lake, River or Stream
Septic or Holding Tank	25 ft.	5 ft.	2 ft.	10 ft.	None	25 ft.
Septic Disposal Field	50 ft.	10 ft.	5 ft.	10 ft.	15 ft.	50 ft.
Privy	50 ft.	25 ft.	25 ft.	None	None	75 ft.

Horizontal Setbacks of Zoning Districts

	(RR-1) Recreational-Residential	(RF-1) Residential-Forestry	(A-1) Agricultural-District	(CI-1) Commercial-Industrial	(C-1) Conservancy District
Front Yard	30 ft.	30 ft.	50 ft.	15 ft.	30 ft.
Side Yard					
Principal Building	10 ft.	10 ft.	20 ft.	15 ft.	10 ft.
Barns & Stables	100 ft.	100 ft.	None	None	None

	Accessory Building	5 ft	5 ft.	10 ft.	5 ft.	5 ft.
Rear Yard		20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Lot Width At the Building Site		100 ft.	100 ft.	100 ft.	100 ft.	100 ft.

I. Land Use Permits

	<u>Non-shoreland</u>	<u>Shoreland</u>
1. New Home or Mobile home	\$0.22/sq. ft. \$100.00 Minimum	\$0.22/sq. ft. \$100.00 Minimum
<i>(Fee is based upon finished area, including basements, lofts, etc.)</i>		
Additions	\$0.15/sq. ft. \$50.00 Minimum	\$0.15/sq. ft. \$50.00 Minimum
Accessory Buildings	\$0.10/sq. ft. \$50.00 Minimum	\$0.10/sq. ft. \$50.00 Minimum
Additions:	\$0.10/sq. ft with no min.	


Decks/Three Season Porches:

\$0.15/sq. ft.

\$0.15/sq. ft.

2. Grading and/or Filling..... \$100.00

3. Remodeling Fee..... \$100.00

 Includes any grading or filling of an area in excess of 5,000 square feet which is within 300 feet landward of the ordinary high water mark of navigable water. NOTE: A DNR permit may also be required for grading and filling that exceeds 10,000 square feet.

A Land Use Permit is not required for additions to buildings used for human habitation when the addition does not exceed 80 square feet of horizontal expansion (all setback requirements must be met); nor is a Land Use Permit required for farm buildings, school bus stop shelters, temporary shelters for horses, equipment for humans at a logging or pulpwood cutting operation or handicap ramps used exclusively to enter and exit a dwelling provided such structures meet the dimensional and setback requirements of the ordinances.

II. State Sanitary Permit

1) Non-Pressurized In-Ground..... \$275.00

8) Revision Fee..... \$50.00

2) Holding Tanks..... \$345.00

9) Repair Fee..... \$50.00

3) Mound..... \$325.00

10) Permit Renewal..... \$50.00

4) Pressurized In-Ground \$325.00

11) Permit Transfer..... \$25.00

5) At-Grade..... \$325.00

12) Reconnect..... \$50.00

6) Aerobic Treatment Unit..... \$345.00

13) Holding Tank Review Fee.... \$60.00

7) Sand Filter..... \$345.00

- III. Privy Permit..... \$45.00
- IV. Certified Soil Test Filing Fee \$25.00
- V. Land Divisions..... \$ 100.00 first lot + \$ 20.00 each additional lot,
plus survey review fees if applicable
- VI. Conditional Use/Special Exception Permits \$170.00
- VII. Board of Adjustment Variance \$500.00
- VIII. Petition for Zoning Amendment (Rezone)..... \$200.00
- IX. Sign Permits \$20.00
- X. Non-Metallic Mining See Ordinance

ADDITIONAL INFORMATION

SHORELAND CUTTING AND GRADING The first 35 feet inland from the Ordinary High water Mark is protected. Check with the Zoning Office before you decide to cut trees, remove brush or grade within the buffer area. Grading and/or filling more than 5000 square feet requires a permit if you live in a shoreland district. Check with the Zoning Office to see if you are in a shoreland district.

MOBILE HOMES AND RV's A mobile home less than 32 feet long is considered to be a recreation vehicle. RV's may be kept on a parcel for up to four months in a calendar year without a permit. The site must have a 911 number and sanitary system. If the RV is on a parcel for more than four months, a land use permit must be obtained. A mobile home longer than 32 feet must have a land use permit and a sanitary permit to be considered a habitable structure. In Recreational-Residential Zoning Districts, mobile homes older than 1976 are not allowed.

WATERFRONT STORAGE STRUCTURES Waterfront storage structures are permitted under a Conditional Use Permit with a Land Use permit also being required. The primary use of the structure shall be for the storage of watercraft. It must be located at least 35 feet from the ordinary high water mark and shall not exceed 300 square feet in area. Waterfront storage structures shall not be constructed where the existing slope is more than 20%.

MINIMUM LOT SIZES All lots abutting water shall be 30,000 square feet in area and shall have 150 feet of frontage. All lots in Sanitary Districts shall have a minimum of 10,000 square feet in area. All other lots shall be 1 acre in size. Any lot created must have 40 feet of frontage on a

public road or have a recorded easement 66 feet wide to the lot from a public road. **All land divisions must be received by the 15th of each month to be considered at the following month's Land Use and UW Extension Committee meeting.**

CONDITIONAL USE PERMITS In each zoning district, there are specific listed uses. If you do not fall under one of the specific permitted uses, a Conditional Use Permit is required. Home and expanded home occupations, commercial activities, etc. require a Conditional Use Permit. The Land Use and UW Extension Committee shall notify every landowner within 300 feet of the proposed site and a public hearing will be conducted after a class II notice is published in the newspaper for two weeks. **The applications must be received by the 1st of each month to consider at the next month's Land Use and UW Extension Committee meeting.**

Dwelling Setback Parameters

- Ordinary Highwater Mark (OHWM) of a lake, river or stream.....75 feet
- Well 2 feet
- Centerline of State Highway.....110 feet
 or right-of-way line of a State Highway 50 feet
- Centerline of County Highway.....75 feet
 or right-of-way line of a County Highway42 feet
- Centerline of Town Road 63 feet
 or right-of-way line of a Town Road30 feet