

Price County Building Requirements

This guide has been put together to aide in the building process to give a checklist of requirements. This guide 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) **Land Use Permit Application** Please complete both sides of 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 (located on page 4) 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 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** 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 you'll have the town chairman sign the driveway access permit. A new number on an existing driveway would also require the town chairman to sign the driveway access permit. A list of town chairmen is on the back of the driveway access permit. If your driveway is on a county highway you'll need to contact the Price County Highway Department at 339-3081 to obtain a driveway access permit. If your driveway is off or a State Highway you will need to contact the WI DOT.

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. Included is a list of soil testers and plumbers.

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 (white sheet). 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) **Land Use Permit Application** Please complete both sides of 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 (located on page 4) to determine the permit fee.

Dwelling additions that modify wastewater flow (bedroom additions)

1) **Land Use Permit Application** (blue sheet) Please complete both sides of 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 (located on page 4) 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, 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 suitable soil to a limiting factor such as high ground water.

SANITARY SYSTEM SETBACK PARAMETERS

	Well	Building	Lot Line	Water Service Line	Pool	Lake, River or Stream
Septic or Holding Tank	25 ft.	5 ft.	2 ft.	10 ft.	-	10 ft.
Septic Disposal Field	50 ft.	10 ft.	5 ft.	10 ft.	15 ft.	50 ft.
Privy	50 ft.	25 ft.	25 ft.	-	-	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
Lot line					
Principal Building	10 ft.	10 ft.	20 ft.	15 ft.	10 ft.
Barns and Stables	100 ft.	100 ft.	-----	-----	-----
Accessory Building	5 ft.	5 ft.	10 ft.	5 ft.	5 ft.

FEE SCHEDULE

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
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 minimum	
Decks/Three Season Porches:	\$0.15/sq. ft.	\$0.15/sq. ft.
2. Grading and/or Filling.....		\$100.00
3. Repair/Remodel Fee.....		\$100.00

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; 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	7) Sand Filter.....	\$345.00
2) Holding Tanks.....	\$405.00	8) Revision Fee.....	\$50.00
3) Mound.....	\$325.00	9) Repair Fee.....	\$50.00
4) Pressurized In-Ground	\$325.00	10) Permit Renewal.....	\$50.00
5) At-Grade.....	\$325.00	11) Permit Transfer	\$25.00
6) Aerobic Treatment Unit.....	\$345.00	12) Reconnect	\$50.00

III. Privy Permit \$ 45.00

IV. Certified Soil Test Filing Fee\$25.00

V. Land Divisions..... See Fee Schedule

VI. Conditional Use Permits.....\$170.00

VII. Board of Adjustment Variance\$500.00

VIII. Petition for Zoning Amendment (Rezone).....\$200.00

ADDITIONAL INFORMATION

SHORELAND CUTTING AND GRADING The first 35 feet inland from the Ordinary Highwater 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 may require a permit if you are in a shoreland district. Check with the Zoning Office to see if you are in a shoreland district and to see if you need a permit.

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 for a new dwelling 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 with a Land Use permit. The primary use of the structure shall be for the storage of water related items. It must be located entirely within the viewing/access corridor 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 20,000 square feet in area and shall have 100 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 a minimum of one week prior to the Land Use and UWEX meeting to be considered for the upcoming 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 Zoning 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 considered at the next month's Land Use and UWEX Committee meeting.**

STRUCTURE 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 Highway.....	42 feet
-Centerline of Town Road.....	63 feet
or right-of-way line of a Town Road.....	30 feet