

Washburn County Zoning Department

Court House – PO Box 506

10 Fourth Avenue

Shell Lake WI 54871

Telephone 715-468-4690

Fax 715-468-4640

Website: www.co.washburn.wi.us

Applications are available online
Office Hours

Monday through Friday

8:00 am to 4:30 pm

Excluding Holidays



ZONING REGULATIONS

Guidelines for buyers and builders in
Washburn County

Licensed Septic Plumbers

NAME	ADDRESS	PHONE (715)
Silver Tip Excavating Aaron Nielsen	N961 Leach Lake Rd, Barronett, WI 54813	468-2603
Carey Gidley	10585 N Ranch Road, Hayward, WI 54843	634-3577
Dan Burch	N5914 County Hwy K, Spooner, WI 54801	416-1642
Dave Tomesh	2970 – 21 st Street, Sarona, WI 54871	790-0718
Dennis Rasmussen	PO Box 66, Cable, WI 54821	7983355
Gary Christman	N10015 Mack Lake Road, Trego, WI 54888	416-0373
Jerry Ruid	N6405 Lake Rd, Stone Lake, WI 54876	865-4081
Jerry Rydberg	W9304 Woodyard Rd, Shell Lake, WI 54871	468-2768
Kelly Ferguson	W9502 Dock Lake Rd, Spooner, WI 54801	635-2887
Mel Ferguson	N6228 County Line Rd, Spooner, WI 54801	635-7482
Rick Brown	PO Box 637, Spooner WI 54801	635-8752
Richard Hopkins	27760 Hwy 35 N, Webster, WI 54893	866-4157
Ron Friedell	1419 13 th Ave, Barron, WI 54812	637-3020
Ron Spreckels, Jr.	N9283 State Rd 27, Hayward, WI 54843	634-8250
Rick Brown	P O Box 637, Spooner, WI 54801	419-0739
Travis Butterfield	14346 W. St. Rd 77, Hayward, WI 54843	634-8176
Cory Jackson	9306 Black Brook Rd, Webster WI 54893	866-8944

Certified Soil Testers

NAME	ADDRESS	PHONE (715)
Silver Tip Excavating	N961 Leach Lake Rd, Barronett WI 54813	468-2603
Josh Rowley	69710 Island Blvd., Iron River WI	813-9111
Dan Burch	N5914 County Hwy K, Spooner, WI 54801	416-1642
Dan Draves	W7245 Cty Hwy E, Spooner, WI 54801	635-8155
Dan Harrington	PO Box 261, Shell Lake WI 54871	468-4228
Dave Tomesh	2970 – 21 st Street, Sarona, WI 54870	236-2945
Dennis Rasmussen	PO Box 66, Cable WI 54821	634-8752
Gary Christman	N10015 Mack Lake, Trego, WI 54888	416-0373
Jerry Ruid	N6405 Lake Road, Stone Lake WI 54876	865-4081
John Solofra	N12045 Hidden Lake Rd, Minong WI 54859	271-7691
Keith Stoner	23220 Wood Creek Road, Siren WI 54872	653-2324
Mark Thompson	16684W US Hwy 63, Hayward WI 54843	634-3139
Mel Ferguson	N6228 County Line Rd, Spooner WI 54801	635-7482
Pat Kissack	218 Cedar St, Spooner WI 54801	520-2335
John Schmitz	PO Box 160, Shell Lakw WI 54871	468-2434
Rick Hopkins	27760 WI Hwy 35, Webster WI 54893	866-4157
Rick Brown	P O Box 637, Spooner, WI 54801	419-0739
Ron Spreckels Jr.	9283 N State Rd 27, Hayward WI 54843	634-8250
Ross Tollander	6881 Austin Lake Rd., Webster WI 54893	866-8070
Travis Butterfield	14346 W. St. Rd 77, Hayward WI 54843	634-8176
Cory Jackson	9306 Black Brook Rd, Webster WI 54893	866-8944
Mary Jo Huppert	Webster WI 54893	426-1775

Rural Address Fire Numbers

A rural address/fire number is required for each developed property. The number must be applied for whenever a new building site is established.

Please contact the Land Information Office @ 715-468-4780 Note: It may take 3 months to process a number.

Driveway Standards

In the interest of allowing emergency vehicles, snow plows, etc., safe access to property, Washburn County has adopted the following minimum standards:

- Driveways must be 20 feet wide, unobstructed into the driveway to a height of 15 feet.
- Driveways must have a turn-around 20 feet wide and 40 feet long within 100 feet of the building.
- Driveways serving more than two dwellings must be 33 feet wide

Selecting Your Home Site

Purchasing or building a home may be one of the largest financial investment decisions an individual will make in their lifetime. One should take great care in selecting a home site.

A few items to consider are:

1. Is the property zoned for its intended use?
2. Has a suitable soil and site evaluation for a septic system been obtained?
3. Will the property meet all zoning setbacks and minimum lot size requirements?
4. Are services available and adequate? (Fire protection, utilities, school bus routes, snow removal, etc.)

Are Zoning Permits Required?

A Zoning Permit (land use Permit) is required before any building or structure is erected, moved, or structurally altered. Permits are required for slabs/approaches/patios, dwellings, garages, signs, accessory buildings, farm structures, additions, mobile homes, boathouses, walkways/pathways/sidewalks, retaining walls, fire pits, and some grading activities in the shore land areas, (all structures must meet the setback requirements). No Zoning Permit is required for satellite dishes, or for accessory buildings less than 65 square feet; however, all setback requirements must be met. **If in doubt as to whether a permit is needed, contact the Zoning Office.**

Individual Townships may also have regulations regarding driveway permits, building permits, mobile homes and use of holding tanks, etc. Please check with town officials.

Flood Plain Regulations

Washburn County has adopted flood plain regulations that apply to all bodies of water in the County. Determination as to whether the building site is located in a flood plain must be made prior to the issuance of a Zoning Permit*. Often, the determination can be made by reviewing the general flood plain district maps available at the Zoning Department; however, in some instances field verification and determination of the regional flood elevation may be required. Washburn County is now a participant in the National Flood Insurance Program.

*Note: A Letter of Map Amendment (LOMA) issued by FEMA does not necessarily remove a structure from the floodplain for zoning permit purposes.

Shoreland Regulations

One of Wisconsin's greatest natural assets is its clean water. Our many lakes, rivers, and streams attract businesses, property owners, and thousands of vacationers every year. As a landowner, angler, boater, or water watcher, you can appreciate first hand that what each of us does on our waterfront property affects not only the value of our own property, but also that of our neighbors. Our actions also determine whether visitors are attracted to our community.

Shoreland zoning regulations promote wise use of lands surrounding our lakes and streams. Protecting waters is so essential to the economy and way of life that Wisconsin was one of the first states to require shoreland zoning.

All buildings and structures shall be set back 75 feet from the OHWM of navigable waters, rivers, streams and creeks; 25 feet from the OHWM of a wetland; and 10 feet from drainage ways and non-navigable intermittent streams, Division 27, Section 38-743. Shoreland setbacks. Such setbacks shall be measured from the most water ward projection of a structure to all points along the OHWM. Shoreland regulations require that buffer mitigation be performed when certain types of land use permits are issued. A buffer is the area of natural vegetation that is (or was) along the lake shoreline. Mitigation involves restoring this area to the natural condition, thereby protecting the aquatic environment and the aesthetics of the lake. Before you plan to alter a dwelling on a waterfront lot, you should contact the zoning office to see if/when mitigation is required. It is the landowner's responsibility to make sure they are meeting impervious surface standards. Division 27, Section 38-746 impervious surface standards.

Other Setbacks

Shoreland Setbacks:

- 75 feet from the Ordinary High Water Mark.
- 25 feet from a Wetland
- 10 feet from side property line.
- 40 feet from a rear lot line.
- Road setbacks listed on page 10

The septic tank must be a minimum distance of:

- 25 feet from a well.
- 05 feet from a building.
- 02 feet from a property line.
- 15 feet from a pool.
- 25 feet from the OHWM of any navigable body of water.
- Required setback from road right of way plus 2 feet (state roads only)

The private waste system disposal field must be a minimum distance of:

- 10 feet from a building.
- 05 feet from a property line.
- 50 feet from a well and/or the OHWM of any navigable body of water.
- May not be sited on slopes in excess of 25%
- Required setback from road right of way plus 5 feet (state roads only).

The well must be a minimum distance of:

- 02 feet from a building drip line.
- 25 feet from a septic tank.
- 50 feet from the soil absorption field of a private sewage system.
- 50 feet from a privy.

All structures, permanent, portable and no matter the size must meet all setbacks. If setbacks cannot be met, call the Zoning Office.

Creation of a Subdivision

The division of land, and the recording of documents related to the division are regulated by Chapter 62 of the Washburn County Code, pursuant to Chapter 236 Wisconsin Stats. Generally, subdivisions fall into one or more of the following categories:

A certified survey map (CSM) shall be prepared and recorded for land divisions resulting in the creation of no more than 8 parcels of 9 acres or less within a period of 5 years.

A County Plat shall be prepared and recorded for all land divisions resulting in the creation of 9 or more parcels of 9 acres or less within a period of 5 years, with no more than 4 parcels being 1.5 acres or less.

A State Plat shall be prepared and recorded for all land divisions resulting in the creation of 5 or more parcels of 1.5 acres or less, within a period of 5 years, as provided in Section 236.13, Wisconsin Stats.

A CSM is required for newly created parcels of 9 acres or less in area.

Who Can Perform A Soil Evaluation?

Wisconsin law requires that soil evaluations be performed by a Certified Soil Tester. The soil tester performs the required tests and provides the property owner and the Zoning Department with a copy of the results. The soil tester will inform the owner if the tests are suitable or unsuitable. Questions regarding unsuitable tests should be directed to the Zoning Office.

CAUTION: The area for a Private Onsite Wastewater Treatment System (POWTS) will be designated by the Certified Soil Tester, and this area must be set aside and used for the effluent treatment. It is important that you communicate with the soil tester/plumber during the construction process so you can avoid placing any structure in a location designated for a treatment area.

Sanitary Permits

Wisconsin law requires a Sanitary Permit to be issued prior to any installation or repair of any Private Onsite Wastewater Treatment System (POWTS) including privies. The law requires that installation or repair of any POWTS, except privies, be done by a Wisconsin Licensed Master Plumber. In addition, Wisconsin law does not allow County Zoning to issue a Zoning Permit for a structure that requires connection to a POWTS unless the existing system satisfies regulations, or the necessary permits have been obtained to install such a system.

What Information Is Needed To Obtain A Zoning Permit?

You will need to provide the following information on the application form:

1. Legal description of the property.
2. Size and cost of building.
3. Plot plan showing the location of existing buildings and the proposed building on the property with setback distances clearly marked from the new building to the center line or right of way line of the nearest road, lot lines, and the OHWM of any navigable body of water, and the location or proposed location of the well and septic system. (All setbacks for the structure).
4. The direction north should be shown on the plot plan.
5. Rural address/fire number.
6. Acreage (area) or lot dimensions.
7. Names of roads and bodies of water.

How Is A Piece Of Property Zoned?

Washburn County is zoned into several different zoning districts with specific permitted, conditional, and prohibited uses. To obtain specific zoning information on a parcel, contact the Zoning Office and provide the legal description of the property.

What Areas Are Covered By County Zoning?

All unincorporated areas located within 1,000 feet of a navigable body of water, or within 300 feet of a navigable river or stream are covered by the ordinance as required by State law. In addition, most towns have adopted the Comprehensive Zoning Ordinance. The Zoning Office will identify those areas not covered under County Zoning.

Who Is Responsible For Obtaining The Proper Permits?

It is the responsibility of both the owner and the contractor to obtain all the necessary permits.

No work on any structure or private sewage system may take place until a proper permit has been issued and posted. Any work on such structures or private sewage systems undertaken without proper permits will constitute a violation of the Washburn County Zoning Ordinance. **The violator will be subject to citations or other enforcement actions.**

How Does One Obtain A Sanitary Permit?

Take your soil evaluation results, site plans, and construction information to a Wisconsin Licensed Master Plumber who will complete the necessary forms and obtain the Sanitary Permit. The plumber is responsible for the installation of the private sewage system. Sanitary permits are valid for a period of two years from the date of issuance, and are both renewable and transferable, except for some plans requiring state approval. Renewals and/or transfers must be completed before the expiration date of the current permit.

Sanitary permits are also required for privies, both sealed-vault and pit type. For pit privies, a one-boring soil elevation must be done to ensure that suitable soil is present to a depth of three or more feet below the pit bottom. This evaluation must accompany your application or be on file in the Zoning Office. If using a privy in lieu of a sanitary system, the property owner must sign an affidavit to be recorded with the property deed stating that the dwelling/cabin, etc. will have no interior plumbing

Privies require setbacks of 100 feet from the adjoining property residence or 75 feet from the side yard lot boundary.

**PIT PRIVIES ALSO REQUIRE A SOIL TEST
AND ALL PRIVIES REQUIRE A SANITARY PERMIT**

Zoning Districts and Dimensional Requirements

Residential (R).....	100'.....	20,000 sq.'
Residential Mobile (RM)	100'.....	20,000 sq.'
Residential Recreational 1 (RR-1)	100'.....	20,000 sq.'
Residential Recreational 2 (RR-2)	200'.....	3 acres
Residential Agricultural (RA).....	250'.....	5 acres
Agricultural (AG)	400'.....	20 acres
Forestry (F).....	400'.....	20 acres
Commercial (C).....	100'.....	20,000 sq.'
Commercial Highway (CH)		1 acre

What Is A Soil Evaluation?

A soil evaluation is a method used to determine if the site and soil conditions can absorb wastewater from a private sewage (septic) system. Wastewater is all water that carries waste derived from ordinary living such as toilets, sinks, dishwashers, laundry, etc.

Private sewage system wastewater cannot be disposed of into soils which have bedrock or ground water 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.

Soil and Site Evaluation Report (Formerly Percolation Test)

All areas in Washburn County not served by municipal sewer are under the jurisdiction of the Private Onsite Wastewater Treatment Systems Code, SPS 383. A soil evaluation is a prerequisite to obtain a Sanitary Permit for the installation of a private sewage system.

The Washburn County Zoning Office recommends that a soil evaluation be completed on all parcels before the property is purchased for building purposes. If the site does not have suitable soils, it will not be suitable for a Private Onsite Wastewater Treatment System (POWTS).

Highway Setbacks

- Expressways:** 190 feet from the center line, or 50 feet from the Right of Way, whichever is greater.
- State:** 150 feet from the centerline, or 100 feet from the Right of Way, whichever is greater.
- County:** 133 feet from the centerline, or 100 feet from the Right of Way, whichever is greater.
- Town Road** 75 feet from the centerline, or 50 feet from the Right of Way, whichever is greater.
- Private Roads,** *40 feet from the centerline is recommended

**Easement Roads,
Lanes, alley ways, etc.**

*There is no official setback from private or easement roads; however, it is recommended that structures not be built immediately adjacent to legal boundaries of such roads in the event that they are widened or improved after possible inclusion into the town road network. Rear and side lot line setbacks shall prevail in the case of these roads abutting the edge of lots.

All setbacks are level horizontal measurements from a point to the farthest extension of the structure toward the point.

Also subject to WisDOT Trans 233 for State Highway Setbacks.

When setback requirements cannot be met, it is advisable to contact the Zoning Office for further information.

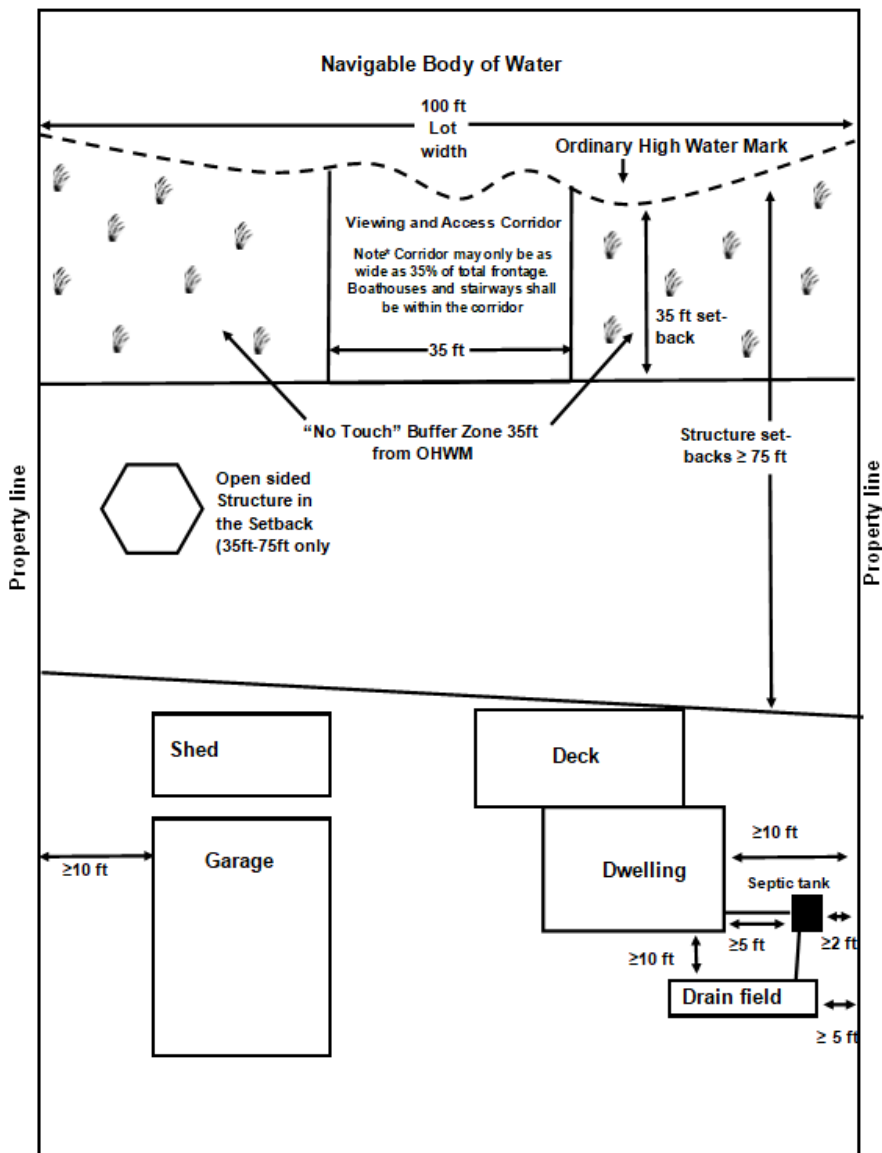
Recreational Equipment/Travel Trailers

Travel trailers, campers, etc., are allowed in the following zoning districts only: R, RR-1, RR-2, RA, AG, and F. These recreational units must also meet the minimum setback standards. Such units are allowed on the premises year round. In non-shoreland areas, recreational equipment may be placed with a land use permit, see Sect. 38-564, Washburn County Code. If they are occupied for a period of nine days or more, they must be served with suitable sanitary facilities in accordance with the county private sewage systems ordinance (chapter [74](#)) and Wis. Admin. Code Ch. SPS 383. No more than two units are allowed per parcel. More than two constitutes a campground which requires State approval.

Obtaining a Conditional Use Permit

In each Zoning district, there are specific listed uses, including, but not limited to placement of mobile homes, expanded home occupations, commercial activities, etc., that require a Conditional Use permit. Conditional Uses are approvals, which may be granted with conditions set by the Washburn County Zoning Committee after a public hearing. Contact the Zoning office for further information and application forms.

Minimum Building Setbacks (Shoreland Zoning)



Minimum Building Setbacks (General Zoning)

