

**Zoning Department Fees
Effective January 1, 2011**

LAND USE PERMIT

Dwelling or principal dwelling	\$275.00
(1 st Structure on property)	\$275.00
Addition to dwelling	\$225.00
Commercial/Industrial building	\$475.00
Addition to Commercial/industrial building	\$375.00
Accessory building	\$225.00
Addition to accessory building	\$200.00
Renovation to structure	\$180.00
Decks/Stairs	\$125.00
Signs (general)	\$125.00
Signs (billboard)	\$325.00
Structure in shoreland setback area	\$350.00
Grading (>2,000 and <10,000 sq. ft)	\$275.00 (shoreland only)
Camper permit (yearly)(non-shoreland only)	\$100.00 valid Jan. 1-Dec. 31
Construction begun w/out first obtaining land-use permit	\$600.00 + normal permit fee

** On-sites will be done on all waterfront parcels prior to permits being issued.*

PUBLIC HEARINGS (Application for Public Hearings are not Refundable)

Conditional Use Application	\$225.00
Cell tower conditional use permit application	\$1,500.00
Variance Application	\$550.00
Appeal to Board of Adjustment	\$950.00
Appeal to Zoning Committee	\$600.00
Lake Reclassification Application	\$550.00
Rezone/Text Amendment Application	\$275.00

**Fees are double if hearing is assoc. with enforcement action.*

SANITARY PERMIT

Conventional system	\$300.00
Holding tank system	\$360.00
Mound system or at-grade system	\$375.00
Technology sys. (atu's etc.) or systems > 3,000 gals/day	\$425.00
Privy	\$175.00
Sanitary permit transfer/renewal/revision	\$100.00
Return inspection for private sewage system	\$100.00
Same day inspection	\$ 50.00
Connection/reconnection/emergency install	\$ 100.00
Certified Soil Test Review and filing fee	\$ 50.00
Request for marking setbacks only	\$100.00
Prop. Assessment -(wetlands, floodplain, setbacks, etc.)	\$250.00
Rural Address/Fire Sign	\$ 65.00
Driveway Inspection Fee	\$ 25.00
Certified Survey Map Review	\$100.00 plus \$25/lot
Condo plat and declaration review(new or conversion)	\$200.00
Preliminary County Plat	\$400.00 plus \$50/lot
Final County plat	\$300.00 plus \$50/lot

>>>Please make checks payable to Washburn County Zoning<<<

Washburn County Planning, Land & Resource Management Department

Zoning Division

**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

Updated Dec2010

Licensed Septic Plumbers

NAME	ADDRESS	PHONE (715)
ABB EXCAVATING.	15830 HWY 63 & Dakota Ave, Hayward, WI 54843	699-1062
Nate Anderson	PO Box 268, Spooner WI 54801	635-8752
Norm Arndt	N4656 Pieper Rd, Weyerhaeuser, WI 54895	353-2263
Dan Burch	N5914 County Hwy K, Spooner, WI 54801	719-494-6606
Rick Brown	319 Badger Rd, Rice Lake, WI 54868	419-0739
Travis Butterfield	14346 W. St. Rd 77, Hayward, WI 54843	634-8176
Gary Christman	N10015 Mack Lake Road, Trego, WI 54888	416-0373
Kelly Ferguson	W9502 Dock Lake Rd, Spooner, WI 54801	635-2887
Mel Ferguson	N6228 County Line Rd, Spooner, WI 54801	635-7482
Ron Friedell	1419 13 th Ave, Barron, WI 54812	637-3020
Carey Gidley	10585 N Ranch Road, Hayward, WI 54843	634-3577
Richard Hopkins	27760 Hwy 35 N, Webster, WI 54893	866-4157
Willie Kauffman	W1949 County Hwy E, Springbrook, WI 54875	766-3493
Donald Kay	22110 Bakker Rd, Shell Lake, WI 54871	468-4064
Roger Kirckof	1013 19 ¼ Street, Cameron, WI 54822	790-7405
Jeff Nielson	N961 Leach Lake Rd, Barronett, WI 54813	468-2603
North Ridge Plumbing	W9498 Highway 70, Spooner, WI 54801	635-7070
John O'Neill	Route 1 Box 25A, Gordon, WI 54838	376-4224
Ron Proffit	16713 Highway 35, Dairyland, WI 54830	244-3509
Dennis Rasmussen	PO Box 66, Cable, WI 54821	7983355
Jerry Ruid	N6405 Lake Rd, Stone Lake, WI 54876	865-4081
Jerry Rydberg	W9304 Woodyard Rd, Shell Lake, WI 54871	468-2768
LeRoy Sandridge	N1577 Long Lake Ave, Sarona, WI 54870	354-3882
Ken Schmitz	PO Box 160, Shell Lake, WI 54871	468-2434
Greg Schultz	N7076 Stone Lake Rd, Stone Lake, WI 54876	865-4210
Cecil Scribner	W7316 Lone Star Rd, Shell Lake, WI 54871	635-3740
John Solofra	PO Box 161, Gordon, WI 54838	376-2278
Ron Spreckels, Jr.	N9283 State Rd 27, Hayward, WI 54843	634-8250
Dave Tomesh	1853 – 12 ¾ Avenue, Cameron, WI 54822	458-2945

General Overview

The purpose of this pamphlet is to provide some helpful hints to those individuals who anticipate the purchase of property and/or construction in the unincorporated areas of Washburn County. This pamphlet will discuss some of the basic provisions of the Washburn County Comprehensive Zoning Ordinance and the procedures required to obtain permits. Again, this is only an overview of the zoning program. If you have more specific questions, please contact the Zoning Office, or visit one of the following links: For Zoning Information:

<http://www.co.washburn.wi.us/departments/zoning>

For Washburn County Code information, including the Zoning Ordinance:

http://municode.com/default-test/home.htm?infobase=13283&doc_action=whatsnew

ZONING ADMINISTRATOR

Webster Macomber – wmacombe@co.washburn.wi.us

ASSISTANT ZONING ADMINISTRATOR

Jacque Avery – javery@co.washburn.wi.us

ADMINISTRATIVE ASSISTANT II

Michelle Boutwell – mboutwel@co.washburn.wi.us

The Washburn County Board of Supervisors adopted a Zoning Ordinance in 1968. The Ordinance was amended and replaced by the current Zoning Ordinance in 1978 with ongoing amendments to the Ordinance.

The purpose of the Zoning Ordinance is to promote and protect the public health, safety, and general welfare by:

- Guiding orderly expansion of growth and development,
- Protecting agriculture and environmentally sensitive lands,
- Protecting natural beauty and enhancing recreational opportunities,
- Preventing pollution, and
- Preventing conflicts between different land uses.

The above goals are accomplished by the requirements of permits for all structures, Private Onsite Wastewater Treatment Systems (POWTS), grading and filling within the shorelands, and the enforcement of standards on the development of lots.

General Information

For specific information, please contact the following Washburn County or State offices:

Washburn County Zoning Office

10 4th Avenue PO Box 506, Shell Lake WI 54871 Ph: 715-468-4690 Fax: 468-4640

- Information and assistance on zoning and land use issues, POWTS(private on-site wastewater treatment systems(septic)), setbacks, lot size and land subdivision requirements.

Washburn County Land Records

10 4th Avenue PO Box 639, Shell Lake WI 54871 Ph: 715-468-4696 Fax: 468-4699

- Information includes: legal descriptions, section maps, aerial photos, names and addresses of property owners.

Washburn County Highway Department

1600 County Highway H, Spooner WI 54801 Ph: 715-635-4480 Fax: 635-4485

- Information and permits for culverts and driveways that connect to County Highways.

Washburn County Land & Water Conservation

P.O Box 486 10 4th Avenue, Shell Lake WI 54871 Ph: 468-4654 Fax: 468-4640

- Technical and financial assistance in: Shoreline and wetland restoration, erosion control and livestock waste management. Also administers WI Wildlife Damage Program, rental of conservation equipment, and annual tree and shrub sale.

Washburn County Land Information/Surveyor/Mapping

10 4th Ave, Shell Lake Ph: 468-4696 Fax: 468-4699

- Survey information, digital aerial photos and parcel mapping.

Wisconsin Department of Natural Resources

810 West Maple Street, Spooner WI 54801 Ph: 715-635-2101

- Information regarding: docks, piers, riprap, water boathouses, and other issues below the Ordinary High Water Mark (OHWM). Regulation of water wells.

University of Wisconsin – Extension

W6646 Highway 70, Spooner WI 54801 Ph: 715-635-3506 Fax: 635-6741

- Resource development information, farming, agricultural practices, home management, site design, and energy efficiencies. Water test kits for well water samples are available from this office as well as the DNR office.

Certified Soil Testers

NAME	ADDRESS	PHONE
ABB Excavating	15830 Hwy 63 & Dakota Ave, Hayward, WI 54843	699-1062
Allan Johnson	921 County M, Chetek WI 54728	859-2957
Cecil Scribner	7316 Lone Star Rd, Shell Lake WI 54871	635-3740
Craig Conroy	28330 Bonner Lake Rd, Webster, WI 54893	259-3297
Dan Burch	N5914 County Hwy K, Spooner, WI 54801	719-494-6606
Dan Draves	W7245 Cty Hwy E, Spooner, WI 54801	715-635-8155
Dan Harrington	PO Box 261, Shell Lake WI 54871	468-4228
Dave Tomesh	1853 12 ¼ Avenue, Cameron, WI 54822	715-458-2945
Dennis Rasmussen	PO Box 66, Cable WI 54821	634-8752
Dennis Ruid	N5291 Dawn Rd, Stone Lake WI 54876	865-4081
Gary Christman	N10015 Mack Lake, Trego, WI 54888	416-0373
Jeff Nielson	N961 Leach Lake Rd, Barronett WI 54813	468-2603
Jerry Ruid	N6405 Lake Road, Stone Lake WI 54876	865-4081
Keith Stoner	23220 Wood Creek Road, Siren WI 54872	653-2324
Ken Schmitz	PO Box 160, Shell Lake WI 54870	468-2434
LeRoy Sandridge	N1577 Long Lake Ave, Sarona WI 54870	354-3882
Mark Johnson	N4176 Hector Dam Rd, Shell Lake WI 54871	468-7148
Mark Thompson	16684W US Hwy 63, Hayward WI 54843	634-3139
Mel Ferguson	N6228 County Line Rd, Spooner WI 54801	635-7482
Michelle Burkwald	717 Benjamin Street, Spooner WI 54801	655-9012
Norm Arndt	N4656 Pieper Rd, Weyerhaeuser, WI 54895	353-2263
Pat Kissack	218 Cedar St, Spooner WI 54801	635-9538
Paula Leaf	266 160 th Ave., Turtle Lake, WI 54889	715-986-2675
Rick Brown	319 Badger Rd, Rice Lake, WI 54868	419-0739
Roger Kirckof	1013 19 ¼ Street, Cameron, WI 54822	790-7405
Ron Friedell	1419 13 th Avenue, Barron WI 54812	637-3020
Ron Proffit	16713 Highway 35, Dairyland WI 54830	244-3509
Ron Spreckels	Star Rt 2 Box 2006A, Hayward WI 54843	634-8250
Travis Butterfield	14346 W. St. Rd 77, Hayward WI 54843	634-8176

Washburn County Lake Classification

CLASS 1	CLASS 2	CLASS 3
Balsam Lake - (Red Cedar)	Bass Lake	Adventure Lake
Bear Lake	29-40-13; 32-40-13	Alder Lake
Big Bass Lake 31-42-12 & 32-42-12	17-40-10	Anah Springs
Big Casey Lake	Bean Lake	Baker Lake
Big Devils Lake	Bear Track Lake	Banks Lake
Big McKenzie Lake	Beaver Lake	Bashaw Trout Springs
Birch Lake	Big Ripley Lake	Bass Lake
Chicog Lake	Browns Lake	6, 7, 8 - 37-10
Chippanazie Lake	Cable Lake	Bean Brook Springs
Deer Lake	Casey Creek	Bear Trap Lake
8&17-40-13	Flowage	Beaver Lodge Pond
Dunn Lake	Colton Flowage	Berry Lake
Gilmore Lake	Cranberry Flowage	Bodins Lake
Gull Lake	Cyclone Lake	Bond Lake
Island Lake	Deep Lake	Boyle Book Springs
Lincoln Lake	18-38-11	Bridge Lake
Little Casey	Dilly Lake	Brinkman Lake
Long Lake	Dugan Lake	Bughouse Lake
Matthews Lake	East Twin Lake	Camp Lake
McKinley Lake	04-37-11	10-37-10; 07-41-10
Middle McKenzie Lake	Ellsworth Lake	Casper Lake
Minong Flowage	Fenton Lake	04-37-12
Potato Lake	Hay Lake	Lutz Lake
Slim Lake	Hointville Lake	Mackay Springs
Spooner Lake	Horseshoe Lake	Mallard Lake
Stone Lake	30-42-12; 31-42-12; 25-42-13; 36-42-13	Matson Lake
Trego Lake	Kekegama Lake	McCune Lake
	Leesoma Lake	Cranberry Lake
	Leisure Lake	Crystal Lake
	Little Bass Lake	Dago Creek Springs
	31-40-13; 32-40-13 & 05-41-12 & 32-42-12	Deep Lake
	Little Devils Lake	25-38-10
	Little Mud Lake	Deer Lake
	Little Sand Lake	35-41-11
	Loon Lake	Derosier Lake
	22-40-13	Devils Lake
	Lower Kimball Lake	26-40-10
	Lower	Dock Lake
	McKenzie Lake	Earl Springs
	Loyhead Lake	East Wilcox Lake
	Mac Rae Lake	Elbow Lake
	Mack Lake	Eliza Lake
	McLain Lake	Elizabeth Lake
	Middle Kimball Lake	Evergreen Lake
	Miles Lake	Fawn Lake
	Mud Lake - 16, 20 & 21-40-10	Fish Lake
	Nancy Lake	04-41-11
	Nick Lake	Floyd Lake
	North Twin Lake	Gardner Lake
	Oak Lake	Glendennon Lake
	07-38-11	Goose Lake
	Pear Lake	14-39-13 & 21-40-13
	Pokegama Lake	Grass Lake
	Rice Lake	Grassy Lake
	Rocky Ridge Lake	Green Lake
	Sand Lake	Gull Creek Springs
	Scovils Lake	Harmon Lake
	Silver Lake	Harrison Lake
	Slim Creek	Haugen Lake
	Flowage	Heart Lake
	South Twin Lake	Holmes Lake
	Spring Lake	Horseshoe Lake
	26-40-11	03-38-10
	Sunfish Lake	Jerry Lake
	Tozer Lake	Johnson Lake
	Tranus Lake	King Lake
	West Twin Lake	Kingelm Lake
	Whalen Lake	Kinney Lake
	Yellow River	Lakeside Lake
	Flowage	Lazy Island Lake
		Leach Lake
		Leaman Lake
		Leonard Lake
		Little Bass Lake
		28-38-10
		Little Cable Lake
		Little Dugan Lake
		Little Grassy Lake
		Little Kekegama Lake
		Little Long Lake
		Little Mackey Creek
		Spring
		Little Ripley Lake
		09-37-12
		Little Spooner
		Little Stone Lake
		Loon Lake
		08-37-10; 16-37-10;
		10-40-10
		Lost Lake
		36-39-10; 07-39-11;
		33-40-13; 17-42-13
		04-37-12
		Spute Lake
		Stanberry Lake
		Star Lake
		Starkey Lake
		Stauffer Lake
		Stone Lake
		31 & 32 -38-11
		Sugarbush Lake
		14-37-10
		Superior Lake
		Taylor Lake
		Telstar Lake
		Tomahawk Lake
		Tony Lake
		Tower Lake
		Trego Pond
		Tucker Lake
		Upper Kimball Lake
		Veazie Springs
		Vollmers Lake
		Warner Lake
		Watson Lake
		Welsh Lake
		West Lake
		West Town Lake
		West Wilcox Lake
		Westenberg Spring
		Whalen Creek Spring
		Wilkinson Lake
		Wolf Lake
		Yechout Lake
		Sams Lake
		Sawmill Lake
		Sawyer Creek Springs
		Schullenberger Lake
		Scott Lake
		Severson Lake
		Seymour Lake
		Shallow Lake
		17-37-12; 31-37-13
		Sherman Lake
		Shingle Camp Lake
		Sleepy Eye Lake
		Snag Lake
		Spider Lake
		#1, #2, #3, #4, & #5
		Sport Lake
		Spring Creek Springs
		Spring Lake
		36-39-10; 07-39-11;
		33-40-13; 17-42-13
		04-37-12
		Mackay Springs
		Mallard Lake
		Matson Lake
		McCune Lake
		Cranberry Lake
		Crystal Lake
		Dago Creek Springs
		Deep Lake
		25-38-10
		Deer Lake
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		Derosier Lake
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		26-40-10
		Dock Lake
		Earl Springs
		East Wilcox Lake
		Elbow Lake
		Eliza Lake
		Elizabeth Lake
		Evergreen Lake
		Fawn Lake
		Fish Lake
		04-41-11
		Floyd Lake
		Gardner Lake
		Glendennon Lake
		Goose Lake
		14-39-13 & 21-40-13
		Grass Lake
		Grassy Lake
		Green Lake
		Gull Creek Springs
		Harmon Lake
		Harrison Lake
		Haugen Lake
		Heart Lake
		Holmes Lake
		Horseshoe Lake
		03-38-10
		Jerry Lake
		Johnson Lake
		King Lake
		Kingelm Lake
		Kinney Lake
		Lakeside Lake
		Lazy Island Lake
		Leach Lake

Are Zoning Permits Required?

A Zoning Permit is required before any building or structure is erected, moved, or structurally altered. Permits are required for dwellings, garages, signs, accessory buildings, farm structures, additions, mobile homes, and some grading activities in the shoreland areas. No Zoning Permit is required for satellite dishes, or 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, use of holding tanks, etc. Please check with town officials.

Rural Address Fire Numbers

A rural address/fire number is required for each developed property. The number must be applied whenever a new building site is established. Please contact the Zoning Office for details.

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

* NO Name Lakes: Set back of 100 feet

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.

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 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 from the OHWM of navigable waters as required by the table of dimensional standards in Article IV, Divison 27, Section 38-605. 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.

Washburn County Shorelands Class Development Standards						
Lake Classification	Waterfront Lot Width per Single Family Unit	Minimum Lot Area	Minimum Shoreline Setback	Vegetation Removal	Minimum Side Yard Setback	Minimum Rear Yard Setback
Class 1	150 feet	30,000 sq. ft	75 feet	30 foot limited removal corridor within 50 feet of OHWM	10 feet One side 30 feet total both Sides	40 feet
Class 2	200 feet	80,000 sq. ft.	100 feet (setback averaging per Sect. 271 (1))	30 foot limited removal corridor within 75 feet of OHWM	20 feet one side 60 feet total both sides	40 feet
Class 3 Includes all lakes of less than 50 acres	300 feet	3 acres	100 feet on lakes 125 feet rivers and streams (setback averaging per Sect. 271 (1))	30 foot limited removal corridor within 75 feet of OHWM	30 feet one side 90 feet total both sides	40 feet
Mapped Wetlands			25 feet			
Drainageways and non-navigable intermittent streams			10 feet			
Planned Residential or Cluster Development	Optional in Class 3 with parcel size of 35 acres or greater Minimum lot size 30,000 sq. ft, 150 ft width 50% open space dedication (See Article XIV-A)					
Multi-unit Attached	Minimum lot size and width by class, plus 25% additional per unit					
Multi-unit Detached	Minimum lot size and width by class, plus 50% additional per unit					

Other Setbacks

The septic tank must be a minimum distance of:

- 25 feet from a well.
- 05 feet from a building.
- 02 feet from a lot line.
- 15 feet from a pool.
- 25 feet from the OHWM of any navigable body of water.

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

- 10 feet from a dwelling
- 05 feet from a lot 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%

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.

The structure must be a minimum of (non-shoreland):

- 10 feet from side lot line for a dwelling.
- 5 feet from a side lot line for an accessory building.
- 40 feet from rear lot line.

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

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.)

Stairways and Piers

Stairways and Piers. Stairways, elevated walkways and that portion of piers landward of the ordinary high water mark are exempted from the shoreline setback requirement provided:

- a. The structure is necessary to access the shoreline because of steep slopes or wet, unstable soils.
- b. The structure shall be located so as to minimize earth disturbing activities and shoreline vegetation removal during construction and to be visually inconspicuous as viewed from the adjacent waterway and public thoroughfares.
- c. The structure shall be no more than four (4) feet wide.
- d. Structures shall be inconspicuously colored.
- e. Railings are permitted only where required by safety concerns.
- f. Canopies and roofs on such structures are prohibited.
- g. Landings for stairways or docks are permitted only where required by safety concerns and shall not exceed forty (40) square feet.
- h. **No stairway, landing, elevated walkway, or similar structure that is more than sixty-four (64) square feet shall be constructed without a Zoning Permit having been issued therefore**, and any such structure shall be constructed in accordance with best management practices for minimizing adverse impact on the shoreland area adjoining water. In determining whether a structure will comply with best management practices, the Zoning Office may seek the assistance of the Land & Water Conservation Department.

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. A CSM shall be prepared and recorded for land divisions resulting in the creation of no more than eight (8) parcels of nine (9) acres or less within a period of five (5) years.
- B. A County Plat shall be prepared and recorded for all land divisions resulting in the creation of nine (9) or more parcels of nine (9) acres or less within a period of five (5) years, with no more than four (4) parcels being one and one-half (1.5) acres or less.
- C. A State Plat shall be prepared and recorded for all land divisions resulting in the creation of five (5) or more parcels of one and one-half (1.5) acres or less, within a period of five (5) years, as provided in Section 236.13, Wisconsin Stats.

A Certified Survey Map (CSM) is required for newly created parcels of nine (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. No structures should be placed within this area or located within 25 feet of the designated area. Therefore, it is important that you inform the soil tester where you desire to place your structure.

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 set backs 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 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 Shorelands (RS)	150'	.....	30,000 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
Resource Conservation (RC)			NA
Shorelands/Wetlands (per map).....			NA

If a waterfront parcel; dimensional requirements may be more restrictive.

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, COMM 83. 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, which ever is greater.
Town Road	75 feet from the centerline, or 50 feet from the Right of Way, which ever is greater.
Private Roads, Easement Roads, Lanes, alley ways, etc.	*40 feet from the centerline is recommended

*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: RR-1, RR-2, RA, AG, and FOR. These recreational units must also meet the minimum setback standards. Such units are allowed on the premises for no more than four months during any calendar year in areas classified as shoreland. In non-shoreland areas, recreational equipment may remain up to one year if authorized by a renewable land use permit. See Sect. 38-564, Washburn County Code. If they are occupied for a period to exceed three weeks, they must be served with suitable sanitary facilities in accordance with the Zoning Ordinance. 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

