

GUIDELINES FOR BUYERS AND BUILDERS IN BARRON COUNTY

Building or buying a home is the largest investment and decision the family ever makes. There are many places in Barron County to live and build homes, including cities, villages, unincorporated villages and rural towns. This booklet is designed to point out considerations in selecting a home site and provide a step by step procedure in meeting the regulations, getting permits, and obtaining the information you need to build in the unincorporated (rural) areas of Barron County.

Barron County is proud of its many resources. The county is a leader in agricultural production with vast quantities of both finished and raw food products. The county has approximately 20,000 acres of lakes and 450 miles of streams that provide tremendous recreational opportunities. Barron County, with its strong agriculture, recreation and industry will continue to be a leader providing we guide development in a manner which will prevent land use conflicts and continue to be an asset to the county.

Note: This publication does not include all laws as to the location of structures or land uses in Barron County. Please contact the Barron County Zoning Office for a complete listing of all laws pertaining to structures and land use in Barron County.

Always contact your township officials for any additional permits or restrictions.

ACKNOWLEDGMENTS

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WHERE CAN YOU GET HELP?

Barron County Zoning Office

The responsibility of this office is to guide growth and development in the county by enforcing the Barron County Land Use Ordinance. Questions pertaining to building, sanitary systems, subdividing, rezoning, and other land use issues should be referred to this office. The Zoning Office issues Land Use and State Sanitary Permits.

Barron County Zoning Office
335 E. Monroe Ave. RM 2104
Barron, WI 54812

(715) 537-6375

Barron County Zoning Office Staff

David Gifford, Zoning Administrator
Jeremy Musil, Zoning Technician I
Kim Russell-Collins, Administrative Secretary

SELECTING YOUR HOMESITE

If you plan to buy or build in the unincorporated rural areas of Barron County, select your home site with care. Your first trip should be to the Barron County Zoning Office. Many of the rural areas of Barron County and all shoreland areas are governed by the Barron County Land Use Ordinance. This means that the lands have designated uses. Large amounts of land are zoned for agricultural use. Others are set aside for uses such as residential, business, industrial and mineral reservation.

IMPORTANT QUESTIONS TO CONSIDER

What is the purpose of the Barron County Land Use Ordinance in Barron County?

The Zoning Ordinance protects you and your future home by:

1. Properly guiding growth and development in your county
2. Protecting agriculturally productive lands
3. Protecting scenic beauty and enhancing recreational opportunities
4. Preventing pollution
5. Preventing and resolving conflicts between differing land uses.

What areas of the Barron County are covered by zoning?

All rural areas located within 1000 feet of a lake or 300 feet of a river or stream are covered by the Barron County Shoreland Ordinance. Other regulations also apply in townships which have adopted the Barron County Land Use Ordinance. The Zoning Office can identify the townships and properties which are within the shoreland areas. Land Use permits are required on all property covered by the Barron County Land Use Ordinance.

Can my home be placed on this particular piece of property?

The answer to this question and other information about surrounding land uses in your proposed location can be obtained from the Zoning Office.

How close to a road can I build?

The setback from a roadway differs with the different types roads (township, county and state highways). It is very important to contact the Zoning Office for the proper setback distances.

How can I determine if my property is located in a floodplain or a wetland area?

When building on lake or river frontage it is recommended that you check to see if the property is part of a floodplain or a wetland. The Zoning Office has floodplain and wetland maps to aid in these determinations.

How many structures can I have on my property?

The number and type of structure is dependent on the zoning district in which you plan to build. The Zoning Office can determine what zoning district you are in and the allowable number of structures in that district.

How close to a power line can I build?

Whenever you are building in the area of a overhead or buried power transmission line, you should contact the appropriate electric company. The electric company can locate these lines and inform you of any restrictions that they may impose.

BEFORE YOU BUY

Here are a few things you should consider before you buy property.

1. Are services available and adequate for your present and future needs?

- | | |
|-------------------|---------------------------|
| Police Protection | Garbage and Trash Removal |
| Fire Protection | Snow Removal |
| Electricity | Water Supply |
| Natural Gas | Streets and Sidewalks |

SUBDIVIDING IN BARRON COUNTY

What is a Subdivision?

A subdivision is the division of a lot, parcel or tract of land by the owner thereof, or his agent, for the purpose of transfer of ownership or building development.

What Needs Approval?

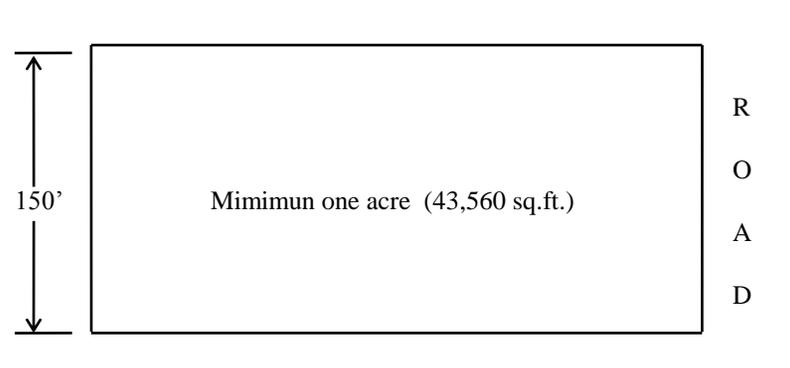
Subdivisions creating at least one parcel of land which is nineteen(19) acres or smaller needs county approval and shall be recorded as a Certified Survey Map (CSM).

Creation of parcels of more than eleven (19) acres needs no county approval.

Subdivision of five (5) or more lots less than an acre and a half (1 1/2) acres each need county and state approval and shall be placed on a plat map.

What is the required lot size?

The minimum size of a new parcel created in Barron County is one acre in area with a minimum lot width of 150 feet.



Note: New parcels that are created on shoreland property, the minimum lot size and width, differ according to the lake classification.

CHECKLIST FOR OBTAINING PROPERTY FOR A HOME IN RURAL BARRON COUNTY

The following checklist may be helpful in organizing your efforts and thoughts.

- ___ 1. Discuss building plans with the Zoning Office
- ___ 2. Find out minimum lot sizes and setback regulations for placing your home on the parcel.
- ___ 3. Make arrangements with a Certified Soil Tester for the necessary soil testing. Obtain and understand the results of such tests.
- ___ 4. Purchase your property and obtain title of it. It is advisable that "offers to purchase " made prior to this point be contingent upon zoning and soil testing. Items 1-3 should then be checked out before the "closing".
- ___ 5. Apply for sanitary permit. The plumber will usually obtain the sanitary permit for you.
- ___ 6. Apply for your Land Use permit and any other permits which may be needed (ie., grading and filling, township permits)
- ___ 7. Proceed with construction of your home according to the approved plans.
- ___ 8. Have the sewer system installed according to the state sanitary code by a licensed plumber.
- ___ 9. The Zoning Office will inspect the sewer system during installation.

2. Is the location convenient for getting to...

Your job	Schools
Churches	Shopping Areas
Hospitals	Libraries

3. Is the road to your property Private or Public?

PURCHASE YOUR PROPERTY

You should purchase property only after you are sure that it meets all zoning codes, has a soil evaluation preformed and satisfies you as to location and setting.

BEFORE YOU BUILD

There are four important steps that must be followed before you can build your home.

The four steps are:

- 1. Have a soil evaluation completed by a Certified Soil Tester
- 2. Obtain the sanitary permit to install the septic system
- 3. Obtain the Land Use permit to construct your home
- 4. Contact your township officials regarding UDC Permits

THE SOIL EVALUATION

All areas of Barron County not served by municipal sewers are under the jurisdiction of the Wisconsin Sanitary Code, which is enforced by the Zoning Office. The sanitary code regulates private sewage disposal systems. The code attempts to ensure that your system will work properly with correct maintenance. The sanitary code requires a soil evaluation and that a sanitary permit be obtained before you build.

The Zoning Office recommends that a soil evaluation be taken on all parcels before they are purchased for building purposes. The soil evaluation must be completed before a sanitary or land use permit can be obtained.

What is a soil evaluation?

A soil evaluation is used to determine if the soils can absorb wastewater from the septic system. A soil evaluation is performed by a Certified Soil Tester. The soil tester digs borings to evaluate the soils and then determines the type of system that can be installed on the property.

Wastewater cannot be disposed of in soils that have bedrock or ground water near the surface. These conditions can cause your well or your neighbor's well to become contaminated. There must be sufficient soil so that the wastewater, referred to as effluent, can be properly treated.

Disposal of effluent into soils with poor surface drainage or where soils are heavy could easily lead to septage backing up into your home or ponding on the ground surface. This condition is a potential health hazard.

OBTAINING THE SANITARY PERMIT

How do I get my sanitary permit ?

Under Wisconsin law, a state licensed master plumber must install the sewer system for your home. The plumber will normally obtain the sanitary permit for you from the Zoning Office. The Zoning Office will inspect the sewer system during installation to insure that it meets the requirements of the sanitary code.

OBTAINING THE LAND USE PERMIT

The Zoning Administrator or authorized staff will issue your Land Use Permit if all information is provided and setbacks are met. If there are any questions about the ordinance standards, a representative of the Zoning Office will visit the property with you before a permit is issued.

How do I get a Land Use Permit for my home?

A Land Use Permit for a house can be issued only after a soil evaluation report has been filed in the Zoning Office by a Certified Soil Tester, and the Sanitary Permit for the dwelling has been issued.

THOUGHTS ABOUT FITTING YOUR HOME TO THE LOT

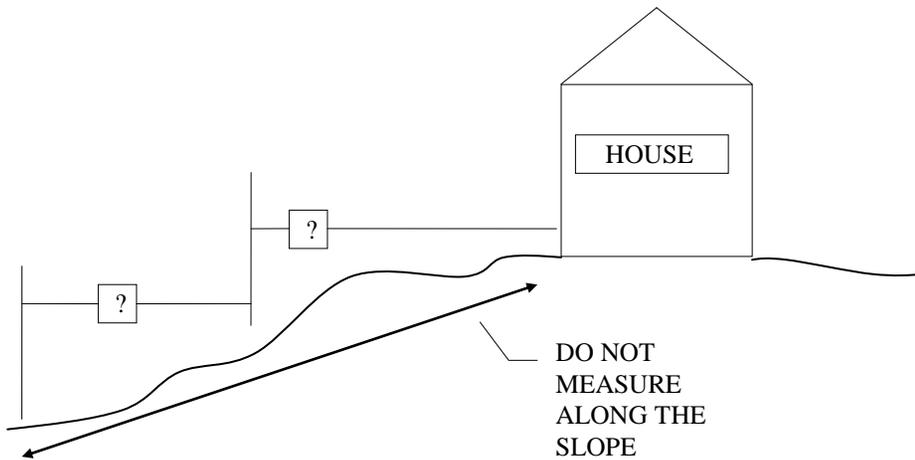
Most people who use our lakes or own lakeshore property want to enjoy the scenic beauty of nature as well as fishing, swimming and boating. Lakeshore owners and developers can have a substantial effect on the quality of a lake setting.

Aside from complying with the zoning regulations, the following are suggestions for preserving the natural beauty and water quality for our lakes.

1. Lakeshore homes (and cottages) should be painted or stained a color that blends in with its surroundings (earth tones-shades of brown or green). Avoid colors that are too light and use dark shingles, etc. Docks, patios and boathouses should also be unobtrusive.
2. Leave the natural vegetation in tack. A strip of natural vegetation next to the lake lessens erosion, preserves natural lakeshore beauty and absorbs contaminants such as fertilizers and chemicals before they reach the lake.
3. Minimize the use of pesticides and fertilizers and don't rake leaves into the lake.
4. Leave aquatic weeds, stumps, and other fish habitat in place if it does not interfere with access to the lake.
5. Keep waste disposal systems in good working order.
6. Any lakeshore alterations such as sand blankets, rip-rapping or dredging requires a permit from the Department of Natural Resources.
7. Grading and filling above the Ordinary High Water Mark requires a permit from the Zoning Office.

MEASURING SETBACKS ON A SLOPE

When measuring setback distances on a sloping building site, the measuring must be done on a **HORIZONTAL MEASURING LINE**. The horizontal measuring line is created by holding the measuring tape level, **AND NOT** measuring along the slope. Depending on the amount of slope, several short measurements will have to be made.



ROAD SETBACKS

Road Class	Road Type	Centerline	Right – of – Way
Class A	Expressway/Freeway	190 ft.	50 ft.
Class B	State/Federal Highway	108 ft.	75 ft.
Class C	County Highway	83 ft.	50 ft.
Class D	Township/Private road	63 ft.	30 ft.

When measuring setbacks to a road you should measure from either the centerline or the right – of – way, which ever is greater.

What information do I need to provide?

The following information is required when you fill out a Land Use Permit Application:

1. Legal Description of your property. This information can be found on Real Estate Tax slips or on legal documents
2. Size of property or parcel. Verification of lot size can be provided with a copy of a plat or CSM
3. Size and estimated value of the structure that is to be built
4. A sketch showing the location of the home on the property and all lot lines and roads with the setback distances (in feet) to those boundary lines. The location of the existing or proposed sanitary system should also be indicated.

OTHER PERMITS

What about permits for other buildings and other uses?

Permits for accessory buildings such as garages, boathouses, storage buildings, etc., can be obtained by using much the same procedure as used in obtaining a permit for the home. You will not need to perform a soil evaluation, but you must provide the 4 items listed above.

HIGHWAY ACCESS PERMITS

You will need a permit for access to the road joining your property. If you live on a Federal, State or County Trunk Highway, contact the Barron County Highway Department. Your local town chairman should be contacted if you are building on a township road.

SHORELAND REGULATIONS AND REQUIREMENTS

Barron County has classified all of the lakes into four categories. Each lake is classified according to how sensitive or fragile it is. All rivers and streams are classified as class 3 waters. Class 4 (Wilderness) waters also include 103 numbered lakes.

How close to a lake or river can I build?

When building on a parcel of land within the shoreland area of Barron County it is very important to know that there are different setbacks, lot sizes and vegetation protection areas for each separate lake classification.

SHORELAND SETBACKS AND REQUIREMENTS

Lakes Classification	Lot Size	Lot Width	Shoreline Setback	Sidyard Setback	Vegetation Protection Area
Class 1	43,560s.f.	150 ft.	75 ft.	20 ft	50 ft. (OHWM)
Class 2	62,500s.f.	200 ft.	100 ft.	35 ft	75 ft. (OHWM)
Class 3*	80,000s.f.	200 ft.	100 ft.	35 ft.	75 ft. (OHWM)
Class 4	160,000s.f.	400 ft.	125 ft.	40 ft.	100ft.(OHWM)

*All rivers & streams are classified as Class 3 waters and require the same setbacks and requirements.

VEGETATION PROTECTION AREA

1. No clear cutting allowed in the vegetation protection area.
2. View/access corridor max. 30' in width allowed.
3. Up to 50% of the existing trees can be removed in the view/access corridor.
4. Pruning allowed throughout the area.
5. Pedestrian access (walkways, pathways, stairways) located within view/access corridor.
6. Pier, wharf and lift placement confined to waters immediately adjacent to view/access corridor unless not feasible due to slope, Soils, etc.
7. Removal of dead, diseased or hazardous trees allowed.
8. Control of noxious and exotic species allowed.

GRADING, FILLING AND RELATED ACTIVITIES

A County permit, known as a grading and filling permit, shall be required before any grading and filling activities may be done in an area that is above the ordinary high water mark of a navigable water body.

Applications for grading and filling permits shall describe the dimensions of the area involved, the existing and proposed slopes and contours, the depth of land cutting and /or filling, the measures to be taken to prevent any erosion of soil or similar material from the project site entering into waters during construction and beyond, the date of commencement of work and the expected date of completion. It is often necessary for the Zoning Office to view the proposed grading and filling site before issuing a permit.

MEASURING SETBACKS

All setback distances must be measured from the furthest extension of the structure (roof line, deck, etc.) to the nearest point on the boundary line.

