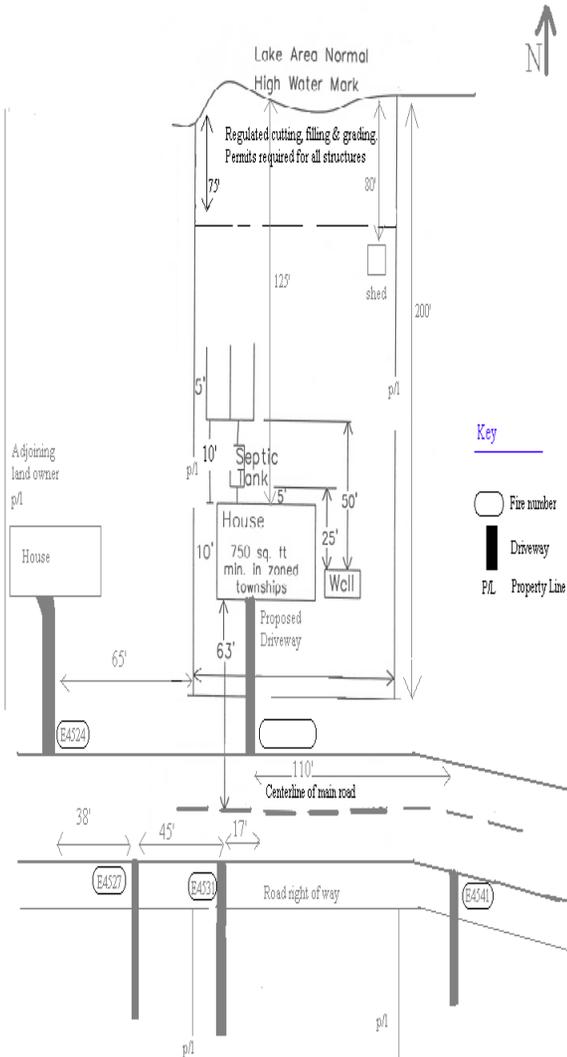
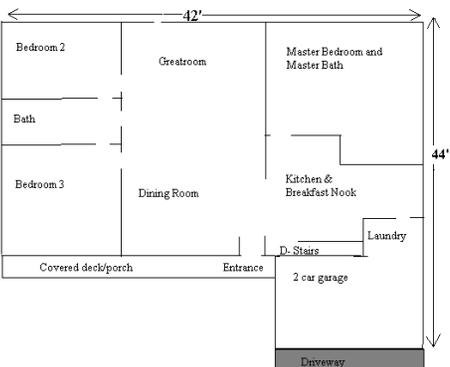


# Sauk County Planning & Zoning Department Staff



- Key**
- Fire number
  - ▬ Driveway
  - PL Property Line



# Sauk County Summary of Minimum Provisions



**505 Broadway  
 Baraboo, WI 53913  
 608-355-3285 Phone  
 608-355-4440 Fax**

## General:

Anyone considering buying property or building in Sauk County should contact the Planning and Zoning office.

### Permits Required:

**Zoned Townships:** Land Use Permits are required for ALL land use or other building activity in zoned Townships, and areas under shoreland protection jurisdiction. Contact the Office in reference to agricultural buildings.

**Shoreland Zoning:** Land use permits are required for all structures, boat houses, tree and shrub cutting and/or removal, filling and grading.

**Sanitary Permits:** Required for ALL systems installed and/or reconnected. Every building intended for human habitation shall have a state approved sanitary system.

## Application Procedure:

Obtain the standard permit application used for land-use and sanitary permits. For new residence construction:

1. Contact a "Certified Soil Tester" to complete a soils evaluation and to file a soils and site evaluation form with the county.
2. Use soil and site evaluation to obtain quotes and system design from a master plumber.
- 3 After you have selected a plumber to install your system, discuss your permit needs and building plans with them. Most local plumbers will assist with the paperwork for

### Other Papers Needed Include:

- A. Application for permits, signed by owner.
- B. Maintenance agreement, signed by owner.
- C. Application for sanitary permits (PLB 6398)
- D. Soils and Site Evaluation (SBD-8330) (2 copies)
- E. Plot plan and profile view of sanitary system.
- F. State approved sanitary plans. (2 copies)
- G. Correct fees
- H. Written local driveway approval.
- I. Floor Plans
- J. Setback Survey. A survey is required for new construction when any part of the structure is located within 10 feet of the road setback and/or within 10 feet of any setback within the shoreland zoning district. The survey is due at the time of application and inspection shall be made when frost footings are formed or poured.

\*\*Holding tanks will also need a servicing contract and holding tank agreement recorded in the Register of Deed's office.

## Minimum Setback Requirements:

**Minimum setbacks of building and structures from highways. (Use whichever distance is greater)**

*Class A Highway (State/Federal Highway)* - 110 feet from the centerline or 50 feet from the right-of-way line.

*Class B Highway (County Highway)* -75 feet from the centerline or 42 feet from the right-of-way line.

*Class C Highway (Town Road or Streets)* - 63 feet from the centerline or 30 feet from the right-of-way line.

### Building Near Water

Structures shall be setback 75 feet from the ordinary high water mark. Boathouses shall not extend beyond the ordinary high water mark, yet must be located within 20 feet of the water. The allowable size varies from 300 to 640 square feet, depending on frontage. Piers shall not extend over 50 feet from the water's edge, one pier per lot.

Filling and grading, tree/shrub cutting or removal within the Shoreland area must follow all applicable standards as set forth in the Sauk County Shoreland Protection Ordinance. Contact Steve Sorenson, Brian Cunningham, Dave Lorenz or Matt Bremer for assistance.

### Building Size

Minimum building size of structures intended for human habitation is 750 square feet of living space.

### Height of Structure

Maximum height is 35 feet from the peak of the roof to the lowest ground level for residential uses. Accessory structure height is determined by the zoning and the structure to be built. For example: Residential zoning, the height of an accessory structure (garage) is limited to 20 feet, unless you are within a Shoreland Protection Area. Please contact the Planning & Zoning office to verify maximum allowable height.

### Lot Size

Minimum lot size is 20,000 square feet (net) for a private sewer lot, and must meet all dimensional requirements of Sauk County ordinances and state statues and administrative codes. **(Exclusive Ag Zoning and Resource Conservancy 35 requires a 35 acre lot minimum and Resource Conservancy 5 requires a 5 acre lot minimum)**

## Minimum Setbacks Continued...

### Yard Setbacks

There shall be a side yard for each main building. The minimum width of one side yard shall be 10 feet. The minimum aggregate width of both side yards shall be 25 feet with a rear yard setback of 25 feet. **(Resource Conservancy 5 and 35 require a 20 foot minimum width side yard and a 50 foot minimum aggregate width of both side yards and a 75 foot rear yard setback.)**

### Water Supply

Wells should be located as far as possible from sources of contamination and on the highest spot as is practical.

- ⇒ 50 ft from absorption system, barnyards/silo pits.
- ⇒ 25 feet from water tight septic tank.

### Absorption System

Soils tests must be taken and system sized accordingly as specified in COMM83 Wisconsin Administration Code. All portions of a soils absorption system shall be:

- ⇒ 50 ft from a private well.
- ⇒ 50 ft from highwater mark of lake or stream.
- ⇒ 10 feet from structure
- ⇒ 5 ft from property line.

### Septic and Holding Tank Setbacks

- ⇒ 25 ft from private well.
- ⇒ 10 ft from highwater mark of a lake or stream.
- ⇒ 5 ft from structure.
- ⇒ 2 ft from property line.

**A plot plan and floor plan MUST be included with the permit application showing similar diagrams as you will see on example on the reverse side.**

**The plot plan MUST include driveway location and the location of driveways/fire signs near you. This will aid our Department in correctly assigning the proper emergency response number (fire number). If this information is not properly shown, it could increase the possibility of your number changing in the future. The floor plan MUST show the number of bedrooms and bathrooms.**

