

Important Information When Applying for a Permit

Please review carefully before submitting an application

The Planning and Zoning Dept issues Land Use Permits. This permit allows:

- **The property owner to place or relocate a structure** (i.e. residence, mobile home, garage, pole bldg, sauna, bunkhouse, RV, privy, deck(s), porch(s), sign, any addition(s) or alteration(s), commercial bldg(s), etc) **on the property**
- **The property owner to change or alter the use of the land** (i.e. operate a business, rental of property, establish condos, resorts, campgrounds, etc)
- **The property owner to place a driveway or do land disturbance in shoreland zones**

The Planning and Zoning Dept also:

- **Issues Sanitary Permits** (Septic System--State of WI) or (Privy—County)
- **Issues Non-Metallic Mining (Gravel Pit) Permits**
- **Reviews and Approves CSM's (Certified Survey Maps) for subdividing land**

BE ADVISED:

- **You may need to obtain permits from several other entities besides Planning and Zoning.**

Examples:

The State of WI issues Building Permits. This permit allows:

- **The property owner to construct a residence and/or a structure that will have sleeping quarters in it.**

Some Townships issue driveways permits, sign permits, and additional town permits

The DNR and Army Corp of Engineer issue permits for shoreland and wetland areas

Other Federal, State and County entities require additional permits (i.e. business, rentals, etc)

Shorelands: means lands within the following distances from the ordinary high water mark of navigable water: One thousand (1,000) feet from a lake, pond or flowage and three hundred (300) feet from a river or stream or to the landward side of the floodplain, whichever distance is greater.

Who Do You Contact:	<u>Land Use Permit(s)</u> —to place or relocate structures on a parcel of land or to make a change of use to a parcel of land (Call the County)
	<u>Building Permit(s)</u> —to construct a structure on a parcel of land (Call UDC / State)

APPLICATION FOR PERMIT The signed Original **MUST** be submitted and filled out in **ink**.

SIGNATURES All applications **MUST** be signed by either the property owner or an authorized agent representing the property owner.

AGENT AUTHORIZATIONS All applications signed by agents (such as realtors, prospective buyers, land contractors, or contractors) **MUST** be accompanied with **WRITTEN** authorization, signed by the property owner (i.e. Deed Holder), indicating that the particular agent is representing the owner.

LEGAL DESCRIPTIONS All applications **MUST** include a clear and specific legal description of the subject property. These descriptions may be found on deeds or property tax statements (lower left hand corner of tax statement) or by requesting assistance from the Bayfield County Tax Lister office.

** **SANITATION** All structures with interior plumbing or plumbing fixtures **MUST** have an approved septic system. A **STATE and/or COUNTY SANITARY PERMIT MUST BE OBTAINED AND ISSUED PRIOR** to the issuance of a land use permit for construction; or additions (which increases the wastewater load), of all structures intended for human occupancy or employment. Those structures with an existing system **MUST** have the system verified prior to the issuance of a land use permit.

Owner/Agent is responsible to contact plumber not Zoning

PUBLIC SANITARY SEWER SYSTEM If an application is submitted for a structure or land use that will be served by a **PUBLIC** sanitary sewer system, **WRITTEN** confirmation of such service from the sanitary district **MUST** be attached or promptly provided.

FEES All applications submitted **MUST** be accompanied with payment of the required fees. Checks may be submitted payable to "Bayfield County Zoning Department". Applicant is responsible to ask for refunds in writing, however not all fees are refundable. Zoning Department staff can answer any specific questions about possible refunds.

STAKES It is **mandatory** that the location of all proposed structures be staked. It is **STRONGLY RECOMMENDED** nearby lot lines, and/or land uses be clearly marked on the subject property through placement of stakes, flags, or colored ribbons. On large, densely wooded, or difficult properties, it is also recommended that access to the marked site likewise be indicated. For example, a trail of same-color ribbons might be placed on trees beginning at a road or driveway and ending at the marked site. The placement of stakes and/or markers should be noted on the application. Failure to provide stakes or markers may delay or prevent permit issuance, and cause the need for a return inspection and additional fee.

NOTARIZED AFFIDAVITS If an affidavit is required, it **MUST** be properly **SIGNED** and **NOTARIZED**, and provided with the submitted application. If a document requires recording in the Register of Deeds office, this recording must be done and a copy of the recorded document provided with the submitted application.

TOWN BOARD APPROVALS OR RECOMMENDATIONS-TBA It is **STRONGLY RECOMMENDED** that all applicants going before the Zoning Committee and/or Board of Adjustment forward the Town Board approval (**Pink**) form **to the Zoning Department with their application**. Failure to obtain Town Board input for Zoning Committee and/or Board of Adjustment consideration may delay or prevent approval. Requesting new residences in **Ag-1 and F-1** zoning districts **require** Special Use Permit (Class A) and \$75 fee; **applicant is responsible to send florescent pink form to Town Clerk on (Class A) special uses permits. Do Not** send (Class B), Conditional Use, Rezone or BOA items to the Town Clerk.

PROVIDING NAMES AND ADDRESSES All applicants **requesting a hearing** before the Zoning Committee and/or Board of Adjustment **MUST** provide with their application the **COMPLETE** and accurate names and addresses of all adjacent property owners. Assistance in locating this information may be requested from the Bayfield County Tax Lister office.

SITE PREPARATION / DRIVEWAYS Prior to permit issuance, site preparation such as cutting, clearing, grading, excavating, or filling is **RESTRICTED** in shoreland zones and wetlands. These zones extend 1000' landward from lakes, ponds, and flowages, and 300' landward from rivers, streams, and creeks. Please consult Zoning Department staff for further information. Site preparation **OUTSIDE** shoreland zones and wetlands is **NOT** restricted. Some Towns require driveway permits.

Process for getting a permit from the Planning and Zoning Dept:

- 1) **Please plan accordingly**— Allow yourself, contractor or agent ample time to obtain a land use permit(s). Permit Process takes a **minimum of 2 ½ - 3 weeks** (it may be longer if a sanitary permit, mitigation requirements and/or Town Board Recommendation (TBA) is necessary). **All sites are inspected.**
- 2) Obtain your **land use** packet from the Planning and Zoning Department / Staff.
- 3) If your land use application is going to require any of the following:
 - **Sanitary**—call your master plumber to get paperwork arranged
The State of WI mandates us on sanitary, the sanitary permit must be issued before the land use can be issued, and if state approval is required on the sanitary it may take **4-5 weeks longer**
 - Privy**—if you want to a privy (aka: outhouse) you must obtain the paperwork from the County
With a privy permit you **can not** have sinks, showers, toilets (except: composting), etc in your structure
 - **Mitigation—Storm Water Plan** call the Land Conservation Department (715) 682-7187
 - **Town Board**—send the florescent pink (Class A) form to your town clerk
 - **Flood Plain Areas**—call a surveyor / engineer to get elevations
Flood Plain areas along Lake Superior contact engineer to do a wave run-up study

If any of the 4 items (➤) above are required-- the Planning and Zoning must have them before a permit can be issued.

- **UDC**—call the state inspector to obtain their packet (see UDC sheet)

- 4) Planning and Zoning must know if your parcel meets the criteria of a buildable lot (see chart below)

For the Zoning Dept To Issue a Land Use Permit The Following Dimensions are needed for your parcel of land. If you do not meet these requirements you may have a substandard lot of record.				Minimum Side & Rear Yards Setbacks		Lakes Class Setbacks
Zoning District(s)	Minimum Area	Public Road(s)	Minimum Average Width	Principal Building	Accessory Building	
R-RB, R-1	30,000 sq. ft.	Legal Access	150'	10'	10'	Class 1 10' min / 40' overall 10' rear yard
F-1, R-2, A-1 **	4 ½ acres	Legal Access	300'	75'	30'	
R-3	2 acres	Legal Access	200'	20'	20'	
F-2, A-2	35 acres	Legal Access	1,200'	75'	30'	Class 2 20' min / 50' overall 20' rear yard
I, C*	20,000 sq. ft.	Legal Access	100'	5'	5'	
R-4		Legal Access				Class 3 30' min / 60' total 30' rear yard
* (a) Sewer/water	10,000 sq. ft.	Legal Access	75'	10'	10'	
* (b) Sewer only	15,000 sq. ft.	Legal Access	75'	10'	10'	
* (c) Water only	20,000 sq. ft.	Legal Access	100'	10'	10'	

** Parcel(s) must have legal access from a public road

** Placing a residence or habitable building in a F-1 or Ag- 1 zoning district will require Town Board approval—Form is at Zoning Office

To find out your zoning district go to our website www.bayfieldcounty.org/zoning.asp. Click on the link for Zoning Districts. Click on your township, find your parcel, determines your zoning district by the color.

- 5) There is a 35' height restriction for structures and 26' height restriction for non-conforming structures in shoreland zones.
- 6) That part of a shoreland lot within 300 feet of the ordinary high water mark shall not contain more than 4,500 square feet or 15% of impervious surfaces, whichever is greater, except pursuant to a fully implemented storm water management plan approved by the Department

- 7) Fill out the application(s) **completely**. **FOLLOW 1-7 on back of application**. If application is not filled out completely it will be necessary to return it to you. The 2-3 week process will start when we receive a **completed** application.
- 8) Show **all dimensions** on plot plan. This means if you apply for a residence with attached garage, deck, and/or porch (show size of house, size of deck, size of porch, size of garage, etc).
- 9) Separate application(s) are required for individual (stand alone) structures (example: if you apply for a house and pole building, each will require a separate application)

**** Important: Apply for what you want at the time of submittal. (Example: If you applied for a house and want to add a deck, porch, attached garage, etc.) after the issuance of the permit it will require a new permit.**

10) When a completed original application(s), **fee** and copy of tax statement or recorded deed (if you're a new owner to the property—Deed MUST BE RECORDED) is received by the Planning and Zoning Department it will be date stamped, receipted, entered into the database, and given to the Doug Casina (AZA), Mike Furtak (AZA) or Travis Tulowitzky (LUS). **Allow 2 ½ - 3 weeks at this point**

11) When the AZA/LUS/Inspector receives your application(s) he will conduct a site inspection. The property needs to be staked including lot lines. If the area is not staked the permit process may be delayed.

12) After the site inspection the AZA/LUS/Inspector will do one of the following:

- ✓ Call the owner if application is incomplete or if he needs additional information
- ✓ He will place it in the town file waiting for necessary paperwork (i.e. town board recommendation, sanitary, mitigation, additional fees, etc.). Once we receive what is needed the permit(s) will be issued.
- ✓ If application is OK, he will place it in a wall file for issuance by the secretarial staff

13) When secretarial staff receives the application(s) **an average of 1-2 days** is necessary for the issuance process. The permits are usually issued in chronological order by date received and mailed out.

14) Incomplete, erroneous, or misrepresented information may result in permit revocation and enforcement actions.

15) Permit will expire twelve months from its date of issuance if the authorized building activity, land alteration of use has not begun within such time.

16) Unissued permits expire 1 year from date received and fees are non-refundable.

17) Permits must be obtained prior to the start of construction or land use. Starting construction or a land use prior to permit issuance (may double required fees) and may result in other enforcement actions (Pouring of concrete constitutes start of construction or beginning operation of your business starts land use)

18) We realize the construction season is short.

Again--Please plan accordingly—Allow yourself, contractor or agent ample time to obtain the permit(s). Planning and Zoning Department issues 1300-1700 permits over the construction season; your assistance by **submitting a complete application(s)** in a timely manner will speed up the permit process and is greatly appreciated.

Web Site Available:
www.bayfieldcounty.org/zoning.asp