

**Land Division/Subdivision Requirements:**

Administered by the County zoning Office and apply in all the unincorporated areas of Waushara County. Land divisions which create new lots of fifteen acres or less must be surveyed by a land surveyor, must front on a public road, and may need local municipal approval. Land divisions which create smaller lots, or more than two lots may have to meet additional requirements. No new lots can be created that can only be served by a holding tank. Questions on dividing land in incorporated Villages or Cities should be directed to your local Village or City Clerk.

**Shoreland/Wetland and Floodplain Zoning:** Filling, draining, dredging, ditching, or other similar activities done in or near a lake, stream, or wetland area may need to comply with one or more of these programs. It may also require a permit from the Department of Natural Resources or the U.S. Army Corps of Engineers. Contact the Zoning Office for restrictions on stairs, landings, decks, gazebos, and retaining walls.

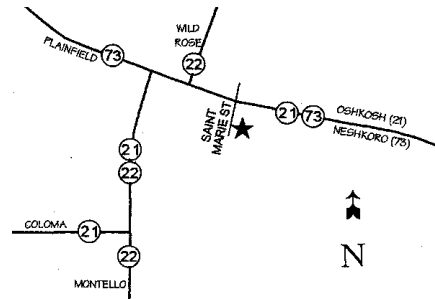
**Driveway Standards:** Spacing and construction standards apply on most Town, County and State highways. Check with the County Zoning Office, Waushara County Highway Department, or Wisconsin Department of Transportation for further details.

**Uniform Address System Ordinance:** Waushara County has implemented the enhanced 911 system and adopted a uniform county-wide property addressing system, which applies to all unincorporated rural areas of the county. Property address numbers are assigned based on the location of the driveway serving the structure(s). The assignment of the uniform address number is initiated at the time a land use permit is made. Questions on lands in incorporated villages or cities should be directed to your local village or city clerk.

**Uniform Dwelling Code Requirements:** The Uniform Dwelling Code (UDC) is administered through Waushara County and permits and inspections are required for all remodeling, additions, and new 1 or 2 family dwellings, as well as swimming pools and altered electrical services for all municipalities, except the Town of Warren\*, the Village of Wild Rose and the City of Wautoma. Office hours of the Building Inspectors' office in the Waushara County Courthouse are 8:00 am to 10:30 am Monday through Friday. Phone (920) 787-6510.

\* For new construction only of 1 and 2 family dwellings in the Town of Warren.

★ **WAUSHARA COUNTY COURTHOUSE**  
8:00 AM - 4:30 PM, MONDAY - FRIDAY



**BUILDING AND LAND USE REQUIREMENTS FOR THE WAUSHARA COUNTY PROPERTY OWNER**

**A**s a rural property owner, you may be affected by one or more of the land use laws administered by the Waushara County Planning and Zoning Office. This brochure briefly explains these laws which are designed to protect you, your property, and preserve and protect public health and the environment of our County.



This brochure cannot fully explain all of the aspects of these programs. More detailed information can be obtained on any one of these programs by contacting:

**Waushara County Zoning Office**  
Waushara County Courthouse  
P.O. Box 1109  
Wautoma, WI 54982-1109  
Telephone: (920) 787-0453  
Fax: (920) 787-6516

Distributed as a public service by the Waushara County Planning and Zoning Office.

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Waushara Cty Website:  
[www.co.waushara.wi.us](http://www.co.waushara.wi.us)  
 County Codes are online at:  
[www.municode.com](http://www.municode.com)

**SETBACK / ZONING REQUIREMENTS**

Zone Dist	Min Lot Size	Min Lot Width	Town Road *	CTH *	State Road *	Principle Building Setback Side Rear
RS-10	10,000	75	30/63	42/75	50/110	15 20
RS-20	20,000	100	30/63	42/75	50/110	15 20
A-R	1 acre	100	30/63	42/75	50/110	20 20
A-G	1 acre	100	30/63	42/75	50/110	20 20
O-N	1 acre	150	30/63	42/75	50/110	25 50
O-F	1 acre	150	30/63	42/75	50/110	25 50
C-G	**	50	30/63	42/75	50/110	** **
C-S	10,000	75	30/63	42/75	50/110	** **
C-C	**	50	30/63	42/75	50/110	** **
M-G	20,000	150	30/63	42/75	50/110	20 20

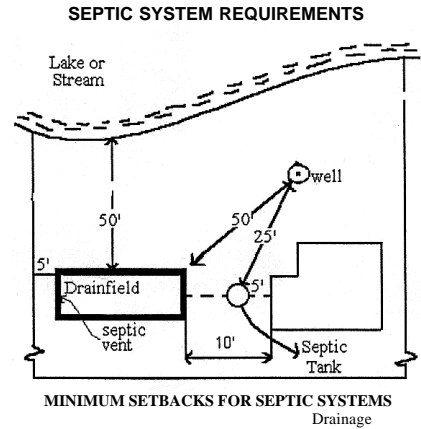
\* Edge of ROW/Centerline of Road, whichever is greater.  
 \*\* Contact Zoning for requirements.

Lots not meeting the above criteria, but existing and of record prior to adoption of zoning may be considered buildable, providing all the required setbacks listed above are maintained and is at least 10,000 sq ft in area and 65' in width at the building site and water (if served by a septic system) or 7,500 sq ft in area and 50' in width at the building site and water (if served by public sewer).

**Accessory buildings:** Side and rear yard minimum setback is 7 1/2' in all zoning districts. All accessory buildings on vacant lots require a detailed floor plan and cannot exceed one story.

**Water Setbacks:** Minimum water setback in all zones is 75' from the ordinary high water mark of a lake, 100' from the ordinary high water mark of all trout streams, except for boathouses and livestock housing. Contact the County Zoning Office for boathouse and livestock housing setbacks and other restrictions.

**Septic System Requirements:** Are also administered by the County Zoning Office, and apply in all areas of the County not served by a municipal sewer. Permits are required for repairing, replacing, and altering existing septic systems, as well as installing new ones. All work must be done by a qualified, licensed plumber. Soil tests must be taken by a licensed Certified Soil Tester prior to issuing such permits. All septic tanks installed or evaluated since 1999 shall be pumped & inspected by a licensed waste hauler every three years. All other septic systems are required to be visually inspected for signs of failure at least once every 3 years by a properly licensed individual. Never enter a septic tank without a proper respirator. Drainage fields should never be driven over or plowed. Vents should be kept clear of snow and debris.



Tank	Septic	Field
Lot line	5'	2'
Lake/Stream	50'	10'
Any Structure (Dwelling, Accessory building, etc.)	10'	5'
Well	50'	25'

**Wisconsin Fund:** Grant monies for replacement of older systems determined to be ground or surface water threats may be available to low income homeowners. Please contact the Zoning Office for information.

**Nonmetallic Mining:** Any person within Waushara County, including cities and villages, wishing to extract sand, gravel, top soil, etc. will require approval of a reclamation plan through a public hearing. The plan will provide details of how the site will be used and restored after mining is completed. Persons in those areas governed by County Zoning Laws, must also obtain conditional use approval through a public hearing for siting of the mine. Nonmetallic mining where activities are less than 1 acre for the life of the mine, or for landowner's personal use on the same property are exempted from the reclamation requirements. For additional information, contact the Zoning Office.

**Setback/Zoning Requirements:** Are administered by the County Zoning Office, and apply in the unincorporated areas of all 18 Townships, except those lands in the Town of Warren\*, which are greater than 1,000 feet from a lake and 300 feet from the stream or the edge of the floodplain. Property owners within incorporated city or village limits not served by municipal sewer should contact both the County Zoning Office and their local clerk. Land use permits are required for most structures, including seasonal and permanent dwellings, garages, storage buildings, decks, patios, retaining walls, etc. Land use permits are required for all structures 100 square feet or larger, OR for any structural improvements that increase the property value \$1,000 or more. Land use permits for dwellings (720 sq ft minimum required for home) can only be approved after the applicable sanitary permit has been obtained from this office. Setback distances apply to all structures regardless of whether a permit is needed. Additional regulations apply to establishing accessory buildings (such as garages and storage buildings) on vacant lands. It is best to contact the Zoning Office before beginning any project to check on applicable requirements.

\*Check with your respective town Clerk for setback and zoning requirements in these areas.

**Travel Trailers/Recreational Vehicles:** In those areas of Waushara County which are governed by the County Zoning Laws, travel trailers and recreational vehicles cannot be stored on vacant lands. These units can be used for recreational purposes in most zoning districts, but must leave with the occupants. A travel trailer or recreational vehicle can, however, be stored at a place of residence, or inside a completely enclosed building. A conditional use permit may be obtained for unoccupied

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storage of a travel trailer on parcels of land more than 10 acres in size and zoned general agricultural. Contact the Zoning Office for specific requirements and public hearing procedures.

**Mobile Homes**: In those areas of Waushara County which are governed by the County zoning Laws, mobile homes must have a minimum of 720 square feet, and new placements require a conditional use permit which may be approved only after a public hearing. Land use permits are required to upgrade an existing unit, if the replacement unit meets county standards. In either case, adequate sanitary facilities must be provided. Contact the Zoning Office for age requirements, public hearing and/or permit information procedures.