



## VERNON COUNTY ZONING

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### Thinking of Buying a Home or Vacant Land?

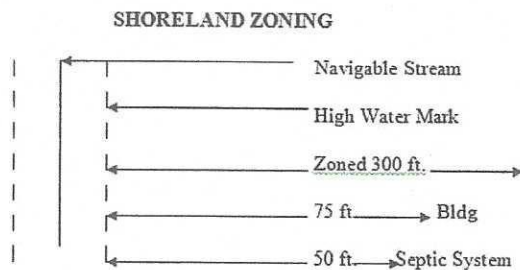
The following information is intended to provide you answers to some commonly asked questions. It is not a complete list of everything you need to know when buying property in Vernon County.

**Important privy/outhouse information:** In accordance with Vernon County Ordinance Sec. 70-75 Non-Plumbing Sanitation Systems. c. Permit, fee, and agreement. (1) Prior to the installation of a privy, a property owner shall obtain a county sanitary permit for the privy and pay the applicable fee. (2) Prior to issuance of a sanitary permit, the property owner must sign a privy installation agreement and have it recorded in the Register of Deeds' office.

(A separate gray water line is illegal and requires the installation of a Private Onsite Wastewater Treatment System.)

#### Steps to take BEFORE purchasing a home or vacant land:

1. Check with Vernon County Zoning regarding any potential floodplain, shoreland, wetland, or hydraulic shadow zoning that may apply to the property. Ask about any building restrictions and setbacks that may apply.



2. Check with the local Town Clerk for local codes and/or ordinances. Ask about the driveway and building permitting process, what are the setback requirements, etc.
3. Check with Vernon County Zoning/Sanitation regarding the age and maintenance history of the onsite septic system. A well and septic system inspection performed by a properly credentialed person is always recommended and usually required by most lending agencies.
4. Check the Deed for the property you are thinking of purchasing to see if there are any easements, affidavits, etc.

#### Steps to build after you have purchased vacant land:

1. Have an official Soil and Site Evaluation (Perc Test) done on the property to determine what type of septic system is suitable for the soil on the property.
2. Have your septic system designed by a State Certified Septic System Designer, Master Plumber or a Master Plumber Restricted Service.

#### Minimum distances:

<u>Septic Tank</u>	<u>Absorption Area</u>
25' from well	50' from well
25' from surface water	50' from surface water
5' from building	10' from building
2' from lot line	5' from lot line

Note: Township setbacks may be more restrictive, in which case the greater setback must be used.

3. Have your plumber apply for a Sanitary Permit from the county.
4. Apply to the county for a Land Use permit if there are shoreland restrictions on your property.
5. Apply with the DNR for any permits involving wetlands, creek crossings, bridges, etc.
6. Contact your Town Clerk for a Fire Number, Driveway and Site Permit. Contact the Town UDC Building Inspector for a Building permit. You will need a sanitary permit number for your building permit application.