

CHECK THE INFORMATION OF THE LAND YOU ARE PLANNING ON PURCHASING OR OWN IN THE RICHLAND COUNTY AREA

**Zoning and Sanitation
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PLANNING ON BUILDING? WHAT PERMITS ARE NEEDED?

The following information is pertinent for anyone who is planning on building in Richland County.

Building a new home can be a confusing process. This pamphlet was designed to help the homeowner understand the permitting process required in **Richland County**. Often times the builder will be the person acquiring the necessary permits. However, the more you, the owner, understand about this process, the smoother the operation should be. Obtaining the necessary permits takes time and planning; so allow for this when you are considering a construction starting date as all necessary permits must be obtained **prior** to the start of construction. Many of the permits can be obtained well in advance. Certain County Zoning regulations should be understood when you are buying rural acreage on which you plan to build. Knowledge of how a parcel of land is zoned prior to buying a property may save you a considerable amount of time and expense.

Some Zoning Issues to Consider When Purchasing Acreage in Richland County:

- ❖ Check to see how the property you are planning on purchasing is zoned.
- ❖ Will it need to be rezoned? If so, will a land survey be required? (This process may take up to three months if needed.)
- ❖ Has a soil test been done to verify the location and type of septic system?

- ❖ Check to see if there is any floodplain or wetlands on the property you are planning on purchasing. (ALL TOWNSHIPS HAVE FLOODPLAIN, SHORELAND AND WETLAND ZONING)

These items must be obtained prior to the starting of construction:

1. Soil Test Filing (\$125.00)
2. Driveway Permit from Township or County depending on road (Fee varies)
3. County Address Sign (\$100.00 + \$50.00 if an additional trip is necessary)
4. Sanitary Permit (\$550.00) – Mounds and At-Grades require State approved plans
 - ◆ Submitted by Plumber
 - ◆ Approved by County
 - ◆ Maintenance Agreement recorded on Deed (\$30.00 payable to Register of Deeds)
5. Land Use Permit (\$0.20 per square foot, determined from largest floor of living space, with minimum fee of \$225.00) obtained from the Richland County Zoning Office
6. Uniform Dwelling Code Permit (Building permit) obtained from the Uniform Dwelling Code Inspector listed below

ALTHOUGH A TOWNSHIP MAY BE UNZONED THESE ABOVE LISTED ITEMS ARE STILL REQUIRED.

Wisconsin Municipal Building Inspectors- Uniform Dwelling Code Inspector
Akan Township
Bloom Township
Buena Vista Township

Dayton Township
Eagle Township
Forest Township
Henrietta Township
Marshall Township
Orion Township
Richwood Township
Rockbridge Township
Sylvan Township
Westford Township
Willow Township
Village of Boaz
Village of Cazenovia
Village of Yuba is issued by:
WI Municipal Building Inspectors
Mike Reuter
www.wimunicipalbuildinginspections.com
1-608-642-0463
Fax 1-608-348-3617

Ithaca Township
Village of Lone Rock is issue by:
General Engineering Company
Peter Giese
1-608-745-4070
1-608-742-2169
Fax 1-608-745-5763

Richland Township is issued by:
Johnson Inspections
1-608-444-0372
1-608-647-5364

Village of Viola is issued by:
Wayne Haugrud
1-608-625-2661

A State building permit is required for any new residence, but you also need to check with the building inspector listed above to see if a state building permit is required for additions and remodeling.

Township & Village Information

Town of Akan

- ◆ Akan Town Board meets at 6:00 p.m. on the second Thursday of the month at the Akan Town Hall.
- ◆ Is zoned under Richland County Zoning.
- ◆ Has a driveway ordinance.
- ◆ Any questions contact Bill VanDerMolen, Chairman at 608-475-1558

Town of Bloom

- ◆ Bloom Town Board meets at 8:00 p.m. on the second Tuesday of the month at the town hall.
- ◆ Is not zoned under Richland County Zoning.
- ◆ A driveway permit is required.
- ◆ Residential building permit from the town is required.
- ◆ Has a junk car ordinance.
- ◆ Contact town board before any construction begins.
- ◆ Any questions contact Calvin Brown, Chairman at 608-549-2091.

Town of Buena Vista

- ◆ Buena Vista Town Board meets at the Buena Vista Town Hall in Gotham on the second Thursday of month, which may be subject to change occasionally.
- ◆ Is zoned under Richland County Zoning.
- ◆ Has a driveway ordinance.
- ◆ Has a town road ordinance.
- ◆ Has a nuisance (vehicle) ordinance.
- ◆ Any questions contact Randy Schmidt, Chairman at 608-583-2252.

Town of Dayton

- ◆ Dayton Town Board meets at 6:00 p.m. on the second Wednesday of the month at the town hall on County Hwy ZZ.
- ◆ Is zoned under Richland County Zoning.
- ◆ Has a driveway ordinance.
- ◆ Any questions contact Richard Wastlick, Chairman at 608-647-2682.

Town of Eagle

- ◆ Eagle Town Board meets at 6:00 p.m. on the second Wednesday of the month at the town hall.
- ◆ Is zoned under Richland County Zoning.
- ◆ Has a driveway ordinance
- ◆ Any questions contact Brian McGraw, Chairman at 608-739-3592.

Town of Forest

- ◆ Forest Town Board meets at 6:00 p.m. on the second Tuesday of the month at the town hall.
- ◆ Is zoned under Richland County Zoning.
- ◆ Any questions contact Lynette Owens, Clerk at 608-627-1270 or Adrian Wayne Longacre, Chairman at 608-627-2277.

Town of Henrietta

- ◆ Henrietta Town Board meets at 8:00 p.m. on the second Thursday of the month at the town hall.
- ◆ Is zoned under Richland County Zoning.
- ◆ Has a driveway ordinance.
- ◆ Any questions contact Verlin Coy, Chairman at 608-983-2770.

Town of Ithaca

- ◆ Ithaca Town Board meets on the first Monday of the month at the town hall/garage.
- ◆ Is zoned under Town of Ithaca zoning ordinance.
- ◆ Has a driveway ordinance.
- ◆ Building permits are required.
- ◆ No holding tanks allowed on new construction.
- ◆ Any questions contact David Wanless, Chairman at 608-585-3461.

Town of Marshall

- ◆ Marshall Town Board meets at 7:00 p.m. on the second Thursday at the town hall.
- ◆ Is zoned under Richland County Zoning.
- ◆ Has a driveway ordinance.
- ◆ Any questions contact Jerome Durst, Chairman at 608-604-5944.

Town of Orion

- ◆ Orion Town Board meets at 5:30 p.m. on the third Wednesday of the month at the town hall.
- ◆ Is zoned under Richland County Zoning.
- ◆ Has a driveway ordinance.
- ◆ Has a land use plan in effect since August 2001.

- ◆ Has unlicensed vehicle ordinance in effect since 2000.
- ◆ Any property owner requesting zoning change must meet with town board in order to get a positive recommendation to Richland County Zoning Committee.
- ◆ Any questions contact Ryan Keller, Chairman at 608-647-9065.

Town of Richland

- ◆ Richland Town Board meets at 8:00 p.m. on the second Wednesday of the month at the town hall/garage.
- ◆ Is zoned under Richland County Zoning outside of the City of Richland Center's ET.
- ◆ Has a driveway ordinance.
- ◆ Requires permits are any building, including accessory buildings.
- ◆ Any questions contact Dave Jelinek, Chairman at 608-647-6716.

Town of Richwood

- ◆ Richwood Town Board meets at 6:30 p.m. on the second Monday of the month at the town hall.
- ◆ Is zoned under Richland County Zoning.
- ◆ Has a driveway ordinance.
- ◆ Any questions contact Jesse Zimpel, Chairman at 608-537-2044.

Town of Rockbridge

- ◆ Rockbridge Town Board meets on the third Thursday of the month at the town hall.
- ◆ Is zoned under Town of Rockbridge Zoning Ordinance.
- ◆ Has a driveway ordinance.
- ◆ Any questions contact Scott Banker, Chairman at 608-647-6298.

Town of Sylvan

- ◆ Sylvan Town Board meets at 6:00 p.m. on the second Tuesday of the month at the town shop.
- ◆ Does not have Richland County Zoning.
- ◆ Has a driveway policy and standards.
- ◆ Any questions contact Patrick Marshall, Chairman at 608-538-3105.

Town of Westford

- ◆ Westford Town Board meets on the first Thursday of the month at the town garage.
- ◆ Is zoned under Richland County Zoning.
- ◆ Has a driveway ordinance.

- ◆ Any questions contact Ben Spencer, Chairman at 608-983-2822.

Town of Willow

- ◆ Willow Town Board meets at 7:00 p.m. usually the first day of each month at the community building in Loyd but dates may vary. Contact Richard Wiedenfeld, Chairman at 608-585-3411 or Ann Rynes, Clerk at 608-604-0350 for exact dates
- ◆ Is zoned under Richland County Zoning.
- ◆ Has a driveway ordinance
- ◆ Any questions contact Richard Wiedenfeld, Chairman at 608-585-3411.

Village of Boaz

- ◆ Any questions contact Jean Nicks, President at 608-536-3547 or Susie Hauri, Clerk/Treasurer at 608-536-3466.

Village of Cazenovia

- ◆ Any questions contact Dennis Adelman, President at 608-983-2868 or Robin Landsinger, Clerk at 608-963-3702.

Village of Lone Rock

- ◆ Any questions contact Dan Quinn, President at 608-583-2510.

Village of Viola

- ◆ Any questions contact Daren Mathes, President at 608-627-1359 or Beth Campbell, Clerk/Treasurer at 608-627-1831.

Village of Yuba

- ◆ Any questions contact James Huffman, President at 608-528-4326 or Katie McCollam, Clerk at 608-332-2593.

City of Richland Center

- ◆ Any questions contact Mike Kaufman, Mayor at 608-647-3466 or Melinda Jones, Clerk/Treasurer at 608-647-3466. City Council meets on the 1st and 3rd Tuesday of each month at 7:30 p.m. in the City Municipal Building.