

BUILDING A STRUCTURE IN THE RURAL AREAS OF MANITOWOC COUNTY

1. Check with the Manitowoc County Planning and Zoning Department to make sure the zoning on the property allows for the type of construction being proposed and that there is no floodplain or wetland which may prevent a structure from being constructed.
2. Check with the County Highway Department or the Town to make sure a driveway access will be permitted. (The location of the proposed driveway could prevent access.)
 - A. If there is an existing access on the property, the use of that access may limit the property use. (field access vs. residential access)
 - B. Refer to Manitowoc County's Chapter 8 General Zoning Ordinance, Section 8.35(3) for additional driveway requirements
3. If the parcel is not an existing tract of land and is less than 15 acres, a Certified Survey Map is required.
4. New home construction: Obtain a Soils Evaluation to determine what type of septic system will be required. (The Towns of Gibson, Kossuth, Mishicot, Maple Grove, Schleswig, Two Creeks, & Two Rivers do not allow holding tanks for new construction.)
5. The Soils Evaluation is then taken to a licensed plumber who will design a septic system for the property and submit an application for review. Once the plan is approved, a permit will be issued and the plumber can install the system.
 - A. Changing plumbers after a permit is issued will require a new plan design, application and fees.
6. Any construction located within 300 feet of a navigable body of water may require impervious surface calculations from a licensed professional. (This also requires a county review, permit and fee.)
 - A. The impervious surface calculation plan must include all existing impervious surfaces as well as all proposed impervious surfaces.
 - B. Please refer to Manitowoc County's Chapter 9 Shoreland Zoning Ordinance, Part X for further details.
7. Shoreland property may also require a filling and grading permit depending on the amount of land being excavated during construction. See Manitowoc County's Chapter 9 Shoreland Ordinance, Section 9.36
8. Check with the Wisconsin Department of Natural Resources regarding additional shoreland or wetland regulations which may pertain to your property.
9. Obtain a zoning/setback permit from Manitowoc County Planning & Zoning Department. An accurate site plan of the proposed development must be submitted. The plan shall show the location and dimensions of the structure, the estimated cost of the structure, the distances to all property lines, the centerline of the road and to the ordinary high water mark if applicable. (See example on previous page.)
10. Obtain Town building permit.

THINGS TO REMEMBER:

1. A County Zoning-Setback Permit is required for the construction of all structures within the unincorporated areas of Manitowoc County regardless of cost and size.
2. A County permit is also required for land uses such as gravel pits, race tracks, airport landing strips, signs, nurseries, filling of wetlands, excavation deeper than 5 feet, etc.
3. If the ordinance requirements cannot be met and the permit is denied, an appeal may be applied for from the Board of Adjustment for a variance or conditional use permit. The appeal process may be lengthy; should there be any doubt about your request, be sure to provide adequate time, as the proceedings may take up to three months.

THIS IS AN AID TO BUILDING. THERE MAY BE UNFORESEEN CIRCUMSTANCES INVOLVED WITH THE PROPERTY. THE PLANNING AND ZONING DEPARTMENT SHOULD ALWAYS BE CONSULTED WELL BEFORE CONSTRUCTION BEGINS.

SURVEYORS

(920)

American Surveys, Inc. (Steve Zeitler)	7410 Hidden Valley Rd., Maribel, WI 54227	863-8411
Ayres Associates	N17 W24222 Riverwood Dr. Ste. 310, Waukesha, WI	(262) 522-4926
Belongia Land Surveying (Jim Belongia)	1117 Philippen St., Manitowoc, WI 54220	684-4237
Cedar Creek Surveying, LLC (B.J. Reenders)	100 S. 10th St., Oostburg, WI 53070	547-0599
Coleman Engineering Company (Casey Pries)	790 Marvelle Lane, Green Bay, WI 54304	264-9404
Corner Point, Division of A.C.E.		
Building Services (Jeff DeZeeuw)	3510 S 26th St., Manitowoc, WI 54221	682-6105
CRL Surveying LLC (Craig Locy)	N1674 Medina Dr., Greenville, WI 54942	422-2829
Fox Valley Land Surveying	4321 W College Ave, Suite 200, Appleton, WI	410-3379
Mack IV (Andrew Cleveland)	2260 Salscheider Ct. Green Bay, WI 54313	569-5765
Meridian Surveying LLC (Brad Buechel)	2020 Madison St., New Holstein, WI 53061	428-2291 or 993-0881
Point of Beginning, Inc. (Kaleb Wolf)	1497 6th St., Suite C, Green Bay, WI 54304	(715) 344-9999
TNT Professional Land Surveyors (Aaron Ballast)	2154 Early St., Green Bay, WI 54304	406-1477
Vierbicher (formerly Mau and Associates)	400 Security Blvd, Green Bay, WI 54313	434-9670

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Jim Kasdorf	Well, Water Supply Specialist	387-7872
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Manitowoc County Planning & Zoning Department

A guide to building in the unincorporated areas of Manitowoc County



Manitowoc County Planning and Zoning Department
4319 Expo Drive
PO Box 935
Manitowoc, Wisconsin 54221-0935
(920) 683-4185

INFORMATION ON:
ZONING
SETBACKS
LAND SURVEYORS
LOT REQUIREMENTS
SOIL TESTERS
SEPTIC SYSTEM INSTALLERS
POWTS INSPECTORS

EXISTING ZONING CLASSIFICATIONS

DISTRICTS	LOT REQUIREMENTS		STRUCTURE REQUIREMENTS			
	AREA IN SQ. FEET / ACRES	LOT WIDTH IN FEET	MAXIMUM HEIGHT***	ROAD (B) 60' town road 100' CTH, STH	PROPERTY LINES (C) Principal/ Accessory	MINIMUM SETBACK FROM ORDINARY HIGH WATER MARK** (E)
EA EXCLUSIVE AGRICULTURE	20 ACRE	150	60'	60' OR 100'	25'/10'	75'
GA GENERAL AGRICULTURE	10 ACRE	150	60'	60' OR 100'	25'/10'	75'
LE LARGE ESTATE RESIDENTIAL	217,800 5 ACRE	150	35'	60' OR 100'	25'/10'	75'
SE SMALL ESTATE RESIDENTIAL	2 ACRE	150	35'	60' OR 100'	25'/10'	75'
RR RURAL RESIDENTIAL	43,560 1 ACRE	150	35'	60' OR 100'	25'/10'	75'
HD HIGH DENSITY RESIDENTIAL	21,780 .5 ACRE	100	35'	60' OR 100'	7.5'/5'	75'
LR LAKE RESIDENTIAL	10,000 OR 20,000*	100	35'	60' OR 100'	7.5'/5'	75'
CB COMMERCIAL/BUSINESS	10,000	100	60'	60' OR 100'	7.5'/5'	75'
ID INDUSTRIAL	43,560 1 ACRE	150	60'	60' OR 100'	25'/10'	75'
NA NATURAL AREAS	20 ACRE	150	35'	60' OR 100'	25'/10'	75'

NOTE: * LOT SIZE REQUIREMENT FOR A SEWERED LOT VS. AN UNSEWERED LOT
 **LAKE MICHIGAN SETBACKS ARE IN MOST CASES MUCH GREATER THAN 75 FEET.
 ***FARM STRUCTURES AND PARTS THEREOF ARE EXEMPT FROM HEIGHT RESTRICTIONS.

SEPTIC TANK LOCATIONS

- NO SEPTIC TANK SHALL BE LOCATED WITHIN
 - 2 feet of any lot line.
 - 5 feet of any building or its appendages.
 - 10 feet of any water service.
 - 10 feet of any high water mark of any lake, stream, pond, or flowage.
 - 25 feet of any well.
 - Vent 10 feet from air intake.

SOIL ABSORPTION SITES

- NO SOIL ABSORPTION SITES SHALL BE LOCATED WITHIN
 - 5 feet of any lot line.
 - 10 feet of any building or its appendages.
 - 10 feet of any water service.
 - 15 feet of any swimming pool.
 - 50 feet of a high water mark of any lake, stream, pond, or flowage.
 - 50 feet of any well.
 - Vent 10 feet from air intake.

EXAMPLE OF A SITE PLAN

