

LAND USE PERMIT APPLICATION

FILLMORE COUNTY

WARNING: Construction may not begin until a permit has been issued and is in your possession. A Site Inspection may also be required. Before construction please call (507) 765-3325.

Please be advised that Minnesota State Statute 326B.36 requires an inspection of all new electrical installations (see below).

INSPECTION.

Subdivision 1. Required inspection.

Except where any political subdivision has by ordinance provided for electrical inspection similar to that herein provided, every new electrical installation in any construction, remodeling, replacement, or repair, except minor repair work as the same is defined by rule, shall be inspected by the commissioner for compliance with accepted standards of construction for safety to life and property.

Please contact the State Electrical inspector for the inspection: Dave Holmen (507-346-7164)

Instructions for filling out a Land Use Permit Application

- (1) The applicant must list all the names that are on the abstract for this particular parcel of land. This would include husband **and** wife's names if both were on the abstract plus any other landowners.
- (2) The parcel number is a 9-digit number found on a tax statement that specially designates a number for this particular piece of land. It starts with an R and is set up as such; R99.9999.999.
- (3) The legal description is a very detailed description of the boundaries of the parcel of land where an applicant plans to build. This description is found on an abstract or a deed or may also be obtained by coming into the County Recorders Office and asking for a copy. This copy should also contain all the names of the landowners who have an interest in this parcel of land.
- (4) The township number is found in a plat book, and is also listed on the tax statement. It is a number that begins with a capital T and ends with a capital N. It will either be T101N, T102N, T103N or T104N. This number is the tier of townships starting at the Iowa border and going north.
- (5) The range number is also found in a plat book, and is also listed on the tax statement. It is a number that starts with a capital R and ends with a capital W. It will either be R08W, R09W, R10W, R11W, R12W, or R13W. The number is the column of townships starting from 08 and going to 13 from east to west.
- (6) In figuring out the total square feet of a dwelling addition, the applicant must add together all floor area whether finished or unfinished. All accessory buildings such as storage sheds, detached garages, and non-dwelling structures just include one level.
- (7) Total fee calculation: Total square feet ÷ 100, multiply by \$10.00 (for dwelling additions or attached garages, decks and porches) or \$7.50 (for all other buildings). The fee must accompany the application.
- (8) The signature block must contain the signatures of all landowners who are listed on the legal description, abstract or deed.

Regulations for construction in the Ag District

In order to move in or construct a dwelling or any other structure in the Ag District the following restrictions will apply:

1. The construction of all new dwellings must be sited on an existing or former permanent dwelling site, on land classified for more than ten (10) years by the Fillmore County Assessor as pasture, wasteland, woodland or on land having a Crop Equivalency Rating of 65 or less, and only if it meets all other requirements of the Ordinance.
2. There may only be two (2) dwellings in each quarter of a quarter section of land. If there are already two (2) homes or more in the quarter of a quarter section of land no additional dwelling is allowed.
3. The construction of all new dwellings must be at least one thousand (1,000) feet from a feedlot (measured from the nearest point of the dwelling to the border of the feedlot as determined and measured by the Fillmore County Feedlot Officer) unless the dwelling owner and feedlot owner are first, second, third, or fourth degree kindred; or the dwelling is being located on an existing building site.
4. No new dwelling may be constructed within one thousand (1,000) feet of the surveyed boundaries of a rock quarry.
5. All new construction of any dwelling or accessory structure must be 73 feet from the centerline of a public road or 40 feet back of the right of way line. Where highway safety and/or back slope easements are a factor the setback requirements shall be as determined by the County Highway Engineer and Zoning Administrator but not less than the above minimum.
6. The construction of all dwellings and accessory structures must be 10 feet from side and rear lot lines.
7. No dwelling or other structures may be constructed in the floodplain.
8. All new dwellings and accessory structures must be located 80 feet or more from the top of a bluff and 50 feet or more from the toe of the bluff. A survey by a licensed civil engineer or a surveyor must be done if a structure is proposed within 200 feet of the top of a bluff or within 100 feet of the toe of the bluff.
9. The construction of all dwellings and other structures within 300 feet of Protected Waters must adhere to all Shoreland rules and regulations as found in Section 612 of the Fillmore County Zoning Ordinance.
10. The establishment of all new construction sites for dwellings and accessory structures must have an access capable of supporting emergency vehicles.
11. No dwellings shall exceed a height of 35 feet.
12. All dwellings must have a sewer system constructed according to Minnesota Pollution Control Agency Rules 7080.

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It is recommended that all applicants contact the Zoning Office prior to filling out the application to make sure that this proposed project is feasible. It is imperative that all instructions and regulations be read carefully before submitting this application.

(1) Name of all Landowners: _____ Phone #: _____
 _____ Phone #: _____

Email Address: _____

Mailing Address: _____
Address City State Zip

Property Address: _____
(if different from mailing) Address City State Zip

(2) Parcel #: _____ (3) Legal Description *(from deed, abstract, or Records Office)*: _____

Section: _____ (4) Township: _____ (5) Range: _____

Have you started work on this project? Yes: _____ No: _____
 Is there a driveway access to this property? Yes: _____ No: _____
 Is this project located under a power line? Yes: _____ No: _____

Proposed Project: _____
 (Dwelling addition, farm or feedlot building, feed or grain storage, move in a structure, etc.)

Intended Use of Structure _____

If this project is a dwelling addition, will there be any additional bedrooms? Yes: _____ No: _____
 The addition of a bedroom will require the evaluation of the Sewage Treatment System and may require alteration of said system

Estimated cost: _____ Permit # _____
To be filled out by the Zoning Office

(6)	Length		Width		Total	
Basement	_____		_____	=	_____	
1st Level	_____	X	_____	=	_____	
2nd Level	_____	X	_____	=	_____	
Attached Garage	_____	X	_____	=	_____	
Detached Garage	_____	X	_____	=	_____	LATE FEE _____ (\$500.00)
Porch or Deck	_____	X	_____	=	_____	
Grain Bin Diameter	_____		_____		_____	(7) TOTAL FEE _____
Total square footage	_____		_____		_____	(non-refundable)

If project is a grain bin, number of rings _____ number of bushels _____

NO WORK MAY BEGIN UNTIL A PERMIT IS OBTAINED. IF WORK HAS BEGUN ON THE PROJECT BEFORE A PERMIT IS ISSUED, A \$250.00 LATE FEE MUST BE PAID IN ADDITION TO THE PERMIT FEE. The following projects are assessed \$10.00 per 100 square feet of living space; dwelling additions, porches, decks, and attached garages. All other structures are assessed at \$7.50 per 100 square feet. The minimum fee is \$8.00.

An aerial photo of the site must be provided with the application showing the location of the proposed construction. Aerial photos are available in the Zoning Office, or may be obtained by contacting Danae Murphy, GIS Coordinator, at (507)765-2806.

Measure and determine the following distances from the structure you are building:

1. Setback from center of a public road and setback from all property lines. _____
2. Setback from a well. _____
3. Setback from a sewer system. _____
4. Setback from a bluff _____
5. Setback from the nearest feedlot. _____
6. Setback from a rock quarry. _____

Making false statements on this application is against the law. Minnesota Statute, Section 609.41 states that anyone giving false information in order to avoid or reduce their tax obligations is subject to a fine up to \$3,000 and/or up to one year in prison.

STATUTE 609.41 FALSE TAX STATEMENT.

Whoever, in making any statement, oral or written, which is required or authorized by law to be made as a basis of imposing, reducing, or abating any tax or assessment, intentionally makes any statement as to any material matter which the maker of the statement knows is false may be sentenced, unless otherwise provided by law, to imprisonment for not more than one year or to payment of a fine of not more than \$3,000, or both.

By signing this application, I hereby certify that the information contained herein is correct to the best of my knowledge and agree to comply with the provisions of the Ordinances of Fillmore County and the Statutes of the State of Minnesota, and if there are changes in information or use of the structure, that I will immediately notify the Fillmore County Zoning Office in writing of those changes.

(8) Signatures of All Landowners

_____	_____
Name	Date
_____	_____
Name	Date
_____	_____
Name	Date

**Send all correspondence to:
Fillmore County Zoning Office
P.O. Box 655
Preston, MN 55965
(507) 765-3325
(507) 765-2803 fax**