TREMPEALEAU COUNTY REQUIREMENTS FOR PARCEL DEVELOPMENT

1. **Lot Requirements -**minimum lot area, minimum road frontage, length to width ratio, side and rear yard setbacks. (*Towns of Arcadia, Burnside and Lincoln – half acre if hooked up to Sanitary District).

Town	Min. Lot Size	Public Road Front.	Length/Width Ratio	Side Yard	Rear Yard
Albion	2 Acres	100 Feet	4 To 1	10 Feet	10 Feet
Arcadia*	1 acre- within 1 ½ mile/city 2 acres-all other areas	100 Feet	4 To 1	10 Feet	10 Feet
Burnside*	1.5 Acres	100 Feet	4 To 1	10 Feet	10 Feet
Caledonia	2 Acres	100 Feet	4 To 1	10 Feet	10 Feet
Chimney Rock	2 Acres	100 Feet	4 To 1	10 Feet	10 Feet
Dodge	1 Acre	100 Feet	4 To 1	10 Feet	10 Feet
Ettrick	1 Acre	100 Feet	4 To 1	10 Feet	10 Feet
Gale	1 Acre	100 Feet	4 To 1	10 Feet	10 Feet
Hale	1 Acre	100 Feet	4 To 1	10 Feet	10 Feet
Lincoln*	1.5 Acre	100 Feet	4 To 1	10 Feet	10 Feet
Pigeon	1 Acre	100 Feet	4 To 1	10 Feet	10 Feet
Preston	1 Acre	100 Feet	4 To 1	10 Feet	10 Feet
Sumner	1.5 Acres	100 Feet	4 To 1	10 Feet	10 Feet
Trempealeau	1 Acre	100 Feet	4 To 1	10 Feet	10 Feet
Unity	2 Acres	100 Feet	4 To 1	10 Feet	10 Feet

*-Private access easements are **NOT** a substitute for public road frontage-*

2. **The Trempealeau County Subdivision Ordinance is in effect** for all of the unincorporated areas of Trempealeau County. **A Certified Survey Map (CSM) is required for land divisions of less than 20 acres.** The Certified Survey Maps must be reviewed and approved by the Trempealeau County Department of Land Management prior to being recorded at the Register of Deeds office.

3. Only one single family dwelling unit is permitted per lot.

4. **Slope.** Construction on slopes of less than 20% is permitted. Construction on slopes of 20% - 30% shall require a conditional use permit. Construction on slopes of greater than 30% is prohibited.

5. **Erosion Control Plan $100.00.** Prior to excavation of a construction site or excavations of greater than 4,000 sq. ft. an erosion control plan must be submitted by the applicant and approved by the Department of Land Management.

6. Percolation tests and soil borings shall be done by a licensed certified soil tester.

7. Permit application for a sanitary system (SBD-6398) shall be filled out and signed by a Wisconsin licensed plumber. **NOTE**: Permits are issued in the name of the owner of the property. A COPY OF THE RECORDED DEED MUST BE FILED WITH THIS DEPARTMENT PRIOR TO ISSUANCE OF THE SANITARY PERMIT.

8. A sanitary permit must be issued by the Department of Land Management before the building/zoning permit can be issued.

9. All residences shall obtain a building permit prior to construction and comply with the provisions of the One and Two Family Dwelling Code. **All interior plumbing on new houses must be done by a licensed plumber**.

(See Reverse Side)

10. Site constructed and manufactured homes require an application for a building permit to be filled out and submitted to our Department accompanied by the **permit fee**. A building permit shall be issued upon approval of the applications. Other forms may be required.

11. If needed, a uniform numbering application and **fee of $30.00** should accompany the building permit application. This item is commonly referred to as the 911 number.

12. Building Setbacks:
    - Class A - State Highways - 110 feet from the centerline or 50 feet from right-of-way line, whichever is greater.
    - Class B - County Highways - 75 feet from the centerline or 42 feet from the right-of-way line, whichever is greater.
    - Class C - Town, public streets and highways not otherwise classified - 63 feet from the centerline or 30 feet from the right-of-way line, whichever is greater.

    Water Setbacks: All buildings and structures, except piers, boat hoists, boathouses and open fences which may require a lesser setback, shall be set back at least 75 feet from the ordinary high water mark of navigable waters. Soil dispersal systems shall be set back 50 feet from the ordinary high water elevation or a well.

13. No structure shall be erected in the floodway area.

14. No building shall be erected in a scenic easement.

15. A **Well Location Permit ($30.00)** must be issued from the Department of Land Management prior to construction.

Additional Requirements - Manufactured Homes

Mobile Homes Prohibited - **Mobile Home** means a vehicle manufactured or assembled before June 15, 1976 which is prohibited in Trempealeau County. Mobile home also means any unit which lacks a title, serial number, manufacturer or other information which would clearly identify when it was constructed. All such units shall be presumed to be manufactured prior to June 15, 1976 unless proven otherwise.

Manufactured Home means a structure manufactured in compliance with the Federal Manufactured Home Construction and Safety Standards, 42 USC 5401 to 5425, which is designed to be used as a dwelling, with or without a permanent foundation, when connected to utilities.

All manufactured homes located outside of a licensed manufactured home park in Trempealeau County must meet the following requirements when placed on the site:

a. Is set on a completely enclosed foundation of poured concrete or concrete block, not less than 8 inches wide, with footings extended to below the frost line, a minimum of 48 inches deep from ground level, and in accordance with subchapters III, IV, and V of Ch. ILHR 21, Wis. Admin. Code; and any amendments thereto.

b. Is installed in accordance with manufacturer's instructions and is properly connected to utilities, and properly anchored to the foundation.

NOTE: If any of the applications are incomplete, they will be returned to the individual, and additional information will be required. **Permit application fees are non-refundable.**

This is not a complete list of the sanitary and zoning regulations. For further information, please contact the Trempealeau County Department of Land Management, Courthouse, P. O. Box 67, Whitehall, WI 54773 or Telephone (715) 538-2311, Ext. 223.