

GREEN COUNTY ZONING AND LAND USE

Green County Courthouse, 1016 16th Ave., Monroe, WI 53566
Phone: (608) 328-9423 – FAX: (608) 328-9443
Email: greenzone@greencountywi.org

Adam M. Wiegel, Zoning Administrator
Connie L. Thorson, Asst. Administrator
Sara J. Patterson, Zoning Technician
Linda L. Book, Secretary

STEPS FOR OBTAINING PERMITS

Prepare and gather the following

1. DRIVEWAY APPROVAL

Towns may require issuance of a driveway permit. Contact your town chairman.

In addition, if the driveway access is off a state or county highway, you may also need to contact:

State Trunk Highway is governed by Wisconsin Dept of Transportation:

Contact: (608)246-5334 for permit information

County Trunk Highway is governed by Green County Highway Dept:

(608) 328-9411 for permit information

2. COUNTY ZONING PERMIT

a. Please gather the following

i. A plan or sketch showing lot location & size, building use, location & size. Measure & indicate distances to road, lot lines, sewer system, existing buildings, etc.

ii. A copy of Certified Survey Map if available, or a legal description of your property.

iii. Blueprints of your building project, if available (we do not need to keep a set here).

iv. Your tax parcel number (shown on a tax bill)

b. Call Green County Zoning Dept for an appointment to obtain a permit:
(608)-328-9423

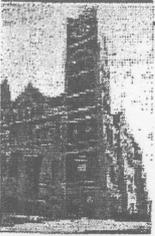
c. After review for compliance, a permit is issued by Green County Zoning Department

d. Preliminary fire number will be assigned; subject to field review for accuracy

3. TOWN BUILDING PERMIT

Some towns require issuance of a town building permit. This permit is obtained after issuance of the county zoning permit. Contact your town chairman for information.

01/18/2019



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SETBACKS AND HIGHLIGHTS OF ZONING REQUIREMENTS

(Subject to change upon amendment of the County Code)

LOT AREA: Rural area with on-site wastewater treatment system: minimum 20,000 sq. ft.
In Juda (with municipal sewer system): minimum 10,000 sq. ft.

LOT WIDTH: Rural area with on-site wastewater treatment system: minimum 100 ft.
In Juda (with municipal sewer system): minimum 80 ft.

FLOOR AREA: Single family residence: Minimum 750 sq. ft.
Multiple family residence: each unit requires minimum 750 sq. ft. on main floor(s)

HEIGHT: Maximum 2-1/2 stories or 35 ft. in height

SIDE YARD: Minimum 10 ft.*

REAR YARD: Minimum 25 ft.

WATER'S EDGE: Minimum 75 ft.

*BUILDINGS WHICH HOUSE ANIMALS: Minimum setback of 100 ft. to a residential lot line

*CONDITIONALLY-PERMITTED LAND USES: Greater setbacks may be required by Permit

ROAD SETBACKS (Whichever is greater of the following measurements):

STATE HIGHWAY:	110 ft. from centerline and/or 50 ft. from right-of-way line
COUNTY HIGHWAY:	75 ft. from centerline and/or 42 ft. from right-of-way line
TOWN/OTHER ROADS:	63 ft. from centerline and/or 30 ft. from right-of-way line
Setback from cul-de-sac:	30 ft. from right-of-way line

SEWER SYSTEM SETBACKS:

FROM BUILDING: Minimum of 5 ft. to septic tank
Minimum of 10 ft. to drainfield (15 ft. protected downhill slope on mound & at-grade systems)

FROM PROPERTY LINE: Minimum of 2 ft. to septic tank
Minimum of 5 ft. to drainfield

LAND DIVISION APPROVAL REQUIRED BY COUNTY ZONING:

The division of a parcel of land which is not a subdivision and which is less than thirty-five (35) acres shall be surveyed by a certified surveyor and reviewed by the Green County Zoning Administrator for land suitability, and a certified survey map shall be recorded within ninety (90) days time.

Green County Zoning Permit Fees

Effective April 12, 2019

Structure for residential use:

1 story or level

- i.e. 1 story without basement
- 750 sq. ft. to 1500 sq. ft. \$210.00
- One story or level over 1500 sq. ft. \$210.00 plus \$10.00 per each additional 100 square feet of finished living space rounded to the nearest 100 square feet

1½ to 2 stories or levels

- i.e. 1 story with basement or 1 story with loft without basement
- 750 sq. ft. to 1500 sq. ft. \$315.00
- One and one-half stories or levels over 1500 sq. ft. \$315.00 plus \$10.00 per each additional 100 square feet of finished living space rounded to the nearest 100 square feet

2½ or more stories or levels

- i.e. 2 story with basement; tri-level
- 750 sq. ft. to 1500 sq. ft. \$420.00
- Two and one-half or more stories or levels over 1500 sq. ft. \$420.00 plus \$10.00 per each additional 100 square feet of finished living space rounded to the nearest 100 square feet (front entry porch or stoop included with above fees)

Add on to above fees when built with new residence

- fee for attached or basement garage \$80.00
- fee for open deck or second porch \$80.00

Enclosed additions to existing residential structures of all types

(each separate component to be constructed requires a separate permit)
i.e. additional living space, garage, sunroom, screened porch or screened deck

- 100 square feet or more \$275.00
- 99 square feet or less \$125.00

Addition for open porch or deck (no side walls or screens), of any size \$80.00

Non-residential: accessory or farm structures of all types or additions to such structures:

i.e. detached garage, storage shed, commercial building, barn, greenhouse, feed storage, manure storage, in-ground pool, above-ground tank, and any similar type construction measurable by square feet:

- 99 square feet or less No Fee
(no permit required, provided such structure conforms to all setbacks)
- 100-499 square feet \$55.00
- 500-999 square feet \$105.00
- 1000-2999 square feet \$180.00
- 3000-4999 square feet \$310.00
- 5000-9999 square feet \$365.00
- 10,000-14,999 square feet \$415.00
- 15,000-19,999 square feet \$520.00
- 20,000 square feet or over \$625.00

Other types of land uses \$210.00

- structures or construction not measurable by square feet
- structural alterations to existing buildings which do not add square feet
- floodplain or shoreland permits
- fences which require permits
- signs
- change of use permits
- any other similar type zoning permit

GREEN COUNTY ZONING FEE SCHEDULE
 Selected highlights from code sec. 4-6-1-4 & 9-2-9-3
 Effective April 12, 2019

SANITARY/SEWER FEES

State or County required Sanitary Permit; Installation, modification, addition, replacement, repair or rebuilding of POWTS, holding, treatment or dispersal component or system	\$525.00
Reconnection or connection to existing system	\$260.00
Privy	\$180.00
Renewal fee	\$260.00
Reinspection fee	\$ 55.00
Transfer fee - new landowner	\$ 75.00
Change of plumber	\$ 75.00
Soil evaluation filing fee/onsite	\$100.00
Wisconsin Fund application fee	\$125.00
POWTS Maintenance Inspection Report filing fee	\$ 30.00

ZONING FEES

Zoning Permit	See over
Hearing Fee (Board of Adjustment; Rezoning)	\$400.00
Wind Energy System	Application \$1,000.00 Turbine \$3,000.00
Wireless communications	Tower \$3,000.00 Equipment \$500
Conditional use permit - begin operation (not incl in bldg constr ZP)	\$ 210.00
Fire Number Sign New	\$ 90.00
Fire Number Sign Replacement	\$ 60.00
Plat Review - Subdivision LotsBfee per lot	\$ 75.00
Photocopies of department records--fee per page	\$.26

04/12/19