

## WHAT PROJECTS REQUIRE A ZONING / OCCUPANCY PERMIT?

**Note:** This is not a complete list of construction activities requiring a zoning/occupancy permit.

- All new primary structures
- Detached Buildings
  - Garages
  - Pole buildings
  - Garden/Utility sheds
  - Carports & lean-to's
- Detached Accessory Structures
  - Gazebos
  - Canvas tent enclosure
  - Swimming pools
  - Signage
- Residential Additions
  - Attached garage
  - 3 or 4 season porch
  - Decks
  - Any other addition
  - Structural Modifications
    - o Egress windows
    - o Roofline changes

If your parcel is located within a Shoreland District, a permit will also be required for almost **ANY CONSTRUCTION ACTIVITY**. The Shoreland District is defined as any property located 300 feet from the Ordinary High Water Mark of navigable rivers, streams or to the landward side of the floodplain, whichever distance is greater, or within 1000 feet of a lake. If your property is located within a Shoreland District, refer to the Shoreland District Pamphlet.

## TYPICAL SETBACKS

Shown here are the most commonly required setbacks for residential structures. **All plans for construction will be reviewed by zoning staff prior to the issuance of a Zoning/Occupancy Permit.** Your project may be subject to additional requirements. Side yard and rear yard setbacks may vary with the zoning district. Please phone the Zoning Department at 608-785-9722 to discuss your plans.

### • Front Yard Building Setback

- 60' from the centerline of a town road
- 50' from the R.O.W. line of a federal, state or county highway
- As required on a plat

### • Side Yard Building Setback

- The sum of the widths of the required side yard shall not be less than 20' and no single side yard shall be less than 8'
- As required on a plat

### • Rear Yard Building Setback

- 25' from the rear property line (No portion of the main residence or structure attached to it may intrude into the rear yard setback)
- As required on a plat

Revised: June 2016

## WHAT INFORMATION IS REQUIRED FOR MY PERMIT APPLICATION?

1. Completed application form
2. Site sketch drawn to scale including:
  - a. All existing structures
  - b. Proposed construction
  - c. Lot lines / Highway R.O.W.
  - d. Setback dimensions
3. Other required permits
4. Permit fee

## BUILDING PERMITS

Building permits are issued by each individual township. Please contact your township's building inspector regarding the structural aspects of your construction project.

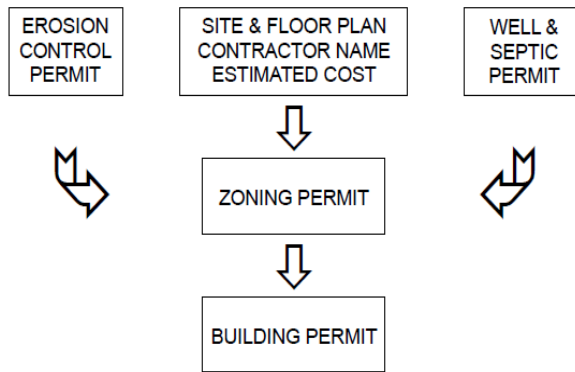
## HEIGHT AND AREA LIMITS FOR DETACHED ACCESSORY STRUCTURES

The requirements for detached accessory structures are listed in the chart to the right. The first step is to find the column that pertains to your lot size. The standards for height, total area, setbacks, and number of detached accessory structures are clearly listed.

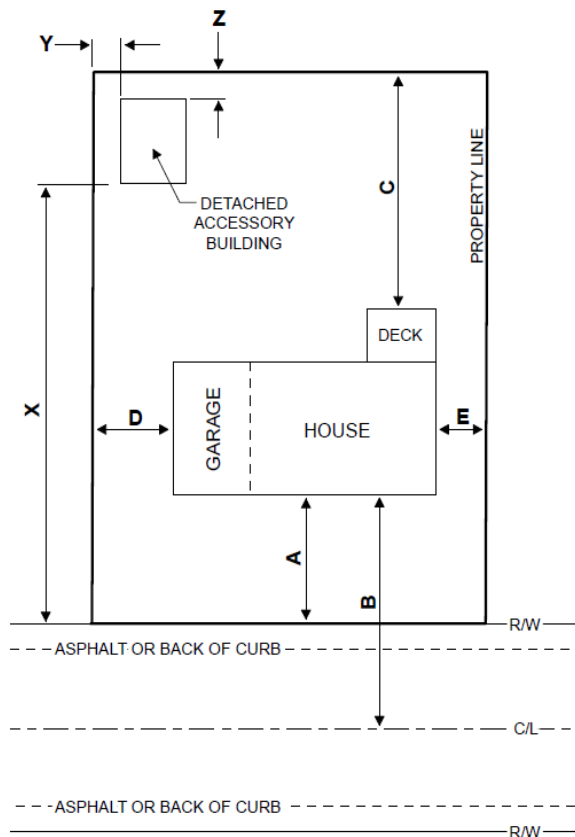
TABLE 17.14(1) ACCESSORY BUILDINGS

LOT SIZE	HEIGHT	AREA S.F.	FRONT YARD	SIDE YARD	REAR YARD	NUMBER OF BUILDINGS
0 - 7,500 S.F.	17'	576	3'	3'	3'	1
7,501 S.F. - 1 AC.	17'	768	3'	3'	3'	2
1.01 - 3 AC.	17'	1,008	3'	3'	3'	2
3.01 - 5 AC.	17'	1,500	5'	5'	5'	3
5.01 - 10 AC.	21'	3,200	5'	5'	5'	3
10.01+ AC.	40'	5,000	10'	10'	10'	3
See 17.06 Highway Setback Lines						

## THE PROCESS



## TYPICAL SITE PLAN



## STEP BY STEP THROUGH THE PERMITTING PROCESS

WHAT I NEED	WHO SHOULD APPLY	WHERE TO GO
Excavation Permit	Applicant or Contractor	Township (see list to right)
Sanitary Permit	Plumber or Plumbing Contractor	Environmental Health Department 300 4th St N-2nd Fl La Crosse WI 54601 608-785-9771
Well Permit	Plumber or Well Driller	Environmental Health Department 300 4th St N-2nd Fl La Crosse WI 54601 608-785-9771
Erosion Control Permit	Applicant or Contractor	Land Conservation Dept. 400 4th St N-Rm 3270 La Crosse WI 54601 608-785-9867
Zoning/ Occupancy Permit	Applicant or Contractor	Zoning Department 400 4th St N-Rm 3170 La Crosse WI 54601 608-785-9722
Driveway Permit	Applicant or Contractor	If the access is off of a...  <b>TOWN ROAD</b> Contact – Town Clerk  <b>COUNTY ROAD</b> Contact - Zoning Dept. 400 4th St N-Rm 3170 La Crosse WI 54601 608-785-9722 -then- County Highway Dept. N4922 Carlson Rd West Salem WI 54669 608-786-3810  <b>STATE ROAD / US HWY</b> Contact – Wisconsin DOT 3550 Mormon Coulee Rd La Crosse WI 54601 608-785-9022
Town Building Permit	Applicant or Contractor	Township (see list to right)

## BUILDING OR EXCAVATION PERMITS

Building and excavation permits are obtained through your Township. You will need a copy of your Zoning/Occupancy Permit and required fee.

### Township

BANGOR

BARRE

BURNS

CAMPBELL

FARMINGTON

GREENFIELD

HAMILTON

HOLLAND

MEDARY

ONALASKA

SHELBY

WASHINGTON

### Building Inspector

Randy Sullivan  
608-269-5858

Marvin Horman  
608-783-2052

Randy Sullivan  
608-269-5858

Jim Webb  
608-780-4672

Adam Pillard  
608-697-7774  
Mark Jankowski  
608-697-7777

Bud Raymer  
608-786-1582

Bud Raymer  
608-786-1582

Jim Webb  
608-780-4672

Marvin Horman  
608-783-2052

Jim Webb  
608-780-4672

Jim Webb  
608-780-4672

Vince Schmitz  
608-654-5642

## ZONING/OCCUPANCY PERMITS



La Crosse County Zoning Ordinance requires that a zoning/occupancy permit be issued for all construction with a few exceptions. The following information applies to anyone planning construction activities outside of a city or village within La Crosse County. Although each construction project is unique, certain requirements are common to all. This pamphlet is intended as a guideline to answer some of the most frequently asked questions.

**This pamphlet is extracted from the La Crosse County Zoning Ordinance and should in no way be considered a complete version of Chapter 17 Zoning Code - Code of Ordinances.**

Please contact the Zoning, Planning, and Land Information Department to discuss your specific project.

COUNTY OF LA CROSSE  
ZONING, PLANNING, AND LAND  
INFORMATION DEPARTMENT  
COUNTY ADMINISTRATIVE CENTER  
400 4<sup>TH</sup> STREET NORTH, RM. 3170  
LA CROSSE, WI 54601-3200  
(608) 785-9722

<http://www.lacrossecounty.org/zoning/>