



## VERNON COUNTY ZONING

318 Fairlane Drive, Suite 226-227

Viroqua, WI 54665

608-637-5270

Susan A. Burkhamer, Administrator

Angela Reed, Assistant Administrator

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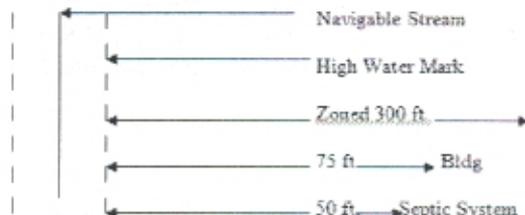
### Thinking of Buying a Home or Vacant Land?

The following information is intended to provide you answers to some commonly asked questions. It is not a complete list of everything you need to know when buying property in Vernon County.

#### Steps to take BEFORE purchasing a home or vacant land:

1. Check with Vernon County Zoning regarding any potential floodplain, shoreland, wetland, or hydraulic shadow zoning that may apply to the property. Ask about any building restrictions and setbacks that may apply.

##### SHORELAND ZONING



2. Check with the local Town Clerk for local codes and/or ordinances. Ask about the driveway and building permitting process, what are the setback requirements, etc.
3. Check with Vernon County Zoning/Sanitation regarding the age and maintenance history of the onsite septic system. A well and septic system inspection performed by a properly credentialed person is always recommended and usually required by most lending agencies.
4. Check the Deed for the property you are thinking of purchasing to see if there are any easements, affidavits, etc.

#### Steps to build after you have purchased vacant land:

1. Have an official Soil and Site Evaluation (Perc Test) done on the property to determine what type of septic system is suitable for the soil on the property.
2. Have your septic system designed by a State Certified Septic System Designer, Master Plumber or a Master Plumber Restricted Service.

##### Minimum distances:

Septic Tank	Absorption Area
25' from well	50' from well
25' from surface water	50' from surface water
5' from building	10' from building
2' from lot line	5' from lot line

Note: Township setbacks may be more restrictive, in which case the greater setback must be used.

3. Have your plumber apply for a Sanitary Permit from the county.
4. Apply to the county for a Land Use permit if there are shoreland restrictions on your property.
5. Apply with the DNR for any permits involving wetlands, creek crossings, bridges, etc.
6. Contact your Town Clerk for a Fire Number, Driveway and Site Permit. Contact the Town UDC Building Inspector for a Building permit. You will need a sanitary permit number for your building permit application.



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**NOTE: THIS LIST IS NOT ALL-INCLUSIVE. YOU MAY HIRE ANY PLUMBER OR SOIL TESTER CERTIFIED AND/OR LICENSED IN THE STATE OF WISCONSIN**

### PLUMBERS

ROY ANDERSON	E8011 Cherry Grove Rd	Viroqua	WI	54665	608-637-8452
BRYAN BERG	W2815 Cty N	Coon Valley	WI	54623	608-452-3581
TOM BRUDOS	S4202A Owen Rd	Viroqua	WI	54665	608-606-2838
CORY BRYE	S3635 Peterson Ln	Viroqua	WI	54665	608-634-4013
TRAVIS L CADE	S1028 Ninety Meter Dr	Westby	WI	54667	608-386-5562
MICHAEL HAVLIK*	W464 CTH K	Stoddard	WI	54658	608-782-7870
JACK HERBECK*	E18763 Hwy 33	Hillsboro	WI	54634	608-489-2546
MIKE HESS	W3939 CTH M	Coon Valley	WI	54623	608-788-1763
DUSTIN LANDSINGER		Hillsboro	WI	54634	608-487-5358
EDWARD OLSON	Strang's, 802 S. Main	Viroqua	WI	54665	608-637-2955
KEN RYNES*	1051 E Haseltine St	Richland Center	WI	53581	608-647-8642
RYAN THURIN	E6574 Belgium Ridge	Viroqua	WI	54665	608-637-2323
HEATH WALLACE	317 E Wisconsin St	Viola	WI	54664	608-606-5848
ARON WITT		Viroqua	WI	54665	608-637-3119
ERIC YTTRI	206 N. Washington	Viroqua	WI	54665	608-637-2260
CARL ZUBE	E9379 Ames Hill Rd	Viroqua	WI	54665	608-606-9827

\* denotes PLB & CST

### CERTIFIED SOIL TESTERS

DENNIS BRANDT	PO Box 601	Richland Center	WI	53581	608-583-4282
MARK ERICKSON	S6684 STH 82	Viroqua	WI	54665	608-606-0088
ATLEY JIM FORTNEY	1108 Rogers St	Viroqua	WI	54665	608-632-0056
TOM GUYSE	N1933 HWY HH	Lyndon Station	WI	53944	608-666-2512
MICHAEL HAVLIK*	W464 CTH K	Stoddard	WI	54658	608-782-7870
JACK HERBECK*	E18763 Hwy 33	Hillsboro	WI	54634	608-489-2546
JIM HYATT*	14107 Cty Hwy XX	Norwalk	WI	54648	608-269-5127
GORDON PALMER	24291 CTH A	Richland Center	WI	53581	608-647-6691
MARK PALMER		Blair	WI	54616	608-525-3723
PEG PIEPER	E2119 Zietlow Ln	Chaseburg	WI	54621	608-452-3302
KEN RYNES*	1051 E Haseltine St	Richland Center	WI	53581	608-647-8642

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### LICENSED DESIGNERS

DENNIS BRANDT	PO Box 601	Richland Center	WI	53581	608-583-4282
TOM GUYSE	N1933 HWY HH	Lyndon Station	WI	53944	608-666-2512
JEFFREY HAMMES	820 WILLIAMSON ST 401	Madison	WI	53703	608-233-9200
MICHAEL HAVLIK*	W464 CTH K	Stoddard	WI	54658	608-782-7870
MARK PALMER*	N27128 Lindstrom Rd.	Blair	WI	54616	608-525-3723