

TOWN OF BLUE MOUNDS LAND USE PERMIT APPLICATION

A Land Use Permit is required prior to obtaining a Town Building Permit. Permits from other regulatory agencies such as Dane County Land & Water Resources, Madison/Dane County Public Health, Dane County Highway Department, and/or State Department of Transportation may be needed prior to a Land Use Permit being issued. A Jurisdiction Review Form should be submitted, reviewed and submitted along with the Land Use Permit application

Land Use permits are required for any new building over 120 square feet in size, or any modifications or expansion of existing structures. A separate Zoning Change Application approval is required if you are changing the use of any existing building on the property (example: barn to residence) or changing the zoning of the property.

REQUIRED ITEMS To Obtain a Land Use Permit:

1. Site Plan — a scaled drawing showing the lot lines, lot dimensions, location and size of all existing and proposed structures or additions, and their distances from lot lines. The plan shall include the location of any on-site septic systems and wells on the property. If the lot has wetlands or floodplain, the area may need to be delineated by a Registered Land Surveyor or consultant. The site plan must be signed and dated by either the owner or agent. Please Note: Location surveys will be required if you are within 10 feet of any required setback. See Application for explanation.
2. Building Plans — Floor plans drawn to scale showing all rooms and overall layout.
3. Elevations — a front elevation is required to show the height of the structure as seen from the property road frontage.
4. Required permits/information from other agencies
 - Driveway permit from Town, County or State.
 - I.Town roads — contact Town Clerk
 - II.Dane County Highway — contact Greg Petersen, (608) 266-9081.
 - III.State and Federal Highways — contact Scot Hinkle, scot.hinkle@dot.wi.gov, (608) 246-5334.
 - Shoreland Zoning permit from Dane County Zoning.
 - Shoreland Erosion Control permit from Dane County Land & Water Resources (608) 224-3730.
 - * Shoreland Mitigation permit from Dane County Land & Water Resources (608) 224-3730.
 - * Sanitary permit from Madison/Dane County Public Health (608) 242-6515.
 - I. New homes sites or any building with plumbing.
 - II. Additions involving bedrooms or major renovations.
 - Erosion Control permit from Dane County Land & Water Resources (608) 224-3730.
 - I. Construction within 1,000 feet of lake or 300 feet of stream.
 - II.Construction of a driveway more than 125 feet long.
5. Fee - \$50.00 base fee and \$0.095 per square foot including porches, decks and all basement areas for residential projects; \$225 base fee and \$2.00 per \$1000.00 of overall cost for commercial/industrial projects. Additional fees may apply.
6. Additional information may be required — Wetland Delineation Report, Floodplain Study, or Survey of property to meet Shoreland regulations.

YOUR PERMIT APPLICATION will be reviewed for:

- Setbacks (front, side, rear); height and actual land use.
- Environmentally sensitive areas (wetlands-floodplain-shoreland).

Questions? Please call our Zoning Administrator's (General Engineering Company) office at (608) 742-2169 or contact them by email gec@generalengineering.net with any questions.