



NEW HOME CONSTRUCTION IN THE RURAL AREAS OF MANITOWOC COUNTY

1. Check with the Manitowoc County Planning and Park Commission to make sure that the zoning on the property allows for the construction of a home.
2. Check with the Planning and Park Commission or the Town to make sure that you can get a culvert permit for the property. (Without a driveway there may not be access to your property.)
3. If the parcel is not an existing tract of land and less than 15 acres a Certified Survey is required.
4. Obtain a Soils Evaluation to determine what type of septic system will be required. (The Towns of Gibson, Kossuth, Mishicot, Maple Grove, Schleswig, Two Creeks, & Two Rivers do not allow holding tanks for new construction.)
5. The Soils Evaluation is then taken to a licensed plumber who will install the septic system. The plumber will design a system for the property, obtain state approved plans if needed, and fill out an application for a sanitary permit. (If it is anything but a conventional system plans must be sent to the State for approval.)
6. The sanitary permit application is brought to the Commission Office for issuance of a Sanitary Permit.
7. An accurate site plan of the proposed development must be submitted then a Zoning Permit can then be issued for the home. (The plan shall show the location of the building with distance to the center of the road and distance to both side property lines and water, if along a river or lake.)
8. The Township may then issue you a building permit so that you may start construction of your new home.

THINGS TO REMEMBER;

1. A county Zoning-Setback Permit is required for the construction of all structures within the unincorporated areas of Manitowoc County regardless of cost and size.
2. A county permit is also required for land uses such as gravel pits, race tracks, airport landing strips, signs, nurseries, filling of wetlands, etc.
3. If the applicant and/or landowner cannot meet the ordinance requirements and the permit is denied, they may appeal to the Board of Adjustments for a Variance or Conditional Use Permit. The appeal process may be time consuming; should there be any doubt about your request be sure to provide adequate time, as the proceedings may take up to three months.

THIS IS AN AID TO BUILDING. THERE MAY BE UNFORESEEN CIRCUMSTANCES INVOLVED ON THE PROPERTY AND THE PLANNING AND PARK COMMISSION SHOULD ALWAYS BE CONSULTED WELL BEFORE CONSTRUCTION BEGINS.