

Home/Building Construction: A Step by Step Approach

Where do I start?

Is the property an existing lot? If the lot has not been recorded or has not yet been divided from a larger parcel, a survey may be required. Contact the Dunn Co Surveyor's Office at 715-231-6526. All sub divisions require approval of Town Plan Commission and Town Board

Are there deed restrictions or covenants recorded on the deed? There may be easements which restrict development of the property. Talk to the owner or examine the deed at the Dunn Co Register of Deeds Office 715-232-1228

Is the lot properly zoned for the intended use? Check first with the zoning office for zoning of your lot and the neighboring lots when considering any investment. Zoning office is 715-231-6520 or www.co.dunn.wi.us/planningzoning

Putting up a New Building or Adding on to an Existing Structure? Contact Zoning Office at 715-231-6520 first and then the Town Clerk at 715-308-1830

Setbacks: Setbacks determine the buildable portion of the parcel. You may want to locate your building back a greater distance from the required setbacks to allow for future expansion.

Floodplains: Floodplains are areas of county which may be covered with water during a 100-year flood even. Building is restricted in floodplains

Septic Systems: The location of a septic system can be the most important step in locating the building site especially on a small lot or lot with limiting soil conditions.

Driveways? Contact the Town Chairman, Forrest Johnson, for Driveway that ends on Town Road at 715-664-8688. Contact DC Highway Dept for Driveways that end on County Road, go to <http://www.co.dunn.wi.us/highways> or call 715-232-2181. Contact State DOT for Driveways that end on State Road at 715-836-3905.

Remodeling? Contact the Town Clerk, Sally Rasmussen, for building permit 715-308-1830

Fire Numbers/Addresses (New or Replacement): Contact Dunn County Land Information at 715-231-6545, or visit their website at <https://www.co.dunn.wi.us/landinfo>

Possible Permits needed: Sanitary Permit, Zoning Permit, Shoreland, Township Building Permit, Driveway Access Permit, Address/Fire Number, and Well Permit

Checklist: Check property zoning classification, Check Property for easements, Determine if a survey is required, Check Township requirements, Determine setback requirements, Hire a Wisconsin Certified Soil Tester, Locate the Sanitary System Site, Create a proposed plot plan, contact a Wisconsin Licensed Plumber, Obtain a Sanitary Permit from Zoning office, Obtain a Driveway Permit from Town Chair. Obtain an address from Dunn County Land Information, Obtain a Zoning Permit from Zoning Office, Obtain a Building Permit from Town Clerk or Inspector, Begin Construction