

# NEW HOME CONSTRUCTION IN THE RURAL AREAS OF MANITOWOC COUNTY

1. Check with the Manitowoc County Planning and Zoning Department to make sure that the zoning on the property allows for the construction of a home.
2. Check with the County Highway Department 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, fill out an application for a sanitary permit and submit it to the Manitowoc County Planning & Zoning Department for issuance.
6. An accurate site plan of the proposed development must be submitted then a Zoning Permit can then be issued for the home. (See example on previous page. The plan shall show the location of the building with distance to the center of the road (B) and distance to all property lines (C) and water (E), if along a river or lake.)
7. 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, excavation deeper than 5 feet, 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 ZONING DEPARTMENT SHOULD ALWAYS BE CONSULTED WELL BEFORE CONSTRUCTION BEGINS.**

	<u>SURVEYORS</u>	<u>(920)</u>
American Surveys, Inc. (Steve Zietler)	7410 Hidden Valley Rd., Maribel, WI 54227	755-4490 or 863-8411
AP Lulloff Land Survey, LLC	17625 Matznick Rd., Kiel, WI 53042	894-2151
Belongia Land Surveying	1117 Philippen St., Manitowoc, WI 54220	684-4237
Colin Rayford	930 N. 16 <sup>th</sup> St., Manitowoc, WI 54220	684-0498
Corner Point, LLC (Jeff Dezeeuw)	P.O. Box 698, Manitowoc, WI 54221-0698	682-4772
D & H Land Surveyors	1628 Georgia Ave, Sheboygan, WI 53081	457-3892
Davel Engineering & Environ.Inc	1811 Racine St, Menasha, WI 54952	991-1866 or 560-6567
Fox Valley Land Surveying	2909 W. Tillman St., Appleton, WI 54914	474-5025
Hinze-Wade LLC	PO Box 364, Sheboygan, WI 53081	458-5921
Meridian Surveying LLC (Brad Buechel)	2020 Madison St., New Holstein, WI 53061	428-2291 or 993-0881
Mike Kober Land Surveying	W6200 Hilltop Rd, Plymouth, WI 53073	892-4441
Miller Engineers & Scientists	5308 S. 12 <sup>th</sup> , Sheboygan, WI 53081	458-6164
Robley Land Surveying	1533 N. Union Rd., Manitowoc, WI 54220	682-9779
S.M.I	102 Revere Dr., Manitowoc, WI 54220	684-5583
Strategic Municipal Services (Scott Schramm)	118 Mead Avenue, Plymouth, WI 53073	893-3147
<b><u>WISCONSIN DEPARTMENT OF NATURAL RESOURCES</u></b>		
Liz Heinen	Well, Water Supply Specialist	993-7056

Below is a list of certified soil testers, inspectors and plumbers who requested that their name be placed upon this list.  
The Manitowoc County Planning Park Commission is not recommending any particular contractor.

Name	Certification	Address	(920) Phone	Email
Backus, Adam (Backus Soil & Design)	CST, PI, PM	5034 Brookfield Cr., Manitowoc	323-4854	
Bates, Brian (Bates Soil & Water Testing)	CST, PI	N1237 County Crest Cr., Manitowoc	470-5313 or 779-0000	bates.brian@sbcglobal.net
Baumgarten, Brian (Aark Soil & Const. LLC)	CST, PI	319 Pierce Ave., Little Chute	788-8877	aarksoil@gmail.com
Berceau Soil & Septic Consulting (Bob)	CST, PM	N6643 Blue Lagoon Ln., Casco	837-2157	bberceau@gmail.com
Branch River Testing (Joe Maitland)	CST, PI, PM	693 Lamers Clancy Rd., Greenleaf	532-0016	brichaenplbg@yahoo.com
Brick-Haen Plumbing LLC	MP, PI	PO Box 47, Greenleaf	532-6681	
Depies, Doug (Depies Soil Testing)	CST, PI	W5396 Faro Springs Rd., Hilbert	213-1494	depy39@gmail.com
Dirske & Huibregtse LLC (Damon H. or Dan)	MPPRS, PI	W4455 Center St., Hingham	564-3322	dhseptic@wi.twcbc.com
Emmert, Todd	MPPRS	1116 Elm St., Manitowoc	374-1002	
Greatens, Gale (Greatens Septic Service)	MPPRS	3483 Kewaunee Rd., Green Bay	863-6698	ggreatens@gmail.com
Heim Plumbing (Brad Heim)	CST, MP	W3897 County Line Rd., Cleveland	565-3958	heimplumbing@tds.net
Karls Mechanical (Joel)	CST, MP, PM	954 Forward Ave., Chilton	849-2050	karlsmechanical@hotmail.com
Korff, Corey (Korff Plumbing)	MP	W5471 Sunac Rd., Plymouth	893-8400	
Lakeshore Plumbing (Brad Meidl)	MP	PO Box 320, Whitefaw	732-1188	lakeshoreplumbing@tm.net
Lemens, Fred	MPPRS, PI	13012 Rosecrans Rd., Maribel	863-8278	
Luisier, Daniel (Luisier Plumbing Inc.)	MP	4623 Goodwin Rd., Manitowoc	682-3666	
Madson, Kevin (Madson Tiling & Excavating)	MPPRS	10345 HWY 151, Manitowoc	758-2784 or 374-0803	kmadsonexc@lakefield.net
Maribel Plumbing (John Orlopp)	CST, MP	610 Tower Ave, Kellnersville	732-3506	
Matzdorf, Ken (Ken's Soil Service)	CST	N8197 Willow Rd., Elkahart Lake	876-3501	kmatzzy@gmail.com
Meyer Plumbing (Brian)	MP	159 Ruh Court, Kiel	894-8444	info@meyerplumbing.com
Meyer Plumbing & Heating LLC (Mark Meyer)	MP	6180 Middle Rd., Manitowoc	682-8525 or 973-0221	meyerplumbing@lakefield.net
Palmmeier, Mike (Palmmeier Plumbing LLC)	MP	10222 County Line Rd., Cleveland	254-3657	milkeahmeier@gmail.com
Petersen, David (Petersen Septic Systems, LLC)	CST, MPPRS, PI, PM	7334 Nagel Rd., Valders	323-2640	petersenseptic@gmail.com
Reindl, Fred (Reindl Plumbing Inc.)	MP	403 S. 4th Ave., St. Nazianz	773-2443	fred@reindlplumbingheating.com
Rigter, Bernard (Rigter CST & Excavating LLC)	CST	W7784 CTY Rd. T, Fond Du Lac	922-5953	
Schambureck, Susan (Madson Tiling & Exc.)	CST, MPPRS, PI, PM	10345 USH 151, Manitowoc	758-2784	sue@madsontilingandexc.com
Schroeder, John (Schroeder Septic Systems)	CST, MPPRS, PI	W111 Albers Rd., De Pere	621-8989	john@schroederseptic.com
Schwartz, Gary (Schwartz Trenching LLC)	MPPRS	W3437 Playbird Rd., Sheboygan Falls	467-4777	
Stuck, Travis	CST	1811 Racine St., Menasha	560-6567	travis@davel.pro
Suchan, Kenneth (Ken's Septic Service, LLC)	CST, MPPRS	24219 CTH X, New Holstein	894-3696	
Vande Castle, Mark	MP	35111 Schroeder Dr., Manitowoc	374-9854	mv.benchmark@yahoo.com
Van Goethem, Lonny	CST, MPPRS	E3055 County Rd. J, Kewaunee	388-0672	vgseptic@hotmail.com

**CST - Certified Soil Tester**

**MP - Master Plumber**

**MPPRS - Master Plumber Restricted Sewer**

**PI - POWTS Inspector**

**PM - POWTS Maintainer**

can perform soil borings

can work on plumbing inside and outside of a home and partial septic inspections

can work on plumbing outside of home only and partial septic inspections

can perform partial septic inspections

may evaluate and monitor POWTS components

# Manitowoc County Planning and Zoning Department

A guide to building in the unincorporated areas of Manitowoc County



## INFORMATION ON:

ZONING  
SETBACKS  
LAND SURVEYORS  
LOT REQUIREMENTS  
SOIL TESTERS  
SEPTIC SYSTEMS INSTALLERS  
POWTS INSPECTORS

Manitowoc County Planning and Zoning Department  
4319 Expo Drive  
PO Box 935  
Manitowoc, Wisconsin 54221-0935  
(920) 683-4185

## EXISTING ZONING CLASSIFICATIONS

DISTRICTS	LOT REQUIREMENTS		STRUCTURE REQUIREMENTS			
	AREA IN SQ. FEET / ACRES	LOT WIDTH IN FEET	MAXIMUM HEIGHT***	ROAD (B) 60' town road 100' CTH, STH	PROPERTY LINES (C) Principal/ Accessory	MINIMUM SETBACK FROM ORDINARY HIGH WATER MARK** (E)
EA EXCLUSIVE AGRICULTURE	20 ACRE	150	60'	60' OR 100'	25'/10'	75'
GA GENERAL AGRICULTURE	10 ACRE	150	60'	60' OR 100'	25'/10'	75'
LE LARGE ESTATE RESIDENTIAL	217,800 5 ACRE	150	35'	60' OR 100'	25'/10'	75'
SE SMALL ESTATE RESIDENTIAL	2 ACRE	150	35'	60' OR 100'	25'/10'	75'
RR RURAL RESIDENTIAL	43,560 1 ACRE	150	35'	60' OR 100'	25'/10'	75'
HD HIGH DENSITY RESIDENTIAL	21,780 .5 ACRE	100	35'	60' OR 100'	7.5'/5'	75'
LR LAKE RESIDENTIAL	10,000 OR 20,000*	100	35'	60' OR 100'	7.5'/5'	75'
CB COMMERCIAL/BUSINESS	10,000	100	60'	60' OR 100'	7.5'/5'	75'
ID INDUSTRIAL	43,560 1 ACRE	150	60'	60' OR 100'	25'/10'	75'
NA NATURAL AREAS	20 ACRE	150	35'	60' OR 100'	25'/10'	75'

NOTE: \* LOT SIZE REQUIREMENT FOR A SEWERED LOT VS. AN UNSEWERED LOT  
 \*\*LAKE MICHIGAN SETBACKS ARE IN MOST CASES MUCH GREATER THAN 75 FEET.  
 \*\*\*FARM STRUCTURES AND PARTS THEREOF ARE EXEMPT FROM HEIGHT RESTRICTIONS.

### SEPTIC TANK LOCATIONS

- NO SEPTIC TANK SHALL BE LOCATED WITHIN
  - 2 feet of any lot line.
  - 5 feet of any building or its appendages.
  - 10 feet of any water service.
  - 10 feet of any high water mark of any lake, stream, pond, or flowage.
  - 25 feet of any well.
  - Vent 10 feet from air intake.

### SOIL ABSORPTION SITES

- NO SOIL ABSORPTION SITES SHALL BE LOCATED WITHIN
  - 5 feet of any lot line.
  - 10 feet of any building or its appendages.
  - 10 feet of any water service.
  - 15 feet of any swimming pool.
  - 50 feet of a high water mark of any lake, stream, pond, or flowage.
  - 50 feet of any well.
  - Vent 10 feet from air intake.

### EXAMPLE OF A SITE PLAN

