



Land Use Permit Checklist

Wabasha County, Minnesota

Below is a series of documents that may be needed to complete a Land Use Permit application. This checklist is not totally inclusive, but addresses the documentation needed for the most frequent types of Land Use Permits. It is always best to contact the Wabasha County Planning and Zoning Department to determine if there are any additional specific requirements or if your proposal is permissible under the zoning ordinance. To obtain any of the documents listed below or for more information, give us a call at 651-565-3062 or visit our website at www.co.wabasha.mn.us/zoning.

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Complete [Land Use](#) Permit Application

- Check all appropriate activity boxes
- Property information is complete and correct
- Signed and dated by applicant

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[Detailed Site Sketch](#) Must include distances to property lines, all buildings (provide dimensions), location and distance to public roadways, parking areas, driveways, landscaping and screening, storm water drainage, and the location of the sanitary sewer system.

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Complete & Sign [Agricultural Structure Worksheet & Form](#) (only if the application is for an exempt ag structure)

Please initial in the boxes above as each of these steps is reviewed/completed. Return this completed checklist to Wabasha County Zoning.

Fee breakdown

There are generally no permit fees for a Land Use Permit, unless it is an after-the-fact application, in which case the fee is \$1,000.

***DO NOT START CONSTRUCTION before a land use permit is formally issued to avoid an after-the-fact fee (\$1,000).**

Septic Compliance Inspections

Septic compliance inspections are required by Wabasha County Public Health to receive a building permit when the land use activity will occur in a shoreland zone. If the activity will occur within 1000' of a public body of water, please contact Planning & Zoning to determine if a septic compliance check will be required.

[Setback Requirements](#)

1. Road Setback: Generally, most State and County roadways have a 50' setback from the right-of-way, and Township roadways have a 30' setback from the right-of-way. Wabasha County staff can assist with identifying the required setbacks at your location.
2. Dwelling to property line: 15 feet
3. Accessory structure to property line: 10 feet
4. Other setbacks
 - Septic tank: 10 feet
 - Septic field: 20 feet
 - Well: 3 feet

Flood and Shoreland Zones:

- Impervious Surfaces: In shoreland areas, impervious surfaces cannot exceed 25% of the total surface area of a parcel.
- Contact Wabasha County to determine if there are any additional specific requirements, or if your proposal is permissible under the zoning ordinance.

Bluff Zone:

- Bluff zone is anywhere that has a rise of 25' with an average slope of 18% or greater. In these areas, there is a 30' structure setback requirement from either the toe or top of a bluff.
- Contact Wabasha County to determine if there are any additional specific requirements, or if your proposal is permissible under the zoning ordinance.

Inspections:

There are no inspections* for activities that require a land use permit. This includes exempt ag structures.

*Electrical Inspection Permits (if applicable) must be arranged through the Minnesota State Electrical Inspector, Don Yust (612-394-5396: call between 7 am-8:30 am), with the Minnesota Departments of Labor and Industry.

