



Land Conservation and Planning

Pepin County Government Center
 740 7th Avenue West, P.O. Box 39
 Durand, WI 54736

Application Received	
Approved by	
Application Number	

BLUFFLAND APPLICATION

Property Owner Name:	Phone #
Mailing Address:	
Contractor Name:	Phone #
Email Address:	
Site Address:	Town of:
Parcel Number(s):	
Legal Description: _____ Quarter, _____ Quarter, Section _____, T _____ N, R _____ W	
Lot _____ Block _____ Subdivision _____	
Lot Size: _____ acres <input type="checkbox"/> CSM provided denoting bluffland setbacks (preferred, but not required)	
Project Description: Please provide brief description of development activities:	
Required Information: Proposed Setbacks: Front _____ Rear _____ Left _____ Right _____	
Distances to Bluffland _____ OHWB Water _____	
Size of Structure(s) _____ ft x _____ ft Height _____ ft _____ ft x _____ ft Height _____ ft	
Sanitary Information: Permit # _____ Setbacks: Sanitary Tank _____ Sanitary Drainfield _____	
Proposed color of structure:	
Great River Road Preservation Zoning Questions:	
Will more than 50 truck trips (50,000 lbs+) be generated in any given day? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Are you proposing a high impact industrial or commercial operation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Are you proposing a frac sand operation? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Bluffland Application Requirements

<input type="checkbox"/> Complete Application with Bluffland Ordinance Specific Checklists	<input type="checkbox"/> Site Plan of Proposed Project Drawn to Scale	<input type="checkbox"/> Estimated Cost of Project	<input type="checkbox"/> Permit Fee
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of Pepin County Land Conservation and Planning Department to enter my property to verify that the standards of applicable zoning codes are met. I understand that providing incorrect information may cause a delay in the permit process and/or denial of the permit.

Owner/Agent Signature _____ Date _____

Make checks payable to Pepin County. Land use permits are valid for 1 year, except for floodplain permits which are valid for 6 months. A land use permit becomes null and void if no substantial work has commenced on the permitted construction within these time frames; extensions may be requested prior to expiration of the permit and will only be granted once.

NOTICE: PERMIT FEES DOUBLE WHEN WORK BEGINS PRIOR TO ISSUANCE OF PERMITS & APPROVALS

BLUFFLAND CHECKLIST

<p>General Application Requirements</p>	<p><input type="checkbox"/> Completed Bluffland Application and Checklist</p> <p><input type="checkbox"/> Site Plan, drawn to scale</p> <p><input type="checkbox"/> Building plans noting height of structure (32 feet height restriction, unless approved by conditional use then limited to 25 feet)</p> <p><input type="checkbox"/> Identify summer vegetative or earth tone color of structure(s)</p>
<p>Site Plan Requirements</p> <p>Ordinance Specific Setback Requirements: Side yard 25 feet per side Accessory buildings 10 feet per side Structures shall be 40 feet beyond 30% slope</p>	<p><input type="checkbox"/> Site plan drawn to scale or aerial map of property with all existing and proposed improvements</p> <p><input type="checkbox"/> Identify setbacks from road, property lines, septic system components, well, and proposed distance from bluffline</p> <p><input type="checkbox"/> Map with contours or other information to support that the structure(s) in question are beyond the required setback distance</p>
<p>General Bluffland Permit Notes</p> <p>Pepin County staff will review your permit and zoning maps to verify that you have filled out all required information.</p> <p>Bluffland Permits are only required in select portions of the Towns of Pepin and Stockholm</p> <p>Areas beyond 500 feet of the bluffline (30% slope) are not subject to these regulations.</p> <p>There are restrictions related to the removal of vegetation; no more than 20 ft per 150 ft of bluffline shall be cut.</p>	<p><input type="checkbox"/> Minimum lot area is 5 acres; properties must have 300 feet of frontage along the bluffline; exemptions for substandard lots (1994)</p> <p><input type="checkbox"/> Bluffland districts are established based on land forms:</p> <ul style="list-style-type: none"> • Bluff areas: areas with a 30% or greater slope that face Lake Pepin or the Mississippi River. Permitted uses: non-structural agricultural and recreational uses, sustained yield forestry, hiking trails, and soil conservation work meeting NRCS standards. Conditional uses: Utility transmission lines • Bluff Top Setback: Areas 40 feet back from the 30% slope line. Permitted uses: Decks less than 400 sq. ft. including walkway that are less than 7 ft in total height (including railing); all uses permitted in bluff areas (see above). Conditional uses: Utility transmission lines • Buildable Blufftop Area: Areas 460 feet beyond bluffline setback line. Permitted uses: single family residences and uses accessory to single family residential structures, agricultural structures. Conditional uses: Utility transmission lines, structures located closer to the bluffline than 40 feet, grading or filling that can be viewed from the river, multi-family residences/accessory uses • Toe Slope Area: Land within 100 feet of the convex part of the slope where it relaxes to less than 30%. Permitted uses: Same as bluff area. Conditional uses: Utility transmission lines, decks, single family residential and agricultural structures.

If you have any questions, please call zoning staff at 715-672-8897

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Properties who cannot meet minimum standards of ordinances may need to file a request for a conditional use permit, special exception, or variance before a land use permit can be granted