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INFORMATION FOR OBTAINING A ZONING PERMIT WHEN MODIFYING WASTEWATER FLOW

The following steps will describe the procedure for obtaining a Zoning Permit when modifying wastewater flow (adding or subtracting a bedroom). This information was derived directly from the Buffalo County Sanitary Ordinance.

132.22 CONSTRUCTION INVOLVING MODIFICATION IN WASTEWATER LOAD OR FLOW

- (1) **General.** Buffalo County or any city, village or town may not issue a building or zoning permit for construction of an addition or modification to an existing structure connected to a private sewage system which will modify the wastewater load and/or flow to the private sewage system or interfere with a functioning system as specified in this subsection unless the owner of the structure:
 - (a) Possesses a state sanitary permit to either modify the existing private sewage system or construct a new system to accommodate a modification in wastewater load and/or flow; or
 - (b) Provides documentation verifying the existing system and/or components have sufficient size and soil conditions to accommodate a modification in wastewater load and/or flow.

Note; for the purposes of this subchapter, a modification of wastewater load means an increase or decrease in wastewater load. Modification of wastewater load means a change in the concentration of contaminants in the wastewater.

- (2) Decreases in wastewater load or flow. A decrease in wastewater load or flow to an existing private sewage system results where a modification to an existing structure creates a wastewater load or flow below manufacturer's specifications and/or parameters in design component manuals requiring certain minimum volumes and/or quality of effluent for a system or component to achieve designed manufacturer or component performance standards.
- (3) **Increases in wastewater load or flow result from the following:**
 - (a) Public buildings; any change in use of the structure from the original use that results in an increased volume of wastewater or increase in contaminant concentration above that for which the system or component was originally designed.
 - (b) **Dwellings;** an increase in the number of bedrooms is consider an increase in wastewater flow.

(c) This subsection shall not apply to cases where it can be demonstrated that:

1. There is not an increase in wastewater flow or contaminant load beyond current system treatment capabilities or component capacities. Per capita usage (number of occupants residing in a structure established at 2 persons per bedroom) shall not increase beyond system capabilities. A deed restriction limiting occupancy to that used in the design and meeting county and state requirements shall be recorded with the Buffalo County Register of Deeds.
2. Actual metered flow data and/or analytical data show effluent quantity and/or quality is within design parameters for the private sewage system.
3. Comparable data on flows and/or load rates from similar uses show that flow and/or load rates fall within design parameters for the private sewage system.

(4) **Documentation.** Documentation to verify whether an existing private sewage system can accommodate a modification in wastewater flow and load and to verify the system is installed in suitable soil shall include all of the following:

- (a) Information on the soil conditions of the soil absorption system. The information may consist of a valid existing soils and site evaluation or a new evaluation prepared by a licensed certified soil tester showing conformance with vertical separating distances above bedrock, groundwater and seasonal soil saturation indicated by redoximorphic mottling. If the dispersal component does not meet vertical setback requirements from redoximorphic features, the owner has the option to conduct groundwater monitoring to determine if mottling is attributed to seasonal soil saturation as allowed under COMM 85 Wisconsin Administrative Code.
- (b) Information provided by a licensed master plumber, master plumber- restricted sewer, certified soil tester or plumbing inspector II for sizing of the system relative to sizing of the system relative to existing usage, whether an evaluated replacement area exists, the proposed construction usage and the type of system.
- (c) A plan prepared by a licensed master plumber or master plumber-restricted sewer, certified soil tester or plumbing inspector II setting forth the dimensions of the existing soil absorption component area, tank location and related horizontal setbacks.
- (d) Information provided by a licensed master plumber, master plumber-restricted sewer, licensed septage pumper or plumbing inspector II relative to the construction, structural condition, capacities, baffles and manhole covers and risers for existing treatment tanks, and the capacity of any additional treatment tanks required to accommodate increased wastewater load.
- (e) Information provided by a licensed master plumber, master plumber-restricted sewer, certified soil tester or plumbing inspector II showing that the existing private sewage system is not considered a failing system as defined in Section 145.245(4) Wisconsin Stats. If the system is a failing system, the county shall order the system to be replaced.

- (f) An existing maintenance and contingency plan setting forth the treatment capabilities for any system identified in COMM Table 83.04-1 Wisconsin Administrative Code.
- (g) It is the applicant's responsibility to provide documentation required under this subsection for the county to make a determination of accommodating increased wastewater load for one and two family dwellings involving less than 3,000 gallons per day. If it cannot be determined that system components can accommodate an increase in wastewater load from documentation provided, a zoning or building permit shall not be issued until a sanitary permit to install a replacement private sewage system meeting the requirements of this ordinance and Wisconsin Administrative Code COMM 83 and 85 is issued.

132.23 CONSTRUCTION NOT AFFECTING WASTEWATER FLOW OR LOAD

- (1) Prior to commencing construction of any structure or addition to a structure that will not increase wastewater load or flow on a site where there exists a private sewage system the owner or agent for the owner shall determine that the proposed structure or addition to the structure conforms with applicable setback requirements as listed in COMM 83 Wisconsin Administrative Code.

Please be advised that the only persons credentialed to apply for a sanitary permit are master plumbers and master plumbers restricted to sewer installations. Only specifically licensed persons may conduct plumbing activities outside of a home or any other structure requiring private on-site wastewater treatment. If you have any questions please contact Buffalo County Zoning at 608-685-6218 or 6217. Thank you.