

TOWNSHIP CLERKS

Ashland

Charlott Wilhelm 374-6696

Canisteo

Frank Wyatt 634-7275

Claremont

Donald Yankowiak 528-2471

Concord

Mike Jones 273-3903

Ellington

Vicki Eipers 676-8236

Hayfield

Karen Johnson 951-9973

Mantorville

Carol Allen 635-5580

Milton

Madge Alberts 254-5545

Ripley

Patricia Simonette 951-0419

Vernon

Wendy Edgar 251-7621

Wasioja

Robert Scherger 374-6476

Westfield

John Fouarge 208-3759



BUILDING IN RURAL DODGE COUNTY

ENVIRONMENTAL SERVICES	507-635-6273
SOLID WASTE	507-635-6273
TRANSFER STATION	507-634-7875
ZONING	507-635-6272
SEWAGE TREATMENT	507-635-6272
WATER QUALITY	507-635-6273
FEEDLOTS	507-635-6272

BUILDING IN RURAL DODGE COUNTY

BASIC GUIDELINES FOR
CONSTRUCTION OF
DWELLINGS ON LESS
THAN 53 ACRES IN THE
AGRICULTURAL DISTRICT

Dodge County
Environmental Services
Zoning Department
721 Main St N, Dept. 123,
Mantorville, MN 55955



DODGE COUNTY
Historic. Vibrant. Rural.

Phone: 507-635-6272

In-County Toll Free: 888-600-5169

What is the process for constructing a dwelling on less than fifty-three acres in the Agricultural District?

- 1. Contact the Environmental Services Department to determine the permitting process and if the density limitations have been reached.**

Dwellings proposed on less than 53 acres of land are an INTERIM USE, subject to a PUBLIC HEARING. Only 1 dwelling on less than 53 acres of land is allowed within each quarter section.

- 2. PERMITTING PROCESS- OBTAIN INTERIM USE PERMIT**

PUBLIC HEARING

A public hearing is required for an INTERIM USE PERMIT to build a dwelling on less than fifty-three (53) acres.

The cost for the public hearing for an INTERIM USE PERMIT is \$500. The Planning Commission generally meets on the first Wednesday of the month. Please check with the Environmental Services Department Zoning staff to verify the meeting date and deadline for submitting the application.

NOTE: Ashland, Canisteo, Concord, Ellington and Ripley Townships have adopted Zoning for certain USES. Please check with your Township to determine if additional permitting requirements apply. Some Townships require attendance at a Township meeting. The Township's recommendation will be taken into consideration at the public hearing.

IF THE INTERIM USE PERMIT IS APPROVED, THE USE MUST BE ESTABLISHED AND ALL CONDITIONS OF THE PERMIT MUST BE SATISFIED WITHIN ONE YEAR OR THE PERMIT WILL EXPIRE.

Assuming the lot meets the requirements for "New Buildable Lots" (See brochure), the following process applies.

- 3. WORK WITH A LICENSED WELL DRILLER TO OBTAIN PERMIT AND SITING OF ANY ON-SITE WELLS.**

The siting of the well is important, as it will determine where other features (i.e. drainfield, structures) may be located in relation to the well.

- 4. SUBMIT THE SEWAGE TREATMENT PERMIT APPLICATION TO THE ENVIRONMENTAL SERVICES DEPARTMENT**

A design from a licensed septic designer will need to be completed. A newly created parcel must be able to support two (2) Type 1 Sewage Treatment Systems. Once identified, the primary and secondary drainfields shall be protected from new construction or other land disturbing activities.

- 5. SUBMIT THE ZONING PERMIT APPLICATION TO THE ENVIRONMENTAL SERVICES DEPARTMENT**

A Zoning Permit will be required for any dwelling or accessory structure prior to construction. SEE BUILDABLE LOTS.

The cost for a Zoning Permit is based on the estimated cost of the project (\$1 per thousand: Example \$167,000 = \$167) with a minimum fee of \$100. A separate Zoning permit is required for each structure or addition. Sites will be inspected to ensure compliance with ordinance setback and development restrictions.

Dodge County does not administer the State Building Code. However there is a State Electrical Inspector you will need to contact listed on the Zoning Permit.

- 5. APPLY FOR DRIVEWAY PERMIT FROM THE APPROPRIATE ROAD AUTHORITY.**

All newly created lots must front a public road or have Ordinance-compliant access through a permanent recorded easement. Driveways must be located a minimum of five (5) feet from the property line. For approval of the location of the driveway or to obtain a driveway permit, please contact the appropriate Road Authority.

For accesses off of a State Highway, contact MNDOT's Owatonna office at (507) 455-5848

For accesses off of a County Road, contact the Dodge County Highway Department at (507) 374-6694,

For access off of a Township Road, please contact the appropriate Township listed on the back of this brochure.

- 6. OBTAIN AN ADDRESS FROM THE HIGHWAY DEPARTMENT**

A copy of your Zoning Permit for the dwelling will need to be submitted with the application for an Address to the Dodge County Highway Department in Dodge Center.

