

New homes and additions are subject to review by the [Architectural Review Committee \(ARC\)](#).

The exterior architectural appearance of an addition or new home shall be substantially consistent with structures already in the immediate neighborhood or with the character of the applicable district.

## HOUSE AREA REQUIREMENTS

The minimum house area is based on its zoning district and height. No structure may exceed two stories. Attic space above the second floor may be developed and contain dormer windows. Please refer to the chart below for minimum housing area.

| One-Story |               | Two-Story |   |
|-----------|---------------|-----------|---|
| A & B     | 1,800 sq. ft. | A & B     | 2,200 sq. ft.   |
| C         | 1,500 sq. ft. | C         | 1,750 sq. ft.<br>1000 sq. ft. shall be on the first floor |

## IMPERVIOUS SURFACE

Please refer to the [zoning map](#) to determine your zoning designation and the chart below for the maximum impervious surface allowed. An [Impervious Surface Permit](#) is required for projects adding over 50 square feet.

|   |     |
|---|-----|
| A | 25% |
| B | 35% |
| C | 40% |

## NOISE LIMITATIONS

Ordinance 35-176 prohibits loud or sharp noises associated with construction, excavation, demolition, alteration, or repair during the following hours...

|                   |                               |
|-------------------|-------------------------------|
| Sundays           | Before 8:00am or after 5:00pm |
| Mondays—Saturdays | Before 7:00am or after 7:00pm |

## SUBMISSION OF PLAN

New home and addition projects require a set of building plans. If a new building is proposed, a parcel survey (one original and two copies) shall be submitted with the following elements:

- Location and dimensions of all existing and proposed buildings,
- Lot dimensions and all lot corner elevations,
- Building setbacks,
- Location and elevation,
- Elevation of the lot and relation to street,
- Elevation and setback of adjacent buildings,
- Types of monuments at lot corners,
- Water courses, easements, and drainage pattern,
- Seal and signature of surveyor licensed in the State of Wisconsin.

## ARC APPLICATION

All documents *must* be submitted 2 weeks prior to the date that the permit is considered by the ARC and the application fee must be paid *prior* to the item being placed on the agenda.

- [ARC application fee](#)
- 2 Complete Sets of Building Plans (including elevation and grading)
- [Right-of-Way, Excavation](#), and/ or [Impervious Surface Permits](#)
- [Building Permit Application](#)
- Photos of elevations, location, and views
- Samples of materials, colors, and designs
- Topographical Survey

## GENERAL SETBACK & HEIGHT REQUIREMENTS

**Front Setback:** shall match the setback of the adjacent homes whenever possible. In no event shall a structure encroach more than five feet beyond the setback of the average front setback of the nearest two homes.

**Rear Setback:** shall match the setback of the adjacent homes whenever possible. In no event shall a structure encroach more than 15 feet beyond the setback of the average rear setback of the nearest two homes.

**Grade:** no structure shall exceed 35 feet above normal grade measured vertically from grade to roof peak. Accessory elements (ex. chimney) shall not exceed 42 feet above normal grade.

## DISTRICT SPECIFIC REQUIREMENTS

**A Residence District:** shall have a front yard of not less than 30 feet, a side yard of not less than 20 feet on each side of every building, and a rear yard of not less than 20 feet.

**B Residence District:** shall have a front yard of not less than 30 feet, a side yard of not less than 10 feet on each side of every building, and a rear yard of not less than 20 feet except for one of not less than 10 feet for accessory structures.

**C Residence District:** shall have a front yard of not less than 30 feet, a side yard of not less than 10 feet on each side of every building, and a rear yard of not less than 20 feet except for one of not less than 10 feet for accessory structures.

## OPEN SPACE REQUIREMENT

Open spaces shall be contiguous to and align with adjacent properties. No dwelling shall occupy more of the gross area of a lot than its respective zoning district allows. Only one dwelling or residence may be located on each lot.

|   |     |
|---|-----|
| A | 25% |
| B | 35% |
| C | 40% |

## EXCAVATION/TRANSFER OF SOLID FILL

No person shall transfer to, dump, excavate from, or place upon lands solid fill within the Village without first obtaining a [permit](#). Solid fill includes soil, gravel, clay, stone, non-native materials, or any excavation spoils. The permit must be submitted to the Public Works Operations Superintendent.

## SAFETY DURING CONSTRUCTION

**Fences:** every construction operation, when located 10 feet or less from the street, shall be enclosed with close board or other approved fences not less than 4 feet high. When located more than 10 feet from the street, a fence shall be erected when required by the building inspector.

Whenever construction is being done in an unsafe or dangerous manner or not in accordance with plans and specifications or within the terms of the permit, the inspector will post a placard on the premises. The inspector will then recommend to the Village Board that work be stopped at once. Any persons shall immediately stop all such work until satisfactory evidence is presented to the inspector and Village Board of compliance with permits and plans.

## RESOURCES

- [Building Services Website](#)
- [Architectural Review Committee Application](#)
- [Impervious Surface Permit](#)
- [Fee schedule](#)
- [Diggers Hotline](#) (800) 242-8511
- [Village Zoning Map](#)
- [Fill/ Excavation Permit](#)
- [Municipal Code Section 104—Buildings and Building Regulations](#)