



NEW HOME/ ADDITION INFORMATION

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

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

Safety During Construction

Fences: when located 10 feet or less from the street, construction operations 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. 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.

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.

Submitting a 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 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 ARC meeting and the fee must be paid prior to being placed on the agenda.

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



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House Size 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	
A&B	1,800 sq. ft.
C	1,500 sq. ft.

Two-Story	
A&B	2,200 sq. ft.
C	1,750 sq. ft.
	1,000 sq. ft. on 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. Only one dwelling or residence allowed per lot.

A	25%
B	35%
C	40%

Helpful Links

- [Fee Schedule](#)
- [SAFEbuilt](#)
- [ARC Application](#)
- [Building Services](#)
- [Diggers Hotline](#)
- [Building Permit](#)

General Setback & Grade Requirements

Front & Rear Setback: shall match the setback of the adjacent homes whenever possible. In no event shall a structure encroach more than 5 feet beyond the setback of the average front setback of the nearest two homes or 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.