

Village of Port Edwards

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Building Permits: Frequently asked questions.

When do I need a permit?

When any of the following conditions are planned to take place:

- 1) When the project creates, moves or removes a structure (example: house, shed, deck, etc.)
- 2) If ANY structural changes take place (replace header, move wall, add wall)
- 3) If the project costs are over \$500

How about home maintenance?

- 1) Carpet or flooring replacement, replacing **one** window or **one** door, or replacing shingles **does not** require a permit.
- 2) All other maintenance including drywall, kitchen, bathroom, etc. meeting the permit requirements above requires a permit

What do I need to apply for a permit:

For new construction, decks, sheds, garages, etc:

- 1) Plot plan (the layout of the lot showing buildings and measured dimensions between existing and proposed buildings and to lot lines.
- 2) Floor plan (including sizing of ALL headers)
- 3) Sizing and spacing of all structural material (beams, joists, etc.)
- 4) Cross section (a cut away view detailing wall construction, siding, sheeting, etc.)

For interior remodeling not requiring structural changes:

- 1) Floor plan

Do I need a permit for a ramp or handicap entrance?

Yes.

Can I do it myself?

Yes. However, you must meet all Wisconsin Uniform Dwelling Codes and must have some knowledge of what you are doing. Permits may be denied to home owners if they are unable to supply basic plans and/or do not demonstrate adequate construction knowledge. A final inspection is required and deficiencies will be required to be corrected, so it pays to do it right the first time.

What are building setback requirements?

For single family construction:

Lot frontage.	Minimum 75 ft.
Lot area.	Minimum 7,500 sq. ft.

Principal building:

Front yard.	Minimum 25 ft.
Side yards.	Minimum 7 ft. one side 10 ft. other side
Rear yard.	Minimum 20% of lot depth
Building height.	Maximum 35 ft.

Accessory buildings:

Front yard.	Minimum 25 ft.
Side yards.	Minimum 3 ft.
Rear yard.	Minimum 3 ft.
Adjacent to alley or public property:	Minimum 5 ft.

Building height:

Garages. Sidewalls no more than 10', roof pitch no greater than that of the house
Garden and yard equipment sheds. 15' max

Lot coverage:

Principal building. Maximum 30% of lot
Accessory buildings. Maximum 10% of lot area, Garage maximum 960 sf, Shed maximum 150 sf. Whichever is more restrictive.

Do I need a permit to build a fence?

- 1) Yes. Permits are required

What else do I need to know about fences?

- 1) A plot plan is required
- 2) In front of the plane of the house (front yard) maximum height is 4'
- 3) Along side and behind the house, (side, back yard) maximum height is 8'
- 4) Height limitations may be more strict on corner lots. Proper visibility will be required.

Can I put a fence on the lot line?

Yes, but only when it abuts private property. Fences along public property (parks, streets, alleys) must be 2' away from the lot line.

Who can locate my lot lines?

Depending on his workload, the Village Engineer can locate your lot lines if property corners exist. If property corners do not exist or cannot be found, you will need to have a professional surveyor re-locate them. If the Engineer does not have time, you will need to contact a surveyor. The cost to locate lot lines runs typically around \$150 for lots with corner monuments in tact to \$600 or more if it is an odd shaped lot with no monuments.