

Village of Eden
104 Pine St. PO Box 65
Eden, WI 53019
920-477-4304

TO ALL PERSONS APPLYING FOR BUILDING PERMITS BUILDING

INSPECTOR'S OFFICE HOURS: By Appointment

IMPORTANT TELEPHONE NUMBERS

To Schedule an Appointment with Inspector for Inspections 262-420-4732

Questions: 262-364-9795

NEEDED FOR ACCESSORY STRUCTURES AND DECKS

- 1) Survey or site plan to scale showing distances to all lot lines, any structures or easements on property, and all streets.
- 2) 2 sets of complete construction plans. Include type, grade and sizes of lumber, footing depth, post size and spacing, stairs, guardrail and handrails
- 3) Erosion Control and Drainage plan.
- 4) Building permit application filled out, including contractor's name, license number or cautionary statement.
- 5.) Fee will be calculated after being submitted.

NEEDED FOR FENCES

- 1) Survey or site plan showing fence location and distance to all lot lines.
- 2) Submit fence style and height. Good side needs to be facing out.
- 3) Building application completely filled out.
- 4) Fee will be calculated after submittal.



Independent Inspections, Ltd.

*Certified Building Inspectors
W241 S4135 Pine Hollow Court
Waukesha, WI 53189-7901*

**CAUTIONARY STATEMENT TO OWNERS
OBTAINING UDC BUILDING PERMITS**

101.65 (1r) of the Wisconsin Statutes requires an owner who applies for a building permit to sign a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654(2)(a), the following consequences might occur:

101.65(1r)(a)

- a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(1r)(b)

- b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one and two family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

ACKNOWLEDGED AND ACCEPTED

Owner

Date

Owner copy

File copy

extension within the meaning of this paragraph.

- b. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of a more restricted classification. Whenever a nonconforming use has been changed to a more restricted nonconforming use or a conforming use, such use shall not thereafter be changed to a less restricted use. A nonconforming use shall not be changed to another nonconforming use of the same classification unless and until a permit therefor shall first have been secured from the board of appeals. A nonconforming use shall not be changed to a less restricted use at any time. See SECTION 3 "DEFINITIONS", "Less Restricted", "More Restricted", and SECTION 12.1(C)(3) of this Ordinance.
 - c. If the nonconforming use of a building or premises is discontinued for a period of 12 months, any future use of the building or premises shall conform to the regulations for the district in which it is located. A reasonable interim between tenants or occupants shall not be construed to mean discontinuance.
 - d. When a building containing a nonconforming use is damaged by fire, explosion, act of God or the public enemy to the extent of more than 60% of its current market value as determined by the village assessor, it shall not be restored except in conformity with the regulations for the district in which it is located. The total structural repairs or alterations in any nonconforming use shall not during its life exceed 50% of the assessed value of the building at the time of its becoming a nonconforming use unless permanently changed to a conforming use.
7. When a housing project consisting of a group of 2 or more buildings containing a total of 8 or more dwelling units is to be constructed on a site not subdivided into customary lots and street, or where an existing lot and street layout makes it impractical to apply the requirements of this ordinance to the individual building units, the Village Board may approve a development plan provided it complies with the regulations of this ordinance as applied to the whole of such site.
 8. Accessory buildings which are not a part of the main building shall

located in the Zoning Ordinance

not occupy more than 30% of the area of the required rear yard, shall not be more than 15 feet high and shall not be nearer than 3 feet to any lot line, except that where a private garage has an entrance facing an alley, such entrance shall be located not less than 10 feet from the nearest alley line. This building should be placed 10 feet from principle structure or other buildings.

9. The Village Board, after investigation and public hearing, may authorize the location of any of the following buildings or uses in any district from which they are excluded by this ordinance, provided that each such building or use shall comply with all other regulations for the district in which it is proposed to be located. In authorizing the location of such buildings or uses, the board may establish such conditions and safeguards as will further and protect the general purpose and intent of this ordinance.
- a. Cemeteries.
 - b. Fire stations.
 - c. Hospitals and clinics, but not veterinary hospitals and clinic.
 - d. Institutions of an educations, philanthropic or charitable nature including day cares.
 - e. Private clubs and lodges, excepting those the chief activity of which is a service customarily carried on as a business.
 - f. Public dumping ground.
 - g. Public utility buildings, structures and lines, including microwave radio relay structures and their appurtenances, for such purposes as are reasonably necessary for the public convenience and welfare.
 - h. Railroad siding and structures.
 - i. Sewage disposal plants.
 - j. Storage garage or parking area in connection with a housing development project, hospital or public or semi-public institution.