

Ferryville Ordinance Chapter 14 BUILDING PERMITS - DETACHED STRUCTURES

CHAPTER 14

BUILDING PERMITS – DETACHED STRUCTURES

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14.01 BUILDING PERMITS REQUIRED

(1) Persons building new detached structures within the Village, of more than 100 square feet, and not subject to the Wisconsin Uniform Dwelling Code, and not subject to the Wisconsin Commercial Building Code, must obtain a Village of Ferryville approved and issued Building Permit, which must be displayed at the construction site during construction.

(2) Persons intending to complete alterations to detached structures, defined in 14.01 (1), in excess of \$3,500 in a 12 month period, or adds more than 100 square feet, are required to obtain a building permit approved and issued by the Village of Ferryville, which must be displayed at the construction site.

14.02 BUILDING SITE INSPECTION COMMITTEE DUTIES - COMPENSATION

(1) The Village President, shall on an annual basis, at the Village Board Meeting in May, appoint 2 members of the Village Board to serve as a "Building Site Inspection Committee".

(2) A site inspection shall be conducted by the Committee following application for a building permit required by 14.01 and each member of the Committee will receive compensation of \$15.00. Inspections are limited to review of standards contained in 14.04 (1) and (2).

(3) The Committee shall make a recommendation to the Village Board for approval or denial of the application for a building permit.

14.03 BUILDING PERMIT APPLICATION AND FEES

(1) The application, for a permit required by this chapter, shall include:

(a) Name, address, phone number of the applicant

(b) Address of the building property site

- (c) A plot plan drawing of the property showing the building site location and distance from all 4 lot lines
- (d) An erosion control plan
- (e) Square footage of the structure
- (f) Building type (structural frame)
- (g) Exterior finish material
- (h) Intended use of the structure
- (i) Visibility from Highway 35 (if applicable in 14.04)

(2) Applications shall be obtained from and returned to the Village Clerk thirty (30) days prior to start of intended construction. The Village Clerk shall issue permits following approval of the application by the Village Board.

(3) The building permit application fee shall be \$55.00.

14.04 STANDARDS FOR CONSTRUCTION OF DETACHED STRUCTURES

(1) Eagle Mountain Sub-division restrictions:

- (a) Detached structures cannot be placed within the road right-of-way set back line of 30 feet.
- (b) Any part of a detached structure cannot be built which can be seen from Highway 35 during summer months.
- (c) Property sites must be graded to prevent landslide and include an erosion control plan to prevent loss of soil.
- (d) Detached structures placed less than 10 feet from a "dwelling" or less than 3 feet from a property line are subject to the requirements of Wisconsin Administrative Code "Comm 21.08".
- (e) Restrictions (a) and (b) do not apply to Eagle Mountain property lots "1 south thru 9 south".

(2) All other Village property locations:

- (a) Property sites must be graded to prevent landslide and include an erosion control plan to prevent loss of soil.

(b) Detached structures placed less than 10 feet from a "dwelling" or less than 3 feet from a property line are subject to the requirements of Wisconsin Administrative Code "Comm 21.08".

14.05 STRUCTURE COMPLETION REQUIREMENTS AND VARIANCE REQUESTS

(1) Final construction of a structure, granted by a Village building permit, must be completed following twelve (12) months from the issue date of the permit.

(2) The Board may approve an extension of the permit, for completion of the structure, for a period of an additional 12 months. The person, to whom the permit is issued, must seek an extension of the permit, in writing to the Village Clerk, prior to the expiration of the original permit period.

(3) Application for a variance to the restrictions set forth in Section 14.04 shall be in accordance with the provisions set forth in Section 15.10 (2) of the Municipal Code of the Village of Ferryville, Crawford County, Wisconsin. *(effective 09-24-2025)*

14.06 PENALTY PROVISIONS

(1) Any person or entity violating any part of this ordinance shall be subject to the following penalties:

(a) Revocation of the building permit may be issued by the Village Board.

(b) Penalties as set forth in Section 13.04 of the municipal code of ordinances for the Village of Ferryville may be applied.