

## Zoning/Building Permit Requirements

### Oneida County

#### **9.32 ZONING PERMIT REQUIREMENT**

A zoning permit shall be obtained before:

- A. A structure is built, erected, placed, enlarged, altered or moved.
- B. A structure is structurally altered so as to change its use or increase the square footage of its floor area or vertical surface area.
- C. A structure is repaired when 50% or more of a structure's CEAV has been damaged or destroyed by fire or other catastrophic cause.
- D. The construction, reconstruction, expansion, replacement or relocation of any impervious surface on a riparian lot or parcel and any non-riparian lot or parcel that is located entirely within 300 feet of the ordinary high water mark of any navigable waterway.
- E. The use of a structure or property is changed.
- F. A recreational vehicle is used as a dwelling for more than five (5) consecutive days unless exempt under 9.33(F).
  1. The placement of a recreational vehicle, camping trailer, motor home or park model on a parcel must comply with applicable setbacks, the minimum lot area and dimensional requirements for uses and zoning districts in Appendix A.
  2. Obtain a sanitary permit for a private on-site wastewater treatment system if the recreational vehicle is provided a connection to potable water and/or electric.
  3. Obtain a nonplumbing sanitary system permit if not connected to water and/or electric.

#### **9.33 EXCEPTIONS TO ZONING PERMIT REQUIREMENT**

##### **A. New Structure (Costs under \$2,500)**

A zoning permit shall not be required when the total fair market value of materials and labor reasonably anticipated for the total cost of constructing a new structure is \$2,500.00 or less, and provided:

1. The structure is less than 200 square feet in size.
2. The structure is not part of a sewerage system.
3. Driveways, sidewalks and walkways greater than 75 ft from the OHWM provided they meet the impervious requirements of the ordinance.
4. The structure conforms with all other requirements of this ordinance.

##### **B. Existing Structure (Alterations under \$2,500.00)**

A zoning permit shall not be required for an existing structure when the cumulative fair market value of materials and labor for all structural alterations to the structure, excluding ordinary maintenance and repairs, is \$2,500.00 or less over the life of the structure, and provided:

1. The improvements or alterations do not structurally alter the structure so as to change its use.
2. The improvements or alterations do not include the replacement of an existing impervious surface greater than 200 square feet in size.
3. The structure conforms to all of the requirements of this ordinance.

4. The structural alteration does not result in any further encroachment upon any setback, yard or open space areas controlled by this ordinance.

C. Maintenance and Repairs

A zoning permit shall not be required for the maintenance and repair of a structure.

Marathon County

Sec. 17.802. - Zoning permits.

17.802.01. Zoning permits required.

A. Permit Required. A zoning permit shall be issued before any of the following may occur:

1. Prior to the erection, structural alteration, or moving of any building or structure except as exempted in this section.

2. Prior to the establishment of a new use, whether the land is currently vacant or if a substantial change in land use is proposed.

3. Prior to any change in use of an existing building or structure.

B. Exemptions. A zoning permit shall not be required for the following:

1. Alterations involving ordinary maintenance and repair.

2. For new minor structures as defined in *Section 17.902*.

C. Issuance. Zoning permits shall be issued only in conformity with the provisions of this Zoning Ordinance, unless the Zoning Administrator receives a written order from the Board of Adjustment deciding an appeal or variance. Zoning permits shall be issued only if the parcel is in compliance with General Code of Ordinances Chapter 18 Marathon County Land Division and Surveying Regulations and where applicable, issuance of a sanitary permit is a precondition to issuance of a zoning permit.

**Structure, Minor.** A structure not requiring a zoning permit shall include any small easily movable construction and any structure which has a footprint of no more than 100 square feet (or 100 linear feet or less of fencing), decks 100 square feet or less and/or any structure allowing for handicap access. Minor structures must meet all setbacks for the zoning district in which they are located with the exception of school bus waiting shelters. Small easily movable accessory structures include but are not limited to objects such as, play equipment, tree houses, farm calf hutches, permanent deer stands (without living quarters, plumbing, or running water), outside woodstoves/boilers and other hand movable objects such as, grills, etc. Note Wis. Admin. Code requires counties to issue permits for all structures in floodplain. Minor structures are subject to the applicable Chapter 22 Shoreland, Shoreland-Wetland, Floodplain standards and permitting requirements.

## Lincoln County

### 17.8.50 - ZONING PERMIT REVIEW AND APPROVAL PROCEDURE.

(1)PURPOSE. The purpose of this section is to specify the requirements and procedures for the issuance of zoning permits. A zoning permit is required from the Zoning Administrator in the following instances:

(a)Before any structure, as defined in Section 17.1.14, is erected, affixed, moved, or structurally altered to increase its floor area.

(b)Before the commencement of any structural modification or structural repair of an existing nonconforming structure, or to a structure housing a nonconforming use.

(c)Before the commencement of any ditching, lagooning, dredging, filling, grading as per Chapter 21 of the Lincoln County Code of Ordinances, paving, excavation, drilling, or deposition or extraction of earthen materials in the shoreland zone.

(d)Reserved. (Dltd. #2006-06-477)(e)Before any on-site waste treatment system is constructed or structurally altered, per the requirements of Chapter 22. The Zoning Administrator shall issue a sanitary permit instead of a zoning permit in such instances.

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## Village of Rothschild

§ 234-10 Building permit required.

No person shall build or cause to be built any one- or two-family dwelling without first obtaining a state uniform building permit for such dwelling. Such building permit shall be furnished by the Village of Rothschild. A copy of such permit issued shall be filed with the Village Clerk. A permit shall be automatically revoked if the project set forth on the permit is not completed within two years from the date of issuance of the permit.

§ 584-14 Zoning permits.

A. When required. Unless another section of this chapter specifically exempts certain types of development from this requirement, a zoning permit shall be obtained from the Zoning Administrator before any new **development**, as defined in § 584-23 of this chapter, or any change in the use of an existing building or structure is initiated.

### DEVELOPMENT

Any man-made change to improved or unimproved real estate, including but not limited to the construction of buildings, structures or accessory structures; the construction of additions or substantial alterations to buildings, structures or accessory structures; the placement of buildings or structures; ditching, lagooning, dredging, filling, grading, paving, excavation or drilling operations; and the deposition or extraction of earthen materials.

B. Application. An application for a zoning permit shall be made to the Zoning Administrator upon forms furnished by the municipality and shall include, for the purpose of proper enforcement of these regulations, the following information:

(1) General information.

(a) Name, address, and telephone number of the applicant, property owner and contractor, where applicable.

(b) Legal description of the property and a general description of the proposed use or development.

(c) Whether or not a private water supply or sewage system is to be installed.

(2) Site development plan. The site development plan shall be submitted as a part of the permit application and shall contain the following information drawn to scale:

(a) Dimensions and area of the lot;

(b) Location of any structures with distances measured from the lot lines and center line of all abutting streets or highways;

(c) Description of any existing or proposed on-site sewage systems or private water supply systems;

(d) Location of the ordinary high-water mark of any abutting navigable waterways;

(e) Boundaries of all wetlands;

(f) Existing and proposed topographic and drainage features and vegetative cover;

(g) Location of floodplain and floodway limits on the property as determined from floodplain zoning maps;

(h) Location of existing or future access roads; and

(i) Specifications and dimensions for areas of proposed wetland alteration.

C. Expiration. All permits issued under the authority of this chapter shall expire six months from the date of issuance.

### Village of Weston

#### Section 94.16.04: Zoning Permits

(1) Applicability: No structure shall hereafter be located, erected, moved, reconstructed, extended, enlarged, structurally repaired, or structurally altered; and no other action requiring a zoning permit under this Chapter shall occur, until after the owner or his agent has secured a zoning permit or building permit. Every application for a zoning permit or building permit shall be deemed to be an application for a Certificate of Occupancy, governed under Section 94.16.04.

(5) Relationship to Building Permit. Where a building permit is also required for the project per Chapter 14, the Village may combine the building permit and zoning permit into a single application and a single approval.

#### Section 94.16.05: Building Permit

No building shall be erected, structurally altered, or relocated until a building permit has been issued by the Building Inspector certifying that such building, as proposed, would be in compliance with the provisions of this Chapter and with Chapter 14. No building permit shall be issued until zoning compliance is determined.

#### Rib Mountain

##### 14.01 - PERMITS; FEES; INSPECTIONS.

(1) PERMIT REQUIRED. No building, plumbing or electrical work shall be performed and no building shall be moved into or within the Town unless a permit therefor is obtained as required in the provisions of this chapter. In addition to any penalty, failure to obtain the proper permit before commencing work shall result in double the applicable fee for each permit required.

##### 14.02 - BUILDING CODE.

###### (1) PERMIT.

(a)Required. No building or any part thereof shall hereafter be erected within the Town or ground broken for the same except as hereafter provided until a permit therefor shall first have been obtained from the Building Inspector by the owner or his authorized agent. The term building as used in this section shall include any building or structure and any enlargement, alteration, heating or ventilating installation, moving or demolishing or anything affecting the fire hazards or safety of any building or structure.

(b)Building Permit Required. No person shall build or cause to be built any one-or two-family dwelling without first obtaining a State uniform building permit for such dwelling. Such building permit shall be furnished by the Town. A copy of such permit issued shall be filed with the Building Inspector. A permit shall be automatically revoked if the project set forth on the permit is not completed within two years from the date of issuance of the permit.