



**OFFICE OF BUILDING INSPECTION
INFORMATION REQUIRED TO APPLY FOR A BUILDING
PERMIT FOR AN ADDITION**

1. A survey showing the proposed location of the addition, as well as, all other structures on the lot with setbacks and side yard dimensions shown, along with distances to other buildings and structures on the property (pool, decks, etc.)
2. Two complete sets of plans indicating: room sizes, window sizes, door sizes, materials, dimensions, and cross section of proposed addition.
3. Washington County Land Use office approval required! (SEE ATTACHED)
4. The above must be submitted with a completed Building Permit Application to the Inspector for approval.
5. Set back requirements vary depending upon your zoning district. (SEE ATTACHED)
6. The permit fee is calculated based upon the size of the structure.
7. Plan review fee is required.

Joel Jaster, Inspector
inspector@richfieldwi.gov

Greg Darga, Inspector
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**Richfield Village Hall
4128 Hubertus Road
Hubertus, Wisconsin 53033
www.richfieldwi.gov**

**Phone (262) 628-2260 Ext. 117
Fax (262) 628-2984**



Washington County

Planning and Parks Department

REMINDER TO PROPERTY OWNERS IN ALL UNINCORPORATED TOWNS

Please note that the Washington County Planning and Parks Department Land Use Division administers and enforces the following ordinances within your municipality:

- Subdivision Ordinance
- Sanitary Ordinance
- Shoreland/Wetland/Floodplain Zoning Ordinance

CONTACT FOR THE FOLLOWING TOWNSHIPS:

Phillip Gaudet-Land Resources Manager/Manager of Land Use Division
Wayne, Kewaskum, Addison, Hartford, Barton

Dave Seils-Inspector in Charge
Polk, Erin, Richfield, Germantown

Dave Lindner-Land Use Inspector
Farmington, West Bend, Trenton, Jackson

Best time to call is from 8:00 to 9:00 A.M.

Before beginning any construction (including remodeling, reconstruction or any structural alterations), and landscaping, please contact us and request information on what permits and inspections may be necessary. The best time to call is from 8:00 to 9:00 A.M.

Please contact us before doing any work on your Private Onsite Wastewater Treatment System (POWTS) other than the routine pumping of your septic tank every 2 or 3 years as required under County Ordinance; this includes the placement of covers, risers, pipes, vents, etc. County and State laws require that some repairs, alterations, extensions or additions require permits at the County level, and the State requires that the person performing the work be properly licensed.

Enforcement of the County Shoreland/Wetland/Floodplain Zoning Ordinance pertains especially to properties within 300' of a river or navigable stream, within 1,000' of a lake/pond as well as all floodplain and the majority of wetland areas. Please note that many very small ponds, streams and ditches are regulated as required by the State. Permits may require approval by the Washington County Planning, Conservation & Parks Committee and the full County Board prior to your starting work on the following projects within the shoreland/wetland/floodplain zoning district:

- Landscaping, filling, grading, ponding, lagooning, dredging, excavating and any soil disturbance work.
- Seawall or riprap.
- Additions/alterations to existing structures or reconstruction of structures.
- New construction of any type.
- Retaining walls, sidewalks, driveways or other landscaping.

When working near lakes and streams, you are advised to contact the Wisconsin Department of Natural Resources in Milwaukee at (414) 263-8500, because in some cases permits will also be needed from them. Construction in any wetland or shoreline may require approval of the U.S. Army Corps of Engineers, phone number (262) 547-4171.

County approval will be needed for all subdivisions. Certified Survey Maps located in Shoreland/Wetland/Floodplain Zoning Districts frequently require County approval.

To help minimize complications, please do not hesitate to contact our office for information about the procedure for obtaining any of the permits mentioned above. This should be done several weeks prior to the proposed start of your project. When work takes place without permits, County and State laws usually hold the property owner responsible even if the work was done by a contractor. In some cases, the contractor may also be responsible. You should also contact the town regarding their permit requirements.

Form 1385 (Rev. 03/15)

RESIDENTIAL ZONING DISTRICTS (SETBACKS)

Please call Village Hall to determine what district you live in.
262-628-2260

<u>ZONING DISTRICT</u>		<u>STREET YARD</u>	<u>SIDE YARD</u>	<u>REAR YARD</u>
RS-1 Country Estates		65 feet	40 feet	50 feet
RS-1R Country Estates/ Remnant Parcels		50 feet	30 feet	50 feet
RS-1A Single Family/Rural Preservation		60 feet County, State, Village roads 50 feet Subdivision roads	30 feet	50 feet
RS-1B Single Family Cluster/ Open Space Residential		60 feet County, State, Village roads 50 feet Subdivision roads	25 feet	40 feet
RS-2 Single Family		50 feet	30 feet	50 feet
RS-3 Single Family		20 feet	<u>Lot Width</u> 10 (0-60ft. wide) 15 (61-70ft. wide) 20 (71-90ft. wide) 25 (91-150ft. wide) 30 (151+ wide)	50 feet
RS-4 Single Family		20 feet	<u>Lot Width</u> 10 (50-100ft. wide) 15 (101-150ft. wide) 20 (150+ wide)	75 ft. (lake properties) 50ft. (non- lake)