



## OFFICE OF THE BUILDING INSPECTION INFORMATION REQUIRED TO INSTALL A FENCE

Residential Fences are classified into two (2) categories defined in Appendix B of Chapter 170 (Sections 17.08-17.11) of the Village Code.

**Fence, Perimeter** – *“A fence placed around the perimeter of a lot.”*

**Fence, Privacy** – *“A solid or partially solid fence placed around an outdoor patio or other private area in the rear yard and side yard.”*

### REQUIRED APPLICATION MATERIALS:

- A survey showing the exact location of the proposed fence
- A complete description of the proposed fence (i.e. dog eared, chain link, board on board, etc.)
- Approval from the Washington County Land Use Office (SEE ATTACHED)
- A completed Village of Richfield Building Permit Application
- All necessary building permit fees:
  - \$50.00

### PROJECT REQUIREMENTS:

- Dimensional standards vary depending upon the type of fence (SEE ATTACHED)

### BUILDING INSPECTOR INFORMATION:

Joe Tillmann, Inspector – [inspector@richfieldwi.gov](mailto:inspector@richfieldwi.gov)  
(Office Hours: Tuesday and Wednesday from 7:30AM to 8:45AM and from 12:30PM to 1:15PM)

Greg Darga, Inspector – [inspectorii@richfieldwi.gov](mailto:inspectorii@richfieldwi.gov)  
(Office Hours: Friday from 7:30AM to 8:45AM and from 12:30PM to 1:15PM)

Village of Richfield  
4128 Hubertus Road  
Hubertus, WI 53033  
[www.richfieldwi.gov](http://www.richfieldwi.gov)

Phone: (262) 628-2260 Ext. 117 and 125

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# 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)

17.08 Fence, perimeter

**Description:** A fence placed around the perimeter of a lot.



**Supplemental Standards:**

**A. Height.** A perimeter fence may not exceed 4 feet in height as measured from the surrounding grade to the top of the fence material (i.e., not the fence post, pole, or column). In this regard, the surrounding grade may not be altered so as to raise the overall height of a fence above the grade.

**B. Materials.** The fence materials must be at a minimum 50 percent open.

**C. Orientation.** All non-decorative posts, horizontal supports, cross-members, and the like shall be oriented inward to the lot on which the fence is located.

**D. Proximity to lot lines.** A perimeter fence may be placed up to the side lot line and the rear lot line and no closer than 5 feet to the front lot line.

**E. Placement in utility easement.** A perimeter fence may be placed within a utility easement, unless prohibited by the easement holder, with the understanding that the utility authority (1) may remove such fence at the property owner's expense, (2) is not liable for any damage to the fence, and (3) is not responsible for the reconstruction of the fence.

**F. Placement in drainage easement.** A perimeter fence shall not be located within a drainage easement. Upon written petition, the zoning administrator may allow a fence in a drainage easement when it can be shown that the fence will not restrict the flow of stormwater and the easement holder does not object.

**G. Maintenance.** A fence shall be maintained in a structurally sound manner.

**H. Fencing as a private nuisance.** In no event shall any provision in this part be construed to permit a fence that constitutes a private nuisance under § 844.10, Wis. Stats.

17.09 Fence, privacy

**Description:** A solid or partially solid fence placed around an outdoor patio or other private area in the rear yard and side yard.



**Supplemental Standards:**

**A. Height.** A privacy fence may not exceed 8 feet in height as measured from the surrounding grade to the top of the fence material (i.e., not the fence post, pole, or column). In this regard, the surrounding grade may not be altered so as to raise the overall height of a fence above the grade.

**B. Placement.** A privacy fence may not be placed within the rear-yard setback or side-yard setback.

**C. Orientation.** All non-decorative posts, horizontal supports, cross-members, and the like shall be oriented inward to the lot on which the fence is located.

**D. Placement in utility easement.** A privacy fence may be placed within a utility easement, unless prohibited by the easement holder, with the understanding that the utility authority (1) may remove such fence at the property owner's expense, (2) is not liable for any damage to the fence, and (3) is not responsible for the reconstruction of the fence.

**E. Placement in drainage easement.** A privacy fence shall not be located within a drainage easement. Upon written petition, the zoning administrator may allow a fence in a drainage easement when it can be shown that the fence will not restrict the flow of stormwater and the

easement holder does not object.

**F. Maintenance.** A fence shall be maintained in a structurally sound manner.

**G. Fencing as a private nuisance.** In no event shall any provision in this part be construed to permit a fence that constitutes a private nuisance under § 844.10, Wis. Stats.