

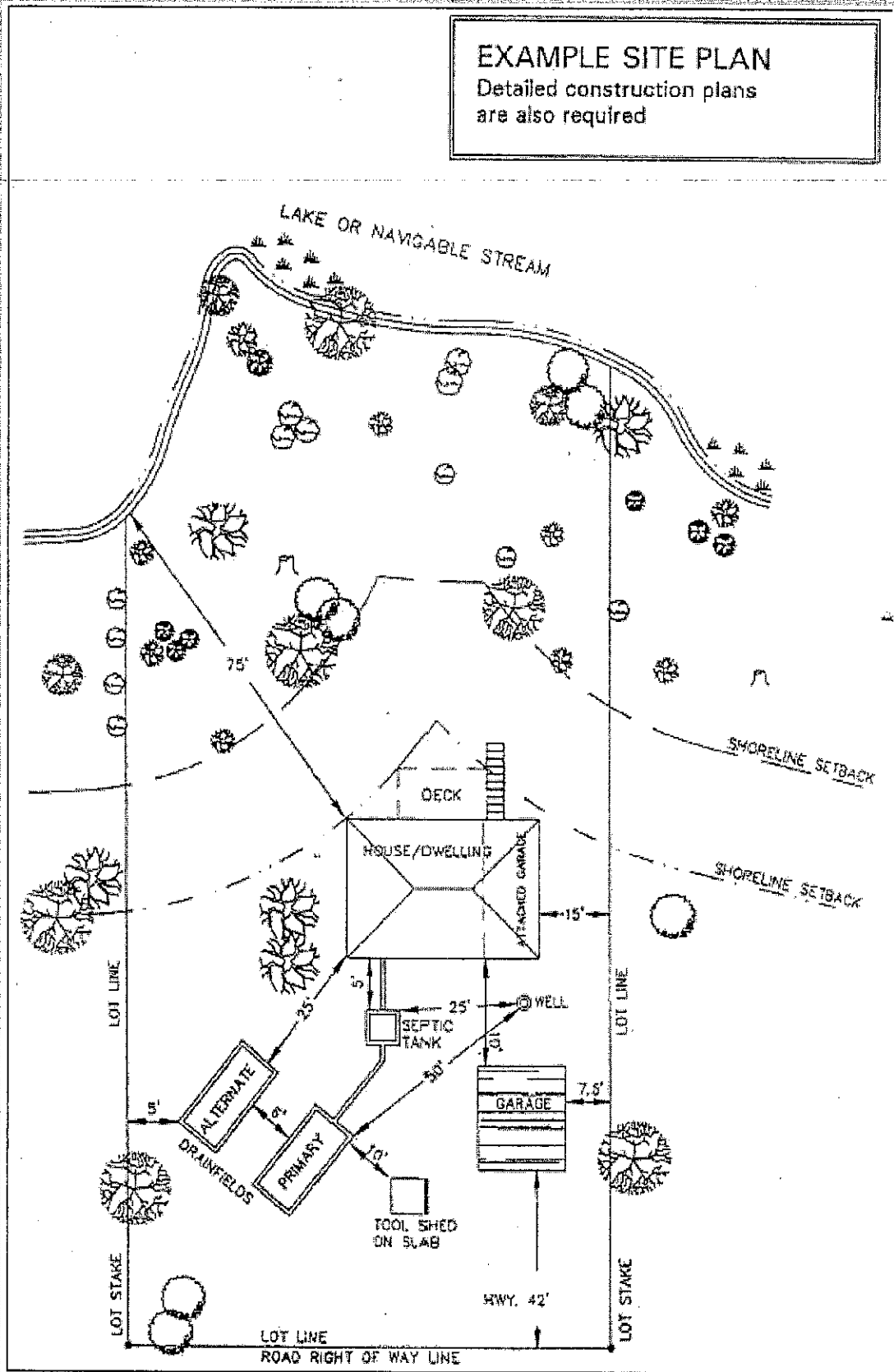
VILLAGE OF LAKE NEBAGAMON (715) 374-3101

<ul style="list-style-type: none"><input type="checkbox"/> Land Use Permit - Regular<input type="checkbox"/> Land Use Permit - Non-Conforming Lot<input type="checkbox"/> Land Use Permit - Variance<input type="checkbox"/> Fill / Grade Permit<input type="checkbox"/> Conditional Use Permit<input type="checkbox"/> Zoning Change	<ul style="list-style-type: none"><input type="checkbox"/> Driveway / Culvert Permit<input type="checkbox"/> Fence Permit<input type="checkbox"/> Sign Permit<input type="checkbox"/> Wood Burning Furnace (Outdoor) Permit<input type="checkbox"/> Commercial / Industrial Permit (State Approved)
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Permit Process

1. Get the appropriate permit application at the Village office.
2. Fill out the application completely, including a detailed site plan.
3. Turn application in to the Village office.
4. Zoning Administrator checks application for completion and if setbacks are met.
5. If the application is for a Non-Conforming Lot or Conditional Use Permit, you will be required attend the next meeting of the Planning and Zoning Commission to discuss conditions or mitigation.
6. If approved by the Zoning Administrator or the Planning & Zoning Commission, pay the permit fee and receive the permit. If not approved by the Planning & Zoning Commission, you may apply for a Variance.
7. Fill out a Variance application and turn in to the Village office. Attend the scheduled meeting of the Zoning Board of Appeals, where your Variance application will be discussed. If granted, pay the permit fee and receive the permit.
8. If a Variance is not granted by the Board of Appeals, you may pursue the issue in court.
9. If property is located on lake frontage, a 35 foot buffer from high water mark must be maintained, if removing or relocating trees check with Zoning Administrator at the Village Office.

The Planning & Zoning Commission meets once a month, usually on the 3rd Monday at 6:30pm, at the Village Auditorium. The meetings are held downstairs.



Example site plan provided by Langlade County, WI.

ZONING SCHEDULE - DIMENSIONAL REQUIREMENTS

	R-1 35'		R-2 35'		R-3 35'		RR-1 35'		A-1 35'	I-1 60'	F-1 35'	C-1 35'		C-2 35'
Building Height Limit	No Sewer 30,000 20,000 30,000	Sewer 30,000 12,500 30,000	No Sewer 5 Acres 5 Acres 5 Acres	Sewer 30,000 20,000 30,000	No Sewer 5 Acres 5 Acres 5 Acres	Sewer 5,000(\$) 5,000(\$) 5,000(\$)	No Sewer 30,000(\$) 30,000(\$) 30,000(\$)	Sewer 30,000 20,000 30,000	40acres - -	- - -	10 Acres 10 Acres 10 Acres	No Sewer 20,000 20,000 20,000	Sewer 20,000 10,000 10,000	- - -
Required Lot Area (Acres or Feet) (2)														
a) Within Shorelands	30,000	30,000	5 Acres	30,000	5 Acres	5,000(\$)	30,000(\$)	30,000	40acres	-	10 Acres	20,000	20,000	5,800
b) Outside Shorelands	20,000	12,500	5 Acres	20,000	5 Acres	5,000(\$)	30,000(\$)	20,000	-	-	10 Acres	20,000	10,000	5,800
c) Shoreline Lots	30,000	30,000	5 Acres	30,000	5 Acres	5,000(\$)	30,000(\$)	30,000	-	-	10 Acres	20,000	10,000	5,800
Minimum Lot Width (feet)														
a) Within Shorelands	150	150	150	150	150	150	150	150	-	-	300	100	100	50
b) Outside Shorelands	100	150	150	150	150	150	150	150	-	-	300	100	100	50
c) Shoreline Lots	150	150	150	150	150	150	150	150	-	-	300	150	150	50
Yards Required (feet)														
Front	30	30	30	30	50	50	30	30	100	-	30	10	10	5
Side (from property line)	10	10	10	10	20	20	10	10	20	20	5	10	10	5(5)
Principal Building	10	10	10	10	30	30	10	10	20	20	40	5	5	5(5)
Accessory Building	40	40	40	40	100	100	40	40	100	40	40	20	20	20
Rear - 18 feet with alley														
Accessory	10	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Floor Area(2)														
3 or more bedrooms	1,000	900	900	900	700	700	700	700	900	2000	700	700	700	700
2 bedrooms	900	800	800	800	600	600	600	600	800	-	600	600	600	-
1 bedroom	800	700	700	700	500	500	500	500	700	-	500	600	600	-
Mobile Home Floor Area (2)														
3 or more bedrooms	-	700	700	700	-	-	-	-	700	-	-	700	700	-
2 bedrooms	-	600	600	600	-	-	-	-	600	-	-	600	600	-
1 bedroom	-	500	500	500	-	-	-	-	500	-	-	600	600	-

1. Unless specified elsewhere in this ordinance or on the official zoning map, the dimensional requirements of this schedule shall apply to the respective listed districts. Requirements for the W-1: Resource Conservation, Sp-1: Shoreland Protection, and PUD: Planned Unit Development are contained in Section 3.0: Zoning Districts Code.
2. Minimum for one-family dwellings; add 2,000 square feet for each additional unit over one.
3. Plus any additional area required by Wisconsin Administrative Code, Section 65.03.
4. No lot shall be created with a length to width ratio greater than three to one.
5. For C-2 building may be constructed on the property line if a firewall is included.
 - A. Building closer than 10 feet to property line must have a firewall. (State code)

CHAPTER 7

BUILDING REGULATIONS

- §7.01 Uniform Dwelling Code
- §7.02 Flammable Liquids
- §7.03 Fire District Regulations
- §7.04 Penalties
- §7.05 Energy Conservation Code

§7.01 UNIFORM DWELLING CODE

- A. Authority These regulations are adopted under the authority granted by Wis. Stat. § 101.65.
- B. Purpose The purpose of this ordinance is to promote the general health, safety, and welfare and to maintain required local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code.
- C. Scope The scope of this ordinance includes the construction and inspection of one and two family dwellings and habitable additions or accessory buildings or attached garages. It does not include boat houses, gazebos or detached garages, they are covered in another section.
- D. Wisconsin Uniform Dwelling Code Adopted The Wisconsin Uniform Dwelling code, chs. comm 20-25 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this ordinance.
- E. Building Inspector There is hereby created the position of Building Inspector, (contracted) who shall administer and enforce this ordinance and shall be certified by the Division of Safety and Buildings, as specified by Wis. Stat. § 101.66(2), in the category of Uniform Dwelling Code Construction Inspector. Additionally, this or other assistant inspectors shall possess the certification categories of UDC, HVAC, UDC Electrical, and UDC Plumbing.
- F. Building Permit Fee The building permit fees shall be submitted by contracted inspector and approved by the Village Board.
- G. Penalties The enforcement of this section and all other laws and ordinances relating to building shall be by means of the withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$25 nor more than \$1000 for each day of noncompliance.

VILLAGE OF LAKE NEBAGAMON
715-374-3101 PO Box 517 Lake Nebagamon, WI 54849

PERMIT APPLICATION

Land Use - Regular _____ Fill Grade _____ Land Use - Construction on a Non Conforming Lot _____

TO WHOM IT MAY CONCERN: The undersigned applies for a permit to do work herein described in this application. The undersigned agrees all work will be done in accordance with the Lake Nebagamon Zoning Ordinance, Shoreland Zoning Ordinance, Subdivision Control Ordinance, Floodplain Ordinance and within the parameters of all Wisconsin State laws applicable to said premises.

Do not start any construction on or install any sanitary facilities until either Douglas County or Lake Nebagamon Sanitary Sewer has approved a permit. Failure to follow this procedure may result in a double permit fee and/or citation.

If the property has no assigned fire number, you must apply to Douglas County Zoning before a building permit will be issued.

- This is a Land Use Permit Application only. **All habitable structures need to be inspected, at the appropriate phases of construction, by the appointed Village Building Inspector, Rob Lietha. 218-393-6482**
- The applicant agrees to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understands that the issuance of the permit creates no legal liability, expressed or implied, on the Village Agent/Inspector, Department or Municipality; and certifies that all the above information is true and accurate.
- Approval or disapproval of plans shall be based upon review of written and graphic information submitted.
- Changes made during construction shall be based upon approved revisions to plans.
- Any change in the conditionally approved plans shall be approved by the Zoning Administrator before said changes are implemented.
- Any variance from work indicated on approved or revised approved plans is done at the sole risk of the owner.
- It is expressly understood by the project owner(s) and/or contractor(s), upon issuance of this permit, any Village Agent/Inspector shall be allowed to inspect, at reasonable times, any permitted work.
- Failure to allow access to the premises for such inspection(s) shall result in revocation of this permit.
- If other than a garage or accessory building, one (1) set of plans that show all rooms, dimensions, elevations and roof overhangs are required before a land use permit can be issued.

This is a Land Use application only, not a permit to start construction.

Property Owner's Name: _____

Mailing Address: _____

Telephone #: _____ Date Submitted: _____

PLEASE COMPLETE ALL THAT APPLY

Parcel Number: LN-146- _____ - _____

Lot # _____ Block _____ Subdivision Name: _____ Section # _____

Town# _____ Range# _____ (Information can be found on property tax bill)

Property Address: _____

Lot Size: Length _____ Width _____ Sq. Ft/Acres _____

Type of construction: _____ Estimated Cost: _____

(New building, modular, manufactured, addition, alteration, relocating structure)

Proposed Use: _____

(Year round/seasonal residence, accessory bldg, commercial bldg, change use of structure)

Is the existing or proposed building in a floodplain? (circle one) YES NO

Is the existing or proposed septic compliant with Douglas County? YES NO Have a permit? YES NO

Building Size: Length _____ Width _____ Area in Sq. Ft. _____

Accessory Building Size: Length _____ Width _____ Area in Sq. Ft. _____

Are Grade Changes or Fill required? _____ Volume of Fill _____

Grade Change? Total Area (sq. ft.) _____ Elevation change (ft.) _____

Building Height: _____ (ft.) No. of Stories _____ No. of Bedrooms _____ Occupants _____

Type of Roof Construction (i.e. Gable) _____ Pitch _____

Has any portion of the project been started? Yes _____ No _____

By signing this application, I give my/our permission to allow a site inspection to be made of the site by Zoning Staff and allow photographs to be taken if necessary. I/we agree to meet all required setbacks, I/we understand that failure to do so may result in permit being revoked.

Signature of owner or agent: _____ Date: _____

Agent's address & phone number: _____

Adjoining Property Owners Names & Addresses: _____

ZONING PERMIT FEE SCHEDULE
Effective January 1, 2013

New Residences (1 & 2 family)	\$200	Non-Conforming Permit	+\$100
Garages & Accessory buildings	\$75	Conditional Use Permit	\$100
Shed / Boathouse / Gazebos Additions or Alterations	\$75	Commercial / Industrial (State approved plans)	\$400
Sign Permit	\$25	Variances	\$300
Fence Permit	\$25	Special Meetings (addition to reg. cost)	\$300
Wood Burning Furnace	\$25	Zoning Change	\$100

There is no charge for Driveway / Culvert or Fill / Grade Permits

There is a \$2500 charge for all NEW sewer lateral hookups

FAILURE TO OBTAIN PERMIT MAY RESULT IN DOUBLE PERMIT FEE OR CITATION.

Amount Paid \$ _____ Date Paid _____

SITE PLAN AND LOCATION MAP – Lake Nebagamon

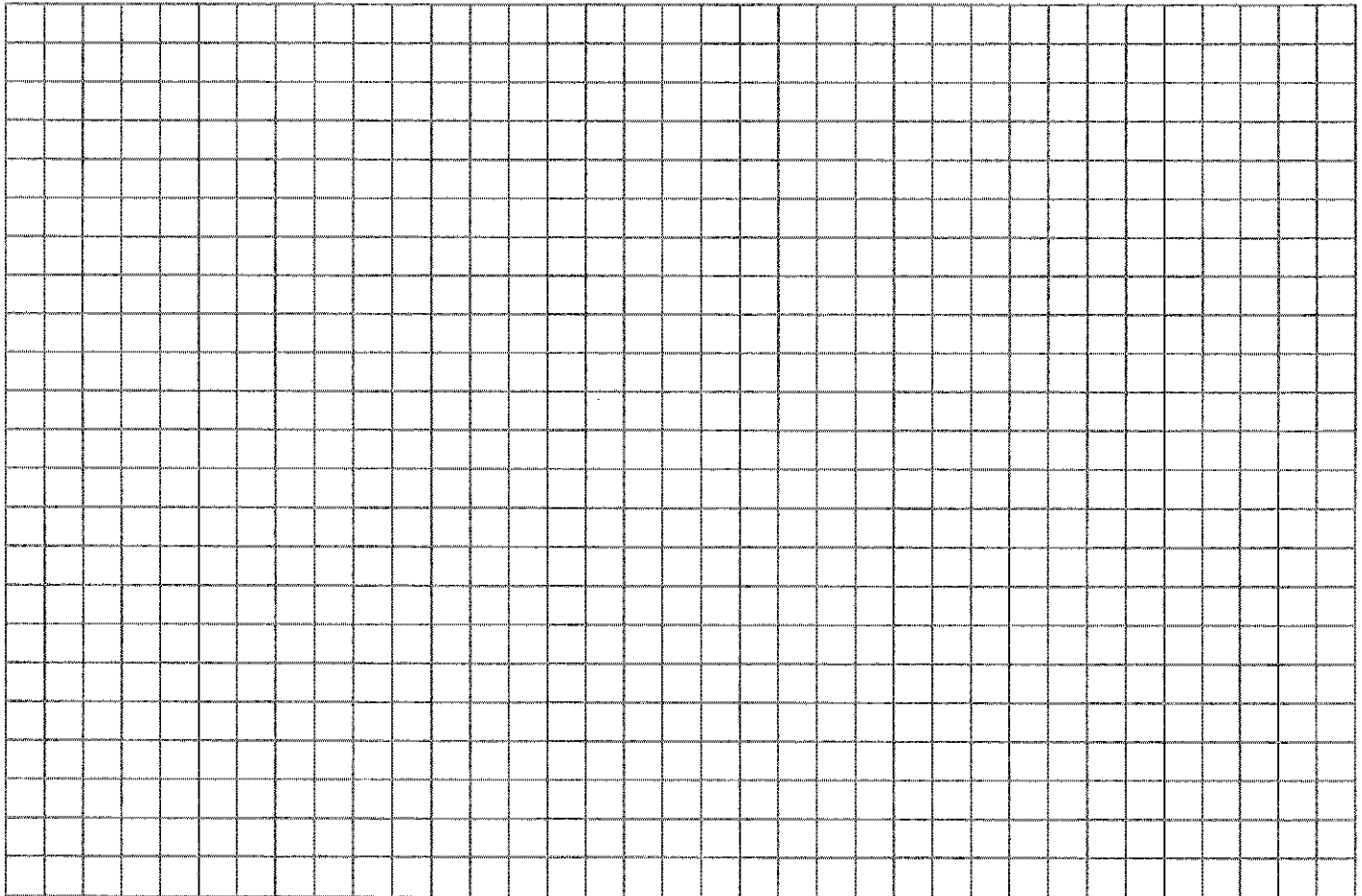
Incomplete Site Plans may result in delay or denial of your proposal.

1) Site Plans Shall Include:

1. Using the frontage road as a guideline (indicate the name of the road), fill in the lot dimensions.
2. Show the approximate location and size of the building. (NB)
3. Show any existing buildings on your property. (EB)
4. Show location of the existing well (EW), new well (NW), privy, septic tank(ST) and drain field (DF).
5. Show the location and name of any lake, river, stream or watercourse on or near property.
6. Show the dimensions, in feet, of the following on the diagram:
 - a. New building, deck, or other addition to all lot lines
 - b. New building, deck, or other addition to centerline of road
 - c. New building, deck, or other addition to lake, river or stream (measure horizontally to the closest high water mark).
 - d. New building, deck, or other addition to septic tank or privy
 - e. Septic tank or privy to well
 - f. Septic tank or privy to lake, river or stream
 - g. New building, deck, or other addition to drain-field
 - h. Drain-field to well
 - i. New building, deck or other addition to well

SITE DIAGRAM **Scale** _____ **inches(s)** = _____ **feet**

Proposed Building Site Must Be Staked



FOR LAND-USE PERMITS

- Permit will expire 6 months from the date of issue if work has not begun. If work isn't complete one year after the permit issue date, an extension must be applied for.
- Changes in plans or specifications shall not be made without approval of the Zoning Administrator.
- Only one dwelling is allowed per property. If building new, old dwelling must be torn down within 1 year.
- After foundation forms are set and before concrete is poured, you must call the Village Office for inspection. Allow up to 24 hours.
- A final inspection is required after completion and before occupancy of all habitable additions or new construction. Contact Rob Leitha at 218-393-6482 for scheduling.
- A signed certificate of compliance is required by the electrician and plumber upon completion of work.
- Commercial buildings require permits from the State of Wisconsin, Department of Industry, Labor and Human Relations and the Division of Safety and Buildings.
- Lake Property: All structures, except piers, boat houses, and gazebos shall be set back 75 feet from the normal high-water mark of navigable waters.
- If property is located on lake frontage, a 35 foot buffer from high water mark must be maintained, if removing or relocating trees check with Zoning Administrator at the Village Office.

FOR ALL PERMITS

It is the property owner's and/or contractor's responsibility to ensure that conditions of all recorded easements are met. These may include, but may not be limited to, sewer systems, power lines, gas lines, telephone cables, cable television, pipelines, roads and private access. For additional information, it is recommended that you contact the power, gas, telephone, cable and pipeline companies and local municipality, as applicable. Recorded easements should also be referenced on the property owners deed.

DRIVEWAY ACCESS RECOMMENDATIONS

For the protection of the property owner and occupants, having adequate, access/turn-around capabilities for emergency vehicles; ambulance, fire-fighting equipment and snow plows is recommended. Further information is available when submitting a driveway permit.

SANITARY PERMITS

Wisconsin Administrative Code requires the holding tank pumping agreement be recorded in the Douglas County Registrar of Deeds Office.

I have read and understand the above information.

Signed by Owner or Agent

Date

***** FOR OFFICE USE ONLY *****

LAND USE PERMIT INFORMATION

Name _____

Permit Date _____

Building Address _____

6 mo. start _____