

Village of De Soto
Ordinance No.10

LAND USE / UDC
SITE/BUILDING PERMITS

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- 1.1 **AUTHORITY:** These regulations are adopted under the authority granted by s. 101.65, Wisconsin Statutes.
- 1.2 **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.
- 1.3 **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 the ordinance.
- 1.4 **SITE PERMIT REQUIRED:** No person shall build, add onto or alter any building without first obtaining a site permit for such work from the Village Board. Removal of buildings is exempt from this requirement. Documentation for the Site permit should include a plan view showing location of new buildings or additions on the site and type of construction.


- 1.5 BUILDING PERMIT REQUIRED: No person shall build, add onto or alter any building without first obtaining a building permit for such work from the building inspector. Any structural changes or major changes to mechanical systems that involve extensions shall require permits. Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector is exempted from permit requirements. Residing, re-roofing, finishing of interior surfaces, installation of cabinetry shall be exempted from permit requirements.
- a.) an "Accessory Building" Permit will be required for all accessory structures 12'x 12' or larger. Exempt from this section shall be detached car ports of less than 200 sq. feet. The cost for said permit shall be Fifty (\$50) Dollars.
- 1.6 BUILDING INSPECTOR: There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by the Division of Safety & Buildings, as specified by Wisconsin Statutes, Section 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. All fees determined and set by UDC inspector
- 1.7 BUILDING SITE FEE: The building site permit fees shall be Fifty (\$50) Dollars
- 1.8 DRIVEWAYS: A permit shall be required for any driveway accessing any and all streets, and alleys of the Village of De Soto. Approval of said permit will be done at a regular Village Board Meeting. Minimum, but not limited to, Driveway width shall be set at Ten (10) feet wide with length to be determined by property owner. Minimum, but not limited to Twelve inch (12") tube will be used below ground where driveway access roadway, need for said tube will be determined by Village Board. Drive will be paved by means of gravel, asphalt, brick pavers, or concrete within Six (6) months of construction. All driveways will be inspected prior to paving to avoid unnecessary cost if tube installation is improper, before paving. Permit for driveway may be obtained from the Village Clerk for a fee of Fifty Dollars (\$50) which shall be good for six (6) months from date of issuance. Any driveway re-located on any property will require the abandonment of previous driveway. Residential properties will be allowed a maximum of one driveway access to any all Village, Streets, and Alleys.

- 1.9 SET BACKS FOR CONSTRUCTION: Set backs for any and all types of Dwellings, Garages, Pole Buildings shall be Eight (8) feet from the property line and Thirty feet from edge of Village roadway. Any accessory building (less than Twelve by Less than Twelve by less than Fifteen high) 12' x 12' x 15' may be may be approved to a set back a minimum of Two (2) Feet from the property line and thirty (30) Feet from the Village roadway.
- 1.10 EROSION CONTROL: It shall be the property owners responsibility to take immediate actions to control erosion pursuant to Wisconsin State Statutes 101.65 – 101.66 in the Village of De Soto. Following any type of construction, and or leveling, filling or disturbing of grounds on any property or properties in the Village. The Village will chargeback to property owner or owners any work it may have to do to remediate any damage done from poor and or no erosion control. If found in violation, these charges may be attached to owners property taxes.
- 1.11 REFUSE CONTAINERS: Dumpsters - all dumpsters, pre-existing and in the future, will be required to have lids and be maintained in good condition. Dumpsters that are worn out due to age and use shall be replaced. All dumpsters shall be contained inside a privacy fence with the exception of temporary units for construction purposes, which will be approved for conditional use on a 6 months at a time basis. The privacy fence shall be at least one foot higher than the top of the dumpster. The fence can be wood or metal chain link with privacy barrier. (see pictures of accepted examples). All dumpsters shall be emptied on a timely basis and not be allowed to overflow. Garbage cans – all garbage cans shall be maintained in good condition. All lids shall be attached to the cans to prevent them from becoming lost. All cans shall be marked with the owners name so that they may be identified and returned to the owner in the event of them being blown away or stolen. All garbage set out for residential pick up shall be in garbage cans with lids. Garbage shall be contained in the can and not be overflowing to the point where the lid cannot be placed on the can. Garbage pick up rates will be determined by the village board and assessed per SS 66.0627.


1.12 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 \$100.00 or more than \$1000.00 for each issue of noncompliance and courts costs.

1.13 EFFECTIVE DATE: This ordinance shall be effective upon passage and publication by law and supersedes all other versions.

PASSED AND APPROVED THIS 9 DAY OF November, 2010

Village President 
David Robertson

ATTEST:



Carrie Brudos, Village Clerk

POSTED: 11-12-10

Adopted 5/4/87,

Amended 10/6/04

Amended 8-17-05

Amended 11-5-05

Amended 11-6-07

Amended 11-9-10