

Village of North Prairie

Building Inspection Department

Ethan Schenning- Building, Electrical, Plumbing, HVAC

Phone (262) 210-3226

Email: buildinginspector@northprairiewi.gov

Office hours: By appointment

Please allow minimum 24hrs notice for all inspection requests.

Do not email or text inspection requests. They must be called in to phone number listed above.

ZONING:

Zoning is part of the building permit process no separate permit is required. We have a zoning map (under assessment and planning). Also village zoning codes and ordinances on home page. Both on our website at <https://www.northprairie.net/>

PRELIMINARY SITE EVALUATION (PSE):

For any new structure, shed, deck, pool, etc. in an area not served by municipal sewer, you must also contact the sanitarian for a PSE at Waukesha County Environmental- 262-896-8300. Or online at <https://www.waukeshacounty.gov/parks-and-land-use/permit-guide/preliminary-site-evaluation/>

WATER SUPPLY: *required for all new building projects that require municipal water*

Water connections must be approved by the village water trust. Which can be contacted at Phone- 262-392-5199 or email- pvwatertrust@gmail.com

NEW DRIVEWAY ACCESS FROM ROAD:

All driveways- installed, altered, replaced, or extended require building permit and shall follow 6.4 of the zoning code

NEW HOME PERMIT FEES- BUDGET NUMBERS:

-Building Permit- Base fee of \$515 plus \$.44/sq. ft. for ALL floor areas- basement, 1st floor, 2nd floor, garage, etc. no matter if finished or unfinished. This covers building, electrical, plumbing, HVAC, review, state seal, etc.

-Occupancy/Road Bond- \$1,000.00 (refundable after vegetation is established)

-Driveway culvert permit (when necessary)- \$100.00

-Park dedication Fee- \$.650.00 NSF / \$450.00 per unit for multi-unit.

-Erosion Control-\$205.00

DOCUMENTS NEEDED FOR NEW HOME:

- 2 sets of detailed construction plans. Please include all wall bracing details per SPS 321.25
- 3 copies of Surveys- one survey, one grading plan and, one erosion control locations).
- 1 Signed Heat/Loss/Calculation per 2009 IECC.
- 1 copy of Sanitary permit unless served by municipal sewer.
- 1 Wisconsin Uniform Building Permit Application
- 1 State building permit application form at https://esla.wi.gov/apex/Customize_Portal_Intro_Page
- Culvert permit application (if applicable)
- Erosion permit application
- Occupancy/Road Bond
- Municipal Water authorization

DOCUMENTS NEEDED FOR ADDITIONS, SHEDS, DECKS, ETC.:

- Building Permit Application
- Erosion Permit Application (if applicable)
- 2 sets of detailed construction plans. For house additions only, please include all wall bracing details per SPS 321.25
- 2 copies of Surveys showing proposed and existing structures on the property
- 1 copy of PSE approval (Waukesha County) for non-municipal sewer areas.
- Total cost of construction- material and labor for entire project for everything, as if done by a contractor.

DOCUMENTS NEEDED FOR OTHER REMODELING PROJECTS:

- *These projects do not expand the bulk of the structure*
- Building Permit Application
- 2 sets of detailed construction plans.
- If adding a bedroom(s), 1 copy of PSE approval (Waukesha County) for non-municipal sewer areas.
- If finishing basement or lower level, please calculate total square footage of proposed project area.
- Total cost of construction- material and labor for entire project for everything, as if done by a contractor.

DOCUMENTS NEEDED FOR FENCE PERMIT:

- All fences require a building permit
- A survey with location, type, and height of fence shall be provided with permit application
- Shall follow 7.4 G. of the zoning code

DOCUMENTS NEEDED FOR RAZING PERMIT:

- 2 copies of survey or site plan showing what buildings are being removed.
- Utility disconnect letters (Gas and Electric.
- If Septic system, it shall be properly abandoned by State Plumbing requirements.
- 1 copy of Asbestos testing report. - Some razing projects require a Notice of Intent to be filed with the DNR
- 1 copy of Asbestos abatement report (If necessary).
- Erosion Permit Application (if applicable)

NOTE: No permits required for direct replacement of roof shingles, residing or replacement windows and/or doors (same size or smaller) on any home. Larger windows and/or doors would require a building permit from the Village with the necessary construction plans.

Wisconsin common deck building code SPS 320-325 Appendix B

Wisconsin 1 and 2 Family Building Code: SPS 320-325