

**REQUIREMENTS FOR  
TORNADO-IMPACTED RESIDENTIAL BUILDING CONSTRUCTION  
IN THE TOWNS OF WHEATLAND, BRIGHTON & SOMERS**

1. A **survey** prepared by a registered surveyor that shows the building located on the property with all setbacks delineated. Required in order to obtain the zoning permit and useful for septic application.

If you do not have a survey, you may contact the Kenosha County Department of Planning and Development, Kenosha County Center, 857-1895. The office may have a hard copy on file or be able to locate one with the Register of Deeds office. If a survey is not available, the property owner will have to have one completed by a registered land surveyor.

2. A **sanitary permit** obtained from the Kenosha County Department of Planning and Development. Sanitary permit procedures will be on a case by case basis. Please contact the Kenosha County Sanitarians at 262-857-1895 at the Department of Planning and Development to discuss your plans on either utilizing your existing septic system or installing a new one. **These details and possible permits must be obtained prior to issuance of your zoning and building permits.** If you know you will be installing a new septic system as part of your reconstruction process, you can contact an installer now to begin your permit process.
3. A **zoning permit** obtained from Kenosha County Department of Planning & Development. The **survey** in item #1 is a **requirement of this permit application.**

Note: If you plan a deck in the near future, include that on the survey so that it will be covered by your zoning permit. Even if your zoning permit runs out before the deck is built, it will facilitate a renewal permit.

If you do not have a set of floor plans or construction drawings for the existing residence, you may contact the Kenosha County Department of Planning and Development, Kenosha County Center, 857-1895. The office may have a hard copy on file. If we are unable to locate a set of house plans, a floor plan drawing and elevation drawing will need to be prepared before the zoning permit can be issued (more detailed construction sets may be required by the building inspector).

\*Please be aware, the Kenosha County Department of Planning and Development must issue a zoning permit for any structure that is to be rebuilt (this includes residences and structural parts thereof, decks, fences, pools & hot tubs, sheds, detached garages etc...). Please discuss all of your rebuilding projects with the county land use specialist when obtaining a zoning permit.

\*\*Repairing blown out windows and doors, siding and shingles will not require a zoning permit from the Department of Planning and Development (contact your Town Building Inspector for these types of cosmetic repairs). Minor structural work to roof trusses will be allowed without a zoning permit, such as dormer additions and isolated water damage. Entire roof truss rebuilds will require a zoning permit.

4. A completed State of Wisconsin Uniform Dwelling Application
5. A **building permit** is obtained from *Tim Popanda, Wheatland Building Inspector, 537-4340; Don Fox, Brighton Building Inspector, 878-3358 between 6:00-7:30a.m.; Russ Nolen, Somers Building Inspector, 859-2822.* A checklist is attached. Plans may be reviewed prior to your obtaining the

sanitation and zoning permits, but the actual building permit cannot be issued prior to those permits.

- a. bring two sets of building plans. One will be returned with a stamped approval at the time the permit is issued.
  - b. an energy worksheet showing the heat loss calculations is required meeting today's codes before a permit can be issued. Your heating contractor may supply this.
  - c. a site plan which shows how erosion control will be implemented.
  - d. fees vary with each building and are based on size and building features.
6. Building construction must comply with all Wisconsin Uniform Dwelling Code regulations. (Chapters ILHR 20-25 of the Wisconsin Administrative Code.) These are available on the State of Wisconsin website: [www.legis.state.wi.us/rsb/code/comm/comm020.html](http://www.legis.state.wi.us/rsb/code/comm/comm020.html) with today's codes.
7. The sanitary system installer and the interior plumber must have valid Wisconsin licenses. Other trades may be licensed in the future.
8. For your protection, ALL contractors must provide the Town Building Inspector with proof of a state contractor's license.

Contact Information:

**Kenosha County Office of Planning and Development**

19600 – 75th Street, Post Office Box 520

Bristol, WI 53104-0520

Telephone: (262) 857-1895

Facsimile: (262) 857-1920

<http://www.co.kenosha.wi.us/plandev/>

**Town of Wheatland**

34315 Geneva Road, Post Office Box 797

New Munster, WI 53152-0797

Telephone: (262) 537-4340

Facsimile: (262) 537-4261

<http://web.mac.com/lakegenevaballoon1/WheatlandCommunicator/Home.html>

**Town of Brighton**

25000 Burlington Road, Post Office Box 249

Kansasville, WI 53139

Telephone: (262) 878-2218

Facsimile: (262) 878-5489

<http://www.brightonwi.com>

**Town of Somers**

7511 12<sup>th</sup> Street, Post Office Box 197

Somers, WI 53171

Telephone: (262) 859-2822

Facsimile: (262) 859-2331

<http://www.somers.org>