

# What Building and Zoning Means to You

The Department of Building and Zoning, located at Village Hall, is responsible for all building and zoning issues. This includes reviewing, approving and issuing permits and complaints, and handling code enforcement duties designed to promote health, safety, property maintenance and the general welfare of the Village of Fontana. But what does this mean to Village of Fontana property owners?

Property owners are required to comply with all state and local codes and ordinances of the zoning district that their property is located in. For instance, properties must be maintained in accordance with the Village's "Health, Sanitation and Property Maintenance" ordinance [§18-32]. Residents are not allowed to store junked or discarded items, including vehicles and vehicle parts, appliances, wood, bricks, cement blocks, or any other unsightly debris which would depreciate property values in the neighborhood. All lawns and yards must be kept free from the accumulation of unsightly growth and noxious weeds. Buildings, including garages, carports and garden sheds, must be maintained in good condition. This includes ensuring the exterior is free from holes, rotting boards, broken windows, and that the roof is weather tight. All stairways and porches must be kept in safe condition with every rail and balustrade firmly fastened.

If a property is noted to be in noncompliance of this ordinance, the owner is notified and given a required timeframe in which to bring the property into compliance.

The Department of Building and Zoning also reviews and issues all necessary building and zoning permits. A review is necessary to ensure that the proposed construction complies with the setbacks, uses, lot coverage, parking, and other requirements of each zoning district. Upon approval, applicants are issued a yellow permit card, which should be placed in a visible location on-site, indicating that the building project has been approved.

Inspections throughout construction projects are mandatory. This ensures that the minimum standards of the Wisconsin Uniform Dwelling Code are adhered to. Fontana's biggest asset is the people who live here - the purpose of building inspections is to insure safety to life and property from all hazards insofar as they are affected by building construction or the occupancy of the buildings, structures or grounds.

A building and zoning permit is required for many construction projects such as a new house, garage or shed, decks, re-roofing, re-siding, additions, renovations, some interior remodeling as well as larger landscaping projects, signage and the removal of trees. It is important to apply for a building permit to ensure your project is in compliance with all state and local codes. Failure to obtain proper permits may result in double fees being assessed, citations, or the ordered removal of the improvement. This can be very frustrating and expensive to homeowners. When in doubt it is best to call the Department of Building and Zoning at 275-9769 to inquire whether or not a permit is required for the project.

Fontana is a good place to live, an ideal place to raise a family and a great place to call home. With your continued support, the Department of Building and Zoning will continue to do its part in protecting the properties and the residents of Fontana.