

**VILLAGE OF PLEASANT PRAIRIE  
FENCE REQUIREMENTS**

1. All permit applications shall include a site plan and a construction plan pursuant to the Village Zoning Ordinance (see attached).
2. The owner is responsible to ensure that proper inspections are obtained pursuant to the attached Village Zoning Ordinance.
3. Fences located within a subdivision having a Homeowners Association will require written approval from the Homeowners Association to be submitted with the application.
4. **Fences are not allowed to be placed in any easements without written approval from the Easement holder Contact: Tracy Zweibel at WE Energies at 262-763-1044 for permission in any utility easement.**
5. After a permit is obtained, a staking inspection is required prior to the fence being installed. A final inspection is required after the fence is installed. Please call the Village to schedule the required inspections at least two business days in advance at (262) 694-9304.

***Before digging call Diggers Hotline at 1-800-982-0299  
to have all underground utilities marked.***

Village of Pleasant Prairie  
Community Development Department (Planning and Zoning)  
9915 39th Avenue  
Pleasant Prairie, WI 53158  
(262) 925-6717

Village of Pleasant Prairie  
Building Inspection Department  
9915 39th Avenue  
Pleasant Prairie, WI 53158  
(262) 694-9304

## RESIDENTIAL FENCE STANDARDS:

A residential fence is used to provide an enclosure of all or a portion of the property for privacy or security in any residential, agricultural, or conservancy district, subject to the following requirements:

1. The fence may be constructed of brick, field stone, wood, wrought iron, chain link (with a minimum thickness of nine gauge and a top support), or other appropriate material approved by the Zoning Administrator; however, a residential fence shall not be an agricultural field fence or electric fence or incorporate razor or barbed wire.
2. It shall be the sole responsibility of the property owner(s) to ensure that the following setbacks are met:
  - a. A fence may be located on the side or rear property lines.
  - b. A fence may be located in a shore yard, provided that it is not located on the water side of the ordinary high-water mark of said navigable waterway. Said fence shall not block, redirect or impede the flow of water or drainage within the area.
  - c. A fence may be placed within a wetland, provided that there is minimal disturbance to the wetlands.
  - d. A fence shall be set back a minimum of two feet from any Village right-of-way
  - e. A fence shall be set back a minimum of 15 feet from any private road as measured from the outer edge of the gravel shoulder or back of curb.
3. A fence shall not be located within the vision triangle, as defined by this chapter.  
Editor's Note: **See § 420-44, Vision triangle.**

**§ 420-44. Vision triangle.** No obstructions, such as structures, fences, parking or vegetation, shall be permitted in any zoning district between the heights of two feet and 10 feet above the plane through the center line of the road within the triangular space formed by any two existing or proposed intersecting roadway right-of-way lines or private roads as specified below:

- A. In the case of any Village roadway and private roadway intersecting with any other Village roadway or private roadway, the corner cutoff distances establishing the triangular vision clearance space shall be 15 feet.
- B. In the case of any federal, state or county highway or railway intersection with any other federal, state or county highway or railway, the corner cutoff distances establishing the triangular vision clearance space shall be 50 feet.
- C. In the case of any federal, state or county highway or railway intersection with a Village roadway or private roadway, the corner cutoff distances establishing the triangular vision clearance space shall be 50 feet from any federal, state or county highway or railway and 15 feet from any Village roadway or private roadway.

4. The fence height shall include all elevations, including berms, above the overall standard grade of the property, excluding architectural fineals.
5. A fence shall not be higher than six feet if located in the rear yard, rear street yard and/or side street yard.
6. A fence shall not be higher than four feet if located within a front street yard.
7. Concrete or brick pillars located between fence sections may be permitted to a height of six feet in a front street yard.
8. A fence shall not be located within a utility easement(s) without written permission from the applicable utility company.
9. A fence shall not be located within a drainage easement or other easement without written permission from the easement grantor and the Village.
10. A fence shall not block, redirect or cause a drainage problem for the adjacent or downstream properties.
11. A fence shall be in compliance with any structural requirements of any local, county and state codes.
12. The property owner(s) is responsible for ensuring that said fence is designed and constructed so as to resist any wind load to which said fence may be subject.
13. All structural and support components of a fence shall face away from adjacent properties. Fence sections being replaced due to damage/maintenance may be replaced in a similar fashion to the original installation with approval of the Zoning Administrator.
14. Fences shall be installed with the finished side facing the adjacent property or public right-of-way. Fence sections being replaced due to damage/maintenance may be replaced in a similar fashion to the original installation with approval of the Zoning Administrator.
15. The property owner is responsible for compliance with any recorded deed restrictions and restrictive covenants recorded on their property, if applicable, including obtaining written approval from the Subdivision Architectural Control Committee. Written approval is required to be submitted with the fence application.
16. A staking inspection is required prior to the fence being installed. A final inspection is required after the fence is installed. Please call the Village to schedule the required inspection at least two business days in advance at (262) 694-9304.

### **COMMERCIAL FENCE STANDARDS**

A commercial fence is used to provide enclosure, screening or security for all or a portion of a property in any business, manufacturing, institutional or park and recreational district, subject to the following requirements:

1. Said fence may be constructed of brick, field stones, wood, wrought iron, chain link (with a minimum thickness of nine gauge and a top support) or other appropriate material approved by the Zoning Administrator; however, a commercial fence shall not be an agricultural field fence nor an electric fence but may incorporate razor or barbed wire only as deemed necessary by the Village Zoning Administrator.

2. It shall be the sole responsibility of the property owner to ensure that the following setbacks are met:
  - a. A fence may be located on the side or rear property lines.
  - b. A fence may be located in any street yard only upon approval by the Village Zoning Administrator, provided that said fence is set back a minimum of 15 feet from any public right-of-way.
  - c. A fence may be located in any street yard only upon approval by the Village Zoning Administrator, provided that said fence is set back a minimum of 20 feet from any private road as measured from the outer edge of the gravel shoulder or back of curb.
  - d. A fence may be located in a shore yard, provided that it is not located on the water side of the ordinary high-water mark of said navigable waterway. Said fence shall not block, redirect or impede the flow of water or drainage within the area.
  - e. Said fence may be placed within a wetland, provided that there is minimal disturbance to the wetlands.
3. A fence shall not be located within the vision triangle, as defined by this chapter.  
Editor's Note: **See § 420-44, Vision triangle.**

**§ 420-44. Vision triangle.** No obstructions, such as structures, fences, parking or vegetation, shall be permitted in any zoning district between the heights of two feet and 10 feet above the plane through the center line of the road within the triangular space formed by any two existing or proposed intersecting roadway right-of-way lines or private roads as specified below:

- A. In the case of any Village roadway and private roadway intersecting with any other Village roadway or private roadway, the corner cutoff distances establishing the triangular vision clearance space shall be 15 feet.
- B. In the case of any federal, state or county highway or railway intersection with any other federal, state or county highway or railway, the corner cutoff distances establishing the triangular vision clearance space shall be 50 feet.
- C. In the case of any federal, state or county highway or railway intersection with a Village roadway or private roadway, the corner cutoff distances establishing the triangular vision clearance space shall be 50 feet from any federal, state or county highway or railway and 15 feet from any Village roadway or private roadway.

4. A fence shall not be higher than 10 feet. The fence height shall include all elevations, including berms, above the overall standard grade of the property.
5. A fence shall be placed within any utility easement(s) without written permission from the applicable utility company.
6. A fence shall not be located within a drainage easement.
7. A fence shall not be located within any other easement without written permission from the easement grantor and the Village.

8. A fence shall block, redirect or cause a drainage problem for the adjacent or downstream properties.
9. A fence shall be in compliance with any structural requirements of any local, county and state codes.
10. The property owner(s) is responsible for ensuring that said fence is designed and constructed so as to resist any wind load to which said fence may be subject.
11. The Village Zoning Administrator may require a fence to be installed along the rear or side property line of a property located within a business or manufacturing district that abuts a property located within a residential district. Said fence shall be constructed of a solid material, including brick, wood, concrete or field stone, and shall be a minimum of six feet high with the good side of the fence facing the property located within the residential district.
12. The property owner is responsible for compliance with any recorded deed restrictions and restrictive covenants recorded on their property, if applicable, including obtaining written approval from the Commercial Owners Association. Written approval is required to be submitted with the fence application.

### **DILAPIDATED OR HAZARDOUS FENCES**

When a fence is declared by the Zoning Administrator, Assistant Zoning Administrator or Deputy Zoning Administrator to be dilapidated or hazardous, the Zoning Administrator may order such fence removed or repaired, and if it is not removed or repaired within a reasonable time after notice to the owner, the Village may remove the same and charge the cost thereof to the owner(s). Fences in violation of this chapter shall, upon their repair or replacement, be repaired or replaced to meet the requirements of this chapter.

## **FENCES WITHIN PUBLIC WATER, SANITARY, AND STORM WATER EASEMENTS**

Easements allow for the use, access, and maintenance of the specified utility or function. No fences are allowed within any public water, sanitary, and/ or storm water easement unless approved by the Village and meeting exception considerations and requirements as further described in this Section. The Village in reviewing fence requests within public utility easements may impose additional requirements or deny such requests for any reason in which the Village deems the fence to interfere with the easement purpose and use, or not be in the best interest of the Village or the public.

Any fence placed within an easement as approved by the Village will be **at the property owner's** risk and shall require the property owner to sign a recordable indemnification agreement drafted by the Village (The recording fee shall be paid for by the applicant). The easement, its provisions, and the Village's rights will govern and any allowance of a fence shall not be construed as rights given to the property owner. The Village will retain the right to remove the fence to perform and complete work within the easement and will not be responsible for fence replacement.

### **Public Water Main Access and Maintenance Easements**

Water mains shall be readily accessible to Village crews and equipment for system operations, inspections, and emergency repairs due to breaks or other service needs.

Exception Considerations and Requirements:

- a. None, unless Village finds the specific circumstance to be exceptional in nature and **the fence will not in any way impact the Village's ability to access and maintain the public water main.**

### **Public Sanitary Sewer Access and Maintenance Easements**

Sanitary sewers shall be accessible to Village crews and equipment for system operations, inspections, and repairs. All manholes shall be readily accessible for Village crews to regularly clean sewer lines via a vac-truck or other equipment used by the Department of Public Works.

Exception Considerations and Requirements:

- a. An exception may be considered by the Village if there are no sanitary manholes located within the easement and all upstream and downstream manholes for the sewer segment are located within public streets and/or readily accessible to Village crews and equipment.
- b. Fences shall have access gates at locations designated by the Village.

## **Public Storm Sewer or Drainage Access and Maintenance Easements.**

Storm sewers and overland drainage conveyance systems shall be accessible to the Village crews and equipment for system operations, inspections, repairs, and cleaning. Fences shall not obstruct, impair, or interfere with drainage nor impair the ability of the Village to regularly inspect or clean the storm water facilities.

Exception Considerations and Requirements: Fence placement within storm water easements may be considered, with the following requirements.

- a. Fence posts shall be offset from the edge of any storm sewer pipe (i.e. not located directly over the storm sewer).
- b. Fences running parallel to a drainage swale shall be located outside the swale centerline and side slopes (i.e. at or beyond the top of slope).
- c. Fence types within easements allowing for overland drainage shall be approved by the Village. Fences shall be open spaced to allow for the free flow of drainage through the fence (i.e. split rail, open picket, wrought iron, etc.). No stockade, privacy, or solid faced fences are allowed. Applicants shall clearly state the type of fence being proposed and provide a detail of the fence section.
- d. Fences within or crossing storm sewer or drainage easements shall be no greater than 4.5-feet in height and have access gates at locations designated by the Village. Access gates shall be placed in locations to allow for access to and through the easement area.
- e. Fence locations, height, and style shall not impair the ability to inspect, view, or survey overland storm water conveyance systems (i.e. swales, ditches, storm inlets).



# Zoning & Building Inspection Permits Standard Permit Application

(PLEASE PRINT NEATLY)

Job Address: \_\_\_\_\_ Tax Parcel No.: \_\_\_\_\_

Subdivision, CSM, Lot #: \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Fax #: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Owner acting as General Contractor (must sign and submit Cautionary Statement Form)  
--OR--

General Contractor (Company Name: \_\_\_\_\_)

Company Contact Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Fax #: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Email: \_\_\_\_\_

\*Contractor's Wisconsin Certification # \_\_\_\_\_ (\*Required for all Residential Additions, Alterations, and attached Accessory Structures)

### 1) Proposed Project:

- ACCESSORY STRUCTURE: (please circle all that apply)  
garage / shed / deck / porch / gazebo / pool / hot tub / fence / driveway / residential communication structure/ other: \_\_\_\_\_
- ADDITION
- ALTERATION OR REMODEL
- OTHER: \_\_\_\_\_

### 2) Brief Project Description: (ex. sunroom addition, basement finish, new fence, replace driveway, etc.)

\_\_\_\_\_  
\_\_\_\_\_

### 3) Estimated Cost of Project: \$ \_\_\_\_\_

4) Proposed Start Date: \_\_\_\_\_ Proposed Completion Date: \_\_\_\_\_

### 5) Proposed Dimensions:

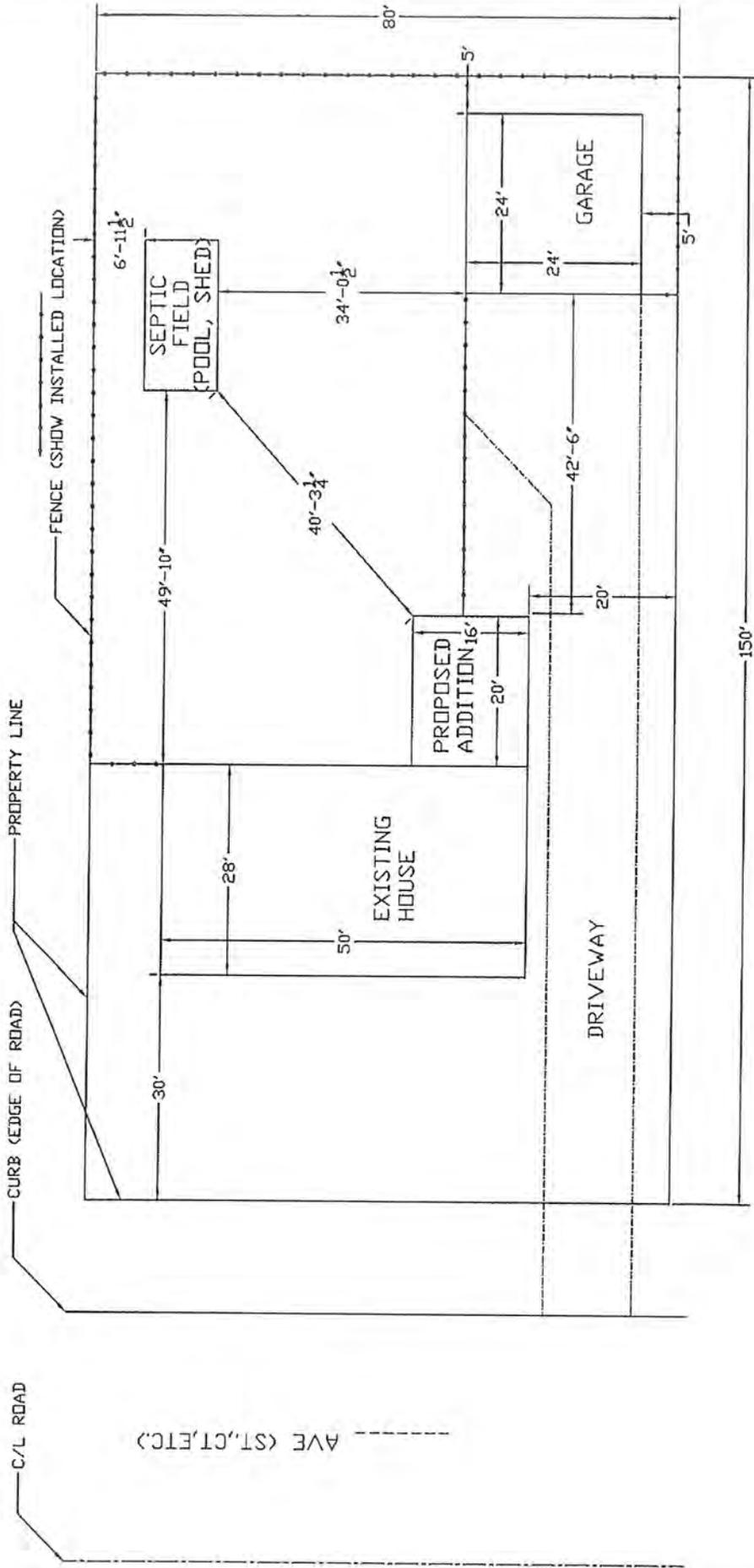
Building Size (Length x Width) \_\_\_\_\_ ft. x \_\_\_\_\_ ft. = \_\_\_\_\_ sq. ft. Building Height \_\_\_\_\_ ft.  
Fence Height \_\_\_\_\_ ft. Fence Material: \_\_\_\_\_ Above Ground Pool Height \_\_\_\_\_ ft.

NOTE: ANY WORK STARTED WITHOUT THE REQUIRED PERMITS OR CONNECTION FEES MAY RESULT IN TRIPLED PERMIT FEE AMOUNTS. The undersigned hereby makes application for this permit to do the work herein described and as shown on the attached Plat of Survey/Site Plan and construction plans, and hereby agrees that all of the work will be done in accordance with all applicable codes and ordinances of the State of Wisconsin, the County of Kenosha and the Village of Pleasant Prairie.

Owner/Contractor Name (PLEASE PRINT): \_\_\_\_\_

Owner/Contractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# EXAMPLE ONLY



**VILLAGE OF PLEASANT PRAIRIE**  
 EXAMPLE SITE PLAN

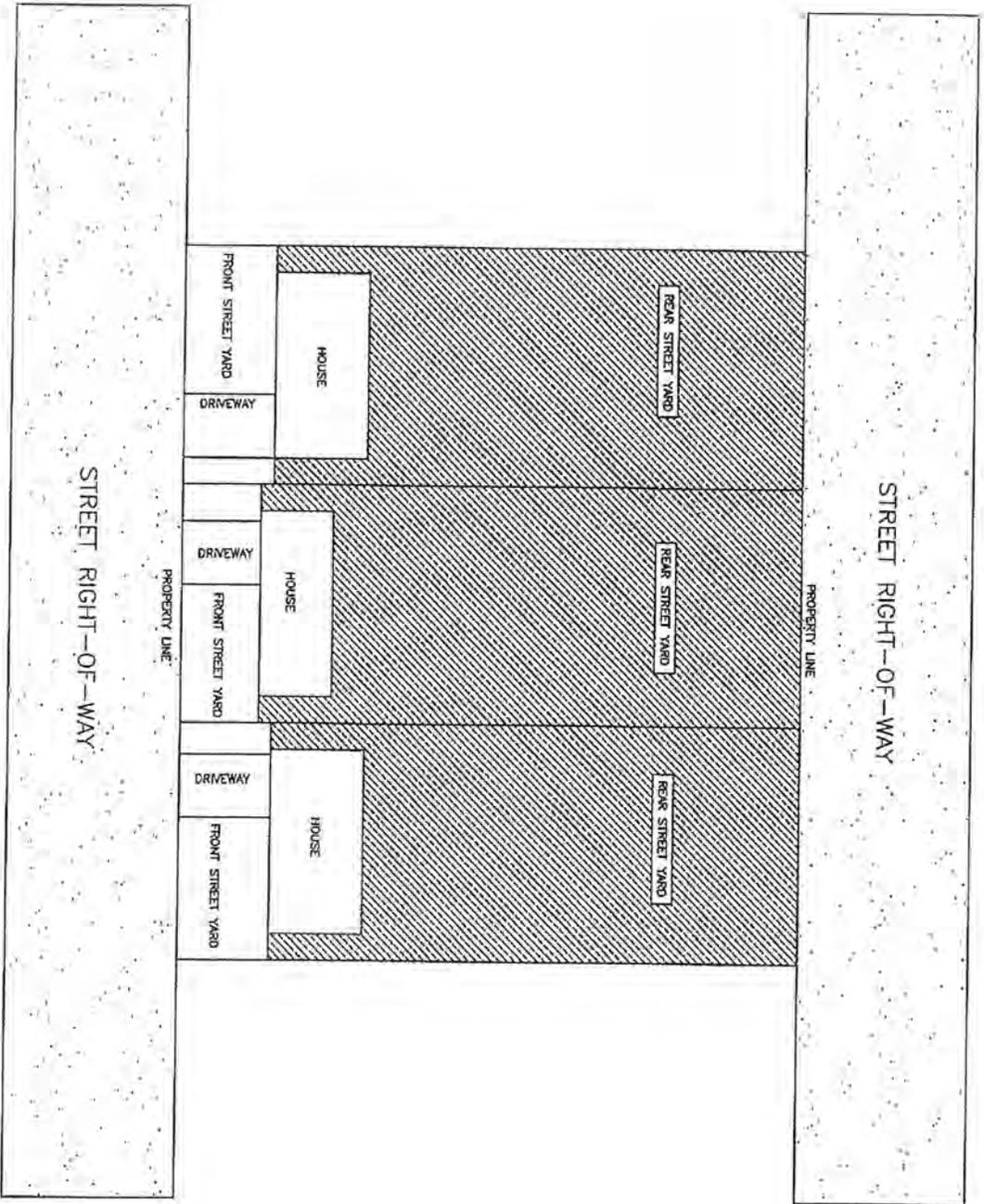
DATE: OCTOBER 2004  
 REVISED:

DRAWN BY: KEN ROBERS

SCALE: 1" = 1'

VPP-BI-0020-1

ILLUSTRATION B (EXAMPLE ONLY)



VILLAGE OF PLEASANT PRAIRIE  
VPP-COMDEV-0052-1 YARD DEFINITION SHEET 2

DATE: 2/1/05 REVISED:	DRAWN BY: KEN ROBERS
SCALE: NTS	APPROVED BY:

ILLUSTRATION B (EXAMPLE ONLY)

