

VILLAGE OF WOLVERINE LAKE
 425 GLENGARY ROAD
 WOLVERINE LAKE, MI 48390

FENCE REVIEW APPLICATION

APPLICATION FEE: \$35.00 _____
 INSPECTION FEE: \$50.00 _____

Approval Signature (building official) _____ Date _____

Denial Signature (building official) _____ Date _____ Reason _____

CONTRACTOR NAME:		
ADDRESS:		
CITY:	STATE:	ZIP:
TELEPHONE:		
OWNER:		
ADDRESS:		
CITY:	STATE:	ZIP:
TELEPHONE:		
LOCATION OF FENCE:		
<input type="checkbox"/> Front yard <input type="checkbox"/> Rear yard <input type="checkbox"/> Side yard		
TYPE OF LOT:		
<input type="checkbox"/> Inner lot <input type="checkbox"/> Corner lot <input type="checkbox"/> Lakefront lot		
WILL THE FENCE BE ON A COMMON PROPERTY LINE? <input type="checkbox"/> Yes <input type="checkbox"/> No		
FENCE SPECIFICATIONS: Describe the type of fence to be constructed and attach contractor specifications if the fence is to be constructed by contractor.		
All exposed horizontal and vertical members of a fence shall be located on the inside of the property they are intended to fence.		
SITE PLAN REQUIRED: Show in scale drawing the entire lot (or lots if fence is on common property line), the location of all buildings on all lots shown, the location of existing fences (designate as such), and the location of proposed fences, street names, and north direction. All fences must be located entirely on the private property of the person, firm or corporation, provided, however that if adjoining property owners jointly apply for a permit to erect a fence upon their common property line, such fence may be so erected.		
LOCATION AND HEIGHT: Fences in any of the above locations are subject to the following provisions: all fences shall be ornamental in nature with the primary purpose to enhance the aesthetic appeal of the yard in which it is located. The maximum height of permitted fences are subject to the following provisions: with the exception of lake front yards, fences located in a required or unrequired front yard shall not exceed 30 inches in height, fences located in a required or unrequired side yard shall not exceed 48 inches in height, fences located in required or unrequired rear yards shall not exceed 6 feet in height. No fences are permitted in lakefront yards (see Section 1270.08 of the fence ordinance)		
Both property owners must apply for fences upon a common property line jointly.		
REQUIRED SIGNATURES:		
First Applicant	Date:	
Second Applicant (if required)	Date:	
Street Address:		
Adjoining Neighbor (if required)	Date:	
Street Address:		

VILLAGE OF WOLVERINE LAKE

FENCE REVIEW APPLICATION ADDENDUM

1. I hereby acknowledge that my application for a fence permit will not be approved unless the Village determines that the proposed fence, arbor or trellis complies with the requirements of Chapter 1270.08 of the Village of Wolverine Lake Zoning Code.

2. I hereby acknowledge that although the ordinance requires me to provide a sketch or design of the proposed fence and its location on the property, the Zoning Ordinance does not require the Village to verify that the fence, as actually constructed, is located upon my property.

3. I hereby acknowledge that it is not the Village’s responsibility to confirm the accuracy of any survey or property staking provided in connection with the fence construction.

4. I hereby acknowledge that if any claim is made that the fence encroaches upon neighboring property, such a claim gives rise to a private property line dispute, not a Zoning Ordinance violation.

5. I hereby acknowledge that it is not within the Village’s authority or scope of Zoning Ordinance enforcement to determine or enforce the rights of individual property owners in cases of fence encroachment/property boundary disputes. The Village cannot make a legal determination between competing property interests, and any dispute regarding fence placement is a civil matter between the property owners to be decided by a court.

Dated: _____

First Applicant

Dated: _____

Second Applicant (if required)

Dated: _____

Adjoining Neighbor (if required)

1270.08 FENCES, ARBORS AND TRELLISES.

(a) Purpose.

The purpose of this section is to maintain an open, park-like atmosphere around the lake, and allow each lakefront property owner views of the lake.

(b) Approval Required.

- (1) The erection, re-erection, altering or relocating of a fence, arbor or trellis shall be unlawful unless a sketch or design of the proposed fence and its location on the property, including a description of materials to be used and specification of height, shall be submitted, and any applicable fees paid to the Village. Approval will not be issued if the Village determines that the proposed fence, arbor or trellis does not meet the requirements of this Zoning Code.
- (2) Fence, arbor or trellis approval shall become null and void if the work for which the approval was issued is not completed within six months of the date of approval.

(c) Approved Fences, Arbors, Trellises, and Landscape Fences/Screens.

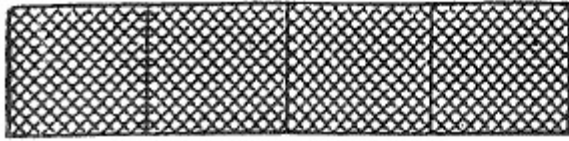
- (1) Residential fences, arbors, trellises, and landscape fences are permitted subject to the following:
 - A. Fences, arbors and trellises must be ornamental in nature. For purposes of this section, an ornamental fence, arbor or trellis is defined as a man-made structure, the primary purpose of which is to enhance the aesthetic appeal of the yard in which it is located. See Exhibit A, following the text of this chapter, for examples of permitted fences, arbors and trellises.
 - B. Unless otherwise provided herein, all fences, arbors and trellises shall be constructed with posts in a foundation sunk into the soil at least two feet. Masonry fences must conform to the Building and Housing Code.
 - C. Fences, arbors, trellises and landscape fences may be located along the property line. All exposed horizontal and vertical members of a fence, arbor or trellis shall be located on the inside of the property they are intended to fence. If adjoining property owners jointly apply for a permit to erect a fence, arbor or trellis upon their common property line, such fence, arbor or trellis may be so erected.
 - D. The maximum heights of permitted fences and landscape fences shall be subject to the following provisions:
 1. Fences and landscape fences located in a required or unrequired front yard shall not exceed thirty inches in height. No fence or landscape fence shall be permitted in required or unrequired lakefront yards except for pools as prescribed by the pool ordinance, or fences and landscape fences on subdivision lake access lots as allowed by this section.
 2. Fences and landscape fences located in a required or unrequired side yard shall not exceed forty-eight inches in height. Fences and landscape fences in subdivision lake access lots cannot exceed forty-eight inches in height and fences and must be of picket, rail or ornamental types only.

3. Fences and landscape fences located in required or unrequired rear yards shall not exceed six feet in height, unless said rear yard abuts a front yard, in which case the fence and landscape fence shall not exceed thirty inches in height.
4. Landscape berms are permitted in any yard, provided the berm does not exceed thirty inches in height.
5. For the sake of this chapter, trellises must comply with all of the above fence requirements. Arbors are considered landscape fences, are only allowed within a required or unrequired rear yard, and must comply with subparagraph 3. above.
6. Arbors, trellises, or any other structures of the like must be free standing, i.e., they should stand alone and not be contiguous with a fence row. Arbors, trellises or any other structure or items that are positioned to circumvent this chapter shall not be allowed.

In the event there are abutting yards with conflicting applicable provisions, the shortest maximum height requirement will apply.

- (2) Invisible fences for the control of pets are allowed on one's own property.
- (3) Commercial fences, arbors and trellises are permitted subject to the following:
 - A. Shall be permitted in the rear or side yards of non-residential districts. No fence shall extend toward the front of the lot further than any portion of the principal structure.
 - B. Shall not exceed eight feet in height and shall be measured from ground level adjacent to the highest point of the fence. Fill shall not be used for the purpose of achieving a higher fence than otherwise permitted.

TYPES OF FENCES



CHAIN LINK (CYCLONE) FENCE

PERMITTED IN SIDE & REAR YARDS



STOCKADE FENCE

PERMITTED IN SIDE & REAR YARDS



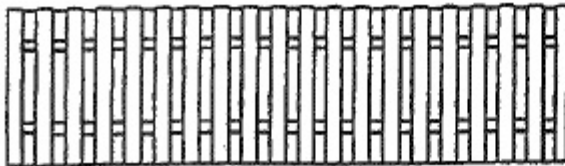
PICKET FENCE

PERMITTED IN ALL ALLOWED AREAS



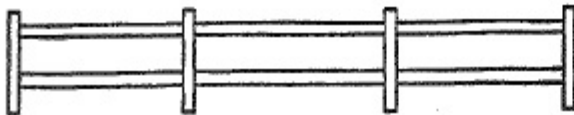
WIRE (FARM) FENCE

NOT PERMITTED
(except as allowed in Section 1270.08(c)(6))



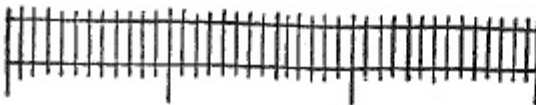
BOARD ON BOARD FENCE

PERMITTED IN SIDE & REAR YARDS



RAIL FENCE

PERMITTED IN ALL ALLOWED AREAS



ORNAMENTAL - METAL/PLASTIC

PERMITTED IN ALL ALLOWED AREAS