



Town of Grand Rapids

General Building Permit Application

A Building Permit is required for each type of work being completed. The application can be found on the Town of Grand Rapids Municipal building or the Town website at www.grandrapidswi.gov. To apply, complete the completed application form and submit it to the Zoning Administrator.

Building Permits Requirements

- What requires a permit?
 - New Construction (one-and two-family dwellings)
 - Electrical, plumbing, or HVAC
 - Additions or Alterations
 - Fences and Pools
- Shoreland Permit is needed if the building project is within 1,000 ft of a lake or 300 ft of any navigable stream.
 - Please contact **Wood County Planning and Zoning – 715-421-8466** to obtain a shoreland permit.
- Plot Plan showing the location of the project in relation to other buildings, wells, property lines and septic systems.
- Signed Cautionary Statement if the owner is taking out the building permit. Other than the property owner, only a contractor with the State Certification may obtain permits for work on one- and two-family dwellings.

Setback Requirements

- **Class A (State or federal)** - highway setback shall be 110ft from the centerline of the highway or 50ft from the right of way, whichever is greater.
- **Class B (County)** – highway setback shall be 63ft from the centerline of the highway or 30 ft from the right-of-way line, whichever is greater.
- **Class C (Town)** – highway setback shall be 63ft from the centerline of the highway or 30 ft from the right-of-way line, whichever is greater.

Maximum Building Height

| | | | |
|--------------------|-------|--------------------|-------|
| Principal Building | 35 ft | Accessory Building | 18 ft |
|--------------------|-------|--------------------|-------|

Minimum Rear Yard Setback

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|--------------------|-------|--------------------|------|
| Principal Building | 25 ft | Accessory Building | 9 ft |
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Minimum Side Yard Setback

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|--------------------|------|--------------------|------|
| Principal Building | 9 ft | Accessory Building | 9 ft |
|--------------------|------|--------------------|------|

Maximum Lot Coverage

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|--------------------|-----|--------------------|-----|
| Principal Building | 30% | Accessory Building | *5% |
|--------------------|-----|--------------------|-----|

*Up to 2 accessory building allowed per lot under 5 acres

Fences- a permit is required for all fences and walls including dog runs, except no permit is required for agricultural wire fences and open wire fences erected in other districts solely to keep out animals.

- **Location-** not within the road right-of-way, except “open” fences such as chain link or split rail and no closer than 1ft from any lot line. If within 30ft street setback area, may not be higher than 2 ½ ft.
- **Appearance-** maximum height of 6ft from grade to top of fence, except in salvage yards where 7ft high fences are required. The more pleasing side must be placed toward the adjacent property.
- **Prohibited Fences-** barbed wire, spike or picket fences, except those with round tops are prohibited, except barbed wire may be erected in agricultural and manufacturing zones.
- **Dog Enclosures-** Kennels and dog runs shall be at least 9ft from any lot line.

Aluminum and Vinyl Storage Structures (Carports) – A Zoning Permit is required

- Property owner is required to maintain the structure. If damaged, it must be removed or repaired within 30 days.
- Only one aluminum or vinyl structure is allowed on a residentially zoned parcel
- Maximum size is 400sqft