

**Town of Grand Rapids**  
**2410 48<sup>th</sup> St. S.**  
**Wisconsin Rapids, WI 54494**  
**(715) 424-1821**

For obtaining a permit for a **DETACHED RESIDENTIAL GARAGE** the following must be done before the Building Inspector can issue the permit:

1. County Zoning Permit – If your building project is located within 1,000 feet of a lake or flowage, or within 300 feet of any navigable stream, then you would be required to apply for a zoning permit from Wood County Planning and Zoning. (715) 421-8466
2. Town of Grand Rapids Zoning Permit – Zoning permits are issued concurrently with the building permit. You will need to provide zoning information as part of this application.
3. Plot Plan – You will need to submit a plot plan showing the location of the building in relation to other buildings, wells, surface waters, property lines, and septic systems.
4. Building Plans – showing the size of the structure, an elevation of the structure, and a cross sectional drawing showing the types of materials being used.
5. Building Permit Application – The permit applications included here are interactive and can be filled out here and printed for submittal, or can be printed and filled out manually.
6. Electrical Permit – will be required if the garage is to have wiring installed within or onto the structure.
7. Signed “Cautionary Statement” – if the owner is taking out the building permit. Other than the property owner, only a State certified contractor may take out local building permits for work performed on one and two family dwellings.

## INFORMATION

The Town ordinance sec 24.10 A. adopts the Uniform Dwelling Code (UDC) to apply to the construction of Accessory buildings larger than 150 sq. ft.

Within the Town of Grand Rapids, there are various zoning districts. Some of the districts do not allow a garage to be built prior to the principal building (home) being established on the property. Size limits may also be imposed depending on the zoning district.

Driveway Permit – All driveway work in the Town Right-of-Way must have a driveway permit and be approved as to location by the Town Public Works Committee Chairman.

All this information and forms are available at the Town of Grand Rapids Website at [www.townofgrandrapids.org](http://www.townofgrandrapids.org) along with applications for other types of permits also.

<b>Town of Grand Rapids</b> 2410 48 <sup>th</sup> St. South WI Rapids, WI 54494 (715)- 424-1821	<b>Building Permit Application</b>	Permit # _____  Parcel # _____
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<b>Project Type:</b>	<input type="checkbox"/> Addition or Remodel to Dwelling or Duplex	<input type="checkbox"/> Residential Acc. Building / Garage	<input type="checkbox"/> Commercial Bldg Use:	<input type="checkbox"/> Other: Use:
<b>Project Address:</b>			Subdivision:	Lot #:
<b>Owners Name:</b>				
<b>Owners Address:</b>			<b>Home Phone #:</b>	
			<b>Cell Phone #:</b>	
<b>Contractors Name:</b>			<b>License #:</b>	
<b>Contractors Address:</b>			<b>Business Phone #:</b>	
			<b>Cell Phone #:</b>	

### Project Description

<b>Current Zoning:</b>	
<b>Lot Area:</b>	
<b>Planned Setbacks:</b>	
<b>Front</b> <b>Rear</b>	
<b>Left</b> <b>Right</b>	
<b>Estimated Cost:</b>	

I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that issuance of the permit creates no legal liability, expressed or implied, on the municipality and certify that all the above information is accurate. I expressly grant the electrical inspector or his agent, permission to enter the premises for which this permit is sought at all reasonable hours, and for any purpose to inspect the work which is being done.

**Applicants Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

<b>Approval Conditions:</b> This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

**Permit Fee:** \$75.00 \_\_\_\_\_ **Date Pd.** \_\_\_\_\_ **Receipt #:** \_\_\_\_\_

**Permit Issued By:**

<b>Name:</b>	
<b>Date Issued:</b>	<b>Tel. #</b>
<b>Certification No:</b>	

**TOWN OF GRAND RAPIDS**  
ZONING PERMIT INFORMATION  
Related to One and Two Family Permits



Parcel # \_\_\_\_\_

**APPLICANT** \_\_\_\_\_

Phone \_\_\_\_\_ Address \_\_\_\_\_

**OWNER\*** \_\_\_\_\_

Phone \_\_\_\_\_ Address \_\_\_\_\_

**LOCATION** (Address) \_\_\_\_\_

Legal Description \_\_\_\_\_

Zoning \_\_\_\_\_ Parcel Size \_\_\_\_\_

**CURRENT USE**

**PROPOSED USE**

.....**SITE** Improvements planned \_\_\_\_\_

~~.....~~ Parking \_\_\_\_\_

~~.....~~ Highway access \_\_\_\_\_

.....**EXISTING STRUCTURES** (Include size)

.....**DFCDG98 GHFI 7HI F9G**

# TOWN OF GRAND RAPIDS

## Zoning Permit Information

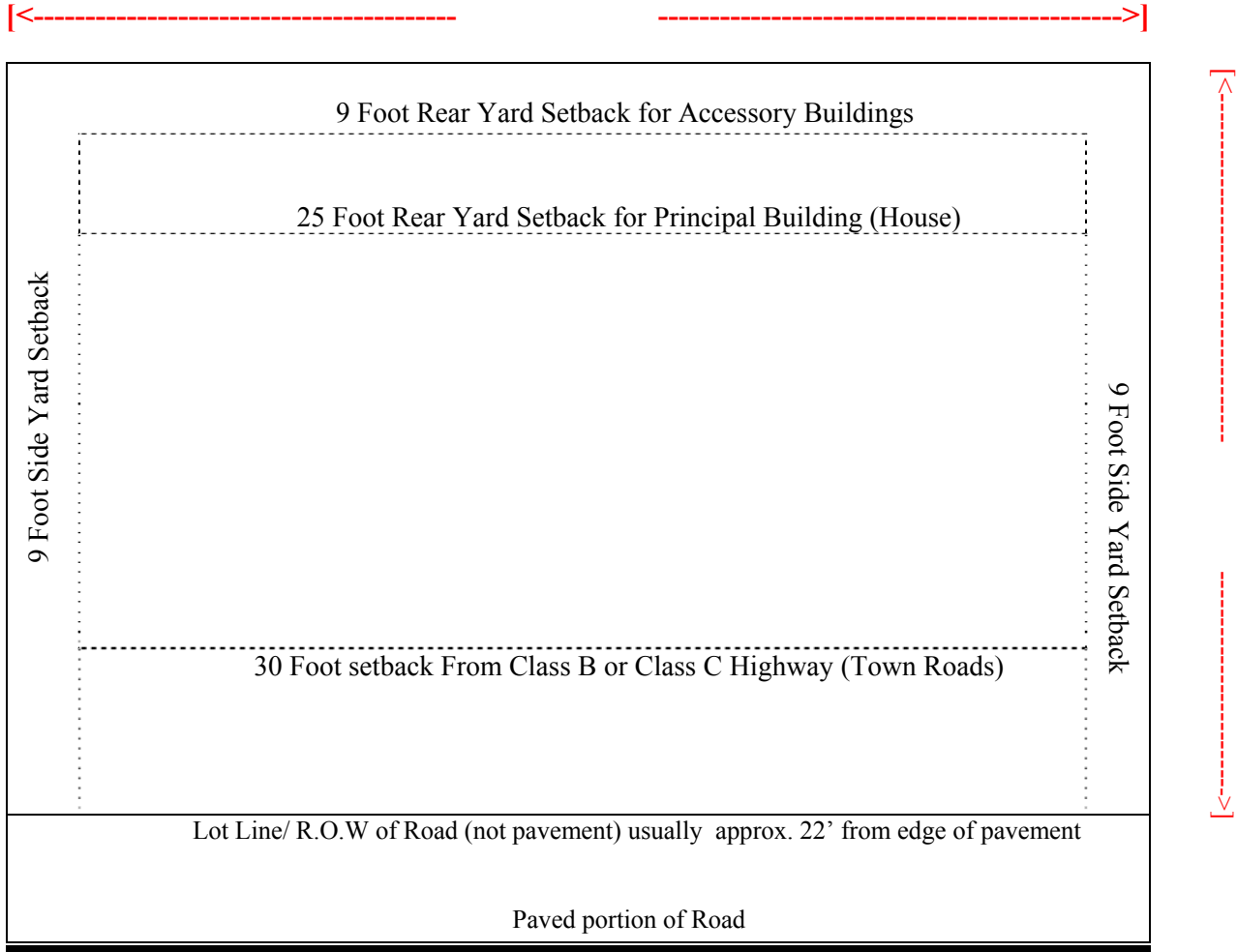
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Completion date \_\_\_\_\_

Septic system/Well/Drainage \_\_\_\_\_

### OTHER INFORMATION

### PLOT PLAN



**Applicant** \_\_\_\_\_ **Owner\*** \_\_\_\_\_  
(Signature) (Signature) \*If Applicant is not the Owner

Date \_\_\_\_\_

Building Inspector/Zoning Administrator  
2410 48<sup>th</sup> Street South • Wisconsin Rapids, WI 54494-7799  
Phone (715) 424-1821 • Cell (715) 213-3264 • Fax (715) 424-0688

<b>Town of Grand Rapids</b> 2410 48 <sup>th</sup> St. South WI Rapids, WI 54494 (715)- 421-1821	<b>Electrical Permit Application</b>	Permit # _____  Parcel # _____
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<b>Project Type:</b>	<input type="checkbox"/> 1 or 2 Family Dwelling	<input type="checkbox"/> Residential Garage / Acc. Bldg.	<input type="checkbox"/> Commercial Bldg Use:	<input type="checkbox"/> Other: Use:
<b>Project Address:</b>			Subdivision:	Lot #:
<b>Owners Name:</b>				
<b>Owners Address:</b>	<b>Home Phone #:</b>			
	<b>Cell Phone #:</b>			
<b>Contractors Name:</b>			<b>License #:</b>	
<b>Contractors Address:</b>	<b>Business Phone #:</b>			
	<b>Cell Phone #:</b>			

### Project Description

<b>Service Panel Amperage:</b>	
<input type="checkbox"/> Overhead <input type="checkbox"/> Underground	
<b>Single Phase      3 Phase</b>	
<b>Voltage</b>	
<b>Estimated Cost:</b>	

I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that issuance of the permit creates no legal liability, expressed or implied, on the municipality and certify that all the above information is accurate. I expressly grant the electrical inspector or his agent, permission to enter the premises for which this permit is sought at all reasonable hours, and for any purpose to inspect the work which is being done.

**Applicants Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

<b>Approval Conditions:</b> This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

**Permit Fee:** \$40.00                      **Date Pd.** \_\_\_\_\_ **Receipt #:** \_\_\_\_\_

**Permit Issued By:** \_\_\_\_\_

<b>Name:</b>
<b>Date Issued:</b> _____ <b>Tel. #</b> _____
<b>Certification No:</b> _____

# TOWN OF GRAND RAPIDS

## GARAGES: DETACHED

### **In R-1 and R-2 zoned areas (most of the developed areas are R-2)**

the size is not regulated other than the total of all Accessory Buildings (max. of 2) on your lot cannot exceed 5% of your lot area in R-1 and in R-2 zoned areas.

**Setbacks** from closest point of any part of the building to:

Street lotline – 30' or 63' from C/L of Town Rd. whichever is more restrictive.

Rear and side lotline – 9' Drainfield and Alternate drainfield – 10' Septic tank - 5'

**Fire separation** is required if the garage is less than 10' to a dwelling (wall to wall)

The fire separation needs to be ¾-hour firewall from top of the foundation to the underside of the roof sheathing. (Drywall need not be taped if edges are tightly fitted, but must be backed by solid wood (framing member) or another layer of drywall: examples of ¾ hour fire wall

5/8" fire code drywall in the garage to the underside of the roof deck

2 layers of ½" drywall on the garage wall

The fire rated construction can be in the house wall.

If 5' or less between the buildings, doors and windows must be rated a min of 20 min.

Construction requirements as specified in the Wisc. Uniform Dwelling Code.

Roof design **minimum** is 40# snow load.

Headers over 9' in bearing wall must meet engineered requirements. Headers must have double shoulder stud under each side of opening if header is over 6' long.

Walls must be bolted or otherwise secured to foundation.

A minimum of 6" is required from earth (finished grade) to untreated siding.

Floors shall be concrete not less than 4" thick.

Reinforced concrete floor not less than 4" thick;

- The concrete must be sloped to aid in draining to an overhead door or to exterior grade such that no damage will be caused to any structural member or wall covering of the garage; A floor drain per Comm 82 is an option instead of sloping as described.
- Floating slabs shall be designed through structural analysis
- Foundation must be continuous
- Vapor retarder material shall be at least 6 mils thick and installed under floor (required only in heated garages)
- Bolts, 1/2" diameter, with nuts and washers, shall be embedded at least 7" in the concrete, no more than 6' apart and located within 18 inches of wall corners.

**Heating:**

1. Unvented furnaces and space heaters are prohibited.
2. Heating units, including wood burners may not be installed in a garage unless specifically designed and listed for garage installation.
3. All units shall have burners and burner ignition devices at least 18” above the floor and be protected or located such that the units are not subject to physical damage from a moving vehicle

**Zoning information required:**

1. When applying for permit, please provide a detailed plot plan, including distances to lot lines, other structures, septic tank, and drainfield area.

Permits are good for 2 years. The project must be started within 4 months or the permit expires.

**Permit fees:**

Construction	\$75	Electrical	\$40
HVAC	\$40	Plumbing	\$40
Driveway (in R.O.W.)	\$50		