

TOWN OF RIVER FALLS

Building Permit Application

The undersigned hereby makes application for a building permit for the work described at the location shown below. I agree that all work shall be done in accordance with the requirements of the Town of River Falls General Code, the River Falls Extraterritorial Zoning regulation, if appropriate, applicable Pierce County ordinances, and regulations of the State of Wisconsin.

Owner or Agent Date Builder

Owner's Address Builder's Address

LOCATION: 1/4, 1/4, Section, Town 27, Range; or Lot, Subdivision

DESCRIPTION:

Table with 3 columns: Work, Use, Type, Size, Cost. Includes rows for New Building, Addition, Repairs, Alteration, Moving, One Family, Duplex, Apartment, No. Apts., No. Parking Spaces, Garage, Other, Type of Construction, Overall Size, No. of Stories, Basement?, Estimated Cost.

DATES:

Construction to Start Estimated Completion

Conditional Use How Zoned

Explain Conditional Use

- I have received copies of the Town of River Falls: 1) Private Access Road & Driveway Requirements yes no 2) Building Requirements yes no
I understand that the Town employs a building inspector and that it is my responsibility to contact him so that inspections can be performed at the proper times during construction.
In signing this application, I grant Town officials, or their agent, permission to enter my property to inspect the building being constructed.
I certify that the requirements of Wisconsin Administrative Code Chapter NR 447, including a thorough asbestos inspection and, if required, a notification of intent to demolish and/or renovate, have been met.

Applicant's Signature

I certify that zoning requirements, as stated in the Town of River Falls General Code, have been satisfied.

ACTION BY PLAN COMMISSION: Approved: Denied:
Date Date

ADDITIONAL INSTRUCTIONS:

- 1. Submit one copy of this application.
2. On the reverse of this application make a sketch showing the distance the building will be placed from property lines on the front, both sides, and the rear of the building, the distance from existing roads and the location of the driveway.
3. Submit with application: copy of building plans, sanitary permit, septic tank permit and copy of county or extraterritorial zoning permit. These documents will be returned to applicant.

TOWN OF RIVER FALLS
Site Plan

Name	Parcel Number	Location
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Address

Draw a diagram showing location of existing buildings, septic system, well, lot lines, driveway, roads, set backs, etc.

Scale: = _____

I, as the applicant for a building permit, take responsibility for the accuracy of the above map. In the event the new structure is placed in an area, which violates the River Falls Town Code in respect to setbacks, I agree to move the structure at my expense.

Signature

Date

Building Requirements

1. Building permits for dwellings are not authorized within the Town upon agricultural lands classified 1, 2, or 3. Exceptions may be made for agricultural related buildings.
2. There shall be no more than 4 lots per quarter quarter section in districts zoned Ag Residential A-2.
3. A new dwelling must be on two acres of land or more, except where the extra-territorial zoning exists.
4. A site plan must be drafted for all new construction or additions to existing structures and buildings for commercial, industrial, institutional, government buildings, churches, clubs, schools or multi-family uses.
5. All certified survey maps and site plans must be reviewed by the Plan Commission prior to Town Board consideration.
6. Any building requests within the City of River Falls Extra-Territorial Zoning area must have authorization from the City Zoning Administrator before requesting a building permit from the Town of River Falls.

The Town of River Falls Zoning Administrator should be contacted to see that the above building requirements can be met, and completed in the necessary order.

7. Town roadway setback requirements are as follows:

Distance from building to:	State/Federal Highway	County Highway	Town Road
Centerline of road	110 feet	100 feet	75 feet
Right of way	77 feet	67 feet	42 feet

Whichever of the two (state or county) set back of right-of-way requirement is the greater, is the one that has to be utilized.

8. A 10 foot requirement exists relative to the lot lines, at both the rear and sides of lots.
9. New driveways entering onto a town road must be approved by the Town Board (see Driveway form).
10. Correct minimum distance between well and septic system is 50 feet or as stated in the State Statutes (see County setback requirements for other setbacks).
11. Any non-residential facility and properties owning or occupying a new building, or a building that is remodeled or expanded by 50% or more in floor area, shall provide a designated area for separation, temporary storage and collection of solid waste and recyclables, either within or adjacent to the building.
12. Remodeling permits are needed for existing structures, where the costs are \$2500 or in excess. Day-to-day maintenance and repairs to existing structures do not require a remodeling permit.

13. Penalty for not obtaining a building permit will be as follows: If construction begins before permit is approved, paid for, issued and picked up, the cost of the permit shall be the original fee plus a penalty of three (3) times the fee.

14. Building permits shall lapse and be void unless building operations are commenced within 6 months from the date of issuance thereof, and completed within 12 months of issuance date of the permit. Permits may be renewed once by

paying an additional fee (see fee schedule). Also, any change in construction plans which would increase the size of the building would be subject to normal building permit fees.

15. A County sanitary permit and uniform address number (fire number) are required and may be secured at the Land Management Office in the Pierce County Courthouse in Ellsworth, WI.*
**The Town shall issue the applicant a “Permit Approval” form which must be presented to the Pierce County Land Management Office before any county permits will be issued.*
16. It is the responsibility of all people applying for a building permit to obtain all necessary federal, state, county, city and town permits.
17. **Plans and request forms must be in the hands of the permit issuer not less than 14 days before the first or third Mondays of the month.**
18. The applicant for a building permit (or a representative with significant knowledge of the project) **must** attend the Plan Commission meeting, and present the following:
 - a) A blue print (if a new structure)
 - b) The site plan, location of the building or lot and also the driveway approach to the road (See #16---Permit issuer should have this information prior to the meeting.)
 - c) A percolation test
19. The Town Board may ask for proof of ownership of land on which a building is to be erected, if such ownership is in question.