

RESOLUTION AND NOTICE OF PUBLIC HEARING ON PROPOSED TOWN
COMPREHENSIVE PLAN

STATE OF WISCONSIN
Town of Grover
Taylor County

The Town Board of the Town of Grover, Taylor County, Wisconsin, by this resolution, adopted on proper notice with a quorum and by a roll call vote of a majority of the town board present and voting resolves and orders as follows:

A public hearing to discuss the proposed Town of Grover Comprehensive Plan and the adoption of an ordinance to adopt the comprehensive plan shall be held as provided in accordance with the following Notice of Hearing, which the town clerk shall publish by a class 1 notice under Chapter 985, Wis. Stats:

Notice of Hearing – Town of Grover Comprehensive Plan

- A. A public hearing to discuss the proposed Town of Grover Comprehensive Plan and the adoption of an ordinance to adopt the comprehensive plan shall be held at the Grover Town Hall on _____ at _____.
- B. The proposed comprehensive plan in summary contains the following items: History, Demographics, Housing, Transportation, Utilities & Community Facilities, Natural & Agricultural Resources, Economic Development, Intergovernmental Cooperation, Land Used, Ordinances, and Maps.
- C. Jean Dehn, an employee of the Town of Grover, may be contacted to provide additional information on the proposed comprehensive plan and ordinance at 785-7122.
- D. A copy of the comprehensive plan may be inspected prior to the hearing at the Grover Town Hall, on the following date and time:
- E. A copy to the proposed comprehensive plan may be obtained by contacting Jean Dehn (785-7122) or Mary Schultz (785-7872).

The town clerk shall properly post or publish this resolution as required under s. Wis. Stats.

Adopted the _____ day of _____.

Mary Schultz, Town Clerk

TOWN OF GROVER ZONING ORDINANCE

AN ORDINANCE to regulate the use of property within the Town to promote the general health and welfare, and provide for enforcement and administration.

The Town Board of the Town of Grover do ordain as follows;

SECTION 1. Introduction. The Town is divided into districts as shown on the Official Zoning Map. No person shall use any land in a district for a purpose not permitted in that district. This Ordinance does not supersede any public or private agreement concerning land use; when there is conflict. The Ordinance shall control if it is more restrictive and the public or private agreement shall control if it is more restrictive.

SECTION 2. Definitions. The singular includes the plural, the masculine includes the female and visa versa, and the words in this ordinance shall have their common and ordinary meaning.

SECTION 3. Districts - The following uses are permitted in each named district.

- a. **Residential District.** The land in the general use district may be used for agricultural and residential uses. Other uses are permitted if a Conditional Use Permit is issued the purposed use.
- b. **Commercial District.** The land in Commercial District may be used for any purpose not a public nuisance. All businesses, schools, and manufacturing must provide off road parking for their patrons.
- c. **Agriculture District.** The land and structures in the agricultural district may be used only for agricultural purposes as defined in Section 91.01 (1), Wisconsin Statutes, and for residential and other uses permitted under Section 91.75 Wisconsin Statutes. Other uses are permitted if a Conditional Use Permit is issued for the proposed use.

B

d. **FORESTRY and RECREATION DISTRICT.**

(see attached map)

The land in the forestry and recreational district may be used for the production of forest products, camping, seasonal cottages and cabins, dams and flowages, wild crop production (such as marsh hay, ferns moss, berries, fruits, and seeds, wild rice, etc.) Other uses are permitted if a Conditional Use Permit is issued for the proposed use.

SECTION 4. General Uses. In all districts the following is permitted:

- a. Utility facilitating and right-of-ways (except in the agricultural district, where they are permitted only to the extent permitted by Section 91.75, Wisconsin Statutes).
- b. Churches, Libraries Schools, and Governmental buildings (except in the agriculture district, where they must be established only by a conditional use Permit, and then only to the extent permitted by Section 91.75, Wisconsin Statutes).
- c. Roads, driveways and buildings ancillary to the main use of the property.

AMENDED 5-14-02

SECTION 5. General Regulations. The following are applicable to all.

- a. **All buildings shall be set back fifty (50) feet from all public roads, ten (10) feet from property lines, and seventy-five (75) feet from the high water line of any lake, stream or river.**
- b. All lots shall be at least 5 acres in size and shall a frontage on a public road of no less than two-hundred (200) feet, except in the agriculture district, where the minimum lot size is thirty-five (35) acres.
- c. **Present legal uses and lots maybe continued, and existing legal buildings maybe replaced if destroyed by fire, storm, or other casualty. Non-conforming uses may not be enlarged or extended, but may be repaired and remodeled.**

SECTION 6. Enforcement.

- a. No building permit shall be issued unless the building and use is permitted by this ordinance.
- b. Any person who violates, or is a party to the violation of this ordinance shall forfeit not less than \$25.00 nor more than \$200.00. A separate violation occurs on each day that an offence continues.

AMENDED 8-6-91

SECTION 7. Conditional Use permits.

- a. A person desiring to use land for a purpose not permitted for the zone (district) in which the land is located may apply for a Conditional Use Permit. The Chairman of the Town Zoning Committee shall furnish application forms upon request. The application shall state the purposed use and location (with map), and any restrictions or covenants the applicant is willing to agree to as a condition of granting of the Permit, and shall be accompanied by an application fee of \$25.00. All applications will be submitted to the Town Zoning Committee/Park Commission (through the Chairman of the Town Zoning Committee) which will grant or deny the Permit. The applicant, an adjacent landowner, or other person aggrieved may appeal the decision to the Town Board within thirty (30) days of the decision of the Committee/Commission. Notice of the appeal must be given to the Chairman of the Town Board and shall be accompanied by a filing fee of \$25.00.
- b. The Committee/Commission shall, upon receipt of the application set a time and place for public hearing, mail or deliver a copy of the application to each adjacent landowner of record, and post or publish the application sufficiently to comply with the Wisconsin Open Meetings Law. The hearing shall be held within twenty (20) days of the receipt of the application by the Chairman of the Town Zoning Committee. At the hearing, the applicant shall be heard and may be represented by a friend, relative, or attorney. Opponents of the application shall also be heard. The Committee/ Commission shall establish rules for conduction the hearing.

- c. The Committee/Commission shall grant or deny the application. If the application is denied, the Committee/Commission may indicate changes or conditions, which would make the application more successful. A new application, reflecting the suggestions of the Committee/Commission maybe submitted after such a denial, and a new hearing shall be heard on the application. No Conditional Use Permit shall be granted for land in the agriculture district unless the proposed use is permitted under Scetion91.75, Wisconsin Statutes.
- d. The Committee shall consist of five citizens appointed by the Town Chairman for five years, staggered terms. Appointments must be approved by the Town Board, and the members shall file the official oath. They shall receive mileage. They may be removed only for cause, after notice and hearing, by the Town Board
- e. The Committee/Commission shall consider the following factors in deciding on the application”:
 - 1. The testimony and presentations at the hearing.
 - 2. The alternative locations available for proposed use
 - 3. The ability of the Town to provide services to the proposed use at a reasonable cost.
 - 4. The degree to which the proposed use will conflict with agriculture (if the land affected is zoned agriculture), or with other uses in the area.
 - 5. The availability of utility services to the land affected.
 - 6. Other factors which affect the public interest.

AMENED 8-6-91

SECTION 8. CHANGES and AMENMENTS

The Town Board may from time to time on its own motion or petition amend, supplement or change the District Boundaries or the Regulations herein or subsequently establish, upon giving at least ten days notice by publication in the official paper at least one time in such ten days of the proposed amendment, supplement or change and of hearing thereon, and opportunity to any person interested to be heard. In case of protest against such change duly signed and acknowledged by owners adjacent extending 100 feet there from, or by owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street or road frontage on such opposite land. Such amendment, supplement or change, shall not become effective except by favorable vote of two thirds of the Town Zoning Committee, or the Town Board of Appeals which ever shall have jurisdiction at the time.

SECTION 9. VALIDITY.

Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of the Ordinance as a whole any part thereof, other than the part so declared to be invalid.

This Ordinance shall be deemed to be in force from and after its passage, approval, publication and recording to law.

Recommended by:

Town of Grover Planning Commission:

24th day of August 1979

Ferdinand Behm

Chairman, Planning Commission

Elsie Dobrenz

Secretary, Planning Commission

Passed and Approved by

Filed 24th day of August 1979

Town Board this 24th day of August, 1979

Lester Schwarz

Chairman

Barbara Zester

Town Clerk

Samuel Zagorski

Supervisor

Stephen L. Kalmon

Supervisor

TOWN OF GROVER ORDINANCE 1-85

1. The Town Board of the Town of Grover, on December 3, 1985 adopted an Ordinance designating specific roads as connectors for existing snowmobile routes.

1. A crossing of Forest Road 121 (Beaver Creek Road) in the Northwest corner of Section 7, T31N, R2W.
2. A crossing of Forest Road 559 in the Southeast corner of Section 7, T31N, R2W.
3. A crossing of Forest Road 119 (Winter Sports Road) in the Northeast corner of Section 8, T31N, R2W.
4. A short section of Forest Road 118 (Sawyer Avenue) in the Northeast part of Section 10, T31N, R2W, amounting to .1 mile.
5. Two road crossings of Forest Road 553 in the Central part of Section 13, T31N, R2W.
6. A short section of Forest Road 117 (Grover Drive) in the Northeast corner of Section 13, T31N, R2W, amounting to .1 mile.
7. A crossing of Forest Road 554 in the North-central part of Section 22, T31N, R2W.
8. A crossing of Pirus Road bordering the South Sections of 25 and 26, T31N, R2W.
9. A crossing of Forest Road 119 (Winter Sports Road) in the Northeast part of Section 16, T31N, R2W.
10. Three crossings of Forest Road 1417 in the Northwest part of Section 31, T32N, R2W near the Chippewa Campground, amounting to .5 mile.
11. A crossing of Forest Road 559 in the Southwest part of Section 17, T31N, R2W.

11. All snowmobilers are required to meet and obey Wisconsin Statutes Section 350.02 (2) regulating snowmobile travel on public roads.

111. The Clerk shall send a copy of this Ordinance to the U.S. Forest Service, Medford Station; the Taylor County Sheriff; the Taylor County Clerk and the Department of Natural Resources.

IV. This Ordinance shall become effective upon passage and publication.

V. The above Ordinance approved and signed:

Dated: 12/3/85

CHAIRMAN Samuel J. Zayant

SUPERVISOR Frederick J. Bohm

SUPERVISOR Harley H. Sault

Filed this 4th day of December, 1985

Barbara Zester, Clerk

C

The Black River Rock Dodgers Snowmobile Club agrees to erect and maintain all signs, as required, comply with Wisconsin Statutes 350.02(2) regulating snowmobile travel on public roads, comply with Town of Grover Ordinance 2-85. Bear all costs of establishing and maintaining the routes as designated by Town of Grover Ordinance 2-85,

President Conrad Bil

Dated 12-3-85, 1985

TOWN OF GROVER ORDINANCE 2-85
ESTABLISHMENT OF SNOWMOBILE ROUTES IN GROVER

1. The Town Board of the Town of Grover on December 3, 1985 adopted an Ordinance establishing specified roads in the Town as Snowmobile Routes.
 - 1a. A portion of Second Avenue in Perkinstown from County Highway M to Winter Sports Road in the Northwest corner of Section 3, T31N, R2W, amounting to .4 mile.
 - 2a. A portion of the Winter Sports Road in Perkinstown from the junction of Second Avenue to Redwine Road in the Northwest part of Section 3, T31N, R2W, amounting to .2 mile.
 - 3a. All of Redwine Road from its beginning at the junction of Winter Sports Road to its end in the Central part of Section 3, T31N, R2W, amounting to .8 mile.
 - 4a. A portion of Winter Sports Road from the junction of Redwine Road to Tower Road in the Southwest corner of Section 3, T31N, R2W, amounting to .5 mile.
 - 5a. A portion of Perkinstown Avenue from the end of the Forestry Trail to Richter Lake Resort in the North-central part of Section 11, T31N, R2W, amounting to .4 mile. Speed is not to exceed 25 miles per hour on this Route only.
 - 6a. A portion of Forest Road 121 (Beaver Creek Road) from the trail crossing west to the Town of Ford line in the Northwest corner of Section 7, T31N, R2W, amounting to .2 mile.
11. Speed limit not to exceed 35 miles per hour on all designated Routes (exception 5a.).
111. All snomobilers are required to meet and obey Wisconsin Statutes Section 350.02 (2) regulating snowmobile travel on public roads.
- IV. The Clerk shall send a copy of this Ordinance to the U.S. Forest Service, Medford, Station; the Taylor County Sheriff; the Taylor County Clerk and the Department of Natural Resources.
- V. This Ordinance shall become effective upon passage and publication.

VI. The above Ordinance approved and signed:

DATE: 12/3/85

CHAIRMAN Samuel J. Rayouski

SUPERVISOR Fredman F. Bohm

SUPERVISOR Harley H. Faust

Filed this 4th Day of December, 1985

Barbara Zester, Clerk

D

TOWN OF GROVER ORDINANCE 1-87

1. The Town Board of the Town of Grover, on January 6, 1987 adopted an Ordinance designating specific roads as connectors for existing ATV Routes.

1. A crossing of Forest Road 121 (Beaver Creek Road) in the Northwest corner of Section 7, T31N, T2W.
2. A crossing of Forest Road 559 in the Southeast corner of Section 7, T31N, R2W.
3. A crossing of Forest Road 119 (Winter Sports Road) in the Northeast corner of Section 8, T31N, T2W
4. A short section of Forest Road 118 (Sawyer Avenue) in the Northeast part of Section 10, T31N, R2W, amounting to .1 mile.
5. Two road crossings of Forest Road 553 in the Central part of Section 13, T31N, R2W.
6. A short section of Forest Road 117 (Grover Drive) in the Northeast corner of Section 13, T31N, R2W amounting to .1 mile.
7. A crossing of Forest Road 554 in the North Central part of Section 22, T31N, R2W.
8. A crossing of Pirus Road bordering the South Sections of 25 and 26, T31N, R2W.
9. A crossing of Forest Road 119 (Winter Sports Road) in the Northeast part of Section 16, T31N, R2W.
10. Three crossings of Forest Road 1417 in the Northwest part of Section 31, T32N, R2W near the Chippewa Campground, amounting to .5 mile.
11. A crossing of Forest Road 559 in the Southwest part of Section 17, T31N, R2W.

II. All ATVs are required to meet and obey Wisconsin Statutes, Section 23.33(4) regulating ATV travel on public roads.

III. The Clerk shall send a copy of this Ordinance to the U.S. Forest Service Ranger Station at Medford, the Taylor County Clerk, and the Department of Natural Resources.

IV. This Ordinance shall become effective upon passage and publication.

V. The above Ordinance approved and signed:

Dated: 1-6-87

CHAIRMAN

SUPERVISOR

SUPERVISOR

Filed this 6th day of January, 1987

Isabella A. Zastu, Clerk

E

TOWN OF GROVER
Ordinance 1-88

1. The Town Board of the Town of Grover, on December 15, 1988, adopted an Ordinance designating specific roads as ATV routes:

1. A portion of Winter Sports Rd. in Perkinstown from the Junction of 2nd Ave. to Redwine Road in the Northwest portion of Sec. 3, T.31N-R.2W amounting to .8 mile.

2. A portion of 2nd Ave. in Perkinstown from County Trunk "M" to Winter Sports Road in the Northwest Corner of Sec. 3 T.31N-R.2W amounting to .4 mile.

3. All of the Redwine Rd. from it's beginning at the Junction of Winter Sports Rd. to it's end in the central portion of Sec. 3 T.31N-R.2W amounting to .8 mile.

4. A portion of Winter Sports Rd. from the Junction of the Redwine Rd. to Tower Rd. in the Southwest corner of Sec.3 T.31N-R.2W amounting in .5 mile.

5. A portion of Perkinstown Ave. from the end of Forestry Trail to Richer Lake Resort in the Northcentral portion of Sec. 11 T.31N-R.2W amounting to .4 mile.

6. A portion of Forest Road 121 (Beaver Creek Rd.) from the trail crossing West to the Town of Ford Line in the Northwest Corner of Sec. 7 T.31N-R.2W amounting to approximately .2 mile.

2. Any resident of the Town of Grover may operate an ATV or snowmobile between such residence in the Town of Grover and the ATV or snowmobile routes established by this ordinance, over such roads as provide the most direct route to or from the portion of the established ATV and snowmobile route nearest such residence, such roads not to include any portion of state trunk highways within the Town.

3. All ATVs are required to meet and obey Wisconsin Statutes, Section 23.33(4) regulating ATV travel on public roads.

4. The Clerk shall send a copy of this Ordinance to the U.S. Forest Service Ranger Station at Medford, the Taylor County Clerk, and the Department of Natural Resources.

5. This Ordinance shall become effective upon passage and publication.

6. The above Ordinance approved and signed:

Dated: December 15, 1988
CHAIRMAN: Lester Schwarz
SUPERVISOR: Danti A. Renzoni
SUPERVISOR: Bruce Brunner
Filed this 15th day of December, 1988.

Holly J. Sromek, Clerk
(One Ins. Dec. 21)

F

Ordinance to appoint alternate members for board of review.

STATE OF WISCONSIN

Town of Grover

Taylor Co

SECTION I – TITLE/PURPOSE

This ordinance is entitled the Town Board of Grover Ordinance to Appoint Alternative Members for the Board of Review. The purpose of this ordinance is to provide, upon lawful removal of named members, alternate persons to serve as replacements to the Board of Review for the Town of Grover.

SECTION II - AUTHORITY

The Town Board of the Town of Grover has the specific authority under ss. 70.47 (6m) and 70.47 (1), Wis. Stats., to remove, members from and to appoint alternate members to the Board of Review for the Town of Grover.

SECTION III – ADOPTION OF AN ORDINANCE

The Town Board of the Town of Grover, Taylor County, Wisconsin, by this ordinance, adopted on proper notice, with a quorum and by roll call vote of the town board present and voting, provides for the removal of members of the Board of Review for the Town of Grover and the appointment of alternate members.

SECTION IV – MANNER OF APPOINTMENT

The Town Board of the Town of Grover, Taylor County, Wisconsin, by this ordinance, establishes and shall maintain a public list of names and persons eligible and appointed by the town board to serve as alternate members of the board of review. The list shall be arranged and maintained by the town clerk in a priority order of probable and likely service as an alternate. The town clerk shall notify and named member who has been lawfully removed under s. 70.47 (6m) (a) or (b), Wis. Stats. And shall notify the alternate, person of his or her appointment to replace a named member of the board review. The alternate, once notified, if he or she approves the appointment, and if he or she would not violate s. 19.59, Wis. Stats., shall then take the oath of office and act as a member of the board of review under s. 70.47 (6m) (c), Wis. Stats.

SECTION V – APPOINTMENTS

The following electors of the Town of Grover are named as alternates in the order indicated to serve as alternate review member.

Alternate 1: Dane Bolz

Alternate 2: Yvonne Schwarz

Alternate 3: Karl Dehn

2010 Current Alternates:

- 1. Jay Johnson
- 2. Craig Bolz

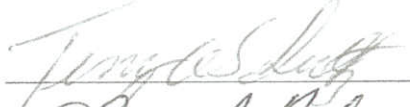
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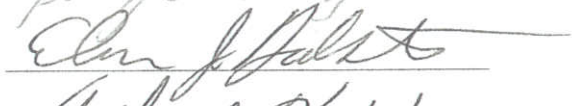
SECTION VI – EFFECTIVE DATE

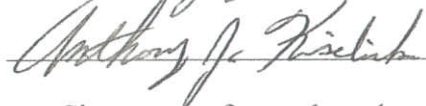
This ordinance is effective upon publication or posting.

The town clerk shall properly post or publish this ordinance as required under s.60.80

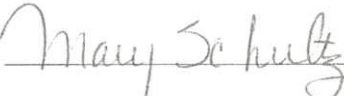
Adopted this 9 day of August 2005







Signatures of town board

Attest: 

Town Clerk

Ordinance to Regulate Heavy Traffic

STATE OF WISCONSIN

Town of Grover

Taylor County

The town board of the town of Grover, Taylor County, Wisconsin, by this resolution and ordinance, adopted on proper notice with quorum and by roll call vote of the majority of the town board present and voting resolves and orders as follows:

Effective August 10, 2005 the following Town of Grover highways are designated as heavy traffic routes and heavy traffic on the following town highways is restricted or prohibited as follows:

Pursuant to s. 349.17 (2) Wis. Stats., "heavy traffic" means all vehicles not operating completely on pneumatic tires and all vehicles or combination of vehicles, other than motor buses, designed or used for transporting property of any nature and having a gross weight of more than 8,000 pounds.

Butternut Hill Road, east, from the intersection Lucky Hills Road to the intersection of Brush Creek Road (east end)

From Lucky Hills Road along School House Road, east, to the intersection with Brush Creek Road (east end).

From the School House Road along Brush Creek Road, west, to the Butternut Hill Road intersection (east end)

Second Avenue, south, from Second Street intersection to the intersection of Wintersports Road.

The town chairperson, or his designee, shall place appropriate traffic signs on the above-described highways, on or before the effective date of this resolution.

The town clerk shall properly post or publish the resolution as required under s. 60.80, Wis. Stats.

Adopted this 9th day of Aug., 2005

Tony A. Schmitt
Anthony J. Kselicka
Elmer J. Puls

Signatures of Town Board

Attest: Mary Schulz
Town Clerk

H

Driveway and Highway Access Permit Ordinance

**STATE OF WISCONSIN
Town of Grover
Taylor County**

SECTION 1 – TITLE/PURPOSE

The title of this ordinance is the Town of Grover Driveway and Highway Access Permit Ordinance. The purpose is to regulate, for public health and safety reasons, the establishment, repair, construction, improvement, modification, and reconstruction of private driveways, to assure that the methods of repair, construction, improvement, modification, and reconstruction practices used in any driveway will protect properly the public health, safety, and general welfare of persons in the town, and to limit and regulate highway access by motor vehicles to any town highway in the town.

SECTION 2 – AUTHORITY

The town board has the specific authority under s. 86.06, Wis. Stats., to adopt a Town Highway Access Permit Ordinance, and the general authority under its village powers under s. 60.22, Wis. Stats., to adopt this ordinance.

SECTION 3 – ADOPTION OF ORDINANCE

The Town Board of the Town of Grover, by this ordinance, adopted on proper notice with a quorum and roll call vote by a majority of the town board present and voting, provides the authority for the town to regulate and permit certain driveways and highway access locations in the town.

SECTION 4 – Minimum Requirements

All new driveways proposed to be installed or any driveway alleged to be existing and serving open land without improvements and proposed to be converted to a driveway to serve one or more structures shall be subject to an inspection fee as established by the Town Board to be paid to the township prior to the start of and construction on a new driveway and prior to the issuance of a building permit. An approved driveway shall be in place before a building permit can be issued.

The applicant who may be the owner, agent, or contractor shall submit a location plan showing specifications including grade, slope, width, and length of the driveway and erosion control procedures.

Authorization for a driveway is subject to the approval of the town board wherein located and when so approved by the town board. If there is a dispute on the adequacy of an illegal driveway the decision of the town board will be the deciding factor.

The following specification shall apply:

1. Driveways must be 12 feet wide, a minimum of 15 feet from culvert or edge of road, with no tree branches or brush extending into the driving lane to a height of 18 feet.
2. Minimum width clearance. 24 feet.
3. Culvert diameter 18 inches minimum.

At least one 25 feet in length and 18 feet in width segment of road surface shall be provided for each 300 feet of driveway length to provide safe passage of meeting vehicles. The driveway within the public right of way shall slope away from the public road at a minimum of 1% and a maximum of 15% to prevent erosion onto the public road. An adequate road base of suitable material to support the projected traffic and any requirements for culverts shall be determined by the town in considering an application for driveway approval. If culverts are required the recommended minimum diameter shall be 18". At the end of dead end of all new driveways a turn around of at least 25 feet radius or some other method to allow vehicles to turn around shall be provided as determined by the town board. Illegal culverts will be removed at the landowners expense.

Section 5: Definitions

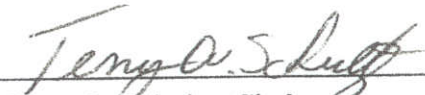
Driveway/access: any area where travel occurs from a public road over land (whether by easement or ownership) not considered to part of the public road for the purpose of gaining access to land or improvements.

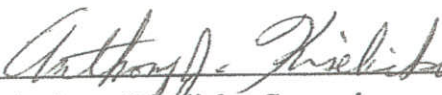
Section 6: Effective Date


This Ordinance is effective on publication.

The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

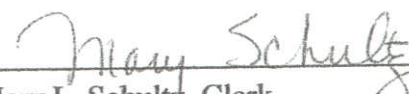
Adopted this 8 day of Nov. 2005


Terry A. Schultz, Chairman


Anthony Kiselicka, Supervisor


Elvin Doberstein, Supervisor

Attest:

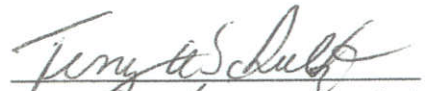

Mary L. Schultz, Clerk

TOWN OF GROVER ORDINANCE 2-07

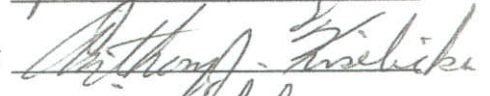
2-85 REVISED - ESTABLISHING OF SNOWMOBILE/ATV ROUTES IN GROVER

1. The Town Board of the Town of Grover on December 14, 2007 revises the ordinances 2-85 & 1-87 as adopted on 12/13/85 & 1/6/87. Establishing specified roads in the Town of Grover as Snowmobile/ATV routes.
 1. A portion Tower Road to Pollack Lake Road, Sec. 3 T .31N-RW.
 2. A portion of Pollack Lake Road to Wintersports Road. Sec. 3 T .31N-RW.
 3. A portion of Wintersports Road north to County Highway "M". Sec. 3 T .31N-RW.
 4. A portion of marked ^{trail} along County Hwy M, to Second Ave. Sec. 3 T .31N-RW.
 5. Across second Ave, continuing along County Hwy M on marked
 6. trail to Lake Road. Sec. 3 T .31N-RW.
 7. A portion of Lake Road to the end of trail at County Hwy M. Sec. 3 T .31N-RW.
 8. A portion of Forest Road 121 (Beaver Creek Road) from the trail crossing west to the Town of Ford line in the Northwest corner of Sec. 7. T.31N-R.2W.
 9. At Snowmobile/ATV route crossing of Wintersports Road south to Wintersports Area approximately .2 of a mile. Sec. 3 T .31N-RW.
 10. Speed limit for ATV/Snowmobile travel is maximum 35 mph except where posted at 25 or 10 mph.
2. Any landowner of the Town of Grover may operate an ATV or Snowmobile between such owners land and ATV/Snowmobile routes established by this ordinance, over such roads as provide the most direct route to and from the portion of the established ATV/Snowmobile route nearest such landowners property, such roads do not include any portion of State or Trunk highways within the Town of Grover.
3. All ATV's/Snowmobiles are required to meet and obey Wisconsin Statutes Section 23.33(4) regulating ATV/Snowmobile travel on public roads.
4. The clerk shall send a copy of this ordinance to the U.S. Forest Service Ranger Station in Medford, the Taylor County Clerk, Taylor County Sheriff, and the Department of Natural Resources.
5. This ordinance shall become effective upon passage and publication.
6. The above Ordinance approved and signed;

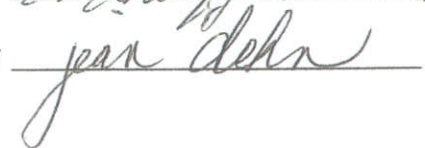
Chairman



Supervisor



Supervisor



Filed this 14th day of December 2007

Mary Schultz, Clerk

HJ

ORDINANCE ESTABLISHING
FIRE PROTECTION CHARGES

WHEREAS, 1983 Wisconsin Act 532 authorizes Towns to charge property owners a portion or all of the cost of fire protection;

WHEREAS, it is in the public interest of the Town of Grover to charge the costs of such protection to property owners;

NOW THEREFORE, the Town Board of Supervisors of the Town of Grover, does ordain as follows;

Section 1 State Authority

Pursuant to Section 60.55, and 60.555 and 60.557 of Wisconsin Stats., the Town of Grover, Taylor County hereby establishes the following policy and procedures for the payment of fire costs incurred by the Town of Grover.

Section – 2 - Liability for fire Protections Costs

The property owners of real estate within the Town of Grover for which fire protection is provided shall be responsible for the costs of the fire calls made to their property based upon the following schedule:

Fire Calls by the Medford Area Fire Department:

Up to \$750.00 per call

Section 3 – Liability for fire Calls from Fire Departments other than authorized fire departments.

It is the policy of the Town of Grover to contract with the fire department listed in Section 2 above. Any property owner requesting fire protection directly from any department other than listed in Section 2 shall be responsible for the full costs billed to the town from the fire call from any unauthorized fire department. This section shall not apply to the costs of any other department responding at the request of an authorized department under mutual aid.

Section 4 – Billing and Payment Procedure

The costs of fire calls as outlined above shall be billed by the Town Clerk to the property owner and paid to the Town Treasurer within 60 days of the date of the bill. The failure to pay the bill within 60 days will result in interest being charged at the rate of 1 – 1/2% per month from the date of the bill. Those bills remaining outstanding, including interest, for more than 90 days as of November 1 of any year shall become a lien against

R

the real estate from which fire protection was provided and shall be placed on the tax roll as a delinquent special charge pursuant to Section 66.60 of Wisconsin Statutes.

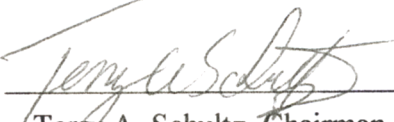
Section 5 Separability of Provisions

Should any section or provision of this ordinance be declared invalid such decision shall not affect the validity of the remaining portions of this ordinance.

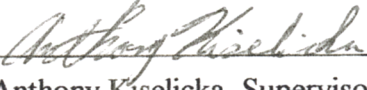
Section 6 Effective Date

This ordinance shall take effect from and after its passage and posting as provided by law.

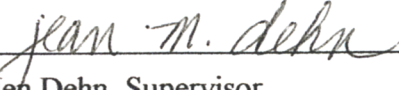
Adopted this 17 day of JULY, 2007 by the Town Board Supervisors of the Town of Grover, Taylor County.



Terry A. Schultz, Chairman



Anthony Kiselicka, Supervisor



Jen Dehn, Supervisor
Jen

ATV Ordinance Revision

June 8, 2010

A motion was made by Anthony Kiselicka, seconded by Jean Dehn, to amend the ATV ordinance to delete the Lake Road segment of the route. Motion carried.

The route will heretoforth cross County Highway M at the east end of Lake Road to the property of Joel and Ada Winchell, P-Town Saloon.



3/10/08

ACCESSIBILITY OF EMERGENCY VEHICLES

Emergency vehicle accessibility is extremely important in providing better emergency services to the people and property in our fire district. Various items, which need attention, include:

1. Driveways should be 12' wide with no tree branches or brush extending into the driving lane to a height of 15'.
2. Minimum radius on public roads should be 100' to the centerline.
3. Dead-end streets or roads need to have adequate room to turn around (ex. 50' radius cul-de-sac).
4. Bridges should have a minimum of 40,000 pounds gross vehicle carrying capacity.
5. Roads and street should have a right-of-way free from trees and brush.
6. City and rural address numbers should be prominently displayed.

Please advise people of these needs when building permits are issued or at public meetings. This will help us to perform our jobs more effectively and in a safer environment.

Sincerely,

John K. Fales
Chief
Medford Area Fire Department

Scott Lindow
Forest Ranger
WI DNR

| Wisconsin Division of Safety and Buildings | | WISCONSIN UNIFORM BUILDING PERMIT APPLICATION | | | | Application No. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------|---|---|--|--------------------------|--|------|--|--|-------------|--|--|--|--------|--|--|--|------|--|--|--|--------|--|--|--|---|--|--|--|---|--|------|---------|----|-----|------|-------|-------|-----------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-----------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Wisconsin Stats. 101.63, 101.73 | | Instructions on back of second ply. The information you provide may be used by other government agency programs [(Privacy Law, s. 15.04 (1)(m))] | | | | Parcel No. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PERMIT REQUESTED | | <input type="checkbox"/> Constr. <input type="checkbox"/> HVAC <input type="checkbox"/> Electric <input type="checkbox"/> Plumbing <input type="checkbox"/> Erosion Control <input type="checkbox"/> Other: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Owner's Name | | | Mailing Address | | | Tel. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Name: <input type="checkbox"/> Con <input type="checkbox"/> Elec <input type="checkbox"/> HVAC <input type="checkbox"/> Plbg | | | Lic/Cert# | Mailing Address | | Tel. | FAX# | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Name: <input type="checkbox"/> Con <input type="checkbox"/> Elec <input type="checkbox"/> HVAC <input type="checkbox"/> Plbg | | | Lic/Cert# | Mailing Address | | Tel. | FAX# | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Name: <input type="checkbox"/> Con <input type="checkbox"/> Elec <input type="checkbox"/> HVAC <input type="checkbox"/> Plbg | | | Lic/Cert# | Mailing Address | | Tel. | FAX# | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Name: <input type="checkbox"/> Con <input type="checkbox"/> Elec <input type="checkbox"/> HVAC <input type="checkbox"/> Plbg | | | Lic/Cert# | Mailing Address | | Tel. | FAX# | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PROJECT LOCATION | | Lot area | <input type="checkbox"/> One acre or more of soil will be disturbed | _____ 1/4, _____ 1/4, of Section _____, T _____ N, R _____ E (or) W | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Address | | Subdivision Name | | | Lot No. | Block No. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Zoning District(s) | | Zoning Permit No. | | Setbacks: | Front | Rear | Left | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | ft. | ft. | ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. PROJECT | | 3. OCCUPANCY | | 6. ELECTRIC | | 9. HVAC EQUIP. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Raze <input type="checkbox"/> Addition <input type="checkbox"/> Move <input type="checkbox"/> Other: | | <input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Garage <input type="checkbox"/> Other: | | Entrance Panel Amps: _____ <input type="checkbox"/> Underground <input type="checkbox"/> Overhead | | <input type="checkbox"/> Furnace <input type="checkbox"/> Radiant Basebd <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central AC <input type="checkbox"/> Fireplace <input type="checkbox"/> Other: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. AREA INVOLVED (sq ft) | | 4. CONST. TYPE | | 7. WALLS | | 12. ENERGY SOURCE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Unit 1</th> <th>Unit 2</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Unfin. Bsmt</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Living Area</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Garage</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | Unit 1 | Unit 2 | Total | Unfin. Bsmt | | | | Living Area | | | | Garage | | | | Deck | | | | Totals | | | | <input type="checkbox"/> Site-Built <input type="checkbox"/> Mfd. per WI UDC <input type="checkbox"/> Mfd. per US HUD 5. STORIES <input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other: <input type="checkbox"/> Plus Basement | | <input type="checkbox"/> Wood Frame <input type="checkbox"/> Steel <input type="checkbox"/> ICF <input type="checkbox"/> Timber/Pole <input type="checkbox"/> Other: | | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Fuel</th> <th>Nat Gas</th> <th>LP</th> <th>Oil</th> <th>Elec</th> <th>Solid</th> <th>Solar</th> </tr> </thead> <tbody> <tr> <td>Space Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table> <input type="checkbox"/> Dwelling unit has 3 kilowatt or more in electric space heating equipment capacity. | | Fuel | Nat Gas | LP | Oil | Elec | Solid | Solar | Space Htg | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water Htg | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Unit 1 | Unit 2 | Total | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unfin. Bsmt | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Living Area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Garage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Deck | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Totals | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fuel | Nat Gas | LP | Oil | Elec | Solid | Solar | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Space Htg | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Htg | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 8. USE | | 10. SEWER | | 13. HEAT LOSS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | <input type="checkbox"/> Seasonal <input type="checkbox"/> Permanent <input type="checkbox"/> Other: | | <input type="checkbox"/> Municipal <input type="checkbox"/> Sanitary Permit# _____ | | _____ BTU/HR Total Calculated Envelope and Infiltration Losses ("Maximum Allowable Heating Equipment Output" on Energy Worksheet; "Total Building Heating Load" on Rescheck report) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 11. WATER | | 14. EST. BUILDING COST w/o LAND | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <input type="checkbox"/> Municipal <input type="checkbox"/> On-Site Well | | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Financial Responsibility Certification and have read the cautionary statement regarding contractor responsibility on the reverse side of the last ply. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| APPLICANT'S SIGNATURE _____ | | | | DATE SIGNED _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| APPROVAL CONDITIONS | | This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. <input type="checkbox"/> See attached for conditions of approval. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| ISSUING JURISDICTION | | <input type="checkbox"/> Town of <input type="checkbox"/> Village of <input type="checkbox"/> City of <input type="checkbox"/> County of <input type="checkbox"/> State → | | State-Contracted Inspection Agency#: | | Municipality Number of Dwelling Location | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FEES: | | PERMIT(S) ISSUED | | WIS PERMIT SEAL # | | PERMIT ISSUED BY: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plan Review \$ _____ Inspection \$ _____ Wis. Permit Seal \$ _____ Other \$ _____ Total \$ _____ | | <input type="checkbox"/> Construction <input type="checkbox"/> HVAC <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Erosion Control | | | | Name _____ Date _____ Tel. _____ Cert No. _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

BUILDING A HOME IN WISCONSIN?

HERE IS IMPORTANT INFORMATION ON WISCONSIN'S UNIFORM DWELLING CODE

This brochure is meant to assist homeowners and builders in getting started in designing and building a code-complying home. If you will be actually designing and building a home, it will be necessary to purchase the proper codebooks.

WISCONSIN'S UNIFORM DWELLING CODE (UDC)

The statewide code for newer homes in Wisconsin is the Uniform Dwelling Code (UDC), Chs. Comm 20-25 of the Wisconsin Administrative Code and its adopted references. It is a uniform building code that applies across the state. Municipalities may not adopt a more or less stringent code. The UDC was developed and is updated with input from a citizens' Dwelling Code Council.

The UDC is principally enforced by municipal building inspection departments and state-contracted UDC inspection agencies. The Wisconsin Division of Safety and Buildings facilitates uniformity of its enforcement through code development, code interpretations, special investigations, inspector training and certification, processing of petitions for variance and monitoring manufactured dwelling firms.

PURPOSE AND SCOPE OF THE UDC

Q. What is the purpose of the UDC?

- A. The UDC is a uniform statewide code that sets minimum standards for fire safety; structural strength; energy conservation; erosion control; heating, plumbing and electrical systems; and general health and safety in new dwellings.

Q. What buildings are covered by the UDC?

- A. The UDC covers new one- and two-family dwellings built since June 1, 1980 and their additions and alterations. This includes:
- Seasonal and recreational dwellings (Electrical, heating or plumbing systems are not required, but if installed they shall comply with the applicable codes. If a home is heated, then it shall be insulated. Local sanitary requirements may require certain plumbing systems.)
 - One- and two-family condominium buildings.
 - A single-family residence connected to a commercial occupancy.
 - Community-based residential facilities with up to 8 residents.
 - Manufactured, modular or panelized dwellings regulated by the State (but not mobile or manufactured homes regulated by the Federal Government).
 - Additions to mobile or manufactured homes produced after June 1, 1980.
 - A non-residential building, such as a barn, that is converted to a dwelling.

Q. What structures are *not* covered by the UDC?

- A. The following are not covered:
- Dwellings built before June 1, 1980 or additions and alterations to such dwellings.
 - Mobile (manufactured) homes which are instead subject to Federal standards.
 - Multi-unit (three or more) residential buildings which are regulated by the State Commercial Building Codes.
 - Detached garages or accessory buildings.

Q. What about homes built before June 1, 1980?

- A. The State does not have a construction or heating code for additions or alterations to older homes or any accessory structures or outbuildings. However, the State Plumbing, Electrical and Smoke Detector codes do apply to all dwellings, regardless of age.

For construction and heating standards for older homes, municipalities may adopt any or no code. Many use the UDC. Others use the Wisconsin Uniform Building Code, which is not a State code but rather a regional code in southeastern Wisconsin.

UDC ENFORCEMENT

Q. Who enforces the UDC?

- A. The UDC is primarily enforced by municipal or county building inspectors who must be state-certified. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for just new homes. To determine whether the municipality, county or state provides UDC enforcement, contact your municipality or the Division of Safety and Buildings (contact information at end of brochure). Note the option of no UDC enforcement for municipalities of less than 2500 population no longer exists as of January 1, 2005. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.
-

BUILDING A UDC HOME

Q. What are the typical steps in building, adding onto or altering a code-complying home?

- A. The steps to be taken by an owner or builder can be summarized as follows. (Some steps may not apply to alterations or additions):
- Make initial contact with local zoning and building inspection departments to get an Energy Worksheet, Building Permit Application, zoning rules and other basic information. Determine if your alteration requires a permit or if you need your property surveyed.
 - Design the home using standard design tables from the UDC or design a more customized home as long as it is demonstrated that the design meets the general engineering standards of the code. In addition to the UDC, the dwelling's design may also be subject to subdivision rules or restrictive covenants.
 - Obtain sanitary or well permits from the county or municipality if the home will use a private sewage system or well.
 - Obtain floodplain, zoning and land use approvals from the county and municipality having authority.
 - Obtain driveway or other local permits.
 - Obtain any necessary utility approvals.
 - Submit complete plans including plot, erosion control, foundation, floor layout(s), building cross-section(s) and exterior building wall views (elevations); Energy Worksheet; Permit Application; fees and copies of the above permits to the municipal inspection department.
 - Begin construction after plans are approved and building permit is issued and posted.
 - Install erosion control measures.
 - Call for inspections of each phase of construction at least 2 business days prior to when work is to be covered up (check the local inspector's instructions). Inspectors will check for compliance with the code. Cosmetic or non-code workmanship items will not normally be ordered corrected. However, inspectors may also check that the approved plans are being followed, including items above the code minimums. Deviations from the original plans may require submittal of revised plans.
 - Take occupancy after receiving a final inspection in which no major health or safety violations are found. (Some municipalities will issue occupancy permits.) Also, the dwelling's exterior must be completed within two years after permit issuance.
 - Correct any other code non-compliances, including stabilization by vegetation of any exposed soil.

Q. Who may do the work?

- A. Following is a summary of applicable regulations:
- Anyone may design the home, other than for homes in a floodplain.
 - The construction and erosion control permits must be taken out by a state-certified contractor or by the owner who occupies the home currently or after completion. Note that State UDC Contractor Certification checks for general liability insurance only - it does not test the technical competency of the builder.
 - The plumbing work must be supervised by a master plumber and installed by licensed plumbers. (Only after the dwelling is occupied, may an owner install additional plumbing beyond the pre-requisite kitchen sink and full bathroom, unless prohibited by municipal ordinance.)
 - All heating contractors must be state-registered. Owners working on their own property are exempted.
 - Municipalities may have additional licensing requirements as well as bonding or insurance requirements for contractors. In any case, we suggest that you:
 - Check your contractors for proper liability and worker's compensation insurance to minimize your liability for injuries and damages to, or caused by, contractors.
 - Check past customer references.
 - Have a written contract.
 - Obtain lien waivers from your subcontractors, so you are not financially responsible if your general contractor fails to pay them.

Q. What could happen if the code is not followed?

- A. Failure to comply with the code could cause the following:
- Endangering the health and safety of self, family or guests.
 - Levying of fines and/or refusal to grant occupancy permit by local building inspection department.
 - Civil action by owners against builders.

- Difficulty in selling the home.
- Civil action by future owners or tenants against original owners or builders. (The average home is resold every 5 to 7 years.)
- Difficulty in obtaining mortgage loans or property insurance.
- Loss of building and community values.

Q. What if I am not able to exactly follow the Code?

- A.** If it would be difficult to comply with a particular code provision because of special site or design considerations or you have a better method of compliance, then you may submit a petition for variance with the required fees to the State. Your variance must show an equivalence to the code provision by different means. (Forms are available from your local building inspector or the Safety and Buildings Division.)

Q. What if I have a problem with my home?

- A.** Every situation is different, but possible actions include:

- Contact the responsible general contractor and/or subcontractor for resolution.
- Contact your homeowner's warranty program, if applicable.
- Contact the local building inspector if the problems are code-related. (Note that orders may be written against you as the owner.)
- Use the local homebuilder association's arbitration services, if applicable.
- Obtain a consulting engineer or private building inspector's report.
- Contact the Wisconsin Department of Agriculture, Trade and Consumer Protection (1-800-422-7128) for alteration and addition problems.
- Use the small claims court system.
- Contact an independent mediation/arbitration service.
- Obtain a lawyer.

CODEBOOKS AND INFORMATION

Q. How do I get copies of the applicable codes?

- A.** Local zoning codes may be obtained from local government offices. The following State codes are needed if you will be involved in the design and construction of a home:

- State Uniform Dwelling Code Chs. Comm 20-25
- State Plumbing Code Chs. Comm 81-87
- State Electrical Code Ch. Comm 16

These are available from:

State Document Sales
P O Box 7840
Madison, WI 53707

Before ordering, contact them at (608) 266-3358 to determine current fees which must be sent with your order. Telephone orders at 1-800-362-7253 are accepted when purchasing with a credit card. These codes are available for free on line at: www.legis.state.wi.us/rsb/code

In addition, the State Electrical Code adopts the National Electrical Code, available from:

National Fire Protection Association
One Batterymark Park
Quincy, MA 02269
Tel. 1-800-344-3555
www.nfpa.org

Q. If I have further questions, who should I contact?

- A.** Again, the UDC is a locally enforced code, so contact the local municipal building inspection department where the home will be built.

Otherwise you may contact:

Safety and Buildings Division
P. O. Box 2658
Madison, WI 53707
(608) 267-5113

or: www.commerce.wi.gov/sb

An explanatory UDC Commentary is also available for free off of our website or for purchase from the Division.

The Division of Safety and Buildings does not discriminate on the basis of disability in the provision of services or in employment. If you need this printed material interpreted or in a different form, or if you need assistance in using this service, please contact us. Deaf, hearing or speech impaired callers may reach us through the Wisconsin Telecommunication Relay System (WI TRS).

ADDENDUM TO WISCONSIN BUILDING PERMIT APPLICATION

Your municipality is exclusively served by a state-contracted agency, Newport Services, Inc., for Uniform Dwelling Code (UDC) enforcement. You should be aware of the following code and contract provisions:

1. The scope of the inspection agency authority only includes one- and two- family dwellings including the installation of federally regulated manufactured (mobile) homes manufactured after April 1, 2007..
2. Appropriately state-credentialed contractors are required for any plumbing work or HVAC work. (Only owner-occupants of an occupied single-family dwelling may do plumbing without a plumbing license. Only owners may service existing HVAC systems without an HVAC Contractors Registration.)
3. You will only be charged fees in accord with the attached approved fee schedule.
4. Upon receipt of all required plans and other information, you should receive approval or disapproval within ten business days (per the state work calendar). You need to post the provided permit card at the jobsite prior to excavation. Your approval is for the submitted plan – revision must be approved by your inspector.
5. Drain tiles are required to be installed around basements per the code, unless told otherwise by the inspector.
6. The agency will provide a telephone number that is served by voice-mail or answering machine at which you may make inspection requests. Tel 715-748-4448.
7. The following are required inspections that you must request the inspection agency to perform prior to covering up the work (consult with your inspector for details): Footing, Foundation, Rough Framing, Rough HVAC, Rough Electrical, Rough Plumbing, Basement Drain Tile, Insulation and Final. You are allowed eight inspection trips for these inspections after which you may be charged additional inspection trip fees. This will require coordination of your inspection requests. Additional inspection trip fees may be charged to re-inspect work that was initially non-code compliant and cannot be re-inspected at the next regular inspection because it would be covered up. Additional fees are payable prior to the inspection.
8. The agency may offer, in writing, fee discounts or refunds for additional coordination and packaging of inspection requests.
9. For other than the final inspection, the agency has until the end of the second full business day to inspect after notification that the work is ready to inspect and the jobsite is accessible. After two business days, you may proceed with covering up the work without inspection. For final inspection, the agency has five full business days. Keep a record of your inspection requests to help resolve any disputes.
10. You are entitled to a 10% fee refund for any requested inspection trips that are not conducted within two days, or five days for the final inspection. No further refunds for the same inspection will be available.
11. The inspector will leave a visible indication at the jobsite of whether the requested inspection passed code and any required corrections. The permit card shall be used for this until the rough framing inspection, after which the results will be posted in the dwelling. Keep the permit card and any other inspection records for your files after the dwelling is completed.
12. Prior to obtaining electric utility connection to the service of your dwelling, you will need an inspection and authorization from your inspector.
13. You are required to maintain the soil erosion controls and keep soil from leaving the site or otherwise cleaning it up. Any eroded or tracked soil must be cleaned up within 24 hours. Erosion controls must be maintained until the site is fully stabilized with vegetation or equivalent.
14. The building shall not be occupied until the inspector has completed a final inspection in which no critical health or safety violations are found in the judgment of the inspector.
15. The code requires that the dwelling exterior be completed within two years of permit issuance, otherwise you will need to obtain another permit at 25% of the normal fees to continue construction per the code and the fee schedule in effect at the time.
16. The fees for your permit allow for the dwelling to be completed and pass final inspection for critical items within two years of permit issuance; otherwise you will need to renew the fees of your permit at 25% of the normal fees per the fee schedule in effect at that time.
17. Failure to comply with the code and its procedures may cause you fines, additional cost, contractor credential suspension or revocation, delay in occupancy, or problems with financing, insurance coverage or future sales.

If you have questions, first contact your assigned inspector, then the inspector’s employing inspection agency, and then the WI Department of Commerce. You can also check Commerce’s website, www.commerce.wi.gov/sb/ under the UDC Program link. Or contact Commerce by e-mail at udctech@commerce.state.wi.us, by telephone at 608-266-3151, by fax at 608-283-7409 or by mail at Dept. of Commerce, P.O. Box 2658, Madison, WI 53701.

Applicant: _____
Signature Project Address Date

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury or death to others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or the death of others or the damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Town of Grover
Taylor County, Wisconsin

Petition Form:
Application for

Rezoning Request _____ Conditional Use Permit _____

To: Town of Grover Board

(I, We), the undersigned, being owner(s) of _____% of the area herein described, do hereby petition the Town of Grover, Taylor County, Wisconsin to (REZONE) (GRANT A CONDITIONAL USE PERMIT) for the following described property, located at: _____

from _____ to _____
(present zoning) (rezoning / conditional use)

LEGAL DESCRIPTION: _____

(I, We) have requested this (rezoning) (conditional use permit) for the purpose(s) of: _____

PLEASE FIND THE FOLLOWING ITEMS ATTACHED:

1. Plot Plan showing:
 - A. Area
 - B. Its location
 - C. Dimension
 - D. Location, classification, and use of adjacent zoning districts and property within two hundred feet of the area proposed to be rezoned or granted a conditional use permit.
2. Owners' name and address of all properties within two hundred feet of described area.
3. Fee application, fee in the amount of **\$100.00 plus publication fees.**

(I, We) hereby certify that all of the above statements and attachments submitted herewith are true and correct to the best of (MY, OUR) knowledge and belief.

| | | |
|------------------------|-----------------|------|
| Signature of Applicant | Mailing Address | Date |
| Signature of Applicant | Mailing Address | Date |

OFFICE USE:

Date Filed: _____

Petition Granted: _____ Date: _____

P

TOWN OF GROVER

DRIVEWAY APPLICATION/PERMIT

Applicants Name _____ Date _____

Applicants Address _____ Phone _____

Property Owner's Name _____

Address for proposed driveway _____

Section _____ Town _____ Range _____ Quarter/Quarter _____

The driveway will provide access to STH _____ CTH _____ Town Road _____

Proposed Land Use of property _____

***Provide a sketch of proposed driveway including grade, slope, width and length of driveway and indicate turnoffs if required, and dead end turnaround on the back of this application. Specify erosion control procedures to be utilized. _____

Specify proposed roadbed base, including depth and type of material: _____

The following minimum specifications shall apply to all new driveways installed after January 1, 2006.

- Minimum road surface.....12 feet
- Minimum width clearance.....24 feet
- Minimum height clearance.....18 feet
- Maximum grade.....10 percent

At least one 25 foot in length and 18 foot in width segment of road surface be provided for each 300 feet of driveway length.

The driveway within the area of public right-a-way shall slope away from the public road at a minimum of 1% and a maximum of 5% to prevent erosion onto the public road. An adequate road bed of suitable material to support the projected traffic and any requirements for culverts shall be determined by the town board in considering an application for driveway approval. If culverts are required the recommended minimum diameter shall be 18 inches. At the dead end of the driveway, a turn around shall be provided.

An inspection fee of \$20.00 is required to be submitted with the above requirements and other specifications as may be set forth by the Town Board. The maintenance of the driveway shall be the responsibility of the applicant and/property owner.

Signature of Applicant _____

TO BE COMPLETED BY TOWN BOARD

A culvert (will, will not) be required. If required a minimum diameter of _____ inches. The above driveway location has been (approved, denied) by the appropriate highway jurisdiction on the _____ day of _____ 200_____ .

The above driveway has been inspected by the Town of Grover and determination has been made that the driveway meets the minimum standards and a building permit will be issued if requested.

Town Board Approval on this _____ day of _____, 200_____ .

_____ Chairman
 _____ Supervisor
 _____ Supervisor

