

Permits needed for Construction Projects in the Town of Greenfield, Sauk County

Your project may need three permits: a Building permit, Land Use permit, Siting permit.

Building Permits

Building Inspector, Dennis Butteris, of the General Engineering, (608)-617-1216, dbutteris@generalengineering.net, is contracted by the Town to permit and perform inspections on *new residential buildings* (required by the State of Wisconsin). See GEC website for additional information: <https://www.generalengineering.net/>

Any *electric wiring that requires a new meter* will also need permitting and inspection by a GEC inspector.

A commercial building would be permitted by the State.

Butteris is available anytime during the permit process. It is typically best to contact him at the beginning, so he can advise who to contact for the other permits that may be required.

Land Use Permits

Sauk County Land Resources and Environment Phone: (608) 355-4833

Sauk County requires a Land Use permit when a project involves: *An addition or structural change to the exterior of a home, building or moving a new structure larger than 120 square feet of floor space, or moving a structure onto a property, building fences more than six feet in height with 50 percent opacity, in ground swimming pools, decks, mobile homes, storage sheds, new septic system, replacing or reconnecting a current septic system, or repair to the septic system.*

No Sauk County Land Use permit is required for painting structure, siding a home, shed or other structure, replacing windows and doors, installing gutters or downspouts, putting new shingles on a roof.

The County requires a minimum setback for any new structure, regardless if a land use permit is required, 30' from the right-of-way (ROW) of a town road, 42' from the ROW of a county road, 50' from the ROW of a State Rd, 5' from a structure to a septic tank, 10' from a structure to a septic field, 10' from the side lot lines, 25' from the rear lot line, and 25' from any DNR mapped wetlands.

A County Land Use application will include but is not limited to: the owner's information, legal description of the parcel, a site plan drawn to scale with lot dimensions, adjacent public roads and rights-of-ways, existing and proposed structure(s), location of private wastewater treatment systems, a landscape plan if necessary, a lighting plan, a grading and stormwater plan, a written permit for highway access and other pertinent information as requested by the County administrator to determine if the proposed use or structure meets the requirements of County ordinance section 7.153 and others.

The County strongly urges anyone contemplating a project to contact Land Resources and Environment department to receive the full permit and application information.

Town of Greenfield Siting Permits

Land Use Coordinator (LUC), Toni Ankenbrandt, (608) 356-4142,
antoINETteankenbrandt@gmail.com

The LUC is the first point of contact for Siting Permit applications.

All construction projects which require a County Land Use permit will also need a Town of Greenfield Siting Permit.

An applicant must complete and be granted a County Land Use Permit before a Town Siting Permit application can be submitted for review and approval.

AND the construction of a driveway requires a separate permit. If the driveway is going to connect to a Town road, then a Town Driveway Permit must be approved. A County or State highway must be approved by those agencies.

And extension or modification of a driveway within a parcel will need a Town review and permit.

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