

Town of Black Brook

As of: 03/02/2026



1. Municipality Ordinance Summary
2. Ordinance

Municipality: **Town of Black Brook**

County: Polk

TBLBR

Last Date Updated: 03/02/26

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Scope:

1&2 Family Dwellings, Camping Units, Additions and Alterations to 1&2 Family Dwellings, and/or accessory structures, Commercial Buildings, Attached and detached Structures (Decks, Garage, Storage, Accessory, and like), Occupancy, HVAC, Plumbing, Electrical. Agriculture use buildings/structures when the exemption is not met.

Type of permits required: UDC

- One and Two Family Dwellings
- Camping Units
- New building/structure
- Moves a building
 - Into or within the municipality
- Builds a building or structure
- Installs a building or structure
- Manufactured home installs
 - Manufactured home must be 10 years or less in age
 - No converted vehicles (vans, semi-trailers, school buses, etc.) may be considered allowed mobile homes, units, or storage buildings
- Additions to a building
 - Larger than 32 square feet
 - Including decks
- Alterations (to building or structure)
 - No minimum or size value
 - Electrical
 - Plumbing
 - Structural Loading
 - Fire Protection
 - Exists
 - Window/Door Size
 - Interior Circulation
 - Natural Lighting
 - Natural Ventilation
- Electrical work
 - Added, altered, reconstructed, extended
- Demolition and/or Raze
 - Non-agricultural structure/building larger than 400 square feet
 - Separate application
- Construction of a handicap accessible ramp
- Fifty percent (50%) or more of the fair market value of the structure is destroyed and is being repaired/altered
- Commercial Buildings
 - Including alterations and Additions
 - No minimum size or value

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Exemptions:

- Normal Repairs
 - Determined by the Building inspector
 - Project value (Materials plus Labor) does not exceed \$1000
 - Does not affect the following:
 - Electrical Wiring
 - Plumbing
 - Structural Loading
 - Fire Protection
 - Exists
 - Window/Door Size
 - Interior Circulation
 - Natural Lighting
 - Natural Ventilation
- Replacement of HVAC Equipment
- Residing
- Replacing doors or windows of the same size and type
- Re-shingling roof
 - No more than 2 layers of roofing shall be installed
- Finishing of interior surfaces
- Installation of cabinetry
- Interior or exterior improvements to an existing building that do not affect structural change
- Agriculture use building/structure
 - Located on a parcel fifty percent (50%) agriculture zoned
 - A significant part of personal income is derived from farming operations

Type of permits required: State Electrical

- Farms
- Public Buildings
- Places of Employment
- Campgrounds
- Manufactured Home Communities
- Public Marinas
- Piers, Docks or Wharves
- Recreational Vehicle Parks
- Bare Land
- Utility Service on Non-UDC Locations
- Non-UDC Locations Not Covered By State Requirements

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HOA:

Island View

Located:

116th Street off 20th Ave

Zoning:

Polk County

General Zoning Questions:

Hannah Calliccoat

715-485-9111 or hannah.calliccoat@polkcountywi.gov

Sanitary:

Polk County

General Zoning Questions:

Hannah Calliccoat

715-485-9111 or hannah.calliccoat@polkcountywi.gov

Additional Information:

- A camper or RV is classified as temporary housing and cannot be used as permanent housing
 - If there is a dwelling on the parcel, you may stay in the camper/RV a total of 14 days in a 120-day period
 - If there is not a dwelling on the parcel, you may stay in the camper/RV a total of 7 days in a 120-day period
 - Campers/RVs cannot be permanently connected to water or sewer.
- Permitting is required before ground is broken and or excavated for a project that will require permitting
- Building permit will lapse or be void unless the project begins within 6 months or is not completed within 24 months of permit issuance
- If greater than fifty percent (50%) of the building/structure value has deteriorated
 - No permit or approval for alterations or moving of the building/ structure is allowed
 - This type of building/structure is determined to be unsafe, and it will be declared a danger to the public. The building will have to be vacated, demolished, and the debris removed. The Building Inspector makes that decision and may consult the Assessor.
 - The extent of deterioration of a building/structure is to be determined by the Building Inspector