GENERAL CODE OF ORDINANCES
CHAPTER 5 – BUILDING CODE

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5.01 AUTHORITY. These regulations are adopted under the authority granted by s. 101.65, Wisconsin Statutes.
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5.02 PURPOSE. The purpose of this chapter is to promote the general health, safety and welfare and to maintain required local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code.

5.03 SCOPE. The scope of this chapter includes the construction and inspection of one- and two-family dwellings built since June 1, 1980. Notwithstanding s. SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this chapter also includes the construction and inspection of alterations and additions to one- and two-family dwellings built before June 1, 1980. Notwithstanding s. SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this chapter also includes the construction and inspection of detached garages serving one and two family dwellings, all out buildings, ag buildings, or any construction which creates a new footprint on the property and to establish proper assessment to the property. The building structure and any heating, electrical or plumbing systems shall comply with the requirements of the Uniform Dwelling Code, other than for smoke alarms, carbon monoxide alarms and frost protection of footings, which shall be determined by the code official.

5.04 WISCONSIN UNIFORM DWELLING CODE ADOPTED. The Wisconsin Uniform Dwelling Code, Chs. SPS 320-325, and its successors, of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this chapter. A copy of these Administrative Code provisions and any future amendments shall be kept on file in the Town Clerk's office.

5.05 DEFINITIONS. As used in this chapter, certain word and phrases shall be defined as follows:

ADDITION. New construction performed on a dwelling which increases the outside dimensions of the dwelling.

AGRICULTURAL. Any structure which houses animals, stores crops, or repairs or stores equipment related to the operation.

ALTERATION. A substantial change or modification other than an addition or minor repair to a dwelling or to systems involved within a dwelling.

COMMERCIAL BUILDINGS. Any building which is used primarily for carrying out any business, including but not limited to a nonprofit business, and any building which is used primarily for the manufacture or production of products, raw materials or agricultural commodities, but does not include an agricultural building as defined herein.

DEPARTMENT. The Safety and Professional Services department.

DWELLING, ONE OR TWO FAMILY. A building or structure which contains one or separate households intended to be used as a home, residence or sleeping place by an individual or by 2 or more individuals maintaining a common household to the exclusion of all others.

MINOR REPAIR. Repair performed for maintenance or replacement purposes on any existing one or two family dwelling which does not affect room arrangement, light and ventilation, access to or efficiency of any exit stairways or exits, fire protection or exterior aesthetic appearance and which does not increase a given occupancy and use. No building permit is required for work to be performed which is deemed minor repair.

NEW HOME. New construction, manufactured dwellings, manufactured homes (mobile home).

OTHER BUILDINGS. Outbuildings, sheds, pole buildings that are non-agricultural, non-dwelling or non-commercial.

PERSON. An individual, partnership, firm or corporation.

UNIFORM DWELLING CODE. Those Administrative Code provisions, and any future amendments, revisions or modifications thereto, contained in following chapters of the Wisconsin Administrative Code:
Ch. Inc. 20 – Administration and Enforcement
Ch. Inc. 21 – Construction Standards
Ch. SPS 320 – Energy Conservation
Ch. SPS 321 – Heating, Ventilating and Air Conditioning
Ch. SPS 322 – Electrical Standards

5.06 BUILDING INSPECTOR. (1) The Building Inspector is appointed by the Town Board. The Building Inspector shall administer and enforce this chapter and shall be certified by the Department of Safety and Professional Services, as specified by Wisconsin Statutes, Section 101.66(2), in the category of Uniform Dwelling Code Construction Inspector. Additionally, this or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing. The Building Inspector and any assistant or other authorized agent may, at all reasonable times; enter upon any public or private premises for inspection purposes and may require the production of the permit for any building, plumbing, electrical, or heating work. No person shall interfere with or refuse to permit access to any premises to the Building Inspector or agent while in the performance of official duties. The Building Inspector shall perform all administrative tasks and maintain all records as required pursuant to the Uniform Dwelling Code. The building inspector(s) shall keep a log of all inspections completed and a copy of the records shall be held by the town clerk.

(2) Provide plan review and onsite inspections of one and two family dwelling by inspectors certified by the Department of Safety and Professional Services. Other onsite inspections may be required by inspectors.

5.07 BUILDING PERMIT REQUIRED. (1) Any new construction in excess of $2500 in cost of material and labor requires a building permit. The permit must be obtained by the owner or his agent from the person who issues permits, prior to work commencing. Application for a building permit shall be made in writing upon a form designated by the town to meet State requirements.
(2) Addition and Alterations. Any structural changes or major changes in excess of $2500 in cost of material and labor shall require permits. Restoration or repair of an installation (re-siding, re-roofing, new windows, replace concrete, electrical or plumbing) to its previous code-compliant condition is exempt from permit requirements.

(3) SUBMISSION OF PLANS. The applicant shall submit 2 sets of plans for all new, or repairs or additions to existing, one and two family dwelling at the time that the building permit application is filed, showing the location of the proposed building with the respect to adjacent roads, lot lines and buildings. Plans for the buildings required to comply with commercial or industrial building codes shall bear a stamp of approval from the State of Wisconsin.

(4) BUILDING PERMIT FEE. At the time application for a building permit is filed, the applicant shall pay the fees established by the Town Board and a copy will be filed with the Town Clerk. The building permit fees shall be determined by ordinance and shall include the applicable fee per Ch. SPS 320 to be forwarded to the Wisconsin Department of Safety and Professional Services for a UDC permit seal that shall be assigned to any new dwelling.

(5) REQUIREMENTS. All new dwellings must have one of the following:

a. an enclosed basement with a minimum of 8 ft high walls or
b. A floating slab must have grade beams and must have frost protection or
c. Frost walls must be minimum 8" wide by 48" high and must be on a footing or
    1. Crawl space soil must be covered with concrete and frost protect on walls according to State Code.
    2. If space between walls is filled, must be covered with concrete, or
d. Dwelling supported on columns or piers must have concrete between soil and dwelling. Piers or columns must be through frost line and on footing.

(6)The dwelling has a minimum nominal width of 18 feet and a nominal length of 30 feet.

(7)The minimum square footage for new home construction shall be no less than 800 square feet. Variances can be requested by contacting the Town Board of Cooperstown to set up a hearing.

(8) ISSUANCE OF PERMIT. If the Building Inspector finds that the proposed building or addition, alteration or repair complies with the Town ordinances and the Uniform Dwelling Code, and all fees have been paid by the applicant, and after plans have been reviewed and approved by the Building Inspector, a Wisconsin Uniform Building Permit will be issued and work may begin subject to the following inspections:

A. Footing Inspection;
    1. After forms set, but before materials poured.
B. Foundation Inspection;
    1. To be inspected after foundation or basement walls are completed and foundation drain tiles are laid before any back filling is done.
C. Electrical Service Inspection;
    1. Required by WPS/WE Energies
D. Under Floor Inspection;
    1. Inspection of any plumbing under basement or garage floors. Pipes and joints must be exposed.
E. Rough in Inspection:
    1. To include rough construction, plumbing rough in, electrical rough in and heating, ventilation and air conditioning rough in.
F. Insulation Inspection:
    1. To be inspected after all insulation is completed and before any walls are closed.
G. Occupancy or Final Inspection;
    1. To be inspected after all work has been completed and before any occupancy. Five (5) working days.

The issued building permit shall be posted in a conspicuous place at the building site. It shall be the responsibility of the contractor to request all required inspections. Further work may not be continued until after the required 48 hours from time of requesting the inspection have lapsed or the inspection has been completed.
A copy of any issued building permits shall be kept on file with the Town Clerk.

5.08 BUILDING PERMIT & INSPECTION FEES

Before receiving building permits, the owner or his agent must pay into the Town Treasury:

NEW HOME

Initial fees for one-and two-family dwellings will be charged the total fees associated with finished area plus unfinished area plus Uniform Dwelling Code permit seal and a Base fee. A typical single dwelling will require inspections of the footing, foundation wall, erosion control, electrical service, under floor plumbing, rough framing, plumbing, electrical, HVAC, insulation and final inspection (prior to occupancy). About 6-7 visits throughout the construction process. Base fee $250, Finished area $.40 per sq ft, Unfinished area $.12 per sq ft, UDC Permit Seal $50 and this includes $142 per inspection, additional inspections exceeding 8 will be billed at an additional $142 per trip charge, and $142 per trip for re-inspection due to violations, plus the Town of Cooperstown shall require a non-refundable $200 fee for building permit administration and clerical fees.

OTHER BUILDINGS New construction of outbuildings, garage, pole buildings that are non-agricultural, non-dwelling or non-commercial require a building permit. The Town will impose a $65 permit fee for new construction over $2500 in cost of material and labor, plus a $142 Plan Review, plus inspections as applicable (see below). Permit- min. $65 fee - for first $1000 in excess of $5000. $1 for each $1000 will be charged. The maximum fee for remodeling would not exceed $165. The inspection fee would be additional and Plan Review (if needed).
Example: cost $105,000: $65 for first $5000 plus $1 for $1000 over $5000 equals $165, plus $142 Plan Review, plus inspection fees.

INSPECTIONS
Footing, foundation, rough-in, insulation, electrical, plumbing or occupancy inspections are required at a cost of $142.00 per inspection as applicable.

REMODEL
1. Construction- min. $65 fee - for each $1000 in excess of $5000. $1 per $1000 will be charged. The maximum fee for remodeling would not exceed $165. The inspections fee would be additional.
Example: cost $105,000: $65 for first $5000 plus $1 for $1000 over $5000 equals $165, plus inspection fees and Plan Review (if needed).

2. Electrical (New Service or Service Upgrade)- min. $65 fee - for first $3000, over $3000 $1 for each $100 up to a max of $100 plus inspection fee $142 for each inspection. This would include up-grade of service. Example: cost $4500: $3000 fee $65 plus $15 for $1500 plus inspection fee $142= ($222)

3. Plumbing - min. $65 fee - for first $3000, over $3000 $5 for each fixture unit up to max $100 plus inspection fee $142 for each inspection
Example: cost $3000 and six additional fixtures: $3000 fee $65 plus $30 for fixtures plus inspection fee $142= ($237)

4. A/C - $25 fee plus $142 inspection for receptacle and breaker (change out no fee)

5. Outdoor Furnace - $25 fee, if connected to potable water supply plus inspection ($142)

6. Moving Permit (moving into town)-$50

7. Moving Inspection - $142.00 per hour fee

Minor Alteration
Typically involve 2 inspections (rough inspection and final inspection) $150

Major Alteration
Typically involve 5 inspections (Plan Review, a foundation inspection, a rough inspection, an insulation inspection, and a final inspection) $710

The Town will impose a site plan fee of $142 for Major Alteration. Permit fee double for any dwelling started prior to a State Building Permit being issued.

AGRICULTURAL BUILDINGS
Any agricultural buildings are exempt from inspection by the State.
The Town will impose a $50 permit fee for any new or remodeling agricultural structure.

COMMERCIAL BUILDINGS
Commercial buildings must meet all State Codes. Building permit fee will be $200 plus 10% of cost, max $500. All commercial building shall be inspected by a state inspector. In addition to the established schedule of fees, the owner shall be responsible for other expenses incurred by the Town for the commercial building beyond the building permit fee. The applicant shall deposit the fee with the permit to the person(s) designated by the board of the Town of Cooperstown prior to issuance of the building permit. For remodeling or changes over $2,500.00, the building permit will be $100.00 plus 10% of cost, maximum $500.00. No town permit is required under $2,500. State permit may be required for all remodeling or changes.

DATA CENTERS

A. Definition: "Data Center" means a facility having a primary purpose of storing, managing, and processing digital data.

B. Data Centers must meet:

1. Requires public hearings and town board approval in all zones including industrial zones prior to any finalization of development.

2. No costs associated with the construction or extension of electric infrastructure that primarily serves a data center are allocated to or recovered from any other customer.

3. Must utilize renewable energy facility that primarily serves the load of a data center and must be located at the site of the data center. Energy use shall be reported quarterly. Noise must be below 55 decibels at property borders.

4. Water used by a data center for cooling purposes must be contained in a closed-loop cooling system, using only non-PFAS solutions, which is a system for removing heat from equipment and that relies on a fixed volume of water that is continually recycled. Water use shall be reported quarterly.

5. A person or entity may not operate a data center unless they file a bond furnished by a surety company licensed to do business in Wisconsin or other security in an amount sufficient to cover the estimated cost of fulfilling any required reclamation. If construction of a proposed data center is not completed or is abandoned at any time, the owner must restore the parcel to the condition that existed prior to any construction on the data center.

6. Data centers to use a pre-action sprinkler system designed to put out fires quickly and minimize water damage. These standards include the installation of fire suppression systems, smoke detection systems, and the establishment of evacuation plans to ensure safety.

7. Data centers to subsidize town for infrastructure, for emergency and fire support including, but not limited to, personnel, training and equipment.

5.09 OCCUPANCY PERMIT.
Pursuant to Wisconsin Administrative Code Section SPS 320.10, the dwelling shall not be occupied until a final inspection has been made which finds that no violations of this ordinance exist that could reasonably be expected to affect the health and safety of the occupant. The owner or owner's contractor shall be responsible for notifying the Building Inspector when the dwelling is available for a final inspection.

5.10 EXPIRATION OF BUILDING PERMIT.
One (1) year for remodeling, if not started within one hundred twenty (120) days becomes void; two (2) years for new one-family and two-family, if not started within six (6) months becomes void. Extensions can be requested. Stop work order will be enforced if all codes are not met.

5.11 MOVING BUILDING INTO TOWN PERMIT

A. PERMIT REQUIRED.

It shall be unlawful for any person to move or cause to be moved any building in, into, through, or from the Town of Cooperstown (hereinafter "Town") without first obtaining a permit from the Permit Issuer/Building Inspector. For purposes of this Ordinance, "Building" shall mean any structure to be placed on a permanent foundation used, designed or intended for the protection, shelter, enclosure or support of persons, animals or property. When a building is divided into separate parts by unpierced walls extending from the ground up each part shall be deemed a separate building.

B. APPLICATION FOR PERMIT.

Any person desiring a permit shall file with the Permit Issuer/Building Inspector an application in writing for that purpose. A separate application shall be filed, and a fee paid, for each building. Such application shall specify the following:

(a) The character and size of the building to be moved;
(b) The reason for such moving;
(c) The use, purpose and occupancy for which said building or structure is to be used;
(d) The location from which and to which said building is to be moved;
(e) A plot plan showing the proposed location of the building upon which the property to which said building is to be moved;
(f) The roads within the Town on, over or through which it is desired to move said building;
(g) Whether the building conforms to the zoning regulations in the location to which it is to be moved.

C. INVESTIGATION.

Upon the filing of the application, the Permit Issuer/Building Inspector shall investigate the building and report the results of such investigation, together with recommended action, to the Town Board.

D. DENIAL OF PERMIT.

No permit shall be issued to move any building which, in the opinion of the Town Board:

a) Is so constructed or in such condition as to be dangerous;
b) Is infested with pests or is unsanitary;
c) If it is a dwelling or habitation, is unfit for human habitation;
d) Is so dilapidated, defective, unsightly or in such a condition of deterioration or disrepair that its relocation at the proposed site would cause appreciable harm to or be materially detrimental to the property or improvements in the District within a radius of 1,000 ft from the proposed site;
e) If the proposed use is prohibited by the zoning regulations of the Town or, if relevant, the applicable subdivision;
f) If the structure is of a type prohibited at the proposed location by any ordinance of the Town;
g) If the moving of the building causes unreasonable damage to the trees, plants and shrubs on and along the public roads in the Town; or
h) If the equalized assessed value of the building is not within 20% of the surrounding buildings where the building is proposed to be moved to, no permit shall be granted unless the building is improved to be within 20%. Such determination shall be made by the Town Assessor.

Furthermore, the Town Board must find that the exterior architectural appeal and functional plans of the building to be moved will not be so at variance with either the exterior architectural appeal and functional plan of the buildings already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable District established by the zoning ordinances of the Town as to cause a substantial depreciation of the property values of said neighborhood within the application District.

E. TERMS AND CONDITIONS OF PERMIT.

When a building moving permit is granted, such terms and conditions as may be deemed reasonable and proper may be imposed, including, but not limited to, the public roads, or other public property in the Town on, over or through which the building shall be moved, and the requirements changes, alterations, additions or repairs to be made to or upon the building to the end that the relocation thereof will not be materially detrimental or injurious to public safety or to public welfare or to the property and improvements, or either, in the District to which it is to be moved. Such terms and conditions shall be written upon the permit or attached thereto. The Permit Issuer/Building Inspector shall issue the moving permit only after obtaining Town Board approval.

F. ESTIMATE OF COST AND DEPOSIT.

If applicable, the applicant shall deposit with the Town Treasurer a cash deposit sufficient to cover the cost to the Town as estimated by the town board, of road damage, trimming, moving, removing or replanting of trees or shrubs, and of moving, removing, or displacing any pole or other structure, supporting any wires, cables, or other equipment belonging to the Town; the cutting, displacing or changing the location of any

wire, cable or other equipment upon said poles or structures belonging to the Town; or, the cost of moving, removing, repairing, or replacing culverts.

G. LIABILITY INSURANCE.

Every person moving a building in the Town shall file with the Town Clerk a liability insurance policy issued by the solvent corporation holding a certification of authority to do business in Wisconsin, which policy shall conform in all respects to the requirements of this section. In lieu of filing the insurance policy herein, a certificate of insurance issued by an insurance corporation may be filed. The certificate must show that a policy meeting the requirements of this section has been issued, and shall set forth the expiration date of said policy. The Town shall be named as an additional insured on the certificate of insurance.

The liability policy required under this section shall insure the person moving a building against loss from the liability imposed by law for injury to, or death of, any person, or damage to any property growing out of the moving of such building, covering injury to one person in the sum of not less than $500,000 and for one accident, aggregate not less than $1 million, together with property damage insurance in the sum not less than $500,000, or such other coverage as is deemed necessary by the Town Board.

H. PERFORMANCE BOND.

Prior to the issuance of a permit to move a building, the owner or lessee of the property upon which the building is to be located shall file with the Town Clerk a performance bond, conditioned as follows: That all of the work required to be done to complete the relocation, alteration and reconstruction of the building pursuant to the conditions of the moving permit shall be fully performed and completed within a reasonable time, all as required in the permit. Such bond shall be in principal amount equal to the estimated cost of the work proposed to be done plus 10% thereof, and shall name the Town as obligee, and shall be in a form approved by the Town Attorney; provided, however, that the bond shall be not less than $5,000 per building to be moved. In lieu of furnishing a bond, the owner or lessee may post a cash deposit, letter of credit or comparable security. An extension of time for completion may be granted in writing by the Permit Issuer/Building Inspector, when, in his or her discretion, circumstances shall so justify, but no such extension shall release any surety or other security required by this section.

I. CLEARANCE OF SITE AND SAFETY MEASURES REQUIRED.

Prior to the issuance of a permit to move a building, the owner or lessee of the property from which the building is to be moved shall comply with the following clearance and safety measures:

a) Before any work is started on a building, the Permittee or his or her authorized agent shall notify the appropriate utilities in order that all gas, water and oil pipelines that are to be disconnected from the building may be securely capped and sealed;
b) If relevant, the Permittee shall obtain written approval from the appropriate Sanitary District for the connection to the sanitary sewer system;
c) Immediately after the moving of any building, the Permittee shall securely barricade all basements excavations and other holes or openings;

d) Within 10 days after the moving of any building the Permittee shall complete the following work:
   (1) securely close and seal any sanitary piping located on the property;
   (2) Fill with dirt or sand any septic tanks or cesspools located on the property;
   (3) Fill any openings, excavations or basements remaining on the land with dirt or sand to street level or the natural level of adjoining property, unless directed by the Permit Issuer/Building Inspector;
   (4) Remove any buried underground tanks formerly used for storage of flammable liquids; and
   (5) Remove all refuse, debris and waste materials from the property.

J. PERMIT FEE AND INSPECTION FEE.

A permit fee of $65.00 shall accompany the application. Each building requires a separate application and fee. In addition, the applicant shall also pay an inspection fee in an amount equal to the then-current fee charged for new home inspections. The inspection fee shall be paid in the same manner as building permit fees are paid for new homes. An applicant shall pay an additional $65.00 permit fee before an extension of the permit is granted.

K. ISSUANCE OF PERMIT.

The Town Clerk or designee shall issue a house moving permit when all the necessary requirements and conditions of this ordinance have been complied with. The building shall not be occupied until an occupancy permit has been obtained. An occupancy permit shall be issued only after the Permittee has completed the internal and external work and alterations required by this Ordinance or the special conditions of the permit.

L. CONTROL AND SUPERVISION.

Every building, which is moved on, over or through any Town road, shall be moved in a careful manner and the work shall be prosecuted with diligence to the satisfaction and approval of the Town Board.

M. NOTICE REQUIRED.

Notice must be given by the person, or his or her representative, to whom the permit is issued, to both the Roadway Superintendent and the Permit Issuer/Building Inspector not less than 36 hours nor more than 48 hours before the actual work of moving a building is to commence.

N. DEFAULT IN PERFORMANCE OF CONDITIONS.

Whenever a default has occurred in the performance of any term or condition of any permit, or the terms of this ordinance, written notice thereof shall be given to the Permittee by the Town, with said notice to state the work to be done, the estimated cost, and the period of time deemed to be reasonably necessary to complete such work. After receipt of such notice, the Permittee must, within the time therein specified, either cause the work to be done or pay over to the Town Treasurer the estimated cost of doing the work, as set forth in the notice, plus 10% of said estimated

cost. Upon receipt of the notice from the Town Clerk that the Permitee has deposited such money, the Town shall cause the work to be performed and completed. If the Permittee defaults, the Town shall have the option, in lieu of completing the work required, to demolish the building and to clear, clean and restore the sight or sights. The Town also reserves the right to draw upon the security provided by the Permittee under Section H, above.

O. APPROVAL OF ROUTE.

The roads over which any building is to be moved must be approved by the Town Board.

P. OBSTRUCTING ROADS.

No person owning or having charge of the moving of any building into, on, over, through, or from any Town road shall permit said building to remain in any one location on any such road for a period longer than 24 hours except by written permission obtained from the Town Board. The Permitee is also required to comply with the requirements of the subdivision into which the building is being moved, if applicable.

Q. LIGHTS AND BARRICADES.

The person having charge of the moving of any building shall maintain proper lights and barricades whenever such structure is on any Town road during the hours of darkness.

R. WIRES AND STRUCTURAL SUPPORTS.

If the moving of any building for which a permit shall have been granted makes it necessary to move, remove or displace any pole or other structure supporting the wires, cables, or other equipment of any public utility or to cut, displace or change the location of any wire cable or other equipment upon said pole or structure, the person to whom such permit has been granted shall obtain permission in writing from the owner or owners of such pole, structure, or the wires, cables or other equipments thereon, and shall notify such owners or owners at least 48 hours prior to the time that the moving of such building will necessitate the removal of such obstructions. The person to whom said permit is granted shall pay to said public utility any and all costs or expenses for the removal, rearrangement or replacement of any pole or structure support of wires, cables, or equipment thereon or of any damage to such property.

S. REPAIRS OF PROPERTY.

If the moving of any building for which a permit shall have been granted causes damage to Town roads or other Town property, in addition to any other remedies the Town may have, the Town may cause such damage to be repaired and the cost thereof shall be deducted from the deposit required herein, or it may require the person to whom such permit has been granted, upon written notification, to make all necessary repairs to such roads or property; provided, however, that should said person to whom said permit has been granted, and to whom said notice has been given, fail to make said necessary repairs within the time designated in the written notice, the Town may cause such

necessary repairs to be made and the cost thereof deducted from the deposit required herein.

T. REFUNDING OF DEPOSIT.

When the moving of any building for which a permit has been granted is completed, and all damages to Town roads or other public property have been repaired to the satisfaction of the Town and all others of repairing damage or performing other work has been paid, the remaining deposit shall be refunded to the Permittee. If the above costs exceed the total amount of money deposited, the Permittee shall be held liable for the amount of damage or other costs that are in excess of the amount deposited, and it shall be the duty of the Town Treasurer, upon receipt of the request from the Permit Issuer/Building Inspector, to collect such part of the claim which is in excess of the deposit from the person to whom the permit was granted.

U. EXPIRATION OF PERMIT.

Permits issued pursuant to this Ordinance shall expire 6 months from the date of issuance. A new application for permit is required unless the Permittee requests an extension from the Permit Issuer prior to the expiration of the original permit. The Town reserves the right to grant or deny extensions, as circumstances warrant. All rights are reserved.

V. PENALTIES.

Any person who violates this Ordinance shall be liable for a civil forfeiture in an amount not less than $100 nor more than $1,000, with each day constituting a separate offense. In addition, the violator shall be liable to the Town for its costs of prosecution, including reasonable attorneys' fees.

5.12 RAZING/MOVING BUILDING OUT OF TOWN PERMIT

A. PURPOSE.

1. The razing permit application is used to remove the improvement from the Assessment Roll.
2. The moving building out of town application is used to remove the improvement from the Assessment Roll.
3. Any improvement destroyed by fire or natural disaster and is being replaced will require a building permit; the razing permit will be waived, if occupying the same foot print.

B. REQUIREMENTS FOR OBTAINING A RAZING OR MOVING BUILDING OUT OF TOWN PERMIT.

1. Any structure assessed as an improvement on the Assessment Roll that will be razed or removed from the property requires a Razing/Moving Building Out of Town permit.

C. LENGTH OF REMOVAL PERIOD.

1. All razing or moving of building out of town is required to be completed within 365 days.

D. COST OF PERMIT.

1. Cost of a Razing/Moving Building Out of Town application fee : $25.00

5.13 VIOLATIONS & PENALTIES.
(1) The enforcement of this section and all other laws and ordinances relating to building shall be by means of the withholding of building permits, imposition of forfeitures and injunctive action. No person shall erect, use, occupy, or maintain any one-family or two-family dwelling in violation of any provision of this ordinance or the Uniform Dwelling Code or cause to permit any such violation to be committed. Any person violating any of the provisions of the ordinance shall, upon conviction, be subject to a forfeiture of not less than $50.00 nor more than $1000 for each day of noncompliance, together with the costs of prosecution and, if in default of payment thereof, shall be imprisoned for a period of not less than one (1) day or more than six (6) months or until such forfeiture and costs are paid.
(2) If an inspection reveals a noncompliance with this ordinance or the Uniform Dwelling Code, the Building Inspector shall notify the applicant and the owner, in writing, of the violation(s) to be corrected. All cited violations shall be corrected within thirty (30) days after written notification unless an extension of time is granted pursuant to Section SPS 320.21, Wisconsin Administrative Code and an additional re-inspection may be charged.
(3) If, after written notification, the violation is not corrected within thirty (30) days, a stop-work order may be served on the owner or his or her representative and a copy thereof shall be posted at the construction site. Such stop-work order shall not be removed except by written notice of the Building Inspector after satisfactory evidence has been supplied that the cited violation has been corrected.
(4) Each day each violation continues after thirty (30) days written notice period has run shall constitute a separate offense. Nothing in the ordinance shall preclude the Town from maintaining any appropriate action to prevent or remove a violation of any provision of this ordinance or the Uniform Dwelling Code.
(5) If any construction or work governed by the provision of this ordinance or the Uniform Dwelling Code is commenced prior to the issuance of a permit, double fees shall be charged.

5.14 LIABILITY FOR DAMAGES. This chapter shall not be construed as an assumption of liability by the Town for damages because of injuries sustained or property destroyed by any defect in any dwelling or equipment.

Amended March 8, 2016 Ordinance 2016-1
Amended October 11, 2016 Ordinance 2016-2
Amended January 14, 2020 Ordinance 2020-1
Amended January 12, 2021 Ordinance 2021-1
Amended 121322 Posted Ordinance 2022-05
Amended 081225 Posted 082525 Ordinance 2025-01
Amended 011326 Posted 011726 Ordinance 2026-01
Amended 021026 Posted 021426 Ordinance 2026-02
Amended 031026 Posted 031426 Ordinance 2026-05
Amended 111026 Posted 111126 Ordinance 2026-09