

TOWN OF FREEDOM BUILDING INFORMATION PERMIT ORDINANCE

Ordinance # 203-11

SECTION I - TITLE AND PURPOSE

The title of this ordinance is the Town of Freedom Building Information Permit Ordinance. The purpose of this ordinance is for the town to have information regarding the type, size, and location of all buildings and structures constructed, reconstructed, remodeled after the effective date of this ordinance. This is to assure timely placement of new structures on the assessment rolls and to aid in monitoring compliance with appropriate planning and zoning regulations.

SECTION II - AUTHORITY

The town board of the town has the authority under its village powers under s. [60.22](#), Wis. stats., to adopt this ordinance.

SECTION III - DEFINITIONS

In this ordinance:

- A. "Building" means any building or structure and any installation constructed, reconstructed, remodeled, enlarged or altered for any use within the town, including but not limited to one- and two-family dwellings, manufactured homes, mobile homes, temporary or seasonal dwellings, garages, agricultural structures, and outbuildings. This would include decks, portable storage sheds, carports and recreational vehicle covers.
- B. "Owner" means any person having a legal or equitable interest in a building. "Owner" does not include any person whose legal or equitable interest in a building is a security interest derived solely from the extension of credit to permit construction or remodeling of the building or purchase of the building by a third party.
- C. "Town" means the Town of Freedom, Sauk County, Wisconsin, and includes the town's officers, employees, and agents when appropriate.
- D. "Town board" means the Board of Supervisors for the Town of Freedom, or any person designated to act for the town board.
- E. "Town clerk" means the Clerk of the Town of Freedom or his or her deputy or agent.

F. "Wis. stats." means the Wisconsin Statutes, including successor provisions.

G. "Structure" means anything constructed or erected, the use of which requires a more or less permanent location on the ground, or attachment of something having a permanent location on the ground.

SECTION IV - REQUIREMENT FOR BUILDING INFORMATION PERMIT

The owner of any building or structure in the town, unless exempt under this ordinance, who constructs, installs, remodels, reconstructs, enlarges, alters, any building or structure within the town shall seek and obtain from the town a Town Building Information Permit prior to commencing, or causing the commencement of, any construction, installation, remodeling, reconstruction, enlargement, altering of any building.

SECTION V - EXEMPTIONS FROM PERMIT REQUIREMENT

The requirement in Section IV to obtain a Town Building Information Permit shall not apply to any of the following:

- A. Buildings or structures owned by the town.
- B. Additions, remodeling, reconstruction, enlargement, or alterations to buildings, when the cost of the work, including labor, shall be less than \$1000.00 within a 12-month period.
- C. The restoration or repair of building equipment, such as furnaces, central air conditioners, water heaters, and similar mechanical equipment without the alteration or addition to the building or structure.
- D. Fences or other similar enclosures.

SECTION VI - OTHER REQUIREMENTS REMAIN APPLICABLE

The issuance of this Town Building Information Permit does not relieve the owner from any of the following:

- A. Obtaining any permit that may be required by any other state law or local ordinance, including but not limited to any of the following:
 - 1. County sanitary permits.
 - 2. Town, county, or state driveway permits.
 - 3. State one- and 2-family dwelling code permits.
 - 4. Any other applicable permit under town or county ordinance or state law.

B. Complying with any other requirement, ordinance, or law, including, but not limited to, those governing zoning, subdivision, land division, and setbacks.

SECTION VII - TOWN BUILDING PERMIT FORM, ISSUANCE, AND FEE

The town board is authorized to approve by resolution a Town Building Information Permit form, designate the person or persons authorized to issue the permits, and establish a fee for issuance of the permits.

SECTION VIII - PENALTIES

Any person that fails to comply with the provisions of this ordinance shall, upon conviction, pay a forfeiture of not less than \$25 nor more than \$100, plus the applicable surcharges, assessments and costs for each violation. Each day a violation exists or continues constitutes a separate offense under this ordinance. In addition, the town board may seek injunctive relief from a court of record to enjoin further violations.

SECTION IX - SEVERABILITY

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION X - EFFECTIVE DATE

This ordinance is effective on publication or posting.

The town clerk shall properly publish this ordinance as required under s. [60.80](#), Wis. stats.

Adopted this _____ day of _____, 20__.

David Baumgarten

Carl Faivre

Dale Klingemeyer

Dennis Rehr

Andrew Zimmer

Attest: _____
Melody Rehr, Town Clerk