

## Building Permit Ordinance

The Town Board of the Town of Wood River, Burnett County, Wisconsin does ordain as follows:

### Section I – Ordinance Amended

All previous ordinances relating to and regulating the granting and issuing of Town Building Permits (adopted July 10, 2002) are hereby by amended, and restated as follows:

### Section II – Title and Purpose

The title of this ordinance is the Town of Wood River Building 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, or remodeled after the effective date of this ordinance; and clarify the relationship between this ordinance and other applicable ordinances and laws.

### Section III – Authority

The Town board of the Town has the authority under s. 60.61, Wis. Stats., and general authority under its village powers under s. 60.22, Wis. Stats., to adopt this ordinance.

### SECTION IV – Scope

The scope of this ordinance includes

- A. Any and all newly constructed buildings or structures and any installations greater than or equal to 150 square feet;
- B. Any and all additions to any buildings or structures and any installations greater than or equal to 150 square feet in any twelve-month period; and
- C. any new decks and/or additions to existing decks.

### Section V – Adoption of Ordinance

This ordinance, adopted by a majority of the Town board on a roll call vote with a quorum present and voting and proper notice having been given, requires a Town Building Permit for all buildings and structures constructed, reconstructed, remodeled, enlarged, or altered as provided in this ordinance.

### Section VI – Definitions

In this ordinance:

- A. "Building" means any building or structure constructed, reconstructed, remodeled, enlarged, or altered, for any use within the Town, including but not limited to one- and two-family dwellings, manufactured homes, temporary or seasonal dwellings, garages, agricultural structures, and outbuildings.
- 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 remodeling of the Building for purchase of the Building by a third party.
- C. "Town" means the Town of Wood River, Burnett 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 Wood River, or any person designated to act for the Town board.

- E. "Town clerk" means the Clerk of the Town of Wood River or his or her deputy or agent.
- F. "Wis. Stats." Means the Wisconsin Statutes including successor provisions.

#### Section VII – Requirement for Building Permit

Unless exempt under this ordinance, the Owner of any Building or structure within the Town, must seek and obtain from the Town a Town Building Permit for the construction, remodeling, reconstruction, enlargement, or alteration of:

- A. Any and all newly constructed buildings or structures and any installations greater than or equal to 150 square feet;
- B. Any and all additions to any buildings or structures and any installations greater than or equal to 150 square feet in any twelve-month period; and
- C. any new decks and/or structural changes to decks.

The Owner shall seek and obtain a Town Building Permit prior to the commencing or causing the commencement of the above.

#### Section VIII – Exemptions from Permit Requirement

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

- A. Buildings or structures owned by the Town.
- B. 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.
- C. Fences or other similar enclosures.
- D. Repairs to roofs including replacement of roofing material.
- E. Residing, finishing of interior surfaces, and installation of cabinetry.
- F. Replacement of same size windows or doors.
- G. Landscaping
- H. Repairs and/or re-decking of an existing deck.
- I. Individuals obtaining any county permit and/or UDC permit in which the scope of work falls under this Town Ordinance can submit their county permit and/or UDC permit in lieu of having to obtain a Town Building Permit.

#### Section IX – Other Requirements

Violation of Wisconsin Building Codes, County Codes, or other laws regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of all buildings and structures in the Town also shall violate the ordinances of the Town and may be enforced by the Town by injunctive or equitable relief.

The issuance of a Town Building 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 two-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 X – Town Building Permit Form, Issuance, and Fee

The Town board is authorized to approve by resolution a Town Building Permit form, designate the person or persons authorized to issue the permits, and establish a fee for issuance of the permits. The schedule of fees including any future adjustments will be included and updated on the Town Permit Application as adopted by a majority of the Town board on a roll call vote with a quorum present and voting and proper notice having been given.

Section XI – Penalties

Any person that fails to comply with the provisions of this ordinance shall, upon conviction, pay a forfeiture of double the permit fee, plus the applicable surcharges, assessments and costs for each violation. In addition, the Town board may seek injunctive relief from a court of record to enjoin further violations.

Section X – Severability

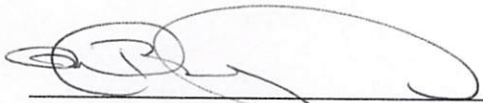
If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance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

Section XI – Effective Date

This ordinance is effective on publication or posting.

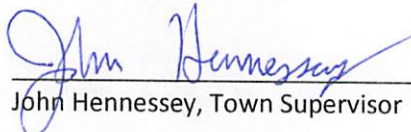
The town clerk shall properly publish this ordinance as required under s. 60.80, Wis. Stats.

Adopted March 9, 2021.



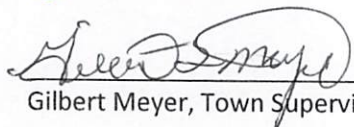
---

Ronald W. Burg, Town Chairman



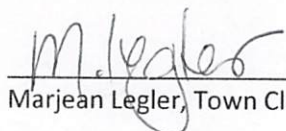
---

John Hennessey, Town Supervisor



---

Gilbert Meyer, Town Supervisor



---

Marjean Legler, Town Clerk