

State of Wisconsin
County of Dunn

ORDINANCE NO.: 2017-13
TOWN OF RED CEDAR
BUILDING PERMIT ORDINANCE
(Replaces Ordinance No. 2016-5)

It is hereby ordained by the Town Board of the Town of Red Cedar, Dunn County, Wisconsin, as follows:

Section 1- Purpose and Intent

The purpose and intent of this Ordinance is to promote the general health, safety and welfare and maintain required local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code.

Section 2- Authority

The Town Board of the Town of Red Cedar has the specific authority under s. 101.65(1)(a) Wis. Stats., and general authority under its Village powers under s. 60.22, Wis. Stats, to adopt this ordinance.

Section 3 – Wisconsin Uniform Dwelling Code Adopted

The Wisconsin Uniform Dwelling Code (UDC), SPS 320-325, and all amendments thereto, is adopted and incorporated by reference and shall apply to all one- and two-family dwellings built since June 1, 1980.

Section 4 – Building Inspector

There is hereby created the position of Building inspector, who shall administer and enforce this ordinance and shall be certified by the Division of Safety & Buildings, as specified by Wisconsin Statutes, Section 101.66(2), in the category of Uniform Dwelling Code Construction Inspector.

Section 5 - Permit Required; Fees; Validation; Issuing

No person shall build, add onto or alter any building within the scope of the ordinance without first obtaining a building permit for such work from the building inspector. Any structural changes or major changes to mechanical systems that involve extensions shall require permits. The building permit and inspection fees shall be determined and collected by the Town Building Inspector.

Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector is exempted from permit requirements. Residing, re-roofing, finishing of interior surfaces and installation of cabinetry shall be exempt from permit requirements.

A land use administrative fee is also due to the Town as outlined below, or as designated in the most current Table of Fees in the Town's Schedule of Fees and Citations (Forfeitures) Ordinance No. 2015-6:

Construction or Addition	Land Use Admin. Fee
New one- or two family dwelling	\$50.00
Additions requiring permits by the building inspector	\$25.00
Other construction (detached garages, pole buildings, silos, sheds, barns, Ag buildings, towers, outbuildings, decks/porches/sunrooms, greenhouses, garden sheds, in ground swimming pools, additions to existing structures, etc.)	\$25.00

Additional fees and conditions may be required by the Dunn County Planning and Zoning Department.

Section 6 – Penalties

Penalties are outlined below or as designated in the most current Schedule of Citation (Forfeiture) Deposits in the Town’s Schedule of Fees and Citations (Forfeitures) Ordinance No. 2015-6:

- A. Failure to obtain and pay for the required building permit and land use administrative fee for a **new dwelling** will result in a fine of \$150.00 plus double the permit and/or land use administrative fee(s).
- B. Failure to obtain and pay for the required permit and/or land use administrative fee for **any other construction or addition, improvement, or repair** as referenced herein will result in a fine of \$100.00 plus double the permit and/or land use administrative fee.

No exceptions will be made for a person who has obtained a permit from the Dunn County Planning and Zoning Department but has failed to obtain a permit from the Town as outlined above.

A current list of fees and citations is also listed in the Town of Red Cedar Schedule of Fees and Citations (Forfeitures) Ordinance No. 2015-5 for licenses, permits, and other services.

Section 7 – Severability

If any section, clause, provision, or portion of this ordinance, or if the application of this ordinance to any person or circumstance, be adjudged unconstitutional or invalid, unlawful, or unenforceable by final order of a court of competent jurisdiction, including all applicable appeals, the remaining provisions or application of this ordinance shall remain in full force and effect.

Section 8 – Effective Date

This ordinance shall take effect upon its passage and publication or posting as provided by law.

The foregoing Building Permit Ordinance was enacted by a majority vote of the Town Board of the Town of Red Cedar on the 14th day of August, 2017.

[Signature]

Town Board Chairperson

[Signature]

Supervisor 1

[Signature]

Supervisor 2

[Signature]

Supervisor 3

(absent)

Supervisor 4

Published:
Aug. 23, 2017
Dunn Co. News

Attest:

[Signature]
Clerk

Historical Information

To replace ordinances: 0409-1999, 0412-1999, 0411-2001, 0213-2006, 0414-2008

Drafts: 1/14/2016, 9/15/16

Update: 9/15/16 (Section 5, A. individual fees, additions to existing structures) and format change

Update: 08/14/17, replaces 2016-5 (language clarified in Sections 5 and 6)