

Title 5 Chapter 26
Town of Lake Mills Regulations of Raze Buildings & Removal of Personal Property

Raze Buildings & Removal of Personal Property Regulations

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5-26-1 General Provisions:

1. Title: These regulations shall officially be known, cited, and referred to as the Raze Buildings & Remove Personal Property Ordinance of the Town of Lake Mills, Wisconsin.
2. Authority: This ordinance is enacted and adopted pursuant to Sec. 61.34(1) and 61.34(5) of the Wis.Stats. as amended.
3. Purpose: The purpose of this chapter is to promote the public health, safety, morals, property, aesthetics, and general welfare of the Town of Lake Mills. The regulations are designed to:
 - a. Promote the orderly layout and use of land;
 - b. Secure safety from fire and other threats to public safety and welfare;
 - c. Conserve and protect land, water, and air resources;
 - d. Provide adequate access to water bodies without loss or damage to shorelines;
 - e. Prevent soil erosion and sedimentation;
 - f. Protect surface and groundwater quality.
4. Intent: The intent of this ordinance is to apply to all private, public, quasi-public, institutional, and public utility properties, and all other lands, buildings, and structures within the Town of Lake Mills. No provision in this ordinance is intended to repeal, abrogate, annul, impair, or interfere with any rules, regulations, or provisions of the Jefferson County Zoning Ordinance, except, that where this ordinance imposes a greater restriction than the Jefferson County Zoning Ordinance, the provisions of this ordinance shall govern.

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- 38 5. Severability: If any section, subsection, sentence, clause, or phrase of this ordinance is for any
39 reason held to be invalid by reason of a decision of any court of competent jurisdiction, such
40 decision shall not affect the validity of any other section, subsection, sentence, clause, or phrase
41 thereof.

5-26-2 Permit Requirement:

- 42
- 43 1. A Demolition/Raze Permit is required from the Town of Lake Mills Building Inspections before a
44 building is razed.
- 45 a. Application will provide time schedule, site plan, soil erosion control plan, and DNR
46 Notification Form 4500-113.
- 47 b. All building debris shall be disposed of in a licensed landfill, except for salvaged materials,
48 and hauled by a licensed waste hauler.
- 49 c. At any time requested, the license holder and/or property owner shall provide to the
50 Building Inspector receipts and/or an itemized list of debris disposed of by dumping or
51 salvage. Equipment used for hauling debris shall be licensed for such use.
52

5-26-3 Term for Building(s) under Order:

- 53
- 54 1. The razing of a building shall be completed within the time prescribed in the issued Order.
- 55 a. If the owner fails or refuses to comply within the time prescribed, the Lake Mills Town
56 Board of Supervisors may proceed to raze the building through any available public
57 agency or by contract or arrangement with private persons, or to secure the building and, if
58 necessary, the property on which the building is located if unfit for human habitation,
59 occupancy or use.
60

5-26-4 Inspection of Work:

- 61
- 62 1. Work done under a Raze Order and/or Demolition/Raze Permit is subject to inspection by the
63 Designated Building Inspector and/or designated inspector who shall have the authority to order
64 corrective work.
- 65 a. Failure to follow the orders of the Designated Building Inspector, or to complete the
66 raze/demolition in accordance with this Ordinance, shall give the Lake Mills Town Board
67 of Supervisors authority to seek restitution or pursue any other applicable legal remedy. In
68 addition, a violation of this ordinance or any part of Sec. 66.0413 of the Wisconsin
69 Statutes, or its successor as adopted by this ordinance, shall subject the violator to a
70 forfeiture ~~per the fee schedule~~ as defined in the **Town of Lake Mills Fees, Bonds and
71 Deposits document** for each day in violation.
72

5-26-5 Foundation of Razed Building:

- 73
- 74 1. Whenever a building has been razed, the foundation thereof, if any, shall be removed and filled
75 with non-combustible material. Concrete/masonry materials may be crushed to a compactable
76 aggregate size and used for excavation fill.
77

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78 **5-26-6 Site Grading:**

- 79 1. Whenever a building has been razed, the site shall be graded with a minimum of three inches (3")
80 of topsoil, with indigenous plantings, seed, sod, and/or mulch to cover the entire disturbed area.
81 a. For disturbance of one or more acres of soil, the property owner shall obtain required WI
82 Department of Natural Resources permit(s) in compliance with Ch. NR 151.
83

84 **5-26-7 Driveway Approaches**

- 85 1. Any damage to curb and sidewalk shall be replaced at the property owner's expense. See Town of
86 Lake Mills Building Inspector for construction requirements and/or standards.
87

88 **5-26-8 Site Safety and Security:**

- 89 1. The permit holder shall, during the razing process, maintain the razing site in a safe and secure
90 condition, and the property owner shall promptly report any personal injury and property damage
91 to the Building Inspector.
92 a. The Building Inspector may require additional safety and security methods, including
93 fencing and gating, as deemed necessary to protect the site and restrict access to the public.
94

95 **5-26-9 Inspection Approvals Required:**

- 96 1. All plumbing, electrical, and HVAC work shall be done by Wisconsin registered/licensed
97 contractors. The following inspections and approvals are required:
- 98 a. Public Sewer abandonment by State of WI licensed plumber. (prior to commencement of
99 razing structure) Approval and inspection through the City of Lake Mills Sanitary District.
 - 100 b. Septic system/holding tank abandonment by State of WI licensed plumber. (prior to
101 commencement of razing structure) Inspection and approval through Jefferson County
102 Planning & Zoning commission.
 - 103 c. Electric meter(s) and service(s) removed by State of WI licensed Electrician/Utility
104 Contractor or City of Lake Mills approved electrician if service is provided by them (prior
105 to razing structure). Inspection and approval through Town of Lake Mills designated
106 Building Inspector and/or City of Lake Mills designated Building Inspector.
 - 107 d. Foundation excavation approval and inspection prior to backfilling by Town of Lake Mills
108 designated Building Inspector .
 - 109 e. Well abandonment (prior to covering). Approval and inspection by Wisconsin licensed
110 well/pump installer.
 - 111 f. Final inspection and approval by Town of Lake Mills designated Building Inspector (after
112 grading, seeding and mulching, planting, and/or sodding is completed)
113

114 **5-26-10 Permit Expiration:**

- 115 1. Work shall be started within thirty (30) days of issue date or permit expires. Permit expires six
116 months after issue date.
117 a. The Building Inspector may at his/her discretion, extend the permit term for cause.

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- b. "Cause" shall mean the inability of the permittee to act due to circumstances beyond permittee's reasonable control upon exercise of due diligence. The Razing of a Building under Order shall be completed within the time prescribed in the issued Order.

5-26-11 Exemption:

2. This Ordinance shall not apply to demolition of detached accessory buildings not used for human habitation not greater than five hundred (500) square feet.

5-26-12 Special Assessment:

1. The Lake Mills Town Board of Supervisors shall recover costs of enforcement under a Raze and Repair Order through special assessments to be levied and collected as a delinquent tax against the real estate upon which the building is located.
- a. Such special assessment shall be a lien upon the real estate as soon as the assessment is made or levied, regardless of whether such assessment or lien is recorded in the Register of Deeds office.
- b. An administrative fee shall be added to the special assessment against the benefited property ~~per the fee schedule~~ as defined in the **Town of Lake Mills Fees, Bonds and Deposits document**.

5-26-13 Severability:

Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the other portions and/or sections of this ordinance shall not be affected.

5-26-15 Adoption and Amendments:

This ordinance shall be in full force and effect from its date of adoption and publication as provided by law.

A. Adopted August 8, 2018

Adopted this _____ day of _____, 2018.

Attest: _____

Sarah FitzGibbon, Town Clerk

Hope Oostdik, Chairperson

David Schroeder, Supervisor I

Lee Peterson, Supervisor II

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TOWN OF LAKE MILLS
1111 South Main Street
Lake Mills, WI
Clerk's Office (920) 648-5867

RAZING PERMIT APPLICATION- \$50.00

1. Property Owner/Applicant Information:

Property Owner's Name: _____ Permit Applicant's Name (if different from owner): _____

Street Address: _____ Street Address: _____

City, State, Zip Code: _____ City, State, Zip Code: _____

Phone Number/Email address: _____ Phone Number/Email address: _____

2. Project Location: Gov't. Lot _____ 1/4 _____ 1/4, S _____ T _____, N,R _____ E

County: **JEFFERSON** Parcel I.D # 018-0713- _____ - _____

TOWN OF LAKE MILLS Property Address or Nearest Road: _____

Lot# _____ Block# _____ Subdivision Name or CSM # _____

3. Project Dates and Contractor Information:

Start date for project: _____ Completion Date _____

Contractor's Name: _____ Contractor's Address: _____

Contractor's Work Phone Number: _____

193 **4. Project Description:** _____

194
195 Type of Occupancy: _____ Square foot of Project: _____
196
197 _____

198
199
200 **5. Compliance with Town Ordinance and Signatures:**

201
202
203 PLEASE READ TOWN OF LAKE MILLS ORDINANCE 5-26 IN ITS ENTIRETY.

204
205 Non-Refundable Application fee: \$50.00 (make checks payable to Town of Lake Mills)

206
207 AS PETITIONER, I UNDERSTAND AND WILL ABIDE BY THE REQUIREMENTS,
208 RESTRICTIONS, AND EXEMPTIONS SET FORTH BY THE TOWN OF LAKE MILLS
209 ORDINANCE 5-26 et al.

210 _____

211 Applicant Signature

Date

212
213
214

Office Use

215
216 Payment Info: _____ Application received by: _____

217 Approved _____ Denied _____

218 Instructions: _____
219 _____