

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

1 Raze Buildings & Removal of Personal Property Regulations

2 **Contents**

3 5-26-1 General Provisions:1

4 5-26-2 Permit Requirement:.....2

5 5-26-3 Term for Building(s) under Order2

6 5-26-4 Inspection of Work:2

7 5-26-5 Foundation of Razed Building:2

8 5-26-6 Site Grading.....3

9 5-26-7 Driveway Approaches3

10 5-26-8 Site Safety and Security3

11 5-26-9 Inspection Approvals Required:3

12 5-26-10 Permit Expiration:3

13 5-26-11 Exemption.....4

14 5-26-12 Special Assessment:4

15 5-26-13 Severability:.....4

16 5-26-14 Adoption and Amendments:.....4

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18 **5-26-1 General Provisions:**

- 19 1. Title: These regulations shall officially be known, cited, and referred to as the Raze Buildings &
- 20 Remove Personal Property Ordinance of the Town of Lake Mills, Wisconsin.
- 21 2. Authority: This ordinance is enacted and adopted pursuant to Sec. 61.34(1) and 61.34(5) of the
- 22 Wis. Stats. as amended.
- 23 3. Purpose: The purpose of this chapter is to promote the public health, safety, morals, property,
- 24 aesthetics, and general welfare of the Town of Lake Mills. The regulations are designed to:
- 25 a. Promote the orderly layout and use of land;
- 26 b. Secure safety from fire and other threats to public safety and welfare;
- 27 c. Conserve and protect land, water, and air resources;
- 28 d. Provide adequate access to water bodies without loss or damage to shorelines;
- 29 e. Prevent soil erosion and sedimentation;
- 30 f. Protect surface and groundwater quality.
- 31 4. Intent: The intent of this ordinance is to apply to all private, public, quasi-public, institutional, and
- 32 public utility properties, and all other lands, buildings, and structures within the Town of Lake
- 33 Mills. No provision in this ordinance is intended to repeal, abrogate, annul, impair, or interfere
- 34 with any rules, regulations, or provisions of the Jefferson County Zoning Ordinance, except, that
- 35 where this ordinance imposes a greater restriction than the Jefferson County Zoning Ordinance,
- 36 the provisions of this ordinance shall govern.
- 37 5. Severability: If any section, subsection, sentence, clause, or phrase of this ordinance is for any
- 38 reason held to be invalid by reason of a decision of any court of competent jurisdiction, such

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

39 decision shall not affect the validity of any other section, subsection, sentence, clause, or phrase
40 thereof.

41 **5-26-2 Permit Requirement:**

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

51
52 **5-26-3 Term for Building(s) under Order:**

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

59
60 **5-26-4 Inspection of Work:**

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

71
72 **5-26-5 Foundation of Razed Building:**

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

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Title 5 Chapter 26

Town of Lake Mills Regulations of Raze Buildings & Removal of Personal Property

77 **5-26-6 Site Grading:**

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

83 **5-26-7 Driveway Approaches**

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

87 **5-26-8 Site Safety and Security:**

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

94 **5-26-9 Inspection Approvals Required:**

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

113 **5-26-10 Permit Expiration:**

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

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

- 117 b. “Cause” shall mean the inability of the permittee to act due to circumstances beyond
118 permittee’s reasonable control upon exercise of due diligence. The Razing of a Building
119 under Order shall be completed within the time prescribed in the issued Order.
120

121 **5-26-11 Exemption:**

- 122 2. This Ordinance shall not apply to demolition of detached accessory buildings not used for human
123 habitation not greater than five hundred (500) square feet.
124

125 **5-26-12 Special Assessment:**

- 126 1. The Lake Mills Town Board of Supervisors shall recover costs of enforcement under a Raze
127 and Repair Order through special assessments to be levied and collected as a delinquent tax
128 against the real estate upon which the building is located.
129 a. Such special assessment shall be a lien upon the real estate as soon as the assessment is
130 made or levied, regardless of whether such assessment or lien is recorded in the
131 Register of Deeds office.
132 b. An administrative fee shall be added to the special assessment against the benefited
133 property as defined in the Town of Lake Mills Fees, Bonds and Deposits document.
134

135 **5-26-13 Severability:**

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

138 **5-26-14 Adoption and Amendments:**

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

141 A. Adopted August 8, 2018
142

143 Adopted this 8th day of August , 2018.
144

145 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:

Contacto'r's Work Phone Number: _____

190 **4. Project Description:** _____

191
192 Type of Occupancy: _____ Square foot of Project: _____
193
194 _____

195
196
197 **5. Compliance with Town Ordinance and Signatures:**

198
199
200 PLEASE READ TOWN OF LAKE MILLS ORDINANCE 5-26 IN ITS ENTIRETY.

201
202 Non-Refundable Application fee: \$50.00 (make checks payable to Town of Lake Mills)

203
204 AS PETITIONER, I UNDERSTAND AND WILL ABIDE BY THE REQUIREMENTS,
205 RESTRICTIONS, AND EXEMPTIONS SET FORTH BY THE TOWN OF LAKE MILLS
206 ORDINANCE 5-26 et al.

207 _____
208 Applicant Signature _____ Date _____
209
210

211 **Office Use**

212
213 Payment Info: _____ Application received by: _____

214 Approved _____ Denied _____

215 Instructions:
216 _____
217 _____