VILLAGE OF MAZOMANIE

Johnson Inspection, LLC
Po Box 127
Arena, WI 53503
Building Inspector: Tracy Johnson – Phone (608) 444-0372
Johnsoninspection@gmail.com

HOW TO CONTACT THE INSPECTOR:

- Call 608-444-0372 Monday through Thursday, 7 –5 Fridays 7-12

PERMITS ARE REQUIRED FOR THE FOLLOWING:

- All new 1 and 2 family homes and decks
- Commercial Buildings
- Additions that increase the physical dimensions of a building
- Alterations to the building structure
- Alterations to the building's heating, electrical or plumbing systems
- All electrical wiring (new or remodeling)
- All HVAC (new or remodeling)
- All plumbing (new or remodeling)
- Agricultural buildings
- Detached accessory buildings
- Fences, new and Replacements

PERMITS ARE NOT REQUIRED FOR THE FOLLOWING:

- Finishing interior surfaces
- Installation of cabinetry
- Repairs deemed minor by Building Inspector
- Normal repairs to HVAC and plumbing
- Repairs to electrical equipment or systems (e.g. switches, receptacles or fixtures)

If uncertain, call the building inspector.

TO OBTAIN AN APPLICATION:

- Call the building inspector at (608) 444-0372 to have applications mailed or arrange to pick up applications at the Village Hall.
- Please see the attached list of information required to obtain building permits.
- Fees are determined by Village Ordinance.

RETURNING COMPLETED APPLICATIONS/SUBMITTING PLANS:

- Applications may be mailed to: Village of Mazomanie
  133 Crescent Street
  Po Box 26
  Mazomanie, WI 53560

INSPECTIONS ARE REQUIRED PRIOR TO CONCEALING WORK!

Call for inspections at (608) 444-0372

VILLAGE OF MAZOMANIE
BUILDING INSPECTOR

NEEDED TO ISSUE BUILDING PERMITS FOR:

NEW HOMES:

1. 2 sets of building plans drawn to scale with elevations
2. 2 plot plans of the land (showing elevations, distances to lot lines and building sizes)
3. 1 copy of Thermal performance Sheets (heat loss calculations) Res Check Software also accepted
4. Application to be filled out: Uniform Building Permit
5. 2 copies of erosion Control Plan shown on a plot plan

ADDITIONS REMODELS: & ACCESSORY STRUCTURES

1. 2 sets of building plans
2. 2 copies of plot plans of the land (showing elevations, distance to lot lines, & building sizes)
3. Application to be filled out: Uniform Building Permit.
4. 2 copies of erosion Control Plan shown on plot plan for additions only

COMMERCIAL:

1. 2 sets State approved building plans and specifications as needed per DSPS 360.12
2. 2 copies of plot plan of the property showing all buildings located on it to scale
3. Application to be filled out: Uniform Building Permit
4. 2 copies of erosion control plan

RATE SHEET 2014-2015

(In effect through the term and subject to change from time to time) *

1. **One & Two Family Dwellings**
   - a. New Structure and Additions – All Areas ..... $ 0.12 per sq. ft. *($100.00 min)*
     Note: Fees for manufactured dwellings with a Wisconsin insignia affixed shall be charged 2/3 of the normal fee for any closed- panel manufactured areas and a full fee for site built areas.
     PLUS
     - ☐ Mechanicals – All Areas
       - o Electrical ..... $0.05 per sq. ft. $50.00 minimum
       - o Plumbing ..... $0.05 per sq. ft. $50.00 minimum
       - o HVAC ..... $0.05 per sq. ft. $50.00 minimum
     - ☐ State seal $37.00
     - ☐ Erosion Control $75.00
   - b. Remodels/Building ..... $7.00 per thousand of estimated cost *($75.00 min)*
     Mechanicals ..... $7.00 per thousand of estimated cost *($50.00 min)*
   - c. Accessory Structures ..... $ 0.17 per sq. ft. all areas *($75.00 min)*
   - d. Temporary Occupancy Permit $50.00
   - E. Swimming Pools $75.00
   - f. Miscellaneous Replacements $75.00
   - g. Electrical Service Upgrade $100.00
   - H. Outside Sewer and Water Laterals $75.00
2. **Commercial Buildings**
   - a. New Structure and Additions – All Areas ..... $0.13 per sq. ft. *($175.00 min)*
     PLUS
     - ☐ Mechanicals
       - o Electrical ..... $0.06 per sq. ft. $75.00 minimum
       - o Plumbing ..... $0.06 per sq. ft. $75.00 minimum
       - o HVAC ..... $0.06 per sq. ft. $75.00 minimum
     - ☐ Erosion control $175.00
   - b. Remodels/Building ..... $8.00 per thousand of estimated cost *($150.00 min)*
     Mechanicals ..... $8.00 per thousand of estimated cost ($75.00 min)
   - c. Miscellaneous Replacements $125.00
   - d. Electrical Service Upgrade $125.00
   - E. Outside Sewer and Water Laterals $75.00
3. **Zoning Administration:** *(where applicable)*
   - a. Zoning Permit for New One and Two Family Dwellings $65.00
   - b. Zoning Permit for Commercial $125.00
   - c. Zoning Permit for Residential Additions $40.00
   - d. Zoning Permit for Accessory Structures $25.00
4. **Board and Plan Commission meetings:** *(see attached)*
   - a. Meeting attendance $65.00/hour
5. **Other**
   - a. Re-inspection and Additional Inspection Fees ..... $50.00 per inspection
   - b. Razing Fee $50.00
   - c. Agricultural Buildings $50.00
   - d. Early Start Permit/Residential $50.00
   - e. Early Start Permit/Commercial $75.00
   - F. Property Maintenance Inspections ..... $65.00 per hour

Reimbursable expenses are included in the rates. Consultant will bill additional services, if requested, in accordance with the rates in effect at the time the work is performed or as otherwise negotiated.

Johnson Inspection, LLC will provide UDC State Seal. All fees are payable to Johnson Inspection, LLC
Village of Mazomanie will retain 10% of all fees.

Consultant submits invoices monthly for work completed to date for those services paid for by the Client (not the applicants). Invoices are due upon receipt. For invoices not paid after 30 days, interest will accrue at the rate of 1 ½% per month and, thereafter, Client shall be responsible for all costs of collection, including attorneys' fees.

*Rates may be increased at the time the term is renewed. New rates shall be approved by the Client per section 17 of the Terms and Conditions.

APPLICANT- PLEASE DO NOT SEPARATE THIS FORM. Your copy will be returned to you with your permit.

JOHNSON INSPECTION LLC
PO Box 127
Arena, WI 53503
Phone: 608-444-0372
johnsoninspection@gmail.com

UNIFORM APPLICATION
BUILDING PERMIT

Wisconsin Statutes 101.63, 101.73
The information you provide may be used by other government agency programs. [(Privacy Law, S. 15.04 (1)(m)]

Permit No.

Project Description:

PERMIT REQUESTED ☐Construction ☐HVAC ☐Electric ☐Plumbing ☐Erosion Control ☐Other:

Owner's Name:	Mailing Address:		Tel.
Contractor Name & Type	**Lic/Cert#**	**Mailing Address**	**Tel. & Fax**
Dwelling Contractor (Constr.)			
Dwelling Contr. Qualifier		The Dwelling Contractor Qualifier shall be an Owner, CEO, COB or Employee of the Dwelling Contractor	
HVAC Contractor's Name:			
Electrical Contractor's Name:			
Plumbing Contractor's Name:			

PROJECT LOCATION Lot area Sq. ft. | One acre or more of soil will be disturbed | _____ 1/4, _____ 1/4, of Section , T N, R E (or) W

Site Address: | Subdivision Name: | Lot No. | Block No.

Zoning District(s) | Zoning Permit No. | **Setbacks:** Front ft. | Rear ft. | Left ft. | Right ft.

1. PROJECT
☐ New
☐ Alteration ☐ Repair
☐ Addition ☐ Raze
☐ Other: ☐ Move

2. AREA INVOLVED
Bsmt _____ Sq Ft
Living Area _____ Sq Ft
Garage _____ Sq Ft
Other _____ Sq Ft
Total _____ Sq Ft

3. OCCUPANCY
☐ Single Family
☐ Two Family
☐ Commercial
☐ Garage
☐ Other:

4. CONST. TYPE
☐ Site-Built
☐ Mfd: ☐ WI UDC ☐ U.S. HUD

5. STORIES
☐ 1-Story
☐ 2-Story
☐ Other:
☐ Plus Basement

6. ELECTRICAL
Entrance Panel Amps: _____
☐ Underground
☐ Overhead

7. WALLS
☐ Wood Frame
☐ Timber/Pole
☐ Steel ☐ ICF
☐ Other:

8. USE
☐ Seasonal
☐ Permanent
☐ Other:

9. HVAC EQUIPMENT
☐ Forced Air Furnace
☐ Radiant Baseboard/Panel
☐ Heat Pump
☐ Boiler
☐ Central Air Cond.
☐ Fireplace
☐ Other:

10. SEWER
☐ Municipal
☐ Sanitary Permit No.:

11. WATER
☐ Municipal Utility
☐ Private On-Site Well

12. ENERGY SOURCE

Fuel	Nat Gas	LP	Oil	Elec	Solid	Solar
Space Htg	☐	☐	☐	☐	☐	☐
Water Htg	☐	☐	☐	☐	☐	☐

13. HEAT LOSS
_____ BTU/HR Total Calculated Envelope and Infiltration Losses ("Maximum Allowable Heating Equipment Output" on Energy Worksheet; "Total Building Heating Load" on WIScheck report)

14. EST. BUILDING COST w/o LAND
$

I understand that I am subject to all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the back of the permit if not signing below. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the reverse side of the last ply.

APPLICANT'S SIGNATURE _____ **DATE SIGNED** _____

APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. ☐ **See attached for conditions of approval.**

ISSUING JURISDICTION ☐ Town of ☐ Village of ☐ City of ☐ County of ☐ State | State Contracted Inspection Agency# | Municipality Number of Dwelling Location ___ ___ - ___ ___ ___

FEES:	INSPECTIONS REQUIRED		WI PERMIT SEAL #	PERMIT ISSUED BY:
Plan Review $ _____	☐Footing	☐Underfloor Plumbing/test		Name _____
Inspection $ _____	☐Foundation	☐OS Sewer Lateral/test		Date_____ Tel._____
WI Seal $ _____	☐Rough Construction	☐Electric Service		Cert No. _____
Other $ _____	☐Rough Electrical	☐Insulation		
TOTAL $ _____	☐Rough HVAC	☐Final		
	☐Rough Plumbing/test			

RECEIPT: Check #:_____ From: _____ Rec'd by:_____ Date: _____

Distribution ☐White: File ☐Yellow: Department of Commerce ☐Pink: Municipality ☐Gold: Applicant Rev. 11-08

NEW BUILDING REQUIREMENTS

Are you building in a subdivision that has restrictive covenants, plat restrictions or deed restrictions? If so, please contact your developer prior to requesting a building permit.

The proposed building must be a permitted use or accessory use or a conditional use permit must be obtained.

Accessory buildings shall include a garage.

Minimum front yard setback shall apply to both street sides of a corner lot.

Any questions regarding floodplain regulations shall be directed to the Building Inspector or the Village Office.

Noise limits for construction or repair of building. The erection (including excavation), demolition, alteration or repair of any building, as well as the operation of any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist, or any other similar equipment attended by loud or unusual noise, other than between the hours of 7:00 a.m. and 10:00 p.m. on weekdays; provided, however, the Building Inspector shall have the authority, upon determining that the loss of inconvenience which would result to any party in interest would be extraordinary and of such nature as to warrant special consideration, to grant a permit for a period necessary within which time such work and operation may take place within the hours of 10:00 p.m. to 7:00 a.m.

Construction Noise. Construction equipment in any zone may be operated between the hours of 7:00 a.m. to 7:00 p.m. provided that said equipment does not exceed a maximum sound pressure level of 80 dB(a) measured at the property line of the location at which said equipment is in use.

R-1 Residential District (Single-Family)

Maximum building height - 35 feet
Minimum front yard setback - 30 feet Minimum rear yard setback -
- Principal building - 30 feet
- Accessory building - 5 feet

Minimum side yard setback -
- Principal building - 8 feet each side
- Accessory building - 5 feet each side

Minimum average lot width - 90 feet
Minimum lot area per family - 12,000 sq. feet

R-2 Residential District (Single-Family)

Maximum building height - 35 feet
Minimum front yard setback - 25 feet
Minimum rear yard setback -
- Principal building - 25 feet
- Accessory building - 5 feet

Minimum side yard setback -
- Principal building - 8 feet each side
- Accessory building - 5 feet each side

Minimum average lot width - 66 feet
Minimum lot area per family - 8,700 sq. feet

R-3 Residential District (Two-Family)

Maximum bldg. height - 35 feet
Minimum front yard setback - 25 feet
Minimum rear yard setback -
Principal bldg. - 25 feet
Accessory bldg. - 5 feet
Minimum side yard setback -
Principal bldg. - 8 feet each side
Accessory bldg. - 5 feet each side
Minimum average lot width - 90 feet
Minimum lot area - 12,000 sq. feet

R-4 Residential District (Multiple Family)

Maximum bldg. height - 45 feet
Minimum front yard setback - 20 feet

R-4 Residential District (Multiple Family) (continued)

Minimum rear yard setback -
Principal bldg. - 20 feet
Accessory bldg. - 3 feet
Minimum side yard setback -
Principal bldg. - 10 feet each side
Accessory bldg. - 3 feet each side
Minimum average lot width - 80 feet

Minimum lot area per family -
8,700 sq. feet - (1 family)
6,000 sq. feet - (2 family - per unit)
2,500 sq. feet - (Multi-family - per unit)
(Above minimum lot areas must meet at least 8,700 sq. feet)

Other Requirements:

Minimum Lot Area per Family as in the following table:

Number of Bedrooms	Lot Area Per Unit (square feet)
One	2,500
Twp	3.350
Three	4,200
Four	5,000

B-1 General Commercial District

Maximum bldg. height - 45 feet
Minimum front yard setback - 15 feet
Minimum rear yard setback - 25 feet
Minimum side yard setback -
Principal bldg. - 5 feet each side
Accessory bldg. - 3 feet each side
Minimum lot width - 70 feet
Minimum lot size - no minimum
(In the blocks in the B-1 Commercial District which are already developed, setbacks, minimum lot widths, commercial parking and truck unloading areas for new or renovated buildings can correspond with the existing setbacks, minimum lot widths, commercial parking

and truck unloading areas, provided the Plan Commission determines such action will be in keeping with the purpose of this Chapter.)

B-2 Highway Commercial District

Maximum bldg. height - 35 feet
Minimum front yard setback - 50 feet (80 feet if parking is permitted in the front yard.)
Minimum rear yard setback - 20 feet
Minimum side yard -
Principal bldg. - 20 feet on each side
Accessory bldg. - 5 feet on each side
Minimum lot width (measured at rear of front yard) - 80 feet
Minimum lot size - 1/2 acre

I-1 Industrial District

Maximum bldg. height - no limit
Front yard setback - 20 feet
Rear yard setback - 30 feet
Minimum side yard -
Principal bldg. - 10 feet on each side
Accessory bldg. 5 feet on each side Minimum lot width - 80 feet
Minimum lot size - 10,000 sq. feet

I-2 Business Park District

Maximum bldg. height - 45 feet

Front yard setback - 30 feet. Where adjacent lots within the block front, or those lots on both sides of a lot within three hundred (300) feet along the block front, whichever is less, are occupied by a principal structure having a setback less than thirty (30) feet from the street, the required front yard depth shall be equal to or greater than the average setback of the adjacent structures. If only one (I) lot is occupied by a principal structure, the front yard depth shall be one-half (1/2) the sum of thirty (30) feet plus the depth of the setback of the adjacent principal structure.
Rear yard setback - 20 feet
Minimum side yards - Interior side yards shall be a minimum of twenty (20) feet and corner side yards shall be a minimum of thirty (30) feet.
Minimum lot width - 75 feet
Minimum lot size - 15,000 sq. feet
(The floor-area-ratio within the 1-2 District shall not exceed

Traffic Visibility

1. On a corner lot in all zoning districts, no fence, wall, hedge, planting or structure shall be erected, placed, planted or allowed to grow in such a manner as to obstruct vision between a height of two and one-half (2-1/2) feet and ten (10) feet above the centerline of grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining the points along said street lines twenty-five (25) feet from the point of intersection.
2. In the case of arterial streets intersecting with other arterial streets or railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased to fifty (50) feet.

Minimum Off-Street Parking Requirements for Single-family, Two- family and Multi-Family shall be two stalls for each dwelling unit.

Driveways

Permit Required:

1. For the safety of the general public, the Village shall determine the location, size, construction, and number of access points to public roadways within the Village Limits, through the administration of this Section by the Building Inspector. It is the Village's intent to provide safe access to properties abutting public roadways suitable for the property to be developed to its highest and best use, provided that access is deficient or dangerous to the general public.

2. Unless otherwise especially permitted by resolution of the Village Board, upon written application giving the reason therefore, no person shall construct, repair or reconstruct any driveway across or through any sidewalk or curbing without having first obtained a permit from the Clerk-Treasurer or Building Inspector for which a fee in the sum of Five ($5.00) Dollars shall be charged. Such permit shall be issued upon an application form provided by the Village and shall contain such information as the Village Board shall deem necessary: issuance shall be conditioned upon complete compliance with the provisions of this Chapter.

Installation Requirements:

1. Openings for vehicular ingress and egress shall be at least ten (10) feet wide at the property line for residential properties, and a minimum of ten (10) feet and a maximum of twenty-five (25) feet wide at the property line and a minimum of fifteen (15) feet and a maximum of thirty (30) feet at the roadway for residential properties, a minimum of twenty-three (23) feet and a maximum of thirty-five (35) feet at the roadway for farmsteads and all other properties.

2. No driveway shall be closer than ten (10) feet to extended street or alley lines at an intersection. At street intersections a driveway shall not provide direct ingress or egress to or from the street intersection area and shall not occupy areas of the roadway deemed necessary by the Village Board for effective traffic control for for highway signs or signals. Vehicular entrances and exits to drive-in theaters, banks, and restaurants: motels; funeral homes, vehicular sales, service, washing and repair stations; garages, or public parking lots shall be not less than two hundred (ZOO) feet from any pedestrian entrance or exit to a school, college, university, church, hospital, park, playground, library, public emergency shelter, or other place of public assembly.

3. No more than one driveway entrance and approach shall be constructed for any lot or premises except where deemed necessary and feasible without the impairment of safety, convenience and utility of the street by the Village Board or the committee thereof. Driveway approaches shall be at least ten (10) feet apart except by special permission from the Village Board or the committee thereof, and driveways shall in all cases be placed wherever possible as not to interfere with utilities in place. Any costs of relocating utilities shall be responsibility of the property owner with the approval of the Village Board necessary before any utility may be relocated and the driveway installed.

4. All driveway entrances and approaches which are constructed across sidewalks shall be paved in accordance with the requirements for sidewalk construction in Section 4-2-Z(c) of the Village Code of Ordinances insofar as such requirements are applicable, including thickness requirements in Section 4-Z-Z(c).

5. No driveway apron shall extend out into the street further than the facing of the curb and under no circumstances shall such driveway apron extend into any gutter area. All driveway entrances and approaches shall be so constructed as not to interfere with the drainage of streets, side ditches or roadside
areas, or with any existing structure on the right-of-way. When required by the Village Board or the committee thereof, so as to provide for adequate surface water drainage along the abutting street, the property owner shall provide any necessary culvert pipe at such owner's

expense. When a curb opening is to be made, specifications for standard curb and gutter have been adopted by the Village Board and are on file with the Clerk- Treasurer, namely the three figures showing (a) construction of a driveway entrance when curb and gutter is being first constructed on a street which has none; (b) construction of a driveway entrance where curb and gutter exists by entirely removing the existing curb and gutter; and (c) construction of a driveway entrance where curb and gutter exists by cutting out a portion of the existing curb and gutter and replacing that portion only. Either of the last two methods may be used in situations in which curb and gutter already exists. All curb replacements must meet with the approval of the Building Inspector. Simply knocking off the back of the curb and pouring a new transition piece at both ends is NOT an acceptable alternative. These specifications shall be adopted unless such ordinance or resolution establish different standards therefore.

Driveway Permit Applications:

Permit applications shall be made at least twenty-four (24) hours in advance of intended installation but this shall not be deemed to be a limitation of time within a permit must be granted, and the Director of Public Works shall have such time as reasonably necessary for examination and consideration of any application before granting the permit, subject always to the specific direction of the Village Board. The Director of Public Works may hold the permit application in abeyance, when necessary, pending referral and action by the Village Board or the committee thereof.

Permittee Liable for Damage or Injury: The permittee shall assume all responsibility for any injury or damage to persons or property resulting directly or indirectly during construction or repair of driveway approaches or entrances. When curb or gutter is removed, the new construction shall be of equivalent acceptable material and curb returns provided or restored in a neat, workmanlike manner. Driveway surfaces shall connect with the street pavement and sidewalk in a neat, workmanlike manner.

Building Code.
Accessory Uses or Structures
Principal Use to be Present. An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction.
Placement Restrictions. An accessory use or structure in a residential district may be established subject to the following regulations:
1. Accessory Building Number Limits. In any residential district, in addition to the principal building, a detached garage or attached garage and one additional accessory building may be placed on a lot.
2. Accessory Building Size Limits. No detached accessory building or structure shall exceed the height of the principal building or structure.
3. Attached Accessory Buildings. All accessory buildings which are attached to the principal building shall comply with the yard requirements of the principal building.
4. Detached Accessory Buildings. No detached accessory building shall occupy any portion of the required front yard, and no detached accessory building shall occupy more than forty (40%) percent of the required rear yard, or be located within three (3) feet of any other accessory building or lot line. An accessory building shall not be nearer than ten (10) feet to the principal structure unless the applicable building code regulations in regard to one-hour fire-resistive construction are complied with. In no event can the accessory uses or structures be forward of the front line of the principal structure.
5. Accessory Building Setbacks. Accessory building setbacks shall be as prescribed for each zoning district.

Building Permits and Inspection

Permit Required:
1. General Permit Requirement: No building of any kind shall be moved within or into the Village and no new building or structure, or any part thereof, shall hereafter be erected, or ground broken for the same, or enlarged, altered, moved, demolished, razed or used within the Village, except as herein provided, until a permit shall first have been obtained by the owner, or his authorized agent, from the Building Inspector.
2. Alterations and Repairs: The following provisions shall apply to buildings altered or repaired:

a. Alterations. When not in conflict with any regulations, alterations to any existing building or structure, accommodating a legal occupancy and use but of substandard type of construction, which involves either beams, girders, columns, bearing, or other walls, room, heating and air conditioning systems, arrangement, light and ventilation, changes in location of exit stairways or exits, or any or all of the above, then such existing construction shall be made to conform to the minimum requirements of this Chapter applicable to such occupancy and use and given type of construction.

b. Repairs. Repairs for purposes of maintenance, or replacements in any existing building or structure which do not involve the structural portions of the building or structure or which do not affect room arrangement, light and ventilation,
access to or efficiency of any exit stairways, or exits, fire protection, or exterior aesthetic appearance and which do not
increase a given occupancy or use, shall be deemed minor repairs.

c. Alterations When Not Permitted. When any existing
building or structure, which for any reason whatsoever does not conform to the regulations of this Chapter, has deteriorated from
any cause whatsoever to an extent greater than fifty (50%)
percent of the equalized value of the building or structure, no alterations or moving of such building or structure shall be permitted. Any such building or structure shall be considered a menace to public safety and welfare and shall be ordered vacated and thereafter demolished and debris removed from the premises.

d. Alterations and Repairs Required. When any of the structural members of any building or structure have deteriorated from any cause whatsoever to less than their required strength. the owner of such a building or structure shall cause such structural members to be restored to their required strength; failing in which the building or structure shall be considered a
menace to public safety and shall be vacated and thereafter no
further occupancy or use of the same shall be permitted until the regulations of this Chapter are complied with.

e. Extent of Deterioration. The amount and extent of deterioration of any existing building or structure shall be determined by the Building Inspector.

3. Application. Application for a building permit shall be made in writing upon a form furnished by the Building Inspector and shall state the name and address of the owner of the land and also the owner of the building if different. the legal description of the land upon which the building is to be located. the name and address of the designer. the use to which said building is to be put. and such other information as the Building Inspector may require.

4. Utilities Required.

a. Residential Buildings. No building permit shall be issued for the construction of any residential building until sewer. water. grading and graveling are installed in the streets necessary to service the property for which the permit is required. and a receipt for payment of electrical hookup is
presented to the Building Inspector.

b. Non-Residential Buildings. No building permit shall be
issued for the construction of any building other than residential until contracts have been let for the installation of sewer. water. grading and graveling in the streets necessary to service

the property for which the permit is requested. and a receipt for payment of electrical hookup is presented to the Building Inspector.

c. Occupancy. No person shall occupy any building until sewer. water. grading and graveling are installed in the streets necessary to service the property and a certificate of occupancy shall not be issued until such utilities are available to service the property.

5. Plans. With such application there shall be submitted a complete set of plans and specifications. including a plot plan showing the location of the proposed building with respect to adjoining roads. highways. streets. alley. lot lines and buildings. Plans for buildings involving the State Building Code shall bear the stamp of approval of the State Department of Industry. Labor and Human Relations. One plan shall be submitted which shall remain on file in the office of the Building Inspector. All plans and specifications shall be signed by the designer. Plans for all new one- and two-family dwellings shall comply with the provisions of Chapter Ind. 2O.O9{4). Wis. Adm. Code.

6. Waiver of Plans. If the Building Inspector finds that the character of the work is sufficiently described in the application. he may waive the filing of plans for alterations. repairs or moving.

7. Approval of Plans.

a. If the Building Inspector determines that the building will comply in every respect with all ordinances and orders of the Village and all applicable laws and orders of the State of Wisconsin, he shall issue a building permit which shall state the use to which said building is to be put, which shall be kept and displayed at the site of the proposed building. After being approved, the plans and specifications shall not be altered in any respect which involves any of the above mentioned ordinances, laws or orders, or which involves the safety of the building or the occupants, except with the written consent of the Building Inspector.

b. In case adequate plans are presented for part of the building only, the Building Inspector, at his discretion, may issue a permit for that part of the building before receiving the plans and specifications for the entire building.

c. No work is to be started unless a proper grade has been reviewed by the Street Department, including the grade for sidewalks, curb and gutter, driveways and general construction.

8. Inspection of Work. The builder shall notify the Building Inspector when ready for inspections and the Building Inspector shall inspect within forty-eight (48) hours of notice all buildings at the following stages of construction:

a. Footing and foundation;

b. General framing. rough electrical. plumbing and heating;

c. Insulation; and

d. Final.

If he finds that the work conforms to the provisions of this Chapter, he shall issue a certificate of occupancy which shall contain the date and the result of such inspection. a duplicate of which shall be filed in the office of the Building Inspector.

9. Certificate of Occupancy.

a. Inspections.

1. The Building Inspector shall make a final inspection of all new buildings, additions, and alterations. If no violations of this Chapter or any other ordinance be found, the Building Inspector shall issue a certificate of occupancy, stating the purpose for which the building is to be used.

2. No building. nor part thereof, shall be occupied until a certificate of occupancy has been issued. nor shall any building be occupied in any manner which conflicts with the conditions set forth in the certificate of occupancy.

b. Use Discontinued.

1. Whenever any building or portion thereof is being used or occupied contrary to the provisions of this Chapter, the Building Inspector shall order such use or occupancy discontinued and the building or portion thereof vacated, by notice served on the building owner or any person using or causing such use or occupancy to be

continued and such person shall vacate such building or portion thereof within ten (10) days after receipt of the notice or make the building or portion thereof comply with the requirements of the Chapter.

2. Any building, structure, or premises. or any part thereof. hereafter vacated or damaged by any cause whatsoever so as to jeopardize public safety or health, shall not hereafter be occupied or used under an existing certificate of occupancy or without the same, until an application has been filed and a new certificate of occupancy issued. This Subsection (8) (b) shall not apply to buildings used entirely for dwelling purposes.

c. Change. It shall be unlawful to change the use of any building, structure, premises, or part thereof without first obtaining from the Building Inspector an approval of such change in the occupancy or use, and a certificate of occupancy therefore.

d. Hardship. The Building Inspector shall have the authority and power to permit the occupancy of any building or structure in the Village, prior to issuance of an occupancy certificate, in all such cases of hardship as in his judgment in discretion warrant occupancy before final stage of completion as set forth in this Chapter. Before granting such permission, the Building Inspector shall first examine the premises and determine if it is safe and sanitary. The Building Inspector shall determine the time within which such building or structure can be completed, such time should not exceed one hundred twenty (120) days.

9. Permit Lapses. A building permit shall lapse and be void unless building operations are commenced within six (6) months, or if construction has not been completed within two (2) years, from the date of issuance thereof.

10. Revocation of Permits.

a. The Building Inspector may revoke any building, plumbing or electrical permit, certificate or occupancy, or approval issued under the regulations of this Chapter and may stop construction or use of approved new materials, equipment, methods of construction, devices, or appliances for any of the following reasons:

1. Whenever the Building Inspector shall find at any time that applicable ordinances, laws, orders, plans and specifications are not being complied with, and that the holder of the permit refused to conform after written warning or construction has been issued to him.

2. Whenever the continuance of any construction becomes dangerous to life or property.

3. Whenever there is any violation of any condition or provisions of the application for permit, or of the permit.

4. Whenever, in the opinion of the Building Inspector, there is inadequate supervision provided on the job site.

5. Whenever any false statement or misrepresentation has been made in the application for permit, plans, drawings, data specifications, or certified lot or plot plan on which the issuance of the permit or approval was based.

6. Whenever there is a violation of any of the conditions of an approval or occupancy given by the Building Inspector for the use of all new materials, equipment, methods of construction devices, or appliances.

b. The notice revoking a building, plumbing or electrical certificate of occupancy, or approval shall be in writing and may be served upon the applicant of the permit, owner of the premises and his agent, if any, and on the person having charge of construction.

c. A revocation placard shall also be posted upon the building, structure, equipment, or premises in question by the Building Inspector.

d. After the notice is served upon the persons as aforesaid and posted, it shall be unlawful for any person to proceed thereafter with any construction operation whatsoever on the premises, and the permit which has been so revoked shall be null and void, and before any construction or operation is again resumed, a new permit, as required by this Chapter, shall be procured and fees paid therefore, and thereafter the resumption of any construction or operation shall be in compliance with the regulation of this Chapter. However, such work

as the Building Inspector may order as a condition precedent to the reissuance of the building permit may be performed, or such work as he may require for the preservation of life and safety.

11. Report of Violations. The police or other Village officers shall report at once to the Building Inspector any building which is being carried on without a permit as required by this Chapter.

State Uniform Dwelling Code Adopted.

1. State Code Adopted. The administrative code provisions describing and defining regulations with respect to one- and two- family dwellings in Chapters ILHR 20-25 of the Wisconsin Administrative Code are hereby adopted and by reference made a part of this Chapter as if fully set forth herein. Any act required to be performed or prohibited by an administrative code provision incorporated herein by revisions or modifications of the administrative code provisions incorporated herein are intended to be made part of this Chapter to secure uniform statewide regulation of one- and two-family dwellings in this Village. A copy of these administrative code provisions and any future amendments shall be kept on file in the Village Clerk- Treasurer's office.
2. Existing Buildings. The "Wisconsin Uniform Dwelling Code" shall also apply to buildings and conditions where:

a. An existing building to be occupied and a one- or two- family dwelling, which building was not previously so occupied.

b. An existing structure that is altered or repaired, when the cost of such alterations or repair during the life of the structure exceeds fifty (50%) percent of the equalized value of the structure, said value to be determined by the Village Assessor. All new and existing buildings shall be under the Uniform Dwelling Code.

c. Additions and alterations, regardless of cost, made to an existing building when deemed necessary in the opinion of the Building Inspector shall comply with the requirements of this Chapter for new buildings. The provisions of Section Two shall also apply.

d. Roof Coverings - whenever more than twenty-five (25%) of the roof covering of a building is replaced in any twelve month period, all roof covering shall be conformity with applicable sections of this Chapter.

e. Additions and alterations - any addition, or alteration, regardless of cost, made to a building, shall be made in conformity with applicable sections of this Chapter.

Height of Electric Meter Sockets in all Overhead or Underground Service. When an electrical service is installed, the meter socket shall be installed plumb and approximately five (5 ft.) feet in height above the finished grade, to the center of the meter socket.

Height of Water Meters in all Services. When a water service is installed, the water meter must be installed at least twelve (12") inches off of the floor and at least six (6") inches from the walls with three (3 ft.) feet accessibility on at least 3 sides and 6 feet above the floor at all times.

Erosion and Storm Water Runoff Control
1. Plans may be Required. Erosion and sedimentation control plans may be required by the Building Inspector, Plan Commission or Village Board before authorization of the construction or installation of improvements showing those structures required to retard the rate of runoff water and those grading and excavating practices that will prevent erosion and sedimentation. Such plans shall generally follow the guidelines as prepared by the U.S. Department of Agriculture, Soil Conservation Service, 1972, and the standards contained in this Chapter.
2. Standard for Erosion and Sediment Control for Land-Disturbing Activities. If required by the Building Inspector, Village Board or Plan Commission, plans will not be approved nor permits issued unless erosion and sedimentation leaving the site during and after the land disturbance will not exceed that which would have been eroded if the land had been left in its undisturbed state and/or are controlled in accordance with established procedures.

including, but not limited to Minimizing Erosion in Urbanizing Areas or other technical guidelines as developed by the U.S. Department of Agriculture, Soil Conservation Service.

3. Standards for Control for Land-Disturbing Activities.

a. The peak runoff rate after the proposed activities should not be greater than the peak *rate* which would have resulted from the same ten (10) year frequency 24 hour duration storm event occurring over the site with the land in its pre- developed state.

b. Where on-site detention is used for runoff control, the detention facilities shall safely contain and/or safely pass the runoff of a one hundred (100) year frequency 24 hour duration.

c. Determination of on-site detention volumes shall be computed by established procedures equivalent to and calibrated against that procedure promulgated by the United States Soil Conservation Service in its National Engineering Handbook or the technical publication entitled "Urban Hydrology for Small Watersheds, TR-SS," and accepted by the Village Engineer.

4. Standard for Tracking. For plan approval there must be adequate provisions to prevent the tracking or dropping of dirt
or other materials from the site onto any public or private street.

5. Design Criteria, Engineering Standards and General Principles. The person engaged in land-disturbing activities may employ structural or non-structural measures necessary to achieve all applicable standards set out in this Chapter. However, these measures will be evaluated to determine that they follow currently accepted design criteria and engineering standards.

The following general principles shall be used when evaluating control plans and granting permits under this Section:

a. The smallest area of land shall be exposed for the shortest period at any given time during development.

b. The rough grading of the lot shall include backfilling the basement and all excess earth shall be hauled off the lot.

c. Accomodation of the increased runoff caused by changed soil and surface conditions during and after development.

d. Permanent, final plant covering or structures shall be installed prior to final acceptance.

e. The plan of development shall relate to the topography and soils of the site so that the lowest potential for erosion is created.

f. Natural plant covering shall be retained and protected and shall be deemed a dominating factor in developing the site and temporary vegetation, mulching, or other cover shall be used to protect the area exposed during the land-disturbing activity.

6. Contents of the Control Plan. The control plan that may be required by this Section shall contain such information needed to determine soil erosion, sedimentation and runoff control:

a. A map of the site location showing the location of the predominant soil types.

b. A topographic map of the site location, including the contiguous properties, existing drainage patterns and watercourses affected by the proposed development of the site and the existing vegetative cover.

c. A plan of the site showing:

1. Name, address and telephone number of the occupant and party responsible for maintaining erosion control.

2. Limits of natural floodplain(s), based on a one hundred (100) year flood, if any.

3. A timing schedule indicating the anticipated starting and completion dates of the development sequence.

4. Proposed topography of the site location with a maximum of two-foot contour intervals showing:

a. Location of activity, disturbance of protective cover, any additional structure on the site, areas to be seeded or mulched, areas to be vegetatively stabilized and areas to be left undisturbed.

b. Elevations, dimensions, location of all activities including where topsoil will be stockpiled.

c. The finished grade, stated in feet horizontal to feet vertical, of cut and fill slopes.

d. Kinds of utilities and areas of installation, including special erosion control practices for utility installation.

e. Paved and covered areas in square feet or to scale on a plan map.

f. Makeup of surface soil (upper six (6) inches) on areas not covered by buildings, structures, or pavement.

g. Kind of cover on areas not covered by buildings, structures, or pavement.

7. Review of Plan.

a. The Building Inspector shall review all required control plans within thirty (30) days to determine if the measures are adequate to meet all applicable standards as set out in this Section. The control plan will be approved, disapproved, modified or have additional information required, in writing.

b. In the event that the plan is disapproved, the applicant may resubmit a new control plan or may appeal the Inspector's decision to the Village Board.

8. Appeals.

a. The Village Board shall hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made by the Building Inspector in administering this Section.

b. 1. The Village Board may authorize upon appeal in specific cases such variances from the terms of this Section as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of this Section will result in unnecessary hardship, so that the spirit of this Section will result in unnecessary hardship, so that the spirit of this Section shall be observed, public safety and welfare secured, and substantial justice done.

2. Such variance may be granted to two (2) or more property owners, including governmental agencies who submit one runoff control plan for two (2) or more parcels of land. In the event it is in the interest of the Village to participate with another property owner(s) in a runoff control plan and contribute available storm water detention capacity, or construct storm water detention on Village lands, the other participant(s) shall reimburse the Village an amount equal to the value of the Village lands used but not less than the fair market value of unimproved lands plus the estimated construction cost of the detention capacity that would have been required of the other participant(s) to serve their lands in order to comply with this Section.

Required Subdivision Construction Site Erosion Control.

1. Required Erosion Control. All subdividers shall cause all grading, excavations, open cuts, side slopes and other land surface disturbances to be so mulched, seeded, sodded or otherwise protected that erosion, siltation, sedimentation and washing are prevented in accordance with the plans and specifications approved by the Building Inspector. In addition:

a. Silt fence at right angles to the direction of drainage.

b. Temporary vegetation and mulching shall be used to protect critical areas, and permanent vegetation shall be installed as soon as practical.

c. Construction at any given time shall be confined to the smallest practical area and for the shortest practical period of time.

d. Sediment basins shall be installed and maintained at all drainageways to trap, remove and prevent sediment and debris from being washed outside the area being developed.

e. The subdivider shall be responsible at his expense for repairing any damage to all adjoining surfaces and drainageways caused by runoff and/or sedimentation resulting from his activities.

2. Protecting Existing Flora. The subdivider shall make every effort to protect and retain all existing trees, shrubbery, vines and grasses not actually lying in public roadways, drainageways, building foundation sites, private driveways, soil absorption waste disposal areas, paths and trails. Such trees are to be protected and preserved during construction in accordance with sound conservation practices, including the preservation of trees by well islands or retaining walls whenever abutting grades are altered.

3. Entry: Compliance.

a. The subdivider agrees to permit the Building Inspector to enter onto the land regulated under this Chapter for the purpose of inspecting for compliance with this Chapter.

b. The subdivider authorizes the Village to perform any work or operations necessary to bring the condition of the lands into conformity with the approved control plan, if required, and this Section, and further consents to the Village collecting the total of the costs and expenses of such work and operating as a special charge against the property for current services rendered as provided by law.

Performance of Work by the Village. Where it is found that any of the provisions of this Chapter, when required, are not being observed on particular lands, the Building Inspector is hereby authorized to require the owner, occupant or user to perform the work or land treatment measures within ten (10) working days and to order that if the owner, occupant or user fails to perform, the Building Inspector may go on the land, and bring the condition of said lands into conformity with the requirements of this Chapter, and recover the costs and expenses thereof from the owner. In the event that the owner fails to pay the amount due, it shall be collected as a special charge for current services rendered upon the property as provided by law.