

Town of Cooks Valley

Amended Chapter 14 Building Information Permit Ordinance

STATE OF WISCONSIN
Town of Cooks Valley
Chippewa County

SECTION I - TITLE AND PURPOSE

The title of this ordinance is the Town of Cooks Valley 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, remodeled, removed, or demolished after the effective date of this ordinance.

SECTION II - AUTHORITY

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

SECTION III - ADOPTION OF ORDINANCE

The town board, by this ordinance, adopted with a quorum and by a roll call vote by a majority of the town board present and voting provides the authority for the town to require the application of a town building information permit for all buildings constructed, reconstructed, remodeled, removed, or demolished as provided in this ordinance.

SECTION IV - DEFINITIONS

In this ordinance:

- A. "Building" means any building or structure and any installation constructed, reconstructed, or remodeled, enlarged, altered, removed, or demolished for any use within the town, including but not limited to one- and two-family dwellings, manufactured homes, mobile 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 or remodeling of the building or purchase of the building by a third party.
- C. "Town" means the Town of Cooks Valley, Chippewa 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 Cooks Valley, or any person designated to act for the town board.
- E. "Town clerk" means the Clerk of the Town of Cooks Valley or his or her deputy or agent.

- F. "Wis. stats." means the Wisconsin Statutes, including successor provisions.

SECTION V - SUBDIVISION AND NUMBERING OF THIS ORDINANCE

This ordinance is divided into sections designated by upper case Roman numerals. Sections may be divided into subsections designated by upper case letters. Subsections may be divided into paragraphs designated by numbers. Paragraphs may be divided into subdivisions designated by lower case letters. Subdivisions may be divided into subdivision paragraphs designated by lower case Roman numerals. Reference to a "section," "subsection," "paragraph," or "subdivision" includes all divisions of the referenced section, subsection, paragraph, or subdivision.

SECTION VI - REQUIREMENT FOR BUILDING INFORMATION PERMIT

The owner of any building or structure in the town, unless exempt under this ordinance, who constructs, installs, remodels, reconstructs, enlarges, alters, removes, or demolishes any building or structure within the town shall seek and obtain from the town a Town Building Information Permit prior to commencing, or causing the commencement of any construction, installation, remodeling, reconstruction, enlargement, altering, removing, or demolishing of any building.

SECTION VII - EXEMPTIONS FROM PERMIT REQUIREMENT

1) The requirement in Section VI to obtain a Town Building Information Permit shall not apply to any of the following:

- A. Buildings or structures owned by the town.
- B. Additions, remodeling, reconstruction, enlargement, or alterations to buildings, when the cost of the work, including labor, shall be less than \$1,000.00 within a 12-month period.
- C. The restoration or repair of building equipment, such as plumbing, furnaces, central air conditioners, water heaters, and similar mechanical equipment without the alteration or addition to the building or structure.
- D. Fences or other similar like enclosures.
- E. Replacement of doors.
- F. Refinishing of interior surfaces (painting and wallpapering).

2) Restoration or repair projects that involve an insurance or warranty claim still require a Town Building Information Permit, however, the fee is waived (proof of an insurance or warranty claim may be required). If the insurance/warranty claim project includes any additions, remodeling, enlargement or alteration to buildings, the fee is not waived.

SECTION VIII - OTHER REQUIREMENTS REMAIN APPLICABLE

The issuance of this Town Building Information 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 2-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 IX – TOWN BUILDING PERMIT FORM, ISSUANCE, AND FEE

The town board is authorized to approve by resolution a Town Building Information Permit form, designate the person or persons authorized to issue the permits, and establish a fee for issuance of the permits.

SECTION X - PENALTIES

Any person that fails to comply with the provisions of this ordinance shall, upon conviction, pay a forfeiture of not less than \$50 nor more than \$150, plus the applicable surcharges, assessments and costs for each violation. Each day a violation exists or continues constitutes a separate offense under this ordinance. In addition, the town board may seek injunctive relief from a court of record to enjoin further violations.

SECTION XI - 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 XII - 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 this 10th day of August, 2009.

Township Board

Ronald Fanetti

Ronald Fanetti- chairman

David Clements

David Clements- supervisor

Gary R. Yakesh

Gary R. Yakesh-supervisor

Township Clerk
Victoria Trinko

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