

TOWN OF UNION
ORDINANCE NO. 949

The Town Board of the Town of Union, Rock County, Wisconsin, does hereby ordain a building code for one- and two-family dwellings as follows:

CONTENTS

- 1.1 Authority
 - 1.2 Purpose
 - 1.3 Scope
 - 1.4 Adoption of Wisconsin Uniform Dwelling Code
 - 1.5 Building Inspector
 - 1.6 Building Permit Required
 - 1.7 Building Permit Fees
 - 1.8 Penalties
 - 1.9 Severability
 - 1.10 Effective Date
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- 1.1 **AUTHORITY.** These regulations are adopted under the authority granted by Section 101.65 of the Wisconsin Statutes.
 - 1.2 **PURPOSE.** The purpose of this ordinance is to promote the general health, safety and welfare.
 - 1.3 **SCOPE.** The scope of this ordinance includes the construction and inspection of one- and two-family dwellings built since June 1, 1980, the construction and inspection of one- and two-family dwellings built before June 1, 1980 and additions to all existing one- and two-family dwellings.
 - 1.4 **WISCONSIN UNIFORM DWELLING CODE ADOPTED.** The Wisconsin Uniform Dwelling Code, Chapters ILHR 20-25, inclusive, of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this ordinance.
 - 1.5 **BUILDING INSPECTOR.** There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by DILHR, as specified by Section 101.66(2) of the Wisconsin Statutes, in the category of Uniform Dwelling Code Construction Inspector.
 - 1.6 **BUILDING PERMIT REQUIRED.** No person shall make any structural alterations, alter in excess of \$1,000.00 value in any twelve month period, build, or add onto any building within the scope of this 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. Restoration or repair of an installation to its previous code compliant condition as determined by the building inspector is exempted from permit requirements. Residing, finishing of interior surfaces and installation of cabinetry shall be included in the foregoing permit requirements. Reroofing shall be exempt from permit requirements.

- 1.7 BUILDING PERMIT FEE. The building permit fee shall be determined by resolution of the Town Board of the Town of Union. In the event any person shall commence any work which requires a permit hereunder prior to such person obtaining the required permit, the building permit fee established by resolution of the Town Board shall be doubled.
- 1.8 PENALTIES. The enforcement of this ordinance and all other laws and ordinances relating to building shall be by means of the withholding or revocation of building permits, imposition of forfeitures and/or injunctive action. Any person violating any of the provisions of this ordinance or of the code hereby adopted, shall upon conviction be subject to a forfeiture of not less than \$25.00 nor more than \$1,000.00, together with the costs of prosecution and, in default of payment thereof, shall be imprisoned for a period of not less than one day or more than six months or until such forfeiture and costs are paid. It shall be the responsibility of the offender to abate the violation as expeditiously as possible, and each day that such violation is permitted to continue shall constitute a separate offense. If in any action, a permit was issued, it shall not constitute a defense, nor shall any error, oversight or dereliction of duty on the part of the building inspector constitute a defense.
- 1.9 SEVERABILITY. If any section, clause, provision or portion of this ordinance or Wisconsin Administrative Code Chapters ILHR 20-25, inclusive, is judged unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions shall not be affected thereby.
- 1.10 EFFECTIVE DATE. This ordinance shall take effect and shall be in full force from and after its passage and publication as provided by law.

Adopted this 6th day of October, 1994.

Attest: Karen George
Karen George, Town Clerk

Wayne E. Disch 10-06-94
Wayne Disch, Town Chairperson

Published: 10/7/94

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ORDINANCE AMENDMENT

Page 14, 3C, Conditional Use in the A-1 District and page 18, 3C Conditional Use in the A-2 District to read as follows:

FARM DWELLINGS AND RELATED FARM RESIDENCES OR STRUCTURES WHICH EXISTED PRIOR TO ADOPTION OF THIS ORDINANCE MAY BE SEPARATED FROM A LARGER FARM PARCEL, PROVIDED THAT THE PARCEL CREATED CONFORMS WITH ALL REGULATIONS SET FORTH IN THE RURAL RESIDENTIAL DISTRICT IF LESS THAN THREE (3) ACRES, OR THE REGULATIONS SET FORTH IN THE A-3 DISTRICT IF OVER THREE (3) ACRES, PROVIDED THE PARCEL DOES NOT EXCEED FIVE (5) ACRES. THE REMAINING LAND TO CONFORM TO THE REQUIREMENTS OF THE DISTRICT AND CANNOT BE FURTHER DEVELOPED UNLESS IT COMPLIES WITH THE UNION TOWNSHIP DEVELOPMENT PLAN.

ADOPTED THIS 4th DAY OF May 1995
AT A MEETING OF THE TOWN OF UNION BOARD

Karen L. George
Karen L. George, Clerk

5/5/95
*Posted Date

- * Union Co-op
- * Evansville Review
- * Evansville Tractor Parts