

TOWN OF BEAVER

Marinette County, Wisconsin

60.61 Building Information Permit Ordinance 2025-01

Amending Building Permit Ordinance 2017-02, 2018-04 and 04-5-2000 is hereby repealed and recreated as follows.

Section 1-Title and Purpose

The title of this ordinance is the Town of Beaver Building Information 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 2 Authority

The Town Board of the Town of Beaver, under Sec 66.035 Wis Stats., has the authority, powers and duties, pursuant to the specific sections noted in this ordinance and /or by its adoption of Village Powers under 60.10, Wis Stats., to regulate, prevent, control and enforce against in the Town of Beaver certain uses, activities, businesses and operations by persons that may affect the construction, altering, repairing, demolishing and/or use of existing structures in the Town of Beaver.

Section 3 Minimum Size lot and dwelling

(A) Minimum size for a livable dwelling 720 square feet.

(B) Minimum lot size will be 2 acres-new lots will be created by a certified survey map defined by Wis. Stats. 236.34

(C) There will be only one dwelling for human habitation per parcel.

Section 4 Definitions

- (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, garages made into dwellings, agricultural structures, and out buildings
- (b) **Dwelling Unit:** A structure or that part of a structure which is used or intended to be used as a home, residence or sleeping place by one person or by two persons maintaining a common household (section 101.61(2) Wis. Stats.)

(c) **Manufactured Home:** A Dwelling structure or component thereof as defined in Wis. Stats. 101.91(2) (a)

(d) **Mobile Home:** A transportable factory-built structure as is defined in Wis. Stats. 101.91(1) designed to be used as a dwelling.

(e) **Multi-unit buildings.**

Condominiums and duplexes require a two and a half (2.5) acres per unit. The building of multi-unit buildings requires the approval of a comprehensive site plan. The site plan should include all adjacent properties, any proposed and existing buildings, common areas and limited common areas, as well as existing and planned roads, driveways, parking areas, utilities, septic facilities, land contours, physical features of note (hills wetlands, nature conservancies, rocky outcrops, and waterways) and planned vegetation modifications. Any construction or modification to shorelands also requires county and possibly WDNR approvals.

Permit Required:

(1) No building or structure, or any part thereof shall hereinafter be erected, enlarged, altered, changed, from a garage into a dwelling, moved, demolished, razed, or used within the Town, except as here in provided, until a permit therefore shall first have been obtained by the Owner, or his or her authorized agent, from the Town Clerk. When adding a well or septic separate from a dwelling a separate permit is required.

(2) The building permit shall be effective for twelve months from the date issued for work stated on the permit. Permit extensions can be purchased for a additional \$30.00 per year for non-completed projects. Each project shall require a separated building permit application.

(3) A permit shall not be required for repair or minor alterations of existing structures when such work will not, in the *determination of the board exceed \$5,000.00 dollars* in assessed value Costs to be determined as 50% material and 50% labor.

(4) No building permit will be required for restoration or repair of building equipment, such as furnaces, air conditioning (replacement) water heaters and similar mechanical equipment, house painting, flooring, roofing replacement, and /or replacement of windows of the same style and size, & siding. When no additional building or structural change of the home is to be done.

(5) Buildings or structures owned by the town.

(6) Privacy fences maximum height will be 6 ft or other similar enclosures, finished side is always to be toward the neighbor.

(7) When moving a structure from one parcel to another parcel (in the Town of Beaver) a Razing permit will be required so that it is taken off the tax records for that parcel and a building permit will be required for the parcel that the structure is moved to.

Other requirements remain applicable

The issuance of this Town building Information Permit does not relieve the owner from any of the following:

(1) Obtaining any permit that may be required by any other state law or local ordinance, including but not limited to any of the following:

(2) County sanitary permits

(3) Town, county, or state driveway permits

- (4) State one and 2 family dwelling code permits
- (5) Any other applicable permit under town or county ordinance or state law.
- (6) Complying with any other requirement, ordinance, or law, including, but not limited to , those governing zoning, subdivision, land divisions, and setbacks

Restrictions-Dwelling units including Manufactured and Mobile Homes:

- (1) All dwelling units shall be attached to a permanent enclosed foundation, or on concrete blocks and skirted with appropriate material within ninety days of set up.
- (2) No converted vehicles such as, but not limited to, vans, semi-trailers, school buses or trolley cars are to be considered dwelling units within the scope of this ordinance. The parking of such unlicensed vehicles in the Town of Beaver is prohibited.
- (3) All unlicensed travel trailers and mobile homes that are parked for more than twenty-one (21) days on any land that is not occupied as residential property with a residential dwelling erected thereon, shall be subject to all restrictions and provisions of this ordinance.
- (4) All dwelling units, including manufactured and mobile homes, locating in the Town of Beaver in accordance with the above requirements shall be considered permanent dwellings and taxed accordingly.
- (5) All dwellings not in place at the time this ordinance takes effect shall be subject to all provisions and restrictions of this ordinance.
- (6) The Town of Beaver prohibits manufactured or mobile homes in excess of 20 years (unless approved by the board) to be set in the Town of Beaver.

Section 5 Setbacks

- (1) Improvements, or structure either permanent or temporary shall not be set within 10(ten) feet of the adjoining property line even if both properties are owned jointly.
- (2) The town requires a 75ft set back for any improvements or structure from the center of roadway.

Section 6 Application

Application for any building permit shall be made in writing upon a form furnished by the Clerk or his/her designee and also state the name and address of the owner of the land and also the Owner of the building if different and the legal description of the land upon which the building is to be built. A drawing including the setbacks, description of property being built, and where well and septic are located, is required before a permit is issued.

Section 7 Sanitary Permit

With such application, there shall be a submitted a copy of a valid sanitary permit, or provide written documentation verifying that the existing private sewage system is not a failing system and has sufficient size and soil conditions to accommodate the waste water load and that the proposed structure meets all applicable setback requirements. If a structure is not served by running water and does not have plumbing, a privy permit is a acceptable substitution for a sanitary permit.

Section 8 Approval of Permit

If the Town Board determines the building will comply with the ordinances, and order of the Town, The Town board may issue a building permit which will be kept and displayed at the site of the proposed building. If the board shall refuse to grant a permit, the applicant shall appear at any regular meeting of the Town board, and the Town board shall act upon such application.

Section 9 Building Permit Fee

There shall be a charge of \$30.00 per building permit, and additional \$50.00 fee for a fire number if needed, along with a \$25.00 road permit if needed. If a variance is needed there would be a \$100.00 fee and the property owner would be required to come to a monthly meeting with a drawing of proposed property, as to why they are asking for variance.

Section 10 Disclaimer

This ordinance shall not be construed as assuming any liability on the part of the Town of Beaver for damages to anyone injured or for property destroyed by any defect in any building or equipment, or in any plumbing or electrical wiring or equipment.

Section 11 Penalty

- (1) Upon being notified of a violation, the offender has 14 days to correct said violation and notify the Town Board of Beaver. Failure to comply may result in a daily fine of not less than \$25.00 nor more than \$1,000.00 per day, as set forth by the Town of Beaver Board for each day of non-compliance.
- (2) Each 90 days of non-compliance shall constitute a new and separate violation.

Section 12 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 12 day of May, 2025

By: David Bedora

Chairperson

[Signature]

Supervisor

[Signature]

Supervisor

Attest: [Signature]

Town Clerk

Posted/Published: Town Hall - Peshtigo Times
on Line