

Chapter 162
BUILDING CONSTRUCTION

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[HISTORY: Adopted by the Village Board of the Village of Lyndon Station as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Sewers — See Ch. 320.
Shoreland-wetland zoning — See Ch. 325.
Subdivision of land — See Ch. 352.

Water — See Ch. 381.
Zoning — See Ch. 395.

ARTICLE I
Building Permits

[Adopted 2-12-1973 by Ord. No. 36A; amended in its entirety 8-8-1983 by Ord. No. 75]

§ 162-1. Permit required.

No structure or building or part thereof shall hereafter be built, enlarged or altered in the Village of Lyndon Station, Juneau County, Wisconsin, unless a permit is first secured from the Village Board of the Village of Lyndon Station authorizing the construction or alteration of such structure or building so to be built, enlarged or altered. All structures or buildings hereafter erected, enlarged or altered without such permit and not in conformity with all of the provisions of this article shall upon notice be immediately removed, and the Village Board shall have power and authority to cause the removal of such structure upon failure of the person responsible therefor to remove the same upon receipt of such notice.

§ 162-2. Moving buildings or structures.

No building or structure shall be moved into or within the Village of Lyndon Station until a permit has first been obtained from the Village Board of the Village of Lyndon Station authorizing and permitting the moving of such structure or building into or within the Village of Lyndon Station.

§ 162-3. Denial of permit.

No permit shall be issued authorizing a structure or building to be built, enlarged, altered or moved unless application in writing has been duly made on forms prescribed by the Village of Lyndon Station and if in the judgment of the Village Board the proposed building or structure or location thereof shall increase the fire hazard of the surrounding buildings or if such structure or building is to be used at the proposed location for uses other than the use made of the majority of the other structures or buildings adjacent to or in the immediate vicinity of said location or if such structure or building so proposed to be built, enlarged, altered or moved shall constitute an injury to the health, welfare or property of the Village of Lyndon Station or other residences therein. Permits shall not be issued if the general welfare of the Village of Lyndon Station will be adversely affected by the granting of such a permit.

§ 162-4. Application for permit.

All applications for permits to erect, construct, build, enlarge, alter or move structures or buildings in the Village of Lyndon Station shall be accompanied by a detailed description of the proposed use of such buildings, together with such other information as the Village Board may from time to time require, and it shall be the duty of the Village Board in considering such application to inquire into the effect the proposed structure will have on the fire hazard in said district in which it is to be constructed, moved or altered and the effect said structure will have on the public health and safety of the Village of Lyndon Station, Wisconsin, and the effect said structure will have on the valuation of other property in the immediate vicinity and adjacent to the proposed location so that the use, type and nature of said structure or building so moved or built will be in accordance with the use made of other structures or buildings in the adjacent area to said location and will not be detrimental to the health, welfare, safety and property rights and valuations of such adjacent property owners.

§ 162-5. Expiration of permit; renewal. ¹

All permits issued shall expire one year from date of issuance thereof. No structure or building or part thereof shall be built, enlarged, altered or moved in the Village of Lyndon Station unless the permit has been renewed. A fee as set by the Village Board shall accompany the request for renewal of such permit.

§ 162-6. Violations and penalties.

Any violations of this article shall constitute a public nuisance and such structure erected in violation hereof shall be subject to removal as a public nuisance and the persons responsible therefor shall be liable to the Village of Lyndon Station and all property owners affected thereby for their damages. In addition to the above penalty, or as an alternative thereto when requested by the Village Board, upon conviction of violation of this article, the person or persons so convicted shall forfeit the sum of \$100 and in default thereof shall be confined in the Juneau County Jail for a period not to exceed 60 days.

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

ARTICLE II
Uniform Dwelling Code
[Adopted 5-10-2004 by Ord. No. 112]

§ 162-7. Scope.

The scope of this article includes the construction, modification and inspection of one- and two-family dwellings built since June 1, 1980.

§ 162-8. Adoption of state code.

The Wisconsin Uniform Dwelling Code, Chapters Comm 20 to 25 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 article.

§ 162-9. Building Inspector.

There is hereby created the position of Building Inspector, who shall administer and enforce this article and shall be certified by the State of Wisconsin Division of Safety and Buildings, as specified by § 101.66(2), Wis. Stats., in the category of Uniform Dwelling Code Construction Inspector. Additionally, this Building Inspector or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical and UDC Plumbing.

§ 162-10. Permit required. ²

No person shall alter, in excess of \$500 value in any twelve-month period, build or add onto any building within the scope of this article without first obtaining a building permit for such work from the Village of Lyndon Station. 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, reroofing, finishing of interior surfaces and installation of cabinetry shall be exempted from permit requirements.

§ 162-11. Permit fees.

Permit fees shall be established and/or modified by resolution adopted by the Village Board.

§ 162-12. Enforcement; violations and penalties.

The enforcement of this article and all other laws and ordinances relating to building shall be by means of withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall not be less than \$100 nor more than \$500 for each day of noncompliance.

2. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).