

BUILDING ORDINANCE
No. 1975-1

Town of Cutler, Juneau County, Wisconsin

Section 1
JURISDICTION

The jurisdiction of this ordinance shall include all lands and waters within the boundaries of Town of Cutler, Juneau County, Wisconsin.

COMPLIANCE

No structure or land or water shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered without a building permit and without full compliance with the provisions of this ordinance and all other applicable County and State regulations.

Normal repairs shall not be deemed subject to requirements for building permits. Such as new siding, roofing, and window frame replacement. Before a building permit will be issued, builder has to show:

1. Approved *County Sanitary Permit for a sewage disposal system.*
2. Proof of recorded instrument (land ownership) either by land contract or deed.

*****FIRE SIGNS

Applications for fire signs shall be made to the Town Board, on forms furnished by the Town Board, before any building, moving in of equipment/camper/etc, or driveway may be installed. \$175 Fee to be paid at time of application. *****

BUILDING PERMIT

Applications for Building Permit shall be made in duplicate to the Town Board on forms furnished by the Town Board before construction begins and will include the following where applicable. ***** \$0.20 per square foot Fee to be paid at time of application. Additional fees to be paid directly to Building Inspector will also be required. *****

Names and addresses for the applicant, owner of the site, architect, professional engineer, and, or, Contractor, if any.

Description of the Subject Site by lot, block, and recorded subdivision or by metes and bounds; address of the subject site, type of structure, existing and proposed operation or use of the structure or site, number of occupants or employees; and the zoning district within which the subject site lies.

*****CAMPER/RV/PARK MODEL

Applications for camper/rv/park model shall be made to the Town Board, on forms furnished by the Town Board, before set up. \$50 Fee to be paid at time of application. Limit one unit per five (5) acres. More than three (3) units per landowner, then State Permit required, for mobile home/park *****

SITE RESTRICTIONS

All principal structures shall be located on a five (5) acre lot and only one principal structure shall be located, erected, or moved onto a lot.

No building permit shall be issued for a lot which abuts a public street dedicated to only a portion of its proposed width and located on that side thereof from which the required dedication has not been secured.

1. Seller is to establish roadways before selling land off existing roadways.
2. By agreement between the seller and builder, they will furnish culvert for driveway if deemed necessary.
3. Building 100' from center of road, at least and 75' from adjoining lot minimum of 300' road frontage.

PRIVATE SEWER AND WATER

In any district where Public sewage is not available and soil conditions absorption sewage facilities are permitted by this ordinance, the width and area of all lots shall be sufficient to permit the use of an on-site sewage disposal system designed in accordance with section *ILHR 83* of the Wisconsin Administrative Code. In any district where Public water or public sewage service is not available, the lot width and area shall be no less than three hundred (300) feet and no less than five (5) acres, respectively.

REDUCTION OR JOINT USE

No lot, yard, parking area, building area or other space shall be reduced in area or dimension so as not to meet the provisions of this Ordinance.

VIOLATIONS

It shall be unlawful to construct any structure or building or to use any structure, building, land or water in violation of any of the provisions of this Ordinance. In any case of violation, The Cutler Town Board or any property owner who would specifically be damaged by such violation may institute appropriate action or proceeding to enjoin a violation of this Ordinance.

PENALTIES

Any person, firm, or corporation who fails to comply with the provisions of the Ordinance shall, upon conviction thereof, forfeit not less than Ten Dollars (\$10) nor more than Two Hundred Dollars (\$200) and cost of prosecution for each violation and in default of payment of such forfeiture and cost shall be imprisoned in the County jail until payment thereof, for a period of not to exceed thirty (30) days. Each day violation exists or continues shall constitute a separate offense.

PERMITTED USES AND STRUCTURES

Single-family residence, household occupations, forestry, agricultural uses and structures and individual mobile homes.

Lot size

Area: 5 acres

Width: 300 feet minimum for residences;

Yards: For residence:

1. Front yard 100 feet minimum from center of road, and
2. The minimum width of one side yard shall be 75 feet and the minimum aggregated width of both side yards shall be 150 feet.

Section 2

MOBILE HOME PARKS

Mobile Home Parks are permitted as conditional uses within the Town of Cutler, in granting a permit for the development or improvement of a mobile home park the Town Board shall make the following determinations;

1. The minimum size of a mobile home park shall be ten acres.
2. The maximum number of mobile homes shall be 5 per acre.
3. Minimum dimensions of a mobile home site shall be fifty feet wide by eighty-five feet long.
4. All drives, parking areas and walk ways shall be hard surfaced.
5. In addition to the requirements there shall be minimum setback of forty-five feet from all other exterior lot lines.
6. The parks shall conform to the requirements of Section H 77 Wisconsin Administrative Code which shall apply until amended and then apply as amended.
7. No mobile home site shall be rented for a period of less than thirty days.
8. Each mobile home site must be separated from other mobile home sites by a yard not less than fifteen feet wide.
9. There shall be two surfaced automobile parking spaces for each mobile home.
10. Unless adequately screened by existing vegetative cover, the mobile home park shall be screened by: a temporary planting of fast growing material, capable of reaching a height of fifteen feet or more, such as hybrid poplar; and a permanent evergreen planting, such as White or Norway Pine, the individual trees to be such a number and so arranged that within ten years they will have formed a screen equivalent in capacity to a solid fence or wall. Such permanent planting shall be grown or maintained to a height of not less than eleven feet X fifty feet.

Section 3

DRIVEWAYS *****Permit Required

Applications for driveways shall be made to the Town Board, on forms furnished by the Town Board, before any work to begin. \$ 50 Fee to be paid at time of application. *****

All driveways installed, altered, changed, replace, or extended after effective date of this Ordinance are the responsibility of the owner; culvert ***** and wing walls are ***** to be supplied by the owner, ***** minimum length and diameter, and driveway placement to be ***** determined by the Board. *****

All such private driveways must be of at least a width necessary for fire and ambulance accessibility, but not less than 20' wide *** of drivable top of end of road right of way ***** and if exceeding 60' in length must have sufficient open space to accommodate the turning around of emergency vehicles. **

SIGNS

Permit required.

No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered without building permit, any sign over 8 square feet shall have to meet Board approval.

ABOLISHMENT OR REPLACEMENT

If such nonconforming use is discontinued or terminated for a period of twelve months, any future use of the structure, land or water shall conform to the provisions of this Ordinance. When a nonconforming use or structure is damaged by fire, explosion, flood, the public enemy, or any other calamity of the extent of more than fifty percent of its current assessed value, it shall not be restored except so as to comply with the use provision of this Ordinance.

EXISTING NONCONFORMING STRUCTURES

The lawful nonconforming structure existing at the time of the adoption or amendment of this Ordinance may be continued although its size or location does not conform with the lot width, lot area, yard, height, parking and loading, and access provision of the Ordinance; however it shall not be extended, enlarged, reconstructed, moved or structurally altered except when required to do so by law or order so as to comply with the provisions of the Ordinance.

CHANGES AND SUBSTITUTES

Once a nonconforming use or structure has been changed to conform, it shall not revert back to a nonconforming use or structure once the Town Board has permitted the substitution of more restrictive nonconforming use for an existing nonconforming use and became subject to all the conditions required by the Town Board.

SUBSTANDARD LOTS

In the Rural Development district, a one family detached dwelling and its accessory structures may be erected on any legal lot or parcel, providing such lot or parcel was of record in the County Register of Deeds office before the effective date or amendment of this Ordinance.

AUTHORITY

Whenever the public necessity, convenience, health, safety, or general welfare require, the Town Board may by Ordinance, change the district boundaries or amend, change, or supplement the regulations established by this Ordinance or amendments thereto.

Such a change or amendment shall be subject to the review and recommendations of the zoning committee.

INITIATION

A change or amendment may be initiated by the Town Board or by a petition of one or more property owners or lessees of property within the area proposed to be affected.

PETITIONS FOR AMENDMENT

Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the Town Clerk, describe the premises to be rezoned or the regulations to be amended, list the reasons justifying the petition, specify the proposed use and have attached the following:

Plot Plan drawn to a scale of 1 inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within two hundred feet of the area proposed to be rezoned.

Owners name and addresses of all properties lying within two hundred feet of the area proposed to be rezoned.

RECOMMENDATIONS

The Building Committee shall review all proposed changes and amendments and shall recommend that petition be granted as requested, modified, or denied. The recommendations shall be made at a meeting subsequent to the meeting at which the petition is first submitted and shall be made in writing to the Town Board.

HEARINGS

The Town Board shall hold a public hearing upon each recommendation after giving a class three notice as provided in chapter 985 of the Wisconsin Statutes.

Section dealing with mobile homes: minimum trailer size shall be 12' X 50' or 660 square feet.

Section dealing with dwelling homes: Minimum of 800 square feet of living space.

Application for permit shall be made to the Town Clerk and shall be accompanied by an inspection fee of \$50.00 ****

***PARKLAND DEDICATION

The sub divider shall designate on every new certified survey or plat of a residential subdivision an area of land suitable for park or playground purposes and shall dedicate said land to the public. The amount of land to be provided shall be at least one-half acre of land for every 25 proposed residential dwelling units within the plat. However, the total amount of land dedicated for public purposes need not exceed one-quarter of the total area of the plat. The Town reserves the right to select those lands with the plat it considers best suited to meeting the recreational needs of the Town, providing such selection does not violate other provisions of this Ordinance. If no land in the plat is selected for recreational purposes due to unsuitability or other reasons, the Town shall require the sub divider to pay the Town Treasurer \$100.00 per dwelling unit as each unit is sold or developed. Revenues received in such a manner shall be deposited in a special account and are to be used exclusively for public recreational purposes in the Town. ***

Adopted on the 1st day of April 1975

First amendment

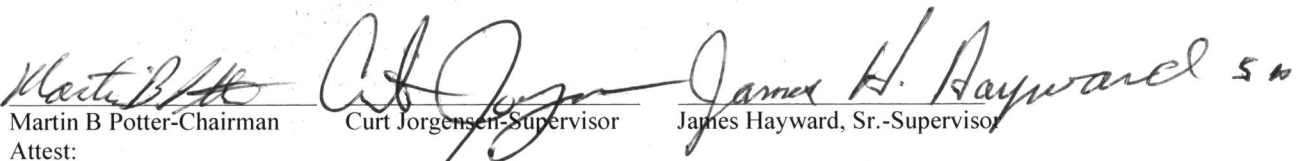
** Second amendment adopted 12/04/1989

*** Third amendment adopted 5/12/1997

**** Fourth amendment adopted 04/14/1989

***** Fifth amendment adopted 10/08/2001

***** Sixth amendment adopted 7/9/2018


Martin B Potter-Chairman Curt Jorgensen-Supervisor James Hayward, Sr.-Supervisor 50
Attest:

 Posted/Published July 2018
Bobbie K Georgeson-Clerk