

ORDINANCE NO. 1995-04

AN ORDINANCE REGARDING  
BUILDING PERMIT, INSPECTION AND  
MANUFACTURING REQUIREMENTS OF A  
SINGLE-FAMILY DWELLING

The Town Board of the Town of Burns, La Crosse County, does hereby ordain as follows:

Section 1. Definition. A single-family dwelling means a building occupied or intended to be occupied as an abode by one or more persons including all site built and manufactured homes.

Section 2. Conformity to Other Requirements and Restrictions. This ordinance shall not relieve any property owner, manufacturer or any person, of any requirements under the La Crosse County zoning requirements for single family homes. Furthermore, all site-built and manufactured homes must meet the erosion control requirements of the land conservation department of La Crosse County. All site-built and manufactured homes must meet the requirements of the La Crosse County Health Department. All site-built and manufactured homes must comply with the restrictions of the exclusive agricultural zoning district.

Section 3. Minimum Building Requirements. These requirements shall be met unless the dwelling is located in a state and township-approved mobile home park. Minimum dwelling building requirements are: the first floor of any dwelling shall have a minimum of 1,040 square feet of living space. The dwelling shall have a minimum roof slope requirement a rise of not less than 4.12 inches to 12 inches run, for main roofs, and not less than 3 inches to 12 inches run for porches, detached garages and bay windows. All roofs of the dwelling shall have an 18 inch eave overhang with approved roof cover and siding. The excavation, footing and foundation must meet standards established by the Department of Industry, Labor and Human Relations. The entire building shall meet the Uniform Dwelling Code with the exception of manufactured homes, which are controlled by 42 USC 541 through 5426. Such manufactured homes shall comply with Federal certification, labeling requirements and all Federal requirements to the extent that they are excepted from Uniform Dwelling Code. All site-built construction which includes any portion of the dwelling constructed at the site is required to comply with the Uniform Dwelling Code. This would include, without limitation, all on-site constructed stoops, crawl spaces, carports, basements, decks, garages and other structures.

Section 4. Building Permit. In addition to any other requirements under the law, any construction or placement of a home shall require a building permit. In the case of the placement or construction of a home without obtaining a building permit, the

owner shall be subject to a fine of ten times the applicable building permit fee. This fine shall be payable by the landowner and/or the builder or manufactured home manufacturer, or, if the manufactured home has been sold through a dealer, the dealer may also be required to pay the fine. The Town may only collect a separate fine from each of the responsible entities.

This ordinance shall be enforceable by the Town of Burns building inspector.

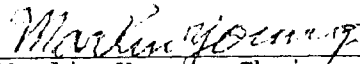
Section 5. Foundations. The Town may require plans to be certified by a registered architect or engineer to insure proper support for the home to be sited or constructed.

Section 6. Utilities. All single-family dwellings shall be properly connected to utilities (oil, gas, electricity, sewer and water). All utilities must be installed by certified installers. Utility connection is required for taxation as real property. This provision prohibits the placement of an electrical meter on a metallic sided home. Electric wiring and connections shall meet with Wisconsin State Electrical Code. The dwelling must be placed on land owned by the owner of the dwelling. All manufactured homes shall carry the seal which certifies the home has been inspected by the Wisconsin Department of Industry, Labor and Human Relations and the home is in compliance with the federal construction standards.

Section 7. Severability. If any section, sub-section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause or phrase or portion thereof, irrespective of the fact that any one or more section, subsection, sentence, clause or phrase or portion may be declared invalid or unconstitutional.

Section 8. Effective Date. This ordinance shall take effect upon passage, posting and publication as provided by law.

Adopted by the Town Board of the Town of Burns, this 7th day of December, 1995.

  
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Marlin Young, Chairman


ATTEST:

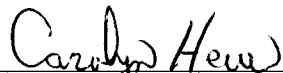
  
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Bethel Horstman, Clerk

Ordinance 1995-04, signed and dated Dec. 7<sup>th</sup>, 1995, An Ordinance Regarding Building Permit, Inspection and Manufacturing Requirements of a Single-Family Dwelling, Section 4, the last paragraph is hereby amended to read as follows:

This ordinance shall be enforceable by the Town of Burns building inspector hired for that project.

Approved by the Board.

  
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Paul Kitzmann, Town Chairman

  
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Carolyn Heuer, Town Clerk