

**TOWN OF ATHELSTANE  
BUILDING ORDINANCE  
ORDINANCE #1**

**SECTION 1. BUILDING PERMITS**

**A.** No dwelling, building, structure, mobile home or any part thereof shall be erected or installed, enlarged, altered, set up, relocated, moved or razed within the Town of Athelstane by any individual, owner, firm or corporation, until a building permit has been obtained from the proper agent of Town of Athelstane.

**1a.** A dwelling is defined as any room or group of rooms forming a single habitable unit with facilities that are used for or intended to be used for living, sleeping, cooking and eating.

**B.** Any and all permits required by the State of Wisconsin and, or the County of Marinette must be obtained prior to obtaining a Building Permit from the Town of Athelstane or the Town's appointed state certified inspector if required.

**C.** Such permit shall be issued by the Town Clerk or person designated by the Town Board upon application, including the following:

- a.** name and address of the owner of the property
- b.** address of the property, including parcel number
- c.** description of the work to be completed
- d.** estimated value of proposed project

**D.** Building permits shall expire after eighteen (**18**) months from date of issue. All permitted projects not completed within said time period require a new permit.

**E.** The cost of the building permit shall be \$40.00 dollars.

- a.** Penalty for not obtaining permit prior to commencing work **\$200.00**

- F. Building inspection costs, if applicable, are the responsibility of the landowner.
- G. Signs are posted to advise landowners of Building Permit requirements.
- H. Variance requests - see Ordinance #24.

## **SECTION 2. MINIMUM DWELLING SIZE**

- A. A minimum living space of five hundred seventy-six (**576**) square feet is required for any dwelling, stick built, manufactured or modular home constructed for human occupancy.
- B. No more than one family dwelling shall be erected or maintained on any tax parcel number.
- C. Non conforming buildings:
  - a. In the event that any structure not in conformity with this ordinance is destroyed by any casualty or falls into disrepair, no person may erect, replace or repair any such nonconforming structure.

## **SECTION 3. SETBACKS**

- A. The minimum setback for buildings, decks or porches shall be seventy five (**75**) feet from the centerline of any Town, County or private road and one hundred ten (**110**) feet from the centerline of any State or Federal Highway.
- B. The minimum setback for buildings, decks or porches shall be fifteen (**15**) feet from all side and rear lot lines.
- C. The overhang of any structure shall be the point from which the setback shall be measured.

D. Fences are exempt from the 15 ft setback from the back and side property lines.

#### SECTION 4. MANUFACTURED HOMES

A. INSPECTION REQUIRED AS NOTED:

Inspections required for HUD Homes with a steel frame and a 3/12 pitch on the roof shall be approved by the state as required. These homes are pulled to the site and placed on a basement, slab, etc. There will be a red sticker on the front left corner of the building indicating it is a HUD home. These homes are built based on Federal Rules and Regulations. Note: electric hoop ups, basements will be inspected.

B. **INSPECTIONS ARE REQUIRED AND BUILDING PERMITS WILL BE ISSUED BY THE TOWN CLERK AND THE TOWN'S APPOINTED STATE CERTIFIED INSPECTOR FOR:**

Manufactured dwellings built in factories to UDC standards and trucked to the site and placed on the foundation or frost wall. Attached garages will also be inspected.

C. Before moving a **used mobile/manufactured home** into the Town of Athelstane it **shall be inspected by a licensed building inspector** and a report submitted and approved by the Town of Athelstane for a building permit.

D. No person shall operate any mobile home park or campground in the Town of Athelstane.

E. **“Mobile home park”** means a facility in the town where 2 or more of any combination of mobile homes, manufactured homes, manufactured dwellings are installed or parked on a parcel for dwelling or sleeping purposes regardless if any charge is made for the accommodation, unless waived in writing by the town board.

F. All manufactured homes are required to be placed on a cement slab with hurricane tie downs or on a crawl space or basement anchored as required by State Code.

**SECTION 5.****PENALTY**

**A.** Any person not in compliance shall be adjudged a forfeiture of not less than forty (\$40.00) dollars nor more than two hundred (\$200.00) dollars. Each day that an individual is in violation of this Ordinance shall be considered a separate violation for which a separate penalty may be applied.