

**TOWN OF NEW HOLSTEIN ORDINANCE TO RAZE OR REMOVE BUILDINGS  
ORDINANCE #2015-02**

Pursuant to Sec. 61.34(1) and 61.34(5) of the Wisconsin Statutes, the Town  
of New Holstein does ordain as follows:

**Town of New Holstein Ordinance for Razing of Buildings**

- 1. Authority and Enforcement.** This ordinance shall be administered by the Designated Supervisor of the Town of New Holstein, which shall issue raze orders and permits, provided, however that an order to raze a building will be subject to final approval of the Town Board and in accordance with Sec. 66.0413 of the Wisconsin Statutes, or its successor statute.
- 2. Permit Required.** A Demolition/Raze Permit is required from the Town of New Holstein Supervisor before a building is razed. Application will provide time schedule, site plan, soil erosion control plan, and DNR Notification Form 4500-113. All building debris shall be disposed of in a licensed landfill, except for salvaged materials, and hauled by a licensed waste hauler. At any time requested, the license holder and/or property owner shall provide to the Town of New Holstein receipts and/or an itemized list of debris disposed of by dumping or salvage.
- 3. Term for Building(s) under Order.** The razing of a building shall be completed within the time prescribed in the issued Order. If the owner fails or refuses to comply within the time prescribed, the New Holstein Town Board of Supervisors may proceed to raze the building through any available public agency or by contract or arrangement with private persons, or to secure the building and, if necessary, the property on which the building is located if unfit for human habitation, occupancy or use.
- 4. Inspection of Work.** Work done under a Raze Order and/or Raze Permit is subject to inspection by the Town of New Holstein designated Supervisor and/or designated inspector who shall have the authority to order corrective work. Failure to follow the orders of the Designated Supervisor, or to complete the raze/demolition in accordance with this Ordinance, shall give the New Holstein Town Board of Supervisors authority to seek restitution or pursue any others applicable legal remedy. In addition, a violation of this ordinance or any part of Sec. 66.0413 of the Wisconsin Statutes, or its successor as adopted by this ordinance, shall subject the violator to a forfeiture of \$100 for each day of violation.
- 5. Foundation of Razed Building.** Whenever a building has been razed, the foundation thereof, if any, shall be removed and filled with non-combustible material. Concrete/masonry materials may be crushed to a compactable aggregate size and used for excavation fill.
- 6. Site Grading.** Whenever a building has been razed, the site shall be

graded with a minimum of three inches (3") of topsoil, with indigenous plantings, seed, sod, and/or mulch to cover the entire disturbed area. For disturbance of one or more acres of soil, the property owner shall obtain required WI Department of Natural Resources permit(s) in compliance with Ch. NR 151.

**7. Site safety and Security.** The permit holder shall, during the razing process, maintain the razing site in a safe and secure condition, and the property owner shall promptly report any personal injury and property damage to the Supervisor. The Supervisor may require additional safety and security methods, including fencing and gating, as deemed necessary to protect the site and restrict access to the public.

**8. Inspection Approvals Required.** All plumbing, electrical, and HVAC work shall be done by Wisconsin registered/licensed contractors. The following inspections and approvals are required:

- a. Septic system/holding tank abandonment by State of WI licensed Master Plumber. (prior to commencement of razing structure)
- b. Electric meter(s) and service(s) removed by State of WI licensed Electrician/Utility Contractor (prior to razing structure).
- c. Well abandonment (prior to covering). Approval and inspection by Wisconsin licensed well/pump installer.
- d. Final inspection and approval by Town of New Holstein or designated Inspector (after grading, seeding and mulching, planting, and/or sodding is completed)

**9. Permit Expiration.** Work shall be started within thirty (30) days of issue date or permit becomes **expired**. Permit expires **365 days** after issue date. The Inspector may at his/her discretion, extend the permit term for cause. "Cause" shall mean the inability of the permittee to act due to circumstances beyond permittee's reasonable control upon exercise of due diligence. The Razing of a Building under Order shall be completed within the time prescribed in the issued Order.

**10. Exemption.** This Ordinance shall not apply to demolition of detached accessory buildings not used for human habitation not greater than five hundred (500) square feet.

**11. Special Assessment.** The New Holstein Town Board of Supervisors shall recover costs of enforcement under a Raze and Repair Order through special assessments to be levied and collected as a delinquent tax against the real estate upon which the building is located. Such special assessment shall be a lien upon the real estate as soon as the assessment is made or levied, regardless of whether such assessment or lien is recorded in the Register of Deeds office. A One Hundred (\$100.00) Dollar Administrative fee shall be added to the special assessment against the benefited property.

Amended this 13th day of September, 2017

Gary Winkler  
Chairman

Deanna J. Komen  
Supervisor

Ben Hoke  
Supervisor

Attest: Cheryl Heller  
Clerk

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