

**VILLAGE OF WAUSAUKEE
SPECIAL BUILDINGS AND GROUNDS
COMMITTEE MEETING
WEDNESDAY, FEBRUARY 18TH, 2009
WAUSAUKEE VILLAGE HALL
428 HARRISON AVENUE**

6:00 PM

MINUTES

1. Call to Order – Chairperson Jerry Wojcik called the meeting to order at 6:01 pm. Committee members present were Rosie Figas and Hilbert Radtke. Also present were Village Trustees Jeff Townsend and Julie Parkansky, Village Treasurer Sara Pullen, and building inspector Peter Kruit.
2. Approval of Agenda – Radtke made a motion seconded Figas to approve the agenda. Motion carried.
3. Discussion – Title 10 Chapter 1 of the Village of Wausaukee Code of Ordinances – Kruit began by giving the Committee a brief overview of all the changes he made in the nineteen page ordinance. He noted that he cleaned up the wording in some areas, grouped some things together to make the ordinance flow better, expanded on some issues, added/deleted words and phrases, and moved sections from one area to another. He informed the Committee that to stay compliant with UDC, building permits are good for two years for new constructions. Kruit stated that in most cases, where appropriate, he changed the words “Village Clerk” to “Building Inspector.” He pointed out areas of conflict within the ordinance that needed discussion. For example, 10-1-15 (a)(4) could conflict with the fee schedule, and 10-1-2 (b)(1) which discusses minor repairs not requiring a permit could create problems based on who decides what is or isn’t a minor repair. Figas asked Kruit if he felt that this ordinance was comprehensive enough, to which he stated he felt it was based on the size of the Village. Radtke had a concern about residents being required to provide a set of plans from an engineer or architect for all projects be it decks, roofs, etc. Kruit assured him that the plans need only fit the project. He added that anyone who is doing construction could probably sketch out a set of workable plans in fifteen minutes which would be acceptable to him. Kruit urged that Committee to meet again before the next Board meeting to go over the ordinance a second time and finalized any changes that were made.
The changes to Title 10 Chapter 1 are as follows. Sec. 10-1-2 (a)(3) was added as an alternative to (2) although the Committee did not make a decision as to whether or not to keep this section, nor was a minimum dollar amount set to determine when an individual would need a permit. Line 6 of this section had a typo. The word “mayor” should be “major.” Sec. 10-1-2 (b)(1) now includes 10-1-2 (k) of the old ordinance addressing minor repairs. The Committee did not reach a decision as to what constitutes minor repairs at this meeting. Sec.10-1-2 (c) through (f) were grouped together to improve the understanding and flow of the ordinance. Sec. 10-1-2 (g) had a typo in line 4 – “expirer” should read “expire.” The last line of Sec. 10-1-2 (h) was eliminated as was the last line

of the first paragraph of Sec. 10-1-2 (i)(1). With that change, Sec. 10-1-2 (i) was accepted by the Committee as printed. Sec. 10-1-2 (j)(e) and (h) were added by the Committee. Sec. 10-1-3 (b)(4) was kept with the condition that Sec. 10-1-2 (b)(1) be changed as to not conflict each other. Sec. 10-1-3 (c)(4)(b) had a typo in the last line. “(10” should read “(1).” Sec. 10-1-3 (c)(9) was added by the Committee. Sec. 10-1-3 (d)(4) had a typo in the 10th line down. “Herby make” should read “hereby made.” The third sentence of Sec. 10-1-3 (d)(5) was eliminated by the Committee. The quotes need to be removed from the last line of that section. The Committee decided to reword the first paragraph in Sec. 10-1-5 as the Village does not have a mobile home park. The restrictions on minimum width of 24’ for *all* homes, so as not to discriminate against mobile homes, are not changing. The Committee agreed to include an exception to the rule for additions with a small square footage in Sec. 10-1-5 (3). Sec. 10-1-7 will include portions of Sec. 10-1-2 (k) addressing dilapidated buildings. Sec. 10-1-8 was added by the Committee with the condition that the last line which addresses garages in nonresidential zoning districts be discussed further at the next meeting. The Committee agreed to add the phrase “at the end of each work day” to the last line of Sec. 10-1-10 (b). In Sec. 10-1-10 (c), it was agreed that the length of time be shortened from three months to 45 days for deeming an excavation abandoned. The first line of Sec. 10-1-11 (c) was changed to read “Where deemed necessary by the Village Inspector, every new house ...” A discussion ensued over Sec. 10-1-11 (e) as to whether or not the Village needed to require residents to connect to a storm sewer main. No decision was made regarding this subsection. The second line of Sec. 10-1-12 (a)(1) was changed to require individuals to obtain a “moving permit” as opposed to just a “permit” as it was previously written. Sec. 10-1-12 (d) has a new sentence added 7 lines down that reads, “A building permit must be obtained to place the structure on a new location within the Village.” A mention was made of the bond amount in Sec. 10-1-12 (e) as to whether or not to set it based on size of the structure. No decision was made by the Committee regarding this issue. In relation to Sec. 10-1-13, the Committee agreed to eliminate the fee schedule from the ordinance allowing for easier fee schedule changes. The last line of Sec. 10-1-13 (b) replaced the words “of \$50” with “as per the fee schedule adopted by the resolution of the Village Board.” Sec. 10-1-15 (a)(4) was eliminated as the fee schedule will address this issue. It was agreed that the last line of Sec. 10-1-16 Section 2 should specify that the permit required is “issued by the Village Board.” Sec. 10-1-17 (b) was corrected to spell out four classifications for fences instead of five. The Committee discussed whether or not to include an allowance for electric fences in Sec. 10-1-17 (g) for farming purposes. A decision on this issue was not reached.

Another Building and Grounds Committee meeting is set for February 25th, 2009 at 6:00 pm to discuss revisions, unresolved issues of Title 10 Chapter 1, a fee schedule, and a recommendation for the Village building inspector.

4. Adjourn – Radtke made a motion seconded by Figas to adjourn the meeting at 9:15 pm. Motion carried.

Posted on (March 12th, 2009)
At (10:00 AM) by (SP)

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