

Town of Glendale
Ordinance No. 99-01 Updates & Additions
Land Use Ordinance

1.01) No building or structure shall be constructed, erected, altered, enlarged (addition to existing structure including but not limited to decks, balconies, stoops, porches etc.), moved to, placed upon, or converted to other uses within the Town of Glendale without a Land Use Certificate/Occupancy Permit being obtained from the Town Board. This includes and isn't limited to buildings/structures that are temporary, movable, on skids, etc. In addition to the certificate, no person shall build or cause to be built a one-or two-family dwelling without first submitting a Wisconsin Administrative Building Permit to the Town Clerk.

1.02) No single-family dwelling whether permanent or temporary shall be constructed, erected, moved to, or placed upon, on any parcel or lot less than 3.0 acres in size, and no certificate shall be issued for the erection or placement of more than one single family dwelling on any 3.0 acre parcel or lot. Smaller parcels created by deed, recorded prior to this ordinance are exempt from this restriction.

1.03) No business, farm, commercial, industrial, recreational, or other permanent or temporary building shall not be constructed, erected, altered, enlarged (addition to existing structure including but not limited to decks, balconies, stoops, porches etc.), moved to, placed upon, or converted to other uses within the Town of Glendale unless a Land Use Certificate/Occupancy Permit is obtained from the Town Board which specifically designates the size of the area upon which such proposed structure/building may be constructed, erected, altered, enlarged (addition to existing structure including but not limited to decks, balconies, stoops, porches etc.), moved, placed upon, or converted to other uses. A state building plan approval also must be submitted for any commercial building (except factory, office, mercantile or storage garage occupancies of less than 25,000 cubic feet) or for any residential building of three or more living units. The Town of Glendale Board, in determining the size of the area proposed for the constructed, erected, altered, enlarged (addition to existing structure including but not limited to decks, balconies, stoops, porches etc.), moved to, placed upon, or converted of a structure/building, shall not be bound by the limitations set forth in section 1.02 above, and shall have wide discretion in determining the size and area necessary to properly provide for the conduct of the proposed use, including loading, unloading, parking and other facilities which shall be required for the proper use of the structure.

1.04) Condominiums, apartments, or other multi-family units shall not be constructed, erected, altered, enlarged (addition to existing structure including but not limited to decks, balconies, stoops, porches etc.), moved to, placed upon, or converted to other uses within the Town of Glendale unless a Land Use Certificate/Occupancy Permit is obtained from the Town Board. The Town Board shall specifically designate the size of the area for said construction and may grant the application for any area which, in the opinion of the Board, provides a reasonable area for the use of the structure/building as a condominium, apartment or multi-family unit including consideration of necessary services to be provided to the occupants, such as parking areas, access, traffic congestion and other factors related to the health, safety and general welfare of the area. In no event shall the area for the erection or placement of any such condominium, apartment, or multi-family unit be less than 3 acres in size.

1.05) No certificate shall be issued for any building/structure to be constructed, erected, altered, enlarged (addition to existing structure including but not limited to decks, balconies, stoops, porches etc.), moved, or placed upon neither closer than 75 feet from the center of a public road; nor any closer than 10 feet to the boundary of any adjoining properties.

1.10) The application(s) shall be accompanied by the then applicable fee(s). If the application is received after commencement of construction, each applicable fee will double.

Land Use Certificate/Occupancy Permit Fee Schedule

1. New to parcel 1 -and 2-family dwelling buildings (any dimension) = \$150
 - a. This includes any additions/enlargements (decks, balconies, stoops, etc.)
2. New to parcel and any additions to detached accessory building (including agriculture buildings) 601 sq. feet or larger = \$100
3. New to parcel and any additions to detached accessory building (including agriculture buildings) 101 sq. feet -600 sq. feet = \$50
4. No permit needed for but not limited to; accessory building/structure 100 sq. feet or less, re-siding of any building/structure, re-roofing of any building/structure, finishing of interior surfaces, installation of cabinetry, repairs that do not affect the structural elements of a building/structure, replacement of furnaces, air conditioners, water heaters or any other similar equipment that doesn't involve the extension or expansion of the system.

If a Land Use/Occupancy permit is required and not properly obtained prior to starting construction, all construction actions shall cease immediately and shall not continue until a proper permit is issued by the Town of Glendale.

2.05) Business, commercial, industrial, recreational buildings, and other buildings shall not be constructed, erected, moved to, or placed upon on any platted lots unless the prior approval of the Town Board is obtained, and which certificate shall specifically designate the size of the area upon which such proposed structure may be erected. The Town Board, in determining the size of the area proposed for the erection of such structure, shall not be bound by the limitations set forth in section 2.01, above, and shall have wide discretion in determining the size and area necessary to properly provide for the conduct of the business, commercial or industrial use, including loading, unloading, parking and other facilities which shall be required for the proper use of the structure as a business, commercial, industrial or recreational structure.

2.06) Applications for Land Use Certificate/Occupancy Permit for the erection, construction, moved to or placed upon and location of condominium, apartments, or other multi-family units, in a subdivision shall contain the information set forth in section 1. 09. The Town Board may grant the application for any area which, in the opinion of the Board, provides a reasonable area for the use of the structure as a condominium, apartment, or multi-family unit including consideration of necessary services to be provide to the occupants, such as parking areas, access, traffic congestion, and other factors related to the health, safety and general welfare of the area. In no event shall the area for the erection or placement of any such condominium, apartment or milt-family unit be less than 3 acres in size.

9.01) Any person, firm or corporation who violates, disobeys, neglects, omits, or refuses to comply with the terms of this Ordinance, shall, upon conviction, forfeit not more than five hundred dollars (\$500.00) for each offense, together with the costs of prosecution. Each day that a violation continues to exist shall constitute a separate offense.

In addition to any other penalties set forth in this Ordinance, any constructed, erected, altered, enlarged (addition to existing structure including but not limited to decks, balconies, stoops, porches etc.), moved to, placed upon, or converted to other uses without a Land Use Certificate/Occupancy Permit as required by the provisions of this Ordinance, or not otherwise in conformity with the provisions of this Ordinance, shall be deemed an unlawful structure and shall be promptly removed from the site upon notice from the Town Board. Any such notice shall be in writing by certified mail and shall advise the landowner of the time period for said removal. In the event that the landowner fails to remove the offending structure, the Town Board may remove, or cause said structure to be removed.