

Uniform Dwelling Code (UDC) Ordinance

Town of Winfield, Sauk County, Wisconsin

Ordinance #2018-3 Amended 11/19/19, Amended 7/16/24

Section I – Title and Purpose: The title of this ordinance is the Town of Winfield Uniform Dwelling Code (UDC) Ordinance. The purpose of this ordinance is to promote general health, safety and welfare, and to maintain required local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code. The UDC shall be the construction regulation for the Town of Winfield.

Section II – Authority: The Town Board of the Town of Winfield, Sauk County, Wisconsin, has the specific authority to adopt this ordinance pursuant to 101.65 Wis. stats.

Section III – Adoption of Ordinance: This ordinance adopted on proper notice with a quorum and roll call vote by a majority of the town board present and voting, provides the authority for the town to enforce the UDC codes.

Section IV – Scope: The Town Board of the Town of Winfield hereby ordain that this building code shall apply to:

1. all new one and two family dwellings,
2. for house remodels and additions that increase the square footage, including attached garages and decks,
3. any new electric service which shall include any meter socket and disconnect service,
4. any electrical temporary service to facilitate a new service,
5. installation of solar panels,
6. any new plumbing service in home additions,
7. any new HVAC (heating, ventilation, air conditioning) in home additions,
8. an existing building to be occupied as a one-or two-family dwelling in which the building was not previously occupied.

Section V – Definitions: For the purposes of this ordinance:

The term “Town Board representative” shall mean the person appointed by the Town Board to receive building notifications, complete required paperwork, and provide education.

The term “building inspector” shall mean the state-certified company or individual contracted with to provide UDC inspections.

The term “camping unit” shall be defined per Wisconsin Administrative Code SPS 327.08(9).

Section VI – Building Permit Notifications and Requirements: The owner or agent shall notify the Town of Winfield representative prior to commencing any of the following work:

1. all items listed in Section IV – Scope,
2. house remodels that do not increase the square footage,
3. detached garages,
4. sheds,
5. camping units.

The Town Board representative will complete a Building Notification form and refer the person to Sauk County Land Resources and Environment Department for a sanitary permit, if required, and then to the building inspector, if required.

If a driveway permit is required, it shall be obtained prior to contacting the building inspector.

The building inspector shall submit a report of building permit activity to the Town Board on a monthly basis.

Section VII – Fees: The building permit fee shall be determined by resolution and shall include the cost of the state seal.

Section VIII – Wisconsin Administrative Code Adopted: The following chapters of the Wisconsin Administrative Code and subsequent revisions are adopted for enforcement by the Town of Winfield: SPS (Safety and Professional Services) Chapters 320-327.

Section IX – Enforcement: This ordinance may be enforced by the building inspector.

Section X – Severability: If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

Section XI – This ordinance shall be effective after approval from the Department of Safety and Professional Services, and publication or posting. The town clerk shall properly publish this ordinance as required under s. 60.80, Wis. stats.

Adopted this 16th day of July 2024.

Kurt Mead, Chairman

Jerry Moll, Supervisor I

Jeremy Schyvinck, Supervisor II

Attest:

Teresa Bass, Clerk

Published/Posted: 7/17/24

History:

- 12/18/03 Home Safety Act stated we needed to enforce the statewide UDC code. We took no action which meant state provided enforcement.
- 1/5/05 State contracted with Kevin Rockweiler as our UDC inspector.
- 1/1/09 State contracted with General Engineering Company as our UDC inspector.
- 12/1/09 State staff took over UDC inspection services directly versus contracting for services due to state budgetary issues. The state staff was Glen Alexander of Reedsburg.
- 5/1/11 State returned to contracting for UDC inspection services. State contracted with General Engineering Company as our UDC inspector.
- 1/1/14 State contracted with Brad Smrcina Inspections of Mount Sterling (Crawford County, 1.5 hours from Reedsburg) as our UDC inspector.
- 11/18/16 We asked state to contract with another provider due to lack of compliance.
- 6/26/17 Brad Smrcina resigned as our inspector.
- 6/26/17 State contracted with General Engineering Company as our UDC inspector. General Engineering Company requested we contract with them directly instead of having the state contract with them. We need our own ordinance if we decide to do this.
- 11/19/19 Updated per state's request to include the camping unit code and update department names.
- 7/16/24 Amended to include house remodels and additions that increase the square footage, including attached garages and decks; any new electric service which shall include any meter socket and disconnect service; any electrical temporary service to facilitate a new service; installation of solar panels; any new plumbing service in home additions, and any new HVAC in home additions.