

**VILLAGE OF SPENCER**  
**Resolution No. 2015 – 07**

**RESOLUTION AUTHORIZING ORDER  
TO RAZE AND REMOVE BUILDING**

WHEREAS, Section 66.0413 of the Wisconsin Statutes authorizes a village to issue an order requiring a property owner to raze and remove a building that has been determined, by the municipality, to be so “old, dilapidated or out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation”;

WHEREAS, the Village of Spencer (“Village”) has previously inspected that certain property owned by Marjorie R. Strand-Huotari commonly known as 706 West Clark Street in the Village of Spencer, Wisconsin;

WHEREAS, the Village has determined that the building located upon such property has become so old, dilapidated or out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation that it is necessary to seek the razing and removal of said building;

WHEREAS, the Village has contacted the property owner on several occasions regarding the condition of this building and the property owner has failed to indicate any willingness to take appropriate steps to address the poor condition of the building and property and as such no such appropriate steps have yet been taken;

WHEREAS, the assessor for the Village has determined the value of the building upon the property to be \$0.00 after it was severely damaged in a fire,

WHEREAS, prior to the fire, the property was assessed by the Village assessor in the amount of \$21,700 for the land and the building for \$155,700, bringing the total assessed value to an amount of \$177,400,

WHEREAS, since the village assessor has informed the Village Board of Trustees (the “Village Board”) that the building has been destroyed to the point that it would have no value, and that only the land can be assessed, which would be in the amount of \$21,700, and therefore, the Village Board has determined that because the building has no value after the fire and would need to be completely rebuilt in order to obtain its value that it had prior to the fire, that the cost of repairs exceeds fifty percent (50%) of the assessed value of the building upon the property;

WHEREAS, such determination was made by dividing the ratio of the assessed value to the recommended value as last published by the Wisconsin Department of Revenue for the Village, and therefore the Village has further determined that the cost of repairs to the building

would be unreasonable as calculated pursuant to Section 66.0413(1)(c) of the Wisconsin Statutes;

WHEREAS the Village has received numerous complaints from residents that the property represents a danger and hazard to the residents of the Village;

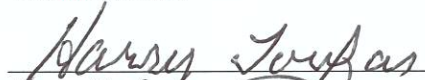
WHEREAS, the Village Board has determined it has no alternative but to proceed with seeking an order for the razing and removal of the building and the clean-up of the property due to the fact that the property is so old, dilapidated or out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation;

THEREFORE, BE IT RESOLVED by the Village Board of Trustees of the Village of Spencer as follows:

1. That an Order shall be issued by the Village providing for the razing and removal of the building and the clean-up of property owned by Marjorie R. Strand-Huotari based upon the finding that the building located upon the property is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or use and that it is unreasonable to repair the structure on the property.
2. That the Village Attorney is authorized to proceed with the issuance of an Order from the Village to all owners of record and to proceed with all necessary proceedings as deemed necessary, including Court proceedings, to enforce the Order of the Village for the razing and removal of the structures and debris from the property.

Dated this 3rd day of August, 2015.

  
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Pauline Frome

  
\_\_\_\_\_  
Harry Toufar

  
\_\_\_\_\_  
Greg Pokallus

  
\_\_\_\_\_  
Tom Schafer

  
\_\_\_\_\_  
Jim Day

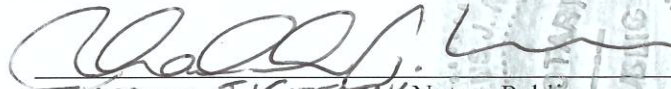
  
\_\_\_\_\_  
Diane Maurer

  
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Wayne Hagen

STATE OF WISCONSIN     )  
  )ss.

COUNTY OF MARATHON )

Personally came before me this 3rd day of August, 2015, the above named Pauline Frome (Village President), Jim Day (Village Board Member), Harry Toufar (Village Board Member), Diane Maurer (Village Board Member), Greg Pokallus (Village Board Member), Wayne Hagen (Village Board Member) and Tom Schafer (Village Board Member), to me known to be the persons who executed the foregoing resolution authorizing order to raze and remove building and acknowledged the same....

  
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HADDUS J. KUIZLATAK Notary Public  
My commission expires: 8-7-2016

