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**DEPARTMENT OF PUBLIC WORKS**

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Appleton, WI 54911**

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**CITY OF APPLETON  
RAZING OF BUILDINGS POLICY**

This policy has been developed to provide a reasonable and consistent approach to publicly funding the razing of privately owned buildings. Nothing in this Policy shall be construed to circumvent or supersede state law, specifically Wis. Stat. 66.0413 related to razing buildings.

**GUIDELINES**

Buildings meeting the criteria set forth below in this policy may be razed at the discretion of the Inspection Supervisor. Requests to raze buildings that do not meet the criteria set forth in this policy shall be brought to the Municipal Services Committee for review. The Municipal Services Committee will be responsible for reviewing the request and make a recommendation to the Common Council. Common Council shall make the final determination regarding the public funding of privately owned buildings that do not meet the criteria set forth below.

**CRITERIA FOR RAZING OLD, DILAPIDATED AND OUT OF REPAIR BUILDINGS:**

- 1) **Building determined to be old, dilapidated or out of repair.** Wis. Stat. 66.0413(b) gives municipalities the authority to order a building to be razed if the building is old, dilapidated or out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation and unreasonable to repair. The Inspection Supervisor shall issue an Order Requiring Removal of Unsafe Building and Personal Property if the condition meets the statutes standard.
- 2) **Reasonableness of Repair.** The cost of repairing the building would exceed 50% of the assessed value of the building set forth in Wis. State. 66.0413(c).
- 3) **Citations Issued.** Enforcement action has been taken in the form of a citation from the City of Appleton and this action has not motivated the owner to take the required action to correct violations.

- 4) **Delinquent Owner.** The owner has displayed a history of neglecting the building by not complying with notices of noncompliance for building code violations and/or has failed to pay property taxes for more than three (3) years.
  
- 5) **Service of Order.** No building shall be razed until all provisions of Wis. Stat. 66.0413 have been complied with, including proper notice issued to owners or agents.

cc: Paula Vandehey, Director of Public Works  
Amanda Abshire, Assistant City Attorney