

TOWN OF BASS LAKE, SAWYER COUNTY

Notice of Raze Order

STATE OF WISCONSIN

Town of Bass Lake, Sawyer County

The Town Board of the Town of Bass Lake, Sawyer County, Wisconsin, adopted by a majority of the town board vote with a quorum present and voting and proper notice having been given, orders as follows:

ORDER TO RAZE

To: Joyce M. Anderson
1123 E. 4th Street, Apt. 2
Duluth, MN 55805

November 21, 2024

As you are aware, the Town of Bass Lake has issued you multiple notifications regarding the dangerous and dilapidated state of your property in the Town of Bass Lake, Wisconsin. This is your official notice of Order to Raze the property. The notice is as follows:

WHEREAS, you are the owner of record of a parcel of real estate located in the Town of Bass Lake, Sawyer County, Wisconsin (the "Town") located at 9687N Anderson Road, Hayward, Wisconsin, with a Parcel Identification Number of 002940051230 (the "Property"), more particularly described as:

That part of the West Half of the Northeast Quarter (W ½ of NE ¼), Section Five (5), Township Forty (40) North, Range Nine (9) West, more particularly described as Lot Twenty-eight (28), as recorded in Volume Seven (7) of Certified Survey Maps, page 85-86, Survey No. 1372.

WHEREAS, Truit Campbell, designated officer for the Town (the "Inspector"), acting under and by virtue of the authority vested by Wisconsin Statutes and Town Ordinances, including, but not limited to, Wisconsin Statutes § 66.0413, has inspected the Property; and

WHEREAS, upon inspection, the buildings on the Property have been found to be so old, dilapidated, or out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human habitation, occupancy, or use, as set forth in the report from the Inspector attached as Exhibit A (the "Inspection Report").

THEREFORE, YOU ARE HEREBY ORDERED TO DO THE FOLLOWING:


On or before the 30th calendar day after service of this Order, raze and remove the buildings on the Property and restore the site to a dust-free and erosion-free condition.

If you fail or refuse to comply with this Order within the time set forth in the above paragraph, the Town Board and/or others designated by the Town Board shall raze and remove the building and restore the site to a dust-free and erosion-free condition, and the cost of such razing, removal, and restoration shall be charged to you, the owner, and become a lien against the Property, which shall be assessed and collected as a special charge.

If the buildings contain any personal property or fixtures which will unreasonably interfere with the razing of the buildings, on or before the 30th calendar day after service of this Order, you shall remove the personal property or fixtures. If you fail to do so, the Town Board and/or their designees shall store, sell, or, if it has no appreciable value, destroy the personal property and fixtures, as permitted by state statutes, and the cost of storage, if applicable, shall be assessed and collected as a special tax against the Property and a personal obligation of the owner.

Pursuant to Wisconsin Statutes § 66.0413(1)(h), anyone affected by this Order may, within 30 days after service of this Order, apply to the Circuit Court of Sawyer County for an order restraining the Town Board from razing and removing such buildings or parts thereof or shall be forever barred.

Ordered for the Town of Bass Lake, Sawyer County, Wisconsin, this 21st day of November, 2024.


Justin Hall
Town Chairman
Town of Bass Lake
(715) 634-8469

Inspection Report Form 11/15/2024

Address

9687N Anderson Road
Hayward, Wisconsin, 54843

Further Notes

The inspection of this property shows a severely fire damaged house and garage that is not repairable, it is dangerous, unsafe and unfit for human habitation. The load-bearing walls, roof framing, and all structural elements of this building are severely damaged. Health hazards include mold, vermin infestation, and animal habitation. Public safety is and has been a major concern.

Kitchen Inspection

Inspected Status Notes

Cabinets and Drawers Damaged
Dishwasher Damaged
Oven Damaged
Refrigerator Broken
Sink Damaged
Stove Damaged
Ceiling Broken
Counter Damaged

Bathroom Inspection

Inspected Status Notes

Cabinets and Drawers
Walls Damaged
Ceiling Water Damage
Floor Water Damage
Sink Damaged
Toilet Damaged
Bath Damaged
Outlets and Switches Damaged

Bedroom Inspection

Inspected Status Notes

Cabinets and Drawers Damaged
Walls Damaged
Ceiling Damaged
Floor Water Damage
Outlets and Switches Water Damage
Bed Water Damage
Mirrors Damaged

Living Room Inspection

Inspected Status Notes

Baseboards Water Damage -
Ceiling and Fan Broken -
Doors Broken -
Floor Water Damage -
Lights Broken -
Outlets and Switches Needs Repair -
Trim Damaged -
Walls Water Damage -
Windows Broken

Exterior Inspection

Inspected Status Notes

Back Doors Broken -
Deck, porch, patio Water Damage -
Driveway OK -
Front Doors Water Damage -
Garage Doors Broken -
House Number OK -
Outdoor Lights Broken -
Paint and Trim Damaged -
Parking OK -
Windows Broken

Roof Inspection

Inspected Status Notes

Gutters and Downspouts Broken
Soffits and Fascia Water Damage

Garage Inspection

Inspected Status Notes

Ceiling Broken
Doors Broken
Floors Damaged
Lights Damaged
Storage Damaged
Walls Damaged
Windows Broken

The Inspector shall post a placard on the premises containing the following notice:

“This Building May Not Be Used For Human Habitation, Occupancy, or Use”

The Inspector shall prohibit use of the building for human habitation, occupancy, or use until necessary repairs have been made.

If the owner of the above-described real property fails or refuses to comply with this order within the time prescribed above, the building inspector shall, subject to s. 660413 (1) (h) and (j), Wis. stats., relating to salvage and personal property, proceed to raze the building through any available public agency or by contract or arrangement with private persons, or to secure the building and, if necessary, the property on which the building is located if unfit for human habitation. The cost of razing or securing the building may be charged in full or in part against the real estate upon which the building is located, and if that cost is so charged it is a lien upon the real estate and may be assessed and collected as a special charge.

Notice of the raze order of the town board shall be served as follows:

1. On the owner of record of the building that is subject to the order, or on the owner's agent if the agent is in charge of the building, in the same manner as a summons is served in circuit court.
2. On the holder of each encumbrance of record by 1st class mail at the holder's last-known address and by publication as a class 1 notice under chapter 985, Wis. stats.

If the owner, and the owner's agent, if any, cannot be found, or if the owner is deceased and an estate has not been opened, the order may be served by posting it on the main entrance of the building and by publishing it as a class 1 notice under chapter 985, Wis stats., before the time limited in the order begins to run.

The town clerk shall file or have filed by the town attorney a Notice of Lis Pendens in the Office of the Register of Deeds for Sawyer County, Wisconsin, on the tract of the above-described real property to provide notice of this raze order of the town.

The town clerk shall properly post or publish this order as required under s. 60.80, Wis. stats.

Dated this 21st day of November, 2024
/s/ **Tammy Brown, Clerk**