

or occupancy permit issued under that order by the Zoning Administrator. A permit shall be valid only as long as the conditions upon which it is granted are observed. Whenever the board grants an application or appeal affecting the use of any premises, such authorization shall be deemed revoked unless the owner, occupant or his agent shall, upon request, file with the Board Secretary a written report certifying that all conditions or limitations imposed by the Board have been conformed to and maintained. Variances, substitutions or conditional use permits approved by the Board shall expire six (6) months after issuance if the performance of work is required and substantial work has not commenced.

(9) Appeals for Interpretations.

The Board of Appeals shall have the power to hear and decide applications for interpretations of the zoning regulations and the boundaries of the zoning districts after the Plan Commission has made a review and recommendation.

(10) Public Hearings.

- (a) **TIME PERIOD.** Upon filing with the Board of Appeals an application for an appeal or variance, the Board of Appeals shall fix a reasonable time (not more than sixty (60) days from the filing date) for public hearing.
- (b) **NOTICE OF HEARING.** A Class 2 notice pursuant to Chapter 985, Wisconsin Statutes, shall be published in the official newspaper of the Village specifying the date, time and place of the hearing and matters to come before the Board of Appeals. Notices shall also be mailed to the parties at interest, as determined by the Board of Appeals.

(11) Appeal of Board of Appeals Decisions.

Any person or persons aggrieved by any decision of the board of Appeals may present to a court of record a petition, duly verified, setting forth that such decision is illegal and specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the offices of the Board of Appeals.

SECTION 21.20 AMENDMENTS

(1) Power of Amendments.

The Village Board may from time to time on its own motion or on petition, amend, supplement, or change this ordinance, including the Official Zoning Map.

(2) Initiation.

Amendments may be proposed by the Village Board or any member thereof, the Plan Commission, Board of Appeals, or any person, firm, corporation, or organization.

(3) Procedures.

The Village Board shall refer every proposed amendment to the Plan Commission for report and recommendation. If the Village board does not receive a report and recommendation from the Plan commission within sixty (60) days of submitting the proposed amendment, the Village Board may proceed with the necessary hearing.

(4) Public Hearing and Notice.

No amendment of this ordinance shall become effective until a public hearing is held before the Village Board where parties in interest and citizens shall have the opportunity to be heard. A Class 2 notice in accordance with Chapter 985 of the Wisconsin Statutes shall be published in the official newspaper of the Village once during each of the two weeks prior to such hearing. At least ten (10) days before the public hearing, a written notice of such hearing shall also be given to the Clerk of any municipality whose boundaries are within 1,000 feet of any lands included in the proposed amendment. Failure to give such notice shall not invalidate such amendment.

(5) Final Approval.

An amendment shall become effective upon a majority vote of the members of the Village Board voting on the proposed change. However, in case of a protest against such amendment, duly signed and acknowledged by the owners of 20 percent or more of the land included in such proposed amendment or by owners of 20 percent or more of the area immediately adjacent extending 100 feet therefrom, or by owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land, such amendment shall not become effective except by a favorable vote of three-fourths of the members of the Village Board voting on the proposal.

No amendment concerning the Floodway, Flood Fringe, or General Flood Plain District shall become effective until also being approved by the Department of Natural Resources, the Federal Insurance Administration and, in the case of district boundary amendments, until an official letter of the boundary change has been issued by the Federal Insurance Administration.

SECTION 21.21 ENFORCEMENT, REMEDIES, PENALTIES

(1) Enforcement.

It shall be the duty of the Zoning Administrator to enforce this ordinance.

(2) Remedies.

In the event any building or structure is or is proposed to be erected, constructed, reconstructed, altered, converted or maintained; or any building, structure or land is or is proposed to be used in violation of this ordinance, the appropriate authorities of the Village, or any adjacent or neighboring property owners who would be damaged by such violation may, in addition to other remedies, institute appropriate action or proceedings to prevent, restrain, correct or abate such violation; to prevent the occupancy of said building, structure or land; or to prevent any illegal act, conduct, business or use in or about such premises.