

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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**Correcting information on the DSPS website:** An individual who believes that information on the website is inaccurate may contact [DSPS@wisconsin.gov](mailto:DSPS@wisconsin.gov)

DIVISION OF INDUSTRY SERVICES  
4822 MADISON YARDS WAY  
MADISON WI 53705  
Contact Through Relay  
<http://dsps.wi.gov/programs/industry-services>  
[www.wisconsin.gov](http://www.wisconsin.gov)



**Tony Evers, Governor**  
**Dan Hereth, Secretary**

**ORDER 0008770**

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**NOTICE OF VIOLATIONS AND ORDERS**

September 20, 2023

TIGERT, ADAM A  
GILBERTSON TIGERT, GENA  
4057 FISK AVE  
OSHKOSH, WI 54904

SITE: Brighton Acres  
Brighton Farms LLC  
4057 Fisk Ave.  
Town of Nekimi  
Tax ID: 012026804

**Regulated Objects:**

Nature of Complaint Summary: Construction and/or change of use to buildings without submitting building plans to the Department.

Object Type: Complaint (22 COM 39)

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**INVESTIGATION NOTES:** The Department became aware of buildings that were constructed or underwent a change of use without proper plan submittal, approval, and inspections. This Order applies to the buildings known as "The Barn" and "The Bar"/"The Hall" as described here:

<https://brightonacres.com/weddings/>. Respondent shall hire a licensed engineer or architect to assist with the drawing and submittal of plans as required by Wis. Admin. Code § SPS 361.31(1). The Department is also aware of HVAC work being done on the site without proper plan submittal and approval. Plan submission should also encompass the HVAC system that was installed.

The following violations were revealed:

**1. Violation:** Change of use and/or construction of new buildings without proper plan review submittal.

**Wis. Admin. Code § SPS 361.03 Application.**

**(1) Standards.**

- (a) The design and construction of public buildings and places of employment shall comply with s. SPS 361.05, except as otherwise provided in chs. SPS 361 to 366.
- (b) The codes and standards that are referenced in this chapter, and any additional codes and standards which are subsequently referenced in those codes and standards, shall apply to the prescribed extent of each such reference, except as modified by this chapter.
- (c) The requirements in IBC Appendix C may be applied to certain agricultural buildings, as specified in s. SPS 362.3600 (2), in lieu of corresponding, otherwise applicable requirements of chs. SPS 361 to 366.

**(7) New buildings and structures.**

All buildings, structures and additions to buildings, structures, and components, to be constructed or erected shall be designed, constructed, and maintained in accordance with the rules of chs. SPS 361 to 366 as the rules exist on one of the following:

- (a) Pursuant to s. SPS 361.30, the date plans for the building, structure or addition are approved by the department or authorized representative.
- (b) The date the local building permit is issued, if plan submission and approval is not required under s. SPS 361.30.
- (c) The date construction is initiated, where pars. (a) and (b) do not apply.

**(11) Change of occupancy or use.**

Except as provided in sub. (12), no change may be made in the use or occupancy of any building or structure, or any space within a building or structure, that would place the building, structure or space either in a different division of the same group of occupancies or in a different group of occupancies, unless the building, structure or space complies with the requirements of chs. SPS 361 to 366 for the new division or group of occupancies, as these requirements exist on one of the following dates:

- (a) Pursuant to s. SPS 361.30, the date when plans for the change in occupancy or use are approved by the department or authorized representative.
- (b) The date a local building permit is issued, if plan submittal and approval is not required under s. SPS 361.30.
- (c) The date construction is initiated, where pars. (a) and (b) do not apply.
- (d) The date an occupancy permit is issued, where pars. (a) to (c) do not apply.

**Wis. Admin. Code § SPS 361.30 Plan review and approval.****(1) Types of buildings.**

- (a) Except as provided in par. (b), Table 361.30-1, and sub. (4), the construction of, the alteration of, or the addition to a public building or a place of employment may not commence unless plans for the project have been submitted to and approved by the department or its authorized representative in accordance with s. SPS 361.31.

**(3) Types Of Building Components.**

- (a) Except as provided in sub. (4), building component or system plans shall be submitted to and approved by the department or authorized representative prior to installation of the component or system, for each of the following type components or systems:

1. Pre-manufactured and pre-engineered structural components.
2. Heating, ventilating and air conditioning systems.
3. Fire protection systems.

- (b) Component or systems plans shall be submitted in one of the following manners:

1. Included with the plans under sub. (1)(a).
2. Submitted as a separate plan for the component or system.

**Required Action:** Hire design professional and have them submit building, HVAC, and fire suppression plans for review and approval of use of the sites as a commercial building OR – discontinue use of sites and do not allow the public to enter or use buildings.

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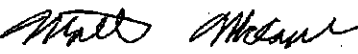
You are hereby ordered to have the installation corrected to conform to the indicated provisions of the Wisconsin Administrative Code and/or Wisconsin Statutes. This installation shall be corrected by the compliance date noted, and upon correction of violations Brian Noe must be notified. If you fail to comply, this order is

enforceable in circuit court pursuant to Wis. Stat. 101.02(13), Stats., with forfeitures ranging from \$10 to \$100 per day for each violation.

If you have any questions regarding this matter, please feel free to contact me at the number listed below or Brian Noe at (920) 420-4796 or [brian.noe@wisconsin.gov](mailto:brian.noe@wisconsin.gov).

**Wis. Admin. Code § SPS 303.03 Permits any person affected by a rule of the department to petition for a variance of the rule. The petition needs to establish equivalency to the rule, be provided on the form from the department and be submitted with accompanying fee and municipal recommendation.**

**Wis. Stat. § 101.02(6) Any employer or other person interested either because of ownership in or occupation of any property affected by any such order, or otherwise, may petition for a hearing on the reasonableness of any order of the department in the manner provided in this subchapter. All requests must be received within 30 days of the date of this Order and shall set out specifically and in full detail the order upon which a hearing is desired and every reason why such order is unreasonable, and every issue to be considered by the department on the hearing. The petitioner shall be deemed to have finally waived all objections to any irregularities and illegalities in the order upon which a hearing is sought other than those set forth in the petition.**

ATTORNEY NAME: Matthew McCasland	Date Inspected: 5/24/2023
PHONE/WORK HOURS: (608) 266-9814	
E-MAIL: <a href="mailto:matthew.mccasland@wisconsin.gov">matthew.mccasland@wisconsin.gov</a>	INVESTIGATION TYPE: Requested
SIGNATURE:  DATE: September 20, 2023	INVESTIGATION SOURCE: Other
	<b>COMPLIANCE DATE: 10/23/2023</b>

cc: Lucas Dederich

Brian Noe