

**TOWN OF COOPERSTOWN  
MANITOWOC COUNTY, WISCONSIN**

**ORDINANCE NO. 2021-1**

**AN ORDINANCE TO AMEND THE GENERAL CODE OF ORDINANCES OF THE  
TOWN OF COOPERSTOWN, MANITOWOC COUNTY, WI**

The Town Board of the Town of Cooperstown, Manitowoc County, Wisconsin, pursuant to Secs. 60.22, 60.33 (11), and its village powers pursuant to Sec. 60.10, Wis. Stats., hereby amends the General Code of Ordinances of the Town of Cooperstown, and do ordain as follows:

**5.07 BUILDING PERMIT REQUIRED.**

(6) **ISSUANCE OF PERMIT.** If the Building Inspector finds that the proposed building or addition, alteration or repair complies with the Town ordinances and the Uniform Dwelling Code, and all fees have been paid by the applicant, and after plans have been reviewed and approved by the Building Inspector, a Wisconsin Uniform Building Permit will be issued and work may begin subject to the following inspections:

**A. Footing Inspection;**

1. After forms set, but before materials poured.

**B. Foundation Inspection;**

1. To be inspected after foundation or basement walls are completed and foundation drain tiles are laid before any back filling is done.

**D. Electrical Service Inspection;**

1. Required by WPS/WE Energies

**E. Under Floor Inspection;**

1. Inspection of any plumbing under basement or garage floors. Pipes and joints must be exposed.

**F. Rough in Inspection;**

1. To include rough construction, plumbing rough in, electrical rough in and heating, ventilation and air conditioning rough in.

**G. Insulation Inspection;**

1. To be inspected after all insulation is completed and before any walls are closed.

**H. Occupancy or Final Inspection;**

1. To be inspected after all work has been completed and before any occupancy. Five (5) working days.

The issued building permit shall be posted in a conspicuous place at the building site. It shall be the responsibility of the contractor to request all required inspections. Further work may not be continued until after the required 48 hours from time of requesting the inspection have lapsed or the inspection has been completed.

A copy of any issued building permits shall be kept on file with the Town Clerk.

**5.08 BUILDING PERMIT & INSPECTION FEES**

Before receiving building permits, the owner or his agent must pay into the Town Treasury:

### NEW HOME

Initial fee (according to fee schedule- Appendix A) for one-and two-family dwellings \$800 and \$1000, respectively, includes State Seal and this includes 7 inspections, additional inspections exceeding 7 will billed at an additional \$75 per trip charge, plus the Town of Cooperstown shall require a non-refundable \$200 fee building permit administration and clerical fees.

OTHER BUILDINGS New construction of outbuildings, garage, pole buildings that are non-agricultural, non-dwelling or non-commercial require a building permit. The Town will impose a \$65 permit fee for new construction over \$2500 in cost of material and labor, plus a \$75 Plan Review, plus inspections as applicable (see below). Permit- min. \$65 fee - for first \$1000 in excess of \$5000. \$1 for each \$1000 will be charged. The maximum fee for remodeling would not exceed \$165. The inspection fee would be additional and Plan Review (if needed).

Example: cost \$105,000: \$65 for first \$5000 plus \$1 for \$1000 over \$5000 equals \$165, plus \$75 Plan Review, plus inspection fees.

### INSPECTIONS

\* Footing, foundation, rough-in, insulation, electrical, plumbing or occupancy inspections are required at a cost of \$75.00 per inspection as applicable.

### REMODEL

\* Construction- min. \$65 fee - for each \$1000 in excess of \$5000. \$1 per \$1000 will be charged. The maximum fee for remodeling would not exceed \$165. The inspections fee would be additional.

Example: cost \$105,000: \$65 for first \$5000 plus \$1 for \$1000 over \$5000 equals \$165, plus inspection fees and Plan Review (if needed).

\* Electrical (New Service or Service Upgrade)- min. \$65 fee - for first \$3000, over \$3000 \$1 for each \$100 up to a max of \$100 plus inspection fee \$75 for each inspection. This would include up-grade of service. Example: cost \$4500: \$3000 fee \$65 plus \$15 for \$1500 plus inspection fee \$75= (\$155)

\* Plumbing - min. \$65 fee - for first \$3000, over \$3000 \$5 for each fixture unit up to max \$100 plus inspection fee \$75 for each inspection

Example: cost \$3000 and six additional fixtures: \$3000 fee \$65 plus \$30 for fixtures plus inspection fee \$75= (\$170)

\* A/C - \$25 fee plus \$75 inspection for receptacle and breaker (change out no fee)

\* Outdoor Furnace - \$25 fee, if connected to potable water supply plus inspection (\$75)

\* Moving Permit (moving into town)-\$50

\* Moving Inspection - \$75.00 per hour fee

### Minor Alteration

Typically involve 2 inspections (rough inspection and final inspection) \$150

Major Alteration

Typically involve 5 inspections (Plan Review, a foundation inspection, a rough inspection, an insulation inspection, and a final inspection) \$375

The Town will impose a site plan fee of \$75 for Major Alteration. Permit fee double for any dwelling started prior to a State Building Permit being issued.

5.11 MOVING BUILDING INTO TOWN PERMIT

J. PERMIT FEE AND INSPECTION FEE.

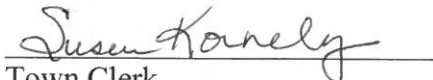
A permit fee of \$65.00 shall accompany the application. Each building requires a separate application and fee. In addition, the applicant shall also pay an inspection fee in an amount equal to the then-current fee charged for new home inspections. The inspection fee shall be paid in the same manner as building permit fees are paid for new homes. An applicant shall pay an additional \$65.00 permit fee before an extension of the permit is granted.

EFFECTIVE DATE. This Ordinance shall be effective upon adoption by the Town Board and posting according to law.

Adopted this 12 day of JANUARY, 2021.

  
Town Chairman

Attested:

  
Town Clerk

Roll Call Vote of the Town Board:

Chairman David Blakeslee Y  
Supervisor Pat VanGroll Y  
Supervisor Fred Lemens Y

Supervisor Michael Albers Y  
Supervisor Bill Enz Y