

**TOWN OF COOPERSTOWN  
MANITOWOC COUNTY, WISCONSIN**

**ORDINANCE NO. 2026-02**

**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.**

(5) REQUIREMENTS. All new dwellings must have one of the following:

- a. An enclosed basement with a minimum of 8 ft high walls or
- b. A floating slab must have grade beams and must have frost protection or
- c. Frost walls must be minimum 8" wide by 48" high and must be on a footing.
  1. Crawl space soil must be covered with concrete and frost protect on walls according to State Code.
  2. If space between walls is filled, it must be covered with concrete, or
- d. Dwelling supported on columns or piers must have concrete between soil and dwelling. Piers or columns must be through frost line and on footing.

(6) The dwelling has a minimum nominal width of 18 feet and a nominal length of 30 feet.

(7) The minimum square footage for new home construction shall be no less than 800 square feet. Variances can be requested by contacting the Town Board of Cooperstown to set up a hearing.

(8) 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.

C. Electrical Service Inspection;

1. Required by WPS/WE Energies

D. Under Floor Inspection;

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

E. Rough in Inspection:

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

F. Insulation Inspection:

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

G. 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

OTHER BUILDINGS New construction of outbuildings, garages, 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 \$142 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 \$142 Plan Review, plus inspection fees.

### INSPECTIONS

Footing, foundation, rough-in, insulation, electrical, plumbing or occupancy inspections are required at a cost of \$142.00 per inspection as applicable.

### REMODEL

1. 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).

2. Electrical (New Service or Service Upgrade)- min. \$65 fee - first \$3000, over \$3000 \$1 for each \$100 up to a max of \$100 plus inspection fee \$142 for each inspection. This would include an upgrade of service. Example: cost \$4500: \$3000 fee \$65 plus \$15 for \$1500 plus inspection fee \$142= (\$222)

3. 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 \$142= (\$237)

4. A/C - \$25 fee plus \$142 inspection for receptacle and breaker (change out no fee)

5. Outdoor Furnace - \$25 fee, if connected to potable water supply plus inspection (\$142)

6. Moving Permit (moving into town)-\$50

7. Moving Inspection - \$142.00 per hour fee

### Minor Alteration

Typically involves 2 inspections (rough inspection and final inspection) \$284.

### Major Alteration

Typically involves 5 inspections (Plan Review, a foundation inspection, a rough inspection, an insulation inspection, and a final inspection) \$710.

The Town will impose a site plan fee of \$142 for Major Alteration. Permit fee is double for any dwelling started

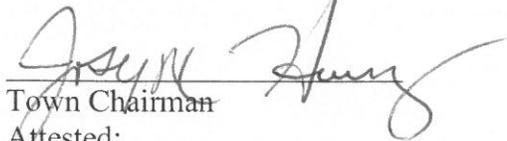
prior to a State Building Permit being issued.

REPEAL OF CONFLICTING ORDINANCES. Any existing ordinance of the Town of Cooperstown in conflict with any provision of this ordinance is hereby repealed by adoption hereof.

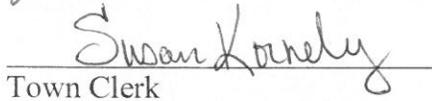
SEVERABILITY. If any provision of this Ordinance is for any reason found to be invalid or unconstitutional by a court of competent jurisdiction, such findings shall not affect the validity of any other provision of this Ordinance which shall remain in full force and effect.

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

Adopted this 10 day of February, 2026.

  
Town Chairman

Attested:

  
Town Clerk

Roll Call Vote of the Town Board:

Chairman Joe Havlovitz ✓

Supervisor Shabler ✓

Supervisor Propson ✓