

**TOWN OF MAPLE GROVE,
MANITOWOC COUNTY, WISCONSIN**

**Ordinance No. 2026-3
Uniform Dwelling Code**

- A. **AUTHORITY.** These regulations are adopted under the authority granted by Wis. Stat. ch. 101.65.
- B. **PURPOSE.** The purpose of this ordinance is to promote general health, safety, and welfare and to maintain required local uniformity with the administrative and technical requirements of the Wisconsin Uniform Dwelling Code.
- C. **SCOPE.** The scope of this ordinance includes the permitting, enforcement and inspections of the construction of one- and two-family dwellings built on or after June 1, 1980.
- D. **WISCONSIN ADMINISTRATIVE CODES ADOPTED.** Wisconsin Admin. Code ch. SPS 320-325, Uniform Dwelling Code, and SPS 327, their successors, and all amendments thereto, are adopted and incorporated by reference and shall apply to all buildings within the scope of this ordinance.
- E. **BUILDING INSPECTOR.** There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by the Wisconsin Department of Safety and Professional Services, as specified by Wis. Stat. ch. 101.66(2), in the category of Uniform Dwelling Code Construction Inspector. Additionally, this or other assistant inspectors shall possess the certification categories of UDC Construction Inspector, UDC HVAC Inspector, UDC Electrical Inspector, and UDC Plumbing Inspector.
- F. **REQUIREMENT FOR BUILDING INFORMATION PERMIT**
The owner of any building or structure in the town, unless exempt under this ordinance, who constructs, installs, remodels, reconstructs, enlarges, alters, removes, or demolishes any building or structure within the town shall seek and obtain from the town a Town Building Information Permit prior to commencing, or causing the commencement of, any construction, installation, remodeling, reconstruction, enlargement, altering, removing, or demolishing of any building.
- G. **EXEMPTIONS FROM PERMIT REQUIREMENT**
The requirement in Section VI to obtain a Town Building Information Permit shall not apply to any of the following:
- a. Buildings or structures owned by the town.
 - b. Additions, remodeling, reconstruction, enlargement, or alterations to buildings, when the cost of the work, including labor, shall be less than \$2,500.00 within a 12-month period.
- H. **OTHER REQUIREMENTS REMAIN APPLICABLE**
The issuance of this Town Building Information Permit does not relieve the owner from any of the following:
- a. Obtaining any permit that may be required by any other state law or local ordinance, including but not limited to any of the following:
 - i. County sanitary permits.
 - ii. Town, county, or state driveway permits.
 - iii. State one- and 2-family dwelling code permits.
 - iv. Any other applicable permit under town or county ordinance or state law.

- v. Complying with any other requirement, ordinance, or law, including, but not limited to, those governing zoning, subdivision, land division, and setbacks.

I. TOWN BUILDING PERMIT FORM, ISSUANCE, AND FEE

The town board is authorized to approve by resolution a Town Building Information Permit form, designate the person or persons authorized to issue the permits, and establish a fee for issuance of the permits

- J. BUILDING PERMIT FEE. The building permit fees shall be determined by resolution and shall include the applicable fee per Wis. Admin. Code ch. SPS 302 to be forwarded to the Wisconsin Department of Safety and Professional Services for a UDC permit seal that shall be assigned to any new dwelling.

- K. PENALTIES. The enforcement of this section and all other laws and ordinances relating to building shall be by means of the withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$25.00 nor more than \$1,000.00 for each day of noncompliance.

- L. EFFECTIVE DATE. This ordinance shall be effective __, upon passage and publication as provided by law.

- M. RECORDS. The Maple Grove Building Inspector shall keep a record of all inspections completed and retain such records, in accordance with Wis. Admin. Code ch. SPS 320.10(6). File UDC permits with the Wisconsin Department of Safety and Professional Services in accordance with Wis. Admin. Code ch. SPS 320.09(2)(a)2.

Adopted this 15th, day of July, 2026

TOWN OF MAPLE GROVE

By: /s/Paul Heraly, Town Chairperson

By: Absent
Paul Tisler, Town Supervisor

By: /s/ Wayne Laabs, Town Supervisor

Attest: /s/ Mary Jo Krahn, Town Clerk-Treasurer