

Town of Wagner - Marinette County
38-034

**ALL MUST COMPLY WITH THE CODE OF GENERAL ORDINANCES OF THE
TOWN OF WAGNER.**

GUIDELINES FOR BUILDING PERMITS:

(1 principal structure (dwelling) per lot allowed)

(permit term-18 months)

Sanitary Permit for Proper Sanitary Waste and if plumbing being installed

Zoning Permit (if 1000' of a lake or 300' of a river) **Marinette County:** 715-732-7535

1 Set of **Building Plans** and 1 **Site Plan** (can be PDF) Showing Setbacks (one dwelling per parcel)

If dwelling: Plans must show **wall bracing, elevations** and **erosion control** if required and

Energy Work Sheets (Heat loss calculations-Usually provided by Heating Contractor)

A **Completed application** with the following information:

Parcel Number of property (see tax statement)

All Contractors Name and license/cert. number (Plumber & Electrician **must** be licensed)

Estimate of Total Building Costs

Type of Foundation and Heating System

Building Address

Deck or Garage square footage

Please note that **each district** in the Town of Wagner has specific requirements

SETBACKS: (measured from the overhang)

Class A Roads: min. of 100' from road centerline or 50' from road right of way
(County Hwy) (whichever is greater)

Class B Roads: min. of 75' from road centerline or 42' from road right of way
(Town Road) (whichever is greater)

State Highway - 110' from center

Side: 25' from lot line *not applicable in Shoreline Residential District

Rear: 10' from lot line *not applicable in Shoreline Residential District

Driveway: 5' from lot line

COSTS:

New Dwelling: (includes 7 inspections)

1 per parcel \$350.00 plus .15 cents per square foot (finished)
35.00 State Seal
75.00 Electrical Inspection (New Service)
45.00 Town Permit (**payable to Town of Wagner**)

Manufactured Dwellings: (includes 3 inspections)

1 per parcel \$350.00
35.00 State Seal if applicable
75.00 Electrical Inspection (New Service)
45.00 Town Permit (**payable to Town of Wagner**)

**Used Mobile Homes: (includes 2 inspections) 20 years old or newer
(Per 10.0403)**

Home Inspection required before entering the Town of Wagner

1 per parcel \$200.00
\$45.00 Town Permit (**payable to Town of Wagner**)
\$75.00 Electrical Inspection (new service)

If manufactured before June 15, 1976 will be allowed only in mobile home parks...pursuant to 10.0506 H 1-17

Relocate Dwelling: (includes 3 inspections)

\$200.00
45.00 Town Permit (**payable to Town of Wagner**)

Additions/Remodel: (includes 3 inspections)

up to 600 sq. ft. \$150.00 *add \$50.00 if plumbing
over 600 sq. ft. \$200.00 *add \$50.00 if plumbing
45.00 Town Permit (**payable to Town of Wagner**)

Basement Only: \$50.00

Decks, Sheds, Garages Gazebos: \$30.00 ea.

Max 15' height- Except pole bldgs \$45.00 Town Permit (**payable to Town of Wagner**)
no > 2,000 sq. ft \$25.00 for any inspection if necessary

Raze/Removal – \$45.00 Town Permit (payable to Town of Wagner)

Commercial Building- \$200.00

\$45.00 Town Permit (**Payable to Town of Wagner**)

Fire Number: \$65.00 each – (payable to Town of Wagner)

Driveway Permit: \$25.00 - (payable to Town of Wagner)

Starting without a permit – 2x original permit cost

Missed Inspections/Additional Inspections - \$50.00 each

Plan Reviews, Early Starts, and Handicap ramps/Occupancy Permits – no charge

Check payable to: Nature's Edge Inspection Agency or Jane Meissner 715-245-1708

Mail to: Jane Meissner W11954 Kitty Dell Circle Crivitz, WI 54114

[e-mail: nebuildinginspector@gmail.com](mailto:nebuildinginspector@gmail.com)

State Building Codes: www.dsps.wi.gov. (1 & 2 Family Dwelling)