

4. Electrical construction.
    - a. All electrical wiring in a detached residential structure.
    - b. All electrical wiring in a commercial structure.
    - c. All electrical wiring in an agricultural structure.
    - d. New or re-wired electrical services.
  5. Any conversion of a building from one use to a different use.
- C. The following construction activities shall not require a building permit:
1. All new detached accessory buildings, or additions to existing detached accessory buildings.
  2. Re-siding, reroofing, window and door replacement, and finishing of interior surfaces, installation of cabinetry, and non-structural repairs which are deemed minor by the building inspector.
  3. Major equipment replacements (i.e., furnace, water heater, air conditioner, etc.).
  4. Normal repairs of HVAC, plumbing and electrical equipment or systems such as replacing switches, receptacles, light fixtures and dimmers.
  5. Agricultural structures. (Ord. 164-21, Sec. 7, 2021; Ord. 160-029, Sec. 1, 2017; Ord. 156-9, Sec. 4, 2012; Ord. 152-5, Sec. 1 & 2, 2008; Ord. 152-5, Sec. 1, 2008; Ord. 136-51, Sec. 2, 1992; Ord. 128-42 Sec.2(part) 1984).

15.01.090 Issuance of permit.

- A. The inspector shall issue the requested permit if the applicant, owner or contractor demonstrates that all state, county and local submission requirements are satisfied. If a permit card is issued, it shall be posted at the job site in a visible location from the street. Permits are valid for two years, except commercial electrical permits shall expire 12 months after date of issuance, if installation of the electrical wiring has not commenced.
- B. By accepting a permit, the applicant, owner or contractor grants the building inspector the right of access to the real estate on which the permitted construction will occur.
- C. Permits are issued conditionally on the condition that the applicant, owner and/or contractor(s) shall conform to the requirements of all applicable codes, zoning ordinances and setback requirements in constructing the building.
- D. No building, plumbing, electrical or HVAC permit shall be issued to any person who is in violation of this ordinance until such violation has been corrected.
- E. No building, plumbing, electrical or HVAC permit shall be issued to any person to whom an order has been issued by the building inspector.
- F. It shall be the responsibility of the owner, installer or contractor to determine if a permit is required and to obtain the same prior to commencing work. (Ord. 164-21, Sec. 8, 2020; Ord. 160-29, Sec. 1, 2017)

15.01.100 Occupancy. If the building inspector, after completing all required inspections, finds that a building has been constructed in accordance with the applicable codes, then the inspector shall issue a certificate of occupancy. If the building fails to comply with the code in minor respects which do not threaten the safety, health or welfare of the building's occupants, the building inspector may issue a temporary occupancy for 30 days or a specified term. No person may have occupancy of any new, used, or rebuilt building until a certificate of occupancy is issued. (Ord. 160-29, Sec. 1, 2017)

15.01.110 Permit Fees. The department of planning and development shall charge fees subject to the following schedule:

- A. Fee Schedule for structures covered under the Uniform Dwelling Code:
1. 1 and 2 family dwellings including modular homes  
Minimum Fee \$460.00  
\$.58/ sq. ft. of living area exclusive of garages and uninhabited basements
  2. Conversion of an existing structure to 1 and 2 family dwelling  
Minimum Fee \$460.00  
\$.58//sq. ft. of living area of exclusive uninhabited basements and garages.
  3. Manufactured homes/modular homes
    - a. Unfinished \$250.00
    - b. Finished basement (all or part) \$.58/sq. ft.  
Minimum Fee \$250.00

Additional permitting and fees shall apply to site-built structures such as decks that exceed 25 square feet, porches, sunrooms, garages, carports, and similar type additions.

4. House moved to the site (foundation with or without plumbing and electrical) \$510.00
5. Additions/alterations to manufactured homes and to the added/altered living area 1 and 2 family dwelling houses  
Minimum Fee \$150.00  
\$ .58/sq. ft.
6. Miscellaneous: woodstoves, chimneys, fireplaces, decks, screen porches, etc. \$150.00
7. Attached garages additions \$150.00
8. Temporary Occupancy Fee \$150.00
9. UDC Sticker (additional with all fees where applicable.) \$ 40.00

10.	Erosion Control:	
	a. New 1 or 2 family dwelling	\$145.00
	b. Additions	\$ 75.00
11.	Refunds: Refunds for projects not started shall be based on the fee paid minus UDC seal fee of Plan review fee when plans are required	\$ 40.00
	Erosion control fee of	\$100.00
	a. New 1 and 2 family dwelling	\$ 70.00
	b. Addition	\$ 50.00
12.	Permit Renewal (2-year renewal)	
	a. New 1 and 2 family dwelling	\$250.00
	b. Additions	\$150.00
	c. Decks	\$ 75.00
13.	Permission to start construction	\$150.00
14.	Residential electrical permits: Electrical plans may be required.	
	a. Add 1 to 5 circuits	\$125.00
	b. Add more than 5 circuits	\$175.00
	c. Replace service panel only	\$125.00
	d. Replace service panel and add circuits, misc.	\$175.00
	e. Installing solar panels	
	i. 0-10 KW	\$175.00
	ii. 11-20 KW	\$225.00
	iii. Over 20 KW	\$350.00

	f.	Installing solar panels, solar water heater, wind generator, misc.:	
		Two required inspections	\$ 175.00
B.		Electrical permits for commercial and agricultural projects:	
	1.	New commercial or agricultural structure	\$ .14/sq. ft.
		Minimum fee	\$ 150.00
		Maximum fee	\$3,500.00
	2.	Addition to a commercial or agricultural structure.	\$ .14/sq. ft..
		Minimum fee	\$ 150.00
		Maximum fee	\$3,500.00
	3.	Electrical miscellaneous:	
	a.	Add 1 to 5 circuits	\$ 175.00
	b.	Add more than 5 circuits	\$ 225.00
	c.	Replace service panel only	\$ 150.00
	d.	Replace two electrical panels only	\$ 175.00
	e.	Replace more than two electrical panels	\$ 250.00
	f.	Upgrade commercial/ agricultural building electrical – minimum	\$ 150.00
	g.	Upgrade commercial/ agricultural building electrical - up to 4 inspections needed	\$ 450.00
	h.	Installing solar panels	
	i.	0-10 KW	\$ 175.00
	ii.	11-20 KW	\$ 225.00
	iii.	21-50 KW	\$ 350.00
	iv.	Over 50 KW	\$ 350.00 plus \$10.00 for every KW over 50 KW
	i.	Installing, solar water heater, wind generator, misc.:	\$ 175.00

C. Reinspection Fee: A fee of \$150.00 may be assessed when it is necessary for the inspector to make a reinspection due to the initial inspection request not being completed.

D. Occupation of a dwelling constructed under SPS 320-325 before final inspection: \$1000.00.

E. Miscellaneous inspections: \$ 60.00/hr.  
Minimum fee \$ 60.00.

(Ord. 166-17, Sec. 12, 2022; Ord. 165-20, Sec. 7, 2021; Ord. 164-21, Sec. 9, 2020; Ord. 162-23, Sec. 14, 2018; Ord. 161-31, Sec.16, 2017; Ord. 161-27, Sec. 5 & 6, 2017; Ord. 160-29, Sec. 1, 2017; Ord. 159-36, Sec. 1, 2016; Ord. 159-18, Sec. 21, 2015; Ord. 158-23, Sec. 12, 2014; Ord. 157-38, Sec. 1 & 2, 2014; Ord. 157-28, Sec. 12, 2013; Ord. 156-25, Sec. 9, 2012; Ord. 156-9, Sec. 5-7, 2012; Ord. 155-22, Sec. 15. 16 & 17, 2011; Ord. 154-17, Sec. 8, 2010; Ord. 153-23, Sec. 9, 2009; Ord. 152-40, Sec. 1, 2008; Ord. 152-30, Sec. 12 & 13, 2008; Ord. 151-32, Sec. 23, 2007; Ord. 150-28, Sec.12, 2006; Ord. 148-120, Sec. 16, 2004; Ord. 147-56, Sec. 6, 2003; Ord. 146-53, Sec. 6, 2002; Ord. 146-02, Sec. 11, 2002; Ord. 145-83, Sec. 2, 2002; Ord. 144-70, 2000; Ord. 144-68, Sec. 5, 2000; Ord. 144-68, Sec. 4, 2000; Ord. 143-55, Sec. 2, 1999; Ord.142-76 Sec.2, 1999; Ord.142-65 Sec.2, 1998; Ord.141-25, Sec.3; Ord.140-99, Secs.2-3, 1997; Ord.139-122, 1996; Ord.138-89, 1995; Ord.137-34, 1993; Ord.136-51, Sec.3-5, 1992; Ord.132-53 Sec.1, 1988, Ord.130-53 Sec.1, 1986; Ord.128-42 Sec.2(part) 1984).

15.01.120 Penalties.

A. Uniform Dwelling Code. No person shall construct or alter any dwelling in violation of any of the provisions of this code. Pursuant to Wis. Stat. §§ 101.66 and 101.77, whoever violates this code shall forfeit to the county not less than \$25.00 nor more than \$500.00 for each violation. Each day that the violation continues, after written notice, shall constitute a separate offense.

B. Structures covered under Wis. Admin. Code ch. SPS 360-366. Pursuant to Wis. Stat. § 101.02(13)(a), any person who violates this code shall forfeit to the county not less than \$10.00 nor more than \$100.00 for each such offense.

C. Fees may be doubled if work is commenced prior to the issuance of a permit. (Ord. 160-29, Sec. 1, 2017; Ord. 156-9, Sec. 8, 2012; Ord. 145-47, 2001; Ord.138-35, Sec.3, 1994; Ord. 128-42 Sec.2(part) 1984).

15.01.130 Responsibility construed. This chapter and all inspection and approvals thereunder shall not be construed as establishing any legal responsibility on the part of the county or any of its agents or employees for the design or construction of any building or structure. The sole responsibility for code compliance and care in construction shall be vested in the property owner, builder or contractor. (Ord. 160-29, Sec. 1, 2017; Ord. 128-42 Sec.2(part) 1984).

15.01.140 Highest standards prevail. In any case where a provision of this chapter is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance or code of any city, village or town within the boundaries of the county existing on the effective date of this ordinance, any provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. (Ord. 160-29, Sec. 1, 2017; Ord. 128-42 Sec.2(part) 1984).

15.01.150 Saving and severable clauses If, for any reason, any one or more sections, sentences, clauses, or parts of this title are held invalid, such invalidity shall not affect, impair or invalidate the remaining provisions. (Ord. 160-29, Sec. 1, 2017; Ord. 134-51, 1990; Ord. 128-42 Sec.2(part) 1984).