

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

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

Parcel Number of property (see tax statement)

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

2 Sets of Building Plans and 1 Site Plan Showing Setbacks (one dwelling per parcel)

Estimate of Total Building Costs

Type of Foundation and Heating System

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

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)

33.00 State Seal

50.00 Electrical Inspection (New Service)

45.00 Town Permit (**payable to Town of Wagner**)

Manufactured Dwellings: (includes 3 inspections)

1 per parcel

\$200.00 plus .15 cents per sq. ft. of finished construction

33.00 State Seal if applicable

50.00 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)**

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

Home Inspection required before entering the Town of Wagner

1 per parcel \$200.00
pre-insp req \$45.00 Town Permit (payable to Town of Wagner)
\$50.00 Electrical Inspection (new service)

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
Email: Jane@NaturesEdgeInspections.com

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