

REQUIREMENTS FOR NEW BUILDING CONSTRUCTION

The following information has been assembled to assist a property owner through the process of constructing new residential and agricultural structures, such as home additions, garages, sheds, and barns in the Town of Mishicot. If you are building a new home, you will need to follow the Town of Mishicot "New Home Construction Checklist," as the requirements are different.

ZONING - Check with the Manitowoc County Planning and Park office to see if the zoning of your land allows you to build your project.

<https://manitowocountywi.gov/departments/planning-and-zoning/>

ZONING AND SETBACK PERMIT - A "Zoning and Setback Permit" is required from Manitowoc County Planning and Park before construction begins on any new permanent building or structure, regardless of size. Any home, barn, or building addition where the footprint in the ground is changing or increasing in size requires a zoning and setback permit from Manitowoc County.

ROAD SETBACKS - Structures need to be set back from the centerline of a road. These setbacks vary depending on the classification of the road. The minimum distances from the center of a road to the edge of the structure closest to the road are as follows:

Town road - 60 feet

County road - 100 feet

State highway - 100 feet

Note that these distances are not set in stone. There are areas where the Town or others have purchased larger right of way areas requiring larger setbacks. Consult your own surveyor for accurate setbacks.

LOT LINE SETBACKS - Manitowoc County Planning and Park has established setback guidelines for principle and auxiliary buildings. The lot line setbacks vary depending on zoning.

<https://manitowocountywi.gov/departments/planning-and-zoning/>

SHIPPING CONTAINER STORAGE - Shipping containers are considered an accessory structure and require a zoning permit from Manitowoc County before placement. There are limits to the quantities you can have, and they are not allowed in all districts. For complete regulations contact Manitowoc County Planning and Parks.

CULVERT PERMIT - If you will be installing a new driveway, a culvert permit will be necessary. The culvert will have to be installed according to Town standards and specifications. The driveway shall meet the Manitowoc County Firefighters Association driveway guidelines as adopted by the Town of Mishicot. The permit and specifications can be obtained from the Road Superintendent who can be contacted at the Town Hall or obtained as follows:

[See Culvert Ordinance 2024-1](#)

[See Driveway Permit form](#)

[See Fire Fighters Assoc. Driveway Guidelines](#)

If you are using an existing culvert to reach a new building, it will have to meet Town standards or be updated to current requirements.

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ADDRESS FOR NEW BUILDING-A new building on a vacant parcel will require an address assigned to it. Contact the Town of Mishicot Treasurer for details.

FENCES - A permit is not required from the County or Town. While there are no setbacks established from lot lines to a fence, it is necessary to allow room between the property line and the fence to maintain the outside of the fence.

COMMERCIAL STRUCTURES - A Zoning and Setback Permit is necessary from Manitowoc County Planning and Park before construction begins. The Wisconsin Department of Commerce establishes requirements for commercial structures and handles the permitting and inspection process.

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