



Tony Evers, Governor
Dan Hereth, Secretary

October 15, 2025

LeAnne Karls, Clerk
Town of Brothertown, Calumet County
W3880 St. Charles Road
Chilton, WI 53014
townofbrothertown@gmail.com

VIA EMAIL

Re: Town of Brothertown, Calumet County, Jurisdiction for Commercial Building Plan Review and Inspections

Dear LeAnne Karls,

I am pleased to inform you that your municipality has been delegated commercial building code enforcement authority per your request. Per Wis. Stat. § 101.12(3)(b), the Department delegates your municipality the responsibility to perform structural and HVAC plan review of small commercial building projects, as defined below, to be constructed within the limits of your municipality. Per Wis. Stat. § 101.12(3g), the Department also delegates your municipality the responsibility to perform structural and HVAC plan review of commercial buildings which exceed the small commercial building size limitations.

A small commercial building includes the following:

- New buildings containing less than 50,000 cubic feet total volume.
- Additions to existing buildings where the total volume after construction of the addition is less than 50,000 cubic feet.
- Additions to existing buildings containing no more than 2,500 square feet, no more than one floor level, 18-foot maximum roof span and 12-foot maximum exterior wall height.
- Alterations of spaces involving less than 100,000 cubic feet of volume.

In addition, the Department delegates your municipality under Wis. Stat. § 101.12(3)(g) to perform structural, HVAC, fire suppression, and fire alarm inspections of commercial buildings without size limitations.

An exception to this delegation is that the Department retains jurisdiction for plan review of all state-owned buildings, as well as projects for which the owner chooses to submit plans to our agency. Note the Department retains jurisdiction on all plans submitted and subsequently reviewed by the Department prior to issuance of this letter.

As a condition of the delegation, your municipality is required to comply with the following:

- Submit to the Department the fees specified in Wis. Admin. Code § SPS 302.31(1)(h) for plan reviews in which the building exceeds the small commercial building size limitations described above.
- Provide a monthly report in an electronic-based format to the Department for plan reviews in which the building exceeds the small commercial building size limitations described above.
- Provide the Department with a copy of any revisions to the ordinance adopting this code.
- Apply the corresponding requirements in Wis. Admin. Code §§ SPS 361.60 (5)(d)-(h), and (6).
- Notify the Department, in writing, immediately of any personnel changes to plan review or inspection staff.

Please note that Section 3 of your ordinance specifies a commercial building size limitation for the municipality's plan examination. However, per your request, this letter provides your municipality with authority to review plans on commercial buildings without size limitation. Please update your ordinance to accurately reflect the plan review authority for which you are exercising.

The Department will periodically monitor municipalities and request activity reports to ensure that the delegated responsibilities are being properly fulfilled by the municipality. The Department requires delegated municipal code officials

to hold the Wisconsin Commercial Building Inspector certification and attend agency-approved continuing education to maintain their certification.

In accordance with 2017 Wisconsin Act 198, the Department will be implementing a five-year electronic renewal process. Please continue to monitor department correspondence as further details regarding this process are communicated.

If your municipality decides to relinquish jurisdiction, follow the provisions of Wis. Admin. Code § SPS 361.60(2)(b)4 by providing the Department with a 30-day notice prior to the day upon which your municipality intends to relinquish jurisdiction. Your municipality is expected to continue responsibility for these services throughout the 30-day period.

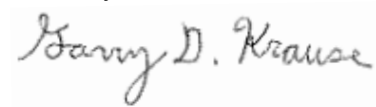
The Department understands that the primary plan reviewer for extended plan reviews within your municipality, Timothy Kent with Final Look Inspection Services, LLC, has the proper certification to do so. In addition, the Department understands that the primary inspector for your municipality, Doug Hoerth with Final Look Inspection Services, LLC, has the proper certification to do so.

For additional resources on your delegated responsibilities, see the Department's [Delegated Agent website](#) and [Welcome Packet](#). This packet contains links to the Wisconsin Administrative Code, sample plan review application, submission and inspection checklists, sample letters, and a list of FAQs that may be helpful in this delegated agent role.

Our commercial building inspector for your area, Chad Rothmeier at 608-438-5255, is available to assist in any questions or concerns your municipality may have with these commercial building services.

The Division of Industry Services looks forward to working with you.

Sincerely,

A handwritten signature in cursive script that reads "Garry D. Krause". The signature is written in dark ink on a light background.

Garry D. Krause, Bureau Director, Technical Services Bureau

cc: Final Look Inspection Services, LLC