



DESIGN REVIEW BOARD APPROVAL

APPROVAL BY THE DESIGN REVIEW BOARD MAY BE NEEDED FOR YOUR DECK OR PATIO.

A separate Design Review Board application is required for certain projects. The Design Review Board reviews proposed designs for numerous exterior building and land improvements. Some deck, porch, and patio installations and remodels require approval. (All building additions, including dormer and facade changes, also require Design Review Board approval.)

The Design Review Board typically meets the second and fourth Thursday of each month (with exceptions) at 5 p.m. in Village Hall. An application and materials should be received by the Monday of the week PRIOR to the meeting in order to be placed on the agenda. Applicants or a representative should attend the meeting.

Before digging, call the Digger's Hotline at 414.259.1181.



AT THE EDGE
OF THE CITY AND
THE HEART OF
EVERYTHING

Planning and Development Department
The Village of Shorewood
3930 N. Murray Ave.
Shorewood, Wisconsin 53211-2303
414.847.2640 • Fax 414.847.2648
www.villageofshorewood.org
Office Hours: Monday-Friday 8 a.m.-5 p.m.

PATIO & DECK INSTALLATION

PLANNING AND
DEVELOPMENT
DEPARTMENT



AT THE EDGE
OF THE CITY AND
THE HEART OF
EVERYTHING

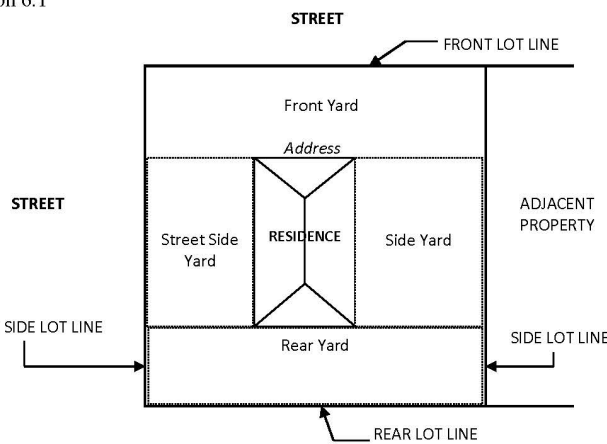
INSTALLING A PATIO OR DECK

All patios and decks require a building permit. Before a permit can be issued, a completed building permit application must be submitted with the following information:

- Two copies of scaled drawings showing dimensions of the proposed patio or deck, including square footage.
- List of materials to be used.
- For a deck, a scaled drawing of all posts, beams, joist spacing and sizes of each. Also, a sectional drawing of post depth, typical construction, stairs, railings, baluster spacing and bolts or fasteners to be used.
- A current certified survey that shows the exact location of the proposed patio or deck. (A current survey is one that is no more than 10 years old.) Check with the Planning and Development Department if a property survey is already on file.

Please note: 30% of the lot must remain as green space.

Graph 6.1



PATIO GUIDELINES

- All materials must be of high quality, such as cut stone, Lannon stone, Blue stone or decorative concrete.
- Patios shall not be located within a property's side and rear yard setback area. Setbacks are zoning requirements that stipulate areas within a parcel that may not be built upon. Setbacks begin at a property line. Each zoning district has different setback requirements. Please verify a property's setback requirements with the Planning and Development Department.
- Proper location and construction of the patio is the responsibility of the owner or his designated agent.

FRONT YARD & STREET SIDE YARD PATIO GUIDELINES

- Patios located within the front yard shall require approval by the Design Review Board.
- No more than 30% of any front yard or street side yard may be covered by a patio. (See Graph 6.1)
- The patio surface shall be screened from public view by year-round natural vegetation. No fences shall serve as the primary screening materials.
- One entire side of the patio must be directly adjacent to the principal structure of the lot.

DECK GUIDELINES

Proper location and construction of the deck is the responsibility of the owner or his designated agent. Your proposed deck shall:

- Be constructed of treated or natural, decay-resistant lumber.
- Be secured with corrosion-resistant fasteners
- Incorporate the appropriate fasteners in accordance with the manufacturers requirements.



- Have graspable handrails at stairways if more than three risers (2x4 handrails are unacceptable).
- Have guardrails if the deck is higher than 24 inches above grade. The guardrail shall be a minimum of 36 inches from the deck surface.
- Guardrails constructed with a distance of less than 4 3/8 inches between spindles, and able to withstand a 200 pound force applied in any direction.
- Have stairs in compliance with code, an 8 inch maximum rise, a 9 inch minimum run on tread. All steps shall be uniform in height and run.
- Have footings sized per UDC Appendix B and placed a minimum of 48 inches below grade if attached.
- Be inspected prior to backfilling of post holes, upon completion of rough framing before decking and on the completion of the project.
- Not be located in the front yard or property setbacks.

Note: For more information on the UDC Deck Code Appendix B requirements contact the Planning & Development Department at (414) 847.2640.