

PLANNING & DEVELOPMENT DEPARTMENT INFORMATIONAL PUBLICATION

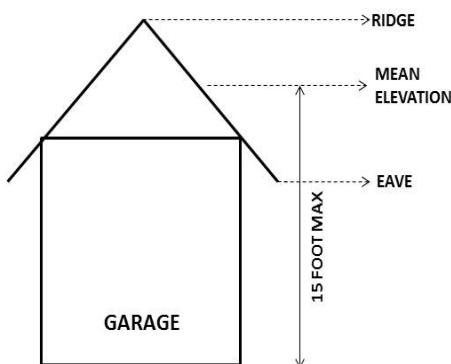


At the edge of the city
and the heart of
everything

Required Permits:

- Building Permit
- Demo/Building Permit (if applicable)
- Electrical Permit

Diagram A



Planning & Development
Department
3930 N. Murray Avenue
Shorewood, Wisconsin

Phone: 414-847-2640

Fax: 414-847-2648

Applications available at:
villageofshorewood.org

Detached Garages

A building permit is required for detached garages along with the following materials:

- Scale drawings showing all property lines and dimensions and the exact location of the proposed garage on a CURRENT CERTIFIED SURVEY***
- The exact location of all other structures on the site with distances between each clearly marked.
- A sectional drawing showing typical construction from foundation to roof

Garage Location:

- Can be located in the rear or side yard but NOT in the setback; typically 3 feet in most residential districts
- Eaves and gutters may project up to 18 inches into the setback
- Minimum distance from a house for a wood frame garage is 10 feet; for a masonry and wood frame garage with 3/4-hour rated fire walls the distance is 5 feet

Garage Size:

- The dimensions of the proposed structure; a maximum of 15 feet in height at mean elevation (SEE DIAGRAM A)
- Minimum size for a garage is 10 x 20 feet for a one car garage
- Maximum size is 10% of the lot size
- 30% of the lot must be green space
- Single family residences require 1 car garages; duplex residences require 2 car garages

Garage Construction:

- The minimum construction requirements are set forth by the Wisconsin Uniform Building Code.
- If there is an existing garage to be razed, a SEPARATE building permit is required.
- A forms inspection is REQUIRED prior to the slab being poured.
- A final inspection of the interior and exterior is REQUIRED upon completion.
- If any electrical works is being done a licensed electrician must pull a permit.
- A rough electrical inspection is REQUIRED to assure that the power connection between the house and garage is properly installed.
- A final electrical inspection is REQUIRED upon completion.
- Failure to arrange required inspections may result in additional fees.

***A Current survey is one which is no more than ten years old. The Planning & Development Dept. retains many residential surveys and may have a survey of your property on file.

NOTE: This informational sheet is NOT intended to answer all questions relative to garages. Please call with any additional questions.