

# Village of Union Grove

## DETACHED GARAGE PROJECTS INFORMATION BROCHURE





## Detached Garages

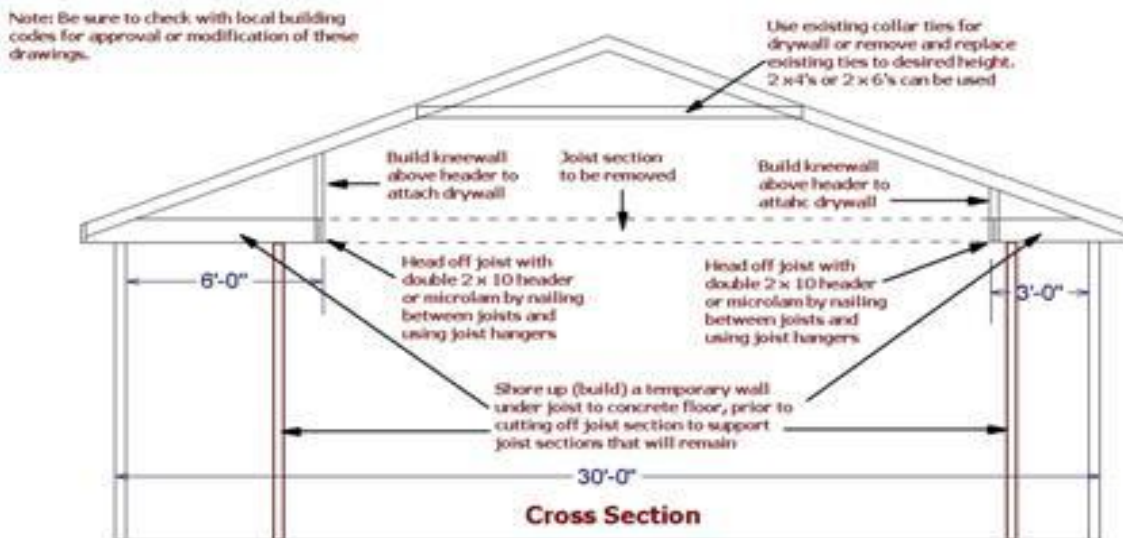
The most important part of a project starts with the owner or contractor. Detailed information are required for an efficient permitting process and will assist with a proper review of the plans for Municipal and State code compliance.

**DEFINITION** - *Garage* means the building used for the housing of one or more motor vehicles. The term "garage" is further defined as follows:

(1) Private *garage* means a garage maintained primarily for the convenience of the owner, tenant or resident occupant of the premises and in which no business is carried on and no service is rendered to the public and which shall meet the following requirements:

- a. The square footage, as measured on the outside of the structure, shall be no more than **960** square feet.
- b. The garage door wall shall be no more than ten feet in height, with a **maximum peak height of 16 feet from floor to peak.**
- c. The garage area shall encompass no more than 30 percent of the rear yard area of the premises on which the garage is constructed.

**DRAWINGS** – These should be drawn to scale with detailed dimensions, building height and footing/foundation details. A lot survey should be included with the plans to detail the location, lot lines, and easements



**PERMITS** - Permits are required for the construction of, remodeling of or addition to these types of structures. The permits needed are zoning permit, Erosion Control/Fill or Excavation Permit, and the Building Permit as described below.

**ZONING PERMIT** - (a) Applications for a zoning permit shall be made to the zoning administrator on forms furnished by the village and shall include the following where pertinent and necessary for proper review:

- (1) Names and addresses of the applicant, owner of the site, architect, professional engineer, and contractor.
- (2) Description of the subject site by lot, block, and recorded subdivision or by metes and bounds; address of the subject site; type of structure; existing and proposed operation or use of the structure or site; number of employees, and the zoning district within which the subject site lies.
- (3) Plat of the survey prepared by a land surveyor registered in the state or other map drawn to scale and approved by the zoning administrator showing the location, boundaries, dimensions, uses, and size of the following:

- a. The site;
- b. Existing and proposed structures;
- c. Existing and proposed easements, streets, and other public ways;
- d. Off-street parking, loading areas, and driveways;
- e. Existing highway access restrictions;
- f. High water;
- g. Channel, floodway, and floodplain boundaries; and
- h. Existing and proposed street, side, and rear yards.



The permit shall expire within six months unless substantial work has commenced or within 18 months after the issuance of the permit if the structure for which a permit is issued is not substantially completed, and the applicant shall reapply for a zoning permit before commencing work on the structure.

## Permits

**EROSION CONTROL PERMIT** – The permit requires information that will detail finish grade elevations. Care must be taken to maintain nature drainage swales typically located on rear and side lot lines. Site with potential run-off will require details on erosion control.

**BUILDING PERMIT** - (a) No building or dwelling shall be built, enlarged, altered, or repaired unless a building permit for that work shall first be obtained by the owner or his agent from the building inspector.

Building Permit forms are available from the clerk's office or on line. Plans shall be included with the permit and should include the following:

Floor plans shall be provided for each floor.

The following features shall be included on all floor plans:

- a. The size and location of all rooms, doors, windows, structural features, exit passageways and stairs.
- b. The location and construction details of the braced wall lines.

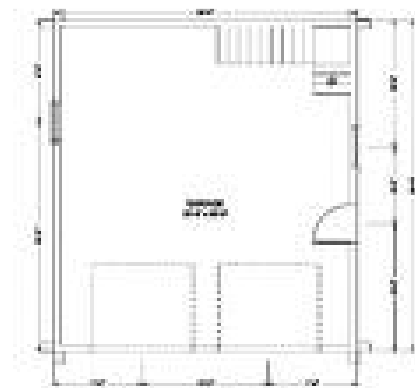
*Elevations.* The elevations shall show all of the following:

1. The exterior appearance of the building, including the type of exterior materials.
2. The location, size and configuration of doors, windows, roof, chimneys, exterior grade, footings and foundation walls.

Southeast Wisconsin Building Inspector's Association has additional details in their Uniform Building Code.

### MINIMUM and MAXIMUM REQUIREMENTS IN RESIDENTIAL DISTRICTS

1. **BUILDING HEIGHT** – Maximum Building Height is sixteen (16) feet to the peak.
2. **SETBACKS** – These are distances to lot lines, easement, other buildings and structures
  - a. Minimum distance from rear yard lot line is five (5) feet.
  - b. Minimum distance from side yard lot line is five (5) feet.
  - c. Minimum distance from a principle structure, such as the house, is ten (10) feet.
  - d. SHALL not be located within an easement as identified on the survey.
3. **MAXIMUM SIZE**
  - a. Shall not exceed 30% of the rear yard area nor shall it exceed 960 Square feet whichever is less.







## Village of Union Grove

925 15th Avenue  
Union Grove, WI 53182  
(262) 878-1818

Office Hours: Monday - Friday  
8:00 a.m. to 4:30 p.m.



QUESTIONS – Feel free to contact the Building Inspection department for proper explanation and guidance.

