

# FOLLOW THESE 6 STEPS...

**1** Find out if your proposed detached garage or shed meets the placement and size requirements.

## Placement

- Detached garages & sheds should be at least 10 feet from your house or any other structure on the property.
- Detached garages & sheds must be at least six (6) feet from all side and rear property lines and must meet the front yard setback from all streets (typically the front edge of the house or attached garage) and must meet the water line setback of the Shoreland Zoning Ordinance (contact Calumet County Zoning for additional information).
- The Town requires that all detached garages & sheds be placed outside any easements, including utility and drainage. Contact Town staff to find out if/where any easements are located or to get a copy of the drainage plan for your lot.
- Consult with the Town Building Inspector or Town Planner to find out if your proposed addition meets the placement requirements.

## Size

- Calumet County Zoning Ordinance sets the maximum lot coverage square footage for structures you may have. It is based on whether you property is sewerer or unsewered.
- Sewered lots. The total square footage, in ground floor area, of all structures (proposed or existing) may not exceed 20% for sewerer lots and 15% for unsewered lots. Above-ground pools, decks and gazebos are excluded from lot coverage calculations.
- For example, if you own a property in a sewerer area, and your lot is 13,500 sq. ft., you are allowed a total lot coverage of 2,700 sq. ft. If you have an existing house with attached garage and porch of 2,000 sq. ft., the maximum you would be allowed to construct would be 700 sq. ft. ( $13,500 \times .20 = 2,700$  then  $2,700 - 2,000 = 700$ ).
- Detached garages & sheds cannot exceed 15 feet in height for residential and recreational zoned districts and 20 feet in all other districts.
- Within residential or recreational zoned districts, the size for an individual detached garage or shed may not exceed 1,000 sq. ft. or 2,400 sq. ft. in all other districts.

- Within residential or recreational zoned districts, the maximum of one such detached garage or shed, of over 600 sq. ft. in ground floor area, individually shall be permitted on any one lot. In all other districts, this requirement may be exceeded if the combined square footage of detached garages or shed over 600 sq. ft. does not exceed 2,400 sq. ft.

**2** Obtain a permit application. You need a Land Use Permit to construct a detached garage or shed if the value of materials and labor is over \$1,000. You can pick up a permit application at the Town Hall (corner of Hwy 114 & State Park Road).

**3** Turn in your completed application, site plan, project plans, and \$100 fee to the Town Planner at the Town Hall. The site plan should be provided on a separate 8-1/2" x 11" drawing. The site plan should include the location of the detached garage or shed, its dimensions, its distance from other structures, and its distance from all the property lines.

**4** Staff will review your application while you wait for simple projects. More complex projects may take longer. If approved, staff will issue the Land Use Permit, which may include conditions of approval.

You must also apply for and receive a Town Building Permit for electrical, if applicable. For more information, call the Town Building Inspector at 920.989.2924.

**5** Start the work that the permit was issued for. Be sure to display the permit where it can be seen from the street for the duration of construction. Call Digger's Hotline at 811 for safety concerns to avoid underground utilities while digging.

**6** Call for inspection, if applicable. When the Town Building Permit is issued, the Building Inspector will tell you when inspections are required and the phone number to call to request inspections. It is your responsibility to schedule an inspection.

### Still have questions?

Contact the Town Planner using one of the methods on the back of this brochure.

### For more information:

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Town Planner

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# DETACHED GARAGE & SHEDS



This brochure is intended to be a guide and does not supersede any rules, regulations, ordinances, or statutes.