

City of Fort Atkinson

Building Inspection Department
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Residential Detached Garages Storage Sheds

Note: The City of Fort Atkinson Building Inspection Department has made every effort to insure the accuracy of the information provided in this document. However, due to the possibility of errors or other aspects of electronic communication that is beyond the City's control, the City of Fort Atkinson does not guarantee the accuracy of this document and is not liable for reliance on this information. This document was created as basic plan submittal guide under the Code in effect at the time of creation. It is not intended to cover all circumstances.

Building Permit May be required _

Items needed for approval:

- Permit Application form completed.
- One set of Building plans. (Plans must be to scale and show window and door size, and include a wall section.)
- Detailed site plan showing distances to all lot lines from existing and proposed structures.

Note: Storage sheds less than 100 sq.ft. and not on a concrete slab **DO NOT** require a Building Permit, however, all requirements set forth in this document must be adhered to.

Residential Detached Garages and storage sheds must be constructed to the standards set forth in the current addition of the Wisconsin Uniform Dwelling Code, including anchoring any building to the ground so as to not be blown over by the wind.

Setbacks

Setback in feet

| Zoning | Front / Street Side | Interior Side | Rear |
|--------|---------------------|---------------|------|
| ALL | 25' / 15' | 3' | 3' |
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NP=Not Permitted

Note: Accessory structures shall not be located closer to the front or street side property line than the principal structure.

- **Maximum Size:** Detached garages shall not exceed 864 square feet.
- **Maximum Height:** 20 feet measured to the top of the highest point.

NOTE – No more than one accessory building may be located on a lot in R-1 & R-2 Zonings in addition to an attached or detached garage.

Detached garages and storage sheds may not be located within any easements. Also, check with the Jefferson County Register of Deeds office for deed or plat restrictions prior to construction. The City of Fort Atkinson does not have nor enforce this information.

Inspections

Footing/Floating Slab Inspection is needed before any concrete is poured.

Rough Construction Inspection is needed when framing is complete prior to any interior finished surfaces are applied.

Rough Trades Inspections (when applicable) are needed when trades (i.e. electrical, plumbing, HVAC) are complete prior to any interior finished surfaces are applied.

Final Inspection For Occupancy is needed when structure is totally complete. If no interior finish surfaces are planned, Rough and Final inspections are one in the same.

Other Information

- Important changes in pressure treated woods have resulted in the requirements for specific fasteners, such as bolts, screws, etc. Please check with your supplier for information regarding proper fasteners for use with treated lumber.
- Not all pressure treated (green or brown) lumber is rated for ground contact. Foundation posts must be suitable for ground contact.
- Exterior materials and finishes must complement the exterior finish of the principle building on the lot.
- All construction and energy related methods must comply with the current Chapter COMM 21 and 22 of the Wisconsin Uniform Dwelling Code.
- All wiring methods must comply with the current National Electric Code and Chapter COMM 16 of the Wisconsin Administrative Code.



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