

## **INFORMATION REQUIRED FOR DETACHED GARAGE/POLE SHED/ACCESSORY STRUCTURE**

A detached garage/pole shed is defined as an accessory structure greater than 120 square feet in residential zoning districts.

1. A survey or site plan showing the proposed location of structure as well as other structures on the lot with setback and side yard dimensions shown along with distances to other buildings and structures on the property (pools, decks, well, etc.). Setback requirements depend on zoning districts (See Town of Wayne Zoning Ordinance).
2. A detailed drawing of the structure including floor plan with dimensions (any interior rooms and doors/windows must be shown on floor plan), elevations with dimensions (front and side minimum), wall sections from footing to roof with dimensions and type of material. Truss drawings need to be provided before inspection. Provide with permit application if possible.
3. Washington county land use sign off sheet/ shoreland zoning permit obtained from Washington county planning and parks department. Located at:  
Public Agency Center  
333 East Washington St  
West Bend, WI 53095-2003  
(262)335-4445
4. Completed Town of Wayne building permit application

### **Minimum Zoning requirements-(Other requirements may apply)**

- Accessory structures are allowed in the rear and side yard only, and must meet setback requirements for zoning district.
- Maximum size and height are based on lot size (15 feet for R-1 R-2, R-3, and R-4).
- Number of accessory structures is based on lot size. (max 2 for R-1, R-2, R-3, and R-4. 1200 SF max for first and 150 SF max for second).

### **Construction requirements**

- Shall be constructed per methods outlined in State of Wisconsin Uniform Dwelling Code (DSPS 321-325)
- If structure is 10' or less from home, a fire rated wall is required.
- Foundations may consist of a frost footing or continuous floating slab of reinforced concrete with a thickened edge around the perimeter (grade beam) 10" wide and 10" thick with two (2) #4 reinforcement rebar 2" from the top and bottom of the grade beam. Galvanized anchor bolts ½" diameter (or equivalent straps) must be placed 6' on center and within 18" of wall corners with 7" embedment into concrete.
- The floor should be sloped toward exterior garage door opening. Floor drains may be installed per Wisconsin Plumbing code (DSPS 381-384) and may discharge to daylight.
- Electrical and plumbing require separate permits.
- Pole shed plans need post spacing, post footing detail and truss engineering drawings.