OFFICE OF BUILDING INSPECTION
INFORMATION REQUIRED TO BUILD A DETACHED GARAGE

A detached garage is defined as a structure; accessory to the principal structure and is larger than 192 square feet in residential zoning districts.

1. A survey showing the proposed location of the garage as well as all other structures on the lot with setbacks and side yard dimensions shown along with distances to other buildings and structures on the property. (pools, decks, etc.)
2. A detailed drawing of the garage to include materials, dimensions, elevations and cross sections.
3. A completed Village of Richfield building permit application.
4. Set back requirements vary depending upon your zoning district. (SEE ATTACHED)
4. Washington County Land Use office approval required! (SEE ATTACHED)
5. See Fee Schedule for current fee plus plan review fee.

VILLAGE REQUIREMENTS:

- Detached garages are allowed in the rear and side yards only.
- Garages must meet side and rear yard setback requirements depending on Zoning District. Call Village Hall for specific zoning district
- Maximum size is based upon lot size. (SEE SIZING CHART)
- Detached garages must be at least 10' from the principal structure.
- Detached garages must be 5' from a well head and 10' from septic tanks.
- Every residential parcel less than 4 acres is limited to (one) 1 detached garage.
- Every residential parcel over 4 acres is allowed (two) 2 detached garages.
- Maximum height of a detached garage is 20'.

Over ⇨

Revised 3/2016

FOUNDATIONS AND FOOTINGS:
Detached private garages may be built with a continuous floating slab of reinforced concrete not less than four (4) inches in thickness. Reinforcement shall be a minimum of 6"x6" #10 wire mesh or fiber mesh concrete. The slab shall be provided with a thickened edge all around (Grade Beam) 8 inches wide and 8 inches below the top of the slab with two (2) #4 reinforcement rods located 2" from the top and bottom of the grade beam. ½ inch diameter anchor bolts embedded at least 7" into the concrete or galvanized straps to anchor the building to the slab shall be provided. These bolts or straps shall be compatible with pressure treated lumber and shall not be zinc coated. The bolts or anchors shall be located within 18" of wall corners and no more than 72" spacing between anchors.

FLOOR SURFACE:
The floor in all private garages shall be of concrete construction and sloped toward the exterior garage door opening. Floor drains may be installed if they comply with the State Plumbing Code (D.S.P.S. 381-384) and may discharge to daylight.

ELECTRICITY AND GAS:
Electricity and gas may be run out to a detached garage, or a separate electrical service may be placed on the garage. A separate electrical permit is required before any work is to be performed. All electrical work shall comply with the N.E.C. and Wisconsin Code D.S.P.S. 316. Garage heaters are allowed provided they are rated for the purpose and installed according to manufacturer's specifications. An HVAC permit is required for this type of installation. In no case are wood burning stoves allowed in any garage.

CONSTRUCTION:
Detached garages shall be constructed per methods outlined in the State of Wisconsin Uniform Dwelling Code (D.S.P.S. 321-325).

Joel Jaster, Inspector
inspector@richfieldwi.gov

Greg Darga, Inspector
inspectorii@richfieldwi.gov

Richfield Village Hall
4128 Hubertus Road
Hubertus, Wisconsin 53033
www.richfieldwi.gov

Phone (262) 628-2260 Ext. 117
Fax (262) 628-2984

Revised 3/2016

Washington County
Planning and Parks Department

WASHINGTON COUNTY
WISCONSIN

REMINDER TO PROPERTY OWNERS IN ALL UNINCORPORATED TOWNS

Please note that the Washington County Planning and Parks Department Land Use Division administers and enforces the following ordinances within your municipality:

- Subdivision Ordinance
- Sanitary Ordinance
- Shoreland/Wetland/Floodplain Zoning Ordinance

CONTACT FOR THE FOLLOWING TOWNSHIPS:

Phillip Gaudet-Land Resources Manager/Manager of Land Use Division
Wayne, Kewaskum, Addison, Hartford, Barton

Dave Seils-Inspector in Charge
Polk, Erin, Richfield, Germantown

Dave Lindner-Land Use Inspector
Farmington, West Bend, Trenton, Jackson

Best time to call is from 8:00 to 9:00 A.M.

Before beginning any construction (including remodeling, reconstruction or any structural alterations), and landscaping, please contact us and request information on what permits and inspections may be necessary. The best time to call is from 8:00 to 9:00 A.M.

Please contact us before doing any work on your Private Onsite Wastewater Treatment System (POWTS) other than the routine pumping of your septic tank every 2 or 3 years as required under County Ordinance; this includes the placement of covers, risers, pipes, vents, etc. County and State laws require that some repairs, alterations, extensions or additions require permits at the County level, and the State requires that the person performing the work be properly licensed.

Enforcement of the County Shoreland/Wetland/Floodplain Zoning Ordinance pertains especially to properties within 300' of a river or navigable stream, within 1,000' of a lake/pond as well as all floodplain and the majority of wetland areas. Please note that many very small ponds, streams and ditches are regulated as required by the State. Permits may require approval by the Washington County Planning, Conservation & Parks Committee and the full County Board prior to your starting work on the following projects within the shoreland/wetland/floodplain zoning district:

- Landscaping, filling, grading, ponding, lagooning, dredging, excavating and any soil disturbance work.
- Seawall or riprap.
- Additions/alterations to existing structures or reconstruction of structures.
- New construction of any type.
- Retaining walls, sidewalks, driveways or other landscaping.

When working near lakes and streams, you are advised to contact the Wisconsin Department of Natural Resources in Milwaukee at (414) 263-8500, because in some cases permits will also be needed from them. Construction in any wetland or shoreline may require approval of the U.S. Army Corps of Engineers, phone number (262) 547-4171.

County approval will be needed for all subdivisions. Certified Survey Maps located in Shoreland/Wetland/Floodplain Zoning Districts frequently require County approval.

To help minimize complications, please do not hesitate to contact our office for information about the procedure for obtaining any of the permits mentioned above. This should be done several weeks prior to the proposed start of your project. When work takes place without permits, County and State laws usually hold the property owner responsible even if the work was done by a contractor. In some cases, the contractor may also be responsible. You should also contact the town regarding their permit requirements.

Form 1385 (Rev. 03/15)

Public Agency Center - Suite 2300, 333 East Washington Street, P. O. Box 2003, West Bend, WI 53095–2003
Phone: (262) 335-4445, Toll Free: 800-616-0446, FAX: (262) 335-6868

RESIDENTIAL ZONING DISTRICTS (SETBACKS)

Please call Village Hall to determine what district you live in.
262-628-2260

ZONING DISTRICT	STREET YARD	SIDE YARD	REAR YARD
RS-1 Country Estates	65 feet	40 feet	50 feet
RS-1R Country Estates/ Remnant Parcels	50 feet	30 feet	50 feet
RS-1A Single Family/Rural Preservation	60 feet County, State, Village roads 50 feet Subdivision roads	30 feet	50 feet
RS-1B Single Family Cluster/ Open Space Residential	60 feet County, State, Village roads 50 feet Subdivsion roads	25 feet	40 feet
RS-2 Single Family	50 feet	30 feet	50 feet
RS-3 Single Family	20 feet	**Lot Width** 10 (0-60ft wide) 15 (61-70ft. wide) 20 (71-90ft. wide) 25 (91-150ft. wide) 30 (151+ wide)	50 feet
RS-4 Single Family	20 feet	**Lot Width** 10 (50-100ft. wide) 15 (101-150ft. wide) 20 (150+ wide)	75 ft. (lake properties) 50ft. (non-lake)

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SIZING CHART

LOT SIZE	MAX. SQUARE FEET
Less than 1 acre	720 square feet
1.0-1.5 acres	870 square feet
1.5-2.0 acres	1020 square feet
2.01-2.5 acres	1170 square feet
2.51-3.0 acres	1320 square feet
3.01-4.0 acres	1470 square feet
Greater than 4.01 acres	Not to exceed 1% of lot area

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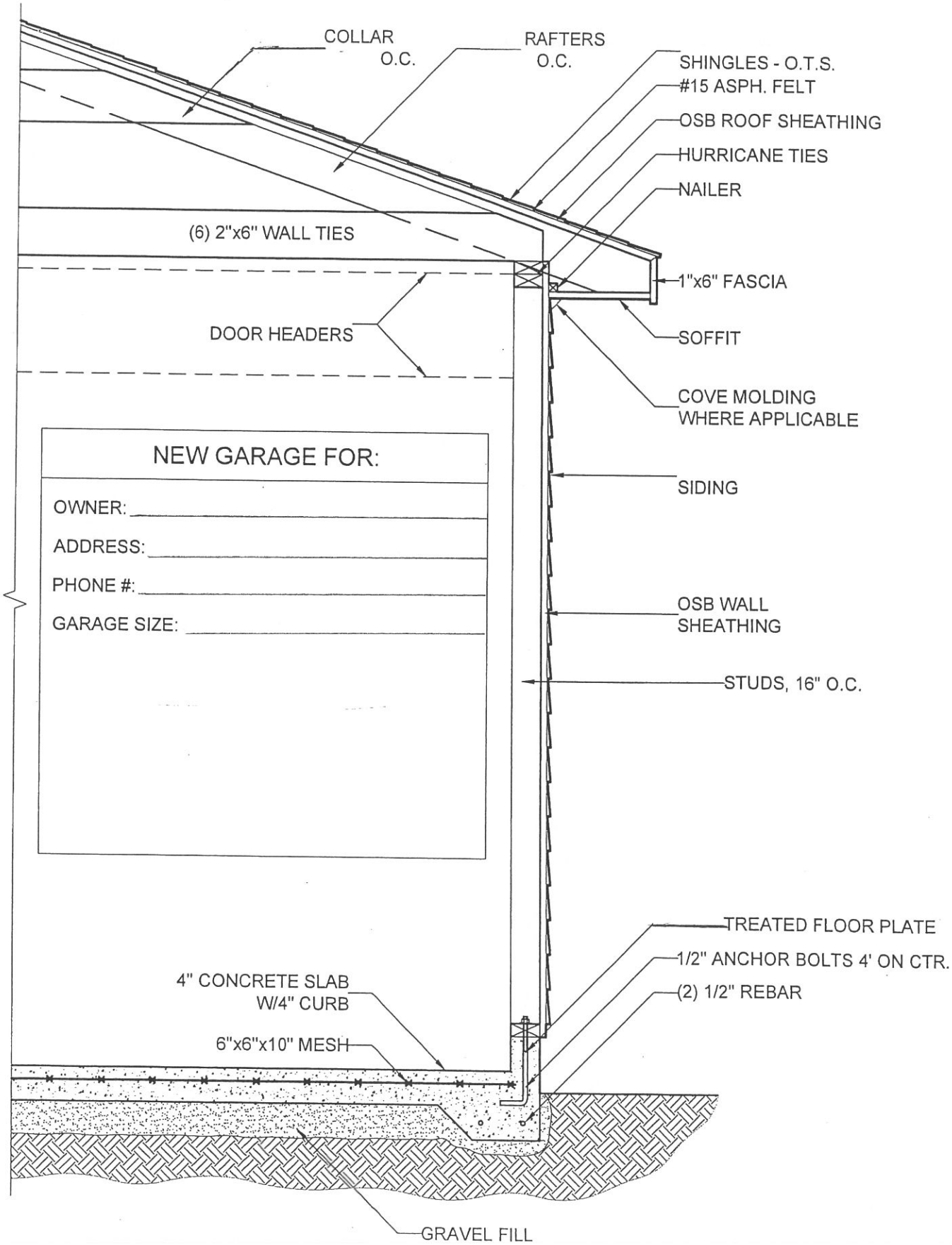

1 TYPICAL SECTION:

Scale: 3/4"=12"

DATE: 02.12.2016