



**OFFICE OF THE BUILDING INSPECTION
INFORMATION REQUIRED TO BUILD A DETACHED GARAGE**

A detached garage is defined as “A detached building customarily found with a residential use as an accessory use. The term includes greenhouses, detached garages, sheds, gazebos, pool cabanas, and the like” in Appendix B (Section 17.02) of Chapter 170 of the Village Code.

REQUIRED APPLICATION MATERIALS:

- A survey showing the proposed location of the garage as well as all other structures on the lot with setbacks, side yard dimensions, and distances to other buildings and structures (pools, decks, etc.) shown
- A detailed drawing of the garage including materials, dimensions, elevations, and cross sections
- Approval from the Washington County Land Use Office (SEE ATTACHED)
- A completed Village of Richfield Building Permit Application
- All necessary building permit fees:
 - \$.30 per square foot – minimum \$60.00
- Plan Review fees:
 - \$75.00 (more than 192 square feet)

PROJECT REQUIREMENTS:

- Dimensional standards vary depending upon your zoning district (SEE ATTACHED)
- Setback requirements vary depending upon your zoning district (SEE ATTACHED)

BUILDING INSPECTOR INFORMATION:

Joe Tillmann, Inspector – inspector@richfieldwi.gov
(Office Hours: Tuesday and Wednesday from 7:30AM to 8:45AM and from 12:30PM to 1:15PM)
Greg Darga, Inspector – inspectorii@richfieldwi.gov
(Office Hours: Friday from 7:30AM to 8:45AM and from 12:30PM to 1:15PM)
Village of Richfield
4128 Hubertus Road
Hubertus, WI 53033
www.richfieldwi.gov
Phone: (262) 628-2260 Ext. 117 and 125
Fax: (262) 628-2984

RESIDENTIAL ZONING DISTRICTS (ACCESSORY STRUCTURE SETBACK STANDARDS)

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

<u>ZONING DISTRICT</u>	<u>REAR YARD SETBACK</u>	<u>SIDE YARD SETBACK</u>
RS-1, Country Estates	50'	40'
RS-1R, Country Estate/Remnant Parcel	30'	50'
RS-1A, Single-Family Residential and Rural Preservation	50'	30'
RS-1B, Single-Family Cluster Residential	10' (accessory building)	10' (accessory building)
RS-2, Single-Family Residential	50'	30'
RS-3, Single-Family Residential	50' (principal and accessory buildings) or average of existing building setbacks on abutting lots or parcels, whichever is less	10' for lots $\leq 60'$ wide (but not less than 15' if resulting building setback from nearest existing structure on abutting lot or parcel is $\leq 15'$) 15' for lots 61' to 70' wide 20' for lots 71' to 90' wide 25' for lots 91' to 150' wide 30' for lots $> 150'$ wide
RS-4, Single-Family Lake Lots	50' (non-lake properties) 75' (lake properties)	3' (accessory building)



Washington County

Planning and Parks Department

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)