



2016 GARAGE/ACCESSORY BLDG PERMIT

2801 89th Street, Sturtevant, Wisconsin 53177

DATE: _____ PERMIT NO: _____ TAX KEY NO: _____

OWNER'S NAME: _____ PHONE NUMBER: _____

JOB SITE ADDRESS: _____

Permit Plan Review: - \$70.00 (required if over 120 sq ft)

Permit Fee: -Accessory Building - \$0.30 / Sq. Ft (Minimum Permit Fee- \$35.00)
- Detached Garage - \$0.30 / Sq. Ft (Minimum Permit Fee- \$35.00)
- Attached Garage- \$0.50 / Sq. Ft (Minimum Permit Fee- \$35.00)

DESCRIPTION: Garage _____ Attached _____ Detached _____ Shed _____

Garage/Shed Size: _____ Wide by _____ Length Heighth: _____

Type of Material: _____ Roof Material _____ Installing Electric? Yes No

- ATTACH DETAILED PLANS WITH ALL PERTINIENT DIMENSIONS
- ATTACH ELECTRICAL PERMIT IF SUPPLYING ELECTRIC TO GARAGE/SHED
- SITE PLAN OR SURVEY PLOT ATTACHED DEPICTING LOCATION OF GARAGE/ SHED
- READ ORDINANCE 17.14 AND 14.20 FOR BUILDING CODE REQUIREMENTS

RE-INSPECTION FEE: \$175.00

ALL FEES EFFECTIVE JANUARY - 2014

CALL 262-886-7201 FOR INSPECTIONS

CONTRACTORS NAME: _____ SIGNATURE: _____ PHONE # _____

STREET: _____ CITY: _____ STATE: _____ ZIP CODE: _____

APPROVED BY: _____ DATE: _____
BUILDING INSPECTOR

It is hereby agreed between the undersigned (as owner or agent) and the Village of Sturtevant, that for and in consideration of the premises and of the permit for the execution of electrical installation for light, heat or power as above described, to be issued and granted by the inspector of buildings, that the work will be done in accordance with the descriptions set forth in this statement, and it is further agreed to alter or install same in strict compliance with the Ordinances of the Village of Sturtevant, with Wisconsin Statutes and Administrative Code, and to obey any and all lawful orders of the Electrical Inspector of the Village of Sturtevant. This permit will grant only two trips with one re-inspection for rough, final, and building service if needed. Additional trips, when needed, will be billed as re-inspection fees per trip. To schedule inspections call (262) 886-7201.



2016 CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

101.65 (1r) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s.101.654 (2) (a), the following consequences might occur:

- (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.
- (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one - and two - family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Homeowner's Signature

Subscribed and sworn to before me
this ____ day of _____, 2016

Notary Public, Racine, Co., WI
My Commission Expires on: _____

ORDINANCE NO. 2015-06
(7-29-15)

AN ORDINANCE BY THE ADMINISTRATION, PERSONNEL, POLICY, AND
LEGAL COMMITTEE TO AMEND SUBSECTION 17.18(4)(b) OF THE CODE
OF ORDINANCES OF THE VILLAGE OF STURTEVANT, RACINE COUNTY,
WISCONSIN, RELATING TO SIDEYARD SETBACKS IN THE SINGLE-
FAMILY RESIDENTIAL ZONING DISTRICT

The Village Board of the Village of Sturtevant, Racine County, Wisconsin, does
ordain as follows:

1. That subsection 17.18(4)(b) of the Municipal Code of the Village of
Sturtevant, shall be amended to read as follows:
 - (b) Side yard. There shall be a side yard on each side of the building as follows:
 1. The sum of the widths of required side yards shall not be less than 20'
and no single side yard shall be less than 6'.
 2. With respect to corner lots, one side yard shall not be less than 8' and
the other side yard not less than 15'.
2. This ordinance shall take effect upon adoption and publication as
provided by law.

Adopted by the Village Board of the Village of Sturtevant, Racine County,
Wisconsin, this 18th day of August, 2015.

VILLAGE OF STURTEVANT

By: Steve Jansen
Steve Jansen, President

Attest: Mary A. Cole
Mary Cole, Village Clerk

(4) **HEIGHT AND AREA.** In the Single-family Residence District the height of buildings, the minimum dimensions of yards and the minimum lot areas per family shall be as follows:

(a) **Height.** Buildings hereafter erected or structurally altered shall not exceed 35' in height above the average grade established for the street in front of the building or the average ground level at the front building line.

(b) **Side yard.** There shall be a side yard on each side of a building as follows:

1. For houses not over one story high, the sum of the widths of the required side yards shall not be less than 18' and no single side yard shall be less than 8' in width, provided, however, that if a single-story house has a garage, whether attached or detached, each side yard may be not less than 6'.

2. For houses more than one story high, the sum of the widths of the required side yards shall be no less than 23' and no single side yard shall be less than 8' in width. Garages, whether attached or detached, shall not change the minimum side yard requirements applicable to houses taller than one story.

3. With respect to corner lots, one side yard shall be not less than 8' and the other side yard shall be not less than 15'.

(c) **Setback.**

1. Unless otherwise provided, there shall be no setback less than 25' wide and of record at the time of the passage of this chapter. Corner lots shall have street yard setbacks of not less than 25' each, provided, however, that in no case shall the buildable width of such corner lot be reduced to less than 24'.

2. Notwithstanding the above or any other setback requirements or prohibitions of this Chapter, any deck or porch, as defined in Section 14.30: (1) may not, if constructed in the front yard, be higher than three feet above the average grade level of the adjoining ground; (2) may not extend more than 33% or 8 feet (whichever distance is less) into the front yard (excluding steps allowing access between the deck or porch and front yard); (3) may not obstruct lighting or ventilation of principal structure; and, (4) may not compromise the aesthetic or architectural appeal of principal structure.

See
Ordinance
Amendment
2015-06

- (d) Rear Yard. There shall be a rear yard having a minimum depth of 25’.
- (e) Lot Area.
 - 1. Every building hereafter erected or structurally altered for use as a one family dwelling shall provide a lot area of not less than 9,000 sq. ft. and no such lot shall be less than 75’ wide.
 - 2. No corner lot laid out or divided after July 19, 1977, shall be less than 85’ in width.
 - 3. No one-family building hereafter erected, altered structurally or moved on to a lot for residential purposes shall have a floor area of less than 1,200 sq. ft.
 - 4. The provisions of subpars. 1. through 3. above shall not apply with respect to lots of a lesser size which are a part of a subdivision plat within the Village which has been approved as a preliminary or final plat by the Village Board prior to July 19, 1977. Such lots shall meet the size and lot area requirements for Single-family Residence Districts as existed prior to adoption of Ord. #077-11.
 - 5. Auto Parking. See Section 17.15 of this chapter.

(4) HEIGHT AND AREA EXCEPTIONS

The regulations contained herein relating to the height of buildings and the size of yards and other open spaces shall be subject to the following exceptions:

- (a) Chimneys, television reception towers, masts or aerials, telephone and power transmission poles and lines, air conditioning units, boilers, antennas, and necessary mechanical appurtenances are hereby excepted from the height regulations of this chapter and maybe erected to a height not to exceed 60 feet. Notwithstanding the above, tower facilities, as defined therein, shall be regulated as provided in Sections 17.70 through 17.99.
- (b) Where a lot abuts on 2 or more streets or alleys having different average established grades, the higher of such grades shall control only for a depth of 120’ from the line of the higher average established grade.
- (c) Where a lot has an area less than the minimum number of square feet required but was of record at the time of the passage of this chapter, such lot may be occupied by a single-family dwelling.

- (d) Churches, schools, hospitals, and other public and quasi-public buildings may be erected to a height not exceeding 60 feet, provided the front, side and rear yards required in the district in which such building is to be located are each increased at least one foot for each foot of additional building height above the district's maximum height limit.

17.19 TWO AND MULTIPLE FAMILY RESIDENCE DISTRICT.

- (1) USES. [Am. #090-22] In the Two and Multiple Family Residence District no building or premises shall be used and no building shall hereafter be erected or structurally altered, unless otherwise provided in this chapter, except for one or more of the following uses:

- (a) Any use permitted in the Single-family Residence District. Single-family residences in the Two and Multiple Family Residence District shall comply with the height and area requirements applicable to the Single-Family Residence District.
- (b) Two and multiple-family dwellings.
- (c) Private clubs, fraternities, lodges, except those whose chief activity is a service customarily carried on as a business.
- (d) The following uses shall be conditional uses and shall be permitted only under the conditions as determined and provided under Section 17.29 of this Chapter:
 - 1. Boardinghouses.
 - 2. Lodging houses.

- (2) HEIGHT AND AREA.

- (a) Height. Buildings hereafter erected or structurally altered shall not exceed 35' in height above the average grade established for the street in front of the building or the average ground level at the front building line.
- (b) Side Yard. There shall be a side yard on each side of a building hereafter erected or structurally altered. In all cases and regardless of the number of

necessary for the structure to comply with applicable state or federal requirements.

- (6) If two or more abutting lots, any of which is nonconforming, are or come under common ownership, such nonconforming lots may not be sold separately from the abutting lots and shall be combined by the owner with any abutting conforming lot, or, if none, into one single lot, by use of a deed restriction or similar instrument, which shall be recorded in the office of the Racine County Register of Deeds Office. This subsection shall not apply if a habitable principal structure already exists on each such abutting lot.

17.09 PRIOR PERMITS EXCEPTED.

Nothing herein contained shall require any change in the plans, construction, size or designated use of any building or part thereof for which a building permit has been issued before the effective date of this chapter and the construction of which shall have been started within 6 months from the date of such permit and completed within 12 months of such date.

17.10 ACCESSORY BUILDINGS.

- (1) Accessory buildings in the Single-family and Two and Multiple Family Residential Districts which are not part of the principal structure shall comply with the following requirements. For purposes of this section, square footage shall mean the footprint of the accessory building.
 - (a) For lots with an area greater than 108,900 sq. ft. (2 ½ acres) the owner may construct one accessory building of 4,135 sq. ft. or less and a second accessory building of 865 sq. ft. or less. If installing only one accessory building, the owner may construct one accessory building of 5,000 sq. ft. or less. Accessory buildings in excess of 1,050 sq. ft. shall require a conditional use permit in accordance with Section 17.29 of the Village Zoning Code.
 - (b) For lots with an area of 65,341 sq. ft. (1 ½ acres) to 108,900 sq. ft. (2 ½ acres), the owner may construct one accessory building of 2,400 sq. ft. or less, and a second accessory building of 865 sq. ft. or less. If installing only one accessory building, the owner may construct one accessory building of 3,265 sq. ft. or less. Accessory buildings in excess of 1,050 sq. ft. shall require a conditional use permit in accordance with Section 17.29 of the Village Zoning Code.

- (c) For lots with an area of 12,000 sq. ft. to 65,340 sq. ft (1 ½ acres), the owner may construct one accessory building of 900 sq. ft. or less, and a second accessory building of 150 sq. ft. or less. If installing only one accessory building, the owner may construct a building of 1,050 sq. ft. or less.
 - (d) For lots with an area less than 12,000 sq. ft, the owner may construct one accessory building of 600 sq. ft. or less, and a second accessory building of 150 sq. ft. or less. If installing only one accessory building, the owner may construct a building of 750 sq. ft. or less.
 - (e) Notwithstanding the above subsections, accessory buildings shall not occupy more than 50% of the rear yard area.
 - (f) Accessory buildings shall not exceed 15 feet in height, as measured to the top of the roof ridge board from the surrounding ground elevation, except as may be necessary to accommodate a 6:12 standard pitched roof. No accessory building may be more than one story.
 - (g) Accessory buildings shall not be nearer than 8 feet to any lot line, except that buildings on or with respect to lots existing prior to the adoption of Ordinance 2003-32 (i.e., October 7, 2003) shall not be nearer than 4 feet to any lot line. Where a private garage has an entrance facing an alley, the entrance shall not be located nearer than 10 feet from the nearest alley line. Accessory buildings must comply with all setback requirements.
 - (h) The provisions of Section 17.18(2) relating to “home occupations” and home “professional office” shall apply to all accessory buildings in residential districts.
 - (i) No accessory building is allowed without a principal structure existing on the same lot.
- (2) Non-Residential Accessory Building Restrictions. The number and size of accessory buildings allowed in non-residential districts shall be as permitted by the Plan Commission.

17.11 Reserved.

17.12 Reserved.

GARAGES AND ACCESSORY BUILDINGS

14.20 GENERAL REQUIREMENTS.

(1) DEFINITIONS.

(a) *An attached private garage* shall mean a private garage attached directly to the principal building, or attached by means of an enclosed or open breezeway, porch, terrace or vestibule, or a private garage so constructed as to form an integral part of the principal building.

(b) *A detached private garage* shall mean a private garage entirely separated from the principal building.

(c) *Accessory buildings* shall conform to all requirements of this section.

(2) LOCATIONS. Detached garages shall be governed by applicable setback provisions contained in the Village Zoning Code.

(3) AREA. All private detached garages shall be governed by the applicable area requirements contained in the Village Zoning Code.

(4) FOUNDATIONS AND FOOTINGS. Attached private garages shall be provided with the same type footings and foundations as required herein for the principal building. Concrete floors shall be not less than four (4) inches in thickness. 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 number 10 six by six (6" x 6") inch wire mesh. The slab shall be provided with a thickened edge all around, eight (8) inches wide and eight (8) inches below the top of the slab. The thickened edge shall have two (2) #4 horizontal reinforcement bars placed at the center. The lower reinforcement bar shall be set two (2) inches above the bottom of the thickened edge and the upper reinforcement bar shall be set six (6) inches above the bottom of the thickened edge. Exterior wall curbs shall be provided not less than four (4) inches above the finished ground grade adjacent to the garage. Bolts three-eighths ($\frac{3}{8}$) inches in diameter with nuts and washers attached, six (6) inches long, shall be embedded three (3) inches in the concrete curb of detached garages, eight (8) feet on centers.

FLOOR SURFACE. The floor in all private garages shall be of concrete construction and sloped toward the exterior garage door or opening. No openings or pits in the floor shall be permitted, except for drainage.

- (5) CONSTRUCTION. Private garages shall be constructed as follows:
- (a) Load bearing foundation walls and partitions shall be constructed as herein regulated except as stated above.
 - (b) Detached private garages of wood frame construction shall be constructed with the following requirements.
 - 1. Studs may have a maximum spacing of twenty-four (24) inches on centers.
 - 2. Diagonal comer bracing shall be installed on both walls at each corner. Diagonal comer bracing may be applied on the inside surface of studs.
 - 3. Comer posts may consist of two (2) two by four (2 x 4) inch studs or a single four by four (4 x 4) inch stud.
 - 4. Collar beams at the top plate and collar ties in the upper one third of the roof shall be installed with a maximum spacing of forty-eight (48) inches on center. Collar beams may be two by six (2 x 6) inch. Collar ties shall be at least two by four (2 x 4) inch for roof slopes less than four (4) inches per foot. A one by six (1 x 6) inch collar tie may be used for roof slopes four (4) inches per foot or greater.
 - 5. Detached garage roofs shall be framed in accordance with the applicable requirements of §Comm 21.28, Wis. Admin. Code.

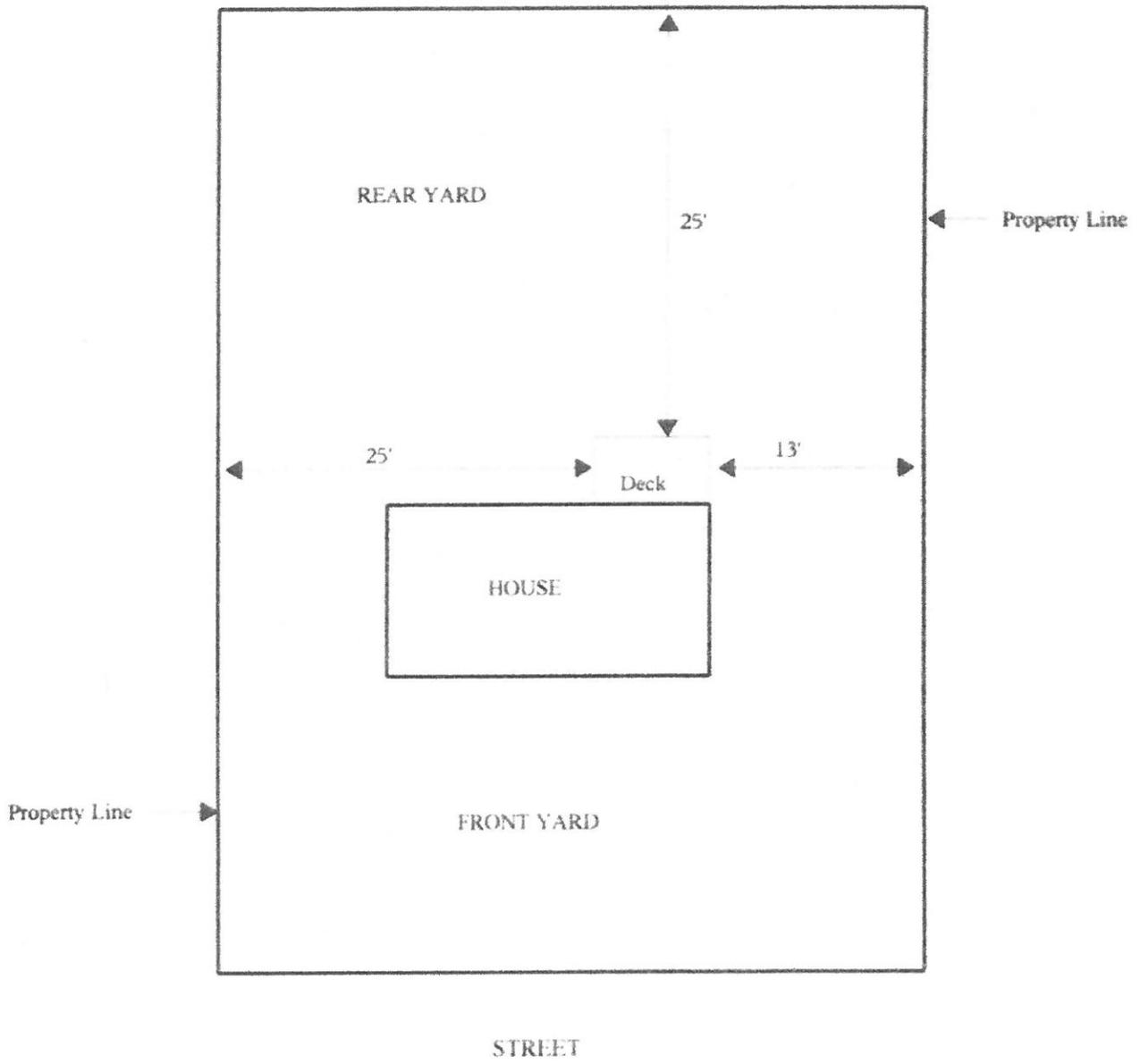
DECKS

14.30 GENERAL REQUIREMENTS.

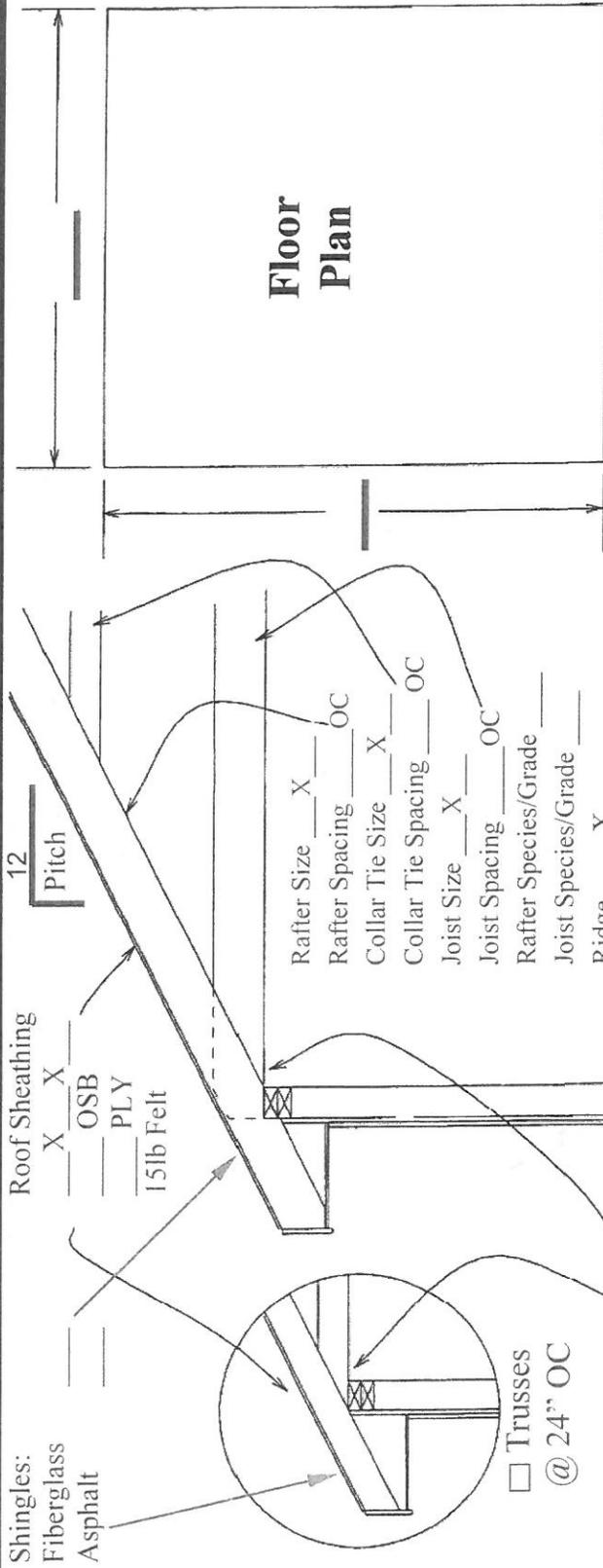
(1) DEFINITIONS.

- (a) Deck: Any outdoor structure which serves as a raised horizontal platform or floor which is constructed of wood or other materials, without enclosing walls or roof. For purposes of the requirements of this Section and of the setback requirements of Section 17.30(2)(c), “deck” shall also include a “porch,” which is defined as a roofed area, which may be glazed or screened, attached to or part of and with direct access to or from a principal structure..
- (b) Attached deck: Any deck which is physically connected to the principal building or accessory structure.

SAMPLE SITE PLAN



Applicant to provide all information in red



Indicate the Following on Floor Plan Above:

- 1) Dimension (L X W)
- 2) Location & Size of Windows & Doors
- 3) Joists, Truss and /or Rafter Direction
- 4) Length & Size of all Headers
 - a) At Service Door
 - b) At Overhead Door
 - c) At Windows

Wall Studs X
 @ OC

Interior Finish?

Insulation?

Will Structure Be Heated?

Will Electric be Installed?

Height of Building
 From Grade to Peak

For Spans Greater than 6 Feet Use
 Mechanical Clip Fasteners at Plate to
 Rafter/Truss Connection
 *Span Includes Overhang

Wall Sheathing X
 Siding

Treated Bottom Plate

Grade Beam Foundation
 (entire perimeter)

Min. 4" Concrete Reinforced with
 6 X 6 X #10 Woven Wire Mesh over
 Min 4" Compacted Granular Fill

Anchor Bolts: Max. 18"
 from Corners
 and 6' Apart

Accessory Structure Wall Section

Slab Example

