

## Permit Procedures

A permit is required to build a garage or car port. A garage permit may be obtained at the Municipal Building, Department of Building Inspection, 201 W. Second Street between the hours of 8:00 and 10:00 a.m. and noon and 1:00 p.m. The permit fee is .05 per square foot, minimum \$40.00.

Be prepared to indicate lot size, garage location and structural materials to be used to build the garage.

A site plan, drawn to scale (1/8" per 1' recommended) showing all lot dimensions, all existing buildings and proposed garage dimensions, setbacks, north direction, street rights of way, easements and all other pertinent information is required. A lot survey is beneficial and in some cases may be required to obtain a permit.

Indicate the total cost of the job, including materials and labor.

Upon approval by the Building Inspector, a permit may be issued.

The owner or contractor must contact the Building Inspector at 766-6325 prior to pouring the concrete slab. If footings are required, an inspection must occur before the footings are poured.

The owner or contractor must contact the Building Inspector after the rough carpentry is completed and prior to the beginning of the finish carpentry .

Upon completion of the finish carpentry work, the owner or contractor must contact the Building Inspector for a final inspection.

## Utility Storage Sheds

One utility storage shed is allowed in addition to the detached garage and principal structure.

The storage shed may be a maximum of 170 square feet, must be located in the rear yard, anchored to the earth, and comply with all setback and lot coverage requirements governing a detached garage.

Storage sheds 100 square feet and larger must have a concrete floor or other non-combustible materials impermeable to petroleum products.

The permit fee for a utility storage shed is \$40.00.

## REQUIREMENTS FOR RESIDENTIAL DETACHED GARAGES



**CITY OF KAUKAUNA**  
**Building Inspection Department**

**Telephone: (920) 766-6325**

201 West Second Street  
P.O. Box 890

Kaukauna, WI 54130

Phone: 920-766-6325

Fax: 920-766-6324

Email: [inspection@kaukauna-wi.org](mailto:inspection@kaukauna-wi.org)

## Location and Dimensional Specifications

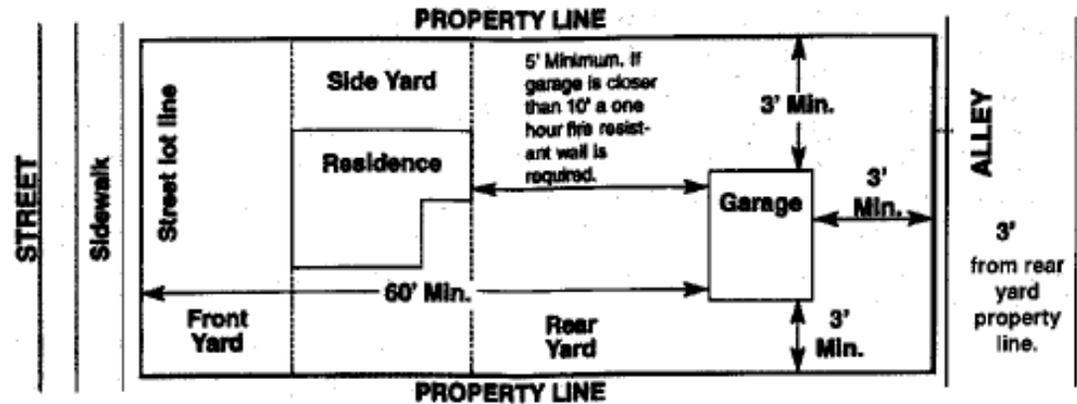
Garages constructed in side yards must provide the same front, side and rear yard property line setbacks as the principal building or residence (minimum 25 foot front yard set back, minimum 7 foot side yard setback and minimum 20 foot rear yard setback).

Garages in the rear yard must provide a minimum 3 foot setback from alleys, rear and side yards and a minimum 60 foot front yard property line setbacks.

Garages constructed on corner lots must provide a minimum 25 foot setback from the property line at both streets and a minimum 3 foot setback from the rear and side yard property lines.

Garage dimensions and sizes are limited to one story with a maximum lot coverage of 30% of the rear yard area or 900 square feet, whichever is less. Maximum building height of 18 feet, with a maximum wall height of 10 feet.

Detached garages are not permitted on vacant lots or in front yards.



## Typical Site Plan for Garage in Rear Yard

**Slab and Grade Beam** – Minimum grade beam dimensions are 8" thick by 12" wide with a minimum 4" thick concrete slab or other non-combustible materials which are impermeable to petroleum products.

**Base Plate** – Decay resistant 2" x 4" nominal lumber single plate anchored to grade beam with minimum 1/2" diameter bolts, maximum 6' on center and minimum 18" from corners.

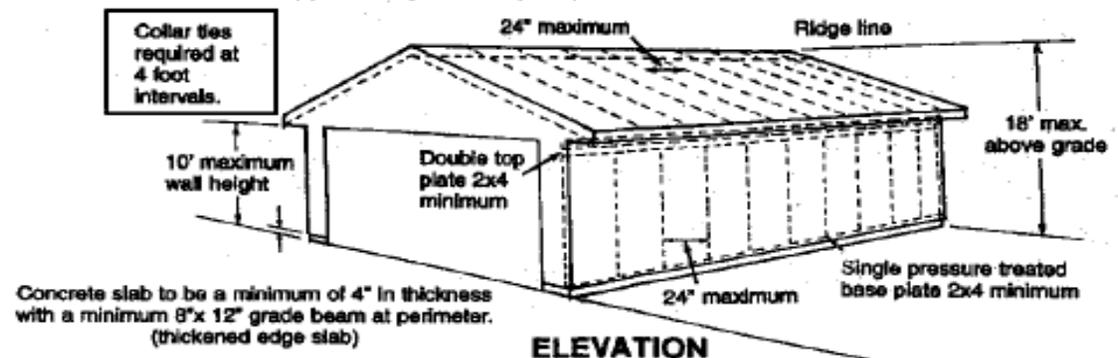
**Wall Studs** – 24" maximum spacing.

**Top Plate** – 2" x 4" nominal lumber double or single plat if rafters/trusses are placed over studs and wall corners are tied.

**Roof Rafters** – Minimum 2" x 6" nominal lumber at 24" maximum spacing.

**Collar Ties** – Stick framed roof rafters require collar ties in upper and lower one third of roof with maximum 48" spacing.

**NOTE:** Structural dimensions listed here are code restrictions. Specific structural conditions must be determined by the owner or contractor and approved by the Building Inspection.



## Building Inspection Department

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Kaukauna, WI 54130

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