

# Village of Union Grove

## DECK PROJECTS INFORMATION BROCHURE



## RESIDENTIAL DECKS

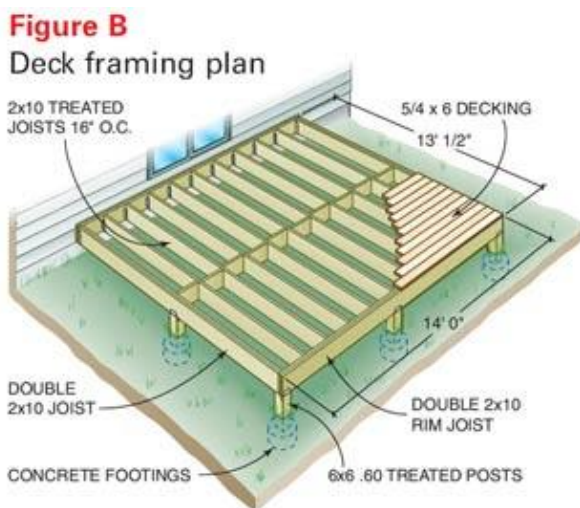
The most important part of a project starts with the owner or contractor. Detailed information are required for an efficient permitting process and will assist with a proper review of the plans for Municipal and State code compliance.

**DEFINITION** - a **deck** is a flat surface capable of supporting weight, similar to a floor, but typically constructed outdoors, often elevated from the ground, and usually connected to a building and at times free standing.

Open or enclosed fire escapes, fire towers, decks, and uncovered stairs and landings may project into a required yard not more than five feet and into a required court not more than 3 1/2 feet, provided they are so located as not to obstruct light and ventilation.

Minimum setbacks from side and rear yard lot lines are 5 feet and decks shall not be located on an easement.

Accessory structures shall not cover more than 30% of the rear yard.



**DRAWINGS** – These should be drawn to scale with detailed dimensions, framing details and footing/foundation details. A lot survey should be included with the plans to detail the location, lot lines, and easements



**PERMITS** - Permits are required for the construction of, remodeling of or addition to these types of structures. The permits needed are zoning permit and the Building Permit as described below.

**ZONING PERMIT** - (a) Applications for a zoning permit shall be made to the zoning administrator on forms furnished by the village and shall include the following where pertinent and necessary for proper review:

(1) Names and addresses of the applicant, owner of the site, architect, professional engineer, and contractor.

(2) Description of the subject site by lot, block, and recorded subdivision or by metes and bounds; address of the subject site; type of structure; existing and proposed operation or use of the structure or site; number of employees, and the zoning district within which the subject site lies.

(3) Plat of the survey prepared by a land surveyor registered in the state or other map drawn to scale and approved by the zoning administrator showing the location, boundaries, dimensions, uses, and size of the following:

- a. The site;
- b. Existing and proposed structures;
- c. Existing and proposed easements, streets, and other public ways;
- d. Off-street parking, loading areas, and driveways;
- e. Existing highway access restrictions;
- f. High water;
- g. Channel, floodway, and floodplain boundaries; and
- h. Existing and proposed street, side, and rear yards.

The permit shall expire within six months unless substantial work has commenced or within 18 months after the issuance of the permit if the structure for which a permit is issued is not substantially completed, and the applicant shall reapply for a zoning permit before commencing work on the structure.

## Permits

**BUILDING PERMIT - (a)** No building or dwelling shall be built, enlarged, altered, or repaired unless a building permit for that work shall first be obtained by the owner or his agent from the building inspector.

Building Permit forms are available from the clerk's office or on line. Plans shall be included with the permit and should include the following:

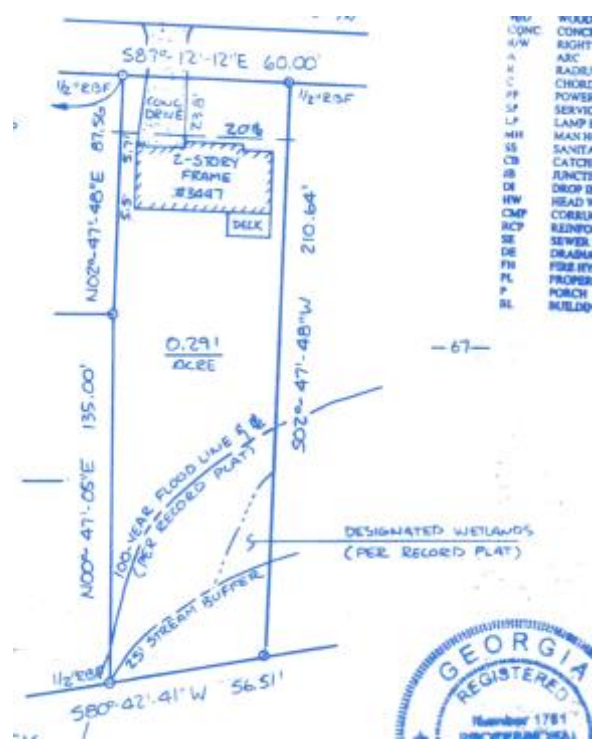
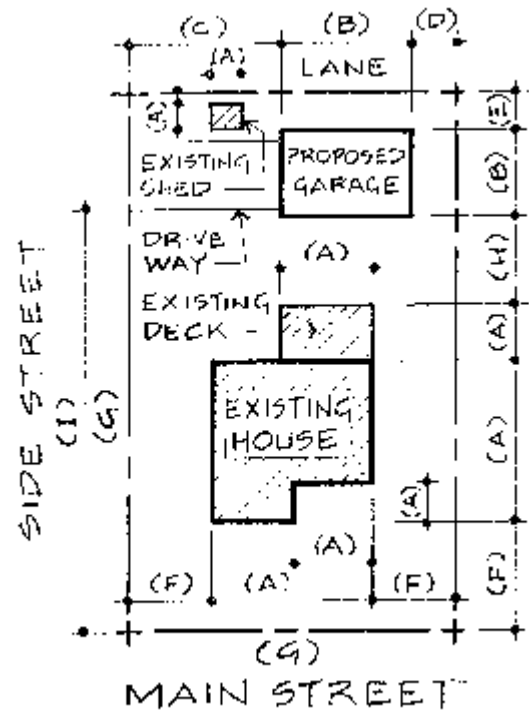
Deck plans shall detail each levels post locations and size, beam size and span between posts, joist size and spans between bearing points, guardrail height and attachment, Ledger board attachment details, stair location and height.

Southeast Wisconsin Building Inspector's Association has additional details in their Uniform Building Code specifically for deck construction and can be reviewed on their website.

Their website is as follows:

[www.biasew.org/StateSitesCodes](http://www.biasew.org/StateSitesCodes)

**EROSION CONTROL PERMIT –** This permit is only required when grading and excavation is substantially changing grade or stripping the surface vegetative cover. This is reviewed on a case by case basis.



## Permits

SITE RESTRICTIONS – Decks along with other structures need to follow standard rules established by local municipal code and in some cases subdivision covenants or restrictions.

Municipal rules or restrictions pertaining to decks are typically found in the zoning code and subdivision covenants are typically know as deed restrictions.

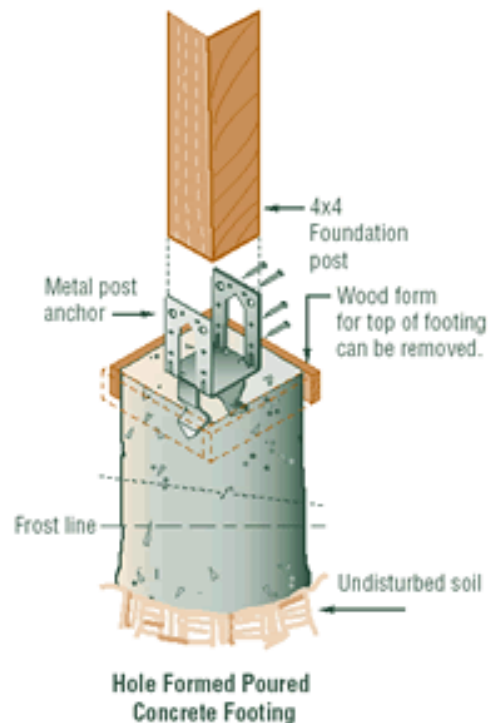
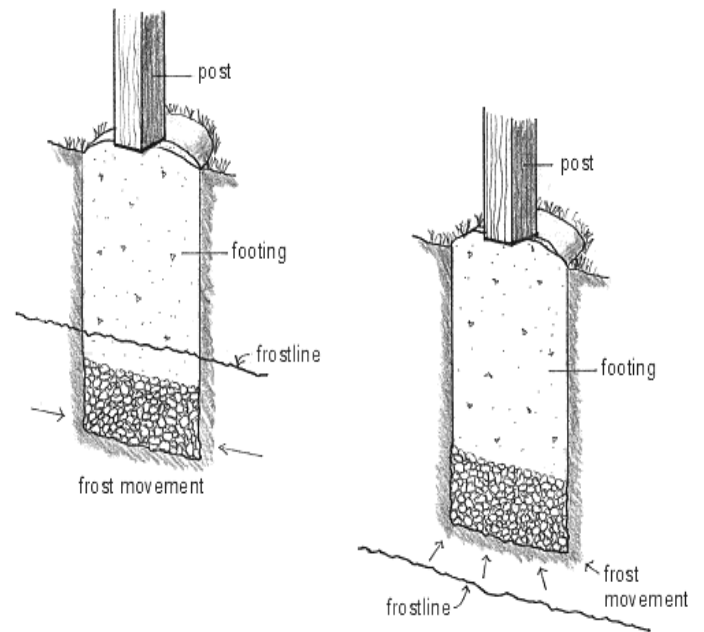
Village of Union Grove restrictions are as follows:

### DECKS:

1. Shall not be located within any easements.
2. May project into a yard requirement, but not more than 5 feet. Example is the rear yard setback of 30 feet would allow a setback of 25 feet for an uncovered deck, Side yard of 10 feet would allow a setback of 5 feet, provided there are no easements.
3. Minimum side yard setback is 5 feet for this type of accessory use.
4. Decks are restricted as accessory use structures and shall not occupy more than 30% of the rear yard nor exceed 960 square feet.

Commercial property or multi-family property shall submit their applications for review with the Village Planning Commission prior to obtaining a building permit.

Footings require frost protection when decks are used a primary exit points or attached to the building.





## Village of Union Grove

925 15th Avenue

Union Grove, WI 53182

(262) 878-1818

Office Hours: Monday - Friday

8:00 a.m. to 4:30 p.m.



QUESTIONS – Feel free to contact the Building Inspection department for proper explanation and guidance.