

FOLLOW THESE 6 STEPS...

1 Find out if your proposed deck will meet the placement, construction and safety requirements.

Placement

- A deck may be freestanding or attached to your house or another structure.
 - Freestanding decks in residential zoning districts must be at least five (5') feet from all side and rear property lines and must meet the front yard setback from all street property lines (typically the front edge of the house or garage) and the water line setback of the Shoreland Zoning Ordinance.
 - Decks attached to or abutting your house must meet the setback requirements of the house (typically, at least 25 feet from the rear property line and 7.5 feet from side property lines).
- Harrison requires that all decks be placed outside any easements, including utility and drainage. Contact Harrison staff to find out if/where any easements are located or to get a copy of the drainage plan for your lot.

Size

- Harrison Zoning Ordinance sets the maximum impervious surface coverage footage for structures you may have. It is based on the zoning district of your property. The total square footage, in ground floor area, of all structures (proposed or existing) may not exceed the following. Swimming pools, decks, driveways and patios are included in the impervious surface coverage.
 - AG Zoning – 30%
 - RS-1 Zoning – 35%
 - RS-2 & RT Zoning – 60%
- For example, if you own a property in a RS-1 zoning district, and your lot is 13,500 sq. ft., you are allowed a total impervious surface coverage of 4,725 sq. ft. If you have an existing house with attached garage, porch, driveway and patio of 4,225 sq. ft., the maximum you would be allowed to construct would be 500 sq. ft. ($13,500 \times .35 = 4,725$ then $4,725 - 4,225 = 500$).

Construction

- Use weather-resistant materials such as treated lumber.
- Footing must be adequate to support the load.
- Footings for decks attached to the house must be at least four (4') feet deep to prevent frost heaving.

Safety

- Guardrails must surround any deck that is more than two (2') feet above grade, and they must be a minimum of thirty-six (36") inches high.
- Stairs of more than three (3) risers require handrails. Handrails must measure at least thirty (30") inches but not more than thirty-eight (38") inches from the nosing of the tread to the top of the handrail.

2 Obtain a permit application. You need a Deck Permit and Zoning Permit to construct a deck. You can pick up a permit applications at Harrison Hall (corner of Hwy 114 & State Park Road) or download one from the Harrison website.

3 Turn in your completed application, site plan, project plans, and fees to the Planner at the Harrison Hall. The site plan should be provided on a separate 8-1/2" x 11" drawing. The site plan should include the location of the deck, its dimensions, its distance from other structures and its distance from all the property lines.

4 Staff will review your application. If approved, staff will issue the Zoning Permit, which may include conditions of approval.

You must also apply for and receive a Harrison Building Permit for a deck. For

more information, call the Harrison Building Inspector at 920.989.2924.

5 Start the work that the permit was issued for. Be sure to display the permit where it can be seen from the street for the duration of construction. Call Digger's Hotline at 811 for safety concerns to avoid underground utilities while digging.

6 Call for inspection. When the Harrison Building Permit is issued, the Building Inspector will tell you when inspections are required and the phone number to call to request inspections.

It is your responsibility to schedule an inspection after your footing holes are dug and before the footing is installed.

On-site inspections of your project during construction assure you that the materials used and the work done is up to code. If any work does not pass inspection, it must be corrected and reinspected.

Still have questions?

Contact the Harrison Planner using one of the methods on the back of this brochure.

For more information:

Village of Harrison:

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Planner

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This brochure is intended to be a guide and does not supersede any rules, regulations, ordinances, or statutes.

Updated: May 2020



DECKS