

3. Turn in a completed application, site plan, project plan, and required fees to the Harrison Assistant Planner at the Village Hall. The site plan should be provided on a separate 8.5" x 11" drawing. The site plan should include the location of the detached garage or shed, its dimensions, its distance from other structures, and its distance from all property lines.

4. Planning staff will review your application. If approved, a Zoning Permit will be issued, which may include conditions of approval. If the detached garage or shed is less than 200 square feet, a Building Permit is not required. For buildings over 200 square feet and/or for any electrical installation, you must apply for and receive a Harrison Building Permit. For more information, call the Harrison Building Inspector at (920) 989-2924.

5. Start the work that the permit was issued for. Display the permit where it can be seen from the street for the duration of construction. Remember to call Digger's Hotline at (800) 242-8511 to avoid underground utilities while digging.

6. Call for an inspection, if applicable. When the Harrison Building Permit is issued, the Building Inspector will tell you if inspections are required and the phone number to request inspections. It is your responsibility to schedule an inspection.

Questions?

Contact:

Assistant Planner:
Phone: (920) 989-1062 x 2
jsherman@harrison-wi.org

Address:

Village of Harrison
Assistant Planner
W5298 State Hwy 114
Menasha, WI 54952

Allow 7-10 days for processing

Harrison-wi.org

WE Energies Right-of-Way Analyst:
(414) 221-2750

Diggers Hotline:
(800) 242-8511

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

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Detached Garages & Sheds



FOLLOW THESE 6 STEPS...

1. Make sure your proposed detached garage or shed meets the placement and size requirements outlined within this document.

Placement:

Detached garages and sheds must be at least ten feet from your house and any other structure on the property.

Detached garages and sheds must meet the front yard setback from all street property lines (typically the front edge of the house or attached garage) and must meet the water line setback of the Shoreland Zoning Ordinance. They must be setback the following distances from side and rear property lines:

- AG zoning – 25 feet
- RR zoning - 10 feet
- RS-1, RS-2, & RT zoning – 5 feet

Harrison requires all detached garages and sheds to be placed outside any easements, including utility and drainage. Contact the Assistant Planner to find out if/where any easements are located or to get a copy of the drainage plan for your lot.

Size:

The Zoning Ordinance sets the maximum lot coverage square footage and impervious surface coverage footage for buildings on your property.

The lot coverage is based on the zoning district of your property.

Lot Coverage:

The total square footage, in ground floor area, of all structures (proposed or existing) may not exceed the following:

- AG zoning – 10%
- RS-1 & RR zoning – 25%
- RS-2 & RT zoning – 40%

Swimming pools and decks are excluded from lot coverage calculations.

Impervious Surface Coverage:

The total square footage, in ground floor area, of all structures (proposed or existing) may not exceed the following:

- AG zoning – 30%
- RS-1 zoning – 35%
- RS-2 & RT zoning – 60%

Swimming pools, decks, driveways and patios **are included** in impervious surface coverage.

*Lot Coverage Example:

A property located in a RS-1 zoning district, with a lot that is 13,500 sq. ft., the property owner is allowed a total lot coverage of 3,375 sq. ft.

If the property has an existing house with an attached garage and porch of 2,500 sq. ft., the maximum size detached garage or shed allowed to be constructed would be 875 sq. ft.

(13,500 x .25 = 3,375 then 3,375 - 2,500 = 875).

Detached garages and sheds cannot exceed the following heights per zoning districts:

- AG & RR zoning – 24 feet
- RS-1 & RT zoning – 18 feet
- RS-2 zoning – 16 feet

The size of an individual detached garage or shed may not exceed the square footage per the respective zoning districts:

- AG zoning – 3,000 sq. ft.
- RS-1 & RT zoning – 900 sq. ft.
- RS-2 zoning – 800 sq. ft.
- RR zoning – 4,000 sq. ft.

There is a maximum of one detached garage or shed in RS-1 and RT zoning districts. There is a maximum of two detached garages or sheds, with conditions, in other zoned districts.

2. A Zoning Permit is required to construct a detached garage or shed. You may pick up a permit application at the Harrison Village Hall or download one from the Harrison website (harrison-wi.org).

If the proposed garage or shed is larger than 200 sq. ft., and has electrical service, a Building Permit is also required.