

GARDEN HOUSE

City of Brookfield, Wisconsin
Inspection Services Department
2000 N. Calhoun Rd, Brookfield, WI 5305

Phone (262) 796-6646 M-F 8am - 5pm
FAX (262) 796-6702

HERE IS A LIST OF THE MOST OFTEN ASKED QUESTIONS AND ANSWERS REGARDING GARDEN HOUSES

Q: How much does a garden house permit cost?

A: The garden house permit fee is \$63.00.

Q: Do I need plans?

A: Yes. If you are buying a manufactured unit, the brochure will suffice as a plan. Also, please submit two copies of the brochure and five copies of a current SURVEY of your lot showing where the garden house will be placed. A garden house must be placed 20' from the rear and side lot lines and 10' from all other buildings and a hold harmless agreement must be signed in order to use a survey over one year old. You may place the garden house 5' from the side and rear lot lines if using a survey that is no older than 1 year (at the time of application).

Q: Does it have to be built on a concrete slab?

A: Yes. Minimum concrete thickness required is 3" of concrete on 6" of sand or gravel.

Q: Can I put it next to my house/attached garage?

A: You must maintain at least 10'0" from any part of your house/garage to any part of the garden house.

Q: Does it have to be in the rear yard?

A: Yes. For citizens with through lots (streets in the rear) or corner lots check with Inspection office. **Garden houses are not permitted in easements. (Hold harmless agreement may be required)**

Q: Do I need to provide any landscaping?

A. Yes. The garden house must be screened from view from the street and interior lot lines with bushes or other adequate foliage at least 3' in height at time of install (to reach at least 6') and must be drawn on the survey upon submittal.

Q. Are there construction standards for garden houses?

A. Yes. Garden houses must be built to the general established standards of the Uniform Dwelling Code and shall have exterior roof and siding finishes that are compatible with the primary structure on the subject lot and neighboring properties. **Metal, resin, plastic or vinyl structures are NOT permitted.**

Q: How big can I build it?

A: 10'6" is the maximum overall height allowed. The area limitations are as follows:

Lot Size	Maximum Garden House Size
Less than 12,000 square feet	120 square feet
12,000 square feet or greater	180 square feet

NOTE: The property owner is responsible for correct placement of structures upon a parcel of land to comply with the building and zoning law.

The edge of the City street pavement or back of curb is usually **NOT** located on a property line.

Length/width ratio shall not exceed 2/1 maximum.
EXAMPLE: 8'x16' or 9'x18' do not exceed 2 to 1 rule.

Good luck with your project! Remember we are here to serve and protect you, our residents.

Our hours are Monday through Friday 7:00 a.m. - 5:00 p.m. Field Inspectors are in from 7:00-8:00 a.m. and 2:30-3:30 p.m. Our telephone number is **(262) 796-6646**. **Please call if we may be of further assistance.**

PLEASE CALL DIGGER'S HOTLINE AT LEAST 3 DAYS PRIOR TO STARTING YOUR PROJECT AT (800) 242-8511 OR (800) 542-2289