

Department of Planning and Development

Building and Inspections

inspection@cityoflacrosse.org 608-789-7530

DETACHED GARAGE

Do I need a building permit?

Yes.

Data Requirements:

- Completed and signed Application for Building Permit
- Two (2) sets of plans: A set includes a top or "plan view" looking down on your project and a side or "cutaway" view showing your proposed method of construction.
- Two (2) copies of a survey or accurate land drawing showing your existing home and location of proposed detached garage. Be sure to indicate distance from lot lines to the edge of the garage overhang.
- If the home owner does not hire a contractor to perform work under the building permit that is bonded and insured, a Cautionary Statement must be signed and submitted with the application (SEE ATTACHED FORM).

If you would like to submit the permit application electronically, please upload the forms and email them to inspection@cityoflacrosse.org

How long does it take to get my permit?

Permits are reviewed on a first come, first serve basis. Inspectors are allowed 10 business days to complete. They may take longer depending on circumstances. For an additional cost you can EXPEDITE your application, moving it to the forefront

How much does a permit cost?

Building Permit Fees can be found on the City website at this link: [Appendix C - FEE SCHEDULE | Code of Ordinances | La Crosse, WI | Municode Library](#)

How close to my lot line can I build my garage?

The edge of the roof line of the structure must stay at least 2 feet from the lot lines in the rear yard.

What size can I build my detached garage?

Footprint: The square footage of the detached garage and all accessory structures may total up to 35% of the rear yard area up to a maximum of 1,000 square feet.

Height Maximum height measured from the lowest floor elevation to the highest point of the structure is 17 feet.

Wall Height Maximum allowable wall height is 10 feet

Door Height Maximum allowable main garage door height is 8 feet

Do special requirements apply when my garage is close to my home?

If your garage is built within 10 feet of your residence, the wall closest to the dwelling must be 3/4 hour fire rated. Opening in the garage within 5 feet of the dwelling must have a 20-minute fire rated door or window.

Is a 48" frost footing required under my detached garage?

No, a floating slab with thickened perimeter edge is permitted.

Can I demolish my existing garage and rebuild on the existing foundation?

Only if the placement meets current setback requirements and the foundation is in acceptable condition.

When must I call for building inspections?

Inspections are required:

- Footing inspection before the concrete is poured
- If there is an interior wall finish, call for a framing inspection before installation of drywall
- When the project is complete

The property owner is responsible for correct placement of structures upon a parcel of land to comply with the building and zoning law. The back edge of the City sidewalk is usually located on a property

Be sure to call Digger's Hotline prior to digging. The number is 1-800-242-8511.

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

CAUTIONARY STATEMENT TO CONTRACTORS FOR PROJECTS INVOLVING BUILDING BUILT BEFORE 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)261-6876 or go to the Wisconsin Department of Health Services' lead homepage for details of how to be in compliance.

WETLANDS NOTICE TO PERMIT APPLICANTS

You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

ADDITIONAL RESPONSIBILITIES FOR OWNERS OF PROJECTS DISTURBING ONE OR MORE ACRE OF SOIL

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management standards, and will comply with those standards.

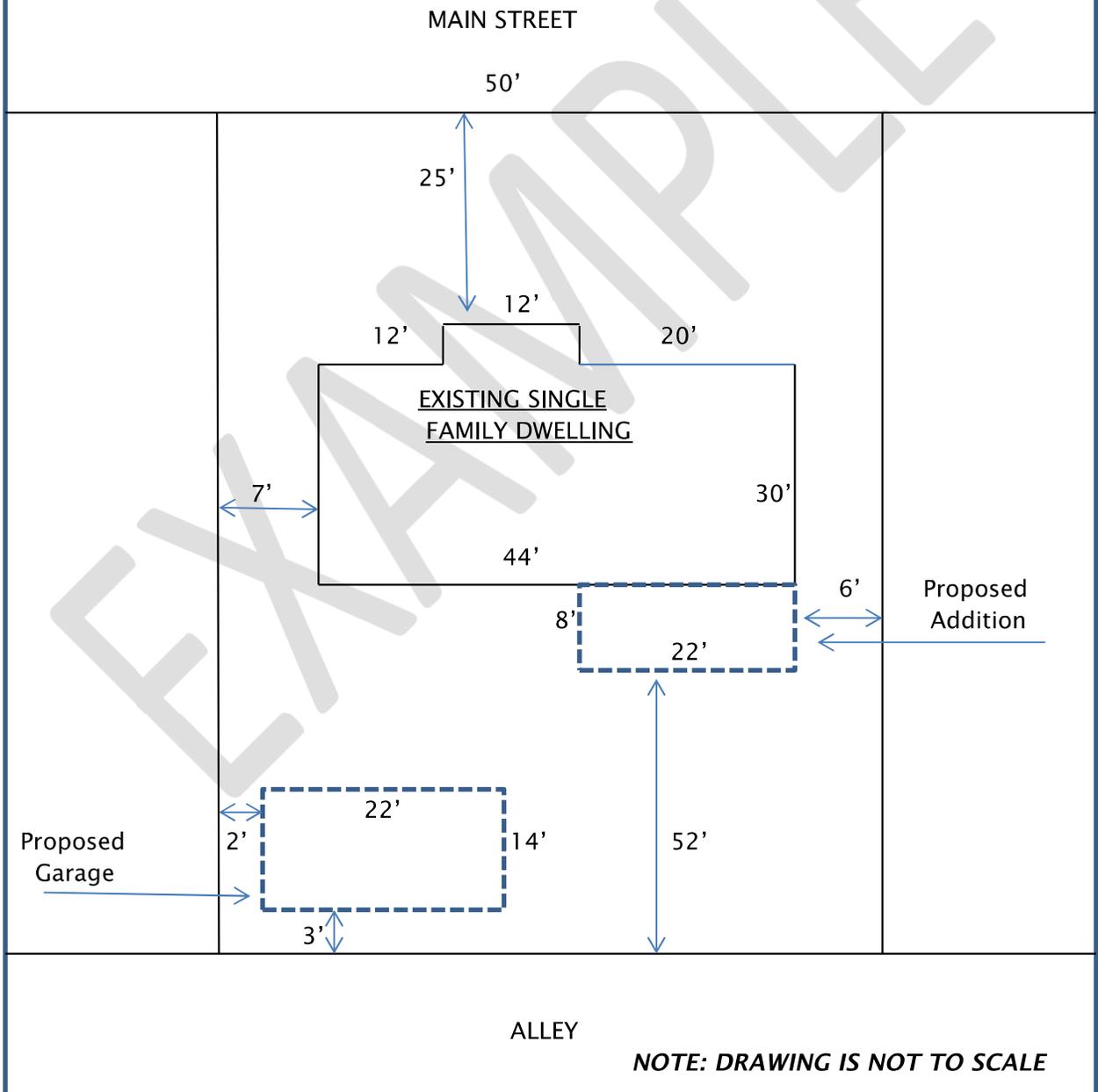
Owner: (Print Name) (Sign) (Date)

Owner: (Print Name) (Sign) (Date)

OFFICE USE ONLY		
For Permit Number:	Inspector:	Date:

EXAMPLE PLOT PLAN
COMMUNITY RISK MANAGEMENT
CITY OF LA CROSSE
www.cityoflacrosse.org

This sample plot plan has been designed to assist you in preparing a similar plot plan of your own premises, when necessary to obtain a building permit, or when required by the Board of Zoning and Appeals, Board of Housing Appeals, or Board of Building Appeals. Plot plans for larger buildings shall go into more detail.



DETACHED GARAGE OR SHED

