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# ***Guide for Constructing Residential Accessory Buildings***

## **Building Permits**

Building permits are required to construct accessory buildings over 120 square feet. A building permit application shall include:

- ✓ Site plan (showing the distances from shed/garage to property lines, and other structures)
- ✓ Shed/garage plan showing overall dimensions with an elevation plan showing finished design.
- ✓ Completed Residential Building Permit Application including estimated cost and all contractors
- ✓ Completed cautionary statement if homeowner is obtaining permit

## **Size Limitations**

The maximum number of accessory buildings is limited to 2, with the total gross area of all accessory buildings not to exceed the following:

- Lots less than .75 acres, not to exceed 600 sqft.
- Lots .75 - 1 acre not to exceed 700 sqft.
- Lots 1 - 1.25 acres not to exceed 800 sqft.
- Lots 1.25 - 1.5 acres not to exceed 1000 sqft.
- Lots 1.5 - 1.75 acres not to exceed 1200 sqft
- Lots 1.75 - 2.0 acres not to exceed 1400 sqft.
- Lots 2 acres and larger, not to exceed 1600 sqft.
- Height and area limitations may be increased by approval of the Planning Commission.

## **Accessory Building Design**

- Any accessory building over 35 square feet shall be secured.
- Foundation base must be 4 inches thick no matter material.
- Accessory structures are limited to one story in height.
- Accessory structures are limited to 9ft in wall height measured from grade and the total height not exceeding the principal or 16 feet if there is no principal structure.
- No roof line may extend beyond two feet from the outer wall and no flooring may extend beyond two feet from the outer wall of an accessory structure.
- The accessory building exterior shall match the principal building in style, roof pitch and color.

## **Location**

- All accessory buildings, regardless of size, shall be a minimum of 10ft. from the principal building and are prohibited from being closer to a public street than the principal building.
- The distance accessory buildings are setback from other property lines vary by location.
- No accessory structure may be built in the front yard of the lot.
- Accessory structures shall comply with the side yard setbacks applicable to principal structures in the applicable zoning district.
- No accessory structure located in the side yard may exceed 100 sqft.

## **Inspections**

- 1. Foundation Inspection: Required before placement of concrete gravel pad does not require an inspection.
- 2. Framing: Prior to covering up inside walls.
- 3. Building Final: Once all work is completed. (If inside walls are not finished, only one inspection is required)



**Town of Fond du Lac**  
Wisconsin

**Building Permit Application**

For Inspections call 262-420-4732 or

**Wlinspections@safebuilt.com**

Inspection request must be received by 4 pm, for possible next business day inspection *Next day inspections are not guaranteed*

**PERMIT NO:** \_\_\_\_\_

**PROPERTY TYPE:** \_\_\_\_\_

**OCCUPANCY TYPE:** \_\_\_\_\_

**SQUARE FOOTAGE:** \_\_\_\_\_

**ESTIMATED COST:** \_\_\_\_\_

**TAX KEY NO:** \_\_\_\_\_

The undersigned hereby applies for a permit to do the work herein described and hereby agrees that all work will be done in accordance with all the laws of the State of Wisconsin and all the ordinances.

**JOB ADDRESS:** \_\_\_\_\_

**OWNER NAME:** \_\_\_\_\_ **OWNER PHONE:** \_\_\_\_\_

**CONTRACTOR:** \_\_\_\_\_ **LICENSE #:** \_\_\_\_\_

**ADDRESS:** (STREET, CITY AND ZIP CODE) \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

**WORK CONSISTS OF:**

- ☐ New Building
- ☐ Addition
- ☐ Accessory Building
- ☐ Roofing/Siding/Fence
- ☐ Alteration/Repair
- ☐ Deck/Pool
- ☐ Electrical
- ☐ Plumbing
- ☐ HVAC
- ☐ Other

**COMMENTS/ADDITIONAL CONTRACTORS /WORK DESCRIPTION:**

**CK#** \_\_\_\_\_

**FROM** \_\_\_\_\_

**RECEIVED** \_\_\_\_\_

**APPLICANT'S SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**FEES:**

**Building** \_\_\_\_\_

**Electric** \_\_\_\_\_

**Plumbing** \_\_\_\_\_

**HVAC** \_\_\_\_\_

**Zoning** \_\_\_\_\_

**Total** \_\_\_\_\_

**INSPECTOR'S SIGNATURE:** \_\_\_\_\_

**CERTIFICATION NUMBER** \_\_\_\_\_

**DATE:** \_\_\_\_\_



**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 for any damage to 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 2-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.

I understand that I am subject to all applicable codes, statutes and ordinances and with the condition of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the State, municipality or inspection agency; and certify that all the permit application information is accurate. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. In granting this approval, the Town of Fond du Lac reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per State stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Town of Fond du Lac does not take responsibility for the design or construction of the reviewed items.

Owner's Name (print): \_\_\_\_\_

Primary Address: \_\_\_\_\_

Phone No. Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Owner's Email: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_