



Permit & Development Center

809 N. Broadway, Milwaukee, WI 53202 | (414) 286-8210 | milwaukee.gov/permits | DevelopmentCenterInfo@milwaukee.gov

Sheds used as tool or storage sheds, or other similar uses, do not require a building permit if the floor areas are 150 sq. ft. or smaller and are at least 3 ft. from property lines. All other requirements, like the zoning ordinance and relevant setbacks, still apply.

If you have questions as to whether you will need a building permit, please call (414) 286-8210 for more information.

If your shed will need a permit, you must submit plans for your new or replacement storage shed before a building permit can be issued. The plans will be reviewed by a plan examiner to ensure they conform to Milwaukee building and zoning codes.

Plan evaluation & general requirements

Plan exam includes review of the following on plans:

- Detached structures, such as storage sheds and garages, may occupy no more than a certain percentage of the lot. In most districts they can occupy 15% of the lot. Contact the Development Center at (414) 286-8210, to find out what is allowed for your property. Garages that are attached to the house and without second floor living space are not counted.
- For zoning purposes, sheds must be located in the rear yard, at least 18" from the property line, measured from the wall of the shed. Side yard setbacks vary by zoning district. The overhang may project a maximum of 6" into the required setback.
- A shed may be as close as 3 feet from a house when the walls are covered with one-hour, fire-resistant drywall. Otherwise, a shed must be at least 10 feet from any house (yours or your neighbor's).
- A shed must be built on a hard surface. Approved hard surfaces include concrete at least 3 inches thick, 2 inches of macadam laid on 3 inches of gravel, or patio block laid on 3 inches of gravel.
- Two (2) accessory structures maximum on one lot in most zoning districts.

Submitting plans

Plans may be submitted in person or online. Online submissions may be done through Milwaukee's Land Management System (LMS) at city.milwaukee.gov/LMS. Once on the site, you can create an account or login to apply for your permit.

Walk-in service is available for the review of storage shed plans. Check <http://city.milwaukee.gov/permits> for current hours. Because we cannot predict the number of customers who will arrive for walk-in service on a given day, you may need to wait for service.

You need to bring the following materials with you:

- A certified survey of your property that shows where the shed will be located, OR a scale drawing or site plan that shows your property and where the shed will be located. The drawing should also show the size and location of any detached garage.
- A scope of work or plan for the shed, drawn to scale, that describes:
 - The dimensions of the shed and the overall height.
 - The foundation or pad on which the structure will be built.
 - Whether the shed is a purchased kit or is going to be custom built. If it is a kit, please provide copies of any information you receive. If it is custom built, provide a diagram showing wall framing, roof framing, etc.
- Cost of the storage shed.

For structures larger than 150 square feet, see the requirements for a garage.

Associated permits

If you need to demolish an old shed or garage, you may also be required to take out a raze permit. An electrical permit is required if you run electrical service to the shed. If your home is located in a locally-designated historic district, you need a certificate of appropriateness from the Historic Preservation Commission before you build.