

Decks

Application Requirements

1. Guidelines – Draw to scale, on a copy of your existing survey or plat, the location of the proposed deck as well as the location of planters, railings and steps. Community Development staff may be able to provide you with a copy of a survey or a plat for your property, if one is available. There is a charge for the copy.
2. Provide a cross section diagram of your deck. This diagram must be drawn to a scale of ¼ inch = 1 foot. Indicate the deck height above grade, complete the City of New Berlin deck framing application supplement (attached page 2).
3. If you have a septic system, location approval from Waukesha County Environmental Resources is also required before your permit can be issued. It is your responsibility to contact Waukesha County for this approval. A Preliminary Site Evaluation application form must be properly filled out prior to county review.
4. SPS 321.225 DECKS. Decks attached to dwellings and detached decks that serve as an exit, shall comply with the applicable provisions of this chapter, and must be designed to meet these requirements along with appendix b and c of 2015 SPS 321.
5. It takes approximately ten working days for complete review of your permit. The Engineering Division checks for established grades, slopes and drainage patterns The Zoning Department checks for proper setbacks from lot lines. The Inspection Division reviews the plans for construction.
6. Submit two copies of the above referenced documents along with the City of New Berlin building permit application.

Guidelines

Location

1. Decks located in the front yard shall be subject to §275-46D(3).
 - a. *Attached accessory uses. Uncovered stairs, decks sized for entry purposes only, stoops, landings, fire escapes, gutters, decks and awnings may project into any yard but not to exceed six feet and not closer than five feet to any lot line.*
2. Decks located in the side yard shall meet the setbacks of the Zoning District.
3. Decks located in the rear yard shall:
 - a. Meet the setbacks of the Zoning District if 4' in height or greater.
 - b. Be located a minimum of 5' from all property lines if less than 4' in height.

*The above referenced guidelines are not to be considered as complete or all inclusive.
The items listed are a guide to help in planning your project.*

