

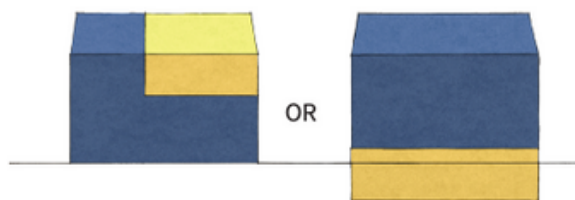
What is an ADU

An Accessory Dwelling Unit or ADU, is a housing option that can work for just about everyone. Families, adult children, aging parents, and extended family. ADUs can also provide additional income for homeowners.

The City of South Milwaukee defines an ADU as a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names throughout the U.S., including accessory apartments, secondary suites, and granny flats. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).

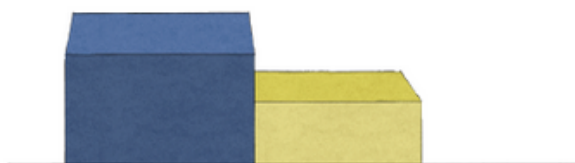
1 Internal ADU

An additional residential unit located within the walls of an existing or newly-constructed residence. This could be either an attic or basement conversion.



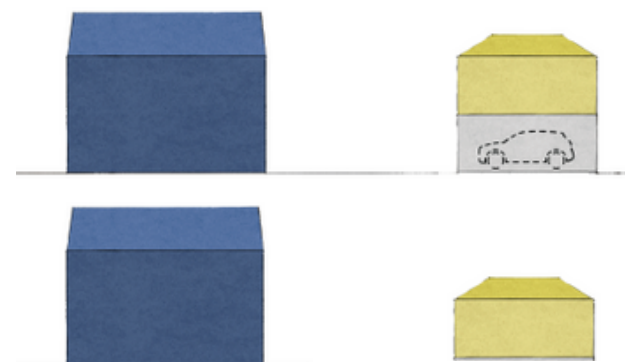
2 Attached ADU

An additional residential unit located in a separate addition to an existing residence.



3 Detached ADU

A freestanding residential unit located on the same property containing a separate principal residence. Detached ADUs are commonly known as in-law suites or garage apartments.



When are ADUs allowed

Allowed on properties in Z-2 and Z-3 zoning districts that have a single-family dwelling.

No more than one ADU may be located on a lot.

They must be subordinate in use, area, and extent and purpose to the principal building.

The homeowner cannot sell an ADU independently from the main dwelling.

The property owner does not need to reside at the single-family on the property.

Zoning & ADU Requirements

What Districts are ADUs Allowed?

A second dwelling unit is allowed in Z-2 and Z-3 zoning districts that have a single-family dwelling. Z-2 and Z-3 districts are the majority of the city's residential neighborhoods.

Must Function as an Independent Living Unit

Your ADU needs to be a complete, self-sufficient living space without relying on the main house. This means it should have its own kitchen, sleeping area, bathroom and entrance. This does not mean utilities must be separated.

Lot Coverage

In Z-2 zones, no more than **50%** and in Z-3 zones, no more than **60%** of your lot may be impervious, that includes all hard surfaces, such as patios, paths, driveways and sheds.

Parking

1 parking space is required per dwelling unit. On-street parking credits apply for abutting street parking.

Detached ADU

Heights

ADUs may not be taller than the principal structure and the maximum height in any zone is 24 feet. On local streets, accessory building heights are limited to 0.15 of the Public Right of Way width; 0.25 along Collectors and 0.30 along arterial streets. A Street Type map is available on the City's zoning webpage.

Setbacks

Front Street	Side	Rear
20-ft min + principal building setback	6-ft	6-ft

Detached structures must be 10-feet from principal structures per Fire Safety Regulations

Size

The number of accessory structures is not limited. The aggregate ground floor area of all accessory structures, including an ADU, may not exceed the ground floor area of the principal structure.

Attached ADU

Heights

Building heights in all zoning districts depends on the street width, how far the building is set back from the property line, and how tall adjacent buildings are. In general, the further back from the property line, the taller a building may be.

Setbacks

Z-2 Zone	Street - Side	Side	Rear
	8-ft min	8-ft min	8-ft min
Z-3 Zone	Street - Side	Side	Rear
	6-ft min, 18-ft max	3-ft min, Arterial streets 0-ft	3-ft min

Size

Refer to lot coverage to determine how large your attached ADU addition may be.

Process & Permits

Process

- 1 Consult with the zoning administrator to determine if an ADU is allowed
- 2 Submit a Community Development Application for a zoning review, based on ADU type
- 3 Have a designer, design/build, or contractor prepare drawings
- 4 Obtain a quote and hire contractors
 - Consider Lender Options - Fannie Mae, local banks and credit unions
- 5 Apply for Permits

Permits

Community Development Permit

For detached and addition ADUs, submit a Community Development Permit application for zoning review, confirming height, area, setback, flood plain designation, and other site standards are met. Draw the proposed ADU building envelope on a property plat of survey or separate site plan to scale. All hard surfaces and structures must be shown on the survey, including patios and paths.

Building Permit

Building permits for an ADU must be taken out by either the homeowner or a contractor licensed by the State of Wisconsin. Plans must meet Wis. Uniform Dwelling Code, Fire Safety Regulations, and accessibility requirements. Submit scaled constructions drawings and elevations of the proposed building and site plans based on a survey plat, showing its location on the lot, with dimensions. Property surveys may not be greater than 10 years old.

After all work is complete and project permits are closed, an Occupancy Certificate is issued.

Electrical, Plumbing and HVAC Permits

A licensed electrician, licensed plumber and licensed HVAC contractor submit affiliated permits. Exterior lighting must meet lighting standards, including maximum color temperature and light cutoff.

Utility Connections: Water, Sewer, Electrical/Gas

You'll need proper connections for water, sewer, and electrical/gas power. Detached ADUs may access power through the main dwelling or separate. Detached ADUs must have separate water and sewer connections from the main dwelling unless a property-based hardship is identified. The property owner is responsible for all expenses that require additional sewer or water line extensions in the public way to the private property if existing lines are not present. Check with the city engineering department to identify where existing utilities are located.

Contractor Credentials

Confirm contractors state credentials are valid with the Wis. Department of Safety and Professional Services. Verify the contractor's business is in good standing at the Wis. Department of Financial Services.

Homeowners may act as the general contractor, coordinating all work.

Pros: reduces project cost by 10% - 20% and have full control over project, such as materials and scheduling.

Cons: Increases project time and inexperience may lead to mistakes.

Permit Fees

Building Permit

Min Fee	\$65
New Residence	\$0.44 per Sq Ft
Plan Exam	\$330
Occupancy Permit	\$65
Wis. Uniform Building Permit Seal	\$80
Footing and Foundations	\$250, slabs not applicable

HVAC Permit

Heating	\$62 up to 150,000 BTUs
Distribution systems	\$55 Min. \$2.40 per 100 Sq Ft
Air Conditioning	\$65 up to 36,000 BTUs

Plumbing Permit & Electrical Permits \$50 base plus itemized

Community Development Application Fee Waived

The building permit application includes the plan exam and occupancy permit fee

Design & Material Standards - Zoning Code

- Whether detached or attached, the ADU must be compatible with the style and materials of the primary dwelling. Use the same architectural details, such as siding materials, roof styles, and trim, as the main house, including matching windows and doors. Check with the zoning administrator for alternative materials.
- ADUs require a 3-foot clear path to the property line. Show path on site plan.
- Exterior new lighting shall meet color temperature and shielding/non-glare requirements.

ADU Address

The ADU shall have the same address as the principal residence, adding unit 'A'. The city provides a letter to the USPS postmaster confirming the new address after permits are closed. Address must be legible and placed visibly from the street fronting the property and also placed closely to the side of the ADU access entry. If on an alley, it must be displayed on the structure facing the alley.



Contacts

Zoning



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www.southmilwaukee.gov
*Information under the
Economic Development
Department*

Building Inspections



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www.southmilwaukee.gov
*Information under the
Inspection Department*

www.SouthMilwaukee.gov

WE Energies

Call 866-426-0364
www.we-energies/partners/builders/

Diggers Hotline

Call 800-242-8511
www.diggershotline.com

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