

PROJECT	CATEGORY	PROPERTY TYPE
<b>Deck (Attached to House)</b>	<b>Outdoor Structures</b>	<b>Residential</b>
ADDRESS	JURISDICTION	
123 W Wisconsin Ave, Milwaukee, WI 53203	City of Milwaukee, Milwaukee County, Wisconsin	

Governing body: Department of Neighborhood Services (DNS)

PERMIT REQUIRED	EST. COST	TIMELINE
<b>YES</b>	<b>\$245</b>	<b>2-4 weeks</b>

## Summary

A building permit is required for construction of a new attached deck at this residential property. The local building department requires submission of a site plan, construction drawings, and structural details. Standard residential deck permits are processed within 5-10 business days. This report provides the complete application roadmap including exact fees, required documents, inspection schedule, and building department contact information.

## Jurisdiction & Authority

Permit Office	City of Milwaukee Department of Neighborhood Services, 841 N Broadway, Room 104, Milwaukee, WI 53202
Phone	(414) 286-2268
Online	<a href="https://city.milwaukee.gov/dns">https://city.milwaukee.gov/dns</a>
Portal	<a href="https://aca-prod.accela.com/MILWAUKEE">https://aca-prod.accela.com/MILWAUKEE</a>
Hours	Monday-Friday 8:00 AM - 4:30 PM
Email	<a href="mailto:dns@milwaukee.gov">dns@milwaukee.gov</a>

## Permit Requirements

- Building permit required for all decks over 200 sq ft or 30 inches above grade
- Zoning compliance review for setback requirements
- Structural engineering may be required for elevated decks over 4 feet
- Separate electrical permit if outlets or lighting planned
- Ledger board attachment must comply with IRC R507.2

## Important Warnings

- Working without a permit: triple permit fees as penalty plus daily fines of \$100-\$500
- Must call Diggers Hotline (811) at least 3 business days before excavation
- Deck construction in flood zones requires additional elevation certificates

## Estimated Costs

Fee	Amount
Building Permit Fee	\$150.00
Plan Review Fee	\$75.00
State Surcharge	\$12.00
Technology Fee	\$8.00
<b>ESTIMATED TOTAL</b>	<b>\$245</b>

## Application Process

1. Create account on Milwaukee Accela portal at [aca-prod.accela.com/MILWAUKEE](https://aca-prod.accela.com/MILWAUKEE)
2. Select Apply for Permit > Building Permit > Residential
3. Upload site plan, construction drawings, and property survey
4. Pay permit fees online via credit card or e-check
5. Wait for plan review (5-10 business days for residential decks)
6. Address any reviewer comments and resubmit if needed
7. Print and post permit card at job site before starting work
8. Schedule inspections: footing, framing, and final

## Permit Forms & Applications

### Residential Building Permit Application

<https://city.milwaukee.gov/dns/permits/building>

Available online through Accela portal.

### Site Plan Requirements Guide

<https://city.milwaukee.gov/dns/permits/siteplan>

Required dimensions, setbacks, and property line measurements.

## Documents Required

- Completed permit application
- Site plan showing deck location and distances from property lines
- Construction drawings with framing plan and ledger connection detail
- Property survey (recommended)
- Proof of property ownership

## Required Inspections

1. Footing Inspection - before pouring concrete, verify depth and reinforcement
2. Framing Inspection - verify beam sizes, joist hangers, ledger attachment
3. Final Inspection - verify stairs, railings, flashing, structural integrity

## Detailed Timeline

Preparation	1-3 days
Plan Review	5-10 business days
Revisions	3-5 days if corrections needed
Construction	3-7 days typical
Inspection	Same day or next business day
Total	3-5 weeks end-to-end

## Exemptions & Thresholds

Decks 200 sq ft or less AND 30 inches or less above grade do not require a building permit. All decks must still comply with zoning setback requirements.

## Contractor Requirements

Homeowner-occupants may perform their own work. Hired contractors must hold valid City of Milwaukee contractor registration.

## Common Mistakes to Avoid

- Starting construction before permit approval - results in triple fees
- Not checking setback requirements - deck too close to property line must be relocated
- Improper ledger board attachment - #1 cause of deck collapses
- Forgetting to call 811 before digging footings

## Pro Tips

- Apply online through Accela for fastest processing
- Schedule inspections 24 hours in advance
- Take photos at each inspection stage for your records
- Winter applications process faster due to lower volume

## Code References

- Milwaukee Municipal Code Chapter 200 - Building Construction
- Wisconsin Uniform Dwelling Code SPS 320-325
- IRC 2021 Section R507 - Exterior Decks
- Milwaukee Zoning Code Chapter 295 - Setback Requirements

## Sources

<https://city.milwaukee.gov/dns/permits/building>

<https://city.milwaukee.gov/DNS/About/Fees>

<https://aca-prod.accela.com/MILWAUKEE>

### RESEARCH CONFIDENCE

HIGH

Based on current municipal code databases as of March 2026.