



Permit & Development Center

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

ACCESSORY DWELLING UNIT means a room or set of rooms with its own cooking, sleeping and sanitary facilities which is located on the same parcel as a one-family or two-family dwelling and which is smaller in floor area than the largest dwelling unit to which it is accessory. On any property located in a district permitting a two-family dwelling or multiple principal buildings on one parcel, a principal structure containing two dwelling units and meeting required lot area per dwelling unit standards shall be considered a two-family dwelling and not an accessory dwelling unit for purposes of use classification. The three types of accessory dwelling units are:

- A. *Internal Accessory Dwelling Unit:* This type is located within the walls of an existing or newly-constructed dwelling.
- B. *Attached Accessory Dwelling Unit:* This type is located in a separate addition to an existing dwelling.
- C. *Detached Accessory Dwelling Unit:* This type is a freestanding structure located on the same parcel containing a separate principal building.

At the time a building permit application is submitted for an accessory dwelling unit accessory to an existing principal dwelling unit, at least one owner of the existing principal dwelling unit shall occupy the existing principal dwelling unit as the owner’s primary residence. “primary residence” means a residence which is the usual place of return for housing as documented by *at least two* of the following or other documentation approved by the commissioner of neighborhood services:

- A. Motor vehicle registration.
- B. Driver’s license.
- C. Wisconsin state identification card.
- D. Voter registration.
- E. Federal or state income tax return.
- F. Utility bill.
- G. Verification of eligibility for lottery or gaming credit for tax purposes.

A Plan submittal is required to the City of Milwaukee Development Center before a permit can be issued for an Accessory Dwelling Unit. The plans will be examined by a plan examiner to ensure they conform to the State of Wisconsin Uniform Dwelling Code also the Milwaukee Code of Ordinances building and zoning codes.

Per M.C.O table 295-505-2.5 ADU design standards, floor area maximums:

- The maximum floor area for an Internal and attached Dwelling Unit is 1,000 sq.ft
- The maximum floor area for a Detached Dwelling Unit is 1,300 sq.ft

Submitting Plans

You need to bring three copies of the plans for the project to the Development Center. Please note Detached Accessory Dwelling Units will require additional and separate **Site Utility Plans**.

Permit and Fees

Building permits for a Residential Accessory Dwelling Unit for a one- or two-family home must be taken out by either the homeowner or a contractor licensed by the State of Wisconsin and City of Milwaukee.

For information regarding fees [click here](#).

Associated Permits

A licensed electrician must obtain *electrical permits* for all electrical work. The homeowner or a licensed plumber must obtain *plumbing permits*. Detached Accessory Dwelling Units require site utility plans and the associated permits for the site work. If your remodeling affects the exterior of your home, and your home is located in a locally-designated historic district, you must receive a *certificate of appropriateness* from the Historic Preservation Commission before the permit can be issued.