



Allouez Village Hall • 1900 Libal Street • Green Bay, WI 54301-2453 • (920) 448-2800 • Fax (920) 448-2850  
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## **PUBLIC HEARING NOTICE**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Allouez Village Board on Tuesday, January 21, 2014 at 6:30 p.m. to consider:

- Amending Section 11.03, Definitions relating to Tree Houses / Playhouses
- Repealing and Recreating Section 11.05D, Accessory Building Sizes
- Creating Section 11.05I, Regulations for Tree Houses / Playhouses

All interested persons or their representatives may appear at the hearing and be heard.

Dated this 6<sup>th</sup> day of December, 2013.

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Debra M. Baenen  
Allouez Clerk-Treasurer

**ORDINANCE NO. 2014-02**

**AN ORDINANCE AMENDING SECTION 11.03, DEFINITIONS,  
RELATING TO TREE HOUSES/PLAYHOUSES AND REPEALING  
AND RECREATING SECTION 11.05 D., ACCESSORY BUILDING SIZES  
AND CREATING SECTION 11.05 I., REGULATIONS FOR  
TREE HOUSES/PLAYHOUSES OF CHAPTER 11, ZONING CODE OF THE  
MUNICIPAL CODE OF THE VILLAGE OF ALLOUEZ, BROWN COUNTY, WISCONSIN**

**THE VILLAGE BOARD OF THE VILLAGE OF ALLOUEZ, BROWN COUNTY,  
WISCONSIN, DOES ORDAIN THAT SECTION 11.03, DEFINITIONS, SECTION 11.05 D.,  
ACCESSORY BUILDING SIZES AND SECTION 11.05 I., OF THE ZONING CODE OF  
THE VILLAGE OF ALLOUEZ MUNICIPAL CODE BE AMENDED AND/OR CREATED  
TO READ AS FOLLOWS:**

**SECTION 1.** The following section shall be **amended** to read as follows:

**Sec. 11.03 DEFINITIONS**

**Tree Houses/Playhouses.** A tree house or playhouse is an accessory structure that is permitted on a residential property.

**SECTION 2.** The following section shall be **repealed and recreated** to read as follows:

**Sec. 11.05 D. Accessory Building Sizes.**

The accumulative square footage of all accessory buildings to include detached and attached garages shall not exceed 1200 square feet.

**SECTION 3.** The following section shall be **created** to read as follows:

**Sec. 11.05 I. Tree Houses/Playhouses.** Tree houses and play houses must meet the following zoning requirements.

**(1) Building Permit Required**

To ensure that a playhouse (accessory structure with ground supports) is meeting the zoning and building requirements, a building permit is required when:

- the structure has supports to the ground or
- is to be supplied with electricity and/or water

A tree house (accessory structure supported solely and entirely by a tree or trees) does not require a building permit unless it is to be supplied with electricity and/or water, but is required to meet the zoning requirements described below.

**(2) Zoning Requirements**

**Defined:** The Zoning Ordinance does not specifically define a tree house or a playhouse. Such structures are regulated under the provisions of accessory structures. The Zoning Ordinance has been interpreted such that a tree house is considered an accessory structure that is supported solely and entirely by a tree or trees. If the structure is supported by a tree or trees but also has any support directly to the ground, it is considered a playhouse.

**(3) Setback requirements:** Setback requirements vary by the size and shape of the lot, the zoning district, and whether it is a corner lot, interior lot, or double frontage lot. Tree houses and playhouses are not permitted in the required front yard, side yard adjoining a street, or minimum side yard. Tree houses are allowed in a required rear yard.

**(4) Maximum height:** Tree houses and playhouses, as accessory structures, are permitted up to 15.0' in height from adjacent grade to the highest point of the roof.

**(5) Impervious surface coverage requirements:** Playhouses (accessory structures with ground supports) must meet the impervious surface coverage requirements, which are based on their location on a lot.

**(6) Total lot coverage and floor area:** Playhouses (accessory structures with ground supports) may be counted as square footage for lot coverage and floor area. The maximum permitted lot coverage and floor area vary by lot size.

**(7) Separation from house:** Playhouses (accessory structures with ground supports) are to be a minimum of 10.0' from the nearest wall of the house.

**(8) Separation between accessory structures:** A minimum of four (4) feet separation is required between roofed accessory structures as measured from the walls of each structure.

**(9) Maximum size of roofed accessory structure:** Playhouses and tree houses, as a roofed accessory structure, may not exceed 150 square feet in area.

**SECTION 4.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

**SECTION 5.** This ordinance shall take effect upon approval and publication.

Approved and adopted this 21<sup>th</sup> day of January, 2014.

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Steven VandenAvond, Village President

ATTEST:

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Debra M. Baenen, Village Clerk

DATE OF PUBLICATION:

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