



Allouez Village Hall ● 1900 Libal Street ● Green Bay, WI 54301-2453 ● (920) 448-2800 ● Fax (920) 448-2850
www.villageofallouezwi.gov

**ALLOUEZ BOARD OF APPEALS
MONDAY, JUNE 12, 2023
5:15 P.M., ALLOUEZ VILLAGE HALL**

BUSINESS:

1. CALL TO ORDER / ROLL CALL
2. ELECTION OF CHAIRPERSON
3. PETITION OF RAY GOFFARD, 913 CATHERINE STREET, GREEN BAY, WI 54301 REQUESTING A VARIANCE FOR AN INCREASE OF 60 SQUARE FEET TO THE ALLOWED REQUIRED AREA FOR A DETACHED GARAGE
4. PETITION OF RAY GOFFARD, 913 CATHERINE STREET, GREEN BAY, WI 54301 REQUESTING A VARIANCE FOR AN INCREASE OF 3 FEET IN HEIGHT TO THE ALLOWED REQUIRED HEIGHT FOR A DETACHED GARAGE ON THE LOT AT 913 CATHERINE STREET, PARCEL AL-1400.
5. ANNOUNCEMENTS
6. ADJOURNMENT

NOTE: It is possible that members of and a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above noticed meeting to gather information; no action will be taken by any governmental body at the above noticed meeting other than the governmental body specifically referred to above in this notice.

Questions about an item on the agenda should be directed to Trevor Fuller at the Allouez Village Hall (920-448-2800).



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NOTICE OF BOARD OF APPEALS HEARING

NOTICE IS HEREBY GIVEN that the **Allouez Board of Appeals** will meet at the Allouez Village Hall, 1900 Libal Street on **Monday, June 12th at 5:15 p.m.** to hear and consider the following petition:

PETITION OF RAY GOFFARD, 913 CATHERINE STREET, GREEN BAY, WI 54301
REQUESTING A VARIANCE FOR AN INCREASE OF 60 SQUARE FEET TO THE ALLOWED
REQUIRED AREA FOR A DETACHED GARAGE **AND** A VARIANCE FOR AN INCREASE OF 3
FEET IN HEIGHT TO THE ALLOWED REQUIRED HEIGHT FOR A DETACHED GARAGE ON
THE LOT AT 913 CATHERINE STREET, PARCEL AL-1400.

Village Code 475-202(C) requires accessory buildings (detached garages) not to exceed 900 square feet nor exceed 15 feet in height in a lot zoned R1-50.

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

Dated this 30th day of May, 2023.

Carrie C. Zittlow
Village Clerk-Treasurer

FEE: \$150.00

VILLAGE OF ALLOUEZ
BOARD OF APPEALS PETITION

Date Paid _____
Rept. No. _____

(Form must be returned for publication 15 days prior to meeting date)

NAME Ray Goffard PHONE 920-360-2841
ADDRESS 913 Catherine St

1. The petitioner's interest in the property under consideration is as primary residence
2. The owner of record presently is Ray Goffard
3. The legal description of the property under consideration is (parcel # & street address)

A1-1400 913 Catherine St

4. A CSM or copy of the plat on which the property is shown is attached.
5. On the 16th day of May, 20 23, the petitioner was denied a permit by the Building Inspector and hereby petitions the Board for the following variance:

Additional 60 sq ft from current allowance for garage
Increase roof height from 15'-18' will allow a 6/12
pitch and allow less snow load on roof.

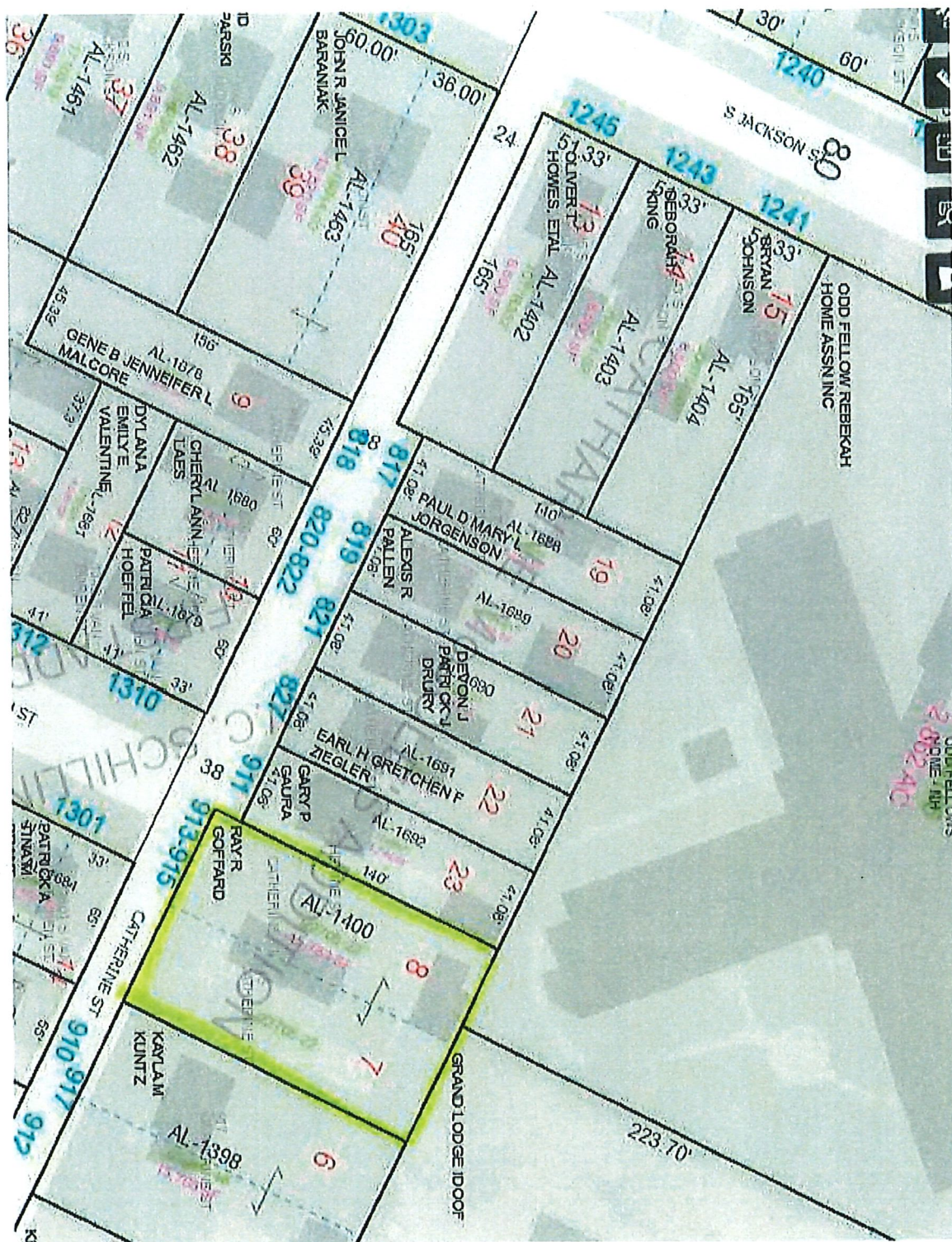
6. Statements which would justify the granting of the variance requested (see attached) -

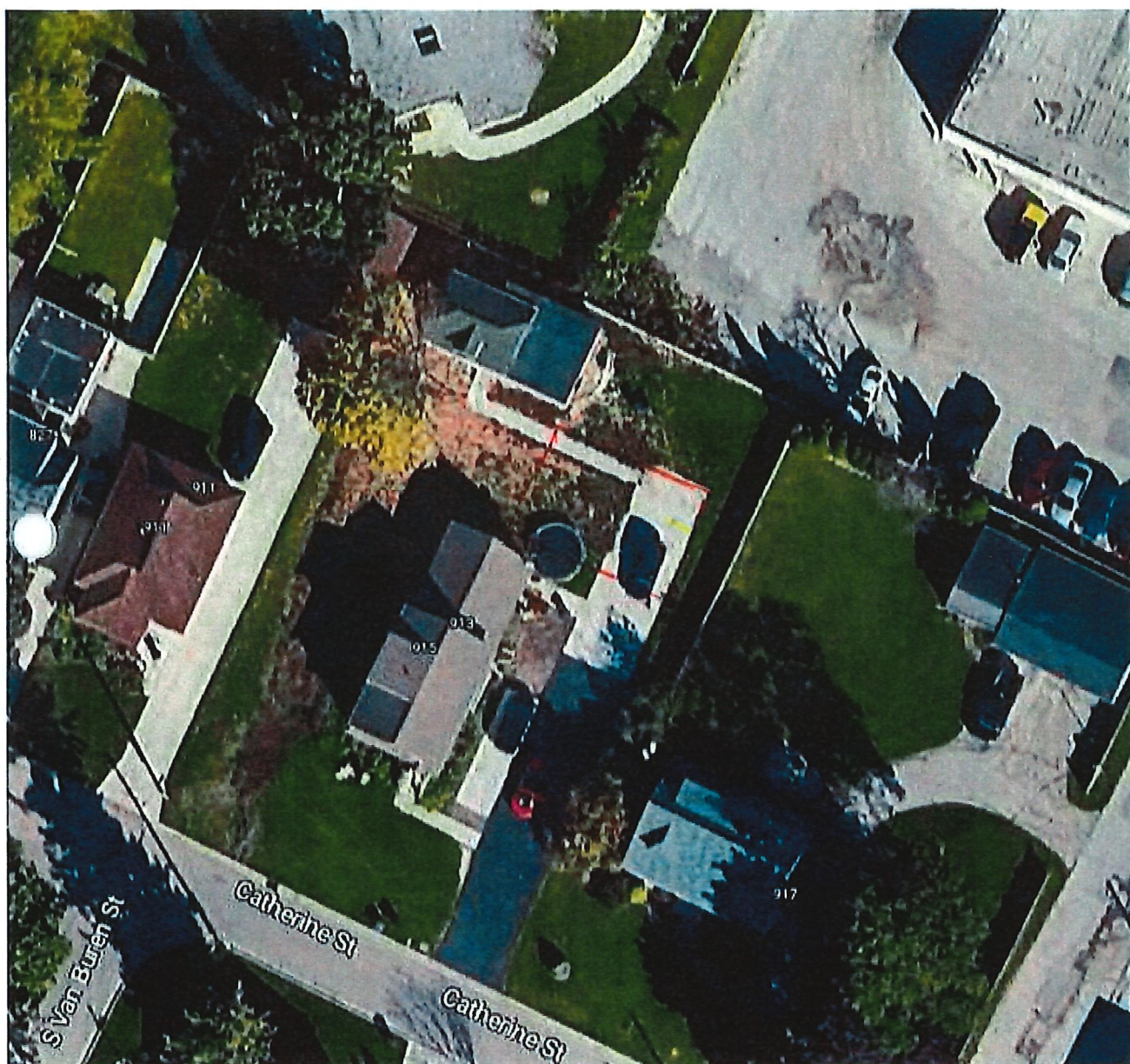
- a. Unnecessary Hardship - with 2 residences on one parcel
a 2 stall garage per residence is needed to store
vehicles and personal belongings to prevent damage to them.
- b. Unique Property Limitation - 2 properties on one parcel
- c. Protection of the Public Interest - prevents disputes between 913 & 915
and keep yard from having clutter

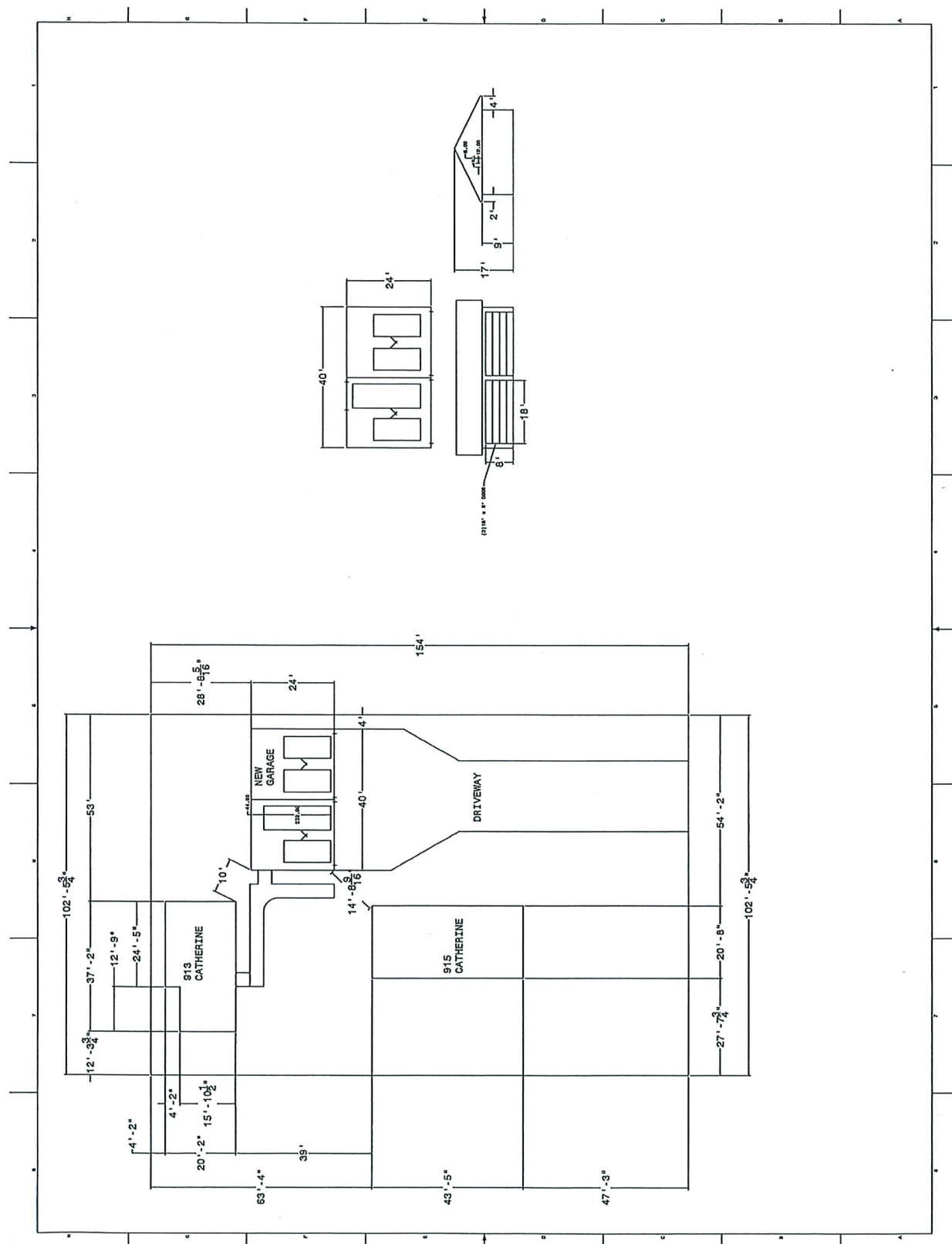
Dated this 24th day of May, 20 23.

(Signed) Ray Goffard
Petitioner

(Signed) _____
Owner-other than petitioner







Memo

To: Board of Appeals

Fr: Trevor Fuller, Planning and Zoning Administrator
Mike Leifker, Building Inspector

RE: PETITION OF RAY GOFFARD, 913 CATHERINE STREET, GREEN BAY, WI 54301 REQUESTING A VARIANCE FOR AN INCREASE OF 60 SQUARE FEET TO THE ALLOWED REQUIRED AREA FOR A DETACHED GARAGE **AND** A VARIANCE FOR AN INCREASE OF 3 FEET IN HEIGHT TO THE ALLOWED REQUIRED HEIGHT FOR A DETACHED GARAGE ON THE LOT AT 913 CATHERINE STREET, PARCEL AL-1400.

Date: June 7, 2023

Ordinance Purpose

§ 475-1 Authority; purpose.

This chapter is adopted pursuant to §§ 61.35 and 62.23(7), Wis. Stats., for the following purposes: to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote and to protect the public health, safety, comfort, convenience and general welfare; to provide adequate standards of light, air and open space; to maintain the aesthetic appearance and scenic values of the Village; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and to foster a more rational pattern of relationship between residential, business, commercial, and manufacturing uses for the mutual benefit of all.

Context

Ray Goffard is requesting a variance for an increase of 60 square feet to the allowed required area for a detached garage and a variance for an increase of three feet in height (building inspector permitted to grant a one foot variance) to the allowed required height for a detached garage on the lot at 913 Catherine Street.

The petition, sketch of the proposed project, and pictures of the property are attached. The parcel is a corner lot zoned "R1-50." The proposed project would need a variance according to Village Ordinance 475-202(C).

Staff Comments

The petition and proposed project have been reviewed by staff. Staff recommends that the Board decline the petitioner the requested variance because other feasible garage configurations are available to the petitioner within the questioned property.

Action

The Board of Appeals is asked to review the petition request and determine whether to grant, grant with conditions, or deny and defer the variance to Village Ordinance 475-202(C). The Board of Appeals shall state the grounds of such a determination. These are two separate requests. A motion should be made separately for each request. State statute requires the petitioner to argue that all three statements be justified prior to granting a variance – an unnecessary hardship exists, there is a unique property limitation, and granting the variance will protect the public interest.



§ 475-202. Detached houses.

- A. Description. A detached house is a residential building, other than a manufactured housing unit or mobile home, that contains only one dwelling unit and is located on a single lot not occupied by other principal buildings.
- B. Where allowed. Detached houses are allowed in all R Districts.
- C. Lot and building regulations. Detached houses are subject to compliance with the lot and building regulations of Table 2-3.

Table 2-3		
Detached Houses in R Districts		
Regulation	R1-75	R1-50 and R2
(1) Lot		
Minimum lot area (square feet)	7,500	5,000
Minimum lot frontage (feet)	75	40
Minimum lot width (feet)	65	50
(2) Principal Building Siting		
Minimum principal building setbacks		
Front (feet)	30 or average setback ¹	25 or average setback ¹
Street side (corner lot)	50% of front yard depth of the lot abutting the rear lot line	
Interior side (feet) (per side/total)	6/14	6/14
Rear (% of lot depth)	20% ²	20% ²
(3) Accessory Building Siting		
Street side setback	Same as front yard depth of the lot abutting the rear lot line	
Minimum interior side setback (feet)	4	4
Minimum rear setback (feet)	2	2
(4) Maximum Building Coverage		
All buildings, interior lots (% of lot area)	40%	40%
All buildings, corner lots (% of lot area)	50%	50%
Accessory buildings (% of rear yard area)	30% ³	30% ⁴
(5) Maximum Building Height		
Principal building (stories/feet)	2.5/35 ⁵	2.5/35
Accessory building (feet)	15	15
(6) Minimum Facade Transparency		
Front (%)	15%	15%
Street side (%)	10%	10%

NOTES:

¹ See also the average setback provisions in § 475-1502E(3).

² Rear setback may not be less than 15 feet and is not required to exceed 30 feet.

³ Accessory building may not exceed 1,200 square feet in floor area.

⁴ Accessory building may not exceed 900 square feet in floor area.

⁵ Buildings occupied by permitted public or civic uses may be up to 75 feet in height if interior side setbacks are increased by at least two feet for each foot of building height in excess of 35 feet.