

**MINUTES**  
**CITY OF PLATTEVILLE ZONING BOARD OF APPEALS**

May 17, 2021 at 7:00 p.m.  
Council Chambers at City Hall

MEMBERS PRESENT: Michael Knautz, Joie Schoonover, Mary Miller, Angie Donovan  
ALTERNATE MEMBERS PRESENT: None  
MEMBERS ABSENT: Isaac Shanley  
STAFF PRESENT: Joe Carroll (Community Development Director), Ric Riniker (Building Inspector)

A regular Board of Appeals meeting was held at 7:00 p.m., May 17, 2021 via Zoom.

**APPROVAL OF MINUTES:**

Motion by Knautz, second by Schoonover, to approve the minutes of the December 21, 2020 meeting.  
Motion carried unanimously.

**VARIANCE REQUEST:**

Carroll introduced the variance request of Pioneer Lanes LLC who seeks permission to construct a single-family residence on the property at 1185 E. Business Highway 151 that is not in conformance with Chapter 22.059 of the City of Platteville Municipal Code.

The applicant would like to construct an accessory residence on the Pioneer Lanes property that would be used as a residence for the business owner. The zoning ordinance was recently changed to allow residential use in the B-3 district, but not on the ground floor as requested. The applicant is the owner of the Pioneer Lanes business. Due to the negative impacts of the pandemic on his business, he has needed to cut back on staffing and increased the number of hours that he spends at the business. As a result, he is interested in constructing/locating a single-family residence on the property for his own personal residence. This would reduce his commute time and his housing costs, and also allow him to better serve the business needs. There is an existing 24' x 42' detached garage/storage building toward the rear of the property. The applicant would like to expand this building with a 20' x 42' addition and convert the building to his residence. An alternate plan would be to install a 16' x 80' manufactured home at the rear of the building that would serve as his residence.

Joe Carroll addressed the three standards that must be considered for each variance request. He stated that it is questionable if the variance request meets all the standards needed for approval.

Carroll mentioned that Isaac Shanley, who is a member of the Board, was not able to attend the meeting and asked for his thoughts to be shared. Carroll read a statement from Shanley which indicated he is against the request because it doesn't meet the standards and would set a precedent to allowing more residential uses in the B-3 district, which he didn't think is appropriate.

The applicant statement was made by Joe Haack, who mentioned security improvement, proximity for running the business, the negative impacts from COVID as reasons for wanting to construct the residence on the site. The second story addition to the existing bowling alley would require the installation of a fire suppression system for the entire building, which would be significantly too expensive. The residence would be for his private use only, and would go in the building that is currently his office and personal storage.

Shoonover asked how many people would reside in the building. Haack responded that it would be three at the most.

There was a discussion regarding the two options. Haack mentioned that he prefers the option of adding on to the existing building.

Public statements in favor. Adam Arians, who owns the adjacent storage unit property, is in favor of the request because it would provide more security to have someone present living on the property.

Public statements against. None

Public statements in general. Nancy Bowers, who owns the property to the east of the site, had some questions regarding the proposal, but was not in favor or against.

Applicant Rebuttal. None

Board Discussion.

Motion by Knautz to approve the variance with the condition that the residence is only for an employee or manager of the business on the property, and related family members. Second by Donovan. Upon roll call vote, motion was approved 4 - 0.

**The Findings of Fact were discussed:**

The ordinance was modified to allow residential in the district.

The added cost of providing the residence on the second floor of the existing business building would be excessive and would be a hardship.

The storage building/office is already existing so modifications would not create a significant change to the property or the surrounding properties.

The residence on site would provide added security for the property and the adjacent properties.

There is a hardship due to the COVID impacts on the business.

**ADJOURN:**

Motion by Schoonover, second by Knautz, to adjourn. Motion carried unanimously.



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Joe Carroll  
Community Development Director

Approved: 8/5/2021