

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

May 23, 2022 at 6:00 p.m.  
Council Chambers at City Hall

MEMBERS PRESENT: Joie Schoonover, Todd Kasper, Dana Niehaus, Gene Weber  
ALTERNATE MEMBERS PRESENT: None  
MEMBERS ABSENT: None  
STAFF PRESENT: Joe Carroll (Community Development Director), Ric Riniker (Building Inspector)

A regular Board of Appeals meeting was held at 6:00 p.m., May 23, 2022.

**APPROVAL OF MINUTES:**

Motion by Schoonover, second by Kasper, to approve the minutes of the March 21, 2022 meeting.  
Motion approved.

**VARIANCE REQUEST:**

**Laura Roberts – 575 Camp Street**

Carroll introduced the variance request from Laura Roberts who seeks permission to install a fence on the property at 575 Camp Street that will not be in conformance with Chapter 22.04(B)(3) of the City of Platteville Municipal Code.

The property is located on the southeast corner of Camp Street and Lancaster Street. The owner would like to install a 6' tall solid wood fence on the side (west) and rear (south) yards of the property. The portion of the fence to be installed to the side of the house will be located between the house and Lancaster Street. By definition, any portion of the property located between the house and the street is considered a street yard. The zoning ordinance limits the height of fences in the street yard of residential properties to 4 feet maximum. Since the applicant would like to install a fence that is 6 feet in height, a variance is required to allow an additional 2 feet of height.

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.

Riniker mentioned that the code requirement not allowing six foot tall fences in the street yard is very common in other communities. He also mentioned that he has had several requests recently from residents for building permits to install six foot tall fences in the street yard. He also discussed the several calls he has received from residents regarding concerns about a fence installed on a property on Elm Street that is only four feet tall, but the callers did not like the appearance of the fence and thought it was illegal.

Applicant statement.

Clay Skaggs was present to discuss the request. The shape of the lot doesn't provide much space in the rear yard, so they would like the fence to extend into the street yard along Lancaster Street. A shorter fence would not be tall enough to contain their dog, and they are also concerned about the safety of kids. The fence will not extend all the way to the property along Lancaster Street, and will not extend into the street yard along Camp Street. The fence will not create a sight line issue.

Public statements in favor. None

Public statements against. None

Public statements in general. None

Applicant Rebuttal. None

Board Discussion.

The Board had questions regarding the location of the fence. The applicant further described the location and showed the Board the fence location on the aerial photo.

There were some comments about the shape of the lot, the small back yard and the need for privacy from Lancaster Street. There were no concerns regarding blocking visibility from the intersection.

Motion by Weber to approve the variance as presented. Second by Niehaus. Upon roll call vote, motion was approved 4-0.

**The Findings of Fact were discussed:**

The property has an unusual shape and a small rear yard.

Only a small amount of the street yard will be impacted.


Lancaster Street is very busy and the need for screening is a real issue.

The fence will not be in the street yard in front of the house, which would have more of an impact on the appearance of the property.

The fence will not create a safety or visibility issue.

**ADJOURN:**

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



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Joe Carroll  
Community Development Director

Approved: 7/18/2022