

MINUTES
CITY OF PLATTEVILLE ZONING BOARD OF APPEALS

February 20, 2023 at 7:00 p.m.
Council Chambers at City Hall

MEMBERS PRESENT: Todd Kasper, Dana Niehaus, Gene Weber, Karen Lynch, Kevin Wunderlin
ALTERNATE MEMBERS PRESENT: John Zuehlke
MEMBERS ABSENT: None
STAFF PRESENT: Joe Carroll (Community Development Director), Ric Riniker (Building Inspector), Ryan Simmons (Fire Chief)

A regular Board of Appeals meeting was held at 7:00 p.m., February 20, 2023.

APPROVAL OF MINUTES:

Motion by Weber, second by Kasper, to approve the minutes of the August 15, 2022 meeting. Motion approved.

VARIANCE REQUEST:

Platteville Fire Department – 450 N. Court Street

Carroll introduced the variance request from the Platteville Fire Department who seeks permission to construct a new fire station that will not be in conformance with minimum street-yard setback requirements of Chapter 22.054(E) of the City of Platteville Municipal Code.

The City is proposing to construct a new fire station in the location of the former OE Gray School building, which will be demolished. The proposed location for this new building will not meet the required street-yard setback along Court Street. As proposed, the building will be 10 feet from the lot line along Court Street. Section 22.054(E) of the Zoning Ordinance requires a minimum street-yard setback of 25 feet. The proposed setback of 10 feet does not meet this requirement, so the Fire Department is requesting a variance to this requirement.

Carroll stated that because this project will be a City building, Staff is refraining from providing an opinion regarding this request and will instead explain the reasons why the building is being located where it is, and why the 10' setback is being requested.

One of the goals of the building design is to have as many functions of the building as possible on the main floor, and to have that floor as accessible as possible. This also includes access to the building from the parking lots. Since the flattest part of the site is to the east and south, the goal is to locate the building as close as possible toward the southeast corner.

Because the fire trucks are very large vehicles, having adequate space on the site for the trucks to enter and exit the building becomes very important. Due to the state highway being located on Chestnut and Adams Street to the south of the site, the desire is to have the main truck exit as close to this intersection as possible. The streets at that location are wider and provide better access to the rest of the City than the other streets fronting the site.

The intent is for the trucks to enter the building from the north and exit to the south. The design engineers have completed some computer modeling of the larger trucks entering and exiting the building. The modeling shows there is a very tight exiting situation for the trucks leaving the building from the bay on the far west. There is limited space for the trucks to maneuver without encroaching

onto the neighboring property. This situation results in the need to have the building located as far to the east as possible.

Applicant statement. None

Public statements in favor. None

Public statements against. None

Public statements in general.

Carl Peterson owns property adjacent to the site. He stated that he has no objection to the zoning or requested variance, but he is against the fire station being built at this site. He believes that this is a bad location due to the traffic impacts and site access issues.

Applicant Rebuttal.

Chief Simmons commented that the fire station location has been previously studied and it was determined that this is the best location.

Board Discussion.

Weber stated that he looked at the site previously and feels that based on the design and location of the building there will be no impacts on site visibility or traffic visibility.

The location has been studied previously and it has been determined this is the best location.

The fire department needs a new building to accommodate all the needs of the department.

There is no direct impact on any adjacent properties because the proposed variance is from the street right-of-way rather than a shared lot line.

Motion by Kasper to approve the variance as presented. Second by Wunderlin. Upon roll call vote, motion was approved unanimously.

The Findings of Fact were discussed:

The St. Mary's school and church buildings, as well as other buildings in the neighborhood are closer than the required 25-foot setback, so there will be no significant impact on the neighborhood.

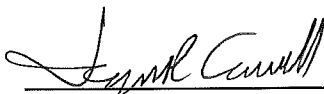
There is no risk or impact to pedestrians or cars.

The existing 25-foot setback is somewhat arbitrary. Other nearby districts have smaller setbacks.

The request is not against the public interest.

ADJOURN:

Motion by Weber, second by Lynch, to adjourn. Motion carried unanimously.



Joe Carroll, Community Development Director

Approved: 6/19/2023