

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

July 17, 2023 at 7:00 p.m.  
Council Chambers at City Hall

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

**APPROVAL OF MINUTES:**

The minutes in the packet were incomplete so there was no action regarding the minutes of the June 19, 2023 meeting.

**VARIANCE REQUEST:**

**430 Jewett Street – Clark Cammack**

Carroll introduced the variance request from Clark Cammack who seeks a variance to allow the construction of a covered porch that doesn't meet the required street yard setback. The house currently has an open porch on the front of the house facing Jewett Street. The applicant would like to reconstruct the porch which would also include a roof over the porch. The existing porch is 6'x6' in size and is located approximately 15'-3" from the front lot line. The proposed porch would still extend 6' out from the house but would be about 13' wide. The porch would still be approximately 15'-3" to the front lot line. The existing house is a legal non-conforming structure regarding the setback because it is 21'-3" from the lot line rather than the required 25'. The existing porch is legal because it is uncovered and can be as close as 15' to the lot line. A covered porch must meet the required 25' setback the same as the principal structure. The ordinance allows an adjustment to the required 25' based on the average setback distance of structures on the adjoining properties if they are closer than required. For this property, the adjacent house to the west has a setback of 10' and the adjacent house to the east has a setback of 22'-6", which results in an average of 16'-3". Therefore, the proposed porch would require a variance since it would be 15'-3" from the lot line rather than the required setback of 16'-3".

It is questionable if this request meets all of the standards needed for approval. If the Board feels the standards have not been met, then the variance should be denied. There is some precedent for this request. Similar variances were approved in 2016 for the property at 700 N. Court Street, in 2018 for the property at 715 Sickle Street, and in 2019 for the property at 620 Boldt Street. The first two variances were for uncovered porches and the third was for a covered porch, but all the requests didn't meet the street yard setback.

Applicant statement. Clark Cammack mentioned that he wants to replace the porch with a covered porch and replace the roof on the house at the same time. He was not aware until he talked to the Building Inspector that the rules were different for covered porches. The proposed porch will not be any closer to the street than the existing porch.

Public statements in favor. None

Public statements against. None

Public statements in general. None

Applicant Rebuttal. None

Board Discussion. The general consensus was that the project will not have a negative impact on the neighbors, it will improve the value of the property, and will improve the appearance of the property.

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

### **530 Broadway Street – Marilee Lonsberg**

Carroll introduced the variance request from Marilee Lonsberg who seeks permission to construct a new house that does not meet the required street yard and side yard setbacks. The applicant would like to construct a one-story house with an attached garage on the property that is shown as Lot 1 on the attached certified survey map. The proposed house would be 8 feet from the front lot line (east), rather than the required 25 feet. The 8 feet is to the edge of an uncovered porch, but the main wall of the house would have a setback of 10 feet. The house would also be 5 feet from the left side lot line (south), rather than the required 10 feet. The applicant also owns the Lot 3 to the south that contains an existing single-family rental, and the Lot 2 to the rear that contains a garage/storage building. The applicant is working with a surveyor to adjust the lot lines between these parcels to provide more area for the vacant lot and increase the buildable area of the parcel. However, the ability to move the lot lines is limited by the locations of the existing structures on the other lots, the location of the driveway, and the need to maintain a minimum street frontage for Lot 2.

It is questionable if this request meets all of the standards needed for approval. If the Board feels the standards have not been met, then the variance should be denied. A street-yard setback variance was approved in 2019 for the property at 620 Boldt Street, which is around the corner from this parcel. That variance allowed the structure to be 15'-6" from the lot line. A similar variance was approved for this property in 2022, with a 10' setback from the front and a 5' setback from the side.

Applicant statement. Marilee Lonsberg mentioned that there is a shared driveway with an easement that is 40 feet wide and located next to the property. This is the side where the variance is being requested so the house will not be close to the next house. There are other houses in the vicinity that are closer to the street and similar to what is being requested.

Public statements in favor. None

Public statements against. None

Public statements in general. None

Applicant Rebuttal. None

Board Discussion. The general consensus was that the project will not have a negative impact on the neighbors, other houses in the vicinity have a similar setback to what is being requested, the proposed house will fit the neighborhood.

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

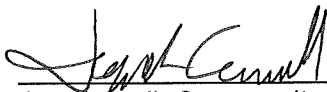
## The Findings of Fact

430 Jewett Street: The project will improve the appearance of the property and the neighborhood, it will improve the taxes, the porch will fit the neighborhood because other houses are also closer to the street, the variance is only requesting to allow the porch to be 1 foot closer.

530 Broadway Street: A similar variance was previously approved and this request is close to the one year deadline; there are other precedents that apply; the project will not have a negative impact on the neighbors; the house will fit the neighborhood.

## ADJOURN:

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



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Joe Carroll, Community Development Director

Approved: 9/18/2023