

MINUTES
CITY OF PLATTEVILLE ZONING BOARD OF APPEALS

September 18, 2023 at 7:00 p.m.
Council Chambers at City Hall

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

APPROVAL OF MINUTES:

Motion by Lynch, second by Niehaus, to approve the minutes of the June 19, 2023 meeting. Motion approved. Motion by Wunderlin, second by Lynch, to approve the minutes of the July 17, 2023 meeting. Motion approved.

VARIANCE REQUEST:

960 Broadway Street – Keith and Deborah Custer

Carroll introduced the variance request from Keith and Deborah Custer who seek a variance to allow the construction of an accessory building that exceeds the allowable size.

The property has an existing detached garage that is in poor shape and in need of repairs. There is also an existing shed that is 120 sq. ft. The applicant would like to remove the existing garage and construct a new 40' x 40' (1,600 sq. ft.) detached garage in the northwest corner of the property. The total area of all accessory buildings would be 1,720 sq. ft. Section 22.04(B) of the zoning ordinance limits the area of accessory structures to a maximum of 1,200 sq. ft., so the proposed 1,720 sq. ft. would exceed this amount by 520 sq. ft.

Carroll stated that it is questionable if this request meets the first standard but appears to meet the second and third standard. If the Board feels the standards have not been met, then the variance should be denied.

Applicant statement.

Keith Custer commented that they have four kids with cars, plus their own cars, and an RV that they would like to store inside. They don't want the property to look cluttered by parking all the vehicles outside. The existing garage is in need of repairs and isn't large enough.

Public statements in favor. None

Public statements against. None

Public statements in general. None

Applicant Rebuttal. None

Board Discussion. None

Motion by Lynch to approve the variance. Second by Wunderlin. Motion was approved 4-0.

The Findings of Fact

The building would not be readily visible from the street.
The building would improve the appearance of the property by allowing the vehicles to be stored inside.
The building would improve the value of the property.
No neighbors would be negatively impacted by the project.
The surrounding land is primarily vacant, with a rural character.
The large lot size and location makes the property unique.

ADJOURN:

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



Joe Carroll, Community Development Director

Approved: 3/18/2024