

MINUTES
CITY OF PLATTEVILLE ZONING BOARD OF APPEALS

May 22, 2025 at 6:00 p.m.
Council Chambers at City Hall

MEMBERS PRESENT: Kevin Wunderlin, John Zuehlke, Bob Gates, John Niehaus
ALTERNATE MEMBERS PRESENT: None
MEMBERS ABSENT: None
ALTERNATE MEMBERS ABSENT: None
STAFF PRESENT: Joe Carroll (Community Development Director)

APPROVAL OF MINUTES:

Motion by Zuehlke second by Gates, to approve the minutes of the September 16, 2024 meeting.
Motion approved 4-0.

VARIANCE REQUEST:

645 E. Main Street – Matthew Shepard

Carroll introduced the variance request from Matthew Shepard who seeks a variance regarding the size of a lot for a duplex.

The property at 645 E. Main Street is a vacant parcel that was recently purchased by the applicant. The property had been for sale for some time but had limited interest due to the small size and the zoning designation. The property was recently rezoned from M-1 Heavy Commercial & Light Manufacturing to R-2 One & Two-Family Residential. The previous zoning district has a variety of allowable uses in the commercial, industrial, warehousing, and manufacturing categories. The issue with that zoning was that most of the businesses that would locate in that district require a relatively large property. This parcel is only 50 feet wide by 74 feet deep (3,700 sq. ft.). The change to the residential zoning is anticipated to allow other uses that are more suitable for the smaller lot size and the location. The applicant is interested in constructing a residential duplex on the property. However, the lot size is too small for a duplex under the size requirements of the zoning ordinance.

Section 22.052(E) of the Zoning Ordinance requires lots that are used for a two-family dwelling to have a minimum area of 10,000 square feet and a minimum lot width of 90 feet. The lot in question only has an area of 3,700 square feet and a width of 50 feet. Since the lot does not meet the minimum size requirements of the zoning ordinance, the lot could be used for a single-family dwelling, but not a duplex dwelling. The applicant is requesting a variance to the lot area and lot width requirements.

Section 22.052(E) requires a minimum building setback of 25 feet from the front property line. The proposed building will include a covered front porch that will extend into that setback 3 feet, resulting in a proposed setback of 22 feet. The applicant is requesting a variance to allow this reduced setback.

The applicant is also requesting a variance to the ordinance related to the allowable parking area. Section 22.09(E)(4) of the ordinance allows a maximum of 25% of the street yard to be used for driveway and parking area. The street yard for this property is 1,100 sq. ft., so the maximum allowable paved area would be 275 sq. ft. The project as proposed has a paved area of approximately 780 sq. ft. or 70% of the street yard. The applicant is requesting a variance to this requirement.

Staff opinion is that this request has not met all of the standards needed for approval, therefore, the variance should be denied.

Applicant statement.

Matthew Shepard was present to discuss the request. He mentioned that the property was recently rezoned to R-2, which allows duplex development, and the vote on that change was unanimous.

Public statements in favor. None

Public statements against. None

Public statements in general. None

Applicant Rebuttal. None

Board Discussion.

The Board members discussed concerns with setting a precedent for other similar requests; their concerns with the small size of the lot for a duplex, especially that it wasn't close to meeting the minimum standards.

Motion by Niehaus to deny the variance request. Second by Zuehlke. Motion was approved 4-0. The variance request is denied.

The Findings of Fact

There is too much discrepancy between the zoning size requirements and the actual lot size.

The owner does have a viable use of the property for a single-family home.

This would set a precedent for other similar requests that would cause problems for the City and the public interest.

ADJOURN:

Motion by Zuehlke, second by Niehaus, to adjourn. Motion carried unanimously.



Joe Carroll, Community Development Director

Approved: 8/7/2015