

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

August 7, 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), Ric Riniker (Building Inspector)

**APPROVAL OF MINUTES:**

Motion by Gates second by Niehaus, to approve the minutes of the May 22, 2025 meeting. Motion approved 4-0.

**VARIANCE REQUEST:**

**615 Pioneer Road – Jordan Holthaus**

Carroll introduced the variance request from Jordan Holthaus who seeks a variance regarding the side-yard setback for a garage addition.

The property has an attached garage and driveway on the south side of the house. The applicant is proposing to construct a 14' wide x 22' deep garage addition onto the south side of the existing structure. The proposed addition would be 6 feet from the south lot line. The minimum side-yard setback for principal structures is 10 feet. Therefore, the applicant is requesting a variance from the minimum side-yard setback requirement to allow the 6 feet requested setback.

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

**Applicant statement.** None

**Public statements in favor.** None

**Public statements against.** None

**Public statements in general.** None

**Applicant Rebuttal.** None

**Board Discussion.**

There was some discussion regarding the ability of the applicant to reconfigure the garage openings to have a smaller addition. There were some concerns about setting a precedent. The 6 foot setback would be much narrower than most setbacks in the neighborhood. There was a discussion regarding covenants in the neighborhood, although the City doesn't enforce them. There is probably an option to have a detached garage in the back that would meet the setbacks.

Motion by Wunderlin to deny the variance request. Second by Niehaus. Motion was approved 3-1. The variance request is denied.

**The Findings of Fact**

The applicant should follow the ordinance.

The legal standards have not been met.

The variance may cause problems in the future for neighbors, specifically a future adjacent neighbor. Perhaps the ordinance should be changed if a smaller setback is preferred or deemed acceptable.

**ADJOURN:**

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



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Joe Carroll, Community Development Director

Approved: 5/18/2026