

**BOARD OF APPEALS
OF THE CITY OF PLATTEVILLE**



AGENDA

Monday, February 20, 2023 at 7:00 p.m.

Council Chambers at City Hall
75 N. Bonson Street
Platteville, Wisconsin 53818

1. Call to Order
2. Approve Minutes: August 15, 2022
3. Variance: 450 N. Court Street – City of Platteville Fire Department (BA23-VA01-01)
 - a. Staff Presentation
 - b. Applicant Statement
 - c. Public Statements in Favor
 - d. Public Statements Against
 - e. Public Statements in General
 - f. Applicant Rebuttal
 - g. Board of Appeals Discussion & Action
 - h. Findings of Fact
4. Adjournment

If you have concerns or comments related to an item on this agenda, but are unable to attend the meeting, please send the comments to carrollj@platteville.org or call 608-348-9741 x 2235.

Minutes

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City of Platteville Zoning Board of Appeals
August 15, 2022 at 7:00 p.m.
City Hall Council Chambers at City Hall
75 North Bonson Street
Platteville, Wisconsin 53818

Members present: Joie Schoonover, Todd Kasper, Dana Niehaus, Gene Weber

Alternate Members present: None

Members absent: None

Staff present: Ric Riniker (Building Inspector)

Applicants present: Rich and Jeanne Bonin

Meeting called to order by: Schoonover

Approval of Minutes: Motion by Kasper, second by Weber to approve Minutes July 18, 2022, as printed. Motion passed

Riniker introduced the variance request from the applicants where by they wish to construct a four foot open addition to an existing open frame porch. The porch is in need of repair so applicants would like to do the extension of the floor while the contractor is on site doing the remodeling of the porch. This open addition would extend the porch floor into a street yard which would then be about 10' from the Elm Street property line. The existing porch is currently legal non-conforming in regards to street setbacks.

This 4' addition would allow a passage-way for occupants to go from the porch to the existing parking which is on the Elm Street side of the house. Perhaps questionable if walking around the existing porch is an unnecessary hardship, but not having to walk around the existing porch to get to the parking is a plus for the property.

The house is located on a lot which is smaller than most lots in the area. This particular lot also has three street frontages, thus making this a unique feature of the property.

No statement was made by the applicants and no statements were made in favor or against the requested variance.

If this variance would be granted it would have little or no impact on the public interest. Most homes in this area are non-conforming in setback from property lines.

The Board discussion centered around visibility, lot size, age of existing structure, and time of lot platting in relationship to our modern day zoning requirements.

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Motion by Weber, second by Kasper to approve the request for the street yard setback variance.
Motion carried.

Findings of fact: Will not affect visibility.
No public concerns.
Lot platted and home built about 100 years ago.
Similar variances have been approved in the past.

Motion by Weber, second by Kasper to adjourn. Motion carried.

Respectfully submitted,

Ric J. Riniker, Building Inspector

STAFF REPORT TO THE BOARD OF APPEALS

From: Community Planning & Development Department

Date: February 20, 2023

Re: Variance from Zoning Ordinance

Case #: BA23-VA01-01

Request: Variance from Section 22.054(E) of the Zoning Ordinance regarding the minimum street yard setback.

Applicant: Platteville Fire Department

Location: 450 N. Court Street

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Former OE Gray School	I-1	Institutional
North	Single-family Residential	R-2	Medium Density Residential
South	Single-family Residential/ Commercial	R-2/B-1	Medium Density Residential/ Business
East	Single-family Residential/ Duplex Residential	R-2	Medium Density Residential
West	Single-family Residential/ Business	R-2/B-1	Medium Density Residential/ Business

BACKGROUND

1. In 2021 the City acquired the former OE Gray School property from the Platteville School District. The Council has identified this property as the future location of a new fire station. The existing school building will be demolished and replaced with a new building. The proposed location for this new building will not meet the required street-yard setback along Court Street.

PROJECT DESCRIPTION

2. The new building is being proposed to replace the current fire station located at 275 E. Main Street. The current building is outdated in many respects but has a primary issue with lack of space for the trucks and also lack of space for the administration and support activities. The proposed building will include an apparatus bay area, equipment storage, and areas for decontamination, gear cleaning, communication, offices, and a large training/community space – all on the main floor. The second floor will include mechanical equipment, a day room, dorm rooms, an exercise room and restroom/shower facilities.

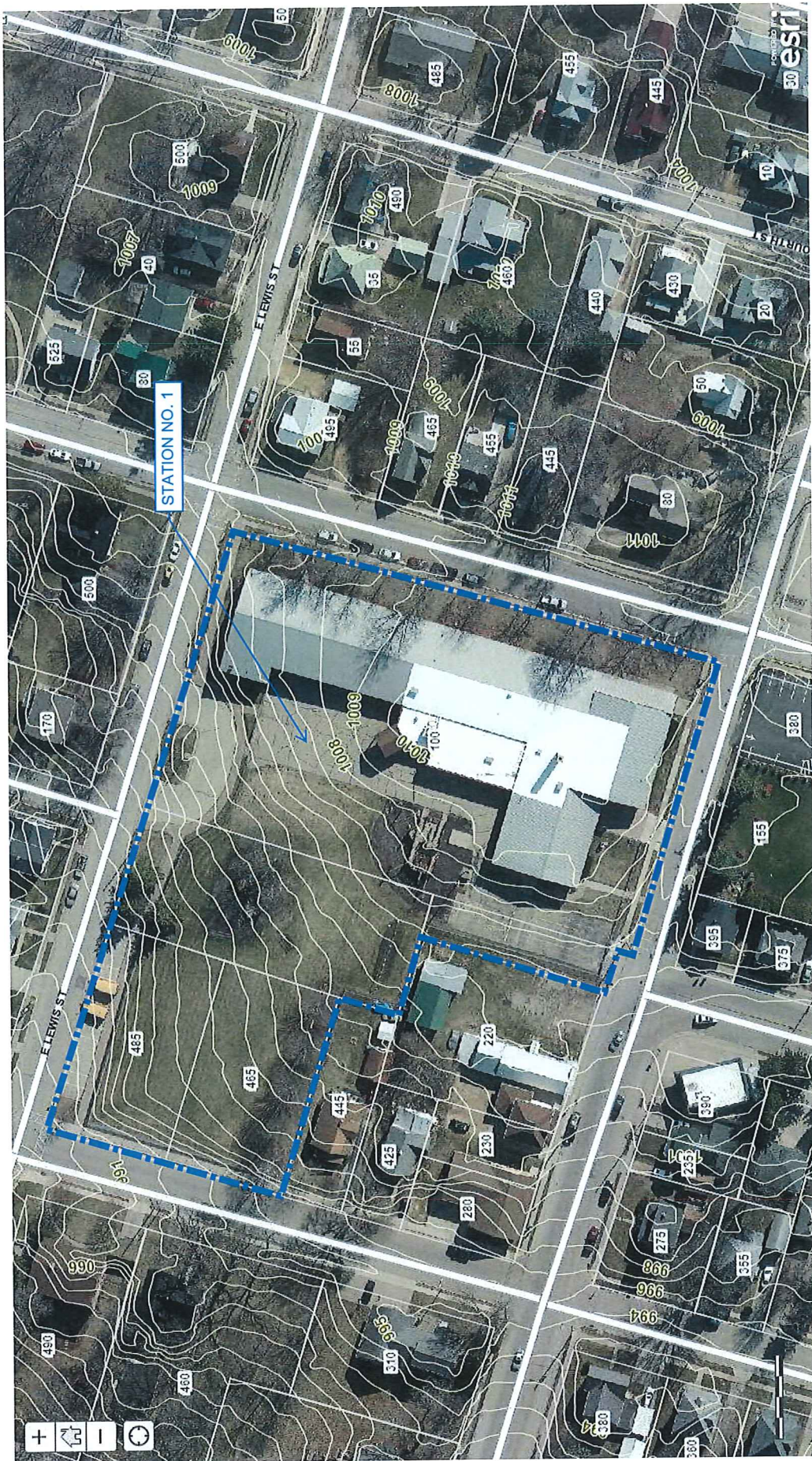
3. The exterior site improvements will include parking for personnel when responding to fires, public parking for the community room, a stormwater detention area, exterior training space, and the exit and entrance drives for the apparatus bay.
4. The property has frontage on Adams Street, Court Street, Lewis Street and Elm Street. The property slopes from the southeast corner to the northwest corner, with the flattest portion of the lot being to the east and south.
5. 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.

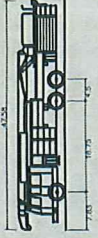
STAFF ANALYSIS

6. Because this project will be a City building, Staff is refraining from providing an opinion regarding this request and will instead just try to explain the reasons why the building is being located where it is, and why the 10' setback is being requested.
7. 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.
8. 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.
9. 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.
10. As with any variance request, there are three standards that must be considered. The first standard requires the applicant to show that a strict application of the dimensional standards in the Zoning Ordinance would lead to an unnecessary hardship. The Wisconsin State Supreme Court has determined that a hardship exists only when the applicant can show that the regulations would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
11. The second standard requires the applicant to show that the hardship is due to some unique feature of the property, such as an odd shape or the presence of natural features.

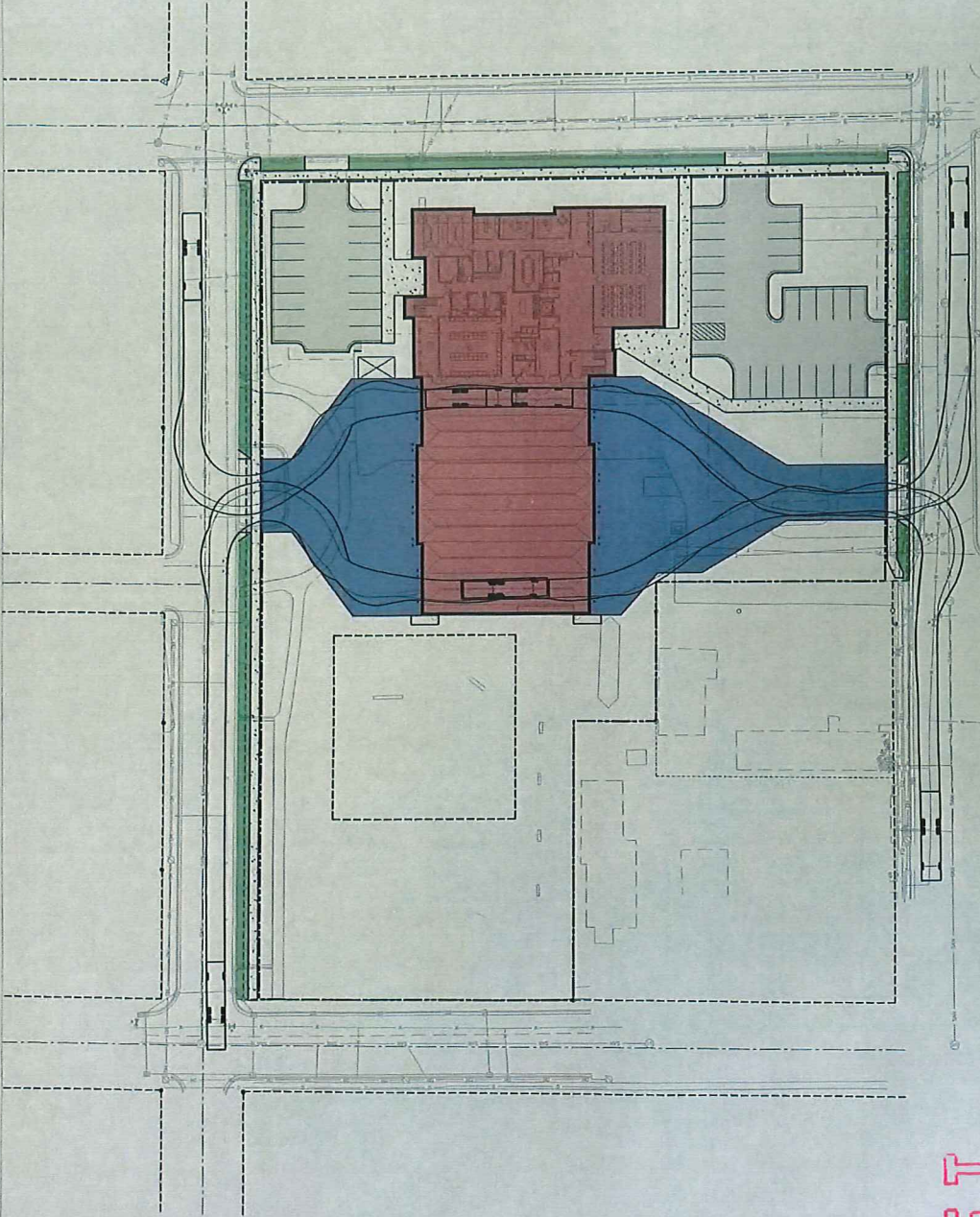
12. The third standard requires the applicant to show that the variance, if granted, will not have a negative impact on the public interest.
13. The Board needs to consider the characteristics of the site and project, the design constraints mentioned above, and determine if the standards have been met for the variance to be approved.

ATTACHMENTS: Application, Location Map, Preliminary Site Plan, Preliminary Floor Plans

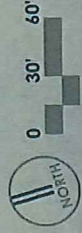




Substr. Asphal. Tower
 Overall Length
 Overall Width
 Overall Height
 Min. Body Ground Clearance
 rock Walkway
 curb to Curb Turning Radius
 47.580ft
 9.650ft
 12.26ft
 5.000ft
 37.250ft



DRAFT



Concept Site Plan

Platteville Fire Station
 Platteville, WI
 DATE: 2022-12-29



SCHEMATIC DESIGN



244 E. Grand Avenue, Suite 200
Wauwatosa, WI 53226
P: 762-2244 F: 762-2243
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PROJECT TEAM

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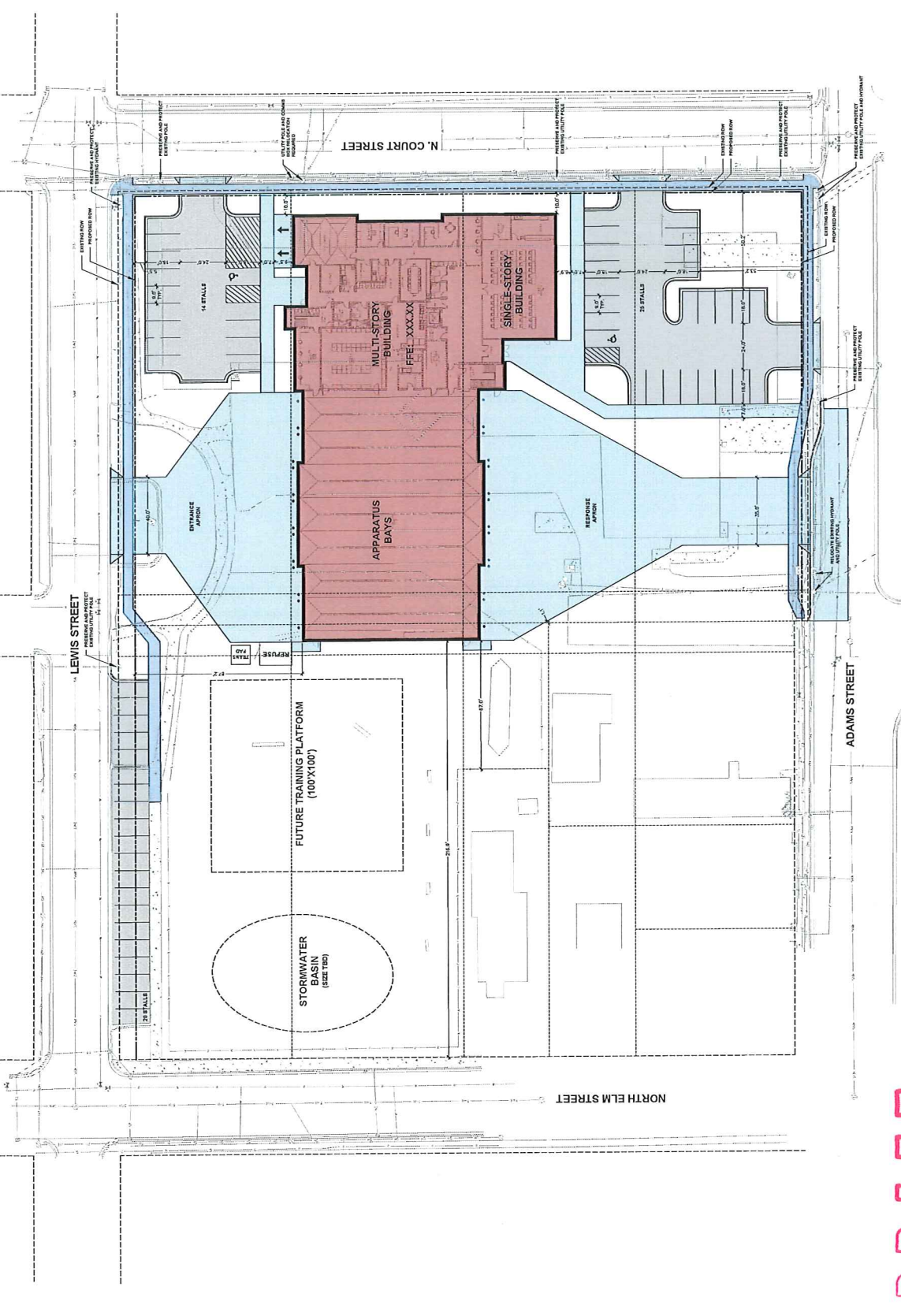
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OVERALL SITE PLAN

Scale bar (0-20 feet), North arrow, and contact information for OVERSEAS OUTLINE (Toll Free (800) 242-8511).

C300



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