

## **MINUTES OF THE BOARD OF ZONING APPEALS – NOVEMBER 21<sup>st</sup> 2016**

A meeting of the City of Prairie du Chien Board of Zoning Appeals was held on Monday November 21<sup>st</sup> 2016 at 9:00 AM in City Hall. Chairman Dave Parks called the meeting to order.

### **GENERAL ITEMS TO BE ACTED UPON:**

- 1. Call to order/Roll Call** – Dave Parks (Chairperson), Mark Oehler, Linda Munson, Robert Standorf ABSENT – Char Bender, Curt Kramer (Alternate) CITY STAFF ALSO PRESENT - Zoning Administrator Julie Jackson, City Administrator Aaron Kramer, City Attorney Lara Czajkowski-Higgins
- 2. Certification of the open meeting law agenda requirements and approval of the agenda** – MOTION: Munson SECOND: Standorf VOTE: 4-0
- 3. APPROVAL – Minutes of the November 9th 2016 meeting** – MOTION: Munson SECOND: Parks VOTE: 4-0

### **ACTION ITEMS**

**4. DISCUSSION AND ACTION - Application of Lawler School Lofts, LLC, 601 S. Beaumont Road, for a variance from each of the following requirements: 1. relating to locations for accessory structures, 2. setback requirements for accessory structures, and 3. side yard setback requirements (for principal structures) for purposes of constructing a detached garage in the front yard and creating a new certified survey map to divide the property in an R-3 High Density Residential Zoning District** - Action on this item was postponed at the November 9th meeting. As discussion commenced on the issue, Jackson informed the Council that the first two (2) items on the request have been withdrawn following submission of a revised site plan which reconfigured the layout of the proposed garage units. Attorney Mike Olds (Platteville), representing River to Valley Initiatives (RVI), also addressed the Board on both variance requests, and stated the RVI would be amending their request as well following internal discussions over the past weekend, and planned to remove two of the buildings in question but retain the former Boiler building. Considerable discussion was held on how to proceed with the variances now amended. Parks called for a recess at 9:11 AM to permit RVI and its legal counsel to decide on how they wished to proceed. Parks called the meeting back to order at 9:15 AM. At that time, Olds stated that RVI was going to withdraw its application. Discussion was then held on the application of Lawler School Lofts, LLC. ACTION: To grant the application of Lawler School Lofts, LLC, 601 S. Beaumont Road, for a variance from the side yard setback requirements (for principal structures) for the purpose of creating a new certified survey map to divide the property in an R-3 High Density Residential Zoning District, contingent on the removal of the buildings on the site, commonly known as the former Auto body and Woodworking buildings, and the clearance and restoration of the site of the buildings, following demolition, in compliance with all applicable federal, state and City regulations and ordinances, no later than December 31<sup>st</sup> 2016 MOTION: Parks SECOND: Standorf VOTE: 4-0

**5. DISCUSSION AND ACTION- Application of River to Valley Initiatives, Inc., 601 S. Beaumont Road, for a variance from the following requirements: 1. that a principal structure be present or under construction before an accessory structure is allowed, and 2. setback requirements for accessory structures for purposes of allowing existing accessory structures to remain while creating a new certified survey map to divide the property into new parcels in an R-3 High Density Residential Zoning District** - Action on this item was postponed at the November 9th meeting. As stated previously, this application has been withdrawn.

**6. ADJOURNMENT (9:31 AM)** – MOTION: Munson SECOND: Oehler VOTE: 4-0

Submitted by City Administrator Aaron Kramer