

**BOARD OF APPEALS THURSDAY, OCT 27, 2022 –
6:30PM BUFFALO CITY MUNICIPAL BUILDING**

Meeting was called to order by Chair Jerilyn Baures. Meeting held as noticed.
Board present: Roger Loretz, Keith Fetting, Ron Schutz and Don Blank. Citizens present:
Brian Erdmann, Richard Haeuser and Brad Pehler. Meeting was held as noticed.

Baures presented Erdmann's request for a conditional use permit to park a commercial vehicle on his residential property. Erdmann rents the property at 575 N Belvidere Street. Bauers asked about the parking area on the lots directly behind the house and garage, but Erdmann told the board that he does not want to park his truck there due to it needing to be plugged in during cold season and the cargo on board. He needs to keep the truck warm and close to his home to protect the load he has on board. Bauers told Erdmann they would prefer he backs the truck into the driveway since he is on the corner lot and the vision clearance when coming to the stop sign is slightly affected by the large truck. Erdmann agreed he would keep it snuggled to his garage as much as possible. The board saw no other reason the permit could not be granted since the truck would be parked in the driveway, off the street as required. No comments were received from any neighbors. Motion Schutz, second Fetting to approve the conditional use permit to park a commercial vehicle at 575 N Belvidere Street for Brian Erdmann. All yes, motion carried.

Bauers presented Haeuser's request to build a detached garage at 175 S. Belvidere Street. He is requesting a 4' rear yard variance and 6' side yard variance to build the garage. Haeuser currently has a very old garage sitting even closer to the alley than he plans to build the new garage. The new garage will be quite a bit larger than the current structure. Hauser shared his plan with the board showing that the garage doors and access to the driveway would be just off the alley making it alley access as seen by the City Building Committee. He would prefer to keep the structure near the alley due to the location of his current septic line. If he had to move the garage access that would mean having to go over the line with cement. The board discussed the fact that other garages near Haeuser were already built very close to the alley before the ordinance was in place. No neighbor comments were received. Haeuser told the board he had spoken to all his neighbors and they were all okay with his plan. Bauer reminded the board that they are to consider variances based on hardships and whether or not any harm would come to public based on the variance. Board discussed the septic system. Motion Schutz second Blank to approve the 6' side yard variance and 4' rear yard variance allowing the detached garage to be built six feet from the alley. All yes, motion carried.

Bauers presented Pehler's request to build a detached garage at 496 W 24th Street. He is requesting a 10' side yard variance and 20' rear yard variance to build a detached garage. Pehler said it is a large movable pre-built shed measuring 24' by 14'. It will not sit on a concrete slab. Neighboring field owner Marilyn Bollinger sent a letter stating she had no problems with the plan. Pehler said he had spoken to other neighbors who also did not have any problem with the plan. Bauers questioned why the garage could not be built closer to River Road on the property. While there wasn't a reason, the board also felt

keeping the large structure off River Road had it's benefits as well and there were no objections from neighbors. Blank discussed that the shed could potentially be moved if there ever were an objection. Motion Blank, second Schutz to grant the 10' side yard variance and 20' rear yard variance to Pehler to build the detached garage. All yes, motion carried.

Motion Fetting, second Loretz to adjourn the meeting. All yes, motion carried.

Submitted for the Board of Appeals:

Jenny Ehlenfeldt
Clerk/Treasurer