

Zoning Board of Appeals Agenda
June 15, 2021
Reedsburg City Hall, 134 S Locust Street
12:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON APRIL 6, 2021:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. GENERAL BUSINESS:

- A. Consider zoning variance per 690-108 to add to an off premise ground sign where the sign is on a different tax parcel than the business - 1599 E Main St; Parcel #2052-3 - VV Properties
- B. Consider zoning variance per 690-108 to add to an off premise ground sign and exceed the approved variance size of the existing sign - 10 Viking Dr; Parcel #2717 - Reedsburg Area Medical Center
- C. Consider zoning variance per 690-50 & 48 to allow a 6' high fence in the front yard instead of the required 4' high maximum - 400 S Park St; Parcel #1365 - Courtney McGlynn
- D. Consider zoning variance per 690-45 to add two temporary accessory sheds to a vacant lot without a primary structure - 3rd Add to Westerfair Subd Lot 47; Parcel #2408-13300 - Pace Farms (David Pace)
- E. Consider zoning interpretation for proposed roof or wall sign -10 Viking Dr; Parcel @2717 - City of Reedsburg
- F. Annual Code of Ethics review

II. ADJOURN:



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

City of Reedsburg
Zoning Board of Appeals Minutes
April 6, 2021

Present: Richard Braun, Walter Luepke, Pat Andera, Darrin Frye
Absent: Charlie Brumer, Nathan Johnson, Richie Strutz
Others: Brian Duvalle

Brian Duvalle called the meeting to order at 12:00 PM.

Moved by Luepke, and seconded by Braun to approve the minutes from the March 16, 2021, meeting.
Motion approved 4-0.

Consider zoning variance per § 690-9(F)(8) to add an additional dwelling unit in front of a commercial building in a B-2 Business zone. The proposed duplex would expand the use of the current legal non-conforming single-family dwelling. – 2315 E Main St, Parcel #2253 – Ervin Kempf

This request is about expanding a non-conforming structure that was built prior to existing zoning codes. Dwelling units are allowed in B-2 zones if they are located behind or above a main commercial use.

Ervin Kempf stated that he wants to convert part of the lower level to a dwelling unit, creating a duplex. Discussion was held on building code requirements, parking and second floor exits. The building has been vacant since June 2020. Luepke asked if the property's use would be better as commercial. Kempf stated he has applied to the Plan Commission for commercial storage behind the existing house. Discussion held about the dwellings being rentable on a highway, which applicant states would not be a problem.

Motion by Braun, seconded by Andera to approve the variance as presented of adding a second dwelling unit based on the existing dwelling being built prior to a commercial use.
Motion approved 4-0.

Consider zoning variance per § 690-67(G)(3) for a proposed 60' X 137' storage building addition, which will have a 15' rear setback (25' required) for a portion of the addition. – 2320 Zinga Dr; Parcel #2243-2111. – Service Line Inc.

A variance was approved for the existing building in 2017. Since then the lot line was moved to provide the required setback. However, only part of the line was moved south because an existing parking lot prevented all of it to be moved. This new request would extend about 30' towards the part of the lot line that was not moved.

Motion by Luepke, seconded by Braun to approve the variance as presented based on jog in south lot line due to adjacent parking spots.
Motion approved 4-0.

Consider election of Chairperson.

Consider election of Vice Chairperson.

No action taken

Moved by Luepke, seconded by Braun to adjourn the meeting at 12:21 PM. Motion carried 4-0.

Respectfully submitted,

Brian Duvalle
Zoning Administrator

Staff Report

DATE: June 15, 2021; 12:00 PM

APPLICANT: VV Properties

LOCATION: 1599 E Main St; Parcel #2052-3

ZONING: B-2 Business

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION: Consider zoning variance per § 690-108 to add to an off premise ground sign where the sign is on a different tax parcel than the business.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Commercial
- South – Commercial
- East – Commercial

ZONING:

- North – B-2 Business
- West – B-2 Business
- South – B-2 Business
- East – B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: E Main St (Hwy 23/33), 99' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Variance Findings – § 690-12(B)

- 1. The variance will not be contrary to the public interest.**
- 2. Substantial justice will be done by granting the variance.**
- 3. The variance is needed so that the spirit of the ordinance is observed.**
- 4. Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.**
 - a. The Board finds that the parcel is zoned B-2 Business.
 - b. The Board finds that the existing parcel contains an existing lounge and fitness center with multi-business ground sign.
 - c. The Board finds that a new sign would be 95” X 45” (just under 30 SF).
 - d. The Board finds that § 690-108(A) prohibits off-premise signs.
 - e. The Board finds that the sign’s business is on the adjacent tax parcel.
 - f. The Board finds that the lot is 0.98 acres.
 - g. The Board finds that surrounding lots contain commercial uses.
 - h.

STAFF COMMENTS:

The Be Mobile business will be moving into the space created out of Viking Liquor. The property is allowed a multi-use ground sign, but the applicant wishes to install on the adjacent ground sign. If you should approve, I recommend limiting the ground sign on the adjacent property to make up for placing the sign on this property.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 15, 2021, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: VV Properties Shopping Center

ADDRESS: _____ CITY: Reedsburg STATE: WI

ZIP: 53959 PHONE: 608-524-6108 FAX: 608-524-8862

E-MAIL: pamela.coy@vikingvillageinc.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: see attachment PARCEL #: 2052-3

LAND USE REQUEST 1539 E. Main

(Please describe one or more as applicable – attach extra pages/maps if necessary)

☐ Certified Survey Map (CSM): _____

☐ Conditional Use Permit: _____

For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.

☐ Preliminary Plat: _____ Final Plat: _____ Name of Plat: _____

☐ Rezoning - From: _____ To: _____ TID # _____

☐ Site Plan Review: (See "B" on back page) _____

☐ Zoning Appeal / Interpretation: _____

☒ Zoning Variance: See attached off premise Ground sign

For *VARIANCE* requests, also answer "C" on back page.

☐ Other or Annexation: _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Pamela C. Coy 5-12-2021
Applicant Signature / Date

Pamela C. Coy 5-12-2021
Owner Signature / Date

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

**The applicant or representative MUST
ATTEND the meeting.**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	<u>X</u>
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>5-25-21</u>	
Receipt #	<u>1.037953</u>	

We are looking to add a double-sided, lighted panel between the Reedsburg Family Restaurant & the Golden Buffet signs that are on the attached photo. *Exhibit A*

Then each tenant of the Viking Village Shopping Center, on East Main Street would have a sign along the street.

The size of the sign would be 95" wide by 45" height

The BeMobile logo would be on the sign. They are the new tenant going into the newly created space between Golden Buffet and Viking Liquor. I have attached their logo.



Exhibit A.



Staff Report

DATE: June 15, 2021; 12:00 PM

APPLICANT: Reedsburg Area Medical Center

LOCATION: 10 Viking Dr; Parcel #2717

ZONING: B-2 Business

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION: Consider zoning variance per § 690-108 to add to an off premise ground sign and exceed the approved variance size of the existing sign.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Commercial
- South – Airport
- East – Commercial

ZONING:

- North – B-2 Business
- West – B-2 Business
- South – I-1 Light Industrial
- East – B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: E Main St (Hwy 23/33), 99' ROW
Viking Dr; 90' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Variance Findings – § 690-12(B)

- 1. The variance will not be contrary to the public interest.**
 - 2. Substantial justice will be done by granting the variance.**
 - 3. The variance is needed so that the spirit of the ordinance is observed.**
 - 4. Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.**
-
- a. The Board finds that the parcel is zoned B-2 Business.
 - b. The Board finds that the existing parcel contains an existing gas station with two ground signs including an electronic LED sign.
 - c. The Board finds that § 690-104(B) permits 35 SF maximum for electronic signs.
 - d. The Board finds that a new sign would be 2' X 8'.
 - e. The Board finds that § 690-108(A) prohibits off-premise signs.
 - f. The Board finds that the property is also governed by a 1999 development agreement which allowed a 100 SF ground sign.
 - g. The Board finds that a variance was approved for the existing ground sign which is 180 SF with a 68 SF LED
 - h. The Board finds that the lot is 1.42 acres.

STAFF COMMENTS:

The current LED sign was approved for a variance in June 2013. Under the development agreement, the property is allowed for this sign to be 100 SF. Therefore by adding the new RAMC sign, it is further exceeding its limit and is technically on a different tax parcel.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 15, 2021, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Reedsburg Area Medical Center Doug Mittelstaedt

ADDRESS: 2000 N. Dewey Ave. **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-415-0331 **FAX:** _____

E-MAIL: dmittelstaedt@ramchealth.org

PROPERTY OWNER: (if different from Applicant) BP Express Mart LLC

LOCATION: Corner of Viking Drive & Main @ Viking Village **PARCEL #:** 276-2717-00000

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

☐ **Certified Survey Map (CSM):** _____

☐ **Conditional Use Permit:** _____

For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____

☐ **Site Plan Review:** (See "B" on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☒ **Zoning Variance:** Add "Pharmacy" to the bottom of Viking Villages Digital Sign

For *VARIANCE* requests, also answer "C" on back page.

☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Doug Mittelstaedt / 5/24/2021

Applicant Signature / Date

William J. Duvalle / 5/24/2021

Owner Signature / Date

Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

City Council Action & Date: _____

Account #10-461500-00

**The applicant or representative MUST
ATTEND the meeting.**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	☒
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	☒
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	5-25-21	_____
Receipt #	1.037975	_____

A. Please describe how your request meets each of the following Conditional Use standards as applicable. Attach additional pages if needed.

- (A) *Proposed operation* - No Conditional Use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.
-
- (B) *Architectural plans; existing and proposed structures* - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
-
- (C) *Character and use of adjoining buildings and those in the vicinity* - The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
- Sign is located in front of the BP gas station and are looking to add a 2'X8' sign to the bottom of what is there**
-
- (D) *Traffic generation, circulation and parking areas* - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
-
- (E) *Traffic generation and circulation, highway access and driveway locations* - The proposed conditional land use shall be adequately served by public or private streets.
-
- (F) *Sewerage and water systems* - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
-

B. Site Plan Requirements.

- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location of existing and proposed buildings.
- (F) Location of parking areas and all exterior lighting.
- (G) Location of all loading / unloading areas.
- (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- (I) Location of all utilities on the site.
- (J) Location and specifications for all fences, walls, and other screening features.
- (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (M) Location and specifications for proposed signs.
- (N) Elevation drawings for proposed commercial structures.
- (P) Floor plans, when needed to determine the number of parking spaces required.

C. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

- 1) The variance will not be contrary to the public interest. _____
 - 2) Substantial justice will be done by granting the variance. _____
 - 3) The variance is needed so that the spirit of the ordinance is observed. _____
 - 4) Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship. _____
-

- (C) Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:
- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
 - 2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

- (1) Signs on Lot 1 -- One (1) ground sign the size of the existing "Amoco" sign; one (1) additional sign of up to 100 square feet per face; and, wall signage of up to 300 square feet.
- (2) Signs on Lots 2, 3, 4, 5, 6, 9 and 10 – One (1) ground sign of up to 100 square feet per face; and, wall signage of up to 300 square feet per building.
- (3) Signs on Lots 7 and 8 – Up to 600 square feet of wall signage per building.

9.02 Signage at the entrances to the PDGA shall be as follows (See Exhibit 2):

- (1) At the locations marked "^DA" and "^BD" – One (1) ground sign of up to ~~100~~³⁰⁰ square feet per face. At location "D" the sign shall be placed in the raised median of Veterans Drive.
- (2) At the locations marked "^AB" and "C" – One (1) ground sign of up to ~~300~~¹⁰⁰ square feet per face including a reader board. Accella shall be allotted not less than 150 square feet per face of these signs.

9.03 Directional signage shall comply with the City Code.

9.04 Each business may have one temporary banner.

9.05 No sign shall be more than 30 feet above the mean centerline street grade; or, as limited by airport height restrictions, whichever is less.

10.00 Public Streets and Driveway Access.

10.01 Driveways on Main Street (STH 23/33) may be constructed as follows (See Exhibit 3):

- (1) At location "D" (Veterans Drive, a public street) – four lanes; straight/left



MONUMENT SIGN



Approved by: _____ Date: _____ Landlord: _____ Date: _____

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., Inc., and must be returned to them.

lacrossesign.com



**La Crosse
Sign Group**

1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN

Drawing by: Brian Anderson
Sign Type: Monument
Date Created: 12-11-2019
Last Modified:
Scale: None

SALES

Job Name: Viking Pharmacy
Job Address: Reedsburg, WI
Salesperson: James Fuchsel
Job Number: 106016

FILE

Revision Number:
Job File Location:
S:\La Crosse\Job Name\
\Sales\ Artwork PDFs

COLOR KEY

- 1 ■ Blue PMS 294
2 ■ Grey 50% Black
3 ■ White Acrylic
4 ■ Black 220-12
5 ■

*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER.

Staff Report

DATE: June 15, 2021; 12:00 PM

APPLICANT: Courtney McGlynn

LOCATION: 400 S Park St; Parcel #1365

ZONING: R-1 Residential

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION: Consider zoning variance per § 690-48 to allow a 6' high fence in the front yard instead of the required 4' high maximum.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Residential
- South – Residential
- East – Residential

ZONING:

- North- R-1 Residential
- West- R-1 Residential
- South- R-1 Residential
- East- R-1 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: S Park St, 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Variance Findings – § 690-12(B)

- 1. The variance will not be contrary to the public interest.**
- 2. Substantial justice will be done by granting the variance.**
- 3. The variance is needed so that the spirit of the ordinance is observed.**
- 4. Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.**
 - a. The Board finds that the parcel is zoned R-1 Residential.
 - b. The Board finds that the existing parcel contains an existing single-family dwelling.
 - c. The Board finds that a new 6'-high fence is proposed in the front yard, along the south lot line.
 - d. The Board finds that § 690-48(F) permits up to 4' height for front yard fences.
 - e. The Board finds that the lot is 53' X 156.75'.
 - f. The Board finds that surrounding lots contain residential uses.

STAFF COMMENTS:

The applicant installed a new 6' fence but would like to continue it into the front yard instead of the 4' that is allowed. The neighboring property has attracted numerous police and nuisance complaints over the past year.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 15, 2021, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Courtney McGlynn

ADDRESS: 400 South Park St **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-692-2045 **FAX:** _____

E-MAIL: Courtney.friese@gmail.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 400 S. Park St. Reedsburg **PARCEL #:** 1365

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

☐ **Certified Survey Map (CSM):** _____

☐ **Conditional Use Permit:** _____

For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____

☐ **Site Plan Review:** (See "B" on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

For *VARIANCE* requests, also answer "C" on back page.

☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Courtney McGlynn 6/2/21
Applicant Signature / Date

Courtney M. McGlynn 6/2/21
Owner Signature / Date

Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

City Council Action & Date: _____

Account #10-461500-00

**The applicant or representative MUST
ATTEND the meeting.**

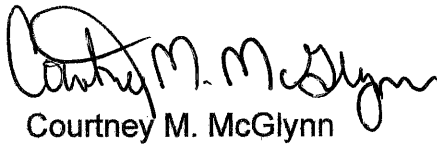
G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	<u>X</u>
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>6-2-2021</u>	
Receipt #	<u>1038065</u>	

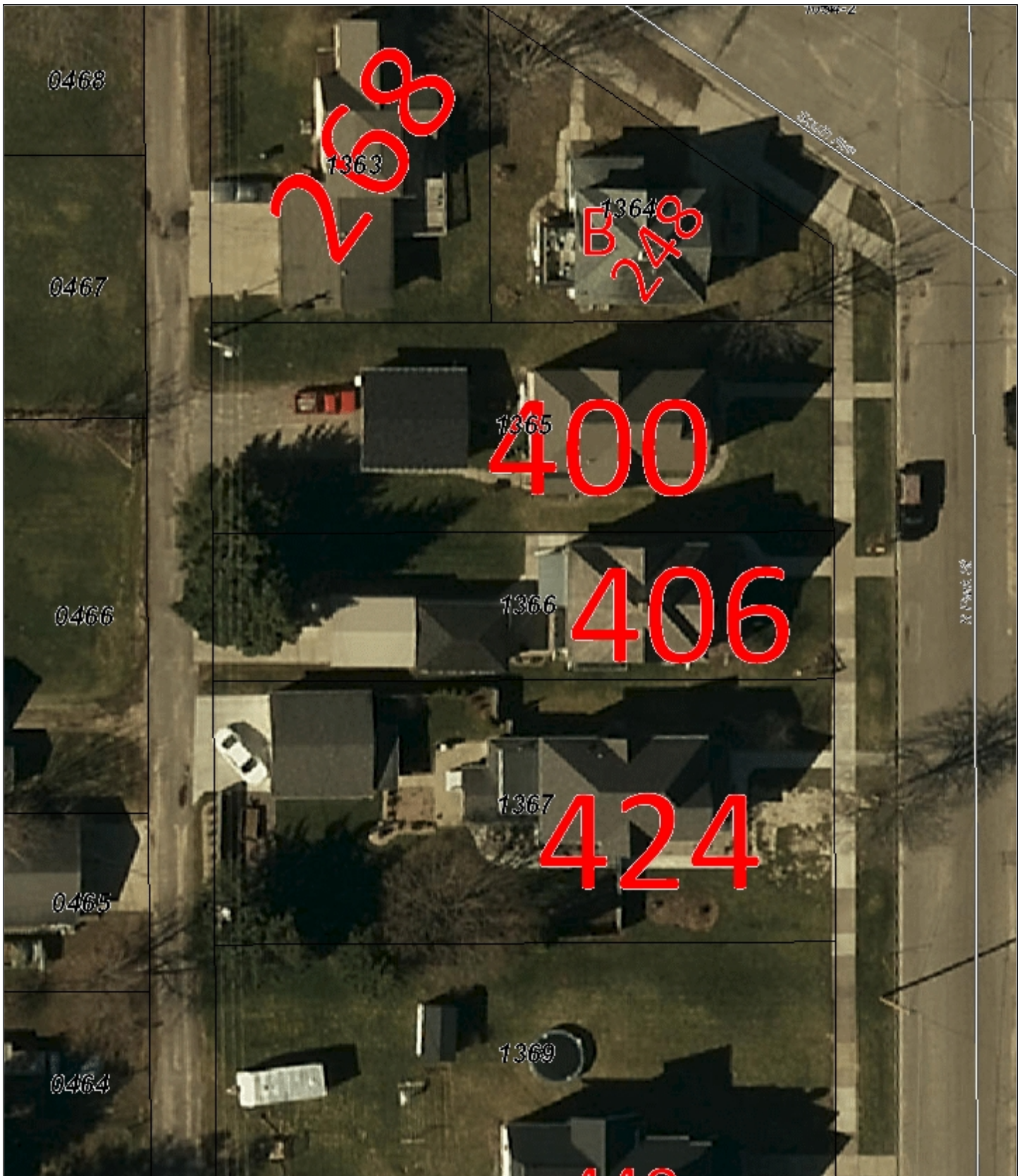
June 2, 2021

I, Courtney McGlynn, am requesting to be granted a variance in zoning regulations in the City of Reedsburg at my residency of 400 S. Park Street. We have a permit for a privacy fence on the south side of the home. We are requesting to allow for the first 20 feet, nearest to the street of S. Park Street, to be 6 feet high vs the standard 4 foot regulation. We have experienced difficulties with the neighbors on the south side of the home (406 S. Park St). These difficulties include but are not limited to: frequent garbage of theirs overflowing & blowing into our yard, unsightly body exposure, and frequent police interactions.

Thank you for considering our request.



Courtney M. McGlynn



City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 35'

CITY OF REEDSBURG

134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 6/9/2021

Staff Report

DATE: June 15, 2021; 12:00 PM

APPLICANT: Pace Farms (David Pace)

LOCATION: 3rd Add To Westerfair Subd Lot 47, 487 Derby Row; Parcel #2408-13300

ZONING: R-2 Residential

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION: Consider zoning variance per § 690-45 to add two temporary accessory sheds to a vacant lot without a primary structure.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Vacant
- South – Residential
- East – Residential

ZONING:

- North – R-2 Residential
- West – R-2 Residential
- South – R-2 Residential
- East – R-2 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Derby Row, 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Variance Findings – § 690-12(B)

- 1. The variance will not be contrary to the public interest.**
- 2. Substantial justice will be done by granting the variance.**
- 3. The variance is needed so that the spirit of the ordinance is observed.**
- 4. Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.**
 - a. The Board finds that the parcel is zoned R-2 Residential.
 - b. The Board finds that the existing parcel is vacant.
 - c. The Board finds that two new sheds are proposed (drawings attached).
 - d. The Board finds that § 690-45 prohibits accessory building without a main building.
 - e. The Board finds that the sheds are intended to be temporary.
 - f. The Board finds that the applicant owns the adjacent property containing a duplex.
 - g. The Board finds that the lot is 0.67 acres.
 - h. The Board finds that surrounding lots contain residential uses.

STAFF COMMENTS:

The applicant is building the adjacent duplex. He proposes to add these sheds on this tax parcel temporarily. Therefore if approved, an end date should be placed on it with sheds and gravel removed to ensure that the lot is not sold to a new owner with just two sheds on it the property.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 15, 2021, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

Sheds

Revised 4/21

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Pace Farms (David Pace)

ADDRESS: Lot 47 **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-963-5558 **FAX:** _____

E-MAIL: cmis.dep@gmail.com

PROPERTY OWNER: (if different from Applicant) Pace Farms

LOCATION: Westerfair Subdivision **PARCEL #:** 276-2408-13300

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

☐ **Certified Survey Map (CSM):** _____

☐ **Conditional Use Permit:** _____

For **CONDITIONAL USE PERMIT** requests, also answer "A & B" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____

☐ **Site Plan Review:** (See "B" on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☒ **Zoning Variance:** We want to put 2 Sheds up on our back lot.

For **VARIANCE** requests, also answer "C" on back page.

☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

CMislivercek 1/6/21

Applicant Signature / Date

Owner Signature / Date

Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

City Council Action & Date: _____

Account #10-461500-00

**The applicant or representative MUST
ATTEND the meeting**

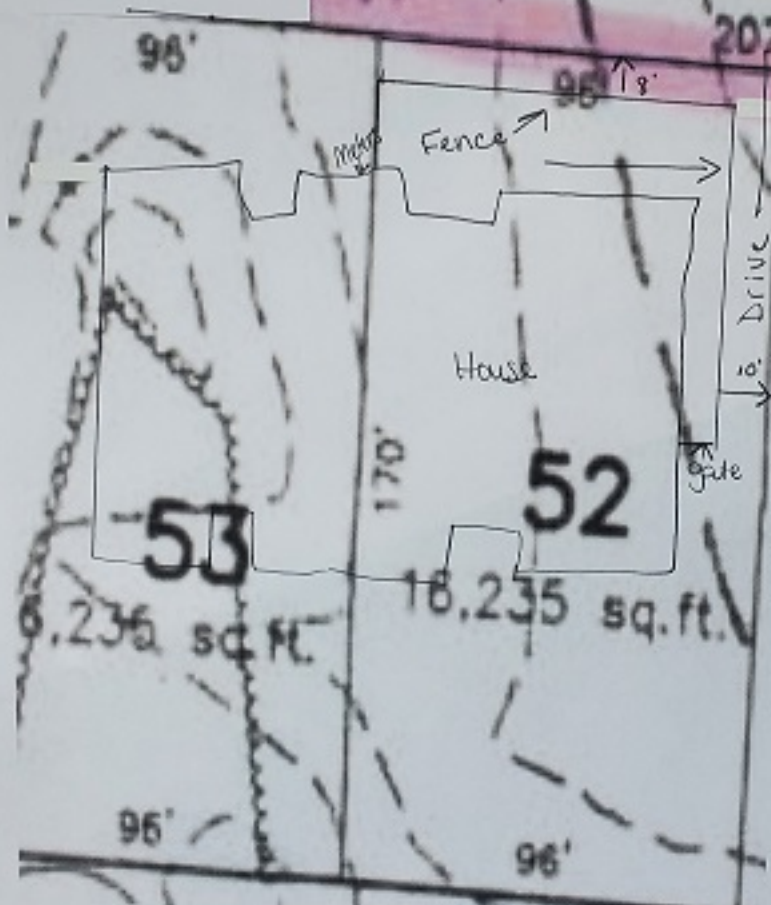
G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	_____	_____
Receipt #	_____	_____

These sheds will be in the back corner of our unused lot.

- They are not permanent they will be set on gravel
- They are brand new will not cause harm or injury
- They are not obstructing anyone access to any roads, sidewalks, driveways, etc
- They will not diminish the look of the neighborhood as they are brand new buildings
- We are wanting to use these for storage as we are older we cannot fit lawnmowers, our motorhome etc in our driveway or garages as we need the extra space to get in and out of our vehicles.
- We don't want these items sitting outside in the neighborhood becoming an eye sore we want them covered and out of site.
- There is a big empty lot we own we'd like to utilize the South East corner of it for these sheds. It's not hurting anyone and is still clear of the waterway/drainage ditch
- We would like to put up signs on both sides of the sheds stating no trespassing
- Parking would be in the large shed we would get there by driving along our house to that back corner
- No Utilities on site
- Landscaping will be mowed as usual





June 9, 2021

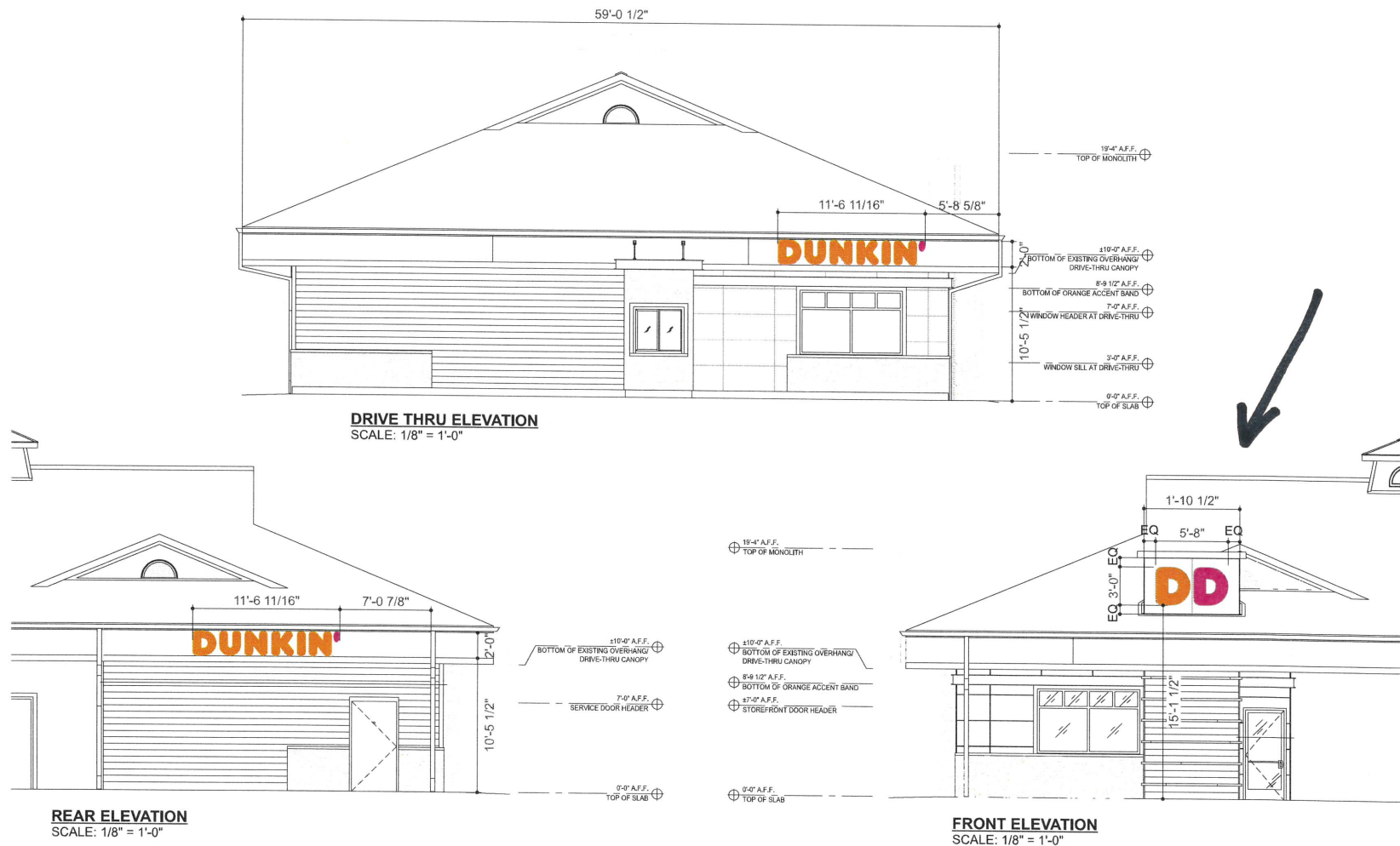
I am asking the ZBA to give an interpretation on a proposed sign for Dunkin Donuts at 10 Viking Dr (same property with proposed RAMC sign).

The property is governed by a 1999 development agreement that stipulates signage on the property (Lot 1). The applicant believes the proposed 'DD' sign to be an extension of the wall. I believe it to be a roof sign per the sign code. The sign code does permit roof signs, but the actual language of the agreement seems to stipulate wall signage only.

So my questions are:

1. Is it a roof sign?
2. Is it permitted when considering agreement vs. sign code?

Elevations



Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

Copyright © 2021 Allen Industries, Inc.
This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Client:
Dunkin Brands #362894
Address:
10 Viking Drive
Reedsburg, WI 53959

Date:
3/29/21
Page #:
4 of 10
File Name:
OP025862_Reedsburg, WI_101
Sales:
House
Design:
LB
PM:
JS

#	Date	Description
1	3/31/21	Add complete site
2	-	-
3	-	-
4	-	-
5	-	-

Initial	Client Review Status
LB	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
-	Client Signature
-	Approval Date



PLAQUE

A sign which is intended to be permanent and is cut into a masonry surface, inlaid so as to be part of a building, or as an inscribed tablet usually made of metal or other noncombustible material.

PORTABLE SIGN

Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, such as those transported by means of wheels, excluding such vehicles used in the day-to-day operations of the business. A portable sign may have changeable lettering or electronic copy.

PROJECTING SIGN

Any sign affixed to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of the building or wall.

ROOF SIGN

Any sign located wholly on and over the roof structure.

SIGN

Any structure that has a display visible from a public right-of-way and designed to identify, announce, direct or inform.

SIGN HEIGHT

The distance from the base of the sign at normal grade to the top of the highest attached component of the sign. "Normal grade" is the existing grade prior to construction or the newly established grade after construction, not including any filling or mounding solely for the purpose of locating the sign.

TEMPORARY SIGN

Any sign that is used temporarily and not permanently mounted.

WALL SIGN

Any sign attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of, any building or structure which is supported by such wall or building and which displays only one sign surface.

YARD SIGN

A freestanding ground sign that is intended for temporary use that is located in a yard as defined in § 690-9.

- (1) Signs on Lot 1 -- One (1) ground sign the size of the existing "Amoco" sign; one (1) additional sign of up to 100 square feet per face; and, wall signage of up to 300 square feet.
- (2) Signs on Lots 2, 3, 4, 5, 6, 9 and 10 -- One (1) ground sign of up to 100 square feet per face; and, wall signage of up to 300 square feet per building.
- (3) Signs on Lots 7 and 8 -- Up to 600 square feet of wall signage per building.

9.02 Signage at the entrances to the PDGA shall be as follows (See Exhibit 2):

- (1) At the locations marked "^DA" and "^BD" -- One (1) ground sign of up to ³⁰⁰~~100~~ square feet per face. At location "D" the sign shall be placed in the raised median of Veterans Drive.
- (2) At the locations marked "^AB" and "C" -- One (1) ground sign of up to ¹⁰⁰~~300~~ square feet per face including a reader board. Accella shall be allotted not less than 150 square feet per face of these signs.

9.03 Directional signage shall comply with the City Code.

9.04 Each business may have one temporary banner.

9.05 No sign shall be more than 30 feet above the mean centerline street grade; or, as limited by airport height restrictions, whichever is less.

10.00 Public Streets and Driveway Access.

10.01 Driveways on Main Street (STH 23/33) may be constructed as follows (See Exhibit 3):

- (1) At location "D" (Veterans Drive, a public street) -- four lanes; straight/left