



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

Zoning Board of Appeals Agenda
June 29, 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 JUNE 15, 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 election of Chairperson
- B. Consider election of Vice Chairperson
- C. Consider zoning variance per 690-45 to add an accessory shed to a vacant lot without a primary structure; the structure is planned to be built in 2022 - 327 Sienna Ct; Parcel #2626-13 - Corey Leichtman

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
June 15, 2021

Present: Richard Braun, Walter Luepke, Pat Andera, and Nathan Johnson
Absent: Charlie Brumer and Richie Strutz
Others: Brian Duvalle, Courtney McGlynn, Pam Coy, Christie Mislivecek and Carla Mercer

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

Moved by Luepke, and seconded by Braun to approve the minutes from the April 6, 2021, meeting.
Motion approved 4-0.

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

Pam Coy would like to add Verizon to the middle of an existing sign at 1599 E Main St. instead of erecting a brand new sign. There is space available on this sign rather than adding new space to the onsite Viking Liquor sign.

Motion by Andera, seconded by Luepke to approve the variance as presented by adding Verizon to center of the existing sign at 1599 E Main St. Motion approved 4-0.

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

Home owner would like to put up a 6' white vinyl fence in the front yard up to 2' from the sidewalk instead of 4' fence because of the neighbors. There are no driveways on either side, so the fence wouldn't block any views. The neighboring property has received numerous police and nuisance complaints.

Motion by Braun, seconded by Johnson to approve the variance as presented by allowing the home owner to install a 6' fence up to 2' from the sidewalk. Motion approved 4-0.

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

Reedsburg Area Medical Center would like to add a 2-sided message sign on the existing Viking Village sign located at 10 Viking Drive to let the public know what Viking Pharmacy in Viking Village has available. The sign will have a constant message not ever-moving and stay lit 24/7. The pharmacy will use existing space on the sign and its location is part of the overall 1999 development agreement.

Motion by Luepke, seconded by Braun to approve sign as permitted with the condition that the sign messages may occasionally change but remain static. Motion approved 4-0.

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 #2408-1330 – Pace Farms (David Pace)

Christie from Pace Farms indicated that Dave Pace is downsizing from his previous residence and would like to put 2 brand new sheds on gravel pads on a parcel without a primary residence. The shed sizes would be 11' X 21' and 22' X 28' maximum and no higher than 13' and would be staked down. They are handicapped and need the space in the duplex garage for that purpose. It is proposed that when the duplex sells, so would the parcel the sheds will be on. The driveway would be gravel to get to the sheds and would go along the duplex side, back to the parcel the sheds are on.

Motion by Andera, seconded by Luepke to allow two temporary accessory sheds on vacant lot #47 in Westerfair Subd with two conditions. Sheds shall to be removed when current owner/Pace Farms's duplex property and/or vacant lot #47 in Westerfair Subd is sold, and the sheds cannot be any larger than 11' X 21' and 22' X 28'. Parcel 276-2408-13810 & Parcel 276-2408-13300.
Motion Carried 3-1 (Nay-Johnson)

Consider zoning interpretation for proposed roof or wall sign – 10 Viking Dr; Parcel @2717 – City of Reedsburg

Duvalle stated he believes the proposed sign to be a roof sign and whether it is allowed under the 1999 development agreement. It was discussed that the gas station portion already has a roof sign.

Motion by Braun, seconded by Luepke to allow sign as long as it is within the allowable 300' square footage. Motion carried 3-0 (Johnson abstaining).

Moved by Johnson, seconded by Luepke to adjourn the meeting at 1:02 PM. Motion carried 4-0.

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer

Staff Report

DATE: June 29, 2021; 12:00 PM

APPLICANT: Corey Leichtman

LOCATION: 327 Sienna Ct; Parcel #2626-13

ZONING: R-2 Residential

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION: Consider zoning variance per § 690-45 to add an accessory shed to a vacant lot without a primary structure (house). The intent is to start construction on the house in 2022.

General Findings

SURROUNDING LAND USES:

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

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: Sienna Ct, 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 a new shed is proposed (photos attached).
 - d. The Board finds that § 690-45 prohibits accessory building without a main building.
 - e. The Board finds that the applicant intends to build a main house in 2022.
 - f. The Board finds that the lot is 0.45 acres.
 - g. The Board finds that surrounding lots contain residential uses or are currently vacant platted lots.

STAFF COMMENTS:

The applicant plans to build a house on the lot in 2022. So this would be a temporary violation of the zoning ordinance, if approved for a variance. And if approved, a deadline should be attached to ensure compliance (e.g. 12 months to obtain house building permit).

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 29, 2021, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

\$125

Revised 7/19

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: Corey Leichtman
ADDRESS: 507 Myrtle St **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 608-963-8098 **FAX:** NA
E-MAIL: coreyleichtman@gmail.com
PROPERTY OWNER: (if different from Applicant) Corey / Ashley Leichtman
LOCATION: 327 Sienna Ct **PARCEL #:** 2626-13000

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:** Shed before house
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.

Corey Leichtman 6-15-2021
Applicant Signature / Date

Ashley Leichtman 6/15/21
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; Site Plan	\$153	_____
Cond Use-Agriculture	\$400	_____
Variance	\$112-125	<u>X</u>
Rezoning	\$200	_____
C.S.M.	\$171	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Flood Plain Zone	\$189	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	6-15-2021	_____
Receipt #	1038196	_____



