

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