

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