



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
November 16, 2021
Reedsburg City Hall Council Chambers
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 AUGUST 17, 2021 AND OCTOBER 19, 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 § 690-102 to exceed minimum ground sign size and previous variance approval. Sign would add approximately 12 square feet. – 1400 8th St; Parcel #276-2195-00000 – Faith Evangelical Lutheran Church
- B. Consider zoning variance per § 690-50 to have an 8' high fence in the side yard. – 1517 Coventry Ct; Parcel #276-2150-00000 – John Holmes

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
August 17, 2021

Present: Nathan Johnson, Richard Braun, Pat Andera
Absent: Walter Luepke and Charlie Brumer
Others: Brian Duvalle, Faith Christian Church of Mauston (Paul Scherack) and Nick from Auto Medic

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

Moved by Johnson, and seconded by Braun to approve the minutes from the June 29, 2021, meeting.
Motion approved 3-0.

Election of Chairperson. Motion by Johnson, seconded by Andera to nominate Richard Braun – Braun declined. Motion by Andera, seconded by Braun to nominate Nathan Johnson for Board Chairperson. Motion carried 3-0.

Election of Vice Chairperson. Motion by Andera, seconded by Johnson to nominate Richard Braun for Board Vice Chairperson. Motion carried 3-0.

Consider zoning variance per § 690-Attachment 2 and § 690-41 to determine if a tax parcel can be divided into two with the second parcel not having the required 25' front setback nor direct street frontage – 2033 E. Main St; Parcel #276-2200-11000 – Faith Christian Church of Mauston, Inc.

Faith Christian Church would like to buy the back building on the property from Steve Lange and divide the property accordingly. Nick, owner of the adjacent Auto Medic, has no objection to the variance but wanted to point out there is a verbal agreement between Lange and himself to allow for a drive way in front of the Auto Medic property for drivers eastbound to access Lange's property and the Church building. If either Lange or Auto Medic sell their property, the use of the Auto Medic property could be jeopardized or may need a formal agreement. It is legal to do a U-turn in front of the property for people driving east to get to the Lange driveway from Main Street.

Motion by Andera, seconded by Braun to approve the variance with condition of a driveway and parking easement and a report that there is code compliant fire separation between the Church and Lange buildings.
Motion carried 3-0.

Consider amending shed size at 487 Derby Row.

Motion by Andera, seconded by Braun to amend shed size at 487 Derby Row 22' X 28' to 24' X 28'. Motion carried 3-0.

Moved by Braun, seconded by Andera to adjourn the meeting at 12:37 PM. Motion carried 3-0.

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer

City of Reedsburg
Zoning Board of Appeals Minutes
October 19, 2021

Present: Nathan Johnson, Walter Luepke and Charlie Brumer
Absent: Richard Braun and Pat Andera
Others: Brian Duvalle, Jay Utley, Matt Filus and Shea Geffert

Nathan Johnson called the meeting to order at 12:00 PM.

Approve the minutes from the August 17, 2021, at the next meeting.

Consider zoning variance per § 690-Attachment 1 to have rear setbacks less than the required 25' for proposed duplexes – Fawn Valley Estates Plat; Parcel #s 2046-1213, 2046-1214, 2046-1215, 2046-1216 – Fawn Estates LLC – Shea Geffert

Matt Filus explained that the original project was to build condominiums on the parcels and has now been re-platted. The roads were approved by the city when the condominiums were approved, and they want to stay with that street plan as the engineering is complete for the site. In order to maintain front setbacks, they need a 10' setback to build duplexes instead of condominiums on Lot 15 and 16. They would like to keep the duplexes in a straight row as not to block the views of the neighboring properties. All other setbacks can be met to build the duplexes. Jim Vanderkin, 2008 Fawn Valley Dr, opposes the variance. Connie Lehmann, 2065 Fawn Valley Dr, from the condo association stated that no one else from the condos expressed objection of this development.

Motion by Brumer, seconded by Luepke to approve variance as presented with a 10' rear yard setback based on the re-platting and neighboring views. Motion Carried 3-0

Consider zoning variance per § 690-Attachment 3 to have a side setback less than the required 25' for future storage buildings – 410 South Ave; Parcel #276-0481-00000 – Riffey Transload

Duvalle explained that due to water and sewer lines, the owner can't infringe on those and would like to place the new buildings in their current location. Wade Riffey would like to rebuild within 5' of the lot line. The buildings would be for storage of feed ingredient materials. Phase 1 would start as soon as possible. Once that building gets filled up, they will begin work on a breezeway and the second storage building which they are thinking within the next year. The owner will also install a fence in between the storage buildings and the residential lots adjacent to them. Jay Utley, an adjoining home owner, is concerned if there is any flooding in the future, would the adjacent neighbors have to worry about the material in the storage building infringing on their property. Duvalle indicated that the land would need to be built up for flooding purposes. Additional site plan review would be conducted by the Plan Commission for buildings, floodplain, fencing, etc.

Motion by Luepke, seconded by Bruner to approve a 5' variance from the lot line based on existing utilities and easements. Motion carried 3-0.

Moved by Luepke, seconded by Bruner to adjourn the meeting at 12:30 PM. Motion carried 3-0.

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer

Staff Report

DATE: November 16, 2021; 12:00 PM

APPLICANT: Faith Evangelical Lutheran Church

LOCATION: 1400 8th St; Parcel #276-2195-00000

ZONING: R-2 Residential

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION: Consider zoning variance per § 690-102 to exceed minimum ground sign size and previous variance approval. Sign would add approximately 12 square feet.

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: 8th 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-2 Residential.
 - b. The Board finds that the existing parcel contains Faith Lutheran Church.
 - c. The Board finds that the parcel contains an existing ground sign.
 - d. The Board finds that § 690-102 limits ground signs to a maximum 32 sq. feet.
 - e. The Board finds that the sign was approved for a variance in 2000.
 - f. The Board finds that the applicant proposes add about 12 sq. feet.
 - g. The Board finds that surround properties contain single- and multi-family residences.

STAFF COMMENTS:

The current sign was approved for a variance. However with the current update of the sign, the applicant proposes to add a cover to the sign's post. This cover would have wording and a symbol, thereby making it a sign by definition. Therefore a variance is required to expand the previous approval.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, November 16, 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: Faith Ev. Lutheran Church

ADDRESS: 1400 8th Street **CITY:** Reedsburg **STATE:** Wisconsin

ZIP: 53959 **PHONE:** 608-524-6353 **FAX:** —

E-MAIL: faithreedsburg@hotmail.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: _____ **PARCEL #:** 2195

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 are asking for a larger sign area.

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.

Steven A. Hany - Treasurer / 10-18-21

Applicant Signature / Date

_____/_____
1

Owner Signature / Date

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

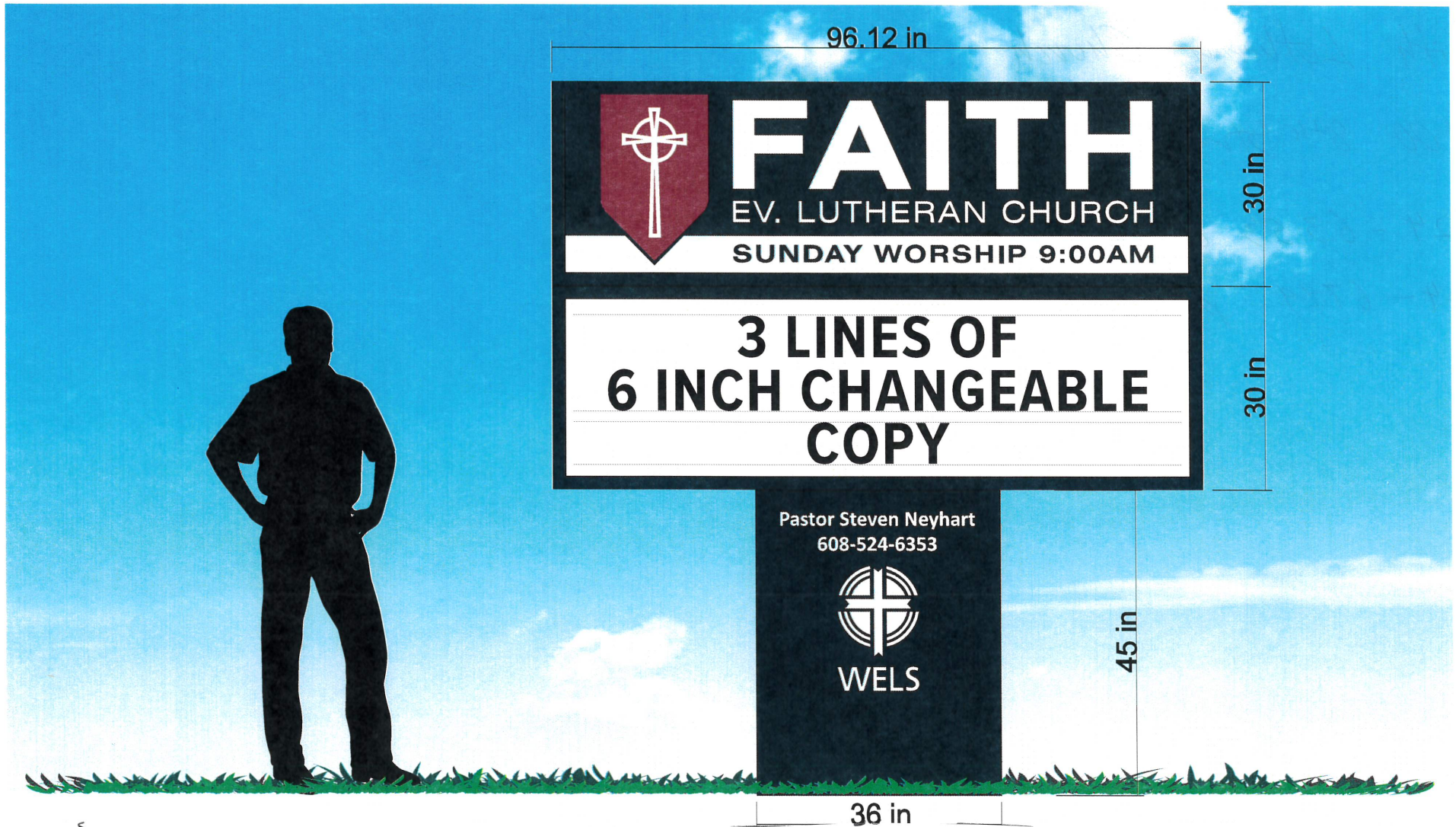
Account #10-461500-00

**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 #		_____

A: Pylon Sign with Changeable Copy Board



Approved by:

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.

*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.

This artwork is copyright La Crosse Sign Group and may not otherwise be used without permission. It is the property of La Crosse Sign Group and must be returned to them upon request.

lacrossesign.com

DESIGN

SALES

FILE

COLOR KEY



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

Drawing by: Chris Clark
Sign Type: Pylon Sign
Date Created: 9-14-2021
Last Modified: 10-7-2021
Scale: 1/2"=1'

Job Name: Faith Ev. Lutheran
Job Address:
Reedsburg, WI
Consultant: James Fuchsel
Job Number: 114179

Version Number: 4
Job File Location:
S:\F\Faith Lutheran Church\
Reedsburg\114179 Monument
Sign\Design

- ① PMS 2767c/Navy 220-27
- ② PMS 188c/Burgundy 230-49
- ③ White
- ④ Neutral Grey MP05295
- ⑤

Staff Report

DATE: November 16, 2021; 12:00 PM

APPLICANT: John Holmes

LOCATION: 1517 Coventry Ct; Parcel #276-2150-00000

ZONING: R-2 Residential

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION: Consider zoning variance per § 690-50 to have an 8' high fence in the side yard.

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Coventry Ct & Huntington Park Dr, 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 contains a duplex and detached garage.
- c. The Board finds that § 690-50 limits fence height to a maximum 6’.
- d. The Board finds that the applicant proposes part of a side yard fence to be 8’ high.
- e. The Board finds that adjacent properties contain single-family residences.
- f. The Board finds that the applicant requires the fence for privacy reasons.

STAFF COMMENTS:

While variance requests do not create precedence, there have been similar approvals the past few years based on privacy concerns and/or difficult neighbors. The variance being requested would be for certain fence panels and not the entire span.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, November 16, 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: John Holmes

ADDRESS: 1517 Coventry Court **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-334-1174 **FAX:** _____

E-MAIL: holmesjames@hotmail.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 1517 Coventry Court **PARCEL #:** 276-2150-00000

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:** fence

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.

John Holmes 11/02/2021
Applicant Signature / Date

John Holmes 11/02/2021
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>11-4-21</u>	_____
Receipt #	<u>16-441500</u>	_____

C. Please describe how your request meets each of the following Variance standards.

1. The fence we are installing is on the side of our home. Our neighbor's house does not have any windows on that side of their home. We live on a cul-de-sac, so it will only be seen closely by our handful of neighbors as they drive by. The section of fence we are requesting the extra height for, is at the back of the fence towards our back yard.

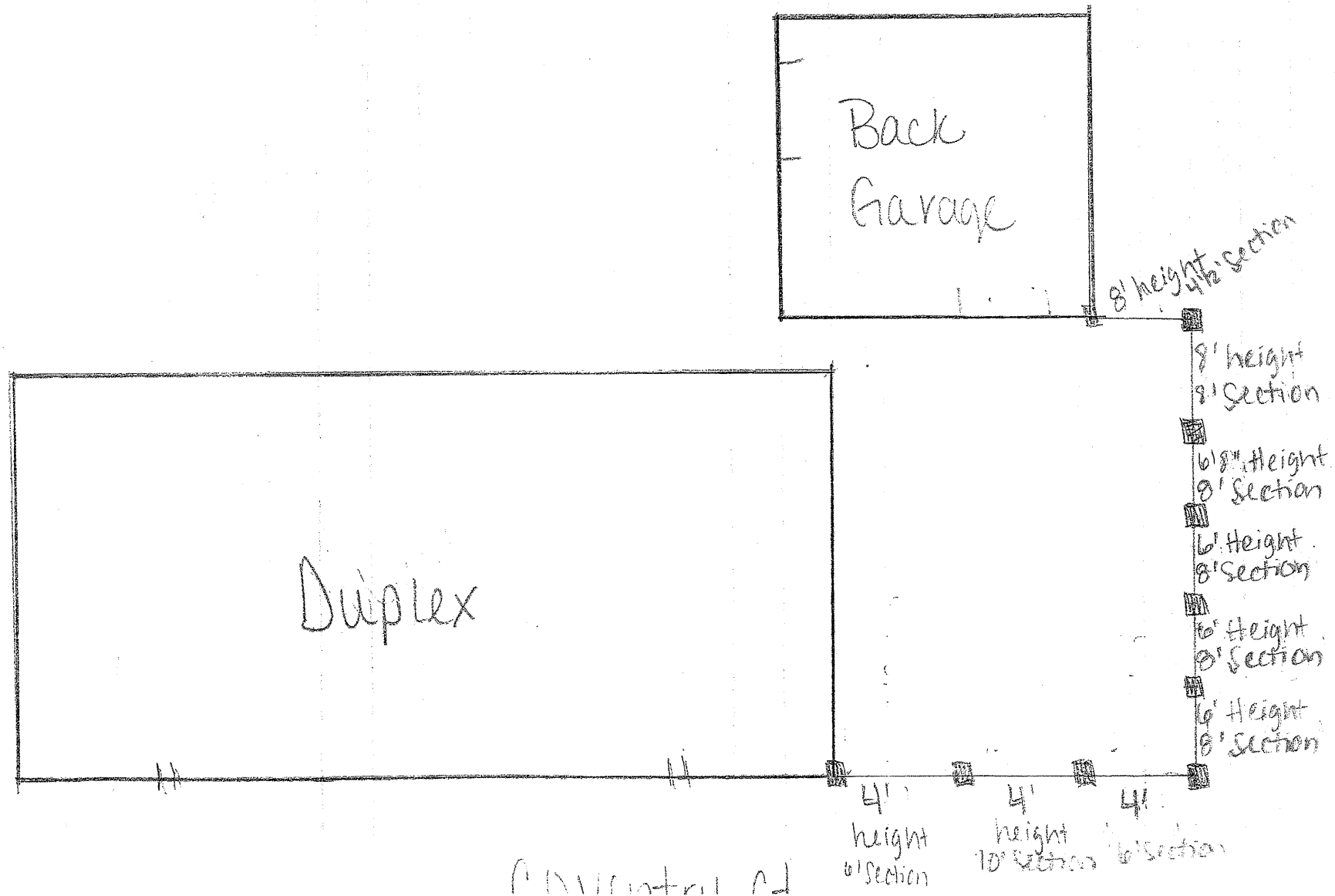
2. When we purchased our home, two of our close neighbors had several large trees that provided our home, yard and back deck with some privacy from the homes at the end of the cul-de-sac as well as the park that butts up to the end of the road. Over last year and this year, both neighbors have had many of those large trees cut down. Our bedroom windows, yard, and back deck are now visible to several of our other neighbors as well as the park. We have had to take to keeping window coverings on those bedroom windows closed after dusk because you can now see right into them.

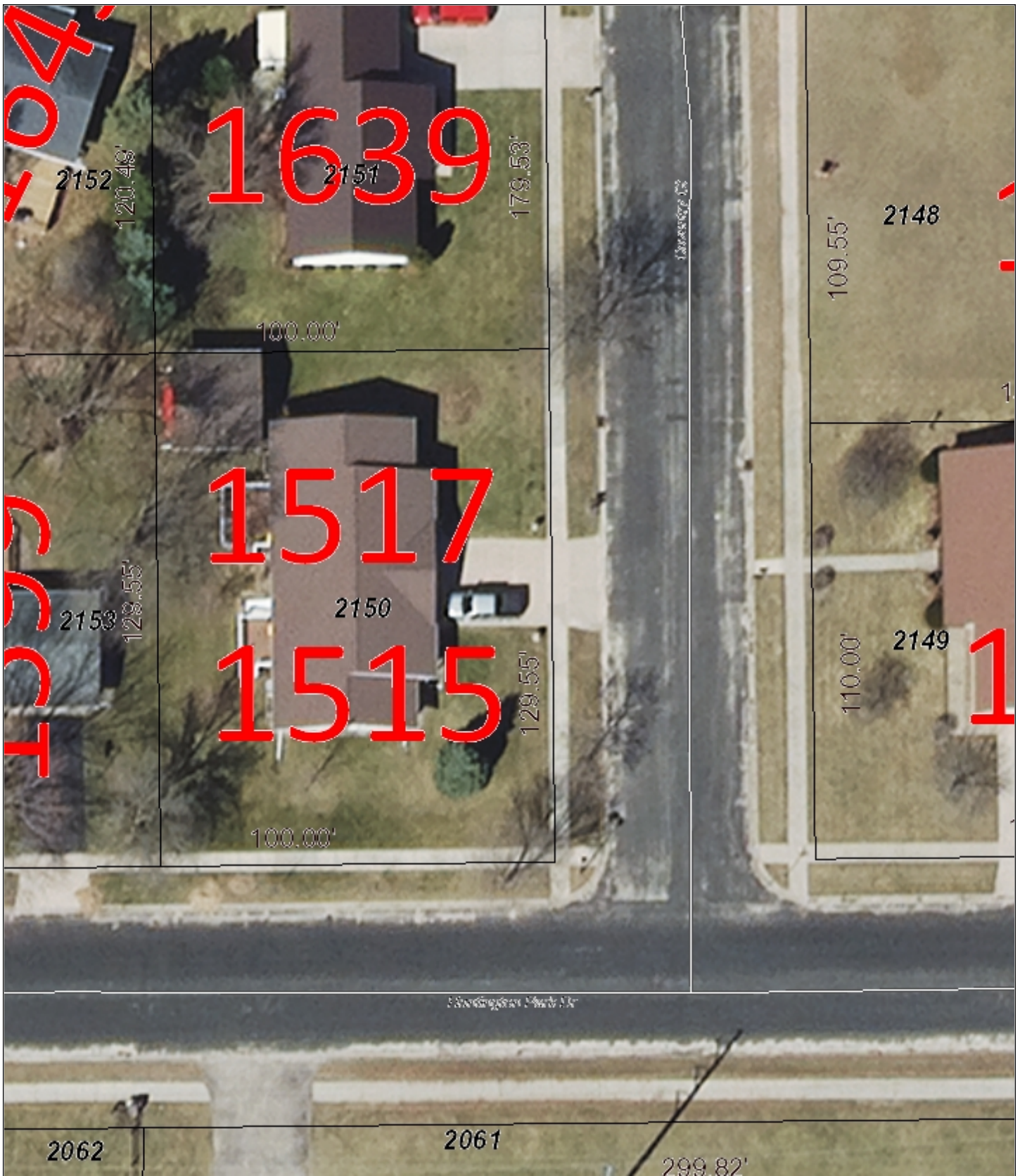
3. We are hoping to have three sections of a 9 section fence approved to be slightly taller than the 6 foot ordinance. One 8 foot section of fence would provide the privacy we desire for our bedroom windows, and our back deck. We would like that 8 foot section to be allowed to be 8 feet high instead of the allowed 6 feet. This section of fence is toward our back yard, and comes up to our back garage. Both our deck, and our neighbor's deck are slightly elevated, which makes the 6 foot height of a fence unable to provide any privacy between the two. We would also like another 4 1/2 foot section to be approved at the 8 feet height that would come off of that 8 foot section and meet our garage. That section would allow for a more evenly finished, or uniform, look for our fence. We would like the 8 foot section next to the section we wish to be 8 feet, to be approved to be 6 feet 8 inches, again to allow for a height transition and more uniform look. The remainder 48 feet of the fence will be kept at the allowed 6 feet and 4 feet heights.

4. By not allowing for our small 8 foot high section, our fence would still provide a private side yard, but the privacy we once had on our back deck and in our bedrooms (without window coverings) will be gone.

Variance Hardship.

C2. We would prefer to be able to use our back deck and bedrooms without being so visible to our neighbors and everyone in the park. These were never issues until our neighbors had their large trees cut down.





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: 11/9/2021