

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 Brumer to approve a 5' variance from the lot line based on existing utilities and easements. Motion carried 3-0.

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

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer