

**Zoning Board of Appeals Agenda
June 21, 2022
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 MAY 17, 2022:

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 Schedule 1 for a 2' side setback for a proposed detached garage. – 425 N Park St; Parcel #276-0799-00000. – David S. Sandstrom

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
May 17, 2022

Present: Nathan Johnson, Richard Braun, Pat Andera, Walter Luepke
Absent: Charlie Brumer
Others: Tim Becker, Brian Duvalle, Catherine Anderson, Troy Mleziva, Matthew Lepke

Chair Nathan Johnson called the meeting to order at 12:03 PM.

Motion by Luepke, seconded by Braun to approve the minutes from the December 21, 2021 meeting.

Motion approved 4-0

Consider zoning variance per § 690-46(G) to exceed the required number of four chickens to have up to 20. – 2337 Myrtle St; Parcel #276-2515-06100 – Catherine Anderson

Catherine Anderson spoke that they are looking for up 12-15 chickens for use in baking and to save money. The run area would either be 15' X 15' or 10' X 20' and be moved on a weekly or every other week basis so as not to damage the lawn. The run and coop would also be contained near the current detached garage area. Neighbors Don Wagner and Stacey Harms-Wagner each submitted emails opposed to the variance request. Discussion held on conditions that could be placed on a possible approval, such as number of chickens and timeframe. Anderson stated that she does not want to invest 1000s of dollars without a guarantee that she will be approved long-term

Duvalle stated that chickens were discussed at many Plan Commission meetings before the ordinance was adopted. Administrator Tim Becker spoke that having up to four chickens is more of a hobby, and that four was a number that was selected because it was common thru similar reviewed ordinances. He added that having 12-15 chickens is more of a business and could harm future economic development prospects. Anderson stated that based on the Board's discussion and opposition from neighbors, she could withdraw request.

Moved by Luepke, seconded by Andera to deny zoning variance request as presented.

Motion carried 3-1 (Braun voted Nay)

Consider zoning variance per § 690-Article XXI to exceed the number and size of ground and wall signs (Kwik Trip). – 1690 E Main St; Parcel #276-2218-00000 – Trent Kastenschmidt

Although not precedent setting, Duvalle stated that this is a similar request to Casey's in 2018. Kwik Trip would like to exceed the maximum ground sign by 49 square feet. The sign would not exceed the airport height limits. They also want to add eight wall signs to the building and gas pump canopy which would exceed the square footage of the wall signs allowed by about 20 square feet. The City Plan Commission has approved the site design minus the signage request. The applicant submitted a written narrative on their hardships such as the need for gas prices and canopies.

Moved by Andera, seconded by Braun to approve the variance as presented on the sign application/plans.

Motion approved 4-0

Moved by Braun, seconded by Luepke to adjourn the meeting at 12:33 PM.

Motion approved 4-0

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer

Staff Report

DATE: June 21, 2022

APPLICANT: David S. Sandstrom

LOCATION: 425 N Park St; Parcel #276-0799-00000

ZONING: R-1 Residential

DESCRIPTION: Consider zoning variance per § 690 Schedule 1 for a 2' side setback for a proposed detached garage.

General Findings

SURROUNDING LAND USES:

- North – Multi-family Residential
- West – Residential
- South – Residential
- East – Residential

ZONING:

- North – R-1 Residential
- West – R-1 Residential
- South – R-1 Residential
- East – R-1 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: N Park St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

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-1 Residential.
 - b. The Board finds that the parcel contains an existing single-family dwelling and detached garage and shed.
 - c. The Board finds that a new garage is proposed with a 2' side setback.
 - d. The Board finds that § 690 Schedule 1 requires a 5' side setback.
 - e. The Board finds that the current parcel is 66' X 156.75'.
 - f. The Board finds that surrounding lots contain residential uses.
 - g. The Board finds that the property is located at 425 N Park St.

STAFF COMMENTS:

The applicant currently has two accessory buildings, a garage and shed. The shed would be removed with the new garage. However, I don't see the hardship in needing to be 3' closer to the lot line. The applicant explained it's needed for construction reasons. I asked him to submit his reasoning in writing but have not received it as of yet. If you were to approve the variance, I recommend adding a condition that a licensed surveyor determined exactly where that side lot line is located.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 21, 2022, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

7-21

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: David S. SandstromADDRESS: 425 N. Park St. CITY: Reedsburg STATE: WIZIP: 53959 PHONE: 608 495 0307 FAX: _____E-MAIL: radardavid@icloud.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 425 N. Park St PARCEL #: 0799

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: _____☐ Site Plan Review: (See "B" on back page) _____☐ Zoning Appeal/Interpretation: _____

☒ Zoning Variance: Property line setback for proposed garage
For *VARIANCE* requests, also answer "C" on back page.

☐ Other: _____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.

Applicant Signature / Date

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.**

Pd: ck 6-10-22 Receipt #: 1.041197

Conditional Use \$200	_____
Cond. Use-Agriculture \$400	_____
Variance \$125	☒
Zone Change \$200	_____
C.S.M. \$175	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Flood Plain Zone \$189	_____
Site Plan Review 175	_____
Comp Plan Amend \$200	_____

417 N. PARK

PROPOSED GARAGE AREA
WITH NO KNOWN UTILITIES
GARAGE WOULD BE ON EXISTING
FENCE LINE.

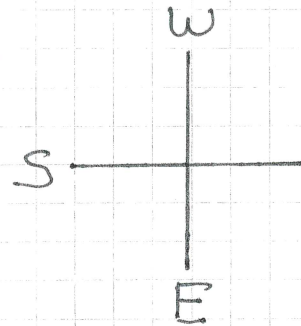
425 N. PARK

← 13' 8" → ← 26' → ← 4' →

Sidewalk

PROPERTY LINE

DRIVEWAY & PARKING AREA



NORTH PARK STREET SIDEWALK

Associated Appraisal Consultants, Inc.

Property Information for City of Reedsburg

Printed on 6/14/2022



Property Overview

Assessment Year:	2021
Parcel/Tax Key Number:	276 0799-00000
County:	Sauk
Municipality:	City of Reedsburg
Address:	N425 Park St

Legal Description

CITY REEDSBURG ORIG PLAT LOT 9 BLK 3

General Value Data

Assessed Land Value:	\$17,500.00
Assessed Improvement Value:	\$118,700.00
Total Assessed Value:	\$136,200.00

Land Data

Residential:	10,367	Sq Feet
--------------	--------	---------

Building Data

Characteristics		Building Area	Square Feet
Style:	Res O/S	Full Basement:	948
Stories:	2 story	Crawl Space:	0
Year Built:	1900	First Floor:	1052
Bedrooms:	4	Second Floor:	768
Full Bathrooms:	2	Third/Additional Floor:	0
Half Bathrooms:	0	Finished Attic:	0
Heat Type:	Gas	Rec Room:	0
Air Conditioning:	No A/C	FBLA:	0
Fireplace:	Y	Attached Garage:	-

Legal Disclaimer

