



CITY OF REEDSBURG
134 South Locust Street, PO Box 490
Reedsburg, WI 53959
PH. 608-524-6404 FAX. 608-524-8458
www.reedsburgwi.gov

Zoning Board of Appeals Agenda
July 7, 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 JUNE 21, 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 less than the required 25' and 40' front yard setback for a proposed detached carport. – 325 Lucky St – Lot 31; Parcel #276-1321-00000. – Deborah Meister

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
June 21, 2022

Present: Nathan Johnson, Richard Braun, Walter Luepke
Absent: Charlie Brumer, Jessie Phalen
Others: Brian Duvalle

Chair Nathan Johnson called the meeting to order at 12:20 PM.

Motion by Luepke, seconded by Braun to approve the minutes from the 5/17/22 meeting.

Motion approved 3-0

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

Sandstrom would like to build a new detached garage off of N Park St. There is an existing garage off the rear alley and also a shed that would be removed. Sandstrom stated that he needs the proposed size shed to better support the roof trusses. He claimed a smaller garage with a roof peak running east/west would block the sun and cause more rain/snow run-off. Luepke asked why he can't build a new shed off the alley. Sandstrom answered the proposed location is more convenient as he and his wife age. Discussion was held on building a smaller shed but with a north/south roof peak. Sandstrom stated part of the roof might still be unsupported but ultimately Hartje (garage designer) could make it work. Discussion was held on overall water run-off in the area and surveying the property side lot line. Meeting onsite was deemed not appropriate.

Moved by Luepke, seconded by Braun to deny the variance request as presented as other options exist.

Motion approved 3-0

Moved by Luepke, seconded by Braun to adjourn the meeting at 12:52 PM.

Motion approved 3-0

Respectfully submitted,

Brian Duvalle
Zoning Administrator

Staff Report

DATE: July 7, 2022

APPLICANT: Deborah Meister

LOCATION: 325 S Grove St, #31; Parcel #276-1321-00000

ZONING: R-2 Residential

DESCRIPTION: Consider zoning variance per § 690 Schedule 1 for a front setback less than 25' from the sidewalk.

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North- R-2
- West- I-1, R-2
- South- I-2
- East- I-3, R-2

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Lucky 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-2 Residential.
 - b. The Board finds that the location is Lot 31 in Reedsburg Estates Mobile Home Park.
 - c. The Board finds that the parcel contains an existing single-wide mobile home.
 - d. The Board finds that a new carport is proposed with less than a 25' front setback.
 - e. The Board finds that § 690 Schedule 1 requires a 25' front setback.
 - f. The Board finds that the property contains a legal non-conforming mobile home park.
 - g. The Board finds that the mobile home has about a 34' front setback.
 - h. The Board finds that § 690-24(I) requires a 40' setback around the perimeter of a mobile home park.

STAFF COMMENTS:

The applicant would like to install the carport from the attached photo. The current mobile home park pre-dates zoning so lots facing Lucky St generally cannot meet the 25' front setback for an accessory building let alone the 40' perimeter buffer.

Variances do not create precedent, but nonetheless a similar request was approved in 2015. That approval required the carport to have open sides so that this lot and the adjacent lots could still see any oncoming vehicles or pedestrians when backing/pulling out of driveway. A time limit could also be placed on a possible approval, such as when the owner sells the home. A possible approval should also require any canvas/fabric roof to be kept in good repair.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, July 7, 2022, 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: Deborah Meister

ADDRESS: 325 S. Grove St. Lot 31 CITY: Reedsburg STATE: WI

ZIP: 53959 PHONE: 608-434-1134 FAX: None

E-MAIL: None

PROPERTY OWNER: (if different from Applicant) Carolyn Loechler AC Rentals

LOCATION: 325 S. Grove St. Reedsburg PARCEL #: Lot 31
1321

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: Car Port

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.

Deborah Meister 5-20-2022 Same 1

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.**

PAID

Conditional Use \$200	_____
Cond. Use-Agriculture \$400	_____
Variance \$125	<u>\$125.00</u>
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	_____

Date Paid 6-22-2022

Receipt # 1.041343 Page 5 of 7



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: 6/28/2022

