

City of Reedsburg
Zoning Board of Appeals Minutes
September 20, 2022

Present: Richard Braun, Jessie Phalen, Walter Luepke

Absent: Nathan Johnson

Others: Brian Duvalle, Gatlin Fenwick, Jim Haas and Ryan Johansen

Board Member Richard Braun called the meeting to order at 12:00 PM.

Motion by Phalen, seconded by Luepke to approve the minutes from the August 16, 2022 meeting.

Motion approved 3-0

Consider zoning variance per § 690-41 to create a lot without 40' of frontage on a public street. – 405 N Webb Ave; Parcel #276-2201-00000 & 1799-00000 – Gatlin Fenwick.

Gatlin Fenwick would like to purchase the city owned land west of the drainage ditch which is not adjacent to a public street. The parcel is in the floodplain and cannot be built on. He would like to use the parcel for a yearly triathlon. The variance is required before the property can be divided and sold to Fenwick from the City of Reedsburg, which is the current owner of the parcel. The offer to purchase has already been approved by the City Council.

The access would be from Hwy V and is not a public road. It is currently being shared by 6 property owners. Fenwick indicated that he hasn't heard any objection from current owners. Luepke asked if there would be a parking lot on this parcel and Fenwick indicated that people in the triathlon would bike to this location to get in their kayak on the Baraboo River.

Phalen asked if there is permissible access to this parcel and Fenwick indicated that there are 3 historical deeds that indicate historical access to this parcel. Ryan Johansen indicated that the parcel owners along the road should come up with a maintenance agreement because Lakeside Foods has historically maintained the road. There is no official maintenance agreement at this time. There would be 7 different land owners along this road with Fenwick included.

One other use Fenwick was thinking of using the parcel for was to plant ½ acre of wheat to be harvested with a lawn tractor mower for flour.

Ryan Johansen, who is the only one who has a residence on the private drive, has no objection to the variance but would like to see a maintenance agreement for the private road.

Moved by Luepke, seconded by Phalen to approve the variance with the condition that a road maintenance agreement is established. The City of Reedsburg would also need to agree to the maintenance agreement following legal counsel review.

Motion approved 3-0

Consider zoning interpretation for accessory structures with attached lean-to per § 690-9 & § 690 Schedule 1.

Zoning Administrator Brian Duvalle explained that you are allowed 1 attached garage and 2 accessory buildings with a maximum size overall. If you would add a lean-to with posts to any of the buildings, is that included in the maximum size overall? Duvalle has previously included it in the overall size of the buildings.

Moved by Luepke, seconded by Phalen to agree with the Zoning Administrator's interpretation that any lean-to with the posts is included for the overall maximum size of accessory buildings.

Motion approved 3-0

Moved by Phalen, seconded by Luepke to adjourn the meeting at 12:35 PM.

Motion approved 3-0

Respectfully submitted,
Julie Strutz
Deputy Clerk-Treasurer