

City of Reedsburg
Zoning Board of Appeals Minutes
October 18, 2022

Present: Nathan Johnson, Richard Braun, Jessie Phalen, Walter Luepke

Absent: None

Others: Gina Holt, Jan Hasler, Phil Hasler, Jim Haas, Brian Duvalle

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

Motion by Luepke, seconded by Braun to approve the minutes from the September 20, 2022 meeting.

Motion approved 4-0

Consider zoning variance per §690-102 to replace two ground signs in a Residential zone. – 2701 E Main St; Parcel #s 276-2263-00000 & 2261-21000 – Wire Courtyard MHP LLC

The Courtyards plans to replace their existing 4 X 4 ground signs with new 3 X 4 ground signs. Mobile home parks are zoned R-2 Residential and do not address such signage in that zone. Only home businesses and religious land uses are addressed in R-2. The closest comparison is multi-family signage in the R-3 zone. Sign lighting would utilize existing lights. The vision triangle at the intersections would need to be maintained. ZBA requests that Plan Commission consider adding signage into the zoning ordinance for mobile home parks.

Motion by Luepke, seconded by Braun to approve the variance as presented and with condition that locations are verified prior to installation.

Motion approved 4-0

Consider zoning variance per §690 Schedule 1 to exceed the size limit for accessory buildings on the property. – 626 N Webb Ave; Parcel #276-1593-00000 – James Haas

The zoning ordinance allows one attached garage and two detached garages/accessory buildings. The sum of the existing attached garage, the current proposed detached garage and a future shed would equal 2000 square feet, which is the maximum allowance. However the current proposed garage includes a 6 X 44 attached lean-to. The proposed garage would meet the main structure setbacks and be used for storage only. Mr. Haas would like to make the garage exterior look like the house.

Neighbor Jan Hasler stated that the two rear yards abut and there is already lots of concrete to their north. She is concerned the proposed garage looks like a barn/farm building and questioned stormwater run-off. She added that other nearby cities do not allow as big of accessory buildings. Phil Hasler stated concerns about the aesthetics and the history of the neighborhood, which was intended to remain mostly as green space. He added that the zoning ordinance should have been amended so as to reduce garage size. Neighbors Mary & Gary Williams submitted emails in opposition to the request.

Discussion held on adding a third stall to existing garage. That was considered but would include additional driveway area. Discussion held on stormwater. The side setback would be 8' and would include gutters to help divert water to the backyard or storm sewer. The four variance standards were reviewed. ZBA also requests that Plan Commission review garage size standards.

Motion by Braun, seconded by Johnson to approve the variance as presented because of the hardship that the lean-to posts are ambiguous and with conditions that 1) height is no higher than existing garage and 2) landscaping is provided on south side.

Motion approved 3-1 (Luepke)

Motion by Braun, seconded by Phelan to adjourn at 12:46 PM.

Motion approved 4-0

Respectfully submitted,

Brian Duvalle
Zoning Administrator