

Zoning Board of Appeals Agenda
June 20, 2023
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 22, 2023:

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 to construct a new 16' X 36' X 21.5' detached garage with less than the 5' minimum side setback and greater than the 15' height limit – 203 S Willow St; Parcel #276-1283-00000 – Aaron & Jessica Bauer

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 22, 2023

Present: Nathan Johnson, Jessie Phalen, Walter Luepke, Richard Braun
Absent:
Others: Travis Birdsill, Andrew Koch, Brian Duvalle

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

Motion by Luepke, seconded by Phalen to approve the minutes from the 2/21/2023 meeting.

Motion approved 4-0

Consider zoning variance per § 690-48(F) to have a 6'-high fence in the front yard setback area; 4'-high is the normal requirement. This is a re-hearing from 7/19/22 – 348 W Main St; Parcel #276-0740-00000 – Andrew Koch

Koch stated that he needs the higher fence because of past harassment of his dogs and highway debris that ends up in his yard. Phalen asked what type of debris, which has been metal and wood items due to nearby bump in road. Luepke stated it should still be 4' height. Braun asked if the fence could be moved further back, which it cannot and still make 6' w/o variance.

Motion by Luepke, seconded by Braun to deny the request as presented and remove excess height within 30 days.

Motion approved 3-1 (Johnson)

Consider zoning variance per § 690 Schedule 1 to replace a detached garage that would have less than the 5' minimum side setback – 911 4th St; Parcel #276-1180-00000 – Travis Birdsill

The existing garage was found to be as much as 2' over the side lot line following a recent survey. The general location of a replacement garage was discussed, however, the Board would like to see an actual plan for a garage before making any decision. Rather than discussing the general parameters for a variance, that will need to see what a new garage would look like.

Motion by Luepke, seconded by Phalen to table the request to no later than December 2023 and submit a specific plan for a replacement garage.

Motion approved 4-0

Review annual ethics

Ethics forms were signed

Motion by Braun, seconded by Luepke to adjourn at 12:33 PM.

Motion approved 4-0

Respectfully submitted,

Brian Duvalle
Zoning Administrator

Staff Report

DATE: June 20, 2023 – 12:00 PM

APPLICANT: Aaron & Jessica Bauer

LOCATION: 203 S Willow St; Parcel #276-1283-00000

ZONING: R-1 Residential

DESCRIPTION: Consider zoning variance per § 690 Schedule 1 to construct a new 16' X 36' X 21.5' detached garage with less than the 5' minimum side setback and greater than the 15' height limit.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Residential
- South – Residential
- East – Residential

ZONING:

- North – R-1 Residential
- West – R-1 Residential
- South – R-2 Residential
- East – R-1 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: S Willow St; 50' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Low-density 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 house with detached garage.
 - c. The Board finds that § 690 Attachment 1 requires a 5’ minimum side setback and 15’ maximum height to roof peak.
 - d. The Board finds that the garage is less than the required 5’ side setback.
 - e. The Board finds that the house (1900) and garage were built prior to zoning.
 - f. The Board finds that the parcel is 66’ X 120.8’.
 - g. The Board finds that a replacement detached garage is proposed.
 - h. The Board finds that the proposed garage is 16’ X 36’ X 21.5’
 - i. The Board finds that the side setback would be less than 5’.

STAFF COMMENTS:

As seems to be fairly common form lots of this era, the house was built centered on the lot. Then when a garage was later added, it was built near the side lot line. Variances do not create precedent, but there have been similar requests in the past on these types of lots. Although if approved, it should be the minimum variance needed and include fire separation.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. June 20, 2023, 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: Aaron Bauer and Jessica Bauer
ADDRESS: 203 South Willow CITY: Reedsburg STATE: WI
ZIP: 53959 PHONE: 608 408 7652 FAX: _____
E-MAIL: aaron@fflines.com
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: _____ PARCEL #: 1283

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: _____
- 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.

Aaron Bauer, 6-5-23
Applicant Signature / Date

Jess Bauer, 6/5/23
Owner Signature / Date

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

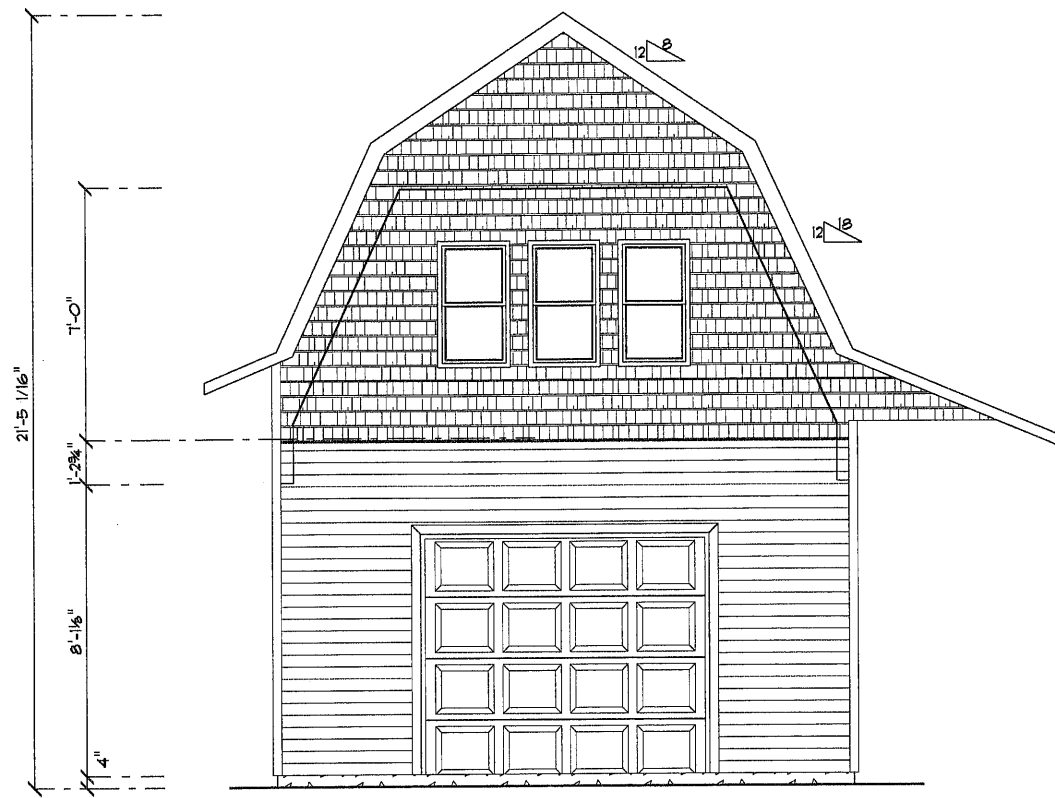
**The applicant or representative MUST
ATTEND the meeting.**

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	_____

Date Paid 5-24-23
Receipt # _____

C Variance Standards:

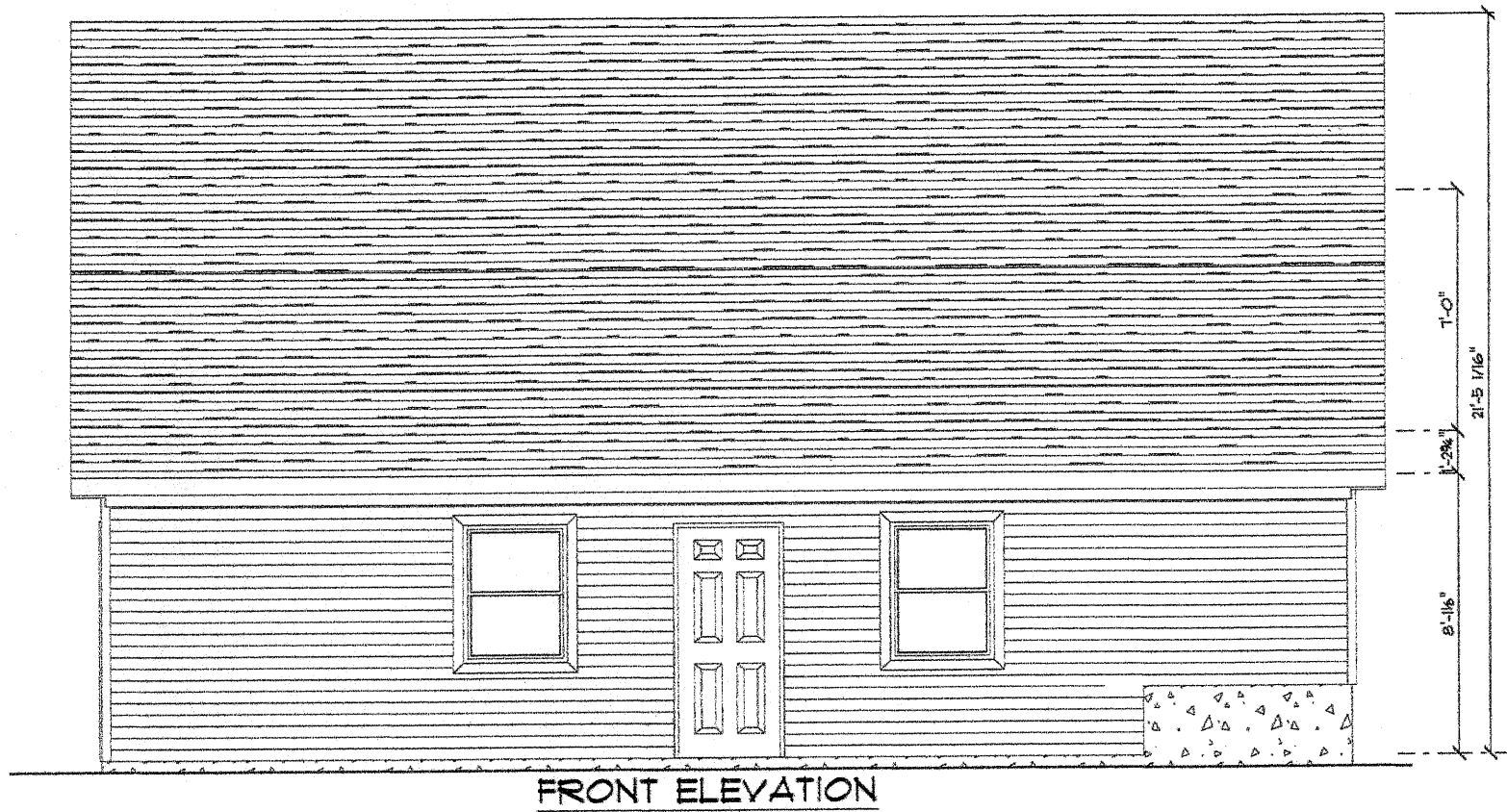
- 1) We are requesting a variance on the location of our garage in relation to the property line. We would like the garage to be as close to the North East corner of the lot as possible. The current shed is already placed approximately 2 feet from the property line and we would like to place our garage just as close and extend the garage to within 2 feet of the East property line as well to maximize our smaller lot. We're also asking for a variance on the height of our garage to be up to 22 feet tall. This height is required to create a lofted storage space as well as match the roof line of our home.
- 2) We really love our home and neighborhood but have always struggled with storage space for our personal belongings as well as vehicles. The current shed cannot accommodate our vehicles at all. Additionally, our house is only 1,300 square feet with an old, damp basement and not suitable for storage without mold issues, despite our best efforts over the last 12 years. Being able to store items in the lofted garage would allow us to stay in the house as our children grow.
- 3) We are only asking for variances that would match buildings that already exist in our area. Our neighbors to the south asked for a lot line variance when building their garage, and there are no fewer than 3 garages within a 2 block radius that are of similar height to what we are asking for. We are also taking down a run-down shed and replacing it with a garage to match our house and enhance the aesthetics of the neighborhood.

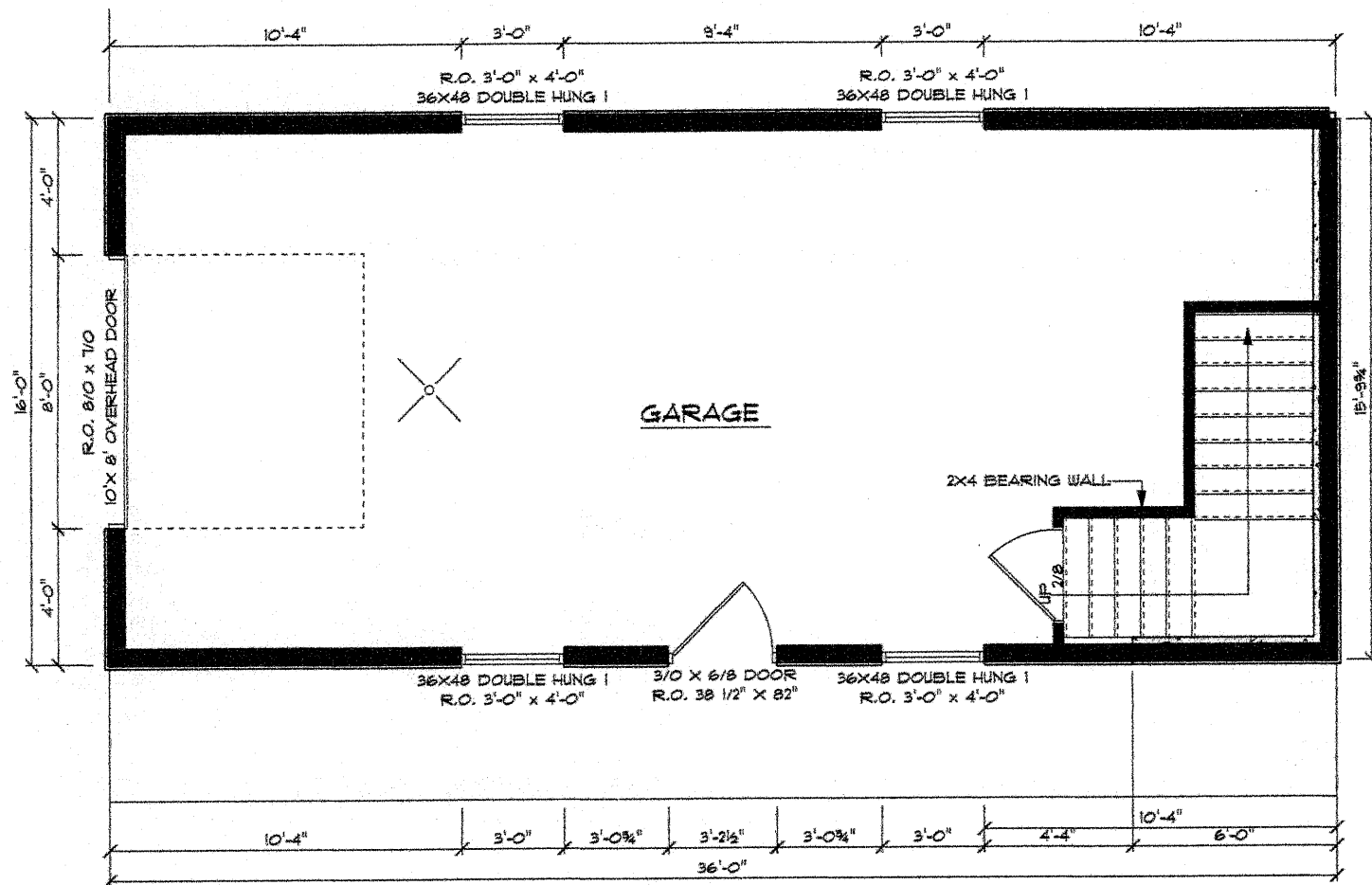


LEFT ELEVATION

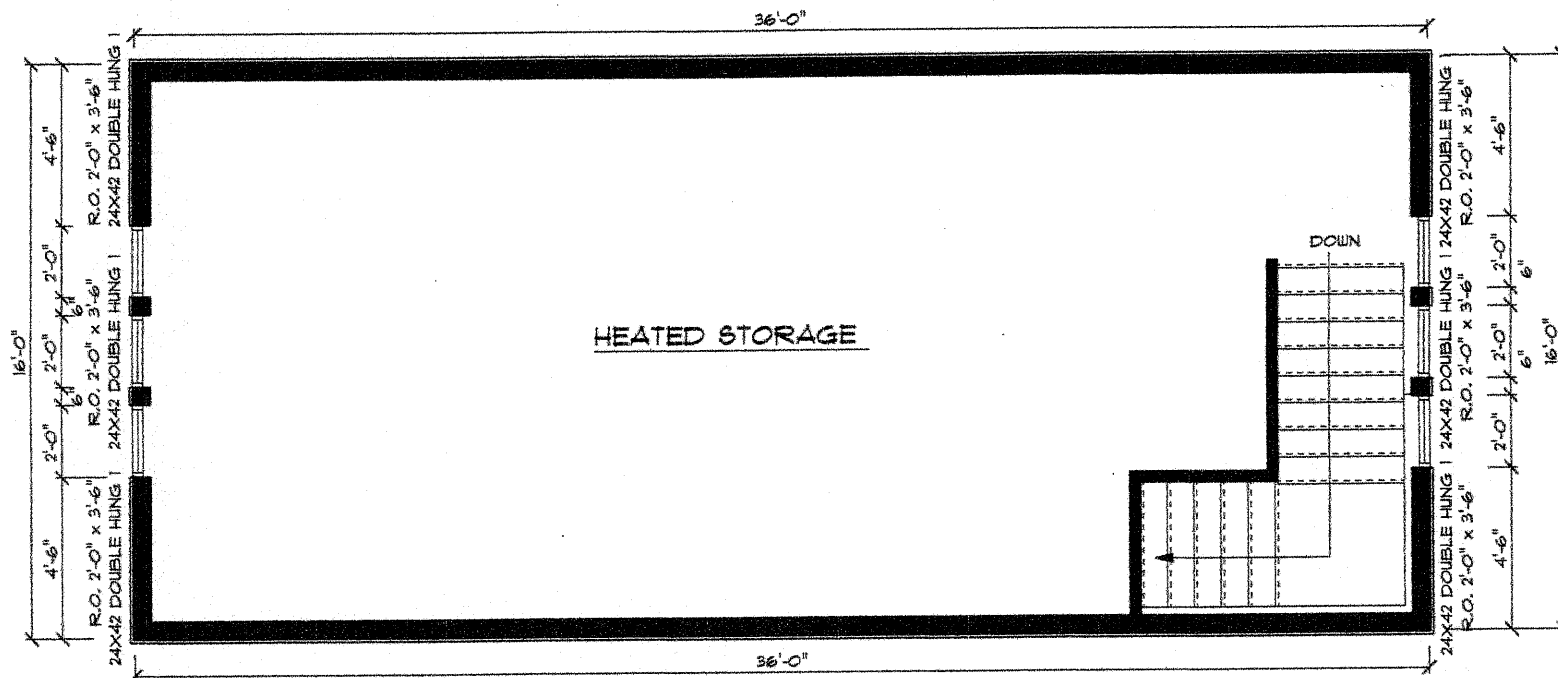
$\frac{1}{4}" = 1'$

Street View





MAIN FLOOR PLAN
1/4" = 1'



SECOND FLOOR PLAN

Roof line
Reference



Search here



A

e St

S Willow St

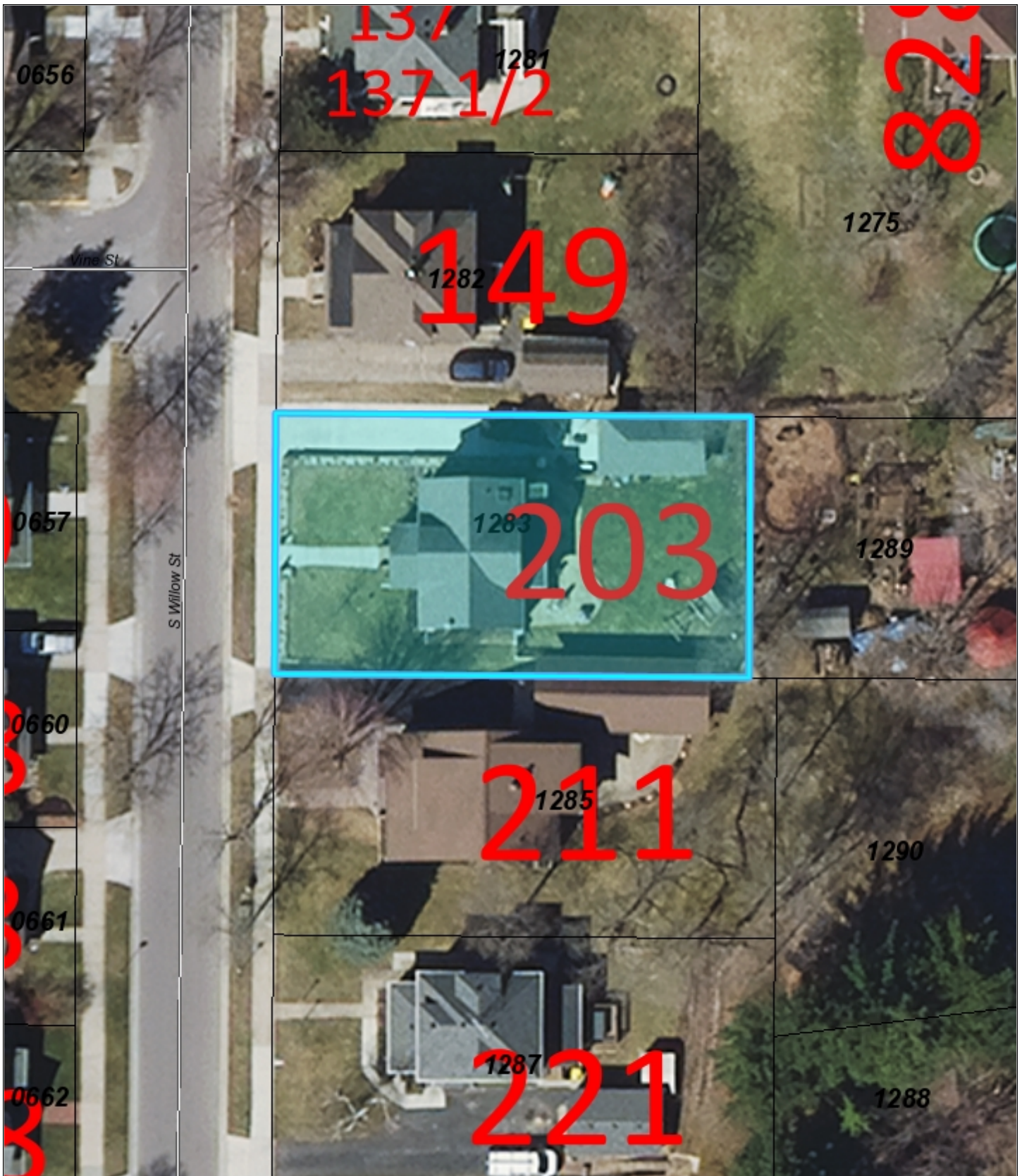
S Willow St

149

203

Current Shed 24'6" x 12'6"
Proposed Garage outlined in black





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: 6/12/2023