

City of Reedsburg  
Zoning Board of Appeals Minutes  
June 20, 2023

Present: Nathan Johnson, Jessie Phalen, Walter Luepke, Richard Braun  
Absent:  
Others: Jessica & Aaron Bauer and Brian Duvalle

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

Motion by Phalen, seconded by Luepke to approve the minutes from the 5/22/2023 meeting.

Motion approved 4-0

**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**

The Bauer's would like to build a new garage at the existing location which is approximately 2' from the lot line; 5' is the minimum side setback. The owner would also like to build the garage greater than the 15' height limit for additional storage.

Brian Duvalle spoke with the neighbor to the north and they are ok with it. However, that neighbor is selling the property and have been unable to contact the new owner.

Aaron Bauer spoke about how the current garage is not functional to put even one car in. They would like to get both vehicles in the garage. They would also like to get some storage space in their new garage because they are unable to store anything in their basement due to water issues. The Bauer's also indicated the reason they want to go above the height limit and because they want it to match the house height.

The neighbor to the south has their garage closer to the lot line and works out fine. They are asking for the garage to be approximately 21' height. Luepke asked about where the overhang on the north side would be and Bauer indicated it would be close to the lot line and would drain down their driveway. Bauer would like to enlarge the original plan on the size from 38' X 16' to 40' X 16' to accommodate 2 vehicles. This increase in size would go towards their driveway, not towards the backyard. They would be the required 10' away from the house for fire reasons. All neighbors are in support of the Bauer's building the new garage. Brian asked about how close the north lot line would be and Bauer's indicated it would be about 1-1/2' from the lot line and maintain the present footings on the north and south of the garage.

Motion by Braun, seconded by Phalen to grant variance with the following conditions: need to have a survey done on north lot line, require gutters to be installed on the garage and have the footings where they are now on the north and south side of the garage.

Motion approved 4-0

Motion by Braun, seconded by Luepke to adjourn at 12:32 PM.

Motion approved 4-0

Respectfully submitted,

Julie Strutz  
Deputy Clerk-Treasurer