

**Zoning Board of Appeals Agenda
December 19, 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 NOVEMBER 21, 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 a variance request for a detached garage to exceed the 15' height limit and overall square footage size limit. The proposed garage would replace the existing garage on the property. Approximate variances of 6' height and 50 SF size. - 404 N Park Street – Parcel #0780 - Jesse Arias

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
November 21, 2023

Present: Nathan Johnson, Walter Luepke, Jesse Arias, Jerry Zuhlke, and Arthur Biesek
Absent: Richard Braun and Jessica Phalen
Others: Brian Duvalle, Peter Van Der Hagen and Bill Conlin

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

Motion by Luepke, seconded by Arias to approve the minutes from the September 19 meeting.

Motion approved 5-0

Consider zoning variance per § 690 Schedule 1 to divide a parcel less than the required 9,600 square feet in an R-2 Residential Zone. – 645-8th St; Parcel 276-1486-00000 – Peter Van Der Hagen

Duvalle explained the proposed layout of the existing and proposed lots. The lot being reduced would be too small in area as proposed; the lot width is grandfathered. A rezone is a possible solution as well, but if that were approved, the lot would have two zoning districts on it until it was divided. That could be a concern if the deal to sell to the neighbor were to fall thru.

A variance could be granted with a condition that the lots are divided and combined as proposed. That way if the sale were to fall thru, then the variance would not go into effect. If the lot sale occurs in the future as proposed, it would eliminate the separate tax parcel that is blocking frontage on to Mary Ave.

Discussion was held on moving the dividing lot line to the north and creating a larger size parcel, but the current proposal aligns the lot line with the existing bedrock shelf, as the surrounding lot lines have historically been located as well.

Motion by Luepke, seconded by Arias to grant the variance with the condition that Lots 1 & 2 along with frontage strip tax parcel, per attached survey, are combined into one tax parcel.

Motion approved 5-0

Motion by Luepke, seconded by Arias to adjourn at 12:12 pm.

Motion approved 5-0

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer

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: Jesse Arias
ADDRESS: 404 N. Park St CITY: Reedsburg STATE: WI
ZIP: 53959 PHONE: 608-408-4274 FAX: _____
E-MAIL: jarias@rcs.net
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 404 N. Park St PARCEL #: 276-0780-00000

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 + 100' over max allowed & + 6' in height over existing structure
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.

[Signature] 12/6/2023
Applicant Signature / Date

[Signature] 12/6/2023
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	<u>X</u>
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 12-6-23
Receipt # 1-646045

Plan Details

Heated Sq. Ft.

Total 0 sq. ft.

Unheated Sq. Ft.

Garage 1540 sq. ft.

Dimensions

Width 50 ft. 0 in.

Depth 32 ft. 0 in.

Approx. Height 25 ft. 10 in.

Roof Pitch

12/12 Main

Garage Door Size(s)

12x14

16x8

Roof Framing

Stick

Exterior Wall

2x6

Foundation

Slab

GARAGE NOTES

404 N Park St.

Jesse Arias

OLD GARAGE

- **Balloon frame construction w/ 4inch clapboard siding**
- **12/12 pitch roof**
- **24.5' W x 21.5' D = 526.75 sq. ft.**
- **19 feet high.**
- **Storage loft**
- **5' setback from north property line**
- **5' setback from east property line**

PROPOSED NEW GARAGE

- **The new garage will look like the old garage just larger and no dormer in front.**
- **12/12 pitch roof. Same as existing garage and house.**
- **4 inch Clapboard siding. Same as existing garage and house**
- **New garage has a storage loft. Same as existing garage.**
- **Garage will sit 5 feet from property line on north side. Same as existing garage. Unless otherwise stipulated by the city.**
- **Garage will slide over to the west (house side) the required amount to give existing utility pole the required easement. So, 10' from the east side property line unless otherwise stipulated by the city.**
- **50' W x 32' D = 1600 sq. ft.**
- **25' 10-inch height**

PROPOSED VARIANCE

- **An increase of 100 sq ft. over the allowed 1500 sq. ft.**
- **An increase of 7 feet over the existing garage height.**

Staff Report

DATE OF MEETING: 12/19/23

APPLICANT: Jesse Arias

LOCATION: 404 N Park St; Parcel #0780

ZONING: R-1 Residential

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider a variance request for a detached garage to exceed the 15' height limit and overall square footage size limit. The proposed garage would replace the existing garage on the property. Approximate variances of 6' height and 50 SF size.

General Findings

SURROUNDING LAND USES:

- North – Single-family dwelling
- West – Single-family dwelling
- South – Single-family dwelling
- East – Single-family dwelling

ZONING:

- North- R-1
- West- R-1
- South- R-1
- East- R-1

TOPOGRAPHY: Slopes down to the west

STREET R.O.W./TRAFFIC/ACCESS: N Park St / Alley

ENVIRONMENTAL HAZARDS/CONDITIONS: None

COMPREHENSIVE PLAN DESIGNATION: Low-density Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Variance Findings – § 690-12(B)

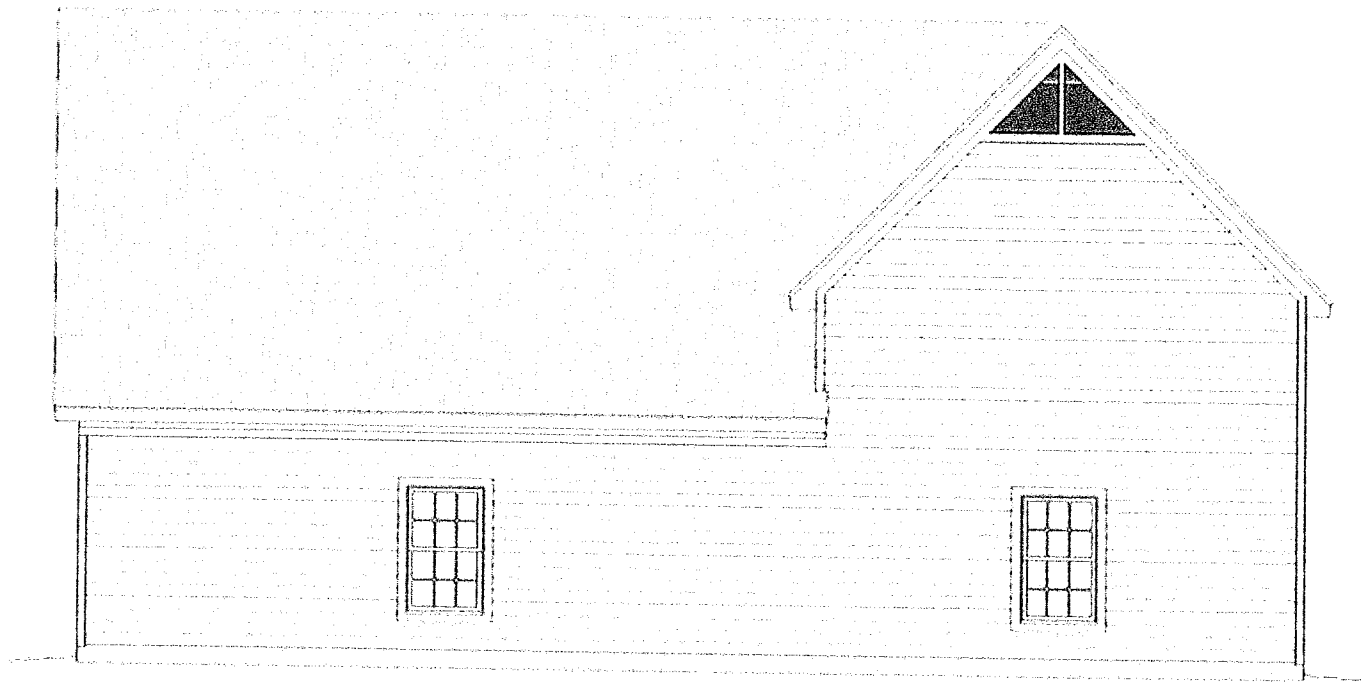
1. **The variance will not be contrary to the public interest.**
2. **Substantial justice will be done by granting the variance.**
3. **The variance is needed so that the spirit of the ordinance is observed.**
4. **Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.**
 - a. The Board finds that the parcel is zoned R-1 Residential.
 - b. The Board finds that the property contains a single-family dwelling with detached garage.
 - c. The Board finds that the property size is 66' X 156.9' (10,355.4 SF).
 - d. The Board finds that §690 Attachment 1 limits garage height to 15' and size to 10% of lot (1550.3 SF).
 - e. The Board finds that the proposed replacement garage is requested to be 25'-10" high and 1600 SF in size.
 - f. The Board finds that the property is on 4th St and N Park St.
 - g. The Board finds that a 1' height variance (16' height) was approved in 2012.
 - h. The Board finds that the lot line setbacks would comply.

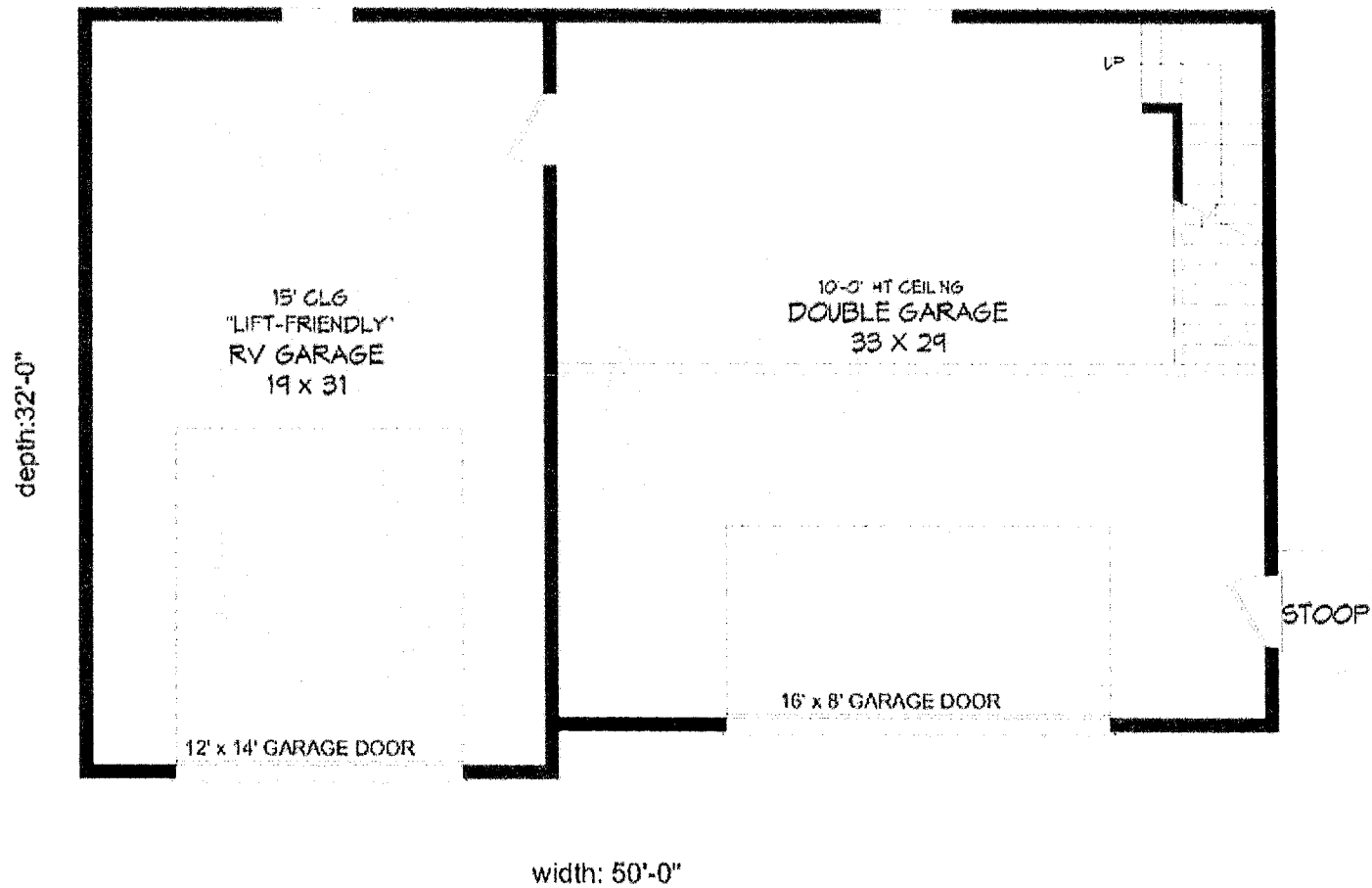
STAFF COMMENTS: The applicant received a 1' height variance in 2012. However that garage was never constructed. Now he is planning to replace the existing garage but with a height of 25'-10" and exceed the size limit by about 50 SF. If approved, depending on the exact location and roof slope, the overhead power lines require at least 3' of clearance.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. December 19, 2023, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting





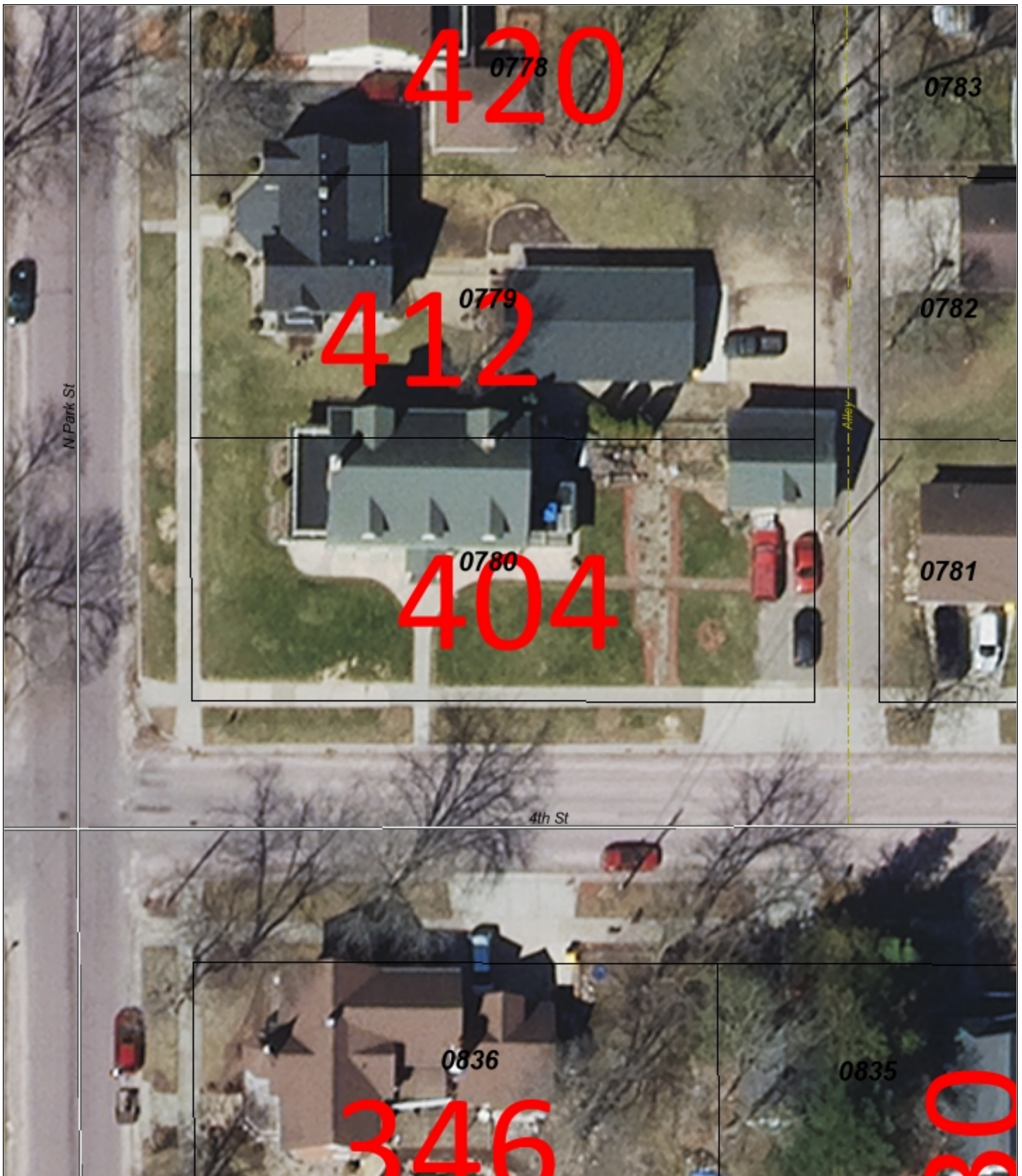












City of Reedsburg GIS

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SCALE: 1" = 35'

CITY OF REEDSBURG

134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 12/7/2023

Reedsburg, Wisconsin
July 17, 2012

The Zoning Board of Appeals for the City of Reedsburg convened in regular session on Tuesday, July 17, 2012 at 12:00 p.m. in the Reedsburg Center Council Chambers with the following members present:

Roger Steinhorst, Chairperson
David Knudsen
Walter Luepke
Brandt Werner
Richard Gant
Arland LaBansky, Alternate
Jerry Zuhlke, Alternate

Also Present: Planner/Zoning Admin/Bldg Inspector Brian Duvalle

Moved by Luepke, seconded by Knudsen to approve the agenda as presented.

Motion Carried.

Moved by Knudsen, seconded by Luepke to approve the minutes from the meeting held on June 19, 2012.

Motion Carried.

Chairperson Steinhorst read the duties and responsibilities of the Board.

Jesse Arias, 404 N Park Street was sworn in by Chairperson Steinhorst. He is requesting to replace the current garage located at 404 N Park Street. The replacement garage would be similar in architectural style to the home located at this address. The code allows for a height of 15' and the variance would be for an additional 1'. Moved by Knudsen, seconded by Gant to approve the height variance at 16' as requested. Upon roll call all members present voted "Aye".

Motion Carried.

Moved by Gant, seconded by Luepke to adjourn @ 12:15 p.m.

Motion Carried.

Anna L. Meister
Clerk-Treasurer