

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