



CITY OF REEDSBURG
134 South Locust Street, PO Box 490
Reedsburg, WI 53959
PH. 608-524-6404 FAX. 608-524-8458
www.reedsburgwi.gov

**Zoning Board of Appeals Agenda
October 15, 2024
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 SEPTEMBER 17, 2024
:

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 zoning variance request to construct a new storage building with an approximate 11' front setback, less than the required 25' setback per §690 Attachment 3. – 402 S Walnut St; Parcel #s 276-1056-00000 & 1057-00000 – Reedsburg Farmers Co-op

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
September 17, 2024

Present: Nathan Johnson, Arthur Biesek, Jesse Arias and Jerry Zuhlke
Absent: Richard Braun and Walter Luepke
Others: Brian Duvalle

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

Motion by Zuhlke, seconded by Biesek to approve the minutes from the August 26, 2024, meeting.

Motion approved 4-0

Consider a zoning variance request to replace a dilapidated shed with a solar canopy. The proposed canopy would further exceed the 2,000 square foot size limit for accessory structures per §690 Attachment 1. – 1551 N Dewey Ave; Parcel #276-1450-20000 – Richard and Mary Lou Larson.

The Larsons indicated the purpose of erecting the solar panel is to reduce their carbon footprint. The owners indicated that the height of the solar panel will be slightly higher than the fence next to it. The neighbors have no objection to the solar panel placement. Zuhlke would like to see the size of the solar panel the same as the size of the previous shed. The owners indicated that downsizing the solar panel would defeat the purpose of installing it as this is the minimum size they require.

Motion by Arias, seconded by Biesek to approve the variance request as presented.

Motion approved 4-0

Motion by Arias, seconded by Biesek to adjourn at 12:16 pm.

Motion approved 4-0

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer
City of Reedsburg

Staff Report

DATE OF MEETING: 10/15/24

APPLICANT: Reedsburg Farmers Co-op

LOCATION: 400 S Walnut St; Parcel #s 276-1056-00000 & 1057-00000

ZONING: I-1 Light Industrial

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider a zoning variance request to construct a new storage building with an approximate 11' front setback, less than the required 25' setback per §690 Attachment 3.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Vacant
- South – Single-family dwelling
- East – Government

ZONING:

- North- Government; I-1
- West- Government; I-1
- South- R-1 Residential
- East- Government; I-1

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: S Walnut St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: 1%-chance floodplain, flood storage

COMPREHENSIVE PLAN DESIGNATION: Industrial

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 I-1 light Industrial.
 - b. The Board finds that the property is currently vacant.
 - c. The Board finds that the property size is roughly 29,000 SF in size.
 - d. The Board finds that §690-Schedule 3 requires a 25' front setback.
 - e. The Board finds that a 30' X 60' storage building is proposed.
 - f. The Board finds that the property is on S Walnut St.
 - g. The Board finds that surrounding properties are residential and government/commercial from the railroad.
 - h. The property is located in the 1%-chance floodplain and flood storage area.

STAFF COMMENTS: The applicant proposes to replace a storage building near where a previous one was destroyed by arson about 10 years go. The variance request would keep the building from being in the floodplain, which would also require flood storage (an equal amount of fill would have to be removed onsite). They also proposed using their site at the corner of S Walnut and Vine St, but that location does not favor such a use because of conflicts with the comprehensive plan.

As of this writing, I requested an elevation drawing of the building but have not heard back from the co-op.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. October 15, 2024, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting



City of Reedsburg GIS

CITY OF REEDSBURG

134 S. Locust Street

PO Box 490

Reedsburg, WI 53959

608-524-6404

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'

Print Date: 8/21/2024

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: Reedsburg Farmers Co-op
ADDRESS: 300 South Walnut St. CITY: Reedsburg STATE: WI.
ZIP: 53959 PHONE: 608-524-3815 FAX: _____
E-MAIL: rfccoop@rucs.net
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: _____ PARCEL #: 1056/1057

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: 11 ft. from sidewalk
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.

Pete Schyrinch 11-02-24
Applicant Signature / Date

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 _____
Receipt # _____