



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
December 17, 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 OCTOBER 15, 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 add a second sign face to a legal non-conforming billboard per §690-38 & §690-108 – Between 10 Viking Dr & 1733 E Main St; Parcel # 276-2723-00000 – Lamar Outdoor Advertising

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
October 15, 2024

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

Brian Duvalle called the meeting to order at 12:00 PM.

Motion by Biesek, seconded by Zuhlke to approve the minutes from the September 17, 2024, meeting.

Motion approved 3-0

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 and 276-1057-00000 – Reedsburg Farmers Co-op

The reason the Reedsburg Farmers Coop is requesting the variance is they want to stay out of the floodplain. The building will 30' X 60'.

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

Motion approved 3-0

Motion by Luepke, seconded by Zuhlke to adjourn at 12:08 pm.

Motion approved 3-0

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer
City of Reedsburg

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: Lamar Outdoor Advertising
ADDRESS: 5101 S. HWY 51 **CITY:** Janesville **STATE:** WI
ZIP: 53546 **PHONE:** 608-352-2051 **PARCEL #:** 276-2723-00000
E-MAIL: ahickey@lamar.com
PROPERTY OWNER: (if different from Applicant) Lamar owns Easement
LOCATION: (if different from address above) 10 Viking Drive

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 & C" on back page.
- ☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____
- ☐ **Site Plan Review:** (See "B & C" on back page) _____
- ☐ **Zoning Appeal / Interpretation:** _____
- ☒ **Zoning Variance:** _____
For *VARIANCE* requests, also answer "D" on back page.
- ☒ **Other or Annexation:** Place a sign face on backside
Lamar owns easement here

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 and for a temporary Zoning sign to be placed in my yard prior to the meeting.

[Signature] / 11-11-24
Applicant Signature / Date

[Signature] / 11-11-24
Owner Signature / Date

Account #10-461500-00

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**The applicant or representative
MUST ATTEND the meeting(s).**

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>11-14-2024</u>	
Receipt #	<u>1-049075</u>	



Anthony Hickey <ahickey@lamar.com>

Re: Lamar Advertising camera

1 message

Anthony Hickey <ahickey@lamar.com>

To: Steve Zibell <szibell@reedsburgwi.gov>

Good morning Steve,

Thank you for taking care of our camera issue, I greatly appreciate it.

I have a question and am not sure who to ask, we have been receiving a lot of good feedback on our new sign, however something that has been popping up is why don't we have a sign on the side of the building? We are getting feedback that it would look much nicer with a sign face verse looking at it the way it is, is it possible to put a face on it? I sent someone to look at it and it is already to go, just let me know if this isn't your area if you could please point me in the right direction I would appreciate it, thank you,



Staff Report

DATE: December 17, 2024 – 12:00 PM

APPLICANT: Lamar Outdoor Advertising

LOCATION: Between 10 Viking Dr & 1733 E Main St; Parcel # 276-2723-00000

ZONING: B-2 Business

DESCRIPTION: Consider a zoning variance request to add a second sign face to a legal non-conforming billboard per §690-38 & §690-108.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Commercial
- South – Airport
- East – Commercial

ZONING:

- North – B-2 Business
- West – B-2 Business
- South – I-1 Industrial
- East – B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: E Main St (Hwy 23/33); 99' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

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 B-2 Business.
 - b. The Board finds that the property contains a driveway used for access to the adjacent businesses.
 - c. The Board finds that there is an existing billboard onsite.
 - d. The Board finds that the current billboard has a sign on one side (west).
 - e. The Board finds that §690-108(A) prohibits “Off-premises advertising by billboards...”.
 - f. The Board finds that the property is on E Main St (Hwy 23/33).
 - g. The Board finds that the applicant proposes an east side sign.

STAFF COMMENTS:

This is a legal non-conforming sign. The applicant requests approval to allow signage on the east side face of the billboard. The non-conforming section (§690-38) allows alterations but not an extension. So while the sign structure could be altered or repaired, adding to the actual signage would extend the non-conforming use of the overall sign/billboard.

*Nonconforming uses. The continued lawful use of a building, premises, structure, or fixture existing at the time of the adoption or amendment of this chapter may not be prohibited although the use does not conform with the provisions of this chapter. **The nonconforming use may not be extended.** The total structural repairs or alterations in such a nonconforming building, premises, structure, or fixture shall not during its life exceed 50% of the assessed value of the building, premises, structure, or fixture unless permanently changed to a conforming use. If the nonconforming use is discontinued for a period of 12 months, any future use of the building, premises, structure, or fixture shall conform to this chapter.*

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. December 17, 2024, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting