



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

Zoning Board of Appeals Agenda
August 18, 2020
Reedsburg City Hall, 134 S Locust Street
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 JULY 21, 2020:

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 zoning variance to build an accessory garage that would be less than the minimum five feet from the side lot line per 690 Schedule 1. - 640 E. Main St, Parcel #0644 - Charles & Crystal Beesley.

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
July 21, 2020

Present: Adam Kaney, Walter Luepke, Pat Andera, Richard Braun, Darren Frye
Absent: Charlie Brumer and Richie Strutz
Others: Brian Duvalle, Christine Kellner and Larry Holloway

Chair Adam Kaney called the meeting to order at 12:00 PM.

Moved by Luepke, and seconded by Braun to approve the minutes from the May 26, 2020, meeting. Motion carried 5-0.

Consider zoning variance to re-build and enlarge a covered porch with a 14' front yard setback; 20' setback is the minimum per 690 Schedule 1. – 410 N Pine St, Parcel #0546-Christine Kellner.

Brian Duvalle indicated that since it is an enclosed porch, the requirement is a 20' setback. An open porch would not require the setback.

Christine Kellner, owner, discussed what they want to do with the existing enclosed porch. The porch is starting to pull away from the house. They would like to take down the existing and replace with a new enclosed porch that would come out from the house approximately 10'. They want to use the porch as a 3-season porch. They would like to keep it looking like a front porch with large windows and see-through door. They plan on insulating it so that they can use it in the winter. Luepke mentioned that they would be close to the sidewalk. Neighboring homes are similar to the distance the Kellner's want to go with and there are some neighbors that are even closer to the sidewalk than they would be. It would be 2-3' out further than where the existing porch is putting it about 10-11' from the sidewalk. They plan on having a combination heater/AC unit. There will be a 3'X8' landing and steps off the porch.

Moved by Andera, seconded by Braun to approve the variance as presented. Motion carried 5-0.

Consider zoning variance to add a 57' wide duplex driveway; 48' wide is the maximum per 690-65(A). – 924 Exhibit Circle, Parcel #24-8-13810 – Pace Farms.

The Pace's would like to make the driveway 7' wider to make it more accessible for their wheelchairs to get in and out of their lift vehicles. Both duplexes are handicap accessible, so widening the driveway would make it more accessible for both duplex occupants.

Moved by Luepke, seconded by Frye to approve the variance as presented. Motion carried 5-0.

Consider zoning interpretation for downspout drainage onto neighboring property. – 325 Clark St, Parcel #0065 – Also direct driveway drainage at 446 Clark St, Parcel #0094 – City of Reedsburg.

Brian Duvalle indicated that downspouts from the next door neighbor are right on the lot line. Easy rains will fan out but when there are downpours, it will start washing out, create erosion issues and create a mosquito breeding ground. There is no ordinance violation with the way the downspouts are right now. All downspouts on the neighboring house are facing Holloway's property. The water from the downspouts is also ponding in Holloway's yard. What needs to be decided is to leave it alone or have the neighbor redirect the downspouts.

Moved by Andera, seconded by Braun to have the neighbor redirect the water/downspouts so that it is not going directly into Holloway's yard. Motion carried 5-0.

Moved by Luepke, seconded by Andera to adjourn the meeting at 12:29 PM. Motion carried 5-0.

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer

ZONING BOARD OF APPEALS
Staff Report

DATE: August 18, 2020

APPLICANT: Charles & Crystal Beesley

LOCATION: 640 E. Main St, Parcel #0644

ZONING: R-1 Residential

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION: Consider zoning variance to build an accessory garage that would be less than the minimum five feet from the side lot line per § 690 Schedule 1.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Residential
- South – Residential
- East – Residential

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: E Main St; 100' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: 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 property contains a single-family dwelling.
 - b. The Board finds that the dwelling was built in 1927.
 - c. The Board finds that the request is to add a detached garage.
 - d. The Board finds that Section 690 Attachment 1 requires a 5' side setback for detached buildings.
 - e. The Board finds that the parcel is zoned R-1 Residential.
 - f. The Board finds that the lot is 66' X 132' in size.
 - g. The Board finds that there is a shared driveway with east neighbor.

STAFF COMMENTS

I discussed options with the applicant. Building an attached garage would require an 8' side setback and the relocation of several utilities. With an attached garage further back on the property, the setback is 5' minimum. The current attached structure is more a shed than a garage.

The applicant would like to be as close to the side lot line as he can which is roughly 19-20' away from the house. But there should be room for the roof overhang, runoff, maintenance, etc. The actual lot line is not clear to my knowledge, so if approved, it would be a good idea to have a licensed surveyor mark the lot line prior to construction. Three feet should be plenty close if you do approve, as long as there is still space for maneuvering on the shared driveway. The applicant would like a 2-car garage, but only 1-car may fit especially with the shared driveway to maintain space for too.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, August 18, 2020, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

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: Charles + Crystal Beesley
ADDRESS: 1040 E Main **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 608-393-5310 **FAX:** _____
E-MAIL: cheesley1971@gmail.com
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: _____ **PARCEL #:** _____

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:** _____ **TID #** _____
- ☐ **Site Plan Review:** (See "B" on back page) _____
- ☐ **Zoning Appeal / Interpretation:** _____
- ☒ **Zoning Variance:** less than 5'
For *VARIANCE* requests, also answer "C" on back page.
- ☐ **Other or Annexation:** _____

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.

Chuck Beesley 8/5/20
Applicant Signature / Date

Chuck Beesley 8/5/20
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.**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

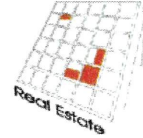
Cond Use; Site Plan	\$153	_____
Cond Use-Agriculture	\$400	_____
Variance	\$112	_____
Rezoning	\$200	_____
C.S.M.	\$171	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Flood Plain Zone	\$189	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid		_____
Receipt #		_____



Associated Appraisal Consultants, Inc.

Property Information for City of Reedsburg

Printed on 8/10/2020



Property Overview

Assessment Year:	2019
Parcel/Tax Key Number:	276 0644-00000
County:	Sauk
Municipality:	City of Reedsburg
Address:	E640 Main St

Legal Description

CITY REEDSBURG MOTTS 1ST ADD W66' LOT 8 BLK 11 (S\DRIVEWAY EASE PER R579-742)

General Value Data

Assessed Land Value:	\$12,600.00
Assessed Improvement Value:	\$78,300.00
Total Assessed Value:	\$90,900.00

Land Data

Residential:	8,712	Sq Feet
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Building Data

Characteristics		Building Area	Square Feet
Style:	Res O/S	Full Basement:	840
Stories:	2 story w/attic	Crawl Space:	0
Year Built:	1927	First Floor:	896
Bedrooms:	3	Second Floor	840
Full Bathrooms:	1	Third/Additional Floor:	0
Half Bathrooms:	1	Finished Attic:	0
Heat Type:	Gas	Rec Room:	0
Air Conditioning:	No A/C	FBLA:	0
Fireplace:	N	Attached Garage:	-

Legal Disclaimer

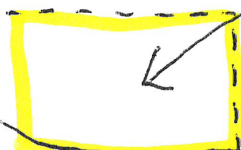
Garage
Next Door

Beesley
640 E. Main St
Reedsburg Wi.



Want to put New parking 2 car garage and floating slab

Tear down but keep slab less East side to have New floating slab for New Garage



Concrete
Slab

Garage
too short

Porch
Pantry

← 22 FT →

My house

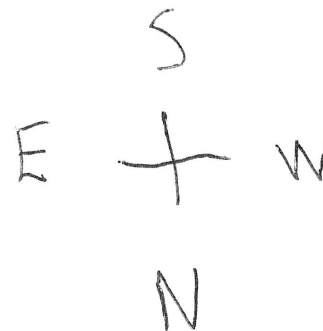
Utilities

Porch

← Property line

side WALK

MAIN ST



Shared Easement

Neighboring Property



City of Reedsburg GIS

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'

CITY OF REEDSBURG

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PO Box 490
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608-524-6404

Print Date: 8/10/2020