



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
September 15, 2020
Reedsburg City Hall Council Chambers
12:30 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 AUGUST 18, 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 Election of Chair
- B. Consider Election of Vice-Chair
- C. Consider zoning variance to build an accessory garage with a 5 foot lot line setback and a height of 18 feet, which would exceed the maximum height of 15 feet per section 690 Schedule, at 2130 Sunset Drive, Parcel #2377-11800 - Bernie and Lisa Jernander.

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
August 18, 2020

Present: Adam Kaney, Walter Luepke, Charlie Brumer, Richie Strutz
Absent: Pat Andera, Darrin Frye, and Richard Braun
Others: Brian Duvalle and Charles Beesley

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

Moved by Strutz, and seconded by Luepke to approve the minutes from the July 21, 2020, meeting. Motion carried 4-0.

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.

Charles Beesley would like to build a 22' X 25-30' garage closer than five feet from the lot line. His current garage is not large enough to park a car in. He would take the existing garage down. There is not enough room between the existing house and shared driveway with the neighbor, and there are existing utilities and exhaust vents in the way. Beesley would also be taking down the fence to build the new garage. Discussion held on access to the rear yard, such as to trim or remove the existing tree, if variance is approved. Beesley stated access would still be possible. Discussion held on gutters, which Beesley stated will be installed.

Moved by Strutz, seconded by Brumer to approve the variance garage plans as presented and to allow the owner to build 2 feet from the lot line. A survey to assign the lot line next to the easement and installation of gutters on the garage will be required for approval of the variance. Motion carried 3-0, 1 (Luepke abstaining).

Moved by Luepke, seconded by Brumer to adjourn the meeting at 12:20 PM. Motion carried 4-0.

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer

ZONING BOARD OF APPEALS
Staff Report

DATE: September 15, 2020

APPLICANT: Bernie & Lisa Jernander

LOCATION: 2130 Sunset Dr, Parcel #2377-11800

ZONING: R-2 Residential

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION: Consider zoning variance to build an accessory garage with a height of 18', which would exceed the maximum height of 15' per § 690 Schedule 1.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Residential
- South – Residential
- East – Multi-family Residential

ZONING:

- North- R-2 Residential
- West- R-2 Residential
- South- R-2 Residential
- East- R-3 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Sunset Dr; 66' 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 with 624 SF attached garage.
 - b. The Board finds that the dwelling was built in 1996.
 - c. The Board finds that the request is to add a 1,100 SF detached garage.
 - d. The Board finds that Section 690 Attachment 1 requires a maximum 15' height for detached buildings.
 - e. The Board finds that the parcel is zoned R-2 Residential.
 - f. The Board finds that the lot is 19,515 SF in size.

STAFF COMMENTS

The applicant states that he needs a height of 18' in order to match the aesthetic of the house. I attached an aerial view with a box that gives a rough example of what such a proposed garage would look like on the property if it met the required setbacks to exceed the 15' height limit.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, September 15, 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: BERNIE + LISA JERNANDER

ADDRESS: 2130 SUNSET DRIVE **CITY:** RDRG **STATE:** WI

ZIP: 53959 **PHONE:** 608-963-8717 **FAX:** _____

E-MAIL: BJERNANDER@HOTMAIL.COM

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 2130 SUNSET DRIVE **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:** _____

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.

Bernie Jernander 08-18-2020

Applicant Signature / Date

Bernie Jernander 08-18-2020

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	<u>X</u>
Rezoning \$200	_____
C.S.M. \$171	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Flood Plain Zone \$189	_____
Annexation \$200	_____
Plan Amend \$200	_____
Date Paid	<u>8/19/2020</u>
Receipt #	<u>1.035806</u>

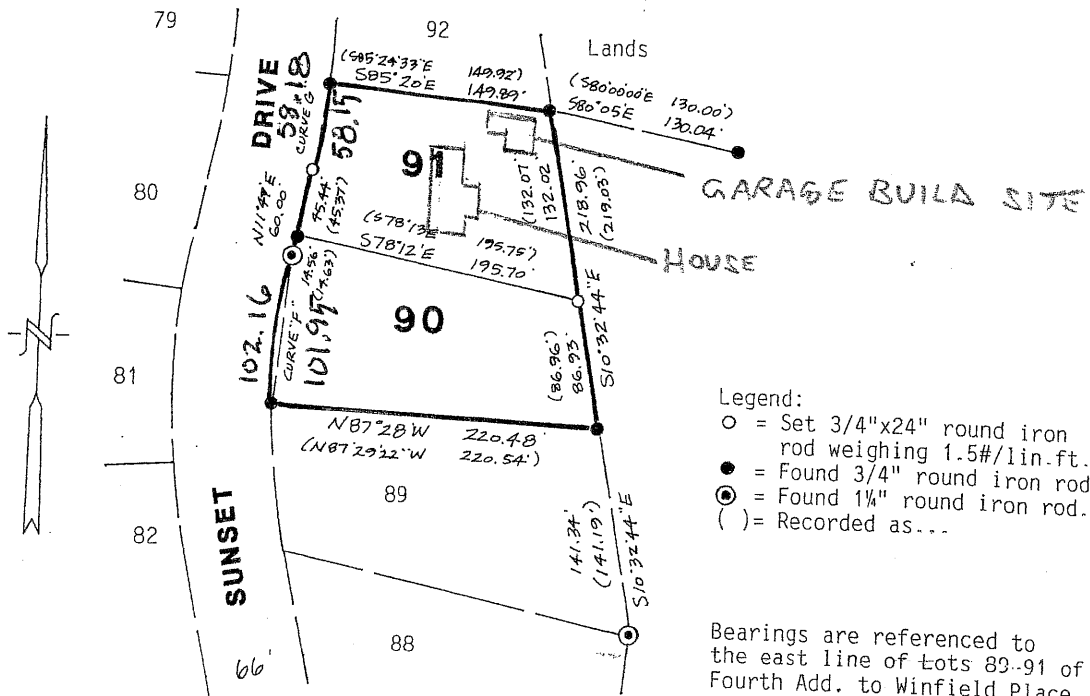
pd ✓
8/19/2020

PLAT OF SURVEY
 Located in
 Lots 90 & 91, 4th Add. to Winfield Place,
 SE¼-NW¼, Section 2, T12N, R4E,
 City of Reedsburg, Sauk County Wisconsin.

Carlson Surveying, Inc.
 1709 Ash St.
 Baraboo, WI 53913
 Tel-Fax: (608)356-8598

Client:
 Gene Suchomel
 2130 Sunset Dr.
 Reedsburg, WI 53959

BERNIE JERNANDE
 963-8717

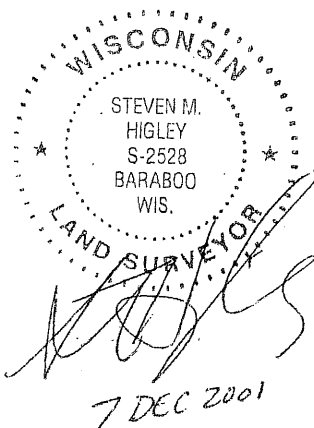


Legend:
 ○ = Set 3/4"x24" round iron
 rod weighing 1.5#/lin.ft.
 ● = Found 3/4" round iron rod.
 ⊙ = Found 1 1/4" round iron rod.
 () = Recorded as...

Bearings are referenced to
 the east line of Lots 83-91 of
 Fourth Add. to Winfield Place.
 which is assumed to bear
 S10°32'44"E.

SURVEYOR'S CERTIFICATE:

I, Steven M. Higley, registered land surveyor, hereby certify that I have surveyed,
 staked and mapped Lots 90 and 91, Fourth Addition to Winfield Place, City of Reedsburg,
 Sauk County, Wisconsin, and have complied with the provisions of A-E 7 of the Wisconsin
 Administrative Code to the best of my knowledge, information and belief.



EAST REAR LOT LINE

12 ft

30

20'

10'



5 ft
FROM
LOT
LINE

NORTH LOT LINE

40'

30'

10'

10'

Bernard & Lisa Jernander
2130 Sunset Drive
Reedsburg, WI. 53959

AUG. 18, 2020

20'

10'

CONCRETE DRIVE

15

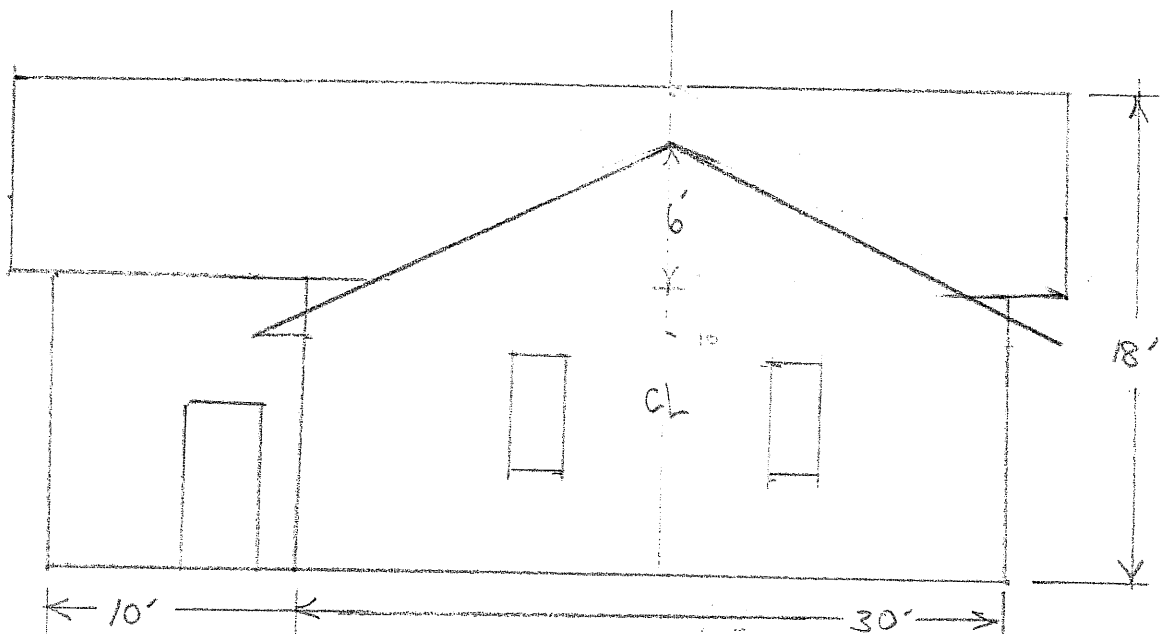
20'

82 1/2 ft

DRIVE WAY

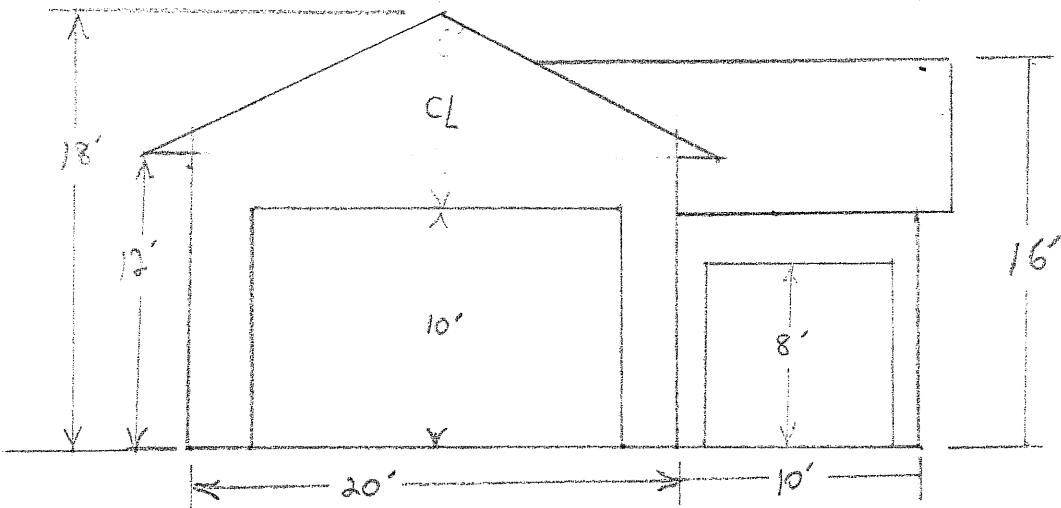
Key

$$\begin{aligned} 30 \times 30 &= 900 \text{ SQ FT} \\ 10 \times 20 &= 200 \text{ SQ FT} \\ \hline &1,100 \text{ SQ FT} \end{aligned}$$

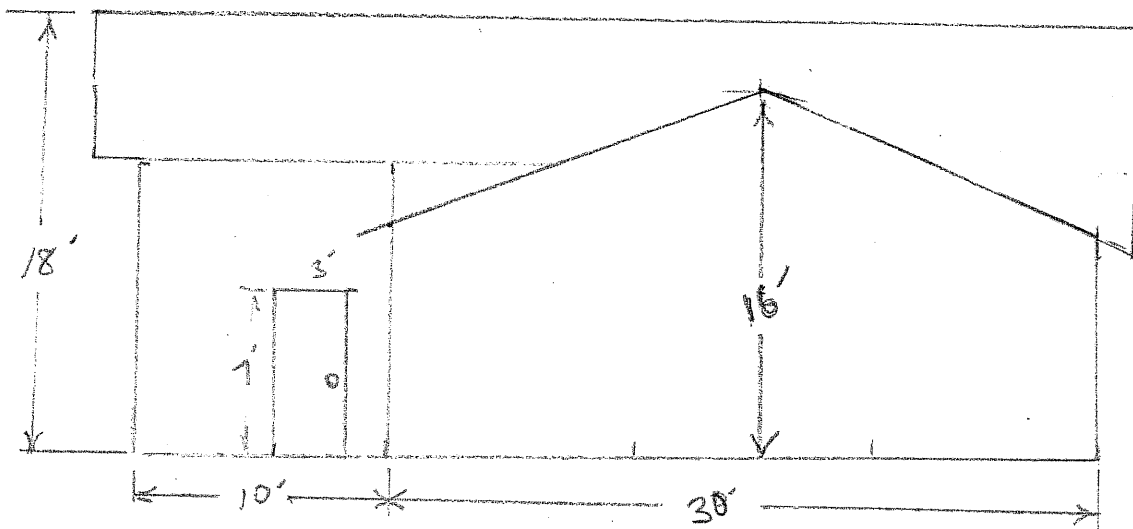


SOUTH SIDE VIEW

Bernard & Lisa Jernander
 2130 Sunset Drive
 Reedsburg, WI. 53959
 AUG. 18, 2020



WEST VIEW (FRONT VIEW)



(SOUTH) SIDE VIEW

Bernard & Lisa Jernander
2130 Sunset Drive
Reedsburg, WI. 53959



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" = 69'

CITY OF REEDSBURG

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

Print Date: 8/21/2020

Associated Appraisal Consultants, Inc.

Property Information for City of Reedsburg

Printed on 8/31/2020



Property Overview

Assessment Year: 2019

Parcel/Tax Key Number: 276 2377-11800

County: Sauk

Municipality: City of Reedsburg

Address: 2130 Sunset Dr

Legal Description

CITY OF REEDSBURG 4TH ADD TO WINFIELD PLACE LOT 91 0.45A

General Value Data

Assessed Land Value: \$34,500.00

Assessed Improvement Value: **\$219,800.00**

Total Assessed Value: **\$254,300.00**

Land Data

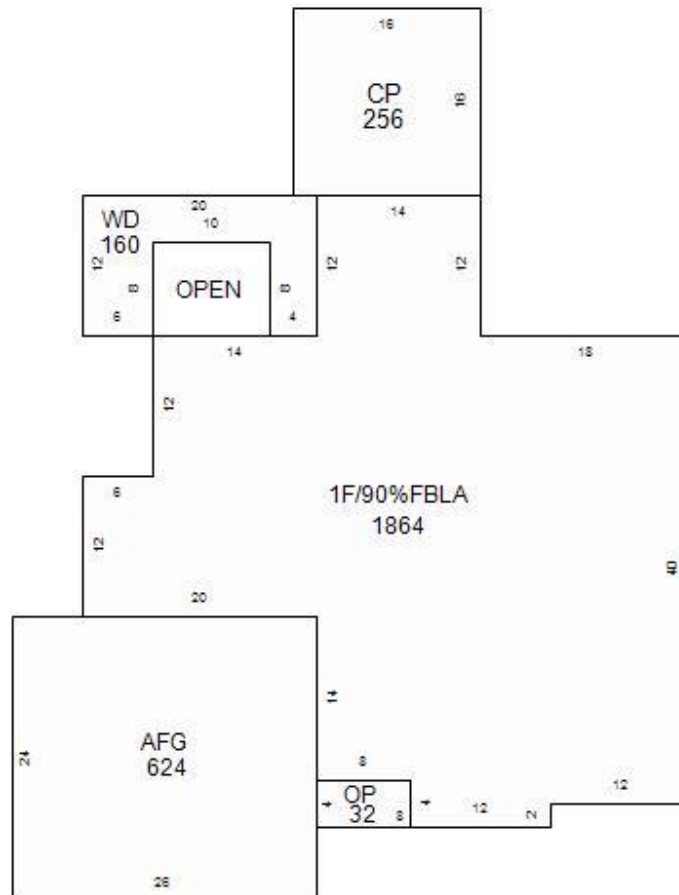
Residential: **19,515** **Sq Feet**

Building Data

Characteristics		Building Area	Square Feet
Style:	Ranch	Full Basement:	1864
Stories:	1 story	Crawl Space:	0
Year Built:	1996	First Floor:	1864
Bedrooms:	3	Second Floor	0
Full Bathrooms:	2	Third/Additional Floor:	0
Half Bathrooms:	0	Finished Attic:	0
Heat Type:	Gas	Rec Room:	0
Air Conditioning:	A/C	FBLA:	1678
Fireplace:	N	Attached Garage:	-

Legal Disclaimer

While the data within this site is believed to be correct, no warranty is given or implied as to its accuracy. DO NOT make any decisions to buy or sell real estate based solely on the data presented on this Web site. Verify all pertinent data prior to making any final decisions.





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SCALE: 1" = 35'

CITY OF REEDSBURG

134 S. Locust Street
PO Box 490
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Print Date: 9/1/2020



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SCALE: 1" = 35'

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