



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
April 6, 2021
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 MARCH 16, 2021:

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 per 690-67(G)(3) for a proposed 60' X 137' storage building addition, which will have a 15' rear setback (25' required) for a portion of the addition. - 2320 Zinga Dr; Parcel #2243-2111. - Service Line Inc.
- B. Consider zoning variance per 690-9(F)(8) to add an additional dwelling unit in front of a commercial building in a B-2 Business zone. The proposed duplex would expand the use of the current legal non-conforming single-family dwelling. - 2315 E Main St, Parcel #2253 - Ervin Kempf
- C. Consider election of Chairperson
- D. Consider election of Vice Chairperson

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
March 16, 2021

Present: Walter Luepke, Pat Andera, Charlie Brumer and Darrin Frye
Absent: Richard Braun and Richie Strutz
Others: Brian Duvalle and Gawronski Signs

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

Moved by Luepke, and seconded by Andera to approve the minutes from the September 15, 2020, meeting. Motion carried 4-0.

Consider zoning variance per 690-110 and 690-104 to alter an existing ground sign at Community First Bank that would be about 39 square feet (35 sf is maximum) and include an LED electronic display in a B-1 Business zone – 115 E Main St, Parcel #0894 – Gawronski Signs.

Dave Gawronski from Gawronski Signs explained why Community First want to replace the sign. Community First Bank originally started this request as a repair to the temp/time sign, but such signs are rare now and parts difficult if not impossible to find. The company PULSE is no longer in business. The request is for the smallest message sign available.

Motion by Brumer, seconded by Luepke to approve the variance as submitted based on applicant's comments. Motion carried 4-0.

Consider Election of Chair – tabled until next meeting

Consider Election of Vice-Chair – tabled until next meeting

Moved by Luepke, seconded by Andera to adjourn the meeting at 12:08 PM. Motion carried 4-0.

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer

Staff Report

DATE OF MEETING: 4/6/21

APPLICANT: Service Line Inc

LOCATION: 2320 Zinga Dr; Parcel #2243-21

ZONING: I-4 Business Center

PROPOSED LAND USE CHANGE: Zoning Variance

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider zoning variance per § 690-67(G)(3) for a proposed 60' X 137' storage building addition, which will have a 15' rear setback (25' required) for a portion of the addition.

General Findings

SURROUNDING LAND USES:

- North – Industrial
- West – RUC
- South – Industrial
- East – Vacant

ZONING:

- North- I-1 Light Industrial
- West- I-4 Business Center
- South- I-4 Business Center
- East- I-4 Business Center

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Zinga Dr, 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None

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-4 Business Center.
 - b. The Board finds that the existing parcel contains an existing industrial building, storage building and parking lot.
 - c. The Board finds that a new 60' X 137' storage building addition is proposed (plans attached).
 - d. The Board finds that § 690-67(B)(3) permits storage uses.
 - e. The Board finds that § 690-67(G)(3) requires a 25' rear setback.
 - f. The Board finds that approximately 30' of the east end of the addition will be 15' from the rear/south lot line.
 - g. The Board finds that the lot is 2.07 acres.
 - h. The Board finds that surrounding lots contain industrial and utility uses.
 - i. The Board finds that a CUP was conditionally approved by the Plan Commission pending ZBA review.

STAFF COMMENTS:

The current storage building was approved for a variance in Dec 2017. Since that time, the south lot line was moved further south, giving the building the required 25' rear setback. However, this proposed addition will be longer than what was added to the property (limited by adjacent parking lot), so about 30' of the east end will still be 15' from the south lot line. The Plan Commission has given conditional approval pending ZBA review.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, April 6, 2021, 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: Service Line Inc
ADDRESS: 2320 Zinga Dr **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 808-963-5049 **FAX:** 808-524-1446
E-MAIL: dhorney@renegadeparts washers.com
PROPERTY OWNER: (if different from Applicant) David E. Roney TMD Repoxles
LOCATION: 2320 Zinga Dr. **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.

[Signature] 13/19/21
Applicant Signature / Date

[Signature] 13/18/21
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 #	_____

A. Please describe how your request meets each of the following Conditional Use standards as applicable. Attach additional pages if needed.

- (A) *Proposed operation* - No Conditional Use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.
-
- (B) *Architectural plans; existing and proposed structures* - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
-
- (C) *Character and use of adjoining buildings and those in the vicinity* - The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
-
- (D) *Traffic generation, circulation and parking areas* - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
-
- (E) *Traffic generation and circulation, highway access and driveway locations* - The proposed conditional land use shall be adequately served by public or private streets.
-
- (F) *Sewerage and water systems* - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
-

B. Site Plan Requirements.

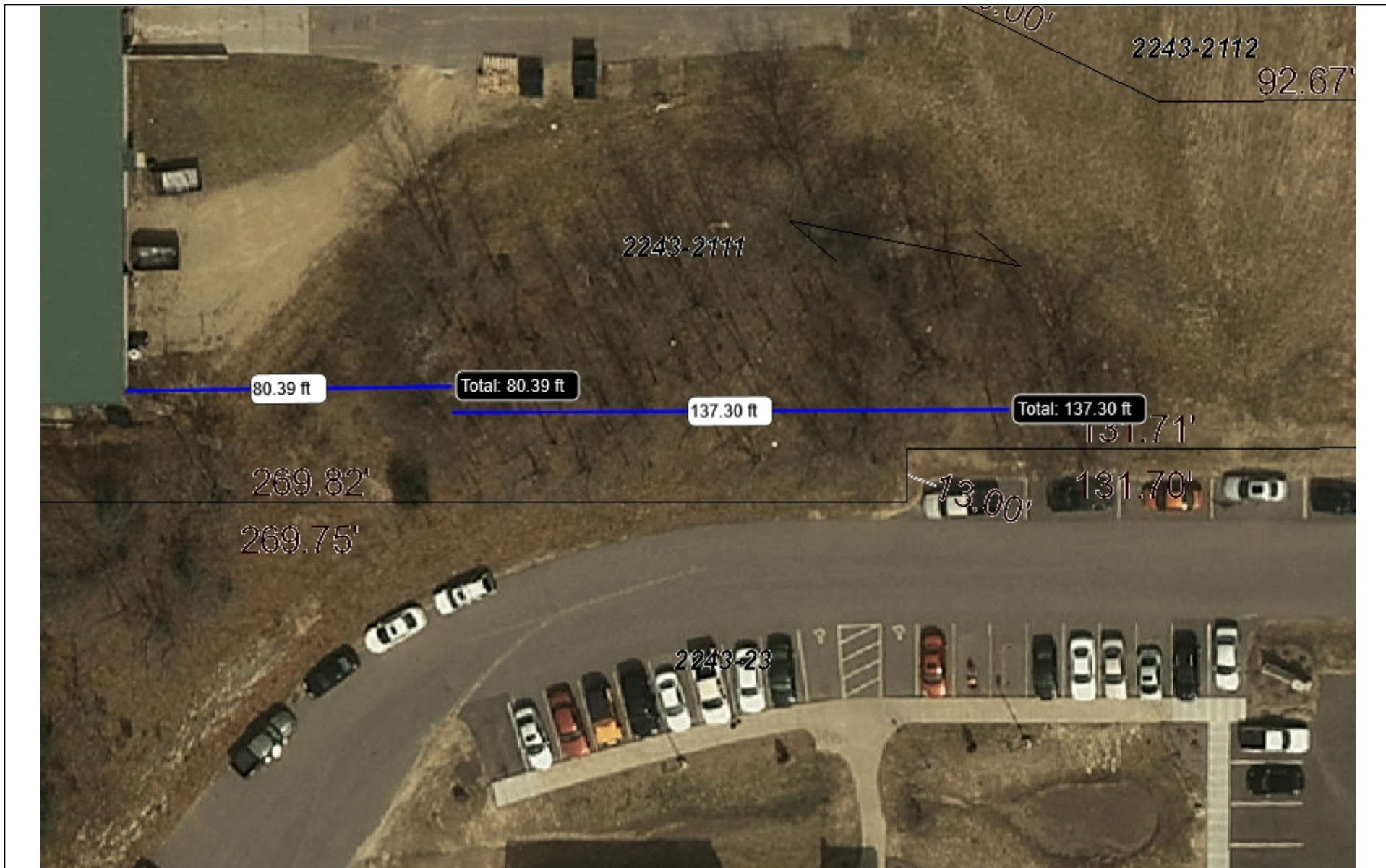
- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location of existing and proposed buildings.
- (F) Location of parking areas and all exterior lighting.
- (G) Location of all loading / unloading areas.
- (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- (I) Location of all utilities on the site.
- (J) Location and specifications for all fences, walls, and other screening features.
- (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (M) Location and specifications for proposed signs.
- (N) Elevation drawings for proposed commercial structures.
- (P) Floor plans, when needed to determine the number of parking spaces required.

C. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

- 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. _____
-

- (C) Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:
- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
 - 2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.



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

Print Date: 3/19/2021

SITE ADDRESS:

SERVICE LINE INC.
2320 ZINGA DRIVE
REEDSBURG, WI 53959

COUNTY LOCATION: SAUK
PROJECT TYPE: NEW BUILDING ADDITION
BUILDING AREA: 60'-0" X 63'-0" (3,780 S.F. EXISTING)
60'-0" X 13'-0" (8,220 S.F. NEW ADDITION)
12,000 S.F. TOTAL
MEAN ROOF HEIGHT: 22'-8"
NO. STORIES: ONE STORY
OCCUPANCY GROUP: S-1 STORAGE
CONSTRUCTION TYPE: VB
UNSPRINKLERED, UNHEATED
OCCUPANT LOAD: UNOCCUPIED
REQUIRED SEPARATION: NONE REQUIRED
ALLOWABLE HEIGHT: ONE STORY
ALLOWABLE BUILDING AREA: 12,028 S.F. W/ AREA INCREASE
ALLOWABLE UNSPRINKLERED AREA: 12,000 S.F.
ROOF SLOPE: 4/12 BUILDING
ROOF SURFACE: SLIPPERY (NOT USED)

WIND DESIGN DATA:
DESIGN PROCEDURE METHOD = SIMPLIFIED FOR LOW RISE BUILDINGS
BASIC WIND SPEED = 115 MPH
WIND LOAD RESISTANCE DESIGN ASCE 7-10
WIND LOAD EXPOSURE CATEGORY B
WIND LOAD IMPORTANCE FACTOR, Iw = 1.00 RISK CATEGORY II OPEN
ADJUSTMENT FACTOR (λ) = 1.00

COMPONENTS & CLADDING
PRESSURE (10 SF TRIBUTARY AREA)
ZONE 1 - 13.7 / -21.8 PSF
ZONE 2 - 13.7 / -37.9 PSF
ZONE 3 - 13.7 / -56.0 PSF
ZONE 4 - 23.8 / -25.8 PSF
ZONE 5 - 23.8 / -31.9 PSF

SIMPLIFIED MWFRS (METHOD 2)
ZONE A - 28.3 PSF
ZONE B - -10 PSF
ZONE C - 18.9 PSF
ZONE D - -10 PSF
ZONE E - -25.2 PSF
ZONE F - -17.2 PSF
ZONE G - -17.5 PSF
ZONE H - -13.1 PSF
ZONE EOH - -35.3 PSF
ZONE GOH - -27.6 PSF

PRESUMPTIVE SOIL DATA:
SOIL TYPE: SAND (SM)
SOIL LOAD BEARING VALUE: 2,000 PSF
SOIL LATERAL PRESSURE: 150 PSF

SNOW DESIGN DATA:
GROUND SNOW LOAD, Pg = 35.0 PSF
SNOW LOAD IMPORTANCE FACTOR, Is = 1.00 (CATEGORY I)
SNOW LOAD EXPOSURE FACTOR, Ce = 1.00
SLOPED ROOF/FLAT ROOF FACTOR, Cs = 1.00
ROOF THERMAL FACTOR, Ct = 1.2 (UNHEATED)
ROOF SNOW LOAD (BALANCED) = 29.4 PSF
ROOF SNOW LOAD (UNBALANCED) = PER SP6 362.1608 (SEE SHEET 4)
N/A PSF WINDWARD N/A PSF LEEWARD

EARTHQUAKE DESIGN DATA:
SEISMIC IMPORTANCE FACTOR, Ie = 1.0
SEISMIC RISK CATEGORY: II
Ss (SHORT PERIOD SPECTRAL ACCELERATIONS) = 0.061
Si (1 SEC. PERIOD SPECTRAL ACCELERATIONS) = 0.040
Sds (SHORT PERIOD SPECTRAL RESPONSE COEF.) = 0.072
Sd1 (1 SEC. PERIOD SPECTRAL RESPONSE COEF.) = 0.064
SITE CLASS (ASSUMED): D
SEISMIC DESIGN CATEGORY: A
BASIC SEISMIC FORCE RESISTING SYSTEM:
1K LIGHT FRAME WALLS WITH SHEAR PANELS
DESIGN BASE SHEAR = 1045 LBS
RESPONSE MODIFICATION FACTOR(S), R = 6.5
ANALYSIS PROCEDURE USED: SIMPLIFIED

- GENERAL NOTES AND SPECIFICATIONS
- SITE WORK: THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM BUILDING.
 - CONCRETE STRENGTH: 4,000 PSI IN 28 DAYS. SLUMP NOT OVER 4". READY MIX CONCRETE TO MEET ASTM C34.
 - LUMBER: ALL LUMBER TO BE S4S #2 SPRUCE-PINE-FIR OR EQUAL UNLESS NOTED OTHERWISE ON PLANS.
 - EXIT SIGNS: SHALL BE PROVIDED OVER ALL EXIT DOORS AND SHALL BE MARKED THUS: (E) EXIT SIGNS SHALL COMPLY WITH SECTIONS 1003.2.10.1 THROUGH 1003.2.10.5 OF THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
 - MEANS OF EGRESS LIGHTING: THE INTENSITY OF FLOOR LIGHTING SHALL NOT BE LESS THAN 1 FOOTCANDLE OF ILLUMINATION AT THE WALKING SURFACE LEVEL PER 2015 INTERNATIONAL BUILDING CODE.
 - MEANS OF EGRESS COMPONENTS: DOORS, GATES, STAIRWAYS AND RAMPS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 1003 OF THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
 - PLUMBING: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. (SEE SECTION 2901 OF THE WISCONSIN ENROLLED COMMERCIAL CODE FOR SANITARY FIXTURE REQUIREMENTS)
 - HEATING, VENTILATING, AND AIR-CONDITIONING: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
 - ELECTRICAL: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
 - OWNER: TO PROVIDE BUILDER'S RISK INSURANCE.
 - DEVIATION FROM PLANS: THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF HARTJE LUMBER, INC.
 - FIRE EXTINGUISHERS: FIRE EXTINGUISHERS TO BE PROVIDED BY THE OWNER PER IFC906 AND MAINTAINED PER NFPA 10.

	LIGHT (LOW) HAZARD OCCUPANCY	ORDINARY (MODERATE) HAZARD OCCUPANCY	EXTRA (HIGH) HAZARD OCCUPANCY
MINIMUM RATED SINGLE EXTINGUISHER	2-A	2-A	2-A**
MAXIMUM FLOOR AREA PER UNIT OF A	3,000 S.F.	1,500 S.F.	1,000 S.F.
MAXIMUM FLOOR AREA FOR EXTINGUISHER	11,250 S.F.	11,250 S.F.	11,250 S.F.
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER	75 FEET	75 FEET	75 FEET
** TWO 2.5 GALLON WATER-TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER.			

SHEET INDEX		
1 OF 6	TITLE PAGE	
2 OF 6	FLOOR PLAN & ELEVATIONS	
3 OF 6	FOUNDATION PLAN (LOADING DOCK AREA)	
4 OF 6	CROSS SECTION A-A & DETAILS	
5 OF 6	CROSS SECTION B-B & DETAILS	
6 OF 6	PLOT PLAN	



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DRAWN BY: M.T.H.
DATE: 3/10/21

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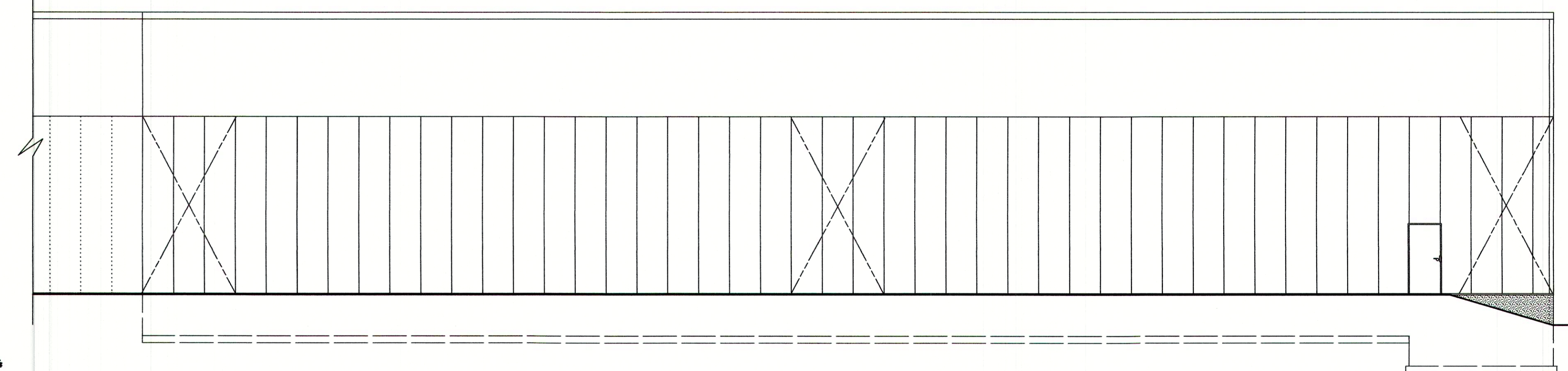
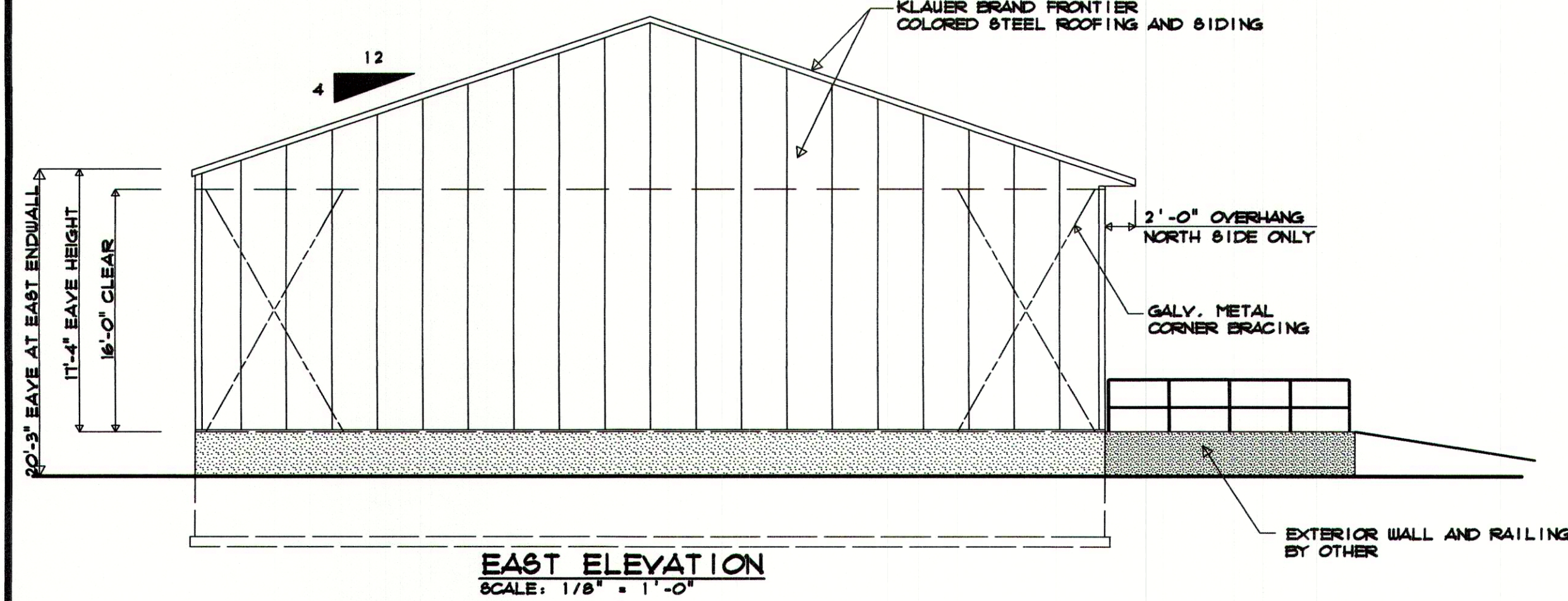
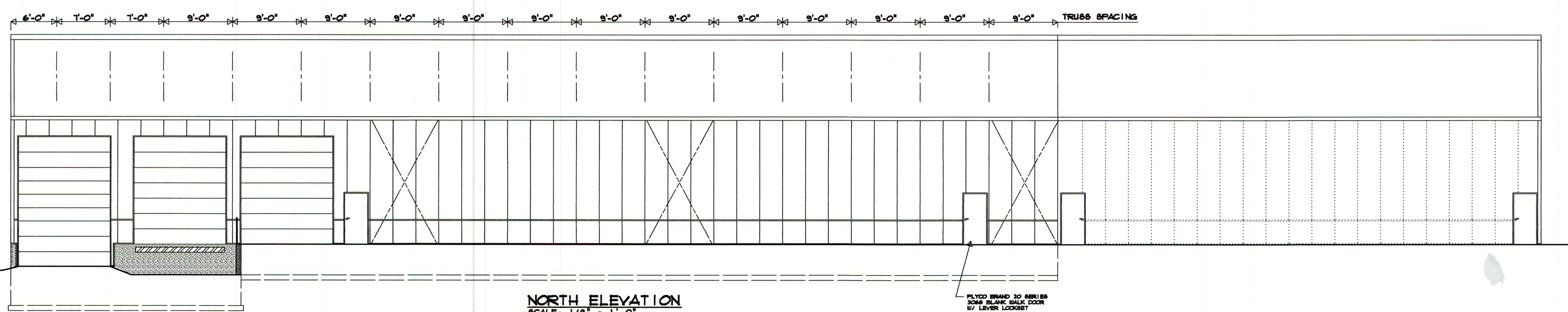
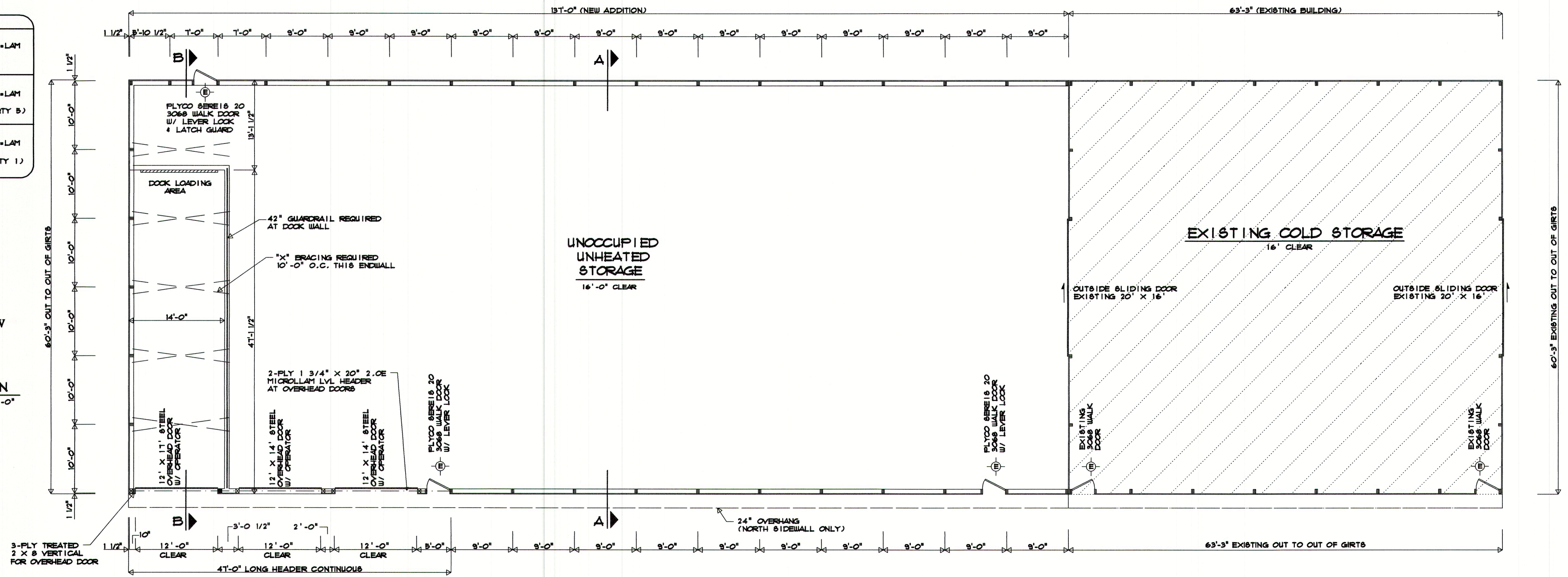
E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER: DAVID BARNEY
TMB PROPERTIES
P.O. BOX 211
REEDSBURG, WI 53959

BUILDER: ZABTROW CONSTRUCTION
E8463 KOCH ROAD
NORTH FREEDOM, WI 53951
PROJECT: 60' X 13' X 16' CLEAR
COLD STORAGE BUILDING ADDITION

SHEET 1 OF 6
JOB NO. 2109

COLUMN NOTES	
■	TIMBER TECHNOLOGIES 3-PLY 2 X 8 "TITAN TIMBER" GLU-LAM LAMINATED COLUMNS (SIDEWALL & ENDWALL COLUMNS)
⊠	TIMBER TECHNOLOGIES 4-PLY 2 X 8 "TITAN TIMBER" GLU-LAM LAMINATED COLUMNS (OVERHEAD DOORS AS REQUIRED - QTY 5)
■	TIMBER TECHNOLOGIES 5-PLY 2 X 8 "TITAN TIMBER" GLU-LAM LAMINATED COLUMNS (OVERHEAD DOORS AS REQUIRED - QTY 1)



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

OWNER:	DAVID BARNEY	BUILDER:	ZABTROW CONSTRUCTION
	TMB PROPERTIES		8463 KOCH ROAD
	P.O. BOX 211		NORTH FREEDOM, WI. 53951
	REEDSBURG, WI. 53953	PROJECT:	60' X 131' X 16' CLEAR
			COLD STORAGE BUILDING ADDITION

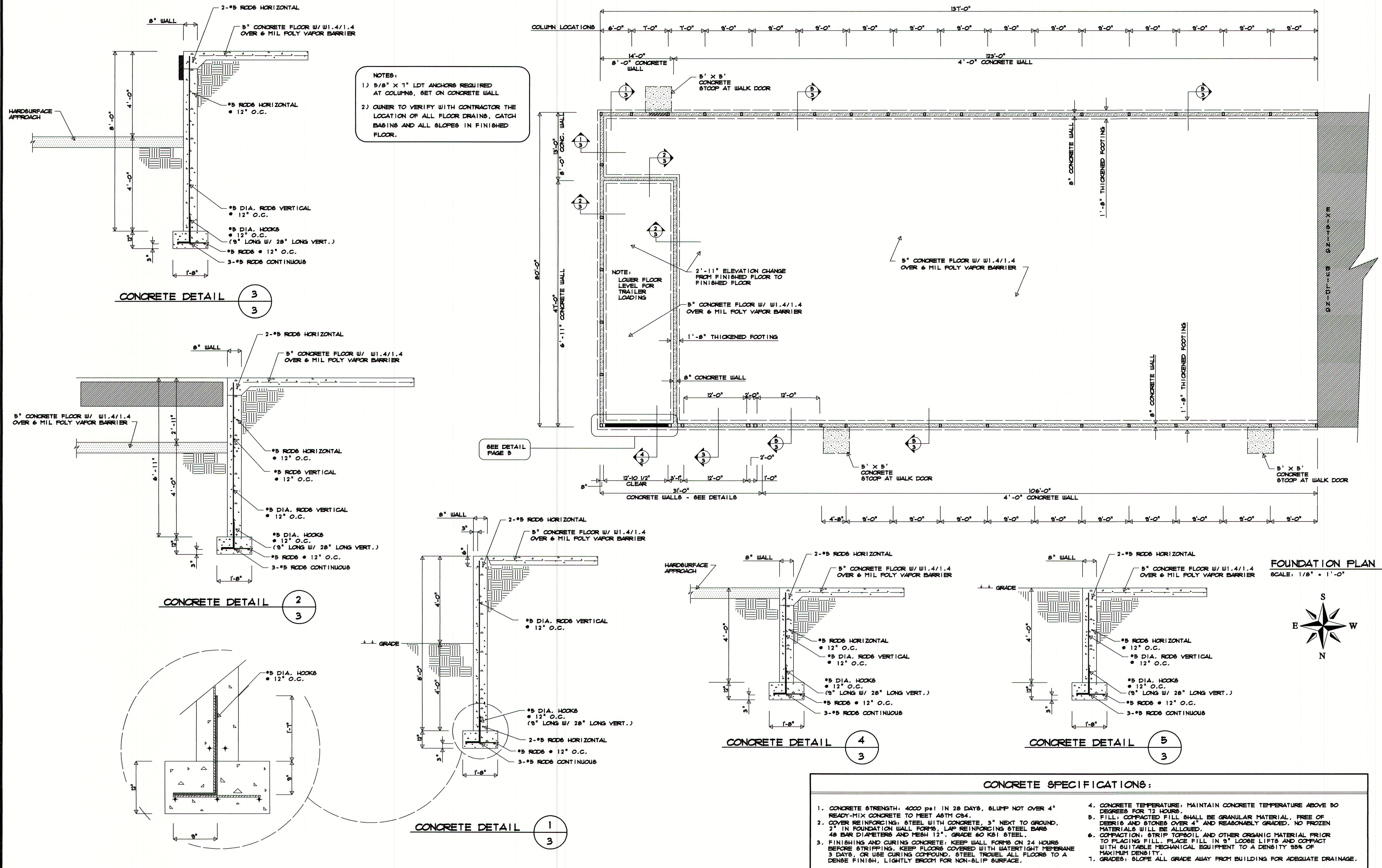
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DATE:	3/10/21



E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

SHEET
2 OF 6
JOB NO.
2109



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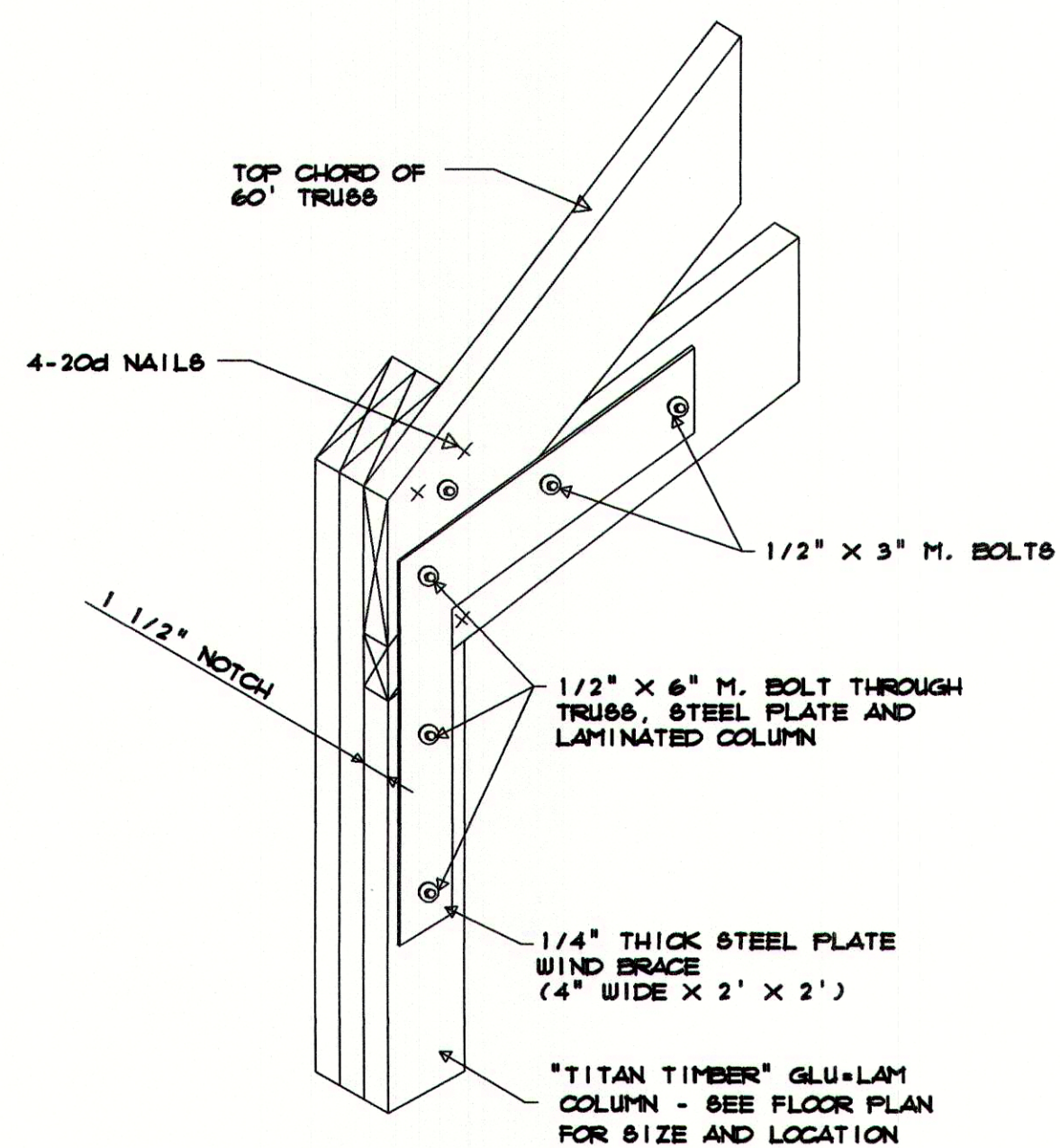
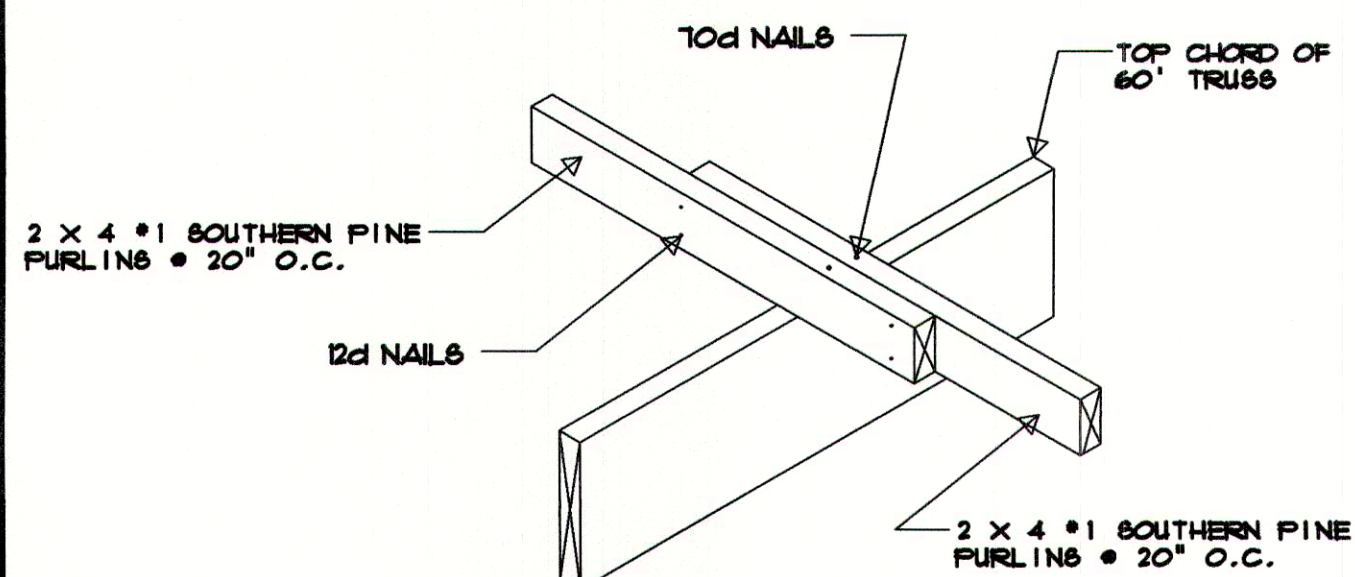
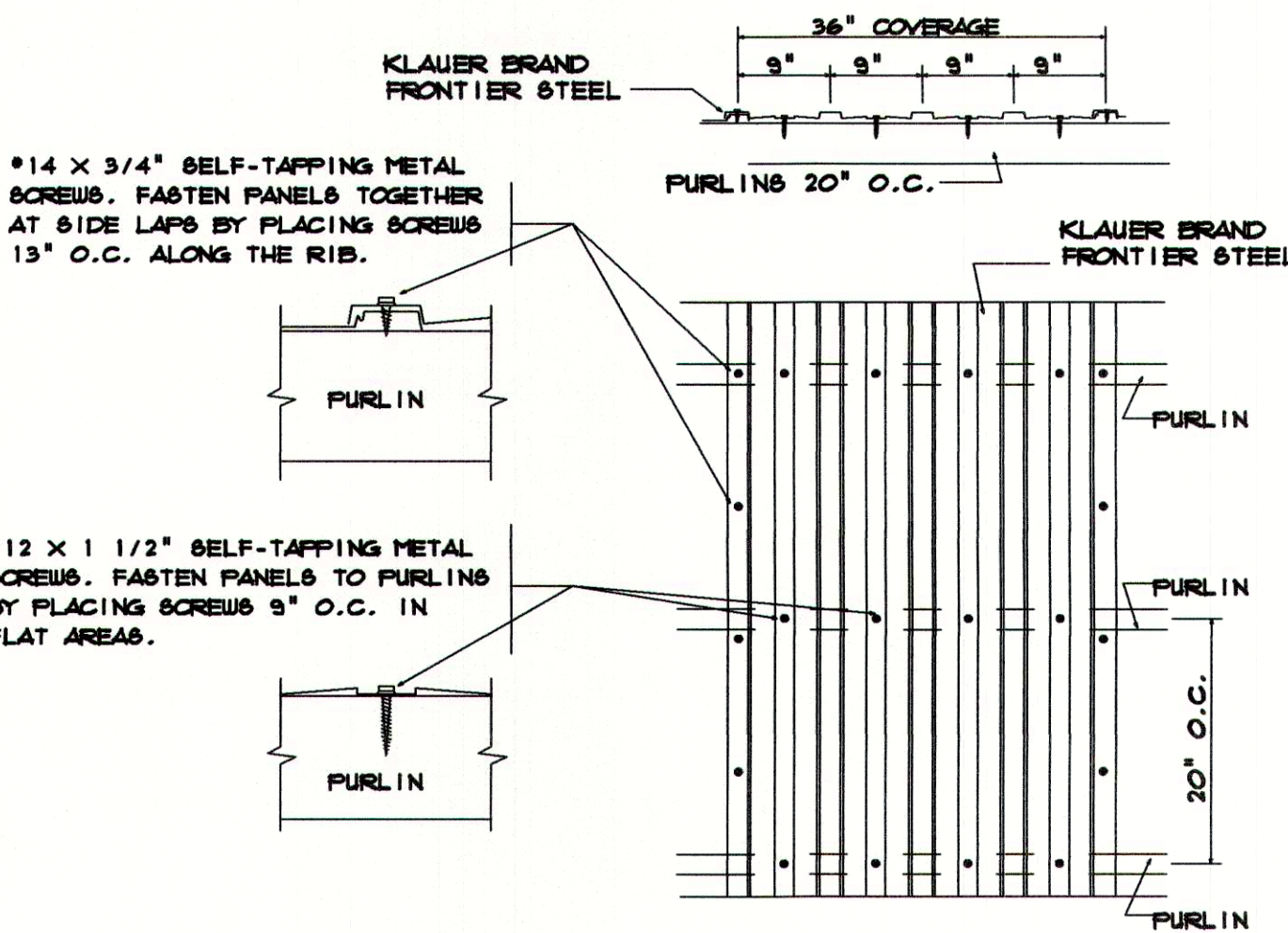
HARTJE
LUMBER, INC.

E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER: DAVID BARNEY
TMB PROPERTIES
P.O. BOX 211
REEDSBURG, WI 53953

BUILDER: ZABTROW CONSTRUCTION
E8469 KOCH ROAD
NORTH FREEDOM, WI 53951
PROJECT: 60' x 131' x 16' CLEAR
COLD STORAGE BUILDING ADDITION

SHEET
3 OF 6
JOB NO.
2109



TYPICAL ROOF CONSTRUCTION

KLAUER BRAND ROOF STEEL - 29 GA.

2 x 4 #1 SOUTHERN PINE PURLIN 20" O.C. ON EDGE MUST LAP FAST TRUSS 12"

PRE-ENGINEERED 60' TRUSSES 9'-0" O.C.

TRUSSES MANUFACTURED BY: SELECT TRUSS & LUMBER, INC. WEST SALEM, WISCONSIN

TYPICAL WALL CONSTRUCTION

KLAUER BRAND FRONTIER 29 GA. WALL STEEL

2 x 6 SOUTHERN PINE MBR2400 EXTERIOR WALL GIRTS FACE NAILED 26" O.C.

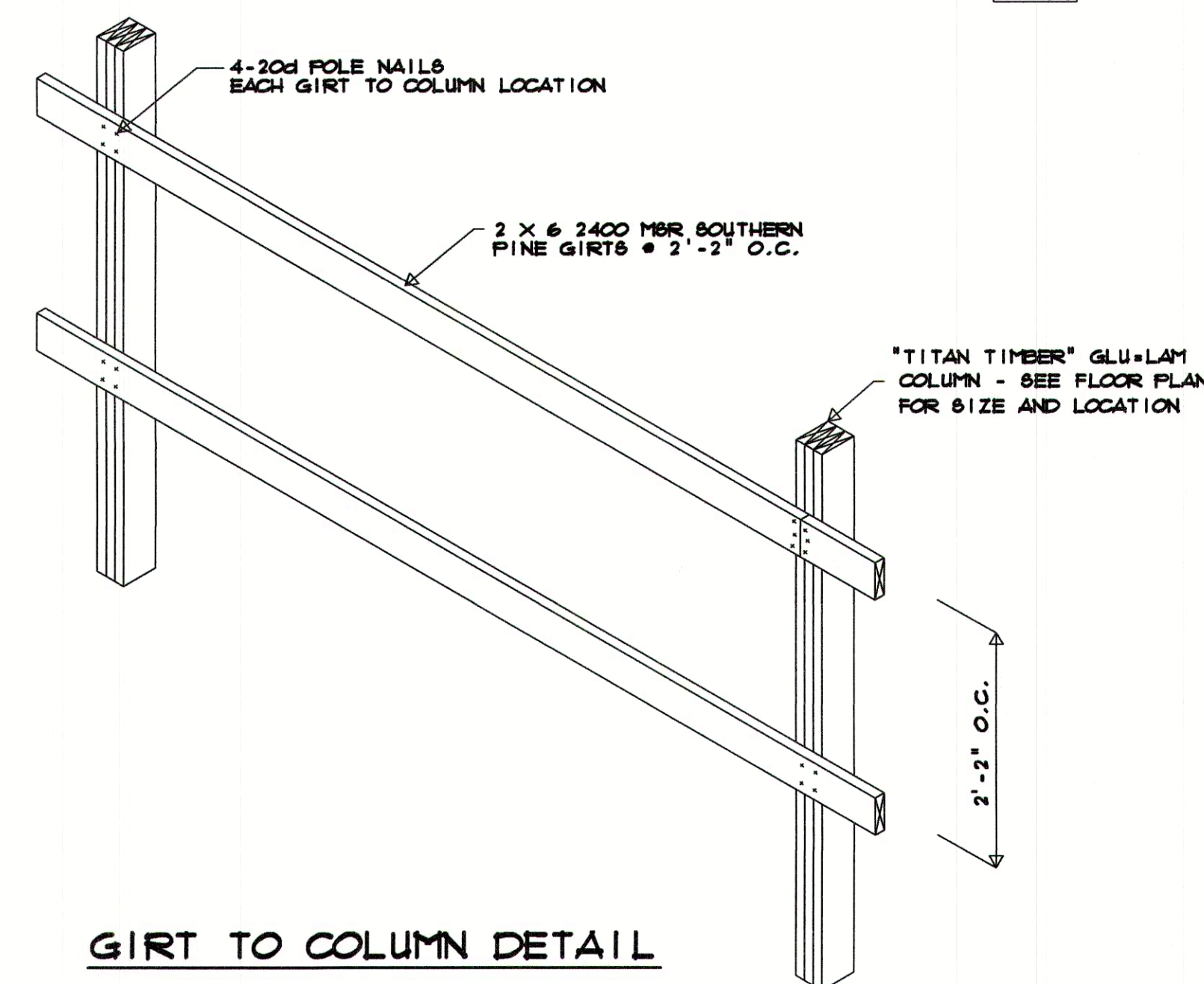
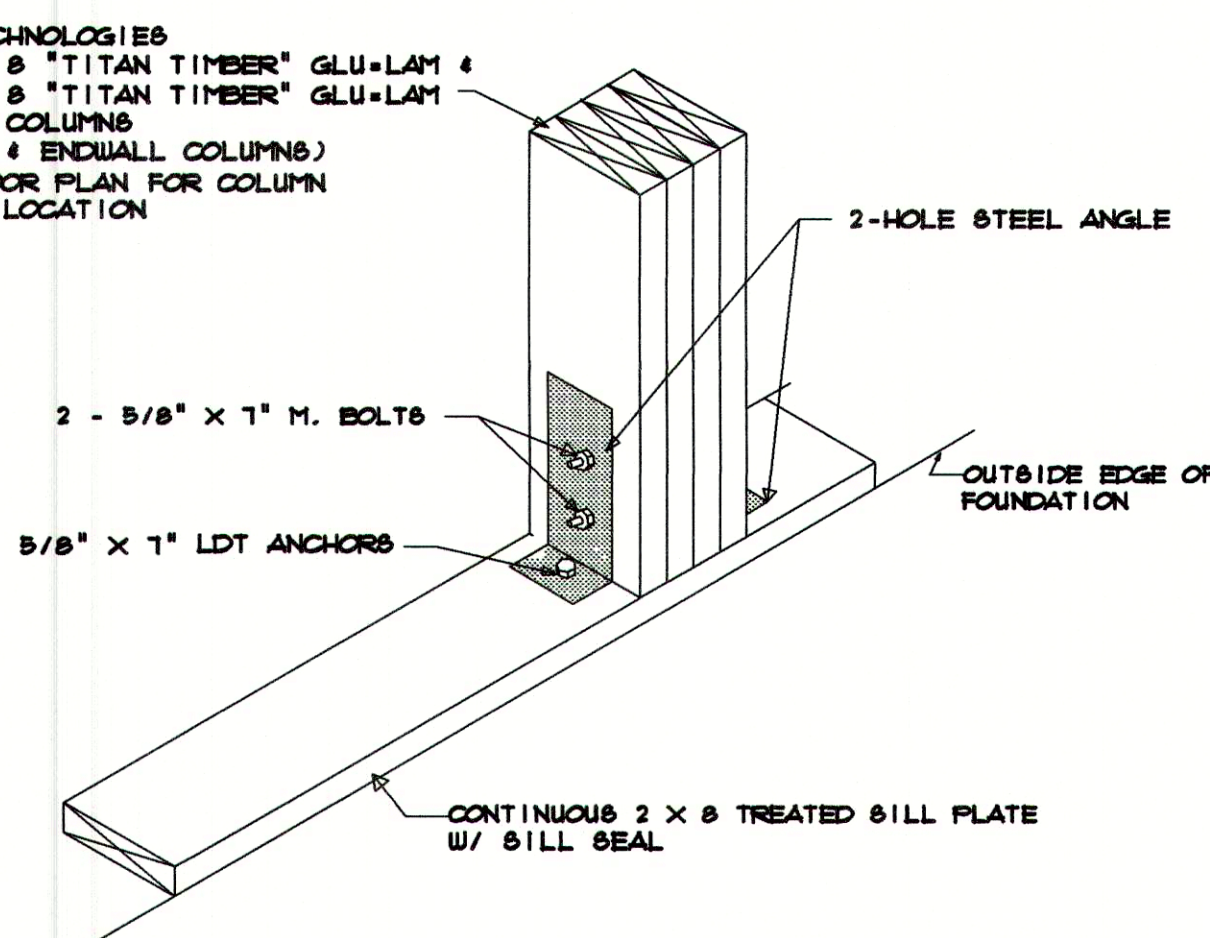
TIMBER TECHNOLOGIES 3-PLY 2 x 8 "TITAN TIMBER" GLU-LAM LAMINATED COLUMNS (TYP AT TRUSS LOCATIONS)

2 x 10 .40 CCA TREATED SPLASH PLANK

2 x 10 .60 CCA TREATED #2 SPLASH PLANK

SEE FOUNDATION PLAN & DETAILS p.3

CROSS SECTION A-A
SCALE: 3/8" = 1'-0"



TRUSS LOADING NOTE

MINIMUM TRUSS LOADING REQUIRED IS AS FOLLOWS:

(1) BALANCED - 29.4 PSF SNOW LOAD BOTH SIDES

(2) UNBALANCED - PER 608362.1608 IS 30.3 PSF

(3) TOP CHORD DEAD LOAD = 5.0 PSF & BOTTOM CHORD DEAD LOAD = 1.0 PSF

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DATE:
3/10/21

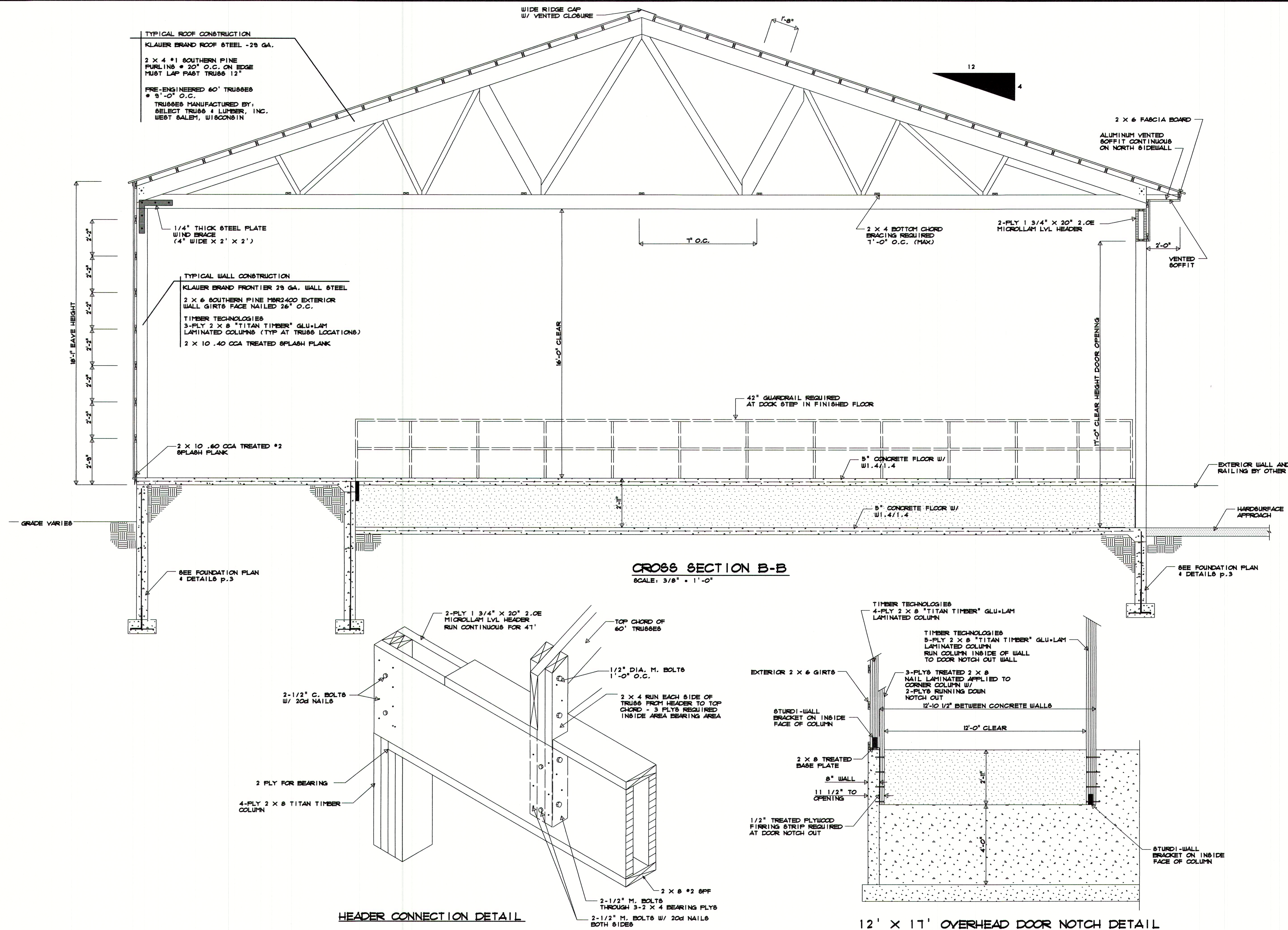
HARTJE
LUMBER, INC.

E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER: DAVID BARNEY
TMB PROPERTIES
P.O. BOX 211
REEDSBURG, WI. 53959

BUILDER: ZASTROW CONSTRUCTION
E8469 KOCH ROAD
NORTH FREEDOM, WI. 53951
PROJECT: 60' x 131' x 16' CLEAR
COLD STORAGE BUILDING ADDITION

SHEET
4 OF 6
JOB NO.
2109



This Drawing and Design is made exclusively for the party named in the Title Block. It remains the property of HARTJE LUMBER, INC. and may not be reproduced or copied in whole or part by any method without prior written consent of HARTJE LUMBER, INC.

DRAWN BY:
M.T.H.
DATE:
3/10/21



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PROJECT: 60' X 137' X 16' CLEAR
 COLD STORAGE BUILDING ADDITION

SHEET
5 OF 6
JOB NO.
2109



PROJECT LOCATION

PARKING AND PASSENGER LOADING ZONES

RESERVED
PARKING



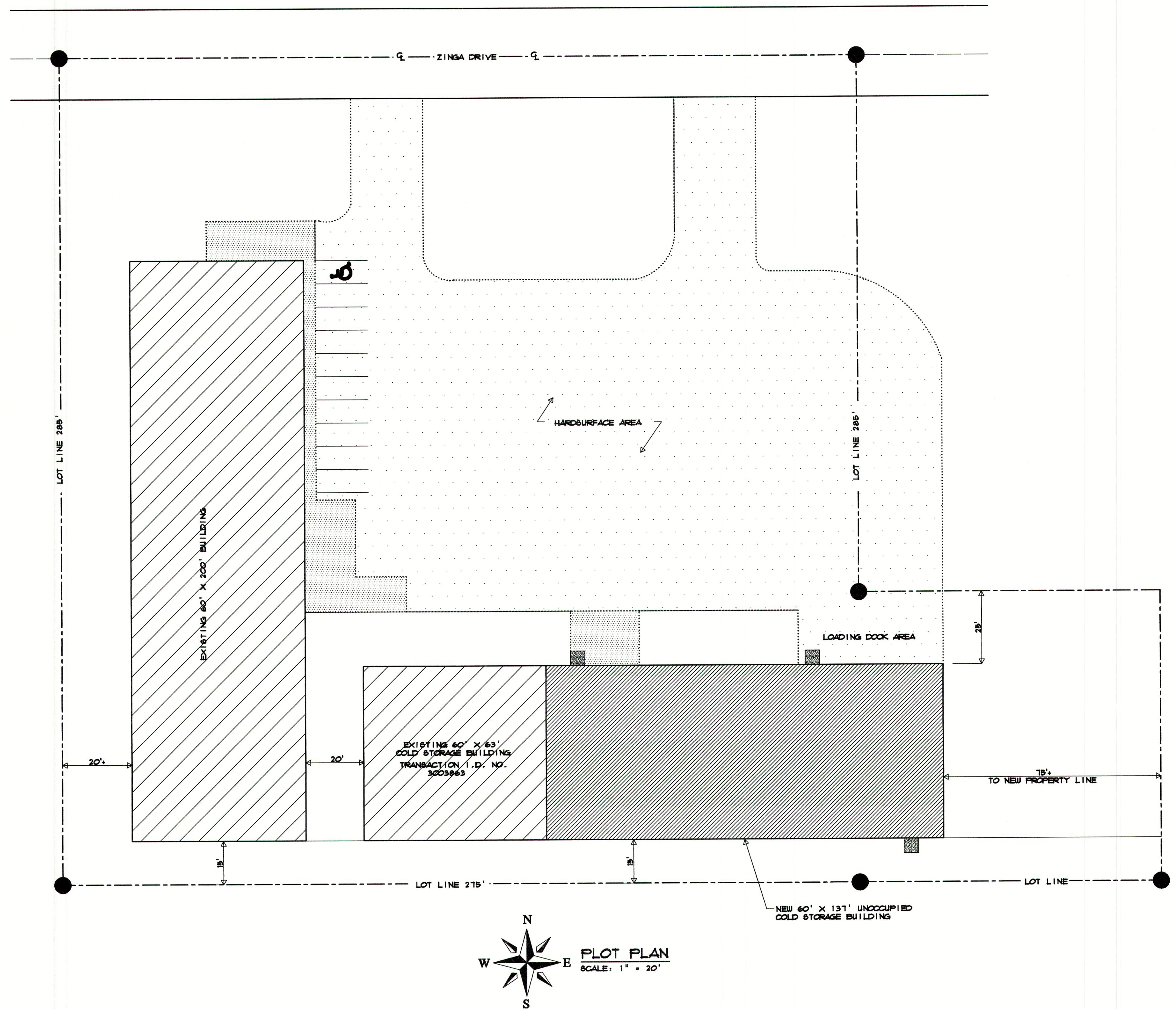
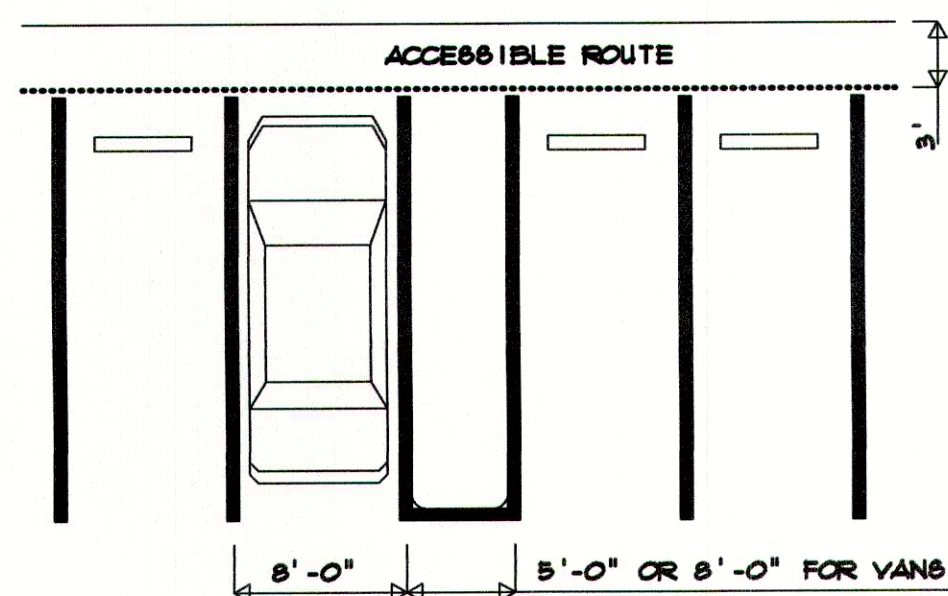
VEHICLES WITH
VET OR DIS PLATES OR
STATE DISABLED CARD
THIS SPACE
REQUIRED UNDER
s. 346.503-51A72.

ACCESSIBLE PARKING SPACES SERVING THIS BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.

ALL ACCESSIBLE SPACES SHALL BE 8' WIDE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

PASSENGER LOADING ZONES SHALL PROVIDE AN ACCESS AISLE AT LEAST 5' WIDE AND 20' LONG ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. IF THERE ARE CURBS BETWEEN THE ACCESS AISLE AND THE VEHICLE PULL-UP SPACE, THEN A CURB RAMP SHALL BE PROVIDED.



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DRAWN BY:

M.T.H.

DATE

3/10/21

 **HARTJE**
LUMBER, INC.

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LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

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P.O. BOX 211

REEDSBURG, WI. 53959

BUILDER:

ZASTROW CONSTRUCTION

E8469 KOCH ROAD

NORTH FREEDOM, WI. 53951

PROJECT:

60' X 131' X 16' CLEAR

COLD STORAGE BUILDING ADDITION

SHEET

6 OF 6

JOB NO.

2109

Staff Report

DATE: April 6, 2021 (ZBA)

APPLICANT: Ervin Kempf

LOCATION: 2315 E Main St, Parcel #2253

ZONING: B-2 Business

PROPOSED LAND USE REQUEST: Zoning Variance and Conditional Use Permit

DESCRIPTION: The applicant proposes to convert the house into a two-family unit. A variance is required because of the commercial zoning of the property.

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North – B-2 Business
- West – B-2 Business
- South – B-2 Business
- East – B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: E Main St, Hwy 23/33; 115' & 135' 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 property is zoned B-2 Business.
 - b. The Board finds that the property contains a single-family dwelling with former motor repair business space.
 - c. The Board finds that the dwelling was built in in 1930.
 - d. The Board finds that the request is to increase the use to a two-family dwelling (duplex).
 - e. The Board finds that § 690-9 permits dwellings as an accessory use to a main commercial use if it is located behind or over the main use.
 - f. The Board finds that the lot is 0.97 acres in size.
 - g. The Board finds that the property is located on E Main St.

STAFF COMMENTS

This is a two-part request. The ZBA will review the existing dwelling unit. The applicant proposes to convert the house into a two-family unit. A variance is required because of the commercial zoning of the property.

After walking thru the house, it will certainly take some work to make it two-family, if approved. But would also be similar to the single-family turned into a duplex on the corner of Seymour and N Grove.

The second request is for the Plan Commission to review a new mini storage building that would be constructed behind the existing house. Such storage buildings require PC review.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, April 6, 2021, 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: Ervin Kempf
ADDRESS: 12193 Duen Dr **CITY:** Cazadovia **STATE:** WI
ZIP: 53924 **PHONE:** 608-548-7159 **FAX:** _____
E-MAIL: _____

PROPERTY OWNER: (if different from Applicant) Glen W. + Janet C. Gotschman Estate
Tammy Gotschman P. K.
LOCATION: 2315 E. Main St. Reedsburg, WI 53959 **PARCEL #:** 276-2253-00000

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

- ☐ **Certified Survey Map (CSM):** _____
- ☒ **Conditional Use Permit:** duplex
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:** storage units
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.

[Signature] 1-3-8-21
Applicant Signature / Date

Tammy K. Gotschman 03/04/21
Owner Signature / Date PERSONAL REP

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

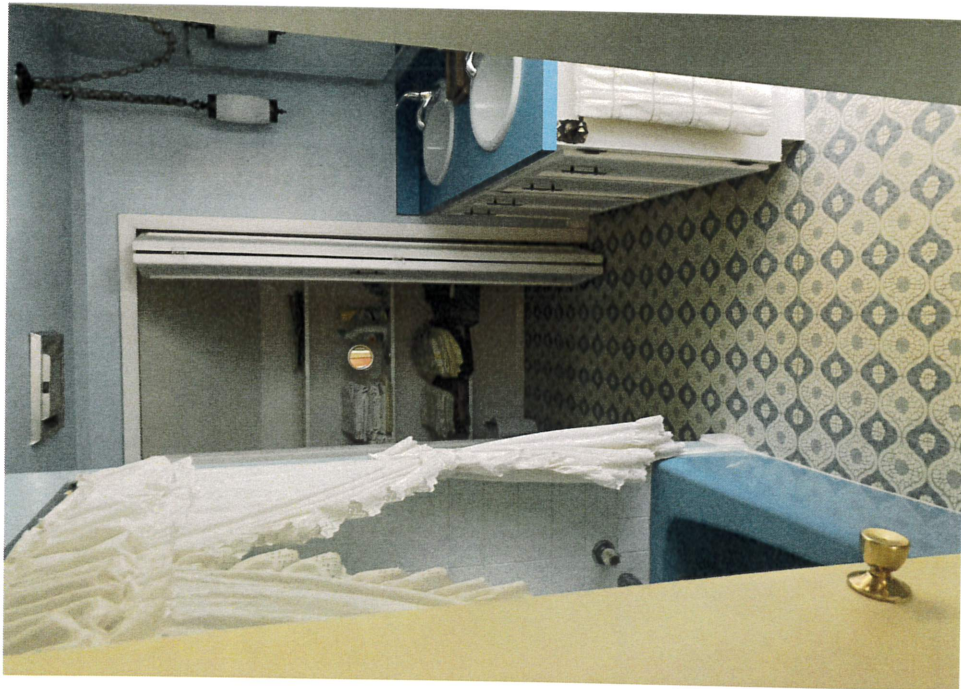
The applicant or representative MUST ATTEND the meeting.

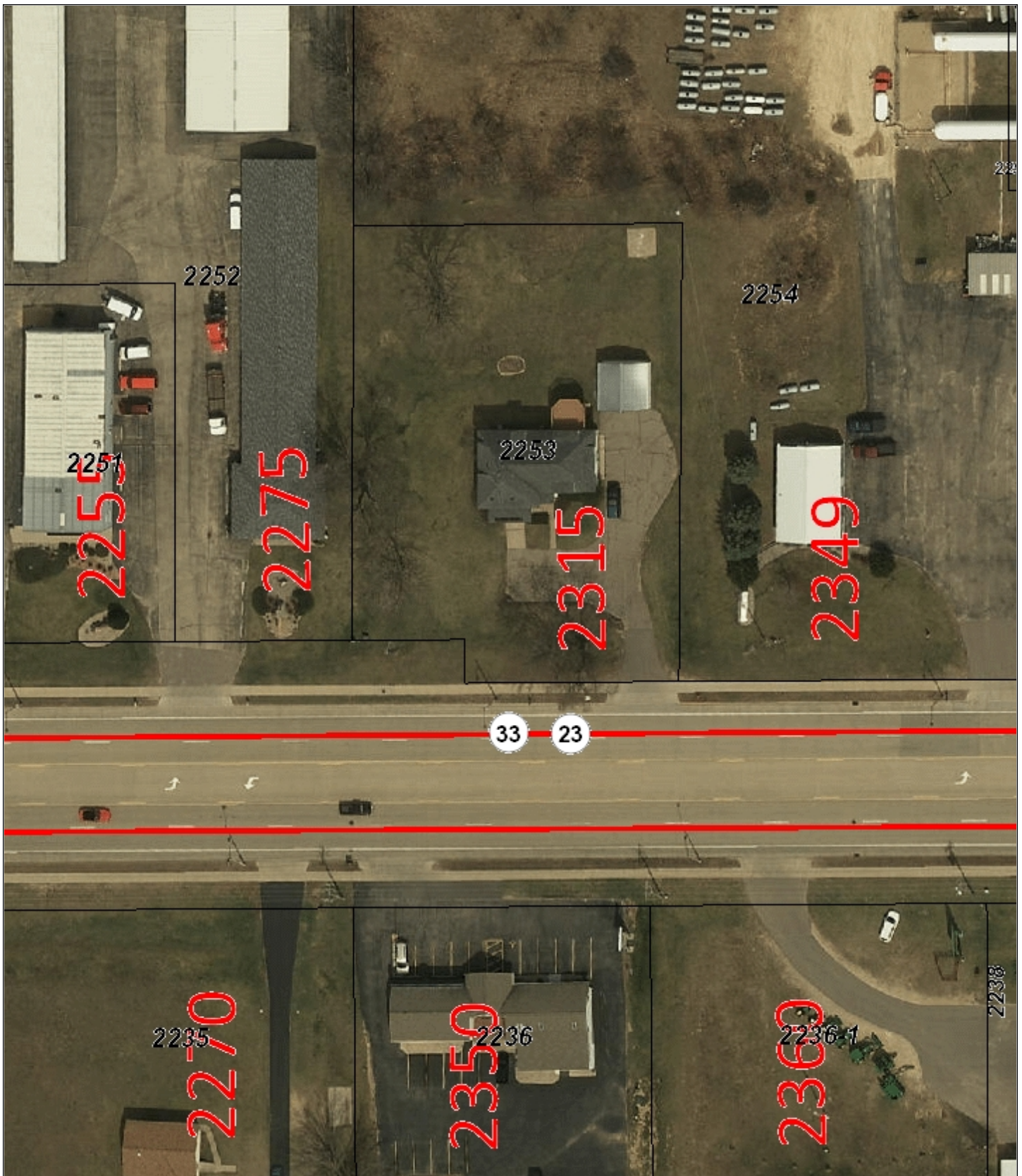
G:\wpnet\Zoning - Planning\Land Use Appl.doc

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	<u>3-9-21</u>
Receipt #	<u>1.057132</u>

*PdV \$112
PdV \$153*







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

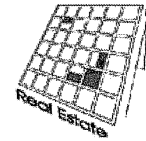
134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 3/31/2021

Associated Appraisal Consultants, Inc.

Property Information for City of Reedsburg

Printed on 3/31/2021



Property Overview

Assessment Year:	2020
Parcel/Tax Key Number:	276 2253-00000
County:	Sauk
Municipality:	City of Reedsburg
Address:	E2315 Main St

Legal Description

S 12-12-4 S16RD OF W10RD SW NW EXC THAT PRT HWY DEEDED PER D-737543 0.97A

General Value Data

Assessed Land Value:	\$97,300.00
Assessed Improvement Value:	\$111,700.00
Total Assessed Value:	\$209,000.00

Land Data

Commercial:	42,253	Sq Feet
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Building Data

Characteristics		Building Area	Square Feet
Style:	Duplex	Full Basement:	1064
Stories:	1.5 story	Crawl Space:	0
Year Built:	1930	First Floor:	1064
Bedrooms:	1	Second Floor:	1386
Full Bathrooms:	1	Third/Additional Floor:	0
Half Bathrooms:	0	Finished Attic:	0
Heat Type:	Gas	Rec Room:	0
Air Conditioning:	A/C	FBLA:	0
Fireplace:	N	Attached Garage:	-

Legal Disclaimer