

City of Reedsburg  
Zoning Board of Appeals Minutes  
December 20, 2016

Present: Walter Luepke, Richard Gant, Tom Seamonson, Jerry Zuhlke, and Craig Braunschweig

Absent: Roger Steinhorst

Others: Brian Duvalle, Attorney James Gerlach, Attorney Max Bruckner and citizens.

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

**Moved by Seamonson and seconded by Luepke to approve the minutes from the August 16, 2016, meeting minutes. Motion carried 5-0.**

Consider election of Zoning Board of Appeals Chairperson.

**Moved by Zuhlke and seconded by Seamonson to nominate Walter Luepke chairperson. Moved by Walter Luepke seconded by Craig Braunschweig to nominate Tom Seamonson chairperson. Walther Luepke declined nomination. Motion carried 5-0 to elect Tom Seamonson as Zoning Board of Appeals chairperson.**

Consider appeal under Section 17.07(1)(E) of Zoning Administrator's decision of a proposed detached garage and construction of this building, fence and driveway located at 631 N. Walnut St; Parcel #1595. – Filed by Philip & Janet Hasler.

Phil Hasler spoke about the driveway being cut into curb not far from original driveway. He stated it is adding more congestion to an already busy street. Phil Hasler also questioned how the work could be done without a permit being issued. The Lowe's applied for the permit on November 4. Brian Duvalle reviewed the application on November 4<sup>th</sup> and approved the early start permit on November 7<sup>th</sup>. The driveway is gravel down to the garage location and forms were up for the slab. Cement slab was poured on November 7<sup>th</sup>. Phil Hasler indicated that the garage will be an eyesore in the neighborhood.

Lloyd Olson spoke on the fence ordinance in surrounding communities. Portage, West Baraboo, Mauston, and Wisconsin Dells have their ordinance require the fence having the good side facing out. Olson is wondering why the City of Reedsburg doesn't have the same ordinance.

Mary Williams spoke on the aesthetics of the neighborhood and indicated the garage would hurt the looks of the neighborhood.

Glenn Lowe began with apologizing for upsetting his neighbors. The Lowe's have a 1-car garage in which their van is too large to fit in. The Lowe's had a survey done for the garage and fence in which they are in compliance with both. Cindy Lowe shared her plan for the garage with Phil Hasler before it was started and Phil had no problems with it. The new garage will match the house in terms of siding and roof. The Lowe's removed a dead tree to move the driveway further away from the Hasler's. Trees will also be planted in the future to hide the garage. Lloyd Olson had no problems with the fence as long a survey was done before it was installed. The Lowe's also put a fence on the back side of the property approximately 20' to hide a garden they planned on planting.

Walter Luepke asked what the garage was going to be used for. The Lowe's indicated for vehicles and storage.

Jerry Zuhlke asked the Lowe's if they spoke with any other neighbors besides the Hasler's and Olson's. They indicated they had not.

Attorney James Gerlach pointed out the Lowe's can build the garage because it is in compliance with all codes

and said we are here today because neighbors are appealing approval of permit. He added the City does not have design guidelines for such structures.

Jan Hasler feels the city needs to change the ordinance. Lloyd Olson feels Brian Duvall should be more proactive to suggestions.

**Moved by Braunschweig to uphold approval of permit. Motion died for lack of a second.**

Lloyd Olson asked if the fence has been inspected. The permit was issued in October 2016 and Brian Duvall has not been contacted to do an inspection. A permit is good for 2 years.

The Board held discussion on the issuance of permits prior to construction work.

**Moved by Seamonson and seconded by Zuhlke to deny permit for garage at 631 North Walnut Street. Motion Carried 3-2 with Braunschweig and Gant voting nay.**

**Moved by Luepke and seconded by Zuhlke to adjourn the meeting at 1:22 pm. Motion carried 5-0.**

Respectfully submitted,

Julie Strutz  
Deputy Clerk/Treasurer