

City of Reedsburg
Zoning Board of Appeals Minutes
August 18, 2015

Present: Roger Steinhorst, Richard Gant, Walter Luepke, Jerry Zuhlke, Tom Seamonson

Others: Tim Munz, Michael Lopp, Jessica Bauer, Kelly Cavanaugh, and Brian Duvalle

Chairman Steinhorst called the meeting to order at noon.

Moved by Luepke and seconded by Zuhlke to approve the minutes from the July 21, 2015 meeting minutes. Motion carried 5-0.

Consider zoning variance to install an 8' high fence along the side lot line. The fence height limit is 6'. – 208 S. Willow St; Parcel #0660 – Timothy Munz.

Neighbors Kelly Cavanaugh, Michael Lopp and Jessica Bauer spoke in favor of the 8' fence. Adjacent neighbor, Kelly Cavanaugh, asked that the new fence be 18" from current fence to do repairs.

Moved by Gant and seconded by Zuhlke to allow installation of an 8' high fence on the south side lot line with the condition that it be a minimum 18" from the lot line. Motion carried 5-0 on a roll call vote.

Consider zoning variance to convert an attached garage of a single-family house into a second living unit apartment. The apartment would be 24' X 26', while the ordinance requires a minimum of 24' X 30'. – 946 Seymour St; Parcel #0010 – Michael Lopp/Lopp Enterprises.

Lopp discussed his proposal of turning the attached garage into a studio apartment. There is a market demand for them, and this would have less of an impact on the property and neighbors compared with turning the entire lower level into a second apartment. Letters from Erma Schwartz and Gerry Schulz were received in opposition to the proposal. Luepke asked if similar future requests could happen. Discussion was held on building codes as well as the lot's size, multi-family neighbors, and it being a tuck under garage.

Motion made by Luepke, seconded by Gant to convert the attached garage of a single-family house into a 24' X 26' second living unit (studio apartment) limiting occupancy to 2 people. Motion carried 5-0 on a roll call vote.

Moved by Seamonson and seconded by Zuhlke to adjourn the meeting. Motion carried 5-0.

Meeting adjourned at 12:48 pm.

Respectfully submitted,

Julie Strutz
Deputy Clerk/Treasurer