

City of Reedsburg
Zoning Board of Appeals Minutes
July 16, 2019

Present: Adam Kaney, Walter Luepke, Jerry Zuhlke, Richard Braun, and Pat Andera
Absent: Richie Strutz
Others: Brian Duvall

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 21, 2019, meeting. Motion carried 4-0.

Consider zoning variance to replace and enlarge an enclosed front porch that is less than 20' from the front lot line per section 12.12 Schedule 1, and to build an accessory storage building on a different tax parcel than the principal dwelling per section 17.21(1). – 635 Division St; Parcel #s 1162 & 1163 – Shane Lewerenz.

Lewerenz commented on the condition of the front porch. The only good thing on the current porch is the roof, the rest is rotten. He plans on making the front porch the whole length of the house but the same distance going towards the sidewalk. Steps will also be added to the front located in the middle of the porch. Discussion was held on the house being built prior to zoning and only having a 20' front setback itself.

Moved by Braun, seconded by Andera to approve the replacement of the front enclosed porch as presented which will be less than 20' from the front lot line. Motion carried 4-0.

Lewerenz commented that he will be taking the old storage building down after the new one is complete. The current building was built half on each tax parcel. He would fill the area of the new storage building by 6-8" to avoid water runoff from the higher-elevated alley.

Brian Duvall commented he would like to see the lots combined, and if approved, a condition be placed on it to combine the lots within a certain timeframe. Most citizens of similar previous requests combined their lots and didn't apply for a variance.

Moved by Luepke to approve the variance for the storage building with the condition he combines the lots within 5 years or when he sells the properties (whichever one comes first). No second.

Luepke withdrew his motion.

There was discussion on how difficult it would be to enforce a stipulation of combining the lots in the future or when it sells.

Moved by Andera, seconded by Braun to deny the accessory building variance. Motioned carried to deny 4-0.

Moved by Luepke, seconded by Braun to adjourn the meeting at 12:37 PM. Motion carried 4-0.

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer