

City of Reedsburg
Zoning Board of Appeals Minutes
August 27, 2019

Present: Adam Kaney, Walter Luepke, Richard Braun, Richie Strutz, and Pat Andera

Others: Brian Duvalle, Tim Becker, Tonya Lourigan – WI DNR, Aaron Bauer, Matt Scott, Phil Peterson, Joe Hasler, Dave Knudsen and Dave Pace

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

Moved by Luepke and seconded by Braun to approve the minutes from the July 16, 2019, meeting. Motion carried 5-0.

Consider zoning variance to build a duplex with a zero lot line side setback, which is less than the 8' required per section 17.12 Schedule 1. 927 Exhibit Circle; Parcel #2408-143 – Pace Construction & Leasing, LLC.

Dave Pace from Pace Construction & Leasing LLC is asking for a 0 lot line on the west side of the parcel. This parcel is adjacent to a retention pond owned by the city. The Public Works Committee has approved to allow the 0 lot line on the west side of the parcel. Discussion was held on if the City could sell a portion of land instead but could interfere with the pond. Pace stated he has shrunk the building as much as he can and needs an additional 3' past the lot line.

Moved by Andera, seconded by Braun to allow Dave Pace to build a duplex with a 0 lot line with the stipulation of the owner making an overhang encroachment agreement with the City. There could also need to be an easement with the city as needed. It may be a possible the city would sell the 3' of land Dave Pace needs to accommodate the duplex he wants to build and the variance approval would apply as well to the final lot line. Motion carried 5-0.

Reconsider floodplain zoning variance to make alterations to substantially damaged building located in the Baraboo River Floodway under municipal ordinance 23.3 & 23.6(2). 239 Granite Avenue; parcel #1666-1 – City of Reedsburg.

Tonya Lourigan, from WI DNR reiterated a letter dated May 21, 2019 still applies at this time. It could affect the city's agreement with the National Flood Insurance Program. The city's classification in the Community Rating System could also be affected. There are three main options to address the recurring flood damage to the structure. They are as follows:

1. Remove the structure entirely with no replacement.
2. Renovate/replace the structure with a new design that meets all applicable current floodplain requirements.
3. Renovate the structure as-constructed, understanding that the City may not be in compliance with floodplain requirements.

Phil Peterson, District 3 Councilperson and also on the Parks & Recreation Committee stated that this building is needed as part of the City's planning efforts for public use of the Granite Street area. Phil also stated that the Granite Avenue boat launch area is an asset to the city and the public.

Aaron Bauer from the Parks & Recreation Committee stated this city building with the restrooms would be a benefit for not only the boat launch but for the whole surrounding area including Plenke's Pond and the Smith Conservatory. There are no other restroom options in this area.

Dave Knudsen, District 4 Councilperson, was the chairman of the Ad-Hoc Committee after the 2008 flood that studied the Greater Granite Avenue area. The city decided to purchase the building after the 2008 flood because it survived the flood and again survived the 2018 flood with minimal damage. Dave also stated that having restrooms would also be very beneficial for the Smith Conservatory, Blakeslee Conservator and Plenke's Pond area. He feels this building is an asset to the community, not a hardship.

Matt Scott indicated that the building would be reduced in size, away from the river which would reduce the flow of the river pushing against the building. The building would be out of the current, so you wouldn't have the structural damage.

Alterations to wet flood proof the building is approximately \$12,200. This includes reducing the size of the building to 45'.

Attorney Joe Hasler reminded to the board that if approved be sure to follow the ordinance so that all requirements (sections 23.6(2) and 23.7(3)) are met.

Chairperson Adam Kaney commented that he feels the variance meets the standards for the variance.

Moved by Andera, seconded by Luepke to approve the zoning variance to make alterations to the damaged city owned building located at 239 Granite Avenue. Motion carried 4-1 (Braun-nay).

Moved by Braun, seconded by Strutz to adjourn the meeting at 1:03 PM. Motion carried 5-0.

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer