

Zoning Board of Appeals Agenda
July 21, 2026
Reedsburg City Hall Council Chambers
12:00 PM

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

I. APPROVE MINUTES FOR THE MEETING HELD ON MAY 19, 2026:

APPROVAL OF MINUTES

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 a 4' side setback zoning variance request from the 5' minimum setback requirement per §690 Schedule 1 for a proposed garage replacement with additional 4' length – 130 N James Ave; Parcel # 276-0741-00000 – Carolyn Bell

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
May 19, 2026

Present: Walter Luepke, Richard Braun, and Jesse Arias
Absent: Jerry Zuhlke
Others: Brian Duvalle

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

Motion by Luepke, seconded by Braun to approve the minutes from the April 30, 2026, meeting.

Motion approved 3-0

Consider a 2' front setback zoning variance request from the 20' front building setback requirement per §690 Schedule 1 for proposed garage addition – 600 Mary Avenue; Parcel #276-0194-00000 – William Ganem & Sarah Pittz

Brian Duvalle indicated that this property is located on a corner and has two front lot lines. The owners would like to add onto their garage facing Mary Avenue. The owners indicated that they would be building one corner of the proposed garage approximately 2' into the setback. No neighbors have indicated any objection to the variance request.

Motion by Luepke, seconded by Arias to approve the variance request as presented.

Motion approved 3-0

Consider electing Chairperson

Braun nominated Jesse Arias, seconded by Luepke. Arias accepted the nomination.

Motion approved 3-0

Motion by Braun, seconded by Luepke to adjourn at 12:07 pm.

Motion approved 3-0

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer

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: CAROLYN BELL
ADDRESS: 130 N. JAMES AVE CITY: REEDSBURG STATE: WI
ZIP: 53959 PHONE: (608) 768-6043 FAX: -
E-MAIL: NONE
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: _____ 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: _____
☐ Site Plan Review: (See "B" on back page) _____
☐ Zoning Appeal / Interpretation: _____
☐ Zoning Variance: _____

For *VARIANCE* requests, also answer "C" on back page.

- ☐ Other: _____

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.

Carolyn Bell 17-8-2026 _____
Applicant Signature / Date 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.**

Conditional Use \$200	_____
Cond. Use-Agriculture \$400	_____
Variance \$125	☒
Zone Change \$200	_____
C.S.M. \$175	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Flood Plain Zone \$189	_____
Site Plan Review 175	_____
Comp Plan Amend \$200	_____

Date Paid 7-8-2026
Receipt # 1.000054963

Staff Report

DATE OF MEETING: July 21, 2026 – 12:00 pm

APPLICANT: Carolyn Bell

LOCATION: 130 N James Ave; Parcel # 276-0741-00000

ZONING: R-2 Residential

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider a 4' side setback zoning variance request from the 5' minimum setback requirement per §690 Schedule 1 for a proposed garage replacement.

General Findings

SURROUNDING LAND USES:

- North – Vacant
- West – Vacant
- South – Residential
- East – Vacant

ZONING:

- North – R-1 Residential
- West – R-1 Residential
- South – R-1 Residential
- East – R-1 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: N James Ave; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: Floodplain

COMPREHENSIVE PLAN DESIGNATION: Low-density residential

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 R-1 Residential.
 - b. The Board finds that the existing parcel contains a single-family house with detached garage.
 - c. The Board finds that §690 Schedule 1 requires a 5' side setback for an accessory building.
 - d. The Board finds that the applicant proposes a 1' side setback to replace the existing garage, which also has a current 1' side setback.
 - e. The Board finds that the current garage is about 300 SF.
 - f. The Board finds that the proposed garage would be 4' longer.
 - g. The Board finds that the lot is on N James Ave and is about 5000 SF.
 - h. The Board finds that the house was built in 1949.
 - i. The Board finds that legal non-conforming structures can only be replaced as is under natural causes per § 690-38(B).

STAFF COMMENTS:

The owner wishes to replace the garage, but there are several hurdles, so that is why she does not have specific garage plans yet. First is the variance, which is justified in my opinion because the house was built prior to zoning and leaves no other room for a garage, though a survey should be done if approved. Second, the new garage would have to be elevated above the base flood elevation (BFE), which would also require a surveyor. The surveyor would determine the distance to the BFE and ensure the fill is placed at the proper height.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. July 21, 2026, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting



Sauk County Land Information/GIS, Sauk County, Sauk County GIS, Microsoft, Vantor

0 0.001 0.002 0.003 0.004
mi



1" = 19'
1:223

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

Notes
None

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