

City of Reedsburg
Zoning Board of Appeals Minutes
July 21, 2026

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

Jesse Arias called the meeting to order at 12:00 PM.

Motion by Luepke, seconded by Zuhlke to approve the minutes from the May 19, 2026, meeting.

Motion approved 3-0

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

Arias reviewed the staff report including conditions for possible approval. Zuhlke questioned the vacant lot to the north, which must remain in city ownership for perpetuity because of FEMA deed restrictions. Bell stated that the new garage would need to be extended lengthwise to better fit today's autos. Discussion was held on lack of other space, surveying, and floodplain regulations.

Motion by Arias, seconded by Luepke to approve the variance request as presented and with the following conditions:

1. Include plat of survey to ensure lot line locations
2. Minimum 1' side setback for new garage
3. Allow longer extend length compared to current garage

Motion approved 3-0

Motion by Zuhlke, seconded by Luepke to adjourn at 12:20 pm.

Motion approved 3-0

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector