

Zoning Board of Appeals Agenda
September 15, 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

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON AUGUST 18, 2026:

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 variance request to expand the size of a legal non-conforming lot that would have two accessory garages without a residence per § 690-38(A), § 690-42, and § 690-45. – 629 & 633 Laurel St; Parcel #s 276-0236-00000 & 276-0237-00000 – Bernard Jernander

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
August 18, 2026

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

Jesse Arias called the meeting to order at 12:08 PM.

Motion by Luepke, seconded by Braun to approve the minutes from the July 21, 2026, meeting.

Motion approved 3-0

Consider a sign variance request a proposed 300 square foot sign. This would exceed the 200 square foot wall sign limit per § 690-111. – 115 2nd St; Parcel # 276-0877-00000 – Andrea Heffner

There was no previous variance approval for the previous grocery store signage. A variance request was made in 2008 but rescinded before the meeting. Heffner stated that the building is 28,000 SF and would be better served to be seen from Main St.

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

Motion approved 3-0

Motion by Luepke, seconded by Arias to adjourn at 12:15 pm.

Motion approved 3-0

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

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: BERNARD JERNANDER

ADDRESS: 2130 SUNSET DR. CITY: REEDSBURG STATE: WI

ZIP: 53959 PHONE: [REDACTED] FAX: [REDACTED]

E-MAIL: [REDACTED]

PROPERTY OWNER: (if different from Applicant) BERNIE & LISA JERNANDER

LOCATION: 633 + 629 LAUREL ST PARCEL #: 0237

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: SEE ATTACHED MAP AND NARRATIVES

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.

Bernard Jernander 08-31-26 Bernard Jernander 08-31-26
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	_____

pd.

CR#22827

Date Paid 9-1-2026
Receipt # 1.000055576

To: The Reedsburg Variance Committee.

August 31, 2026

From: Bernard and Lisa Jernander

Ref: Variance Request for our property located at 629 Laurel Street, and 633 Laurel Street, and 635 Laurel Street. [633 Laurel, and 635 Laurel are a 70/30 duplex located under the same roof.] We are contemplating a future sale of 633 Laurel Street, and 635 Laurel Street. We have owned 633 Laurel/ 635 Laurel since 1989. We will be retaining 629 Laurel Street.

The following is additional Information for Section "C". (The Three questions located on the back of the "City of Reedsburg Land Use Application" Request Form).

C. (1, 2, 3.): The lower garage just south of 633 Laurel was built in 1993 (approx.) It is located on Vacated 7th Street.

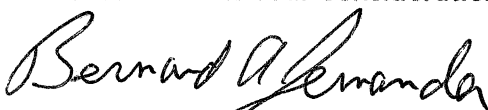
[History: The City of Reedsburg vacated this street some 50 plus years ago due to insufficient land to support a regular street width. The remaining vacated space was gifted to the adjoining land owners in the early 1980's.]

This lower garage / lot, has a 14 Ft. partial access to the (North /South) Alley located due West of Laurel Street. At this time full alley access is obtained by traveling across the land parcel belonging to 629 Laurel Street. It should be noted that currently the building addressed as 629 Laurel Street is a separate taxed parcel which Does Not have any frontage on Laurel Street. [We were able to purchase 629 Laurel in August of 2021]. See the attached City Map of these parcels.

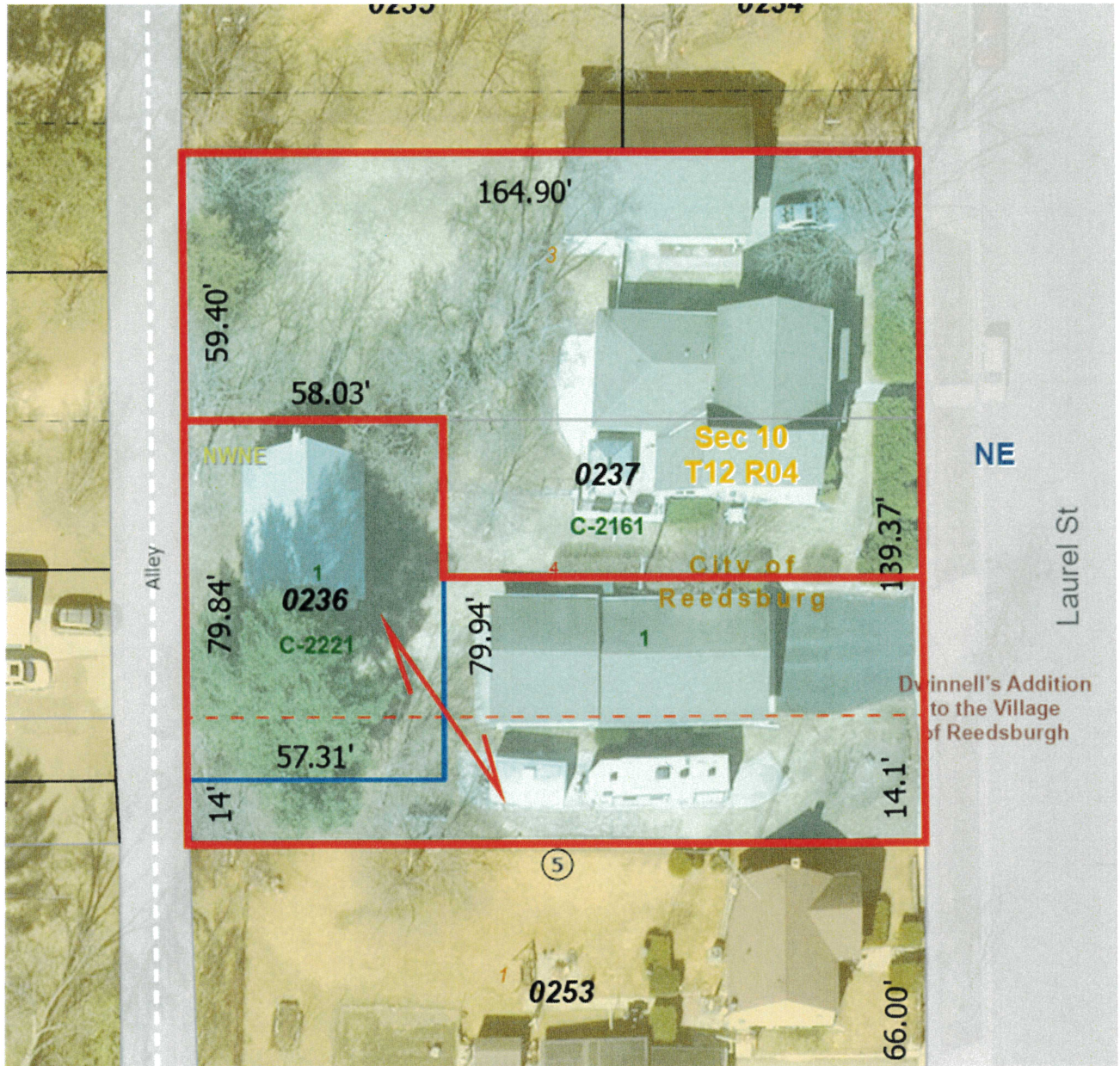
We would like to reconfigure the lots so that the Lower Garage and its land parcel becomes either a separate lot. Or becomes attached to the 629 Laurel Street Taxed Parcel. In this way Both 629 Laurel (the alley building), and the Lower Laurel Street garage would be on the same Tax Parcel. They would also Share the same physical address of 629 Laurel Street. This would help to bring the buildings into a more regular, and orderly compliance with the City's physical address goal.

The entire block has been characterized as an "Irregular Block" for decades. My buildings, and property are some of the nicest looking, and maintained buildings on the block. This "Merger" will have no ill effect on the property, or surrounding properties current value, or resale value. We consider this to be more of a clerical reconfiguration or adjustment.

We Thank You for Your Consideration in this Matter.


Bernard A. Jernander


Lisa A. Jernander



BERNIE + LISA JERNANDER PROPERTY

Staff Report

DATE OF MEETING: September 15, 2026 – 12:00 pm

APPLICANT: Bernard Jernander

LOCATION: 629 & 633 Laurel St; Parcel # 276-0236-00000 & 276-0237-00000

ZONING: R-2 Residential

PROPOSED LAND USE REQUEST: Zoning Variance

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider a variance request to expand the size of a legal non-conforming lot that would have two accessory garages without a residence per § 690-38(A), § 690-42, and § 690-45.

The applicant proposes to split off the larger garage from 633 Laurel and attach that part of the property to the smaller lot at 629 Laurel St. This would expand the size of 629 Laurel and add another garage to the property while still not having a house on the property too as is normally required.

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North – R-1 Residential
- West – R-1 Residential
- South – R-1 Residential
- East – R-2 Residential

TOPOGRAPHY: Slopes down to south

STREET R.O.W./TRAFFIC/ACCESS: Laurel St and alley; 66' and 16' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: 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 parcels are zoned R-1 Residential.
 - b. The Board finds that 629 Laurel is 4,606 SF in size.
 - c. The Board finds that 633 Laurel is about 20,900 SF in size.
 - d. The Board finds that §690-42(B) requires a main building (house) to be on the property in order to also have a garage (accessory building).
 - e. The Board finds that 629 Laurel has a roughly 700 SF storage building, built in 1950.
 - f. The Board finds that 633 Laurel has a house with two detached storage buildings, one approved by 01/2007 zoning variance.
 - g. The Board finds that the proposal is for the roughly 1500 SF building to be attached to 629 Laurel.
 - h. The Board finds that surrounding uses are residential.

STAFF COMMENTS:

I do not necessarily see a hardship with this variance request. The property at 629 Laurel is legal non-conforming by not having a house on it, and this request would expand that non-conforming scope by adding a second garage with still no house.

If there was a condition that could help alleviate that in the future, it may be appropriate to approve the request, however as of this writing I cannot think of an appropriate condition. I'll let you know at the meeting if I have a further recommendation on a possible condition.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. September 15, 2026, ZBA Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting