

City Plan Commission Agenda
February 8, 2022
Reedsburg City Hall Council Chambers
6:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

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 JANUARY 11, 2022:

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 annual Conditional Use Permit for farming on vacant residential-zoned lots - 1040 Clark St; Parcel #s 3180 & 3202 - Sauk County Land Resources & Environment Dept.
- B. Consider annual Conditional Use Permit for farming on vacant residential-zoned lots – Hay Creek Estates Subdivision; along Hay Creek Trail and Russell Court, between Myrtle St. and N. Dewey Ave – Hay Creek Estates LLC
- C. Consider a Conditional Use Permit for a tattoo & piercing business. – 1129 E Main St; parcel #1721 – Annie’s Barbershop LLC
- D. Consider recommendation for amendment to Planned Development Group permit under Municipal Code Section 690-23 to convert former South School into multi-family apartments and construct new townhouses on the property. – 420 Plum St; Parcel #1640 – DCI Reedsburg LLC. If approved, the permit would then have final review by the Reedsburg Common Council on February 14, 2022, 6:00PM.
- E. Consider Ordinance 1935-22 rezoning property from Agricultural to B-2 Business. Rezone area includes 3.75 acres of the overall property – 3000 E Main St; 276-2244-57000 – City of Reedsburg
- F. Consider Ordinance 1936-22 rezoning property from I-4 Business Center to Government – 600 S Golf Course Rd, 600 S Wengel Dr; 2245-10100, – City of Reedsburg



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.

G. Discuss possible future rezoning for the west side 200 block of S Dewey Ave - Parcel 276-1313-20000 – Mike Lopp

H. Review Comprehensive Plan draft

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.

Reedsburg Plan Commission

January 11, 2022



Mayor Dave Estes Alder Dave Knudsen called the meeting of the Reedsburg Plan Commission to order at 6:00 PM in Reedsburg City Hall.

Present: Alder Dave Knudsen, Alder Mike Gargano, Steve Zibell

Absent: Sonny Hyde, Jay Brunken, Dan DeBaets

Staff: Brian Duvalle

Approval of Minutes: Motion by Zibell, seconded by Knudsen to approve both of the 12/14/21 meeting minutes.

Motion approved

Consider proposed site plan for new 11,966 square foot warehouse addition at United Co-Op. – 1360 Laukant St; Parcel #2092-00000 – Tony Pullara

This plan is recommended by the RICDC with conditions of second color wainscoting and additional landscaping. Pullara stated that the second color is dark bronze and grass area in front to be used as existing swale. Discussion on adding landscaping in front of building and not between existing building and addition. Pullara stated he can send a landscape plan later on.

Motion by Knudsen, seconded by Zibell to approve the site plan as presented and with condition of landscape plan submittal to Duvalle.

Motion approved

Review Comprehensive Plan

- a. **Plan Draft**
- b. **January 2022 Open House/Charrette**
- c. **Public Engagement Activity**

Orrin Sumwalt stated they are working on the Intergovernmental Government chapter and new maps. They will start soon on Economic Development, Land Use and Vision/Recommendations. The survey had 109 participants and is now closed. Results are available on the Plan website. Discussion held on process for the open house meeting, which will have three stations (future land use, downtown, visual preference) for the public to interact with staff.

Motion by Knudsen, seconded by Zibell to adjourn at 6:37 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Staff Report

DATE OF MEETING: 2/8/22

APPLICANT: Sauk County Conservation, Planning & Zoning

LOCATION: 1040 Clark St; parcel #s 3180 & 3202

ZONING: R-2 Residential

PROPOSED LAND USE CHANGE: Conditional Use Permit (CUP)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Annual CUP for farming on residential-zoned properties.

General Findings

SURROUNDING LAND USES:

- North – Agricultural
- West – Agricultural
- South – SCHCC
- East – Duplexes, Kingdom Hall

ZONING:

- North- R-2 Residential
- West- Agricultural
- South- R-2 Residential / Government
- East- R-3 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Clark St

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Multi-family Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Approval conditions:

1. Type of crop
2. No. of harvests
3. Neighbor notification
4. Curb maintenance
5. Hours of operation
6. Any exempt lots
7. Setbacks
8. Time limit to remove crop
9. Crop height

2022 Approval:

1. Hours of operation 7am-9pm
2. Remove crops by December 1, 2021
3. Notify neighbors 24 hours prior in person or with door hangers for spraying or harvesting
4. Maintain/trim along curbs
5. 5' setback along adjacent lots
6. Corn & Soybeans

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 8, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

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: Hay Creek Estates

ADDRESS: PO Box 350 **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 524-6108 **FAX:** 524-8862

E-MAIL: pamela.coy@vikingvillageinc.com

PROPERTY OWNER: (if different from Applicant) Hay Creek Estates

LOCATION: Hay Creek Estates LLC **PARCEL #:** _____

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

☐ **Certified Survey Map (CSM):** _____

☒ **Conditional Use Permit:** Farming

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.

Pamela K S , 12-20-2021

Applicant Signature / Date

William S , 12-20-2021

Owner Signature / Date

A. Please describe how your request meets each of the following Conditional Use standards as applicable. Attach additional pages if needed.

- (A) *Proposed operation* - No Conditional Use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.
Agriculture use of unused lots - Will have them till sold
- (B) *Architectural plans; existing and proposed structures* - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
- (C) *Character and use of adjoining buildings and those in the vicinity* - The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
- (D) *Traffic generation, circulation and parking areas* - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
- (E) *Traffic generation and circulation, highway access and driveway locations* - The proposed conditional land use shall be adequately served by public or private streets.
- (F) *Sewerage and water systems* - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.

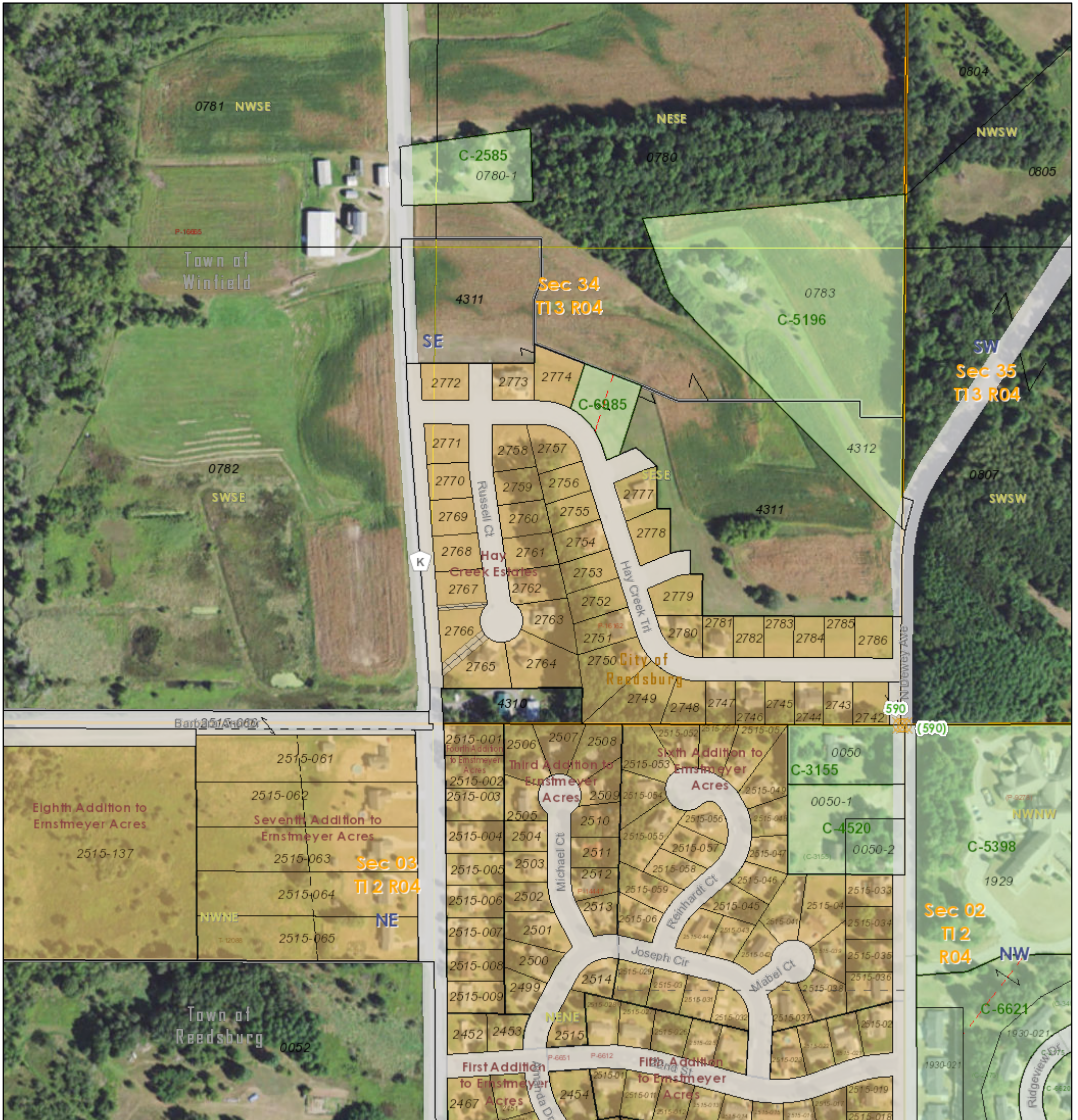
B. **Site Plan Requirements.**

- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location of existing and proposed buildings.
- (F) Location of parking areas and all exterior lighting.
- (G) Location of all loading / unloading areas.
- (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- (I) Location of all utilities on the site.
- (J) Location and specifications for all fences, walls, and other screening features.
- (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (M) Location and specifications for proposed signs.
- (N) Elevation drawings for proposed commercial structures.
- (P) Floor plans, when needed to determine the number of parking spaces required.

C. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

That there are special circumstances or conditions...(that) apply to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and that circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.

Sauk County Wisconsin



2/1/2022, 11:06:33 AM

1:4,514

Control Corners

- Center of Section Corner
- Meander Corner
- Other
- Quarter Corner
- Section Corner
- Township Corner
- Municipal Boundaries
- PLSS Fractional Lots
- PLSS 1/4 1/4 Section
- PLSS 1/4 Section
- PLSS Section Line

Survey Boundary

- CSM
- Subdivision
- Condominium
- Plat of Survey
- Assessor Plat
- Cemetery Plat
- Transportation Plat
- Road ROW
- Railroad ROW

Historic Lots

- Lot Lines
- Lots
- Tax Parcels

Other

- Unknown
- Meander Line
- Tie Line

Survey References

- Road ROW
- Railroad ROW

Road & Railroad ROW

- Road ROW
- Railroad ROW

Easements

- Prescriptive Right Of Way
- Private Ingress-Egress
- Conservation
- Easement
- Utility
- Flood
- Lease

2020 NAIP Imagery

- Red: Red
- Green: Green
- Blue: Blue

Scale: 0 to 0.15 mi / 0 to 0.2 km

Sauk County Land Information/GIS, Esri Community Maps Contributors, County of Sauk, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA

Staff Report

DATE: 2/8/2022

APPLICANT: Hay Creek Estates LLC

LOCATION: Hay Creek Estates Subdivision; along Hay Creek Trail and Russell Court,
between Myrtle St. and N. Dewey Ave

ZONING: R-2 Residential

PROPOSED LAND USE CHANGE: Conditional Use Permit (CUP)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider annual CUP for farming
on vacant residential-zoned lots

General Findings

SURROUNDING LAND USES:

- North – Agricultural
- West – Single/two-family dwellings
- South – Single-family dwellings
- East – Single-family dwelling, Ag

ZONING:

- North- Agricultural
- West- R-2 Residential
- South- R-2 Residential
- East- R-2 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS:

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Approval conditions:

1. Type of crop
2. No. of harvests
3. Neighbor notification
4. Curb maintenance
5. Hours of operation
6. Any exempt lots
7. Setbacks
8. Time limit to remove crop
9. Crop height

2021 Approval

1. Notify neighbors in person or phone call at least 24 hours in advance of harvesting.
2. Hay only
3. Minimum of 2 harvests, maximum of 4.
4. Harvest during daylight hours only
5. Maintain treebank
6. 5' sidewalk setback
7. Remove bales within 24 hours; Maximum 3' height of hay

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 8, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

Staff Report

DATE: 2/8/21

APPLICANT: Annie's Barbershop LLC

LOCATION: 1129 E Main St; parcel #1721

ZONING: B-2 Business

DESCRIPTION: Consider a Conditional Use Permit for add a tattoo & piercing business. This service would be in addition to the existing hair salon business.

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North – B-2 Business
- West – B-3 Business
- South – B-2 Business
- East – B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: E Main St, Hwy 23/33; 99' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

Conditional Use Permit Findings of Fact for Section 690-19(A-F)

Proposed operation - No Conditional Use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.

1. The Board finds that the property is zoned B-2 Business.
2. The Board finds that the property contains an existing barbershop.
3. The Board finds that the dwelling was built in in 1968.
4. The Board finds that a tattoo business is proposed, to co-locate with barbershop.
5. The Board finds that the lot is about 13,000 SF in size.
6. The Board finds that the property is located on E Main St.

Architectural plans; existing and proposed structures - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.

1. NA

Character and use of adjoining buildings and those in the vicinity - The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.

1. The Board finds that the surrounding parcels are zoned B-2 and B-3 Business.
2. The Board finds that surrounding parcels have commercial uses and residential to the west.

Traffic generation, circulation and parking areas - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

1. The Board finds that parking is located off street on three sides of the building.

Traffic generation and circulation, highway access and driveway locations - The proposed conditional land use shall be adequately served by public or private streets.

1. The Board finds that the property has two existing driveways on E Main St.

Sewerage and water systems - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.

1. NA

Site Plan Review Findings of Fact for Section 690-33(A-F)

The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

1. The Board finds that the property is zoned B-2 Business.
2. The Board finds that the property contains an existing barbershop.
3. The Board finds that the dwelling was built in in 1968.
4. The Board finds that a tattoo business is proposed, to co-locate with barbershop.
5. The Board finds that the lot is about 13,000 SF in size.
6. The Board finds that the property is located on E Main St.

Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

1. NA

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. NA

Exterior lighting shall be arranged as follows:

- It is deflected away from adjacent properties.
 - It does not impede the vision of traffic along adjacent streets.
 - It does not unnecessarily illuminate night skies.
1. NA

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. NA

Site plans shall conform to all applicable requirements of City, State and Federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, State and Federal permits.

1. The Board finds that future use is Commercial.

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS: The piercing portion does not need a CUP but the tattooing does as we've reviewed similar requests in the past. Andrea plans to hire a tattoo artist to use the back area of the building as shown on photos.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 8, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

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: Annie's Barbershop LLC
ADDRESS: 1129 E Main **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 608-768-3233 **FAX:** _____
E-MAIL: annie.the.barber.4@gmail.com
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:** tattoo & piercing establishment
For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.
- ☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____
- ☐ **Site Plan Review:** (See "B" on back page) _____
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____
For *VARIANCE* requests, also answer "C" on back page.
- ☐ **Other or Annexation:** _____

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 and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Andrea Brown / 12-28-21
Applicant Signature / Date

Andrea Brown / 12-28-21
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.**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	☒
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>12-30-2021</u>	
Receipt #	<u>1.039778</u>	

A. Please describe how your request meets each of the following Conditional Use standards as applicable. Attach additional pages if needed.

- (A) *Proposed operation* - No Conditional Use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.
-
- (B) *Architectural plans; existing and proposed structures* - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
-
- (C) *Character and use of adjoining buildings and those in the vicinity* - The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
-
- (D) *Traffic generation, circulation and parking areas* - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
-
- (E) *Traffic generation and circulation, highway access and driveway locations* - The proposed conditional land use shall be adequately served by public or private streets.
-
- (F) *Sewerage and water systems* - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
-

B. Site Plan Requirements.

- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location of existing and proposed buildings.
- (F) Location of parking areas and all exterior lighting.
- (G) Location of all loading / unloading areas.
- (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- (I) Location of all utilities on the site.
- (J) Location and specifications for all fences, walls, and other screening features.
- (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (M) Location and specifications for proposed signs.
- (N) Elevation drawings for proposed commercial structures.
- (P) Floor plans, when needed to determine the number of parking spaces required.

C. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

- 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. _____
-

- (C) Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:
- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
 - 2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

A. Proposed Operation-

Annie's Barber Shop proposes expanding our offerings to include ;

1. Scalp Micropigmentation (A hair loss solution using specialized pigments to tattoo hair follicles.)
2. Microblading-Tattooed eyebrows
3. Tiny Tattoos- Small single needle accessory tattoos
4. Piercings

Fine Line Studio-an an extension of offerings at Annie's Barbershop will include the above-listed services with professional technique, quality customer experience, and thoughtful aftercare support, raising the bar in this industry.

B.

There will be no structural changes to the land or building.





Body Art Inspection Report

Establishment Information

Facility Name FINE LINE STUDIO	Facility Type Combined Tattoo/Body Piercing Establishment (BCP)
Facility ID # ADIZ-CB4L7G	Facility Telephone # 608
Facility Address 1129 E MAIN STREET REEDSBURG, WI 53959	
Licensee Name ANNIE'S BARBERSHOP LLC	Licensee Address 1129 E MAIN STREET REEDSBURG, WI 53959

Inspection Information

Inspection Type Routine	Inspection Date January 28, 2022	Total Time Spent 0.75
-----------------------------------	--	---------------------------------

OPERATOR - The violations in operating procedure or physical arrangement indicated below must be corrected by the next routine inspection or by a date specified in this report.

Observed Violations**Total # 1**

Observed Violations - 04 - Proper construction of application area: walls & ceiling smooth, light-colored, easily cleanable; floors, smooth, non-porous, clean & in good repair, carpeting prohibited

OBSERVATION: The ceilings in the procedure areas are made of acoustic tiles.

CORRECTIVE ACTION(S): Make the walls in the procedure area light-colored, smooth and easily cleanable. Correct By: 28-Jan-2022

CODE CITATION: SPS 221.11(2) WALLS AND CEILINGS. Walls and ceilings in the area where tattoo and body-piercing procedures are performed shall be light-colored, smooth and easily cleanable.

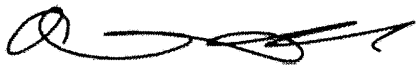
Comments:

- Misty N. Thompson has piercing practitioners license. It expires on 6/30/22. #1179-404
- Tom Kowalke is the tattoo artist. His practitioners license has not been sent yet from DSPS, but the check has been cashed.
- The establishment has great procedures in place.
- The license is withheld until proof that smooth non-absorbent ceiling tiles are installed. Please provide pictures that the proper ceiling tiles are installed.

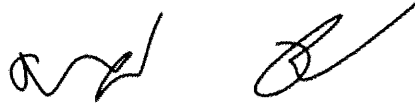
A copy of the inspection report and the reinspection criteria will be emailed

Any operator aggrieved by an order of this department under this chapter may request a hearing as provided in ch.227 statute, if state licensed, or a local ordinance if licensed by an agent health department.

Person in Charge



Sanitarian



Andrew Dietz
(608) 355-3290

Plan Commission **Staff Report**

DATE: 2/8/22

APPLICANT: DCI Reedsburg, LLC

LOCATION: 420 Plum St; Parcel #1640

ZONING: R-3 Residential

DESCRIPTION: Consider recommendation for amended Planned Development Group permit under Municipal Code Section 690-23 to convert former South School into multi-family apartments and construct new townhouses on the property. If approved, the request would then have final review by the Reedsburg Common Council on February 14, 2022, 6:00PM.

The proposed amendment includes the following versus the original approval:

- South School building going from 26 apartment units down to 14 units
- 22 Townhouses down to 8 future townhouses
- 72 parking spaces to 36 spaces and 20 garage spaces

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-1 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Plum, S Pine, S Locust; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:
OTHER:

Site Plan Review Findings of Fact for Section 690-33

The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

1. The Board finds that the existing parcel contains the former South School.
2. The Board finds that the proposal is for 26 apartments and 22 townhouses.
3. The Board finds that the uses are permitted under section 690 Attachment 1.
4. The Board finds that the parcel is zoned R-3 Residential.
5. The Board finds that 72 parking spaces are proposed.
6. The Board finds that proposed open space is about 25%.
7. The Board finds that the parcel is about 92,000 square feet.
8. The Board finds that density standards permit up to 61 units; 48 are proposed.
9. The Board finds that a public park/green space will be located at the NE corner along Plum and S Pine Streets.
10. The Board finds that a ground sign will be located in the NW corner of the lot.

Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

1. The Board finds that the proposal is for 26 apartments and 22 townhouses.
2. The Board finds that 72 parking spaces are proposed.
3. The Board finds that proposed open space is about 25%.
4. The Board finds that the parcel is about 92,000 square feet.

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that the proposal is for 26 apartments and 22 townhouses.
2. The Board finds that 72 parking spaces are proposed.
3. The Board finds that driveways will be located on S Locust and Plum Streets.

Exterior lighting shall be arranged as follows:

- 1. It is deflected away from adjacent properties.**
- 2. It does not impede the vision of traffic along adjacent streets.**
- 3. It does not unnecessarily illuminate night skies.**
1. The Board finds that lighting will be located at exterior exit doors.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. The Board finds that the proposal is for 26 apartments and 22 townhouses.
2. The Board finds that 72 parking spaces are proposed.
3. The Board finds that driveways will be located on S Locust and Plum Streets.

Site plans shall conform to all applicable requirements of City, State and Federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, State and Federal permits.

1. The Board finds that the future use map indicates Residential.

Multi-Family Standards – Section 17.42

- (3) Standards – General. In addition to standards applicable to regular subdivisions, no MFRD shall be approved unless the following items have been submitted and approved by the City:
 - (A) A development plan of the project including location and sizes of structures, parking layout, access areas and exterior elevations;
 - (B) A preliminary landscaping plan of the project, indicating types and sizes of landscaping materials and permanent irrigation facilities, prepared by a person licensed by the state to prepare such plans;
 - (C) A preliminary lighting plan of the project, indicating location and nature of exterior lighting and lighting fixtures in common areas;
 - (D) The proposed condominium documents, including those portions of the covenants, conditions and restrictions that apply to the conveyance of units, the assignment of parking and the management of common areas within the project;
 - (E) Preliminary construction plans of any proposed new buildings. For existing buildings proposed to be converted, original construction plans or a set of plans accurately showing existing construction shall be submitted; and
 - (F) Such other information, which the City Engineer determines, is necessary to evaluate the proposed project.
- (4) Environmental Preservation. The location and orientation of all buildings shall, whenever feasible, preserve natural features by minimizing the disturbance to the physical environment. Natural features such as trees, waterways, historic landmarks or slopes shall be delineated in the development plan and considered when planning the location and orientation of buildings, open spaces, underground services, walks, paved areas, play areas, parking areas and finished grade elevations.
- (5) Landscaping. The following standards shall be met:
 - (A) All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Parking lots are allowed in the setback area if approved by the Plan Commission;
 - (B) Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as a part of the landscaping plan; and,
- (6) Lighting. All on-site lighting systems shall be required on all vehicular access ways and along major walkways. Such lighting shall be directed onto the driveways and walkways within the development and away from the adjacent properties. Lighting shall also be installed within all covered and enclosed parking areas.
- (7) Lot Coverage. Lot coverage shall conform to zoning ordinance requirements for the zoning district in which the MFRD project is proposed.
- (8) Open Space – Common. The following requirements shall apply:
 - (A) Minimum grass or vegetated open space for MFRD's shall be thirty (30.0%) percent of the parcel being developed.

- (B) Common open space areas shall be designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.
 - (C) Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.
 - (D) Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50.0%) percent of the required open space.
- (9) Open Space – Private. Notwithstanding the common open space requirement, each unit may directly access private open space.
- (10) Trash Collection Areas. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry or wood walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

17.13(5) Planned Development Groups.

- (A) Planned development groups shall be permitted in appropriate zones only after specific approval by the Plan Commission and the governing body.
- (B) The application shall show the proposed use or uses, dimensions and locations of proposed structures and of areas to be reserved for vehicular and pedestrian traffic, parking, public uses such as schools, and playgrounds, landscaping, other open spaces, architectural drawings and sketches showing design structures and their relationship, and such other information as may be requested by such bodies for a determination that it is desirable to deviate from certain other provisions of this Ordinance.
- (C) The following regulations shall apply:
 1. Spacing and Orientation of Building Center. Exterior walls of opposite building shall be located no closer than a distance equal to the height of the taller building.
A building group shall not be so arranged that any permanently or temporarily occupied building is inaccessible to emergency vehicles.
 2. Circulation. There shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space. There shall be an adequate amount, in a suitable location, of pedestrian walks, malls and landscape spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities. Buildings and vehicular circulation open spaces shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.
 3. Paving and Drainage. There shall be adequate design of grades, paving, gutters, drainage and treatment of turf to handle storm waters and prevent erosion and formation of dust.
 4. Signs and Lighting. Signs and lighting devices shall be properly arranged with respect to traffic control devices and adjacent residential districts.

STAFF COMMENTS:

These are the waived standards from the 2020 approval:

- a) Open Space – 30% required; 25% proposed.
- b) Parking – 83 required; 72 proposed.
- c) Front yard setback – 25’ is required; 10’ is proposed.
- d) Rear yard setback – 25’ is required; 10’ is proposed.
- e) Sign – 15’ vision triangle (this may be met but can’t say for sure without dimensions)
- f) Ground sign – 20 square feet required; 26.6 SF proposed.

Proposed amendment:

- South School building going from 26 apartment units down to 14 units
- 22 Townhouses down to 8 future townhouses
- 72 parking spaces to 36 spaces and 20 garage spaces (37 are now required)

Exhibit List

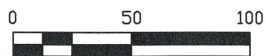
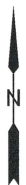
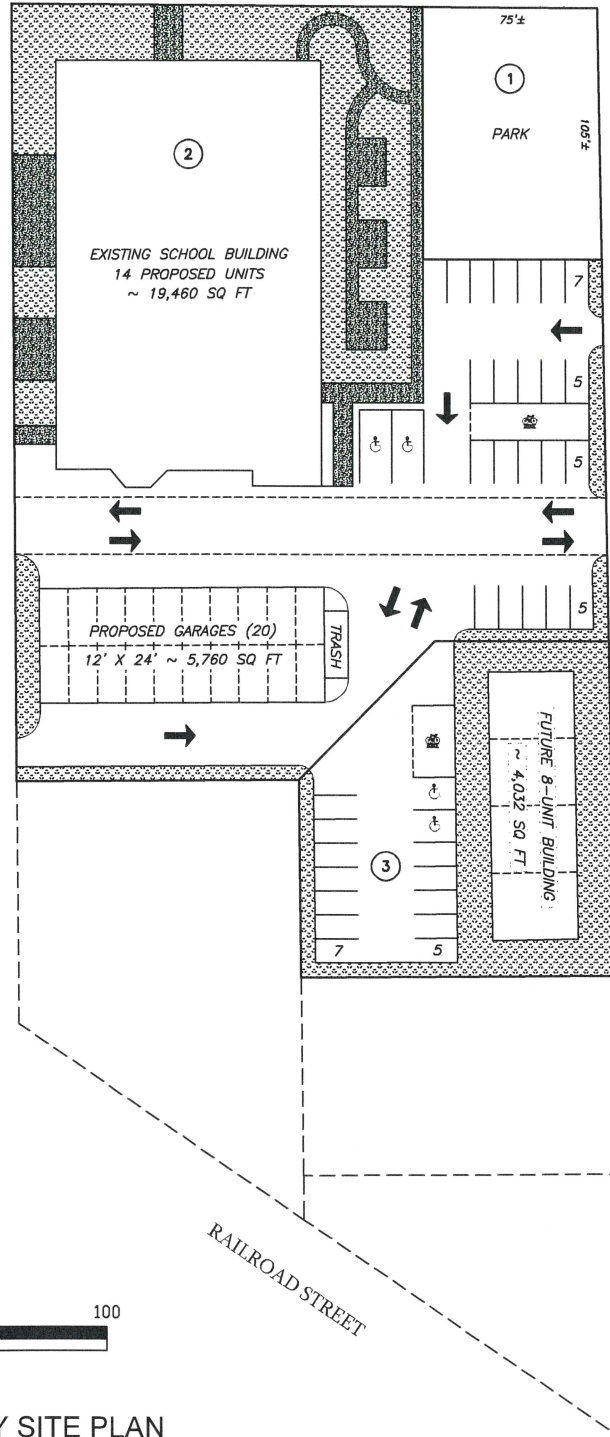
- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 8, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

PLUM STREET

SOUTH LOCUST STREET

SOUTH PINE STREET

RAILROAD STREET



PRELIMINARY SITE PLAN
SOUTH SCHOOL APARTMENTS

PRESENTED BY:
DCI REEDSBURG, LLC



ORDINANCE NO. 1935-22
(Zoning Change – 3000 E Main St; 276-2244-57000)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE.

Rezoning property from Agricultural to B-2 Business. Rezone area includes 3.75 acres of the overall property for intended hotel land use.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Parcel #276-2244-57000 – 3000 East Main Street, Reedsburg, Wisconsin, is hereby zoned B-2 Business.

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 14th day of March 2022.

David G. Estes, Mayor

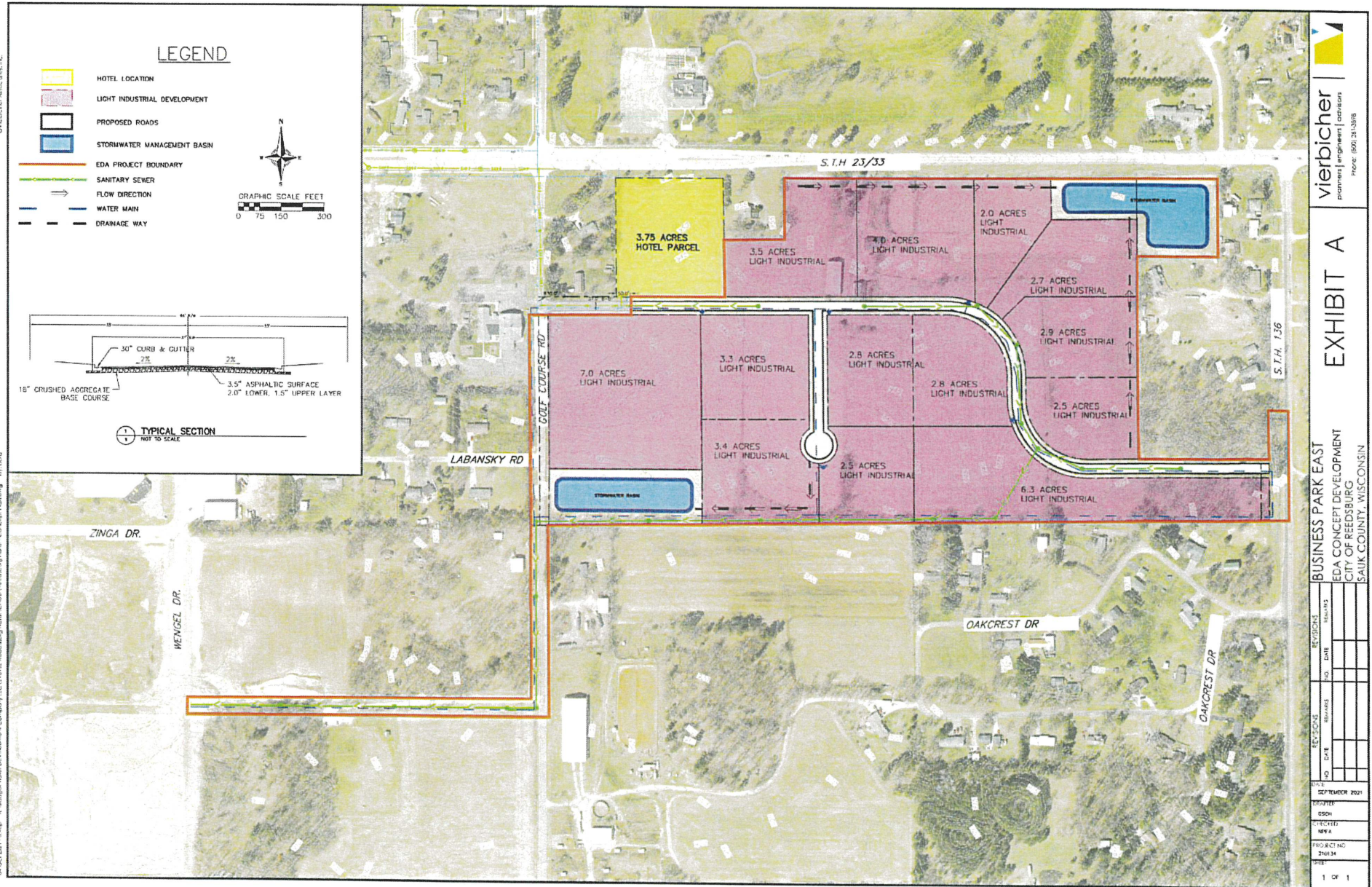
Jacob Crosetto, Clerk/Treasurer

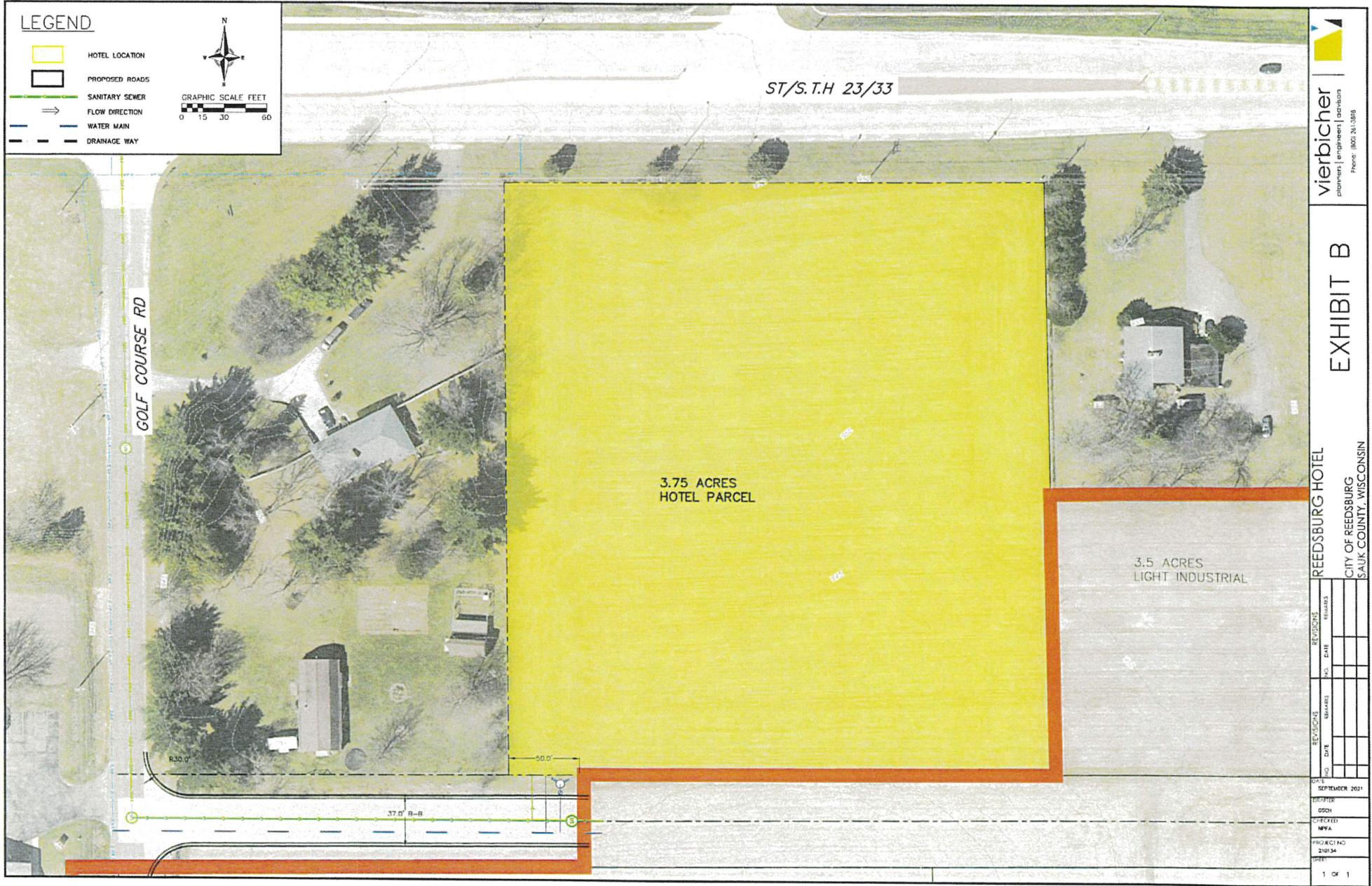
1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

February 14, 2022
February 24 & March 3, 2022
March 14, 2022
March 24, 2022

04 OCT 2021 1:34pm R:\Missouri Hotel Development Company LLC\101012 Reedsburg Hotel CAD\DWG\Reedsburg Hotel - Concept Planning - R17.dwg

04 OCT 2021 1:34pm R:\Missouri Hotel Development Company LLC\101012 Reedsburg Hotel CAD\DWG\Reedsburg Hotel - Concept Planning - R17.dwg





ORDINANCE NO. 1936-22
(Zoning Change – 276-2245-10100, 276-2245-10100, 276-2243-14000)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE.

Consider rezoning properties from I-4 Business Center to Government for Public Works shop and intended wastewater treatment plant.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Parcel #276-2244-57000 – 600 S Wengel Drive
Parcel #276-2245-10100 – 600 S Golf Course Road (per attached map)
Parcel #276-2243-14000
Reedsburg, Wisconsin, are hereby zoned Government.

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 14th day of March 2022.

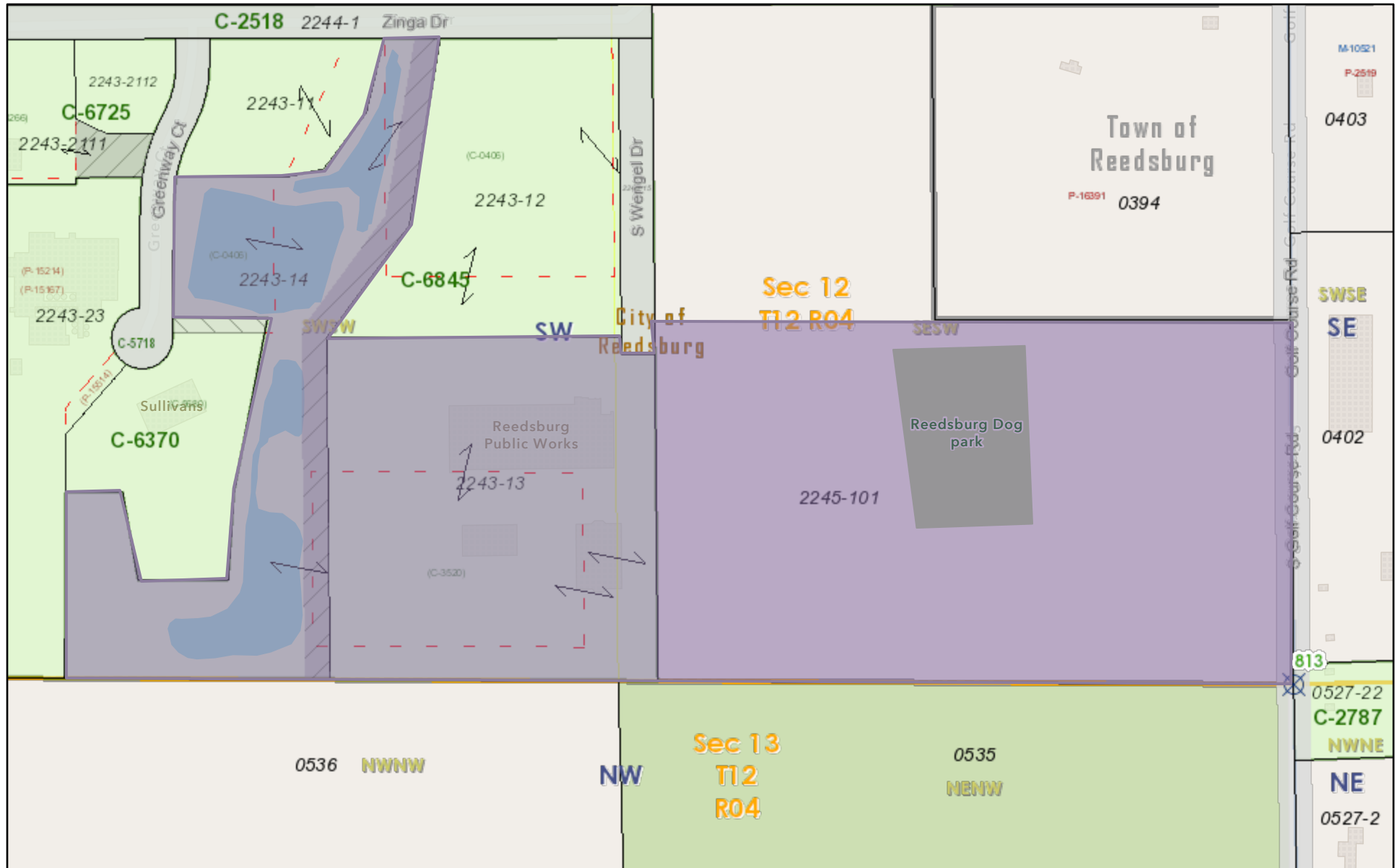
David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

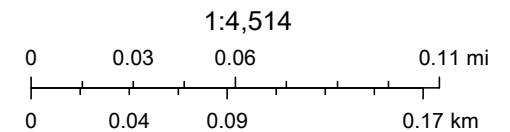
February 14, 2022
February 24 & March 3, 2022
March 14, 2022
March 24, 2022

Sauk County Wisconsin



1/28/2022, 11:08:06 AM

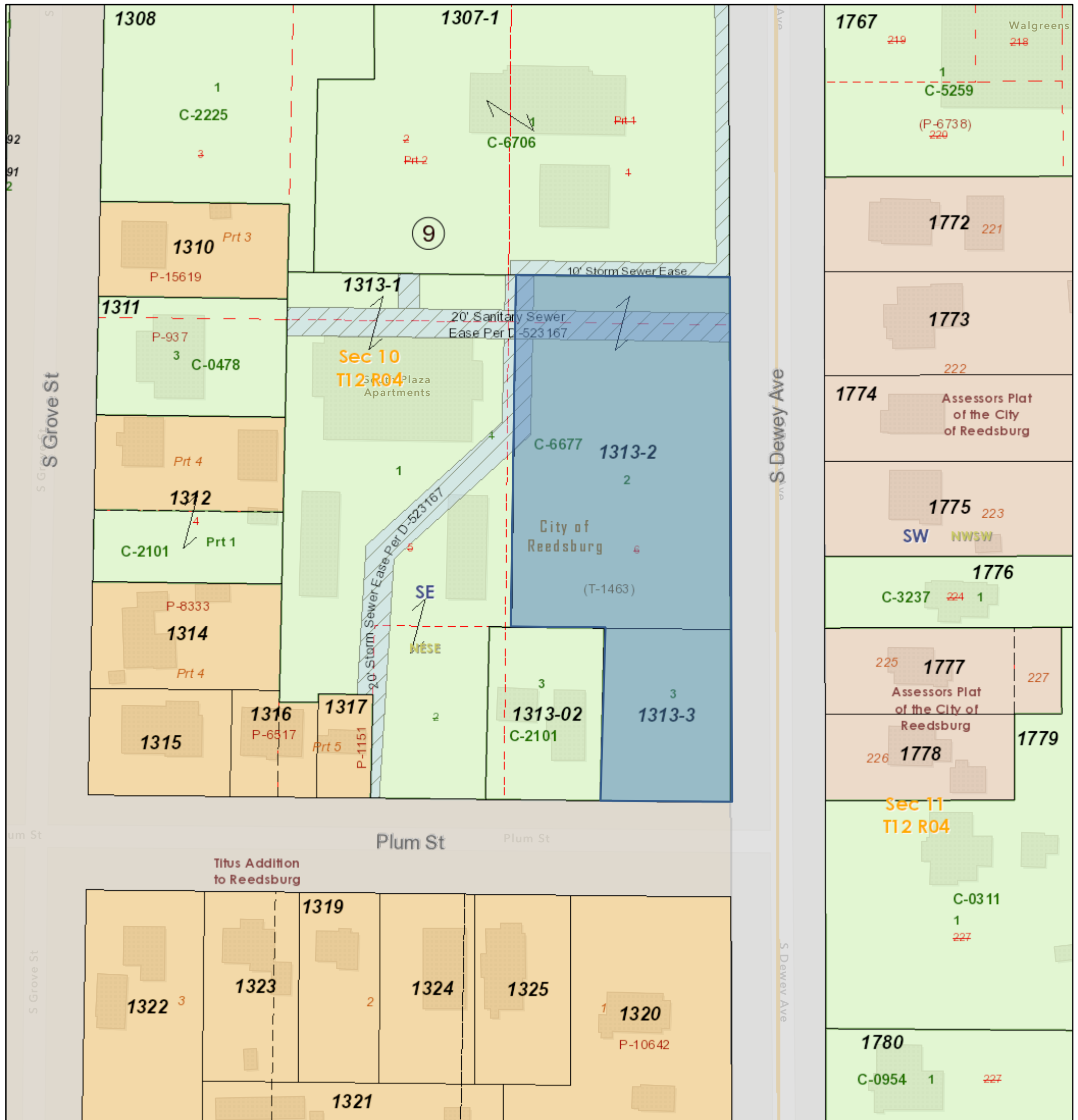
- | | | | | |
|--------------------------|----------------|----------------------|----------------------|-------------------|
| Override 1 | Meander Corner | Section Corner | PLSS Fractional Lots | PLSS Section Line |
| Control Corners | Other | Township Corner | PLSS 1/4 1/4 Section | Survey Boundary |
| Center of Section Corner | Quarter Corner | Municipal Boundaries | PLSS 1/4 Section | CSM |



Sauk County Land Information/GIS, Esri Community Maps Contributors,

Land Information/GIS

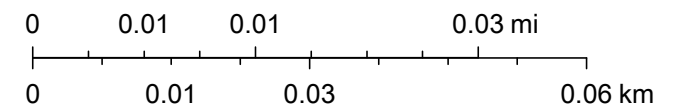
Sauk County Wisconsin



1/28/2022, 11:13:02 AM

1:1,128

Override 1	PLSS 1/4 Section	Road & Railroad ROW	Easement
Control Corners	PLSS Section Line	Road ROW	Utility
Center of Section Corner	Survey Boundary	Railroad ROW	Flood
Meander Corner	CSM	Historic Lots	Lease
Other	Subdivision	Lot Lines	Other
Quarter Corner	Condominium	Lots	Unknown
Section Corner	Plat of Survey	Tax Parcels	Meander Line
Township Corner	Assessor Plat	Easements	Tie Line
Municipal Boundaries	Cemetery Plat	Prescriptive Right Of Way	
PLSS Fractional Lots	Transportation Plat	Private Ingress-Egress	
PLSS 1/4 1/4 Section	Survey References	Conservation	



Sauk County Land Information/GIS, Esri Community Maps Contributors, County of Sauk, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA

TO: Reedsburg Plan Commission
FROM: Foth Infrastructure & Environment, LLC
RPT DATE: February 2, 2022
MTG DATE: February 8, 2022
RE: Comprehensive Master Plan 2022-2042 – Steering Committee Meeting

1. Plan Drafting
 - No new census data available to date.
 - We are currently working on drafts of the Economic Development and Land Use chapters.
 - We are working on developing draft recommendations for each chapter based on the analysis of the data from all our public engagement efforts thus far.
2. January 20, 2022, Interactive Workshop Recap
 - We had a fun evening on Thursday, January 20th. We had a good turn out for the Interactive Workshop and benefitted from the cross traffic generated by an event at the CAL Center and the Varsity Girls Basketball Game.
 - Please find attached a summary document of the outcomes from the Interactive Workshop along with a few online survey results we received from that evening. We will review some of the highlights at our meeting.
3. Next Steps
 - We plan to have a well rounded first draft of the new Comprehensive Plan for our meeting in March. We suggest our next meetings in March/April be special Steering Committee workshop meetings (separate from normal PC business). We anticipate these meetings to be longer in nature as we want to focus on a formal review of the draft plan document, specifically on the land use map and economic development chapter. The dialogue will also start to enter into discussions on future plan recommendations.

Attachments:

- Interactive Workshop Results
- Temporary Survey Results from Interactive Workshop

2042 Comprehensive Plan - Interactive Workshop

THURSDAY, JANUARY 20, 2022

Foth Infrastructure Solutions



Results

- Twenty-four (24) people signed-in at the interactive workshop.
- Attendees viewed a brief PowerPoint presentation at their own pace, asked questions, and visited each of our three (3) interactive stations:
 1. The Future Land Use Map
 2. Visual Preference Survey
 3. Downtown Deep Dive



- Attendees had the option to take an exit survey or submit their comments digitally by scanning a QR code with their phone's camera.



"Insert a comment"

Station #1 The Future Land Use Map

Juxtaposition of the existing Future Land Use Map and a new map of current land uses. Where would you like to see future land uses (e.g., residential, mixed use)?



Comments:

- Mixed use housing in older downtown neighborhoods
- Better land uses around the river (e.g., restaurants)
- Bike/Walk to downtown from NW neighborhoods
- Community center/more senior recreation options
- More retail clothing stores
- Reedsburg historical museum
- More biking opportunities
- More exposure to the 400 Trail
- More single-family housing
- Opportunities for housing for all ages and price points
- More public art to create a better sense of place downtown
- Increase tourism opportunities
- Make parking downtown more apparent

Station #2 Visual Preference Survey

Display boards with pictures on numerous topics including:

- Community Design & Beautification
- Outdoor Recreation
- Industrial/Commercial Design & Types
- Transportation
- Residential Uses & Density



Takeaways:

- Mixed-use infill development (compliments historic character) /Urban streetscape
- Passive recreation (nature trails)
- Large footprint warehouse/distribution center & retail with modern architecture & greenspace
- Urban streetscape (greenspace in median, street trees, sidewalks, slower traffic)
- Townhomes

Station #3 Downtown Deep Dive

A series of maps depicting the downtown and its environs to spark dialogue about issues and opportunities for this area.



General Comments:

- No removal of Main Street buildings for redevelopment
- Clothing store needed
- Better mix of retail needed
- Artist, artisan, organic, specialty indoor space needed
- Main Street is challenging to cross where there are no lights
- Gateway redevelopment opportunity at either end of Main St.
- Lack of cultural attractions
- Living windows is a big draw
- Better holiday decorations needed

Eastside Comments:

- Make more of the City campus
- Library/community center expansion with open space potential at NE corner of Park St. & Plum St.

- Not enough parking or handicap access at the library
- Possible angled parking & one-way around the library to increase parking
- Light on trees year-round would increase appeal at night
- Connect City Park to downtown
- Limited parking for events at City Park
- Wednesday night concerts in City Park are a big draw
- Opportunity for more intensive use of buildings adjacent to City Park

Westside Comments:

- Reuse of old bank building opportunity
- Downtown businesses close at 5:00 p.m. or sooner so little interest at night
- Better signage for parking behind Main St. needed
- Parking areas located behind downtown blocks are not inviting
- Many bars, but few restaurants
- Possible redevelopment site at SW corner of Vine St. & Walnut St. near historic homes
- Businesses need to take advantage of the river. Opportunity directly adjacent to the river on south side of main street
- Improve river access
- Possible future farmer's market location at NW corner of Webb Ave. & Main St.
- Conversion of Victorian home into a restaurant or B&B possible at Vine St. & Railroad Street (triangle)
- Possible bike shop/bike repair kiosk near the 400 State Trail



#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 13, 2022 2:29:19 PM
Last Modified: Thursday, January 13, 2022 2:36:29 PM
Time Spent: 00:07:09
IP Address: 162.245.177.50

Page 1

Q1

What are some things that you wouldn't change about the City of Reedsburg (Example topics: rural feel, downtown, recreation, schools, etc.)?

- | | |
|---|--------------------------------|
| 1 | Plans for a splash pad |
| 2 | Pickle ball |
| 3 | four way stop near Webb |
-

Q2

What are some things that you would like to change about the City of Reedsburg (Example topics: safety, business development, recreation, transportation, government, etc.)?

- | | |
|---|---|
| 1 | Pool bathroom rebuild or remodel |
| 2 | Side walk in Webb park to give a place for walkers and bikes |
| 3 | Development / improvements of the old movie theater |
-

Q3

Do you support more of or less of the following types of land uses:

- | | |
|---|---------------------|
| Retail & Convenience | More Support |
| Manufacturing & Warehousing | More Support |
| Professional office | More Support |
| Health care and Human Services (e.g., hospitals, nursing homes, etc.) | More Support |
| Recreation & Open space | More Support |
| Mixed Use Developments (Commercial with residential) | Less Support |
| Higher Density Residential Developments (Condos/Apartments) | Less Support |
-

Q4

Respondent skipped this question

Any other opinions or perspectives you would like to share
for the development of the Comprehensive Master Plan?
Please share any additional comments/feedback here.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, January 29, 2022 6:13:30 PM
Last Modified: Saturday, January 29, 2022 6:16:32 PM
Time Spent: 00:03:01
IP Address: 174.192.143.45

Page 1

Q1

What are some things that you wouldn't change about the City of Reedsburg (Example topics: rural feel, downtown, recreation, schools, etc.)?

1	The parks
2	The library

Q2

What are some things that you would like to change about the City of Reedsburg (Example topics: safety, business development, recreation, transportation, government, etc.)?

1	More retail stores
2	Another grocery store
3	A traffic light at Dewey and 8th

Q3

Do you support more of or less of the following types of land uses:

Retail & Convenience	More Support
Manufacturing & Warehousing	Less Support
Professional office	Less Support
Health care and Human Services (e.g., hospitals, nursing homes, etc.)	More Support
Recreation & Open space	More Support
Mixed Use Developments (Commercial with residential)	More Support
Higher Density Residential Developments (Condos/Apartments)	More Support

Please list any specific examples of uses above you would like to see more or less of and why here:

I want more low income / affordable apartments

Q4

Respondent skipped this question

Any other opinions or perspectives you would like to share
for the development of the Comprehensive Master Plan?
Please share any additional comments/feedback here.

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, January 31, 2022 7:43:24 PM
Last Modified: Monday, January 31, 2022 7:50:41 PM
Time Spent: 00:07:16
IP Address: 97.88.18.142

Page 1

Q1

What are some things that you wouldn't change about the City of Reedsburg (Example topics: rural feel, downtown, recreation, schools, etc.)?

1	Rural feel
---	-------------------

Q2

What are some things that you would like to change about the City of Reedsburg (Example topics: safety, business development, recreation, transportation, government, etc.)?

1	Parking restrictions
2	Fireworks in city limits
3	Snow shoved sidewalks

Q3

Do you support more of or less of the following types of land uses:

Retail & Convenience	Less Support
Manufacturing & Warehousing	Less Support
Professional office	More Support
Health care and Human Services (e.g., hospitals, nursing homes, etc.)	More Support
Recreation & Open space	Less Support
Mixed Use Developments (Commercial with residential)	Less Support
Higher Density Residential Developments (Condos/Apartments)	Less Support

Q4**Respondent skipped this question**

Any other opinions or perspectives you would like to share for the development of the Comprehensive Master Plan? Please share any additional comments/feedback here.

Survey Responses

As previously mentioned, the Interactive Workshop Exit Survey is fillable digitally via a QR Code so people can fill it out at their personal convenience and share it with friends and family members. The survey was intentionally kept open to allow community members sufficient time to respond. Eventually, comments will be compiled and used to inform the comprehensive plan.

Include future survey results here