

Reedsburg Plan Commission

February 8, 2022



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

Present: Steve Zibell, Sonny Hyde, Jay Brunken, Dan DeBaets

Absent: Mayor Dave Estes, Alder Mike Gargano

Staff: Brian Duvalle

Approval of Minutes: Motion by Zibell, seconded by DeBaets to approve the 1/11/21 meeting minutes.

Motion approved

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.

Motion by Zibell, seconded by Brunken to approve the CUP as presented and with same 2021 conditions.

Motion approved

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

Discussion held on which vacant lots are now bought and which lots fit the new 5-acre minimum.

Motion by Knudsen, seconded by Zibell to approve the CUP as presented with same 2021 conditions and farming of tax parcel #4311 only.

Motion approved

Consider a Conditional Use Permit for a tattoo & piercing business. – 1129 E Main St; parcel #1721 – Annie’s Barbershop LLC

Owner Andrea Brown discussed one of the tattoo procedures called scalp micropigmentation. Discussion if there re similar requirements as salons. There are differing requirements but has received license from County and State.

Motion by Brunken, seconded by Knudsen to approve the CUP as presented with conditions of maintaining license(s) and permit expiration when business changes ownership.

Motion approved

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

Lopp stated that there are many vacant residential lots and that multi-family needs to be built to scale to be feasible. He would like to have outside storage on the property. Discussion held on surrounding land uses which are residential on three sides. Discussion held on outside storage possibly not meeting the aesthetic standards of the upcoming Comprehensive Plan. Discussion held on whether screening the site with vegetation would help resolve that.

Review Comprehensive Plan draft

Orrin Sumwalt stated there is no new census data yet. They are currently working on the economic development and land use chapters. Discussion held on recent public engagement results (future land use, visual preference, downtown) and online surveys. It was agreed the survey can close soon.

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.

Proposed changes of apartments, garages, and townhouses were reviewed.

Motion by Knudsen, seconded by Hyde to recommend approval of PDG as presented.

Motion approved (DeBaets – abstain)

Consider 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

This rezone is needed for the proposed hotel site. A CSM is being worked on in the meantime.

Motion by Zibell, seconded by DeBaets to recommend approval of rezoning as presented and pending proposed CSM.

Motion approved

Consider rezoning property from I-4 Business Center to Government – 600 S Golf Course Rd, 600 S Wengel Dr; 2245-10100, – City of Reedsburg

Motion by Knudsen, seconded by Hyde to recommend approval of rezoning as presented and pending proposed CSM.

Motion approved

Motion by DeBaets, seconded by Zibell to adjourn at 7:15 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector