

City Plan Commission Agenda
June 14, 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 MAY 10, 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 site plan review for building addition to Saputo Cheese – 1120 Commercial Ave; Parcel #1699-1 & 1699-2 – Saputo Cheese USA, Inc.
- B. Consider Conditional Use Permit for new solar panel installation at Pineview School – 1121 8th St; Parcel #1379 – All Sky Energy
- C. Consider site plan review for new solar panel installation for Reedsburg Utility Commission – 1100 Industrial St; Parcel #2091-1 – All Sky Energy
- D. Consider Conditional Use Permit for a new storage building – 350 King St; Parcel 276-2226-00000 – Reedsburg Salvage
- E. Consider site plan concept for outside addition to J's Pub and Grill – 280 Viking Dr; Parcel #s 2200-0911 & 2200-51 – Jayson Pettit/J's Pub & Grill
- F. Consider recommending Ordinance No. 1943-22 rezone from R-3 Residential to R-2 Residential – S2255 County Rd H; Parcel #s 042-0823-30000 & 042-0823-31000 – Michael & Sheila Masica
- G. Consider Conditional Use Permit for annual farming of vacant residential & commercial-zoned lots – 851 S. Albert Ave. & 1001 Bindl Dr; parcel #s 2537, 2563, 2563-1, 2563-2 & 2563-3 – Jim Schulenburg



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.

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

May 10, 2022



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 5:15 PM in Reedsburg City Hall.

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

Absent: Sonny Hyde, Jay Brunken

Staff: Tim Becker, Kurt Muchow, Brian Duvalle

Approval of Minutes: Motion by Zibell, seconded by Gargano to approve the 4/12/22 meeting minutes.

Motion approved

Discuss 2042 Comprehensive Plan & Future Land Use Map

Orrin Sumwalt of Foth presented updated future land use map. Discussion included reviewing desired development areas and gateways.

Consider Certified Survey Map to divide property into two parcels - E5856 La Valle St; Parcel #s 030-0272-00000 & 030-0266-00000 – Steve Dempsey

This property was divided in early 2000s but without a CSM and is now for sale.

Motion by Zibell, seconded by Knudsen to recommend approval to Council as presented.

Motion approved

Consider Site Plan Review to add a new hoop storage building. – 411 South Ave; parcel # 2269-21200 – Riffey Transload LLC

Discussion held on providing screening with either a fence or vegetative landscaping. Riffey stated that this property is planned for a long-term development even if the proposed hoop building is temporary. The material would be either vinyl or galvanized and is needed to protect the feed product.

Motion by Gargano, seconded by Knudsen to approve the site plan as presented with conditions of providing a landscape plan and a 5-year time limit for building.

Motion approved (Abstain – DeBaets)

Consider Site Plan Review for new storage building – 1650 Maple St; parcel # 276-2227-00000 – Reedsburg Salvage

Discussion held on the site's location as the property will be much more visible after extension of Viking Dr. Discussion held on parking, screening, lot line setbacks and building façade.

Motion by Knudsen, seconded by DeBaets to approve the site plan as presented with conditions of providing landscape and parking plans, brick façade on front and wrapped around building corner, and screened trash receptacle.

Motion approved

Consider Site Plan Review for a new Kwik Trip – 1690 E Main St; Parcel # 276-2218-00000 – Trent Kastenschmidt

Discussion held on number of gas pumps (20), having enough space for overnight parking, driveway width, signage (ZBA review), and Wis DOT driveway locations.

Motion by Knudsen, seconded by Gargano to approve the site plan as presented with conditions of wider driveway widths, DOT driveway approval, and ZBA approval of sign variance.

Motion approved

Consider Site Plan Review for a new Holiday Inn Express – 3000 E Main St; Parcel # 276-2254-57000 – Holiday Inn Express

Hotel will have 83 rooms, 16 rooms for future addition, and a stormwater basin in the SW corner. The stormwater will be piped to the highway ditch but is also awaiting final EDA approval to confirm stormwater details. Discussion held on providing landscaped parking islands.

Motion by Knudsen, seconded by DeBaets to approve the site plan as presented with conditions of providing a landscape plan and final stormwater plan.

Motion approved

Consider Site Plan Review for ambulance building addition – 230 Railroad St; Parcel 276-1055-10000 – Reedsburg Area Ambulance Service Inc

Discussion was held on adding sleeping rooms, parking use on adjacent DOT lot, 2nd floor setback due to power lines and matching exterior building materials. Commercial building code requires an elevator for second floor sleeping area.

Motion by Knudsen, seconded by Gargano to approve the site plan as presented.

Motion approved

Consider Site Plan Review for new fieldhouse – 1401 Viking Dr; Parcel 276-2046-00000 – City of Reedsburg

The fieldhouse would have volleyball courts, basketball courts, and 145 new parking spots (565 total with existing parking). The building may need to be shifted west into the hillside to address stormwater. Stormwater is still under review by Vierbicher. The fieldhouse would have rounded corners and have an occupancy of 1,200. Discussion held on adding parking lot landscaping. Bidding should be done by end of summer.

Motion by Gargano, seconded by Estes to approve the concept plan as presented.

Motion approved

Review Annual Code of Ethics

Forms were signed.

Motion by Gargano, seconded by Knudsen to adjourn at 7:00 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

PROJECT INFORMATION

FACILITY ADDITION:
SAPUTO CHEESE USA, INC.
1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 18, 2021
JAN. 19, 2022
MAY 31, 2022

JOB NUMBER

2062220

SHEET NUMBER

C1.1

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

LEGAL DESCRIPTION: CITY OF REEDSBURG ASSESSORS PLAT PRT ASSESSOR'S
LOT 184 = CSM #1394 LOT 1 AND CSM V6-1394 LOT

PROPERTY AREA: AREA = 286,494 S.F. (6.58 ACRES).

EXISTING ZONING: I-3

PROPOSED ZONING: I-3

PROPOSED USE: CHEESE MANUFACTURING

AREA OF SITE DISTURBANCE: 149,483 S.F. (3.43 ACRES)

SETBACKS: BUILDING: FRONT = 25
REAR = 10

PAVEMENT: FRONT = 10
REAR = 10

PROPOSED BUILDING HEIGHT: 24' (MAX. HEIGHT ALLOWED: N/A)

PARKING REQUIRED: 1 SPACE PER 2 EMPLOYEES (64 SPACES REQ.)

PARKING PROVIDED: 78 SPACE (4 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 4, HANDICAP STALLS PROVIDED: 4

HOURS OF OPERATION: 24 HR- 7 DAYS

BUILDING OCCUPANCY CLASSIFICATION: B, F-2, S-2, F-1

CLASS OF BUILDING CONSTRUCTION: II(B)

EXISTING SITE DATA

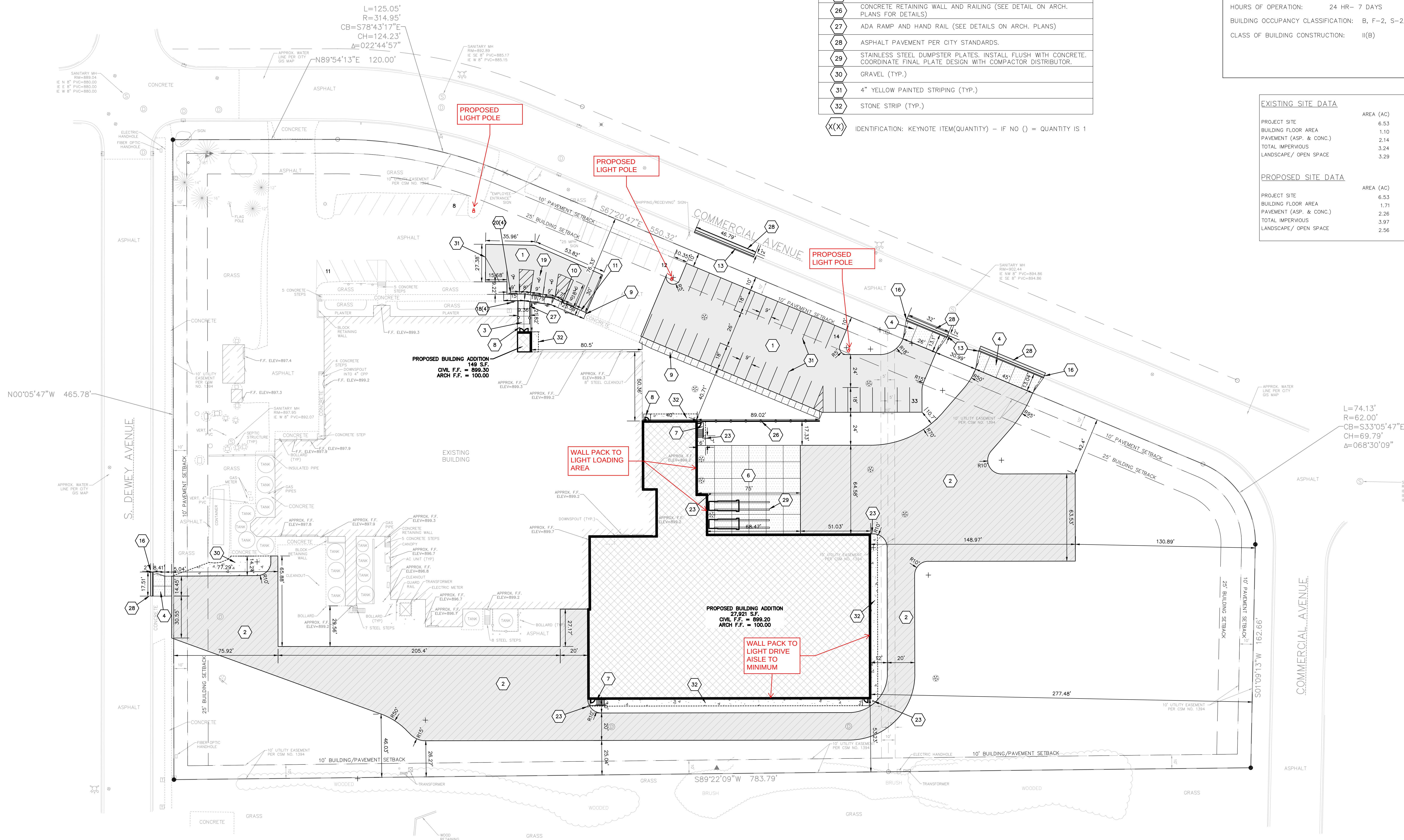
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	6.53	284,498	
BUILDING FLOOR AREA	1.10	48,058	16.9%
PAVEMENT (ASP. & CONC.)	2.14	93,238	32.8%
TOTAL IMPERVIOUS	3.24	141,296	49.7%
LANDSCAPE/ OPEN SPACE	3.29	143,202	50.3%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	6.53	284,498	
BUILDING FLOOR AREA	1.71	74,585	26.2%
PAVEMENT (ASP. & CONC.)	2.26	98,280	34.5%
TOTAL IMPERVIOUS	3.97	172,865	60.8%
LANDSCAPE/ OPEN SPACE	2.56	111,633	39.2%

SITE PLAN KEYNOTES

- 1 STANDARD ASPHALT SECTION (TYP.)
 - 2 HEAVY DUTY ASPHALT SECTION (TYP.)
 - 3 CONCRETE SIDEWALK (TYP.)
 - 4 CONCRETE DRIVEWAY PER CITY STANDARDS (TYP.)
 - 5 HEAVY DUTY CONCRETE (TYP.)
 - 6 LOADING DOCK CONCRETE (TYP.)
 - 7 STAIRS AND RAILING (TYP.) SEE ARCH. PLANS FOR DETAILS.
 - 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
 - 9 RAISED WALK (TYP.)
 - 10 FLUSH WALK (TYP.)
 - 11 TAPER WALK 0" TO 6" IN 18'
 - 13 24" CURB & GUTTER (TYP.) PER CITY STANDARDS
 - 16 CURB CUT (TYP.)
 - 18 HANDICAP SIGN (TYP.)
 - 19 HANDICAP STALL & STRIPING PER STATE CODES.
 - 20 PRECAST CONCRETE WHEEL STOP (TYP.)
 - 23 6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
 - 26 CONCRETE RETAINING WALL AND RAILING (SEE DETAIL ON ARCH. PLANS FOR DETAILS)
 - 27 ADA RAMP AND HAND RAIL (SEE DETAILS ON ARCH. PLANS)
 - 28 ASPHALT PAVEMENT PER CITY STANDARDS.
 - 29 STAINLESS STEEL DUMPSTER PLATES. INSTALL FLUSH WITH CONCRETE. COORDINATE FINAL PLATE DESIGN WITH COMPACTOR DISTRIBUTOR.
 - 30 GRAVEL (TYP.)
 - 31 4" YELLOW PAINTED STRIPING (TYP.)
 - 32 STONE STRIP (TYP.)
- (X(X)) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1



PAVEMENT HATCH KEY:

[Hatch]	STANDARD ASPHALT
[Hatch]	HEAVY DUTY ASPHALT
[Hatch]	CONCRETE



1"= 30'
SCALE
30' 0 30' 60'
FEET

CIVIL SITE PLAN

FACILITY ADDITION: SAPUTO CHEESE USA, INC.

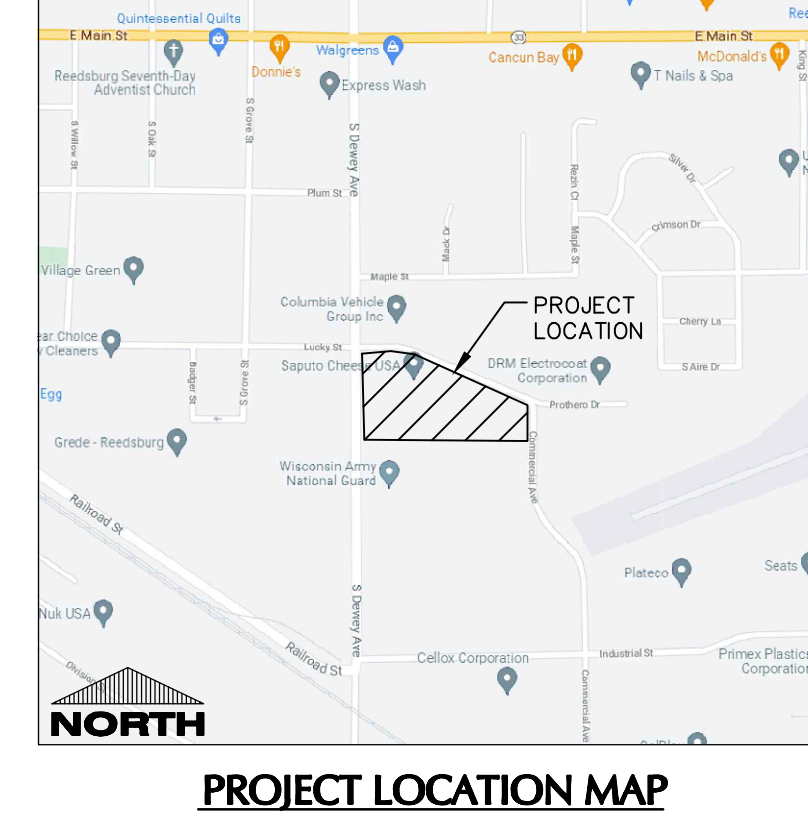
REEDSBURG, WI

LEGEND

	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)		EXISTING CONIFEROUS TREE
	EXISTING GRADE SPOT ELEVATIONS		EXISTING SHRUB
	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL)		EXISTING STUMP
	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)		SOIL BORING
	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)		EXISTING WELL
	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)		PROPOSED WELL
	EXISTING WATER VALVE IN BOX		EXISTING LIGHT POLE
	PROPOSED WATER VALVE IN BOX		EXISTING SIGN
	EXISTING WATER VALVE IN MANHOLE		CENTER LINE
	EXISTING WATER SERVICE VALVE		EXISTING HANDICAP PARKING STALL
	EXISTING TELEPHONE MANHOLE		PROPOSED HANDICAP PARKING STALL
	EXISTING STORM CATCH BASIN		EXISTING GAS VALVE
	PROPOSED STORM CATCH BASIN - ST CB		EXISTING WOODED AREA
	PROPOSED STORM FIELD INLET - ST FI		EXISTING HEDGE
	EXISTING SQUARE CATCH BASIN		EXISTING CHAINLINK FENCE
	EXISTING STORM CURB INLET		EXISTING WOOD FENCE
	PROPOSED STORM CURB INLET - ST CI		EXISTING BARBED WIRE FENCE
	EXISTING UTILITY POLE		PROPOSED PROPERTY LINE
	EXISTING UTILITY POLE WITH GUY WIRE		EXISTING GUARD RAIL
	EXISTING STREET LIGHT		EXISTING STORM SEWER AND MANHOLE
	EXISTING TELEPHONE PEDESTAL		PROPOSED STORM SEWER AND MANHOLE - ST MH
	EXISTING ELECTRIC PEDESTAL		EXISTING SANITARY SEWER AND MANHOLE
	EXISTING ELECTRIC BOX		EXISTING SANITARY SEWER AND MANHOLE - SAN MH
	EXISTING CABLE TV PEDESTAL		EXISTING WATER LINE AND HYDRANT
	PROPOSED DRAINAGE FLOW		PROPOSED WATER LINE AND HYDRANT
	1-1/4\"/>		EXISTING OVERHEAD UTILITY LINE
	3/4\"/>		EXISTING UNDERGROUND FIBER OPTIC LINE
	1-1/4\"/>		EXISTING UNDERGROUND ELECTRIC CABLE
	3/4\"/>		EXISTING UNDERGROUND TELEPHONE CABLE
	2\"/>		EXISTING UNDERGROUND GAS LINE
	1\"/>		PROPOSED CURB AND GUTTER
	SECTION CORNER		EXISTING CURB AND GUTTER
	PROPOSED APRON END SECTION		GRADING/SEEDING LINES
	EXISTING MARSH AREA		RIGHT-OF-WAY LINE
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		INTERIOR PROPERTY LINE
	EROSION MATTING		RAILROAD TRACKS
	PROPOSED INLET PROTECTION		EXISTING GROUND CONTOUR
	DETAILS		PROPOSED GROUND CONTOUR
	DETAILS		EXISTING POLISH SEWER AND MANHOLE
	DETAILS		PROPOSED POLISH SEWER AND MANHOLE
	DETAILS		EXISTING PROCESS SEWER AND MANHOLE
	DETAILS		PROPOSED PROCESS SEWER AND MANHOLE
	DETAILS		EXISTING CLEAR WATER LINE
	DETAILS		PROPOSED CLEAR WATER LINE

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C0.1	CIVIL COVER AND SPECIFICATION SHEET
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C2.0	DETAILS
C2.1	DETAILS



CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.WILGREEN@EXCEL-ENGINEERING.COM TO GET STAKING PRIOR TO INCLUDING ANY BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

STORMWATER POND ASBUILT NOTE

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.5' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TELEPHONE (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

3. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERMANENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREENING AND BAIL FLOTTING, BUT BEFORE POWER FLOTTING AND TROMMELING.
4. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45. AT TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER. READY-MIX PROVIDER AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE BATCHING PLANT, DESIGNER'S NAME, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
5. IF SITE RESTORATION IS REQUIRED, CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
6. CONTRACTOR TO PROVIDE EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
7. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST JOINT/JOINT.

DIVISION 32 EXTERIOR IMPROVEMENTS

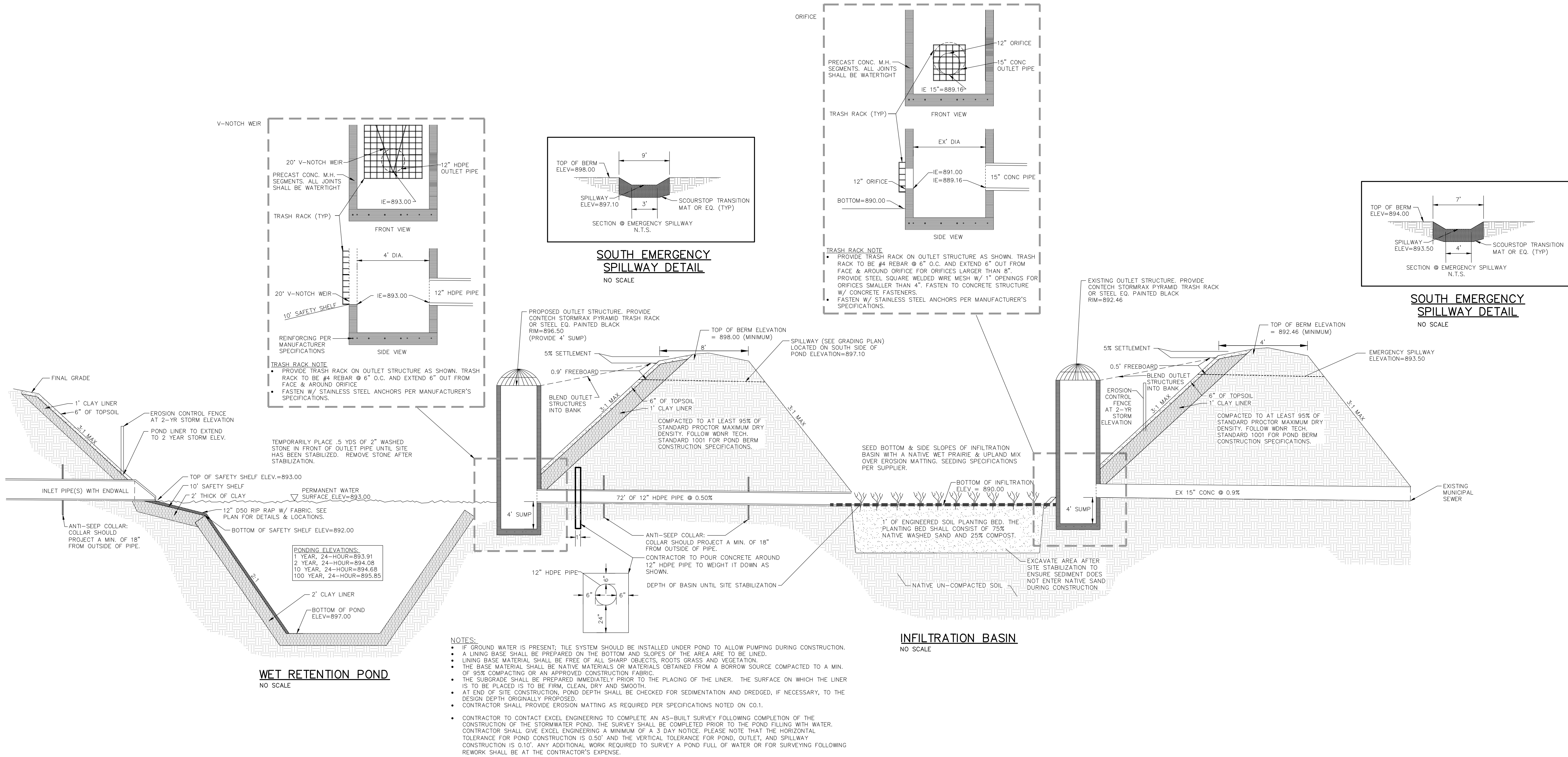
- 32 10 00 GRAVEL AREAS
- A. CONTRACTOR TO PROVIDE COMPACTED GRAVEL WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE TYPES AND DEPTHS AS INDICATED BELOW.
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DIVISION 32 00 AGGREGATE BASE & ASPHALT PAVEMENT

- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE TYPES AND DEPTHS AS INDICATED BELOW.
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DIVISION 32 00 CONCRETE AND AGGREGATE BASE

- A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE TYPES AND DEPTHS AS INDICATED BELOW.
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OVERALL STORMWATER FACILITY DETAIL
NO SCALE

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

DOWNSPOUT NOTE:

DS

DS DENOTES DOWNSPOUT TO
GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT
ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS
FOR FINAL LOCATIONS.

PROJECT INFORMATION

FACILITY ADDITION:
SAPUTO CHEESE USA, INC.
1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

PRELIMINARY DATES

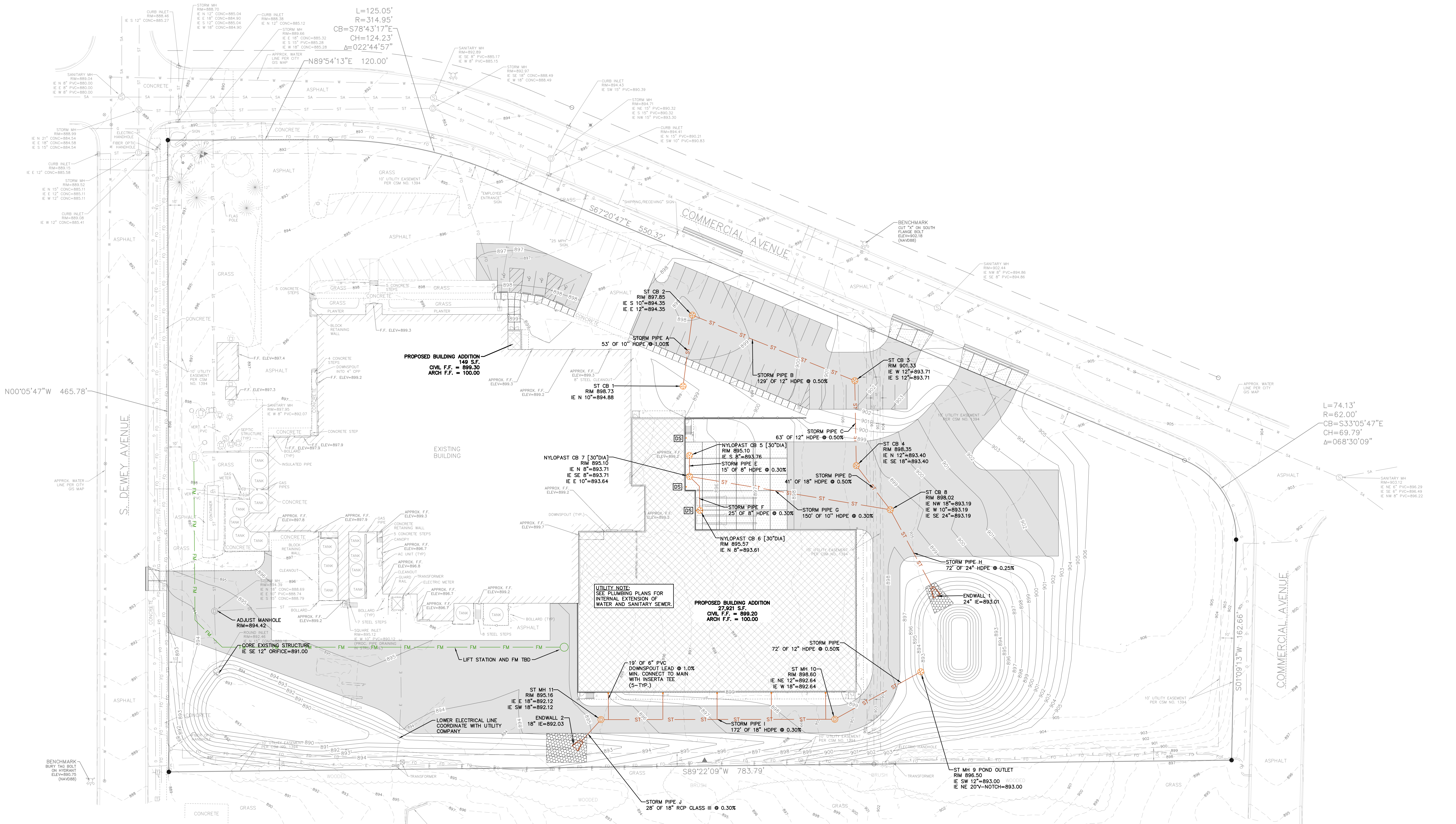
NOV. 18, 2021
JAN. 19, 2022
MAY 31, 2022

JOB NUMBER

2062220

SHEET NUMBER

C1.3



L=74.13'
R=62.00'
CB=S33°05'47"E
CH=69.79'
Δ=068°30'09"

1"= 30'
SCALE



CIVIL UTILITY PLAN

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

- NOTES:
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
 - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

INLET PROTECTION NOTE:
CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:
CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

PROJECT INFORMATION

FACILITY ADDITION:
SAPUTO CHEESE USA, INC.
1120 COMMERCIAL AVE • REEDSBURG, WI 53959

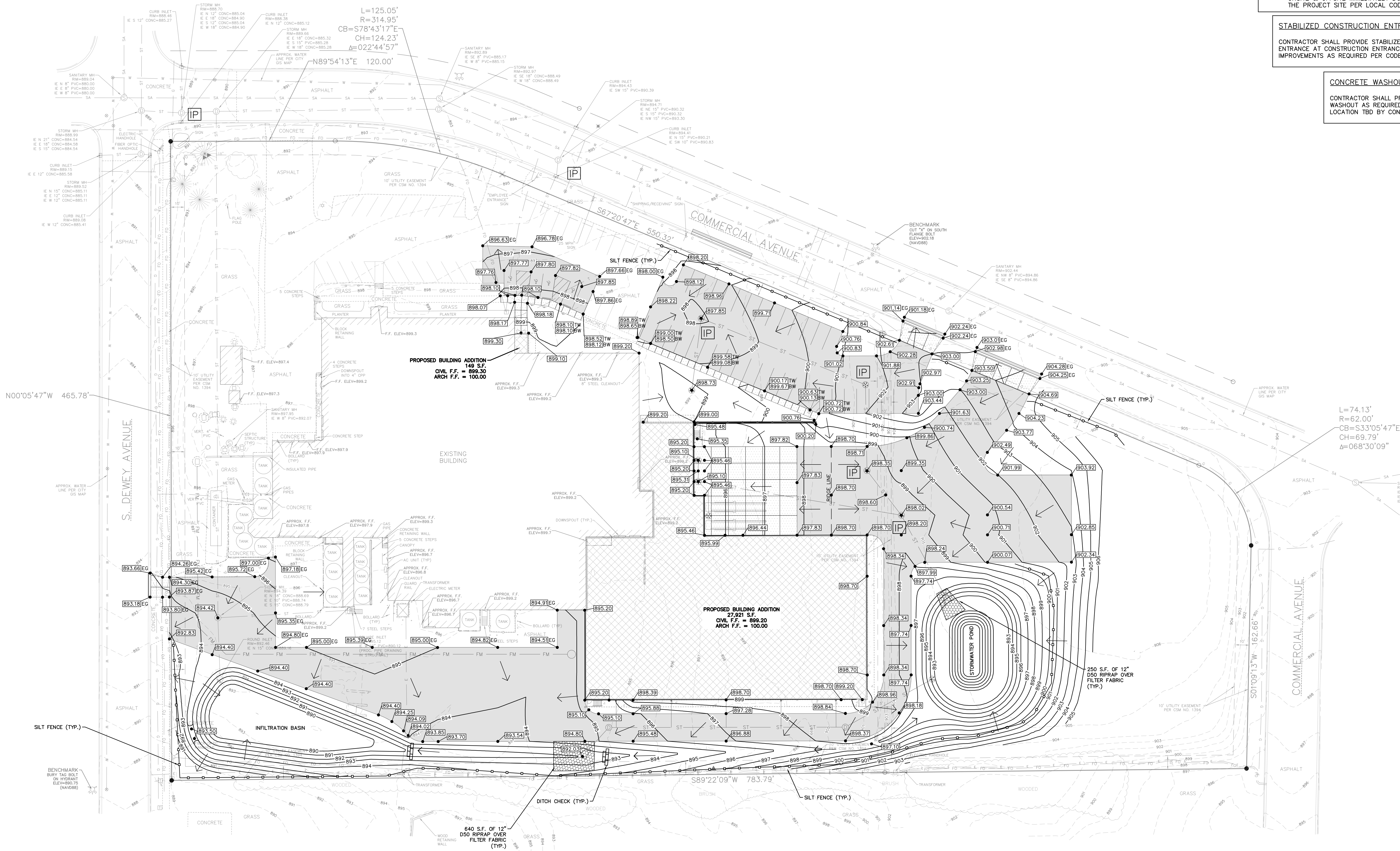
PROFESSIONAL SEAL

PRELIMINARY DATES
NOV. 18, 2021
JAN. 19, 2022
MAY 31, 2022

JOB NUMBER
2062220

SHEET NUMBER

C1.2



L=74.13'
R=62.00'
CB=S33°05'47"E
CH=69.79'
Δ=068°30'09"

NORTH

1"= 30'
SCALE
FEET

CIVIL GRADING AND EROSION CONTROL PLAN

PROJECT INFORMATION

LEGAL DESCRIPTION: CITY OF REEDSBURG ASSESSORS PLAT PRT ASSESSOR'S LOT 184 = CSM #1394 LOT 1 AND CSM V6-1394 LOT

PROPERTY AREA: AREA = 286,494 S.F. (6.58 ACRES).

EXISTING ZONING: I-3

PROPOSED ZONING: I-3

PROPOSED USE: CHEESE MANUFACTURING

AREA OF SITE DISTURBANCE: 149,483 S.F. (3.43 ACRES)

SETBACKS: BUILDING: FRONT = 25
REAR = 10

PAVEMENT: FRONT = 10
REAR = 10

PROPOSED BUILDING HEIGHT: 24' (MAX. HEIGHT ALLOWED: N/A)

PARKING REQUIRED: 1 SPACE PER 2 EMPLOYEES (64 SPACES REQ.)

PARKING PROVIDED: 78 SPACE (4 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 4, HANDICAP STALLS PROVIDED: 4

HOURS OF OPERATION: 24 HR- 7 DAYS

BUILDING OCCUPANCY CLASSIFICATION: B, F-2, S-2, F-1

CLASS OF BUILDING CONSTRUCTION: II(B)

FACILITY ADDITION:
SAPUTO CHEESE USA, INC.
1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

PRELIMINARY DATES
NOV. 18, 2021
JAN. 19, 2022
MAY 31, 2022

JOB NUMBER
2062220

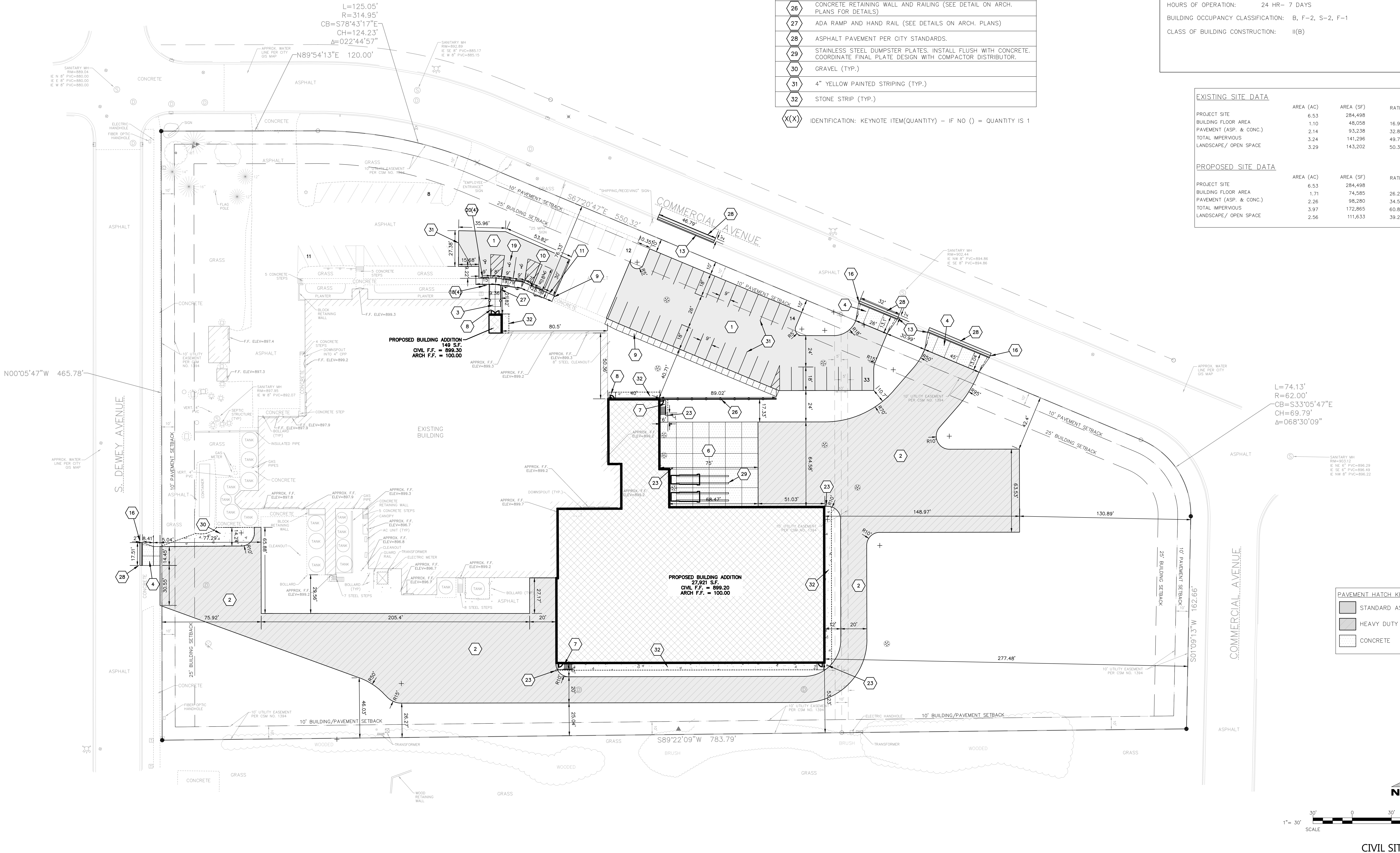
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SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

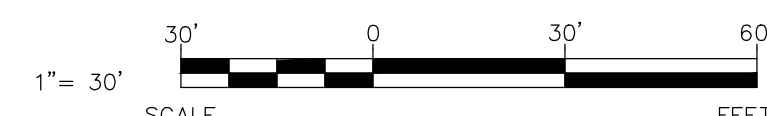
SITE PLAN KEYNOTES	
1	STANDARD ASPHALT SECTION (TYP.)
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
4	CONCRETE DRIVEWAY PER CITY STANDARDS (TYP.)
5	HEAVY DUTY CONCRETE (TYP.)
6	LOADING DOCK CONCRETE (TYP.)
7	STAIRS AND RAILING (TYP.) SEE ARCH. PLANS FOR DETAILS.
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
10	FLUSH WALK (TYP.)
11	TAPER WALK 0" TO 6" IN 18'
13	24" CURB & GUTTER (TYP.) PER CITY STANDARDS
16	CURB CUT (TYP.)
18	HANDICAP SIGN (TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
20	PRECAST CONCRETE WHEEL STOP (TYP.)
23	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
26	CONCRETE RETAINING WALL AND RAILING (SEE DETAIL ON ARCH. PLANS FOR DETAILS)
27	ADA RAMP AND HAND RAIL (SEE DETAILS ON ARCH. PLANS)
28	ASPHALT PAVEMENT PER CITY STANDARDS.
29	STAINLESS STEEL DUMPSTER PLATES. INSTALL FLUSH WITH CONCRETE. COORDINATE FINAL PLATE DESIGN WITH COMPACTOR DISTRIBUTOR.
30	GRAVEL (TYP.)
31	4" YELLOW PAINTED STRIPING (TYP.)
32	STONE STRIP (TYP.)
X(X)	IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	6.53	284,498	
BUILDING FLOOR AREA	1.10	48,058	16.9%
PAVEMENT (ASP. & CONC.)	2.14	93,238	32.8%
TOTAL IMPERVIOUS	3.24	141,296	49.7%
LANDSCAPE/ OPEN SPACE	3.29	143,202	50.3%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	6.53	284,498	
BUILDING FLOOR AREA	1.71	74,585	26.2%
PAVEMENT (ASP. & CONC.)	2.26	98,280	34.5%
TOTAL IMPERVIOUS	3.97	172,865	60.8%
LANDSCAPE/ OPEN SPACE	2.56	111,633	39.2%



PAVEMENT HATCH KEY:	
[Hatch Pattern]	STANDARD ASPHALT
[Hatch Pattern]	HEAVY DUTY ASPHALT
[Hatch Pattern]	CONCRETE



CIVIL SITE PLAN



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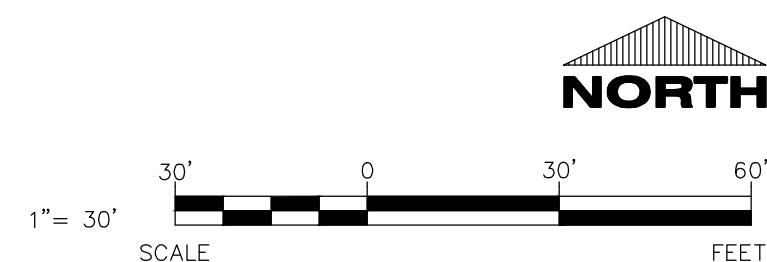
FACILITY ADDITION:
SAPUTO CHEESE USA, INC.
1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PRELIMINARY DATES
NOV. 18, 2021
JAN. 19, 2022
MAY 31, 2022

2062220

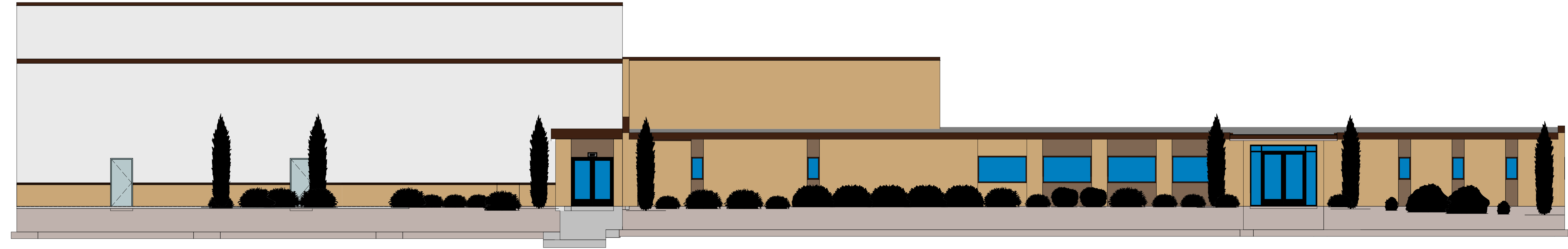
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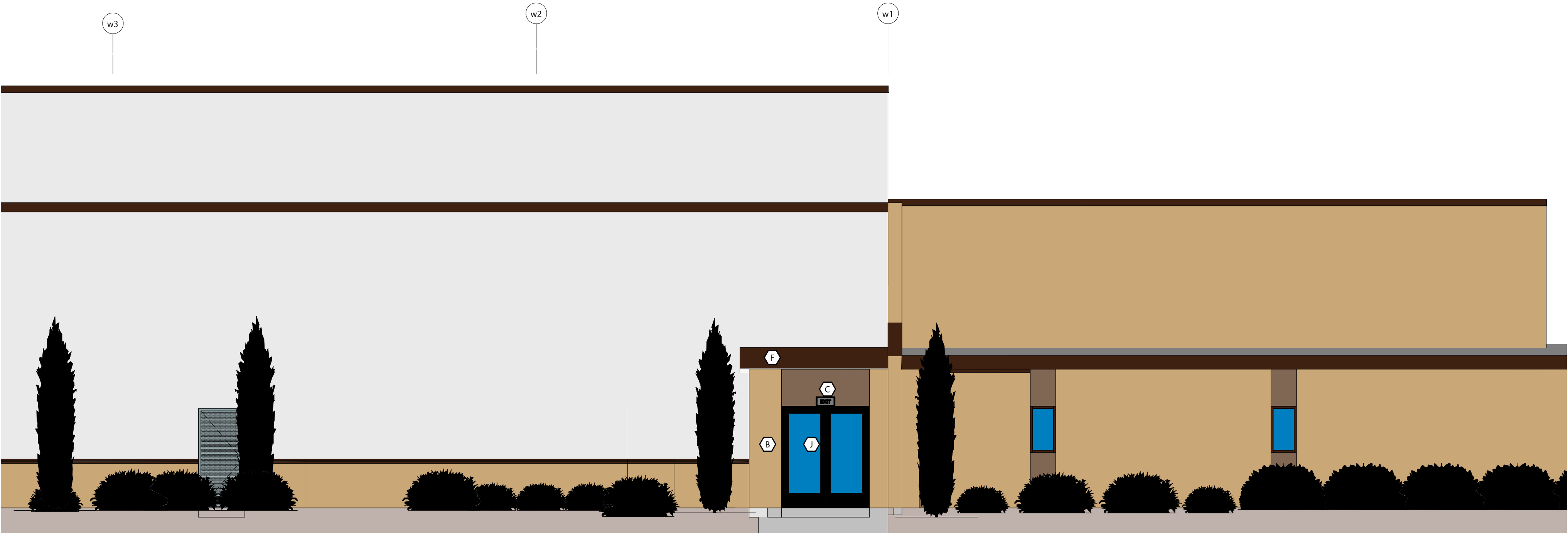


CIVIL EXISTING SITE AND DEMOLITION PLAN

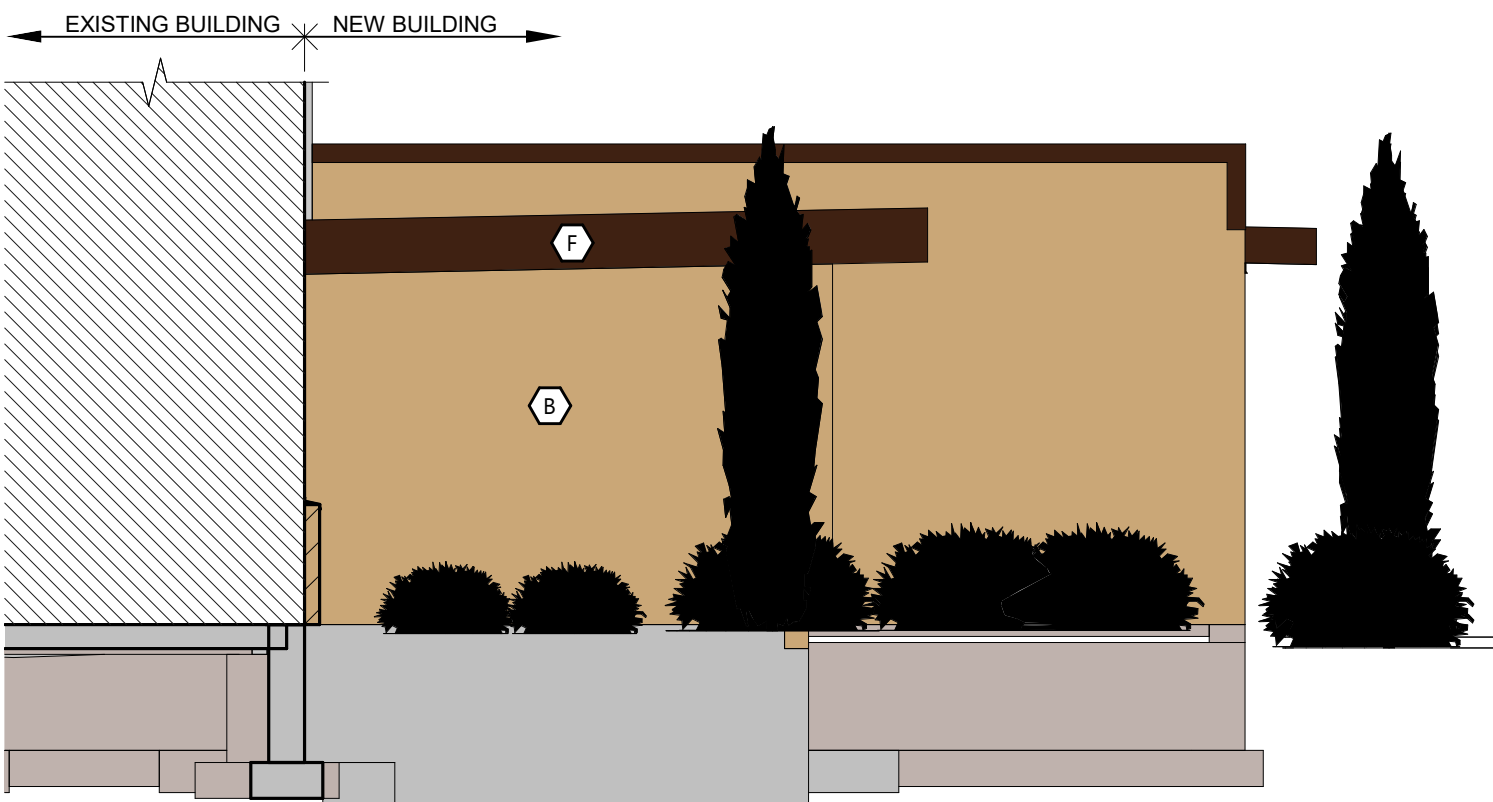
NOTE: PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN KNIGHT BARRY TITLE GROUP TITLE COMMITMENT NO. 1030186 DATED MAY 2, 2019 AND TITLE COMMITMENT NO. 1107016 DATED MARCH 17, 2020.



OFFICE ELEVATION - OVERALL



OFFICE ELEVATION - NORTH



OFFICE ELEVATION - EAST



EMPLOYEE COURTYARD PERSPECTIVE VIEW



OFFICE EXPANSION PERSPECTIVE VIEW

EXTERIOR FINISH KEY

A

10'-0" PRECAST CONCRETE
LIGHT BROOM FINISH
COLOR: WHITE

B

MASONRY OFFICE WALL
COLOR TO MATCH EXISTING

C

OFFICE WALL
COLOR TO MATCH EXISTING

D

METAL SCUPPER AND/OR DOWNSPOUT
COLOR TO MATCH EXISTING

E

METAL PARAPET COPING
COLOR TO MATCH EXISTING

F

METAL CANOPY TRIM COPING
COLOR TO MATCH EXISTING

G

CAST IN PLACE CONCRETE

H

INSULATED METAL PANEL (CLADDING)
METL-SPAN
CF MESA
COLOR: POLAR WHITE

I

WINDOW GLAZING
- SEE WINDOW ELEVATIONS

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Saputo

PROJECT INFORMATION

FACILITY ADDITION:
SAPUTO CHEESE USA, INC.
1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 25, 2022

JOB NUMBER

2062220

SHEET NUMBER

P2-A2.0

ARCHITECTURAL OFFICE EXPANSION ELEVATIONS - PHASE 2

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Page 13 of 67

SYMBOLS LEGEND

SEE A4 SHEETS
FOR WALL TYPES

SEE A4 SHEETS
FOR CURB DETAILS

EXIT SIGNAGE

FIRE EXTINGUISHER
-SEE A5 SHEETS

FIRE EXTINGUISHER w/ CABINET
-SEE A5 SHEETS

FLOOR DRAIN
- SEE PLUMBING PLANS

GUARD POST/GOAL POST DESIGNATION
-SEE A6 SHEETS FOR DETAILS

HOSE STATION
- SEE PLUMBING PLANS

HAND WASH

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

STUD WALL

C.M.U. WALL

P.C. WALL

(1) HOUR
FIRE RATED

SEE PLAN FOR ALL WALL WIDTHS

EXISTING DOOR
TO REMAIN

EXISTING DOOR TO
BE DEMOLISHED

NEW DOOR

GENERAL NOTES

• ALL INTERIOR STUD WALL DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD - ALL OTHER WALL DIMS ARE FACE OF WALL TO FACE OF WALL.

• ALL INTERIOR STUD WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES.

• PROVIDE 3 1/2" SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOM AND OFFICE WALLS.

• MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE.

• PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER. (VERIFY LOCATIONS)

• ALL EXTERIOR WINDOWS TO HAVE ALUMINUM FLASHING RETURNS AT HEAD, JAMBS, AND SILL OF ALL WINDOWS.

KEYED NOTES

1 MASONRY INFILL - FINISH TO MATCH EXISTING SURFACE

2 CONCRETE FLOOR INFILL - MATCH EXISTING THICKNESS

3 IMP INFILL - FINISH TO MATCH EXISTING SURFACE

4 FRP WALL INFILL - FINISH TO MATCH EXISTING SURFACE

5 STUD WALL INFILL - FINISH TO MATCH EXISTING SURFACE

OVERALL FIRST FLOOR PLAN - PHASE 2
SCALE: 1/16" = 1'-0"
NORTH

ARCHITECTURAL OVERALL FIRST FLOOR PLAN - PHASE 2

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PROJECT INFORMATION

FACILITY ADDITION:

SAPUTO CHEESE USA, INC.

1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 25, 2022

APR. 11, 2022

MAY 10, 2022

MAY 20, 2022

MAY 31, 2022

NOT FOR CONSTRUCTION

JOB NUMBER

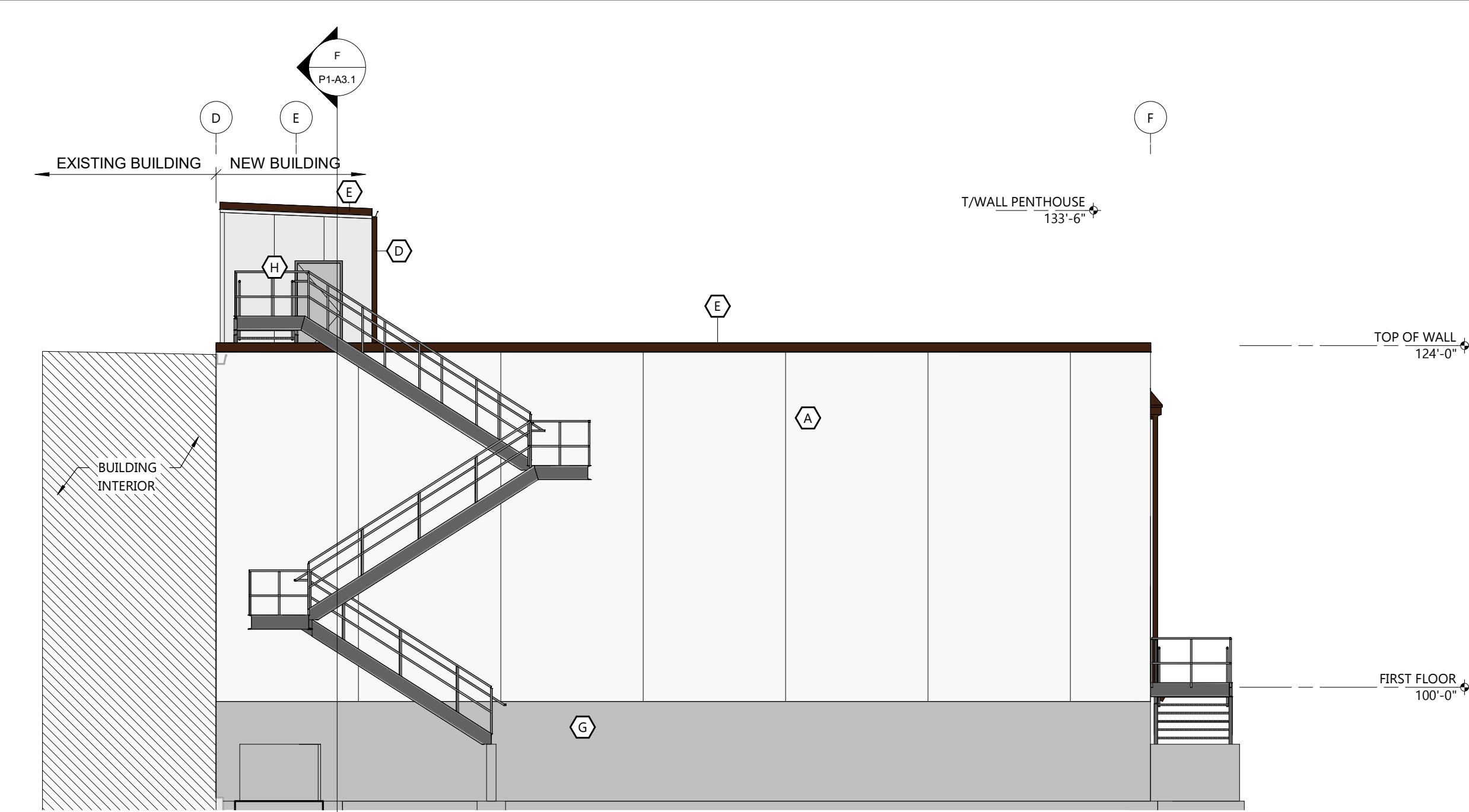
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SHEET NUMBER

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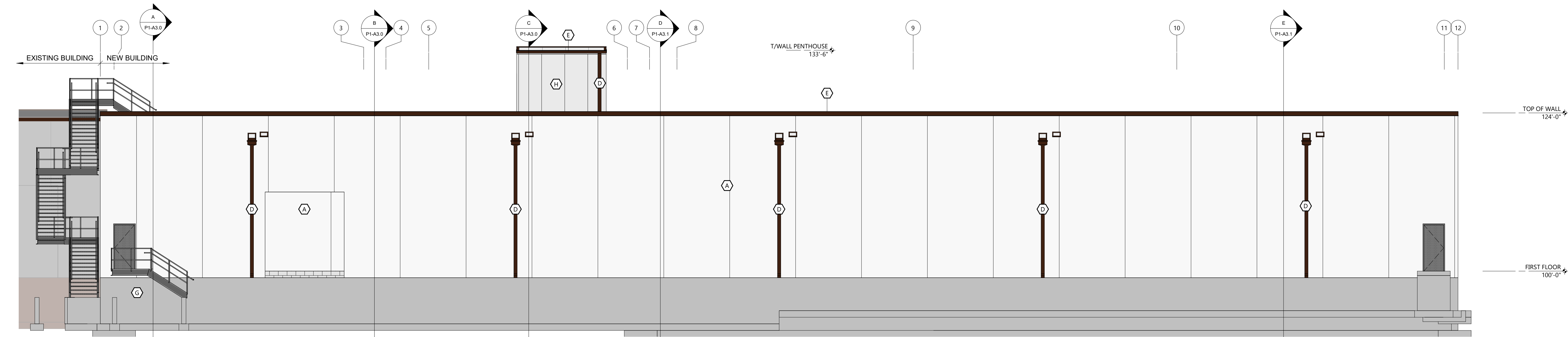
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Page 14 of 67



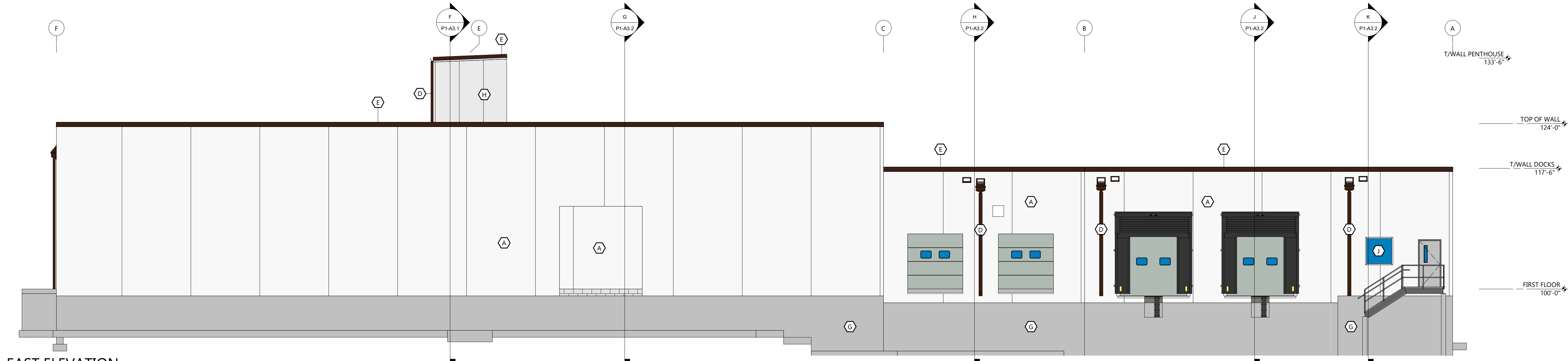
WEST ELEVATION

SCALE: 1/8" = 1'-0"



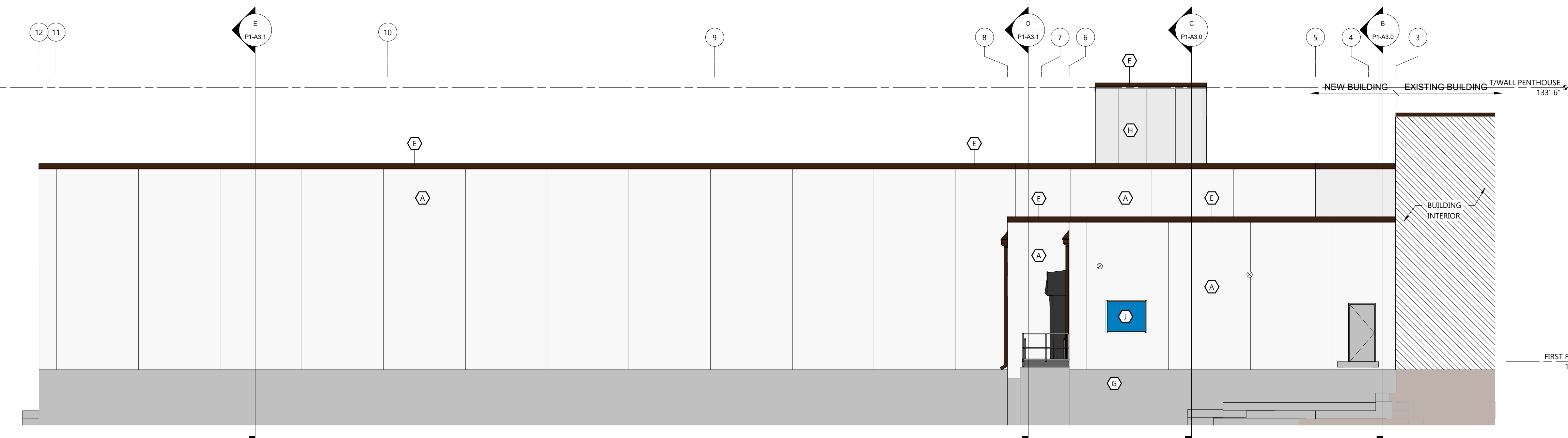
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH KEY

A	10'-0" PRECAST CONCRETE LIGHT BROOM FINISH COLOR: WHITE
B	MASONRY OFFICE WALL COLOR TO MATCH EXISTING
C	OFFICE WALL COLOR TO MATCH EXISTING
D	METAL SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EXISTING
E	METAL PARAPET COPING COLOR TO MATCH EXISTING
F	METAL CANOPY TRIM COPING COLOR TO MATCH EXISTING
G	CAST IN PLACE CONCRETE
H	INSULATED METAL PANEL (CLADDING) METL-SPAN CF MESA COLOR: POLAR WHITE
I	WINDOW GLAZING - SEE WINDOW ELEVATIONS

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COLLABORATION

Saputo

PROJECT INFORMATION

FACILITY ADDITION:
SAPUTO CHEESE USA, INC.
1120 COMMERCIAL AVE • REEDSBURG, WI 53959

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 19, 2021
AUG. 24, 2021
NOV. 18, 2021
JAN. 19, 2022
MAR. 25, 2022
MAY 2, 2022

JOB NUMBER

2062220

SHEET NUMBER

P1-A2.0

ARCHITECTURAL EXTERIOR ELEVATIONS - PHASE 1

Staff Report

DATE: 6/14/22

APPLICANT: Saputo Cheese USA, Inc.

LOCATION: 1120 Commercial Ave; Parcel #1699-1 & 1699-2

ZONING: I-1 Light Industrial

DESCRIPTION: Consider site plan review for 27,921 SF building addition to Saputo Cheese.

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

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 I-3 Industrial Park.
2. The Board finds that the property contains an existing cheese processing plant.
3. The Board finds that a 27,921 SF addition is proposed.
4. The Board finds that the addition would be 24' high with additional 9.5' penthouse (airport height limit is 50').
5. The Board finds that the lot consists of two tax parcels.
6. The Board finds that the owners are currently in the process of combining the tax parcels into one with a CSM.
7. The Board finds that the combined parcels is 6.58 acres in size.
8. The Board finds that the property is located on S Dewey Ave / Commercial Ave.
9. The Board finds that 37 new parking spaces are proposed.

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 a 27,921 SF addition is proposed.
2. The Board finds that a new stormwater pond would be located at the SE corner of the site.
3. The Board finds that a new infiltration basin would be in SW corner of site.
4. The Board finds that 37 new parking spaces are proposed.

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 two new driveways would be created on the existing east tax parcel.

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. The Board finds that exterior light plan is attached.

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 Industrial.

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS: The current building has a row of blocks along the bottom of the manufacturing section of the buildings. It appears the color will remain similar for the addition but will be cast in place concrete.

The CSM to combine the lots is currently under staff review.

Here is a statement on the landscaping for the site:

Regarding the landscaping, the owners are hesitant to have landscaping more comprehensive than stone around the building and grass in the open areas since it is a food facility and has operational standards. There currently is minimal landscaping in the industrial region.

I responded that parking lot landscaping is a relatively new ordinance, but that we can discuss further if there is indeed food facility standards that would affect this.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 14, 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: Saputo Cheese USA, Inc.
10700 W. Research Drive
ADDRESS: Suite 400 **CITY:** Wauwatosa **STATE:** WI
ZIP: 53226 **PHONE:** (262) 677-3407 **FAX:** _____
E-MAIL: jeff.allmann@saputo.com

PROPERTY OWNER: (if different from Applicant) Same as applicant
LOCATION: 1120 & 1124 Commercial Ave **PARCEL #:** 276-1699-10000 & 3276-1699-20000

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.

_____,

Applicant Signature / Date

Jeffery L. Allmann, 05/26/22

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.**

C:\Users\morgan.tollard\Downloads\Land_Use_Appl_New_Prices_2021 (1).doc

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

Date Paid _____
Receipt # _____

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.

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.

That...the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that will accomplish this purpose.

That the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in determining its finding, shall take into account the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.



City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 139'

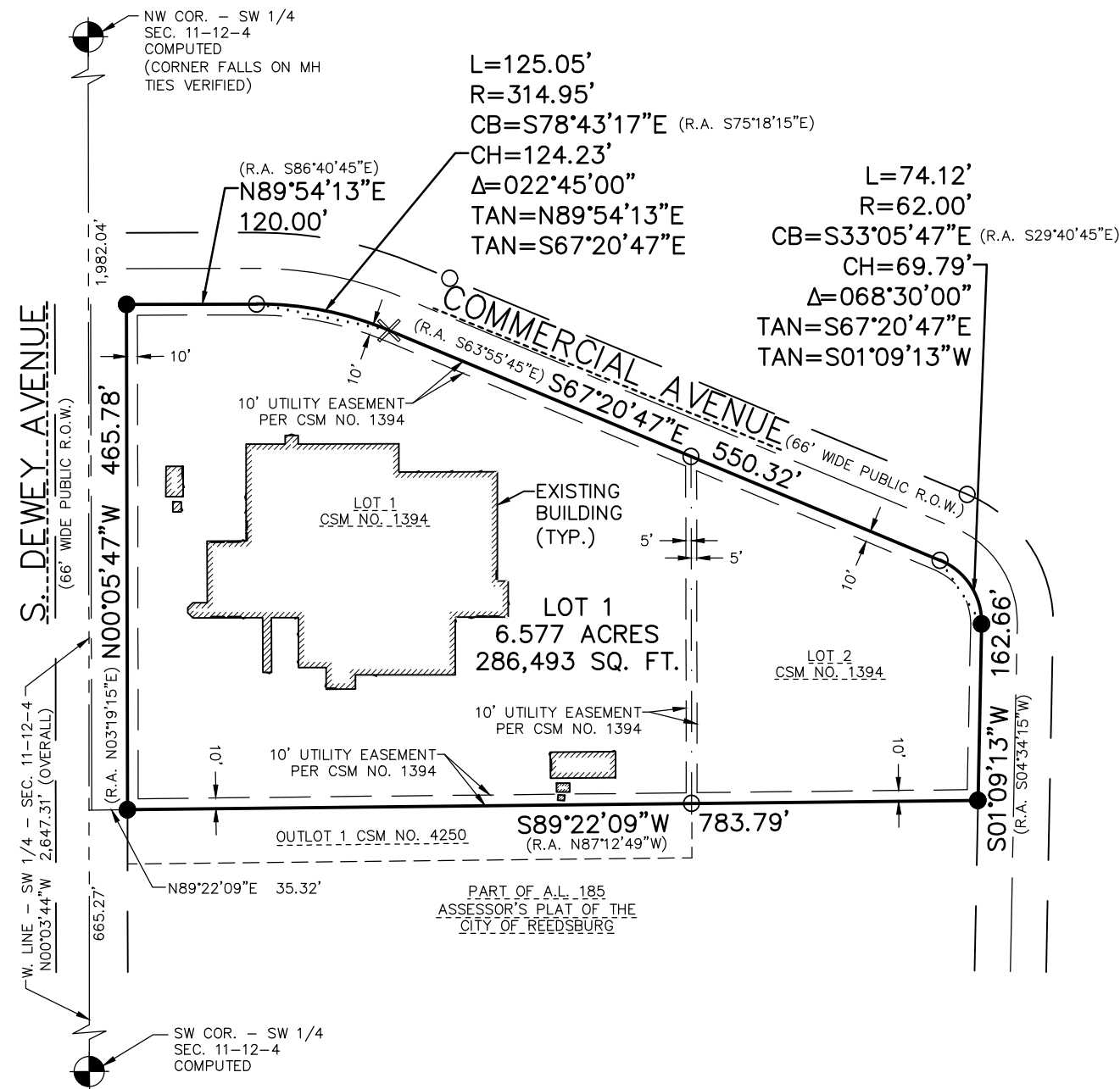
CITY OF REEDSBURG

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

Print Date: 6/8/2022

CERTIFIED SURVEY MAP NO.

FOR
SAPUTO CHEESE USA INC.
LOT 1 & LOT 2, CSM NO. 1394, LOCATED IN PART
OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 11, TOWNSHIP 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

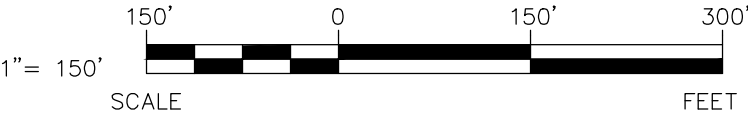


LEGEND

- - 3/4" x 18" REBAR SET
WEIGHING 1.50 LBS/FT.
- - 3/4" REBAR FOUND
- ✕ - CUT "X" FOUND
- ⊙ - SECTION CORNER MONUMENT

(R.A.) "RECORDED AS" INFORMATION

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY
COORDINATE SYSTEM, SAUK COUNTY. THE WEST LINE OF
THE SOUTHWEST 1/4 OF SECTION 11 HAS A BEARING OF
NORTH 00°-03'-44" WEST.



OWNER:
SAPUTO CHEESE USA INC.
ONE OVERLOOK POINT, SUITE 300
LINCOLNSHIRE, IL 60069

SHEET 1 OF 3 SHEETS

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com
JOB NO. 2062220

CERTIFIED SURVEY MAP NO. _____

LOT 1 & LOT 2, CSM NO. 1394, LOCATED IN PART
OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 11, TOWNSHIP 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Saputo Cheese USA Inc. bounded and described as follows:

Lot 1 and Lot 2 of Certified Survey Map No. 1394, recorded in the Office of the Register of Deeds for Sauk County, Wisconsin, in Volume 6 of Certified Survey Maps on Page 1394 as Document No. 461026, located in part of the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 12 North, Range 4 East, City of Reedsburg, Sauk County, Wisconsin and containing 6.577 acres (286,493 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Reedsburg in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2062220

CITY OF REEDSBURG COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map in the SE 1/4 of the SE 1/4, Section 11, Township 12 North, Range 4 East, City of Reedsburg, Saputo Cheese USA Inc., owner, is hereby approved by the City of Reedsburg Common Council on this _____ day of _____, 2022.

Dave G. Estes, Mayor

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Reedsburg.

Jacob Crosetto, City Clerk

Date

CERTIFIED SURVEY MAP NO. _____

LOT 1 & LOT 2, CSM NO. 1394, LOCATED IN PART
OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 11, TOWNSHIP 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Saputo Cheese USA Inc., a corporation duly organized and existing under and by virtue of the laws of the State of _____, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map.

Saputo Cheese USA Inc. does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Reedsburg

WITNESS the hand and seal of said owner this _____ day of _____, 2022.

Saputo Cheese USA Inc.

_____, _____
(Print) (Title)

STATE OF _____)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 2022, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission Expires: _____

Staff Report

DATE: 6/14/22

APPLICANT: All Sky Energy

LOCATION: 1121 8th St; Parcel #1379

PROPOSED LAND USE CHANGE: Conditional Use Permit

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Conditional Use Permit for new solar panel installation at Pineview School.

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North – R-2 Residential
- West – R-2 Residential
- South – R-2 Residential
- East – R-2 Residential, Ag

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: N Dewey / Eighth St: 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: pending Government & Institutional

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 Government.
2. The Board finds that the property contains Pineview School.
3. The Board finds that new solar panels are proposed.
4. The Board finds that § 690 Attachment 5 allows solar access as a conditional use.
5. The board finds that the panels would be 28' X 60'.
6. The Board finds that the lot is 30 acres in size.
7. The Board finds that the property is located on N Dewey Ave / 8th 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. The Board finds that solar plans are attached.

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 R-2 and Ag.
2. The Board finds that surrounding parcels have mostly residential uses.

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. NA

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

1. NA

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 Government.
2. The Board finds that the property contains Pineview School.
3. The Board finds that new solar panels are proposed.
4. The Board finds that § 690 Attachment 5 allows solar access as a conditional use.
5. The board finds that the panels would be 28' X 60'.
6. The Board finds that the lot is 30 acres in size.
7. The Board finds that the property is located on N Dewey Ave / 8th 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 pending Government & Institutional.

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS: The applicant is not asking for any solar access restriction from the neighboring properties. The panels would be located where the former portable classroom trailer used to be. Under Government zone standards, solar panels are considered a conditional use, whereas the other request for RUC is on an I-3 zoned property so it's just a site plan review.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 14, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

Revised 7/18

City of Reedsburg Land Use Application134 S. Locust St.
PO Box 490
Reedsburg, WI 53959Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us**APPLICANT:** All Sky Energy**ADDRESS:** S2810 County Road BD **CITY:** Baraboo **STATE:** WI**ZIP:** 53913 **PHONE:** 608-356-0830 **FAX:****E-MAIL:** lisa@allskyenergy.com**PROPERTY OWNER:** (if different from Applicant) Pineview Elementary**LOCATION:** 1121 8th St. Reedsburg WI 53959 **PARCEL #:** 1379-00000**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:** _____ **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.

Decided by: Keith Kahlow 5/5/2022EA01CC516BFB40D...
Applicant Signature / DateDecided by: Deb Michel 5/5/2022CAD8AE5E89354C7...
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; Site Plan	\$153	_____
Cond Use-Agriculture	\$400	_____
Variance	\$112	_____
Rezoning	\$200	_____
C.S.M.	\$171	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Flood Plain Zone	\$189	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid		_____
Receipt #		_____

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. _____
-

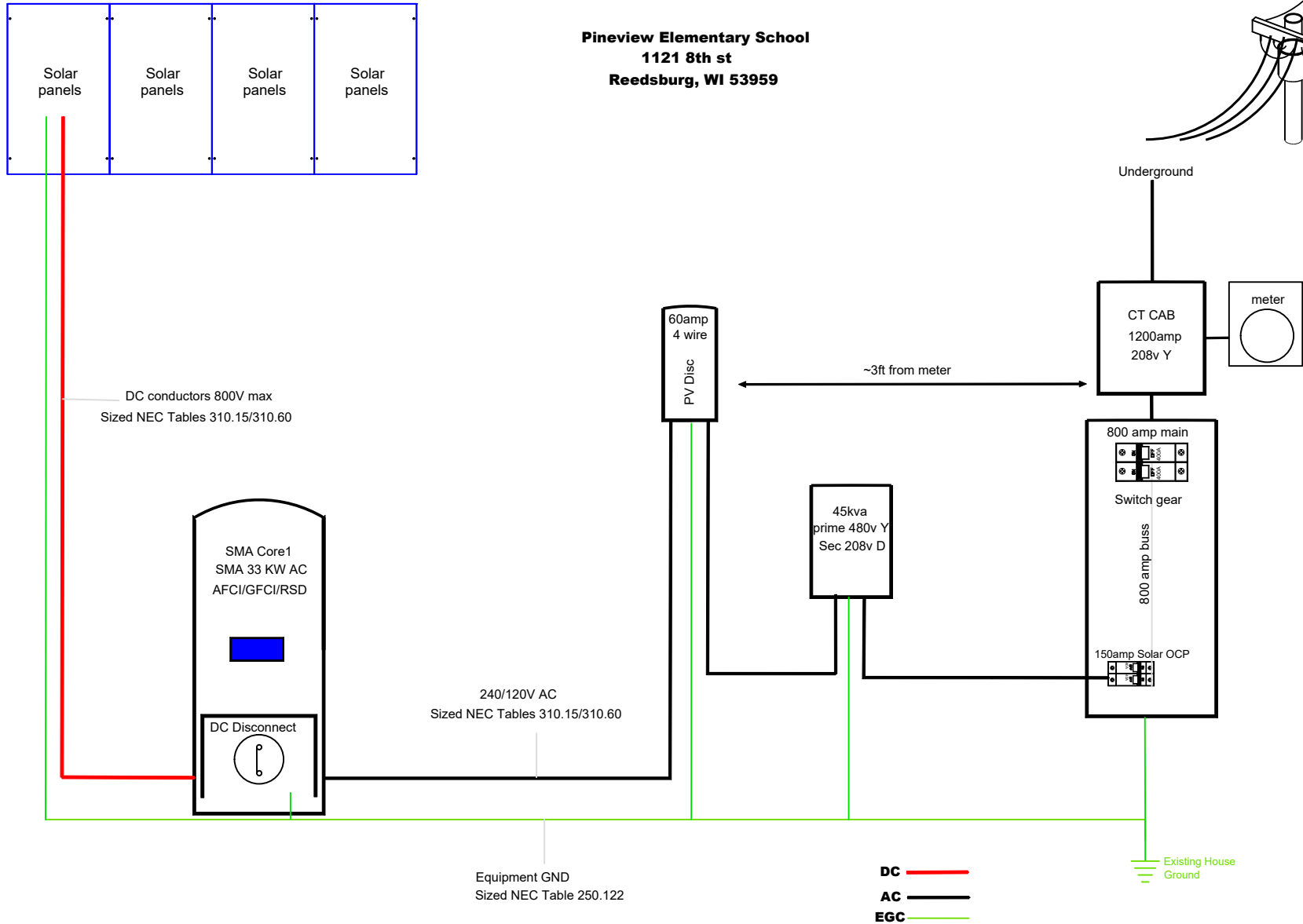
- (C) Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:
- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose 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.

[illegible]

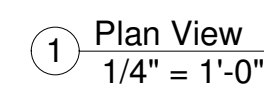
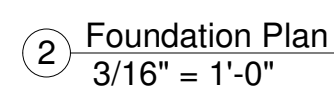
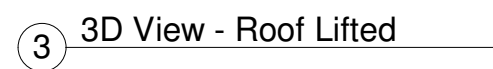
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UTILITY

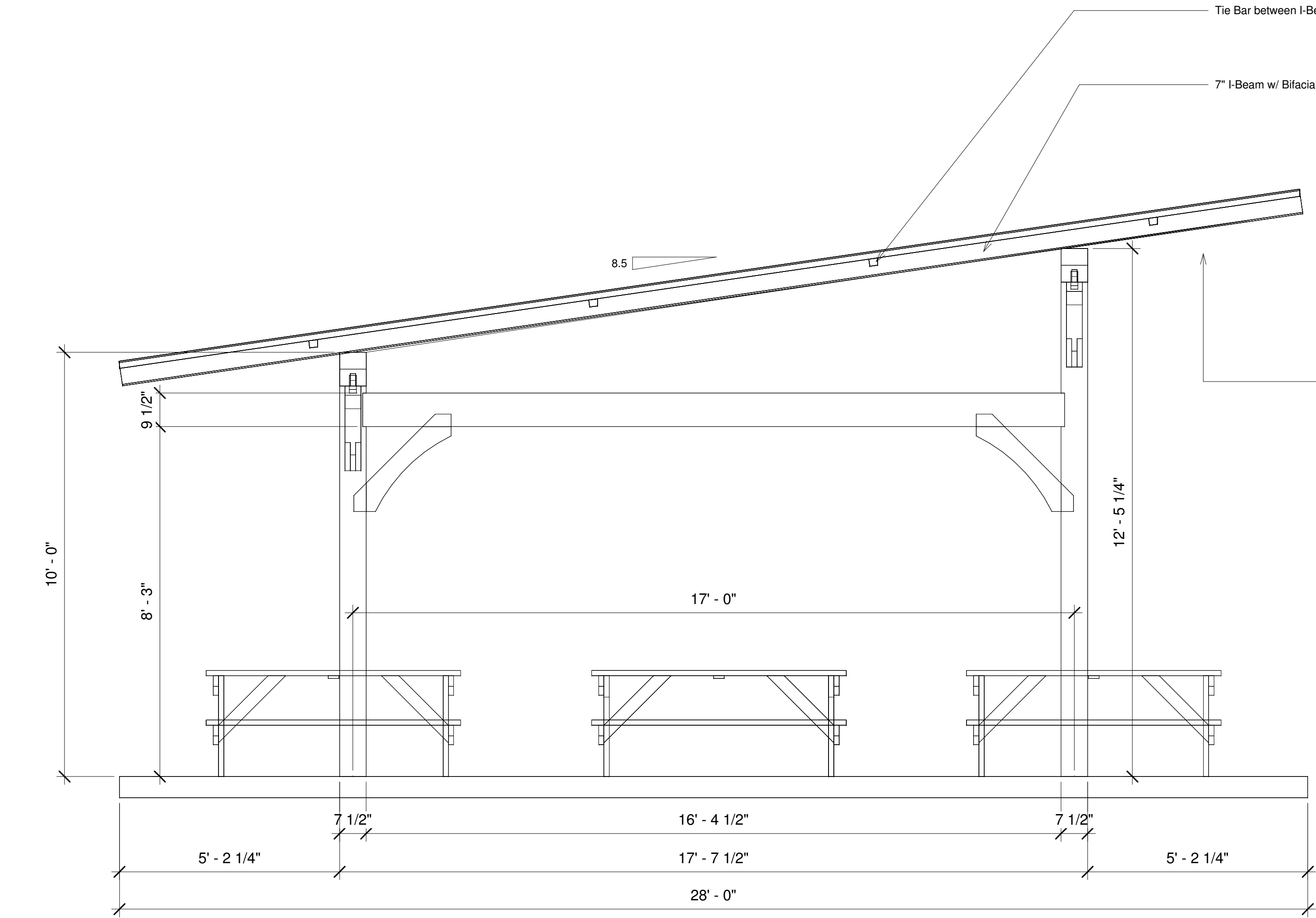
Pineview Elementary School
1121 8th st
Reedsburg, WI 53959



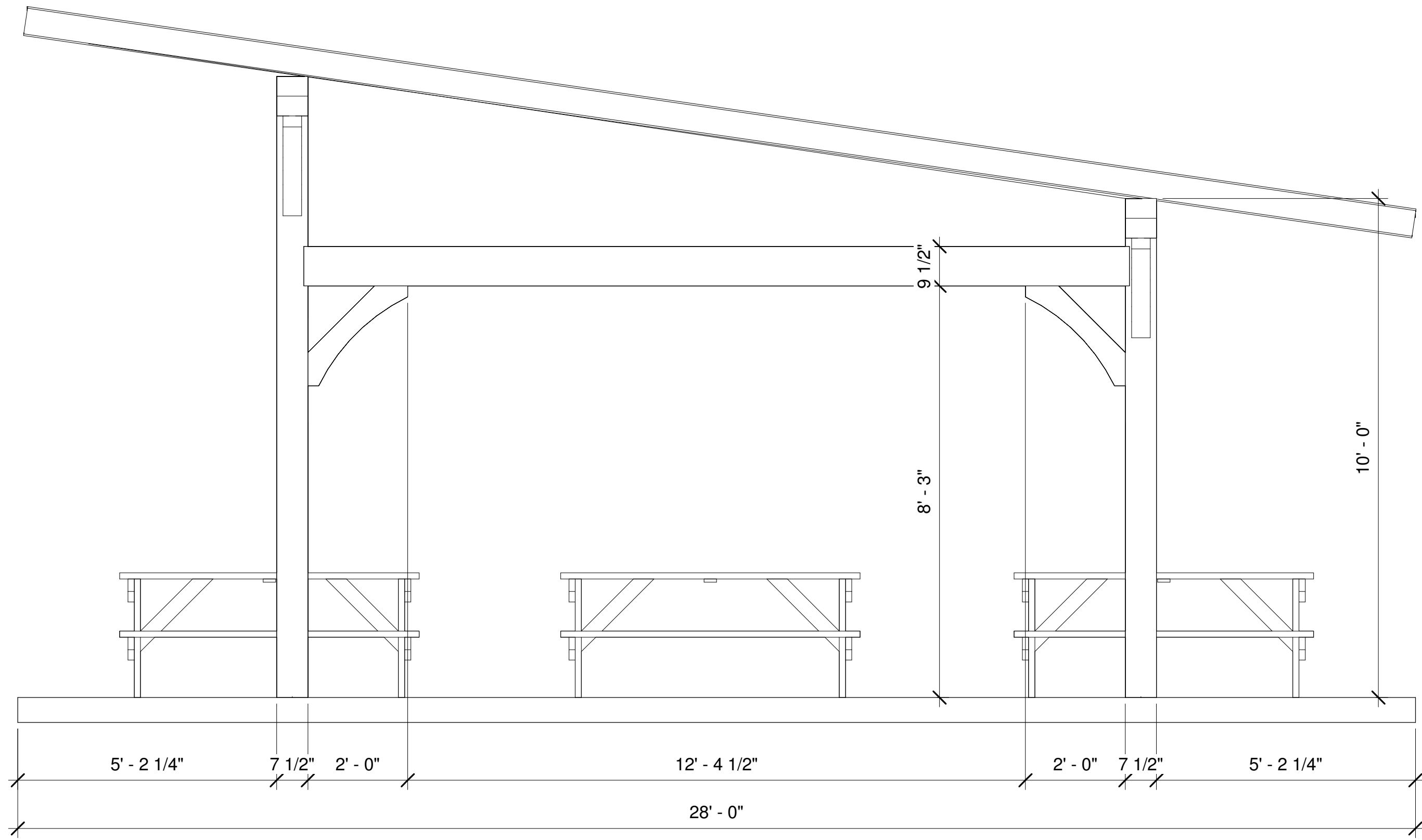
All Sky Energy LLC



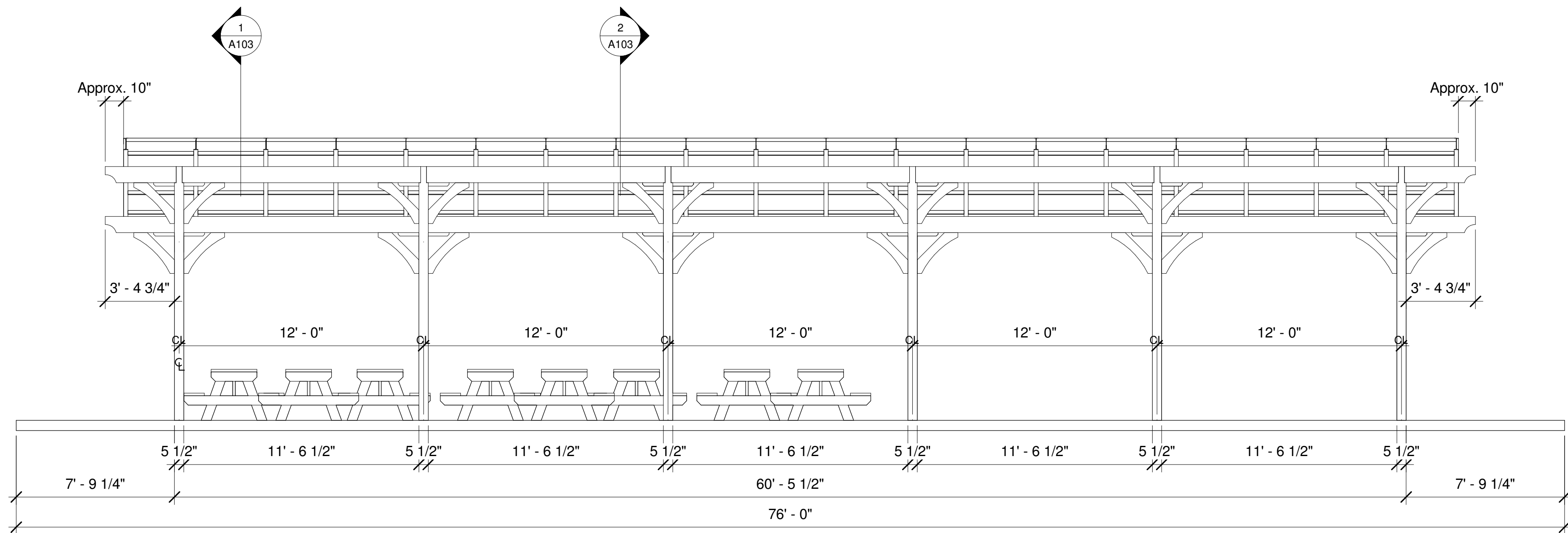
Page 33 of 67



1 Front Elevation
1/2" = 1'-0"



2 Back Elevation
1/2" = 1'-0"



3 Side Elevation
1/4" = 1'-0"



Timber Frame Home Builders

1301 LAKE STREET, BARABOO, WI 53913

Project: Pine View Elementary Project

Drawings: Elevations

Drawn by:
Garrett Marklowitz

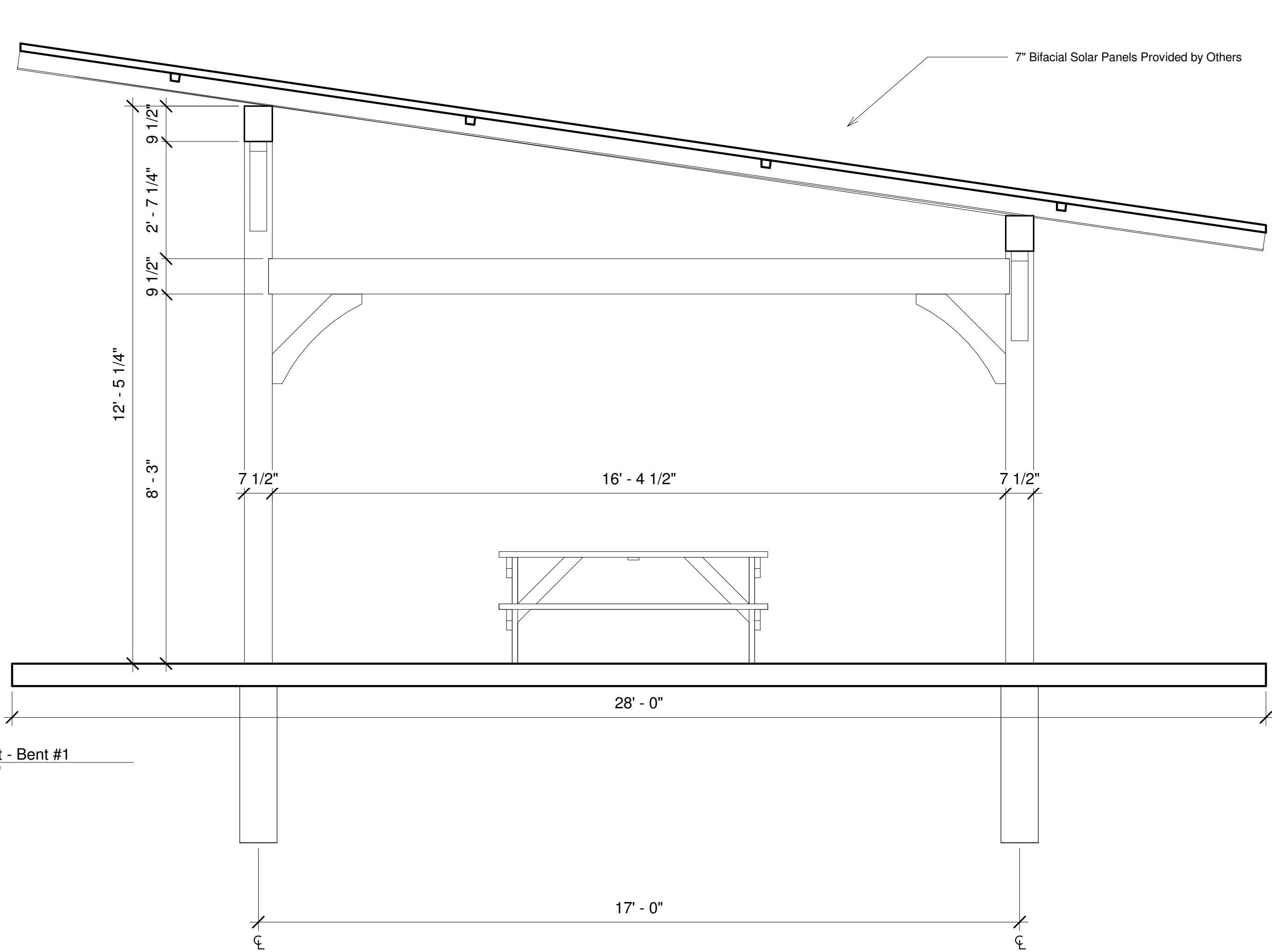
Date:
13 September 2021

Sheet Number:

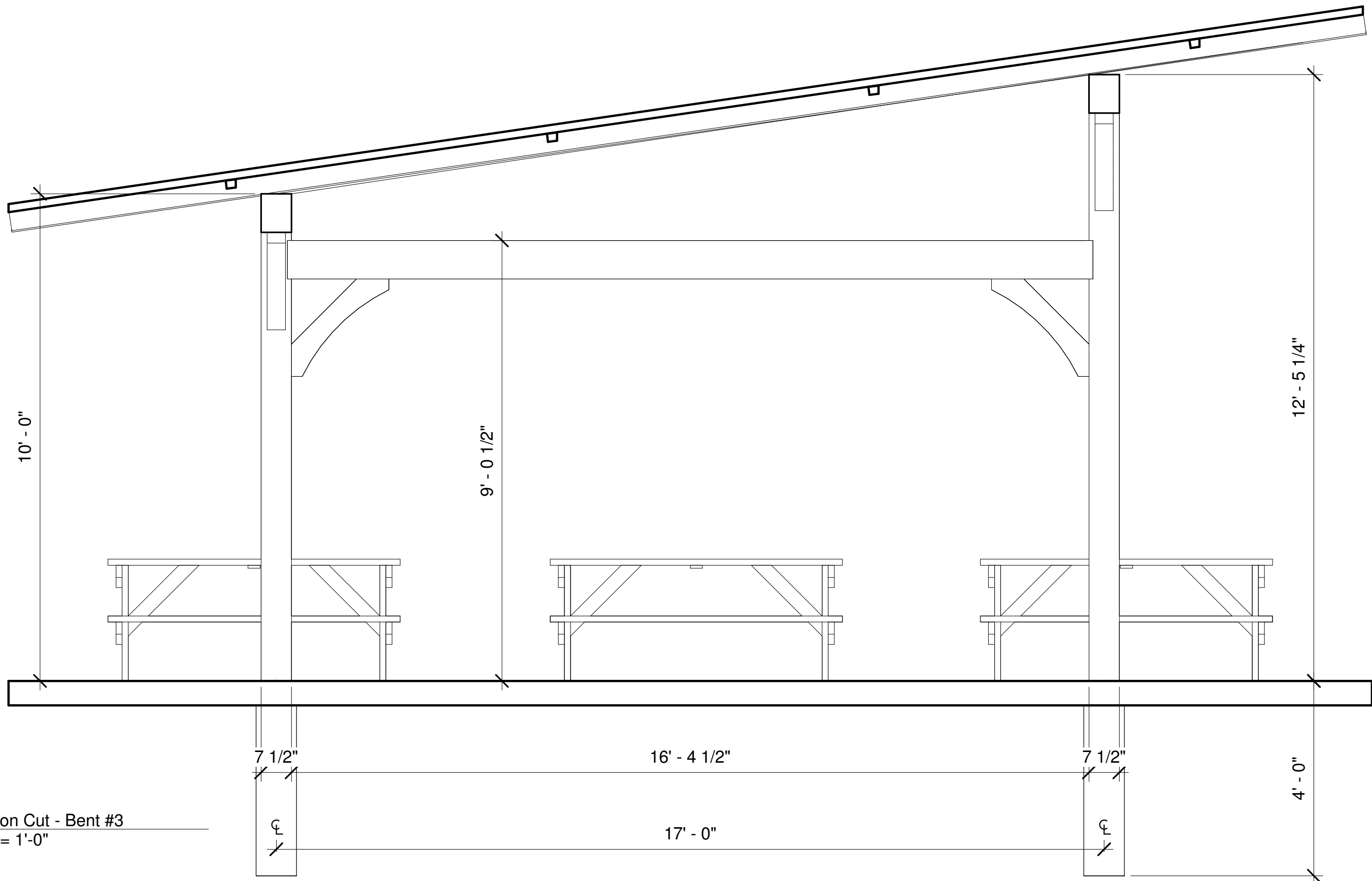
A102

All drawings, plans and other documents presented to the Owner by Glenville Timberwrights, Inc. are the property of Glenville Timberwrights, Inc. and are not to be reproduced, copied, or otherwise used in any way without the written consent of Glenville Timberwrights, Inc. The Owner agrees to hold Glenville Timberwrights, Inc. harmless from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising out of or from the use of these drawings and plans for any purpose other than that for which they were prepared. This agreement shall survive the completion of the project and the termination of the contract between the Owner and Glenville Timberwrights, Inc. A copy of this agreement shall be provided to the Owner for his/her records.

① Section Cut - Bent #1
1/2" = 1'-0"



② Section Cut - Bent #3
1/2" = 1'-0"



Project: Pine View Elementary Project

Drawings: Section Cuts

Drawn by:
Garrett Marklowitz

Date:
13 September 2021

Sheet Number:

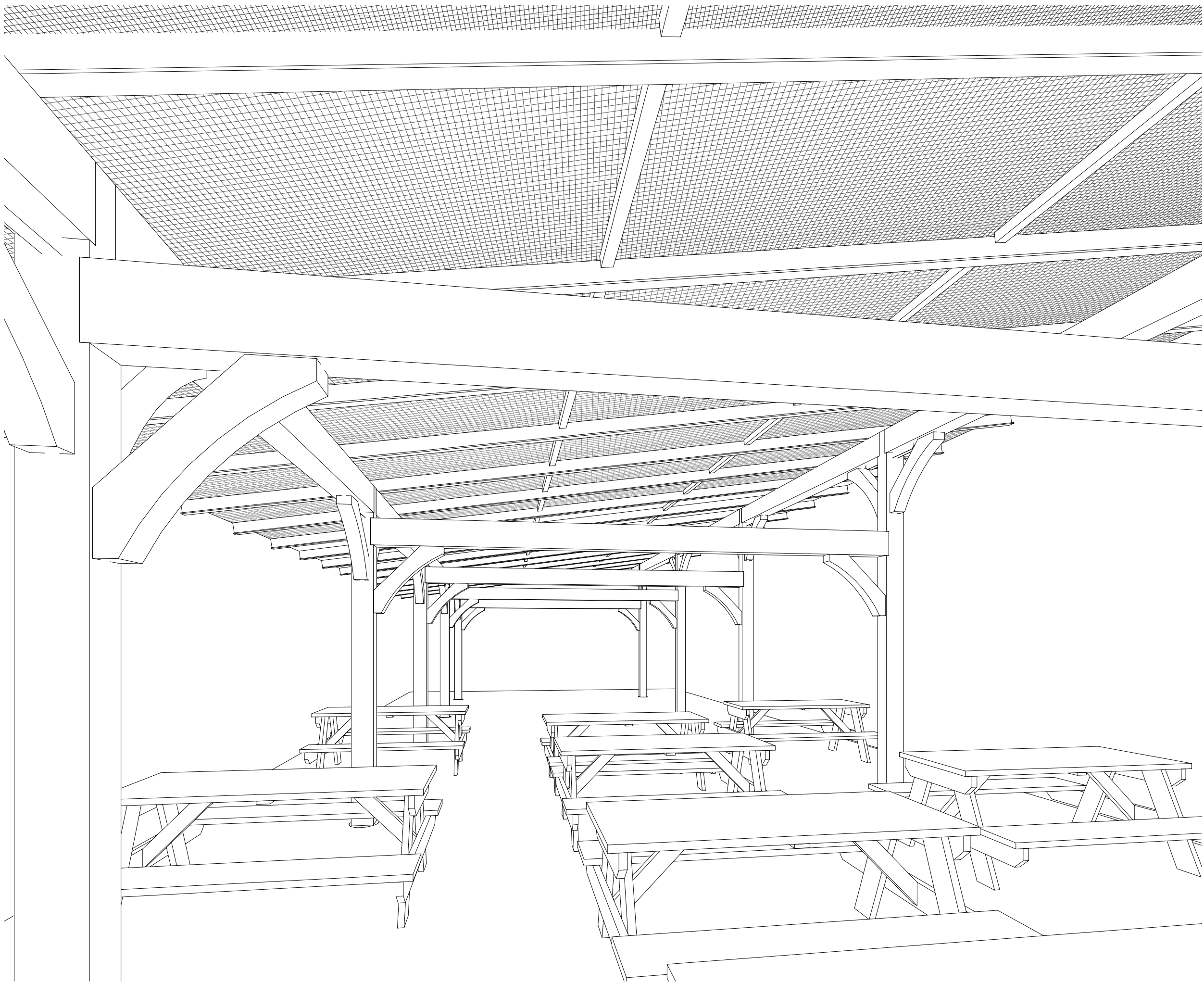
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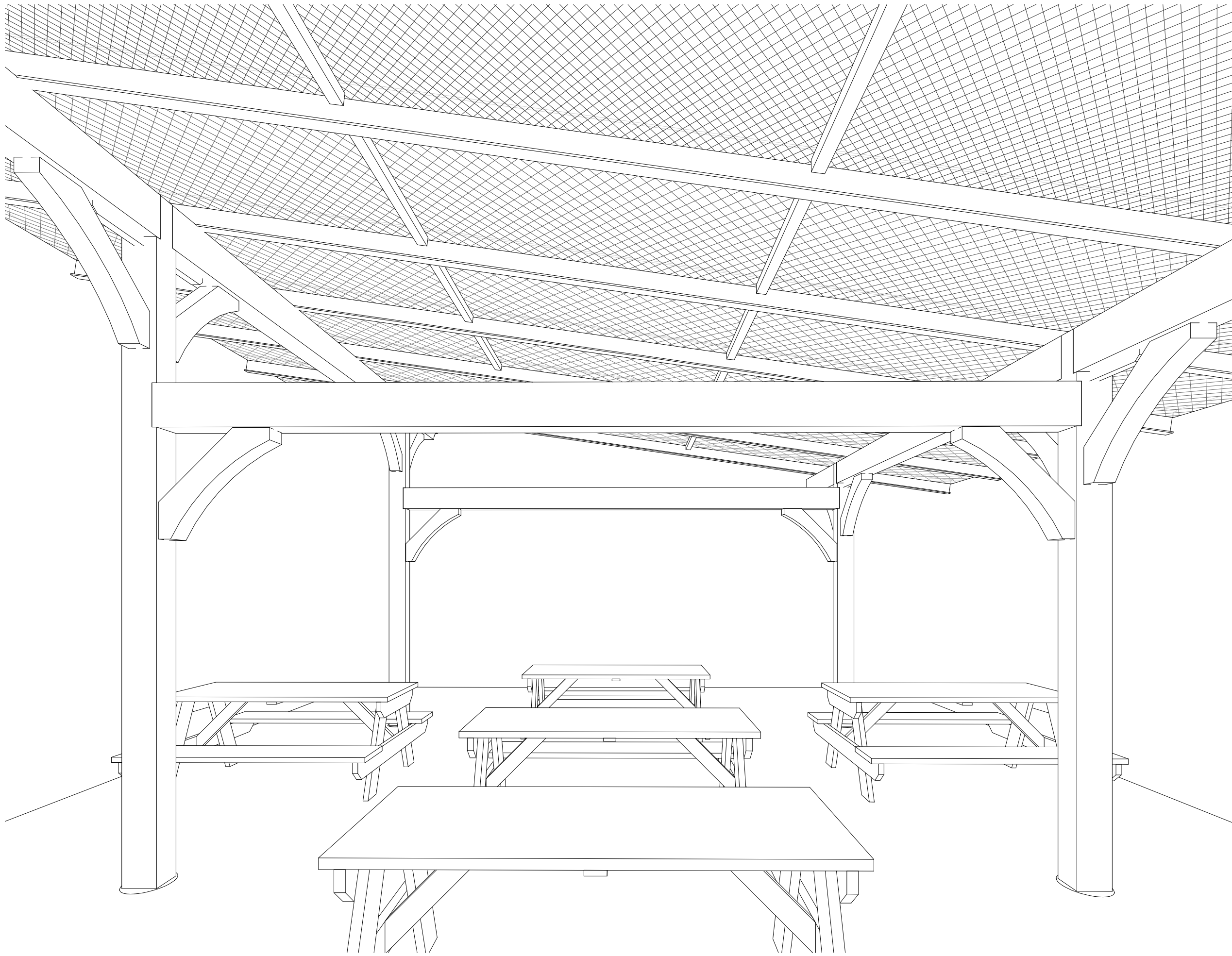
Timber Frame Home Builders

1301 LAKE STREET, BARABOO, WI 53913

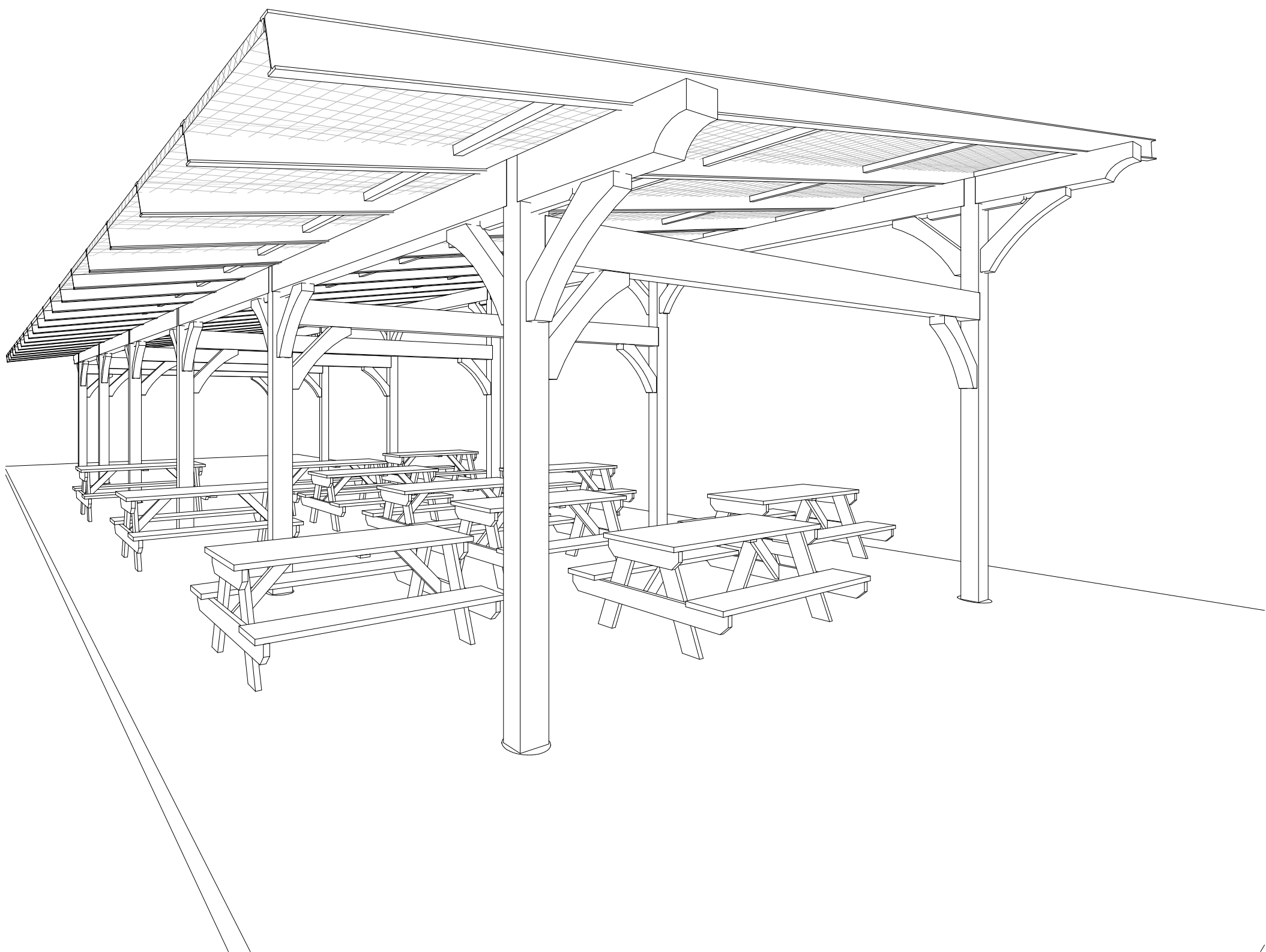
All drawings, plans and other documents presented to the Owner by Glenville Timberwrights, Inc. are the property of Glenville Timberwrights, Inc. and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Glenville Timberwrights, Inc. The Owner agrees to indemnify and hold Glenville Timberwrights, Inc. harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, that may be incurred by Glenville Timberwrights, Inc. as a result of the drawings and plans will be provided to the Owner for his/her records.



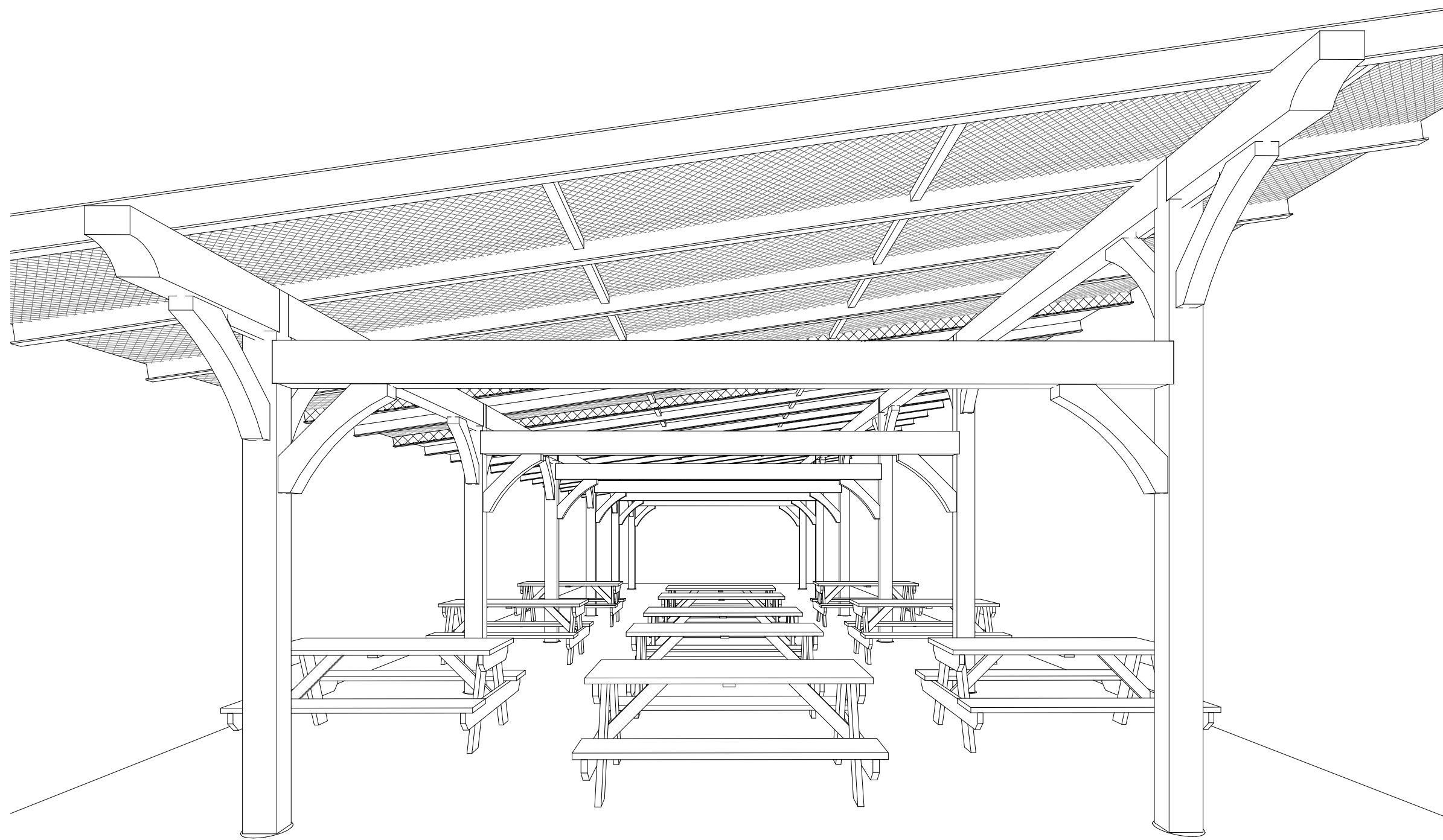
1 Perspective View 2



2 Perspective View 3



3 Perspective View 4



4 Perspective View 5



Timber Frame Home Builders

1301 LAKE STREET, BARABOO, WI 53913

Project: Pine View Elementary Project

Drawings: Perspective Views

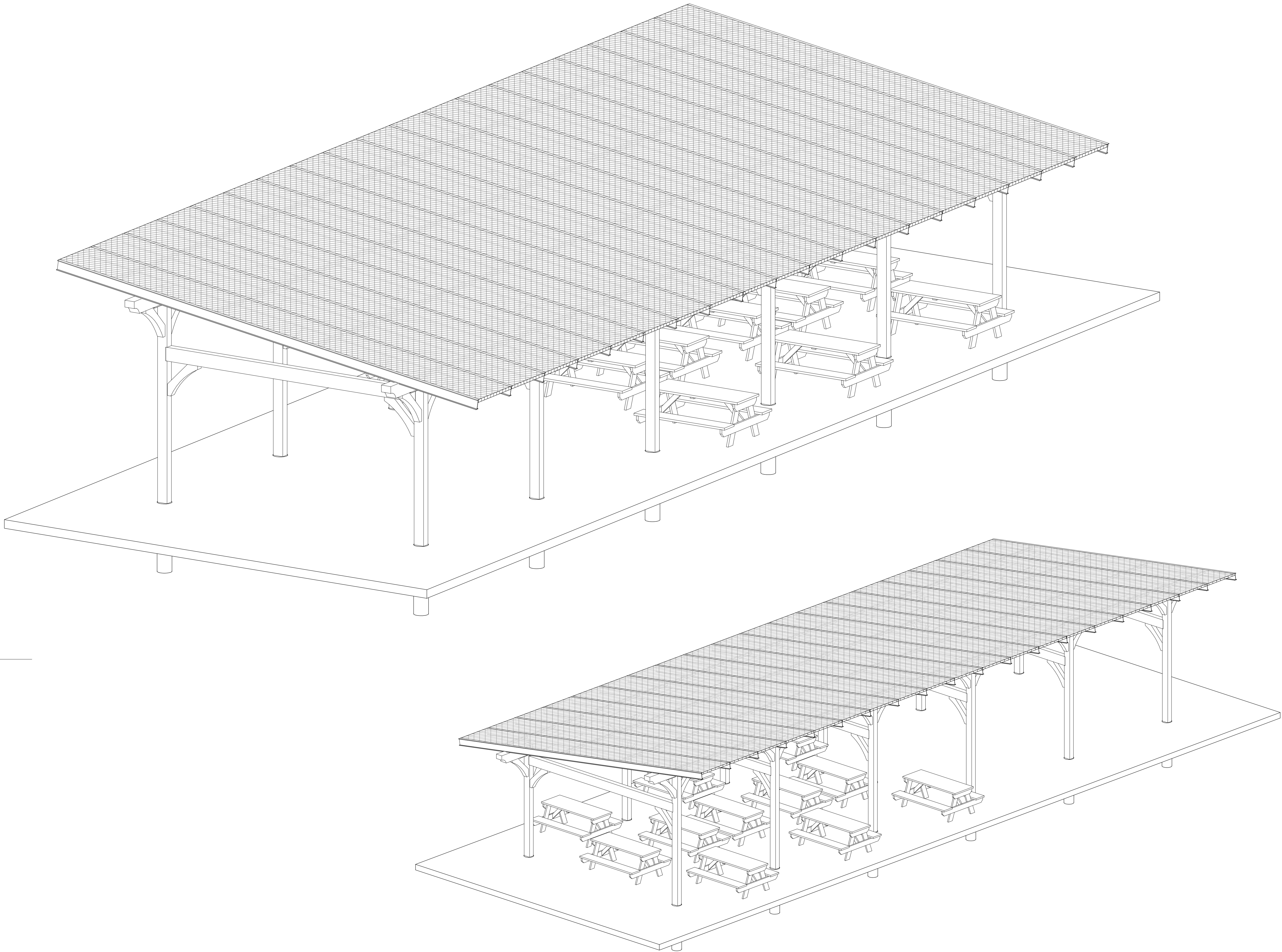
Drawn by:
Garrett Marklowitz

Date:
13 September 2021

Sheet Number:

A104

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1 3D Exterior View 1

2 3D Exterior View 2

Project: Pine View Elementary Project

Drawings: 3D Exterior Views

Drawn by:
Garrett Marklowitz

Date:
13 September 2021

Sheet Number:

A105



Timber Frame Home Builders

1301 LAKE STREET, BARABOO, WI 53913

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10th Ct

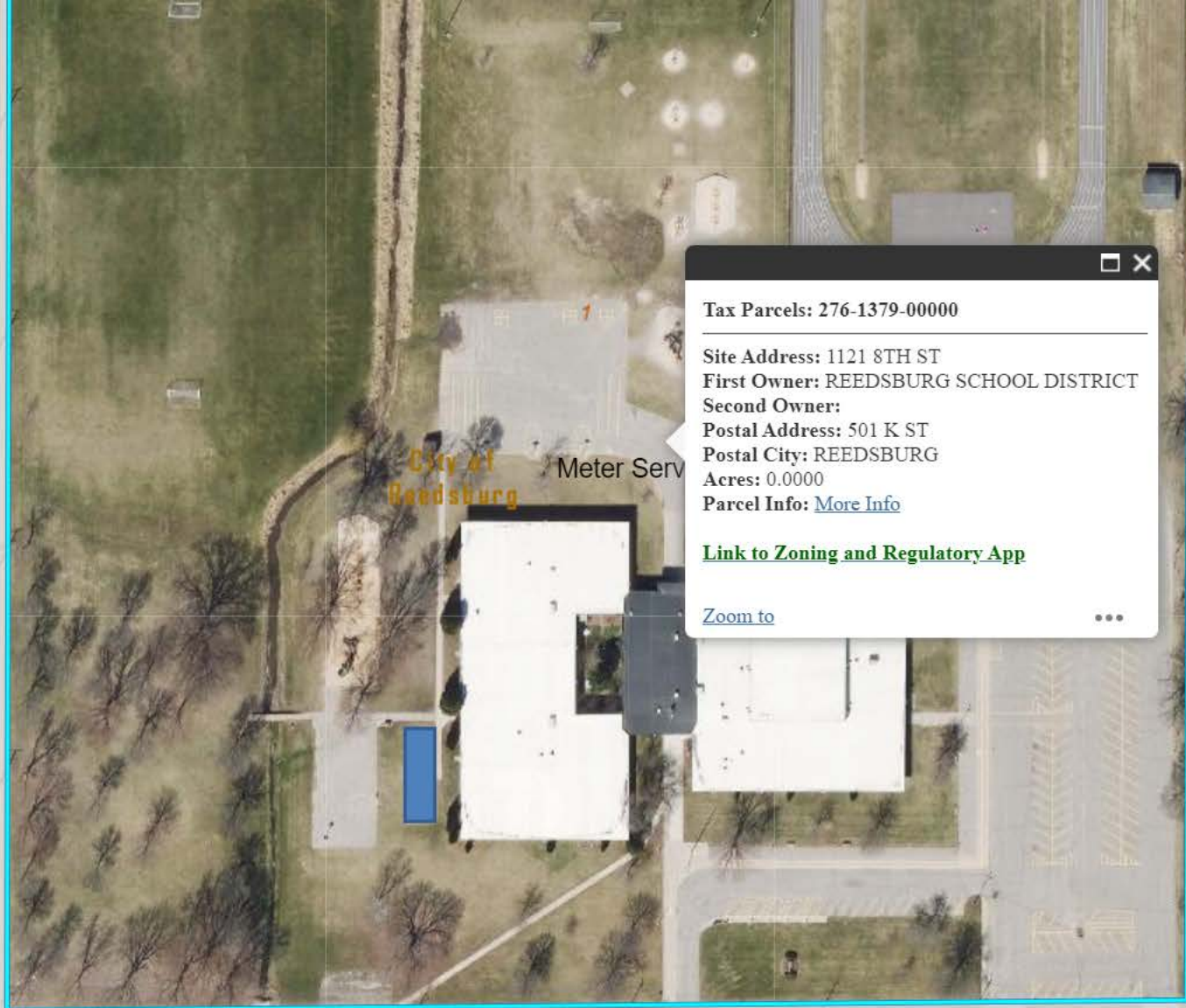


9th St



N Dewey Ave

718



Tax Parcels: 276-1379-00000

Site Address: 1121 8TH ST
First Owner: REEDSBURG SCHOOL DISTRICT
Second Owner:
Postal Address: 501 K ST
Postal City: REEDSBURG
Acres: 0.0000
Parcel Info: [More Info](#)

[Link to Zoning and Regulatory App](#)

[Zoom to](#)

Staff Report

DATE: 6/14/22

APPLICANT: All Sky Energy

LOCATION: 1100 Industrial St; Parcel #2091-1

ZONING: I-1 Light Industrial

DESCRIPTION: Consider site plan review for new solar panel installation for Reedsburg Utility Commission.

General Findings

SURROUNDING LAND USES:

- North – Industrial
- West – Industrial
- South – Armory
- East – Industrial

ZONING:

- North – I-3 Industrial Park
- West – I-2 Heavy Industrial
- South – I-3 Industrial Park
- East – I-3 Industrial Park

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: S Dewey / Commercial Ave; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

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 I-3 Industrial Park.
2. The Board finds that the property contains an electric substation.
3. The Board finds that new solar panels are proposed.
4. The Board finds that § 690-40 permits essential services.
5. The board finds that the panels would be about 17' X 75'.
6. The Board finds that the lot is 1.96 acres in size.
7. The Board finds that the property is located on S Dewey Ave / Industrial 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 Industrial.

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS: The applicant is not asking for a neighbor restriction for this request. As long as the panels do not cause any glare/reflection to the south, there should be no conflicts.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 14, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

Revised 4/2021

City of Reedsburg Land Use Application134 S. Locust St.
PO Box 490
Reedsburg, WI 53959Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us**APPLICANT:** All Sky Energy**ADDRESS:** S2810 County Road BD **CITY:** Baraboo **STATE:** WI**ZIP:** 53913 **PHONE:** 608-356-0830 **FAX:** _____**E- MAIL:** lisa@allskyenergy.com**PROPERTY OWNER:** (if different from Applicant) UTILITY COMMISSION REEDSBURG, CITY OF**LOCATION:** 1100 INDUSTRIAL ST Reedsburg WI 53959 **PARCEL #:** 276-2091-10000**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.*DocuSigned by:
KEITH A KAHLOW, 5/10/2022
92AA2C44922E46B...**Applicant Signature / Date**DocuSigned by:
Dennis Horkan, 5/11/2022
3DDE6DD0EF3648D...**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 _____
Site Plan Review \$175 _____
Comp Plan Amend \$200 _____
Solar/Wind \$400 + _____Date Paid _____
Receipt # _____

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.

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.

That...the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that will accomplish this purpose.

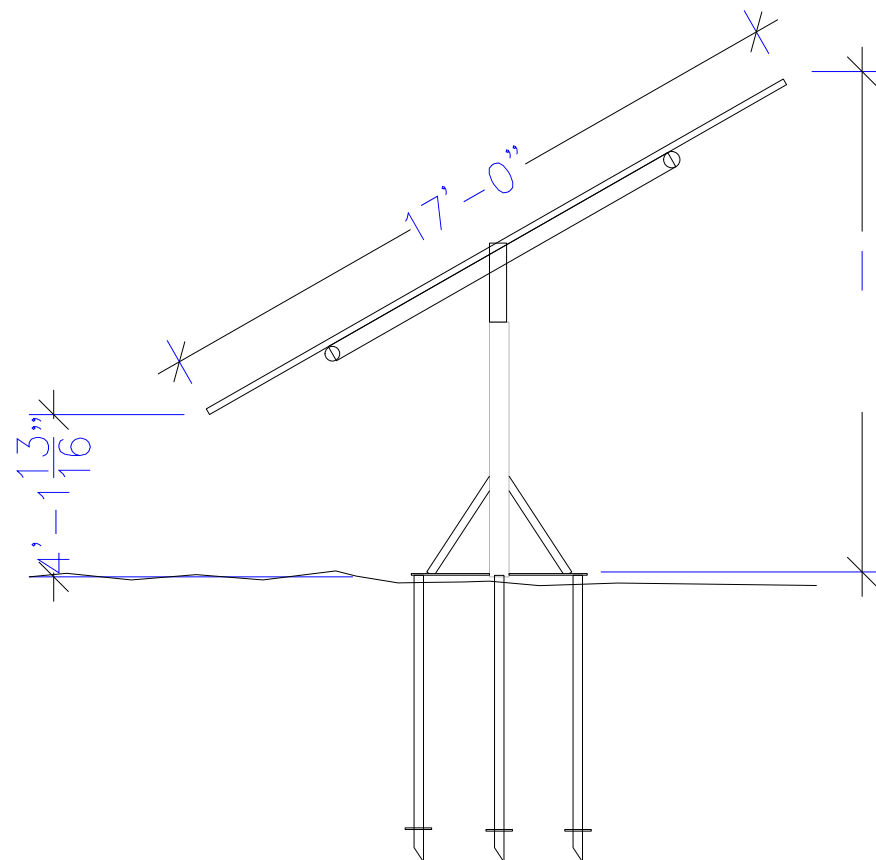
That the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in determining its finding, shall take into account the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.

CITY OF REEDSBURG BUILDING INSPECTION 134 S Locust Street PO Box 490 Reedsburg, WI 53959		Reedsburg Uniform Building Permit Application Permit Fees Are Unrefundable				Permit No. _____ Parcel No. _____	
PROJECT LOCATION Building Street Address: 1100 Industrial St. Reedsburg WI 53913		Permit Request: ☐ Construction ☒ Electrical ☐ Plumbing ☐ HVAC ☐ Erosion ☐ Zoning ☐ Demolition					
		Setbacks 119 ft. 123 ft.		Right: 119 ft. Left: 123 ft.		Front: 205 ft. Rear: 28 ft.	
Zoning District: _____		Lot Area: _____ sq. ft.		SUBDIVISION: _____			Lot No.: _____
Owner's Name: UTILITY COMMISSION REEDSBURG, CITY OF		Mailing Address: 134 S LOCUST ST Reedsburg WI 53959		Phone: (608) 434-1123		Owner is ultimately responsible for all code compliance related to the work for which this permit is issued.	
Construction Contractor's Name:		Mailing Address:		Phone:		Identification No.	
Electrical Contractor's Name: All Sky Energy		Mailing Address: S2810 County Road BD Baraboo WI 53913		Phone: (608) 356-0830		Identification No. 932790 / June 30 2026	
Plumbing Contractor's Name:		Mailing Address:		Phone:		Identification No.	
HVAC Contractor's Name:		Mailing Address:		Phone:		Identification No.	
Excavation Contractor's Name:		Mailing Address:		Phone:		Identification No.	
BRIEFLY DESCRIBE PROJECT: Solar Ground Mounted Array				For New Construction:			
				Use: ☐ Resid. (Permanent) ☐ Resid. (Seasonal) ☐ Non-Residential		Area Involved: Unfin. Bsmt.: _____ sq.ft. Living Area: _____ sq.ft. Garage: _____ sq.ft. Total: _____ sq.ft.	
				Construction Type: ☐ Site Built ☐ Manufactured		Stories: ☐ 1-Story ☐ 2-Story ☐ Other (List) _____ ☐ w/Basement	
				Energy: Nat. Gas LP Gas Elec Space Htg: ☐ ☐ ☐ Water Htg: ☐ ☐ ☐ Heat Loss: Envelope: _____ BTU/HR Infiltration: _____ BTU/HR			
ESTIMATED PROJECT COST: \$ 48,990.00		HVAC Equipment: ☐ Forced Air Furnace ☐ Radiant Baseboard/Panel ☐ Heat Pump ☐ Boiler ☐ w/Central Air Conditioning		Electrical: Entrance Panel Size: _____ amp Service: ☐ Underground ☐ Overhead		Foundation: ☐ Concrete ☐ Masonry ☐ Treated Wood ☐ Other (List) _____	
I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the State of Wisconsin or the City of Reedsburg; and certify that all of the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read, and received a copy of, the cautionary statement regarding contractor financial responsibility on the reverse side of this application form.		Plumbing and Water: Water: ☐ Municipal ☐ Private On-Site Well Sewer: ☐ Municipal ☐ Septic (List Permit # _____)		Signature of Applicant: Keith Kahlow		Date: 05/10/2022	
				SIGNATURE OF APPLICANT		DATE	
FOR OFFICE USE							
CONDITIONS OF APPROVAL: This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.							
Fees (per Ch. 32 Municipal Code): Zoning: _____ Cert Occ: _____ HC Lift: _____ Plbg: _____ Const: _____ Elec: _____ HVAC: _____ State Seal: _____ Acc Str.: _____ Swr Tap: _____ Demoln: _____ Park: _____		Pay Water Impact @ RUC Total: _____ ☐ Includes Penalty Zoning Approval ☐ Hist Preserv Rvw _____		Permit(s) Issued: ☐ Construction ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Erosion ☐ Land Use ☐ Demolition		Wisconsin Uniform Permit Seal No. Wisconsin State Approved Plan No. Permit Issued By: Name: _____ Cert. No.: _____ Date Issued: _____	

Reedsburg Utility Commission
1100 Industrial St.
Reedsburg WI 53959

Prepared By: Lisa Kahlow
P: 608-356-0830, **E:** lisa@allskyenergy.com





Staff Report

DATE: 6/14/22

APPLICANT: Reedsburg Salvage

LOCATION: 350 King St; Parcel 276-2226-00000

ZONING: B-2 Business

PROPOSED LAND USE CHANGE: Conditional Use Permit

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Conditional Use Permit for a new storage building.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Mobile Home park
- South – Auto repair
- East – Auto salvage

ZONING:

- North – B-2 Business
- West – R-2 Residential
- South – B-2 Business
- East – B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: King St / Maple St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: pending Industrial

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 request is to add a new 60 X 100 storage building.
3. The Board finds that the front setbacks will be 27' and 36' from ROW.
4. The Board finds that the lot is 140' X 264' (0.85 acre) in size.
5. The Board finds that § 690 Schedule 2 permits warehouses as a conditional use.

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 request is to add a new 60' X 100' storage building.
2. The Board finds that the lot is 140' X 264' (0.85 acre) in size.
3. The Board finds that the remaining parcel would be grass.
4. The Board finds that there would be a paved driveway.

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 pending Industrial.

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS: Similar to last month's request the applicant proposes to move an existing building to this site for their own storage use. The difference is that this parcel is zoned B-2 Business, and warehouse use is a conditional use in B-2. I've notified the applicant about landscaping & parking but haven't received any plan as of yet. Since the lot is wooded, as much vegetation as possible should be preserved along the west side (and site overall) and a privacy fence be added too.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 14, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. 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: REEDSBURG SALVAGE
ADDRESS: 1690 E. MAIN CITY: REEDSBURG STATE: WI
ZIP: 53959 PHONE: 608.524.3612 FAX: 608.524.0662
E-MAIL: j9k2@rcvls.net

PROPERTY OWNER: (if different from Applicant) BEATRICE TRACY KENNIE STEINHAUSE

LOCATION: (3RD) 1650 Maple St PARCEL #: 2227
(LVP) 350 King St 2226

LAND USE REQUEST

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

☐ Certified Survey Map (CSM): _____

☒ Conditional Use Permit: 60x100x12 STORAGE BUILDING

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) 40x80x14 STORAGE BUILDING

☐ 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.

[Signature] 1/4/18/20
Applicant Signature / Date

[Signature] 1/4/18/22
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.**

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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 4-21-22
Receipt # 1.040685

Sauk County Site Map



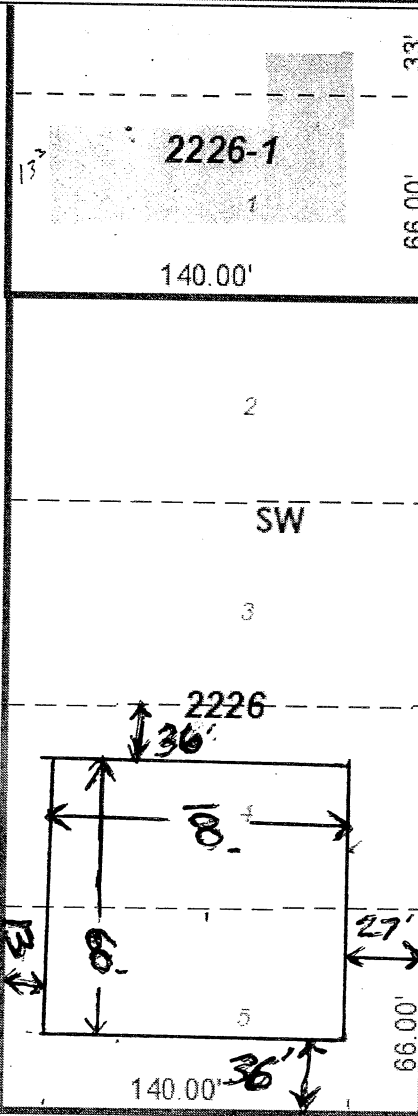
W
N
↑
S
E

Crimson Dr

Silver Dr
2081

Maple St
S Aire Dr

1303.70'



King St

Sec 11
T2 R04

Maple St

140.00'
2221

67.00'
2230

134.00'
2229
Sauk County Land Information/GIS

0 0.005 0.01 mi

276
PARCEL 2226-00000

SAUK COUNTY
WISCONSIN

LOTS 4+5
BLOCK 6 SCHULTZ SUB DIVISION
Planning & Zoning
1/18/2022
Page 51 of 67





City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 69'

CITY OF REEDSBURG

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

Print Date: 6/7/2022

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: JAYSON PETTIT J'S PUB & GRILL
ADDRESS: 280 VIKING DR CITY: REEDSBURG STATE: WI
ZIP: 53959 PHONE: 608-768-0623 FAX: N/A
E-MAIL: CHEFJAYSON@CHARTER.NET
PROPERTY OWNER: (if different from Applicant) _____
LOCATION: 280 Viking Dr PARCEL #: 2200-51

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:** _____ **TID #** _____
- ☒ **Site Plan Review:** (See "B" on back page) Outdoor expansion
- ☐ **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.

[Signature], 6/7/22
Applicant Signature / Date

[Signature], 6/7/22
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.**

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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 _____

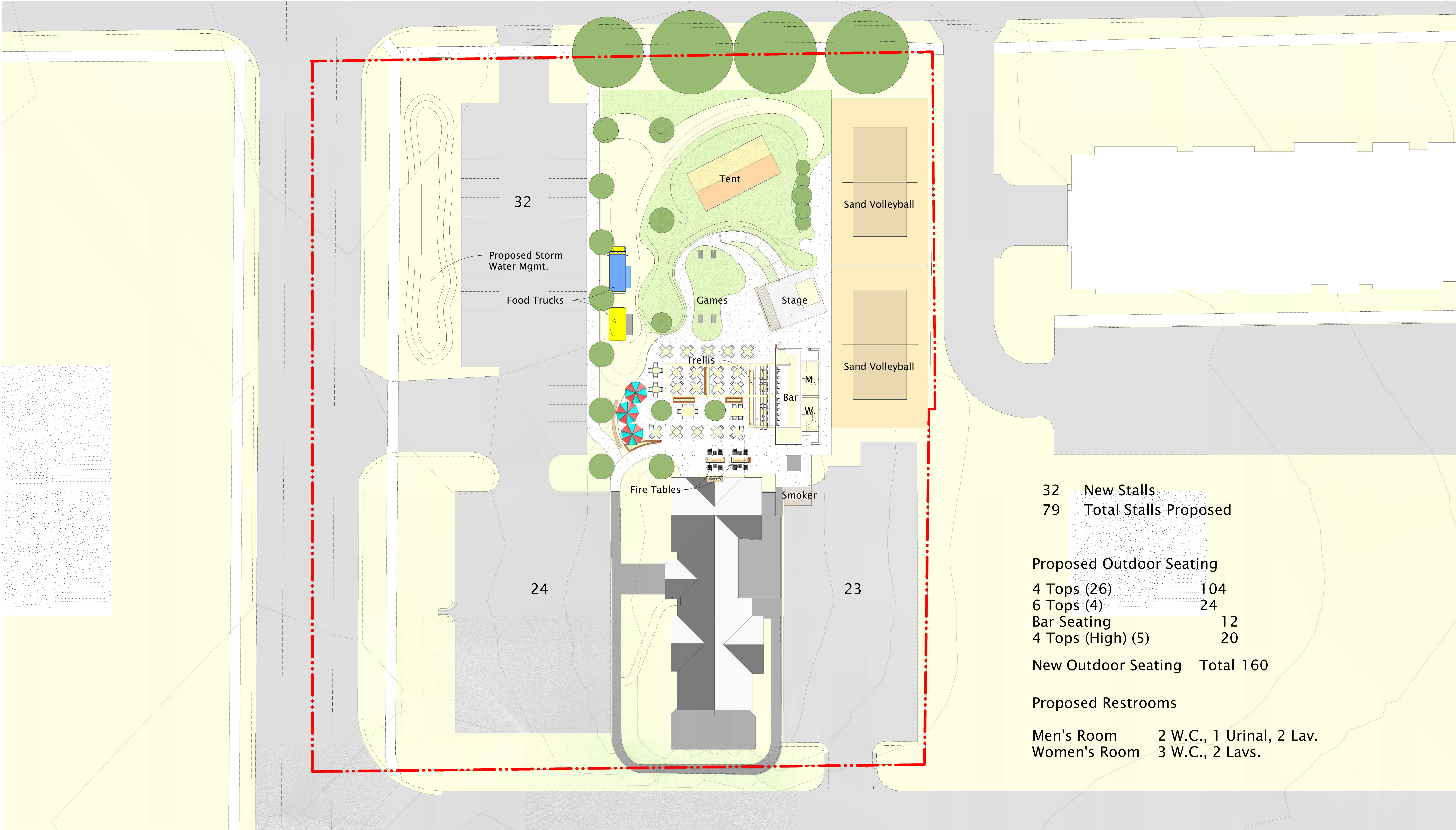
Date Paid 6-8-2022
Receipt # 1041171



58 Existing Parking Stalls

117 Inside Seats
24 Outside Seats
21 Bar Seats
162 Total Existing Seats

Existing Restrooms
Men's Room 1 W.C., 1 Urinal, 1 Lav.
Women's Room 2 W.C., 2 Lavs.



32 New Stalls
79 Total Stalls Proposed

Proposed Outdoor Seating

4 Tops (26)	104
6 Tops (4)	24
Bar Seating	12
4 Tops (High) (5)	20

New Outdoor Seating Total 160

Proposed Restrooms

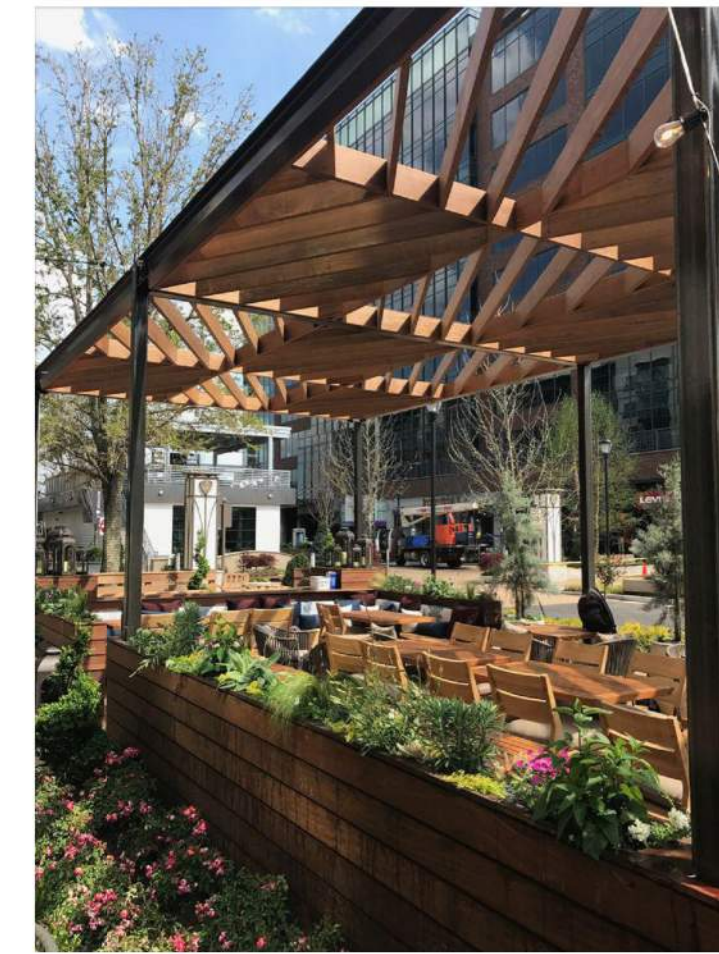
Men's Room	2 W.C., 1 Urinal, 2 Lav.
Women's Room	3 W.C., 2 Lavs.



Fire Tables



Phase 2 Expansion - Screened Porch with Fireplace



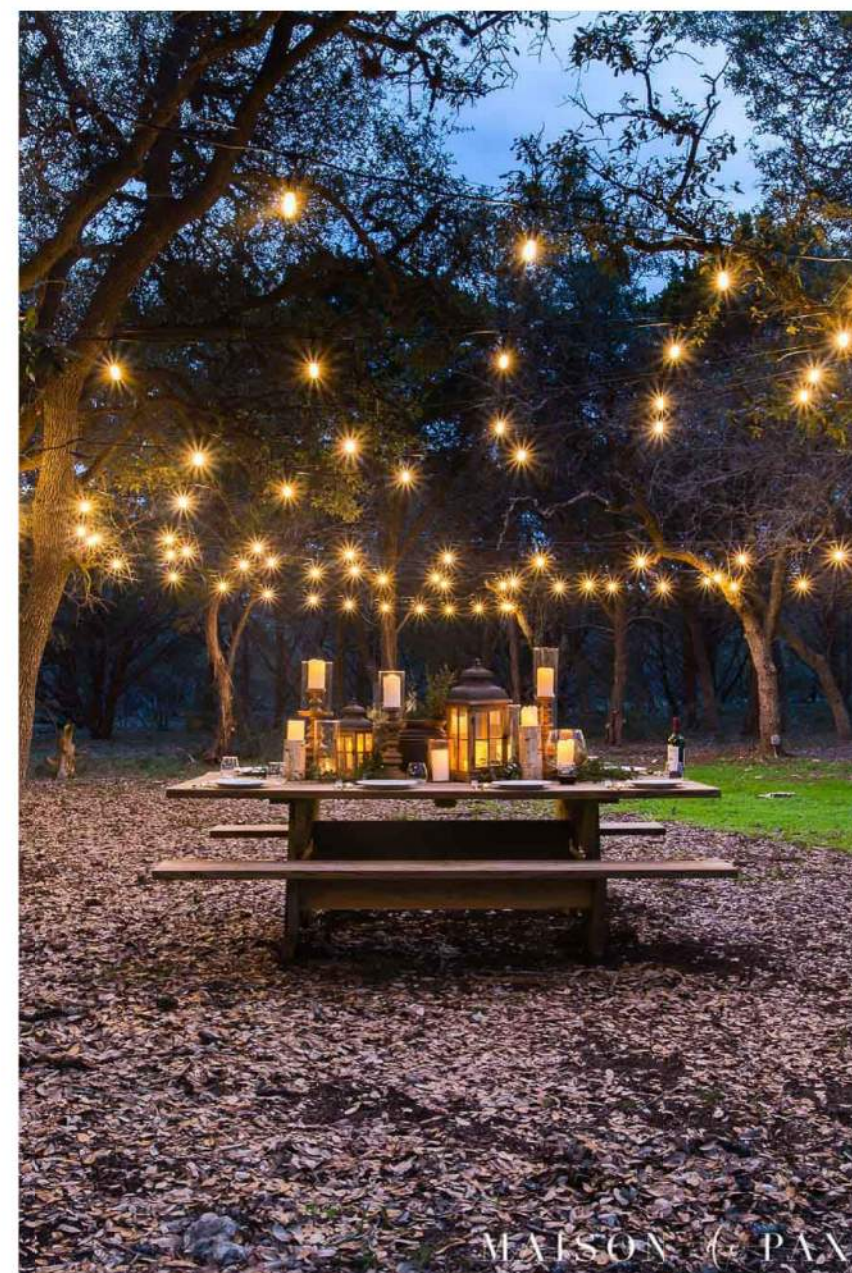
Raised Planters and Trellis Options



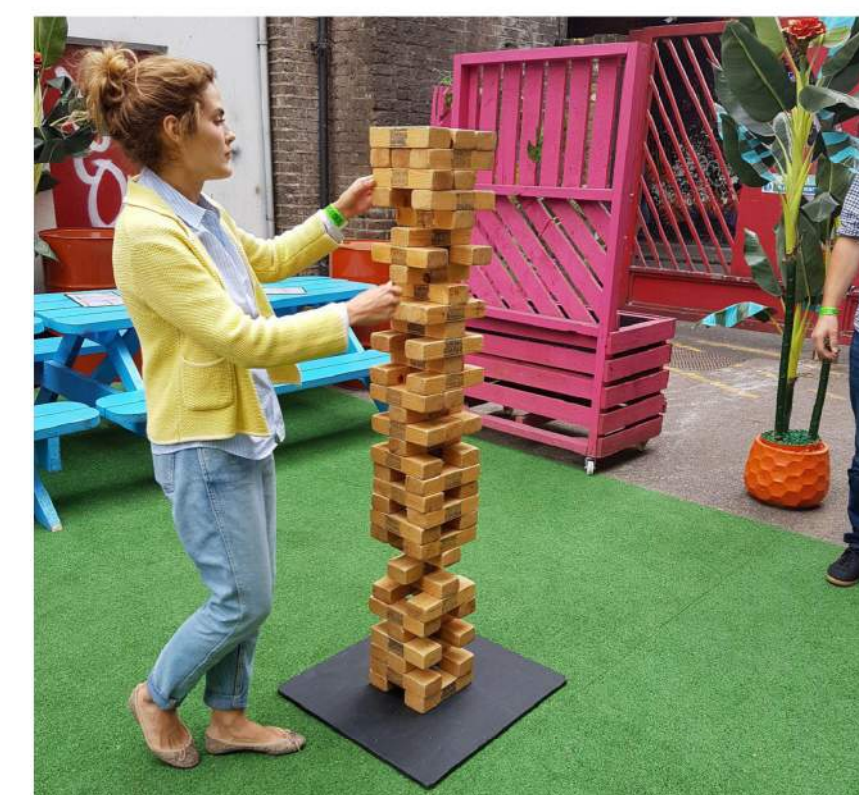
Options for Additional Serving/Dining Attractions



Ground Cover Options, Seating Options, Lighting



Bar Games



ORDINANCE NO. 1943-22
(Zoning Change – S2255 County Road H; Parcel 042-0823-30000 & 042-0823-31000)

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

SECTION I: PURPOSE.

These parcels are proposed for R-2 Residential zoning at the request of the Town of Winfield as they will be developed as 1- or 2-family residential rather than multi-family.

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 042-0823-30000 & 042-0823-31000 – S2255 County Road H, Town of Winfield, Wisconsin, are hereby zoned R-2 Residential.

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 25th day of July 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:

June 27, 2022
July 7 & July 14, 2022
July 25, 2022
August 4, 2022

Staff Report

DATE: 5/24/2022

APPLICANT: Michael & Sheila Masica.

LOCATION: S2255 County Hwy H; Parcel #s 042-0823-30000 & 042-0823-31000

ZONING: R-3 Residential

PROPOSED LAND USE REQUEST: Rezone

DESCRIPTION: Consider rezone from R-3 Residential to R-2 Residential

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Ag
- South – Residential
- East – Residential, Ag

ZONING:

- North- Agricultural
- West- Agricultural
- South- Agricultural
- East- Agricultural

TOPOGRAPHY: Slopes down to south

STREET R.O.W./TRAFFIC/ACCESS: CTH H – 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: pending Low Density Residential

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, May 24, 2022, RADC Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- 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: Michael + Sheila Magsica

ADDRESS: 52255 County Hwy H **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608 469 2750 **FAX:** _____

E-MAIL: mdmagsica@hotmail.com

PROPERTY OWNER: (if different from Applicant) - Same -

LOCATION: 52255 County Hwy H **PARCEL #:** 092 0823-30000
-31000

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:** R-3 **To:** R-2 **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.

[Signature] 12-20-21

Applicant Signature / Date

[Signature] 12-20-21

Owner Signature / Date

Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

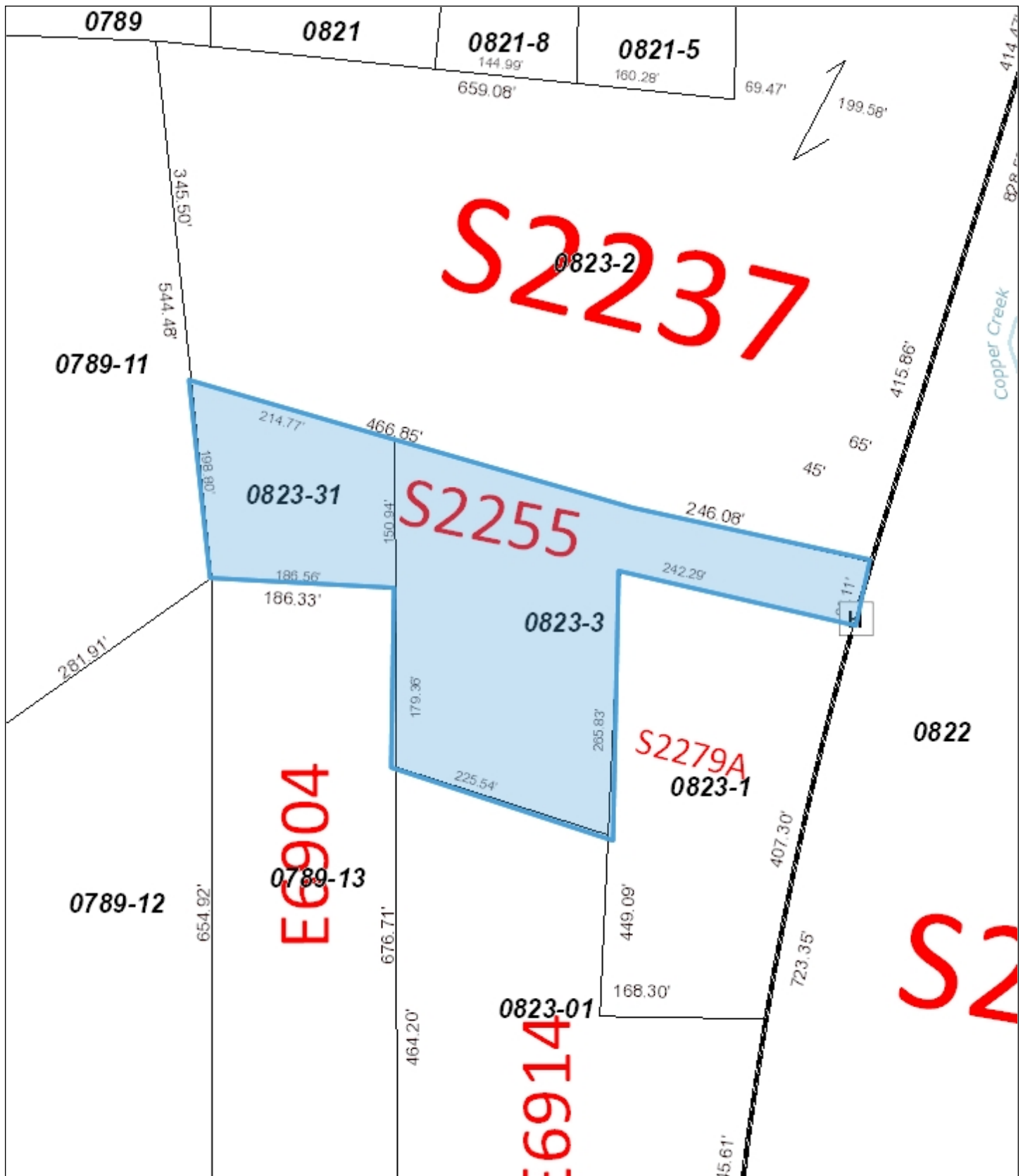
City Council Action & Date: _____

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	_____	_____
Receipt #	_____	_____



City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 139'

CITY OF REEDSBURG

134 S. Locust Street

PO Box 490

Reedsburg, WI 53959

608-524-6404

Print Date: 2/11/2022



City of Reedsburg GIS

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SCALE: 1" = 139'

CITY OF REEDSBURG

134 S. Locust Street

PO Box 490

Reedsburg, WI 53959

608-524-6404

Print Date: 2/11/2022

Staff Report

DATE: June 14, 2022

APPLICANT: James Schulenburg

LOCATION: 851 S. Albert Ave & 1001 Bindl Dr (vacant areas between S. Albert Ave and Roloff Dr); parcel #s 2537, 2563, 2563-1, 2563-2 & 2563-3

ZONING: B-2 Business & R-2 Residential

PROPOSED LAND USE CHANGE: Conditional Use Permit (CUP)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Annual CUP for farming of vacant residential/commercial-zoned lots.

General Findings

SURROUNDING LAND USES:

- North – Single-family residential
- West – High School
- South – Commercial
- East – Single-family residential

ZONING:

- North- R-2 Residential; B-2 Business
- West- Government
- South- B-2 Business
- East- R-2 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Hwy 23, Bindl Dr, Roloff Dr

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial & 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

Approved in 2021:

1. Corn or beans for this growing season.
2. One harvest permitted.
3. Immediate properties are notified in person or with door hangers 24 hours in advance of harvesting/spraying.
4. Maintain/trim along curbs.
5. Hours are 7am-9pm.
6. Remove crops by December 1, 2021

Exhibit List

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- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 14, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. 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: Vicki + Jim Schulenburg
ADDRESS: 1551 N Dewey **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 608-963-0507 **FAX:**
E-MAIL: vickis1@rucks.net

PROPERTY OWNER: (if different from Applicant)

LOCATION: 851 S. Albert / 1001 Bindl Dr. **PARCEL #:** 2537, 2563-0

LAND USE REQUEST

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

☐ **Certified Survey Map (CSM):**

☒ **Conditional Use Permit:** Annual Ag 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.

Vicki Schulenburg 12/9/22
Applicant Signature / Date

James Schulenburg 12/9/22
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 5-9-22
Receipt # 1040866

