

Reedsburg Plan Commission

February 14, 2023



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

Present: Alder Mike Gargano, Beth DeForge, Jay Brunken

Absent: Mayor Dave Estes, Dan DeBaets, Steve Zibell

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Knudsen, seconded by Gargano to approve the 12/12/22 & 12/13/22 meeting minutes.

Motion approved

Consider annual Conditional Use Permit for farming on vacant residential-zoned lots – Hay Creek Estates Subdivision; along Hay Creek Trail and Russell Court, between Myrtle St. and N. Dewey Ave – Hay Creek Estates LLC

Discussion was held on the current building sites and the 5-acre minimum.

Motion by Knudsen, seconded by Brunken to approve the CUP as presented with same 2022 conditions and farming of tax parcels north of Hay Creek Trail only.

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

Motion approved

Consider Certified Survey Map to divide property into two – 148 N Park St / 330 2nd St – Parcel 276-0928-00000 – First Presbyterian Church Of Reedsburg

This CSM would divide the church from the manse. The manse is being sold separately. A utility easement was added per RUC's request.

Motion by Gargano, seconded by Knudsen to recommend approval of the CSM as presented.

Motion approved

Consider rezoning property from B-1 Business to R-1 Residential or B-3 Business – 330 2nd St – Parcel 276-0928-00000 – First Presbyterian Church of Reedsburg

The applicant request rezoning to R-1, but past practice was to rezone similar lots to B-3. Both allow single-family residential, but B-3 also allows smaller commercial as a conditional use.

Motion by Gargano, seconded by DeForge to recommend approval of the rezoning to B-3 Business.

Motion approved

Consider Site Plan Review to amend previous site plan. The new plan would replace the currently approved 70 X 110 and 70 X 120 buildings as well as the silos with 110 X 120 and 225 X 120 buildings and no silos. – 410 South Ave; parcel #s 0480, 0481 & 0482– Riffey Transload LLC

Riffey stated that he is eliminating the silos because it's cheaper to increase the size of the building and their new contract with a food-grade product is easier with building storage.

Neighbor Jay Utley asked about exits onto Plymouth St, hours of operation, quiet hours and RR crossing, loading dock use, and timeline. Riffey stated that there would be no exit onto Plymouth St, hours of operation are 7am – 7pm and he hopes to start in May. Quiet hours are generally 10pm – 7am in the City.

Neighbor Becky Baker complained of loud noises on weekends and early in the morning, and that parked trucks sometimes block the street.

Discussion held on using the former city sop site for compensatory storage, which will require an MOU. Plymouth St area will have swinging doors to allow utility easement access.

Motion by Knudsen, seconded by Gargano to approve the site plan as presented with conditions of: obtaining ZBA setback variance, approval of MOU for flood storage, and Plymouth St breezeway to be closed with swinging doors that will still allow access as needed.

Motion approved

Consider Certified Survey Map to divide lots and outlots for new business park – 3100 E Main St – Parcel #s 2244-57010, 2244-58000, 2244-59000 – City of Reedsburg

Motion by Gargano, seconded by DeForge to recommend approval of the CSM reflecting new change from surveyor.

Motion approved

Consider Certified Survey Map to create right-of-way for future Viking Dr extension – 1690 E Main St – Parcel # 2218 – City of Reedsburg

Motion by Knudsen, seconded by DeForge to recommend approval of the CSM as presented.

Motion approved

Consider Certified Survey Map to create right-of-way for future Viking Dr extension – 1650 Maple St – Parcel # 2227 – City of Reedsburg

Motion by Gargano, seconded by Brunken to recommend approval of the CSM as presented.

Motion approved

Consider Certified Survey Map to create right-of-way for future Viking Dr extension – 401 King St – Parcel # 2084-03 – City of Reedsburg

Motion by Gargano, seconded by DeForge to recommend approval of the CSM as presented.

Motion approved

Motion by Gargano, seconded by Knudsen to adjourn at 6:43 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector