



CITY OF REEDSBURG
134 South Locust Street, PO Box 490
Reedsburg, WI 53959
PH. 608-524-6404 FAX. 608-524-8458
www.reedsburgwi.gov

City Plan Commission Agenda
March 14, 2023
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 FEBRUARY 14, 2023:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. GENERAL BUSINESS:

- A. Consider annual Conditional Use Permit for farming on vacant residential-zoned lots - 1040 Clark St; Parcel #s 3180 & 3202 - Sauk County Land Resources & Environment Dept.
- B. Consider rezoning recommendation of property at NW corner of W Main St & Alexander Ave & City View Dr – S 9-12-4 PRT SE NW = CSM #3744 LOT 1; Parcel 030-0286-00000– City of Reedsburg

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
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 requests 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 shop 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

Staff Report

DATE OF MEETING: 3/14/23

APPLICANT: Sauk County Conservation, Planning & Zoning

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

ZONING: R-2 Residential

PROPOSED LAND USE CHANGE: Conditional Use Permit (CUP)

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

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Flat slopes

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

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: High-density Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Approval conditions:

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

2022 Approval:

1. Hours of operation 7am-9pm
2. Remove crops by December 1, 2022
3. Notify neighbors 24 hours prior in person or with door hangers for spraying or harvesting
4. Maintain/trim along curbs
5. 5' setback along adjacent lots
6. Corn & soybeans

For 2023, update removal to 12/1/23 and add winter wheat.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, March 14, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

2023

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: SAUK COUNTY LAND RESOURCES AND ENVIRONMENT

ADDRESS: 505 BROADWAY **CITY:** BARABOO **STATE:** WI

ZIP: 53913 **PHONE:** 608-355-3245 **FAX:** 608-355-3292

E- MAIL: melissa.schlupp@saukcountywi.gov, jbergman01.jb@gmail.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 1051 CLARK ST **PARCEL #:** 276-3202-00000, 276-3180-00000

LAND USE REQUEST

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

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

☒ **Conditional Use Permit:** See Attachment

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.

B.M. Mill, 1/17/23

Applicant Signature / Date

B.M. Mill, 1/17/23

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.**



Inv# 276-3202 / 276-3180 \$400.00

CITY OF REEDSBURG

01/17/2023 # Pages 1

FP1 DOC364S1908

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 1-30-23

Receipt # 11-000917

V# 475
10064110 525000

Sauk County Healthcare Center Cropland Conditional Use Permit Site Plan

1. Location: T12N R4E Section 9, Town of Reedsburg
2. The cropland area is 11.4 acres.
3. The setback from the small private lots to the east is 60 ft.
4. Normal field operations will occur 7am to 9pm. With the main planting operation during early May and harvest during September, October or November.
5. Corn, soybeans, and winter wheat are planned for this field using a no-till planting operation.
6. Normal fertilizer and herbicides may be applied during the growing season according to a nutrient management plan developed by the Sauk County Land Resources and Environment Department.



ORDINANCE NO. 19XX-23
(Zoning Change – Parcel 276-XXXX-XXXXX)

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

SECTION I: PURPOSE.

Consider rezoning property from Agricultural to B-2 Business.

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

Part of Parcel 276-XXXX-XXXXX as based on attached Certified Survey Map
Reedsburg, Wisconsin, is hereby zoned B-2 Business.

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

SECTION IV: VALIDITY.

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

SECTION V: CONFLICTING PROVISIONS REPEALED.

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

SECTION VI: EFFECTIVE DATE.

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

SECTION VII: PART OF CODE:

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

Dated this 8th day of May 2023.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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

April 11, 2023
April 20, 2023 & April 27, 2023
May 8, 2023
May 18, 2023

Staff Report

DATE OF MEETING: 3/14/23

APPLICANT: City of Reedsburg

LOCATION: Corner of Hwy 33/Alexander Ave; parcel 030-0286-00000

ZONING: Agricultural

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Rezone part of parcel to B-2 Business. The applicant will apply in the future for a CSM that will coincide with a rezone. So at this point it is just a recommendation. You'll see the exact rezone portion as part of the CSM review.

General Findings

SURROUNDING LAND USES:

- North – Agricultural
- West – Agricultural
- South – Multi-family Residential
- East – Residential

ZONING:

- North – Agricultural
- West – Agricultural
- South – R-3 Residential
- East – R-2 Residential

TOPOGRAPHY: Slopes down to north

STREET R.O.W./TRAFFIC/ACCESS: Hwy 33 / Alexander Ave; 100' / 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: Floodplain and wetlands in north

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS

AMBULANCE:

FIRE:

POLICE:

SCHOOL:

UTILITIES:

OTHER:

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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'

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134 S. Locust Street
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Print Date: 3/9/2023



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