



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
April 11, 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 MARCH 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 recommending Certified Survey Map to divide existing tax parcel into two parcels – S2123 Cty Rd H; Parcel # 042-0819-00000 – Scott Dischler for Mark Pelton
- B. Discuss accessory dwelling units (ADUs)

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
March 14, 2023



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

Present: Alder Dave Knudsen, Alder Mike Gargano, Beth DeForge, Jay Brunken, Steve Zibell

Absent: Dan DeBaets

Staff: Tim Becker, Brian Duvall

Approval of Minutes: Motion by Knudsen, seconded by Brunken to approve the 2/14/23 meeting minutes.

Motion approved

Consider annual Conditional Use Permit for farming on vacant residential-zoned lots - 1040 Clark St; Parcel #s 3180 & 3202 - Sauk County Land Resources & Environment Dept. Discussion held on the harvesting timeframe of winter wheat. It will be removed around July/August, and a cover crop to replace it.

Motion by Zibell, seconded by DeForge to approve as presented and with updated 2022 conditions.

1. Hours of operation 7am-9pm
2. Remove crops by December 1, 2023
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. Winter wheat and cover crop

Motion approved

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

The current parcel is intended to be split in the future. The rezoning would be limited to the new second parcel created from the planned CSM.

Motion by Knudsen, seconded by Brunken to recommend approval of the rezone to B-2 contingent on future CSM.

Motion approved

Motion by Gargano, seconded by Knudsen to adjourn at 6:15 PM.

Motion approved

Respectfully submitted,

Brian Duvall
Planner/Building Inspector

RESOLUTION
(CSM – S2123 Cty Rd H; Parcel # 042-0819-00000)

File No. 4510-23

Resolved, that this Certified Survey Map located in the Town of Excelsior is hereby approved by the Common Council of the City of Reedsburg.

STATE OF WISCONSIN)

COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 24th day of April, 2023, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 24th day of April, 2023.

Jacob Crosetto
City Clerk

Staff Report

DATE: 4/11/2023

APPLICANT: Scott Dischler for Mark Pelton

LOCATION: S2123 Cty Rd H; Parcel # 042-0819-00000

ZONING: Agricultural

DESCRIPTION OF REQUEST: Consider recommending Certified Survey Map to divide existing tax parcel into two parcels.

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North – Ag
- West – Ag
- South – Ag
- East – Ag

TOPOGRAPHY: Slopes down to south and east

STREET R.O.W./TRAFFIC/ACCESS: Cty Hwy H; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Low-density residential

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, April 11, 2023, 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: SCOTT DISCHLER FOR MARK PETON
ADDRESS: 201 E. MAIN ST **CITY:** REEDSBURG **STATE:** WI
ZIP: 53959 **PHONE:** 608-963-5985 **PARCEL #:** 042-0819-00000
E-MAIL: sdis@vierbicher.com
PROPERTY OWNER: (if different from Applicant) MARK PELTON
LOCATION: (if different from address above) 52123 CTY RD H

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 & C" on back page.
- ☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____
- ☐ **Site Plan Review:** (See "B & C" on back page) _____
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____
For *VARIANCE* requests, also answer "D" 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.

Scott J. Dischler, 03/20/23

Applicant Signature / Date

Owner Signature / Date

Account #10-461500-00

**The applicant or representative
MUST ATTEND the meeting(s).**

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	3-20-23	_____
Receipt #	1043455	_____

Brian Duvalle

From: Pelton, Mark <mark@peltonbuilders.com>
Sent: Tuesday, March 21, 2023 10:33 AM
To: Brian Duvalle

I give you permission to review the CSM

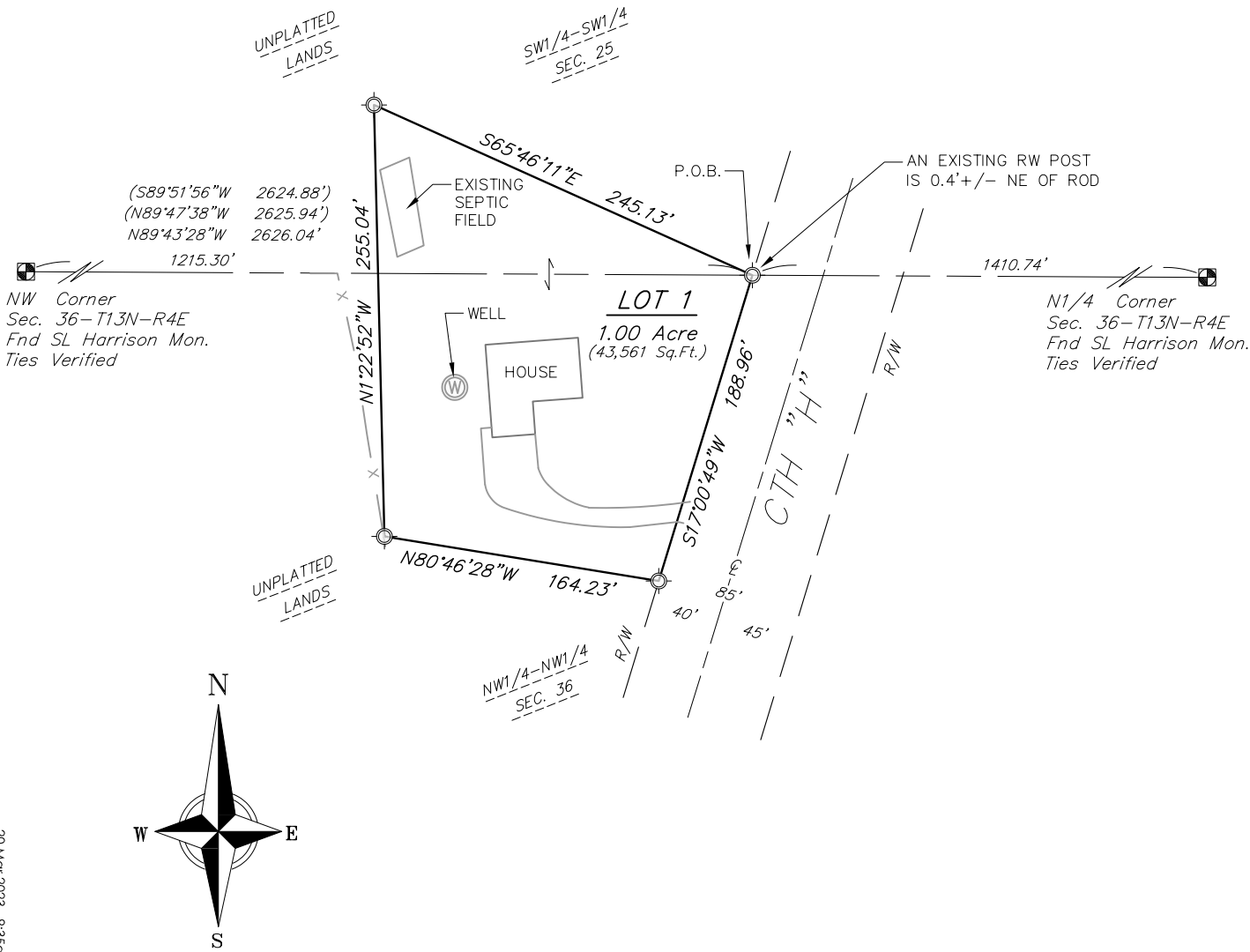
SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, AND PART OF THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, ALL IN T13N, R4E
TOWN OF WINFIELD, SAUK COUNTY, WISCONSIN

SURVEYED FOR:
Mark Pelton
Glen Valley Farms, LLC
S1930 Glen Valley Drive
Reedsburg, Wisconsin 53959

SURVEY LEGEND

-  PUBLIC LAND CORNER AS NOTED
-  SET 3/4" DIA. x 18"
REBAR, 1.50 LBS./LIN.FT.



GRAPHIC SCALE FEET



SURVEYOR'S NOTES

- Bearings are referenced to the Wisconsin Coordinate Reference System, Sauk County, (WisCRS NAD 83/2011 Sauk). The north line of the Northwest Quarter of Section 36, T13N, R4E bears S89°43'28"E.
- Field work was completed on 2/06/2023.
- See sheet 2 of 3 for Surveyor's Certificate and 3 of 3 for approval certificates.
- Through Wis. Stat. § 823.08, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of owners of later established residential property to seek changes to nearby pre-existing agricultural practices. Active agricultural operations are now taking place and are planned to continue on lands in the vicinity of this CSM. These active agricultural operations may produce noises, odors, dust, machinery traffic or other conditions during daytime and evening hours.

vierbicher
planners | engineers | advisors



REVISIONS

SCALE	1" = 100'
CHECKED	mton
DRAFTER	sdis
FILE	230059 - CSM
JOB NO.	220059
DATE	2/15/2023

SHEET

1 OF 3

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, AND PART OF THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, ALL IN T13N, R4E
TOWN OF WINFIELD, SAUK COUNTY, WISCONSIN

As owner, I, Mark Pelton hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

WITNESS the hand and seal of said owner this ____ day of _____, 2023.
In presence of:

Personally came before me this _____ day of _____, 2023, the above named Mark Pelton to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Planning Agent	Date
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REVISIONS	SCALE na	SHEET 3 OF 3
	CHECKED mlon	
	DRAFTER sdis	
	FILE 230059	
JOB NO. 230059	DATE 2/15/2023	

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, AND PART OF THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, ALL IN T13N, R4E
TOWN OF WINFIELD, SAUK COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE:

I, Scott F. Dischler, Wisconsin Professional Land Surveyor No. 2605, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A–E7 of the Wisconsin Administrative Code and the subdivision regulations of the Town of Winfield, and under the direction of Mark Pelton, I have surveyed, divided and mapped this Certified Survey; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest Quarter of the Northwest Quarter of Section 36 and the Southwest Quarter of the Southwest Quarter of Section 25, all in T13N, R4E, Town of Winfield, Sauk County, Wisconsin, containing 1.00 acre of land and described as follows:

Legal Description

Part of the Northwest Quarter of the Northwest Quarter of Section 36 and the Southwest Quarter of the Southwest Quarter of Section 25, all in T13N, R4E, Town of Winfield, Sauk County, Wisconsin

Commencing at a found Slimline Harrison Monument at the North Quarter Corner of said Section 36, T13N, R4E; Thence, N89°43’28”W, along the north line of the said Northwest Quarter of Section 36, 1410.74 feet to a set 3/4” Iron Rod on the westerly right–of–way of CTH “H” and the Point of Beginning, (P.O.B.) of this Legal Description;

Thence, S17°00’49”W, along said westerly right–of–way of CTH “H”, 188.96 feet, to a set 3/4” diameter iron rod; Thence, N80°46’28”W, 164.23 feet, to a set 3/4” diameter iron rod; Thence, N01°22’52”W, 255.04 feet, to a set 3/4” diameter iron rod; Thence, S65°46’11”E, 245.13 feet, to a set 3/4” diameter iron rod and the point of beginning.

Certified Survey Map contains 1.00 Acres, 43561 Sq. Ft., is subject to all easements and rights–of–way of record.

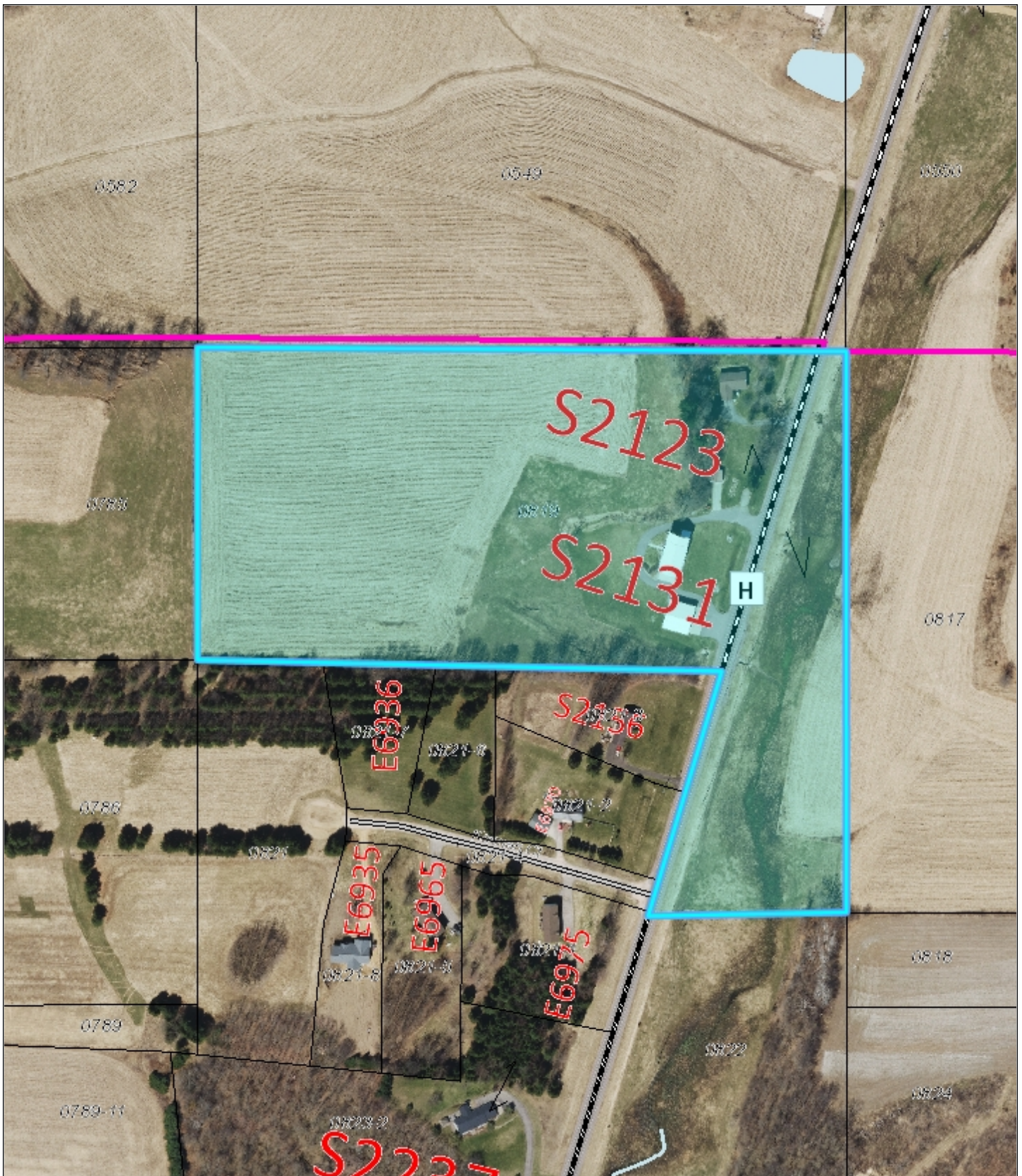
Scott F. Dischler, WI PLS #2605
Vierbicher Associates, Inc.
400 Viking Drive
Reedsburg, WI 53959
(608) 524–6468
sdis@vierbicher.com

Date

20 Mar 2023 - 9:36a R:\Pelton\230059 - CTH H CSM\CADD\Pelton CTH H CSM.dwg by: sdis



REVISIONS	SCALE	SHEET
	na	2 OF 3
	CHECKED mlon	
	DRAFTER sdis	
	FILE 230059	
JOB NO. 230059	DATE 2/15/2023	



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" = 277'

CITY OF REEDSBURG

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

Print Date: 3/24/2023