

**Reedsburg Plan Commission &
Zoning Board of Appeals (ZBA)**

August 8, 2023



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

Present: Alder Mike Gargano, Beth DeForge, Dan DeBaets

Absent: Alder Sonny Hyde, Jay Brunken, Steve Zibell

ZBA – Present: Nathan Johnson, Jessica Phalen, Richard Braun, Walter Luepke

Staff: Tim Becker, Max Buckner, Brian Duvalle

Approval of Plan Commission Minutes: Motion by Gargano, seconded by DeForge to approve the 7/11/23 meeting minutes.

Motion approved

Approval of ZBA Minutes: Motion by Phalen, seconded by Luepke to approve the 6/20/23 meeting minutes.

Motion approved

Consider recommending Certified Survey Map to divide existing tax parcel into Lot 1 – E7742A & E7742B N Reedsburg Rd; Parcel # 010-0123-00000 – Jeffrey & Pamela Coy
This CSM was updated to reflect the RC-5 zone and is recommended by the Town and RADC.

Motion by Estes, seconded by Gargano to recommend approval.

Motion approved

Consider recommending Certified Survey Map to divide existing tax parcel into Lot 1 & Lot 2 – E6120 Lane Dr; Parcel # 030-0593-00000 – Paul & Kathy Grosskrueger
This CSM would split the house from the farm land and is recommend by the Town and RADC.

Motion by Gargano, seconded by DeBaets to recommend approval.

Motion approved

Consider a Conditional Use Permit for a rural health clinic addition to Reedsburg Area Medical Center. – 2000 N Dewey Ave; parcel #276-1932-10000 – Eppstein Uhen Architects
The proposed addition would extend into the east side parking lot and that parking would be shifted to the west side for employees. The parking spaces would replace and match the existing 9 X 18 spaces. Doug Mittelstaedt from RAMC stated that there would be a drive-up pharmacy, ground-level east entrance and in-house MRI. There were no public comments.

Motion by Gargano, seconded by DeBaets to approve the CUP as presented.

Motion approved

Consider Final Plat for proposed zero-lot line subdivision. – South end of Retzlaff Dr; parcel #276-1928-53024 – Maxwell Dvorak
The plat would install 16 zero-lot line duplexes. A public access would be included to the 20th St

Park. A zero-lot line agreement is still required.

Motion by Gargano, seconded by DeForge to recommend approval.

Motion approved

Consider Site Plan Review to amend previous site plan. The new plan would replace the currently approved 110 X 120 and 225 X 120 buildings with 215 X 120 building. – 410 South Ave; parcel #s 0480, 0481 & 0482– Wade Riffey

Discussion was held on past reviews of the site since 2021. The amended site plan would have a smaller building to provide for onsite flood storage.

Wade Riffey stated that the first rail cars started two years ago. The originally proposed silos were deemed too expensive. Flood storage does not work at the former city shop site, they hope to star this fall with enclosure of the building by winter. There is a water line and sewer under the proposed building but could be allowed with access to them and installing a casing. He would install a fence and/or vegetation along the west lot line.

Korin Maier stated there is sound and dust and would prefer trees instead of a fence.

Jay Utley is concerned about the berm in the SW corner and the fill has been allowed to remain. He stated concern about timeline for DNR approval and possibility of a flood. The increased threat of flooding from the fill placement is a hazard to houses on S Park St. He wants the property owners to be protected and things done correctly. He wants to see the flood storage removed and is concerned about run-off and sound barrier of the hoop shed.

Rodney Sonnenberg stated concern about the water table and nearby central drainage ditch regarding the proposed flood storage area.

Attorney John Orton replied that water retention will control the flow out of the storage area. Wade Riffey added that the current plan has a 5' side setback and he is now proposing 16.5'.

Ray Fry is concerned about future flooding and if water will be permanent in the flood storage area.

Luke Baker questioned why Riffey was allowed to star without meeting all the conditions. Riffey responded that he hoped to have DNR approval by now, but plans changed.

Kay Fry stated that Riffey is not being held accountable and would like to see timelines for development.

Dave Knudson stated he was on the Plan Commission when originally approved and that city officials agreed this to be an appropriate site. It was known this would be a multi-year project. Riffey is complying except for the fill, which was brought in from the Korth project which received TIF funds. He encourages a new approval with timeframes added.

Dave Hahn is concerned about dust and loss of property value.

Discussion held on erecting the building within 4 weeks of DSPS approval and adding the fence/trees after the flood storage is finished. Currently Riffey is still on Phase I. Discussion held on a vegetative buffer, which Sauk County addresses in their ordinance as a guide.

Motion by Estes, seconded by Gargano to approve the CUP with the following conditions:

1. Two weeks to submit applications to DNR; CC city staff
2. Submit DSPS application within three weeks of DNR approvals
3. 90 days to build out hoop shed w/ fence
4. Resolve any utility conflicts
5. Receive zoning variances from ZBA
6. Use Sauk County vegetative buffer guidelines
7. Install millings as part of final grading
8. Submit Elevation Certificate once grading and hoop shed are complete

Motion approved

Consider zoning variance per § 690 Schedule 3 for a 21.5' side yard setback as well as per § 690-52 and § 690-53 to construct a 10'-high fence along the west side lot line. – 410 South Ave; Parcel #276-0481-00000 – Wade Riffey

The previous variance approval had a larger building. The current proposal is for a fence to help shield the neighboring properties instead. The fence would have 4X4 posts and steel. The building width is the same, but more space is needed for drainage due to the lack of gutters, and underground utilities still block further placement to the east.

Motion by Luepke, seconded by Phelan to approve the variances as submitted.

Motion approved

Motion by Gargano, seconded by DeBaets to adjourn at 7:54 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector