

City Plan Commission Agenda
July 9, 2024
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 JUNE 24, 2024:

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 variance as part of Certified Survey Map review to allow a cul-de-sac street in new business park per § 674-7(D)(5). Skinner Dr; parcel #276-2244-58100 – City of Reedsburg
- B. Consider Certified Survey Map for a new cul-de-sac street in new business park. – Skinner Dr; parcel #276-2244-58100 – City of Reedsburg
- C. Consider Certified Survey Map review to create Lot 1 from parent parcel. – Wengel Dr/Zinga Dr; parcel #276-2245-11000– City of Reedsburg
- D. Consider Site Plan Review for phase 1 of Storage Building Condominiums – Wengel Dr/Zinga Dr; Parcel # 276-2245-11000 – Devin Coyle

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
June 24, 2024



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 5:00 PM in Reedsburg City Hall.

Present: Alder Mike Gargano, Alder Sonny Hyde, Steve Zibell, Dan DeBaets, Derek Horkan

Absent: Beth DeForge

Staff: Tim Becker, Brian Duvalle

Approval of Plan Commission Minutes: Motion by Gargano, seconded by Horkan to approve the 6/11/24 meeting minutes.

Motion approved

Consider recommending rezone of properties to B-2 and I-4 for new Business Park – Parcel #s 276-2244-58200, 276-2244-58001, 276-2244-58100, 276-2244-58010 & 276-2244-58020 – City of Reedsburg

Motion by Gargano, seconded by DeBaets to recommend approval as presented.

Motion approved

Consider recommending Certified Survey Map to divide property into three lots and one outlot for new Business Park – Parcel # 276-2244-58200 – City of Reedsburg

Motion by Gargano, seconded by Zibell to recommend approval as presented.

Motion approved

Consider site plan review for new Auto Medic building and parking lot. – Parcel # 276-2244-58200 – Nick Allan

Discussion held on the proposed siding, which will be gray/black with brownish stone. Discussion held on a fence to conceal junk cars per the city towing ordinance, which Allan stated he will mostly keep them offsite.

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

Motion approved

Motion by Gargano, seconded by Hyde to adjourn at 5:10 PM.

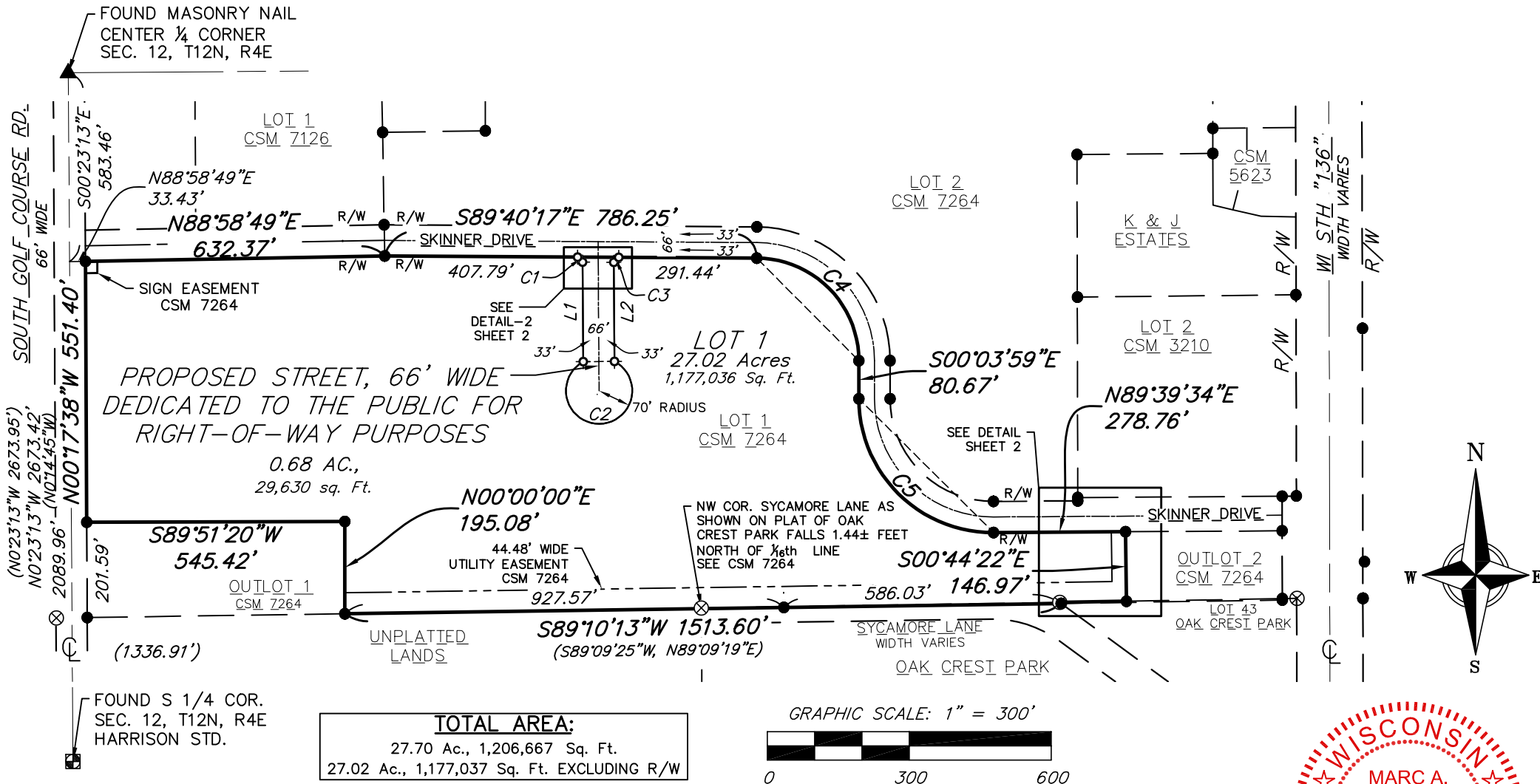
Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO.7264 RECORDED AS DOCUMENT NO. 1246969 IN VOLUME 45 OF CERTIFIED SURVEY MAPS, PAGES 7264, 7264A, 7264B, 7264C AND 7264D, ALL IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



SURVEYOR'S NOTES:

- Bearings are referenced to the Wisconsin Coordinate Reference System, Sauk County, (NAD83/2011), the west line of the southeast quarter of Section 12, T12N, R4E bears N00°23'13"W.
- Field work was performed on 4/1//2024.
- See sheet 2 of 2 for Surveyor's Certificate and Details 1 and 2.
- See sheet 3 of 3 for line and curve tables, approval certificates and register of deeds recording certificate.

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED, TIES VERIFIED
- FOUND 2" Ø IRON PIPE
- FOUND 3/4" Ø IRON ROD
- FOUND MASONRY NAIL
- SET 3/4" Ø X 18" IRON ROD 1.5 Lb./Ft.

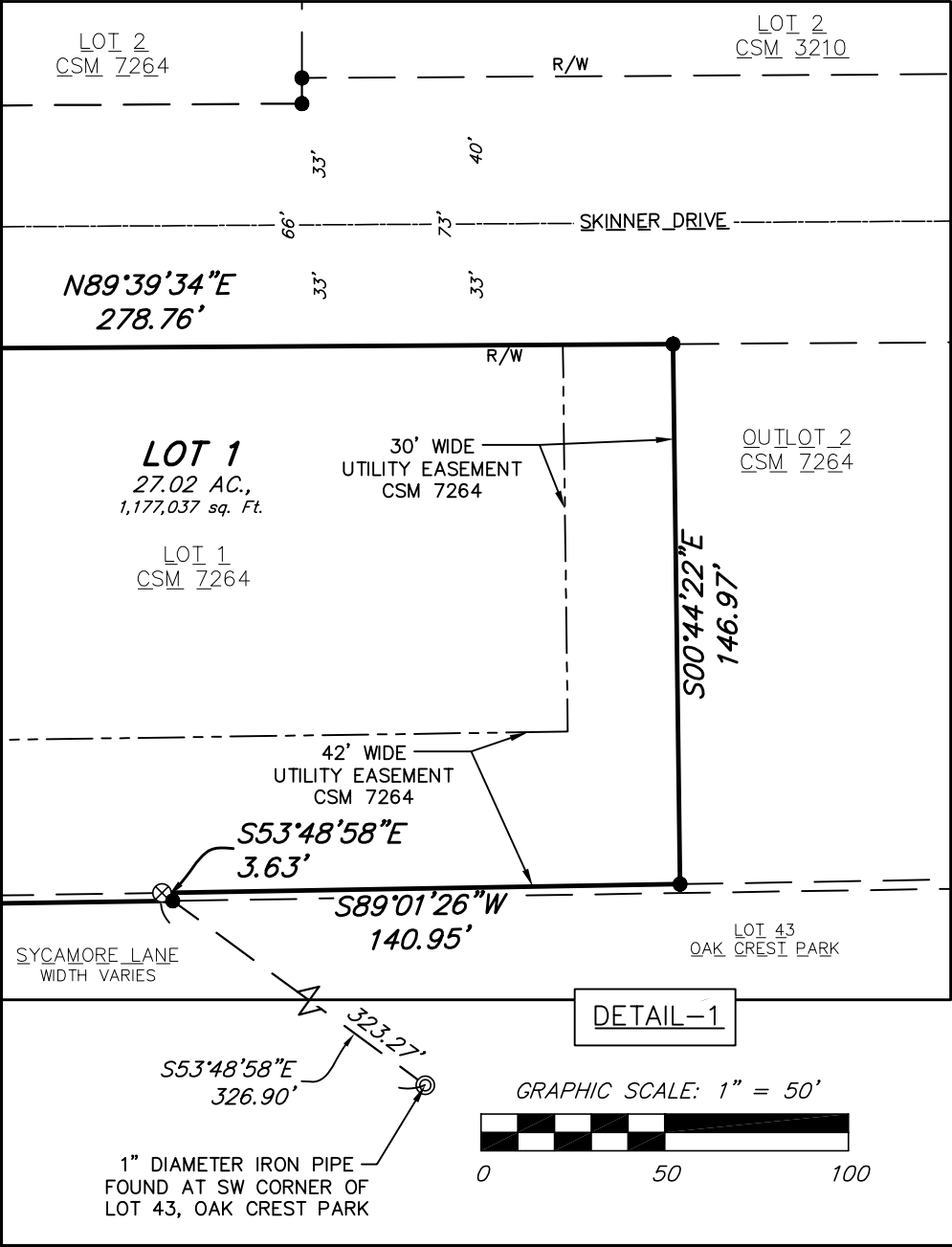
OWNER/SURVEYED FOR
CITY OF REEDSBURG
134 S. Locust St.
Reedsburg, WI 53959
(608) 524-6404



REVISIONS		SCALE	1" = 300'	SHEET
		CHECKED	wbul	1 OF 3
		DRAFTER	mlon	
		FILE	210134 - CSM-2	
		DATE	4/11/2024	
		JOB NO.	210134	
				
		vierbicher planners engineers advisors		

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO.7264 RECORDED AS DOCUMENT NO. 1246969 IN VOLUME 45 OF CERTIFIED SURVEY MAPS, PAGES 7264. 7264A, 7264B, 7264C AND 7264D, ALL IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE
I, Marc Londo, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a parcel of land located in Lot 1 Sauk County Certified Survey Map No. 7264, located in the NE ¼ and the NW ¼ of the SE ¼ of Section 12, T12N, R4E, City of Reedsburg, Wisconsin containing 27.70 acres and is described as follows.

Lot 1 of Sauk County Certified Survey Map No. 7264 recorded as Document No. 1246969 in Volume 45 of Certified Survey Maps, Pages 7264. 7264A, 7264B, 7264C and 7264D, all in the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 12, T12N, R4E, City of Reedsburg, Sauk County Wisconsin

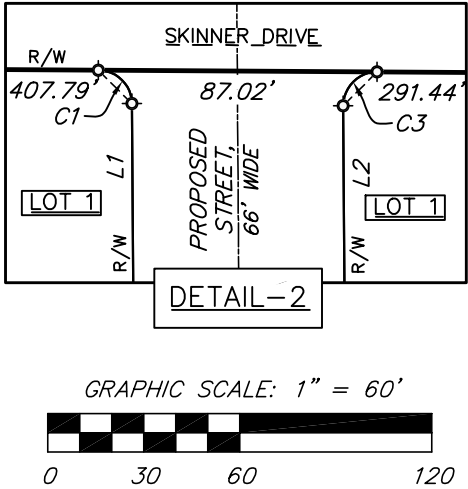
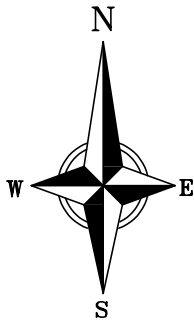
Certified Survey Map contains 27.70 Ac., 1,206,667 Sq. Ft. (27.02 Ac., 1,177,037 Sq. Ft. excluding rights-of-way), and is subject to all other easements and rights of way of record.

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

That I have made such survey and land division by the direction of Steve Zibell, City Engineer for the City of Reedsburg.

That I have fully complied with the requirements of Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E 7 of the Wisconsin Administrative Code, the subdivision regulations of the City of Reedsburg.

Marc A. Londo, PLS-2696 Date



- SURVEY LEGEND**
- ⊗ FOUND 2" Ø IRON PIPE
 - ⊙ FOUND 1" Ø IRON PIPE
 - FOUND 3/4" Ø IRON ROD

		REVISIONS		SCALE	1" = 50', 60'	SHEET
vierbicher planners engineers advisors				CHECKED	wbul	2 OF 3
				DRAFTER	mlon	
				FILE	210134 – CSM	
				DATE	4/11/2024	
JOB NO. 210134						

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

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CITY OF REEDSBURG APPROVAL CERTIFICATE

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

Dave G. Estes, Mayor Date

I, Jacob Crosetto, being the duly elected, qualified and acting clerk of the City of Reedsburg, Sauk County do hereby certify that the Common Council of the City of Reedsburg has approved this Certified Survey Map.

Jacob Crosetto, Clerk Date

OWNER'S CERTIFICATE OF DEDICATION

I Dave G. Estes, Mayor of City of Reedsburg, hereby certify that I caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

The City of Reedsburg

WITNESS the hand and seal of said owners agent

this ____ day of _____, 2024, In presence of:

Dave G. Estes, Myor, City of Reedsburg Date

STATE OF WISCONSIN) COUNTY) SS

Personally came before me this ____ day of

_____, 2024, the above named Steve Zibell to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ Wisconsin My commission expires _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this ____ day of _____

2024, at ____ o'clock __.m. and recorded in

Volume _____ of Certified Survey Maps on

pages _____, as

Doc. No. _____

Brent Bailey, Sauk County Register of Deeds

Curve Table								Boundary Line Table		
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out	Line #	Direction	Length
C1	16.36'	10.50'	89°16'46"	14.76'	S45°01'54"E	S89°40'17"E	S00°23'31"E	L1	S0°23'31"E	210.57'
C2	371.10'	70.00'	303°44'45"	66.00'	N89°36'29"E	S61°28'52"W	N62°15'53"W	L2	N0°23'31"W	209.47'
C3	16.64'	10.50'	90°47'56"	14.95'	N44°57'20"E	N00°26'38"W	S89°38'42"E			
C4	339.37'	217.00'	89°36'17"	305.82'	S44°52'08"E	S89°40'17"E	S00°03'59"E			
C5	445.89'	283.00'	90°16'27"	401.18'	S45°12'13"E	S00°03'59"E	N89°39'34"E			



vierbicher
planners | engineers | advisors

REVISIONS		SCALE	na	na	na	na	SHEET
		CHECKED	wbul				3 OF 3
		DRAFTER	mlon				
		FILE	210134 - CSM				
		DATE	4/11/2024				
JOB NO. 210134							

Plan Commission

DATE OF MEETING: July 9, 2024

APPLICANT: City of Reedsburg

LOCATION: Skinner Dr; parcel #276-2244-58100

PROPOSED LAND USE CHANGE: Variance – cul-de-sac

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider variance as part of CSM to allow a cul-de-sac street per § 674-7(D)(5).

(5) Cul-de-sac and dead-end streets are prohibited unless approved under § 674-12.

General Findings

SURROUNDING LAND USES:

- North – Vacant
- West – Vacant
- South – Vacant
- East – Vacant

ZONING:

- North – future B-2
- West – future I-4 Business Center
- South – future I-4 Business Center
- East – future I-4 Business Center

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Skinner Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

§ 674-12

(3) Variances In making its determination with respect to unnecessary hardship or practical difficulty the Commission shall take into account the nature of the proposed use of the land, the nature of existing land use in the vicinity, and the considerations set forth in § 674-1 of this chapter of the Code of the City of Reedsburg. No variance shall be granted unless the Commission finds:

- (a) That there are special circumstances uniquely affecting the property such that strict application of the requirements of this chapter would deprive the applicant of the reasonable use of his or her land.
- (b) That the variance is necessary to preserve a substantial property right of the applicant.
- (c) That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the area.
 - The property is 27.7 acres in size
 - The property has no public street/road to connect with to the south
 - Here are private residential lots to the south
 - The proposed cul-de-sac would be roughly 350' long

STAFF COMMENTS:

This cul-de-sac is to be added as part of the new CSM. It was not part of the original plan for the new business park.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. July 9, 2024, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

RESOLUTION
(CSM – Skinner Dr Cul-de-sac; Parcel #276-2244-58100)

File No. 4551-24

Resolved, that this Certified Survey located in the City of Reedsburg 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 22nd day of July, 2024, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 22nd day of July, 2024.

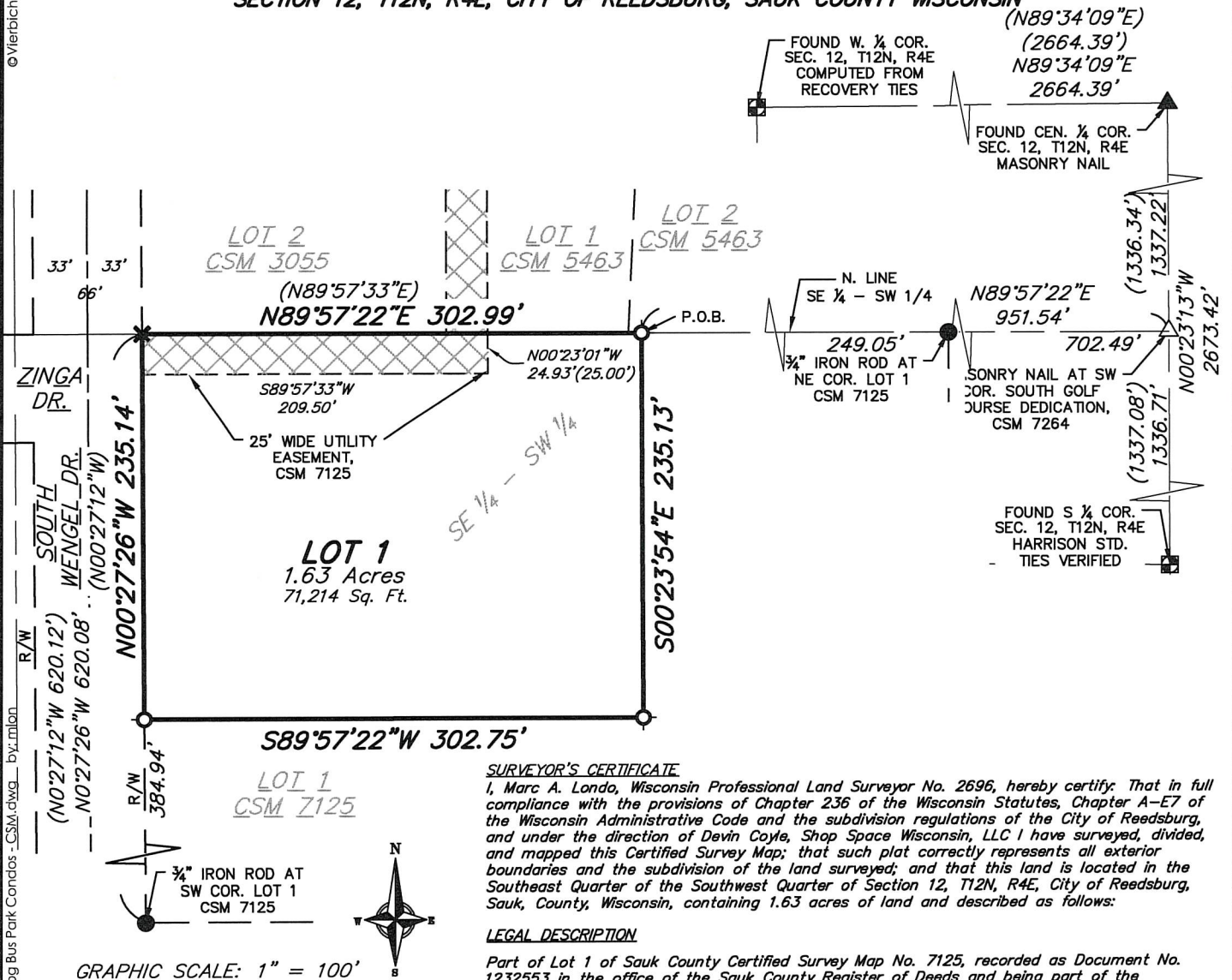
Jacob Crosetto
City Clerk

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R:\Coyle, Devin\240016 - Reedsburg Business Park Condominiums\CADD\240016 - Rdbg Bus Park Condos - CSM.dwg - by:mlon 20 Jun 2024 - 11:04a

CERTIFIED SURVEY MAP No.

PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 7125, RECORDED AS DOCUMENT NO. 1232553
IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS AND BEING PART OF THE SE 1/4 - SW 1/4 OF
SECTION 12, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY WISCONSIN



SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, 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 City of Reedsburg, and under the direction of Devin Coyle, Shop Space Wisconsin, LLC I have surveyed, divided, and mapped this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Southeast Quarter of the Southwest Quarter of Section 12, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, containing 1.63 acres of land and described as follows:

LEGAL DESCRIPTION

Part of Lot 1 of Sauk County Certified Survey Map No. 7125, recorded as Document No. 1232553 in the office of the Sauk County Register of Deeds and being part of the Southeast Quarter of the Southwest Quarter of Section 12, T12N, R4E, City of Reedsburg, Sauk County Wisconsin and bounded by a line described as follows:

Commencing at the South One-Quarter Corner of Section 12, T12N, R4E;
Thence N00°23'13\"W, along the east line of the Southwest Quarter of said Section 12, 1336.71 feet to a found masonry nail at the southwest corner of a dedication of South Golf Course Road shown on Sauk County Certified Survey Map No. 7264 and the northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 12;
Thence, S89°57'22\"W, along the north line of the said Southeast Quarter of the Southwest Quarter of said Section 12 and the north line of said Lot 1 of Sauk County Certified Survey Map No. 7125, 951.54 feet to a set 3/4\" diameter iron rod at the Point of Beginning, (P.O.B.) of this legal description;
Thence, S00°23'54\"E, 235.13 feet to a set 3/4\" diameter iron rod;
Thence, S89°57'22\"W, 302.75 feet to a set 3/4\" diameter iron rod at the east right-of-way line of South Wengel Drive and the west line of said Lot 1 of Sauk County Certified Survey Map No. 7125;
Thence, N00°27'26\"W, along the said east right-of-way line of South Wengel Drive and the west line of said Lot 1 of Sauk County Certified Survey Map No. 7125, 235.14 feet to a found chiseled \"X\" at the northwest corner of said Lot 1 of Sauk County Certified Survey Map No. 7125;
Thence, N89°57'22\"E, along the north line of the said Southeast Quarter of the Southwest Quarter of Section 12, T12N, R4E, and the north line of said Lot 1 of Sauk County Certified Survey Map No. 7125, 302.99 feet, returning to the point of beginning;

Parcel contains 1.63 Ac., (71,214 Sq. Ft) and is subject to all other easements and rights-of-way of record.

Marc A. Londo 6/20/2024
Marc A. Londo, WI PLS #2696 Date
Vierbicher Associates, Inc



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
-
- FOUND CHISELED \"X\"
-
- INDICATES RECORDED MEASUREMENTS

DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT

TAX PARCEL: 276-2245-11000
FIELDWORK COMPLETED: 06/13/2024

vierbicher
planners | engineers | advisors



Job #: 240016
Date: 6/20/24
Rev:
Drafted By: mlon
Checked By: sdls

SURVEYED FOR:
Devin Coyle
Shop Space Wisconsin, LLC
1124 Quinn Drive
Waunakee, WI 53597

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SHEET
1 OF 2

© Vierbicher Associates, Inc.
by: mlon
R:\Coyle, Devin\240016 - Reedsburg Business Park Condominiums\CADD\240016 - Rdbg Bus Park Condos - CSM.dwg
20 Jun 2024 - 11:02a

CERTIFIED SURVEY MAP No. _____

PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 7125, RECORDED AS DOCUMENT NO. 1232553
IN THE OFFICE OF THE SAUK COUNTY REGISTER OF DEEDS AND BEING PART OF THE SE ¼ - SW ¼ OF
SECTION 12, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY WISCONSIN

OWNER'S CERTIFICATE

As acting representative of the City of Reedsburg, owner, I Dave G. Estes, Mayor of the City of Reedsburg 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:

The City of Reedsburg

WITNESS the hand and seal of said owner(s) this _____ day of _____, 2024.
In presence of:

Dave G. Estes, Mayor
City of Reedsburg, Wisconsin Date

STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this _____ day of _____, 2024, the above named Dave G. Estes to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____
Wisconsin
My commission expires _____

CITY OF REEDSBURG APPROVAL CERTIFICATE

Resolved, that the Certified Survey Map in the City of Reedsburg, City of Reedsburg, owner, is hereby approved by the common council, of the City of Reedsburg.

Dave G. Estes, Mayor
City of Reedsburg Date

I, Jacob Crosetto, being the duly elected, qualified and acting clerk of the City of Reedsburg, Sauk County do hereby certify that the Common

Council of the City of Reedsburg passed Resolution Number _____ on

_____, authorizing me to issue a certificate of approval of this Certified Survey Map in the City of Reedsburg, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the approval was granted and effective on this,

the _____ day of _____, 2024.

Jacob Crosetto, Clerk
City of Reedsburg Date



RESOLUTION
(CSM – Business Condos – Wengel Dr; Parcel #276-2245-11000)

File No. 4552-24

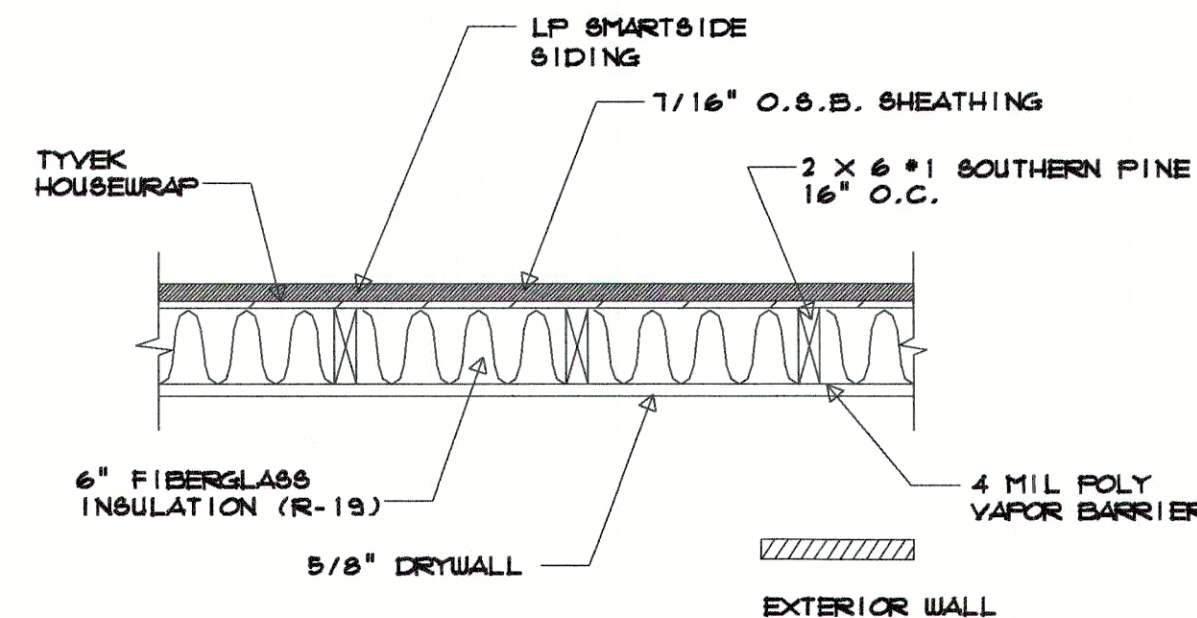
Resolved, that this Certified Survey located in the City of Reedsburg is hereby approved by the Common Council of the City of Reedsburg.

STATE OF WISCONSIN)
COUNTY OF SAUK)

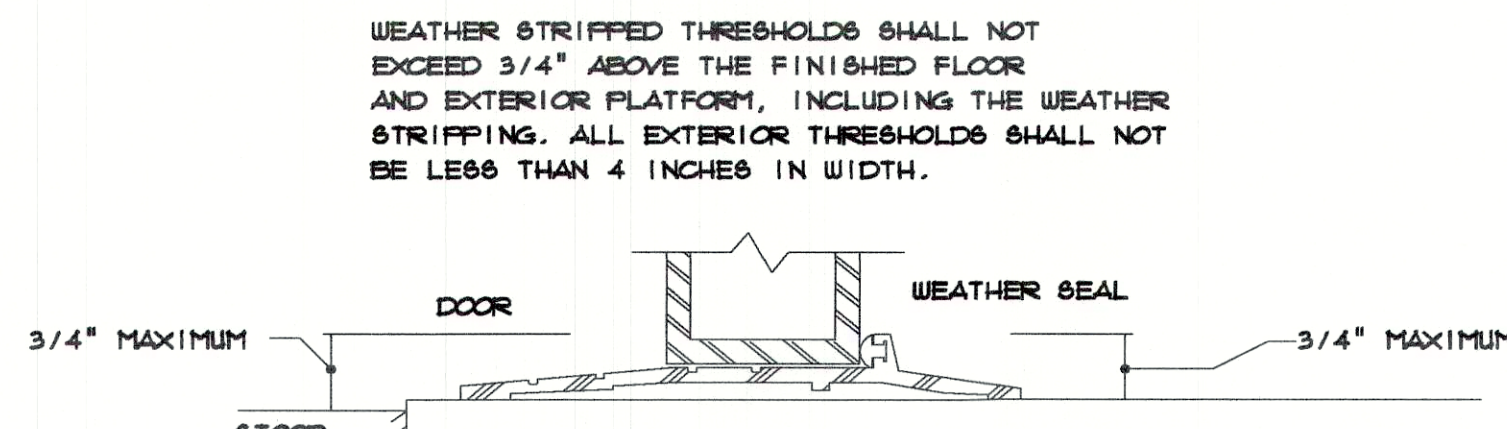
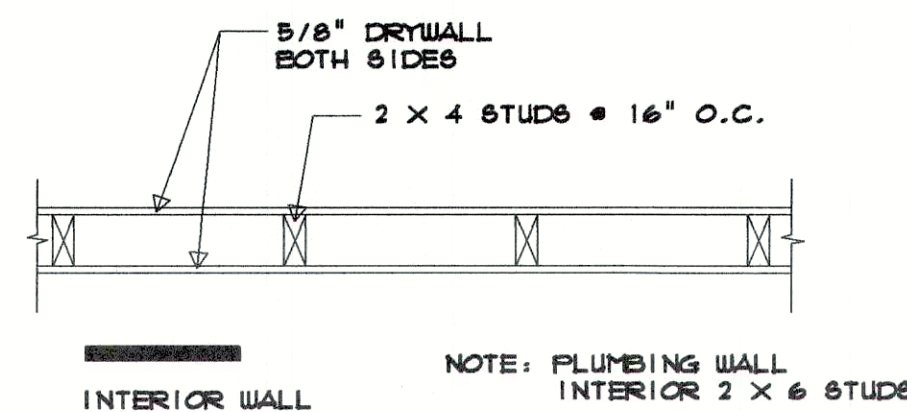
I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 22nd day of July, 2024, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 22nd day of July, 2024.

Jacob Crosetto
City Clerk



NOTE: SEE ROOF FRAMING PLAN FOR REQUIRED HEADER LOCATIONS AND SIZES p. 5 OF 7.



EXTERIOR THRESHOLDS

NOTES:

PLUMBING CONTRACTOR TO VERIFY WITH OWNER THE EXACT LOCATIONS OF ALL HOSE BIBS.

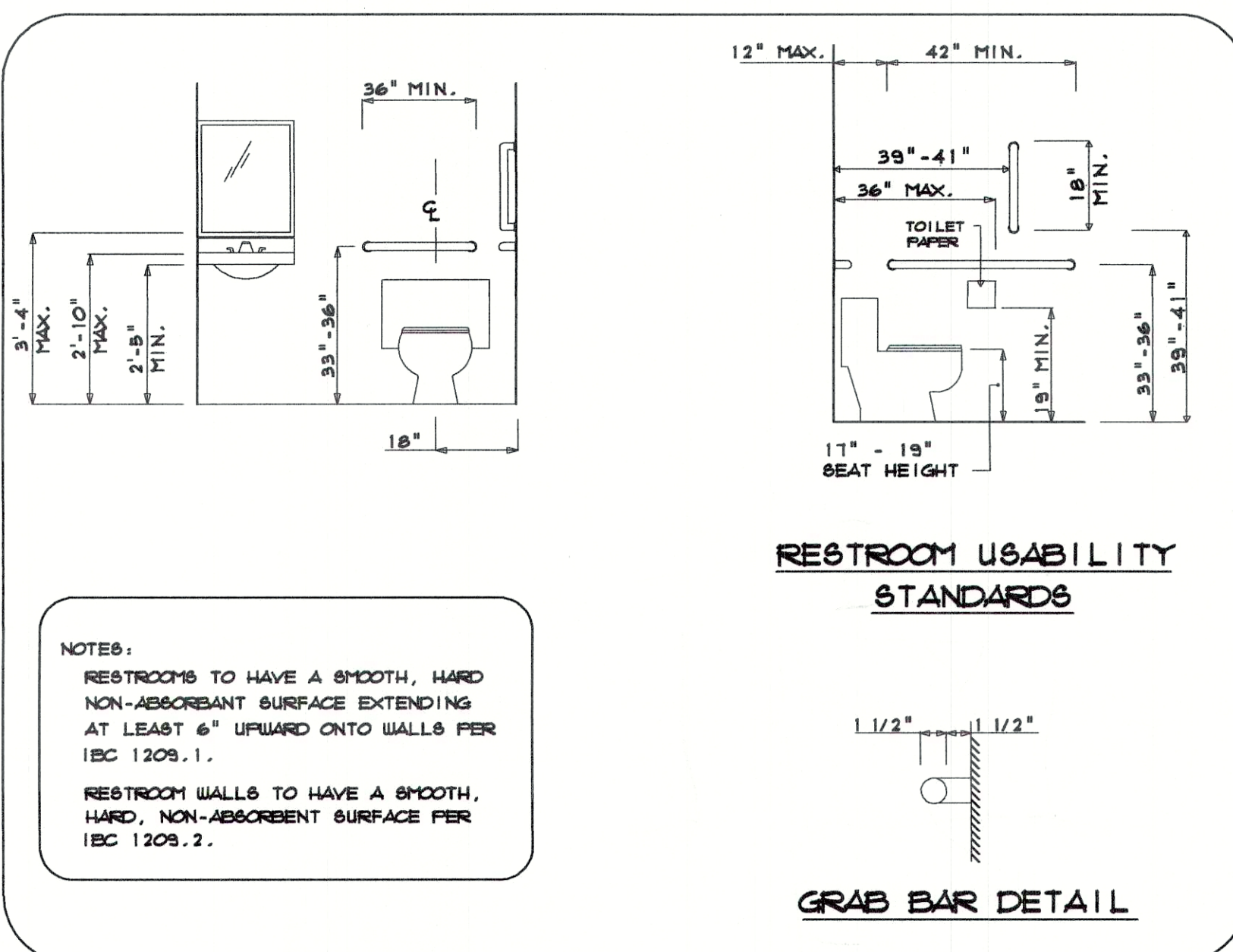
BUILDING CONTRACTOR TO VERIFY ALL GUTTER DOWNSPOUT LOCATIONS WITH OWNER.

ELECTRICAL CONTRACTOR TO VERIFY WITH OWNER ALL EXTERIOR OUTLETS AND LIGHTING.

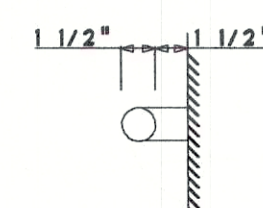
PLANS ARE DRAWN WITH THE ASSUMPTION OF ELECTRIC WATER HEATERS & SEALED COMBUSTION TYPE FURNACE.

OWNER & CONTRACTOR TO VERIFY ALL ROOM CABINETS AND PLUMBING.

ALL DIMENSIONS SHOWN ARE STUD TO STUD DIMENSIONS.



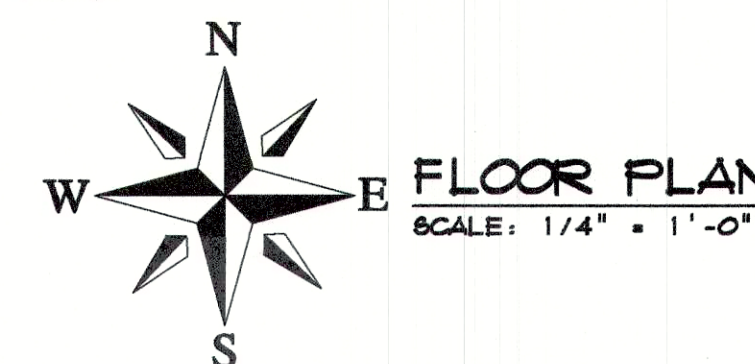
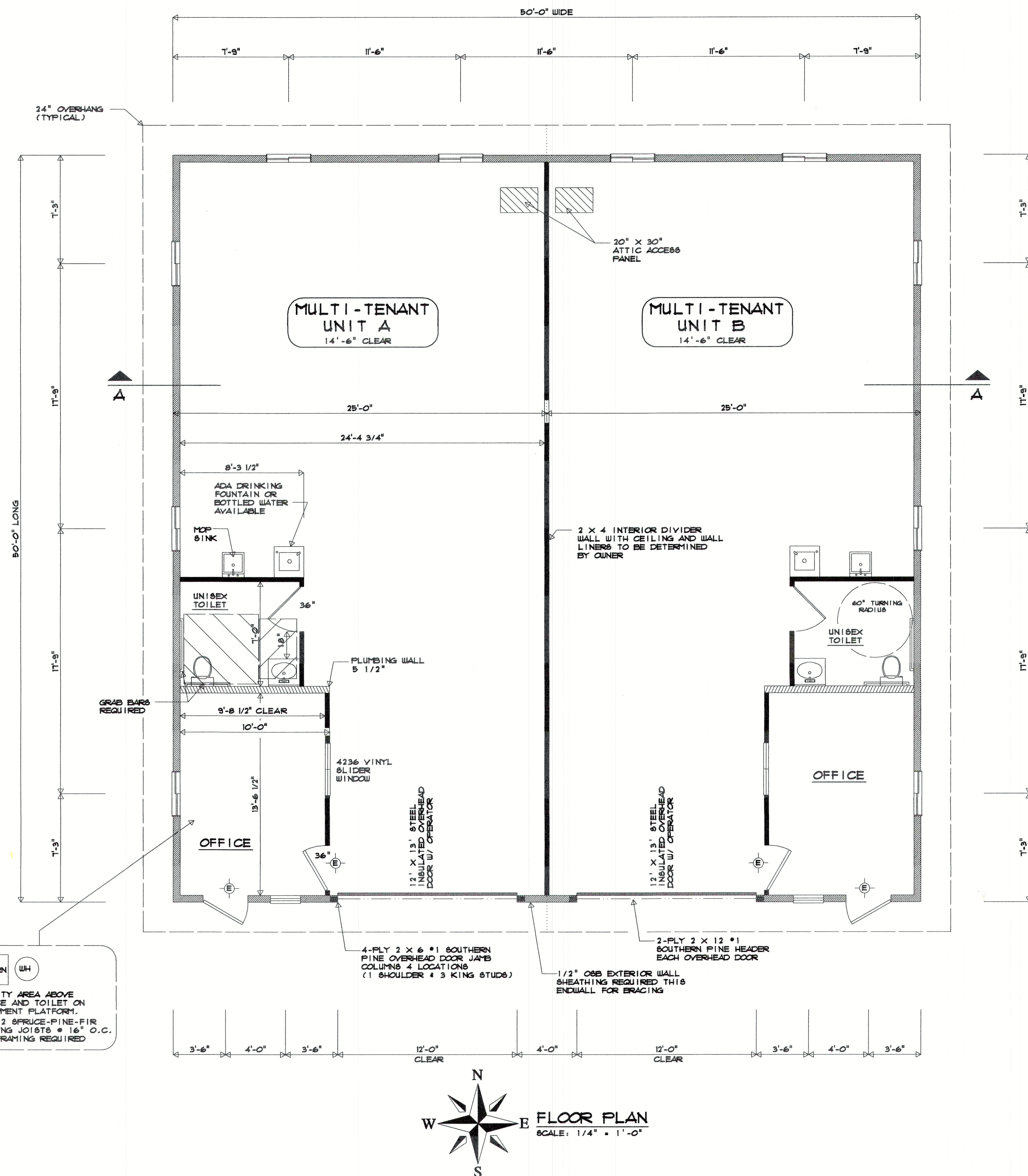
RESTROOM USABILITY STANDARDS



GRAB BAR DETAIL

WINDOW SPECIFICATIONS	
QTY 10 WINDOWS SHOWN TO BE ENVISION BRAND SLIDING (3'-0" X 4'-0" ROUGH OPENING) WITH FULL SCREEN, LOW E (REAR ENDWALL & BOTH SIDEWALLS)	
QTY 2 WINDOWS SHOWN TO BE ENVISION BRAND DOUBLE HUNG (2'-0" X 3'-0" ROUGH OPENING) WITH FULL SCREEN, LOW E (FRONT ENDWALL)	
EXTERIOR WALK DOOR SPECIFICATIONS	
QTY 2 EXTERIOR WALK DOORS TO BE PLYCO BRAND 20 SERIES W/ 22X36 INSULATED LITE KIT WITH GRIDS, LEVER LOCK (40 1/2" X 81 3/4" ROUGH OPENING)	
INTERIOR WALK DOOR SPECIFICATIONS	
QTY 4 INTERIOR WALK DOORS TO BE PLYCO BRAND 20 SERIES BALNK PANELS W/ LEVER LOCKS (40 1/2" X 81 3/4" ROUGH OPENING)	

FURN WH
UTILITY AREA ABOVE OFFICE AND TOILET ON EQUIPMENT PLATFORM.
2X8 #2 SPRUCE-PINE-FIR CEILING JOISTS @ 16" O.C. FOR FRAMING REQUIRED



This Drawing and Design is made exclusively for the party named in the Title Block. It remains the property of HARTJE LUMBER, INC. and may not be reproduced or copied in whole or part by any method without prior written consent of HARTJE LUMBER, INC.

DRAWN BY:

M.T.H.

DATE:

6/12/24



HARTJE
LUMBER, INC.

E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER: REEDSBURG BUSINESS PARK -

COMMERCIAL CONDOMINIUMS

WENGEL DRIVE

REEDSBURG, WI 53959

BUILDER: FELTON BUILDERS

P.O. BOX 5

REEDSBURG, WI 53959

PROJECT: 50' X 50' X 14'-6" CLEAR

MULTI-TENANT HEATED STORAGE

SHEET
2 OF 7

JOB NO.
2414



19 Jun 2024 - 1:33p R:\Coyle, Devin\240016 - Reedsburg Business Park Condominiums\CADD\rdg Bus Park Condos - Site Plan.dwg By: kwil © Vierbicher Associates, Inc.



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planners | engineers | advisors

FUTURE PHASING PLAN
REEDSBURG BUSINESS PARK CONDOMINIUMS
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	REMARKS
2024-06-19	

PHASE	ACRES
PHASE 1	1.63
FUTURE PHASE 2	1.33
FUTURE PHASE 3	1.33
FUTURE PHASE 4	1.10

PROJECT NO.
240016

SHEET
4 OF 12

Plan Commission

DATE OF MEETING: July 9, 2024

APPLICANT: Devin Coyle

LOCATION: 17 Lois Dr; parcel # 276-2245-11000

PROPOSED LAND USE CHANGE: Conditional Use Permit

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Conditional Use Permit for one 4-unit townhouse per §690-28.2

General Findings

SURROUNDING LAND USES:

- North – Residential, Commercial
- West – Industrial
- South – Vacant
- East – Vacant

ZONING:

- North – R-2 Residential, I-1 Light Industrial
- West – I-4 Business Center
- South – Government
- East – Agricultural

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Wengel Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

COMMENTS:

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

SCHOOLS:

PARKS:

ADMINISTRATOR:

Site Plan Review Findings of Fact for Section 690-33(A-G)

Topography and vegetation. 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 chapter.

1. The Board finds that the property is currently vacant.
2. The Board finds that 24 storage buildings (38' X 50') are proposed.
3. The Board finds that each building would have two separate units under condominium ownership.
4. The Board finds that Phase 1 is proposed first, with six buildings.
5. The Board finds that the parcel is zoned I-4 Business Center.
6. The Board finds that each building would contain an open garage area, bathroom and office.
7. The Board finds that section §690-67(B) allows the proposed buildings by right.
8. The Board finds that the overall property would be about 235' X 303' pending CSM approval.

Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.

1. The Board finds that a stormwater pond would be located in the NW corner

Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that the property is located near the intersection of Wengel Dr and Zinga Dr.
2. The Board finds that a 24'-wide driveway is proposed; a second driveway is part of Phase 3.

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 lighting would be located at building exits doors.

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. The Board finds that the property is located near the intersection of Wengel Dr and Zinga Dr.
2. The Board finds that a 24'-wide driveway is proposed; a second driveway is part of Phase 3.
3. The Board finds that a 24'-wide interior aisle would connect the future phases.

Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.

1. The Board finds that elevations plans are attached.
2. The Board finds that 25% of street-facing facades require stone, brick or similar materials per the I-4 zone.

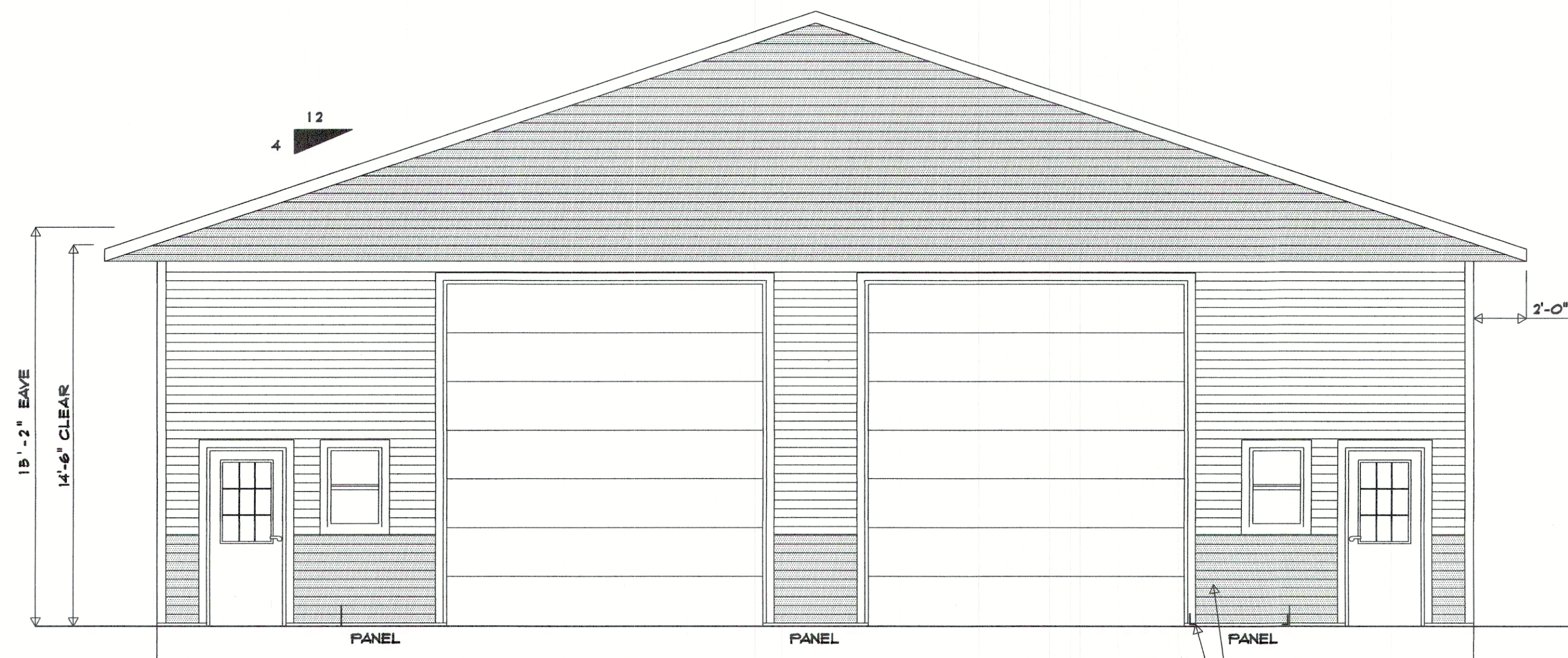
Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

1. The Board finds that future use is industrial.

STAFF COMMENTS: The owner is supposed to be submitting new building elevations to show faux stone on the front facades.

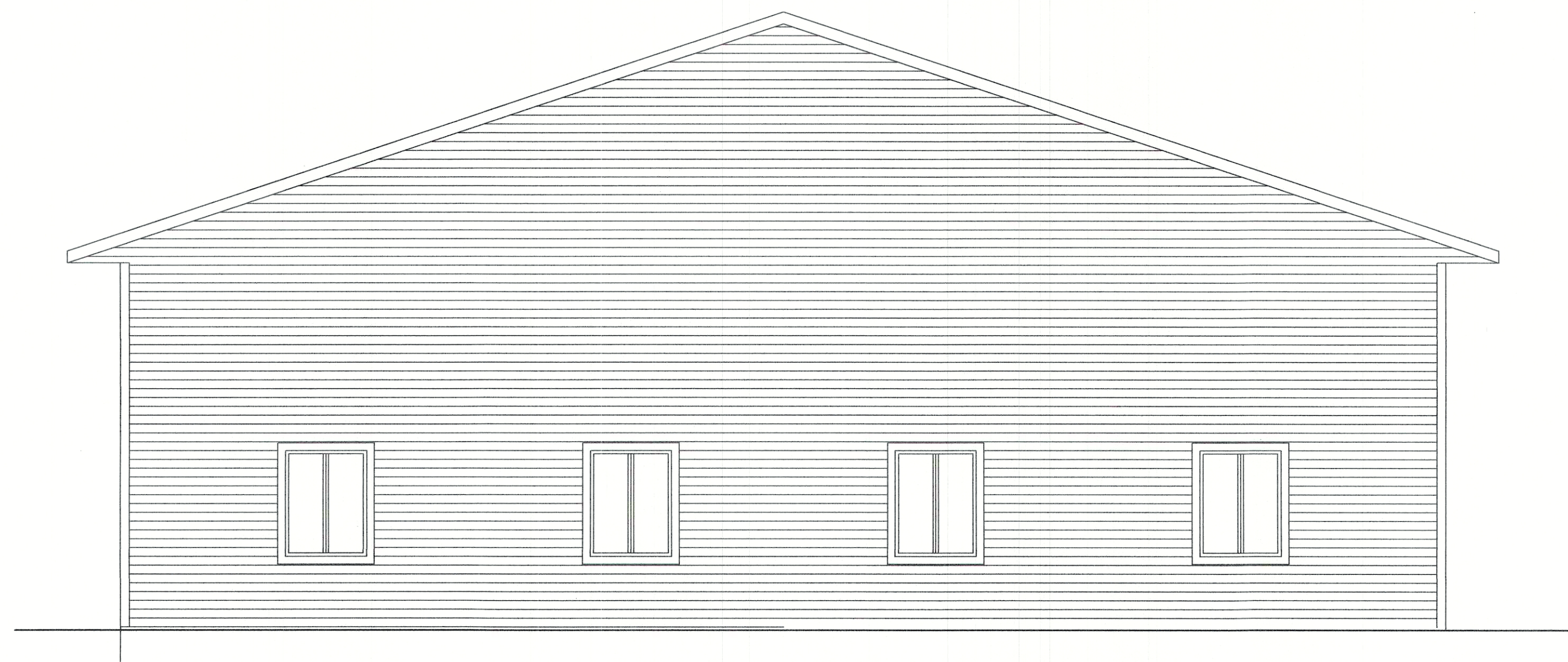
Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. July 9, 2024, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

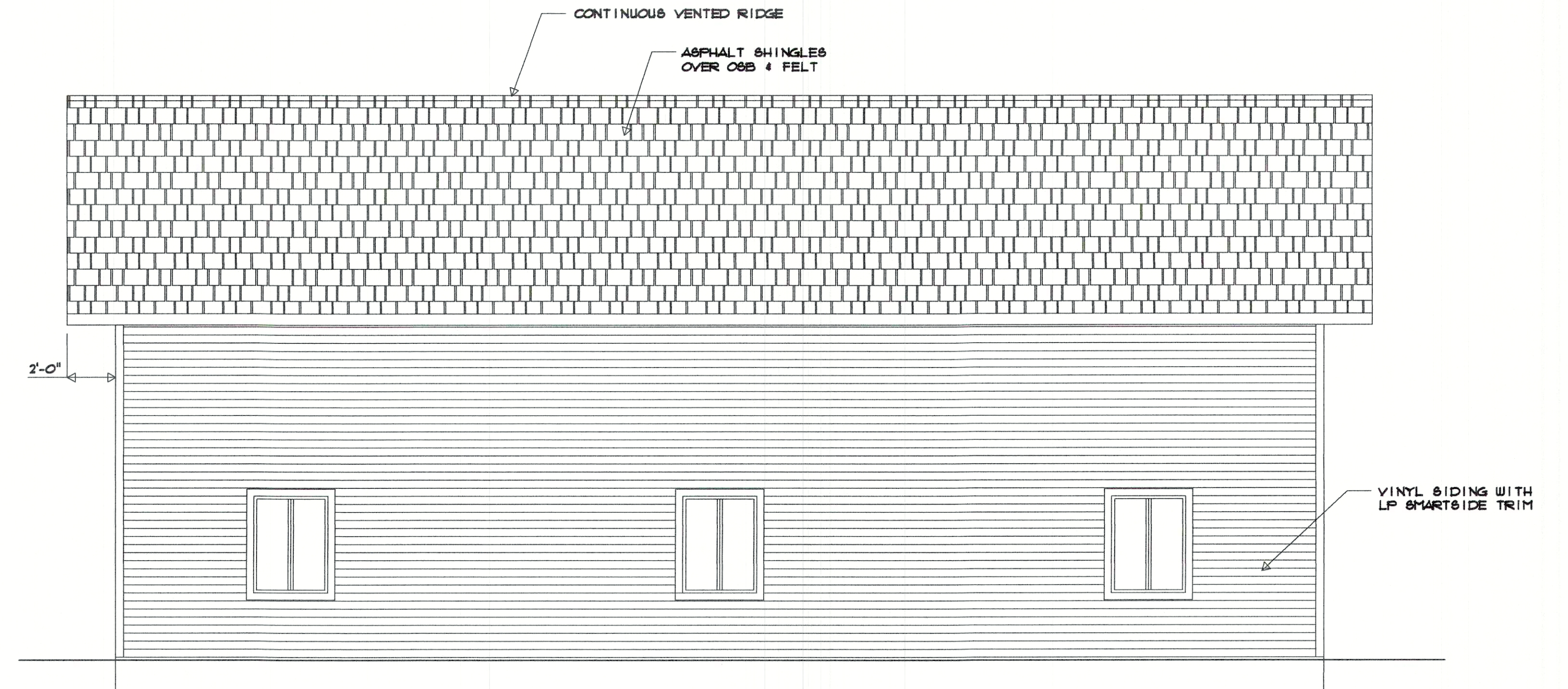


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

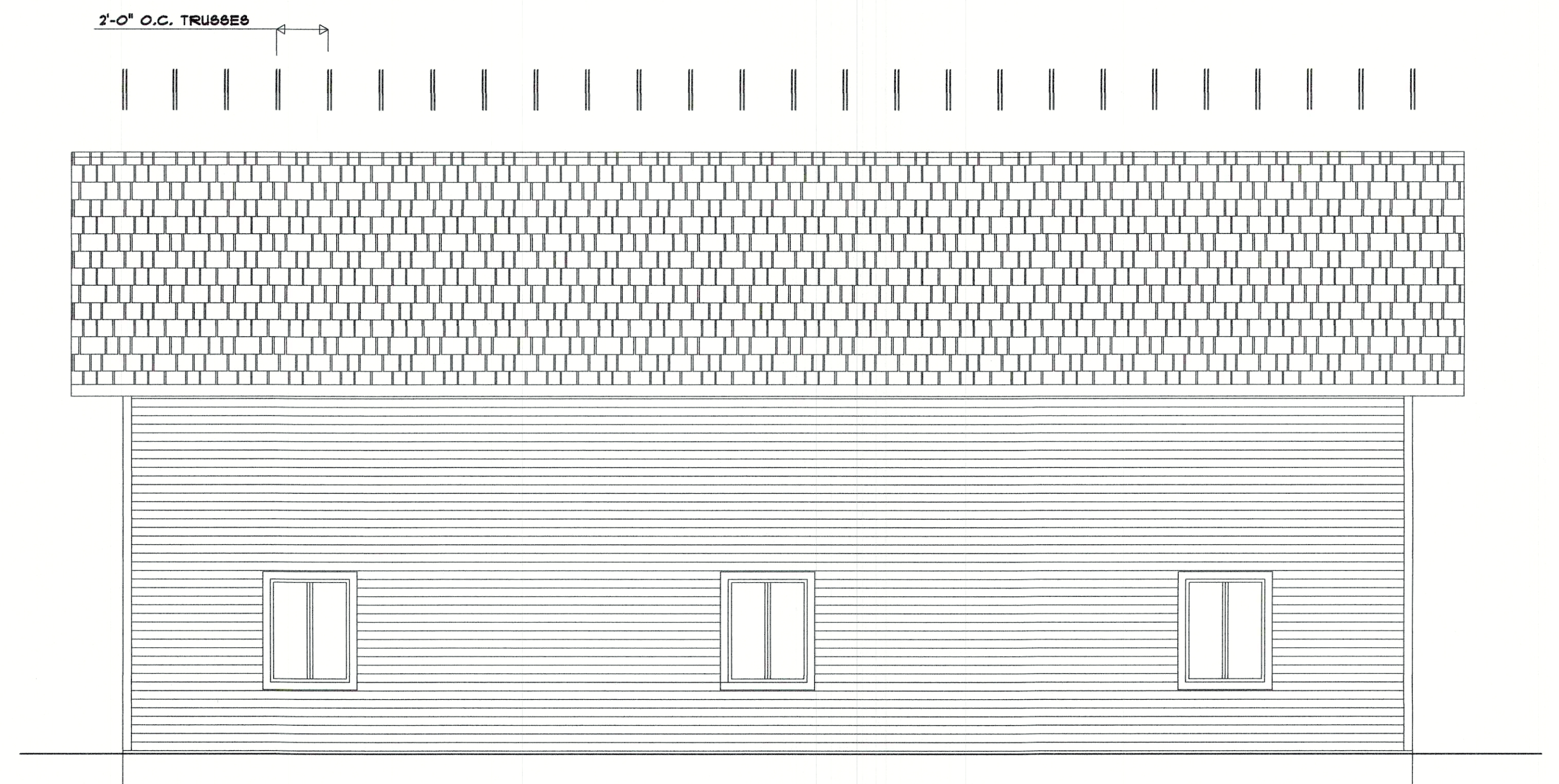
1/2" OSB WALL SHEATHING REQUIRED
THIS ENDWALL FOR BRACING.
NAIL OSB IN PANEL AREA 24" O.C.
ON PANEL EDGES AND 6" O.C. INTERIOR.
BLOCK ALL OSB SEAMS IN PANEL AREA.
MITEK BRAND HTT45 TENSION TIE
REQUIRED AT PANEL AREA STUD BASE -
2 PER PANEL AREA



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWN BY:
M.T.H.
DATE:
5/28/24

 **HARTJE**
LUMBER, INC.

E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER: REEDSBURG BUSINESS PARK -
COMMERCIAL CONDOMINIUMS
WENGEL DRIVE
REEDSBURG, WI 53959

BUILDER: FELTON BUILDERS
P.O. BOX 5
REEDSBURG, WI 53959
PROJECT: 50' X 50' X 14'-6" CLEAR
MULTI-TENANT HEATED STORAGE

SHEET
3 OF 7
JOB NO.
2414