

City Plan Commission Agenda
September 10, 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 AUGUST 13, 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 Conditional Use Permit for an addition to insurance office building – 500 2nd St; Parcel 276-0617-00000 – Reedsburg Westfield Mutual Insurance Company
- B. Consider Conditional Use Permit for a new business of a restaurant w/ alcohol service – 420 Plum St; parcel #276-1640-20000 – The Library Neighborhood Grille, Lisa Nelson
- C. Consider Site Plan Review for proposed 60' X 250' storage building – 1580 Laukant St; Parcel #276-2086-01000 – Midwest Hardwoods
- D. Discuss concept of storage container use on Fuhrman Dr.
- E. Consider Ordinance 1977-24 recommendation amending requirement of non-conforming HVAC, electric and plumbing to be elevated 1' above the base flood elevation when modified or added in substantially improved or damaged structures.

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

August 13, 2024



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

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

Absent: **Staff:** Brian Duvalle

Approval of Plan Commission Minutes: Motion by Gargano, seconded by DeBaets to approve the 7/9/24 meeting minutes.

Motion approved

Consider Conditional Use Permit a new business of frozen pizza assembly and retail – 420 Plum St; parcel #276-1640-20000 – Old School Pizza, Lisa Nelson

Nelson stated this business would help replace the former Trailbreak business. DPS and Sauk County Health standards may also need to be met.

Motion by Gargano, seconded by DeForge to Approve the CUP as presented.

Motion approved (abstain – Horkan, DeBaets)

Consider Site Plan Review for a new Piza ranch building with two additional commercial spaces; 2010 Viking Dr; Parcel #s 276-2725-00000 & 276-2726-00000 – KMD Development, LLC

Discussion was held on the number of parking spaces, perimeter vegetation, ground signs and parking islands.

Motion by Gargano, seconded by Zibell to approve the site plan as presented with updated parking islands and monument signage only for any future ground sign.

Motion approved

Discuss possible new alleys on Rusalka Ct as part of My Home Estates

Discussion was held on the alleys being private. The owners would be responsible for maintenance such as snow plowing. If allowed, the area would look like a parking lot and provide fewer driveways. The Plan Commission would be in favor of such a layout pending a variance or waiver from the street frontage standard.

Consider Ordinance 1973-24 adding conditional uses to the B-3 zone

Motion by Gargano, seconded by Horkan to recommend approval.

Motion approved (abstain – DeBaets)

Motion by Gargano, seconded by DeForge to adjourn at 6:24 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Plan Commission

DATE OF MEETING: September 10, 2024

APPLICANT: Westfield Mutual Insurance

LOCATION: 420 Plum St; Parcel #276-1640-20000

PROPOSED LAND USE CHANGE: Conditional Use Permit (CUP)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider CUP for a frozen pizza assembly and retail sales per § 690 Attachment 2.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Commercial
- South – Commercial
- East – Residential

ZONING:

- North – R-1 Residential
- West – B-2 Business
- South – B-2 Business
- East – R-1 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: N Pine St & Second St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

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 contains an existing insurance office building.
2. The Board finds that a 20' X 29' building addition is proposed.
3. The Board finds that the parcel is zoned B-3.
4. The Board finds that section §690 Attachment 2 allows Offices as a conditional use.
5. The Board finds that the overall property is 66' X 99'.

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 the property contains an existing insurance office building.
2. The Board finds that a 20' X 29' building addition is proposed.
3. The Board finds that the overall property is 66' X 99'.

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 at the corner of N Pine and Second Streets.

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 exterior exits.

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 contains an existing insurance office building.
2. The Board finds that a 20' X 29' building addition is proposed.
3. The Board finds that three parking spaces were originally approved in 2008.
4. The Board finds that 6 parking spaces are required by the zoning ordinance.

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 are attached.

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 Commercial.

Conditional Use Permit Findings of Fact for Section 690-19(A-C)

Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.

1. The Board finds that the property contains an existing insurance office building.
2. The Board finds that a 20' X 29' building addition is proposed.
3. The Board finds that the parcel is zoned B-3.
4. The Board finds that section §690 Attachment 2 allows Offices as a conditional use.
5. The Board finds that the overall property is 66' X 99'.
6. The Board finds that the original CUP was approved in July 2008.

Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.

1. The Board finds that surrounding parcels contain mostly single-family uses and smaller business uses.
2. The Board finds that the area is zoned B-2 and R-1.

Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

1. The Board finds that proposed utilities will have to conform to RUC requirements.

STAFF COMMENTS: The amount of parking can be waived by the Plan Commission. Anecdotally, I have never seen excessive street parking nor received any complaints. And adding additional spaces would crowd the lot and create additional run-off.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. September 10, 2024, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. 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: Reedsburg Westfield Mutual Ins Co.

ADDRESS: 500 Second **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-524-3405 **PARCEL #:** 06017

E-MAIL: reedwest@rcuils.net

PROPERTY OWNER: (if different from Applicant) Same

LOCATION: (if different from address above) _____

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:** proposed addition on existing office 29' x 20'

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.

Stephen A. Madel 8-9-24

Applicant Signature / Date

Lise Rochowicz 8/8/24

Owner Signature / Date

Account #10-461500-00

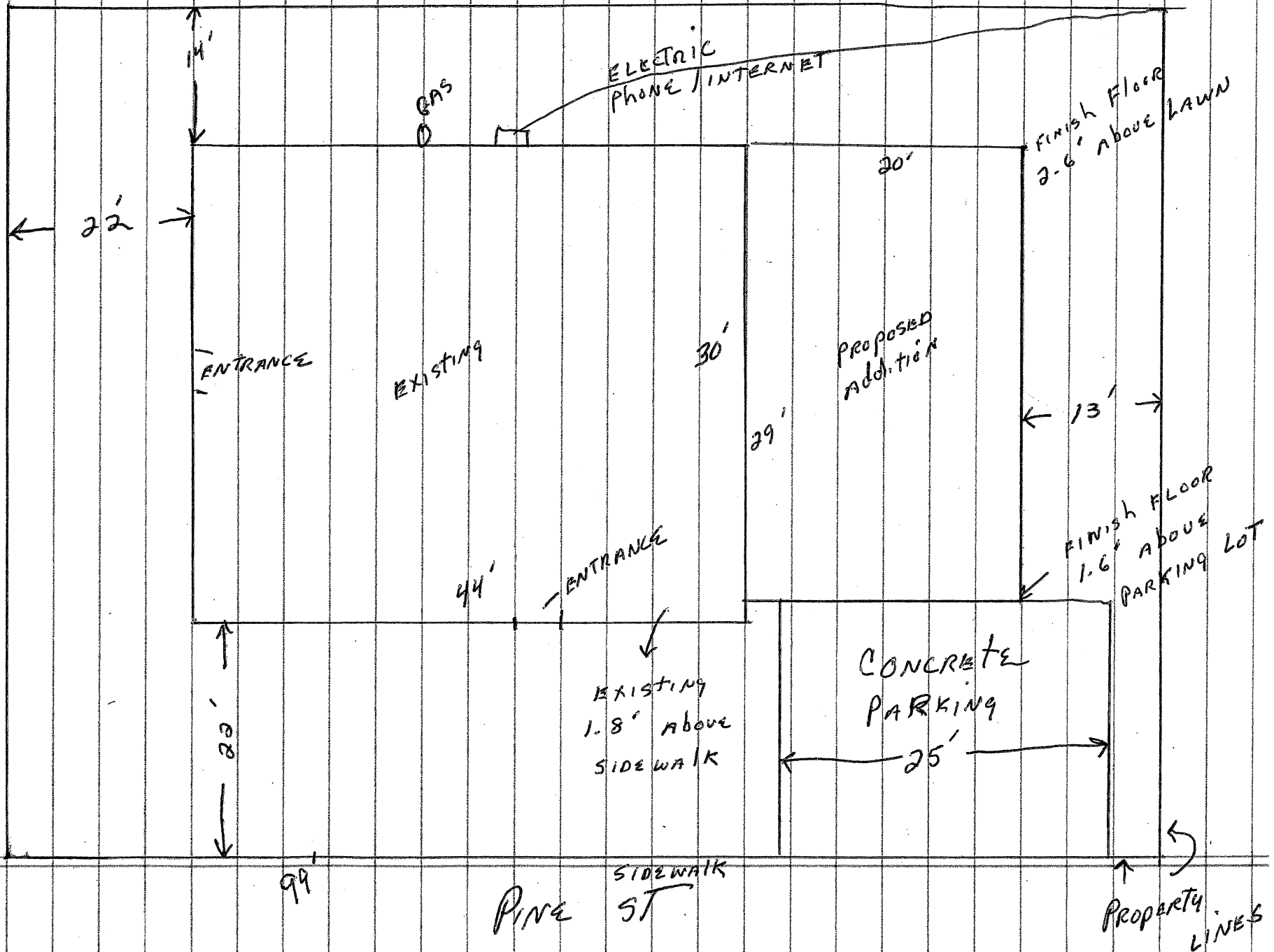
**The applicant or representative
MUST ATTEND the meeting(s).**

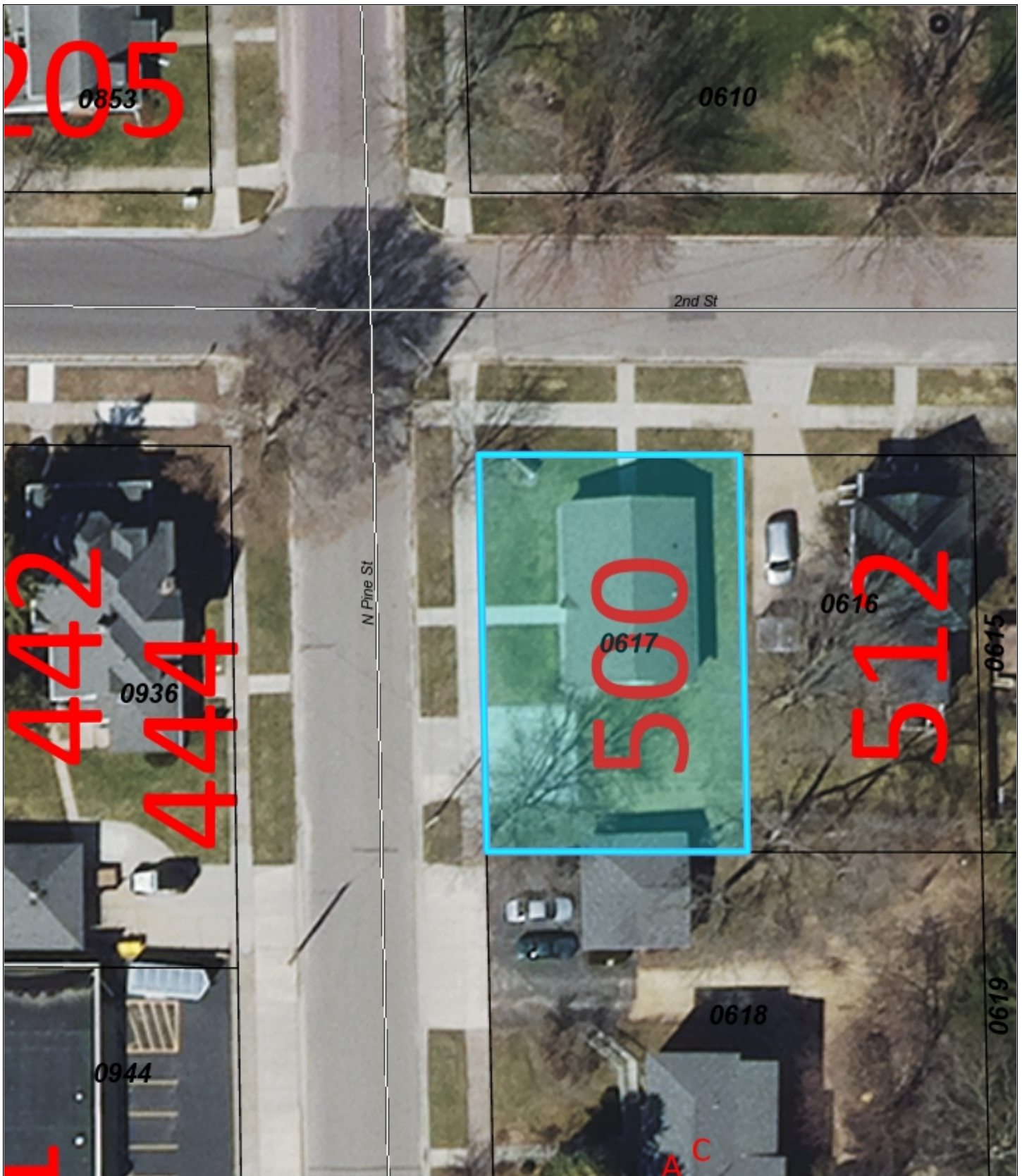
Cond Use Permit	\$200	<u>\$200</u>
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>8-9-24</u>	_____
Receipt #	<u>1.048281</u>	_____

← NORTH

500 2ND ST
REEDSBURG WESTFIELD MUTUAL

66' 2ND ST





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" = 35'

CITY OF REEDSBURG

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

Print Date: 8/29/2024

CONDITIONAL USE PERMIT

Property Owner: Reedsburg Westfield
Mutual Insurance Co.

Applicant: Same

Parcel #: 0617

Permit #:

Property Address: 500 Second St

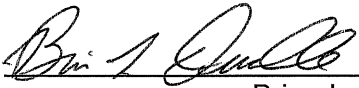
Action Date: 07/01/2008

Legal Description: 10-12N-04E718787\718786\385-499 CITY OF REEDSBURG MOTTS 1ST ADD
W 66' OF LOT 11, ALSO W 66' OF N33' OF LOT 10 BLK 9

Request: Conditional Use Permit for an Insurance Office.

Plan Commission Action: Motion by Heuer, seconded by Ziegler to approve the Conditional Use Permit for an insurance office, (6-0, 1).

Condition(s): Parking was approved for 3 off-street spaces.



Brian L. Duvalle
Planning/Zoning Administrator

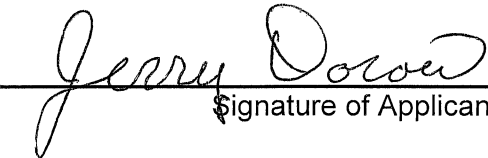
7-18-08

Date

Affidavit: I agree to comply with the action(s) shown above.

Reedsburg Westfield Mutual

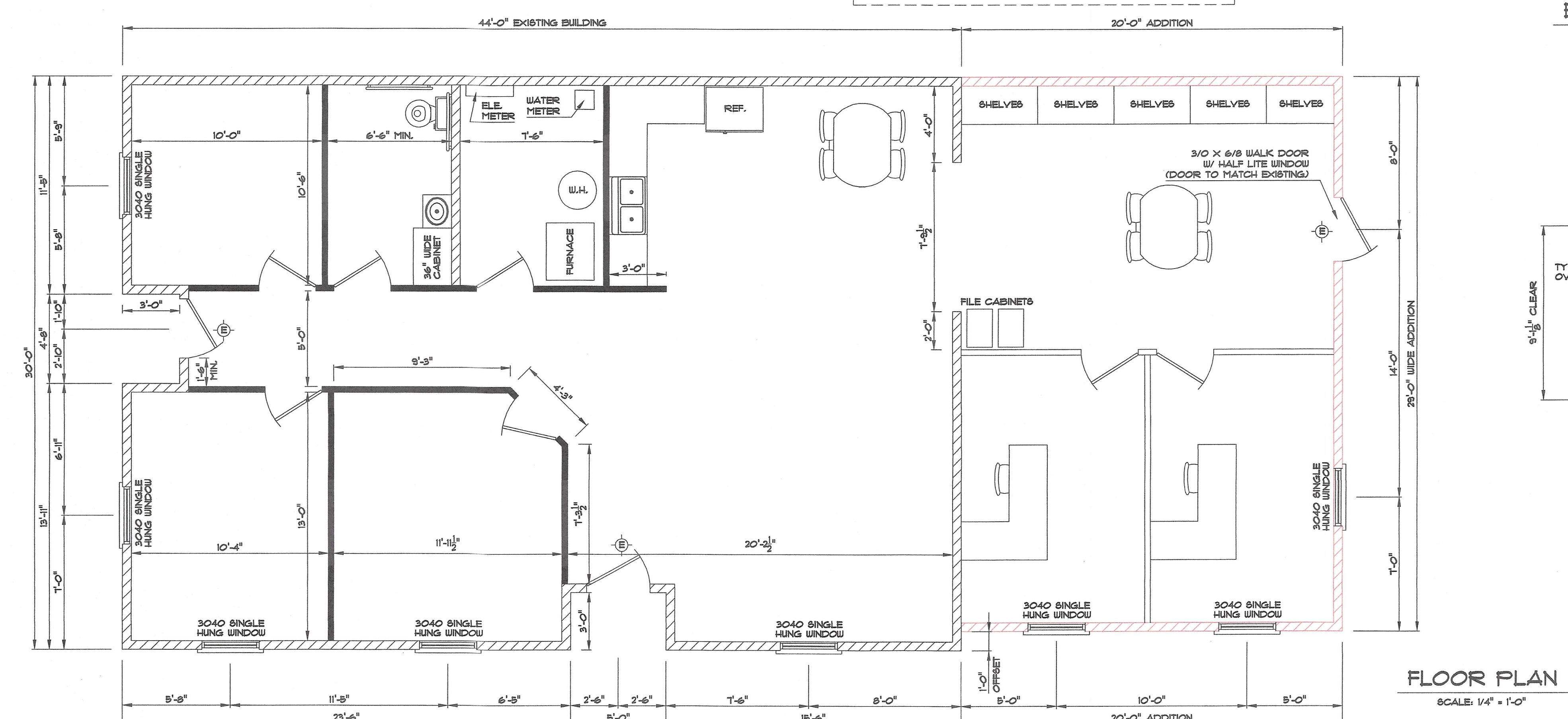
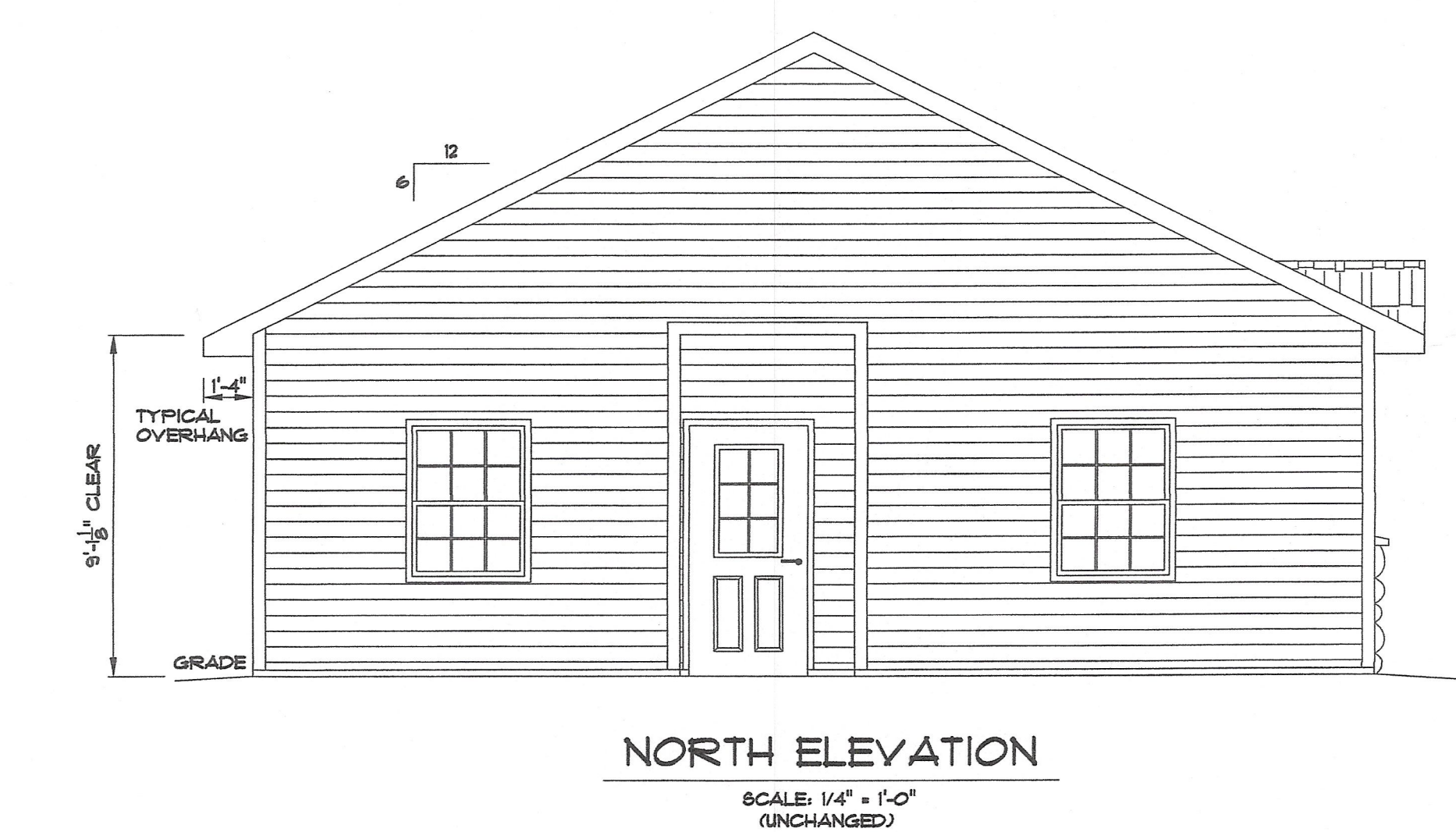
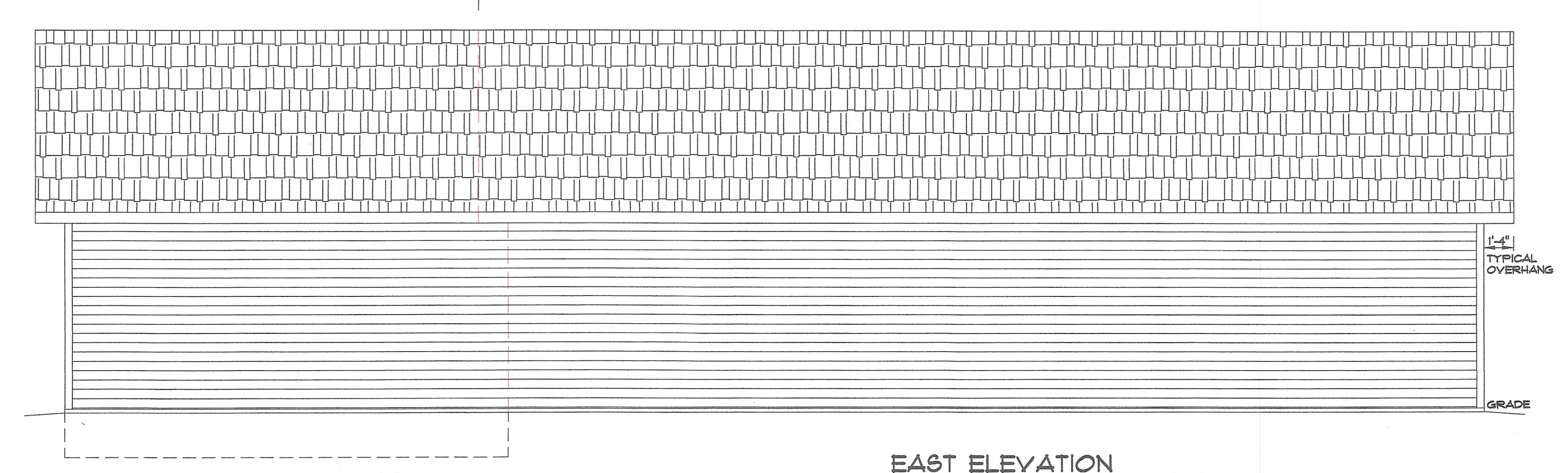
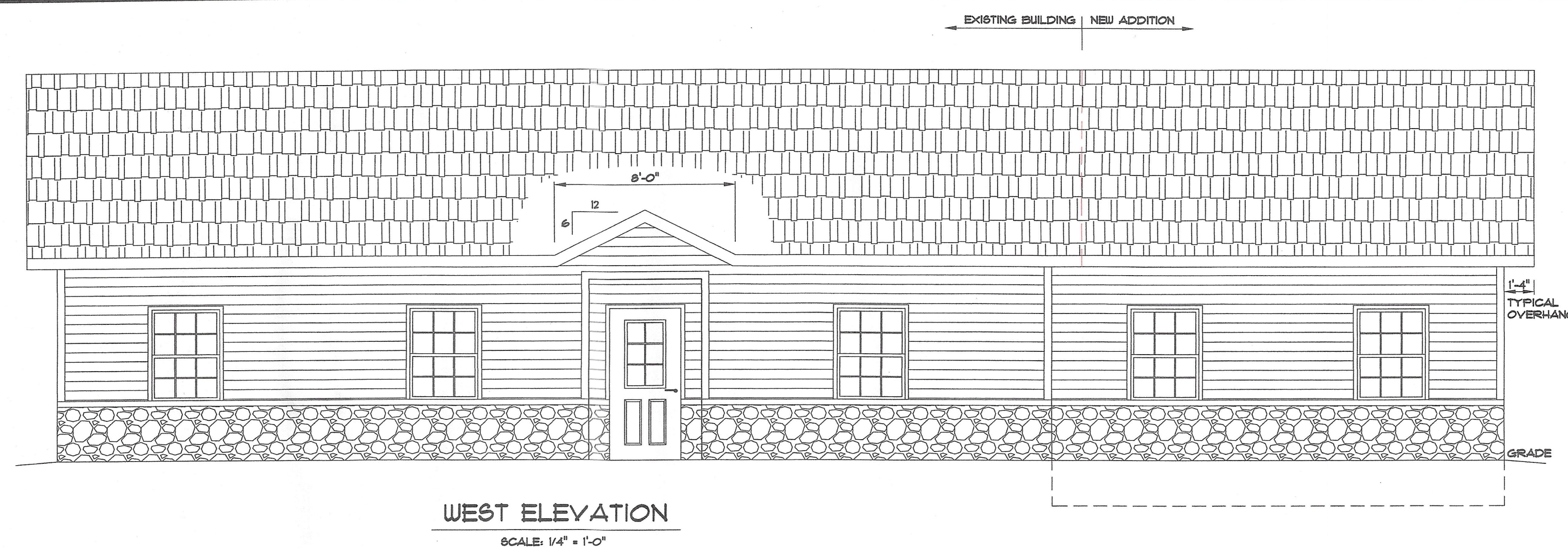
Print Name of Applicant



Signature of Applicant

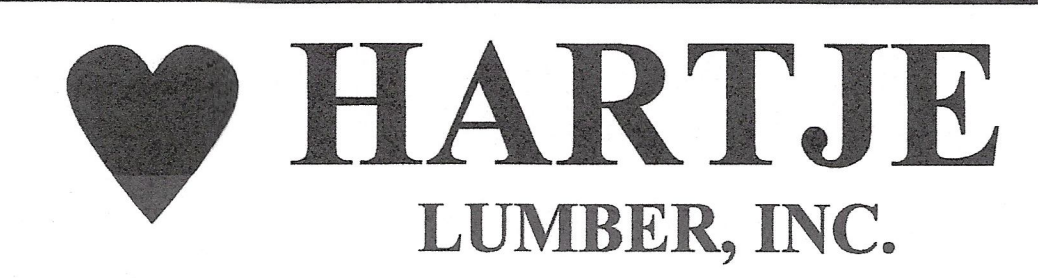
7-15-08

Date



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DRAWN BY:
N.D.K.
DATE:
6-20-08



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

OWNER:
REEDSBURG WESTFIELD MUTUAL INSUR. CO.
1411 RIDGEVIEW DRIVE
REEDSBURG, WI 53959

BUILDER: TO BE DETERMINED
PROJECT: 30' X 44' OFFICE BUILDING

SHEET
2 OF 4
JOB NO.
0837

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: The Library Neighborhood Grille - Lisa Nelson
ADDRESS: 420 Plum St **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 608-393-8677 **PARCEL #:** _____
E-MAIL: lnelson1965@gmail.com
PROPERTY OWNER: (if different from Applicant) Dan DeBaets

LOCATION: (if different from address above) _____

LAND USE REQUEST

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

- ☐ **Certified Survey Map (CSM):** _____
- ☒ **Conditional Use Permit:** Restaurant w/ alcohol service (See attached)
For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page. from Dan
- ☐ **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.

Lisa Nelson 17-16-24

Applicant Signature / Date

Dan DeBaets 17/16/24

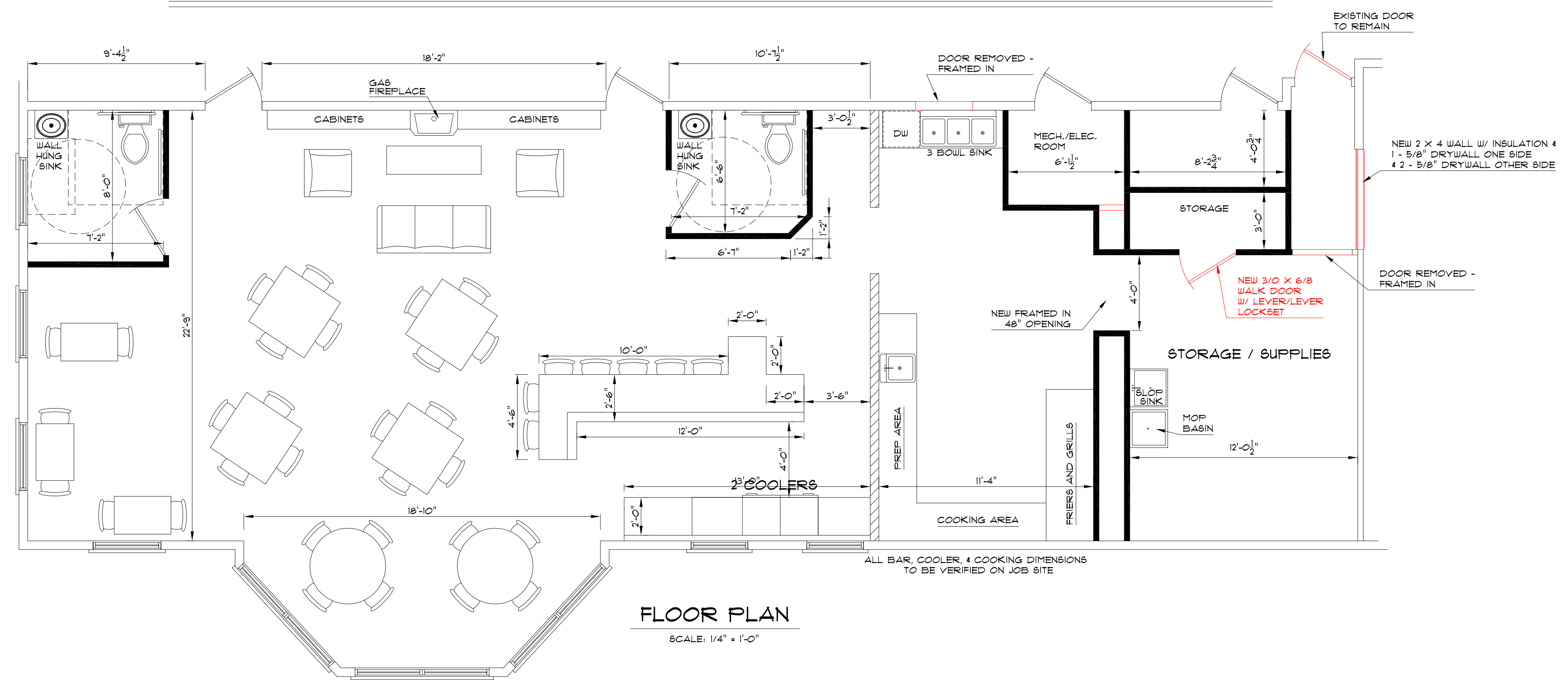
Owner Signature / Date

Account #10-461500-00

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

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	<u>X</u>
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	<u>7-16-24</u>	
Receipt #	<u>1.04804</u>	



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N.D.K.
DATE:
6-27-24



HARTJE
LUMBER, INC.

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

OWNER:

DAN DEBATES

-

-

BUILDER:

D.C.I. REEDSBURG, LLC.

-

-

PROJECT:

NEW CAFE/BAR REMODEL

SOUTH SCHOOL

SHEET

1 OF 1

JOB NO.

BAR AREA

Plan Commission

DATE OF MEETING: September 10, 2024

APPLICANT: Lisa Nelson

LOCATION: 420 Plum St; Parcel #276-1640-20000

PROPOSED LAND USE CHANGE: Conditional Use Permit (CUP)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider CUP for a frozen pizza assembly and retail sales per § 690 Attachment 2.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Residential
- South – Residential
- East – Residential; Park

ZONING:

- North – R-1 Residential
- West – R-1 Residential
- South – R-1 Residential
- East – R-1 Residential; Government

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Plum St & S. Locust St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Government & Institutional

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 the former South School with current residential apartments.
2. The Board finds that a restaurant w/alcohol is proposed.
3. The Board finds that the parcel is zoned B-3.
4. The Board finds that section §690 Attachment 2 allows Assembly as a conditional use.
5. The Board finds that the overall property is 1.89 acres.

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 stormwater would not be affected.

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 has existing driveways on S Locust and S Pine Streets.

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 exterior exits.

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 has existing driveways on S Locust and S Pine Streets.
2. The Board finds that there is a parking area on the east side of the property.
3. The Board finds that a restaurant w/alcohol is proposed.
4. The Board finds that the proposed space is the former school library.

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 would not be affected.

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 Government & Institutional.

Conditional Use Permit Findings of Fact for Section 690-19(A-C)

Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.

1. The Board finds that the property is the former South School with current residential apartments and public gymnasium.
2. The Board finds that a restaurant w/alcohol is proposed.
3. The Board finds that the proposed space is the former school library.
4. The Board finds that the parcel is zoned B-3.
5. The Board finds that section §690 Attachment 2 allows Assembly as a conditional use.
6. The Board finds that the overall property is 1.89 acres.

Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.

1. The Board finds that surrounding parcels contain mostly single-family uses with nearby Government and business uses.
2. The Board finds that the area is zoned G and R-1.

Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

1. The Board finds that proposed utilities will have to conform to RUC & Alliant requirements.

STAFF COMMENTS: The proposed space for this is the former school library. The Council will presumably approve the zoning amendment to allow a restaurant use in the B-3 zone; if so the effective date would be 9/19. Otherwise there are several items that need to be addressed either thru zoning, building, or health such as but not limited to:

- Hours of operation
- Occupant load, grease interceptor, grill hood, fire separation, etc.
- Exits
- Employee/customer/resident parking
- Signage

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. August 13, 2024, Plan Commission Agenda
- D. Land Use Change Application

- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

Plan Commission

DATE OF MEETING: September 10, 2024

APPLICANT: Midwest Hardwoods

LOCATION: 1580 Laukant St; Parcel #276-2086-01000

PROPOSED LAND USE CHANGE: Site Plan Review

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Site Plan Review for proposed 60' X 250' storage building per § 690 Attachment 3.

General Findings

SURROUNDING LAND USES:

- North – Industrial
- West – Industrial
- South – Industrial; railroad
- East – Airport

ZONING:

- North – I-3 Industrial Park
- West – I-3 Industrial Park
- South – I-2 Heavy Industrial; G
- East – I-1 Light Industrial

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Laukant St; 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 contains an existing industrial lumber business.
2. The Board finds that a 60' X 250' storage building is proposed.
3. The Board finds that a 32' front setback is proposed (25' minimum).
4. The Board finds that the parcel is zoned I-3.
5. The Board finds that section §690 Attachment 3 allows Warehouse Use by right.
6. The Board finds that the overall property is 16.86 acres.

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 the property contains an existing industrial lumber business.
2. The Board finds that a 60' X 250' storage building is proposed.
3. The Board finds that the overall property is 16.86 acres.

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 on Laukant St.

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 exterior exits.

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 contains an existing industrial lumber business.
2. The Board finds that a 60' X 250' storage building is proposed.
3. The Board finds that the overall property is 16.86 acres.
4. The Board finds that parking spaces would be added at a 45 degree angle between the building and the front lot line.

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 are attached.

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.

Conditional Use Permit Findings of Fact for Section 690-19(A-C)

Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.

1. The Board finds that the property contains an existing industrial lumber business.
2. The Board finds that a 60' X 250' storage building is proposed.
3. The Board finds that a 32' front setback is proposed (25' minimum).
4. The Board finds that the parcel is zoned I-3.
5. The Board finds that section §690 Attachment 3 allows Warehouse Use by right.
6. The Board finds that the overall property is 16.86 acres.

Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.

1. The Board finds that surrounding parcels contain industrial uses and the airport.
2. The Board finds that the area is zoned Industrial.

Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

1. The Board finds that proposed utilities will have to conform to RUC requirements.

STAFF COMMENTS: The airport height map limit is 945' elevation; the building peak is roughly 24' high. The owner states that there will be no change to the driveway, just adding new parking spaces.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. September 10, 2024, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. 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: Midwest Hardwoods LLC / Reedsburg Hardwoods
ADDRESS: 1580 hawkeant **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 608-963-1817 **PARCEL #:** _____
E-MAIL: doughilber@midwesthardwood.com
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) _____

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.

 1 9.3.24
Applicant Signature / Date

Owner Signature / Date

Account #10-461500-00

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

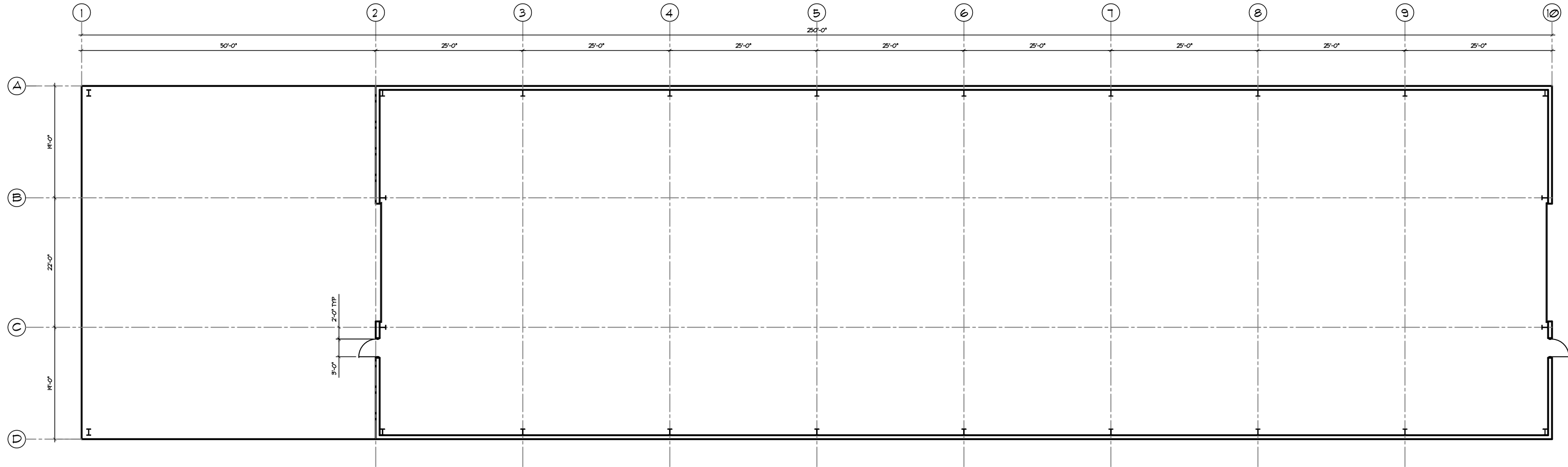
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Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid		_____
Receipt #		_____



KILEN ENGINEERING, LLC
E9569 SMART HOLLOW ROAD
LAFARGE, WI 54639
PHONE: 608/333-1003

TITLE: SITE PLAN
SHEET C1



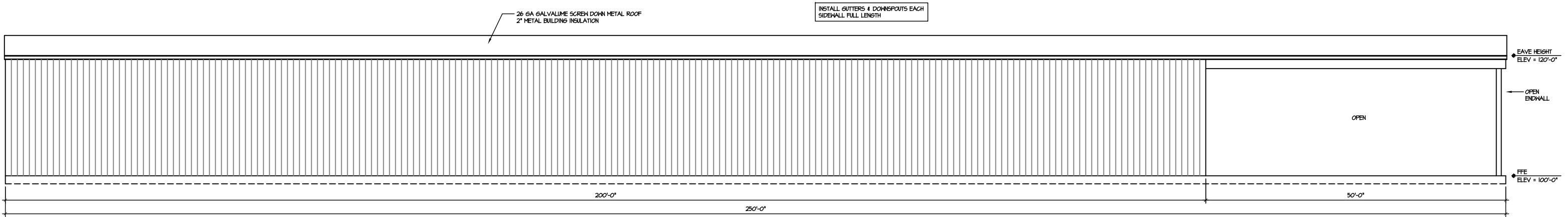
  FLOOR PLAN

REV	DATE	REMARKS
1	9-4-24	PLAN COMMISSION

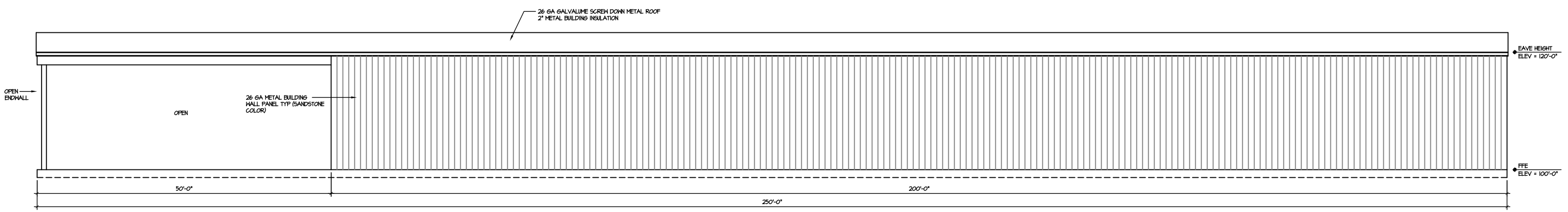
KILEN ENGINEERING, LLC
E9569 SMART HOLLOW ROAD
LAFARGE, WI 54639
PHONE: 608/333-1003

PROJECT: MIDWEST HARDWOOD COMPANY LLC WAREHOUSE
1500 LAUKANT STREET
REEDSBURG, WI 53959
OWNER: MIDWEST HARDWOOD COMPANY LLC
9540 83RD AVENUE NORTH
MAPLE GROVE, MN 55369

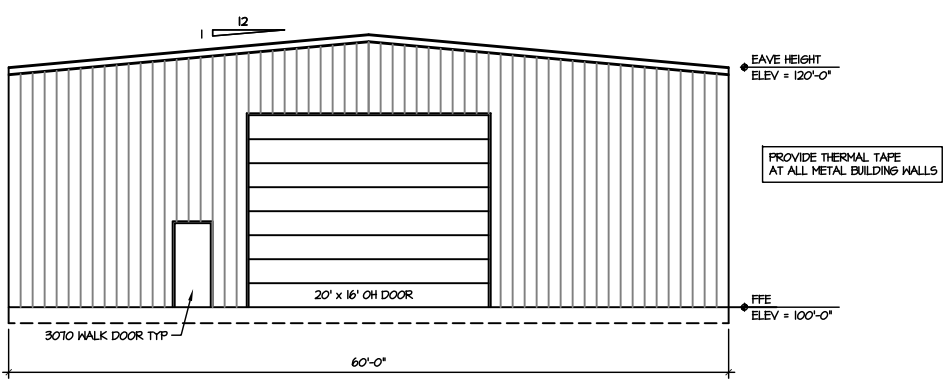
TITLE:
ELEVATIONS
SHEET
A1



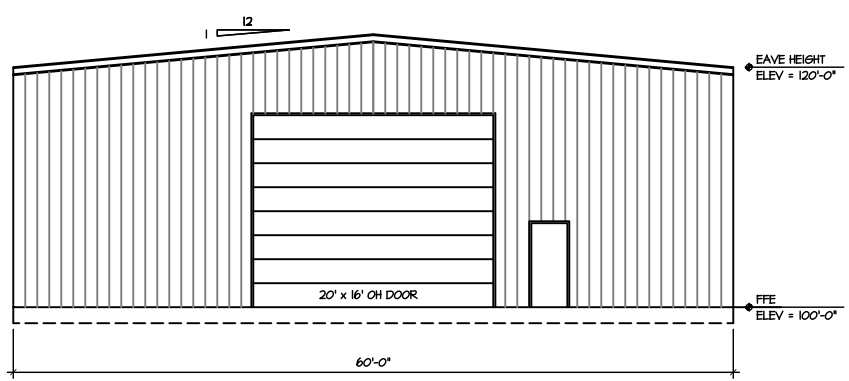
1 NORTH ELEVATION
A2



2 SOUTH ELEVATION
A2



3 EAST ELEVATION
A2



4 WEST ELEVATION
A2 AT GRID 2

REV	DATE	REMARKS
1	9-4-24	PLAN COMMISSION

KILEN ENGINEERING, LLC
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9540 83RD AVENUE NORTH
MAPLE GROVE, MN 55369

TITLE:
ELEVATIONS
SHEET
A2

ORDINANCE NO. 1974-24
(Floodplain Zoning Ordinance Amendment)

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

SECTION I: PURPOSE.

This amendment would require non-conforming HVAC, electric and plumbing to be elevated 1' above the base flood elevation when modified or added in non-conforming structures.

SECTION II: PROVISIONS AMENDED.

The following City of Reedsburg Code Section is hereby amended by this Ordinance.

§ 650-21(B)(8)(a)
[3] Shall be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are **elevated to 1 (one) foot above the base flood elevation.**

SECTION III: 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 IV: CONFLICTING PROVISIONS REPEALED.

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

SECTION V: EFFECTIVE DATE.

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

SECTION VI: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 650.

Dated this 23rd day of September 2024.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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

August 26, 2024
September 5 & 12, 2024
September 23, 2024
October 3, 2024