

City Plan Commission Agenda
June 10, 2025
Reedsburg City Hall Council Chambers
6:00 PM

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 MAY 13, 2025

:

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 amendment for new 70 X 80 assembly business storage building in a B-2 zone under §690 Attachment 2 – 605 S. Albert Ave; parcel #276-1894-00000 – Addison Machine Engineering Inc
- B. Consider sign permit for a new electronic sign to replace the existing ground sign in R-2 zone under §690-104 – 809 Explorers Trail – Bible Baptist Church 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
May 13, 2025



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

Present: Alder Missy Frenz, Alder Sonny Hyde, Steve Zibell, Derek Horkan, Beth DeForge

Absent: Dan DeBaets

Staff: Brian Duvalle

Approval of Plan Commission Minutes: Motion by Zibell, seconded by Hyde to approve the 3/11/25 meeting minutes.

Motion approved

Consider site plan for an 80' X 60' heated storage addition under § 690 Schedule 2 – 2567 E Main St; Parcel # 276-2261-10000– Prestige Landscaping

Motion by Horkan, seconded by DeForge to approve the site plan as presented.

Motion approved

Consider Conditional Use Permit for an addition of 96 units to Courtyard MHC Mobile Home Park under § 690-24 – 2701 E Main St; Parcel # 276-2260-12000 – Neil Pfaff, Vierbicher

Phase 1 would have 62 units, and phase 2 would have 34. The entire lot will be graded, water services will be separated from the existing park, arbor vitae will be placed in the perimeter, a fence will go around the stormwater area and some existing sanitary sewer locations will be used.

Barb Christian asked when phase 1 will begin, which will be in May 2025.

Sheila Grainger asked if there will be a new road between trailers, which there will not be.

Paul Class stated concerns about mosquitos, mailboxes, bus stops, and gravel dust.

Joyce Meyer stated that there is too much traffic and E Main St/Wengel Dr. She added there is not enough help at the trailer park now without the new units.

Philip Litty asked about the retaining wall near his house, which Vierbicher will review.

Rob Douglas and Jessica Holdwyk, who handle maintenance at the park, discussed the water payments and grass mowing.

Discussion was held on DSPTS requirements and adding a traffic light as part of a nearby future school expansion.

Motion by Horkan, seconded by Frenz to approve the site plan and CUP as presented.

Motion approved

Review annual code of ethics

Forms were signed and submitted.

Motion by DeForge, seconded by Zibell to adjourn at 6:51 PM.

Motion approved

Respectfully submitted,

Brian Duvalle, Planner/Building Inspector

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: Addison Machine Engineering Inc.

ADDRESS: 1301 Industrial St. **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-524-6454 **PARCEL #:** 1894

E-MAIL: __jay@ameinc.com__

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) 605 S. Albert St. Reedsburg, WI 53959

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.

[Signature] / 15.6.25

Applicant Signature / Date

[Signature] / 15.6.25

Owner Signature / Date

Account #10-461500-00

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

C:\Users\jduvalle\appdata\local\microsoft\outlook\10A6HFC

| | | |
|----------------------|-------|-------|
| 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 # | | _____ |

LAND USE APPLICATION



Brian,

Addison Machine Engineering is a full-service tool & die company that services the Tube & Pipe, Roll Form & Steel Industries. Our current location is 1301 Industrial St. Reedsburg WI. We currently have around fifty-three employees.

We would like to put up an additional storage building over at our other location at 605 S. Albert St, Reedsburg WI. The reason for this storage building is to expand our ability to build more equipment by allowing us to store and stage material and finish parts that are currently waiting to be assembled over in the main building.

Regards,

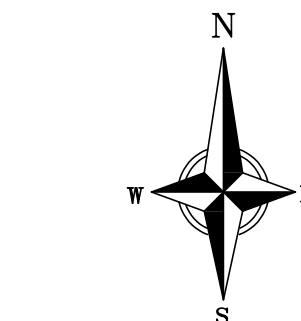
Jay Brunken
Addison Machine Engineering

SOUTH ALBERT AVE
(HWY 23)

ASSUMED, actual location unknown

EXISTING METAL SHOP
FINISHED FLOOR = 892.00'

LATH MARKING
PROPOSED BUILDING
LOCATION
80'X70'
STORAGE BUILDING
FF: 889.50



GRAPHIC SCALE, FEET
0 10 20 40

GRADING LEGEND

- 820 - EXIST MAJOR CONTOURS
- 818 - EXIST MINOR CONTOURS
- FP - EXIST FLOOD PLAIN DELINEATION
- FW - EXIST FLOOD WAY DELINEATION
- 820 - PROP MAJOR CONTOURS
- 818 - PROP MINOR CONTOURS
- → - DRAINAGE DIRECTION
- 2.92% - PROP SLOPE ARROWS
- 1048.61 - EXIST SPOT ELEVATIONS
- 1048.61 - PROP SPOT ELEVATIONS

SITE PLAN LEGEND

- - - - - PROPERTY BOUNDARY
- [Pattern] - PROPOSED CONCRETE
- [Pattern] - PROPOSED HEAVY-DUTY ASPHALT
- [Pattern] - PROPOSED BUILDING
- O - PROPOSED BOLLARD
- X - TREE REMOVAL

EROSION CONTROL NOTES:

- CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASURES IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF EXCAVATION AND OR OTHER CONSTRUCTION ACTIVITIES.
- EROSION CONTROL MEASURES SHALL COMPLY WITH WISCONSIN ADMINISTRATIVE CODE, COMM CHAPTER 21, AND CHAPTER 65 COMMERCIAL CONSTRUCTION.
- ALL SILT FENCE SHALL BE INSPECTED DAILY. CLEANING, ADJUSTING AND REPLACING EROSION CONTROL MEASURES SHALL BE DONE AS NECESSARY THROUGHOUT CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE DETAILS IN LOCATIONS DESIGNATED ON THE PLANS, OR AS MAY OTHERWISE BE DIRECTED BY THE ENGINEER.
- SEDIMENT FROM OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING SILT FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL OF THE WORK SITE.
- EXISTING VEGETATION SHALL BE REMOVED ONLY TO THE EXTENT NECESSARY TO PERFORM CONSTRUCTION ACTIVITIES. CLEARING OF AREAS THAT ARE CLEARLY OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE PERMITTED.
- MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBANCE IS COMPLETED. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL AT LEAST 70% OF THE AREA SERVED HAS ESTABLISHED A UNIFORM, VIGOROUS VEGETATED COVER.
- STONE TRACKING PADS (AS REQUIRED BY ENGINEER) SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO PREVENT TRACKING OF SOIL ONTO PUBLIC ROADWAYS. ANY TRACKED SOIL SHALL BE REMOVED BY MECHANICAL STREET CLEANING AT THE END OF EACH DAY. ADD NEW STONE TO THE TOP IF OLD STONE BECOMES DIRT COVERED.
- ALL DISTURBED AREAS SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE AFTER DISTURBANCE. IN GENERAL, STABILIZATION OF DISTURBED AREAS SHALL BE COMPLETED WITHIN 30 DAYS OF THE INITIAL DISTURBANCE, OR WITHIN 7 DAYS OF FINAL GRADING AND TOPSOIL PLACEMENT.
- REFER TO THE DNR TECHNICAL STANDARDS AVAILABLE AT [HTTP://WWW.DNR.STATE.WI.US/ORG/WATER/WM/NPS/STORMWATER/TECHSTDS.HTM](http://www.dnr.state.wi.us/org/water/wm/nps/stormwater/techstds.htm).
- CONTRACTOR SHALL WATER NEWLY SEEDED AREAS IF 7 DAYS PASS WITHOUT A RAINFALL DURING THE FIRST 6 WEEKS AFTER INITIAL STABILIZATION.
- MULCHING OF DISTURBED AREAS SHALL BE AT A RATE OF 2 TONS PER ACRE. MULCH SHALL BE ANCHORED INTO THE SOIL BY DISCING.
- AFTER ATTEMPTS TO STABILIZE DISTURBED AREAS WITH SEEDING AND MULCH FAIL, THOSE AREAS SHALL BE TEMPORARILY STABILIZED USING POLYACRYLAMIDE UNDER DIRECTION OF THE ENGINEER.
- A MINIMUM OF ONE EROSION CONTROL INSPECTION SHALL BE PERFORMED EACH WEEK, AND ONE INSPECTION SHALL BE PERFORMED AFTER ANY RAINFALL EVENT OF 0.5" OR GREATER. EROSION CONTROL MEASURES REPAIRS OR MODIFICATIONS SHALL BE COMPLETED WITHIN 24 HOURS OF THE INSPECTION.

SITE RESTORATION CONSTRUCTION NOTES:

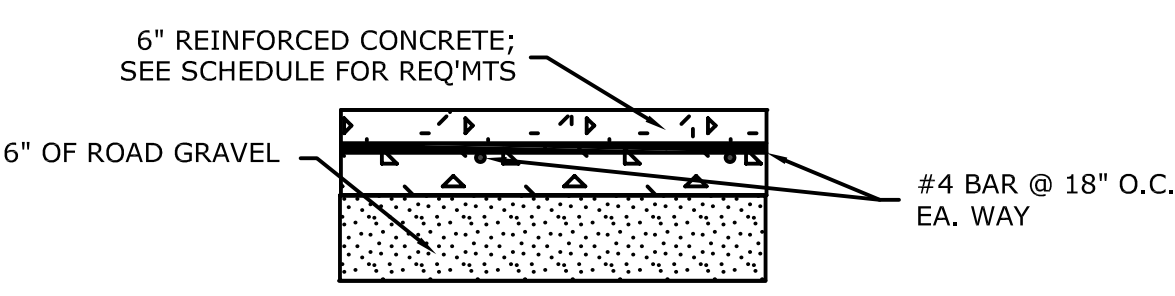
- WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", OF STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, 2025 EDITION.
- FERTILIZER SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AND SHALL CONFORM TO THE REQUIREMENTS SPECIFIED; FERTILIZER SHALL HAVE A 20-10-10 RATIO OF NITROGEN, PHOSPHORIC ACID AND POTASH.
- STRAW MULCH OVER NEW SEEDING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT A RATE OF 2 TONS PER ACRE AND SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN SECTION 627 OF THE STATE SPECIFICATIONS. ALL MULCH SHALL BE STABILIZED BY ANCHORING. THIS CAN BE ACHIEVED BY LIGHT DISCING.
- ENGINEER WILL MAKE PERIODIC ON-SITE OBSERVATIONS OF THE WORK IN PROGRESS.

SCHEDULE FOR APPROACH SLAB-ON-GRADE:
 THICKNESS: 6.0" WITH 10" THICKENED EDGE AT MIN. 16" THICKENED EDGE LENGTH
 Fc': 4,000.0 psi (AT 28 DAY CURE)
 CURING: IF SLAB IS PLACED DURING MILD OR HOT WEATHER; COVER SLAB WITH BURLAP & WATER FOR 15 MINUTES EVERY 4-HRS DURING THE DAY

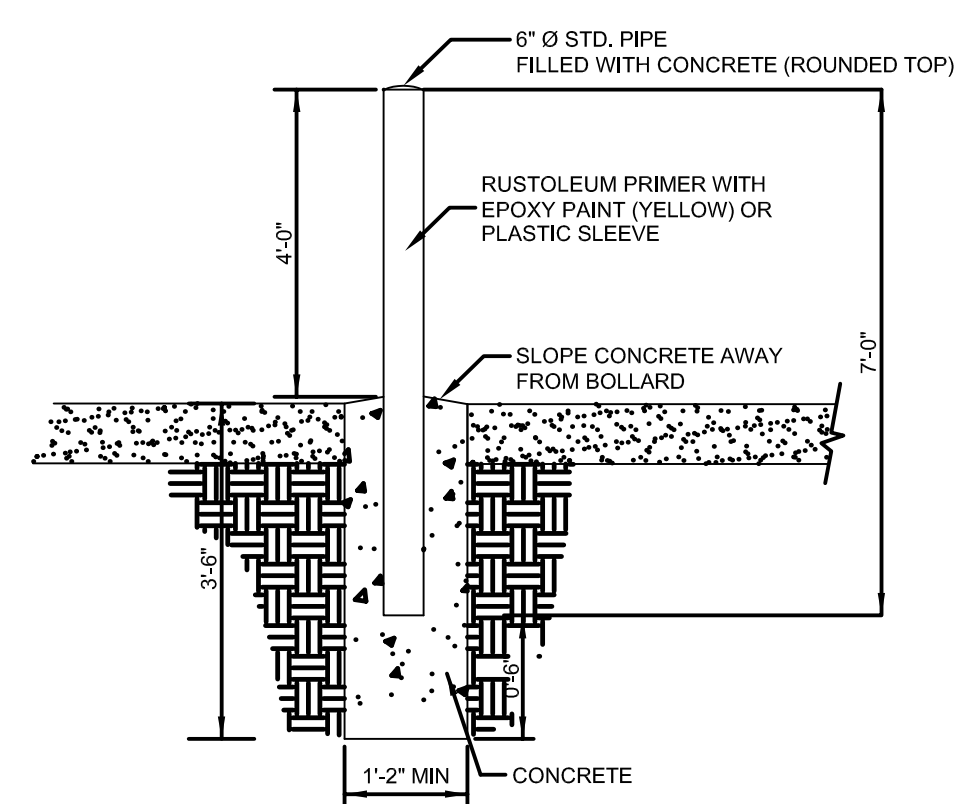
REINFORCEMENT:
 SLAB: 1-LAYER OF #4 DEFORMED REBAR 18.0" O.C. EACH WAY, SET UPON SAND CHAIRS

BASE MATERIAL: 6" POORLY GRADED GRANULAR FILL CONSISTING OF AGGREGATES NOT EXCEEDING 1/2" DIAMETER, COMPACTED TO 95% DENSITY PER ASTM D1557

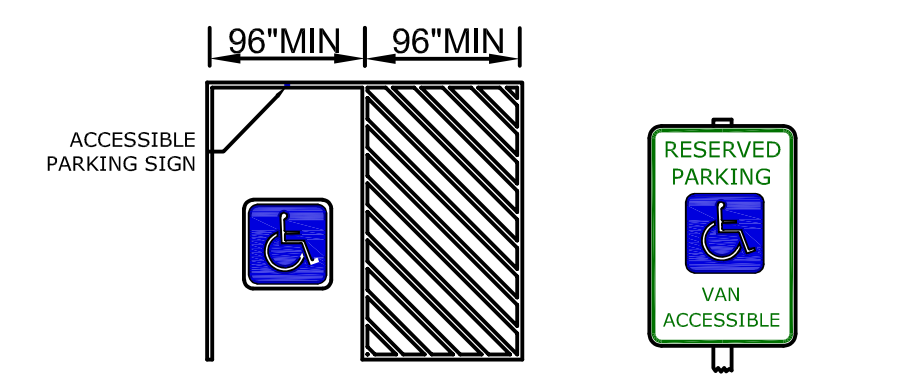
JOINTS:
 - CONTRACTION: 1.25" EARLY ENTRY DRY CUT JOINTS INSTALLED IN GEOMETRY PROVIDED ON PLAN. JOINTS SHALL EXTEND THROUGH EDGE OF SLAB AND FILLED W/ VERSAFLEX ALIPHATIC JOINT CAULK/SEALANT OR EQUAL



NOTE: COMPACT TO 95% MODIFIED PROCTOR
EXTERIOR CONCRETE SECTION
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



TYPICAL ACCESSIBLE PARKING STALLS
NOT TO SCALE
VAN ACCESSIBLE PARKING STALL
NOT TO SCALE

ADDISON MACHINE ENGINEERING SITE EXPANSION
 605 SOUTH ALBERT AVENUE
 REEDSBURG, WI 53959
 SITE PLAN

| REVISIONS | NO. | DATE | REMARKS |
|-----------|-----|------|---------|
| | | | |
| | | | |
| | | | |
| | | | |

DATE: 2025-05-08
 DRAFTER: JMAC
 CHECKED: MBER
 PROJECT NO.: 250408

SITE ADDRESS:

ADDISON MACHINE ENGINEERING, INC. 605 SOUTH ALBERT STREET REEDSBURG, WI 53959

COUNTY LOCATION: SAUK
 PROJECT TYPE: NEW BUILDING
 BUILDING AREA: 70' X 80' (5,600 S.F.)
 MEAN ROOF HEIGHT: 23'-0"
 NO. STORIES: ONE STORY
 OCCUPANCY GROUP: S-1, STORAGE
 CONSTRUCTION TYPE: VB
 UNSPRINKLERED, HEATED
 OCCUPANT LOAD: 12
 REQUIRED SEPARATION: N/A
 ALLOWABLE HEIGHT: ONE STORY
 ALLOWABLE BUILDING AREA: 9,000 S.F.
 ALLOWABLE UNSPRINKLERED AREA: 12,000 S.F.
 ROOF SLOPE: 4/12
 ROOF SURFACE: SLIPPERY (NOT USED)

WIND DESIGN DATA:

DESIGN PROCEDURE METHOD = SIMPLIFIED FOR LOW RISE BUILDING
 BASIC WIND SPEED = 15.0 MPH
 WIND LOAD RESISTANCE DESIGN ASCE 7-10
 WIND LOAD EXPOSURE CATEGORY B
 WIND LOAD IMPORTANCE FACTOR, I_w = N/A
 ADJUSTMENT FACTOR (λ) = 1.00

COMPONENTS & CLADDING

PRESSURE (10 SF TRIBUTARY AREA)

| | | | |
|----------|-------------------------|----------|-------------------------|
| ZONE 1 - | <u>13.7 / -21.8 PSF</u> | ZONE 4 - | <u>23.8 / -25.8 PSF</u> |
| ZONE 2 - | <u>13.7 / -37.9 PSF</u> | ZONE 5 - | <u>23.8 / -31.9 PSF</u> |
| ZONE 3 - | <u>13.7 / -56.0 PSF</u> | | |

SIMPLIFIED MWFRS (METHOD 2)

| | | | |
|----------|------------------|-------------|------------------|
| ZONE A - | <u>28.3 PSF</u> | ZONE G - | <u>-17.5 PSF</u> |
| ZONE B - | <u>-10.0 PSF</u> | ZONE H - | <u>-13.1 PSF</u> |
| ZONE C - | <u>18.9 PSF</u> | | |
| ZONE D - | <u>-10.0 PSF</u> | ZONE E OH - | <u>-35.3 PSF</u> |
| ZONE E - | <u>-25.2 PSF</u> | ZONE G OH - | <u>-27.6 PSF</u> |
| ZONE F - | <u>-17.2 PSF</u> | | |

PRESUMPTIVE SOIL DATA:

SOIL TYPE: SILT LOAM (CL)
 SOIL LOAD BEARING VALUE: 1,500 PSF
 SOIL LATERAL PRESSURE: 100 PSF

SNOW DESIGN DATA:

GROUND SNOW LOAD, P_g = 35.0 PSF
 SNOW LOAD IMPORTANCE FACTOR, I_s = 1.0
 SNOW LOAD EXPOSURE FACTOR, C_e = 1.0
 SLOPED ROOF/FLAT ROOF FACTOR, C_s = 1.00
 ROOF THERMAL FACTOR, CT = 1.20
 ROOF SNOW LOAD (BALANCED) = 29.4 PSF
 ROOF SNOW LOAD (UNBALANCED)
8.8 PSF WINDWARD 49.3 PSF LEEWARD

EARTHQUAKE DESIGN DATA:

SEISMIC IMPORTANCE FACTOR, I_e = 1.0
 S_s (SHORT PERIOD SPECTRAL ACCELERATIONS) = 0.067
 S_i (1 SEC. PERIOD SPECTRAL ACCELERATIONS) = 0.004
 S_d_s (SHORT PERIOD SPECTRAL RESPONSE COEF.) = 0.071
 S_d_1 (1 SEC. PERIOD SPECTRAL RESPONSE COEF.) = 0.064
 SITE CLASS (ASSUMED): D
 SEISMIC DESIGN CATEGORY: A
 BASIC SEISMIC FORCE RESISTING SYSTEM:
1K LIGHT FRAME WALLS WITH SHEAR PANELS
 DESIGN BASE SHEAR = 1,480 LBS
 RESPONSE MODIFICATION FACTOR(S), R = 6.5
 ANALYSIS PROCEDURE USED: SIMPLIFIED

GENERAL NOTES AND SPECIFICATIONS

1. SITE WORK: THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM BUILDING.
2. CONCRETE STRENGTH: 4,000 PSI IN 28 DAYS. SLUMP NOT OVER 4". READY MIX CONCRETE TO MEET ASTM C94.
3. LUMBER: ALL LUMBER TO BE 646 #2 SPRUCE-PINE-FIR OR EQUAL UNLESS NOTED OTHERWISE ON PLANS.
4. EXIT SIGNS: SHALL BE PROVIDED OVER ALL EXIT DOORS AND SHALL BE MARKED THUS: (E) EXIT SIGNS SHALL COMPLY WITH SECTIONS 1003.2.10.1 THROUGH 1003.2.10.5 OF THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
5. MEANS OF EGRESS LIGHTING: THE INTENSITY OF FLOOR LIGHTING SHALL NOT BE LESS THAN 1 FOOTCANDLE OF ILLUMINATION AT THE WALKING SURFACE LEVEL PER 2009 INTERNATIONAL BUILDING CODE.
6. MEANS OF EGRESS COMPONENTS: DOORS, GATES, STAIRWAYS AND RAMPS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 1003 OF THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
7. PLUMBING: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. (SEE SECTION 2901 OF THE WISCONSIN ENROLLED COMMERCIAL CODE FOR SANITARY FIXTURE REQUIREMENTS AND CURRENT EDITION OF INTERNATIONAL FIRE CODE FOR SPRINKLER REQUIREMENTS).
8. HEATING, VENTILATING, AND AIR-CONDITIONING: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
9. ELECTRICAL: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
10. OWNER: TO PROVIDE BUILDER'S RISK INSURANCE.
11. DEVIATION FROM PLANS: THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF HARTJE LUMBER, INC.
12. FIRE EXTINGUISHERS: FIRE EXTINGUISHERS TO BE PROVIDED BY THE OWNER PER 1FC906 AND MAINTAINED PER NFPA 10.
13. DIAPHRAM DESIGN: BUILDING DESIGN DONE USING DIAPHRAM DESIGN. OPENINGS ADDED BEYOND THOSE SHOWN ON FLOOR PLAN MUST BE APPROVED BY REGISTERED DESIGN PROFESSIONAL.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS, AND WITH ALL APPLICABLE OSHA REGULATIONS.
15. OWNER IS RESPONSIBLE FOR SATISFYING ANY AND ALL VENTILATION REQUIREMENTS IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE FOR AN ENCLOSED PARKING GARAGE.

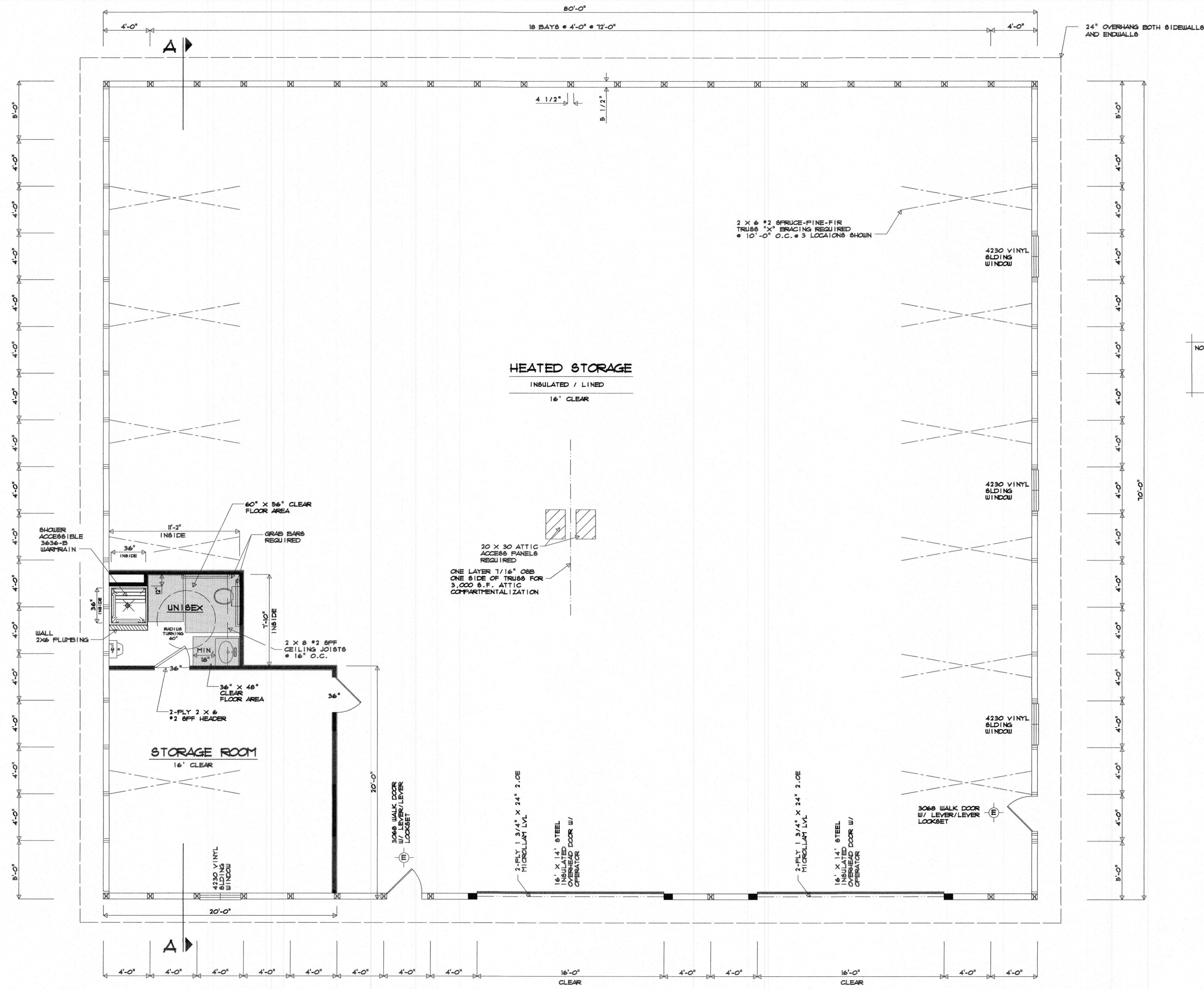
| | LIGHT (LOW) HAZARD OCCUPANCY | ORDINARY (MODERATE) HAZARD OCCUPANCY | EXTRA (HIGH) HAZARD OCCUPANCY |
|---|------------------------------|--------------------------------------|-------------------------------|
| MINIMUM RATED SINGLE EXTINGUISHER | 2-A | 2-A | 2-A** |
| MAXIMUM FLOOR AREA PER UNIT OF A | 3,000 S.F. | 1,500 S.F. | 1,000 S.F. |
| MAXIMUM FLOOR AREA FOR EXTINGUISHER | 11,250 S.F. | 11,250 S.F. | 11,250 S.F. |
| MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER | 75 FEET | 75 FEET | 75 FEET |

** TWO 2.5 GALLON WATER-TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER.

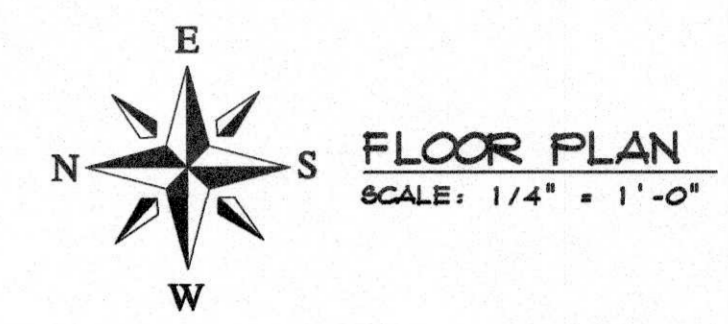


| SHEET INDEX | | |
|-------------|------------------------------|--|
| 1 OF 7 | TITLE PAGE | |
| 2 OF 7 | FLOOR PLAN | |
| 3 OF 7 | ELEVATIONS | |
| 4 OF 7 | FOUNDATION PLAN & DETAILS | |
| 5 OF 7 | ROOF FRAMING PLAN & DETAILS | |
| 6 OF 7 | CROSS SECTION A-A W/ DETAILS | |
| 7 OF 7 | SITE PLAN | |

| | | | | | | |
|--|--|--|--|---|--|--|
| 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: 5/6/25 | | E4525A SCHUETTE ROAD P.O. BOX 389 LAVALLE, WI 53941 PHONE: 800-362-5898 OR 608-985-7207 | OWNER: ADDISON MACHINE ENGINEERING, INC. 1301 INDUSTRIAL STREET REEDSBURG, WI 53959 | BUILDER: TOM GREENWOOD E4671 MEADOW DRIVE HILLPOINT, WI 53937 PROJECT: 70' X 80' X 16' CLEAR HEATED STORAGE BUILDING | SHEET 1 OF 7 JOB NO. 2520 |
|--|--|--|--|---|--|--|



| POLE SPECIFICATION | |
|--------------------|---|
| ■ | 6-PLY 2 X 6 2400 MBR SOUTHERN PINE COLUMNS (SIDEWALL OVERHEAD DOORS) (2 KING FLYS WITH 4 SHOULDERS) |
| □ | 3-PLY 2 X 6 2400 MBR SOUTHERN PINE COLUMNS (SIDEWALL COLUMNS) |
| ▣ | 2-PLY 2 X 6 #1 SOUTHERN PINE COLUMNS (ENDWALL COLUMNS) |



NOTES:
 PER IMC 403 & 404 - PROVIDE MINIMUM GARAGE EXHAUST VENTILATION IN THE AMOUNT OF 1/2 CFM/SF OF FLOOR AREA, AS WELL AS SUFFICIENT MAKE-UP AIR TO MAINTAIN INSIDE TEMPERATURE IF THE EXHAUST ARE CONTINUOUS

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:
 5/6/25

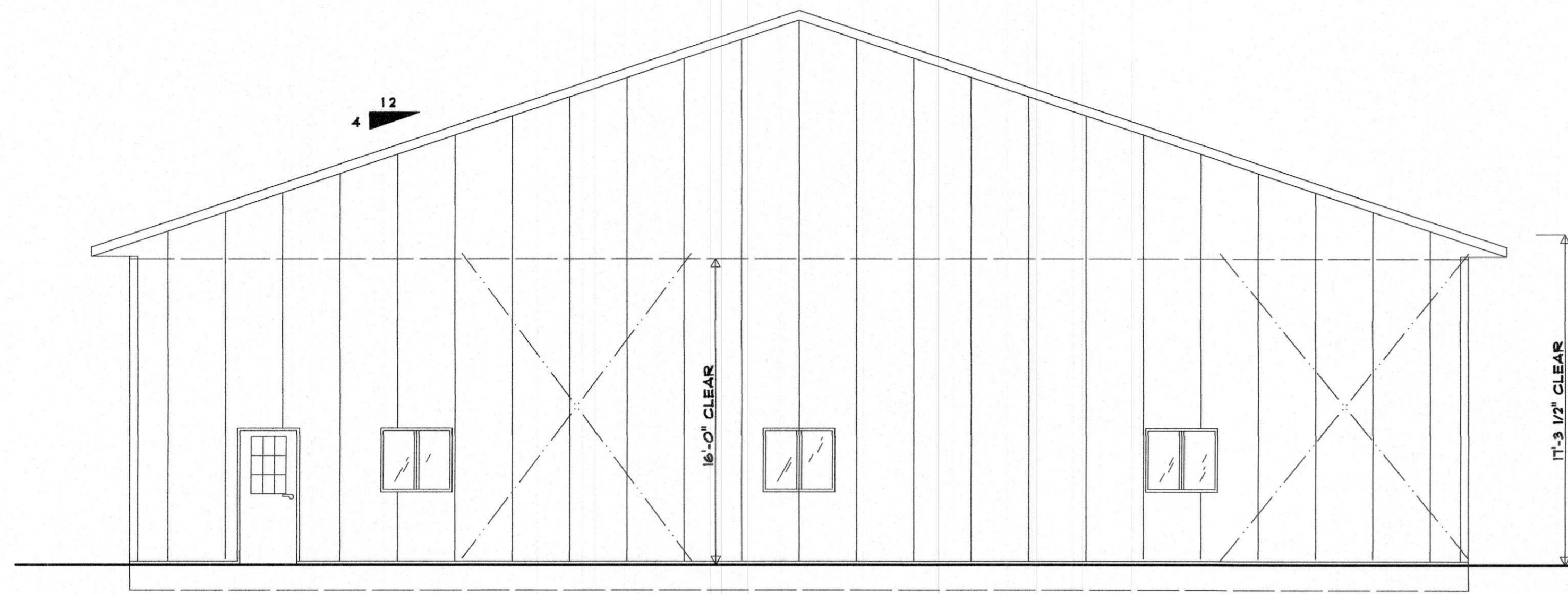


E4525A SCHUETTE ROAD
 P.O. BOX 389
 LAVALLE, WI 53941
 PHONE: 800-362-5898 OR 608-985-7207

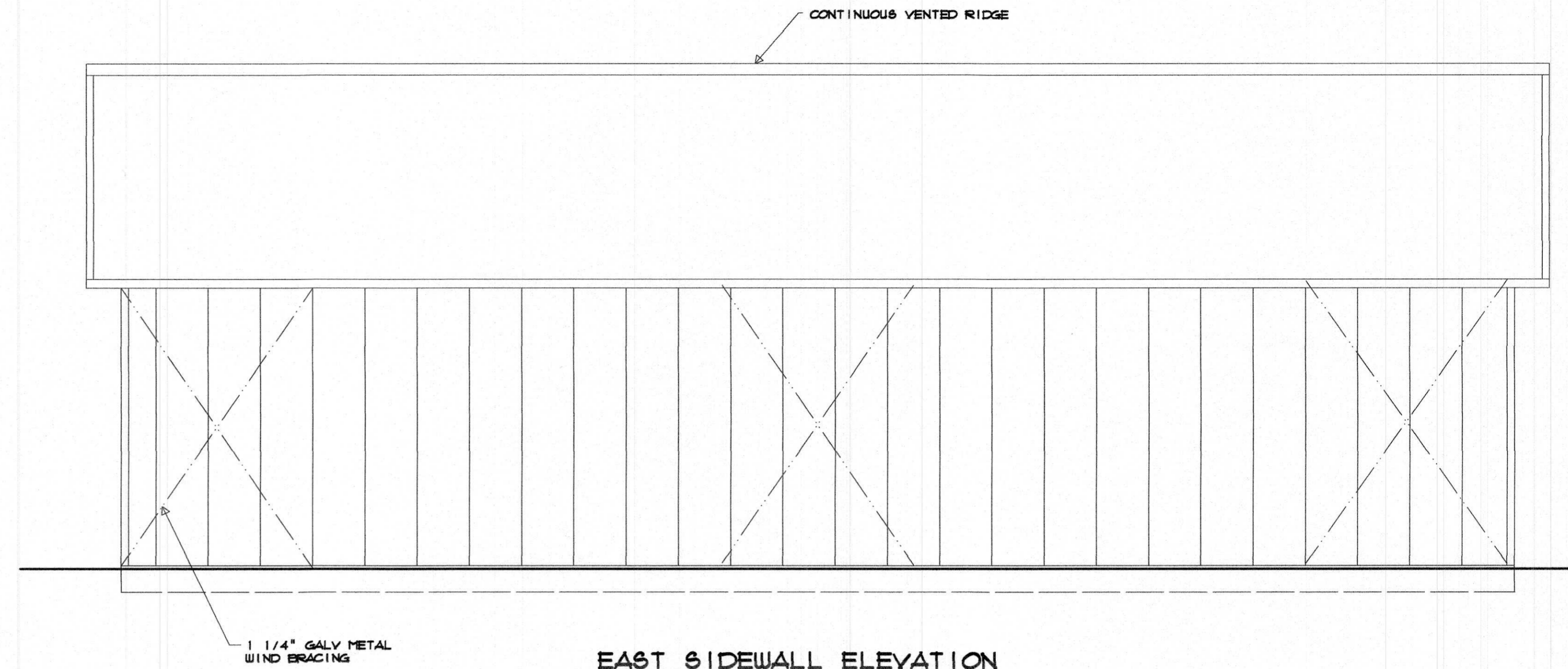
OWNER:
 ADDISON MACHINE ENGINEERING, INC.
 1301 INDUSTRIAL STREET
 REEDSBURG, WI 53959

BUILDER: TOM GREENWOOD
 E4611 MEADOW DRIVE
 HILLPOINT, WI 53931
PROJECT: 10' X 80' X 16' CLEAR
 HEATED STORAGE BUILDING

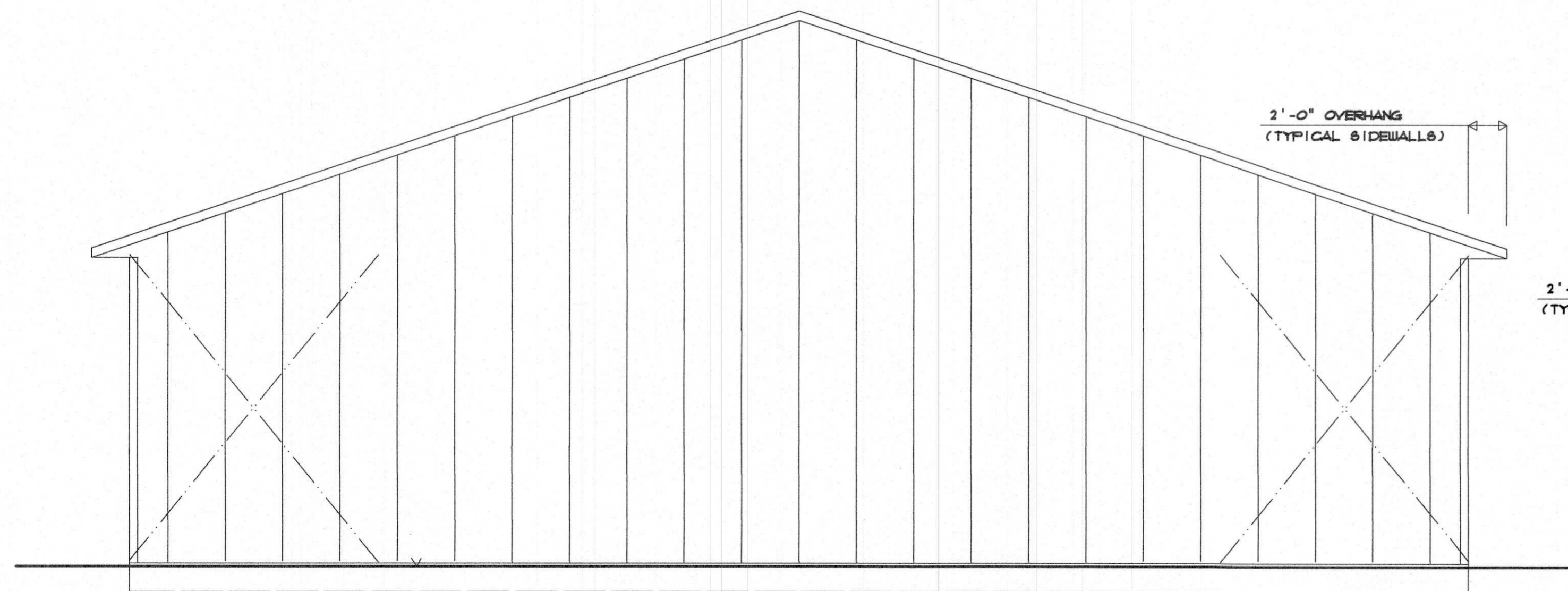
SHEET
 2 OF 7
JOB NO.
 2520



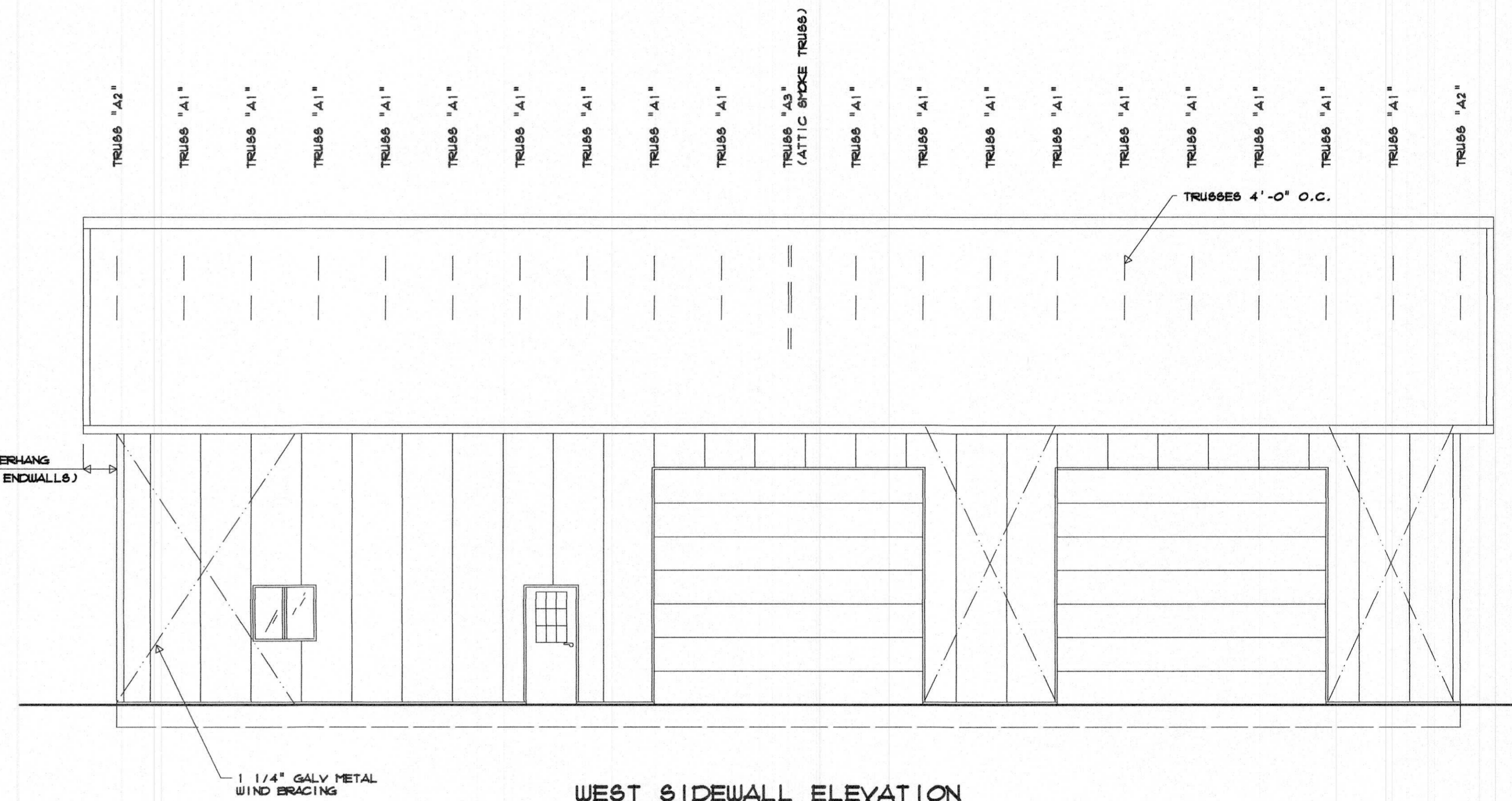
SOUTH ENDWALL ELEVATION
SCALE: 3/16" = 1'-0"



EAST SIDEWALL ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ENDWALL ELEVATION
SCALE: 3/16" = 1'-0"



WEST SIDEWALL ELEVATION
SCALE: 3/16" = 1'-0"

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:
5/6/25

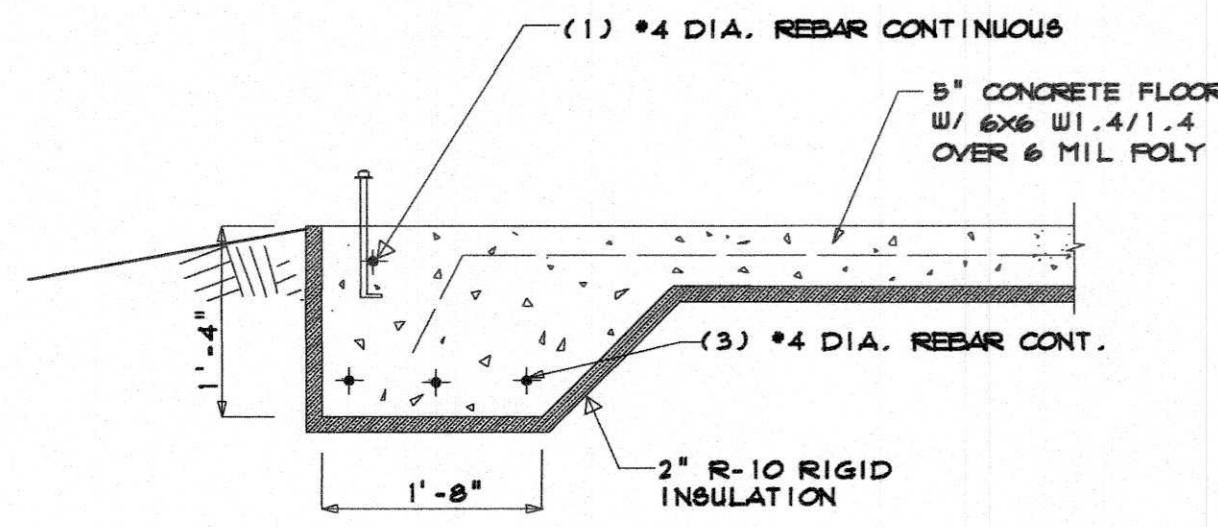


E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

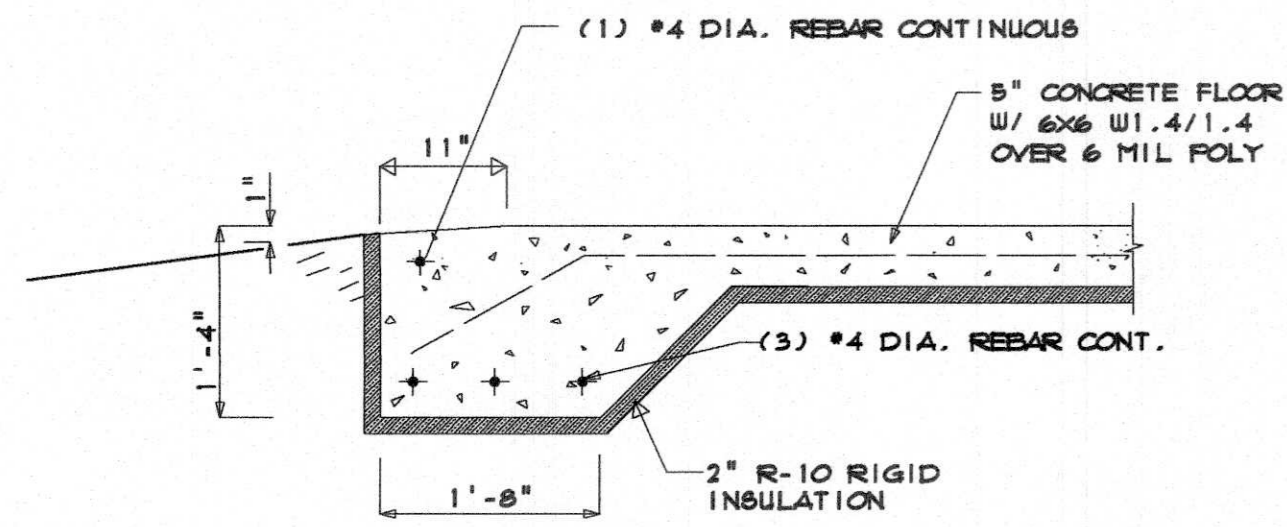
OWNER:
ADDISON MACHINE ENGINEERING, INC.
1301 INDUSTRIAL STREET
REEDSBURG, WI 53959

BUILDER: TOM GREENWOOD
E4611 MEADOW DRIVE
HILLPOINT, WI 53937
PROJECT: 70' X 80' X 16' CLEAR
HEATED STORAGE BUILDING

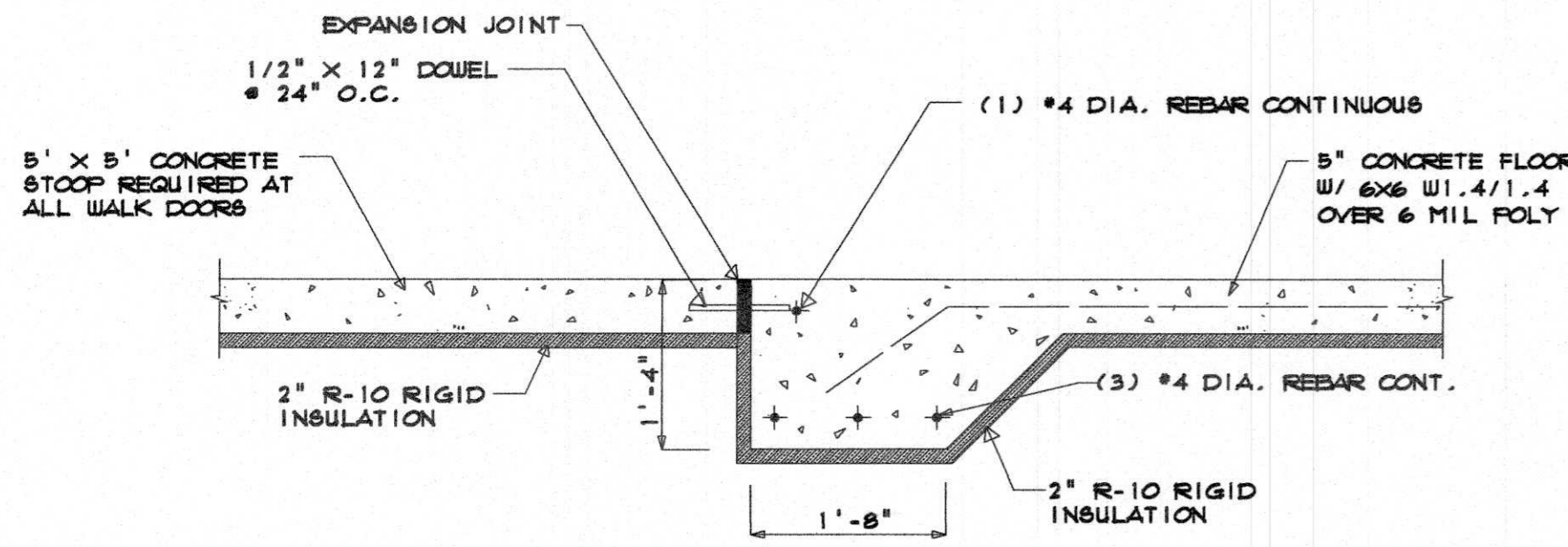
SHEET
3 OF 7
JOB NO.
2520



CONCRETE DETAIL 1/4



CONCRETE DETAIL 2/4
(OVERHEAD DOORS)



CONCRETE DETAIL 3/4
(WALK DOOR LOCATIONS)

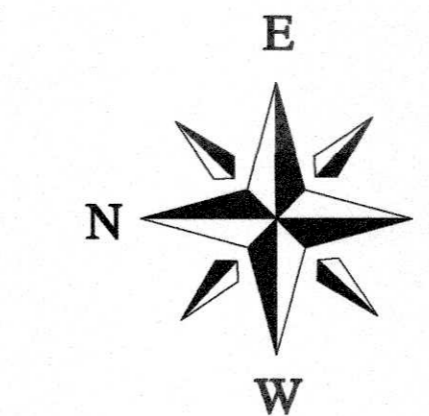
CONCRETE SPECIFICATIONS:

1. CONCRETE STRENGTH: 4000 psi IN 28 DAYS, SLUMP NOT OVER 4" READY-MIX CONCRETE TO MEET ASTM C94.
2. COVER REINFORCING: STEEL WITH CONCRETE, 3" NEXT TO GROUND, 2" IN FOUNDATION WALL FORMS. LAP REINFORCING STEEL BARS 30 BAR DIAMETERS AND MESH 12", GRADE 60 K81 STEEL.
3. FINISHING AND CURING CONCRETE: KEEP WALL FORMS ON 24 HOURS BEFORE STRIPPING. KEEP FLOORS COVERED WITH WATERTIGHT MEMBRANE 3 DAYS, OR USE CURING COMPOUND. STEEL TROUCEL ALL FLOORS TO A DENSE FINISH, LIGHTLY BROOM FOR NON-SLIP SURFACE.
4. CONCRETE TEMPERATURE: MAINTAIN CONCRETE TEMPERATURE ABOVE 50 DEGREES FOR 12 HOURS.
5. FILL: COMPACTED FILL SHALL BE GRANULAR MATERIAL, FREE OF DEBRIS AND STONES OVER 4" AND REASONABLY GRADED. NO FROZEN MATERIALS WILL BE ALLOWED.
6. COMPACTION: STRIP TOPSOIL AND OTHER ORGANIC MATERIAL PRIOR TO PLACING FILL. PLACE FILL IN 8" LOOSE LIFTS AND COMPACT WITH SUITABLE MECHANICAL EQUIPMENT TO A DENSITY 95% OF MAXIMUM DENSITY.
7. GRADES: SLOPE ALL GRADE AWAY FROM BUILDING FOR ADEQUATE DRAINAGE.
8. PER IBC 1809.9 - PROVIDE FROST PROTECTION OF YOUR SHALLOW FOUNDATION WITH INSULATION MEETING THE R-VALUE, EXTENT AND DEPTH REQUIRED BY ASCE 32 FOR THIS BUILDING SITE. OTHERWISE, PROVIDE NON-FROST SUSCEPTIBLE SOIL (AS DEFINED BY GRANULAR SOILS OR OTHER APPROVED NON-FROST SUSCEPTIBLE FILL MATERIAL WITH LESS THAN 6% OF MASS PASSING A #200 MESH (81EVE) DOWN TO ANTICIPATED FROST DEPTH, OR OTHER ACCEPTABLE MEANS.

NOTE: CONCRETE MUST BE A MINIMUM OF 12" BELOW FINISHED GRADE IBC-1809.4

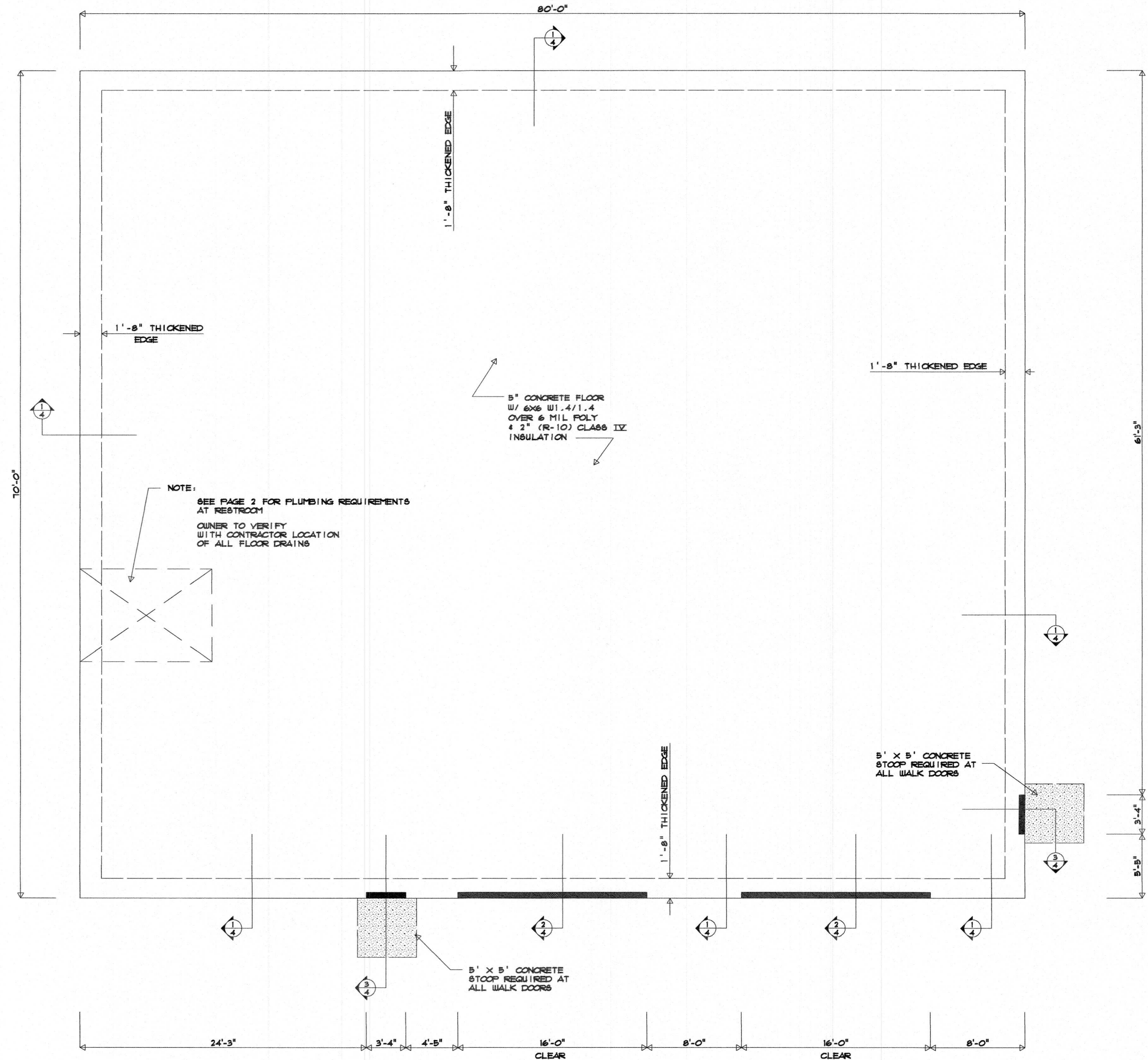
NOTE:
5/8" x 6" LDT ANCHORS
@ 48" O.C. 4
12" FROM ALL CORNERS AND DOOR OPENINGS
5/8" x 6" LDT SCREW ANCHORS
@ COLUMNS

CONTRACTOR TO VERIFY WITH BUILDING OWNER THE LOCATIONS OF ANY FLOOR DRAINS AND ALL PLUMBING ROUGH-IN FOR FUTURE FIXTURES.



FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



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: | 5/6/25 |

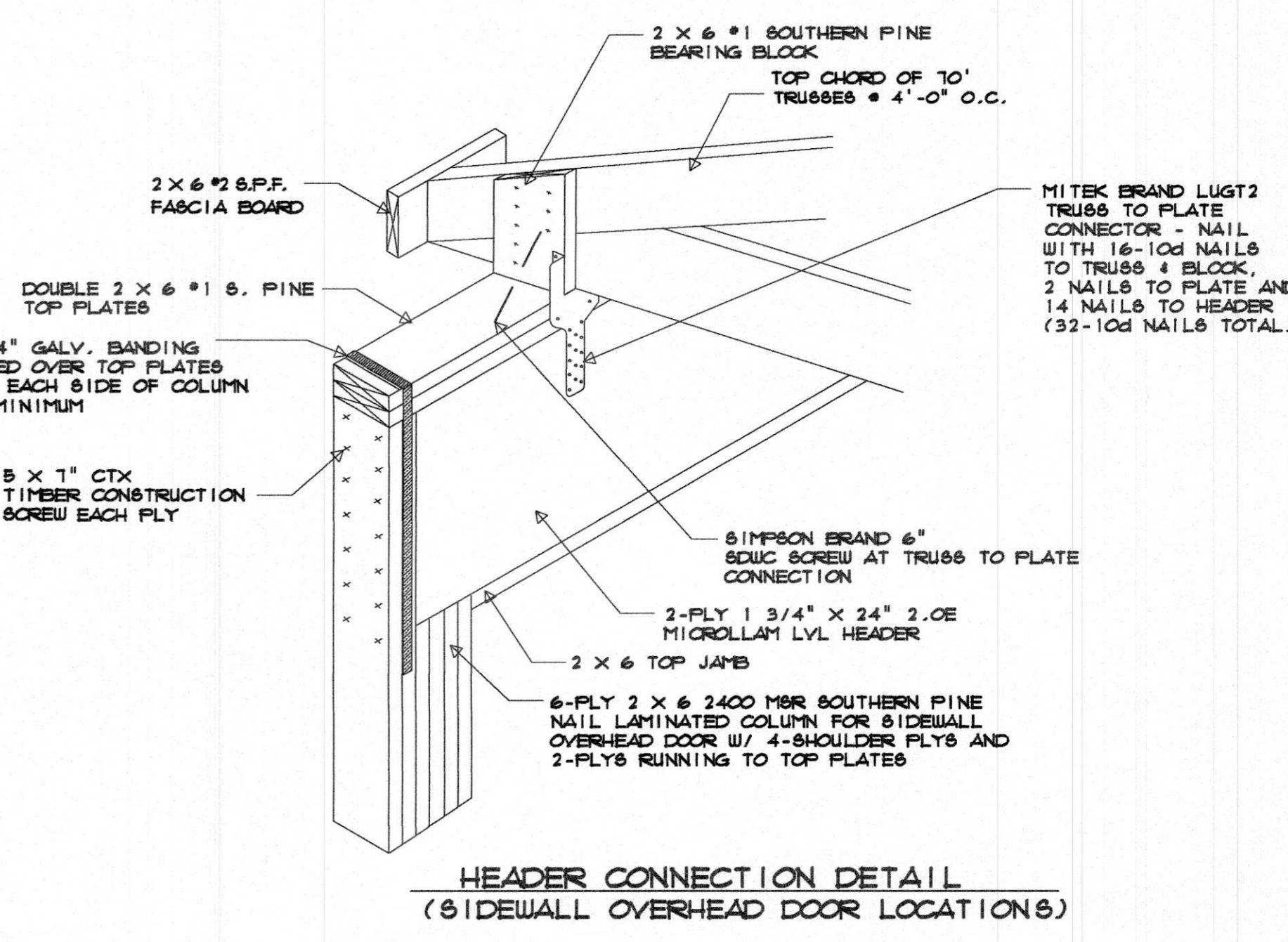
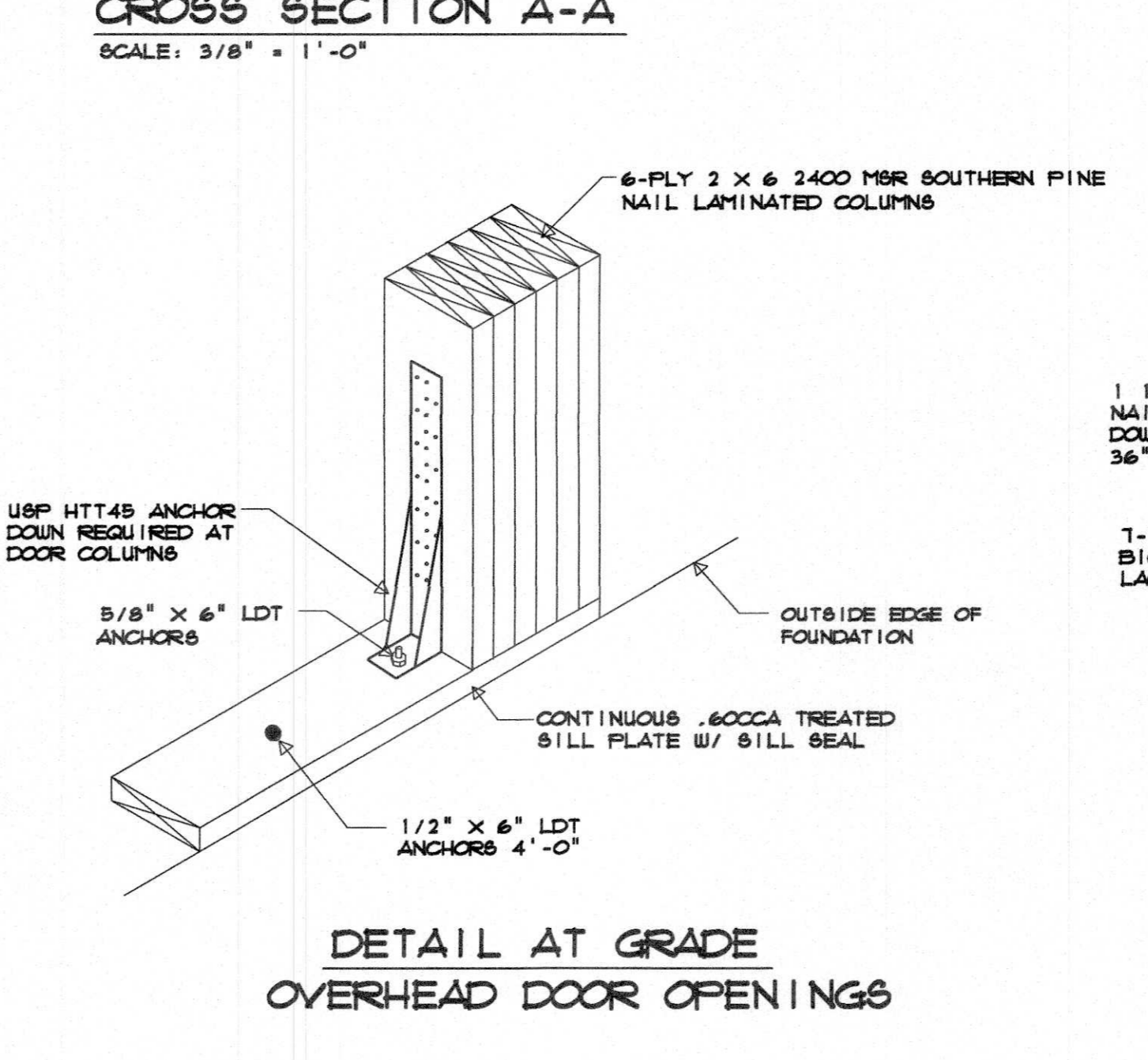
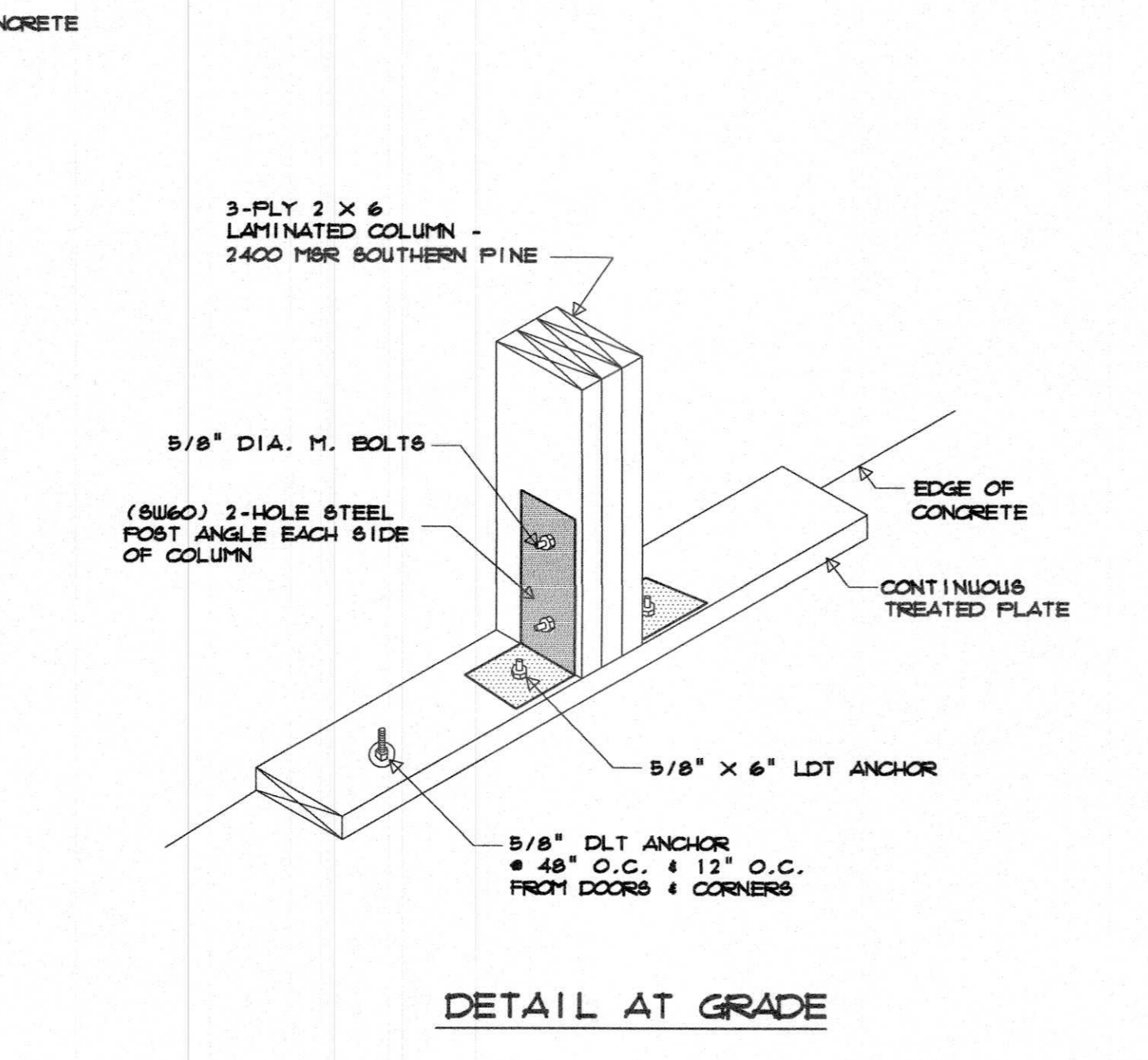
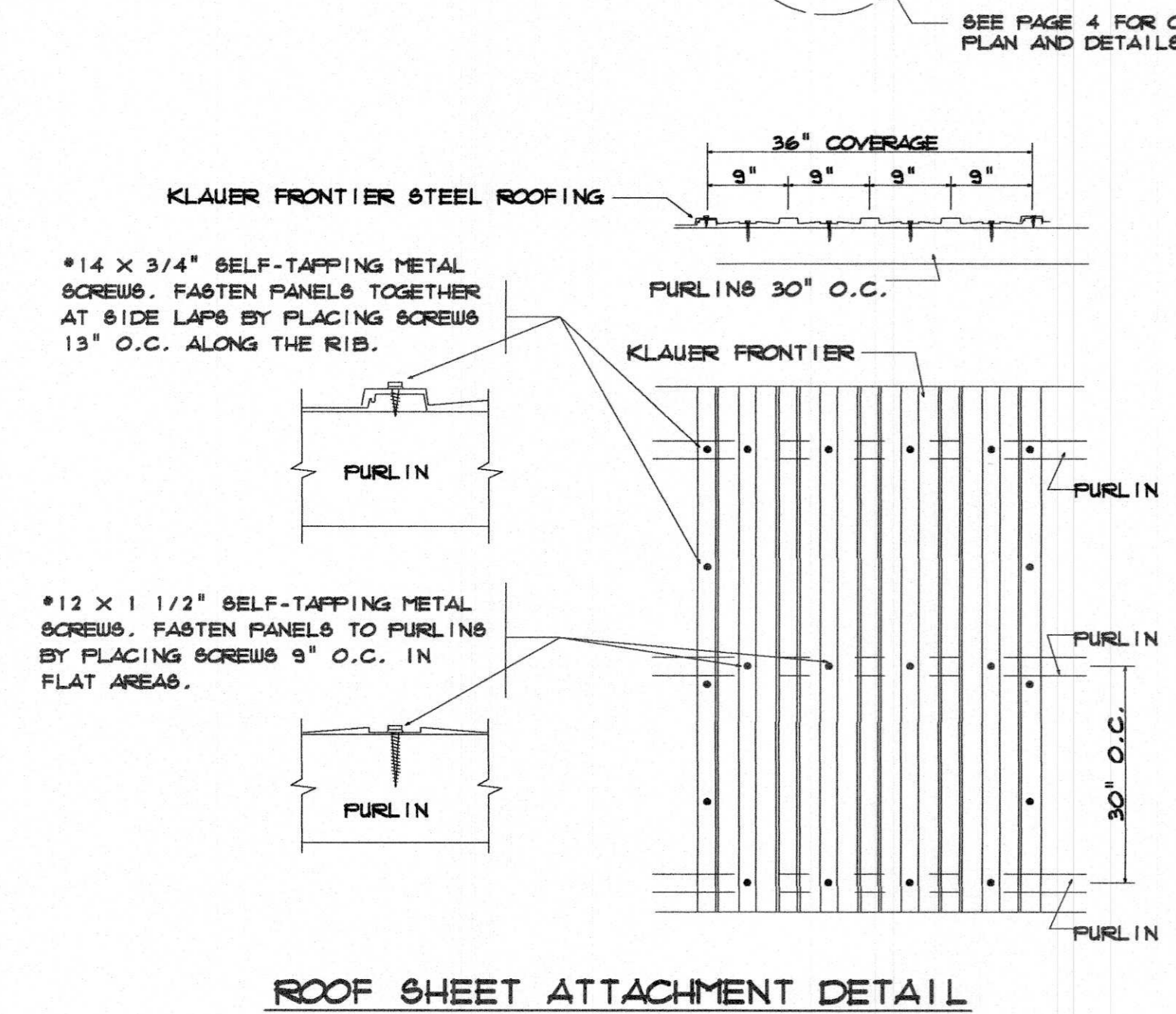
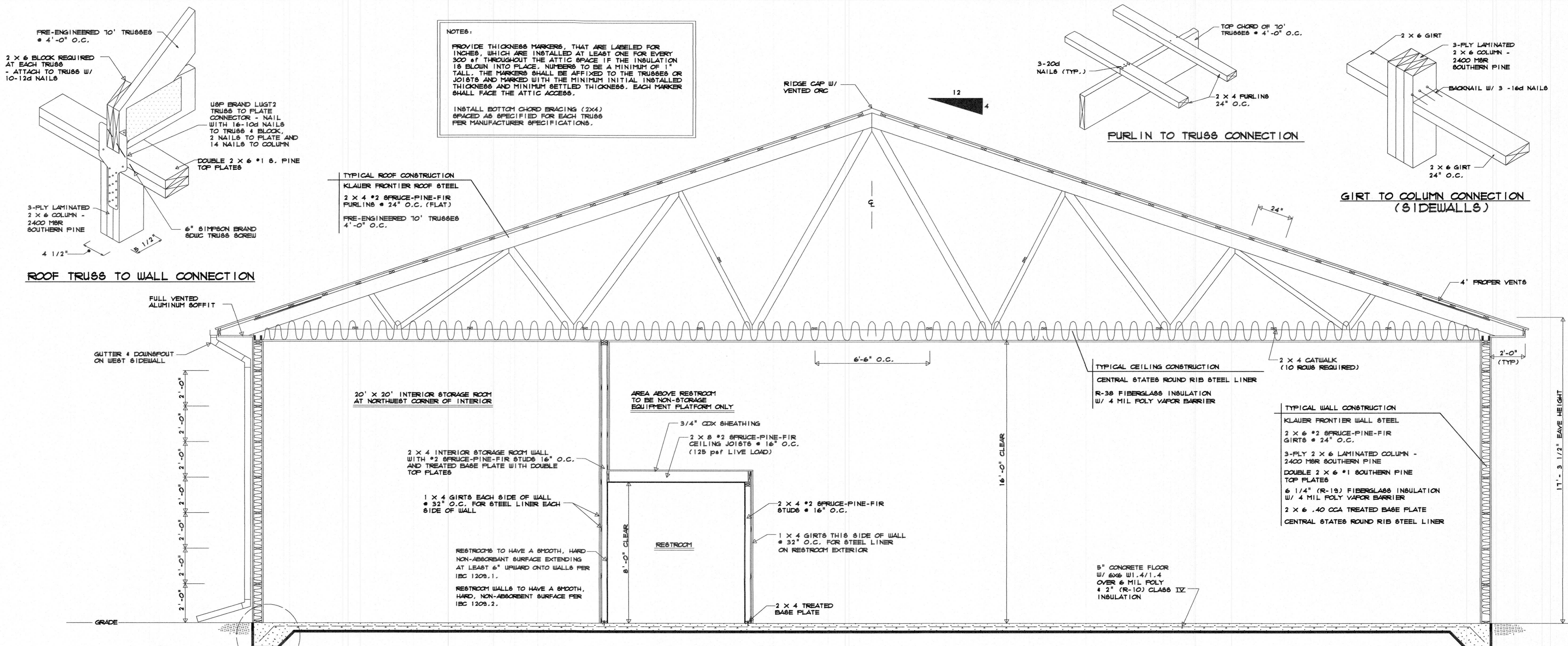


E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

| | |
|---------------|-----------------------------------|
| OWNER: | |
| | ADDISON MACHINE ENGINEERING, INC. |
| | 1301 INDUSTRIAL STREET |
| | REEDSBURG, WI 53959 |

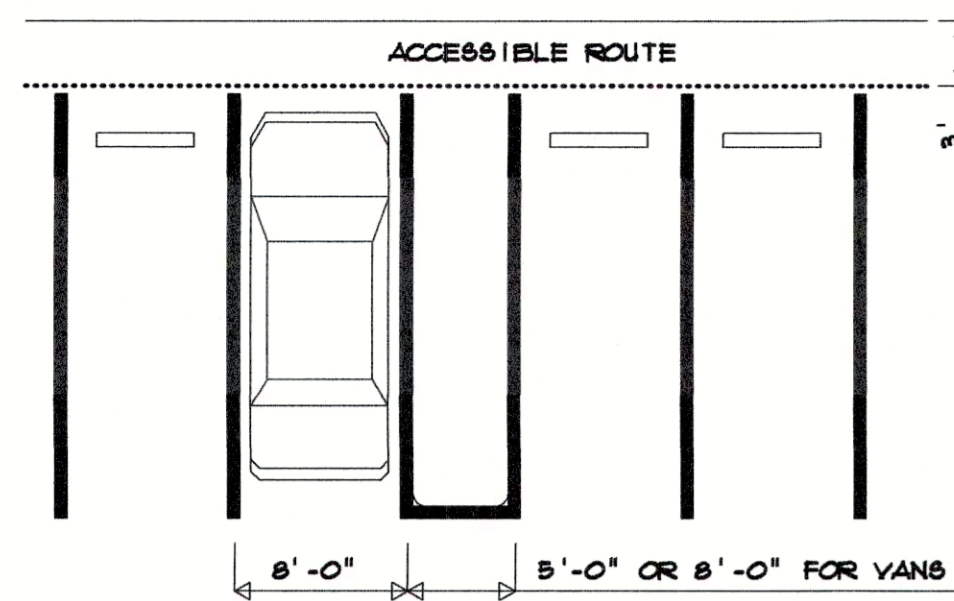
| | |
|-----------------|--|
| BUILDER: | TOM GREENWOOD |
| | E4611 MEADOW DRIVE |
| | HILLPOINT, WI 53937 |
| PROJECT: | 70' x 80' x 16' CLEAR HEATED STORAGE BUILDING |

SHEET
4 OF 7
JOB NO.
2520



| | | | | | | |
|--|------------------------|--|--|---|---|------------------------|
| 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: | | E4525A SCHUETTE ROAD P.O. BOX 389 LAVALLE, WI 53941 PHONE: 800-362-5898 OR 608-985-7207 | OWNER: ADDISON MACHINE ENGINEERING, INC. 1301 INDUSTRIAL STREET REEDSBURG, WI 53959 | BUILDER: TOM GREENWOOD E461T MEADOW DRIVE HILLPOINT, WI 53937 | SHEET 6 OF 7 |
| | DATE: 5/6/25 | | | | | |

PARKING AND PASSENGER LOADING ZONES

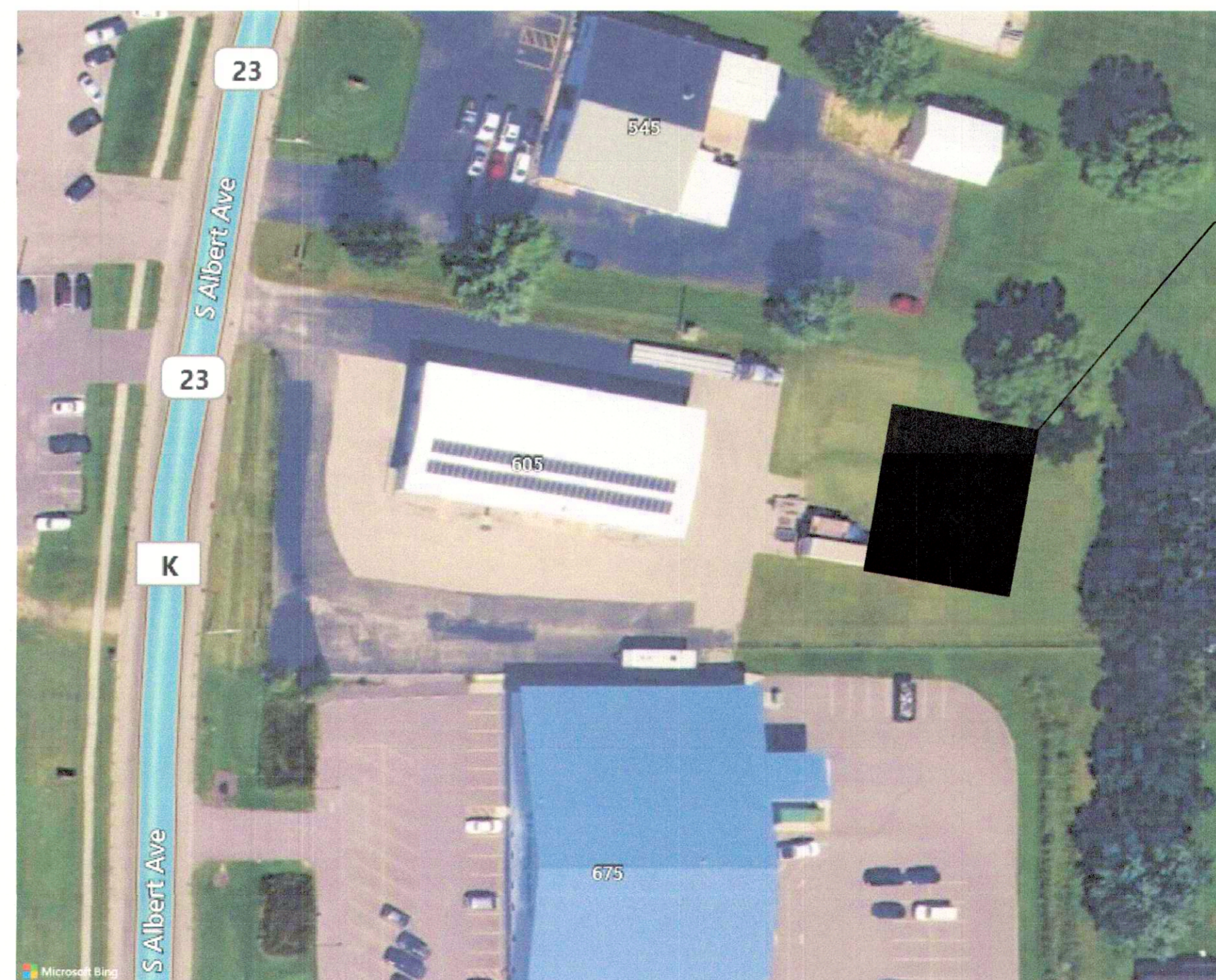
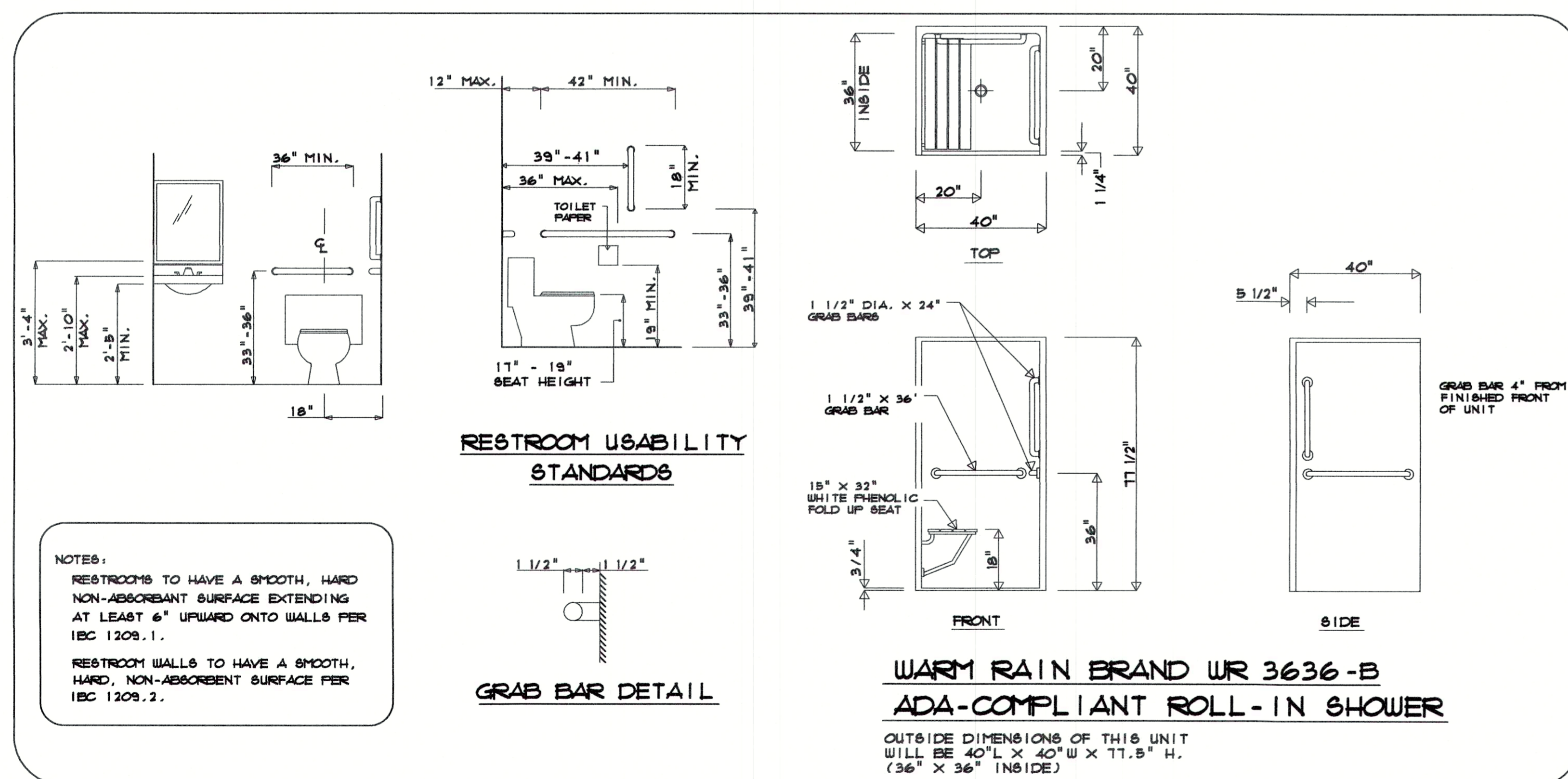
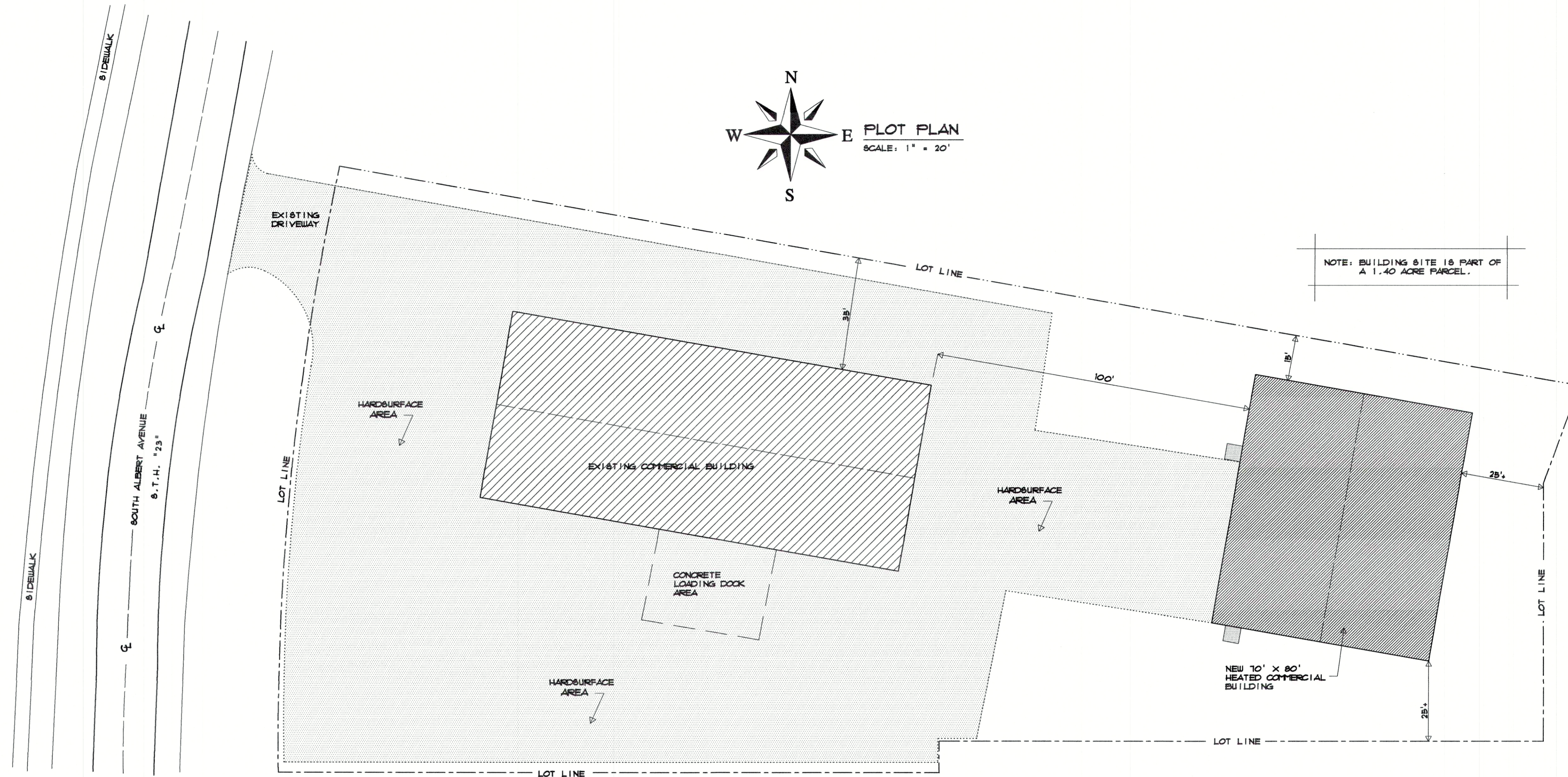


ACCESSIBLE PARKING SPACES SERVING THIS BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.

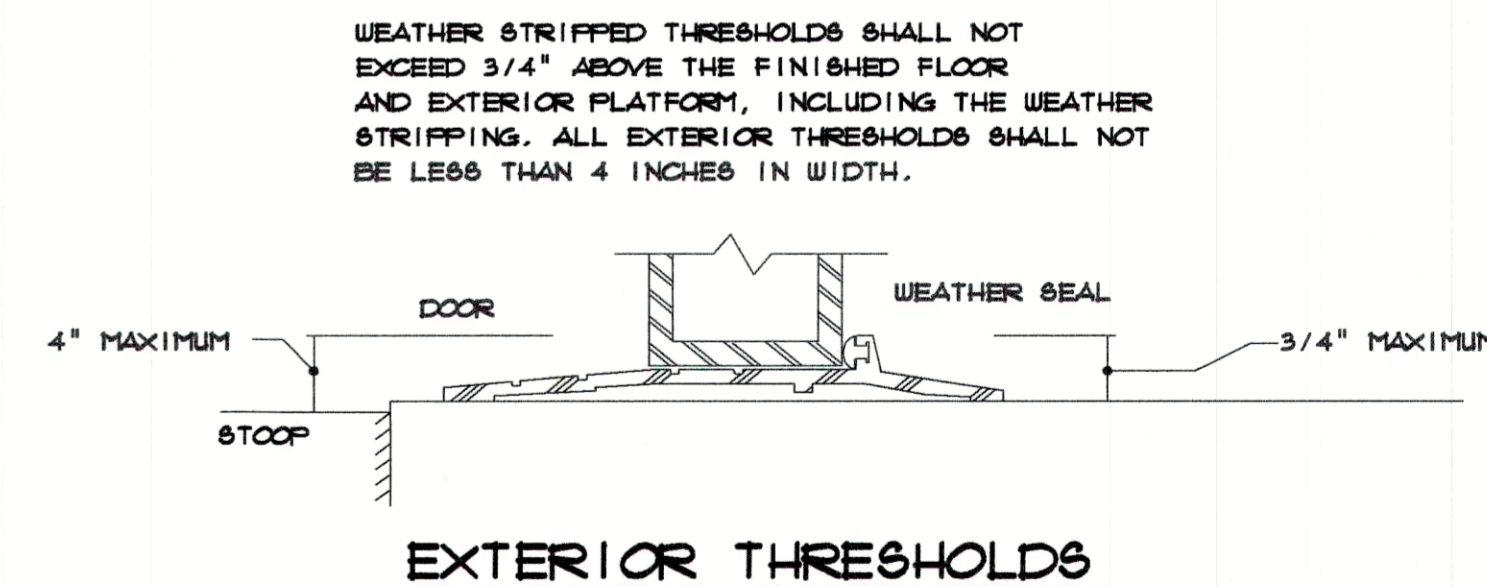
ALL ACCESSIBLE SPACES SHALL BE 8' WIDE. PARKING SPACES AND ACCESSIBLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AND RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

PASSENGER LOADING ZONES SHALL PROVIDE AN ACCESSIBLE AISLE AT LEAST 5' WIDE AND 20' LONG ADJACENT AND PARALLEL TO THE VEHICLE FULL-UP SPACE. IF THERE ARE CURBS BETWEEN THE ACCESSIBLE AISLE AND THE VEHICLE FULL-UP SPACE, THEN A CURB RAMP SHALL BE PROVIDED.



PROPOSED 70' X 80' BUILDING LOCATION



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:
5/6/25



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

OWNER:
ADDISON MACHINE ENGINEERING, INC.
1301 INDUSTRIAL STREET
REEDSBURG, WI 53959

BUILDER: TOM GREENWOOD
E4671 MEADOW DRIVE
HILLPOINT, WI 53937
PROJECT: 70' X 80' X 16' CLEAR
HEATED STORAGE BUILDING

SHEET
7 OF 7
JOB NO.
2520

Plan Commission

DATE: June 10, 2025, 6:00PM

APPLICANT: Addison Machine Engineering Inc

LOCATION: 605 S. Albert Ave; parcel #276-1894-00000

ZONING: B-2 Business

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Conditional Use Permit amendment for new 70 X 80 assembly business storage building in a B-2 zone under §690 Attachment 2

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: 0.2%-chance flood fringe

STREET R.O.W./TRAFFIC/ACCESS: S Albert Ave/Hwy 23; 116'-140' 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 currently contains Addison Machine.
2. The Board finds that section § 690 Schedule 2 allows ‘Manufacturing and processing in enclosed building’ and ‘Warehouse’ as conditional uses.
3. The Board finds that a conditional use was approved 12/13/22.
4. The Board finds that a 70 X 80 storage building is proposed.
5. The Board finds that the parcel is zoned B-2.
6. The Board finds that the undeveloped property is 1.4 acres.
7. The Board finds that the required setbacks are 25’/10’/25’ and 45’ height.

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 detention would be located behind the building to the east.

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

1. The Board finds that there is an existing driveway on S Albert Ave.
2. The Board finds that there is an existing drive around the current building.

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 new exterior lighting would be located at the exit 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 a 70 X 80 storage building is proposed.
2. The Board finds that there is an existing driveway on S Albert Ave
3. The Board finds that there is an existing drive around the current building.
4. The Board finds that one new ADA parking space is proposed; 3-4 more spaces could be added.

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 currently contains Addison Machine.
2. The Board finds that section § 690 Schedule 2 allows ‘Manufacturing and processing in enclosed building’ and ‘Warehouse’ as conditional uses.
3. The Board finds that a conditional use was approved 12/13/22.
4. The Board finds that a 70 X 80 storage building is proposed.
5. The Board finds that the parcel is zoned B-2.
6. The Board finds that the undeveloped property is 1.4 acres.
7. The Board finds that the required setbacks are 25’/10’/25’ and 45’ height.

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 businesses and to the east, single-family dwellings.
2. The Board finds that the area is zoned B-2 and R-2.

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 existing utilities will suffice and are indicated on the site plan.

STAFF COMMENTS:

The building is within the quantitative zoning standards, and the 0.2% flood fringe is for mapping purposes only.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. June 10, 2025, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report

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: Bible Baptist Church

ADDRESS: 809 Explorers Trail **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-524-2604 **PARCEL #:** 2046-2

E-MAIL: bbcreedsburg@gmail.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: Electronic Sign to replace existing sign

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.

 | 5/22/25

Applicant Signature / Date

_____ | _____

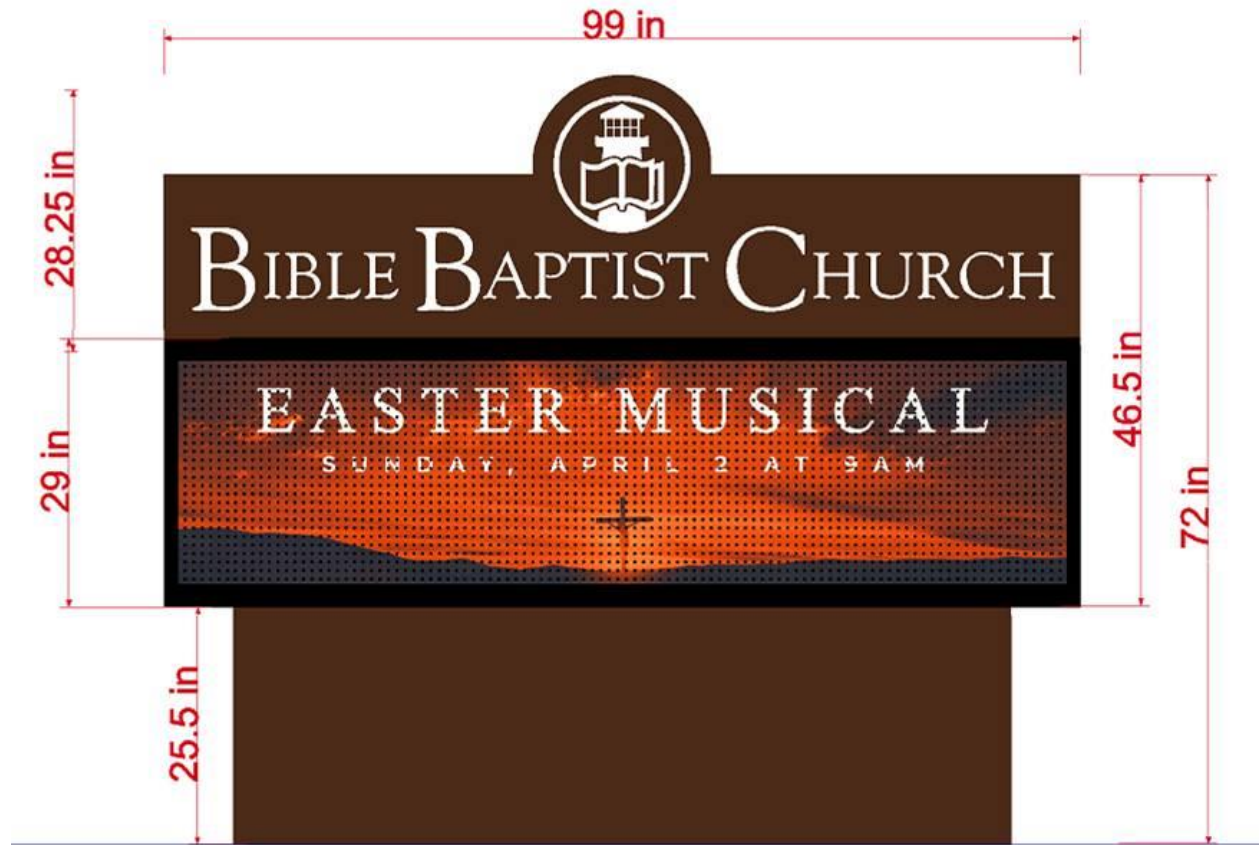
Owner Signature / Date

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 | _____ |
| Cond Use-Agriculture | \$400 | _____ |
| Variance | \$125 | _____ |
| Rezoning | \$200 | _____ |
| C.S.M. | \$175 | _____ |
| Subdivision Plat | \$610 | _____ |
| - w/ Stormwater Plan | \$100 | _____ |
| Site Plan Review | \$175 | <u> X </u> |
| Annexation | \$200 | _____ |
| Plan Amend | \$200 | _____ |
| Date Paid | <u>5/22/2025</u> | |
| Receipt # | <u>1,050742</u> | |





St. Andrew's Church
THE WAY OF GOD
WALK & BY THE WAY
JESUS CHRIST
- 1988 -





St. John's Lutheran Church
WALK IS BY THE WAY
JULY 1988
FORWARD 3-15



Plan Commission

DATE: June 10, 2025, 6:00PM

APPLICANT: Bible Baptist Church of Reedsburg

LOCATION: 809 Explorers Trail

ZONING: R-2 Residential

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider sign permit for a new electronic sign to replace the existing ground sign

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: 8th St & Explorers Tr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Institutional

COMMENTS:

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

SCHOOLS:

PARKS:

ADMINISTRATOR:

§ 690-104 ELECTRONIC SIGNS.

- A. *Electronic signs are permitted in the B-2 District or otherwise as approved by the Plan Commission, subject to the following:*
 - 1. *Notice shall be given to parties of interest.*
 - 2. *The proposed electronic sign shall not create a substantially negative impact on other properties in the area.*
- B. *Electronic signs, or that portion of the overall sign, shall be a maximum 35 square feet or less, as permitted in this article, per zoning district; signs with an electronic component of just time and temperature are exempt from § 690-106.*
- C. *The spacing between electronic signs shall be a minimum 100 feet.*
- D. *Electronic signs may not be located in such a manner as to obscure, or otherwise physically interfere with the effectiveness of, an official traffic sign, signal or device; or obstruct or physically interfere with the driver's view of approaching, merging, or intersecting traffic.*
- E. *No message may be displayed for less than 1/2 of a second.*
- F. *No message may be repeated at intervals of less than two seconds.*
- G. *No traveling message may travel at a rate slower than 16 light columns per second or faster than 32 columns per second.*
- H. *The louver rotation time to change a message shall be one second or less and the time a message remains in a fixed position shall be six seconds or more.*
- I. *No variable-message sign may be illuminated to a degree of brightness that is greater than necessary for adequate visibility.*
- J. *Electronic signs may be used to advertise activities conducted on the property on which the signs are located, to promote on- or off-premises fund drives or events of civic, philanthropic, educational or religious organizations, or to present public service information.*

§ 690-102 Signage in residential districts.

- A. *One ground sign and one wall sign for public, charitable or religious institutions, not to exceed a combined total of 32 square feet in area.*

STAFF COMMENTS: We've approved two similar signs in the past. I never had a complaint about Church of God's sign, but I have (too bright) for Seventh Day Adventist's sign. But the latter sign is dimmable which resolved the issue.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. June 10, 2025, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report