

City Plan Commission Agenda
June 9, 2020
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 12, 2020:

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 site plan review for multifamily dwelling. The proposal is to add a fourth apartment in the basement of the building, which currently has three apartments. - 152 8th St; parcel#1585-AAB Properties, LLC-Alex Bergenske.
- B. Consider site plan review for 42'X75'X14' cold storage building. - 1200 Industrial Dr; parcel#2091 - Cellox LLC.
- C. Consider rezoning of this property from B-1 Business Core to B-3 Business Local. - 211 N Park St; parcel#0869 - City of Reedsburg.
- D. Consider recommending amendment to Chapter 556 for allowing non-owner occupied tourist rooming houses - Ordinance #1905-20.

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 12, 2020



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

Present: Alder Dave Knudsen, Alder Mike Gargano, Dan DeBaets, Steve Zibell, Jay Brunken

Absent: Greg Finkel

Staff: Brian Duvalle

Approval of Minutes: Motion by Knudsen, seconded by Gargano to approve the 4/14/20 meeting minutes.

Motion approved

Consider Conditional Use Permit for annual farming of vacant residential & commercial-zoned lots – 851 S. Albert Ave. & 1001 Bindl Dr; parcel #s 2537, 2563, 2563-1, 2563-2 & 2563-3 – Jim Schulenburg.

Motion by Zibell, seconded by DeBaets to approve the CUP as presented and with the 2019 conditions.

Motion approved

Consider Conditional Use Permit for a home business (hair salon). – 1655 Canterbury Dr; Parcel #2163 – Michelle Lobenstein-Davis.

Lobenstein-Davis stated that she has been in the field for 15 years and has established clientele. There would be one customer at a time.

Motion by Gargano, seconded by Brunken to approve the CUP as presented and with the condition that the CUP expires upon sale of the property/change in ownership.

Motion approved

Consider recommending amendment to Chapter 556 for allowing non-owner occupied tourist rooming houses – Ordinance # 1905-20.

Discussion held on the amendment after being remanded by the Common Council regarding non-owner occupied residences. Knudsen stated that ownership should not affect operation. He prefers to model the entire tourist rooming house ordinance on Madison's ordinance and include more statute language.

Discussion held on single-family and duplex residences. Duvalle will consult with the City Attorney and Administrator and return with an update in June.

Review annual Code of Ethics.

Forms were signed.

Motion by Gargano, seconded by Brunken to adjourn at 6:31 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Plan Commission **Staff Report**

DATE: 6/9/2020; 6:00 PM

APPLICANT: AAB Properties, LLC – Alex Bergenske

LOCATION: 152 8th St; parcel #1585

ZONING: R-3 Multi-family Residential

DESCRIPTION: Consider site plan review for multifamily dwelling. The proposal is to add a fourth apartment in the basement of the building, which currently has three apartments.

General Findings

SURROUNDING LAND USES:

- North – Single-family Residential
- West – Single-family Residential
- South – Single-family Residential
- East – Single-family Residential

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Eighth St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Site Plan Review Findings of Fact for Section 17.14(5)(A-F)

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 Ordinance.

1. The Board finds that the existing parcel contains a 3-unit multi-family dwelling.
2. The Board finds that a fourth dwelling unit is proposed.
3. The Board finds that the use is permitted under section 690 Attachment 1.
4. The Board finds that the parcel is zoned R-3 Residential.
5. The Board finds that the parcel is on 8th St.
6. The Board finds that there is an existing attached 1-car garage.
7. The Board finds that the parcel is 124' X 148.3'.
8. The Board finds that the property's current open space is about 80%.

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

1. The Board finds that the existing building will not be expanded.
2. The Board finds that new parking will be located on the east side of the property.

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. N/A

Exterior lighting shall be arranged as follows:

1. It is deflected away from adjacent properties.
 2. It does not impede the vision of traffic along adjacent streets.
 3. It does not unnecessarily illuminate night skies.
1. The Board finds that exterior lighting is or will be located at the building exits.

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. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. N/A

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 the future use map indicates Residential.

Multi-Family Standards – Section 17.42

- (3) **Standards – General.** In addition to standards applicable to regular subdivisions, no MFRD shall be approved unless the following items have been submitted and approved by the City:
- (A) A development plan of the project including location and sizes of structures, parking layout, access areas and exterior elevations;
 - (B) A preliminary landscaping plan of the project, indicating types and sizes of landscaping materials and permanent irrigation facilities, prepared by a person licensed by the state to prepare such plans;
 - (C) A preliminary lighting plan of the project, indicating location and nature of exterior lighting and lighting fixtures in common areas;
 - (D) The proposed condominium documents, including those portions of the covenants, conditions and restrictions that apply to the conveyance of units, the assignment of parking and the management of common areas within the project;
 - (E) Preliminary construction plans of any proposed new buildings. For existing buildings proposed to be converted, original construction plans or a set of plans accurately showing existing construction shall be submitted; and
 - (F) Such other information, which the City Engineer determines, is necessary to evaluate the proposed project.
- (4) **Environmental Preservation.** The location and orientation of all buildings shall, whenever feasible, preserve natural features by minimizing the disturbance to the physical environment. Natural features such as trees, waterways, historic landmarks or slopes shall be delineated in the development plan and considered when planning the location and orientation of buildings, open spaces, underground services, walks, paved areas, play areas, parking areas and finished grade elevations.
- (5) **Landscaping.** The following standards shall be met:
- (A) All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Parking lots are allowed in the setback area if approved by the Plan Commission;
 - (B) Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as a part of the landscaping plan; and,
- (6) **Lighting.** All on-site lighting systems shall be required on all vehicular access ways and along major walkways. Such lighting shall be directed onto the driveways and walkways within the development and away from the adjacent properties. Lighting shall also be installed within all covered and enclosed parking areas.
- (7) **Lot Coverage.** Lot coverage shall conform to zoning ordinance requirements for the zoning district in which the MFRD project is proposed.
- (8) **Open Space – Common.** The following requirements shall apply:
- (A) Minimum grass or vegetated open space for MFRD's shall be thirty (30.0%) percent of the parcel being developed.
 - (B) Common open space areas shall be designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.
 - (C) Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.

- (D) Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50.0%) percent of the required open space.
- (9) Open Space – Private. Notwithstanding the common open space requirement, each unit may directly access private open space.
- (10) Trash Collection Areas. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry or wood walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

STAFF COMMENTS:

The current building has three apartments and is legal non-conforming. The new owner plans to add a fourth unit to the basement as it has two exits. The applicant is supposed to submit a parking plan which I will forward as soon as I receive it.

According to past assessment records, the building was constructed in 1953 and has included three units since at least 1968.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 9, 2020, 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: AAB properties LLC (Alex Bergenske)

ADDRESS: 2342 myrtle St **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-669-5869 **FAX:** _____

E-MAIL: aabproperty1@gmail.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 152 Bth St **PARCEL #:** 1585

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" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____

☒ **Site Plan Review:** (See "B" on back page) Multi-Family

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

For *VARIANCE* requests, also answer "C" 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.

Applicant Signature / Date

[Signature] 5/22/20
Owner Signature / Date

Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

City Council Action & Date: _____

Account #10-461500-00

**The applicant or representative MUST
ATTEND the meeting.**

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

Cond Use; Site Plan \$153	☒
Cond Use-Agriculture \$400	_____
Variance \$112	_____
Rezoning \$200	_____
C.S.M. \$171	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Flood Plain Zone \$189	_____
Annexation \$200	_____
Plan Amend \$200	_____
Date Paid	<u>5-26-2020</u>
Receipt #	<u>1.034939</u>

A. Please describe how your request meets each of the following Conditional Use standards as applicable. Attach additional pages if needed.

(A) *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 ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.

Zoning Change was approved from R2-R3

(B) *Architectural plans; existing and proposed structures* - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.

(C) *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.

None

(D) *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.

Parking Spots Can Be Added - Currently Have No Street CARS

(E) *Traffic generation and circulation, highway access and driveway locations* - The proposed conditional land use shall be adequately served by public or private streets.

(F) *Sewerage and water systems* - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.

B. **Site Plan Requirements.**

- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location of existing and proposed buildings.
- (F) Location of parking areas and all exterior lighting.
- (G) Location of all loading / unloading areas.
- (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- (I) Location of all utilities on the site.
- (J) Location and specifications for all fences, walls, and other screening features.
- (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (M) Location and specifications for proposed signs.
- (N) Elevation drawings for proposed commercial structures.
- (P) Floor plans, when needed to determine the number of parking spaces required.

C. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

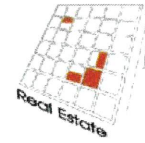
- 1) The variance will not be contrary to the public interest. _____
- 2) Substantial justice will be done by granting the variance. _____
- 3) The variance is needed so that the spirit of the ordinance is observed. _____
- 4) Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship. _____

- (C) Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:
- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
 - 2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

Associated Appraisal Consultants, Inc.

Property Information for City of Reedsburg

Printed on 5/28/2020



Property Overview

Assessment Year:	2019
Parcel/Tax Key Number:	276 1585-00000
County:	Sauk
Municipality:	City of Reedsburg
Address:	152 8th St

Legal Description

CITY OF REEDSBURG ASSESSORS PLAT W124' OF E289' OF N148.3' OF AL 93 E OF WEBB

General Value Data

Assessed Land Value:	\$21,800.00
Assessed Improvement Value:	\$128,900.00
Total Assessed Value:	\$150,700.00

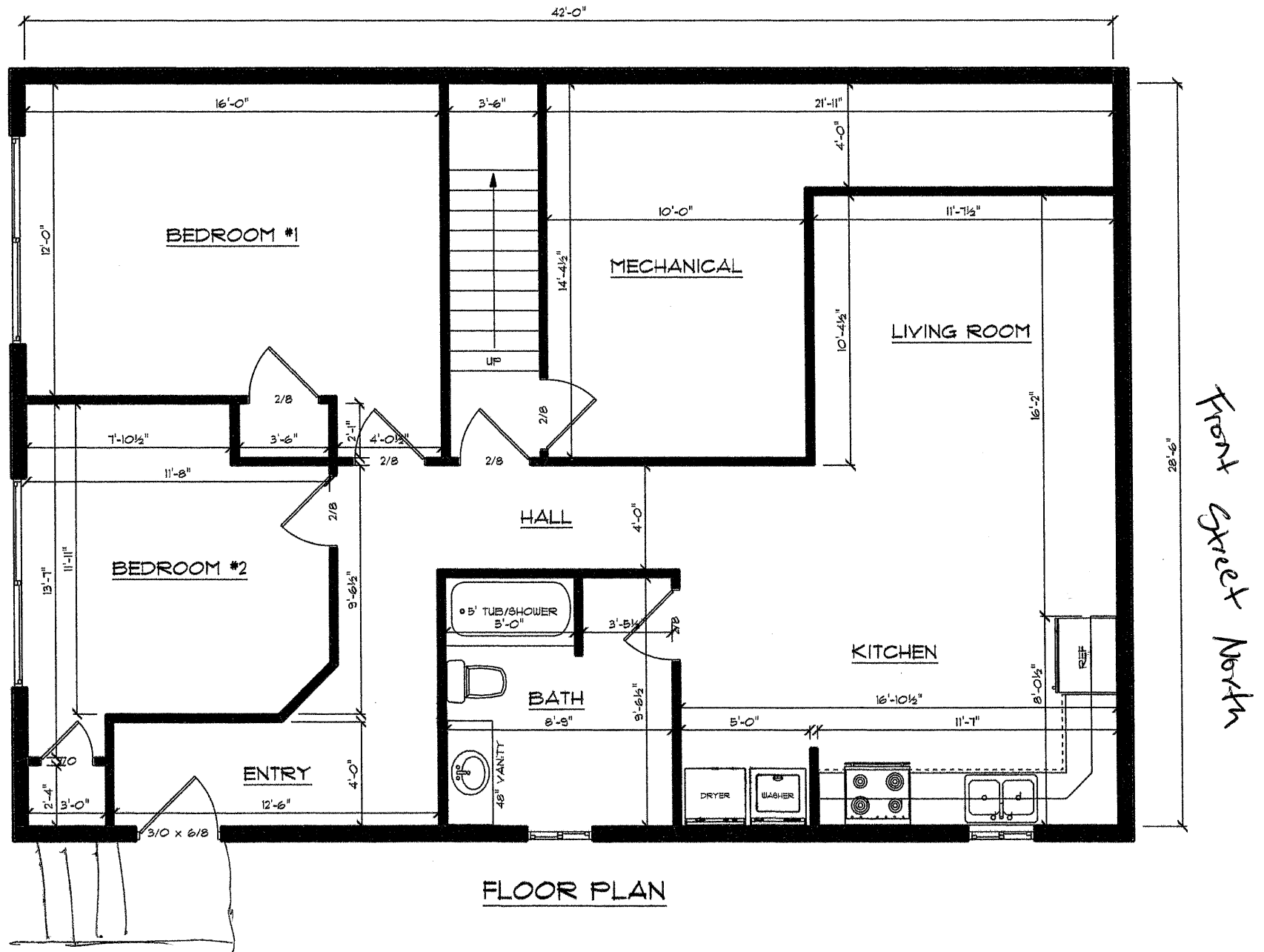
Land Data

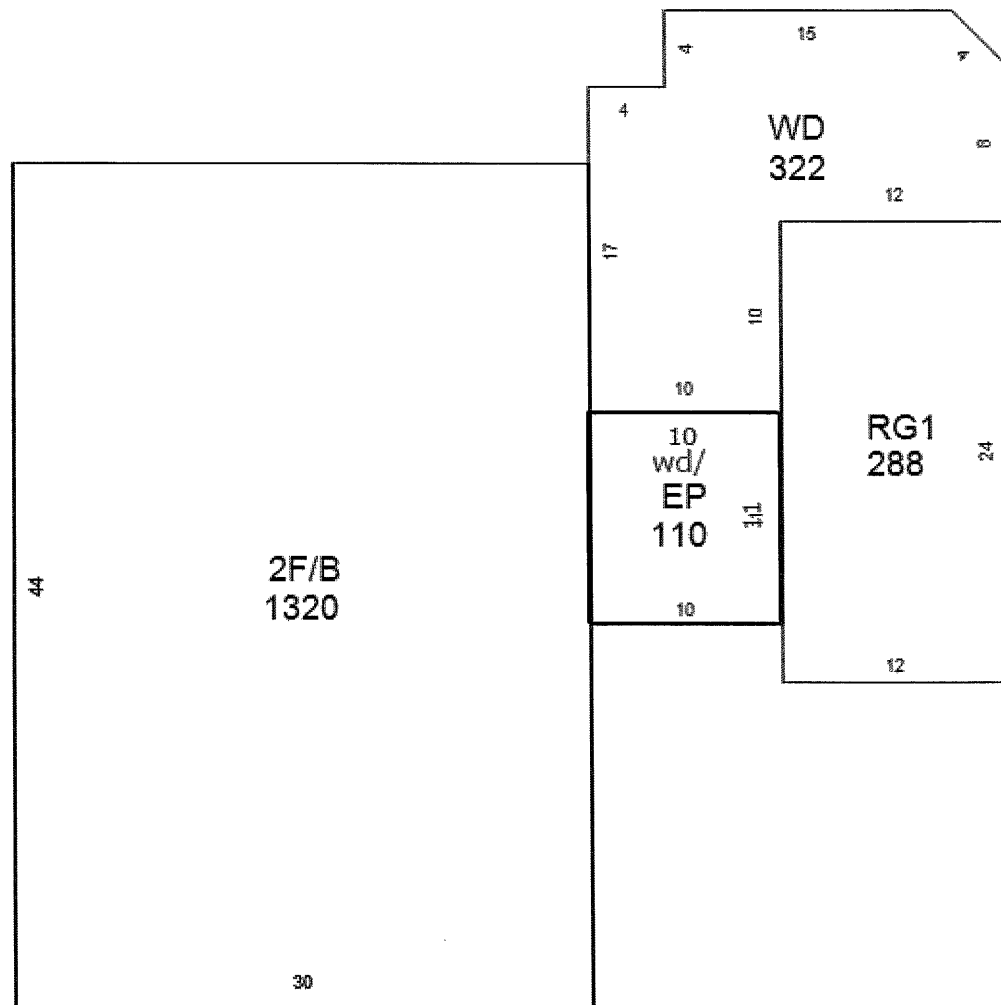
Residential:	18,352	Sq Feet
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Building Data

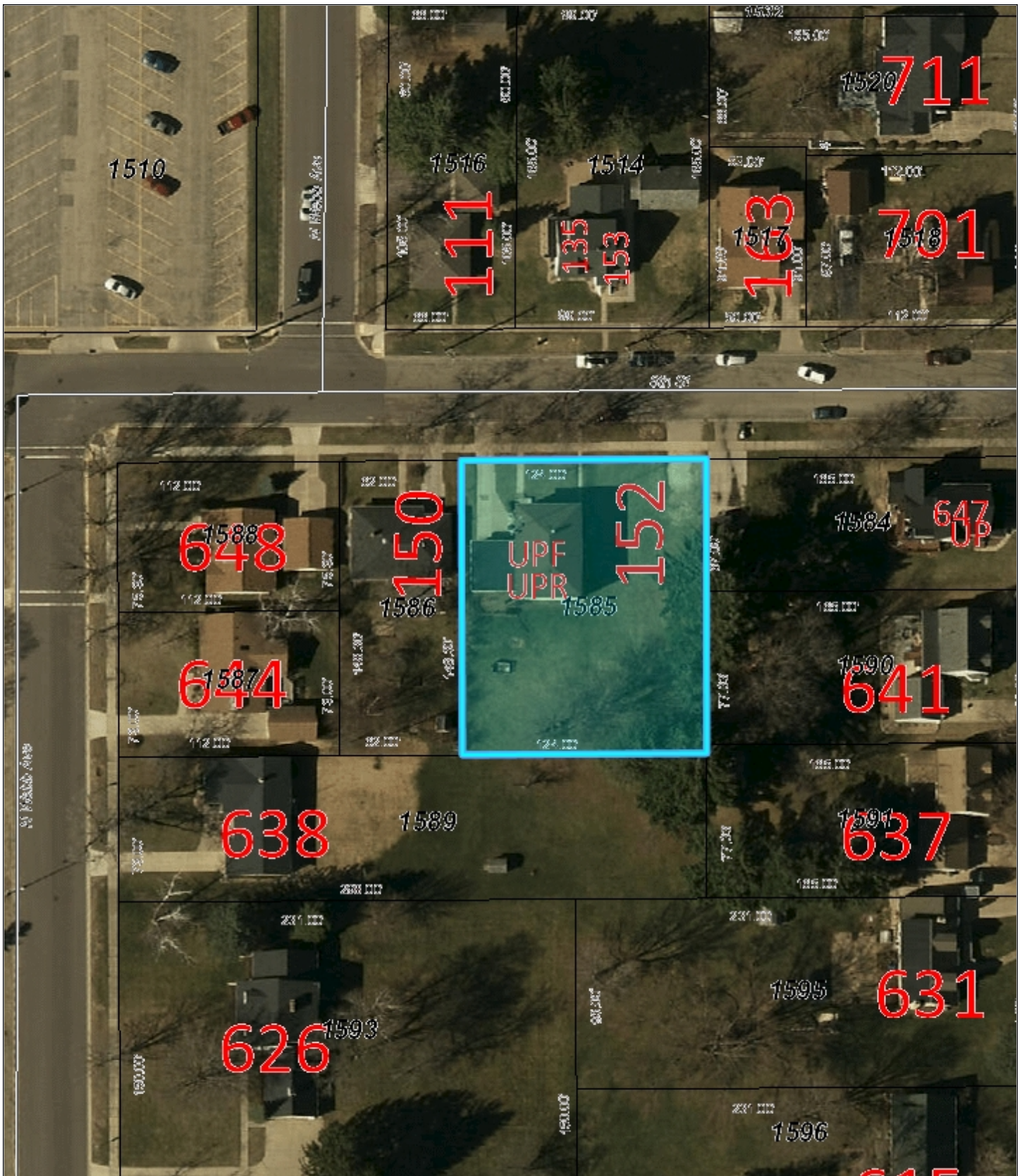
Characteristics		Building Area	Square Feet
Style:	Duplex	Full Basement:	1320
Stories:	2 story	Crawl Space:	0
Year Built:	1954	First Floor:	1320
Bedrooms:	4	Second Floor:	1320
Full Bathrooms:	3	Third/Additional Floor:	0
Half Bathrooms:	0	Finished Attic:	0
Heat Type:	Gas	Rec Room:	0
Air Conditioning:	A/C	FBLA:	0
Fireplace:	N	Attached Garage:	-

Legal Disclaimer





TRI-PLEX



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" = 69'

CITY OF REEDSBURG

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

Print Date: 11/27/2019

Plan Commission
Staff Report

DATE: 6/9/20

APPLICANT: Cellox LLC

LOCATION: 1200 Industrial Dr; Parcel #2091

REQUEST: Site Plan Review (SPR)

DESCRIPTION: Consider SPR for 42' X 75' X 14' cold storage building.

General Findings

SURROUNDING LAND USES:

- North – Industrial
- West – Utility
- South – Industrial
- East – Industrial

ZONING:

- North- I-3 Light Industrial
- West- I-3 Light Industrial
- South- I-2 Light Industrial
- East- I-3 Light Industrial

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Industrial St & Commercial Ave; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Site Plan Review Findings of Fact for Section 690-32(A-F)

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 Ordinance.

1. The Board finds that the existing parcel is contains a 50,000 SF industrial building.
2. The Board finds that the parcel is zoned I-3 Industrial Park.
3. The Board finds that the parcel is 9.54 acres.
4. The Board finds that section 690 Attachment 3 permits industrial storage (warehouse).
5. The Board finds that 42' X 75' X 14' storage building is proposed.
6. The Board finds that the addition would comply with zoning setbacks and height.

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

1. The Board finds that 42' X 75' X 14' storage building is proposed.
2. The Board finds that grass surrounds the building site.

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. N/A

Exterior lighting shall be arranged as follows:

1. It is deflected away from adjacent properties.
 2. It does not impede the vision of traffic along adjacent streets.
 3. It does not unnecessarily illuminate night skies.
1. The Board finds that there would be exterior lighting near exit doors.

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. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. The Board finds that there are three existing driveways on Industrial St.
2. The Board finds that the addition will not alter the driveways.

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 the future use map indicates Industrial.

STAFF COMMENTS: The addition that was approved in February is cancelled because of current economy, and this building is to take its place.

Exhibit List

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- G. Notice of Public Meeting

CITY OF REEDSBURG BUILDING INSPECTION 134 S Locust Street PO Box 490 Reedsburg, WI 53959	Reedsburg Uniform Building Permit Application Permit Fees Are Unrefundable	Permit No. _____ Parcel No. <u>2091</u>
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PROJECT LOCATION Building Street Address: <u>1200 INDUSTRIAL ST., REEDSBURG, WI</u>		Permit Request: ☒ Construction ☐ Electrical ☐ Plumbing ☐ HVAC ☒ Erosion ☐ Zoning ☐ Demolition	
Zoning District: <u>INDUSTRIAL 1-3</u>	Lot Area: <u>415,705</u> sq. ft.	SUBDIVISION: <u>LOT 2, CSM 2572</u>	Lot No.: _____
Owner's Name: <u>CELLOX, LLC</u>		Mailing Address: <u>608-524-2316</u>	
Construction Contractor's Name: <u>WALTERS BUILDINGS</u>		Mailing Address: <u>6600 MIDLAND CT, AUKENTON, WI</u>	
Electrical Contractor's Name: <u>SERVICE Electric</u>		Mailing Address: <u>524-4232</u>	
Plumbing Contractor's Name: _____		Mailing Address: _____	
HVAC Contractor's Name: _____		Mailing Address: _____	
Excavation Contractor's Name: <u>RAY ZOBELL SONS, INC</u>		Mailing Address: <u>321 VETERANS DR, REEDSBURG</u>	
Phone: <u>608-524-2194</u>		Identification No. _____	

BRIEFLY DESCRIBE PROJECT: <u>COLD STORAGE BUILDING FOR CELLOX, LLC</u>	For New Construction: <table style="width:100%;"> <tr> <td style="vertical-align: top;"> Use: ☐ Resid. (Permanent) ☐ Resid. (Seasonal) ☒ Non-Residential </td> <td style="vertical-align: top;"> Area Involved: Unfin. Bsmt.: _____ sq.ft. Living Area: _____ sq.ft. Garage: _____ sq.ft. Total: _____ sq.ft. </td> </tr> <tr> <td style="vertical-align: top;"> Construction Type: ☒ Site Built ☐ Manufactured </td> <td style="vertical-align: top;"> Stories: ☒ 1-Story ☐ 2-Story ☐ Other (List) _____ ☐ w/Basement </td> </tr> <tr> <td style="vertical-align: top;"> HVAC Equipment: ☐ Forced Air Furnace ☐ Radiant Baseboard/Panel ☐ Heat Pump ☐ Boiler ☐ w/Central Air Conditioning </td> <td style="vertical-align: top;"> Foundation: ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ Other (List) _____ </td> </tr> <tr> <td style="vertical-align: top;"> ESTIMATED PROJECT COST: \$ <u>65,000.00</u> I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the State of Wisconsin or the City of Reedsburg; and certify that all of the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read, and received a copy of, the cautionary statement regarding contractor financial responsibility on the reverse side of this application form. </td> <td style="vertical-align: top;"> Energy: Nat. Gas ☐ LP Gas ☐ Elec ☐ Space Htg: ☐ ☐ ☐ Water Htg: ☐ ☐ ☐ Heat Loss: Envelope: _____ BTU/HF Infiltration: _____ BTU/HF </td> </tr> <tr> <td style="vertical-align: top;"> Electrical: Entrance Panel Size: _____ amp Service: ☐ Underground ☐ Overhead </td> <td style="vertical-align: top;"> Plumbing and Water: Water: ☐ Municipal ☐ Private On-Site Well Sewer: ☐ Municipal ☐ Septic (List Permit # _____) Permit No.: _____ </td> </tr> </table>	Use: ☐ Resid. (Permanent) ☐ Resid. (Seasonal) ☒ Non-Residential	Area Involved: Unfin. Bsmt.: _____ sq.ft. Living Area: _____ sq.ft. Garage: _____ sq.ft. Total: _____ sq.ft.	Construction Type: ☒ Site Built ☐ Manufactured	Stories: ☒ 1-Story ☐ 2-Story ☐ Other (List) _____ ☐ w/Basement	HVAC Equipment: ☐ Forced Air Furnace ☐ Radiant Baseboard/Panel ☐ Heat Pump ☐ Boiler ☐ w/Central Air Conditioning	Foundation: ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ Other (List) _____	ESTIMATED PROJECT COST: \$ <u>65,000.00</u> I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the State of Wisconsin or the City of Reedsburg; and certify that all of the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read, and received a copy of, the cautionary statement regarding contractor financial responsibility on the reverse side of this application form.	Energy: Nat. Gas ☐ LP Gas ☐ Elec ☐ Space Htg: ☐ ☐ ☐ Water Htg: ☐ ☐ ☐ Heat Loss: Envelope: _____ BTU/HF Infiltration: _____ BTU/HF	Electrical: Entrance Panel Size: _____ amp Service: ☐ Underground ☐ Overhead	Plumbing and Water: Water: ☐ Municipal ☐ Private On-Site Well Sewer: ☐ Municipal ☐ Septic (List Permit # _____) Permit No.: _____
Use: ☐ Resid. (Permanent) ☐ Resid. (Seasonal) ☒ Non-Residential	Area Involved: Unfin. Bsmt.: _____ sq.ft. Living Area: _____ sq.ft. Garage: _____ sq.ft. Total: _____ sq.ft.										
Construction Type: ☒ Site Built ☐ Manufactured	Stories: ☒ 1-Story ☐ 2-Story ☐ Other (List) _____ ☐ w/Basement										
HVAC Equipment: ☐ Forced Air Furnace ☐ Radiant Baseboard/Panel ☐ Heat Pump ☐ Boiler ☐ w/Central Air Conditioning	Foundation: ☒ Concrete ☐ Masonry ☐ Treated Wood ☐ Other (List) _____										
ESTIMATED PROJECT COST: \$ <u>65,000.00</u> I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the State of Wisconsin or the City of Reedsburg; and certify that all of the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read, and received a copy of, the cautionary statement regarding contractor financial responsibility on the reverse side of this application form.	Energy: Nat. Gas ☐ LP Gas ☐ Elec ☐ Space Htg: ☐ ☐ ☐ Water Htg: ☐ ☐ ☐ Heat Loss: Envelope: _____ BTU/HF Infiltration: _____ BTU/HF										
Electrical: Entrance Panel Size: _____ amp Service: ☐ Underground ☐ Overhead	Plumbing and Water: Water: ☐ Municipal ☐ Private On-Site Well Sewer: ☐ Municipal ☐ Septic (List Permit # _____) Permit No.: _____										
SIGNATURE OF APPLICANT <u>[Signature]</u>	DATE <u>6/3/20</u>										

FOR OFFICE USE	
CONDITIONS OF APPROVAL: This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. <u>TIM GOZIAN 608-204-2951</u>	

Fees (per Ch. 32 Municipal Code): Zoning: <u>153</u> Cert Occ: _____ HC Lift: _____ Plbg: _____ Const: <u>389</u> Elec: <u>162</u> HVAC: _____ State Seal: _____ Acc Str.: _____ Swr Tap: _____ Demoln: _____ Park: _____	Pay Water Impact @ RUC Total: <u>204</u> ☐ Includes Penalty Zoning Approval ☐ Hist Preserv Rvw _____	Permit(s) Issued: ☐ Construction ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Erosion ☐ Land Use ☐ Demolition	Wisconsin Uniform Permit Seal No. _____ Wisconsin State Approved Plan No. _____	Permit Issued By: Name: _____ Cert. No.: _____ Date Issued: _____
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(Part of Ply 4 for Applicants)

Cautionary Statement to Owners Obtaining Building Permits

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Cautionary Statement to Contractors for Projects Involving Building Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)261-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRule.htm> for details of how to be in compliance

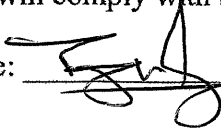
Wetlands Notice to Permit Applicants

You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

Owner's Signature:



Date:

6/3/20

Change Ord
Condition
ally Appr
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Approv
Approv
Return
prints n

the b
Buil

SAN MH
LOCATED BY RUCLS
GIS ONLY
Turf
Grass

WISCONSIN AND SOUTHERN RAILWAY
(N54°29'35"W 379.74')

BITUMINOUS
PAVING

TURF
GRASS

GRAVEL

BITUMINOUS
PAVING

TURF
GRASS

EXISTING
CELLOX
PLANT

1200
INDUSTRIAL
STREET

45'x72'x14'
PROPOSED
BUILDING

NEW 12' WIDE
CONCRETE DRIVE

TURF
GRASS

BITUMINOUS
PAVING

GRAVEL

BITUMINOUS
PAVING

EXISTING 1 STORY
STORAGE BUILDING
5685 Sq. Ft.

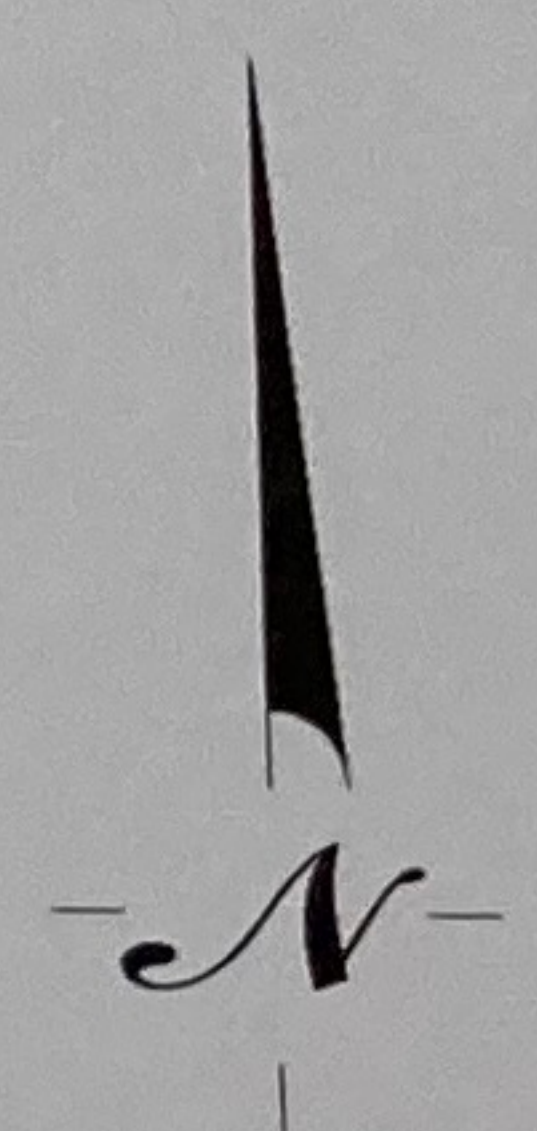
TURF
GRASS

TURF
GRASS

TURF
GRASS

LOT 2, CSM 2572
9.55 Ac. (9.54 Ac.)
416,096 Sq Ft. (415,705 Sq. Ft.)

N

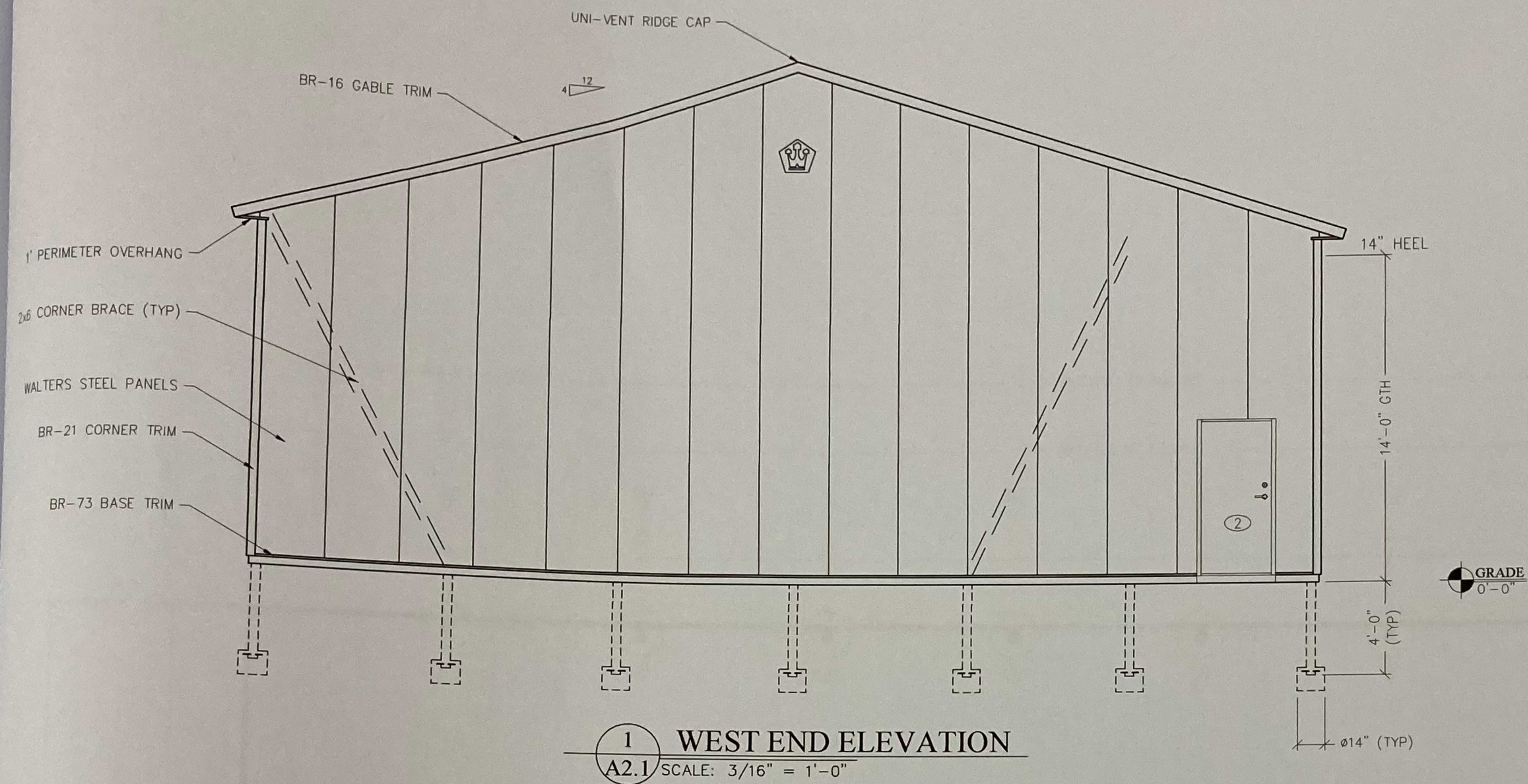


1
P1 PLOT PLAN
SCALE: 1:500

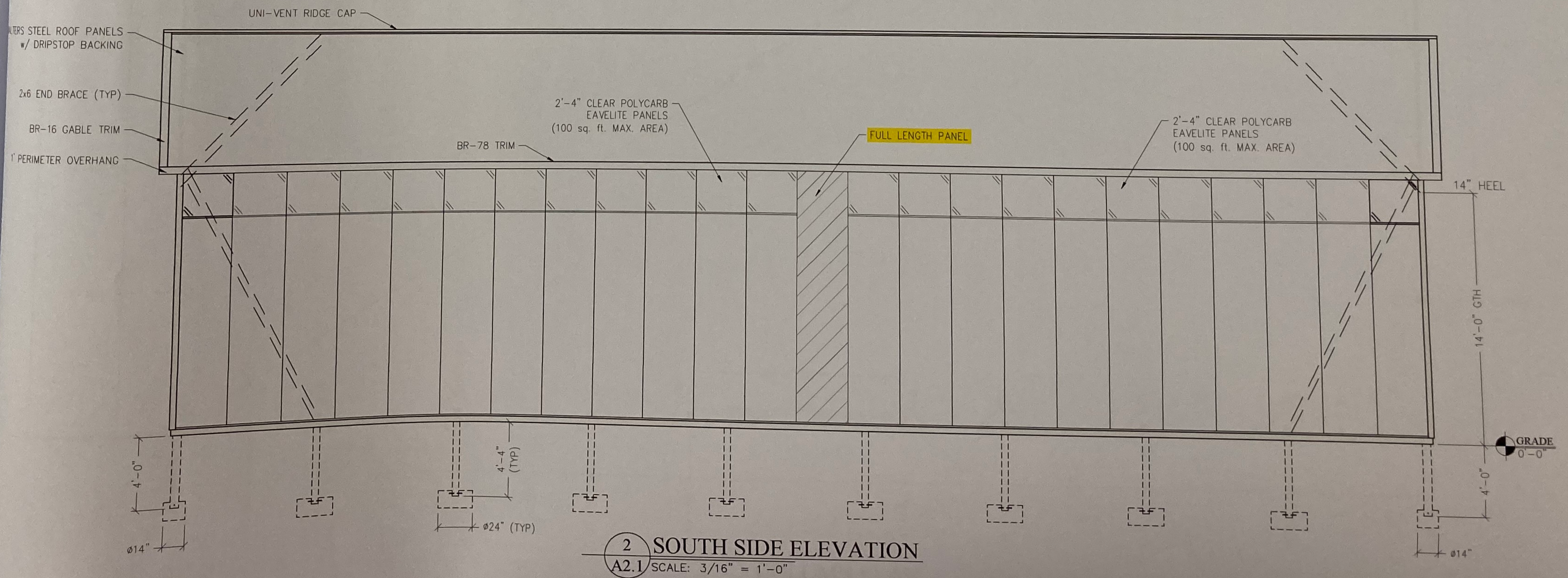
30' UTILITY EASEMENT SCALED FROM CSM 2572

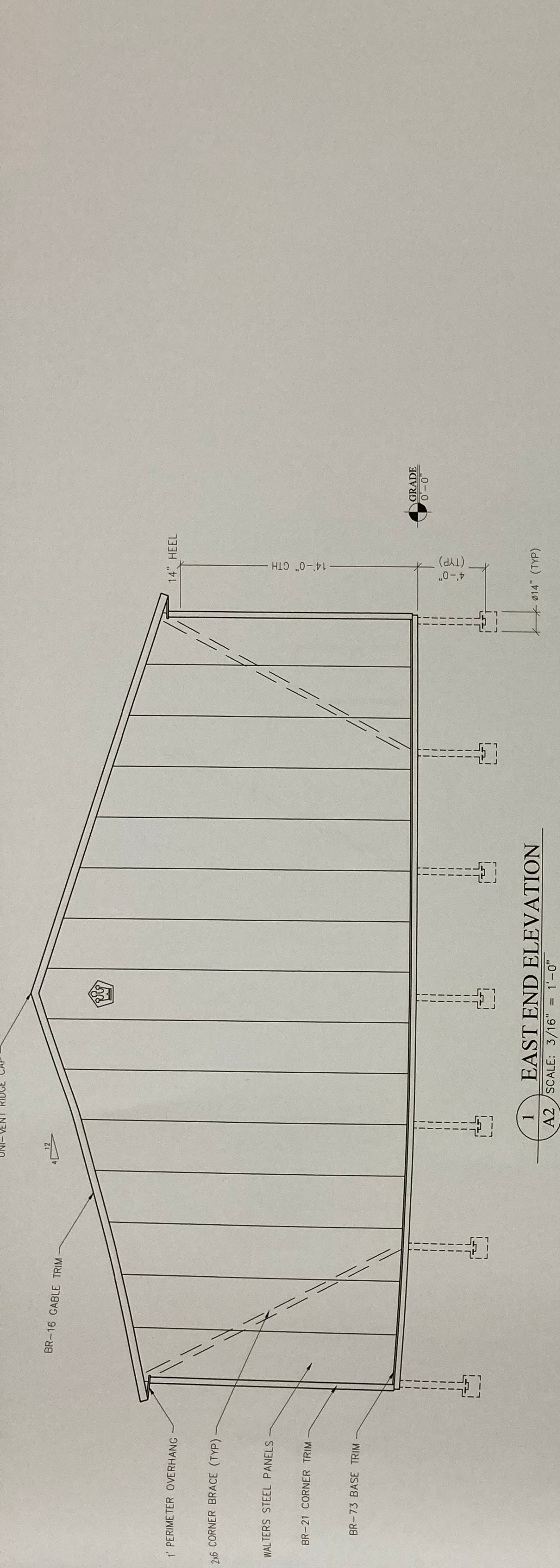
20' UTILITY EASEMENT SCALED FROM CSM 2572

(S00°08'33"W 610.23')

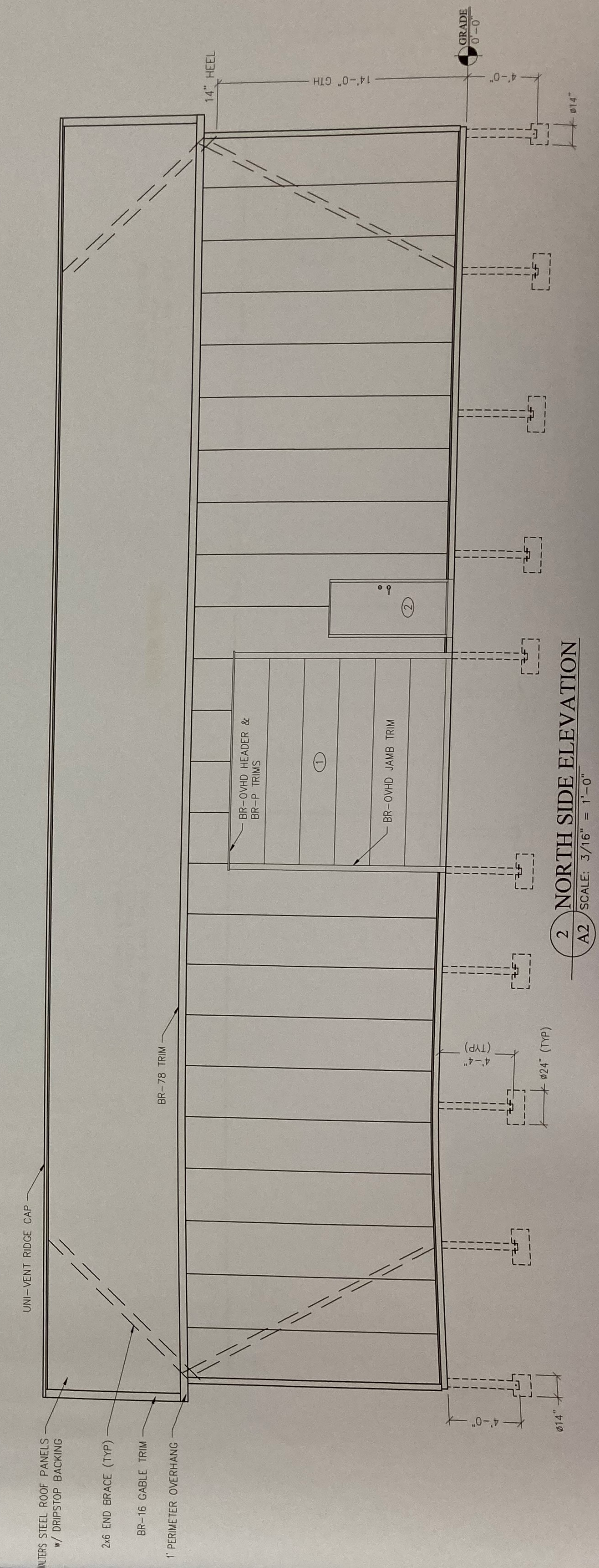


MAINTAIN LEVEL APPROACH TO WALKDOORS**





MAINTAIN LEVEL APPROACH TO WALKDOORS**



Plan Commission **Staff Report**

DATE: 6/9/2020

APPLICANT: City of Reedsburg

LOCATION: 211 N. Park St; parcel #0869

REZONING: B-1 Business to B-3 Business

DESCRIPTION: Consider rezoning of this property from B-1 Business (downtown business) to B-3 Business.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Commercial
- South – Commercial
- East – City Park

ZONING:

- North- B-1 Business
- West- B-1 Business
- South- B-1 Business, Government
- East- Government

TOPOGRAPHY: Flat slopes

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

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential w/ local Commercial

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS:

The former Parkview Bed & Breakfast has ended operation with the sale of the property. The new owners are now using the property as simply a single-family residence. Residential uses in the B-1 zone can only be an accessory use to a main commercial use.

Therefore I am initiating a rezoning to B-3 to bring the current use into zoning compliance while also allowing a future B&B or other small business to use the property. This is similar to the mass rezonings the City did a few years ago to downtown and Main St residences.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, June 9, 2020, 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: City of Reedsburg

ADDRESS: 134 S. Locust **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 524-6404 **FAX:** _____

E-MAIL: _____

PROPERTY OWNER: (if different from Applicant) Jeanie Raupp, Lynn Purtee

LOCATION: 211 N. Park St **PARCEL #:** 0869

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" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☒ **Rezoning - From:** B-1 **To:** B-3 **TID #** _____

☐ **Site Plan Review:** (See "B" on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

For *VARIANCE* requests, also answer "C" 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.

 15/28/2020
Applicant Signature / Date

Owner Signature / Date

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

**The applicant or representative MUST
ATTEND the meeting.**

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

Cond Use; Site Plan \$153	_____
Cond Use-Agriculture \$400	_____
Variance \$112	_____
Rezoning \$200	_____
C.S.M. \$171	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Flood Plain Zone \$189	_____
Annexation \$200	_____
Plan Amend \$200	_____
Date Paid	_____
Receipt #	_____

ORDINANCE NO. 1906-20
(Zoning Change – 211 North Park St; Parcel #276-0869-00000)

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

SECTION I: PURPOSE.

This property contains a former bed & breakfast. The new owner is using the dwelling as simply a single-family residence. The proposed B-3 zone will allow both the current residence and potentially a future B&B or small business.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Parcel #276-0869-00000 – 211 North Park Street, Reedsburg, Wisconsin, is hereby zoned B-3 Business Local

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: 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 V: CONFLICTING PROVISIONS REPEALED.

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

SECTION VI: EFFECTIVE DATE.

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

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

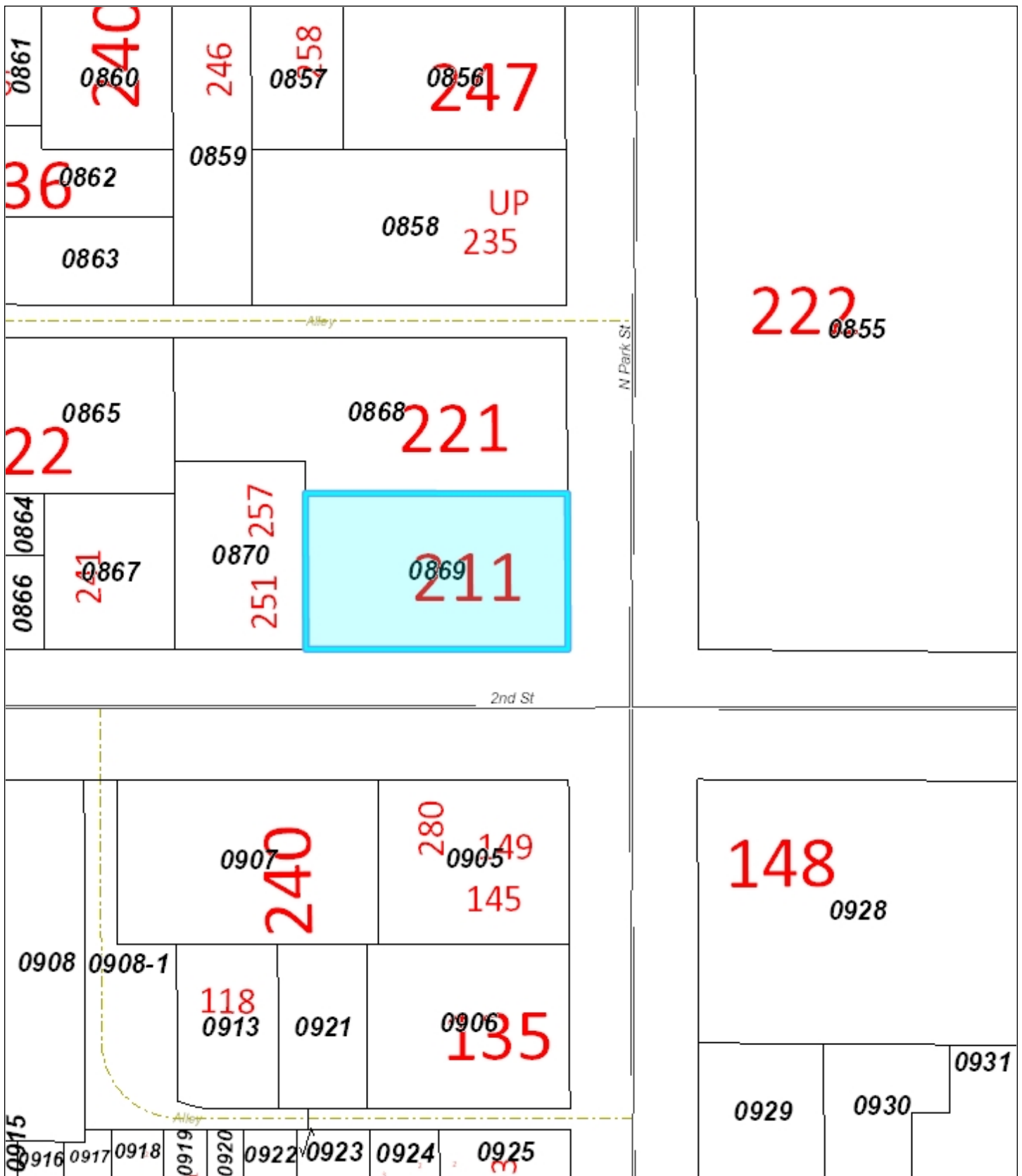
Dated this 27th day of July 2020.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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

June 22, 2020
July 2 & 9, 2020
July 27, 2020
August 6, 2020



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.

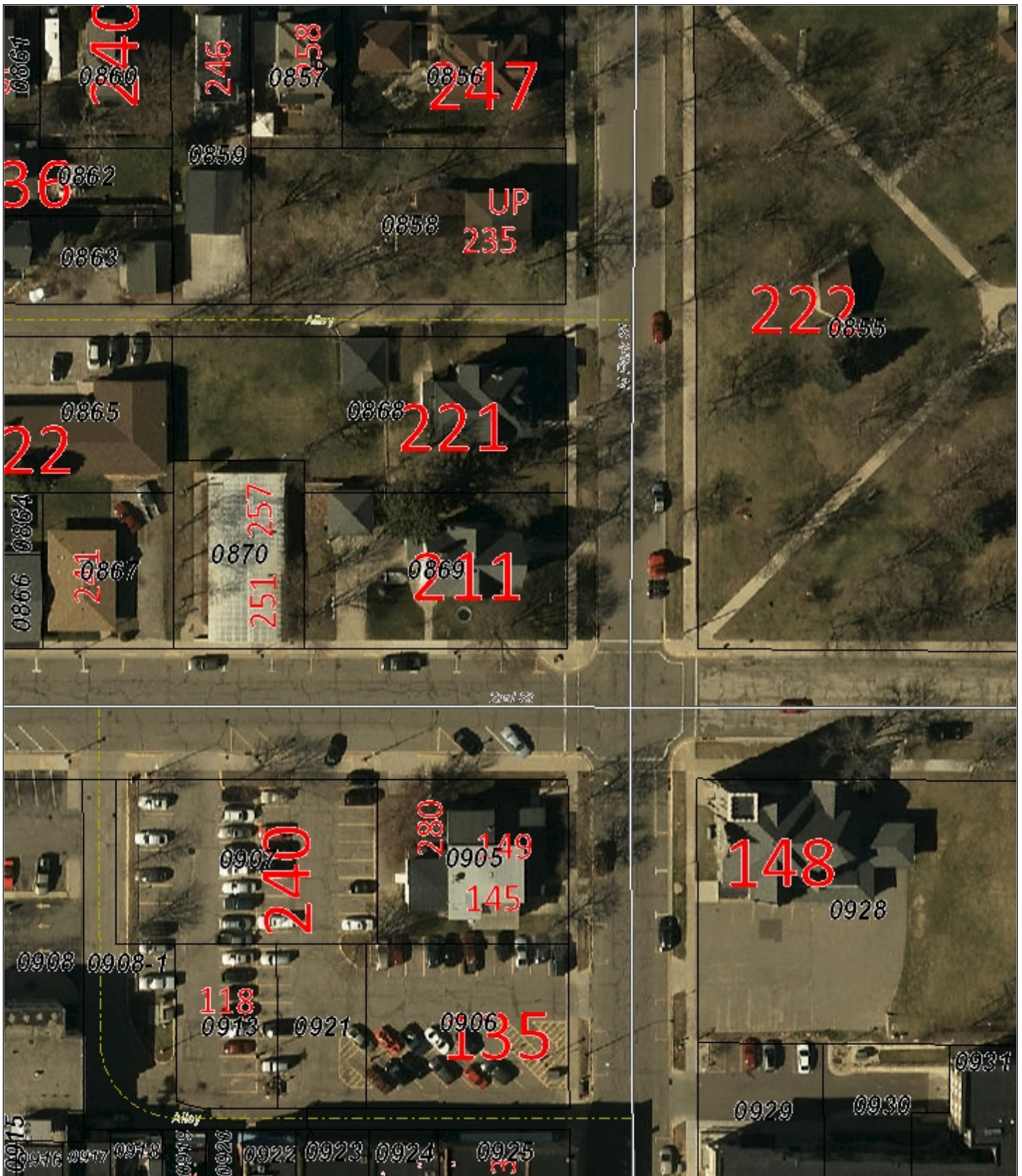


SCALE: 1" = 69'

CITY OF REEDSBURG

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

Print Date: 5/28/2020



City of Reedsburg GIS

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SCALE: 1" = 69'

CITY OF REEDSBURG

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

Print Date: 5/28/2020

Brian Duvalle

From: jeanier@spring-brook.com
Sent: Friday, May 29, 2020 12:46 PM
To: Brian Duvalle
Subject: 211 N Park St

Brian,

This email is giving my permission to re-zone the property at 211 N Park St that we purchased on 5/21/2020. We will be living there full time and using this strictly as residential. We do want to keep the option for the future to allow this to be used as commercial again.

If you have any questions you can contact me a 608-415-1817 or at jeanier@spring-brook.com

Thank you

Jeanie Raupp

This e-mail transmission contains information that is confidential and may be privileged. It is intended only for the addressee(s) named above. If you receive this e-mail in error, please do not read, copy or disseminate it in any manner. If you are not the intended recipient, any disclosure, copying, distribution or use of the contents of this information is prohibited. Please reply to the message immediately by informing the sender that the message was misdirected. After replying, please erase it from your computer system. Your assistance in correcting this error is appreciated.

ORDINANCE NO. 1905-20
(Amending Chapter 556 – Tourist Rooming Houses)

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

SECTION 1: PURPOSE.

The purpose of this ordinance is to amend Chapter 556 by removing the requirement that a Tourist Rooming House be owner-occupied.

SECTION II: PROVISIONS AMENDED.

City of Reedsburg Code Chapter 556 is hereby amended by this ordinance:

§ 556-2 Definitions; license and registration; room tax.

A "tourist rooming house" (TRH) is any lodging place or tourist cabin and cottage, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or rooming houses not accommodating tourists or transients, bed-and-breakfast establishments or units operated by a hotel, motel or resort. *An "Owner" means the holder of record of an estate in possession in fee simple, or for life, in land or real property, or a vendee of record under a land contract for the sale of an estate in possession in fee simple or for life but does not include the vendor under a land contract. A tenant in common or joint tenant is an owner to the extent of his or her interest.*

§ 556-2(C) *An Owner may operate one (1) non-owner occupied TRH, otherwise only the owner-occupant of the property may operate a TRH. A non-owner occupied TRH is limited to 180 consecutive operating days during a licensing year. A limited liability company (LLC), trust, non-profit or other corporate entity may not be the Owner, apply or operate a TRH.*

§ 556-2(D) The license shall remain in effect, subject to annual reviews by the Building Inspector, to verify in writing that a lodging license has been obtained and is current and the conditions attached to the license and all requirements of this chapter are adhered to. Reapplication for renewal shall be required with a change in ownership, alterations to the operational rules, noncompliance with the standards of this chapter, or documented violations. *If there are two nuisance violations during an annual licensing period, the license may be revoked following a hearing by the Ordinance Committee Plan Commission.*

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 556.

Dated this 13th day of July 2020.

David G. Estes, Mayor

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

Jacob Crosetto, Clerk/Treasurer

June 22, 2020
July 2, 2020
July 13, 2020
July 23, 2020