

Reedsburg Economic Development Commission Agenda
December 3, 2025
Reedsburg City Hall Council Chambers
12:00 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 FEBRUARY 5, 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 recommending Conditional Use Permit for Vintage Camper Restoration, LLC
- B. Consider MOU for DeYoung Storage Units in Business Park
- C. Review Viking Drive Business Park Master Development Plan
- D. Review demonstration of Placer Labs Software
- E. Review update on Past & Present Projects
- F. Discuss priorities for 2026

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 Economic Development Commission

Meeting Minutes

February 5, 2025

Meeting called to order by Chair Kurt Muchow at 12:00 PM in Reedsburg City Hall.

Present: Alder Mike Gargano, Jay Brunken, Dan DeBaets

Absent: Alder Dave Knudsen, Blaine Albert

Staff: Steve Zibell, Brian Duvalle

Approval of Minutes

Motion by Brunken, seconded by DeBaets to approve the 10/2/2024 minutes.

Motion Approved

A. Update on REDC Initiatives

- 1. Quarterly Business Breakfast Meetings (Upcoming meetings: Reedsburg Library on March 21st & Reedsburg Utility on May 30th)**
- 2. Business Directory**
- 3. Workforce Housing (Presentation on Housing Study Results)**
- 4. RAHS Career Pathways Program**
- 5. Community Childcare Fund**
- 6. Enhance commercial development along the East main Street corridor.**

Muchow stated that the next business breakfast is March 31 at Reedsburg Library. RUC will be on May 30. Muchow discussed that the future state population estimate as been reduced by 200K, with Reedsburg expected to grow more slowly. About 40-50 housing units will be needed each year. The childcare fund is still in the works.

B. Industrial & Business Park Projects

- 1. East Business Park Signage - Review & Approve**
- 2. JF Menzia & Sons Memorandum of Agreement - Review & Approve**
- 3. Viking Drive Business Park – Review**
- 4. Fuhrman Dr CSM & storage**

Discussion held on having a ground sign at each entrance of the new business park.

Motion by Gargano, seconded by DeBaets to recommend new business park signs.

Motion Approved

Discussion held on proposed Menzia steel fabricating business in the new park.

Motion by Gargano, seconded by Brunken to recommend approval on cul-de-sac lot with 5-year first right of refusal on additional land.

Motion Approved

Concept plan of Lands' End property with future lots was reviewed, along with TID 11 and sale prices.

Motion by Gargano, seconded by DeBaets to recommend Fuhrman Dr CSM.

Motion Approved (Brunken abstain)

C. Update on Past & Present Projects

- 1. Shop Space Wisconsin**
- 2. Auto Medic**

3. **Reedsburg Hardwoods**
4. **My Home Estates**
5. **JNB Reedsburg Family Apartments**
6. **Huntington Park Apartments**
7. **Pizza Ranch**
8. **Quillins Grocery Store Building**
9. **Reedsburg Farmers Coop**
10. **The Gathering Place**

Discussion was held on a grant for the Gathering place, as well as proposed bathroom and parking lot. The former Quillen's building has two potential buyers. There are no units sold yet for the Shop Space units. Auto Medic still needs to add an awning.

Motion by Gargano, seconded by DeBaets to adjourn at 1:07 PM.

Motion Approved

Respectfully submitted,

Brian Duvall
Planning/Building

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: Vintage Camper Restoration, LLC

ADDRESS: 310 N state Hwy 58 CITY: Cazenovia STATE: WI

ZIP: 53924 PHONE: 608-495-9978 PARCEL #: 276-1699-30000

E- MAIL: CProutyVCR@gmail.com

PROPERTY OWNER: (if different from Applicant) VCR Properties, LLC

LOCATION: (if different from address above) 1115 Commercial Ave, Reedsburg

LAND USE REQUEST

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

- Certified Survey Map (CSM): Attached**
- 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.

_____/_____
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 #		_____

A. Please describe how your request meets each of the following Conditional Use standards, as applicable.

- 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 chapter and will not place demands on fire, police, or other public resources in excess of current capacity.
- B. 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.
- C. Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

B. Please describe how your request meets each of the following Site Plan standards, as applicable.

- A. 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.
- B. Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.
- C. Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.
- D. 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.
- E. 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.
- F. 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.
- G. 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.

C. Site Plan Requirements, as applicable.

- (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.

D. 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.

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.

A:

- A. Proposed operation- This business is primarily a custom RV (Airstream) upfitting and repair shop. We are also an RV dealer. Most work will be done on the interior of the building with little to no outside mess or construction taking place.
- B. The parking lot may contain Airstreams up to 10ft max in height and 34ft max in length. These are aluminum bodied campers with satin finishes. There will likely be less noise, smoke, fumes, glare, traffic, and odors than were produced by the previous owners during production hours. This should not affect public welfare, nor put any additional strain on emergency services.
- C. Utilities should align similarly to previous owners usage and waste disposal will be taken care of appropriately.

B:

- A. We currently have no plans to change the existing topography or eliminate the existing foliage. Our plans include only changes in the existing space of the building and parking lot.
- B. To my knowledge, the site already fits existing stormwater requirements and we do not plan on changing that.
- C. Building layout will remain the same and we plan on painting a 'no parking' fire lane along the center of the parking lot to ensure that emergency vehicles will have access at all times.
- D. We will ensure any additional lighting meets requirements.
- E. Driveways and parking lot will not be changed
- F. The only architectural changes will be adding doors to the facility.
- G. We will meet all requirements and apply for appropriate permits.

Work description:

Work done to the facility will include some inconsequential changes to the interior, such as outlets, lighting, etc. the addition of 2 garage doors, and potential modification of the parking lot to accommodate the new doors. The only other planned modifications are replacing of old metal on the front side of the building to improve the appearance.

We are an RV dealership and would like to have a few units in residence on the lot. I do not believe the lot is zoned appropriately for this.



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Group Inc
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Commercial Ave

