

City Plan Commission Agenda  
December 9, 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 OCTOBER 14, 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 to allow RV sales in the I-3 Industrial Park zone under §690 Attachment 3 – 1115 Commercial Ave; parcel #276-1699-30000 – Vintage Camper Restoration, LLC
- B. Consider Ordinance No. 1980-26 to rezone 821 Lucky Street as Government and 875 Lucky Street as I-1 Light Industrial.
- C. Discuss noxious weed ordinance § 402-3(F)
- D. Discuss Junk and Junk Vehicle ordinances § 402-3(K) and § 402-3(L)

**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**  
October 14, 2025



Alder Missy Frenz called the meeting of the Reedsburg Plan Commission to order at 6:21 PM in Reedsburg City Hall.

**Present:** Alder Sonny Hyde, Steve Zibell, Dan DeBaets  
**Absent:**, Mayor Dave Estes, Beth DeForge, Derek Horkan  
**Staff:** Brian Duvalle

**Approval of Plan Commission Minutes:** Motion by DeBaets, seconded by Zibell to approve the 9/9/25 meeting minutes.

Motion approved

**Consider site plan review for an approximate 5,000 sq ft addition to Madison College – Reedsburg under §690 Attachment 5. – 300 Alexander Ave; parcel #276-1908-00000 – Dimension IV Madison Design Group**

Ray White reviewed the new classrooms, and building façade. There will a few new students but mainly need more space and better use of existing space for their programs, such as for an EMS simulator. The addition will be constructed with LEED silver criteria.

Motion by Hyde, seconded by Zibell to approve the site plan as presented.

Motion approved

**Consider tourist rooming house ordinance amendments**

Discussion was held on the differences between the current ordinance and state law, such as the differences in the number and density of TRHs. The amendment should also be moved the zoning ordinance per a recent court of appeals ruling.

Motion by Zibell, seconded by DeBaets to recommend approval with separating out the state mandated rentals and moving the ordinance to the zoning ordinance.

Motion approved

**Discuss noxious weed ordinance § 402-3(F)**

Discussion was held on pollinator gardens and other natural growth. The board would like to see what other communities are doing with similar regulations and approvals.

Motion by DeBaets, seconded by Hyde to adjourn at 6:47 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: 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).***

City of Reedsburg Planning and Zoning Commission 2023-2024 Land Use Application VC

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.

**Plan Commission**

**DATE:** December 9, 2025, 6:00PM

**APPLICANT:** Vintage Camper Restoration, LLC

**LOCATION:** 1115 Commercial Ave; parcel #276-1699-30000

**ZONING:** I-3 Industrial Park

**DESCRIPTION OF PROPERTY/IMPROVEMENTS:** Consider Conditional Use Permit to allow RV sales in the I-3 Industrial Park zone under §690 Attachment 3.

**General Findings**

**SURROUNDING LAND USES:**

- North – Residential
- West – Residential
- South – Industrial
- East – Industrial

**ZONING:**

- North – R-2 Residential
- West – R-2 Residential
- South – I-3 Industrial Park
- East – I-3 Industrial Park

**TOPOGRAPHY:** Flat slopes

**STREET R.O.W./TRAFFIC/ACCESS:** S Dewey Ave & Commercial Ave; 66' ROW

**ENVIRONMENTAL HAZARDS/CONDITIONS:** None known

**COMPREHENSIVE PLAN DESIGNATION:** Industrial

**COMMENTS:**

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

SCHOOLS:

PARKS:

ADMINISTRATOR:

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

**Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.**

1. The Board finds that the property currently contains Columbia Vehicle.
2. The Board finds that section § 690 Schedule 3 allows ‘Retail incidental to permitted use’ as a conditional use.
3. The Board finds that retail sales of RVs is proposed as part of the future RV repair business (permitted use).
4. The Board finds that the parcel is zoned I-3 Industrial Park.
5. The Board finds that the undeveloped property is 0.93 acres.
6. The Board finds that there are existing parking space in the front yard; some that would be used for the RV display.

**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 remain the same.

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

1. The Board finds that there are two existing driveways on Commercial Ave.

**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 there are two existing driveways on Commercial Ave.
2. The Board finds that the existing parking aisle is connected to the east adjoining property.

**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. NA

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

1. The Board finds that future use is industrial.

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

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

1. The Board finds that the property currently contains Columbia Vehicle.
2. The Board finds that section § 690 Schedule 3 allows ‘Retail incidental to permitted use’ as a conditional use.
3. The Board finds that retail sales of RVs is proposed as part of the future RV repair business (permitted use).
4. The Board finds that the parcel is zoned I-3 Industrial Park.
5. The Board finds that the undeveloped property is 0.93 acres.
6. The Board finds that there are existing parking space in the front yard; some that would be used for the RV display.

**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 residences/mobile home park and to the north and west; industrial uses to the east and south.
2. The Board finds that the area is zoned R-2 and I-3.

**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 remain.

**STAFF COMMENTS:** This went to REDC for a recommendation on 12/3. They recommend approval. According to the applicant, they plan to have 7-10 RVs inside at any one time and few outside to sell.

**Exhibit List**

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. December 9, 2025, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report



Columbia Vehicle  
Group Inc  
Recently viewed

Commercial Ave

Commercial Ave



0 20 40  
 ft  
 Scale: 1 in. = 74 ft.  
 1 : 891



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.

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

Notes

**ORDINANCE NO. 1980-26**  
**(Zoning Change – 821 & 875 Lucky Street; Parcel 276-1107-00000 & 276-1102-10000)**

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

SECTION I: PURPOSE.

Rezone of existing properties as stated below.

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 to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

821 Lucky Street, Parcel 276-1107-00000  
City of Reedsburg, Wisconsin, is hereby zoned Government

875 Lucky Street, Parcel 276-1102-10000  
City of Reedsburg, Wisconsin, is hereby zoned I-1 Light Industrial

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](http://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 9<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
David G. Estes, Mayor

\_\_\_\_\_  
Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:	January 12, 2026
Public Hearing Noticed:	January 22 & January 29, 2026
2nd Reading at Council/Public Hearing:	February 9, 2026
Published, Enactment Date:	February 19, 2026