



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

City Plan Commission Agenda
August 11, 2020
Reedsburg City Hall Council Chambers
6:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON JULY 14, 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 Conditional Use Permit for solar panel installation (§ 690-59) with 8'-high fence at MATC-Reedsburg – 300 Alexander Ave; parcel #1908 – Madison College.
- B. Consider site plan for relocating electric substation – 412 S Walnut St; Parcel #1659 – Reedsburg Utility Commission.
- C. Consider solar access easement for garage-mounted solar panels (§ 690-59) – 349 Myrtle St; Parcel #0547 – Chad & Sara Noltner.
- D. Consider street names for future Fawn Valley Condos Plat Amendment

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

July 14, 2020



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

Present: Alder Mike Gargano, Dan DeBaets, Steve Zibell, Greg Finkel

Absent: Mayor Dave Estes, Jay Brunken

Staff: Brian Duvalle

Approval of Minutes: Motion by Zibell, seconded by DeBaets to approve the 6/9/20 meeting minutes.

Motion approved

Consider concept plan for 18th Addition to Ernstmeyer Acres Subdivision.

Jeff Ernstmeyer stated that developing the infill portion would take time to clear trees and cause erosion. He proposed to continue north with Doris Rd and then east for 14 new lots before getting to the infill area later on. Discussion held on annexation and two temporary dead end streets. Ernstmeyer would like to start this fall.

Motion by Gargano, seconded by DeBaets to approve the concept plan as proposed without cul-de-sac.

Motion approved

Consider update on HMGP surveys.

Duvalle stated that an issue between WI DOT and FEMA will require CSMs for 4 lots on Main St to divide off 10' strips of land.

Motion by Gargano, seconded by Knudsen to approve moving forward with CSMs.

Motion approved

Discuss future Comprehensive Plan.

The City would like to start in 2021 and complete by 2022 a new Comprehensive Plan. Funds are budgeted to hire a consultant.

Motion by Gargano, seconded by Zibell to adjourn at 6:35 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Plan Commission
Staff Report

DATE: 8/11/2020

APPLICANT: Madison College

LOCATION: 300 Alexander Ave; parcel #1908

ZONING: Government

DESCRIPTION: Consider Conditional Use Permit for solar panel installation (§ 690-59) at MATC-Reedsburg.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Sauk County Health Care Center
- South – Residential
- East – Westside School

ZONING:

- North- R-3 Residential
- West- R-2 Residential
- South- R-2 Residential
- East- Government

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Alexander Ave; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS:

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

SCHOOLS:

PARKS:

ADMINISTRATOR:

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

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.

1. The Board finds that the existing parcel has the campus of MATC.
2. The Board finds that a solar panels with 8' fence are proposed.
3. The Board finds that the parcel is zoned Government.
4. The Board finds that § 690 Attachment 5 permits solar as a conditional use.
5. The Board finds that the panels are 14' high with two rows at 220' in length.

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.

1. The Board finds that the existing parcel has the campus of MATC.
2. The Board finds that the solar panel designs are attached.

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 the existing parcel has the campus of MATC.
2. The Board finds that surrounding parcels have residential uses to the south.

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. NA

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

1. NA

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

1. NA

Site Plan Review Findings of Fact for Section 690-33(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 has the campus of MATC.
2. The Board finds that a solar panels with 8' fence are proposed.
3. The Board finds that the parcel is zoned Government.
4. The Board finds that section 690 Attachment 5 permits solar as a conditional use.
5. The Board finds that the panels are 14' high with two rows at 220' in length.

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

1. NA

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

1. The Board finds that there is existing access from Alexander 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. NA

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. NA

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 Residential.

§ 690-59 Solar and wind access

(3) Permit grant.

- a) The Plan Commission shall grant a permit if it determines that:
 1. The granting of a permit will not unreasonably interfere with the orderly land use and development plans of the municipality;
 2. No person has demonstrated that she or he has present plans to build a structure that would create an impermissible interference by showing that she or he has applied for a building permit prior to receipt of a notice under § 690-59D(1), has expended at least \$500 on planning or designing such a structure or by submitting any other credible evidence that she or he has made substantial progress toward planning or constructing a structure that would create an impermissible interference; and
 3. The benefits to the applicant and the public will exceed any burdens.
- b) The Plan Commission may grant a permit subject to any condition or exemption it deems necessary to minimize the possibility that the future development of nearby property will create an impermissible interference or to minimize any other burden on any person affected by granting the permit. Such conditions or exemption may include but are not limited to restriction on the location of the collector and requirements for the compensation of persons affected by the granting of the permit.

(4) Record of permit. If the Plan Commission grants a permit:

- a) The Commission shall specify the property restricted by the permit under § 690-59D(5) and shall prepare notice of the granting of the permit. The notice shall include the identification required under § 690-59D(1) for the owner and the property upon which the solar collector is or will be located and for any owner and property restricted by the permit under § 690-59D(5), and shall indicate that the property may not be developed and vegetation may not be planted on the property so as to create an impermissible interference with the solar collector which is the subject of the permit unless the permit affecting the property is terminated under § 690-59D(7) or unless an agreement affecting the property is filed under § 690-59D(8) .
- b) The applicant shall record with the Register of Deeds of the county in which the property is located the notice under Subsection D(4)(a) for each property specified under Subsection D(4)(a) and for the property upon which the solar collector is or will be located.

STAFF COMMENTS: The applicant has not requested a neighbor easement due to the 300' of space they have to south lot line. The solar fence is 8' high but is not a boundary fence. Therefore, if approved, this would be more like a conventional CUP as was done for the solar panels at SCHCC. There should be verification that there will be no problems with glare to the residences to the south.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, August 11, 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: Madison College

ADDRESS: 300 Alexander Ave. **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** (608) 576-1352 **FAX:** _____

E-MAIL: fbrechlin@madisoncollege.edu

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: SEC 09 T12 R04 **PARCEL #:** 276-1908-00000

LAND USE REQUEST

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

☐ **Certified Survey Map (CSM):** _____

☒ **Conditional Use Permit:** 690-59 Solar and Wind Access

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) _____

☐ **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

Fred Brechlin

Fred Brechlin

/ 7/1/20

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	<u>\$153</u>
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 #	_____

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. Solar Panels (Collectors), No Moving Parts, 14' tall
- (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. Please see the site plan and technical documents
- (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.
- (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.
- (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.**

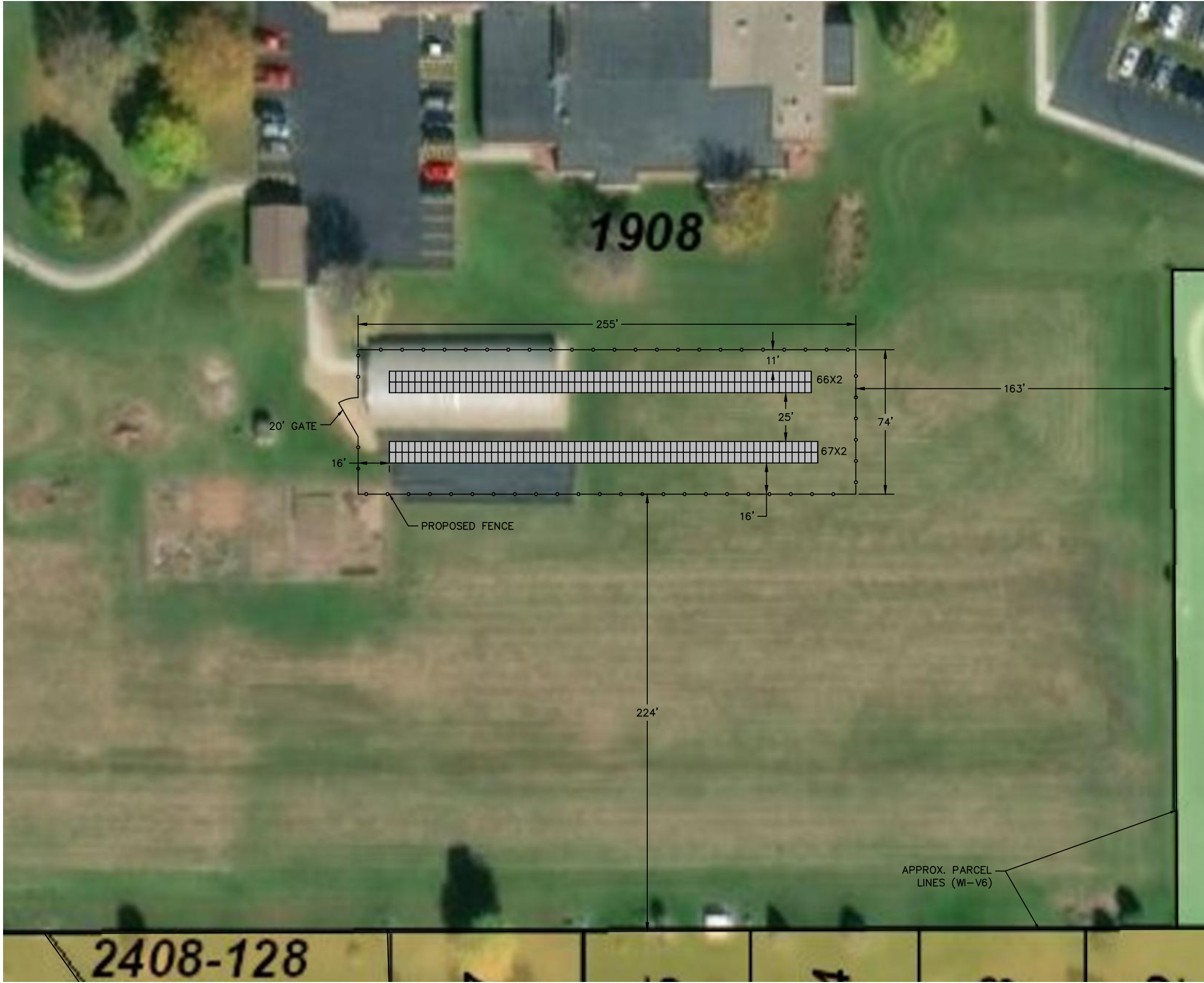
- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location 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.



NOTES:

- PROVIDE 4" EXPANSION GAP APPROXIMATELY EVERY 22 PANELS.
- FENCE SETBACK SHOULD BE 16' OFF OF SOLAR RACKING, EXCEPT FOR THE NORTH SIDE OF THE ARRAY. THE NORTH SIDE SETBACK SHOULD BE 11'.

REVISIONS:	
DATE	
DATE	
DATE	
DATE	

Resource Engineering Associates, Inc.
3510 Parmenter Street, Suite 100
Middleton, Wisconsin 53562-2507
Phone: 608-831-5522
Fax: 608-831-6564
Web: www.reaeng.com



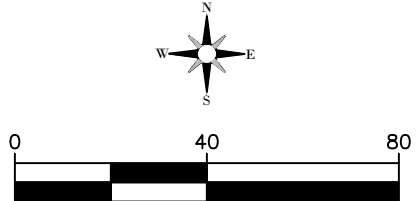
PROPOSED LAYOUT
MATC-REEDSBURG
ARCH ELECTRIC
300 ALEXANDER AVE
REEDSBURG, WI 53959

DATE: JULY 2020
DRAWN: EML
CHECKED: ---
APPROVED: RJP
DRAWING NAME: 2026.2RB_1.dwg
PROJECT NUMBER: 200026.2

C102



- NOTES:
- PROVIDE 4" EXPANSION GAP APPROXIMATELY EVERY 22 PANELS.
 - FENCE SETBACK SHOULD BE 16' OFF OF SOLAR RACKING, EXCEPT FOR THE NORTH SIDE OF THE ARRAY. THE NORTH SIDE SETBACK SHOULD BE 11'.



PROPOSED LAYOUT
MATC-REEDSBURG
ARCH ELECTRIC
300 ALEXANDER AVE
REEDSBURG, WI 53959

DATE: JULY 2020
DRAWN: EML
CHECKED: ---
APPROVED: RJP
DRAWING NAME:
2026.2RB_1.dwg
PROJECT NUMBER:
200026.2

C101

Resource Engineering Associates, Inc.
3510 Parmenter Street, Suite 100
Middleton, Wisconsin 53562-2507
Phone: 608-831-5522
Fax: 608-831-6564
Web: www.reaeng.com



REVISIONS:	
DATE	
DATE	
DATE	
DATE	

1.0 System Set-up Procedure

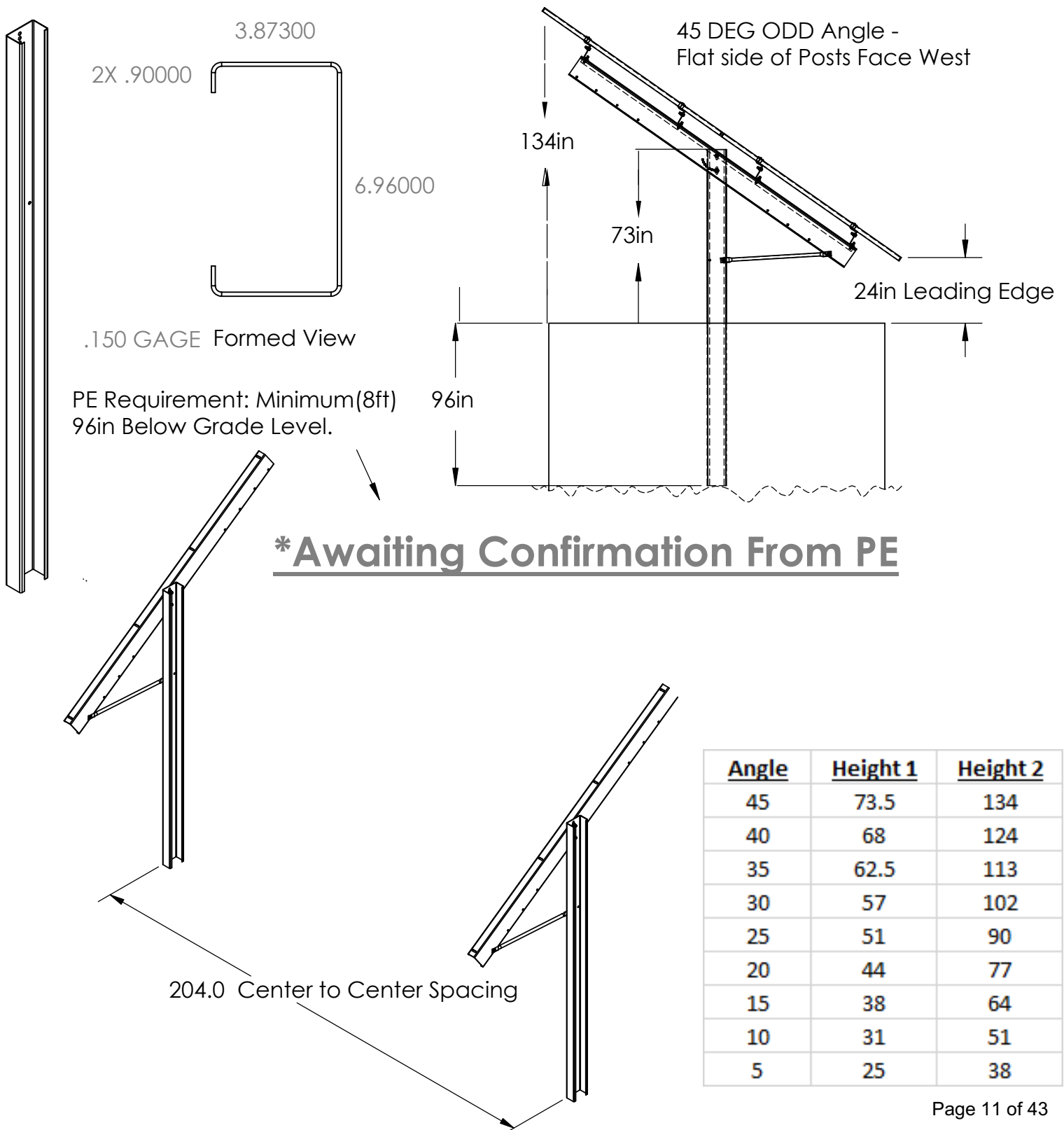


Warning: Extreme care must be taken for this setup procedure to avoid bodily injury and/or equipment damage.

1.1 Post Install

Choose a site that is as level as possible. Install depth will be determined by many factors, such as region and local regulations but below are general recommendations.

4x7 C-Channel (.140 GAGE) GRADE 50 - 60ksi Steel - G90 Coating with Chem-Guard



1.0 System Set-up Procedure - POST DRIVEN SYSTEM



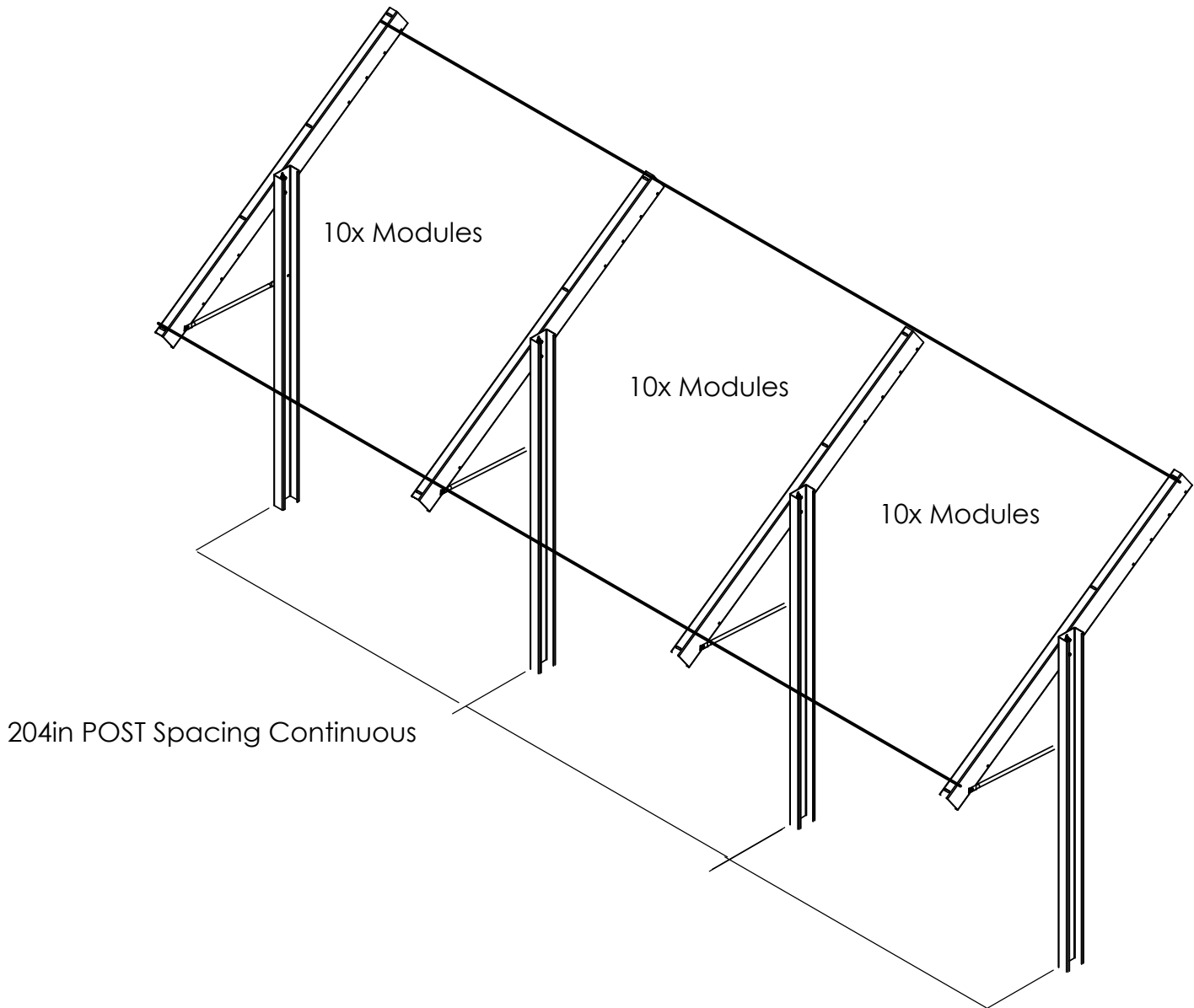
Warning: Extreme care must be taken for this setup procedure to avoid bodily injury and/or equipment damage.

C-CHANNEL INSTALLATION:

Spacing Requirements for 16x 72-Cell Modules

Section #1 2x5 (10 Panel Section) - 204in

Section #2 2x3 (6 Panel Section) - 128in

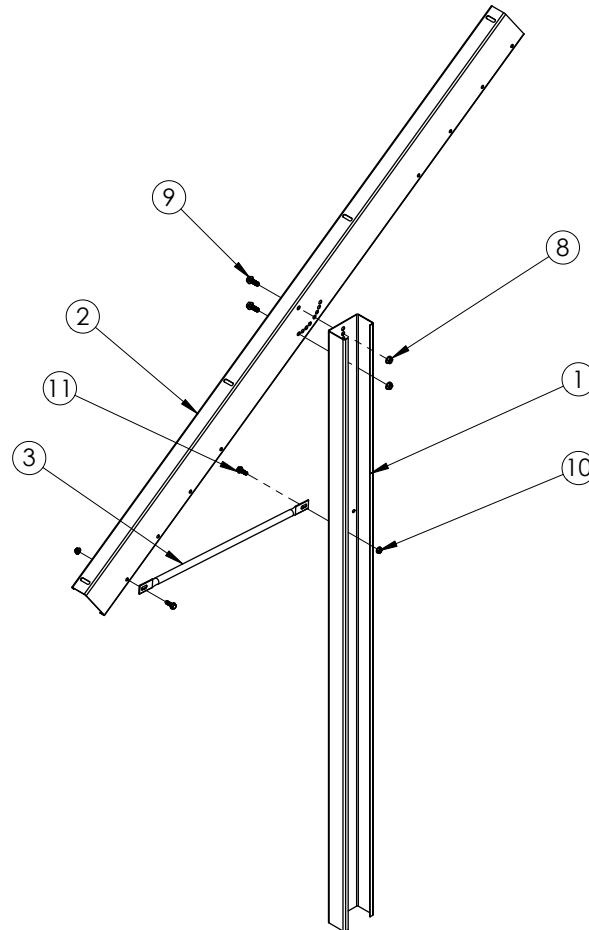


1.0 System Set-up Procedure



1.2 Angle Mount to Post

Fasten angled mount on driven post with provided hardware. Then add support strut with hardware shown.

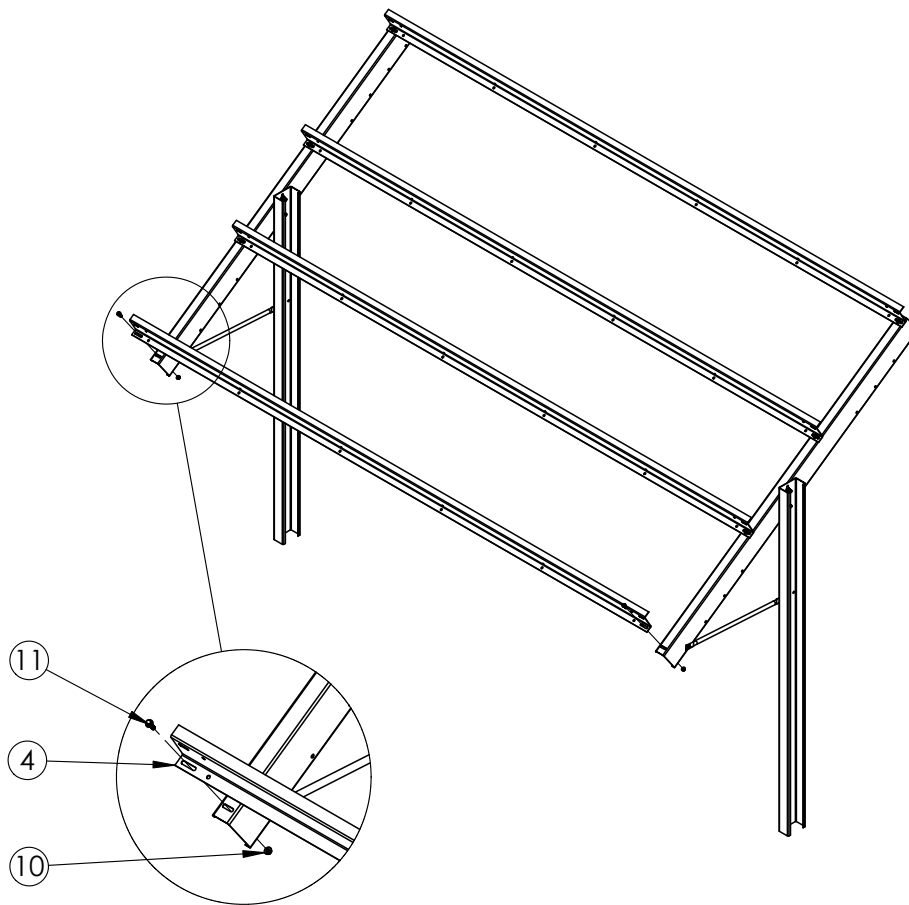


1.0 System Set-up Procedure



1.4 Purlin to Post Assembly

Attach four purlins to the angled posts with the hardware shown.

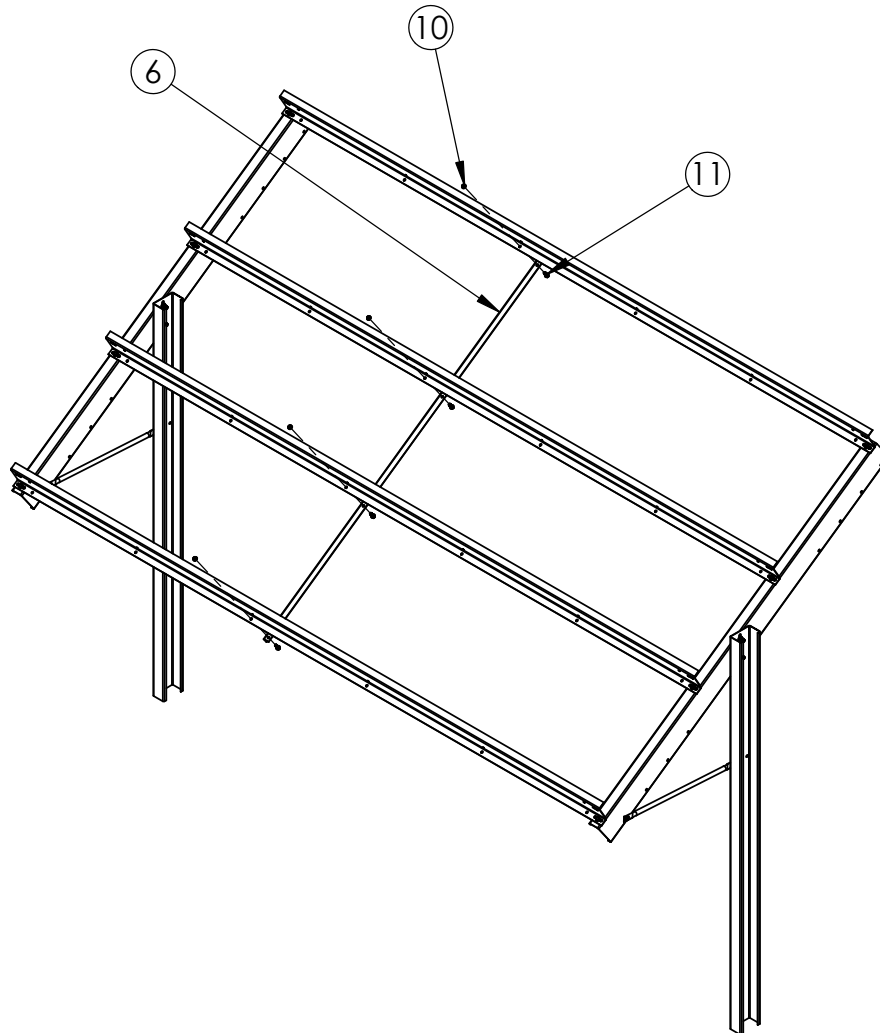


1.0 System Set-up Procedure



1.5 Support Install

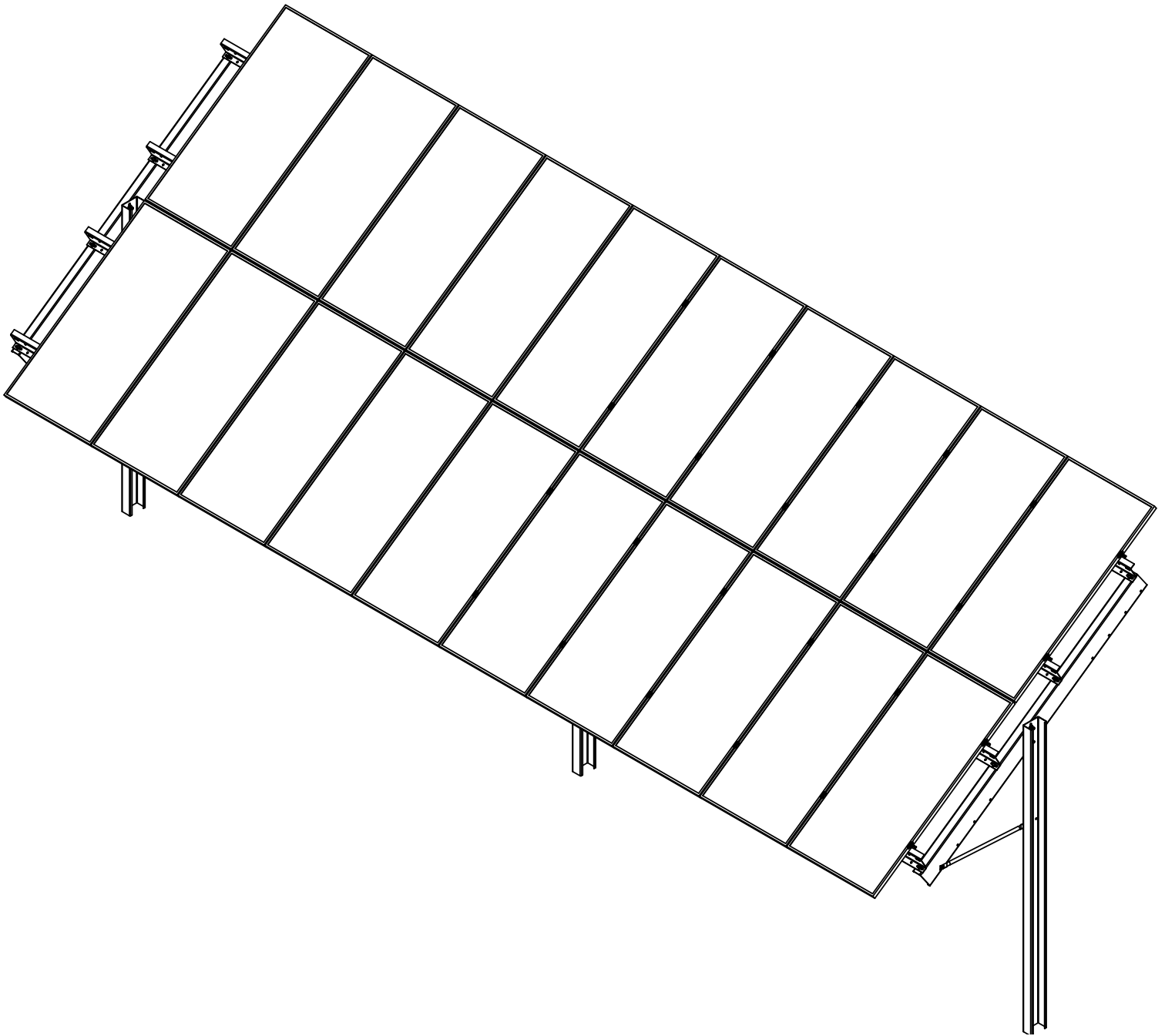
Install support to purlins with hardware as detailed below.



1.0 System Set-up Procedure



1.7 20x Panel Overview

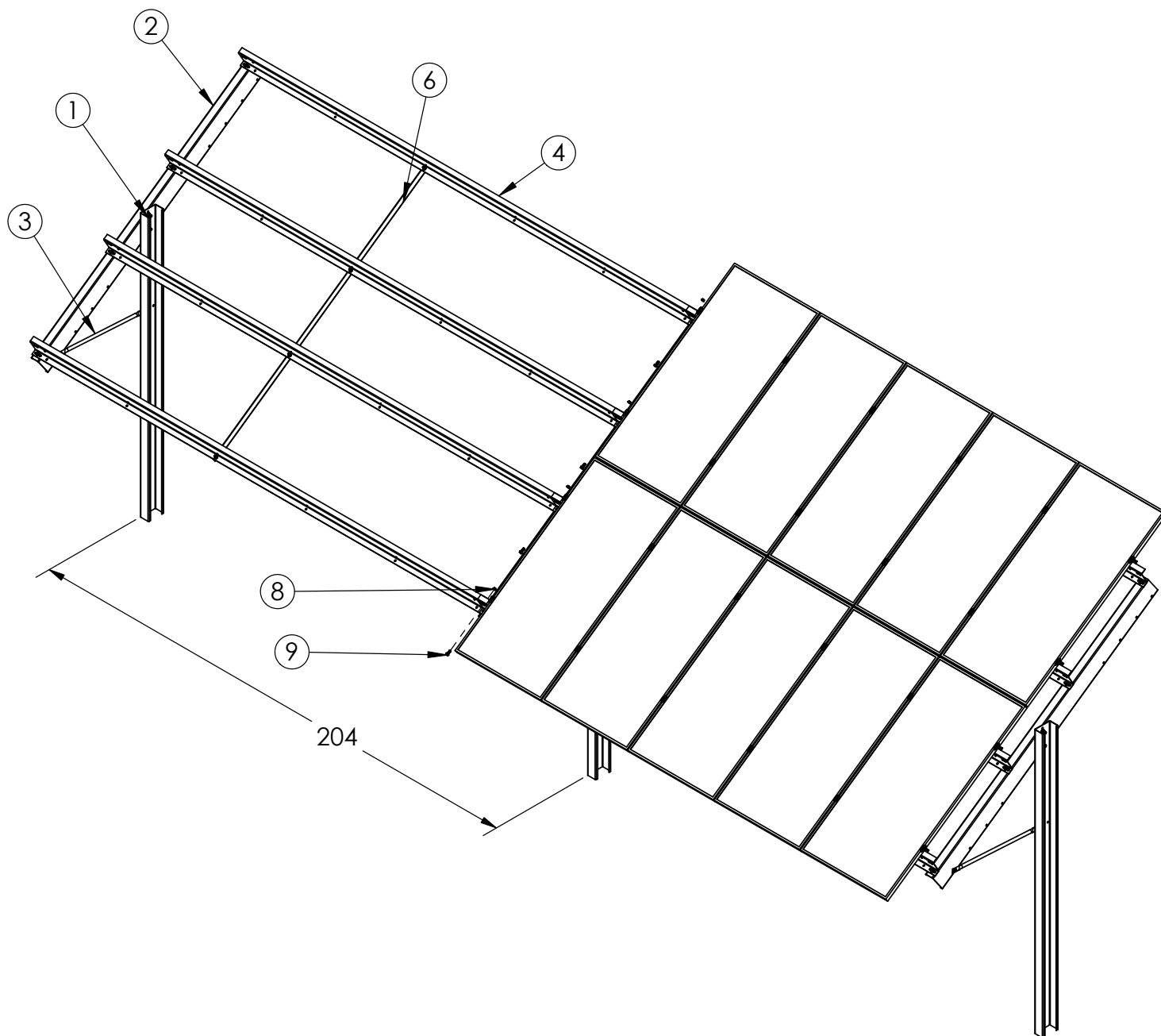


1.0 System Set-up Procedure



1.7.1 Additional Panel Install

Additional panels can be added on to any system at the time of purchase or at a later date. For anything over 2 additional panels, the full extra structure will be required with custom length purlins.

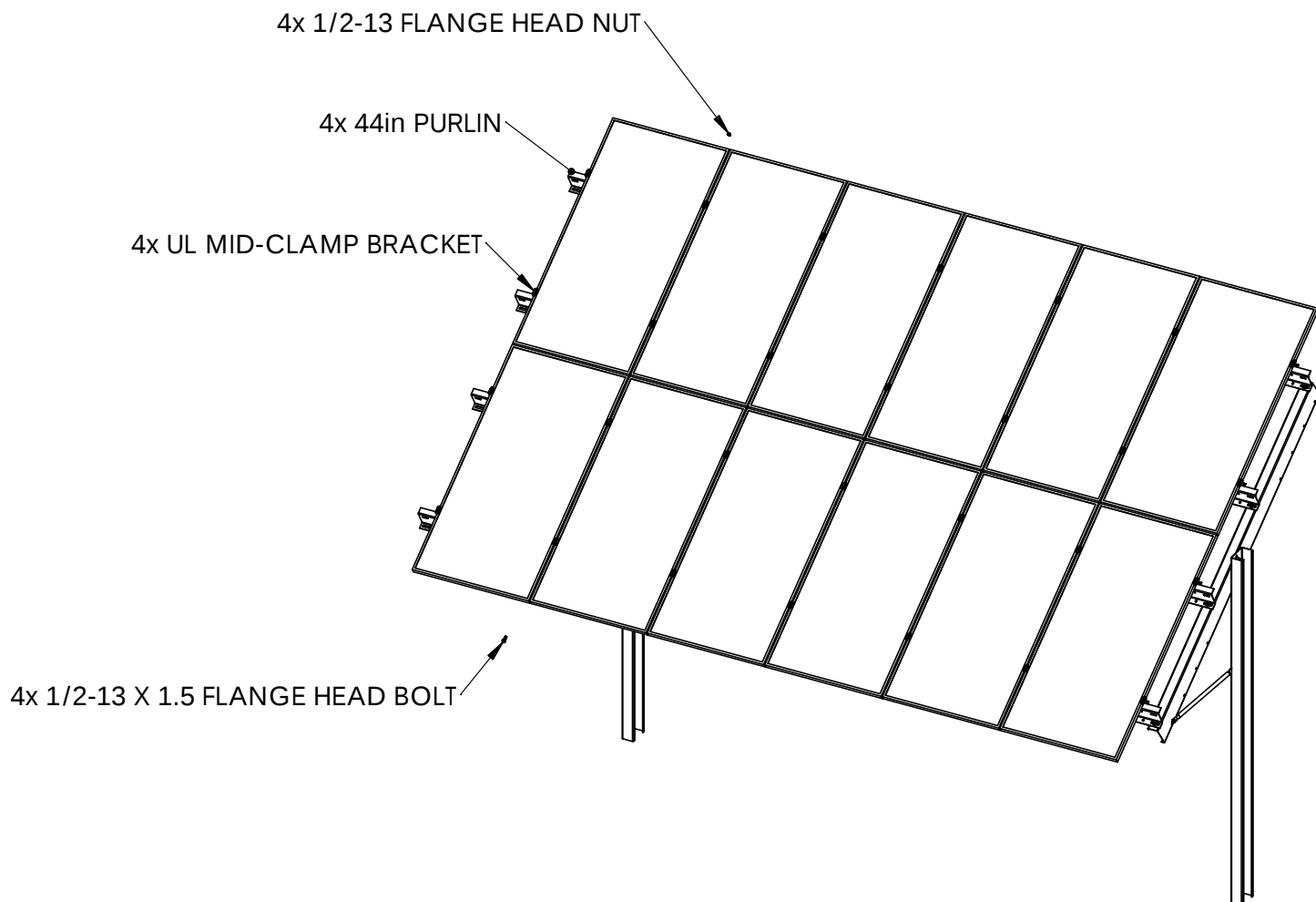


1.0 System Set-up Procedure

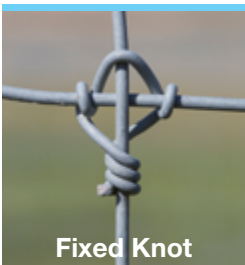


1.7.2 Additional Panel Install - 2 panels

Adding 2 panels requires (4) 44 in purlins, (2) additional clamp brackets, (4) bolts, and (4) nuts to attach the short purlins. This can be added on either side to provide shade for the controller.

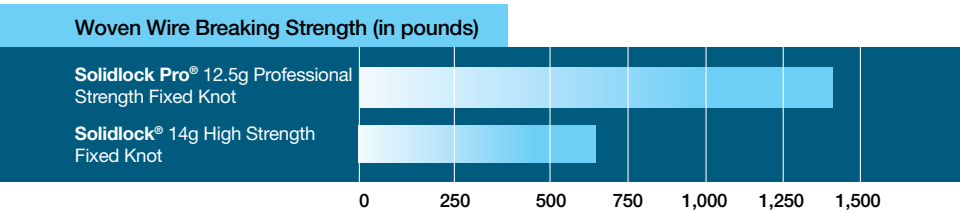


Fixed Knot Fence



Benefits

- best option for resistance to animal damage
- solid fence construction allows for increased post spacing
- maximum strength from the knot locks the stay wire in place
- smaller openings at the bottom designed to prevent small animal entry
- increased post spacing thanks to the solid vertical wire design combined with a high strength-to-weight ratio



Good for:



- • • Excellent for the job
- • Good for the job
- OK for the job
- Not recommended

Fixed Knot Fence			
Applications and Coatings Chart		Solidlock® Pro Professional Strength (high tensile)	Solidlock® High Strength (high tensile)
Applications	Cattle	• • •	• •
	Bison	• • •	—
	Horse Llama	• • •	• •
	Sheep Goat	• • •	• • •
	Ostrich Emu	• • •	—
	Deer Elk	• • •	—
	Swine	• • •	—
	Exclusion	• • •	• • •
Coatings		YES	—
		YES	YES
		YES	—

Fixed Knot Fence Products

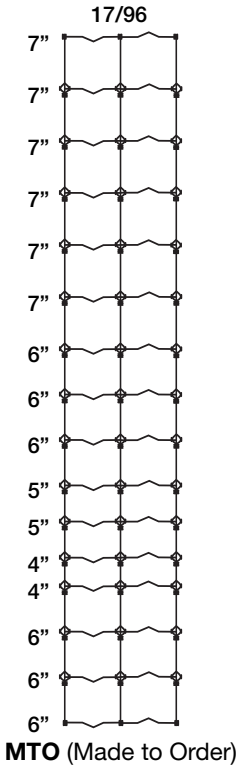
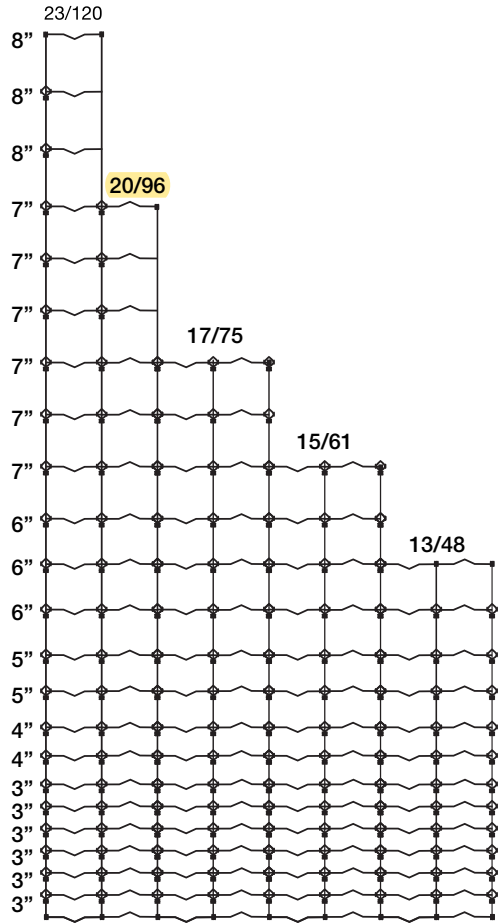
Solidlock® Pro Professional Strength Fixed Knot Game Fence							
Part #	Fence Design	Height	Vertical Spacing	Roll Length	Wire Gauge	Roll Weight	Coating
118248	1561-6	61"	6"	330'	12.5g	279 lbs	Class 3
118269	1775-6	75"	6"	330'	12.5g	327 lbs	Class 3
118271	2096-3	96"	3"	165'	12.5g	340 lbs	Class 3
118288	2096-6	96"	6"	330'	12.5g	397 lbs	Class 3
118376	2096-6	96"	6"	500'	12.5g	601 lbs	Class 3
118241	2096-12	96"	12"	330'	12.5g	282 lbs	Class 3
118371	2096-12	96"	12"	660'	12.5g	564 lbs	Class 3
118318	23120-6	120"	6"	330'	12.5g	492 lbs	Class 3
180546	2096-6	96"	6"	330'	12.5g	397 lbs	Bezinal® coating
216657	2096-6	96"	6"	500'	12.5g	600 lbs	Bezinal® coating
136261	2096-6	96"	6"	330'	12.5g	396 lbs	Bezinal® + Black



● 20 Year Guarantee
 ● 30 Year Guarantee
 ● 40 Year Guarantee

Solidlock® Pro Game

Available in 6" and 12" stays; select sizes available with 3" stay spacing



MTO (Made to Order)

Comes installed with Grippler® for customer convenience.
 See page 37 for details.

Brian Duvalle

Subject: FW: Arch Electric - Madison College Reedsburg Plan Review - Permitting Applications
Attachments: Madison College Reedsburg Land Use Permit Application.pdf; Madison College Reedsburg Conditional Use Letter.pdf; Arch Electric - Reedsburg Site Plan.pdf

From: Dan Steinhardt <dan@archelec.com>

Sent: Tuesday, July 14, 2020 8:41 AM

To: Brian Duvalle <BDuvalle@ci.reedsburg.wi.us>

Cc: Kayla Flood <kayla@archelec.com>; Darrin Sherstad <dsherstad@reaeng.com>; Brechlin, Fred W <FBrechlin@madisoncollege.edu>

Subject: RE: Arch Electric - Madison College Reedsburg Plan Review - Permitting Applications

Brian,

Please see the attached site plan for your review. MATC will **not** be asking to have easements be placed on their neighbors to the south, due to the 224' setback. This should put us on the August plan review meeting, not sure on date? Please let us know if you have any questions or concerns. You can typically reach me at (920) 838-4108.

Thanks,

Dan Steinhardt

Commercial and Industrial Business Manager

Certified Energy Manager, NABCEP Associate, and Master Electrician

Arch Electric, Inc. | The Solar + Energy Storage Experts

Phone: 920-893-8388 Mobile: 920-838-4108

1237 Pilgrim Road, Plymouth, WI 53073

2302 Vondron Rd. Madison, WI 53718

2025 N. Summit Avenue, Suite 100A, Milwaukee, WI 53202

Web: www.archelec.com

Email: dan@archelec.com

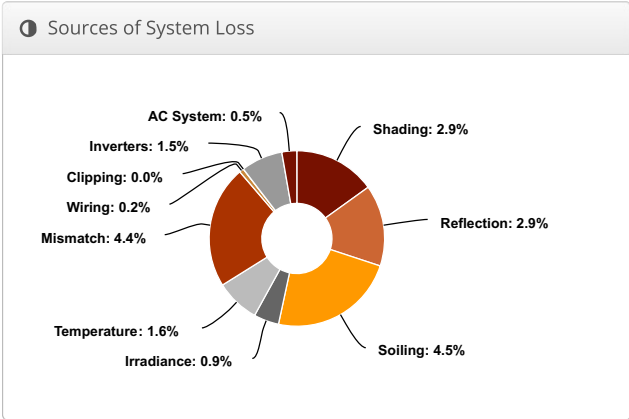
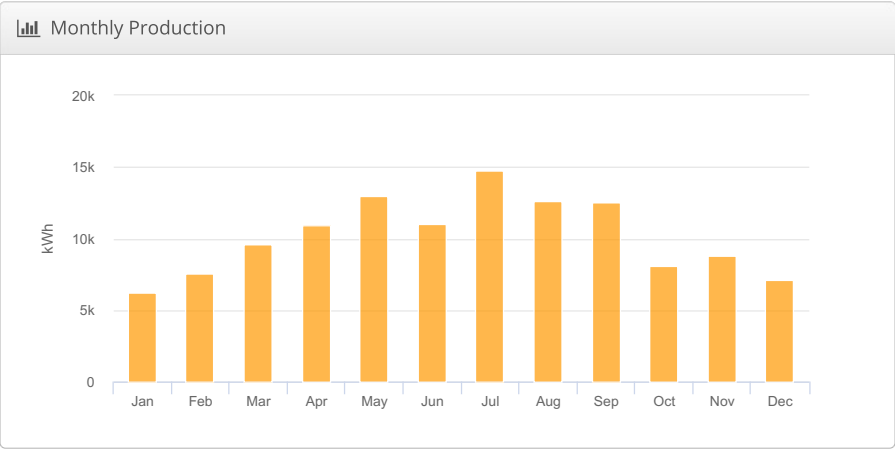
100 kW Ground Mount Design

MATC - Reedsburg Campus, 300 Alexander Ave. Reedsburg, WI 53959

Report	
Project Name	MATC - Reedsburg Campus
Project Address	300 Alexander Ave. Reedsburg, WI 53959
Prepared By	Dan Steinhardt dan@archelec.com

System Metrics	
Design	100 kW Ground Mount Design
Module DC Nameplate	99.9 kW
Inverter AC Nameplate	100.0 kW Load Ratio: 1.00
Annual Production	122.2 MWh
Performance Ratio	82.1%
kWh/kWp	1,223.4
Weather Dataset	TMY, LONE ROCK FAA AP, NSRDB (tmy3, II)
Simulator Version	652da1ffc5-1e04a214b7-ae72609a4f-f318d03fb6

Project Location



⚡ Annual Production			
	Description	Output	% Delta
Irradiance (kWh/m²)	Annual Global Horizontal Irradiance	1,283.8	
	POA Irradiance	1,490.6	16.1%
	Shaded Irradiance	1,446.7	-2.9%
	Irradiance after Reflection	1,404.4	-2.9%
	Irradiance after Soiling	1,340.5	-4.5%
	Total Collector Irradiance	1,340.6	0.0%
Energy (kWh)	Nameplate	134,033.1	
	Output at Irradiance Levels	132,821.3	-0.9%
	Output at Cell Temperature Derate	130,720.6	-1.6%
	Output After Mismatch	124,952.7	-4.4%
	Optimal DC Output	124,757.5	-0.2%
	Constrained DC Output	124,752.3	0.0%
	Inverter Output	122,881.0	-1.5%
	Energy to Grid	122,219.0	-0.5%
Temperature Metrics			
Avg. Operating Ambient Temp		12.7 °C	
Avg. Operating Cell Temp		20.1 °C	
Simulation Metrics			
Operating Hours		4405	
Solved Hours		4405	



Condition Set													
Description	45D Racking												
Weather Dataset	TMY, LONE ROCK FAA AP, NSRDB (tmy3, II)												
Solar Angle Location	Meteo Lat/Lng												
Transposition Model	Perez Model												
Temperature Model	Sandia Model												
Temperature Model Parameters	Rack Type	a		b		Temperature Delta							
	Fixed Tilt	-3.56		-0.075		3°C							
	Flush Mount	-2.81		-0.0455		0°C							
	East-West	-3.56		-0.075		3°C							
	Carport	-3.56		-0.075		3°C							
Soiling (%)	J	F	M	A	M	J	J	A	S	O	N	D	
	30	24	6	1	0	0	0	0	0	0	0	0	6
Irradiation Variance	5%												
Cell Temperature Spread	4° C												
Module Binning Range	-2.5% to 2.5%												
AC System Derate	0.50%												
Module Characterizations	Module				Uploaded By		Characterization						
	PS-M72(BF) 370 (Philadelphia Solar)				Folsom Labs		Spec Sheet Characterization, PAN						
Component Characterizations	Device					Uploaded By		Characterization					
	CPS SCA100KTL-DO/US-600 (Feb18) (Chint)					Folsom Labs		Spec Sheet					

Components		
Component	Name	Count
Inverters	CPS SCA100KTL-DO/US-600 (Feb18) (Chint)	1 (100.0 kW)
Transformer	Primary Side: 208Y/120V, Secondary: 600Y/346V	1
AC Home Runs	3/0 AWG (Aluminum)	1 (870.1 ft)
Strings	10 AWG (Copper)	11 (1,761.5 ft)
Module	Philadelphia Solar, PS-M72(BF) 370 (370W)	270 (99.9 kW)

Wiring Zones			
Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	12	23-26	Along Racking

Field Segments									
Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
100 kW Ground Mount	Fixed Tilt	Portrait (Vertical)	45°	180°	25.0 ft	2x1	136	270	99.9 kW

Detailed Layout





Phone: 1.920.893.8388
Fax: 920.892.7807
www.archelec.com

July 14th, 2020

Brian Duvalle AICP, CFM
Planner/Bldg Inspector #1070808
134 S. Locust St
Reedsburg, WI 53959
608-768-3354

Dear Mr. Duvalle,

Arch Electric is a Sheboygan County Electrical contractor based in Plymouth, WI, specializing in Solar Energy. We are the chosen electrical contractor for the Madison College, Reedsburg Campus, solar installation. An approximate 260' x 80' (.45 acres) area in the southcentral portion of parcel 276-1908 is proposed to be fenced in with rows of solar panels installed to capture solar energy and convert to usable electric energy to meet utility standards. The proposed fence is to be 8' tall chain-link style fence. The solar panels proposed to be a maximum of 14' in height with a 3' clearance underneath them. The panels are fixed mounted with a 45-degree tilt on a single post racking design. Each table of panels is about 9' x 17', so there is a post in the ground about every 17 feet with a bracket system connected between posts upon which the panels are attached. Proposed are 2 rows of solar panels in 220' in length. The solar panels are proposed to maintain all minimum required setback from property lines. The proposed location of this site is behind the Madison College building. Nearest neighboring houses are greater than 300' away.

Thank you for your consideration.

Sincerely,

Dan Steinhardt, Arch Electric's Commercial & Industrial Business Manager
Cc: Fred Brechlin, Madison College



THE SOLAR + ENERGY STORAGE EXPERTS

1237 Pilgrim Rd.
Plymouth, WI 53073

2025 N. Summit Ave., Suite 100A
Milwaukee, WI 53202

2302 Vondron Rd.
Madison, WI 53718

Page 25 of 43

Plan Commission
Staff Report

DATE: 8/11/2020

APPLICANT: Reedsburg Utility Commission

LOCATION: 412 S Walnut St; Parcel #1659

ZONING: Government

DESCRIPTION: Consider site plan for relocating electric substation.

General Findings

SURROUNDING LAND USES:

- North – The 400 Trail
- West – Open Space; Baraboo River
- South – Open Space; Baraboo River
- East – Residential

ZONING:

- North- L-1 Light Industrial
- West- Conservation
- South- Conservation
- East- R-1 Residential

TOPOGRAPHY: Flood Fringe, Floodway, Flood Storage

STREET R.O.W./TRAFFIC/ACCESS: S Walnut St & S Webb Ave; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS:

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

SCHOOLS:

PARKS:

ADMINISTRATOR:

Site Plan Review Findings of Fact for Section 690-33(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 has a substation and public works buildings.
2. The Board finds that the substation will be moved from its current location along S Webb Ave to the east along The 400 Trail.
3. The Board finds that the parcel is zoned Government.
4. The Board finds that § 690-40 permits essential services by right following site plan approval.
5. The Board finds that § 650-17(F) permits public utilities in the flood fringe area.
6. The Board finds that § 650-23 requires compensatory storage for all fill brought into the site.

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

1. NA

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

1. The Board finds that the property has existing access from both S Webb Ave and S Walnut St.

Exterior lighting shall be arranged as follows:

- It is deflected away from adjacent properties.
- It does not impede the vision of traffic along adjacent streets.
- It does not unnecessarily illuminate night skies.

1. NA

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. NA

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 Residential.

STAFF COMMENTS: RUC proposes to move the substation to higher ground following flooding in 2008 and 2018. The submitted plan shows the area and the calculations for compensatory storage, although more storage may be needed for the proposed driveway. This storage is required for all fill (an equal amount of soil must be removed as is brought in as fill).

According to Brett, they have a temporary easement from the DNR that allows them fill the site and are still working on the permanent easement.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, August 11, 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
FLOODPLAIN DEVELOPMENT PERMIT**

Applicant's Name: REEDSBURG UTILITY COMMISSION Phone: 608-524-4381

Address: 501 UTILITY COURT, REEDSBURG, WI 53959

Developer/Contractor's Name: REEDSBURG UTILITY Phone: 608-524-4381

Address: SAME

1. Address of Development Site: 245 S. WEBB AVE Parcel # 1659
2. Type of Development:

☒ Filling	☒ Grading
☐ Excavation	☐ Routine Maintenance
☐ Minor Improvement	☐ Substantial Improvement
☐ New Construction	
3. Description of Development: REPLACE ELECTRIC SUBSTATION
ABOVE 1% ANNUAL FLOOD HAZARD
4. Pre-Improvement Value of Structure: _____ % Damage: _____
5. Cost of Improvement: \$2.0M
6. Is Property Located in a Designated Floodway? NO
7. Is Property Located in a Designated Flood Fringe? YES
8. Elevation of Base (100 year) Flood: 880.3
9. Elevation/Floodproofing Requirement: _____
10. Elevation of the Proposed Development Site: 881.4 +
11. FIRM Panel Number: 194F FIRM Zone: AE FIRM Revision Date: 11/20/2013
12. Source of Base Flood Elevation Data (if not available on FIRM): _____

All provisions of the City of Reedsburg Floodplain Zoning Ordinance (Chapter 23) shall be complied with.

Conditions of Approval: This permit issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

This permit is issued with the condition that the lowest floor (including the basement floor) of any new or substantially improved structure will be elevated a minimum of two (2) feet above the base 1% chance flood elevation. If the proposed development is an accessory structure this permit is issued with the condition that the lowest floor (including the basement floor) will be elevated at or above the base 1% chance flood elevation.

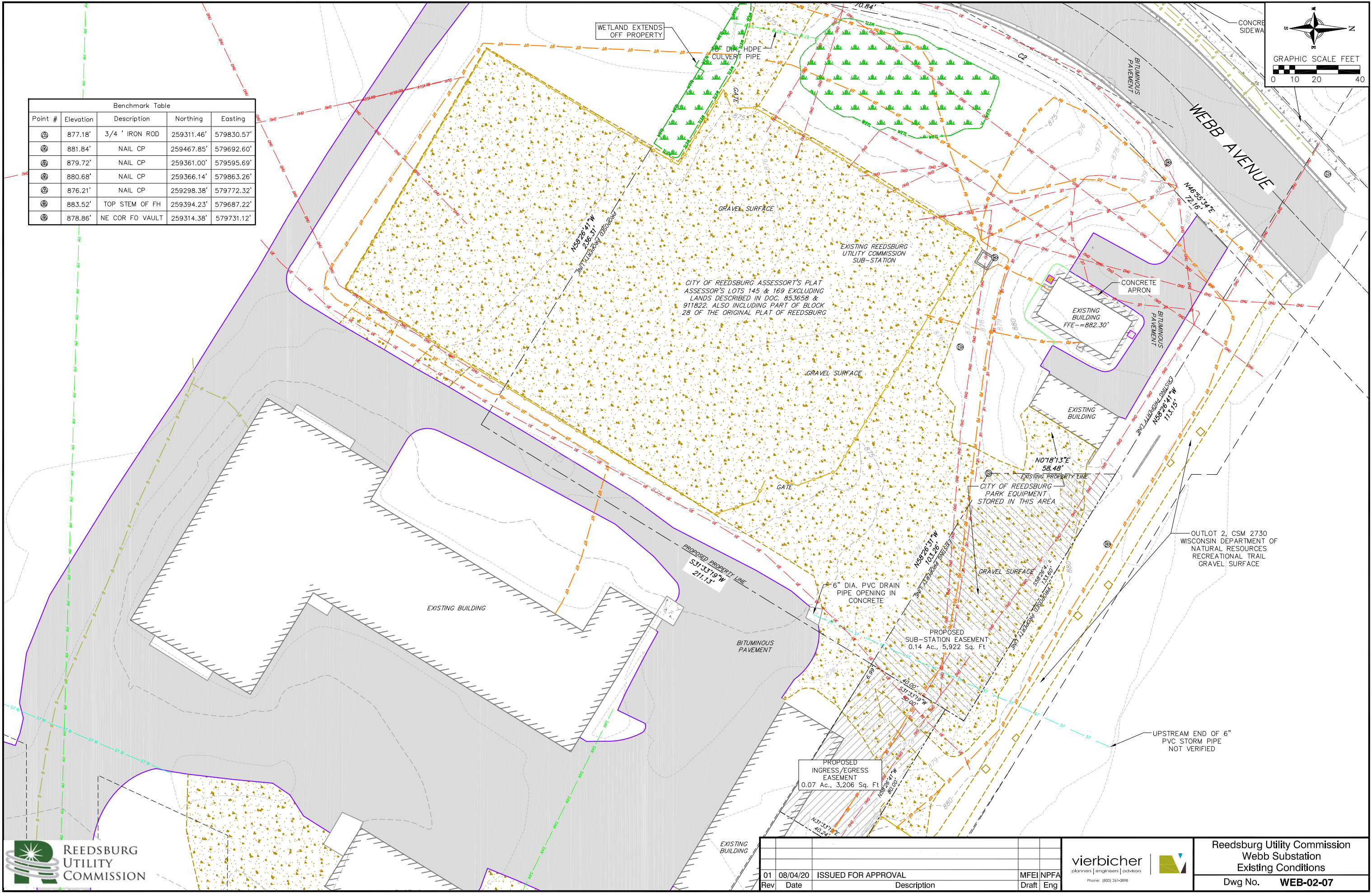
This permit is issued with the condition that the developer/property owner will provide certification by a registered engineer, architect or land survey of the "as built" lowest floor (including the basement floor) elevation of any new or substantially improved structure covered by this permit.

Additional Conditions: _____

	<u>8/03/2020</u>		
Signature of Applicant	Date	Floodplain Manager	Date

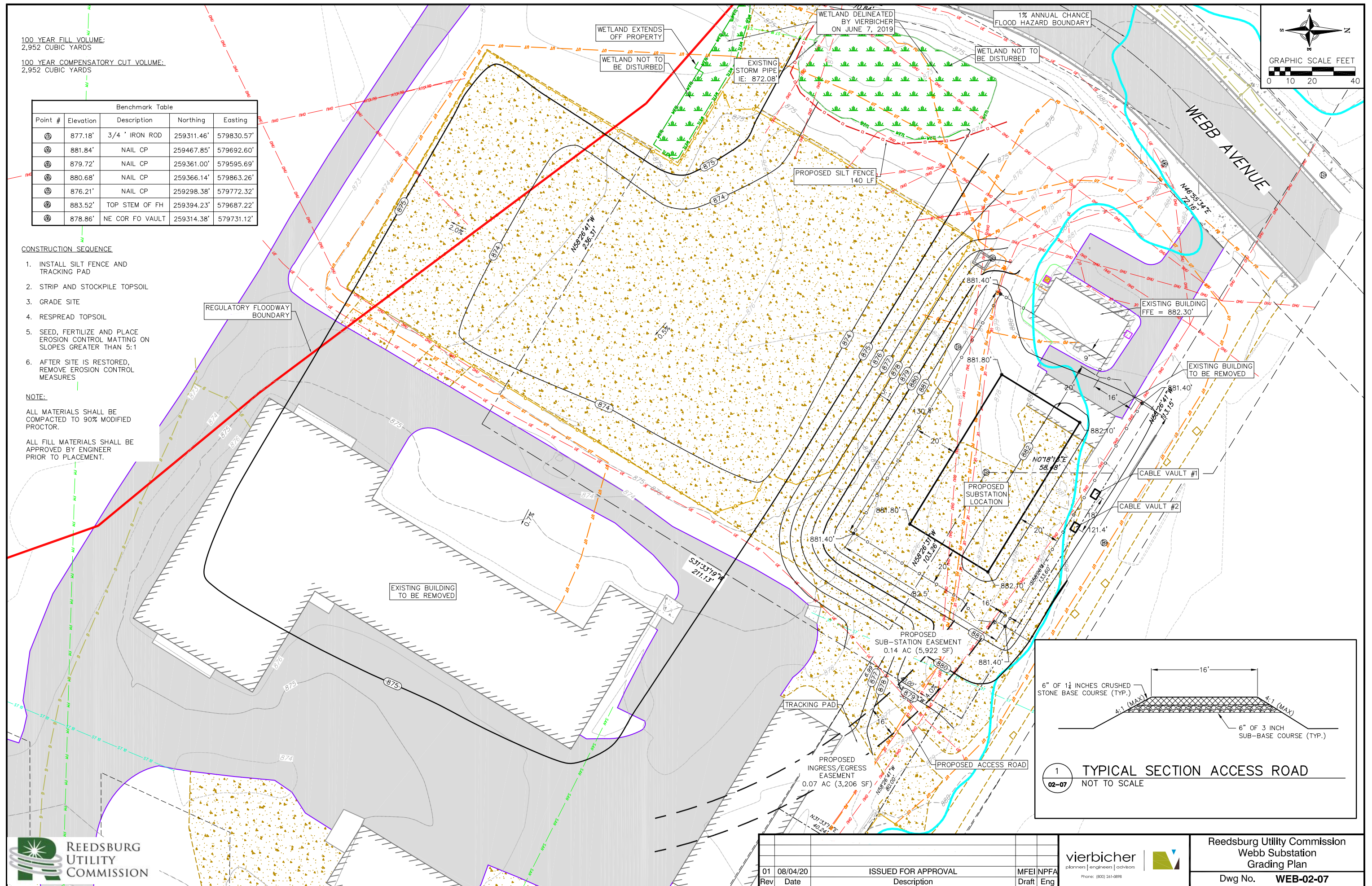
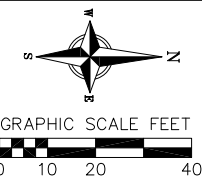
Permit No.	Fee \$
------------	--------

Benchmark Table				
Point #	Elevation	Description	Northing	Easting
①	877.18'	3/4" IRON ROD	259311.46'	579830.57'
②	881.84'	NAIL CP	259467.85'	579692.60'
③	879.72'	NAIL CP	259361.00'	579595.69'
④	880.68'	NAIL CP	259366.14'	579863.26'
⑤	876.21'	NAIL CP	259298.38'	579772.32'
⑥	883.52'	TOP STEM OF FH	259394.23'	579687.22'
⑦	878.86'	NE COR FO VAULT	259314.38'	579731.12'



Benchmark Table				
Point #	Elevation	Description	Northing	Easting
④	877.18'	3/4" IRON ROD	259311.46'	579830.57'
④	881.84'	NAIL CP	259467.85'	579692.60'
④	879.72'	NAIL CP	259361.00'	579595.69'
④	880.68'	NAIL CP	259366.14'	579863.26'
④	876.21'	NAIL CP	259298.38'	579772.32'
④	883.52'	TOP STEM OF FH	259394.23'	579687.22'
④	878.86'	NE COR FO VAULT	259314.38'	579731.12'

- NOTE:
- ALL MATERIALS SHALL BE
COMPACTED TO 90% MODIFIED
PROCTOR.
- ALL FILL MATERIALS SHALL BE
APPROVED BY ENGINEER
PRIOR TO PLACEMENT.



Plan Commission
Staff Report

DATE: 8/11/2020

APPLICANT: Chad & Sara Noltner

LOCATION: 349 Myrtle St; Parcel #0547

ZONING: R-1 Residential

DESCRIPTION: Consider solar access easement for garage-mounted solar panels (§ 690-59).

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North- R-1 Residential
- West- R-1 Residential
- South- R-1 Residential
- East- R-1 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Myrtle St & 4th St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS:

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

SCHOOLS:

PARKS:

ADMINISTRATOR:

§ 690-59 Solar and wind access

(3) Permit grant.

- a) The Plan Commission shall grant a permit if it determines that:
 - 1. The granting of a permit will not unreasonably interfere with the orderly land use and development plans of the municipality;
 - 2. No person has demonstrated that she or he has present plans to build a structure that would create an impermissible interference by showing that she or he has applied for a building permit prior to receipt of a notice under § 690-59D(1), has expended at least \$500 on planning or designing such a structure or by submitting any other credible evidence that she or he has made substantial progress toward planning or constructing a structure that would create an impermissible interference; and
 - 3. The benefits to the applicant and the public will exceed any burdens.
- b) The Plan Commission may grant a permit subject to any condition or exemption it deems necessary to minimize the possibility that the future development of nearby property will create an impermissible interference or to minimize any other burden on any person affected by granting the permit. Such conditions or exemption may include but are not limited to restriction on the location of the collector and requirements for the compensation of persons affected by the granting of the permit.

(4) Record of permit. If the Plan Commission grants a permit:

- a) The Commission shall specify the property restricted by the permit under § 690-59D(5) and shall prepare notice of the granting of the permit. The notice shall include the identification required under § 690-59D(1) for the owner and the property upon which the solar collector is or will be located and for any owner and property restricted by the permit under § 690-59D(5), and shall indicate that the property may not be developed and vegetation may not be planted on the property so as to create an impermissible interference with the solar collector which is the subject of the permit unless the permit affecting the property is terminated under § 690-59D(7) or unless an agreement affecting the property is filed under § 690-59D(8) .
- b) The applicant shall record with the Register of Deeds of the county in which the property is located the notice under Subsection D(4)(a) for each property specified under Subsection D(4)(a) and for the property upon which the solar collector is or will be located.

STAFF COMMENTS: As you can see, this easement is being requested after the fact with the recent planting of trees by the neighbor. The 2015 permit was approved with the condition that if the easement was needed, to apply to the Plan Commission.

I've dealt with both property owners on previous building permits, and they seem to be reasonable. Therefore I hope we can reach a conclusion satisfactory to both sides. The trees are newly planted so there may be time to alter them if needed.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, August 11, 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: Cheryl & Sara Noltner

ADDRESS: 349 Myrtle St. **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** (608) 963-8471 **FAX:** _____

E-MAIL: Cnoltner@Charter.net

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: Same as above **PARCEL #:** 0547

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) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

For **VARIANCE** requests, also answer "C" on back page.

☒ **Other or Annexation:** Solar Access

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.

Cheryl Noltner, 7/6/2020

Applicant Signature / Date

Cheryl Noltner, 7/6/2020

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 #	1.035376	_____
Solar Access	_____	_____

*Pat ✓
7/7/20*

\$400

**City of Reedsburg
Notice of Solar Access Permit**

The Reedsburg Plan Commission will review and act on the following land use application. You are being sent this notice as a neighboring property owner who may be affected by the proposed request. If you have any questions, please call Brian Duvalle, 608-768-3354 or bduvalle@ci.reedsburg.wi.us Monday-Friday 7:30AM-4:00PM.

As an affected property owner, you have 30 days to request a hearing on this matter. Please send request to the above e-mail or 134 S. Locust St, Reedsburg, WI 53959.

If requested, a tentative Plan Commission meeting may be held at 6:00PM, September 8, 2020. You will be notified of that meeting when the date gets closer.

APPLICANT: Chad & Sara Noltner

LOCATION: 349 Myrtle St

PROPOSED LAND USE REQUEST: Solar Access Permit

DESCRIPTION: Installation of current solar panels on garage and the need to allow for clear access to solar rays. The installation and access could affect the rights to develop your property or plant vegetation.

Name: Amber Emery

Signature: Amber Emery

Address: 343 Myrtle St.

Date: 7-8-20

Brian Duvalle

From: amber emery <bjeche82@yahoo.com>
Sent: Thursday, July 9, 2020 2:53 PM
To: Brian Duvalle
Subject: Notice of solar access permit

Hello Brian,
I would like to request a hearing about the solar access permit.

Thank you,
Amber Emery

Sent from my iPad

CITY OF REEDSBURG

PERMIT

PERMIT #: V007133-051216

LOCATION: 349 Myrtle Street

PARCEL #: 276-0547

OWNER:
Chad and Sara Noltner
608-963-8471

ZONING DISTRICT: R-1

DESCRIPTION OF WORK:

Solar installation 7.95 kw, roof mount on garage.

CONDITIONS OF APPROVAL:

1. Comply with NEC.
2. Plan commission approval needed for neighbor deed restrictions.

TYPE OF PERMIT:

Alterations

CONTRACTORS: Is owner performing work? No

Name: All Sky Energy
Name: Keith Kahlow
Name:
Name:
Name:

Type: Electrical
Type: Electrical
Type:
Type:
Type:

Phone: 608-516-5644
Phone: 608-516-5044
Phone:
Phone:
Phone:

Note: When listed,
the Excavation
Contractor is jointly
responsible with the
owner for erosion
control.

Estimated Project Cost: \$19000.00

All construction activities undertaken in relation to this permit shall be in strict compliance with the ordinances of the City of Reedsburg and the State of WI Codes. All cited violations shall be corrected within 30 days of notification. This permit expires 24 months from the date of issuance. Requests for inspections shall be made 48 hours in advance. Work shall not proceed until an inspection has been made or the 48 hours has elapsed.

Issued By: Brian Duvalle

Date: 5/12/2016

Call (608) 524-6404 for inspections

FEES:

435200 Zoning: \$

435100 Building: \$

435300 Plumbing: \$

435120 Electrical: \$61.00

Permit Fees Paid: Yes

435110 Wis Seal: \$

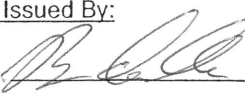
20-635000 Sewer: \$

43-461600 Park: \$

Total Fees:
\$61.00

Permit fees are
not refundable

THIS PERMIT CARD MUST BE DISPLAYED IN A CONSPICUOUS LOCATION UNOBSTRUCTED FROM PUBLIC VIEW

Reedsburg Uniform Building Permit Application Permit Fees Are Unrefundable		Permit No. 7133-051216 Parcel No. 0547
LOCATION: Permit Request: ☐ Construction ☒ Electrical ☐ Plumbing ☐ HVAC ☐ Erosion ☐ Zoning ☐ Demolition		
Set Address: 349 Myrtle St Reedsburg		Right: _____ ft. Left: _____ ft. Front: _____ ft. Rear: _____ ft.
District: E-1	Lot Area: _____ sq. ft.	SUBDIVISION: _____ Lot No.: _____
Owner's Name: Chad and Sara Noltner Mailing Address: 349 Myrtle St Phone: (608) 963-8471		Owner is ultimately responsible for all code compliance related to the work for which this permit is issued.
Construction Contractor's Name: All Sky Energy Mailing Address: E10237 Greimel RD Paradox WI Phone: 608-516-5841		Identification No. 1331548
Electrical Contractor's Name: Keith Kahlou Mailing Address: _____ Phone: _____		Identification No. 932790
Plumbing Contractor's Name: _____ Mailing Address: _____ Phone: _____		Identification No. _____
HVAC Contractor's Name: _____ Mailing Address: _____ Phone: _____		Identification No. _____
Excavation Contractor's Name: _____ Mailing Address: _____ Phone: _____		Identification No. _____
BRIEFLY DESCRIBE PROJECT: Solar Installation 7.95 KW Roof Mount on garage		For New Construction: Use: ☐ Resid. (Permanent) ☐ Resid. (Seasonal) ☐ Non-Residential Construction Type: ☐ Site Built ☐ Manufactured Area Involved: Unfin. Bsmt.: _____ sq.ft. Living Area: _____ sq.ft. Garage: _____ sq.ft. Total: _____ sq.ft.
ESTIMATED PROJECT COST: \$ 19,000 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.		HVAC Equipment: ☐ Forced Air Furnace ☐ Radiant Baseboard/Panel ☐ Heat Pump ☐ Boiler ☐ w/Central Air Conditioning Electrical: Entrance Panel Size: _____ amp Service: ☐ Underground ☐ Overhead Stories: ☐ 1-Story ☐ 2-Story ☐ Other (List) _____ ☐ w/Basement Foundation: ☐ Concrete ☐ Masonry ☐ Treated Wood ☐ Other (List) _____ Energy: Nat. Gas ☐ LP Gas ☐ Elec ☐ Space Htg: ☐ Water Htg: ☐ Heat Loss: Envelope: _____ BTU/HR Infiltration: _____ BTU/HR Plumbing and Water: Water: ☐ Municipal ☐ Private On-Site Well Sewer: ☐ Municipal ☐ Septic (List Permit # _____) Permit No.: _____
SIGNATURE OF APPLICANT:  DATE: 5/6/16		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. 1) comply w/ NEC 2) Plan Commission approval needed for neighbor deed restrictions		
Pdck 5-6-16		
Fees (per Ch. 32 Municipal Code): Zoning: _____ Cert Occ: _____ HC Lift: _____ Plbg: _____ Const: _____ Elec: 61 HVAC: _____ State Seal: _____ Acc Str.: _____ Swr Tap: _____ Demoln: _____ Park: _____		Pay Water Impact @ RUC: 61 Total: 61 ☐ 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.: 1070808 Date Issued: 5-6-16		Page 38 of 43

July 1, 2020

CHAD V NOLTNER
349 MYRTLE ST
REEDSBURG, WI 53959

RE: Solar Panels

This letter is sent in response to your concern about the neighboring property owners planting trees that may block your solar access in the future.

Included with this letter is a copy of the solar panel building permit and application, Plan Commission application, solar access notice, and city ordinance on solar regulations. If you wish to prohibit potential interference with your solar access, you will need to apply to the Plan Commission. The fee is \$400 plus any unseen additional costs that may arise. The process works as follows:

1. Submit land use application and \$400 fee;
2. Have neighbor(s) sign solar access notice and return to City Hall;
3. Place on Plan Commission agenda after 30 day time period;
4. Hold Plan Commission meeting 30 days later;
5. If approved, record solar access easements with Sauk County.

The solar access notice shall be signed by any neighboring property owner(s) you think should be included. The owner shall print, sign and date the lower portion of the notice. Then return a copy to City Hall. The Plan Commission will then review at least 30 days after the notice is signed at their normal monthly meeting. Another 30 day notice time period is required before reviewing.

Thank you for your consideration and please contact me at the above number or bduvalle@ci.reedsburg.wi.us with any questions.

Sincerely,



Brian Duvalle
Planner/Building Inspector

CC: City Attorney's Office

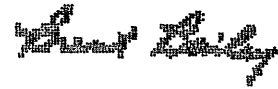


EXAMPLE

000154

DOC# 1024587

Recorded
JAN. 14, 2011 AT 08:30AM



REGISTRAR'S OFFICE
SAUK COUNTY WI
RECEIVED FOR RECORD
Fee Amount: \$30.00

NOTICE
OF
SOLAR ACCESS PERMIT

Document Number

The City of Reedsburg, pursuant to Wis. Stat. § 66.0403 and City of Reedsburg Code § 17.28 hereby gives notice that a Solar Access Permit has been granted upon application filed by Thomas W. Peters and Joseph E. Peters, owners of the following described real estate located in the City of Reedsburg, Sauk County, Wisconsin:

Lot five (5) Sanders Subdivision in the City of Reedsburg, Sauk County, Wisconsin.

Tax Parcel Number: 276 1444-00000

This permit benefits the Peters parcel, Tax Parcel Number: 276 1444-00000, and burdens the following described parcels in the City of Reedsburg, Sauk County, Wisconsin:

Recording Area

Name and Return Address

Joseph J. Hasler
LaRowe, Gerlach & Roy, LLP
P.O. Box 231
Reedsburg, WI 53959

276 1442-00000; 276 1443-00000;
276 1444-00000; 276 1445-00000;
276 1449-00000

Parcel Identification Number (PIN)

(1) Tax Parcel Number: 276 1442-00000

Owners of Record: Peggy S. Weaver

Street Address: 1021 11th Street
Reedsburg, Wisconsin 53959

Legal Description: Lot 3 of Sanders Subdivision in the City of Reedsburg, Sauk County, Wisconsin.

(2) Tax Parcel Number: 276 1443-00000

Owners of Record: June T. Schara

Street Address: 1112 Pineview Drive
Reedsburg, Wisconsin 53959

Legal Description: Lot Four (4) Sanders Subdivision in the City of Reedsburg, Sauk County, Wisconsin.

000155

(3) Tax Parcel Number: 276 1445-00000

Owners of Record: The Katherine A. Hearn Revocable Trust dated January 1, 2007, and the Hearn Family By-Pass Trust dated January 1, 2007

Street Address: 1020 12th Street
Reedsburg, Wisconsin 53959

Legal Description: Lot 6, Sanders Subdivision, in the City of Reedsburg, Sauk County, Wisconsin. (Located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Three (3) Township Twelve (12) North of Range Four (4) East.)

(4) Tax Parcel Number: 276 1449-00000

Owners of Record: Douglas T. Mittelstaedt and Amy M. Jablonski

Street Address: 1151 Pineview Drive
Reedsburg, Wisconsin 53959

Legal Description: Lot Ten (10), Sanders Subdivision, in the City of Reedsburg, Sauk County, Wisconsin; EXCEPT Lot 1, Certified Survey Map No. 605.

The burdened properties may not be developed and vegetation may not be planted so as to create an impermissible interference with the solar collector which is the subject of the permit unless: (a) the permit is terminated; or, (b) an agreement is filed.

CITY OF REEDSBURG

Dated: 12/29/10

David G. Estes
David G. Estes, Mayor

Dated: 12-29-2010

Anna L. Meister
Anna L. Meister, Clerk-Treasurer

Subscribed and sworn to before me by
David G. Estes and Anna L. Meister
this 29th day of December, 2010.

Anita M. Young
Notary Public, Sauk County, Wisconsin
My Commission expires/is: 12-01-13

