



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
September 8, 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 AUGUST 11, 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 recommending preliminary plat for 18th Addition to Ernstmeyer Acres Subdivision-North from end of Doris Rd; Parcel#4150-10000- Ernstmeyer Land Co.
- B. Discuss solar panels and solar access.

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



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

Present: Alder Mike Gargano, Alder Dave Knudsen, Steve Zibell, Greg Finkel

Absent: Jay Brunken, Dan DeBaets

Staff: Brian Duvalle

Approval of Minutes: Motion by Knudsen, seconded by Finkel to approve the 7/14/20 meeting minutes.

Motion approved

Consider Conditional Use Permit for solar panel installation (§ 690-59) with 8'-high fence at MATC-Reedsburg – 300 Alexander Ave; parcel #1908 – Madison College.

These panels would supply 50% of the school's energy and be far enough away to not require an access easement. Discussion held on timeframe for fence.

Motion by Gargano, seconded by Finkel to approve the CUP as presented with the condition that panels and fence be removed if panels become inoperable in the future.

Motion approved

Consider site plan for relocating electric substation – 412 S Walnut St; Parcel #1659 – Reedsburg Utility Commission.

With the current substation in the floodplain, it has to be taken out of service in the event of a flood. The relocated substation would be completed by fall 2021. Two feet of freeboard is required.

Motion by Knudsen, seconded by Gargano to approve the site plan as presented.

Motion approved

Consider solar access easement for garage-mounted solar panels (§ 690-59) – 349 Myrtle St; Parcel #0547 – Chad & Sara Noltner.

Duvalle stated that the panels were installed in 2015 with an electrical permit and conditioned to apply to Plan Commission if solar access easement was needed. The neighbor recently planted trees in their backyard. Chad Noltner stated they invested in solar and need the trees maintained. Neighbor Amber Emery stated that the Hot Wing Maple trees were planted about 1.5 years ago but will maintain them. She added that the panels cause run-off onto her property. Discussion held on State Statute 66.0403, which requires access from 9AM-3PM. Knudsen stated that mistakes were made on this previously and should only be approved with Emery's consent since it is being reviewed after the fact.

Motion by Estes, seconded by Gargano to approve the solar access easement per State statute 66.0403 with no Impermissible Interference from 9am-3pm.

Motion approved

Consider street names for future Fawn Valley Condos plat amendment.

Discussion held on keeping a similar theme to the surrounding area street names.

Motion by Gargano, seconded by Zibell to approve Fawn Valley Court and Woodland Trail.

Motion approved

Motion by Gargano, seconded by Finkel to adjourn at 6:53 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Plan Commission
Staff Report

DATE: 9/8/2020

APPLICANT: Ernstmeyer Land Co.

LOCATION: North from end of Doris Rd; Parcel # 4150-10000

ZONING: R-2 Residential

REQUEST: Preliminary Plat

DESCRIPTION: Consider preliminary plat of 18th Addition to Ernstmeyer Acres.

General Findings

SURROUNDING LAND USES:

- North – Open space
- West – Open space, dump site
- South – Residential
- East – Open space

ZONING:

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

TOPOGRAPHY: Slopes up to north

STREET R.O.W./TRAFFIC/ACCESS: Doris Rd; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS:

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES: Wants to ensure the lots will have the standard easements along lot lines.

SCHOOLS:

PARKS:

ADMINISTRATOR:

STAFF COMMENTS:

The lot lines for Lot 10 were altered to fit within the city limits, but does not fully flow the city limit border.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, September 8, 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: Erving Land Co.
ADDRESS: 33599 Hwy K **CITY:** LeVall **STATE:** WI
ZIP: 53941 **PHONE:** 608-415-3900 **FAX:** _____
E-MAIL: Jeff@ErvingLandCo.com
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: _____ **PARCEL #:** 4150-1

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:** X **Final Plat:** _____ **Name of Plat:** 18th Addition
- ☐ **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.

 18-31-2020
Applicant Signature / Date

Owner Signature / Date

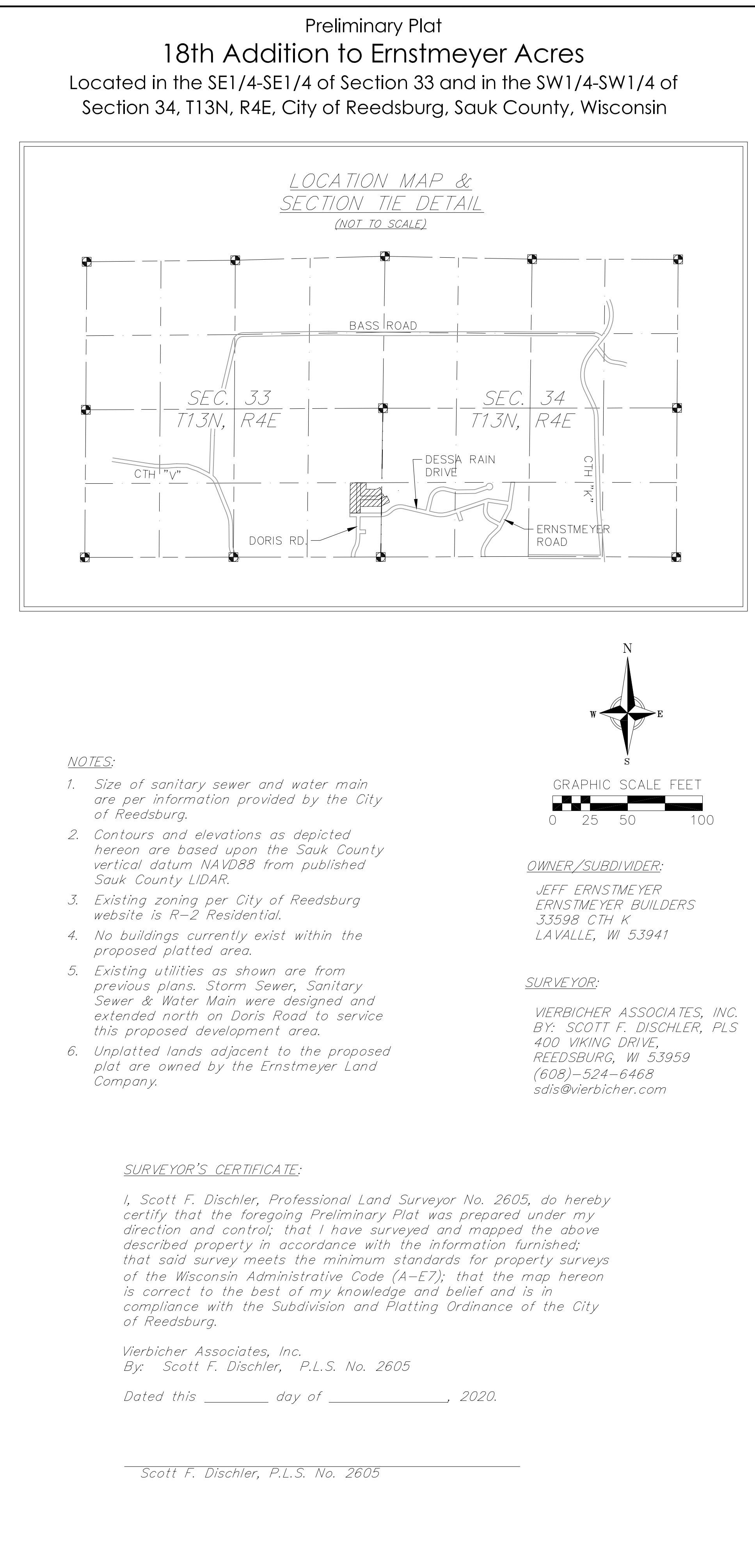
Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

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

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

Cond Use; Site Plan	\$153	_____
Cond Use-Agriculture	\$400	_____
Variance	\$112	_____
Rezoning	\$200	_____
C.S.M.	\$171	_____
Subdivision Plat	\$610	<u>X</u>
= w/ Stormwater Plan	\$100	_____
Flood Plain Zone	\$189	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>9-1-2020</u>	
Receipt #	<u>1.035910</u>	



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

18TH ADDITION TO ERNSTMEYER ACRES
PRELIMINARY PLAT
DORIS ROAD EXTENSION
REEDSBURG, WISCONSIN 53959

[illegible]