



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](http://www.reedsburgwi.gov)

City Plan Commission Agenda  
December 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 NOVEMBER 10, 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 rezoning property from R-2 Residential to B-2 Business, which if approved, would allow commercial use of the property. Rezoning to B-3 Business might also be considered. – 1104 Maple St; parcel #1784-00000 – RG Rezin Inc.
- B. Discuss upcoming Comprehensive Plan.

**II. ADJOURN:**



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## Reedsburg Plan Commission

November 10, 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, Greg Finkel, Steve Zibell, Jay Brunken, Dan DeBaets

**Absent:**

**Staff:** Tim Becker, Brian Duvalle

**Approval of Minutes:** Motion by Gargano, seconded by Brunken to approve the 10/13/20 meeting minutes.

Motion approved

**Consider rezoning property from B-1 Business to B-3 Business – 139 S Webb Ave, Parcel #0996 - Safe Harbor Homeless Shelter**

The property has a pending sale and will be used as a single-family residence.

Motion by Knudsen, seconded by DeBaets to recommend approval to Council.

Motion approved

**Consider recommending final plat of Fawn Valley Estates Subdivision and rezoning parcel from R-3 Residential to R-2 Residential – Located on site of Fawn Valley Condominiums, Fawn Valley Dr; Parcel #2046-12000 – Fawn Valley Estates LLC, Shea Geffert, Managing Member.**

The new easements were reviewed. Neighbor Craig Stovey asked about stormwater (use existing), tree line (will remain), timeframe to fully develop (hopefully in a few years), Fawn Valley Dr improvements (nothing at this time), speed limit signs (25 mph), and stated that the Fawn Valley Dr and Viking Dr intersection can be tricky to maneuver. Gargano replied that traffic control will be addressed as the subdivision is developed.

Discussion on rezoning to eliminate the possibility of multi-family apartments. Knudsen stated there is no immediate concern for apartments, but neighbor Ana Maria Gorius stated that R-2 is better for property values.

Motion by Gargano, seconded by Brunken to recommend approval to Council of the final plat and rezoning to R-2 Residential.

Motion approved

Motion by Gargano, seconded by Knudsen to adjourn at 6:21 PM.

Motion approved

Respectfully submitted,

Brian Duvalle  
Planner/Building Inspector

**Plan Commission & Common Council**  
**Staff Report**

**DATE:** Plan Commission – December 8, 2020 – 6:00PM  
Common Council – January 11, 2021 – 6:00PM

**APPLICANT:** RG Rezin Inc.

**LOCATION:** 1104 Maple St; parcel #1784-00000

**ZONING:** R-2 Residential

**DESCRIPTION:** Consider rezoning this property from R-2 Residential to B-2 Business, which if approved, would allow commercial use of the property.

**General Findings**

**SURROUNDING LAND USES:**

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

**ZONING:**

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

**TOPOGRAPHY:** Flat slopes; likely shallow bedrock

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

**ENVIRONMENTAL HAZARDS/CONDITIONS:** None known

**COMPREHENSIVE PLAN DESIGNATION:** Residential with local commercial

**COMMENTS:**

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

SCHOOLS:

PARKS:

ADMINISTRATOR:

**STAFF COMMENTS:** This lot has been for sale for a number of years. Several interested parties have inquired about it during that time, but other than a single-wide mobile home proposal, none of them were interested in residential. This is most likely due to its location on a corner lot with heavy truck traffic and bordering the Industrial Park and mobile home park as not being desirable for a house.

The newest interested buyer is considering mini storage for the site. While B-3 is appropriate for this site, B-2 is the only zone that would allow mini storage (as a conditional use). So it could be looked at as a transitional zone between the R-2 and I-3, plus there is mini storage a block to the west on S Grove (although this review is about rezoning only and not about storage buildings). The lot is about 12,000 SF with 25' setbacks on both the west and east lot lines, so any potential commercial use would be limited in size.

#### **Exhibit List**

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, December 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:** RG Rezin Inc.

**ADDRESS:** PO Box 550 **CITY:** Tomah **STATE:** WI

**ZIP:** 54660 **PHONE:** 608-374-8903 **FAX:** \_\_\_\_\_

**E-MAIL:** prezin@usemco.com

**PROPERTY OWNER:** (if different from Applicant) \_\_\_\_\_

**LOCATION:** 1104 Maple St. **PARCEL #:** 276-1784-00000

**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:** Residential<sup>R-2</sup> **To:** B-2 Business **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.

 Pres. 1 12-1-20  
**Applicant Signature / Date**

 Pres. 1 12-1-20  
**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  | _____    |
| Cond Use-Agriculture \$400 | _____    |
| Variance \$112             | _____    |
| Rezoning \$200             | <u>X</u> |
| C.S.M. \$171               | _____    |
| Subdivision Plat \$610     | _____    |
| - w/ Stormwater Plan \$100 | _____    |
| Flood Plain Zone \$189     | _____    |
| Annexation \$200           | _____    |
| Plan Amend \$200           | _____    |
| Date Paid                  | _____    |
| Receipt #                  | _____    |

pdv





# City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 69'

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Print Date: 12/3/2020



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