

## **Reedsburg Plan Commission**

**February 9, 2021**



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

**Present:** Alder Dave Knudsen, Steve Zibell, Greg Finkel, Jay Brunken

**Absent:** Alder Mike Gargano, Dan DeBaets

**Staff:** Tim Becker, Brian Duvalle

**Approval of Minutes:** Motion by Brunken, seconded by Finkel to approve the 1/11/21 meeting minutes.  
Motion approved

**Consider annual Conditional Use Permit for farming on vacant residential-zoned lots – Hay Creek Estates Subdivision; along Hay Creek Trail and Russell Court, between Myrtle St. and N. Dewey Ave – Hay Creek Estates LLC**

Motion by Estes, seconded by Zibell to approve the CUP as presented and with 2020 conditions.

1. Notify neighbors in person or phone call at least 24 hours in advance of harvesting.
2. Hay only
3. Minimum of 2 harvests, maximum of 4.
4. Harvest during daylight hours only
5. Maintain treebank
6. 5' sidewalk setback
7. Remove bales within 24 hours; Maximum 3' height of hay
8. Clean-up date of November 15, 2021.

**Consider annual Conditional Use Permit for farming on vacant residential and commercial-zoned lots – Eastridge Estates Subdivision and two vacant lots on south side of Huntington Park Dr between Viking Dr and Eastridge Circle - 276-2200-51000; 276-2626-8061 – ERH LLC / Harlen Olson**

An email was received from Jessie Phalen opposed to request. Knudsen suggests re-visiting the residential/farming standards in the future.

Motion by Knudsen, seconded by Brunken to approve the CUP as presented and with 2020 conditions as applicable. If 1+ lots of parcels 2626-451/452/453 go into contract prior to growing season, they are disqualified.

1. Hay, soybeans
2. Minimum of 2 harvests and maximum of 4 harvests with maximum 3' height
3. Notify residents 24 hours prior in person or with door hangers for spraying and harvesting
4. Maintain/trim along curbs
5. Hours are to be 7am – 9pm
6. 5' setback along adjacent lots
7. Remove hay bales within 48 hours of harvest
8. Clean-up date of November 15, 2021.

**Consider site plan review for new 6,480 square foot storage building. – 1200 Industrial St; parcel #2091-00000 – Cellox, LLC**

The building is to be used for cold storage and should be the last as future growth will include expansion of the main building.

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

Motion approved

**Consider sign permit for electronic ground sign in R-2 Residential zone per § 690-104. – 1225 N Dewey Ave; parcel #1450-00000 – Church of God**

An email was received in support from Lisa Sussek. The new sign is the same size and location as previous sign.

Motion by Knudsen, seconded by Brunken to approve the sign as presented.

Motion approved

**Consider recommending Certified Survey Map and written agreement to divide existing tax parcel into two parcels: Lot 1 and Outlot 1. – SW corner of Hwy 136 (River Acres Lot 2) and Junction Rd; Parcel #010-0760-01000 – Steven Blakeslee**

The proposed lot is an outlot as it is unbuildable and intended for a canoe launch. Town and RADC recommend approval.

Motion by Knudsen, seconded by Estes to recommend approval to Council as presented.

Motion approved

**Consider Request for Proposal regarding 2022 Comprehensive Plan**

Discussion on adding WWTP, regional park on west side and water service to RFP. Delete the cost amount.

Motion by Knudsen, seconded by Brunken to approve the RFP with deletion of the cost amount (#5).

Motion approved

**Consider recommendation of extraterritorial boundary line location per Intermunicipal Boundary Agreement which is part of the Official Extraterritorial Zoning Map**

Motion by Estes, seconded by Knudsen to approve as inclusion with Comprehensive Plan process.

Motion approved

Motion by Brunken, seconded by Finkel to adjourn at 6:49 PM.

Motion approved

Respectfully submitted,

Brian Duvalle  
Planner/Building Inspector