

**City of Reedsburg
Plan Commission
January 14, 2014**



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 6:00 p.m. in Reedsburg City Hall. Present: Alderperson Jim Heuer, Alderperson Dave Knudsen, Jim Schulenburg, & Steve Zibell (arrived later). Absent: Charlie Backeberg. Also present: City Administrator Ken Witt & Brian Duvalle.

Approval of Minutes: Motion by Knudsen, seconded by Heuer to approve the 12/10/13 minutes.

Motion approved

Consider a Conditional Use Permit for annual farming on residential-zoned properties - 1040 Clark St; parcel #s 3180 & 3202 - Sauk County Conservation, Planning & Zoning
This CUP would be the same as in 2013.

Motion by Knudsen, seconded by Schulenburg to approve of the CUP with the 2013 conditions.

1. Hours of operation 7am-9pm
2. Remove crops by December 1, 2014
3. Notify neighbors 24 hours prior in person or with door hangers for spraying or harvesting
4. Maintain/trim along curbs
5. 5' setback along adjacent lots

Motion approved

Consider a Conditional Use Permit for annual farming on residential and commercial-zoned properties - Eastridge Estates Subdivision and 350 Viking Dr, Parcel #2200-091; 1820 Huntington Park Dr, Parcel #2200-092; Parcel #2626-8061 - ERH LLC / Harlen Olson
This CUP would be the same as in 2013. There was an e-mail in support from neighbor Todd Olson. Neighbor Sandra Hughes had expressed concern about weeds affecting her allergies, and spraying was discussed. Harlen Olson would see what he could do about the weeds, but spraying pumpkin patches can be difficult.

Motion by Heuer, seconded by Knudsen to approve of the CUP as presented and with the 2013 conditions.

1. Hay in Eastridge Area
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. Lots 10, 94, 95, 96 (next to park) are not to be used for Ag
6. Hours are to be 7am – 9pm
7. 5' setback along adjacent lots
8. Remove hay bales within 48 hours of harvest
9. Pumpkins, with wheat/grain surrounding, on the lower lots with a clean-up date of November 15, 2014.

Motion approved

Consideration for Wind Energy Systems and Zoning Administration Amendments, Sec. 17.28

Duvalle stated that there appears to be two different procedures in State law: 66.0401 (also used in PSC 128) and 66.0403. Section 66.0403 is similar to the solar regulations, is less strict, and should be the one to use according to Attorney Jim Gerlach. Knudsen stated he favors fewer restrictions. Discussion was held on whether a developer would need to apply for a permit under current city zoning. Discussion was held on different sizes of windmills and their different review processes and standards. The Commission agreed to continue working on this by incorporating wind regulations with solar.

Consideration of a Cell Tower Amendment, Sec. 17.27

Duvalle stated that there is a new State law regulating cell towers. Discussion was held on reviewing Class 2 collocations, which would be done administratively. Discussion was held on which zoning districts to allow towers. The Commission decided to leave it as is by not specifying any districts.

Motion by Knudsen, seconded by Heuer to recommend approval of the amendment to the Common Council.

Motion approved

Consideration of a Non-Conforming Uses/Structures Amendment, Sec. 17.15

This amendment is also based on a new State law. Nonconforming uses would still follow the 50%-rule, but nonconforming structures could be repaired or replaced with no restriction.

Motion by Knudsen, seconded by Heuer to recommend approval of the amendment to the Common Council.

Motion approved

Discussion of Downtown Design Guidelines

This issue is being brought back after it was mentioned as part of the branding exercises. Discussion was held on who would review future requests, which it was believed should be the Plan Commission. Discussion was held on reviewing changes to historic buildings, which led to a discussion on certifying the Historic Preservation Commission. CLG would give the HP Commission ordinance authority rather than having the State review requests on register buildings. Duvalle will look into the procedure for certification and bring information back at a future meeting.

Adjournment: Motion by Heuer, seconded by Schulenburg to adjourn at 7:17 pm.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector