

Reedsburg Plan Commission
March 8, 2016



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

Present: Alder Dave Knudsen, Charlie Backeberg, Steve Zibell & Jim Schulenburg

Absent: Alder Jim Heuer & Zach Meyer

Also present: Brian Duvalle

Approval of Minutes: Motion by Knudsen, seconded by Schulenburg to approve the 2/9/16 minutes.

Motion approved

Consider annexation and rezoning (Agricultural to R-3 Residential) of Town of Reedsburg Parcel #030-0036; S 2-12-4 PRT W1/2 NE1/4 – Adam & Melanie Lindloff.

Neighbor Calvin Craker spoke in opposition to the request because he was told previously that the subdivision/area would only be single-family in the future and that the nearby duplexes attract more police responses. Discussion was held on a potential multi-family development needing site plan review and the future land use map indicating multi-family use.

Motion by Knudsen, seconded by Estes to recommend approval to the Common Council.

Motion approved

Discuss and consider whether to require a future Conditional Use Permit for a contractor home business at 204 Myrtle St; Parcel #0598 – Andrew & Mary Huntamer.

Dan Urban stated he is opposed to the home business and submitted photos. He stated the vehicles are too large for the neighborhood and the use does not meet performance standards. Robert Norwalk stated that there is too much equipment and used to be a quiet neighborhood. Michelle Urban played audio of the equipment. Lois Radtke submitted photos in opposition.

Andy Huntamer stated that he did his own onsite excavation and ran the equipment for a total of 8 hours last August. He believes he has been an asset for the neighborhood such as by snow plowing. Mary Huntamer said they bought the backhoe in January 2013 and described the past mechanical work done on the equipment. They have a little more grading to do onsite and plan to have commercial space for the equipment in the future.

Discussion was held on how much more onsite work they had left. Greg Finkel stated Andy does good work but that this should not be on a residential lot. Discussion was held on the alley not being equipped for the weight of the equipment and having the business without commercial space. Knudsen stated he lives near the City Shop but still need to work within the ordinances.

Motion by Estes, seconded by Backeberg that a CUP would be required to keep the equipment and shall apply by the next meeting.

Motion approved

Consider annual Conditional Use Permit for farming of vacant residential and commercial-zoned lots - Eastridge Estates Subdivision and 350 Viking Dr, Parcel #2200-091; 1820 Huntington Park Dr, Parcel #2200-092; Parcel #2626-8061 - ERH LLC / Harlen Olson

The only change from last year is the switch to grains or soybeans instead of pumpkins on the lower lots.

Motion by Backeberg, seconded by Schulenburg to approve the CUP as presented and with the 2015 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. Grains or soybeans on the lower lots with a clean-up date of November 15, 2016.

Motion approved

Consider annual Conditional Use Permit for farming of vacant residential-zoned lots - Hay Creek Estates Subdivision, between Myrtle St. and N. Dewey Ave. – Hay Creek Estates LLC

Motion by Knudsen, seconded by Backeberg to approve the CUP as presented and with the 2015 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
8. Maximum 3' height of hay

Motion approved

Consider Site Plan Review for a building addition to Seats Inc. – 1515 Industrial St; Parcel #2084-02 – Seats Incorporated.

This was previously approved by the RICDC.

Motion by Backeberg, seconded by Schulenburg to approve the site plan as presented.

Motion approved

Discuss update of future ATV route.

Dick Fish stated that he met with the Towns and that the Town of Reedsburg has a hearing on March 28. A new map and routes were discussed.

Discuss possible rezoning of religious land use properties and re-label Government zone.

Duvalle stated that this could be done to better regulate signs. Discussion was held on taking no action at this time.

Adjournment: Motion by Schulenburg, seconded by Backeberg to adjourn at 7:30 pm.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector