

**Reedsburg Plan Commission**  
**March 10, 2015**



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, Alder Jim Heuer, Steve Zibell, & Jim Schulenburg

**Absent:** Charlie Backeberg & Zach Meyer

**Also present:** City Administrator Ken Witt & Brian Duvalle

**Approval of Minutes:** Motion by Heuer, seconded by Schulenburg to approve the 2/10/15 minutes.

Motion approved

**Consider recommendation of Certified Survey Map to divide a parcel into two smaller parcels in the Town of Reedsburg. – E6681 Enterprise Dr; Parcel #030-0566-1 – Dennis Laukant & Michele Sullivan.**

This request was approved by the Town and RADC. The 66' easement is proposed per Town requirements.

Motion by Knudsen, seconded by Heuer to recommend approval of the CSM.

Motion approved

**Consider a Conditional Use Permit for annual farming on 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**

This request is the same as 2014. Several e-mails were sent by neighbors in opposition. Duvalle stated that the future resident of Lot 109 is opposed.

Motion by Heuer, seconded by Schulenburg to approve the CUP as presented and with the same 2014 conditions.

1. Hay/Wheat 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, 2015.

Motion approved

**Consideration for a Conditional Use Permit for annual farming on residential-zoned lots – Westerfair Subdivision (Exhibit Circle / Derby Row); Parcel #: 2408-133, 2408-137, 2408-138, 2408-139, 2408-143 – Pace Construction & Leasing LLC**

This request is the same as 2014. Neighbor Richard Schultz questioned why they are still getting an Ag assessment after seven years and why there are no sidewalks. He stated that the Ag assessment hurts all of Reedsburg. Witt stated that there is no time frame on the Ag assessment per state law and that sidewalks

are not installed because they would be damaged when the lot is developed. Once developed, there is a 3-year tax penalty for building Ag lots.

Motion by Heuer, seconded by Schulenburg to approve the CUP as presented and with the 2014 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

**Consideration of 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**

This request is the same as 2014.

Motion by Heuer, seconded by Knudsen to approve the CUP as presented and with the 2014 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 to build a 40' X 90' garage and storage building. – 901 S Dewey Ave; Parcel #2093-321 – Curtin Roofing LLC.**

Discussion was held on the side setback/floodplain, stormwater, drainage, and dumpster screening. Moving the building away from the north lot line will give more room to access that side and ensure no floodplain conflicts. A stormwater plan will be required.

Motion by Estes, seconded by Knudsen to approve the site plan as presented and with the following conditions.

1. Minimum 15' side setback along north property line.
2. Screen dumpster with fence.

Motion approved

**Consider zoning ordinance amendment to add Section 17.44 – Non-Metallic Mining and delete current mining standards of 17.13(4).**

Several changes were reviewed including zoning districts (to conform to the County ordinance and City industrial areas), assurances, topsoil, and storage.

Motion by Knudsen, seconded by Heuer to recommend approval of the proposed zoning amendment with removing sections on vehicle storage and repair.

Motion approved

**Consider a zoning ordinance amendment to add a Government zoning district – 17.12 Schedule 5.**

Discussion was held on having uniform standards for government lots and which lots to include. Some lots would remain in their existing zones, such as Conservancy and Business Park. Discussion was held on sign standards:

- Ground signs – maximum 35 square feet; one per 500' of lineal street frontage; 2' front setback; 15' height.
- Building signs – maximum three signs, up to 200 square feet total.
- Temporary banners & Electronic signs.

Motion by Heuer, seconded by Knudsen Heuer to recommend approval of the proposed zoning amendment and rezoning.

Motion approved

**Adjournment:** Motion by Knudsen, seconded by Schulenburg to adjourn at 7:20pm.

Motion approved

Respectfully submitted,

Brian Duvalle  
Planner/Building Inspector