

**Reedsburg Plan Commission**  
**April 12, 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, Alder Jim Heuer, Charlie Backeberg, Steve Zibell & Jim Schulenburg

**Absent:** Zach Meyer

**Also present:** Tim Becker & Brian Duvall

**Approval of Minutes:** Motion by Backeberg, seconded by Heuer to approve the 3/8/16 minutes.

Motion approved

**Consider rezoning (B-2 Business to R-3 Residential) for possible future multi-family apartment buildings. The rezoning would be contingent on the repositioning of the existing lot line between the parcels. – 1820 Huntington Park Dr & 350 Viking Dr; Parcel #s 2200-092 & 2200-091 – Luke Pelton.**

This request would be contingent on the lot line being moved and the future apartment development being approved.

Motion by Heuer, seconded by Schulenburg to recommend approval to the Common Council.

Motion approved

**Consider update of future ATV route and amended ordinance (section 17.34).**

The Town of Reedsburg is working on approval of their routes and ordinance. Sauk County is also working on their part according to Dick Fish. Discussion was held on Viking Dr, speed limits, routes and whether or not to hold a special meeting.

Motion by Knudsen, seconded by Backeberg to send out notices and hold a public hearing at the normal May Plan Commission meeting.

Motion approved

**Consider a Conditional Use Permit for a Home Business (Office for driving school) - 2237 Winfield Dr; parcel #2569 – OP's School of Driving / Scott Peterson.**

State law requires the school operator to have public space for customers.

Motion by Backeberg, seconded by Heuer to approve the CUP as presented.

Motion approved

**Consider a Conditional Use Permit for a Home Business / Excavation contractor. Contractor equipment would be repaired/serviced at 204 Myrtle St; parcel #0598. The equipment would be stored at 1244 E Main St; parcel #s 1756, 1755 & 1754 – Andrew & Mary Huntamer.**

Andrew Huntamer stated he would like to advertise his business to the public by using the E Main lots. He added that most of the time the equipment would not be at his house property. Connie Prouty stated that she was opposed because of noise. Discussion was held on how much longer the equipment may need to be kept on Myrtle St until a permanent commercial spot is found, which could be 2-3 years. Robert Norwalk submitted a petition of those in opposition. Tom Seamonson stated he knows the Huntamers well but that this should have been addressed in the past. Greg Finkel stated that this land use is dangerous and has noise and environmental problems. Jean Schaefer, whose father lives on Laurel St, is

opposed due to noise. Richard Dotz stated he lives across the street and supports the request. Heuer stated he lives nearby and can hear the equipment. Knudsen stated that he lives near the city shop but knew that when he bought his property. Schulenburg stated that the Myrtle St lot is not meant to be a business location. Estes stated that the alley is not built for heavy equipment.

Motion by Heuer, seconded by Estes to deny the Myrtle St location but approve the E Main St location and with the following conditions.

1. 25' front setback for equipment from right-of-way.
2. The CUP will become void if any or all lots are sold per section 17.18(5).

Motion approved

**Consider rezoning (Government to I-1 Light Industrial) of the Reedsburg Municipal Airport – 1720 E Main St; Parcel # 2084 – City of Reedsburg.**

This request is needed per the proposed TID #9.

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

Motion approved

**Adjournment:** Motion by Backeberg, seconded by Heuer to adjourn at 7:20 pm.

Motion approved

Respectfully submitted,

Brian Duvall  
Planner/Building Inspector