



Reedsburg Plan Commission May 10, 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: Brian Duvalle

Approval of Minutes: Motion by Heuer, seconded by Backeberg to approve the 4/12/16 minutes.

Motion approved

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

Neighbor Richard Schultz stated that it is not fair for these lots to pay lower taxes. Calvin Craker stated that there should be a step process, where the taxes would rise in future years. Discussion was held on the review process and tax assessments, which are determined by the Assessor for its land use. The Commission discussed removing Lot 57 from Ag use.

Motion by Heuer, seconded by Knudsen to approve as presented with 2015 conditions and the condition that Lot 57 (parcel #2408-143) is excluded from Ag use.

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 48 hours
8. Maximum 3' height of hay

Motion approved

Consider Certified Survey Map contingent on approval of a rezoning to R-3; and Site Plan Review for multi-family apartment buildings contingent on approval of a rezoning to R-3. There are three buildings proposed for a total of up to 144 units. – 1820 Huntington Park Dr & 350 Viking Dr; Parcel #s 2200-092 & 2200-091 – Lucas Pelton.

Pelton stated that:

- He plans to build 144 units
- Infill development; meets Airport standards
- Is a good segue land use
- Underground parking
- Can't access Viking Village lot
- \$3.1M - \$3.4M assessment per building

Louie Miller questioned having the driveway directly across from a house. Dennis Lichte questioned traffic control at Viking Dr intersection. Discussion was held on the driveway and stormwater.

Motion by Backeberg, seconded by Knudsen to approve the SPR and CSM pending Council approval of rezoning and CSM and with the following conditions:

1. Alter driveway so that it is not directly across from neighbor.
2. Approve 141 units until more lot area is added.
3. Add sidewalk to access across the lot (Huntington Park Dr to Viking Village)

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.

Adam Lindloff stated that utilities and roads are nearby and meets the long-term land use plan.

Motion by Heuer, seconded by Backeberg to recommend approval of the annexation and rezoning.

Motion approved

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

- Dick Fish reviewed the proposed County routes and State regulations.
- Dan Fleming Reviewed Sauk County club membership, safety classes, and working with other municipalities.
- Dave Dohman stated concerns about noise, safety, and insurance.
- Albie Fuhrman stated he is in favor of the routes.
- Fred Weiss stated concerns about noise and speed limits near his church.
- Jan Aslaksen stated that he lives near a route and that not all riders are responsible. He is concerned about noise enforcement and truck traffic on Railroad St.
- Mike Sloat stated concerns about safety on Granite Ave and the Webb Ave intersection.
- Dan Nichol questioned insurance requirements.
- Jay Mittelsteadt stated that he lives on a route in La Valle and has seen no problems.
- Mike Glick stated that there is more noise from snowmobiles and motorcycles.
- Mike Weber (DNR Warden) stated that they enforce in the City too and is illegal to modify ATVs.

Discussion was held on having two proposed routes, time of operation, and traffic control.

Motion by Knudsen, seconded by Heuer to recommend approval as presented and with two conditions:

1. Trial period of one year.
2. Hours of operation – 6am to 10pm.

Motion approved

Review draft TID No. 3 Boundary Amendment.

Kurt Muchow reviewed the TID information which will be used for industrial development, the Hwy 23/33 gateway, and promote workforce housing.

Motion by Zibell, seconded by Knudsen to approve.

Motion approved

Schedule Public Hearing for TID No. 3 Amendment: June 14, 2016.

Review draft TID No. 9 Project Plan and Boundary Map.

Schedule Public Hearing for TID No. 9 Creation: June 14, 2016.

Muchow discussed the TID timeframe and 12% rule.

Motion by Knudsen, seconded by Backeberg to approve and set the public hearings.

Motion approved

Consider and approve annual Conditional Use Permit for farming of vacant residential/commercial-zoned lots – 851 S. Albert Ave. & 1001 Bindl Dr; parcel #s 2537, 2563, 2563-1, 2563-2 & 2563-3 – James Schulenburg.

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

1. Corn or beans for this growing season.
2. One harvest permitted.
3. Immediate properties are notified in person or with door hangers 24 hours in advance of harvesting/spraying.
4. Maintain/trim along curbs.
5. Hours are 7am-9pm.
6. Remove crops by December 1, 2016

Motion Approved (1 Abstain – Schulenburg)

Review Annual Code of Ethics

Forms were signed and submitted.

Adjournment: Motion by Heuer, seconded by Zibell to adjourn at 8:21 pm.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector