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

Present: Alder Jim Heuer, Jim Schulenburg, Alder Dave Knudsen, Josh Bernien
Absent: Charlie Backeberg, Steve Zibell
Staff: Stephen Compton, Brian Duvalle

Approval of Minutes: Motion by Knudsen, seconded by Schulenburg to approve the 1/9/18 meeting minutes.

Consider annual Conditional Use Permit for farming on vacant 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
Motion by Bernien, seconded by Knudsen to approve the CUP as presented and with the 2017 conditions.
1. Notify neighbors in person or phone call at least 24 hours in advance of harvesting.
2. Hay only
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

Consider annual Conditional Use Permit for farming on vacant residential-zoned lots - 1040 Clark St; parcel #s 3180 & 3202 - Sauk County Conservation, Planning & Zoning.
Motion by Bernien, seconded by Knudsen to approve as presented and with prior conditions.
1. Hours of operation 7am-9pm
2. Remove crops by December 1, 2018
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
6. Soybeans for 2018

Consider Certified Survey Map to divide existing parcels – 1101 21st St & 2110 Ridgeview Dr; parcel #s 1930-01, 1930-02, 1931-012, 2583 – Vierbicher Associates.
Robert Van Meeteren of RAMC stated that they need to stay under 10 acres for their LLC lots per State rules. Discussion was held on the easterly CSM not having street frontage for the outlot per Zoning Ordinance Section 17.17(1).
Motion by Knudsen, seconded by Schulenburg to table the ‘Ridgeview Dr Parcel’ CSM.

Motion by Knudsen, seconded by Schulenburg to recommend approval to Council of the ‘21st St Parcel’ CSM.
Consider proposed rezoning from Government to R-2 Residential – 2000 N Dewey Ave; and proposed rezoning from R-2 Residential to Government – 1301 19th St; parcel #s 1932 & 1950 – Reedsburg Area Medical Center & City of Reedsburg.

Motion by Heuer, seconded by Knudsen to recommend rezoning approval as presented to Council. Motion approved

Consider rezoning and site plan for proposed Casey’s General Store (fuel, retail, car wash), contingent on rezoning from B-3 to B-2. – 1030/1048 E Main St; Parcel #s 1304/1305/1306/1307 – Arc Design Resources on behalf of Casey’s Marketing Co.

Teri Nielsen of Health Habitat stated that her business has been onsite for 43 years, moving would be a problem for customers, there are traffic problems at the intersection, and this proposal would be similar to existing businesses in Reedsburg. Bonnie Anderson related a similar situation that happened in Stoughton where the business was not approved. Teri Parker stated there are traffic concerns, lighting concerns and would compete with existing businesses. Darcy Berlin lives across the street and questioned store hours (typically 6-11 or 5-12 per Engineer Ryan Swanson), lighting (recessed lighting, cut-off at lot line) and discussed traffic accidents and signal timing. Mary Bronecki called prior to the meeting and expressed concern for the businesses having to move.

Marshall Menenga owns the strip mall and desires to sell. He offered to build a new mall but ultimately elected not to. Mike Walker stated he was pleased to see Casey’s show confidence in Reedsburg.

Swanson stated that there would be made-to-order food/bakery, 10 fuel dispensers, diesel but no large trucks, most traffic would be captured from existing, and reviewed proposed lighting. Site selection was based on the highway location, traffic counts, walkability, and property prices.

Discussion was held on traffic, lighting, and that other permitted uses that could possibly generate more traffic. Discussion was held on making a decision that is based on facts and ordinance standards rather than unsubstantiated opinions. Discussion was held on other possible locations such as the west side.

Motion by Heuer, seconded by Knudsen to recommend approval to Council of the rezoning to B-2. Motion approved (1 abstain – Schulenburg)

Motion by Heuer, seconded by Knudsen to approve the site plan with the following conditions:
1. The four lots are combined into one lot with City and RUC staff approval
2. Bring back updated Landscaping Plan for approval; emphasis on south lot line

Motion approved (1 abstain – Schulenburg)

Motion by Heuer, seconded by Schulenburg to adjourn at 7:20 PM. Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector