

**Reedsburg Plan Commission**  
March 13, 2018



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, Alder Dave Knudsen, Josh Bernien, Steve Zibell

**Absent:** Charlie Backeberg

**Staff:** Brian Duvalle

**Approval of Minutes:** Motion by Heuer, seconded by Knudsen to approve the 2/13/18 meeting minutes.  
Motion approved

**Consider updated landscaping plan for proposed Casey's General Store. This was a condition of their 2/13/18 site plan approval. – 1030/1048 E Main St; Parcel #s 1304/1305/1306/1307 – Arc Design Resources on behalf of Casey's Marketing Co.**

Engineer Ryan Swanson reviewed the new plan. The timeline for installation will depend on the street construction.

Motion by Heuer, seconded by Knudsen to approve the updated landscaping plan as presented.  
Motion approved

**Consider Certified Survey Map to divide existing parcels – 2110 Ridgeview Dr; parcel #s 1931-012, 2583, 2586 – Vierbicher Associates. This item was tabled on 2/13/18.**

Motion by Knudsen, seconded by Zibell to recommend approval to Council.  
Motion approved

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

Motion by Heuer, seconded by Estes to approve the CUP as presented with the 2017 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 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. Soybeans on the lower lots with a clean-up date of November 15, 2018.

Motion approved

**Consider Certified Survey Map for two-lot lot line adjustment at former Shell gas station. – 1375 & 1393 E Main St; Parcel #s 2048 & 2050 – Blakeslee Land Surveying.**

The former retail building is to be sold to the neighbor while the owner will keep the car wash building.

Motion by Knudsen, seconded by Backeberg to recommend approval to Council.  
Motion approved

**Consider Site Plan Review for new bus maintenance facility. – 707 N Webb Ave; Parcel #1510 – School District of Reedsburg.**

Architect Bill Simpson reviewed the building elevations. Gary Woolever stated that drainage would use the existing manhole and flow to the NW. There would be a new raised walkway and restrooms for the public. The County V driveways are for entering only. Discussion was held on County V sidewalks that will not be installed for now and maybe in the future if further development occurs. The 8'-high fence will be reviewed next week by the ZBA.

Motion by Heuer, seconded by Estes to approve the site plan as presented.

Motion approved

**Consider following land use changes for E6977 E. Reedsburg Rd; parcel #s 030-0362 & 030-0361:**

**A. Consider annexation to the City of Reedsburg**

Motion by Knudsen, seconded by Backeberg to recommend approval to Council.

Motion approved

**B. Consider Certified Survey Map for lot line adjustments, rights-of-way and easements.**

Lot 2 will remain as Ag for now. Paul Schwarzenbart asked about Hunt. Park Dr sidewalks, which will be on the north side of the street.

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

Motion approved

**C. Consider rezone to Government zoning district.**

Motion by Knudsen, seconded by Zibell to recommend approval to Council of rezoning to G zone for Lot 1.

Motion approved

**D. Consider site plan review for new Reedsburg School District development.**

Architect Diana Davis reviewed the floor plan. Discussion was held on the water service, removal of farmstead, bike lanes on E Reedsburg Rd, sidewalks, and school security.

Motion by Heuer, seconded by Backeberg to approve plans as presented.

Motion approved

**Consider zoning amendment for 'lot' and 'outlot' standards and definitions.**

Discussion was held on the State definition, deed restrictions, and Sauk County's handling of outlots. Surveyor Scott Dischler stated outlots have been used in the past for billboards stormwater, and other uses. No action taken.

Motion by Heuer, seconded by Backeberg to adjourn at 6:55 PM.

Motion approved

Respectfully submitted,

Brian Duvalle  
Planner/Building Inspector