

# City of Reedsburg Meeting of the Common Council

## January 11, 2016

Present: Mayor Estes, Alderpersons Dave Knudsen, Jim Heuer, Phil Peterson, Calvin Craker, Brandt Werner, Megan Cowan, Jason Schulte, David Moon, Bill Finnegan.  
Absent: None.  
Others: Ken Witt, Jim Gerlach, Tim Becker, Matt Scott, Brian Duvalle, Steve Zibell, Future Mayor Ethan Kroeger, Citizens, Press.

Mayor Estes called the regular session of the Common Council to order at 7:00pm in the Common Council Chambers. Mayor Estes introduced 4<sup>th</sup> grade winner of Future Mayor contest Ethan Kroeger. Master Kroeger assisted the Mayor in running the meeting.

**Moved by Craker and seconded by Heuer to approve the consent agenda, consisting of minutes from the Council meeting held on December 14, 2015; December paid bills. Motion carried 9-0.**

Public hearing on Ordinance 1820-16 Minor Land Divisions and Crosswalks. No public comments. **Moved by Peterson and seconded by Finnegan to approve Ordinance 1820-16. Motion carried 9-0 on a roll call vote.**

Public hearing on Ordinance 1821-16 Biking and Walkway requirements. No public comments. **Moved by Moon and seconded by Schulte to approve Ordinance 1821-16. Motion carried 9-0 on a roll call vote.**

Public hearing on Ordinance 1822-16 Accessory Building Height. No public comments. **Moved by Heuer and seconded by Cowan to approve Ordinance 1822-16. Motion carried 9-0 on a roll call vote.**

City Planner Duvalle gave background on the Planned Development Group permit required for the 25 unit apartment building proposed for the corner of Vine and Walnut. The building would sit on the site of the former Glory Days building and the adjacent residential multi-family house. The following standards require a waiver from the zoning ordinance as part of this review and as permitted under 17.13(5) and 17.42(11):

1. Setbacks – 25' Front; 8' Side; 25' Rear (17.12 Schedule 1) are required for R-3 zone.
  - The setbacks proposed are: **0'/10' Front and 5' side.**
2. Density – 13 units maximum (17.12 Schedule 1) for this size parcel.
  - The proposed density is **25 units.**
3. Height – 35' maximum height (17.12 Schedule 1)
  - The actual roof height will be about 35' according to the applicant. However, the roof will also contain a parapet along the north face. The 'building height' definition states that height is measured to the highest point of a flat roof. So in my opinion with the parapet, the height would be about **38'.**
4. Lot Coverage of 40% (17.12 Schedule 1). This is the amount of space that can be taken up by a building's footprint.
  - 9,125 SF building / 20,710 SF lot area = **44%** Lot Coverage proposed.
5. Open Space of 30% (17.42(8)), which is supposed to be green space (lawn, garden, vegetation, etc).
  - The required open space is 6,213 SF; the proposed open space is about **3,500 SF.**
6. Parking – 1.5 spaces per unit (17.31(3)(D))
  - 38 parking spaces are required, whereas **26 parking spaces** are proposed.
7. Vision Triangle of 15' (17.31(1)), required in all zones except B-1 (such as is across Vine St from this parcel).
  - The vision triangle, intended for driver & pedestrian safety at intersections, will be **10'** along the S Walnut side of the lot.

**Moved by Heuer and seconded by Peterson to approve Planned Development Group permit as presented with waivers. Motion carried 9-0.**

Administrator Witt reviewed the TIF incentives in the Developers Agreement with Cohen-Esrey Affordable Partner, LLC for the planned 25 unit apartment building on the corner of Vine and Walnut. Infill development has higher development cost and financial assistance is needed on these projects to get blighted areas rehabilitated into new, useable buildings. The agreement provides the old Glory Days site

for redevelopment for \$1. The agreement provides for incentives of up to \$525,000. \$250,000 WEDC grant is planned as part of the financial incentives. An estimated \$275,000 in TIF pay-as-you-go incentive is proposed as a tax rebate for the next 15 years. **Moved by Knudsen and seconded by Craker to approve Development Agreement with Cohen-Esrey Affordable Partner, LLC for development of 25 unit apartment building on the corner of Vine and Walnut.**

State law changes require a change in room tax allocations. Chamber of Commerce amount will increase from 60% to 70% and special projects will decrease from 30% to 20%. The other 10% remain administrative expenses. The resolution distributes 90% to the Room Tax Commission for them to redistribute 70% to the Chamber. **Moved by Schulte and seconded by Werner to approve Resolution 4231-16 allocating room tax collections. Motion carried 9-0.**

Moved by Werner and seconded by Craker to set January 25, 2016 public hearing on Ordinance 1823-16 Temporary Class B License Fee.

Moved by Heuer and seconded by Knudsen to set January 25, 2016 public hearing on Ordinance 1824-16 Temporary Street Closure Exemptions.

Committee Chairs gave reports on their committees.

**Moved by Cowan and seconded by Finnegan to adjourn. Motion carried unanimously. Meeting adjourned at 7:28pm.**

Respectfully submitted,

Ken Witt  
Administrator/Clerk/Treasurer