

Reedsburg Plan Commission
June 14, 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 5/10/16 minutes.

Motion approved

Consider an amended Planned Development Group/Conditional Use permit for a multi-family building consisting of 33 apartments and a parking lot. – 201, 221 & 233 S Walnut St; Parcel #s 1015, 1016 & 1017- Cohen-Esrey Affordable Partners.

Discussion was held on adding a third lot, number of units, financing, parking, and a PD request for CCTV which was opposed. Neighbor Craig Hillman state support for the project but was concerned about the number of waivers and amount of off-street parking. Discussion was held on adding bike parking, being similar to Park Place, and re-visiting the matter in the future as needed.

Motion by Knudsen, seconded by Backeberg to recommend approval to Council with a condition of adding bicycle parking.

Motion approved

Public Hearing for proposed Tax Increment District No. 3 Boundary Amendment.

Kurt Muchow stated that the Joint Review Board met on June 6 and that all Notices have been sent. He added that feasibility looks good and reviewed the objectives and boundaries.

Motion by Heuer, seconded by Backeberg to approve the TID #3 boundary amendment.

Motion approved

Public Hearing for proposed Tax Increment District No. 9 Project Plan, Boundary and Creation.

Motion by Knudsen, seconded by Zibell to approve the TID #9 Project Plan, Boundary and Creation.

Motion approved

Review and possible action adopting Resolution 4243-16 approving Tax Increment District No. 3 Boundary Amendment and recommend approval to the Common Council.

Motion by Knudsen, seconded by Heuer to recommend Resolution 4243-16 approving Tax Increment District No. 3 Boundary Amendment.

Motion approved

Review and possible action adopting Resolution 4244-16 approving Tax Increment District No. 9 Boundary and Project Plan, and recommend approval to the Common Council.

Motion by Estes, seconded by Backeberg to recommend Resolution 4244-16 approving Tax Increment District No. 9 Boundary and Project Plan.

Motion approved

Consider vacation of right-of-way located as that portion of Modern Ave and Meadow Ln to the St Peter's Church Cemetery property lying between Parcel #s 1497 & 0401; 505 Modern Ave & 750 Meadow Ln.

Motion by Backeberg, seconded by Zibell to recommend vacating the ROW.

Motion approved

Consider amending Section 17.28 Solar Access ordinance.

Duvalle stated that City Attorney Joe Hasler had concerns about the strictness of the Ordinance in regards to limits on neighboring properties and that many other similar cities did not have such an Ordinance. Discussion was held on the Ordinance matching State law and the ability of neighbors to respond during public hearings of solar requests. No action taken.

Discuss ordinance for short-term rental properties.

Discussion was held the need for an Ordinance and items to include such as licensing and enforcement.

Discuss future bike route.

A part of a HWY 33 Bike Plan, discussion was held on using E Main St between Viking Dr and Dewey Ave. The consensus was that E Main could be used until a future street along the airport is developed.

Adjournment: Motion by Heuer, seconded by Backeberg to adjourn at 7:50 pm.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector