

Reedsburg Plan Commission August 9, 2016



Alder Jim Heuer called the meeting of the Reedsburg Plan Commission to order at 6:00 p.m. in Reedsburg City Hall.

Present: Alder Dave Knudsen, Charlie Backeberg, Steve Zibell & Jim Schulenburg

Absent: Mayor Dave Estes & Zach Meyer

Also present: Brian Duvalle

Approval of Minutes: Motion by Knudsen, seconded by Backeberg to approve the 6/14/16 minutes.
Motion approved

Consider Site Plan Review for multi-family apartment buildings. There are six buildings proposed for a total of 72 units. – Viking Dr; Formerly Parcel #030-0036 – Harris & Associates, Inc. – Tom Wood.

The staff report was reviewed for the comments of other City officials. Wood and Chris Slater stated they had no problem with the comments except for the cameras as they will have onsite security. The buildings would follow the topography and be built on slabs. Discussion was held on using existing streets and snow removal. With Cottontail and Retzlaff Dr ending at the property, there would be no area to store snow. Discussion was held on the applicant providing a bulb or hammerhead and dedicating them to the City. Discussion was held on hydrant location per RUC, building addressing (building number and unit number proposed), and floor layouts. Discussion was held on a future street through the area as dictated in the Comprehensive Plan. Zibell proposed a 33' easement along the north and NE lot lines to help provide for a possible future street. Slater stated that would be too costly to add. Other options were discussed instead such as Fawn Valley Rd. Discussion was held on needing a CSM in order to document the easements and rights-of way that would still be needed per RUC and City codes.

Motion by Knudsen, seconded by Heuer to approve the site plan contingent on approval of a CSM with all easements/ROW/assignments documented and building addresses per City code.

Motion approved

Consider Municipal Code Ordinance for Short-term Rental properties.

Greg Georgeson explained that the building next to his house is being rented. There has been as many as 26 people staying at one time and has had problems with some of them. Lorraine Longan stated she is the new owner of a B&B in Reedsburg and that STRs should pay room tax and be inspected by the PD, FD and Health Dept the same as other tourist businesses. Sharon Drake stated she hosts on Airbnb and is not meant to be a business. She notified her neighbors beforehand and has house rules. An ordinance draft was reviewed.

Motion by Knudsen, seconded by Backeberg to table the matter to the next meeting.

Motion approved

Consider Resolution to correct lot line at 1405 & 1425 Lancer Ct; parcel #s 2078 & 2079.

These lots were platted correctly but survey wrong on the ground. The lot lines has since been corrected, but the bank wants more verification which the resolution would solve.

Motion by Zibell, seconded by Backeberg to approve the Resolution.

Motion approved

Consider future use of the former Baraboo Concrete site – 140 Eagle St.

The Board reviewed the proposed map and what type of zoning the lots should have. No action taken.

Consider options for public noticing of special zoning requests.

Duvalle presented an example of a sign that would be posted on any property that is pending a special zoning review. Other signs will be researched.

Consider resolution for bike route through city.

This resolution would be presented to Council, but the Plan Commission should recommend as part of the bike plan implementation.

Motion by Knudsen, seconded by Zibell to approve the Resolution.

Motion approved

Adjournment: Motion by Backeberg, seconded by Zibell to adjourn at 7:48 pm.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector