

## Reedsburg Plan Commission September 15, 2016



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 4:00 p.m. in Reedsburg City Hall.

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

**Absent:** Jim Schulenburg & Zach Meyer

**Also present:** Brian Duvalle

**Approval of Minutes:** Motion by Heuer, seconded by Backeberg to approve the 8/9/16 minutes.

Motion approved

**Consider Certified Survey Map for all easements, rights-of-way, and assignments as was conditioned by the Plan Commission per their approval of the Viking Drive Estates site plan on 8/9/16. – Viking Dr/Cottontail Ln/Retzlaff Dr; Parcel #2800 – Thomas M. Wood.**

Duvalle reviewed the CSM and the purposes of Chapter 17 Zoning and Chapter 18 Platting. Property owner Adam Lindloff reviewed the water service, manholes, topographic changes and current Reedsburg cul-de-sacs such as Maple St and Clark St. Tom Wood stated that the site plan was approved and not the CSM shows the hammerheads and utility easements. Zibell stated that the sanitary sewer needed to be extended to the north lot line for future growth. Wood stated they would do that and also thought that the water main would be public. Discussion was held on the water main, which would actually be private.

RUC Water Supt Jon Craker stated that they prefer to have water mains in public streets rather than private property. Easements need to be wider to accommodate the sewer / water separation and work area.

Zibell stated that a road is needed to the east or that area would be cut-off from future growth. Another is needed to County H for safety reasons and accessibility such as in the case of road maintenance, sewer collapse, car accident, etc. There would be a question of who would maintain and plow an emergency exit driveway. The original Retzlaff plan was reviewed showing access roads.

Knudsen stated that he made the previous motion and was careful with it to maintain a progressive vision. Developer Chris Slater stated that they have built 300 apartments but cannot afford this project if streets are to be included. Lindloff stated that this should have been discussed in February. Wood stated that only the City can assess for ½ the road and that the CSM is only needed for the turn arounds which were the only items discussed last month. Zibell stated that the City could assess the neighbor once the road was built. Heuer agreed that access was needed to the east. Zibell stated that previous developers built to their lot lines to allow this development. Discussion was held on drafting a development agreement for road dedications and impact fees. No action taken.

**Consider Homestead Acres Subdivision Plat that would combine the two existing lots into five platted lots. It would also rezone the area of 851 N Grove St (Lots 1-3 of the proposed Plat) from R-3 to R-2 Residential. – 941 8th and 851 N Grove Streets; Parcels #1479 and 1478 – City of Reedsburg.**

The CDA background on this project was reviewed. A utility easement is proposed to replace an existing easement. A private sanitary sewer was discussed as there is none in the N Grove St ROW. One of the existing lots is zoned R-3 so rezoning to R-2 will make the subdivision consistent.

Motion by Heuer, seconded by Knudsen to recommend approval of the rezoning as presented.

Motion approved

Motion by Heuer, seconded by Estes to recommend approval of the Plat as presented.

Motion approved

**Consider Municipal Code Ordinance for Tourist Rooming Houses (TRH) – Sections 12.15, 17.04(19) and 17.13(2).**

Discussion was held on the draft ordinance including licensing, permitting and State regulations. The preference was to keep it in Chapter 12 as a licensing activity.

Motion by Zibell, seconded by Backeberg to recommend approval to Ordinance Committee.

Motion approved

**Adjournment:** Motion by Heuer, seconded by Backeberg to adjourn at 5:35 pm.

Motion approved

Respectfully submitted,

Brian Duvall  
Planner/Building Inspector