

Reedsburg Plan Commission
October 14, 2014



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 6:00 p.m. in Reedsburg City Hall.

Present: Jim Schulenburg, Charlie Backeberg, Zach Meyer & Steve Zibell

Absent: Alder Dave Knudsen & Alder Jim Heuer

Also present: City Administrator Ken Witt & Brian Duvalle

Approval of Minutes: Motion by Zibell, seconded by Backeberg to approve the 7/8/14 & 9/9/14 minutes.

Motion approved

PUBLIC HEARING:

Consider a Conditional Use Permit for a 20-bed assisted living and 20-bed memory care center (CBRF - community based residential facility) – 1151 S Albert Ave (1130 Bindl Dr); parcel # 2564 – Casa de Oakes Inc.

This request was recommended approved by the RICDC. The site plan was reviewed. Schulenburg asked about the stormwater. Scott Truehl from Friede stated that there would be ponds to the north and west. They are also doing infiltration tests, and Vierbicher is working on the state permit. Neighbor Dale Kranz asked about the property line. Truehl stated that no recent survey was done, but they are using recorded information. Ribbons may have been placed by Vierbicher.

Motion by Backeberg, seconded by Schulenburg to approve the CUP as presented.

Motion approved

GENERAL BUSINESS:

Consider a site plan for a new 110' X 170' retail store – 310 K St & 675 S Albert Ave; parcel #s 1894-1 & 1894-2 – Baraboo St. Vincent De Paul, St. Joseph Conference Inc.

Site plan was reviewed. Discussion was held on the number of driveways, and it was decided to leave it as planned.

Motion by Estes, seconded by Backeberg to approve the site plan with the following conditions:

1. Meet zoning setbacks of the building and employee parking.
2. Combine lots with a CSM.

Motion approved

Consider a site plan for a new 112' X 72' showroom for Jay's Power Center. The showroom would replace part of the existing building – 1355 E Main St; parcel #2047 – Jay Mittelstaedt

Site plan was reviewed. Jay Mittelstaedt stated the building could expand to 80'. This would not affect the front parking.

Motion by Backeberg, seconded by Schulenburg to approve the site plan with a possible 80' deep building.

Motion approved

Consider a site plan for a new 42' X 90' pole building to replace an existing storage tent. – 350 N Dewey Ave; Parcel #1703 – Seats Incorporated.

The site plan was reviewed. Backeberg stated that this should help clean up the lot.

Motion by Backeberg, seconded by Meyer to approve the site plan as presented.

Motion approved

Consider zoning amendments: increase residential garage sizes, decrease industrial zone front setbacks, decrease # of parking spaces, and decrease fence setbacks.

Discussion was held on each proposed amendment.

Motion by Zibell, seconded by Backeberg to recommend approval of amending industrial setbacks to:

- 25' front for buildings
- 60' front for loading docks
- 10' front for parking

Motion approved

Motion by Estes, seconded by Zibell to recommend approval of amending residential garage sizes to:

- 15% for R-1 zone
- 10% for R-2 zone

Motion approved

Motion by Estes, seconded by Meyer to recommend approval of deleting the 30% and 5-space requirement for off-street parking waivers.

Motion approved

No action was taken on the fence proposal.

Discuss Goals and Objectives/Policies for Bike, Pedestrian, and Snowmobile Plan.

The presented goals and policies were reviewed. Meyer stated that they should be prioritized. Discussion was held.

Discuss possible future bike, pedestrian and snowmobile trails and routes.

The proposed routes were reviewed. Discussion was held on moving Churchill Rd to Bass Rd, looping the west side route to Alexander/Clark, and extending Ski Hill Rd to Old Loganville Rd. The snowmobile route would extend from E Main St northward to the existing route.

Adjournment: The meeting was adjourned at 7:08 pm.

Respectfully submitted,

Brian Duvall
Planner/Building Inspector