

Reedsburg Plan Commission
November 8, 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, Charlie Backeberg, Jim Schulenburg & Steve Zibell

Absent: Alder Jim Heuer & Zach Meyer

Also present: Brian Duvalle

Approval of Minutes: Motion by Heuer, seconded by Backeberg to approve the 9/15/16 minutes.

Motion approved

Consider Site Plan to convert about 5,000 SF of a former furniture store into office space. – 2155 E Main St; parcel #2247 – Todd Krcma, Friede & Associates.

This is a change of use with a small entrance addition.

Motion by Knudsen, seconded by Zibell to approve the site plan as presented.

Motion approved

Consider Site Plan to construct a 42' X 80' SF storage building behind the existing store. – 101 Viking Dr; parcel #2200-04 – Reedsburg True Value Superstore.

RUC had some concerns about the placement of the building with regards to utility location. The location should avoid them, and RUC has okayed it.

Motion by Knudsen, seconded by Schulenburg to approve the site plan as presented.

Motion approved

Consider Certified Survey Map to divide a parcel into two. – 710/716 S. Preston Ave; parcel #2099 – Jeff Beatty/WI Management Co.

Discussion was held on utilities that run through the property. RUC requires them to be indicated with an easement or moved. The applicant plans to locate them and move them when the time comes to build in the future.

Motion by Zibell, seconded by Backeberg to recommend approval to Council once utilities are indicated and RUC approves.

Motion approved

Consider Certified Survey Map to divide a parcel into two. – 711/713/715 S. Preston Ave; parcel #2099-01 – Jeff Beatty/WI Management Co.

Motion by Knudsen, seconded by Estes to recommend approval to Council.

Motion approved

Consider a Conditional Use Permit for a Home Business (massage therapist). – 431 Laurel St; parcel #0271 – Tammera Schumann.

Discussion was held on home businesses in general and how this could affect the neighborhood.

Motion by Estes, seconded by Backeberg to approve the CUP as presented and with the following conditions:

- No signage
- Maximum 10 clients per month
- No business later than 8pm.

Motion approved

Consider a Conditional Use Permit for a Home Business (landscaping contractor). – 541 S Park St; parcel #1377 – Rodney Sonnenberg.

Neighbor Tom Alibrando questioned the limit of the business and noted the demo material placed in the backyard. Sonnenberg said the material is to replace erosion and that he has added no new equipment, just replacements. Neighbor Luke Baker stated that he has seen no new equipment and supports the request.

Discussion was held on the home business ordinance and whether this request meets those standards, such as the number of vehicles, trailers, equipment, and employees as well as their effects (noise, traffic, etc). Discussion was held on building a new garage to store items and moving it out of the floodplain. Alibrando suggested tabling the request since any approval is permanent.

Motion by Knudsen, seconded by Backeberg to table the CUP request; next meeting is 12/13/16, 6pm at City Hall.

Motion approved

Consider Certified Survey Map to divide a parcel into three. – 140 Eagle St; parcel #1639 – City of Reedsburg.

Motion by Zibell, seconded by Backeberg to recommend approval to Council once the storm and sanitary sewers are indicated.

Motion approved

Discuss communication towers and signs in the public right-of-way.

Discussion was held on cell towers having the same ROW rights as other utility structures. Duvalle will research the matter more and report back. He also suggested red tagging signs located in the ROW as an enforcement action.

Consider UW Extension - Design Downtown Reedsburg meetings and support.

The December meeting is the same night, but Plan Commission members are still encouraged to attend the UWEX meeting.

Adjournment: Motion by Backeberg, seconded by Knudsen to adjourn at 7:38 pm.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector