

**Reedsburg Plan Commission
December 8, 2015**



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

Present: Alder Jim Heuer, Steve Zibell & Jim Schulenburg

Absent: Mayor Dave Estes, Charlie Backeberg & Zach Meyer

Also present: Administrator Ken Witt & Brian Duvall

Approval of Minutes: Motion by Heuer, seconded by Schulenburg to approve the 11/10/15 minutes.

Motion approved

Consider a Planned Development Group permit for a multi-family building consisting of 26 apartments and parking spaces. – 201 & 221 S Walnut St; Parcel #s 1015 & 1016 - Cohen-Esrey Affordable Partners.

Discussion was held on different aspects of the request such as parking, façade and number of units. This would be a WHEDA Section 42 project that requires tax credits, WEDC blight grant, TIF #6 funding and CDBG. A Developers Agreement will be reviewed by the CDA and Council. Sweeney stated that they manage all their properties. Discussion was held on up to seven items that require a zoning waiver:

1. Setbacks – 25’ Front; 8’ Side; 25’ Rear (17.12 Schedule 1)
2. Density – 13 units maximum (17.12 Schedule 1)
3. Height – 35’ maximum height (17.12 Schedule 1)
4. Lot Coverage of 40% (17.12 Schedule 1)
5. Open Space of 30% (17.42(8))
6. Parking – 1.5 spaces per unit (17.31(3)(D))
7. Vision Triangle of 15’ (17.31(1))

Motion by Heuer, seconded by Knudsen to recommend approval and with all waivers minus #3, which may not be needed.

Motion approved

Consider amendment to Section 17.38 – Sign Ordinance.

Discussion was held on proposed changes, including:

- Portable reader boards – allowed in B zones, one per parcel
- Banners – 4X8, 3 per parcel
- Yard signs – Per zoning district
- Signs for subdivisions
- Mobile and vehicular signs

Consider amendment to Sections 17.04(17) and 17.12 for accessory building height.

Accessory buildings could be higher but would require a larger setback area.

Motion by Zibell, seconded by Heuer to recommend approval of the ordinance to Council.

Motion approved

Adjournment: Motion by Heuer, seconded by Zibell to adjourn at 7:22 pm.

Motion approved

Respectfully submitted,

Brian Duvall
Planner/Building Inspector