

Reedsburg Plan Commission January 8, 2019



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

Present: Alder Mike Gargano, Steve Zibell, Dan DeBaets, Greg Finkel, Richard Braun

Absent: Mayor Dave Estes

Staff: Brian Duvalle

Approval of Minutes: Motion by Gargano, seconded by Zibell to approve the 12/11/18 meeting minutes.
Motion approved

Consider rezoning of property from R-2 Residential to R-3 Residential. The intent is to develop multi-family apartment buildings. – 1830 20th St; Parcel #1928-53020 – Nicolet Lumber Co. on behalf of Premiere Real Estate Management

This rezoning request would be part of Phase 2 of the current Potter Hill apartments nearby. Neighbor comments included:

- John Pohlmann – there is too much existing stormwater run-off and his sump pump runs continuously.
- Engineer John Maas – responded that they would add a wet retention basin with clay or synthetic liner which should improve the current situation.
- Roger Reimer – started farming the lot and taking care of the weeds. Would like it to remain R-2.
- Sandy Scheeler – concerned about property values and traffic.
- Calvin Craker – there are apartments by his backyard and sump pump is affected. Traffic and PD responses have increased. Would like to see more owner/occupied housing.
- Chris Shrank – no need for more apartments and too much impervious surface.
- Matt Gawronski – concerned about run-off, traffic, aesthetics, and lighting. Had tried to buy the lot.
- James Schultz – concerned about building deterioration and traffic.
- Joan Schultz – is opposed to apartments.
- Becky Gawronski – concerned about wildlife, building maintenance, safety, and traffic. Would like to keep green space.
- Adam Lindloff – stated that the applicant company has built 1000s of units, high ground water from excessive rains this year, no unusual PD responses, new park fees, Fawn Valley Dr would not be affected, no new infrastructure needed and would have on-site manager.
- Matt Delkamp – concerned about aesthetics and re-sale.
- Roger Reimer – asked if neighbors were talked to prior. Maas stated he met with City and RUC staff. The current apartments have a waiting list.
- Matt Gawronski – questioned park fees.
- Becky Gawronski – concerned about workers and elderly residents.
- E-mail was received in opposition from Krista Sporakowski.

Knudsen stated that all housing types are needed per a recent SCDC study. Gargano stated that the water table is high from high amount of rain and that Reedsburg is growing. DeBaets stated it's not just about tax revenue and is concerned about neighbor impacts. Finkel expressed concern about traffic and impacts.

Motion by Zibell, seconded by Gargano to approve recommend approval of R-3 rezoning to City Council.

Motion failed 3-3 (DeBaets, Finkel, Braun)

Consider Conditional Use Permit for a home business (hair salon). – 2368 Doris Rd; Parcel #2515-37300 – Lindsay Escher

Escher stated that she would be open four days a week with one client at a time. The work space would include a shampoo bowl and waiting area.

Motion by Gargano, seconded by Braun to approve the CUP as presented with the following conditions:

1. CUP expires upon the applicant selling the house and moving.
2. Submit all pertinent license documentation.

Motion approved

Consider Conditional Use Permit for a chapel addition to Sacred Heart Church. – 624 N. Willow St; Parcel #1435 – Ryan McKichan, ADCI

Paul Jensen stated there would be exterior cameras and an automated locking system to help for safety. Discussion was held on the number of on-street ADA parking spots. Public Works Committee will also review the parking.

Motion by Gargano, seconded by Braun to approve the CUP as presented and with the condition of making available only the two south ADA parking spaces per the site plan.

Motion approved

Consider amended agreement regarding private shed on City-owned property, 1200 14th St; parcel #2007

Julie Alibrando stated that the new owner would like to keep the shed. Knudsen stated that removing the shed would resolve the issue. Gargano stated that the City is not using the property currently.

Motion by DeBaets, seconded by Gargano to approve amending the agreement by adding a 5-year extension that would run with the property.

Motion approved

Consider zoning amendment regarding storage/cargo containers as accessory structures.

Discussion was held on the number and locations of units as well as an appeal process to the Plan Commission. No action taken.

Motion by Gargano, seconded by Finkel to adjourn at 8:26 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector