

Reedsburg Plan Commission

April 2, 2019



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

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

Absent: None

Staff: Tim Becker, Brian Duvall

Approval of Minutes: Motion by Gargano, seconded by Zibell to approve the 3/12/19 meeting minutes.
Motion approved

Consider annual Conditional Use Permit for farming on vacant residential and commercial-zoned lots - Eastridge Estates Subdivision and 350 Viking Dr, Parcel #2200-091; 1820 Huntington Park Dr, Parcel #2200-092; Parcel #2626-8061 - ERH LLC / Harlen Olson

Olson stated that lots 10 and 96 can be removed as they now contain houses.

Motion by Gargano, seconded by Braun to approve the CUP as submitted with lots 10 & 96 removed..
Motion approved

Consider recommendation for site plan and Planned Development Group permit under Section 17.13(5) for multi-family apartment buildings. There are three buildings proposed for a total of 144 units. – 1820 Huntington Park Dr & 350 Viking Dr; Parcel #s 2200-092 & 2200-091 – Luke Pelton. If approved, the permit would then have final review by the Reedsburg Common Council on April 8, 2019, 7:00PM.

Don Lichte stated that the RICDC recommends approval and will add to the tax base. Gary Woolever from Vierbicher covered the following:

- Storm sewer improvements
- New water main
- Re-use of sanitary sewer
- Fire flows
- Roof drains
- Will submit final stormwater plan
- Slopes to underground parking
- Tree removal/public sidewalk location
- Interior sidewalks
- Lighting to shine downward

Discussion was held on leaving a 33'-wide opening for a possible ROW in the future, extending some of the interior sidewalks, and garbage to be maintained in the underground parking areas. Luke Pelton stated that there would be (25) 2-bedroom units, (21) 1-bedroom, and (2) studios per building. Utility meters will be hidden from the street. Units will have HVAC smart packs and siding will be brick & wood composite. Discussion was held on snow removal/park fees, and a similar development in Viroqua. Meg Roback questioned Fire Dept turn-around, center drive sidewalk and stormwater retention. Pelton stated that Chief Douglas is OK with the design. Discussion was held on adding sidewalk connectivity, pedestrian crossing on Viking Dr and the future back alley ROW.

Motion by Gargano, seconded by DeBaets to recommend approval to Council of the plans as submitted and with the following conditions:

1. Submit landscaping plan to staff
2. Extend interior sidewalks as discussed.
3. Maintain 33' open space along west side for possible future public ROW.

Motion approved

Consider draft of TID No. 9 Project Plan and Boundary Amendment & recommend edits.

Muchow presented power point slides on TIF basics. The upcoming city re-assessment should not affect it too much.

Schedule Public hearing for TID No. 9 Amendment: May 14, 2019

Motion by Knudsen, seconded by Braun to set the public hearing for 5/14/19.

Motion approved

Consider recommendation for annexation of parcels from the Town of Reedsburg to the City of Reedsburg:

- a. 030-0378-4
- b. 030-0378-3
- c. 030-0378 – E7067 State Rd 23/33
- d. 030-0381 – E7067 State Rd 23/33
- e. 030-0380 – S3205 Golf Course Rd
- f. 030-0378-2

This annexation is being done by unanimous petition.

Motion by Gargano, seconded by DeBaets to recommend approval to Council as presented.

Motion approved

Motion by Gargano, seconded by Knudsen to adjourn at 7:12 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector