

Reedsburg Plan Commission
June 12, 2018



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, Josh Bernien, Steve Zibell, Dan DeBaets

Absent: Alder Jim Heuer & Charlie Backeberg

Staff: Brian Duvalle

Approval of Minutes: Motion by Knudsen, seconded by DeBaets to approve the 5/8/18 meeting minutes.
Motion approved

Consider Certified Survey Map to divide existing parcel into two parcels. – S3476 Old Loganville Rd; parcel #030-0594 – Paul & Kathryn Grosskrueger

Motion by Zibell, seconded by Bernien to recommend approval of the CSM to Council.

Motion approved

Consider Conditional Use Permit for short-term rental use of a single-family dwelling. – 121 W. Main St; Parcel #0034 – Michael Lill.

Neighbor Greg Georgeson stated past tenants parked in his and other driveways, the fence has not been maintained, and two vehicles have been hit. Discussion was held on how many vehicles could fit in the driveway and past and future nuisances.

Motion by Knudsen, seconded by Bernien to approve with the following conditions:

1. Maximum 10 guest
2. Maximum 5 cars onsite
3. CUP expires upon sale of property by current owners or end of current business
4. Abide by City's nuisance ordinance
5. Establish local contact for guests

Motion approved

Consider Conditional Use Permit for a home business. The business would be for firearm sales and storage and a contractor's office. – 208 Laurel St; Parcel #0580 – James McCoy.

Jean Schaefer stated that her son lives next door, that there is a nearby day care and not enough parking. Donald Schaefer stated this should be in a commercial area. Ruth Ann Gundrum stated there is lots of traffic already. Jim McCoy stated he is doing this for personal use and will be inspected and licensed by the ATF. Greg Georgeson stated he has bought from FFL licensees in the past.

Robert Norwalk questioned gunsmithing and shouldn't be in residential area. Bonnie Schutz questioned how an approval would be worded to prohibit gun selling. Bart Anderson stated that there is an FFL in the city already. Tonia McCoy stated that this is meant to be more of a hobby. Dan Urban stated this should not be in a residential area.

Motion by Knudsen, seconded by DeBaets to approve with the following conditions:

1. Delivery & repair of firearms only
2. FFL approved
3. Meet all state and federal requirements
4. CUP expires upon sale of property

5. Clients by appointment only

Motion approved

Consider final review of proposed Deer Ridge Subdivision plat for seven residential lots. – 900 Mary Ave; Parcel #1477 & 939 8th St; Parcel #1472 – Jacob Stanek.

Jake Stanek reviewed the stormwater, water service, and Mary Ave. Gary Woolever reviewed the stormwater flow to Mary Ave and the proposed street island. Kristina D'ambrosio stated there are 53 open lots in the city. Jim Krueger stated that there is already too much stormwater down the hill already. Kenneth Howes asked about a stormwater basin on Lot 5. Woolever said a stormwater plan would be developed if plat is approved. Stanek said covenants may be added to address stormwater.

Mike Fedderly stated there are not enough concrete answers and is concerned about flow from Lot 3. Knudsen added that Mary Ave will be re-done, that this in infill development and that engineers are verifying the stormwater flow. John Dietrich said more water pressure is needed and questioned snow plowing, but that the City has rules to follow. Becky Krueger is concerned about run-off and questioned if a basin should be on Lot 5. Sue Monteen and Marti Maravich stated they have wet basements already. Margaret Twitchell asked about future building on Lot 5. David Mente, representing Jean Frank, requested DNR stormwater approval. Ron Roloff asked about the timeline for Mary Ave improvements. Sara Baker stated that whatever is approved is followed through on.

Motion by Bernien, seconded by Estes to recommend approval to Council with the condition that covenants be added to direct roof run-off to Mary Ave.

Motion Approved

Consider amending Section 17.13(9)(C)(1) to allow home businesses in rental units.

Yolanda Williams had a variance recently fail at the ZBA to have a home business in her rental unit. Mark Walden and Gloria Heiser spoke in favor of the request.

Motion by Knudsen, seconded by DeBaets to recommend approval to Council to allow rentals in R-1, R-2 and B-3 to apply for home business CUPs.

Motion Approved

Consider allowing chickens within city limits; create Section 17.22(7).

Carrie Covell spoke in favor and that they should be allowed in B-3 too. Gloria Heiser, Mark Walden and Bart Anderson spoke in favor. Martha Mulanex stated that other cities have chickens, that they control insects, provide eggs, and should fit into a neighborhood. Discussion was held on 2-4 SF per chicken, keeping them in the rear yard, amending Chapter 29, and neighbor approval.

Motion by Bernien, seconded by DeBaets to recommend approval to Council and Ordinance Committee (Ch. 29) adding B-3, annual permit and school properties.

Motion approved

Motion by Bernien, seconded by Zibell to adjourn at 10:09 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector