

Reedsburg Plan Commission
August 14, 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, Charlie Backeberg, Dan DeBaets

Absent: Alder Jim Heuer, Steve Zibell

Staff: Brian Duvalle

Approval of Minutes: Motion by Backeberg, seconded by Knudsen to approve the 7/10/18 meeting minutes.

Motion approved

Consider site plan for a new 42' X 56' office building at Lakeside Foods. – 601 Veterans Dr; Parcel #2084-2 – Morton Buildings, Inc.

Chris Aultman from Morton explained that the building would be moved towards the street another 15' because of a sewer and would not be connected to the existing building. The façade will have some stone on it although is not required in the I-1 zone.

Motion by Knudsen, seconded by DeBaets to approve the site plan as presented with 35' building separation and no building connection.

Motion Approved

Consider Conditional Use Permit for a pet grooming home business. – 1541 19th St; Parcel #2330 – Yolanda Williams.

Williams stated that there would be haircuts and grooming from 8AM-4PM weekdays and every other Saturday. She anticipates 1-2 clients per hour, pets would be kept inside but not overnight, and has a hardwood floor & sanitized equipment.

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

1. CUP expires when applicant is no longer a tenant.
2. Acquire any local and state licenses.
3. Clients by appointment only.

Motion Approved

Consider Conditional Use Permit for light manufacturing and processing in an enclosed building (currently Bindl Sales & Service). – 525 S Albert Ave; Parcel #1907 – Randy D. Winchel.

Bindl Sales would continue for a year or two. Example photos were reviewed. Neighbor Mike Hanson stated he hopes the outside aesthetics remain the same and questioned wastes and chemicals. Winchel stated they use a water-soluble coolant only. Neighbor Jim Garske is concerned about setting precedent, why it's not being proposed in the industrial areas, and chemical spills. Winchel stated it is much cheaper to re-use a building versus building new. Discussion was held on outside storage and fencing, but it's too early to tell exactly what or where items will be stored.

Motion by Knudsen, seconded by DeBaets to approve the CUP as presented and with the following condition:

1. Upon submittal of State building plan review, submit to Plan Commission for review of outside site plan.

Motion Approved

Consider site plan for 18 multi-family apartments, consisting of three buildings with six units in each. – NW corner of S. Dewey Ave and Plum St (1023 Plum St); Parcel #1313 – Michael Lopp.

Review was held on building elevations, drainage, parking, and FD access. The Commission believes it is OK to have one long driveway on Plum St to provide more space at the S Dewey intersection. There is not enough detail in the site plan to make a decision on units #2 and #3. Drainage could be directed to the west side culvert and the central drainage ditch.

Motion by Backeberg, seconded by DeBaets to approve the site plan for the Unit #1 parcel and with the following conditions:

1. Stormwater plan is submitted to and approved by the Public Works Director.
2. Revised site plan is submitted to and approved by the Zoning Administrator.
3. Driveway setbacks are maintained.
4. One continuous parking lot/driveway on Plum St (>35').
5. Maintain R-3 building setbacks.
6. Screen trash receptacle(s).

Motion Approved

Discuss new housing options.

Discussion was held on allowing duplexes to have zero lot lines. The Commission prefers to have a setback distance between buildings. Other options included those that were suggested by Design Reedsburg. Additional review will be held in the future.

Motion by Backeberg, seconded by Knudsen to adjourn at 7:43 PM.

Motion approved

Respectfully submitted,

Brian Duvall, Planner/Building Inspector