

Reedsburg Plan Commission December 10, 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 Braun to approve the 10/28/19 meeting minutes.
Motion approved

Consider Conditional Use Permit (CUP) for a Community Based Residential Facility (CBRF) for up to eight residents. – 1395 Pineview Dr; parcel #1457 – David & Rebecca Knull.

Duvall stated that the number of CBRF residents now exceeds the State requirement for review discretion. Rebecca Knull stated that they own two similar CBRFs on Fawn Valley Dr and S Grove St. They house developmentally disabled residents from 30-80 years old. They also own a similar house in Baraboo that has mobility and size problems that they cannot correct. Some of their residents have jobs and are visible in the community. The proposed house will work for their current needs.

Gargano asked if the State license was general or specific to the house, which is specific. Inspections can be done day or night and are more than just a walk-thru. Braun asked how many Baraboo residents would move, which will be six for sure if not all eight. There is one staff member there 24 hours. Traffic would consist of a VARC bus and taxis. Discussion held on a past unruly resident. Attorney Joe Hasler explained the State law for CUP review, including substantial evidence and using facts for decisions and conditions rather than personal preferences.

John Murphy stated he lives next door and has for 36 years. His house is about 20.5' from the neighboring house. He reviewed online comments about Casa de Oakes, some from past employees. Elizabeth Weiss is concerned about neighborhood property values and safety. She stated it is a relatively small lot and house and questioned bringing in other residents from other cities.

Tricia Anderson stated there are 25 children in the neighborhood. She added that she is a nurse and questioned an emergency plan and discussed DHS 83 standards.

Shannon Wais is the Knull's daughter and grew up next to the Fawn Valley facility. She has worked in these facilities and commended their residents.

Larry Jatho stated he has experience with developmentally disabled residents and that has not always been positive. He questioned the 20' house separation (16' is minimum) and substantial evidence requirement.

Nate Stenerson has experience from another group home and questioned neighborhood safety.

Jake Krueger asked about adding conditions to the CUP upon its sale.

Steve Sutton also questioned what would happen once the Knulls sell in the future.

John Murphy stated that the Knulls could look for houses in a different area that would better serve their business.

Rebecca Knull stated they do not take in violent people. She read letters of support from other facility neighbors and added that the Fawn Valley Dr is also on a cul-de-sac like Pineview Dr. Federal regulations allow up to eight residents in these facilities. This proposed facility would be Class CNA, non-

ambulatory. Its residents must have the cognitive and physical ability to exit the house in case of emergency.

Knudsen questioned the liability of requiring background checks. According to Hasler, doing so could cause problems with open records, HIPAA, and discrimination and may not meet the substantial evidence requirement. Braun asked about parking, which is normally off-street. Becker stated no problems when he lived next door to or across the street from a similar facility for 10 years and responded to worse houses than these.

Motion by Knudsen, seconded by Gargano to approve the CUP as presented for a Class CNA CBRF and with the following conditions:

1. All permits and licenses be obtained for all City, County, State, and Federal government regulations.
2. The CUP will expire upon the sale of the property or a change in management of the CBRF.

Motion approved (6-1, Finkel)

Consider recommendation for rezoning property from R-2 Residential to R-3 Residential. – 152 8th St; Parcel #1585 – Alex Bergenske.

Bergenske stated that he wants to add a fourth unit in the basement of this apartment building. Discussion held on future parking possibilities.

Motion by Estes, seconded by Braun to recommend approval of the R-3 rezoning to Council.

Motion approved

Discuss possible rezoning of residential use properties on E Main St.

A map was presented with several properties on E Main St that have residential dwellings on them but are zoned B-2 Business.

Motion by Knudsen, seconded by DeBaets to adjourn at 7:42 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector