

Reedsburg Plan Commission

May 10, 2022



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 5:15 PM in Reedsburg City Hall.

Present: Alder Dave Knudsen, Alder Mike Gargano, Steve Zibell, Dan DeBaets

Absent: Sonny Hyde, Jay Brunken

Staff: Tim Becker, Kurt Muchow, Brian Duvalle

Approval of Minutes: Motion by Zibell, seconded by Gargano to approve the 4/12/22 meeting minutes.

Motion approved

Discuss 2042 Comprehensive Plan & Future Land Use Map

Orrin Sumwalt of Foth presented updated future land use map. Discussion included reviewing desired development areas and gateways.

Consider Certified Survey Map to divide property into two parcels - E5856 La Valle St; Parcel #s 030-0272-00000 & 030-0266-00000 – Steve Dempsey

This property was divided in early 2000s but without a CSM and is now for sale.

Motion by Zibell, seconded by Knudsen to recommend approval to Council as presented.

Motion approved

Consider Site Plan Review to add a new hoop storage building. – 411 South Ave; parcel # 2269-21200 – Riffey Transload LLC

Discussion held on providing screening with either a fence or vegetative landscaping. Riffey stated that this property is planned for a long-term development even if the proposed hoop building is temporary. The material would be either vinyl or galvanized and is needed to protect the feed product.

Motion by Gargano, seconded by Knudsen to approve the site plan as presented with conditions of providing a landscape plan and a 5-year time limit for building.

Motion approved (Abstain – DeBaets)

Consider Site Plan Review for new storage building – 1650 Maple St; parcel # 276-2227-00000 – Reedsburg Salvage

Discussion held on the site's location as the property will be much more visible after extension of Viking Dr. Discussion held on parking, screening, lot line setbacks and building façade.

Motion by Knudsen, seconded by DeBaets to approve the site plan as presented with conditions of providing landscape and parking plans, brick façade on front and wrapped around building corner, and screened trash receptacle.

Motion approved

Consider Site Plan Review for a new Kwik Trip – 1690 E Main St; Parcel # 276-2218-00000 – Trent Kastenschmidt

Discussion held on number of gas pumps (20), having enough space for overnight parking, driveway width, signage (ZBA review), and Wis DOT driveway locations.

Motion by Knudsen, seconded by Gargano to approve the site plan as presented with conditions of wider driveway widths, DOT driveway approval, and ZBA approval of sign variance.

Motion approved

Consider Site Plan Review for a new Holiday Inn Express – 3000 E Main St; Parcel # 276-2254-57000 – Holiday Inn Express

Hotel will have 83 rooms, 16 rooms for future addition, and a stormwater basin in the SW corner. The stormwater will be piped to the highway ditch but is also awaiting final EDA approval to confirm stormwater details. Discussion held on providing landscaped parking islands.

Motion by Knudsen, seconded by DeBaets to approve the site plan as presented with conditions of providing a landscape plan and final stormwater plan.

Motion approved

Consider Site Plan Review for ambulance building addition – 230 Railroad St; Parcel 276-1055-10000 – Reedsburg Area Ambulance Service Inc

Discussion was held on adding sleeping rooms, parking use on adjacent DOT lot, 2nd floor setback due to power lines and matching exterior building materials. Commercial building code requires an elevator for second floor sleeping area.

Motion by Knudsen, seconded by Gargano to approve the site plan as presented.

Motion approved

Consider Site Plan Review for new fieldhouse – 1401 Viking Dr; Parcel 276-2046-00000 – City of Reedsburg

The fieldhouse would have volleyball courts, basketball courts, and 145 new parking spots (565 total with existing parking). The building may need to be shifted west into the hillside to address stormwater. Stormwater is still under review by Vierbicher. The fieldhouse would have rounded corners and have an occupancy of 1,200. Discussion held on adding parking lot landscaping. Bidding should be done by end of summer.

Motion by Gargano, seconded by Estes to approve the concept plan as presented.

Motion approved

Review Annual Code of Ethics

Forms were signed.

Motion by Gargano, seconded by Knudsen to adjourn at 7:00 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector