

Reedsburg Plan Commission

October 11, 2022



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, Sonny Hyde, Jay Brunken, Dan DeBaets

Absent:

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Zibell, seconded by Gargano to approve the 9/13/22 meeting minutes.

Motion approved

Consider Certified Survey Map to create a lot without 40' of frontage on a public street. – 405 N Webb Ave; Parcel #276-2201- & 1799-00000 – Gatlin Fenwick

The proposed CSM was reviewed by the ZBA and approved for a variance. The approval contained a condition of a road maintenance agreement. The agreement was recently submitted, and legal counsel is OK it. Discussion held on whether it could ever become a public road but is unlikely as the area is unbuildable.

Motion by Gargano, seconded by DeBaets to recommend approval of the CSM as presented.

Motion approved

Consider Site Plan Review for parking lot expansion – 1300 Fuhrman Dr; Parcel # 2093-32021 – Korth Transfer, Inc

The proposed parking site is in the flood fringe but is being studied by Vierbicher for compliance. The driveways would need to be wider to allow for truck traffic, stormwater would be treated onsite, and an access easement across a city lot was recently approved by legal counsel. The applicant requests a variance from the paving requirement.

Motion by Knudsen, seconded by Brunken to approve the site plan as submitted with paving completed within 12 months.

Motion approved

Discuss Riffey Transload business – 410 South Ave

Complaints were made regarding dust noise, lights and other issues from the transload business. Jay Utley from S Park St stated that too much dust from truck traffic and scale use. He would like to see the crossings become a rail quiet zone and have rail guards placed on them. The product should be stored inside of buildings to prevent it from blowing around. There is now exposure to his property with the removal of an old Friede building. The temporary silo is too close to his property. Nearby property owners should not have to deal with the effects of the business.

Wade Riffey stated he wants to be a good neighbor and hopes to invest \$5M into the site. Product is currently under tarps, the temporary silo was only used twice, and Foremost also causes dust from their parking lot. He intends to amend his site plan in the near future as costs have risen on the original silos. The hoop barn is expected to arrive this month.

Becky Ziegler from S Park St complained of noise, dust, pile of dirt and the business running seven a week.

Buzz Wood from S Locust St complained of truck traffic on his street. He added that Foremost should pave also.

Roger Riffey stated they need to grow the business more in order to raise the lot's ground surface and pave the parking area.

Discussion held on timeframe of phases and if a tall fence would help. The city owns a 16'-wide ROW that could be vacated to allow room for a fence. Discussion held on cut/fill at the old city shop property.

Motion by Gargano, seconded by DeBaets to adjourn at 6:54 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector