

Reedsburg Plan Commission

June 13, 2023



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 6:00 PM in Reedsburg City Hall.

Present: Alder Sonny Hyde, Alder Mike Gargano, Beth DeForge, Steve Zibell

Absent: Jay Brunken, Dan DeBaets

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Gargano, seconded by DeForge to approve the 5/9/23 meeting minutes.
Motion approved

Consider Conditional Use Permit for two 4-unit townhouses per §690-28.2 – 17, 27 and 37 Lois Dr; parcel #s 2554, 2555 & 2556 – Scott & Kevin Looye

These would be 2 bedroom/2 bath units with two floors and one attached garage. The zoning is still R-2, of which townhouses are a conditional use.

Neighbor Justin Backeberg is concerned about the amount of traffic and speed on Lois Dr and asked about adding a driveway to Old Loganville Rd.

Discussion was held on adding additional parking in the back or between the buildings or moving the buildings further back on the lots. Scott Looye stated that they tried to minimize the amount of parking in order to maintain a smaller residential appearance.

Neighbor Rick Dela Pena asked about rentals and stormwater. They are intended for rentals and stormwater should be handled in the rear yard.

Motion by Gargano, seconded by Estes to approve the CUP with conditions of a 45' front setback, maximum 48'-wide curb cut, staff stormwater approval, and combining lots with a CSM.

Motion approved

Consider recommending Certified Survey Map of property at NW corner of W Main St & Alexander Ave & City View Dr – CSM #3744 LOT 1; Parcel 276-0314-20000 – Mark Bush

The property was recently annexed and is now proposed to be divided into two lots.

Neighbor Connie Lonetree asked about driveway location for possible future business, which would most likely be on Alexander Ave. Neighbor Louise Kappelman stated concern about the amount of traffic on Alexander Ave.

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

Motion approved

Consider recommending rezoning of Lot 1 from Agricultural to B-2 Business of property at NW corner of W Main St & Alexander Ave & City View Dr – CSM #3744 LOT 1; Parcel 276-0314-20000 – Mark Bush

The rezone would be for Lot 2 of the CSM, and the Comprehensive Plan map designates the area as commercial. Neighbor Chester Partyka submitted an email in opposition.

Motion by Gargano, seconded by DeForge to recommend approval of the rezoning as presented.

Motion approved

Consider recommending rezoning property from B-2 Business to B-3 Business per § 690-13. – 2423 E Main St; parcel #276-2256-00000 – Ken Dale

Gina Holt stated she intends to buy the house, but can't because she cannot get a mortgage due to the B-2 zoning. Discussion was held on a possible street thru this lot to serve the possible future expansion of the Courtyards. Holt would provide a water easement thru the lot for the expansion.

Motion by Hyde, seconded by DeForge to recommend approval of the rezoning as presented.

Motion approved

Review draft TID No. 11 Project Plan and Boundary Map

Becker reviewed the proposed TID, which can have up to 35% newly platted residential and is a condition of the Gavin property development.

Set Public Hearing Date for TID No. 11 Creation

Motion by Gargano, seconded by Zibell to set public hearing for July 11, 2023.

Motion approved

Motion by Gargano, seconded by DeForge to adjourn at 7:01 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector