

Reedsburg Plan Commission

July 11, 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 6/13/23 meeting minutes.

Motion approved

Consider variance as part of subdivision plat review to allow a cul-de-sac street per § 674-7(D)(5). – South end of Retzlaff Dr; parcel #276-1928-53024 – KMD Development / Adam Lindloff

The subdivision ordinance was amended in 2013 that prohibited cul-de-sacs unless approved by variance. The newer city park eliminated access from Cottontail Ln leaving only Retzlaff Dr access.

Motion by Gargano, seconded by DeForge to approve the variance as presented.

Motion approved

Public Hearing for TID No.11 Creation

Kurt Muchow from Vierbicher reviewed the proposed TID. It's been tentatively reviewed by the Joint Review Board. The TID would be mixed use with no less than 50% suitable land to build, have a maximum 35% new platted residential, contains a list of possible future projects and soft costs, and generate an estimated \$4M surplus. DeForge asked if incentives would be for both residential and commercial, which they would. There were no public comments.

Adopt Resolution approving TID No. 11 Creation

Motion by Hyde, seconded by Gargano to approve the Resolution as presented.

Motion approved

Discuss minimum dwelling size and accessory dwelling standards

Review was held on small house examples of around 500 SF. Such houses could be part of bungalow courts and possibly owner/occupied.

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

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector