

Reedsburg Plan Commission

September 12, 2023



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

Present: Alder Mike Gargano, Beth DeForge, Dan DeBaets, Steve Zibell

Absent: Alder Sonny Hyde, Jay Brunken

Staff: Tim Becker, Brian Duvalle

Approval of Plan Commission Minutes: Motion by Gargano, seconded by DeBaets to approve the 8/8/23 meeting minutes.

Motion approved

Consider recommending Certified Survey Map to divide existing tax parcel into two lots with a zero-lot line – 2462 & 2464 Russell Ct; Parcel # 276-2758-00000 – LP LLC

This is a corner lot and a draft agreement is attached.

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

Motion approved

Consider Planned Development Group site plan for new apartment building with detached garages, rec facilities, duplexes, and townhomes. – 1351 8th St, Parcel #s 276-2031-00000, 276-1380-00000, 276-1380-40000 – Third Act Development, LLC

This is a two-part review with Council approval and a cul-de-sac variance. The development would include a community center, pocket parks, duplexes and townhomes. Phase 2 would further divide lots. Trees would be maintained on the hillside according to Matt Muchow of Vierbicher.

Patrick Worley questioned access on 8th St and the emergency access. There is school property to the west and the emergency access could handle emergency vehicles.

Carie Pieper complained about the views from her condo and asked when construction would start, which would be around October.

Tammy Mihlbauer questioned why the apartments were not moved further west.

Ann Rocha complained about blocked views, not fitting in area, traffic on 8th St, city's vision, and Sandhill cranes.

Gargano stated that cranes need wetlands and their #s are increasing, that traffic will not leave the site all at the same time, it's a good infill site for development, and that the apartment height will not negatively affect the area.

Discussion was held on the comprehensive plan, the apartments not fitting elsewhere on site, stormwater flow to 8th St, traffic, and possibly eliminating north side parking on 8th St. Parking and traffic could be reviewed by Public Works Committee in the future.

Motion by Gargano, seconded by Zibell to recommend approval as presented.

Motion approved

Consider final Plat for new duplexes and townhomes. – 1351 8th St, Parcel #s 276-2031-00000, 276-1380-00000, 276-1380-40000 – Third Act Development, LLC

Matt Muchow stated that there will be lot lines added in a future phase. Lots 8 & 9 are expected to start in 2024 and 2025 respectively.

Motion by Gargano, seconded by DeBaets to recommend approval as presented & pending cul-de-sac variance.

Motion approved

Consider recommending zoning ordinance amendment for § 690-28.1, § 690-28.2, § 690-28.3, § 690-106 – street frontages, bungalow court minimum dwelling size & existing signs; also for § 690-28.4 – adding Accessory Dwelling Units (ADU) to the zoning ordinance.

Discussion held on a minimum size for bungalow houses and ADU standards.

Motion by Gargano, seconded by DeBaets to recommend approval with changes highlighted.

Motion approved

Motion by Gargano, seconded by DeForge to adjourn at 7:17 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector