

Reedsburg Plan Commission

October 10, 2023



Alder Mike Gargano called the meeting of the Reedsburg Plan Commission to order at 6:00 PM in Reedsburg City Hall.

Present: Beth DeForge, Dan DeBaets, Steve Zibell

Absent: Mayor Dave Estes, Alder Sonny Hyde, Derek Horkan

Staff: Tim Becker, Brian Duvalle

Approval of Plan Commission Minutes: Motion by Gargano, seconded by DeBaets to approve the 9/12/23 meeting minutes.

Motion approved

Consider variance as part of subdivision plat review to allow a cul-de-sac street per § 674-7(D)(5). 1351 8th St; parcel #276-2031-00000 – Third Act Development, LLC

The proposed cul-de-sac would allow lots to be placed on top of the hill.

Motion by Zibell, seconded by DeBaets to approve the variance as presented.

Motion approved

Consider Site Plan Review for a new 106' X 54' Reedsburg Flooring building and parking lot – Corner of Greenway Ct & Zinga Dr; Parcel # 276-2243-11000 – D2 Property Construction LLC (Freeman Decorah)

Discussion was held on installing at least 25% brick/stone on the street-facing sides of the office building. The board determined that the east and north sides of the building would suffice. Discussion held on paint colors and landscaping.

Motion by DeBaets, seconded by DeForge to approve the site plan with conditions of:

- 25% brick/stone façade on east and north sides per §690-67(G)(4)
- Break up the massing of the building's west side with different paint color or landscaping per §690-67

Motion approved

Consider recommending Planned Development Group for nine new townhouse and one duplex – S. Dewey Ave between E Main St & Plum St; Parcel #s 276-1313-20000 & 276-1313-30000 – D2 Property Construction LLC (Freeman Decorah)

Waivers that are required to be approved by council include the front setback of the townhomes, rear setback of the duplex, and townhome width. Stormwater would run to the lowest point and tie into the sewer in S Dewey Ave. the S Dewey sewer's capacity was enlarged during the recent construction. Discussion was held on screening the parking lot.

Motion by DeForge, seconded by DeBaets to recommend approval of the site plan with condition of visual screening between the parking lot and adjacent house.

Motion approved

Consider recommending property rezone from R-3 Residential to B-3 Business per § 690 Schedule 1 – 420 Plum St; Parcel #276-1640-20000 – Dan DeBaets

The current zone was part of the original plans, but commercial uses have also been an intent of the property.

Motion by Zibell, seconded by DeForge to recommend approval of rezoning to B-3.

Motion approved

Motion by DeBaets, seconded by Zibell to adjourn at 6:40 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector