

## Reedsburg Plan Commission

February 13, 2024



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

**Present:** Alder Mike Gargano, Alder Sonny Hyde, Steve Zibell, Derek Horkan

**Absent:** Beth DeForge, Dan DeBaets

**Staff:** Tim Becker, Brian Duvalle

**Approval of Plan Commission Minutes:** Motion by Hyde, seconded by Zibell to approve the 11/14/23 meeting minutes.

Motion approved

**Consider ORD 1966-24 recommending rezone of entire parcel to R-2 Residential. Currently the parcel is zoned both R-2 and Agricultural – Vacant SW lot on Eagle Ridge Ct; Parcel # 030-0505-00000 – Shea Geffert**

Motion by Gargano, seconded by Horkan to recommend approval to Council.

Motion approved

**Consider ORD 1967-24 recommending rezone of property from B-1 Business to B-3 Business to allow for residential use. – 340 East Main Street; Parcel 276-0958-00000 – Ramon Vallejo**

Motion by Zibell, seconded by Hyde to recommend approval to Council with the addition of the adjacent vacant lot (338 E Main) pending owner agreement.

Motion approved

**Consider vacating portion of South Ave – 410 South Ave**

The entirety of the vacated area would go to the Riffey property. There is a blanket easement for all utilities.

Motion by Horkan, seconded by Zibell to recommend approval to Council.

Motion approved

**Consider Conditional Use Permit for new housing development that would include duplexes, 8-plexes and a clubhouse. – 851 S Albert Ave & 1001 Bindl Dr; Parcel # 276-2537-00000 & 276-2563-30000– JNB Reedsburg Family LP**

**Consider Site Plan Review for new housing development that would include duplexes, 8-plexes and a clubhouse. – 851 S Albert Ave & 1001 Bindl Dr; Parcel # 276-2537-00000 & 276-2563-30000– JNB Reedsburg Family LP**

This development has two reviews because each parcel has a different zoning district. Developer Kent Paulson stated that the housing would transition from the existing single-family to duplexes and then multi-family.

Neighbor Laura Gruber questioned additional lighting, increased traffic, and a public park. RUC has been replacing existing street lights with LEDs and could look at additional lights. There would also be turn lanes and a pedestrian crossing on the Hwy.

Amy Pendowski questioned if there would be any single-family houses and low-income housing. Paulson stated that there would be duplexes and the housing would be affordable – 30/50/60% of the area medium income. Pioneer Property Management would take care of all mowing and plowing and have an onsite

leasing office. Discussion held on the use of the clubhouse by the residents and possible rental use to the general public.

Amy Treptow expressed concerns about traffic speeds and installing speed bumps. Speed bumps are not practical for emergency vehicles and snow plowing. Discussion held on the existing stormwater pond, which is sized to handle the proposed development. A DNR stormwater permit is required.

Discussion held on a sidewalk along the Hwy, which will be looked at further with the school district as there is a sidewalk gap along the RAHS parking lot. Discussion held on parking. There are more off-street spots proposed than required. Gargano stated that we can't anticipate all negative aspects if a proposal meets the city codes. 851 S Albert Ave will need Council review as a PDG because the proposed number of units exceeds the eight allowed in the B-3 zone.

Motion by Horkan, seconded by Zibell to approve the site plan as presented for 1001 Bindl Dr.

Motion approved

Motion by Gargano, seconded by Hyde to recommend approval to Council of the Conditional Use for 851 S Albert Ave as presented and for 34 housing units. The next Common Council meeting will be February 26, 2024, at 5:30 PM, 134 S Locust St, Reedsburg, WI.

Motion approved

#### **Consider Great Sauk Trail bike routes**

Discussion held on proposed routes along the railroad and Ski Hill/Old Loganville roads. Zibell stated that the upcoming Viking Dr extension will connect Mian St to Lucky St, which are marked and signed as an on-street route. The on-street route would align with existing business. The consensus is to recommend the on-street route with the Old Loganville route as second choice.

Motion by Horkan, seconded by Zibell to adjourn at 7:05 PM.

Motion approved

Respectfully submitted,

Brian Duvalle  
Planner/Building Inspector