

Reedsburg Economic Development Commission

Meeting Minutes

October 2, 2024

Meeting called to order by Chair Kurt Muchow at 12:00 PM in Reedsburg City Hall.

Present: Alder Mike Gargano, Alder Dave Knudsen, Jay Brunken, Ann Franke, Dan DeBaets, Blaine Albert

Absent:

Staff: Steve Zibell, Brian Duvall

Approval of Minutes

Motion by Gargano, seconded by Knudsen to approve the 4/3/2024 minutes.

Motion Approved

1. Update on REDC Initiatives

- **Quarterly Business Breakfast meetings (Upcoming meetings: RAMC, Library, Reedsburg Utility)**
- **Business Directory**
- **Support Workforce Housing**
- **Support RAHS Career Pathways Program**
- **Enhance commercial development along the East Main Street corridor.**

Muchow discussed the last quarterly business meeting. It was well attended, the next is 12/6 at RAMC with the Library and RUC hosting subsequent meetings.

The Business Directory was passed out and will also go to the school district and Chamber. Discussion held on keeping it more confidential as it contains personal contact info.

The DOA estimates about 80 new housing units/year are needed. There is still interest in new housing from developers. Discussion held on economic trends and currently having enough employees.

RAHS career pathways will be part of the upcoming referendum. Discussion held on engineering/ag/manufacturing apprenticeship programs and partnering with MATC.

Discussion held on underutilized property along the E Main St corridor, Sammons property for sale, TID 9, and vacancies in the Lynn property on S Albert.

2. Discuss Industrial/Business Park topics

- **Discuss if shipping container units should be allowed in the Industrial and/or Business Park**
- **Design standards for East Business Park and East Main Corridor**
- **REDC approval for projects within the Industrial & Business Parks.**

Discussion held on possible shipping containers used as storage units. The comment from the assessor is that they are taxed as property, but Knudsen stated that there is a dispute right now between DOA and DOR on their assessments and with the elimination of personal property taxes. Any future proposal could have an agreement added for taxation or PILOT. A good spot for future storage could be the narrow parcel near Skinner Dr and HWY 136.

Discussion held on possible design standards, which would be used as guidelines instead of an ordinance.

Discussion held on role of REDC. There was not as much REDC review as was done on the past, although there's been some smaller projects. Discussion held on working on additional industrial land workforce housing, and childcare. The ordinance will be looked at to see what requirements there are of REDC.

3. Update on Past & Present Projects

- **Shop Space Wisconsin (Coyle Commercial Condo)**
- **Auto Medic**
- **Reedsburg Hardwoods**

- **Pizza Ranch**
- **My Home Estates**
- **JND Reedsburg Family Apartments**
- **Huntington Park Apartments**
- **Riffey Transload Facility**
- **Reedsburg Farmers Coop**
- **Quillins Grocery Store Building**
- **The Gathering Place**

There was a recent groundbreaking for the Coyle business condos.

Pizza Ranch plans to break ground soon.

Construction continues on My Home Estates apartments and the JNB housing across from RAHS.

Huntington Park apartments are enclosed.

Riffey Transload will be starting on phase 2.

The Farmers Co-op plans to build a new storage building on S Walnut.

Quillens has closed and will not be re-used as a grocery store.

A grant will be applied for on The Gathering Place along the river.

Motion by Gargano, seconded by DeBaets to adjourn at 1:17 PM.

Motion Approved

Respectfully submitted,

Brian Duvall
Planning/Building