

City Plan Commission Meeting Minutes

City of Galesville

Date of Meeting: 8/19/25

Start: 6:00 pm

End: 6:47 pm

Who Attended: Keith Cook, Bob Ristow, Randy Larson, Diane Redsten, Tom Thatcher, Jennifer Hess, Renee Brenengen, Joe Nordie

Absent: Beth Sveen

Public Attendees: Jim Brudos, Jon Bingol, Jack Zarowski, Laura Oanes, Jesse Swing, Dan Terek, Justin Terek

Roll Call was taken

Open Meeting laws were met

Motion by Randy Larson to approve minutes from July 1, 2025, seconded by Diane Redsten. Ayes: 6 Nays: 0 Motion carried

Jon Bingol and Jack Zabrowski from Mississippi River Regional Planning Commission reviewed process and the information that was provided to the committee for updating the Comprehensive Plan. They would like to do a digital survey and provided a starting point of questions. They provide a live link to members for review before it is released. It is very important to involve the residents, employers and surrounding areas to participate in the surveys and meetings to get the best insight for the next 20 years. Committee members were asked to review the information and provide feedback or ask them questions by September 25th in order to prepare for the next meeting. We will approve the survey at the next meeting.

The certified survey map from Presbyterian Church for 16870 S 5th Street does meet the required road frontage of 66 feet for existing lots.

Motion by Renee Brenengen to recommend approval of the CSM from the Presbyterian Church for 16870 S 5th Street, parcel number 231-00146-0000; seconded by Bob Ristow. Ayes: 6 Nays: 0 Motion carried

Jesse Swing has already received approval and filed a CSM for the parcel that he has been developing on N 12th Street. This is the last step in creating the houses into actual condos so he can sell one of the units to an individual in the future or keep as a rental unit. This would be to replace the existing CSM with a Condominium Plat. He has drawn up a maintenance agreement for purchasers. The attorney has reviewed the plat at the agreement.

Dan Terek wanted to address the issue of the water flow from Jesse's parcel onto his or to the connecting houses. He wanted to know if the DNR has been consulted. According to the DNR a report is required for a development of anything over 1 acre.

Approval of the map for K&D LLC for the Martinson Condos was delayed until further information is obtained from the DNR.

The sewer and water plans for buildings E & F in Valley View Estates will be completed to the parking area between the 2 buildings and go North to the property line and East to the property line to building G before G is connected it will be completed to the East.

Building D is on hold until the permit is approved from the DNR. Building D will be move out 75 feet which will address the green space issue. There will be 35 x 800 feet on the North side of that building that will be green space along with 75 x 140 between the (2) 12 plex's which is part of the retention pond. The DNR has a 48-hour mitigation on the retention pond.

Jim Brudos is concerned about the water retention on the field North of Valley View Estates. He stated that the field was tiled by the land owner in the last 2 years and that the land was not usable prior to that. He is also concerned about the plan that he was presented with and what is being built now. He said that water is coming up into his basement due to drainage. The retention pond that was presented to the DNR is supposed to hold the water and then to the storm sewers so there should be no issue with water ponding on other properties. These will be lined because of being within 600 feet of a well head area.

The existing storm sewer has 4 openings on the property that will be enough to accommodate all the water in the complex. The storm sewer was designed when Galesville Greens was going to build 8 buildings and only built 2. They are just completing what is already there and it is functioning. Dan agreed to hire someone to confirm that they are clear and working. The property owner is responsible for maintaining the portion of the storm sewer located on his property. The DNR has the final determination and will do the final inspection on the retention pond.

Mayor Thatcher asked Dan Terek if he has ever signed a developer's agreement and if he would sign one before construction of buildings E, F and G begin. If one is put together and presented, he will take a look at it with his attorney.

The private drive connecting 11th and 12th street has been completed. Dan felt there will be a problem with completing 11th street because the water will flow down that street from W Ridge Avenue onto his property instead of down W Ridge to the storm sewers on 12th like it should. He asked if he could make that a private drive and maintain it so that he could put a lip on it. That is a plated city street and we are not sure that making it a private drive is possible.

Jim Brudos is concerned with creating another intersection on West Ridge Avenue with the amount of traffic that comes and goes to the apartments. There are already problems with traffic using N 12th street. Joe Nordie asked if Dan would consider installing speed bumps to limit the speeds inside the complex. Dan has posted a 10-mph speed limit and would like to keep things as safe as possible and will follow up on any complaints about speed with them.

The DNR report has been submitted to the DNR by Dan for the property that he is developing and they have asked for more information. Any further building is on hold until approval is received from the DNR and the report is submitted to the city.

Motion by Diane Redsten to adjourn the meeting; seconded by Keith Cook. Ayes: 6, Nays :0, Motion carried

Meeting adjourned at 6:47 p.m.