



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

City Plan Commission Agenda
September 10, 2019
Reedsburg City Hall, 134 S Locust Street
6:00 PM

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON AUGUST 13, 2019:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. GENERAL BUSINESS (ALL ITEMS ON THE AGENDA HAVE THE POSSIBILITY OF A MOTION):

- A. Consider recommendation of Planned Development Group permit for a movie theater - 150 Viking Drive; parcel #s 2719 & 2720 - Duane DeYoung. The Plan Commission may then recommend to the Common Council to be held on September 23, 2019 at 7:00pm.
- B. Consider Zoning Ordinance amendment for parking lot landscaping, section 690-64(l).
- C. Consider Zoning Ordinance amendment for inflatable signs, proposed section 17.38(10)(c).
- D. Review Certified Survey Map for future Public Works garage - 620 Wengel Drive; Parcel #s: 2243-3, 2243-1, 2243-2, 2243-25.

II. ADJOURN:



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Reedsburg Plan Commission

August 13, 2019



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, Steve Zibell, Richard Braun

Absent: Alder Dave Knudsen, Dan DeBaets, Greg Finkel

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Braun, seconded by Gargano to approve the 7/9/19 meeting minutes.

Motion approved

Consider Conditional Use Permit for a home business to be used as a pet grooming salon. – 715 Myrtle St; parcel #1491 – Hillary Frank.

Frank has an existing CUP but is moving to this new location. She would use the walk-out basement, dogs would be kept for a few hours and usually 1-2 at a time. Mary Schuette would like to see a fence for the personal dogs. Scott Schuette asked if a new fence would not block stormwater. The proposed fence would be chain link.

Motion by Gargano, seconded by Braun to approve the CUP as presented and with the condition that the permit expires upon the applicant moving or selling the property.

Motion approved

Consider amendments to ATV ordinance and map, section 7.34.

Discussion held on associated business growth, trailering of ATVs, and having a better east-west connection. Discussion held on how the existing route can be confusing and would be easier to enforce with all streets in use.

Motion by Gargano, seconded by Zibell to recommend approval to Ordinance Committee with the four additional standards listed in the proposal (driver's license, age 16, alcohol containers, insurance).

Motion approved (3-1, Braun)

Consider zoning ordinance amendment for parking lot landscaping, section 17.31.

Discussion held on the improved aesthetic appearance and stormwater capabilities with parking lot landscaping. Previous complaints about such a proposal includes snow plowing. Gary Woolever presented a draft ordinance. No action taken.

Consider zoning ordinance amendment for inflatable signs, proposed section 17.38(10)(C).

Discussion held on a recent request for an inflatable sign, which are not specifically addressed in the ordinance. No action taken.

Motion by Braun, seconded by Zibell to adjourn at 6:52PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Duane Deyoung

ADDRESS: 1018 Woodlands Road **CITY:** Platteville **STATE:** WI.

ZIP: 53818 **PHONE:** 608-378-4225 **FAX:** _____

E-MAIL: ddeyoung@centurytel.net

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: _____ **PARCEL #:** 276-2719-00000 (lot 5)
276-2720-00000 (lot 6)

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

☐ **Certified Survey Map (CSM):** _____

☐ **Conditional Use Permit:** _____

For *CONDITIONAL USE PERMIT* requests, also answer “A & B” on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____

☐ **Site Plan Review:** (See “B” on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

For *VARIANCE* requests, also answer “C” on back page.

☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes.

Duane DeYoung | 7.22.2019

Applicant Signature / Date

Owner Signature / Date

Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

City Council Action & Date: _____

Account #10-461500-00

**The applicant or representative MUST
ATTEND the meeting.**

Cond Use; Site Plan \$153	_____
Cond Use-Agriculture \$400	_____
Variance \$112	_____
Rezoning \$200	_____
C.S.M. \$171	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Flood Plain Zone \$189	_____
Annexation \$200	_____
Plan Amend \$200	_____
Date Paid	_____
Receipt #	_____

A. Please describe how your request meets each of the following Conditional Use standards as applicable. Attach additional pages if needed.

- (A) *Proposed operation* - No Conditional Use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.
-
- (B) *Architectural plans; existing and proposed structures* - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
-
- (C) *Character and use of adjoining buildings and those in the vicinity* - The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
-
- (D) *Traffic generation, circulation and parking areas* - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
-
- (E) *Traffic generation and circulation, highway access and driveway locations* - The proposed conditional land use shall be adequately served by public or private streets.
-
- (F) *Sewerage and water systems* - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
-

B. Site Plan Requirements.

- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location of existing and proposed buildings.
- (F) Location of parking areas and all exterior lighting.
- (G) Location of all loading / unloading areas.
- (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- (I) Location of all utilities on the site.
- (J) Location and specifications for all fences, walls, and other screening features.
- (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- (M) Location and specifications for proposed signs.
- (N) Elevation drawings for proposed commercial structures.
- (P) Floor plans, when needed to determine the number of parking spaces required.

C. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

- 1) The variance will not be contrary to the public interest. _____
 - 2) Substantial justice will be done by granting the variance. _____
 - 3) The variance is needed so that the spirit of the ordinance is observed. _____
 - 4) Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship. _____
-

- (C) Variance Hardship. A property owner bears the burden of proving “unnecessary hardship” by demonstrating either of the following:
- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
 - 2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

City of Reedsburg - Plan Commission
Staff Report

DATE: 9/10/19

APPLICANT: Duane DeYoung

LOCATION: 150 Viking Dr; parcel #s 2719 & 2720

PROPOSED LAND USE CHANGE: Planned Development Group (PDG)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommendation of PDG for a movie theater. The Plan Commission may then recommend to the Common Council to be held on September 23, 2019, 7:00PM.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Commercial
- South – Commercial
- East – Commercial

ZONING:

- North- B-2 Business
- West- B-2 Business
- South- B-2 Business
- East- B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Viking Dr; 90' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS FROM OTHER DEPARTMENTS/AGENCIES

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES: *We should be clear on combining these two parcels into one as long as they keep the easements around the perimeter of the new/combined parcel.*

SCHOOLS:

PARKS:

ADMINISTRATOR:

Conditional Use Permit Findings of Fact for § 690-19 (A-F)

Proposed operation - No Conditional Use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.

1. The Board finds that the existing parcel is vacant.
2. The Board finds that a movie theater is proposed.
3. The Board finds that the parcel is zoned B-2 Business.
4. The Board finds that section 690 Attachment 2 permits theaters as a permitted use.
5. The Board finds that there would be six movie screens with a total of 498 seats.

Architectural plans; existing and proposed structures - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.

1. The Board finds that a movie theater is proposed.
2. The Board finds that building elevations and renderings are attached.

Character and use of adjoining buildings and those in the vicinity - The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.

1. The Board finds that the adjoining parcels contain commercial uses.
2. The Board finds that the area is zoned B-2.

Traffic generation, circulation and parking areas - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

1. The Board finds that their access would be from the east side, from the Viking Village parking area.
2. The Board finds that the property is located on Viking Dr.
3. The Board finds that accessible parking would be onsite.
4. The Board finds that the remaining parking would be shared, with an agreement, with Viking Village and waiver through section 690-64(H).

Traffic generation and circulation, highway access and driveway locations - The proposed conditional land use shall be adequately served by public or private streets.

1. The Board finds that the property is located on Viking Dr.
2. The Board finds that their access would be from the east side, from the Viking Village parking area.

Sewerage and water systems - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.

1. The Board finds that a movie theater is proposed.
2. The Board finds that there would be six movie screens.

Site Plan Review Findings of Fact for § 690-32 (A-F)

The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

1. The Board finds that the existing parcel is vacant.
2. The Board finds that a movie theater is proposed.
3. The Board finds that the parcel is zoned B-2 Business.
4. The Board finds that section 690 Attachment 2 permits theaters as a permitted use.
5. The Board finds that there would be six movie screens with a total of 498 seats.
6. The Board finds that wall signage would be a total of 270 SF (300 is permitted).
7. The board finds that the closest lot line setback is 37'.
8. The Board finds that landscaping is proposed as:



Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.

1. The Board finds that *“Stormwater will be collected by gutter, downspout and discharged with a boot for the building. It will sheet drained to the grassed permeable areas around the building (north, south and west). It will not flow over any sidewalks due to the pitch of the roof from north to south.”*

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that their access would be from the east side, from the Viking Village parking area.
2. The Board finds that the property is located on Viking Dr.

Exterior lighting shall be arranged as follows:

- It is deflected away from adjacent properties.
 - It does not impede the vision of traffic along adjacent streets.
 - It does not unnecessarily illuminate night skies.
1. The Board finds that building elevations and renderings are attached.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern

which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. NA

Site plans shall conform to all applicable requirements of City, State and Federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, State and Federal permits.

1. The Board finds that future use is Commercial.

§ 690-23 Planned development groups:

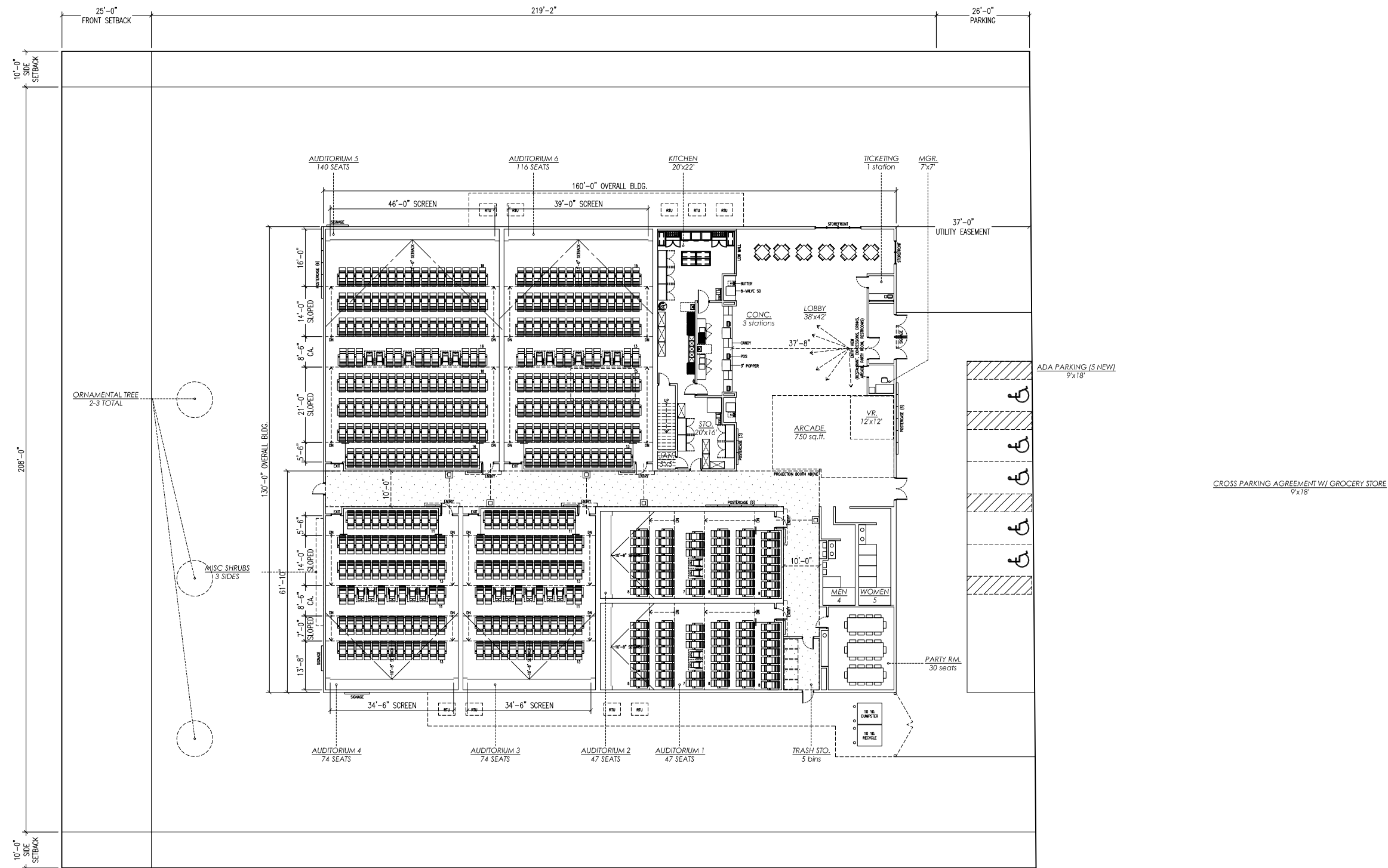
- (1) Spacing and orientation of building center.** Exterior walls of opposite building shall be located no closer than a distance equal to the height of the taller building. A building group shall not be so arranged that any permanently or temporarily occupied building is inaccessible to emergency vehicles.
- (2) Circulation.** There shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space. There shall be an adequate amount, in a suitable location, of pedestrian walks, malls and landscape spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities. Buildings and vehicular circulation open spaces shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.
- (3) Paving and drainage.** There shall be adequate design of grades, paving, gutters, drainage and treatment of turf to handle stormwaters and prevent erosion and formation of dust.
- (4) Signs and lighting.** Signs and lighting devices shall be properly arranged with respect to traffic control devices and adjacent residential districts.

STAFF COMMENTS:

- Because of the parking and landscaping features, it was recommended that the review include Council too. So the Plan Commission's decision will be a recommendation to them.
- The lots shall be combined into one tax parcel. CSM shall be submitted for staff review prior to recording.
- The airport height limit is 968'; the building as proposed would be about 956'.
- Ensure trash receptacle is screened; verify fence material.
- Any exterior lighting shall be focused downward.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, September 10, 2019, Plan Commission Agenda
- D. Land Use Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting



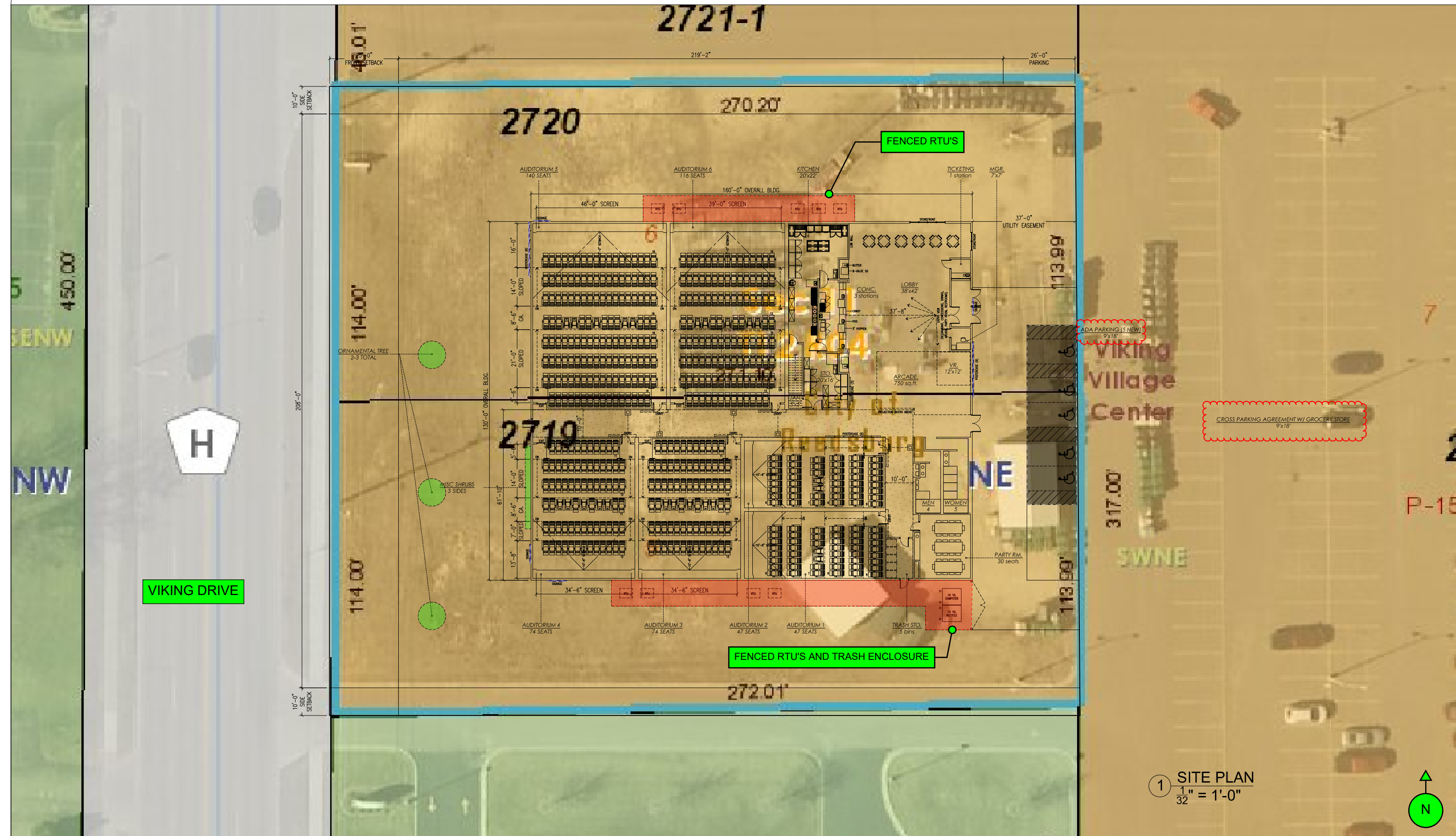
1 SITE PLAN
 $\frac{1}{32}" = 1'-0"$

EXISTING
 FOOTPRINT: 20,800 sq.ft.
 AUDITORIUMS: 6 screens
 SEATING: 498 seats

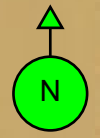
PROJECT # 19075.00
 SHEET NUMBER HARDLINE NO.4
 ORIGINAL ISSUE 2019.06.18
 REVISED ISSUE 2019.07.22



1100 Main Street - Suite 2200 - Kansas City, Missouri - 64105
 Phone : 816-842-7552 - Fax : 816-842-1302
 DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN
 PROFESSIONAL. COPIES OF THE DRAWINGS & SPECIFICATIONS RETAINED BY THE
 CLIENT MAY BE UTILIZED ONLY FOR THEIR USE & FOR OCCUPYING THE PROJECT FOR
 WHICH THEY WERE PREPARED & NOT FOR CONSTRUCTION OF ANY OTHER PROJECT.
 Page 10 of 20



1 SITE PLAN
1/32" = 1'-0"

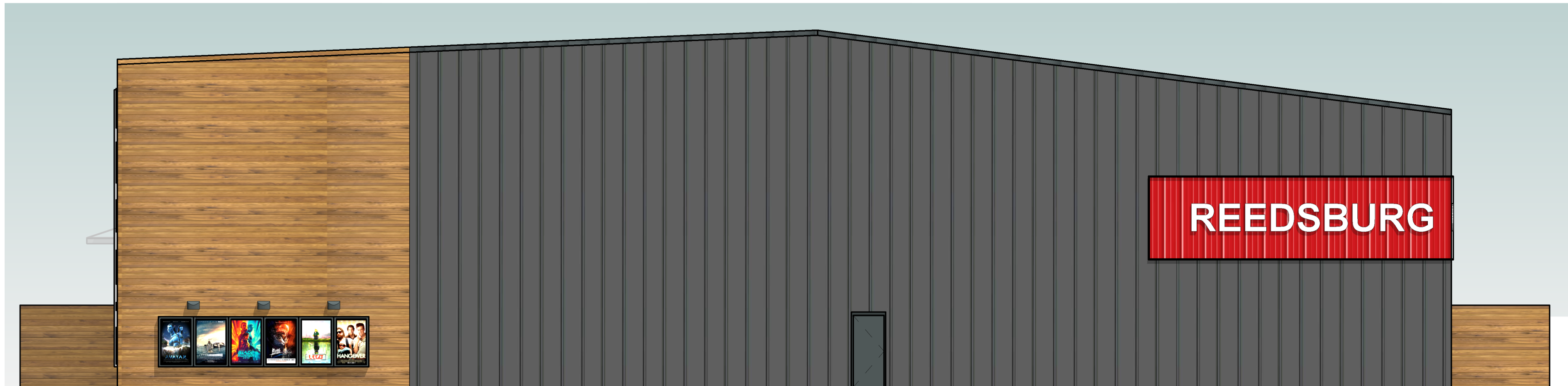
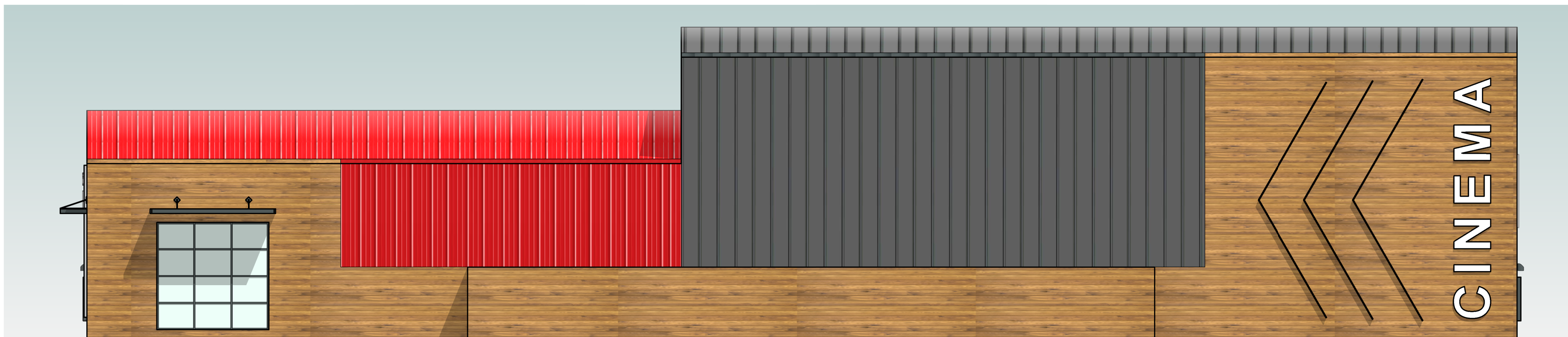
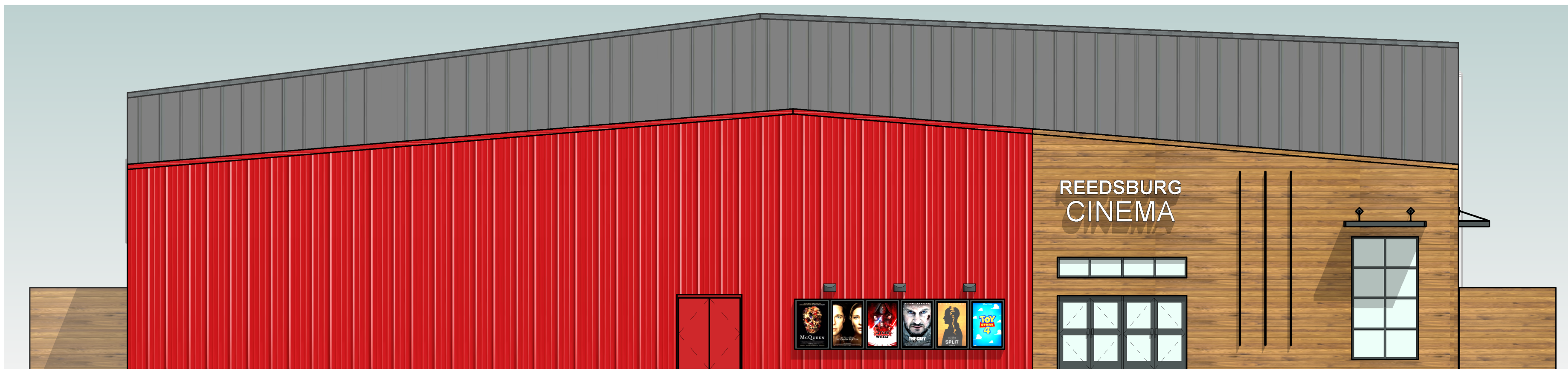


EXISTING
FOOTPRINT: 20,800 sq.ft.
AUDITORIUMS: 6 screens
SEATING: 498 seats

PROJECT # 19075.00
SHEET NUMBER HARDLINE NO.4
ORIGINAL ISSUE 2019.06.18
REVISED ISSUE 2019.07.22



1100 Main Street - Suite 2200 - Kansas City, Missouri - 64105
Phone : 816-842-7552 - Fax : 816-842-1302
DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN
PROFESSIONAL. COPIES OF THE DRAWINGS & SPECIFICATIONS RETAINED BY THE
CLIENT MAY BE UTILIZED ONLY FOR THEIR USE & FOR OCCUPYING THE PROJECT FOR
WHICH THEY WERE PREPARED & NOT FOR CONSTRUCTION OF ANY OTHER PROJECT.
Page 10 of 20

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37																																			
N																																						not for construction  1100 Main Street Suite 2200 Kansas City, Missouri 64105 Phone : 816-842-7552 Fax : 816-842-1302 DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS & SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE & FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED & NOT FOR CONSTRUCTION OF ANY OTHER PROJECT. STATE THEATRE REEDSBURG 6 REEDSBURG, WISCONSIN DESIGN DEVELOPMENT 07.12.2019 <table><tr><th colspan="3">Revision Schedule</th></tr><tr><th>#</th><th>Date</th><th>Description</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table> PROJECT # 19075.00 ELEVATIONS - NEW EXTERIOR SHEET NUMBER A1.51	Revision Schedule			#	Date	Description																												N
Revision Schedule																																																																								
#	Date	Description																																																																						
M																																						M																																		
L																																						L																																		
K							K7 SCALE 1/8" = 1'-0" EXTERIOR ELEVATION - SOUTH																															K																																		
J																																						J																																		
I																																						I																																		
H							H7 SCALE 1/8" = 1'-0" EXTERIOR ELEVATION - WEST																															H																																		
G																																						G																																		
F																																						F																																		
E																																						E																																		
D							D7 SCALE 1/8" = 1'-0" EXTERIOR ELEVATION - NORTH																															D																																		
C																																						C																																		
B																																						B																																		
A							A7 SCALE 1/8" = 1'-0" EXTERIOR ELEVATION - EAST																															A																																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37																																			

not for construction



1100 Main Street
Suite 2200
Kansas City, Missouri
64105
Phone : 816-842-7552
Fax : 816-842-1302

DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS & SPECIFICATIONS REMAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE & FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED & NOT FOR CONSTRUCTION OF ANY OTHER PROJECT.

STATE THEATRE REEDSBURG 6
REEDSBURG, WISCONSIN

DESIGN
DEVELOPMENT

07.12.2019

Revision Schedule		
#	Date	Description

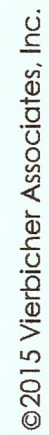
PROJECT #
19075.00

ELEVATIONS -
NEW EXTERIOR

SHEET NUMBER

A1.51







City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 139'

CITY OF REEDSBURG
134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 9/3/2019

ORDINANCE NO. 18XX-19
(Parking Lot Landscaping)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION 1: PURPOSE.

The purpose of this ordinance is to add standards for the placement of landscaping in certain parking lots.

SECTION II: PROVISION ADDED.

City of Reedsburg Code Section 690-64(I) is hereby created by this Ordinance.

(I)

1. Parking lots or additions to existing parking lots, located in residential, commercial, or industrial districts are to be landscaped around the perimeter. Landscaping can be accomplished with a variety of plants and berms. A variety of tree heights, shrubs and planting materials shall be incorporated into the design to provide visual interest, provided that said trees do not interfere with public utilities.
2. Tree islands, new parking lots. Tree islands, along with other landscaping within open, off-street parking areas, shall be designed to help control circulation of cars and pedestrians, identify entrances and exits, provide reference points for locating cars in large lots, give summer shade to people and cars, furnish open ground for drainage and snow storage, camouflage, soften and improve the appearance of large parking lots, provide environmental and aesthetic benefits and be a positive asset to a shopping area or a business establishment. Any parking lot constructed after this chapter's effective date, which by itself or in conjunction with existing parking facilities, contains all of the following: more than one aisle, two or more rows of parking stalls and an area of 15,000 square feet or more shall provide and maintain in that area constructed after this chapter's effective date, canopy-type shade trees hardy to this region in tree islands totaling not less than three percent (3 %) of the surfaced parking area constructed after this chapter's effective date. The minimum size of each tree island shall be not less than 162 square feet. The zoning administrator or Plan Commission shall review a drawing indicating the size, type and location of the islands, the plant materials, the protection afforded the plantings, including curbing, staking and mulching, and provisions for maintenance. Preserving existing trees is encouraged and shall be a factor in considering the proposal.

SECTION III: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION IV: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION V: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VI: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 28th day of October 2019.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:

September 23, 2019

Public Hearing Noticed:

October 3, 2019 & October 10, 2019

2nd Reading at Council/Public Hearing:

October 28, 2019

Published, Enactment Date:

November 7, 2019

Note: The City Attorney's office may be commenting on this. I should know more by the meeting.

ORDINANCE NO. 18XX-19
(Inflatable Signs)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION 1: PURPOSE.

The purpose of this ordinance is to add standards for the placement of inflatable signs, which are not currently addressed in the zoning ordinance.

SECTION II: PROVISION ADDED.

City of Reedsburg Code Section 690-103(C) is hereby created by this Ordinance.

Inflatable signs are permitted in the B-2 zoning district. All inflatable signs must be placed a minimum of 10 feet from any property line and must be directly anchored to the ground with a tether. Inflatable signs shall have a height limit of 15', limited to one per tax parcel, require a permit and may be in use for up to 180 days in a calendar year.

SECTION III: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION IV: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION V: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VI: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 28th day of October 2019.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

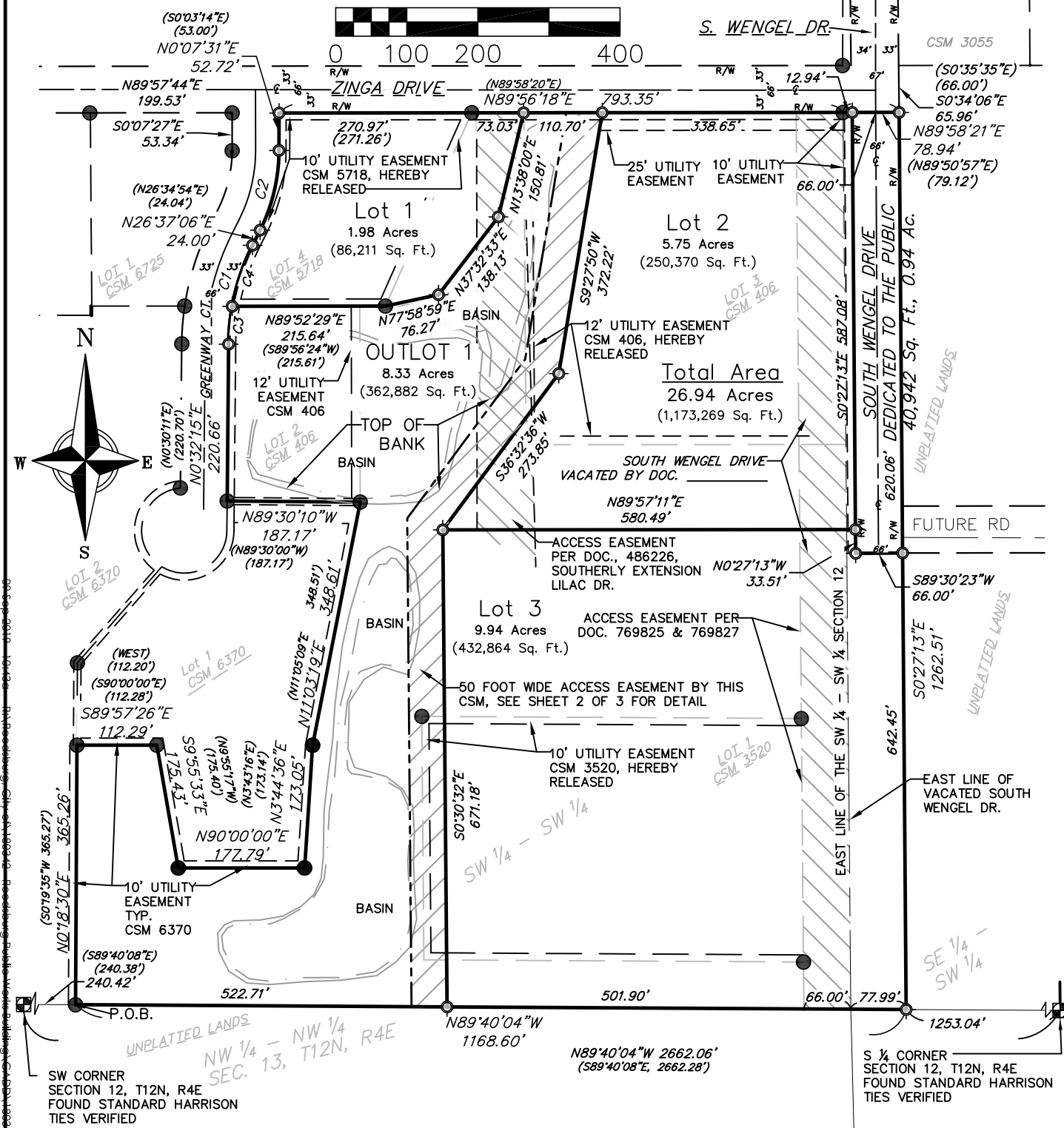
1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

September 23, 2019
October 3, 2019 & October 10, 2019
October 28, 2019
November 7, 2019

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 2 AND 3 OF SAUK COUNTY CERTIFIED SURVEY MAP 406, LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP 3520, LOT 4 OF SAUK COUNTY CSM 5718 AND VACATED SOUTH WENGEL DRIVE, LOCATED IN PART OF THE SW 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4; SECTION 12, TOWN 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY WISCONSIN

GRAPHIC SCALE FEET



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" Ø IRON ROD
- SET 3/4" Ø IRON ROD, 1.13 Lb./Ft. MIN.
- RECORD DIMENSION

SURVEYOR'S NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Sauk County, Wisconsin; (WCCS NAD 83/2011 9556 Sauk), the South line of the SW 1/4 of Section 12 bears: S89°40'04"E.
- Field work was completed on April 2-3, 2019.
- See sheet 2 of 3 for Curve Table.
- See sheet 3 of 3 typical utility easements detail and for the City of Reedsburg release of utility easements established on previous Certified Survey Maps for these lands.

vierbicher planners engineers advisors Phone: (800) 261-3898			SCALE	1"=200'	SHEET	
			CHECKED	MLON	1 OF 3	
			DRAFTER	JPOL		
			FILE	180342		
		JOB NO.	180342	DATE		06/14/2019

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 2 AND 3 OF SAUK COUNTY CERTIFIED SURVEY MAP 406, LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP 3520, LOT 4 OF SAUK COUNTY CSM 5718 AND VACATED SOUTH WENGEL DRIVE, LOCATED IN PART OF THE SW ¼ OF THE SW ¼ AND PART OF THE SE ¼ OF THE SW ¼; SECTION 12, TOWN 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY WISCONSIN

ACCESS EASEMENT DESCRIPTION

Commencing at the Southwest Corner of Section 12, Town 12 North, Range 4 East; Thence, S89°40'04"E along the South line of the Southwest Quarter of Section 12, 713.12 feet to the Point of Beginning, (P.O.B.) of this access easement description;

Thence, N00°30'32"W, 687.20 feet;
Thence, N36°32'36"E, 278.57 feet;
Thence, N09°27'50"E, 351.79 feet to the south Right-of-Way line of Zinga Drive;
Thence, N89°56'18"E, along the south right of way line of Zinga Drive, 50.70 feet;
Thence, S09°27'50"W, 372.22 feet;
Thence, S36°32'36"W, 273.85 feet;
Thence, S00°30'32"E, 671.18 feet to the said south line of the Southwest Quarter of Section 12;
Thence, N89°40'04"W, along the said south line of the Southwest Quarter of Section 12, 50.01 feet, returning to the Point of Beginning.

Access Easement contains 1.51 acres (65,875 Sq. Ft.) more or less and is subject to all other easements and rights-of-way of record.

CITY OF REEDSBURG CERTIFICATE OF DEDICATION

As owners, the City of Reedsburg, Wisconsin hereby certify that the City of Reedsburg, Wisconsin, caused the land described on this Certified Survey Map to be surveyed, divided and mapped along with dedicated South Wengel Drive and an access easement benefitting the Northwest Quarter of the Northwest Quarter of Section 13, T12N, R4E, as represented on the Certified Survey Map. The City of Reedsburg, Wisconsin, also certifies that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

The City of Reedsburg

WITNESS the hand and seal of said owner(s) this _____ day of _____, 2019, in presence of:

David G. Estes, Mayor

Jacob Crosetto, City Clerk

STATE OF WISCONSIN)

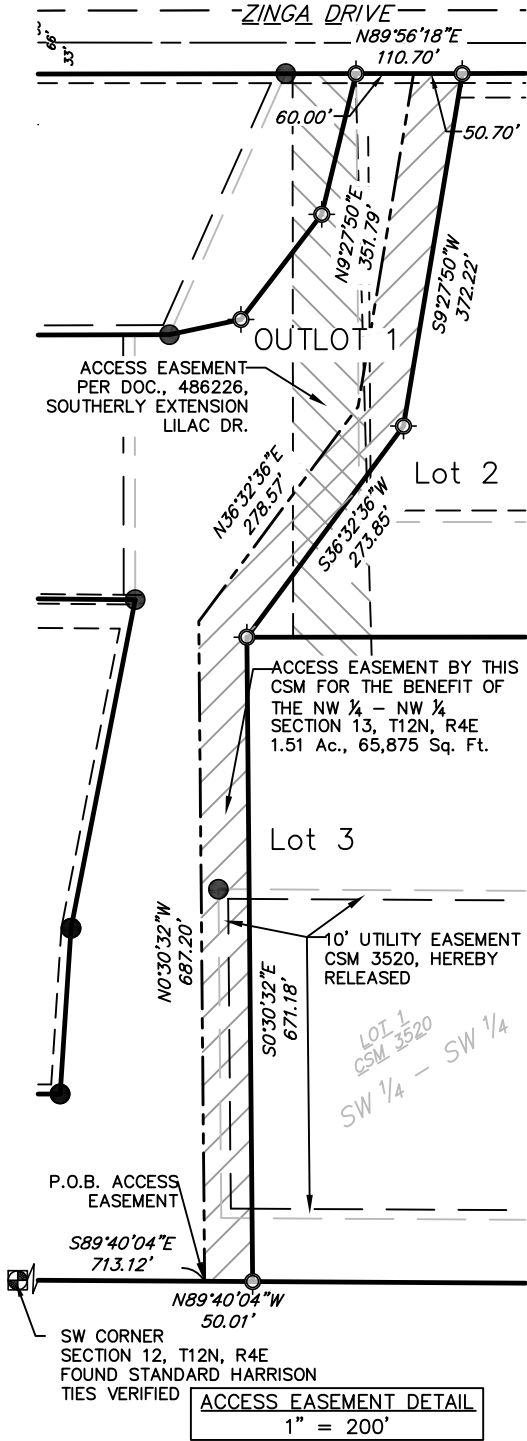
_____ COUNTY) SS
Personally came before me this _____ day of _____,

2019, the above named David G. Estes and Jacob Crosetto, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____

Wisconsin

My commission expires _____



ACCESS EASEMENT DETAIL
1" = 200'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	144.33'	317.00'	26°05'09"	143.08'	N13° 34' 45"E
C2	116.22'	250.00'	26°38'09"	115.18'	N13° 18' 02"E
C3	53.58'	317.00'	9°41'00"	53.51'	N05° 22' 40"E
C4	90.75'	317.00'	16°24'09"	90.44'	N18° 25' 15"E

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" Ø IRON ROD
- SET 3/4" Ø IRON ROD, 1.13 Lb./Ft. MIN.
- RECORD DIMENSION

GRAPHIC SCALE FEET



0 100 200 400

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



SCALE	1"=200'	SHEET
CHECKED	mlon	2 OF 3
DRAFTER	jpol/mlon	
FILE	180342	
JOB NO.	180342	
DATE	06/14/2019	

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 2 AND 3 OF SAUK COUNTY CERTIFIED SURVEY MAP 406, LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP 3520, LOT 4 OF SAUK COUNTY CSM 5718 AND VACATED SOUTH WENGEL DRIVE, LOCATED IN PART OF THE SW ¼ OF THE SW ¼ AND PART OF THE SE ¼ OF THE SW ¼; SECTION 12, TOWN 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY WISCONSIN

SURVEYOR'S CERTIFICATION

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. S-2696, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, mapped and dedicated the lands described herein under the direction of the City of Reedsburg, Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that it is in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Reedsburg in surveying and mapping the same.

LEGAL DESCRIPTION

Part of Lots 2 and 3 of Sauk County Certified Survey Map 406, Lot 1 of Sauk County Certified Survey Map 3520,, Lot 4 of Sauk County Certified Survey Map 5718 and Vacated South Wengel Drive, located in Part of the SW ¼ of the SW ¼ and Part of the SE ¼ of the SW ¼ of Section 12, Town 12 North, Range 4 East, City of Reedsburg, Sauk County Wisconsin, bounded by a line described as follows.

Commencing at the Southwest Corner of Section 12, Town 12 North, Range 4 East; Thence, S89°40'04"E along the South line of the SW ¼ of Section 12, 240.42 feet to the Southeast corner of Lot 2 of Sauk County Certified Survey Map 6370 and the Point of Beginning, (P.O.B.); Thence, N00°18'30"E, 365.26 feet to the Southwest corner of Lot 1 of Sauk County Certified Survey Map 6370; Thence, S89°57'26"E, along the South line of said Lot 1, 112.29 feet ; Thence, S09°55'33"E, 175.43 feet to the Southwesterly corner of said Lot 1; Thence, N90°00'00"E, 177.79 feet to the Southeast corner of said Lot 1; Thence, N03°44'36"E, along the East line of said Lot 1, 173.05 feet ; Thence, N11°03'19"E, along the East line of said Lot 1, 348.61 feet; Thence, N89°30'10"W, along the North line of said Lot 1, 187.17 feet; Thence, N00°32'15"E, along the East right-of-way of Greenway Court, 220.66 feet, to a curve to the right; Thence, 144.33 feet along said curve to the right having a radius of 317.00 feet, an included angle of 26°05'09", (a chord of 143.08 feet which bears N13°34'45"E) (C1); Thence, N26°37'06"E, along said right-of-way, 24.00 feet, to a curve to the left; Thence, 116.22 feet along said curve to the left having a radius of 250.00 feet, an included angle of 26°38'09", (a chord of 115.18' which bears N13°18'02"E) (C2); Thence, N00°07'31"E, continuing along said right-of-way 52.72 feet to the South right-of-way of Zinga Drive; Thence, N89°56'18"E, along the south right-of-way of Zinga Drive, 793.35 feet; Thence, N89°58'21"E, continuing along the south right-of-way of Zinga Drive, 78.94 feet; Thence, S00°27'13"E, 1262.51 feet along the east Right-of-Way line of proposed South Wengel Drive to be dedicated and its southerly extension to the south line of Section 12; Thence, N89°40'04"W, along the south line of the SW ¼ of said Section 12, 1168.60 feet returning to the Point of Beginning.

Containing 26.94 Ac. (1,173,269 Sq. Ft.) more or less.

Marc A. Londo Date

CITY OF REEDSBURG APPROVAL

Approved for recording by the City of Reedsburg Common Council this _____ day of _____ 2019.

David G. Estes, Mayor Jacob Crosetto, City Clerk

CITY OF REEDSBURG RELEASE OF PREVIOUS UTILITY EASEMENTS

Per Wisconsin Statute 236.293 the City of Reedsburg hereby releases all utility easements shown on Certified Survey Maps No. 406, 3520 and 5718.

David G. Estes, Mayor Jacob Crosetto, City Clerk

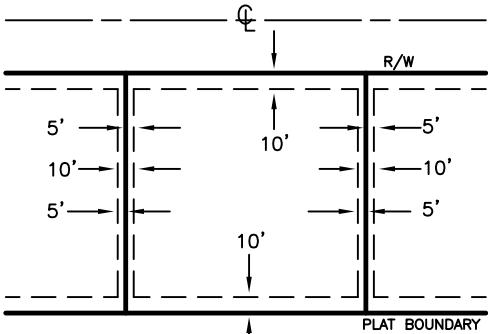
REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2019, at _____ o'clock _____m.

and recorded in Volume _____ of Certified Survey Maps on pages _____, as

Doc. No. _____

Brent Bailey, Sauk County Register of Deeds



TYPICAL UTILITY EASEMENT DETAIL Not to Scale

NOTE: Each lot of this Certified Survey Map has utility easements as shown on this detail, except as specifically noted differently. The City of Reedsburg is the holder and beneficiary of these easements. Any vacation of these existing easements must be done through separate documents.

09 Sep 2019 - 10:28a R:\Reedsburg, City of\180342 - Reedsburg Public Works Building\CADD\180342 - Reedsburg Public Works - CSM.dwg by:mlon

vierbicher planners | engineers | advisors



Phone: (800) 261-3898

	SCALE	NA	SHEET
	CHECKED	mlon	3 OF 3
	DRAFTER	jpol/mlon	
	FILE	180342	
JOB NO.	180342	DATE	
		06/14/2019	