



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 14, 2021
Reedsburg City Hall Council Chambers
6:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

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 12, 2021:

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:

- A. Consider Conditional Use Permit for a new tattoo business per § 690 Attachment 2 – 216 E Main St; parcel #0970 – Martha Olivares.
- B. Consider site plan review for a pollinator garden – 745 Seymour St; Parcel #1078 – Erika Fernandez.
- C. Consider Site Plan Review for six 12-unit apartment buildings. – E5857 County RD K; Parcel #030-0627-00000 – Aaron J. Breitenfeldt, P.E. – Robert E. Lee & Associates, Inc.
- D. Consider site plan review to replace the Sauk County Highway shop. – 537 K St, Parcel #2100-01030 – Sauk County.
- E. Consider recommendation of Ordinance No. 1926-21. If adopted this ordinance will annex the Labansky Road Subdivision from the Town of Reedsburg to the City of Reedsburg.
- F. Consider recommendation of Ordinance No. 1928-21. If adopted this ordinance will annex a portion of Parcel 030-0355-00000 from the Town of Reedsburg to the City of Reedsburg to accommodate sewer and water extension.
- G. Discuss upcoming Comprehensive Plan.

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.



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Reedsburg Plan Commission

August 12, 2021



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 4:00 PM in Reedsburg City Hall.

Present: Alder Dave Knudsen, Alder Mike Gargano, Steve Zibell, Dan DeBaets, Sonny Hyde, Jay Brunken

Absent:

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Gargano, seconded by Brunken to approve the 7/13/21 meeting minutes.

Motion approved

Public Hearing for TID No. 9 Amendment

Kurt Muchow from Vierbicher reviewed the new parcels being added and the funding priorities including highway enhancements, industrial improvements, and incentive funds.

Adopt Resolution approving TID No. 9 Amendment Recommend Resolution 4447-21

Motion by Gargano, seconded by Zibell to approve Resolution 4447-21.

Motion approved

Comprehensive Plan Workshop Discussion

- a. Review Past Plan Recommendations**
- b. Stakeholder Interviews**
- c. Plan Layout**
- d. Field Study/Other Engagement**
- e. Base Maps/Map Style**

Jeff Muenkel from Foth led discussion on past planning recommendations to determine if they are still relevant today including topics such as cultural, infrastructure, land use, partnerships, development, housing, energy conservation and marketing. Discussion held on plan timeline and SCDC business retention survey.

Motion by DeBaets, seconded by Brunken to adjourn at 5:07 PM.

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: MARINA OLIVARES

ADDRESS: 216 E. MAIN ST **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** (361) 676-4208 **FAX:** N/A

E-MAIL: MARINAOLIVARES87@gmail.com

PROPERTY OWNER: (if different from Applicant) Isaac & Stephanie Knuth

LOCATION: City of Reedsburg **PARCEL #:** 216-0910-00000

LAND USE REQUEST

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

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

☒ **Conditional Use Permit:** Tattoo Business

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 and for a temporary Zoning sign to be placed in my yard prior to the meeting.

M. Olivares 7/30/2021
Applicant Signature / Date

Stephanie Knuth 7/29/21
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.**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use; Site Plan	\$150	X
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	7/30/2021	
Receipt #	1.63832	

Proposed operation at 216 E Main Street, Reedsburg WI, 53959.

Southern Glamour LLC is applying for a tattoo establishment license to provide cosmetic services to clients in the existing building, inside of Blades and Fades Barber Studio. Proposed hours of operation are between 9am to 3pm Monday through Friday. Southern Glamour LLC is one person/sole proprietor limited liability company and insured by Berkshire Hathaway INS. Any and all sharps (such as tattoo cartridges) will be disposed of at the Reedsburg Area Medical Center weekly. Clients will have a front and back entrance to the establishment. There is city parking in the back of the building shared with other store owners and apartment tenants. There are also limited parking spaces in front of the building. There will be 2 to 5 clients per week, depending on schedule availability.

Contact information

Martha Olivares
216 E Main Street
Reedsburg WI, 53959
(361) 676-4708
Marthaolivares87@gmail.com

Staff Report

DATE: September 14, 2021

APPLICANT: Martha Olivares

LOCATION: 216 E Main St; parcel #0970
City of Reedsburg Original Plat E24' Of W26.5' Of Lot 7 Block 19

ZONING: B-1 Business

PROPOSED LAND USE REQUEST: Conditional Use Permit

DESCRIPTION: Consider Conditional Use Permit for a new tattoo business.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Commercial, Residential
- South – Commercial
- East – Commercial

ZONING:

- North – B-1 Business
- West – B-1 Business
- South – B-1 Business
- East – B-1 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: E Main St, Hwy 23/33; 99' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

Conditional Use Permit Findings of Fact for Section 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 property is zoned B-1 Business.
2. The Board finds that the property contains an existing hair salon.
3. The Board finds that the dwelling was built in in 1890.
4. The Board finds that a tattoo business is proposed, to co-locate with hair salon.
5. The Board finds that the applicant proposes hours of operation 9am – 3pm and 2-5 clients per week.
6. The Board finds that the lot is about 2,000 SF in size.
7. The Board finds that the property is located on E Main St.

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. NA

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 surrounding parcels are zoned B-1 Business.
2. The Board finds that surrounding parcels have commercial uses.
3. The Board finds that the west neighbor contains a mix of commercial businesses and residential apartments.

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 the applicant proposes hours of operation 9am – 3pm and 2-5 clients per week.
2. The Board finds that parking is located on-street and the rear public parking lot.

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 applicant proposes hours of operation 9am – 3pm and 2-5 clients per week.

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 the property has existing utilities.

Site Plan Review Findings of Fact for Section 690-33(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 property is zoned B-1 Business.
2. The Board finds that the property contains an existing hair salon.
3. The Board finds that the dwelling was built in in 1890.
4. The Board finds that a tattoo business is proposed, to co-locate with hair salon.
5. The Board finds that the applicant proposes hours of operation 9am – 3pm and 2-5 clients per week.
6. The Board finds that the lot is about 2,000 SF in size.
7. The Board finds that the property is located on E Main St.

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

1. NA

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

1. NA

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. NA

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.

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS: this appears to be a minor business operation with just a few clients per week and sharing space with an existing business. Since the proposal is minor, a CUP deadline could be placed on an approval should the applicant no longer own or run the business.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, September 14, 2021, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting



Staff Report

DATE: September 14, 2021 (6:00PM)

APPLICANT: Erika Fernandez

LOCATION: 745 Seymour St; Parcel #1078

ZONING: R-2 Residential

DESCRIPTION: The applicant proposes to remove the lawn in the yards of her property. She would then replace it with a pollinator garden.

STAFF COMMENTS: Ms. Fernandez recently bought this property. She would like to remove all the grass from the yards and replace it with a pollinator garden. There are several properties in town that have similar large gardens, but none that would take up the entire yard. Therefore I confirmed with Mayor Dave to bring the request to the Plan Commission for formal review under § 690-42(D):

Unclassified or unspecified uses may be permitted by the Plan Commission after it has made a review, provided that such uses are similar in character to the principal uses permitted in the district.

This review also allows the opportunity to place conditions on it should you approve it (e.g. end date, fence, etc). For the tree bank, the post office prohibits any flower/plant near a mailbox that could attract bees/wasps.

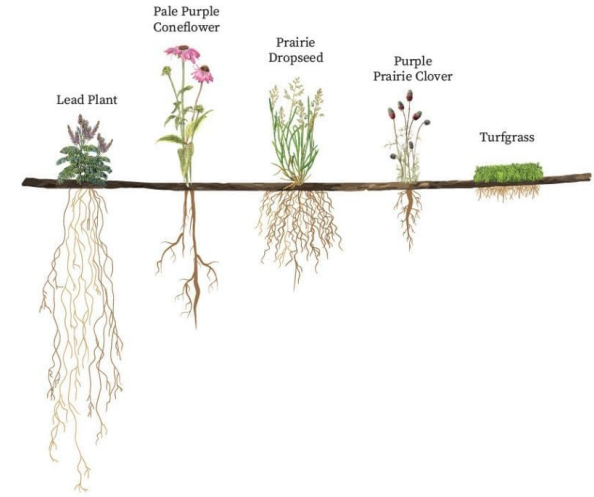


Proposal for Pollinator Garden for 745 Seymour St

By Erika Fernandez

Pollinator gardens

are important in supporting and maintaining a food supply of pollen and nectar to pollinators and ensures that important animals like bees, butterflies, bats and birds stay in the area to pollinate crops in the area. Not only that, but recent studies show that turf grass which has short roots, does not soak up enough water to help with our soil and air quality. Reintroducing native flowers and plants is not only going to be great for pollinators but will clean and improve our soil and also water quality with their long roots.



"The deep root systems of many Wisconsin native plants increase the soil's capacity to stabilize soils, reduce water usage, control water runoff and, consequently, reduce flooding."- Wisconsin Pollinators Website



Although a fairly recent concept, our own county has begun a project called the “Sauk County Pollinator Garden Kit Program”, where they provided kits to several organizations in an effort to create a more pollinator friendly environment in the county. A few in our own town in Reedsburg:

- Boys & Girls Club of Reedsburg
- Pineview Garden, Reedsburg
- Summer Outdoor Adventure Club Inc., Hartje Nature Center, Reedsburg

—

**Inspired by this, I'm proposing to
convert my own lawn into a low
maintenance pollinator garden.**

I believe it's just as important to create an ecologically-beneficial system at home as well.

If allowed, I'd be following the same plan and kit that the Sauk County Pollinator program recommends for my front yard, along with ground clover and mint to cover the ground I won't be planting on, to keep a yard for pets and lounging.

For my backyard/side yard, I'm hoping to create a raised bed vegetable/fruit home garden, along with planting native flower seed. These plants are non-invasive and mostly native prairie flowers.

- Butterfly Weed for Clay
- New England Aster
- Stiff Coreopsis
- Purple Prairie Clover
- Purple Coneflower
- Sweet Joe Pye Weed
- Prairie Blazing Star
- Bergamot
- Smooth Penstemon
- Wild Senna
- Ohio Goldenrod
- Ohio Spiderwort
- Ironweed
- Grasses Sedges
- Prairie Dropseed



Native Wildflower Mix

1lb. pkg (covers 3,500 sq. ft)

A spectacular blend of all native wildflowers designed to provide season long blooms from May thru October. This diverse mix prefers full to partial sun but will adapt to most moisture and soil conditions. This mix can be blended with the native grass mix to achieve a native prairie look. (Use an 80/20 ratio - 80% grass to 20% flower)

COMMON NAME	BOTANICAL NAME	% of Mix	LIFESPAN	BLOOM COLOR	BLOOM HEIGHT	BLOOM PERIOD
Bee Balm	Monarda fistulosa	2%	Perennial	Lavender	2'-3'	July-Sept
Black-eyed Susan	Rudbeckia hirta	14%	Biennial	Yellow	1'-3'	June-Oct
Blue Vervain	Verbena hastata	5%	Perennial	Blue	2'-4'	July-Sept
Brown-eyed Susan	Rudbeckia triloba	5%	Perennial	Yellow	2'-4'	August-Oct
Evening Primrose	Oenothera biennis	9%	Biennial	Yellow	2'-4'	June-Sept
Lanceleaf Coreopsis	Coreopsis lanceolata	5%	Perennial	Yellow	1'-3'	May-August
Long Coneflower	Ratibida columnifera	5%	Annual	Yellow	3'-4'	July-Sept
Partridge Pea	Chamaecrista fasciculata	14%	Annual	Yellow	1'-3'	June-Sept
Purple Coneflower	Echinacea purpurea	6%	Perennial	Purple	3'-4'	July-Sept
Purple Prairie Clover	Dalea purpurea	15%	Perennial	Purple	1'-3'	July-Sept
White Prairie Clover	Dalea candida	9%	Perennial	White	1'-3'	June-Sept
Wild Sunflower	Helianthus annuus	5%	Annual	Yellow	2'-4'	July-Sept
Yellow Coneflower	Ratibida pinnata	6%	Perennial	Yellow	3'-4'	July-Sept

Annual 25% / Biennial 24% / Perennial 51%

Recommended Seed Rate:
Seed at 14 lb. per 1000 sq. ft. (12 lbs. per acre)

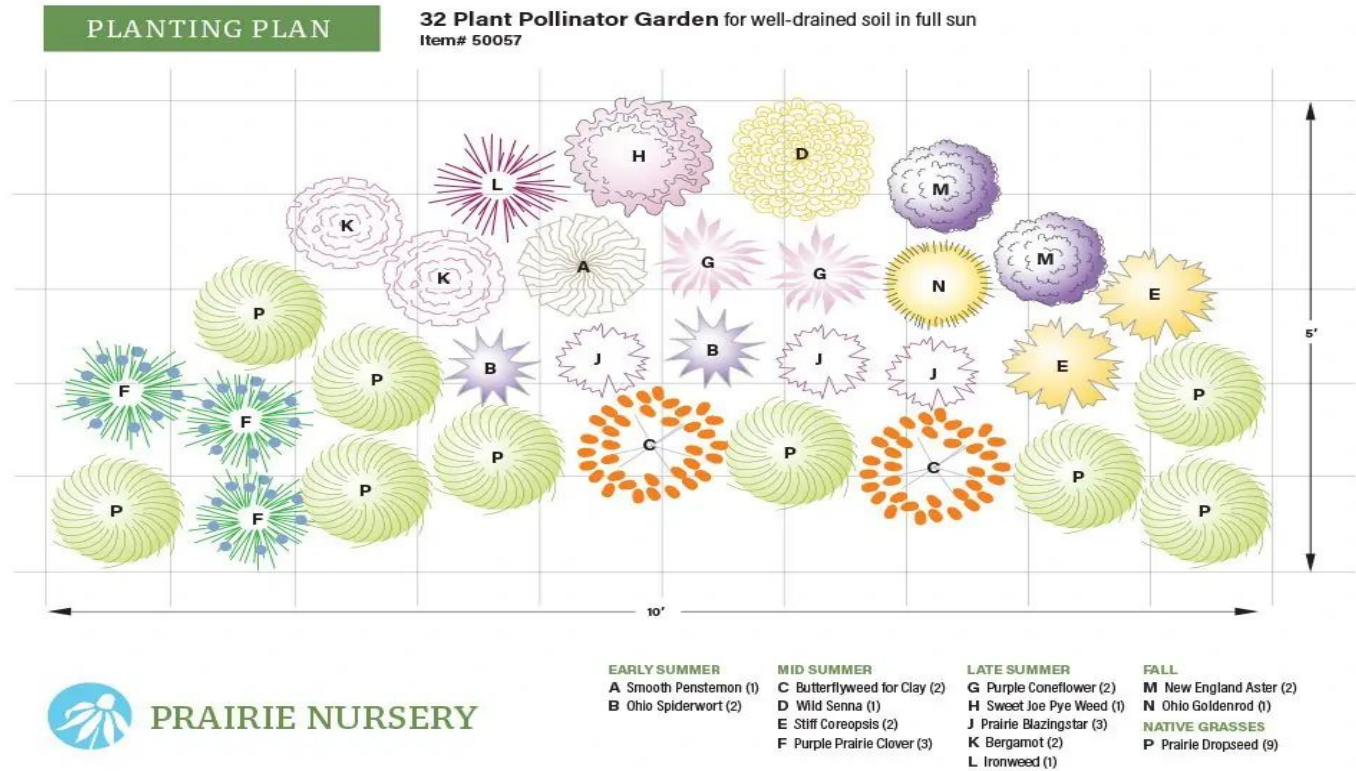
Packaged by Reinders Inc. Sussex, WI www.reinders.com
Product #346-1405

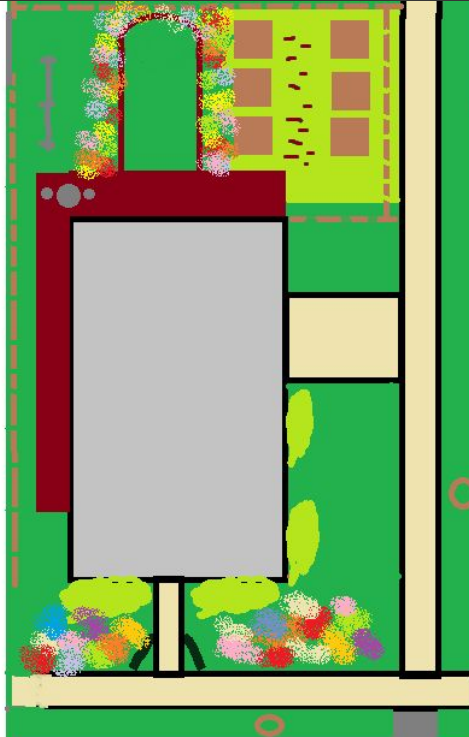
Reinders



Living on the corner lot,
I'd be mindful of the curbstrip
and only plant ground cover
and low growing flowers to
ensure the corners are visible
for drivers and pedestrians.

Planting plan:





Rough visual of plan
on 745 Seymour St.



Overall, I'm determined to influence others to create similar gardens. I believe in caring for the well-being of the neighborhood and creating a pleasing garden that not only looks good but invites pollinators, provides shelter and food to those animals and will require fewer watering and pesticides.

I appreciate you for allowing me the time to propose my plan, introduce myself to the neighborhood and I hope you'd allow me to continue with this goal.

Resources:

Native Plant Root System:

<https://wisconsinpollinators.com/Articles/PlantRootSystems.aspx>

Growing Vegetables on a Raised Bed:

<https://www.gardenfocused.co.uk/rbg-growing-vegetables-raised-beds.php>

Wisconsin Pollinator Habitat Guide.pdf

<https://uwmadison.app.box.com/s/h8v2gy3dpoye3f1kyuc6x68eds2jfw3z>

Protect Pollinators At Home

<https://sauk.extension.wisc.edu/community-development/pollinator-protection-resources/protectpollinators/>

Garden Plan to Attract Butterflies:

https://wisconsinpollinators.com/Garden/G_ButterflyPlan.aspx

Kit: 32 Plant Pollinator Garden:

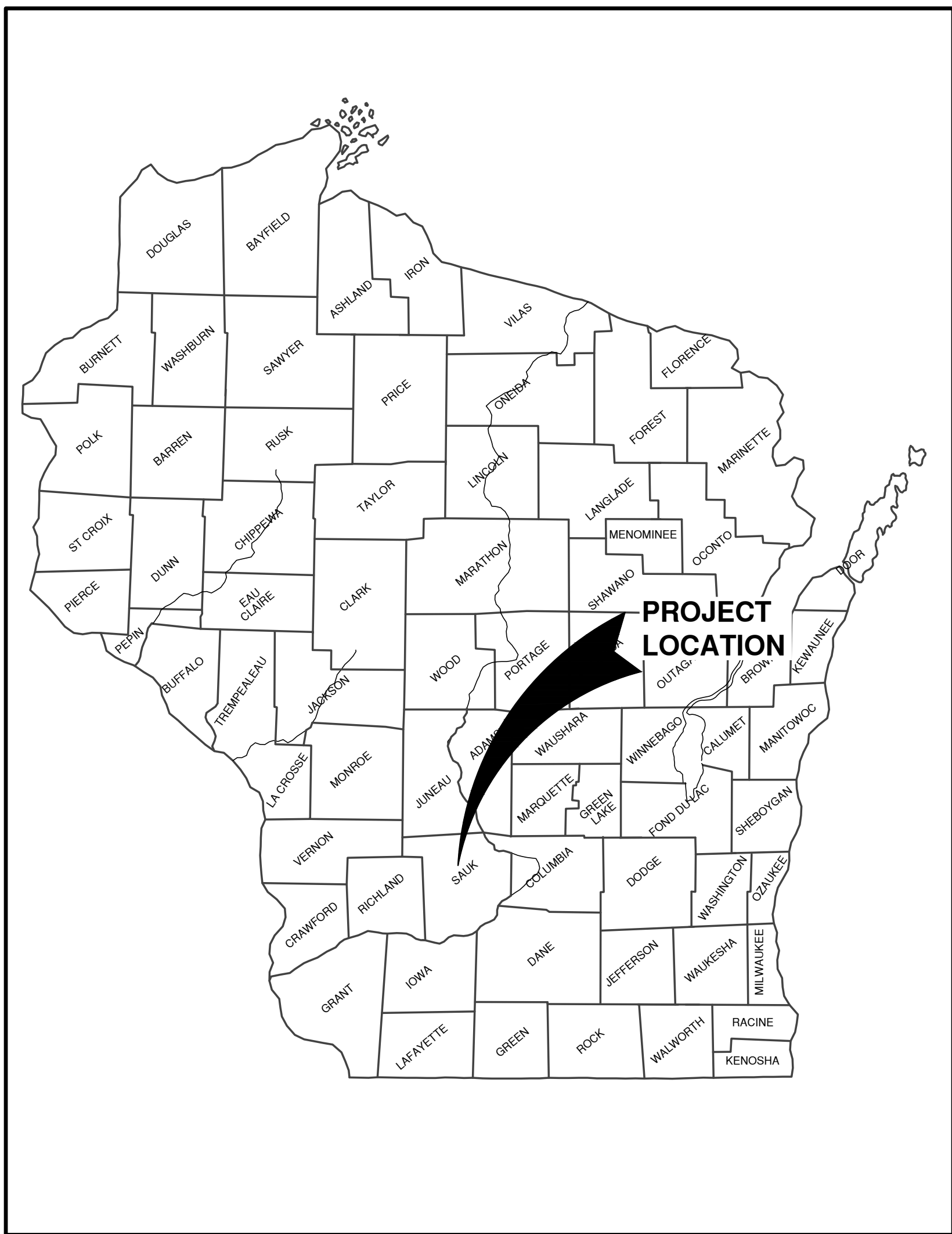
<https://www.prairienursery.com/32-plant-pollinator-garden.html>

Sauk County Community Development- Pollinator Garden Program:

<https://sauk.extension.wisc.edu/community-development/pollinator-protection-resources/sauk-county-pollinator-garden-kit-program/>

REEDSBURG MULTI-FAMILY DEVELOPMENT FOR NICOLET LUMBER COMPANY CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE
OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE
FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS.
ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC.
SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



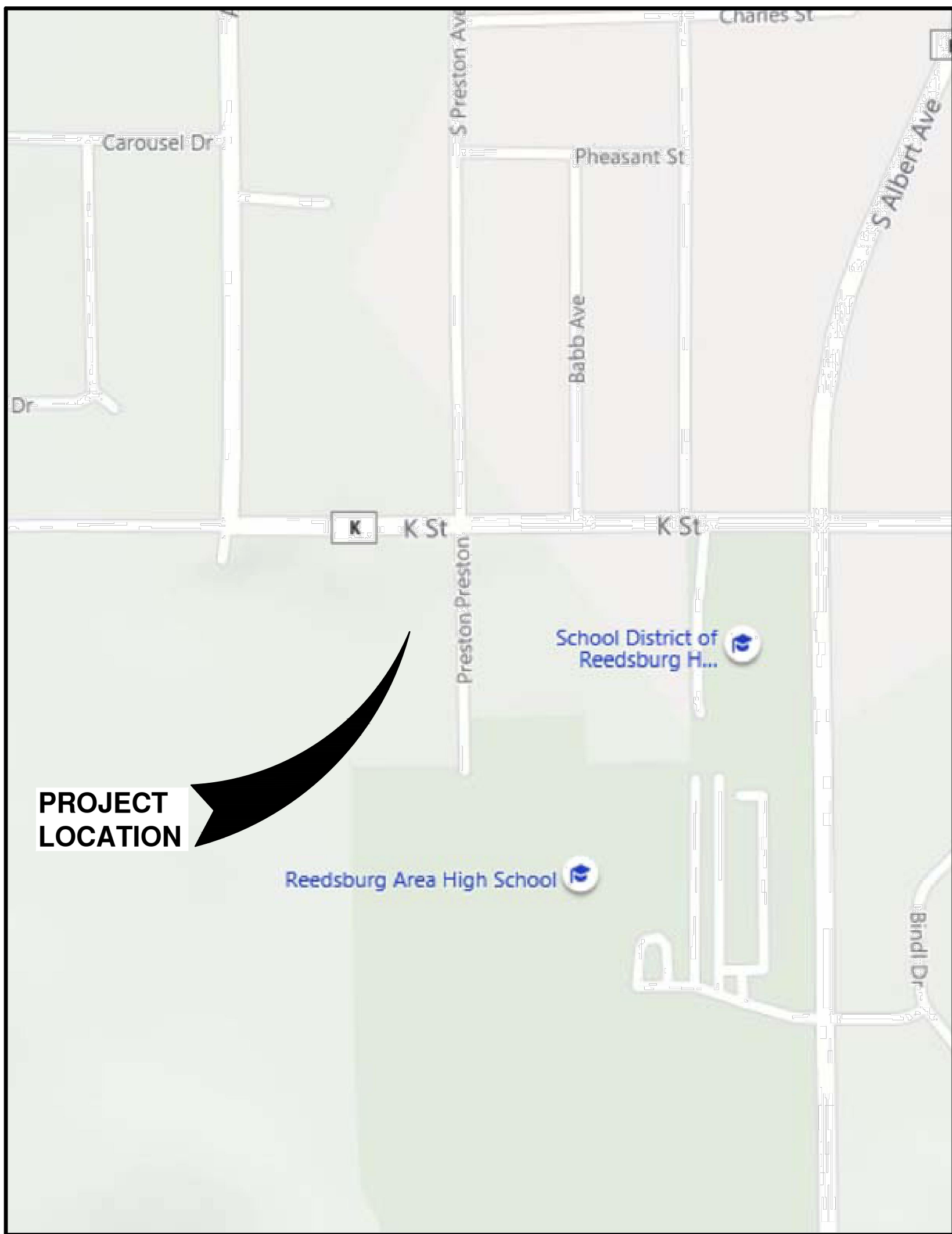
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES,
WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY
OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO
EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL
BE IN PLACE PRIOR TO CONSTRUCTION
AND SHALL CONFORM TO THE WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
CONSTRUCTION SITE EROSION CONTROL
AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	OVERALL SITE PLAN
4	NORTH SITE PLAN
5	SOUTH SITE PLAN
6	OVERALL UTILITY PLAN
7	OVERALL GRADING AND EROSION CONTROL PLAN
8	MISCELLANEOUS DETAILS
9	MISCELLANEOUS DETAILS
10	MISCELLANEOUS DETAILS
11	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
12	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
13	EROSION CONTROL - DITCH CHECK DETAILS
14	EROSION CONTROL - SHEET FLOW DETAILS
15	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
16	OVERALL LANDSCAPE PLAN
17	LANDSCAPE DETAILS



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	REEDSBURG MULTI-FAMILY DEVELOPMENT FOR NICOLET LUMBER COMPANY CITY OF REEDSBURG SAUK COUNTY, WISCONSIN	LOCATION MAPS AND INDEX TO DRAWINGS	DATE 08/2021 FILE 3767009C JOB NO. 3767009	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO. C
1	08/31/2021	AJB	SITE PLAN SUBMITTAL					CHECKED					
								DESIGNED AJB					

File: R:\3700\3700\370008.dwg Plot Date: Aug 31, 2021 11:02am LAYOUT: GEN NOTES

FIRE HYDRANT

WATER VALVE/CURB STOP

WATER MANHOLE

REDUCER/INCREASER

SANITARY MANHOLE

AIR RELIEF MANHOLE

STORM MANHOLE

OPEN STORM MANHOLE

STORM INLET

STORM INLET MANHOLE

TANK COVER

SOIL BORING

POST

IRON PIPE/ROD

PK NAIL

POWER POLE

POWER POLE W/GUY WIRE

LIGHT POLE

TRAFFIC SIGNAL POLE

ELECTRIC MANHOLE

ELECTRIC METER

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

CABLE TV MANHOLE

CABLE TV PEDESTAL

GAS VALVE

GAS METER

MAILBOX

SIGN

BOLLARD

DECIDUOUS TREE

CONIFEROUS TREE

BUSH

RIP RAP

CULVERT

WETLANDS

HANDICAP PARKING

EDGE OF ASPHALT

EDGE OF GRAVEL

CURB & GUTTER

TREE/BRUSH LINE

CONTOUR LINE

RETAINING WALL

GUARD RAIL

FENCE

8SS

SANITARY SEWER (SIZE NOTED)

4FM

FORCEMAIN (SIZE NOTED)

10ST

STORM SEWER (SIZE NOTED)

6W

WATERMAIN (SIZE NOTED)

G

GAS LINE

OT

OVERHEAD TELEPHONE LINE

T

UNDERGROUND TELEPHONE LINE

OE

OVERHEAD ELECTRIC LINE

E

UNDERGROUND ELECTRIC LINE

OTV

OVERHEAD CABLE TV LINE

TV

CABLE TV LINE

FO

FIBER OPTIC LINE

R/W LINE

PROPERTY LINE

EASEMENT LINE

BUILDING SETBACK LINE

SECTION LINE

GR.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BIT.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH.	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC.	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV.	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULV.	CULVERT

CONTRACTOR INFORMATION:

NICOLET LUMBER COMPANY
405 NICOLET DRIVE
GREEN BAY, WI 54311

(920) 866-2629

CONTACT: DENNIS HERMANS

UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF REEDSBURG PUBLIC WORKS DEPARTMENT, ALLIANT ENERGY, NORTHERN NATURAL GAS COMPANY, CHARTER COMMUNICATIONS, FRONTIER COMMUNICATIONS CORP., AND REEDSBURG UTILITY COMMISSION.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKETS NUMBERED 20212611168 AND 20212611170, BOTH DATED, 07/02/2021 AND DIGGER'S HOTLINE TICKET NUMBER 20212705572, DATED 07/08/2021, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER: DEPARTMENT OF PUBLIC WORKS CITY OF REEDSBURG 412 S. WALNUT ST. REEDSBURG, WI 53959	GAS & ELECTRIC: ALLIANT ENERGY 4902 BILTMORE LANE MADISON, WI 53718 (608) 458-3311	GAS: NORTHERN NATURAL GAS COMPANY 1111 S. 103RD ST OMAHA, NE 68124 (402) 398-7000
(608) 524-8458		

TELECOMMUNICATIONS: CHARTER COMMUNICATIONS 3315 S. LINCOLN AV. TWO RIVERS, WI 54241 (920) 793-2216	TELECOMMUNICATIONS: FRONTIER COMMUNICATIONS CORP. 3 HIGH RIDGE PARK STAMFORD, CN 06905 (203) 614-5600	TELECOMMUNICATIONS: REEDSBURG UTILITY COMMISSION 501 UTILITY DR REEDSBURG, WI 53959 (608) 524-4381
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Dial 811 or (800) 242-8511

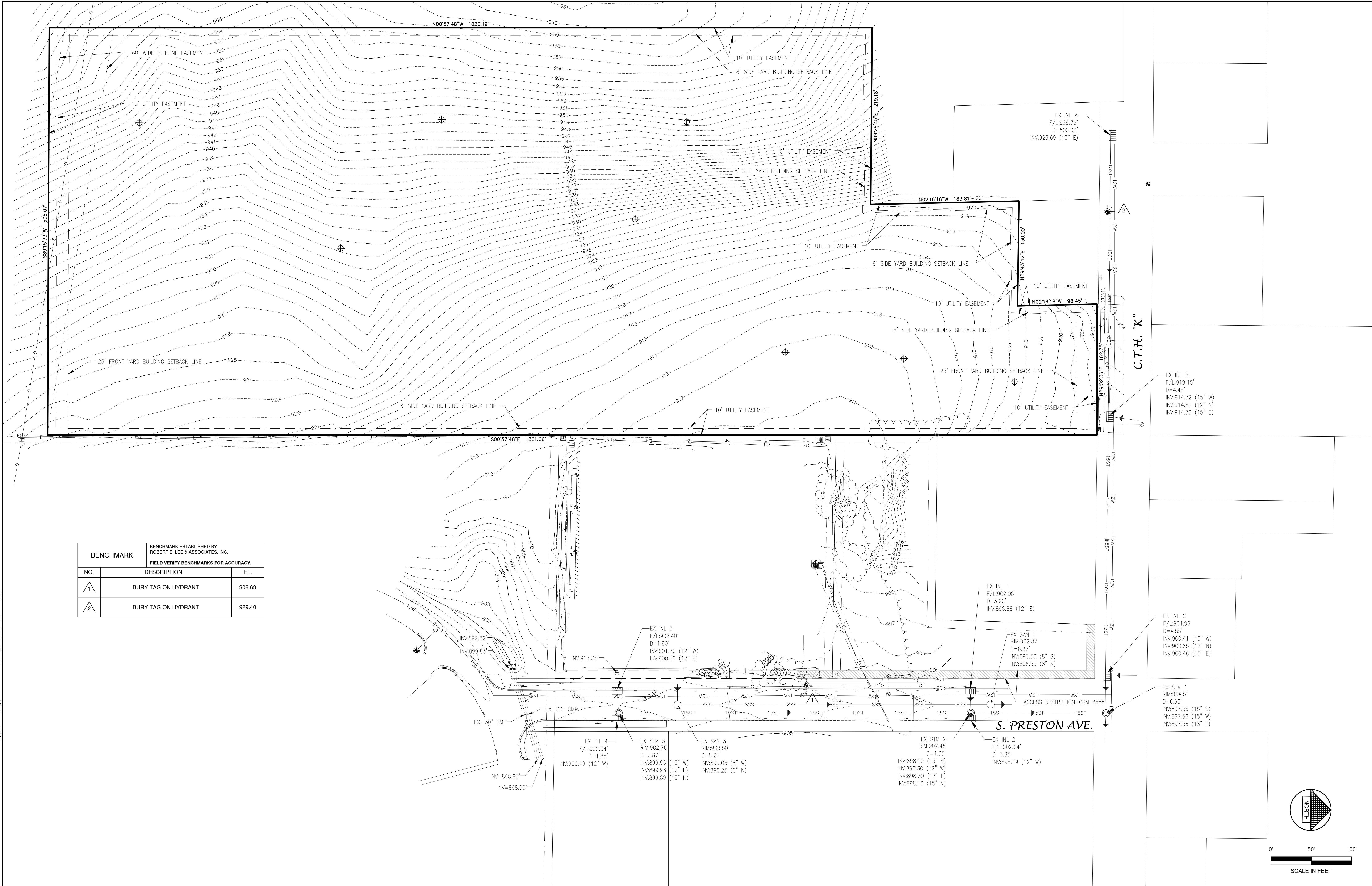
www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	REEDSBURG MULTI-FAMILY DEVELOPMENT FOR NICOLET LUMBER COMPANY CITY OF REEDSBURG SAUK COUNTY, WISCONSIN	GENERAL NOTES	DATE 08/2021	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO.
1	08/31/2021	AJB	SITE PLAN SUBMITTAL					CHECKED			FILE 3767008T		1
								DESIGNED AJB			JOB NO. 3767008		

File: R:\3700\3700\3700\08-44\3700\08-44.dwg
Plot Date: Aug 31, 2021 11:42am
LAYOUT: EX SITE



BENCHMARK			BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.
			FIELD VERIFY BENCHMARKS FOR ACCURACY.
NO.	DESCRIPTION		EL.
1	BURY TAG ON HYDRANT		906.69
2	BURY TAG ON HYDRANT		929.40

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	REEDSBURG MULTI-FAMILY DEVELOPMENT FOR NICOLET LUMBER COMPANY CITY OF REEDSBURG SAUK COUNTY, WISCONSIN	EXISTING SITE CONDITIONS	DATE 08/2021	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO. 2
1	08/31/2021	AJB	SITE PLAN SUBMITTAL					CHECKED			FILE 3767008T		
								DESIGNED AJB			JOB NO. 3767008		

File: R:\3700_3700\3700000_040\Overall.dwg
Plot Date: Sep 01, 2021 1:18pm
LAYOUT SITE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED
TO A DEPTH OF 6 INCHES, SEEDED AND
MULCHED. AREA TO BE RAKED FREE OF
STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 132 (72 COVERED AND 60 SURFACE)
HANDICAP ACCESSIBLE PARKING STALLS = 6 (COVERED)
TOTAL PARKING STALLS REQUIRED = 1.5 STALLS/UNIT X 72 UNITS = 109 STALLS

SITE DATA

TOTAL AREA = 13.40 ACRES, 583,525 S.F.
BUILDING AREA = 1.35 ACRES, 58,862 S.F. (10.1%)
SIDEWALK/PARKING LOT AREA = 2.44 ACRES, 106,167 S.F. (18.2%)
GREEN SPACE = 9.61 ACRES, 418,496 S.F. (71.7%)

ZONING

R-3 MULTI-FAMILY

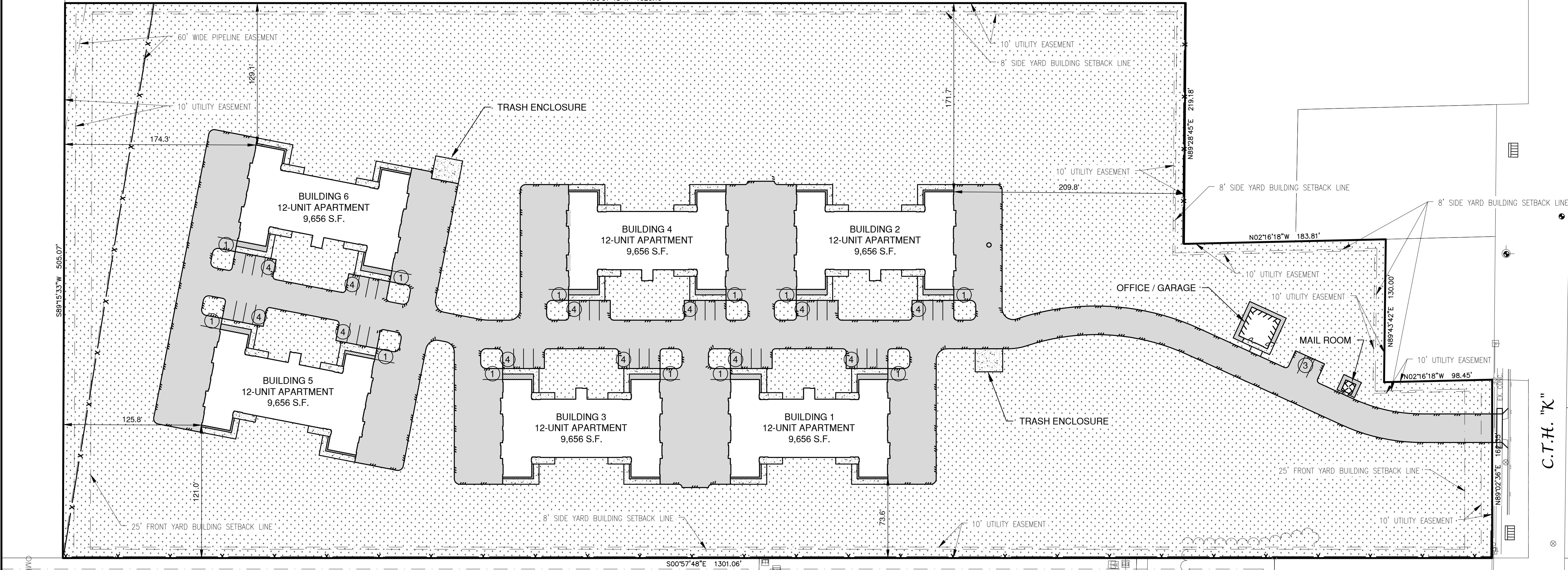
PARCEL NO.

030-0627-00000

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT)
- LANDSCAPE AREA
- GREEN SPACE
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB,
UNLESS NOTED OTHERWISE



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJS

REEDSBURG MULTI-FAMILY DEVELOPMENT
FOR NICOLET LUMBER COMPANY
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

OVERALL SITE PLAN

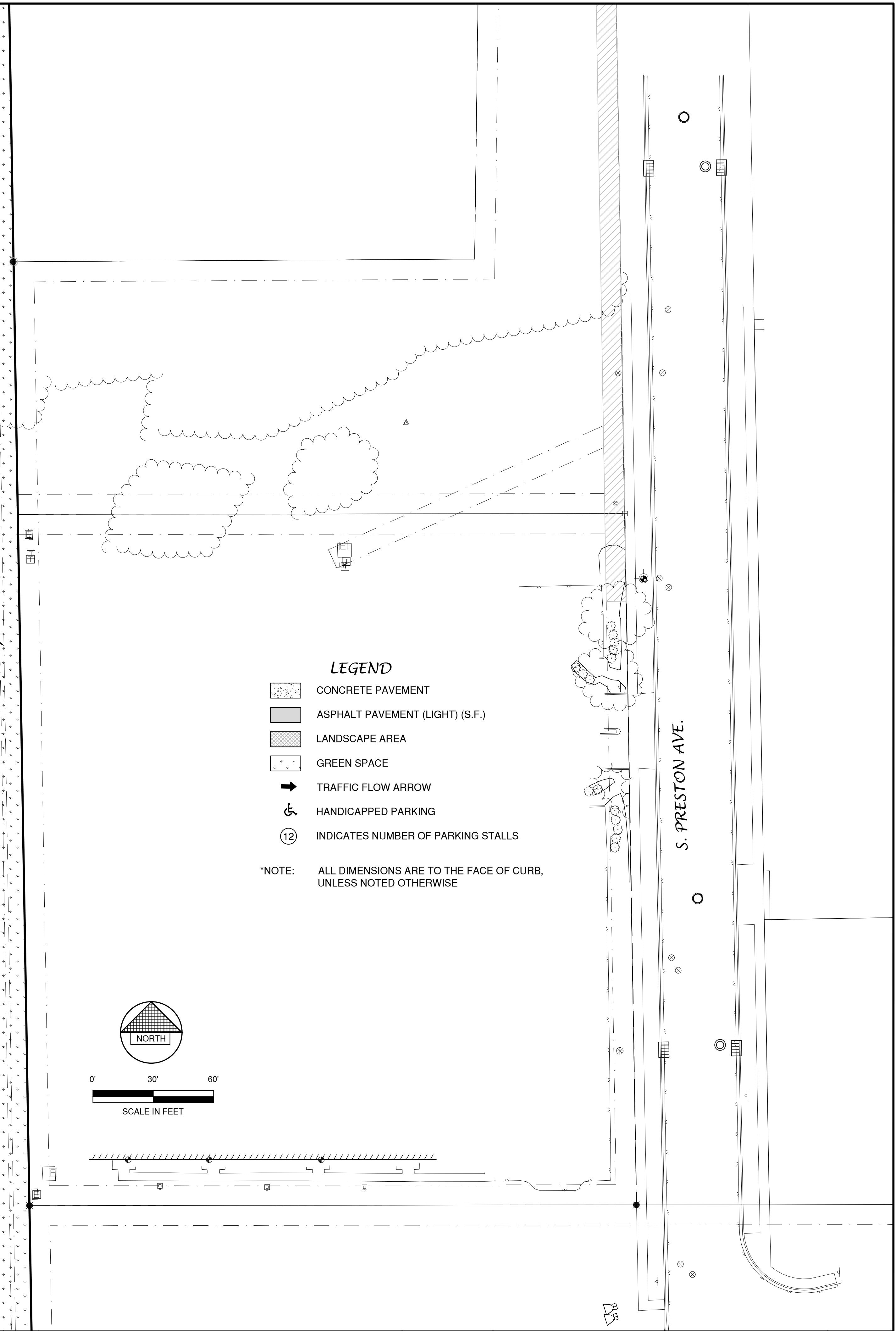
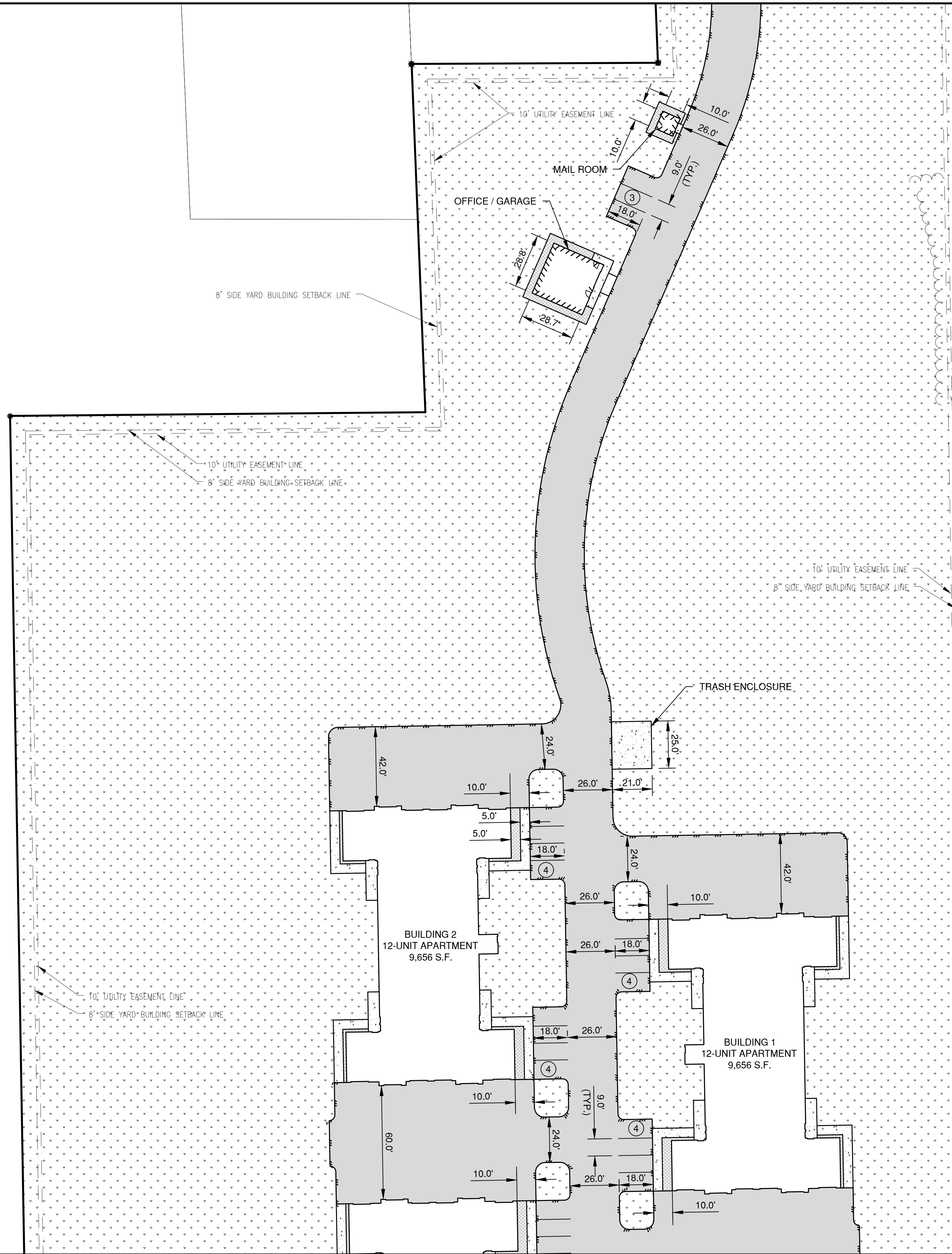
DATE 08/2021
FILE OVERALL
JOB NO. 3767009



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SHEET NO.
3

File: R:\1700_1700\1700000_04\1700000.dwg
Plot Date: Sep 01, 2021 9:43am
LAYOUT: N SITE



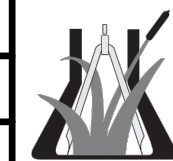
- LEGEND**
- CONCRETE PAVEMENT
 - ASPHALT PAVEMENT (LIGHT) (S.F.)
 - LANDSCAPE AREA
 - GREEN SPACE
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS
- *NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	08/31/2021	AJB	SITE PLAN SUBMITTAL					LLP
								CHECKED
								DESIGNED
								AJB

REEDSBURG MULTI-FAMILY DEVELOPMENT
FOR NICOLET LUMBER COMPANY
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

NORTH SITE PLAN

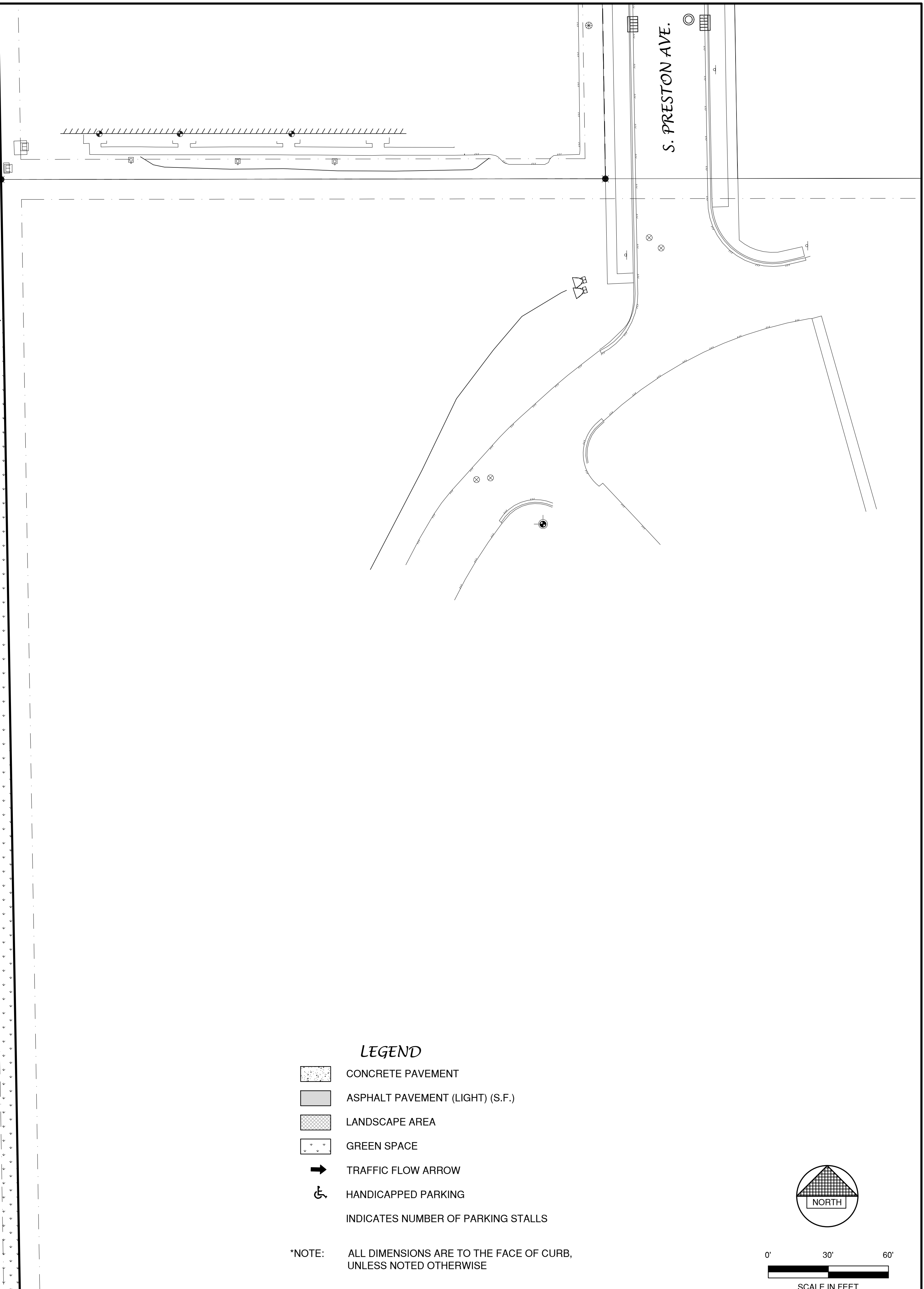
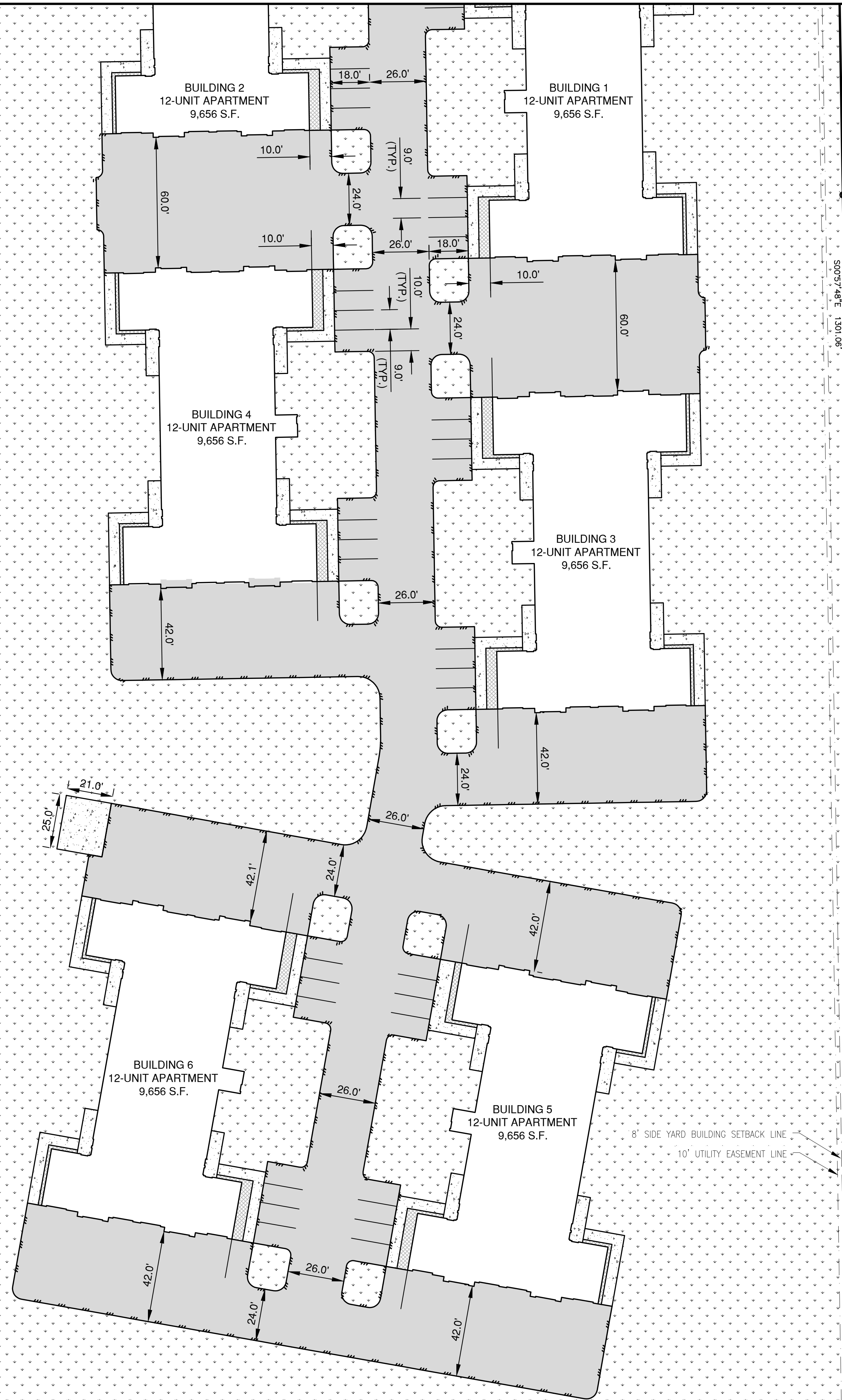
DATE	07/2021
FILE	3767008D
JOB NO.	3767008



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SHEET NO.
4

File: R:\3700_3767\3767000.dwg Plot Date: Sep 01, 2021 11:31am LAYOUT: S SITE

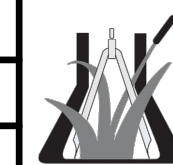


NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	08/31/2021	AJB	SITE PLAN SUBMITTAL					LLP
								CHECKED
								DESIGNED
								AJB

REEDSBURG MULTI-FAMILY DEVELOPMENT
FOR NICOLET LUMBER COMPANY
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

SOUTH SITE PLAN

DATE	07/20/21
FILE	3767000D
JOB NO.	3767009



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SHEET NO.
5

File: R:\1700_1710\171000_04\Overall.dwg
Plot Date: Sep 01, 2021 1:15pm
UTILITY
LAYOUTS

LEGEND

8SS	8SS	PROPOSED SANITARY SEWER
10ST	10ST	EXISTING SANITARY SEWER (SIZE NOTED)
10ST	10ST	PROPOSED STORM SEWER
10ST	10ST	EXISTING STORM SEWER (SIZE NOTED)
6W	6W	PROPOSED WATERMAIN
6W	6W	EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
		ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								LLP
								CHECKED
								DESIGNED
								AJB

REEDSBURG MULTI-FAMILY DEVELOPMENT
FOR NICOLET LUMBER COMPANY
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

OVERALL UTILITY PLAN

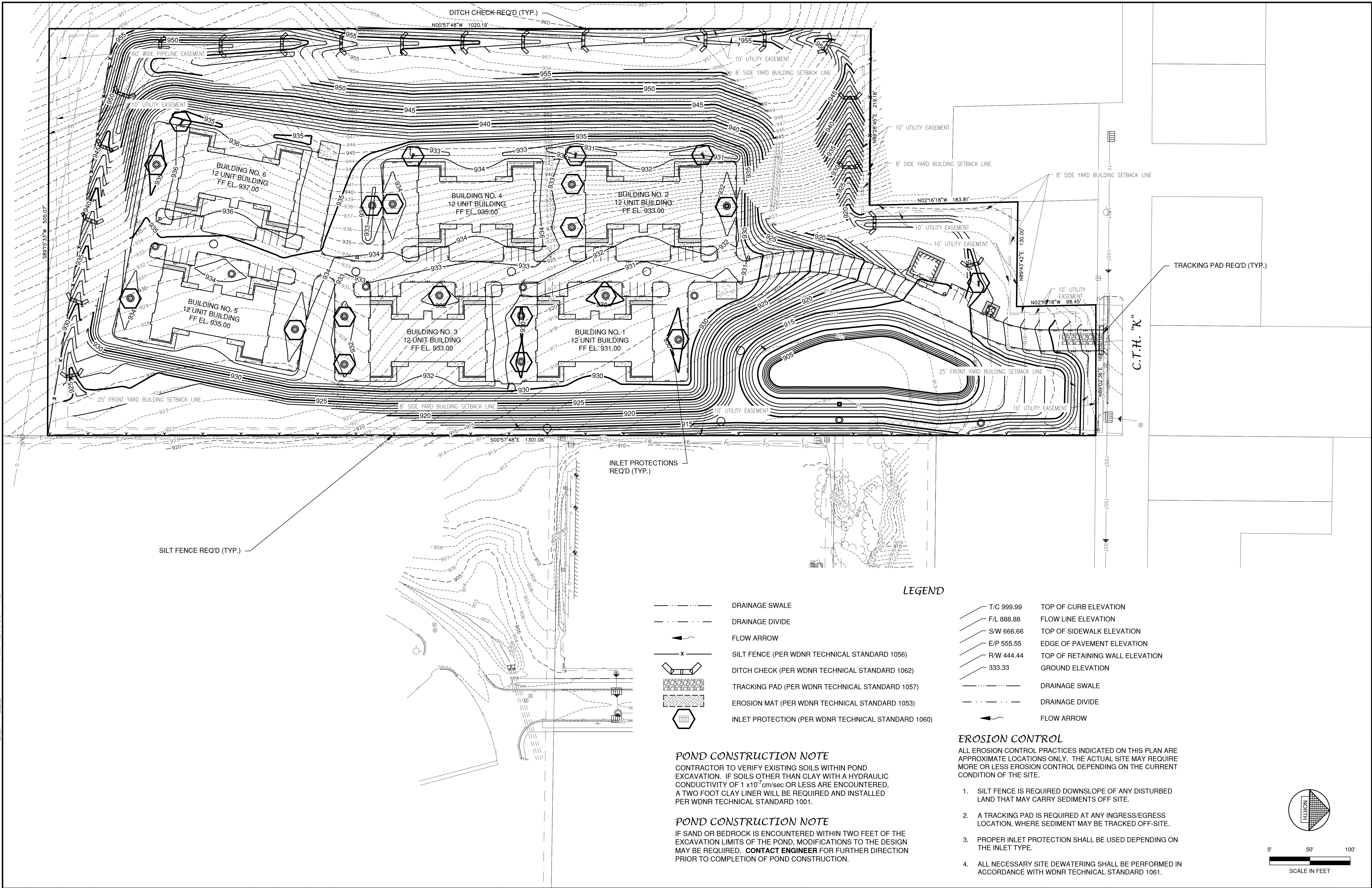
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JOB NO.	3767028



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SHEET NO.
6

File: R:\1700_1700\1700\1700.dwg
Plot Date: Sep 01, 2021 1:10pm
LAYOUT: GRADING



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJS

REEDSBURG MULTI-FAMILY DEVELOPMENT
FOR NICOLET LUMBER COMPANY
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

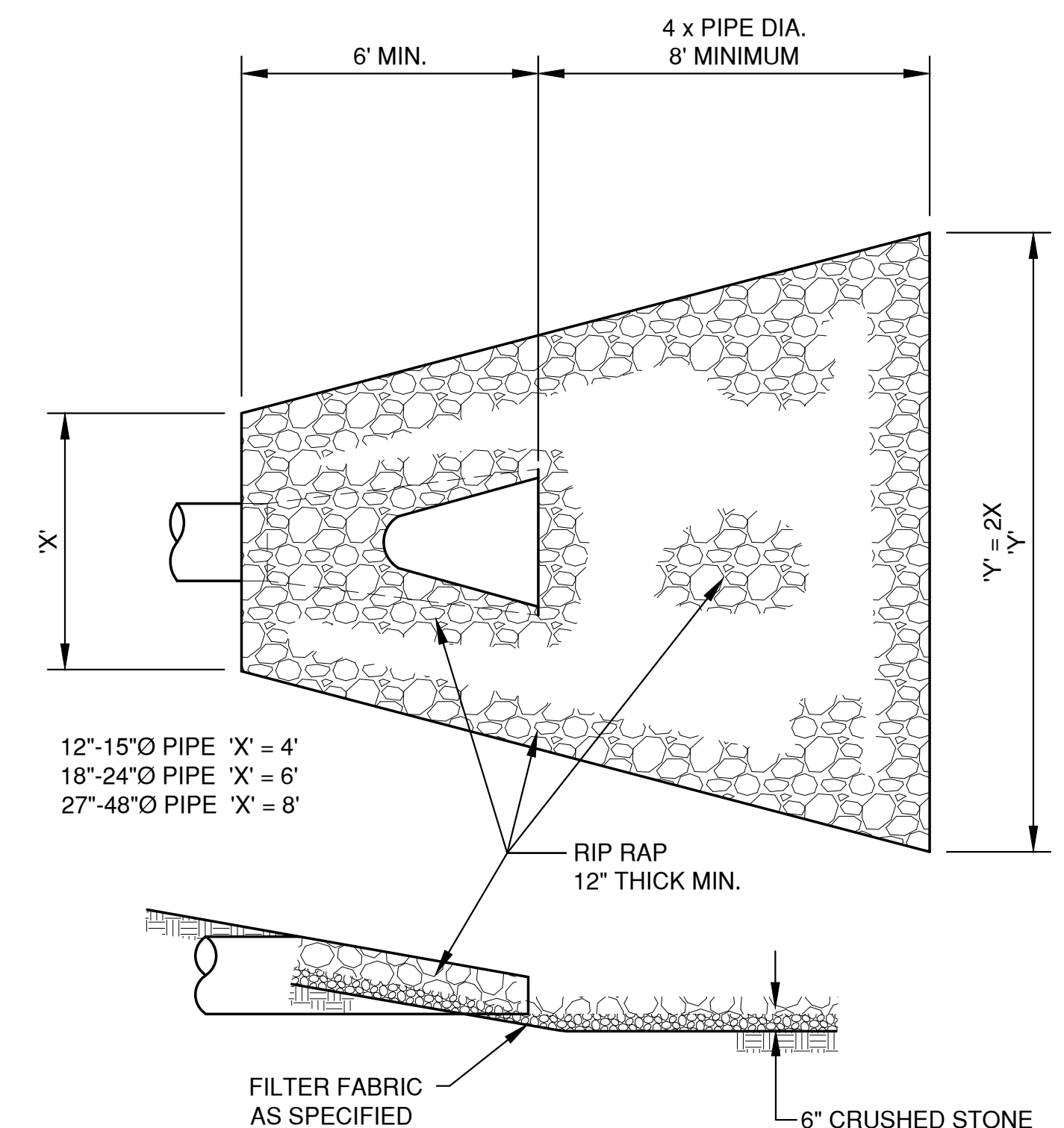
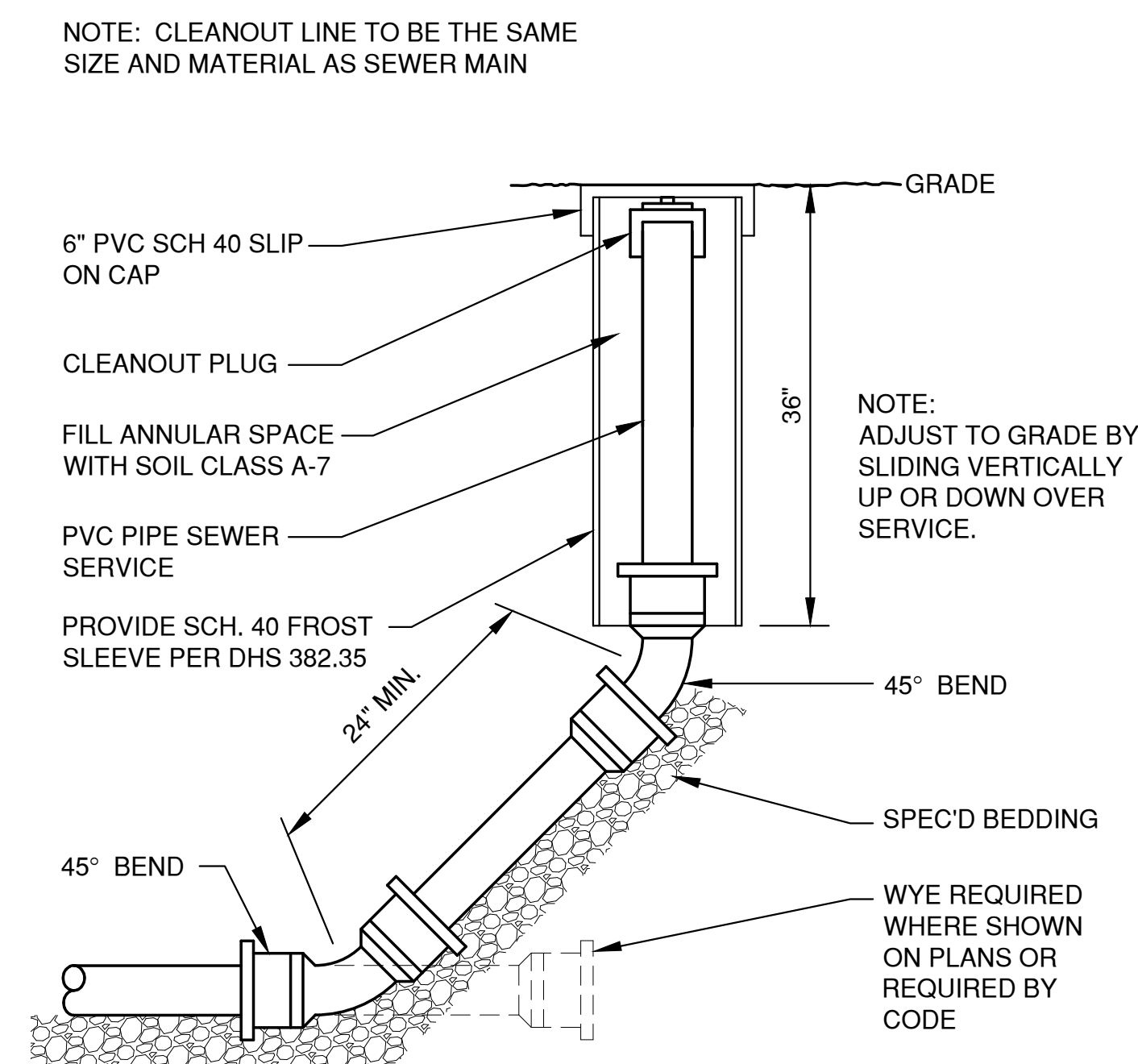
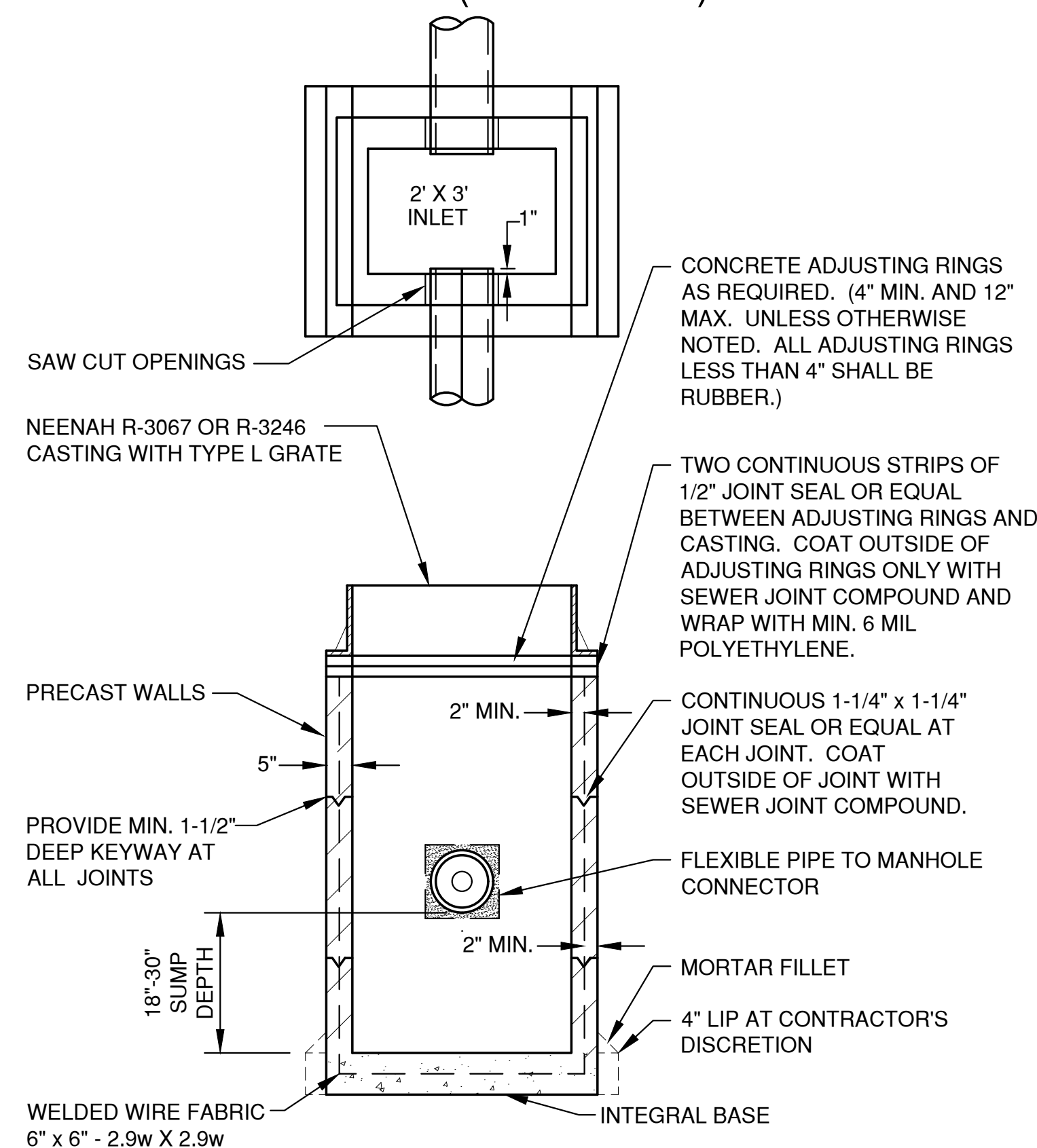
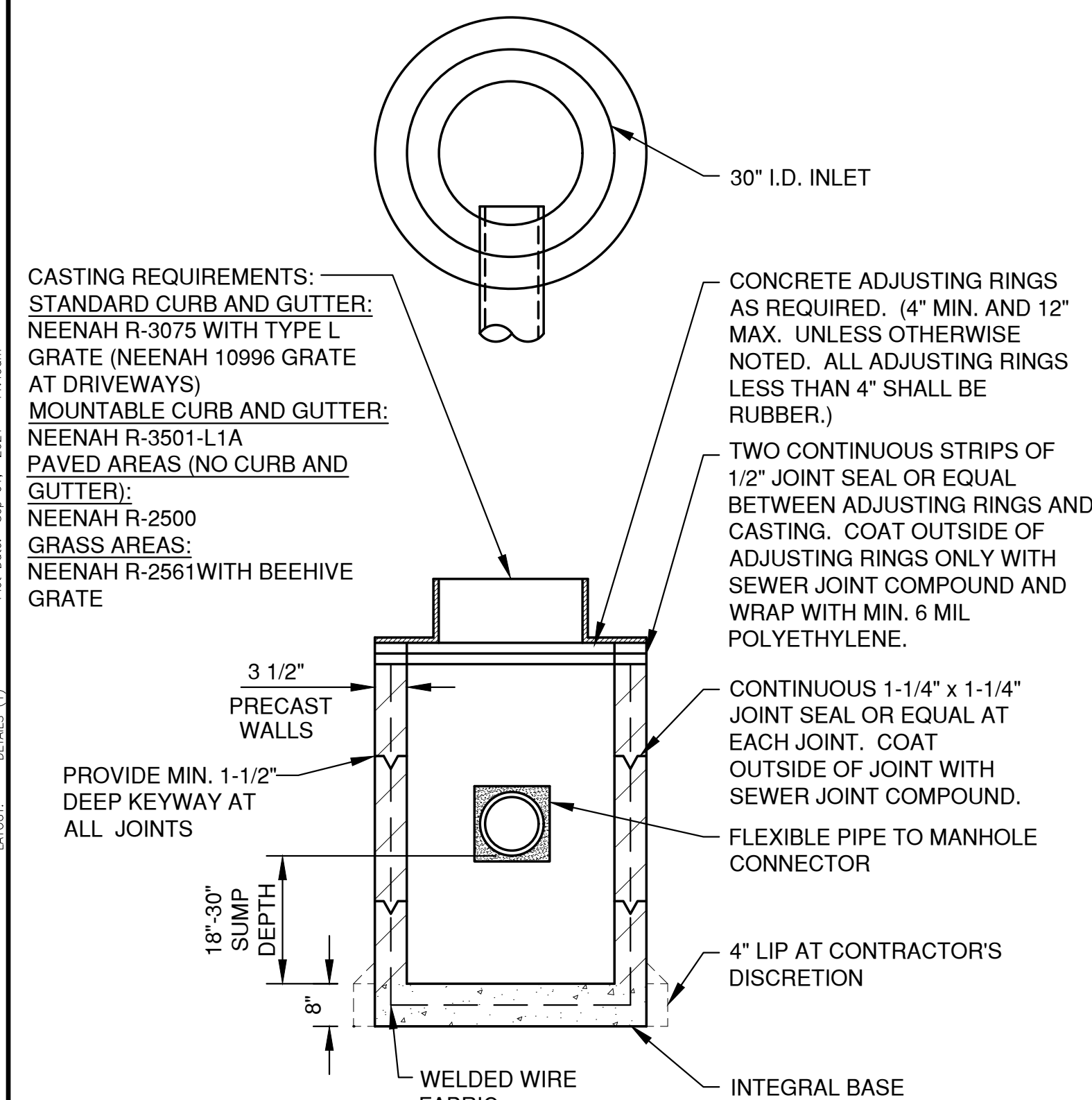
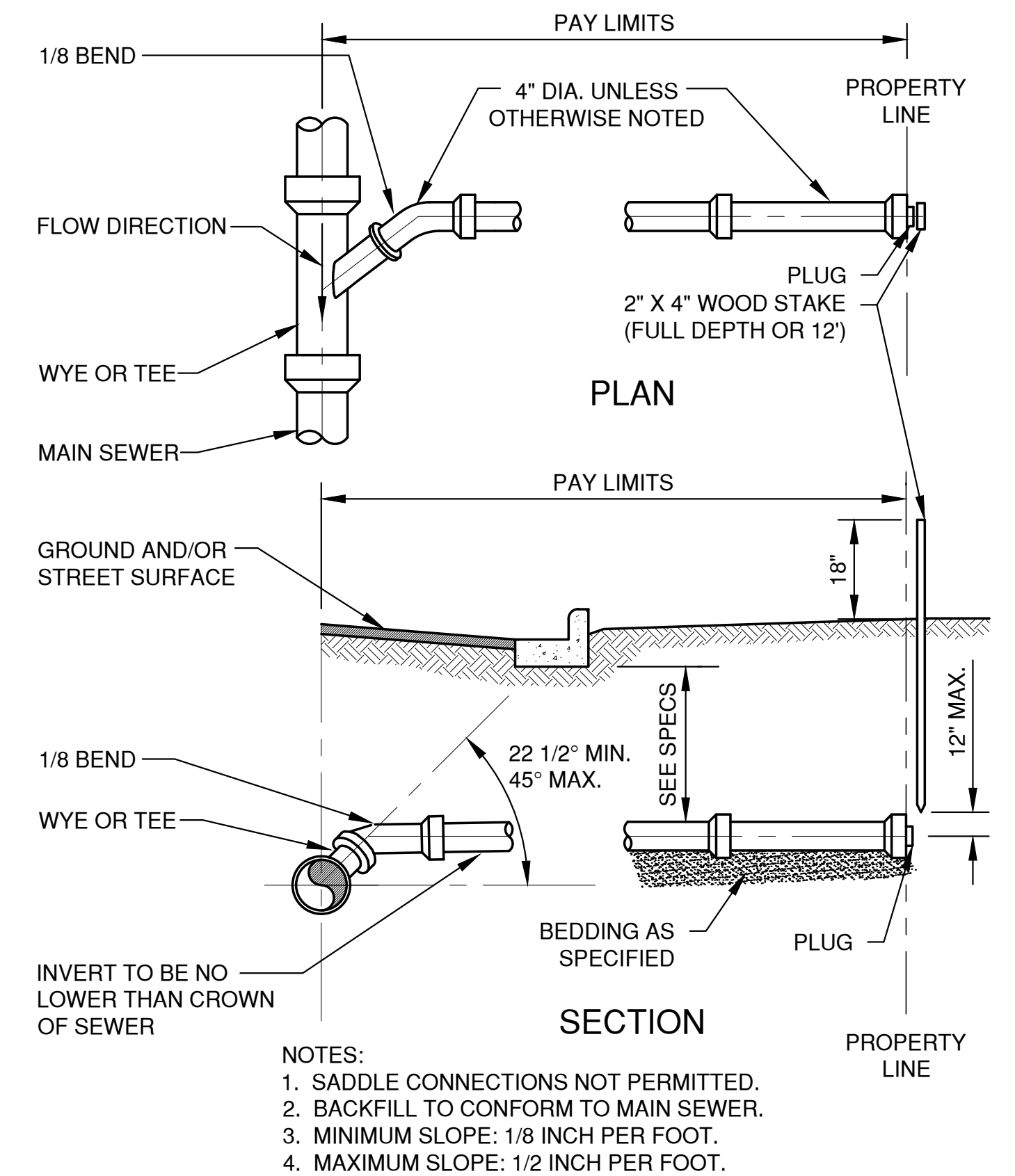
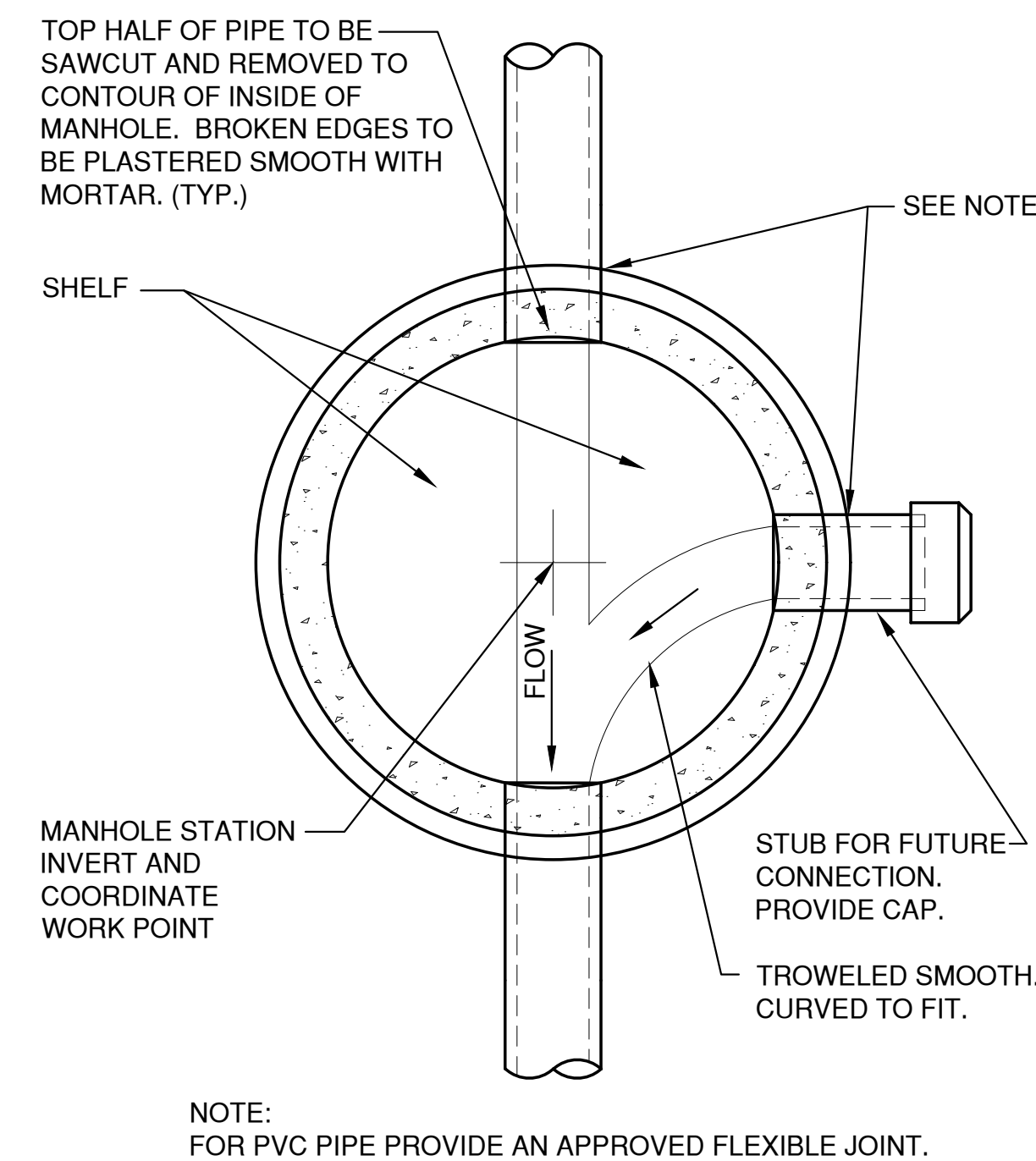
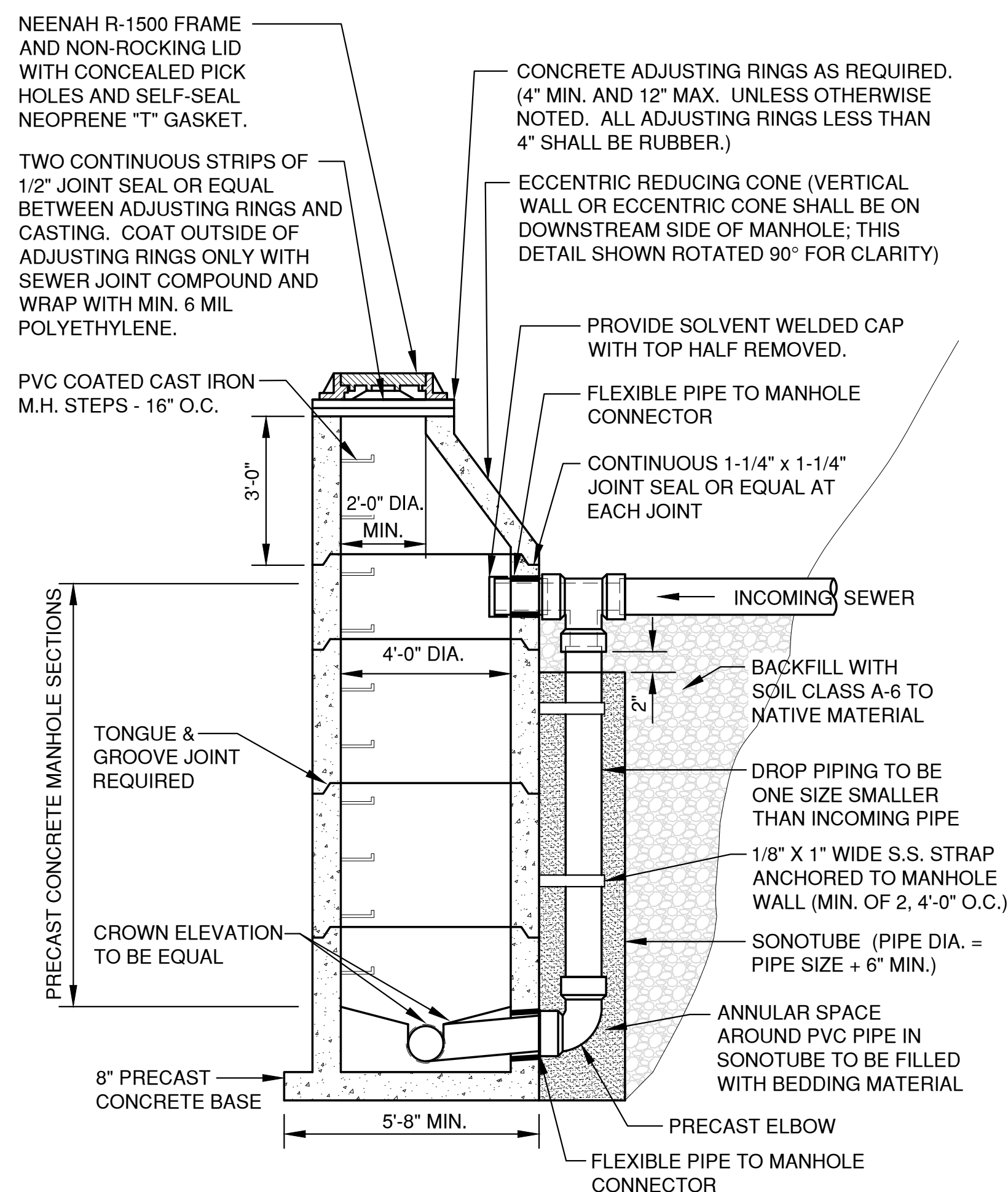
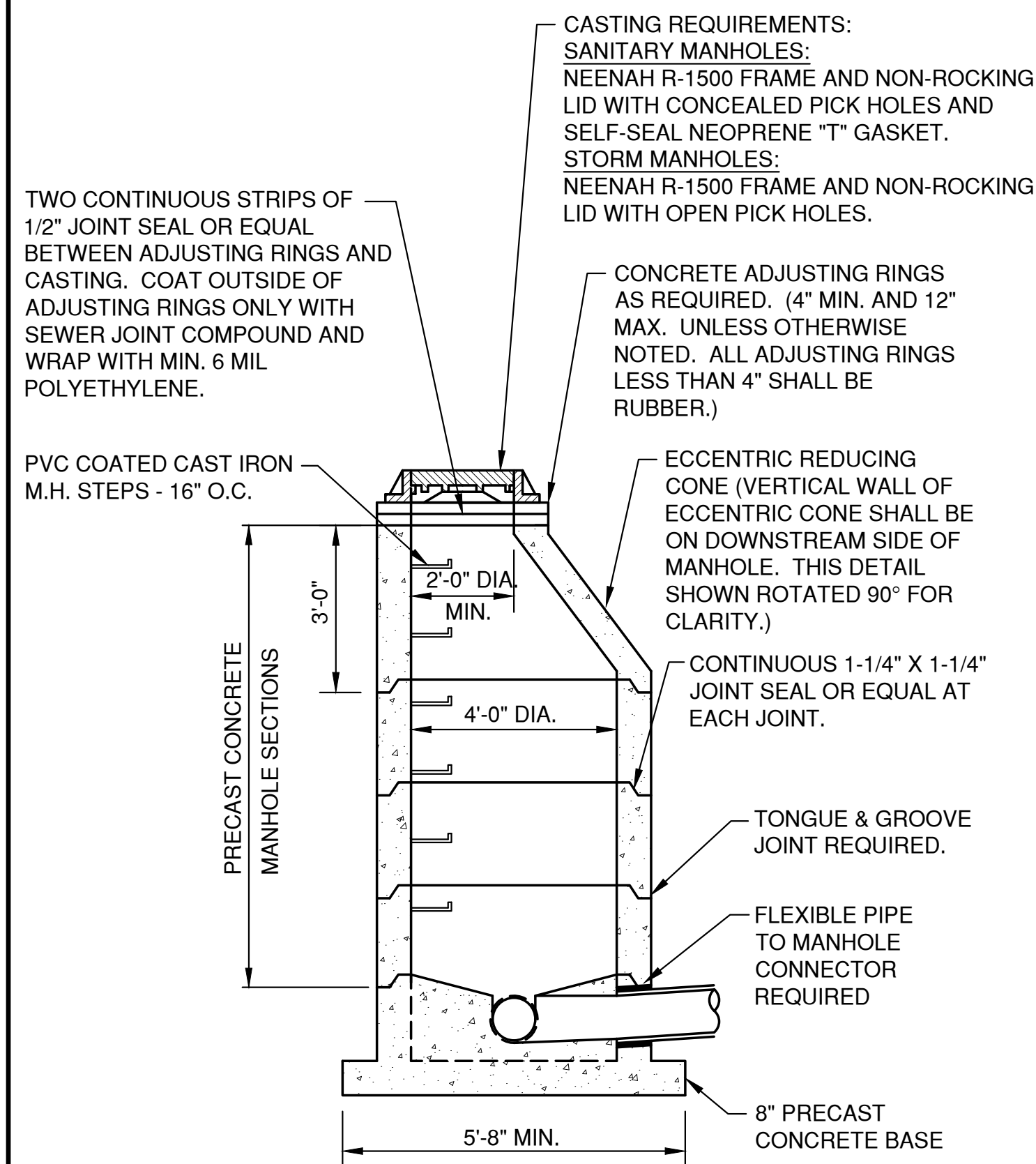
OVERALL GRADING AND EROSION CONTROL PLAN

DATE 08/20/21
FILE OVERALL
JOB NO. 3767208



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SHEET NO.
7

[illegible]

REEDSBURG MULTI-FAMILY DEVELOPMENT
FOR NICOLET LUMBER COMPANY
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

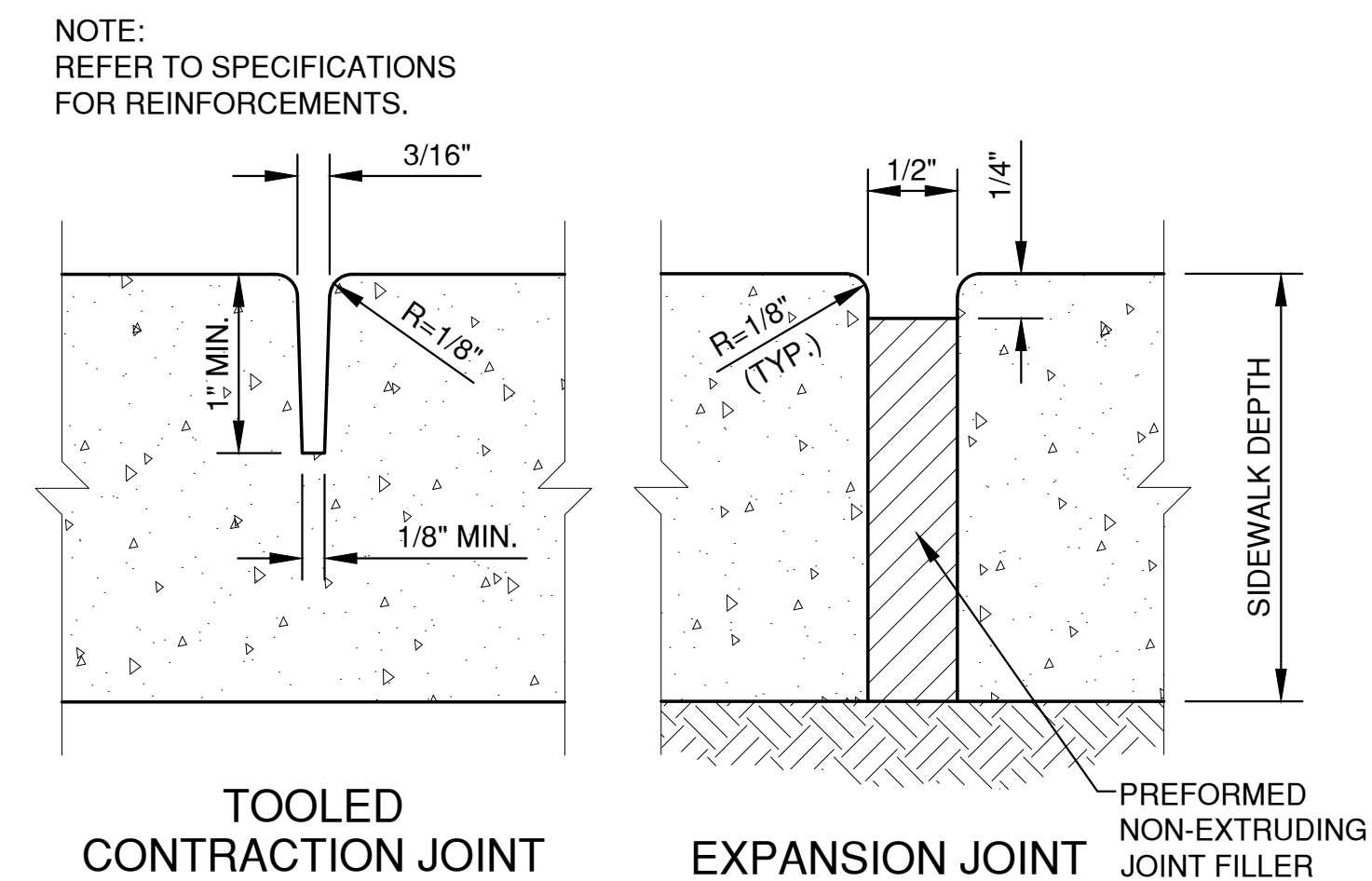
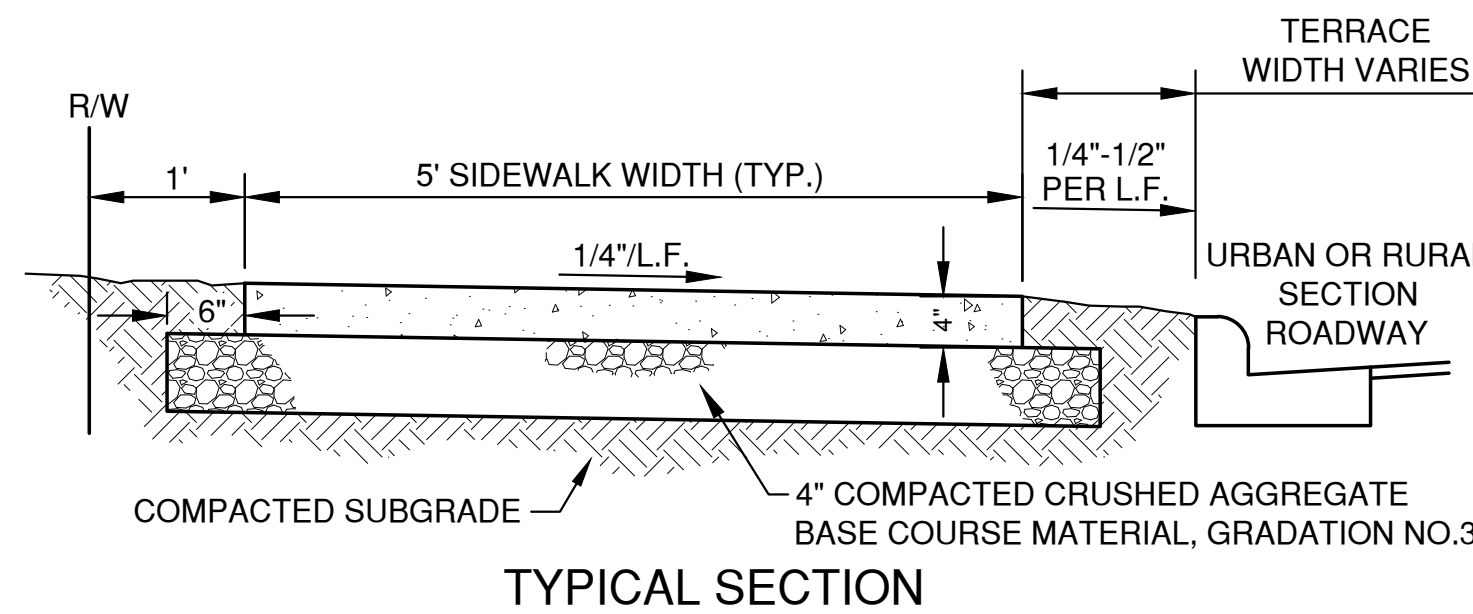
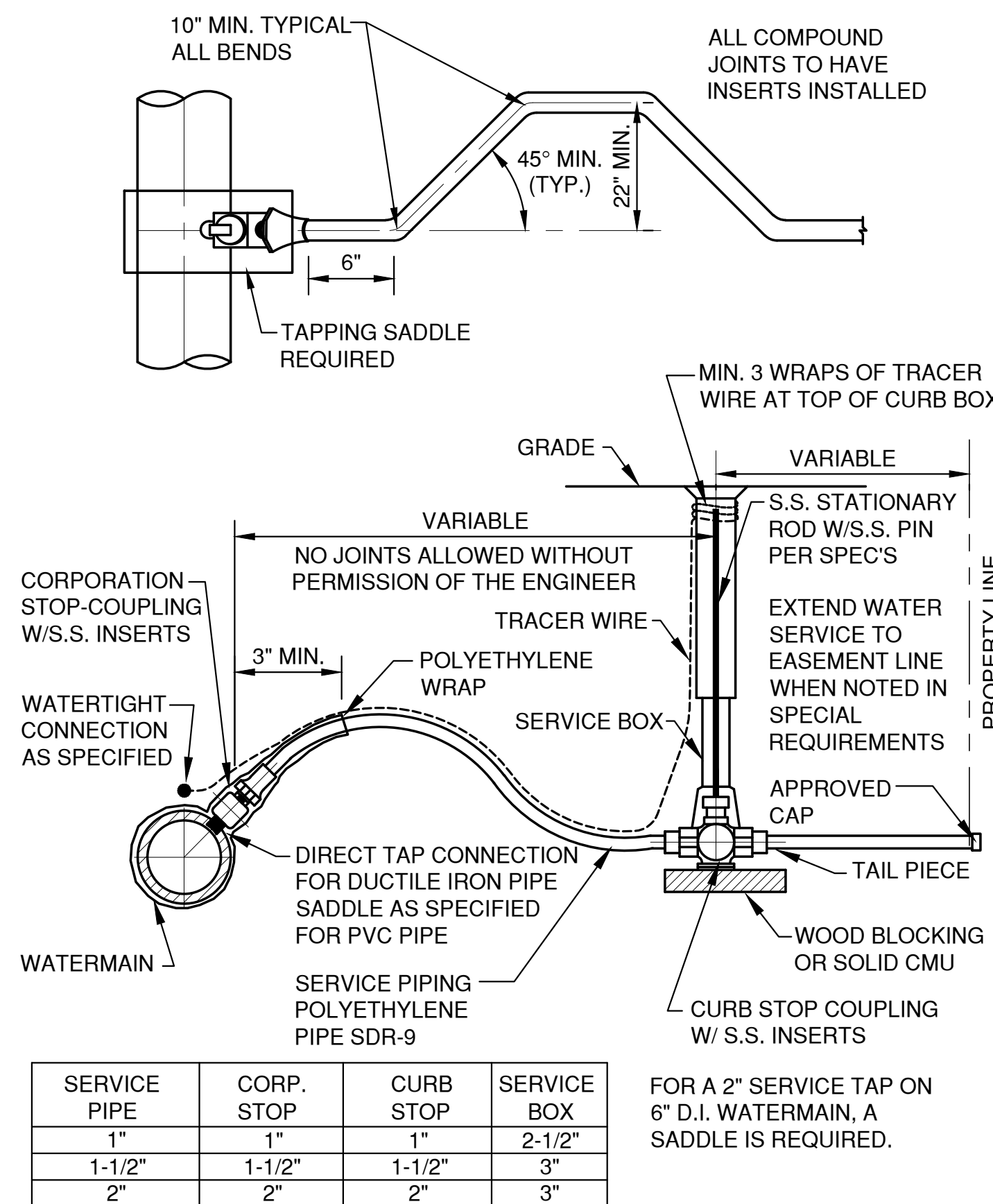
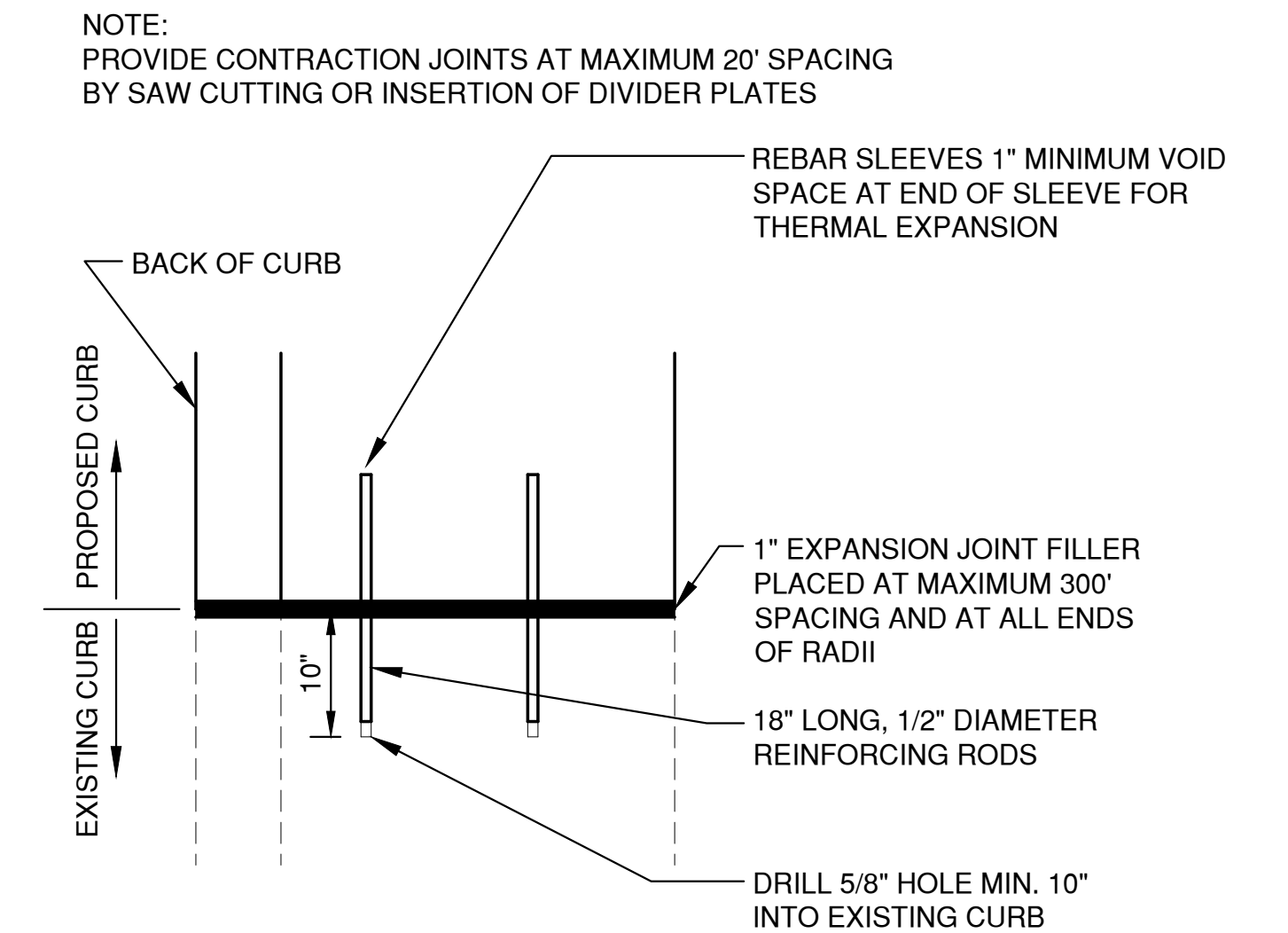
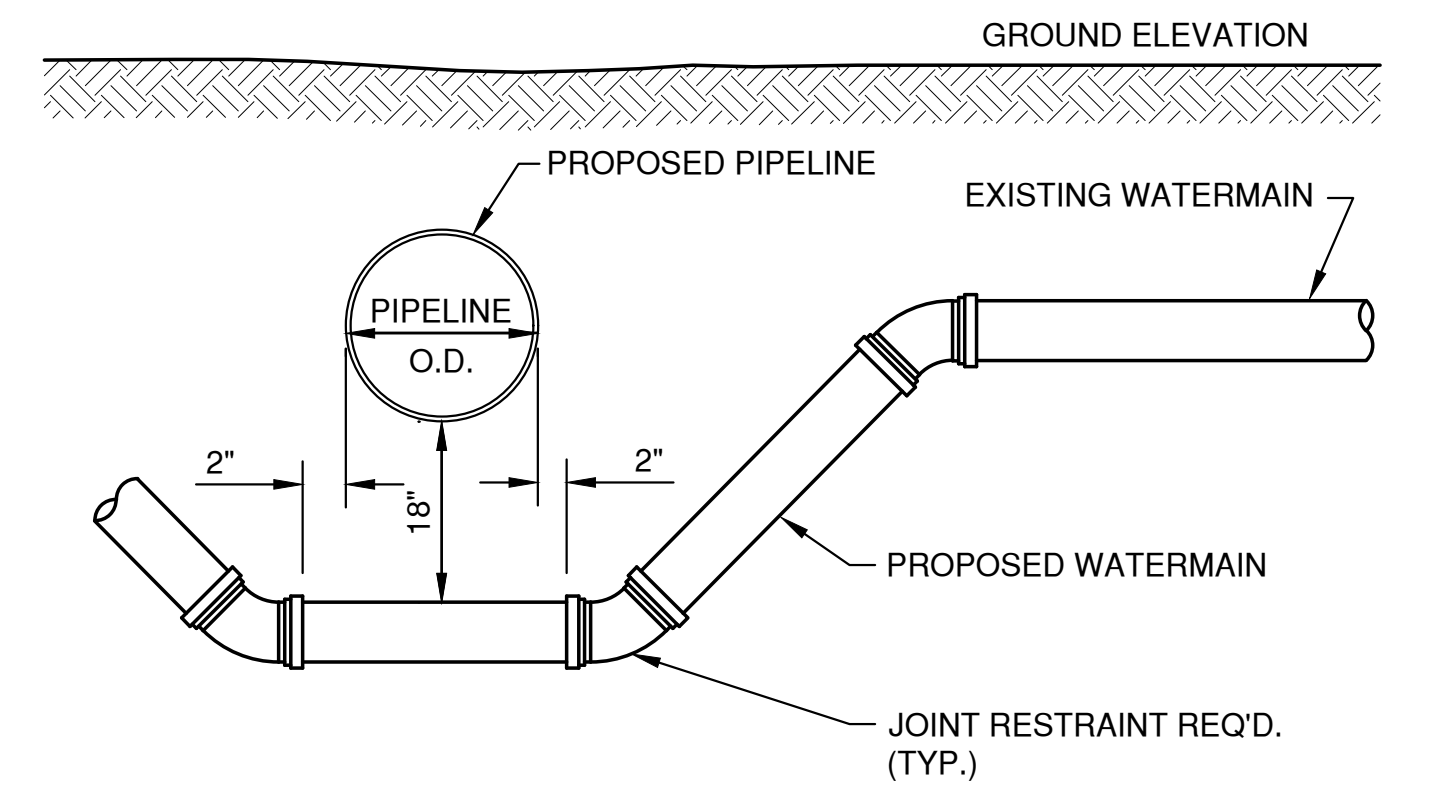
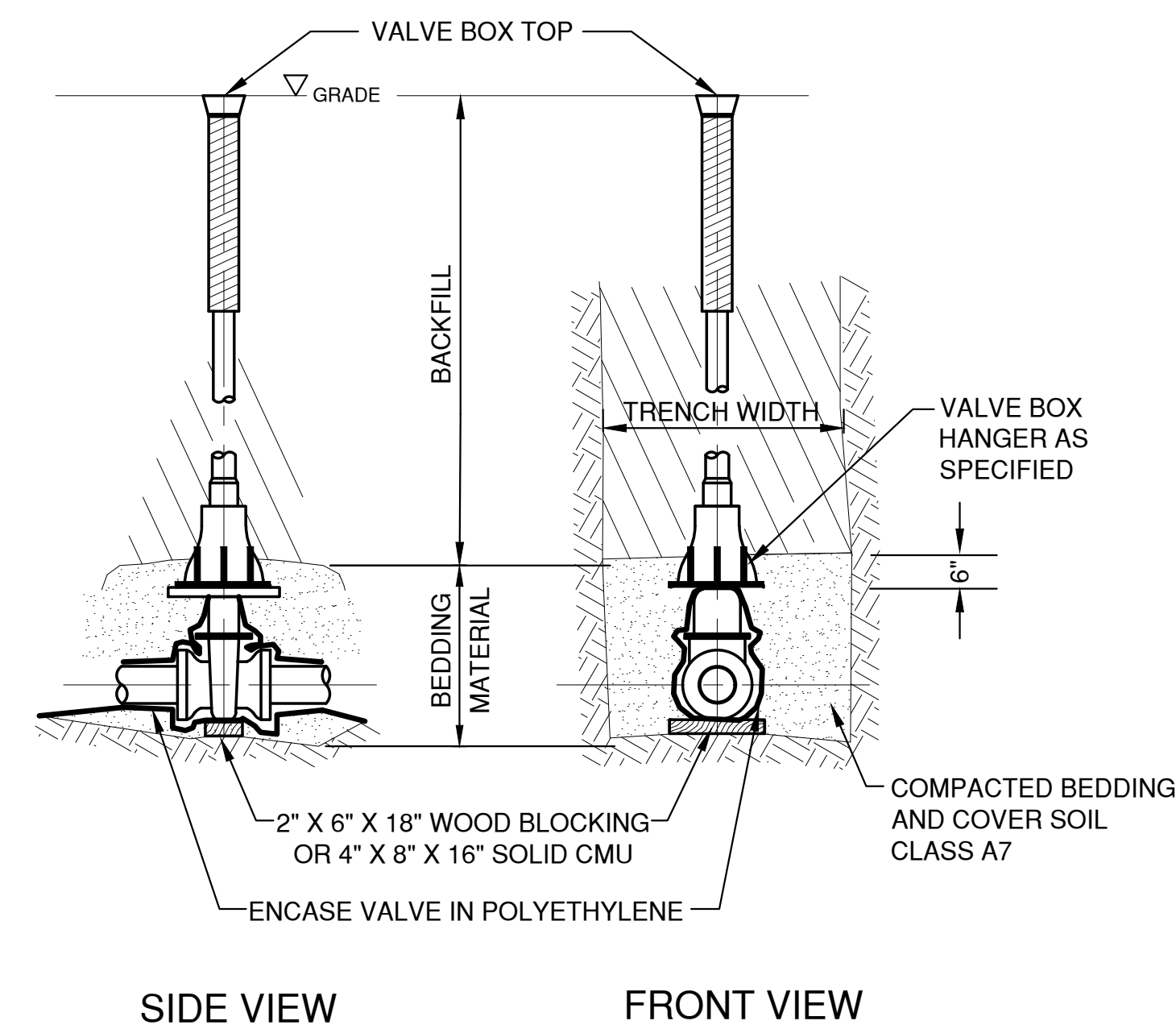
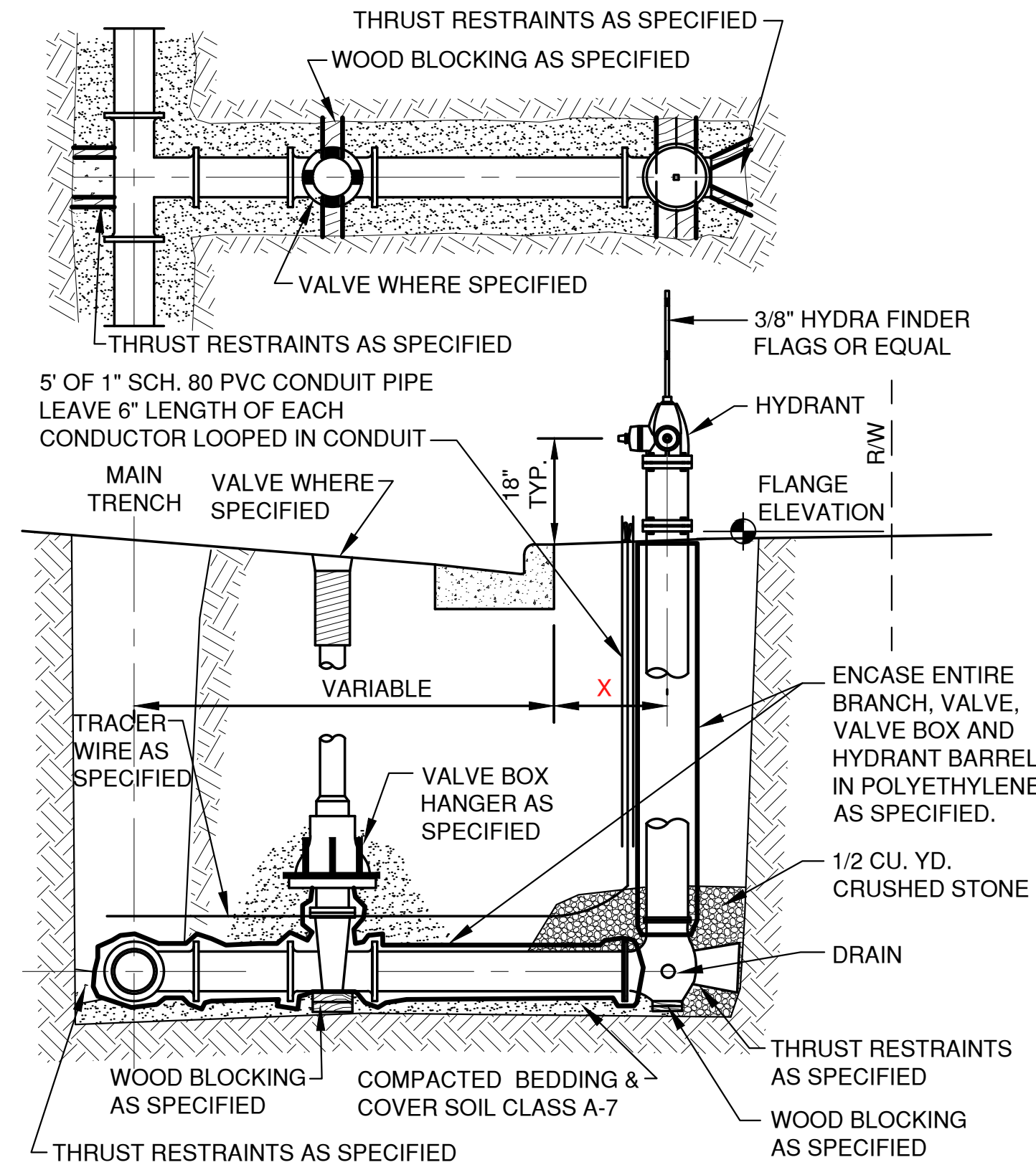
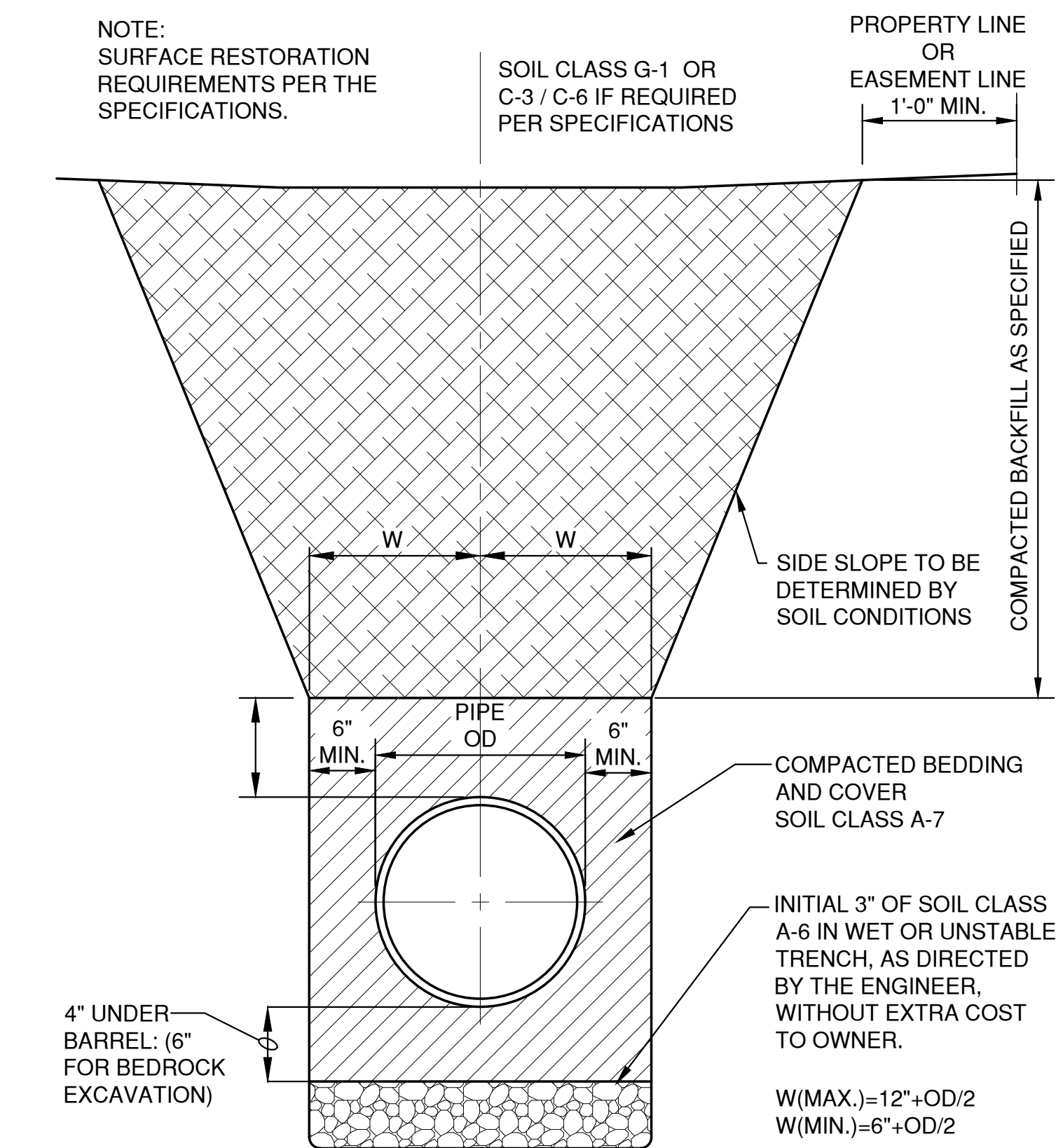
MISCELLANEOUS DETAILS

DATE	08/2021
FILE	
DETAILS	
JOB NO.	3767008

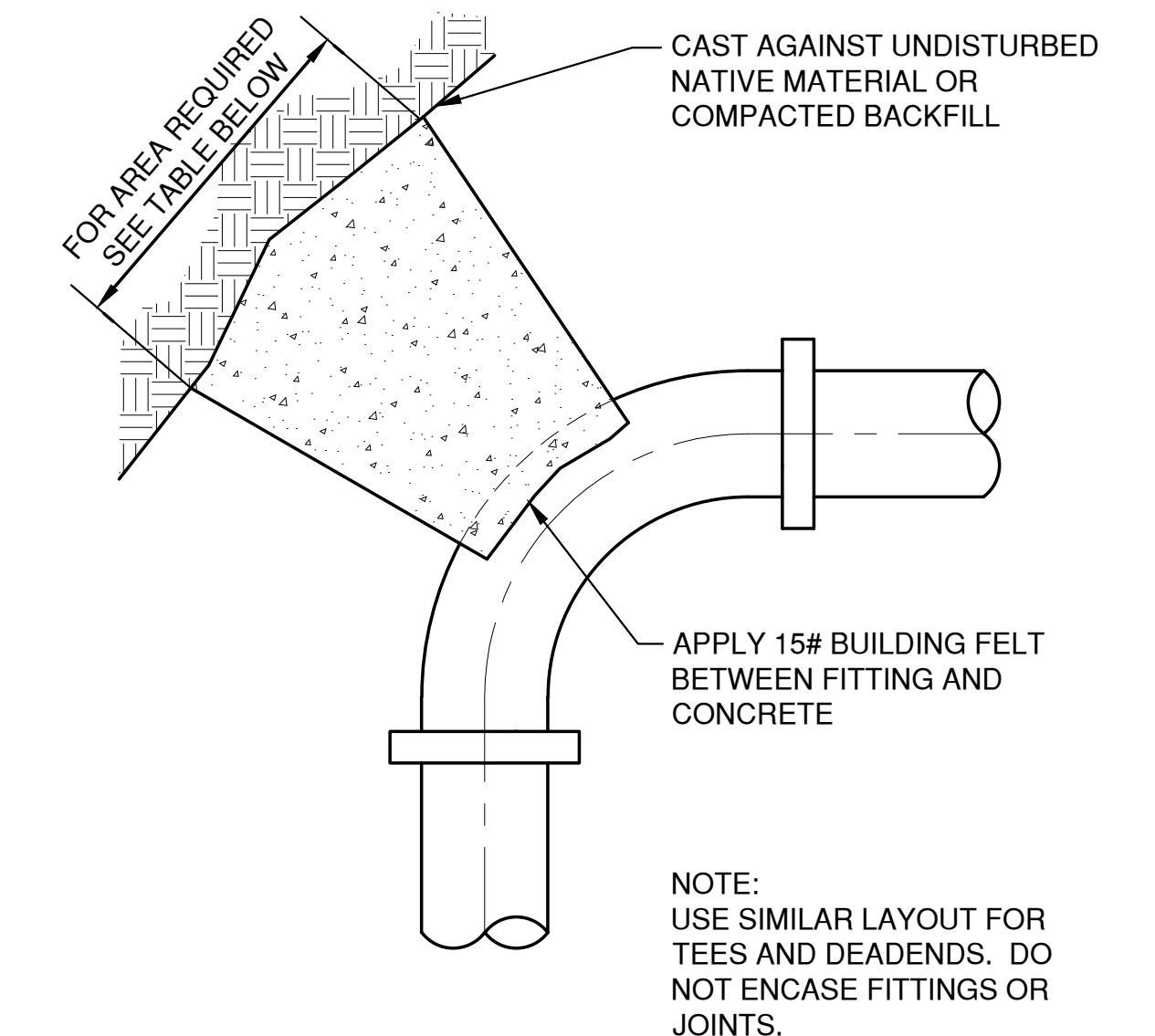
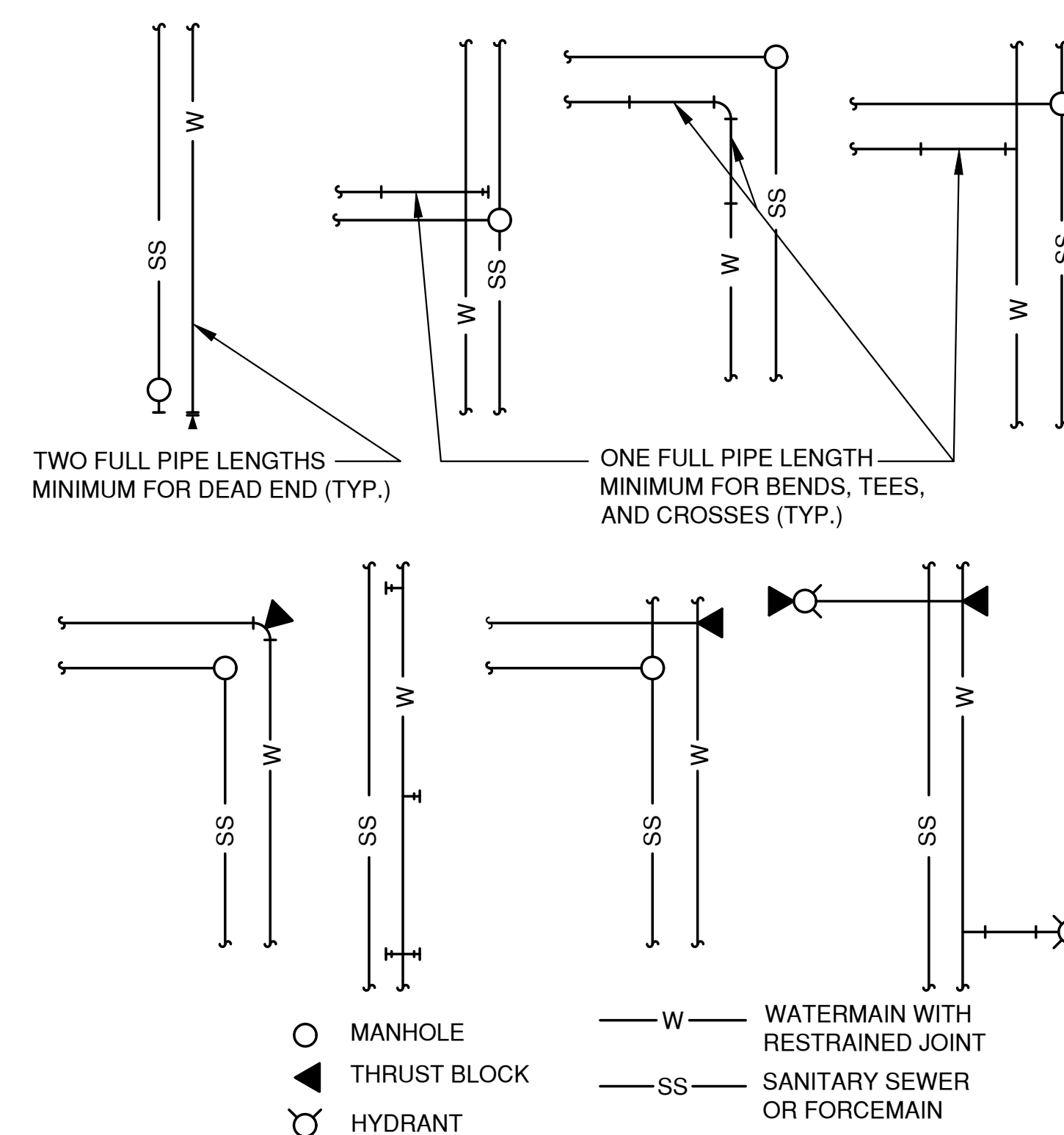


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SHEET NO.
8

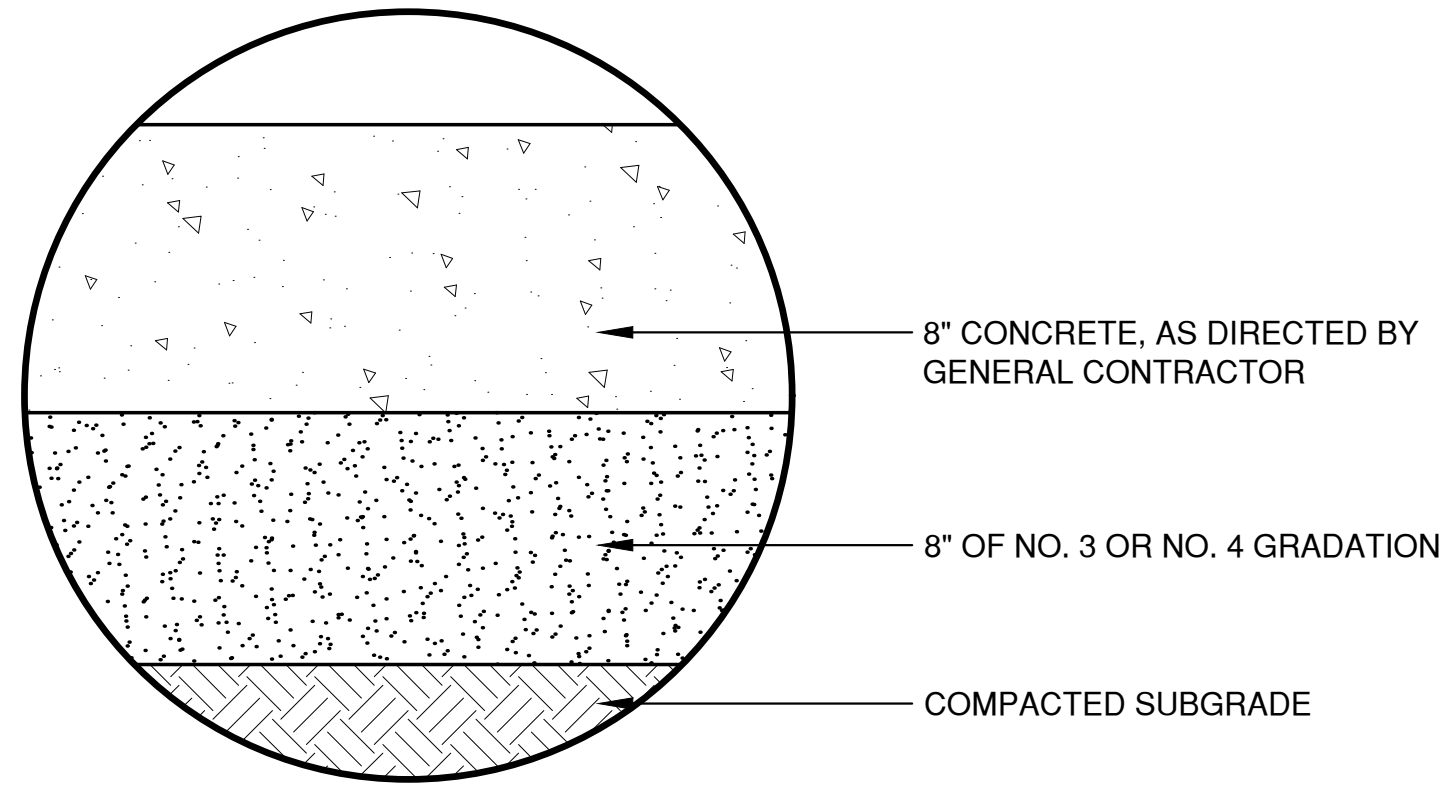


WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

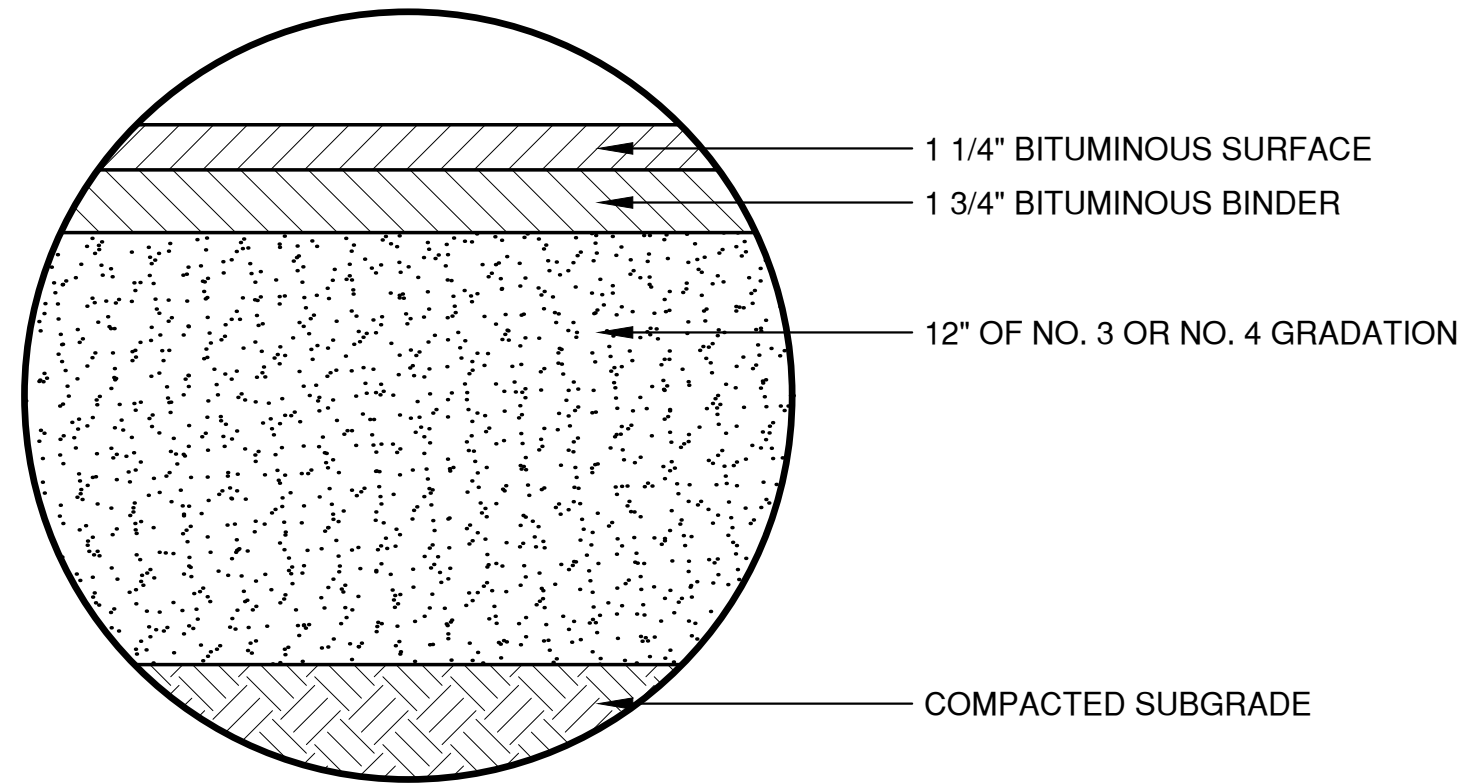


THRUST BLOCK AREA REQUIREMENTS, S.F.					
DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TFF OR DEAD END	2.0	3.0	5.0	8.0	10.0

File: R:\3700\3700\3700\08\04\DETAILS.dwg
Plot Date: Sep 01, 2021 11:50am
LAYOUT: DETAILS (3)



CONCRETE PAVEMENT



LIGHT DUTY ASPHALT PAVEMENT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	REEDSBURG MULTI-FAMILY DEVELOPMENT FOR NICOLET LUMBER COMPANY CITY OF REEDSBURG SAUK COUNTY, WISCONSIN	MISCELLANEOUS DETAILS	DATE 08/2021	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO.
								CHECKED			FILE		10
								DESIGNED			DETAILS		
								AJB			JOB NO. 3767008		

File: R:\1700_1700\1700\1700.dwg (EROSION CONTROL.dwg)
Plot Date: Sep 01, 2021 11:42am
LAYOUT: 1. INLET PROTECTION

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES:
TYPE "B" AND "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

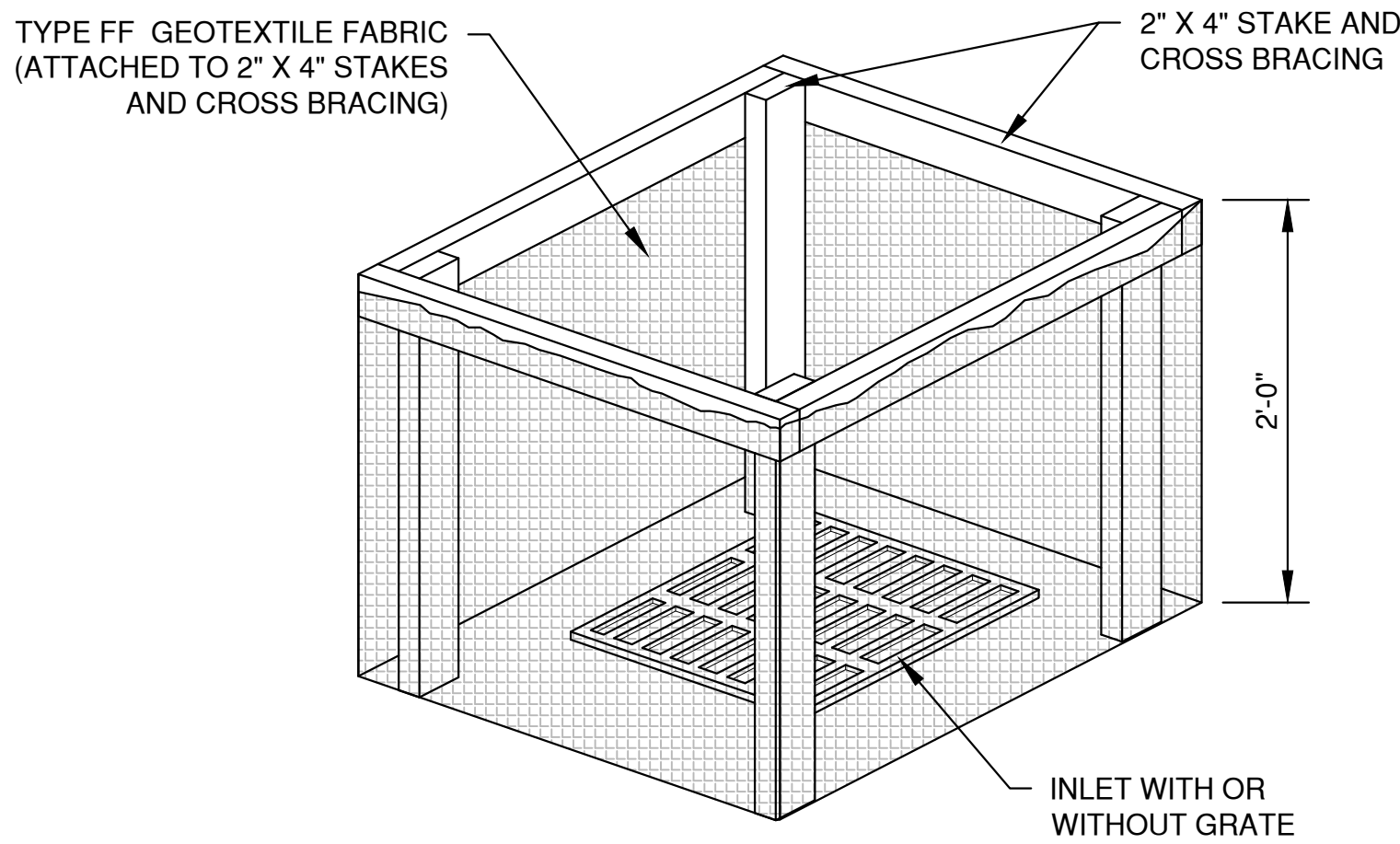
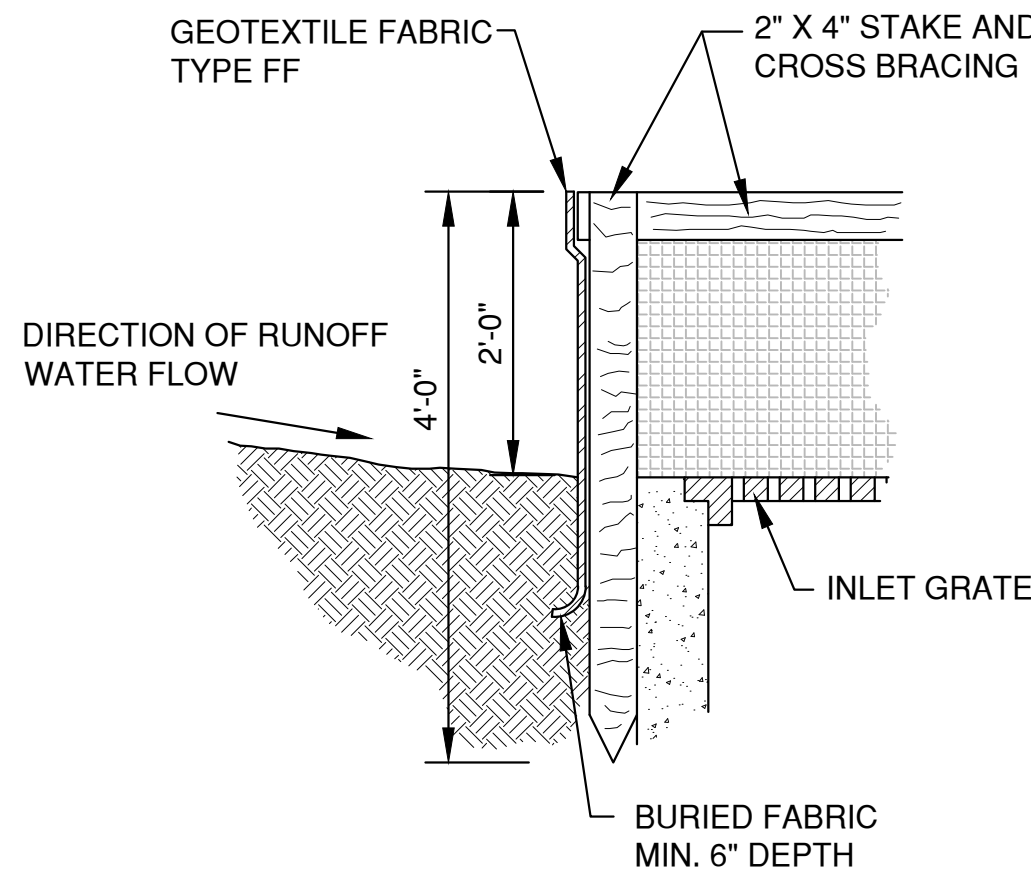
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

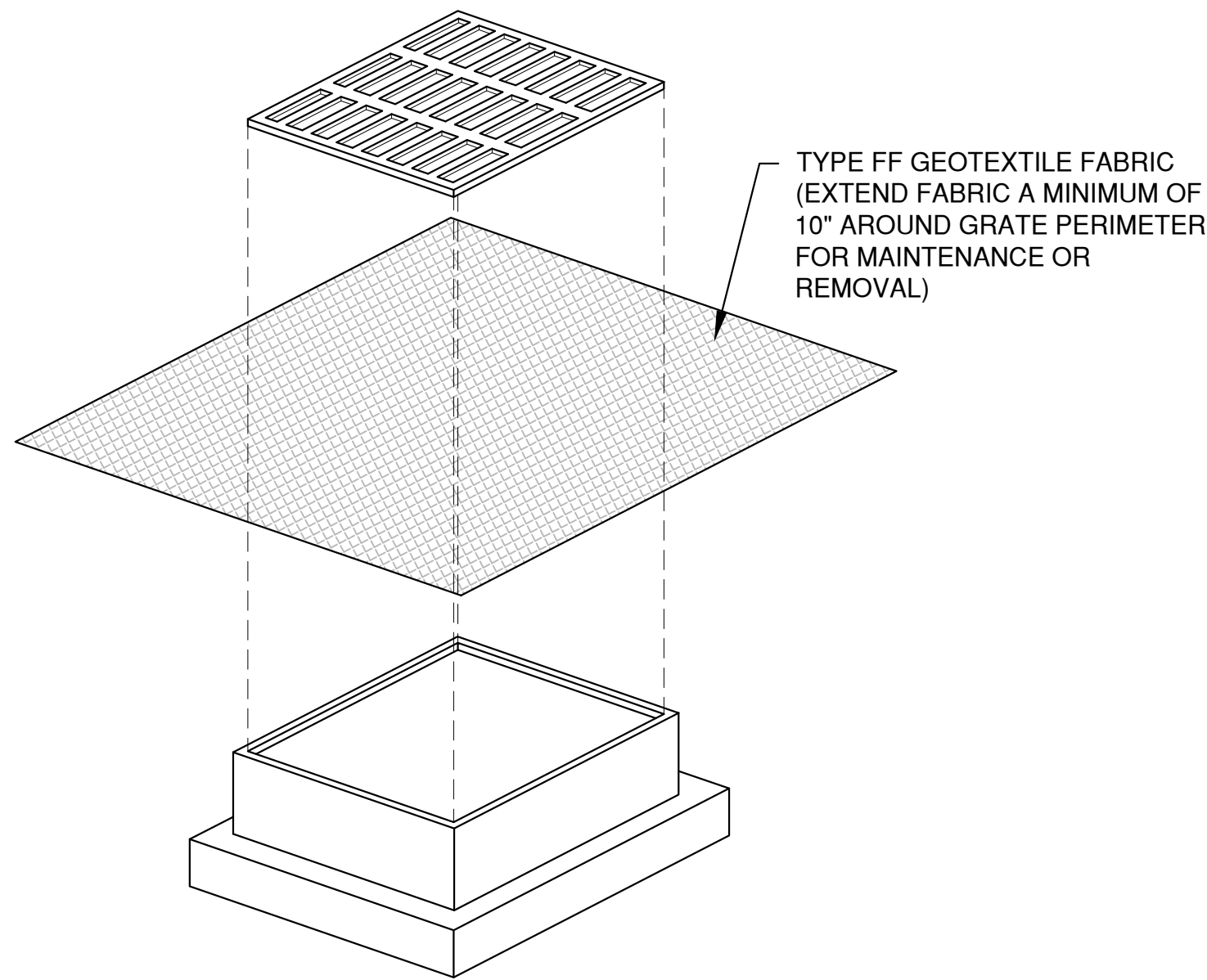
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

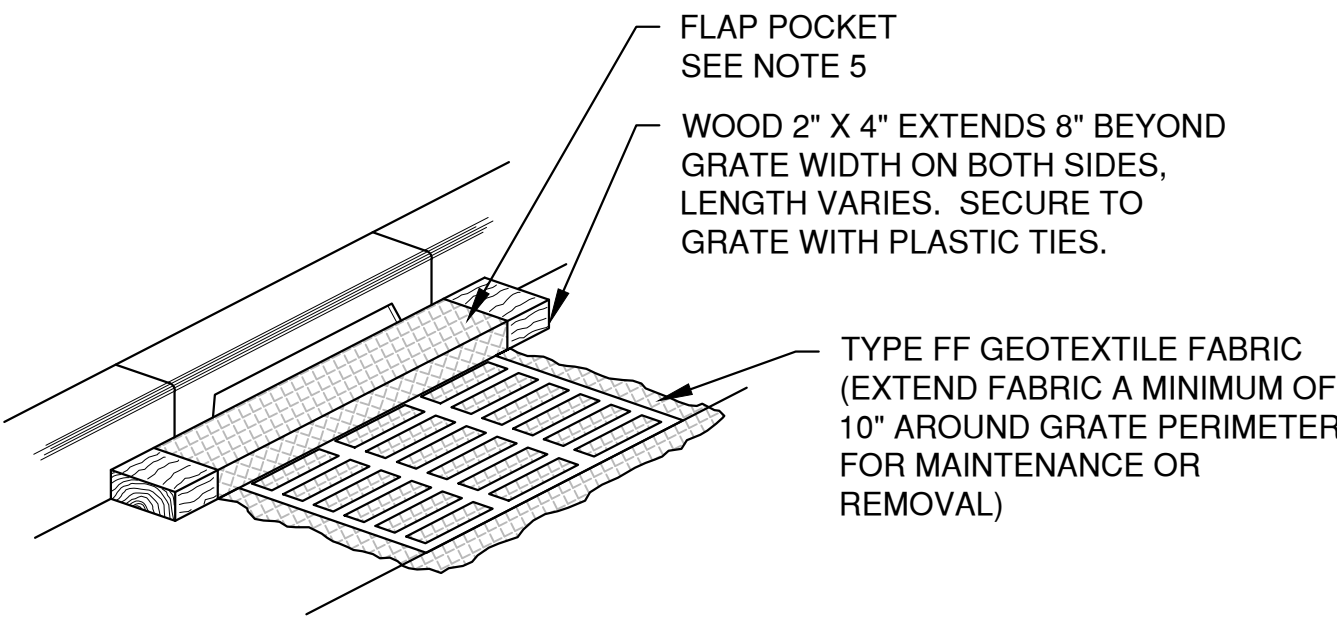
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



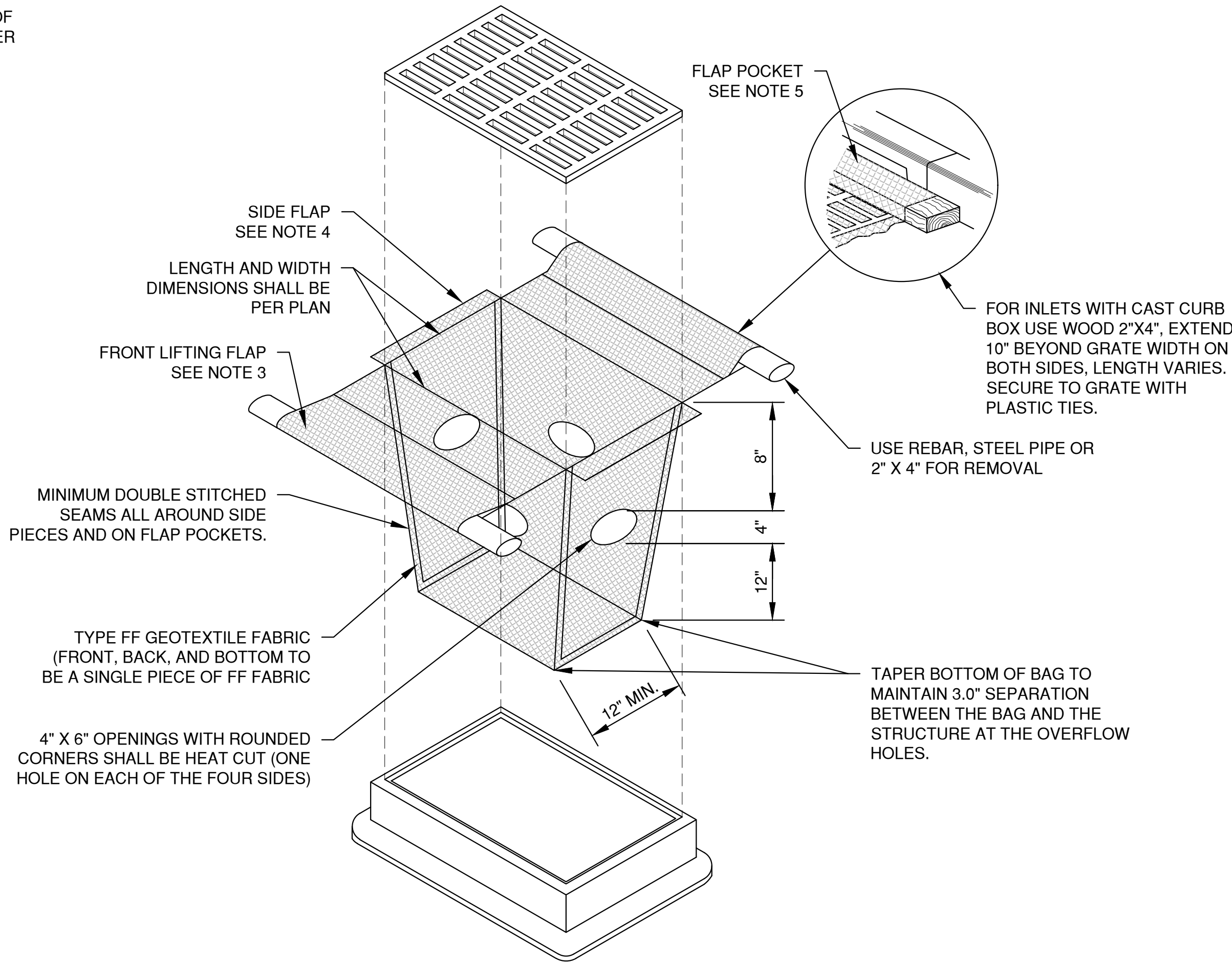
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

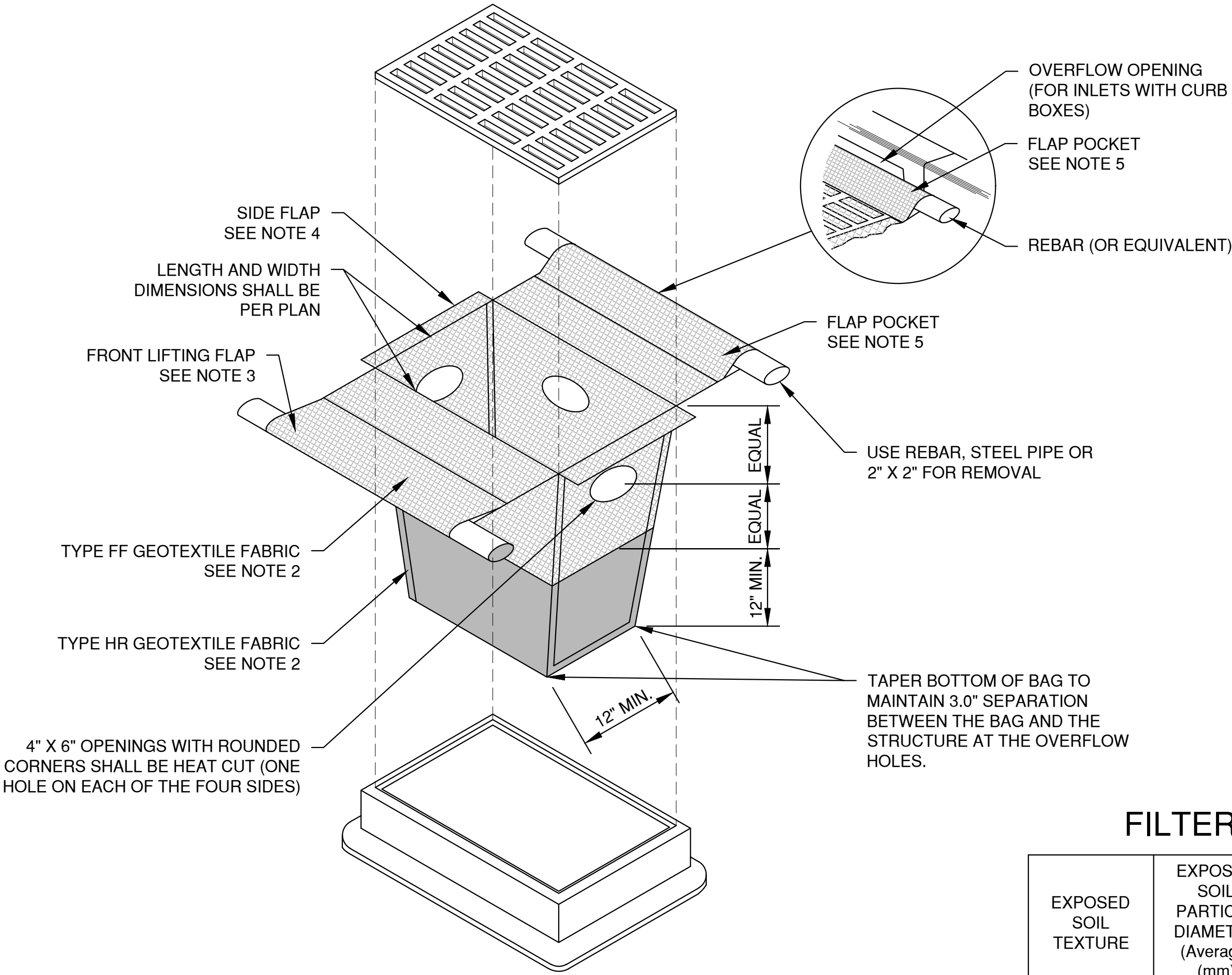
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	REEDSBURG MULTI-FAMILY DEVELOPMENT FOR NICOLET LUMBER COMPANY CITY OF REEDSBURG SAUK COUNTY, WISCONSIN	EROSION CONTROL INLET PROTECTION TYPES A, B, C AND D	DATE 08/2021	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeeinc.com	SHEET NO.
								CHECKED			FILE EROSION CONTROL		11
								DESIGNED AJS			JOB NO. 3767208		

NOTES:

- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
- 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
- 4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
- 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



INLET PROTECTION, TYPE D-HR
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

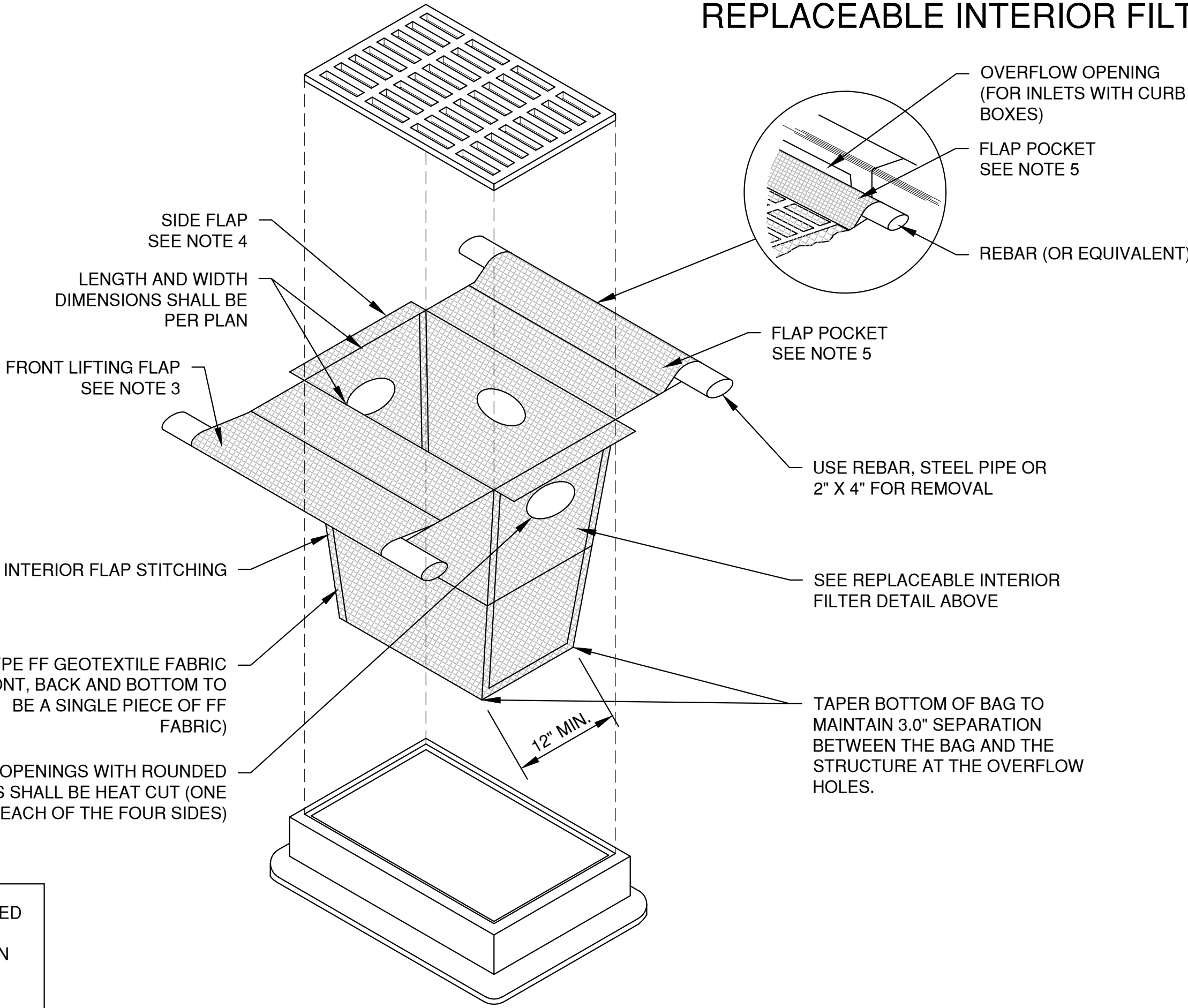
EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

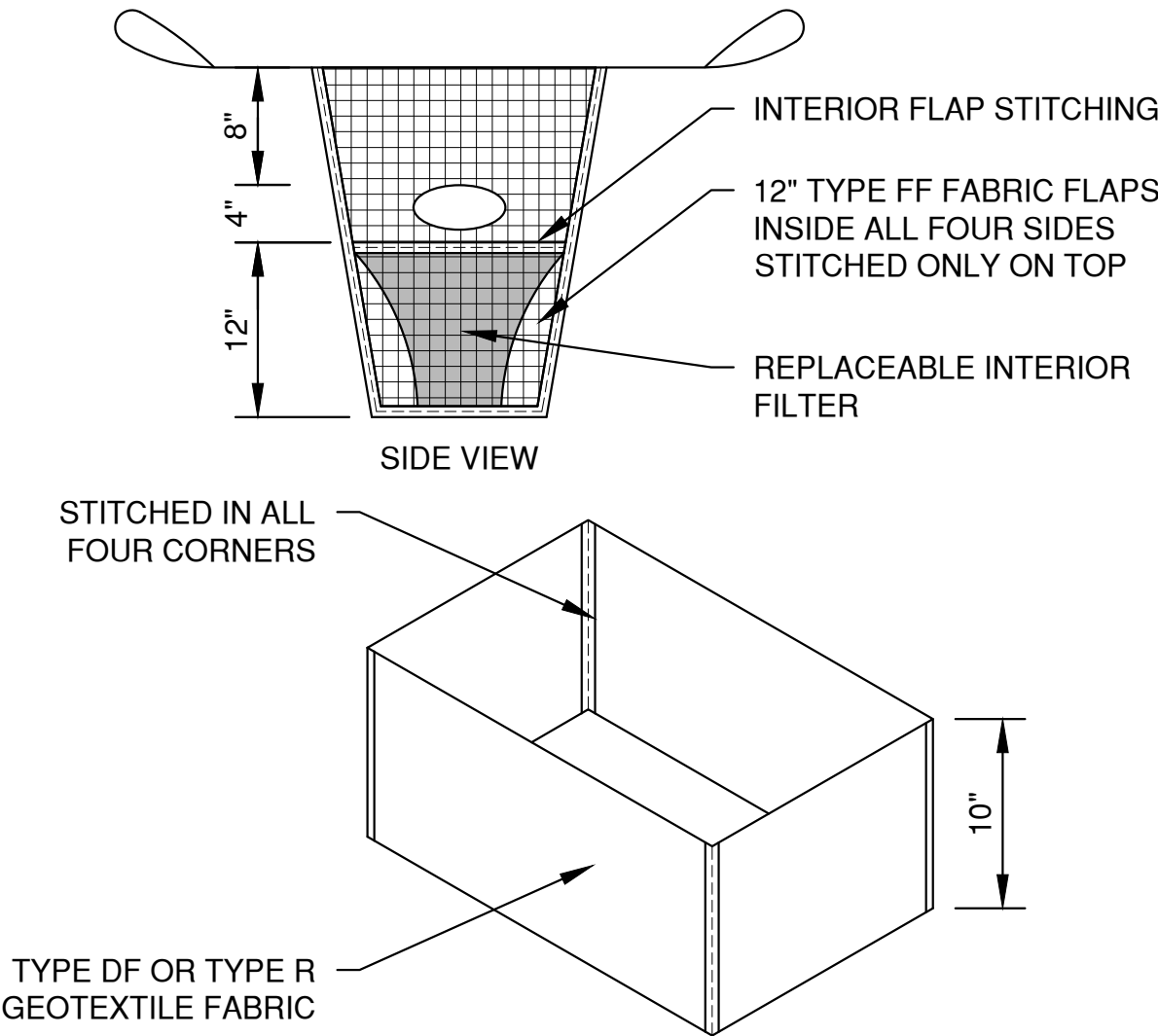
** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

NOTES:

- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
- 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
- 4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
- 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

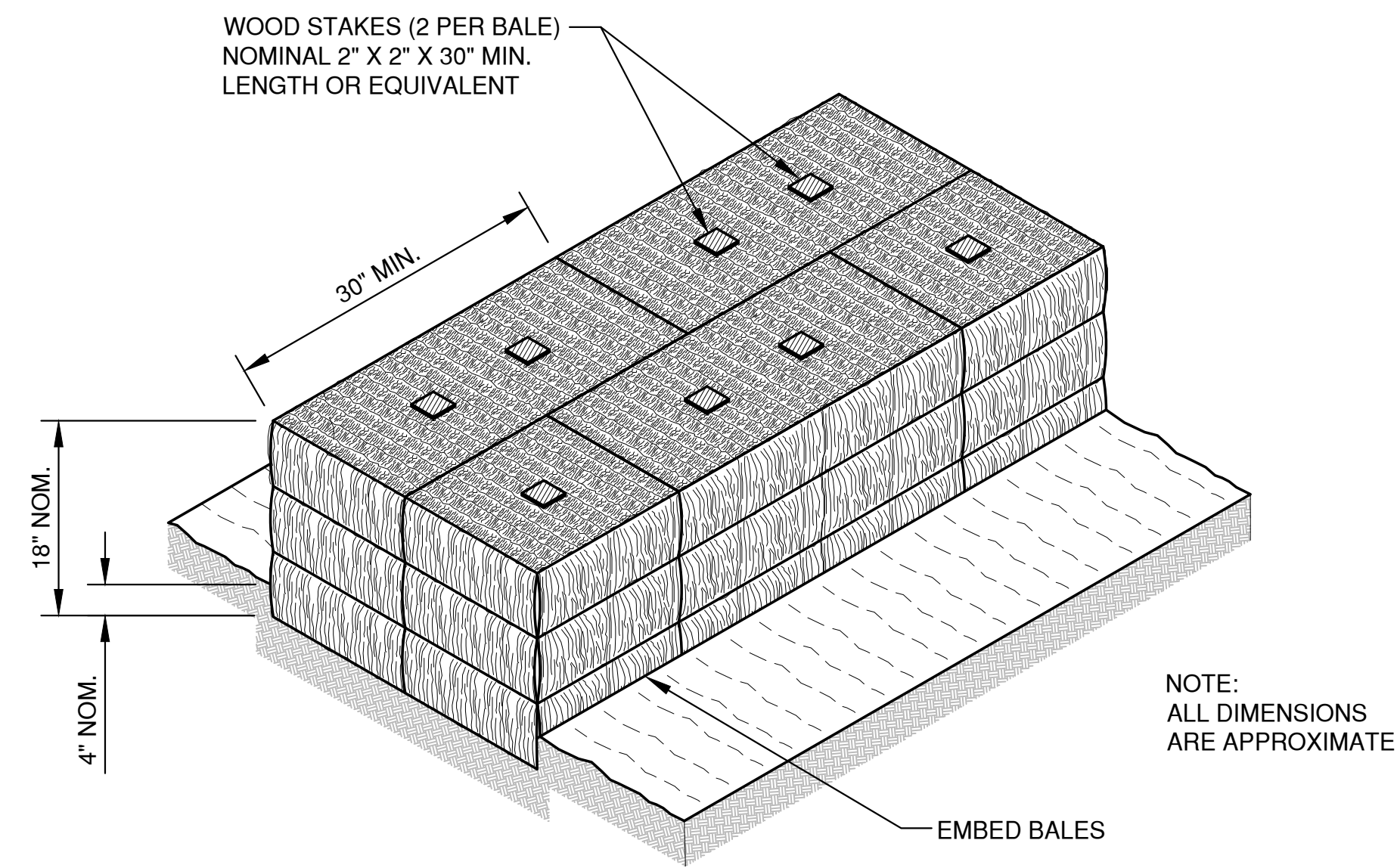


INLET PROTECTION, TYPE D-M
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

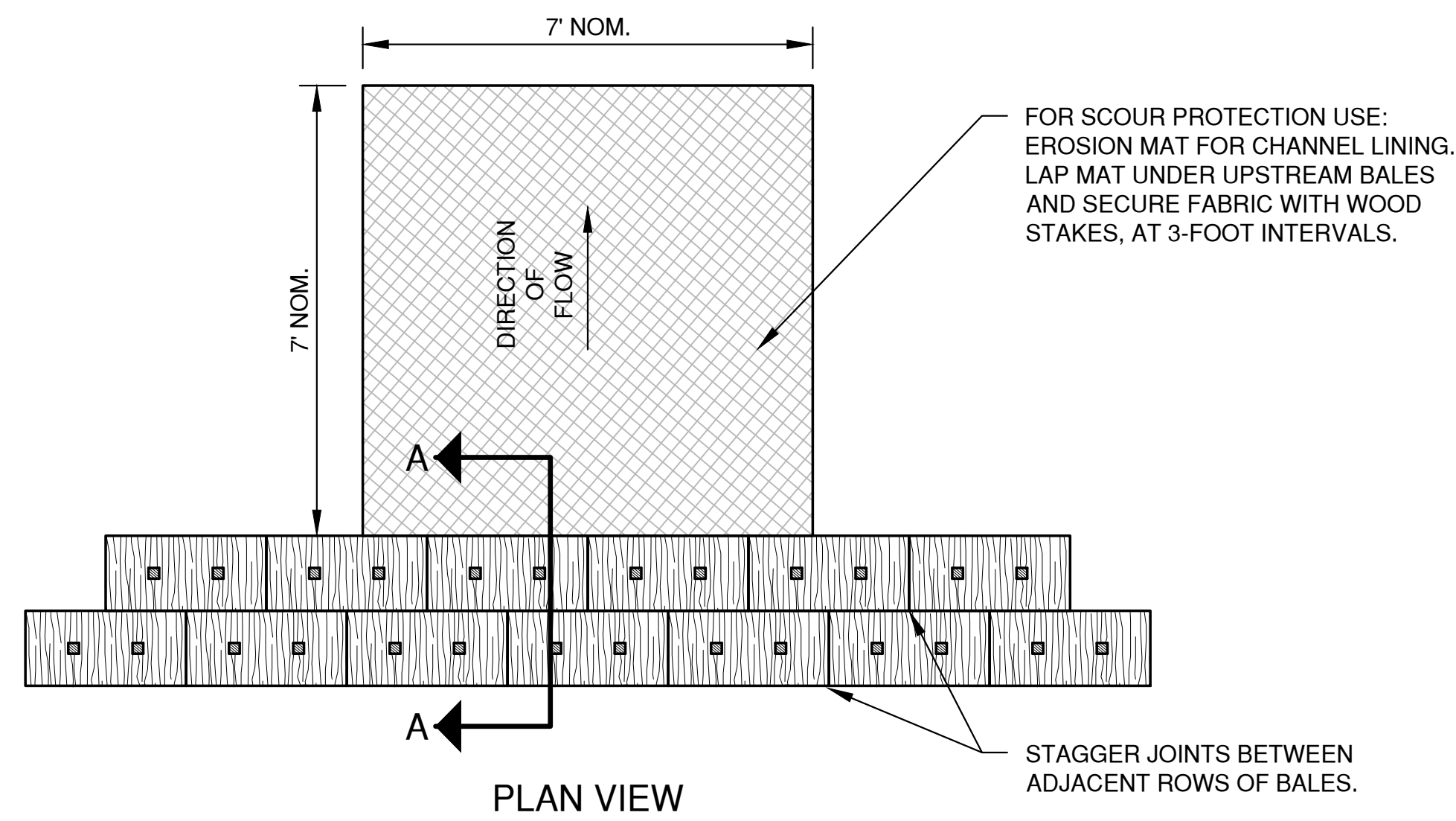


REPLACEABLE INTERIOR FILTER

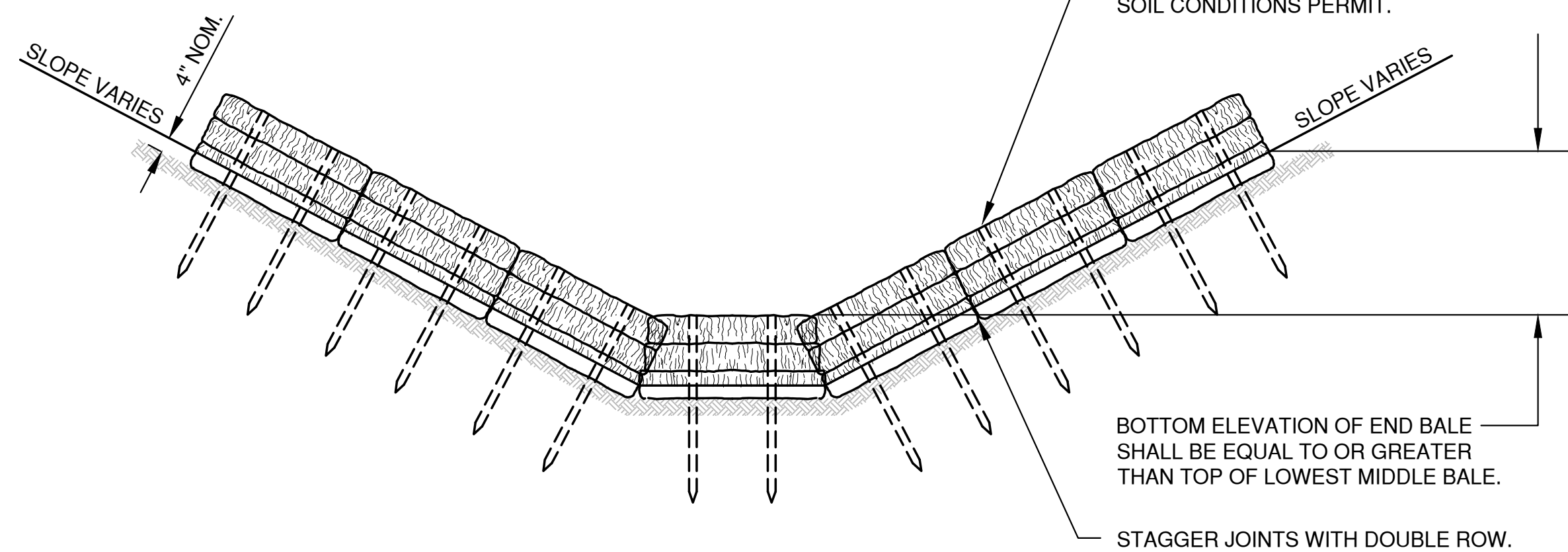
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Plot Date: Sep 01, 2021 11:42am
LAYOUT: 3 DITCH CHECKS



SECTION A-A

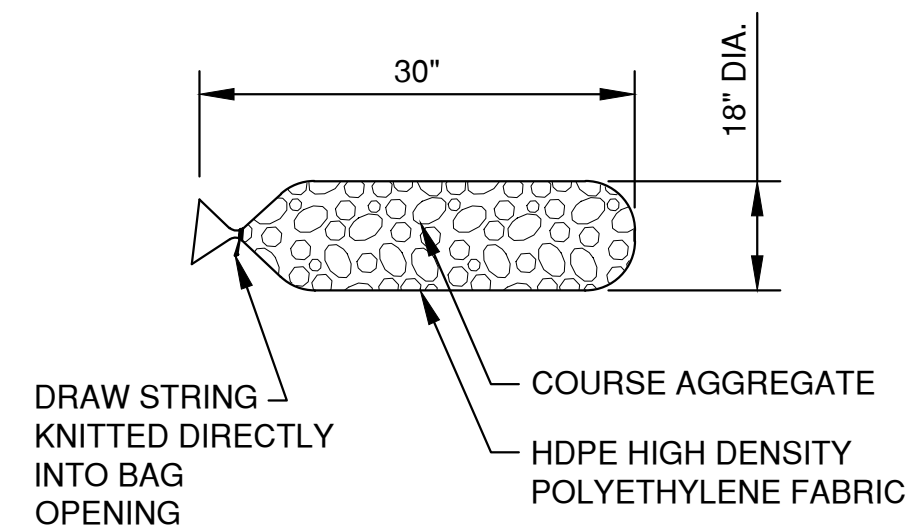


PLAN VIEW



FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES
TYPE A



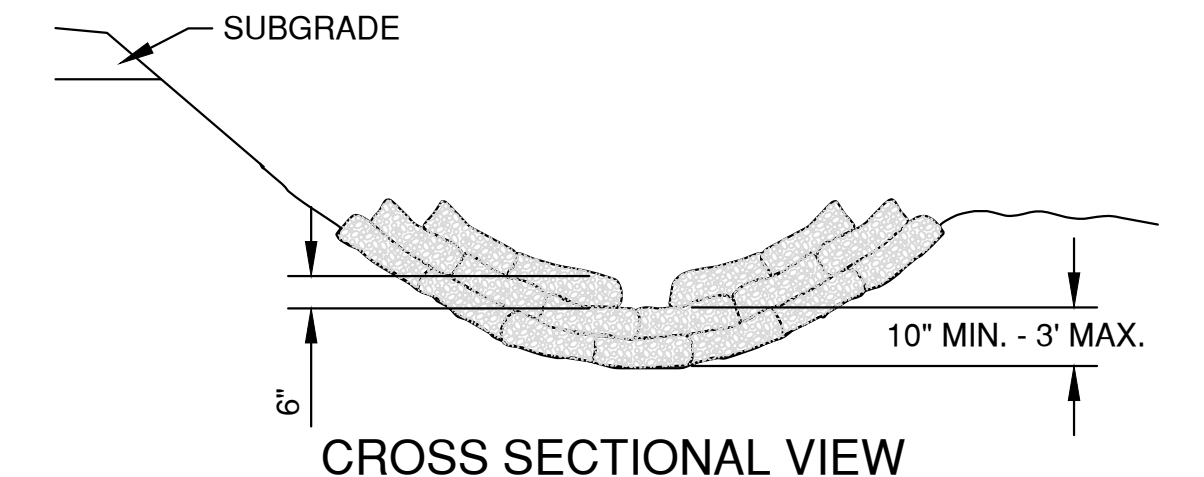
FILTER BAG DETAIL

NOTES:

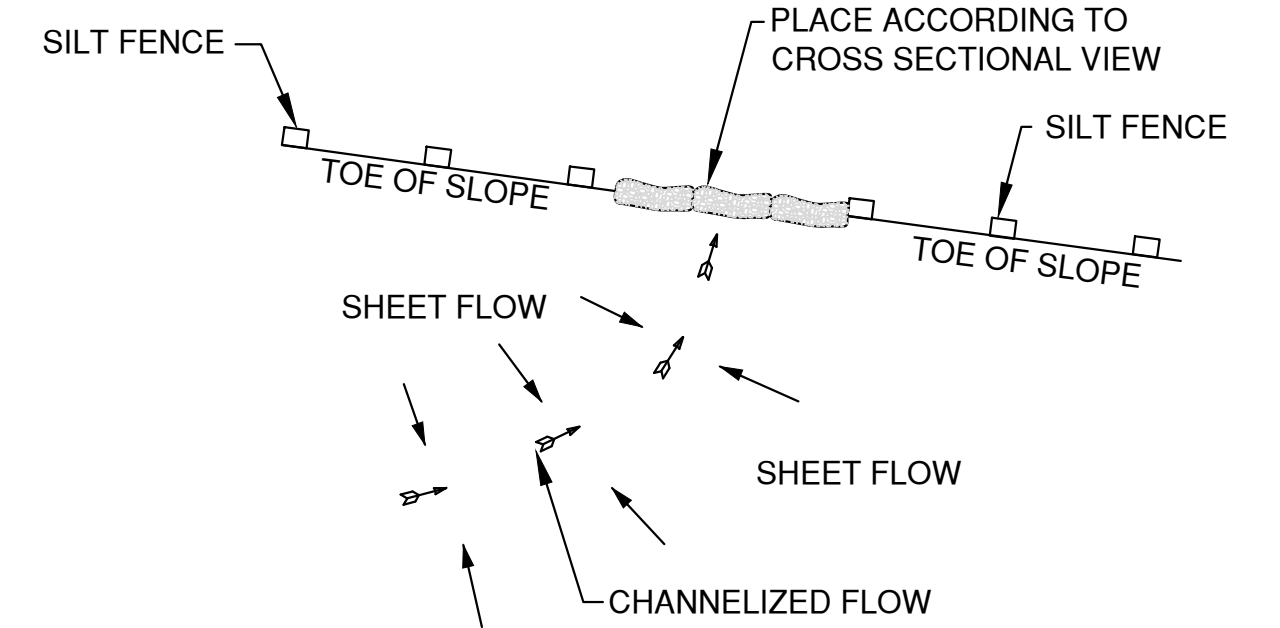
- 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:
HDPE HIGH DENSITY POLYETHYLENE
HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.
- USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

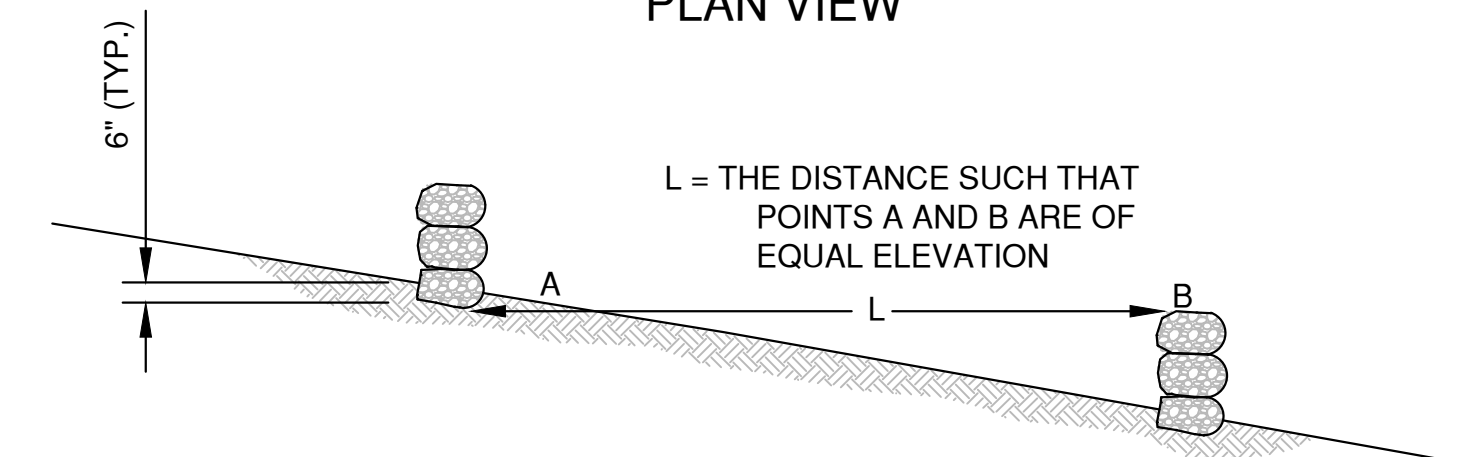
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



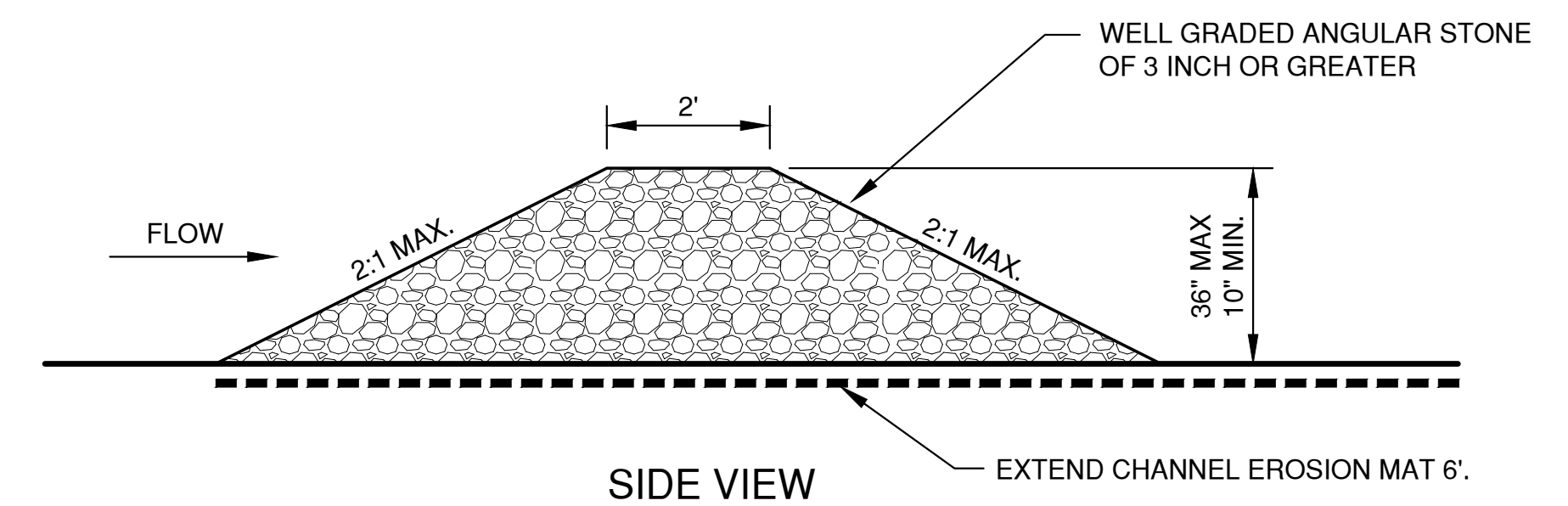
SIDE VIEW

DITCH CHECK DETAIL

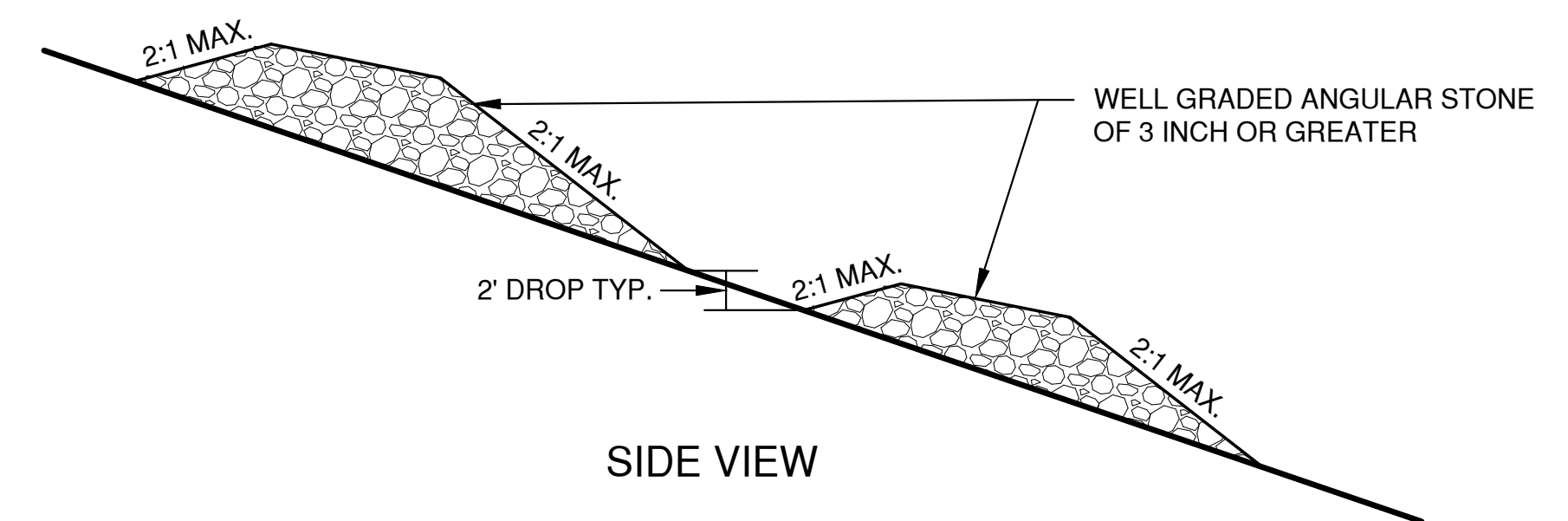
ROCK FILLED EROSION CONTROL BAGS
TYPE B

DITCH CHECK GENERAL NOTES:

- DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
- AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
- DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



SIDE VIEW



SIDE VIEW

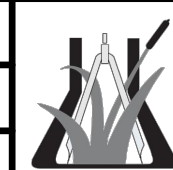
TEMPORARY DITCH CHECK USING STONE
TYPE C

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJS

REEDSBURG MULTI-FAMILY DEVELOPMENT
FOR NICOLET LUMBER COMPANY
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

DATE
08/2021
FILE
EROSION CONTROL
JOB NO.
3767208

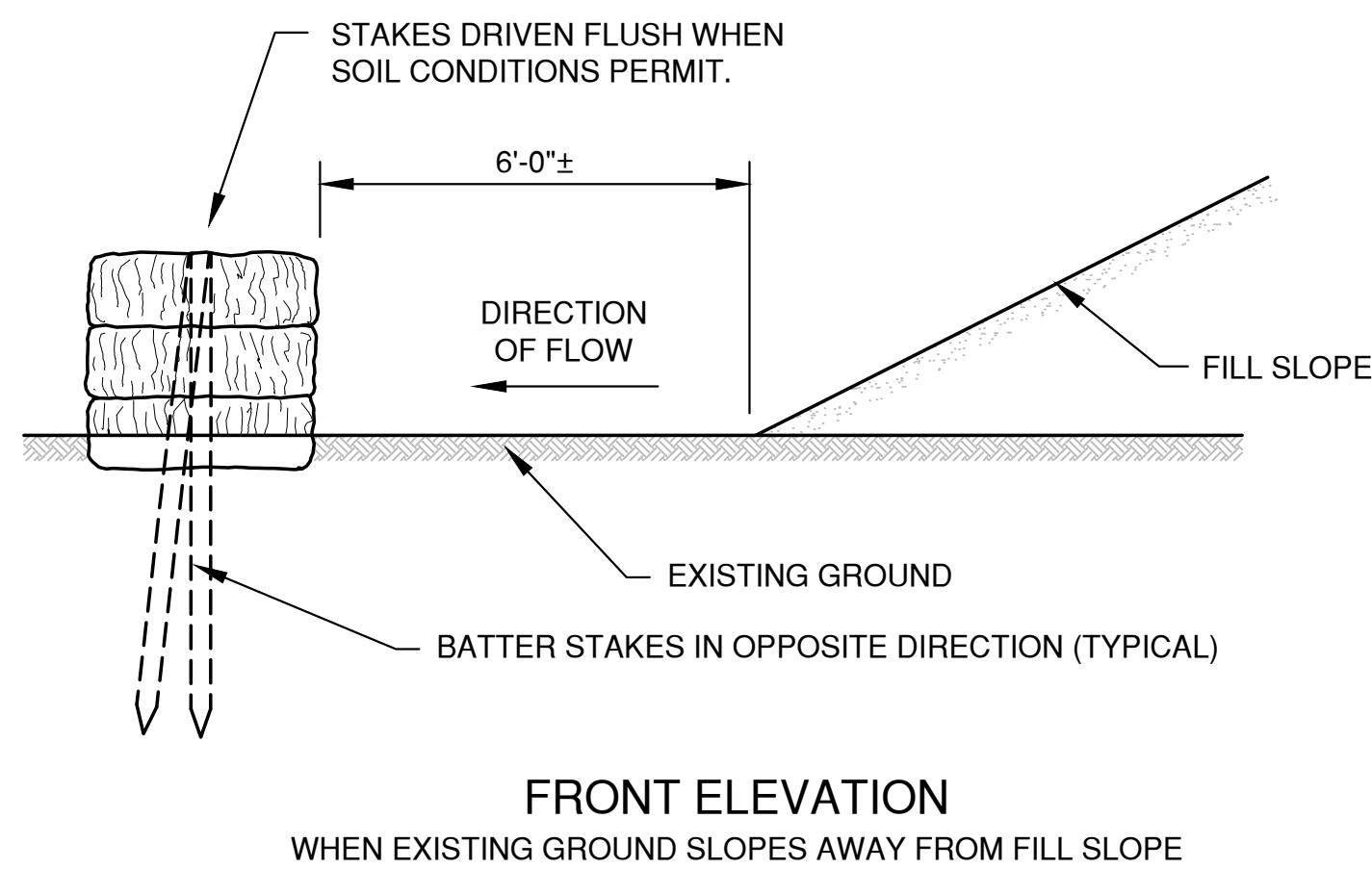
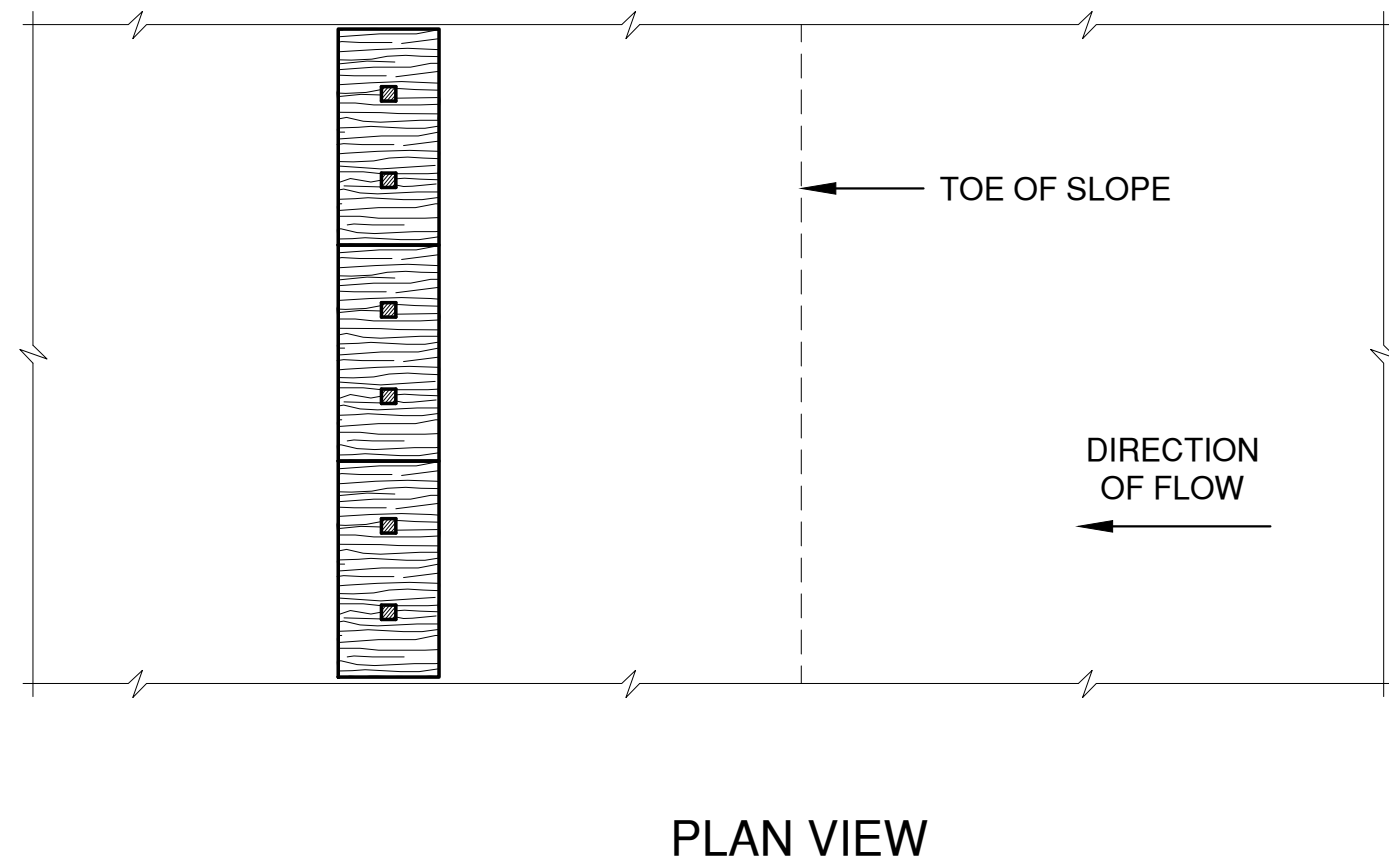
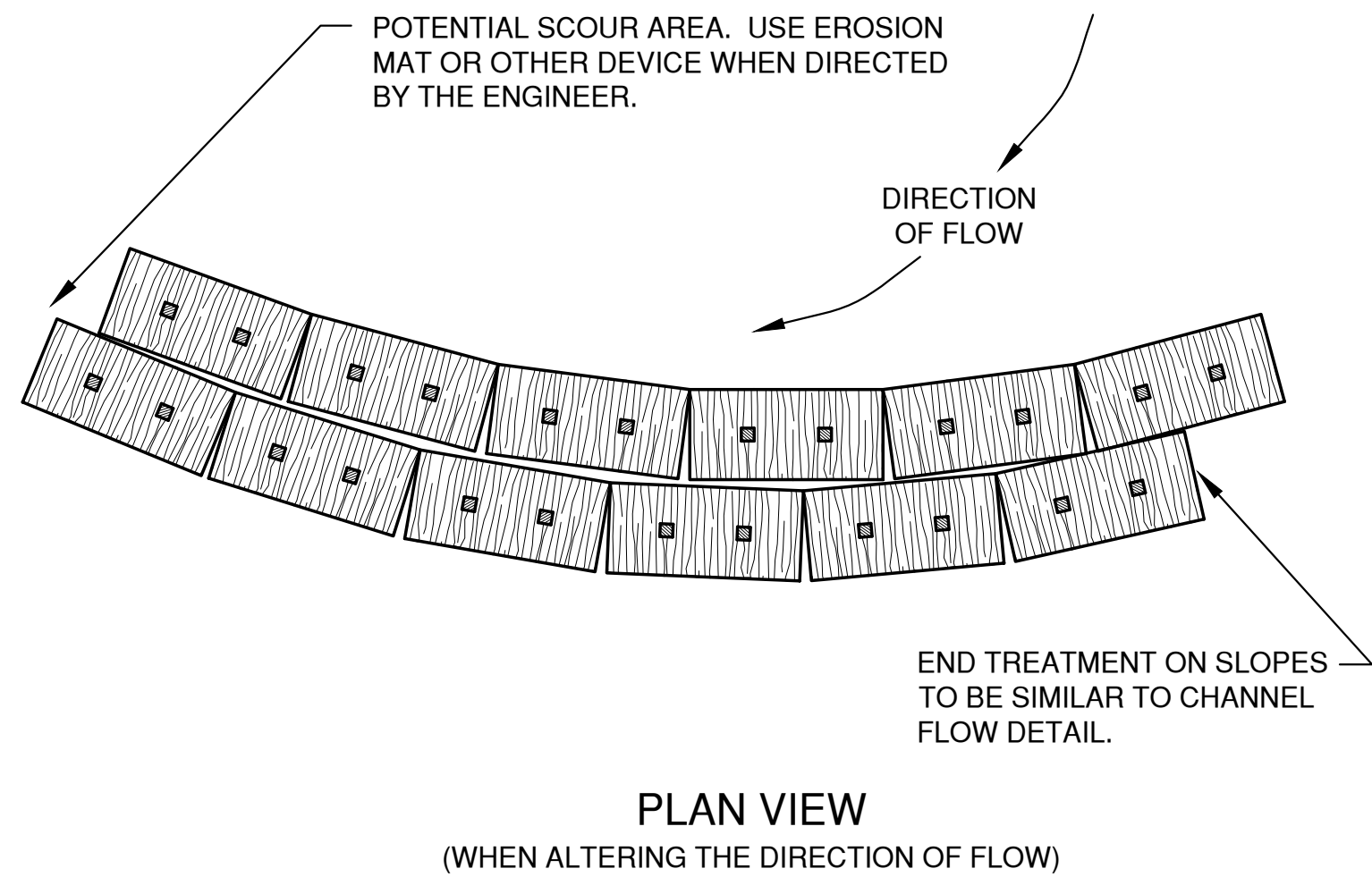


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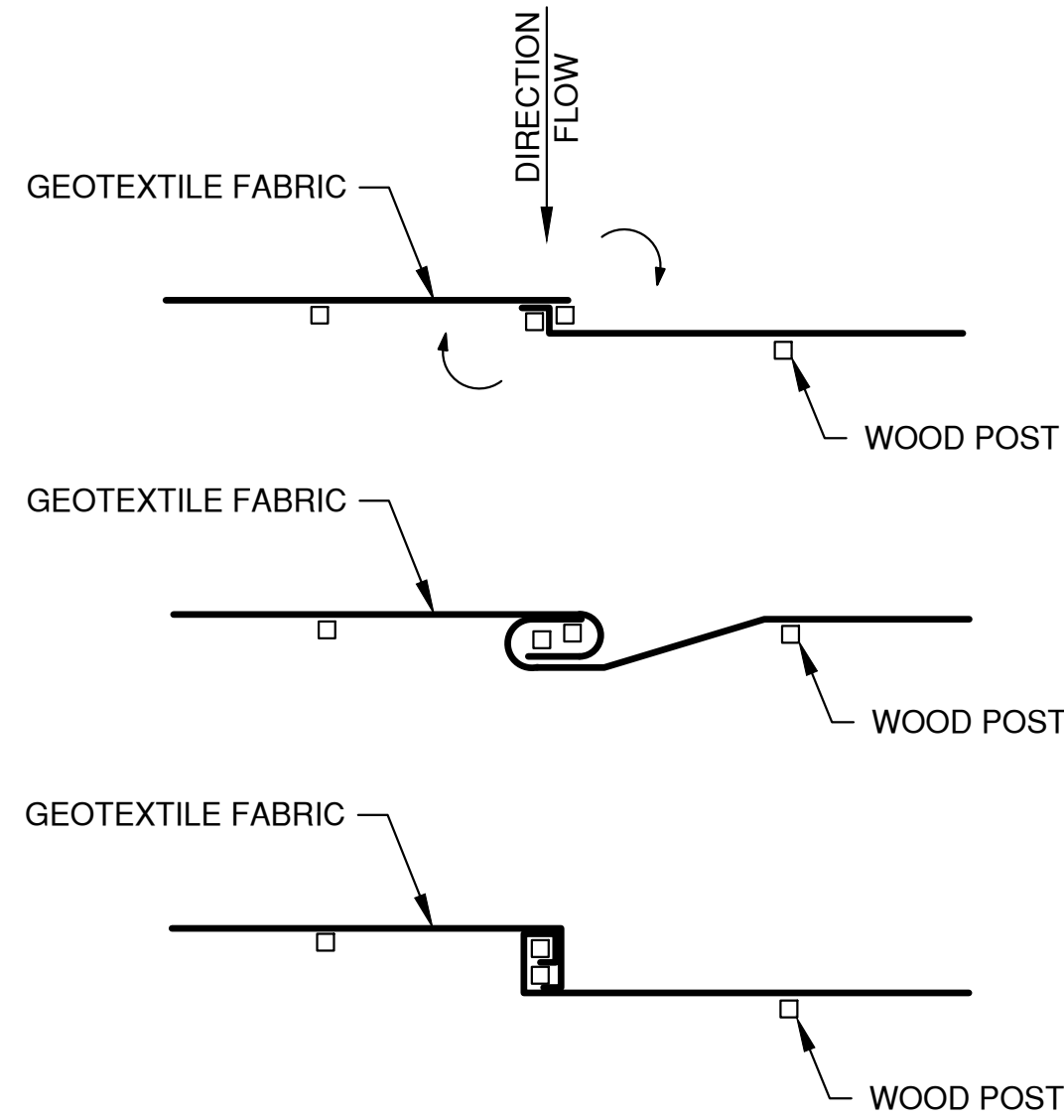
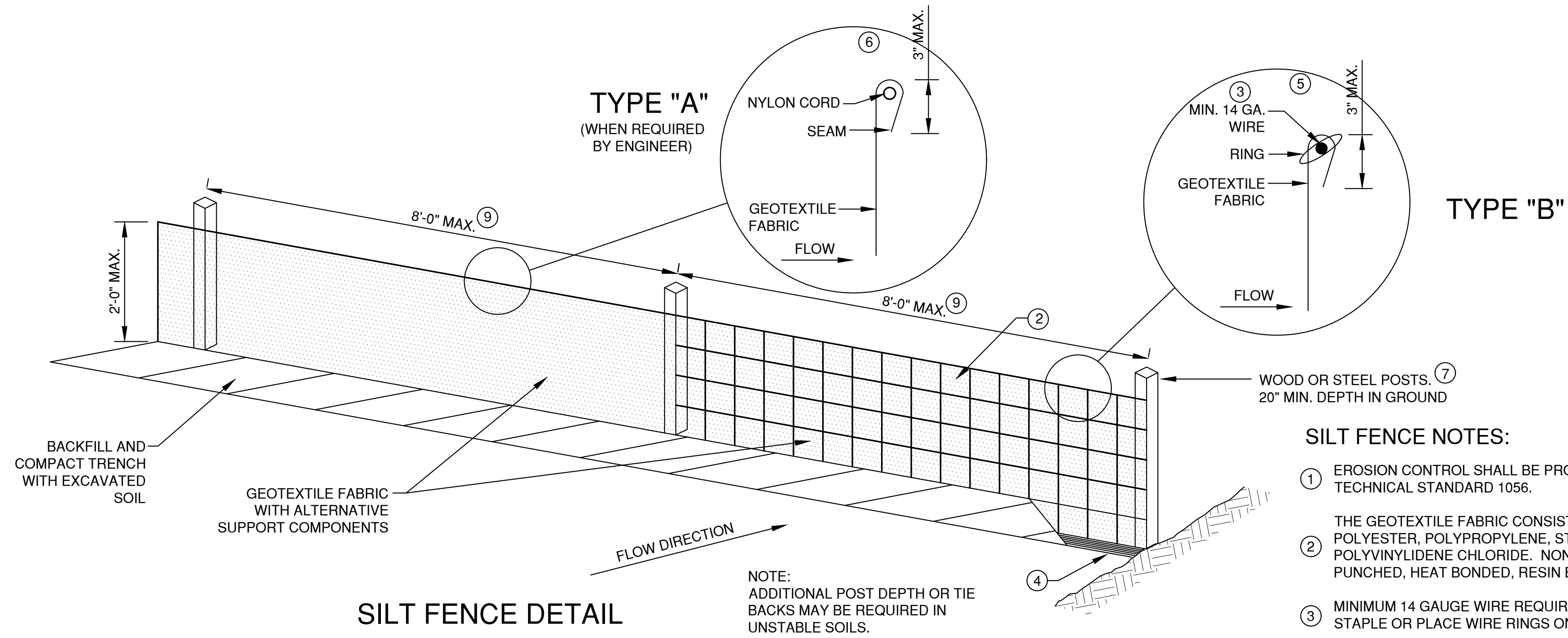
SHEET NO.

13

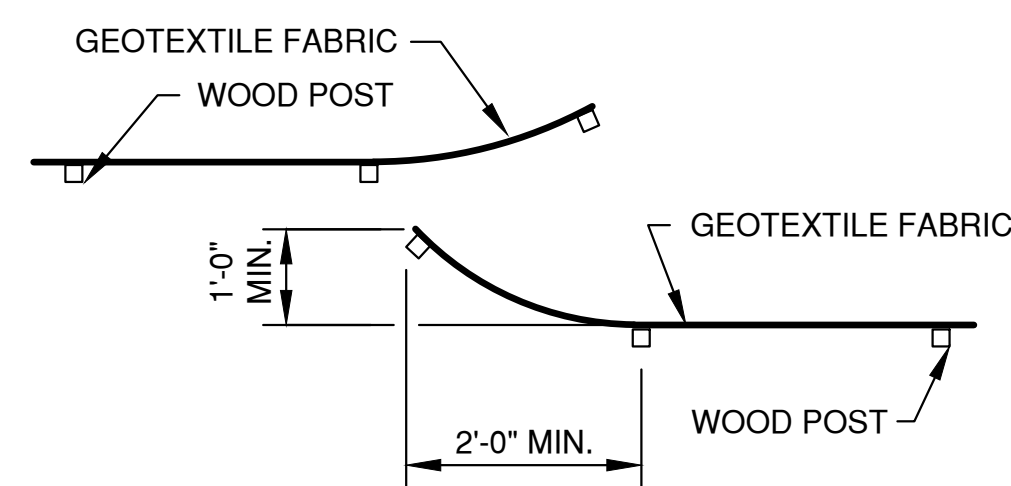
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Plot Date: Sep 01, 2021 11:44am
LAYOUT: 4 SHEET FLOW



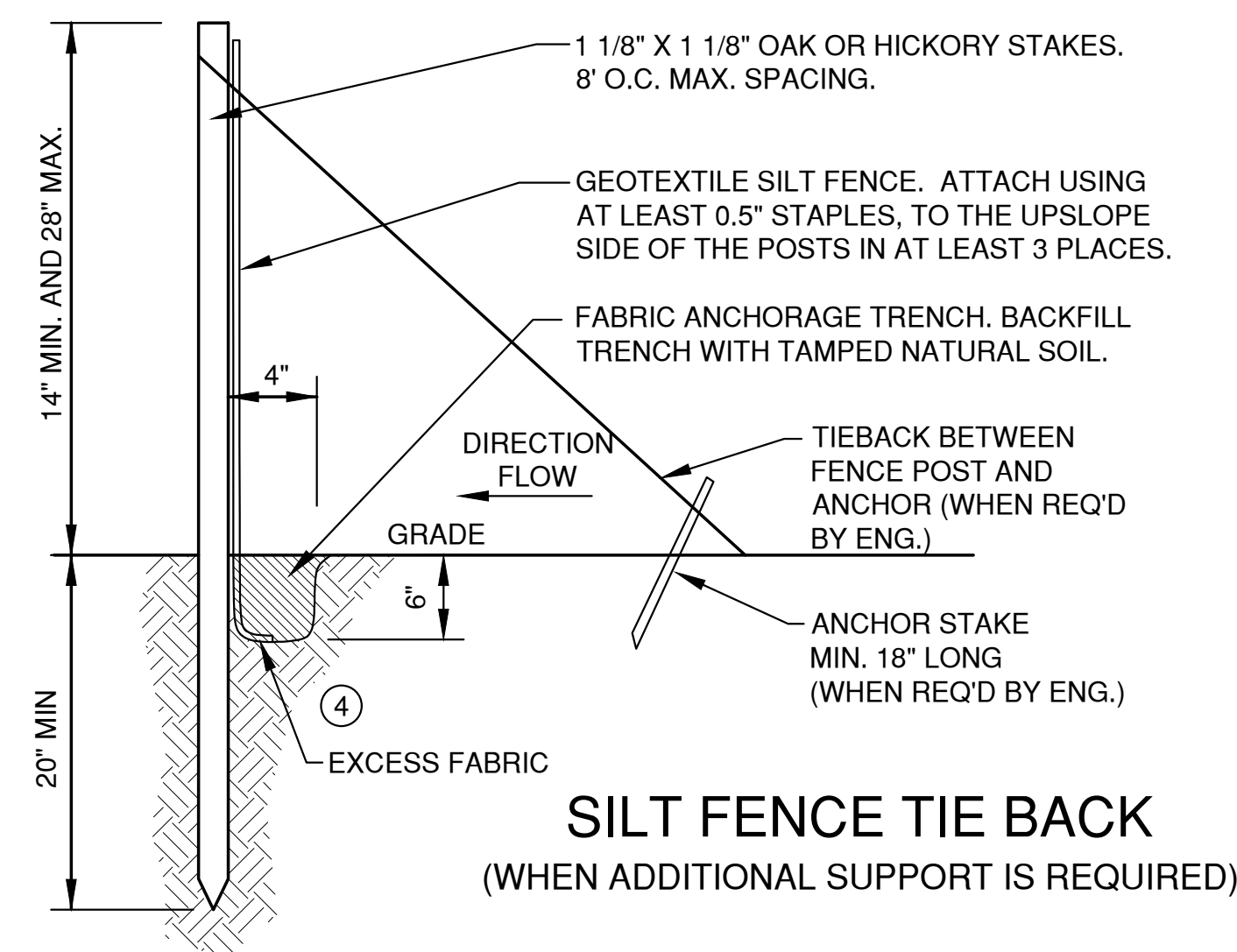
EROSION BALES FOR SHEET FLOW



HOOK METHOD ⑧



JOINING TWO LENGTHS OF SILT FENCE



EROSION CONTROL SHEET FLOW NOTES:

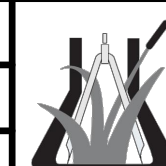
1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED
								DESIGNED AJS

REEDSBURG MULTI-FAMILY DEVELOPMENT
FOR NICOLET LUMBER COMPANY
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

EROSION CONTROL SHEET FLOW DETAILS

DATE 08/20/21
FILE EROSION CONTROL
JOB NO. 3767000

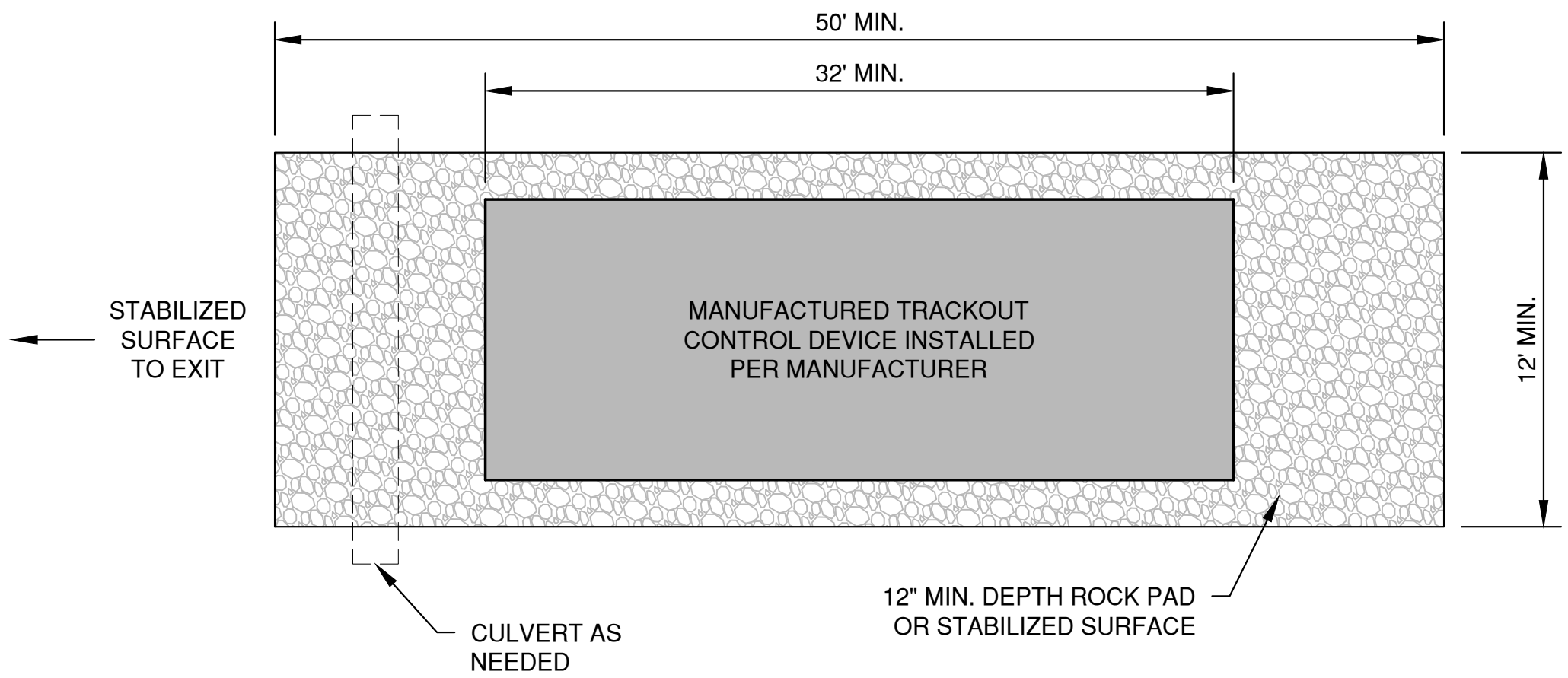


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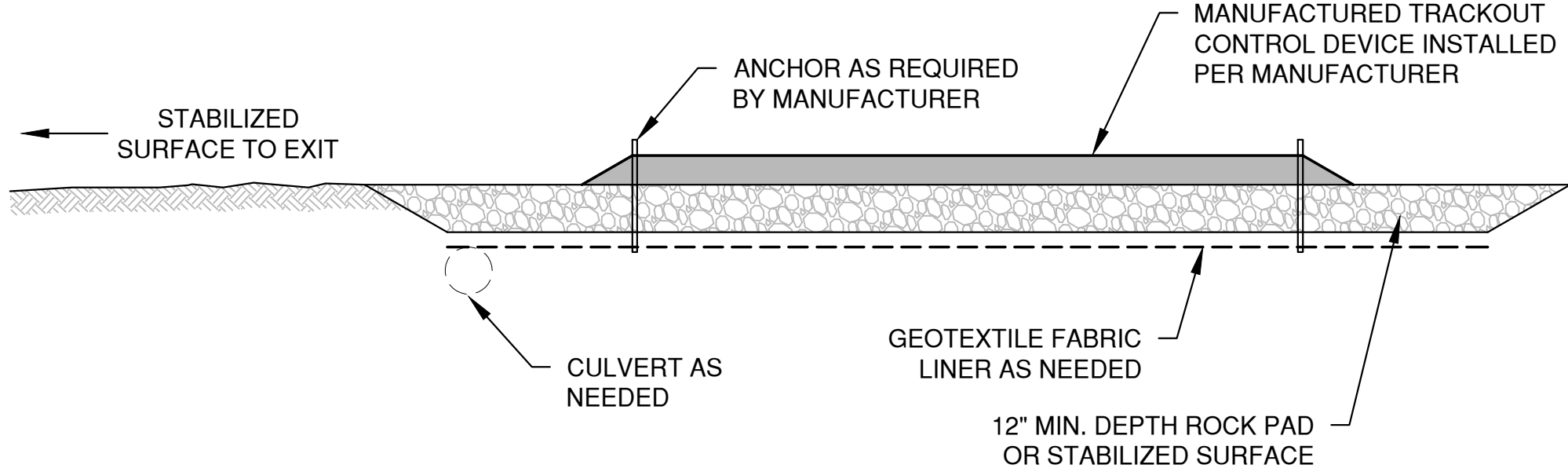
SHEET NO.
14

File: R:\1700_1700_1700\1700.dwg
Plot Date: Sep 01, 2021 11:44am
LAYOUT: 5 TRACKOUT

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

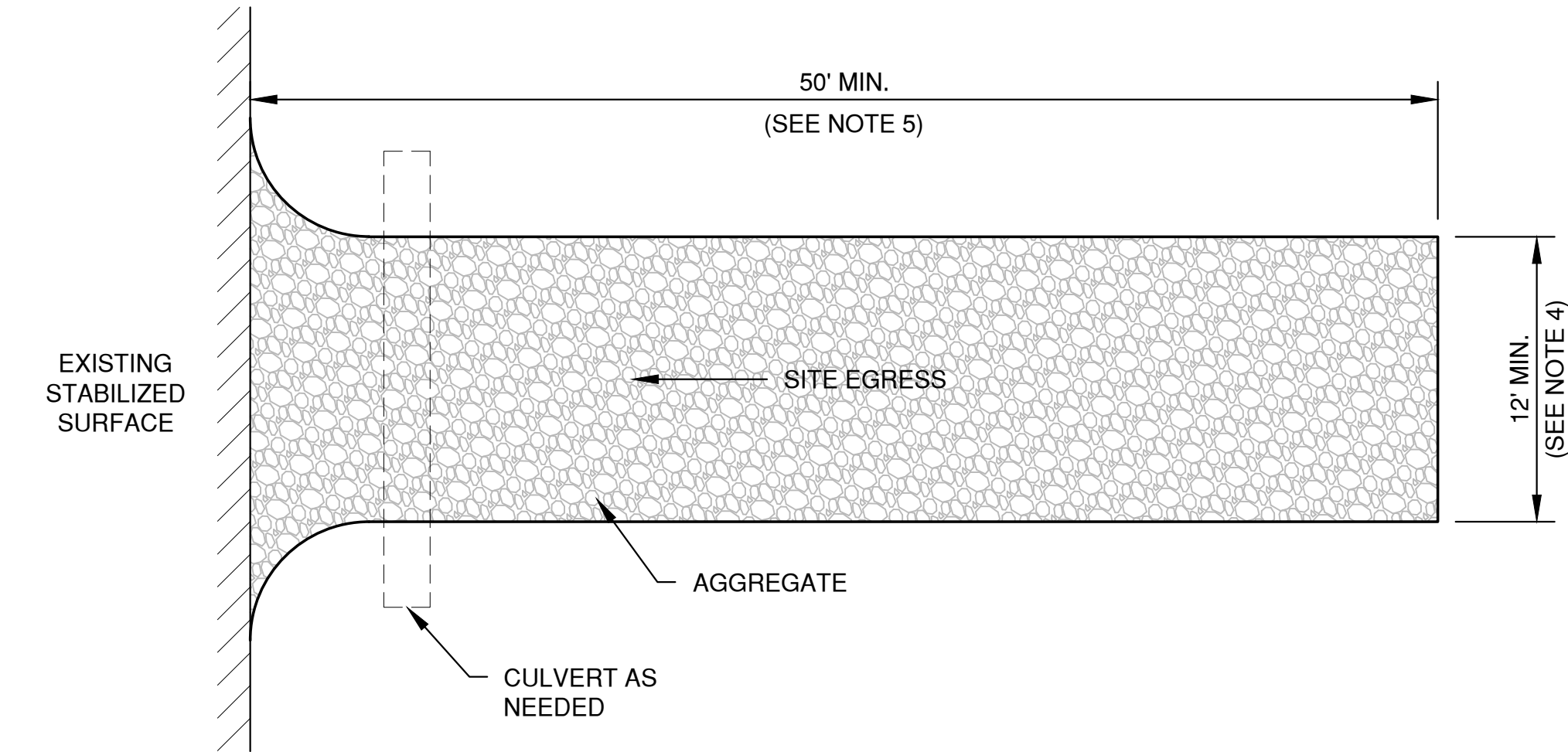


SECTION VIEW

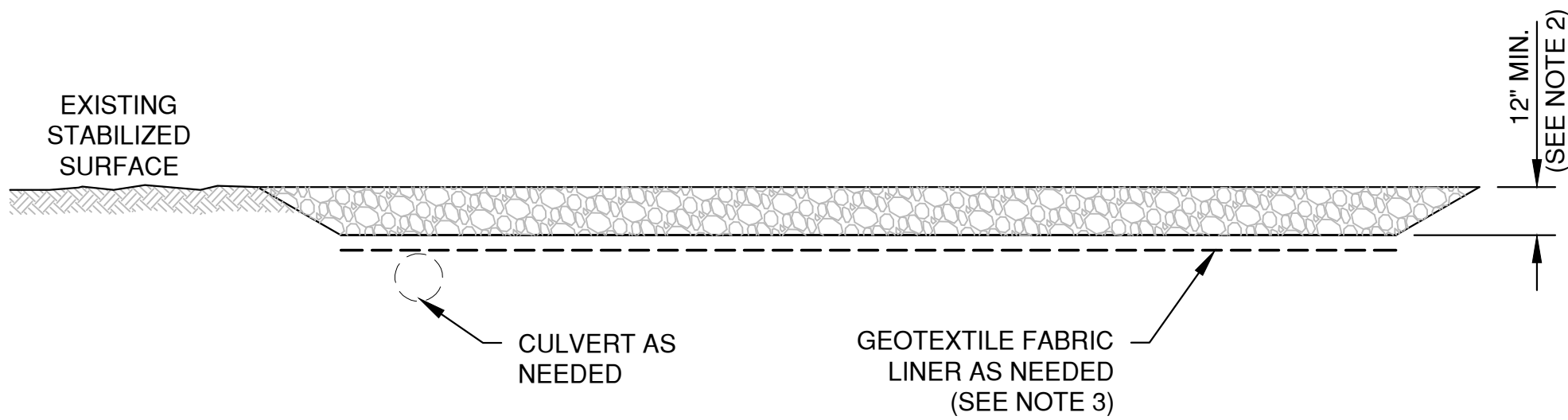
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

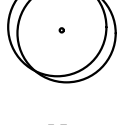
1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

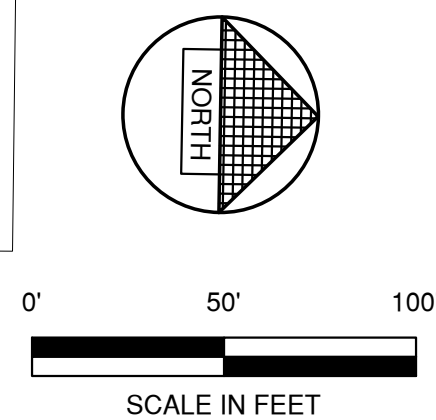
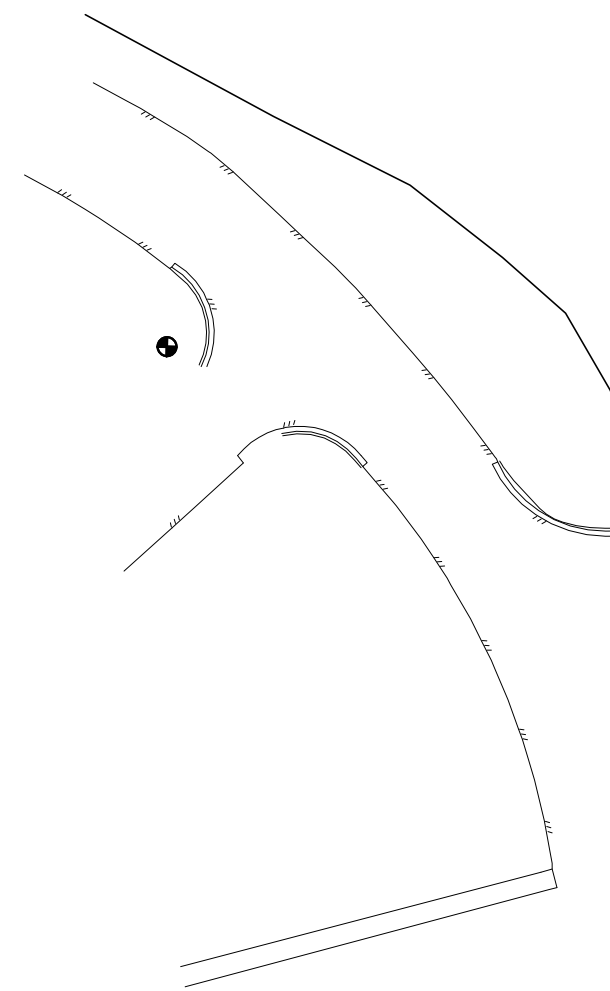
SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	REEDSBURG MULTI-FAMILY DEVELOPMENT FOR NICOLET LUMBER COMPANY CITY OF REEDSBURG SAUK COUNTY, WISCONSIN	EROSION CONTROL TRACKOUT CONTROL PRACTICES	DATE 08/2021	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO.
								CHECKED			FILE EROSION CONTROL		15
								DESIGNED AJS			JOB NO. 3767098		

File: R:\3700_3700\370000.dwg (Landscape) 11/4/2021 11:42am
LAYOUT
LAWDUE

LEGEND			
SYMBOL	COMMON NAME	PLANT SIZE	QUANTITY
	RED MAPLE	2" CALIPER	3
	BLACK HILLS SPRUCE	5' TALL	8
	PAPERBARK MAPLE	6' TALL	1
	CHINKAPIN OAK	1 - 1/2" CALIPER	3
	CALLERY PEAR	6' TALL	3
	TOTAL		18



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	08/31/2021	AJB	SITE PLAN SUBMITTAL					LLP
								CHECKED
								DESIGNED
								AJB

REEDSBURG MULTI-FAMILY DEVELOPMENT
FOR NICOLET LUMBER COMPANY
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

OVERALL LANDSCAPE PLAN

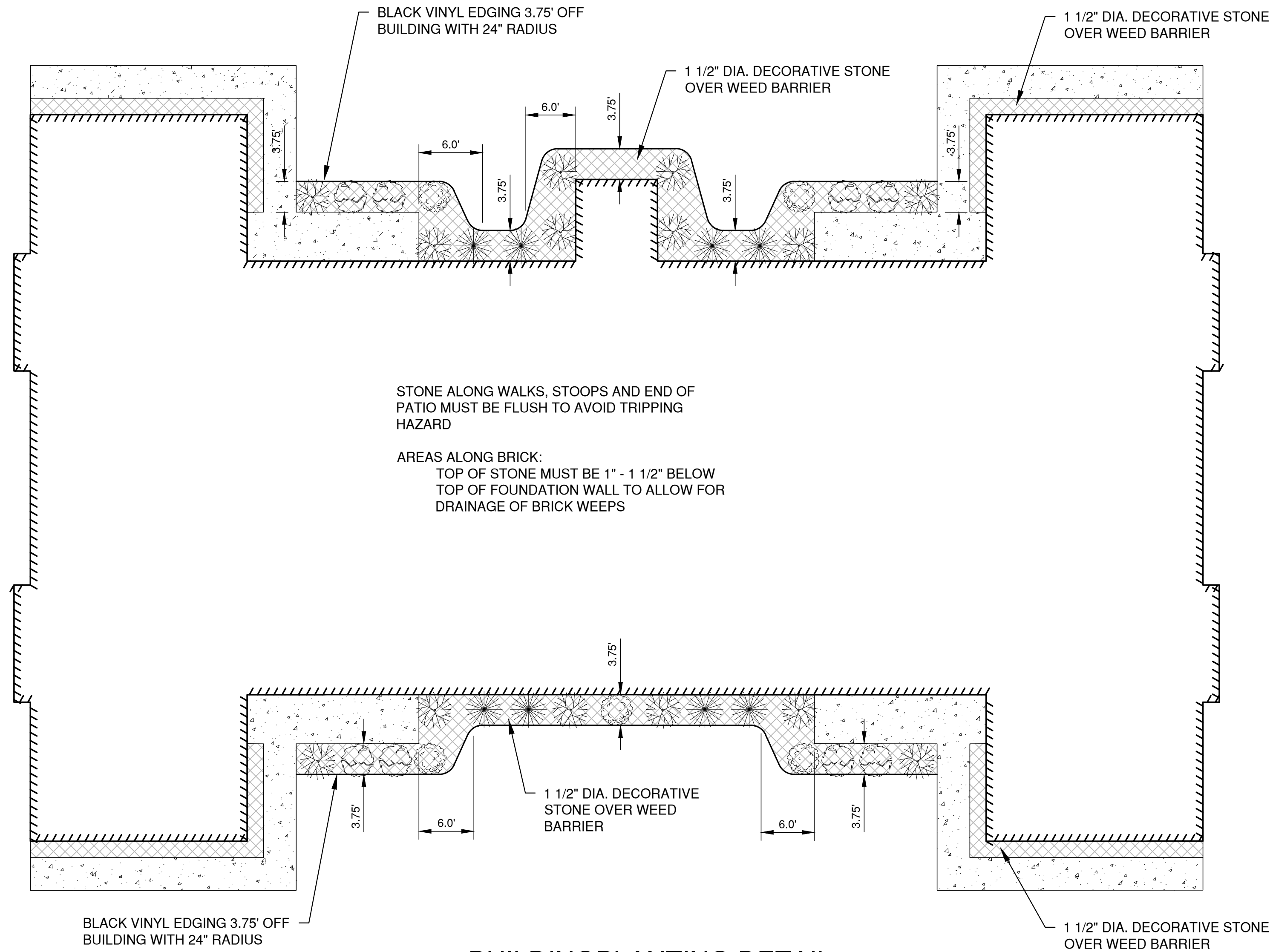
DATE	08/2021
FILE	LANDSCAPING
JOB NO.	3767208



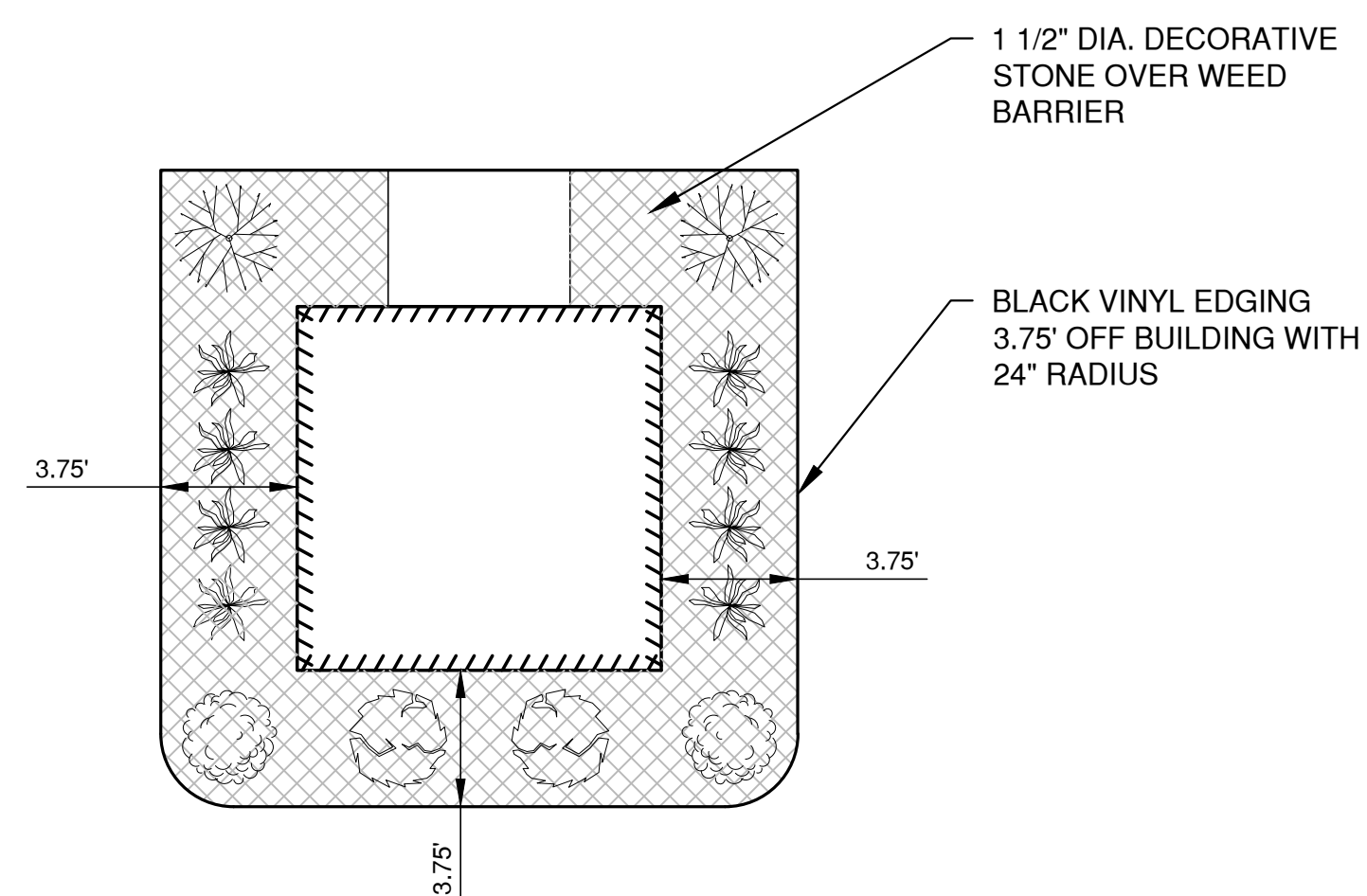
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SHEET NO.
16

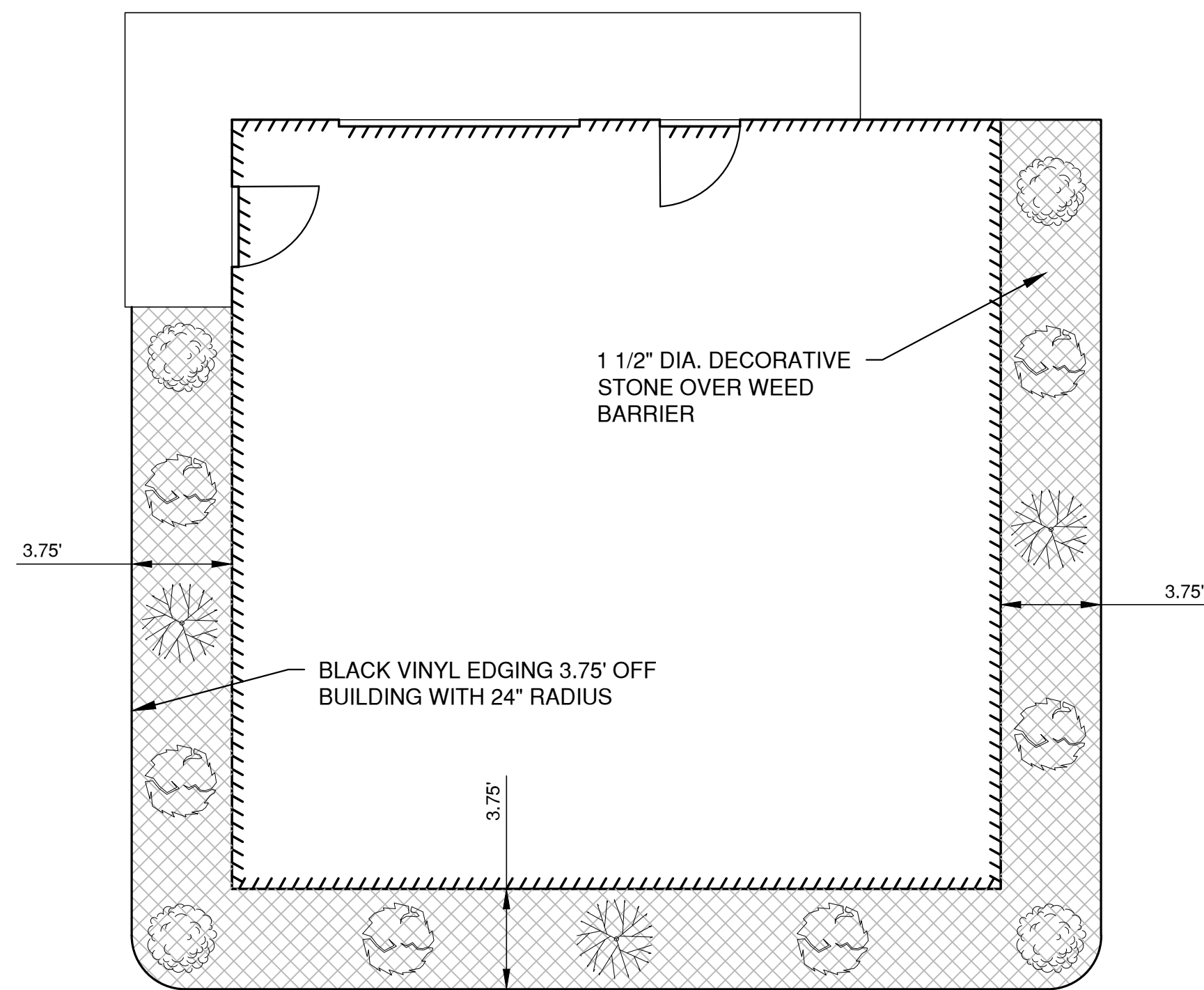
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Plot Date: Sep 01, 2021 11:42am
LAYOUT: PLANTINGS



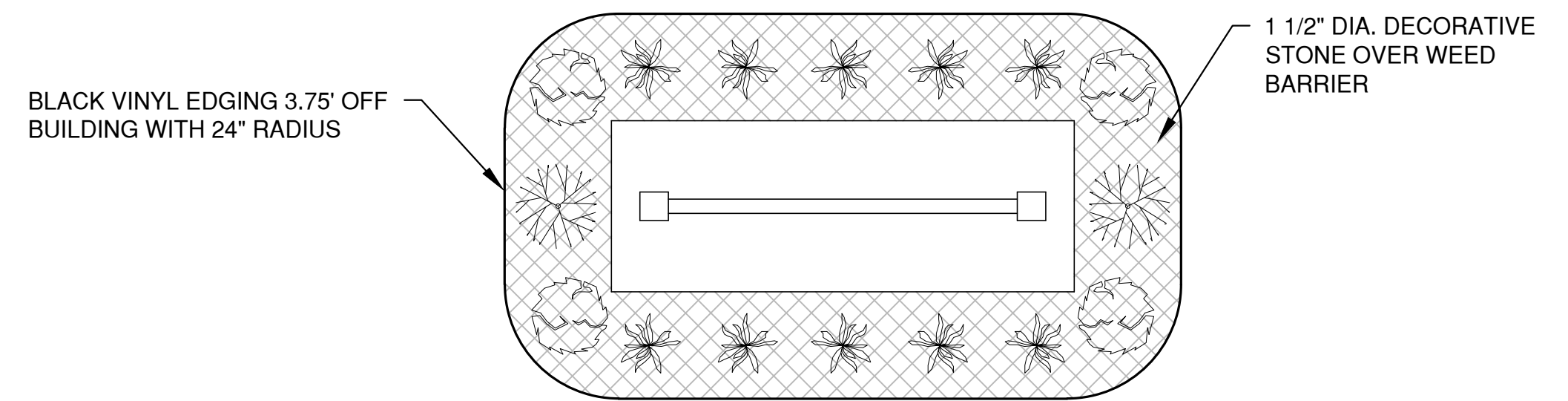
BUILDING PLANTING DETAIL



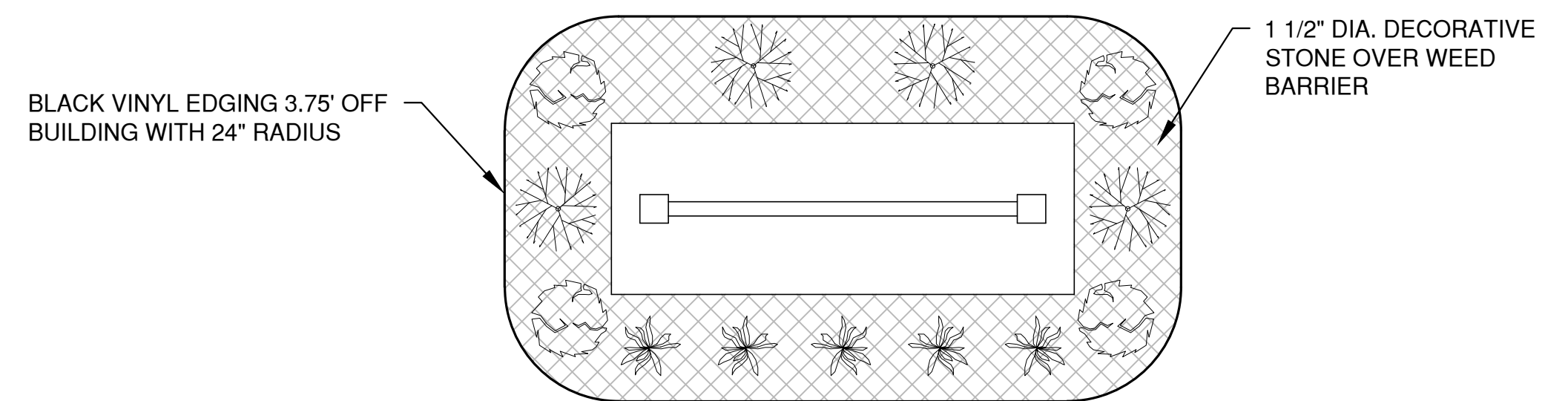
MAILROOM PLANTING DETAIL



OFFICE / GARAGE PLANTING DETAIL



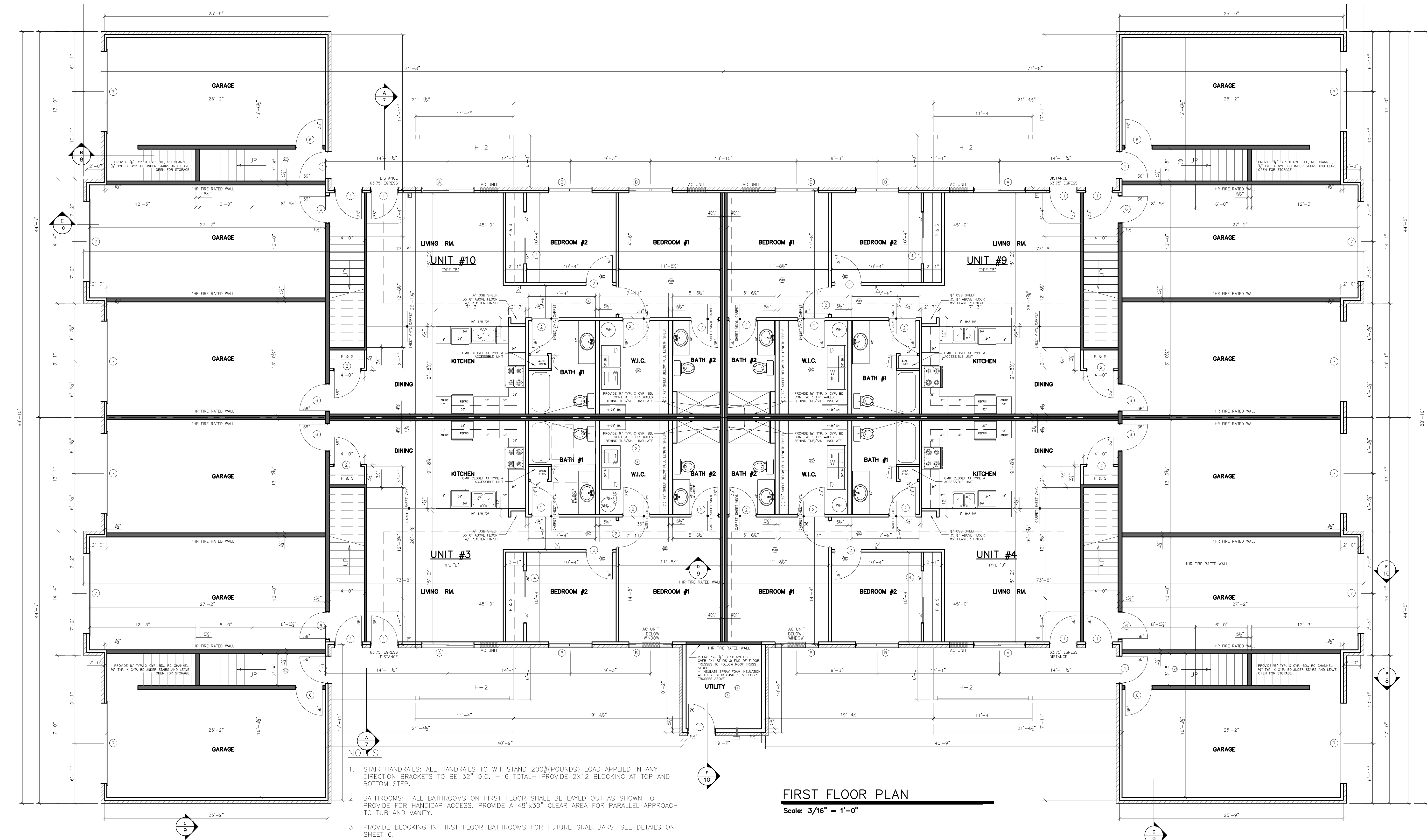
DOUBLE FACED SIGN PLANTING DETAIL



SINGLE FACED SIGN PLANTING DETAIL

LEGEND

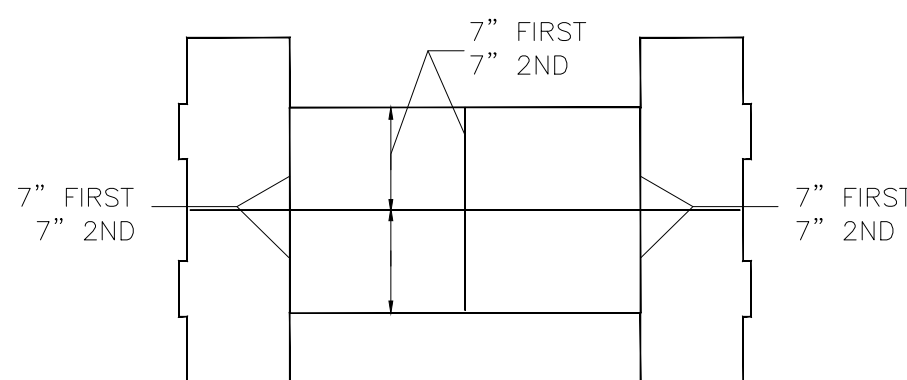
SYMBOL	SPECIES		PLANT SIZE
	COMMON NAME	SCIENTIFIC NAME	
	Goldfinger Potentilla	<i>Potentilla Fruticosa 'Goldfinger'</i>	3 GAL.
	Hetz Midget Arborvitae	<i>Thuja Occidentalis 'Hetz Midget'</i>	5 GAL.
	Bluemuffin Arrowwood Viburnum	<i>Viburnum Dentatum 'Christom'</i>	5 GAL.
	Goldflame Spirea	<i>Spirea x Bumala 'Goldflame'</i>	3 GAL.
	Stella D' Oro Dwarf Daylily	<i>Hemerocallis x 'Stella de Oro'</i>	1 GAL.



15. THE FOLLOWING IS A SCHEDULE FOR FASTENING GYPSUM BOARD AT SUPPORTED PANEL EDGES AND FIELD OF PANELS:

FIRST FLOOR CEILINGS 8" O.C. OVER CHANNELS @ 12" O.C.
2ND FLOOR CEILINGS 10" O.C.

WALL FASTENER SPACING SHALL BE AS SHOWN BELOW

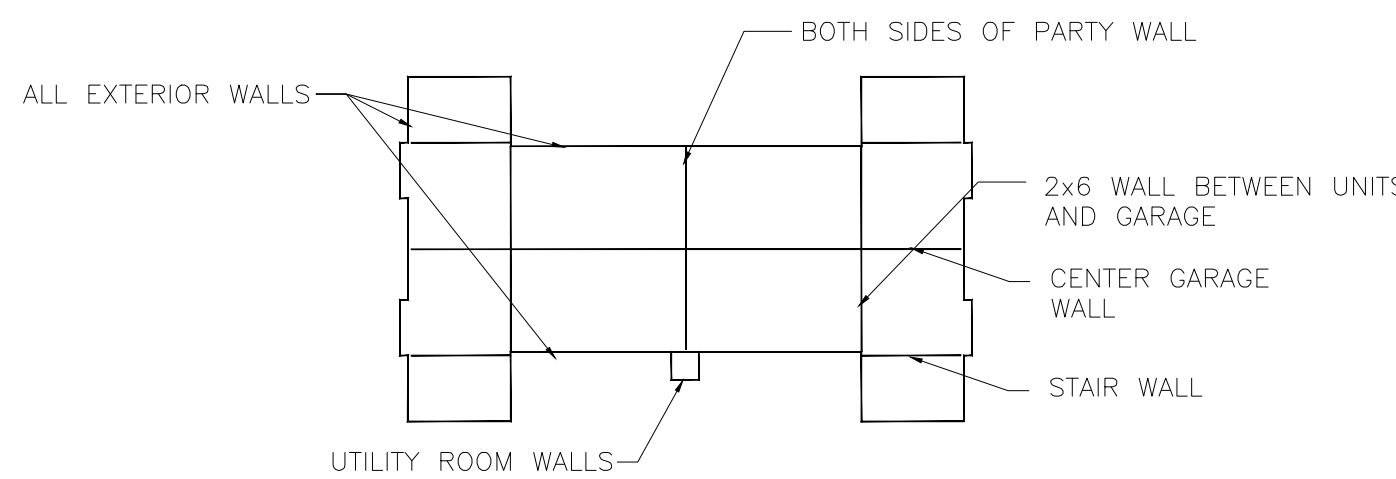


NOTES:

1. STAIR HANDRAILS: ALL HANDRAILS TO WITHSTAND 200#(POUNDS) LOAD APPLIED IN ANY DIRECTION BRACKETS TO BE 32" O.C. - 6 TOTAL- PROVIDE 2X12 BLOCKING AT TOP AND BOTTOM STEP.
2. BATHROOMS: ALL BATHROOMS ON FIRST FLOOR SHALL BE LAYED OUT AS SHOWN TO PROVIDE FOR HANDICAP ACCESS. PROVIDE A 48"x30" CLEAR AREA FOR PARALLEL APPROACH TO TUB AND VANITY.
3. PROVIDE BLOCKING IN FIRST FLOOR BATHROOMS FOR FUTURE GRAB BARS. SEE DETAILS ON SHEET 6.
4. DOORS: ALL FIRST FLOOR DOORS SHALL BE A MINIMUM OF 3'-0" TO PROVIDE A NOMINAL CLEAR OPENING OF 34".
5. LUMBER FOR JOISTS, HEADERS, RAFTERS, AND OTHER STRUCTURAL FRAMING. SPF #1/#2 OR BETTER. ALL TOP PLATES FOR ROOF TRUSS BEARING TO BE SPF #1/#2 EXCEPT AT LOWER GARAGE ROOF GIRDER BEARING AND SECOND FLOOR BUMPOUT GIRDER BEARING S. YELLOW PINE ALL OTHER LUMBER - SPF STUD GRADE OR BETTER.
6. ALL WALLS BETWEEN UNITS SHALL BE ONE HOUR FIRE RATED.
7. EXTERIOR SHEATHING TO BE DOW BRAND 1" EXTRUDED POLYSTYRENE TYPE IV. PER ASTM C578
8. AT ALL FIRST FLOOR WINDOWS ONLY INSTALL 2X4 PLATE BOTTOM OF HEADERS
9. HEADERS MADE UP OF MULTIPLE PLIES OF LUMBER SHALL BE FULL LENGTH CONTINUOUS BETWEEN POSTS. SPLICES OF PLIES BETWEEN POSTS ARE NOT PERMITTED.
10. PROVIDE MINIMUM DOUBLE STUD POST AT EACH END OF ALL WINDOW HEADERS AND GIRDER TRUSS BEARING PROVIDE MIN. 3 STUD POSTS
11. PROVIDE SOLID BLOCKING IN THE FIRST FLOOR TRUSS SPACE BETWEEN POSTS ON THE SECOND FLOOR AND POSTS ON THE FIRST FLOOR
12. UNDER TUBS AND SHOWERS AT RESECOND FLOOR INSTALL 1/2" APA RATED OSB SHEATHING PER APA SPEC PR-108 PER UL550 SYSTEM 1
13. AC SLEEVES ARE 26 1/4"x16 1/4"H. BEDROOM S ARE 42" ABOVE FLOOR TO SILL. LIVING ROOM IS 3" BELOW WINDOW TO TOP.

FIRST FLOOR PLAN

Scale: 3/16" = 1'-0"



NOTES: FIRE ALARM SYSTEM

1. EACH LIVING UNIT SHALL HAVE A FIRE ALARM STATION LOCATED AT THE EXIT OF THE UNIT AND A HORN LOCATED IN THE HALL BY THE BEDROOMS.
2. ALL SMOKE DETECTORS SHALL BE DIRECTLY AND PERMANENTLY WIRED TO A PROPER UNSWITCHED CIRCUIT AND BE PROVIDED WITH A BACKUP POWER SOURCE.
3. SMOKE DETECTORS SHALL BE LOCATED IN HALL 6'-0" FROM BEDROOM DOOR AND IN EACH BEDROOM.
4. SMOKE DETECTORS SHALL BE LOCATED IN THE UTILITY ROOM AND SHALL BE WIRED TO AN UNSWITCHED CIRCUIT WITH EMERGENCY POWER BACKUP.

- SD SMOKE ALARM
- FAH FIRE ALARM HORN
- FAP FIRE ALARM PULL STATION
- CSO COMBO SMOKE/CARBON MONOXIDE DETECTOR
- FDC FIRE DEPT. CONNECTION

PROPOSED 12 UNIT

REEDSBURG, WISCONSIN

LYDD CARPENTER-ARCHITECT, LLC

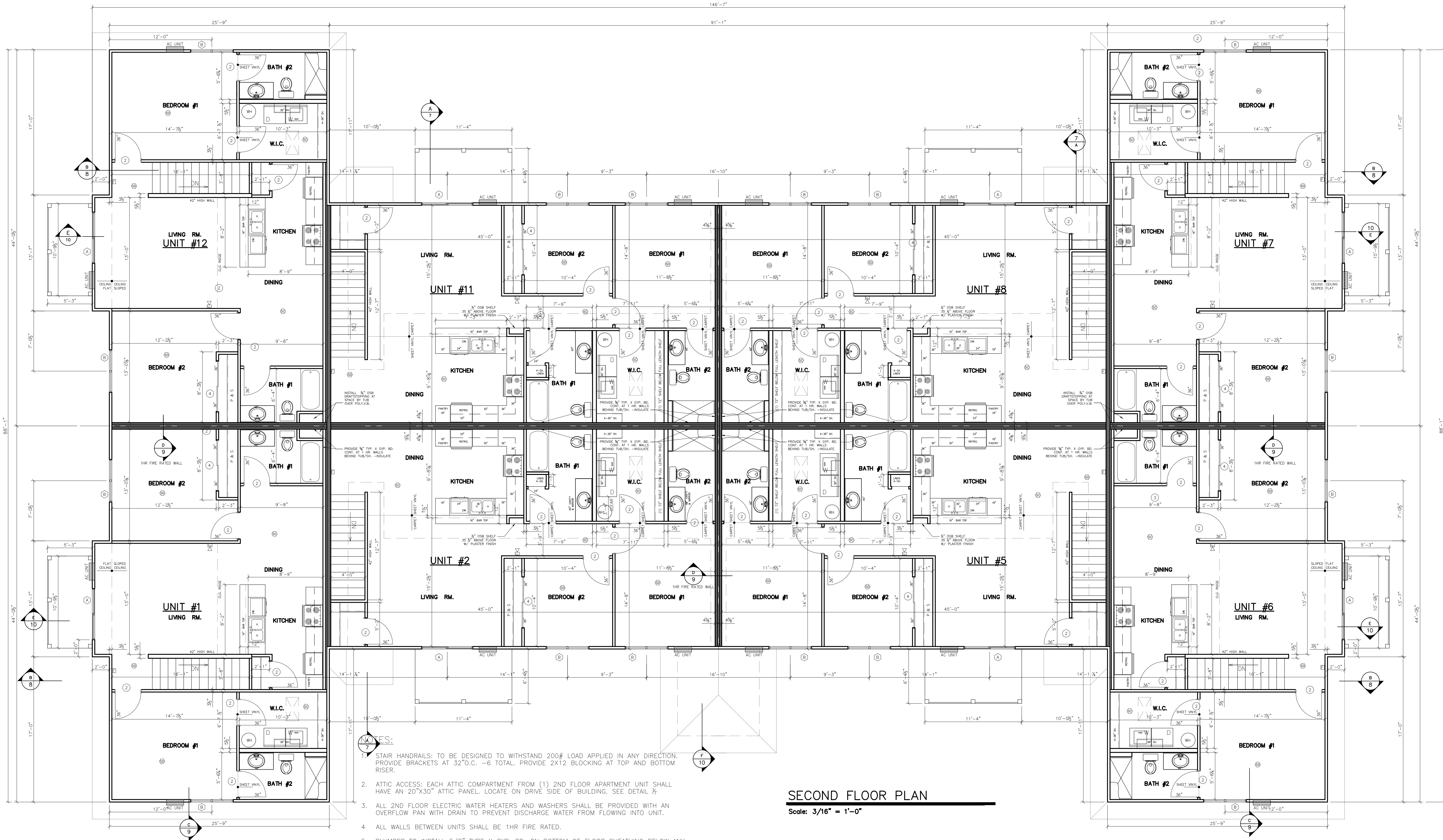
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313

CARPARCH@GMAIL.COM

NOTE:
THOUGH EVERY EFFORT HAS BEEN
MADE IN PREPARING THESE PLANS
AND CHECKING THEM FOR
ACCURACY, THE CONTRACTOR
MUST CHECK ALL DETAILS,
DIMENSIONS & CONDITIONS AND
REPORT ANY DISCREPANCIES TO
THE ARCHITECT PRIOR TO
CONSTRUCTION

DATE: 3
FILE: 3
JOB: 3
SHEET: 2

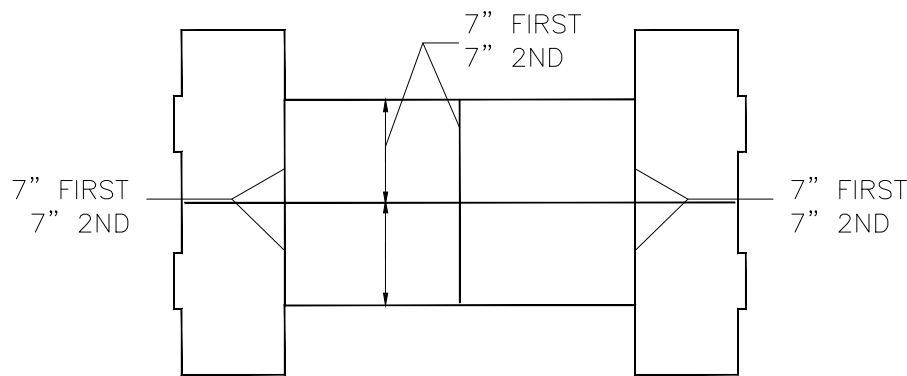
2



11. THE FOLLOWING IS A SCHEDULE FOR FASTENING GYPSUM BOARD AT SUPPORTED PANEL EDGES AND FIELD OF PANELS:

FIRST FLOOR CEILINGS 8" O.C. OVER CHANNELS @ 12" O.C.
2ND FLOOR CEILINGS 10" O.C.

WALL FASTENER SPACING SHALL BE AS SHOWN BELOW



SECOND FLOOR PLAN

Scale: 3/16" = 1'-0"

NOTES: FIRE ALARM SYSTEM

1. EACH LIVING UNIT SHALL HAVE A FIRE ALARM STATION LOCATED AT THE EXIT OF THE UNIT AND A HORN LOCATED IN THE HALL BY THE BEDROOMS.
2. ALL SMOKE DETECTORS SHALL BE DIRECTLY AND PERMANENTLY WIRED TO A PROPER UNSWITCHED CIRCUIT AND BE PROVIDED WITH A BACKUP POWER SOURCE.
3. SMOKE DETECTORS SHALL BE LOCATED IN HALL 6'-0" FROM BEDROOM DOOR AND IN EACH BEDROOM.
4. SMOKE DETECTORS SHALL BE LOCATED IN THE UTILITY ROOM AND SHALL BE WIRED TO AN UNSWITCHED CIRCUIT WITH EMERGENCY POWER BACKUP.

- SMOKE ALARM
- FIRE ALARM HORN
- FIRE ALARM PULL STATION
- COMBO SMOKE/CARBON MONOXIDE DETECTOR
- FIRE DEPT. CONNECTION

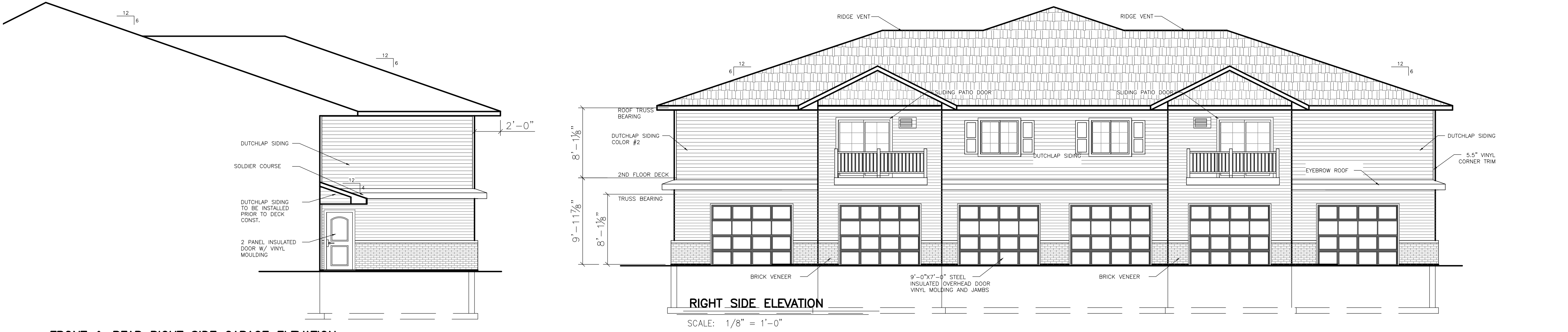
PROPOSED 12 UNIT APARTMENT

REEDSBURG, WISCONSIN

LLOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
(920) 655-3829
CARPARCH@GMAIL.COM

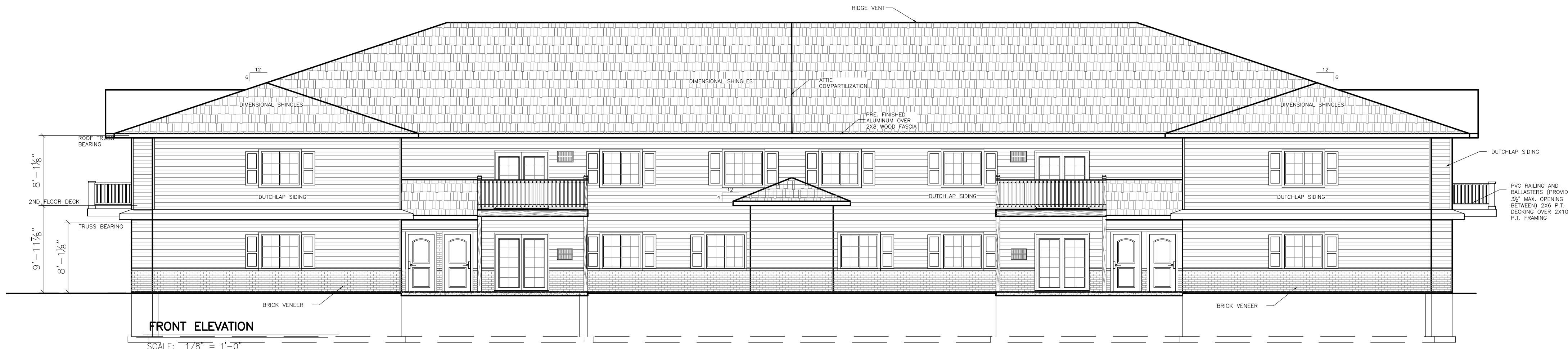
DATE: _____
FILE: _____
JOB: _____
SHEET: _____

3



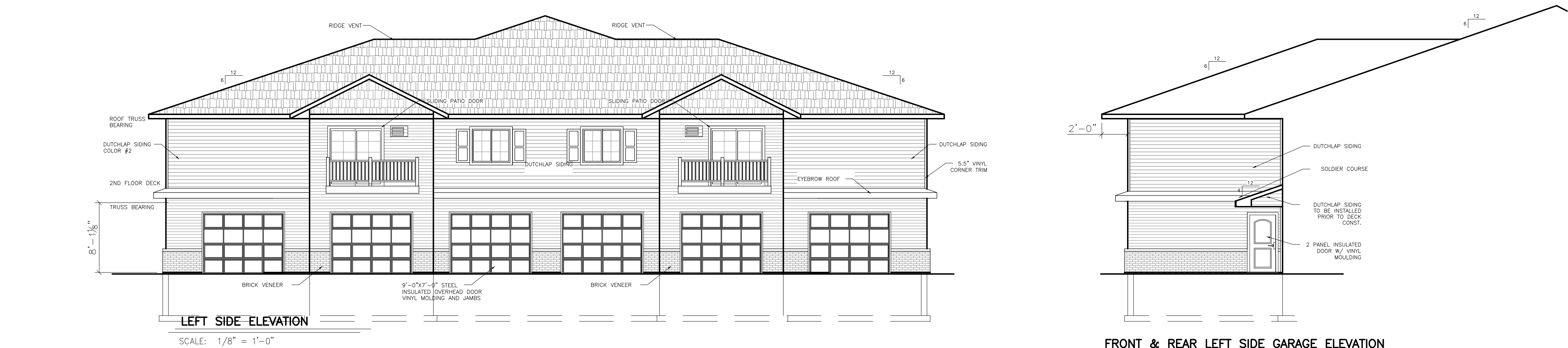
FRONT & REAR RIGHT SIDE GARAGE ELEVATION

SCALE: 1/8" = 1'-0"



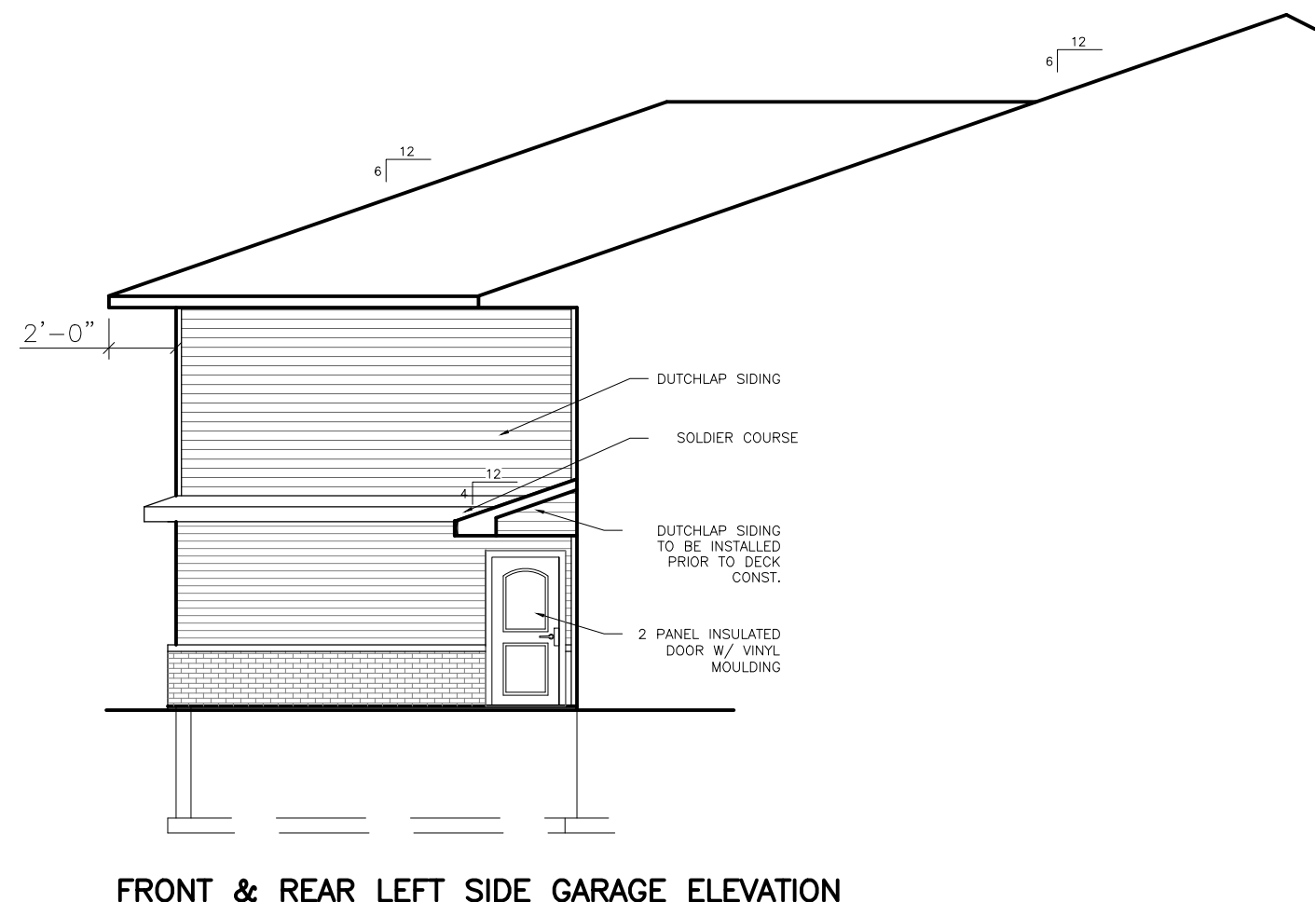
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT & REAR LEFT SIDE GARAGE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

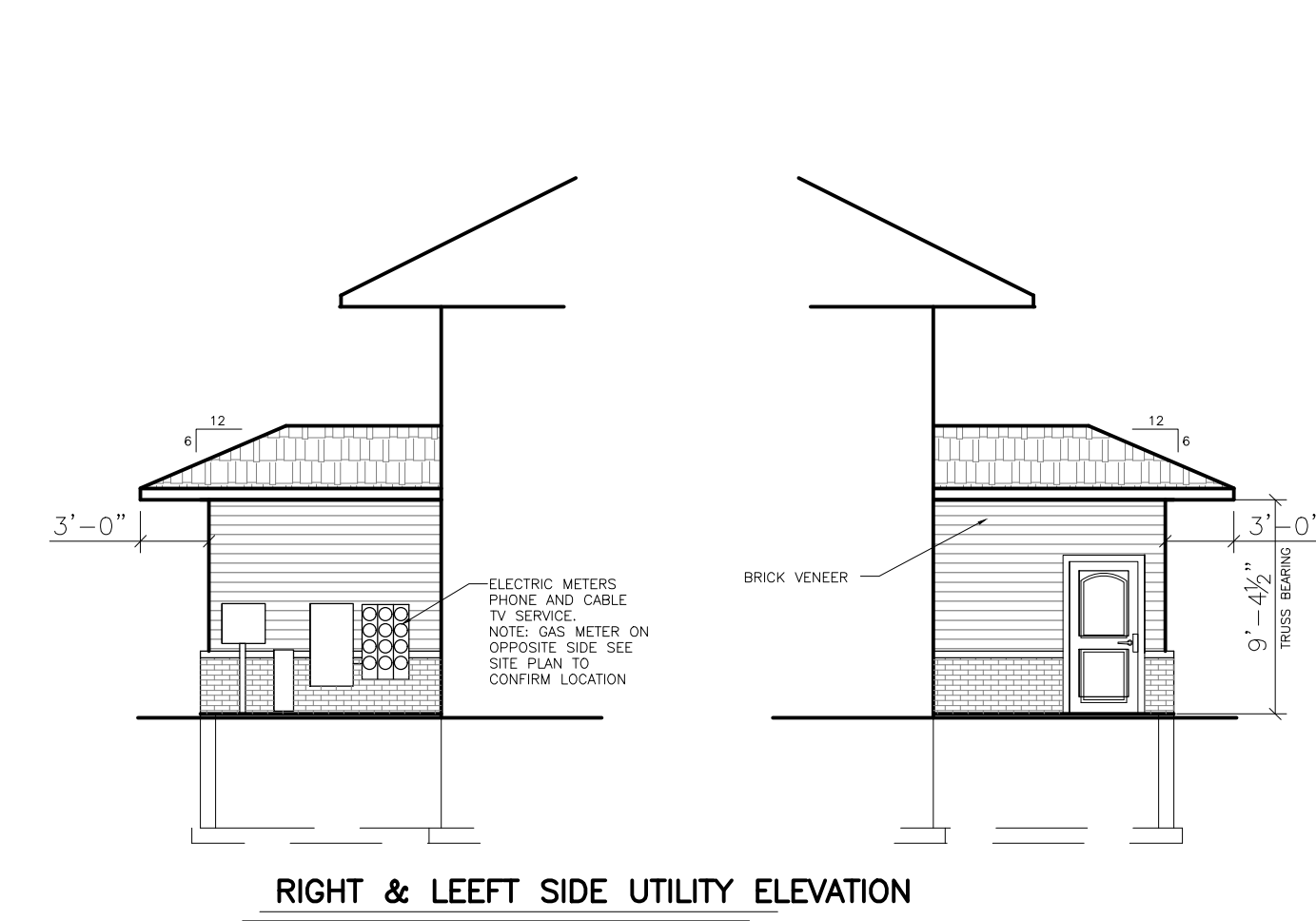
24 LIGHT FIXTURES AROUND BUILDING AND STANDARD (6X6) J-BLOCK FOR RECEPTACLES (12)

NOTE: SIDING INSTALLER TO PROVIDE HOODED STYLE 4" DRYER DUCT VENTS W/ FLAPPER (8) AND HOODED STYLE 4" BATH EXHAUST VENTS W/ FLAPPER (8) TO MATCH SIDING COLOR AND DEFLECT-O SOFFIT STYLE DRYER EXHAUST VENTS W/ FLAPPER (4) WHITE COLOR TRIM OUT GRILLES PER MANF. INSTRUCTION FOR DRYERS.

NOTE: SIDING INSTALLER TO CONNECT TO BATH EXHAUST DUCT AND INSTALL SOFFIT GRILLE WITH MID AMERICA MASTER EXHAUST VENT WHITE COLOR. (16)

NOTE: SIDING INSTALLER TO PROVIDE CLEAR EXTERIOR GRADE SEALANT AND CAULK ALONG STONE, AC SLEEVES, DOOR MOLDINGS, DECK JOIST AND RAILINGS, J-TRIM.

TAPE OFF VENTED SOFFIT WITH TYVEK LIKE TAPE 24" EACH SIDE OF SOFFIT EXHAUST VENT.



RIGHT & LEFT SIDE UTILITY ELEVATION

SCALE: 1/8" = 1'-0"

COLOR SELECTIONS			
MATERIAL	MANF.	STYLE	COLOR
BRICK	ACME		MANGOLA GROVE
VINYL SIDING	PLY GEM VARFORM		IRISH THISTLE
VINYL SHAKE	PLY GEM VARFORM		#227 DESERT SAND
SHUTTERS	MID AMERICA	RAISED PANEL	#10 MUSKET BROWN
ENTRY DOORS		2 PANEL	COLOR TO MATCH SHUTTERS
WINDOWS	QUAKER	SEE SCHEDULE	WHITE
FASCIA, TRIM, SOFFIT			WHITE
ALUM. GUTTERS		SONOMA	WHITE
GARAGE DOORS	AM. OVERHEAD DOOR		WHITE

NOTE:
THOUGH EVERY EFFORT HAS BEEN
MADE IN PREPARING THESE PLANS
AND CHECKING THEM FOR
ACCURACY, THE CONTRACTOR
MUST CHECK ALL DETAILS,
DIMENSIONS & CONDITIONS AND
REPORT ANY DISCREPANCIES TO
THE ARCHITECT PRIOR TO
CONSTRUCTION

PROPOSED 12 UNIT

REEDSBURG, WISCONSIN

LLOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
- CELL (920) 655-3829
CARPARCH@GMAIL.COM

DATE: 3
FILE: 3
JOB: 3
SHEET: 5

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: ROBERT E LEE & ASSOC. INC. - AARON BREITENFELDT

ADDRESS: 1250 CENTENNIAL (PARK BLVD) **CITY:** HUBERT **STATE:** WI

ZIP: 54155 **PHONE:** (910) 667-9641 **FAX:** _____

E-MAIL: abreitenfeldt@releeinc.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: E5857 QUARTER RO K **PARCEL #:** 030-0607-00000

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:** _____

☒ **Site Plan Review:** (See "B" on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

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

☐ **Other:** _____

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.

Aaron Breitenfeldt 10/27/01

Applicant Signature / Date

Robert E Lee 9-1-21

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.**

R:\3700\3767\3767008\permits\City Site Plan Review\city site plan application.doc

Conditional Use \$200	_____
Cond. Use-Agriculture \$400	_____
Variance \$125	_____
Zone Change \$200	_____
C.S.M. \$175	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Site Plan Review \$175	_____
Comp Plan Amend \$200	_____
Solar/Wind \$400 +	_____

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.

That there are special circumstances or conditions... (that) apply to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and that circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.

That... the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that will accomplish this purpose.

That the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in determining its finding, shall take into account the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.

Staff Report

DATE: September 14, 2021 (6:00PM)

APPLICANT: Aaron J. Breitenfeldt, P.E. – Robert E. Lee & Associates, Inc

LOCATION: E5857 County RD K; Parcel #030-0627-00000

ZONING: R-3 Residential

DESCRIPTION: Consider Site Plan Review to construct six new apartment buildings with 12 units in each.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Residential, Ag
- South – Ag
- East – Residential, RAHS

ZONING:

- North – R-2 Residential
- West – Ag, R-2
- South – Ag
- East – R-2, R-3, Government

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: County K Rd; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Ag/Rural Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Site Plan Review Findings of Fact for Section 17.14(5)(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 six multi-family apartment buildings are proposed for a total of 72 units.
3. The Board finds that the use is permitted under Chapter 690 Schedule 1 and Article XXV of Chapter 690.
4. The Board finds that the parcel is zoned R-3 Residential.
5. The Board finds that the parcel is on CTH K / K Street.
6. The Board finds that 108 parking spaces are required; 135 are proposed.
7. The Board finds that a 28' X 28' office building/garage is proposed as well as a mailroom building and two dumpsters.
8. The Board finds that each building would be 9,656 SF.
9. The Board finds that lot coverage requirement is maximum 40%; 10.1% is proposed.
10. The Board finds that proposed green space is 418,496 SF or about 72%.

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 six multi-family apartment buildings are proposed for a total of 72 units.
2. The Board finds that a stormwater facility will be located at the NE area of the parcel (Sheet 7).

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 the parcel is on CTH K / K Street.
2. The Board finds that there is a recorded access easement from the RASD for emergency vehicle use.

Exterior lighting shall be arranged as follows:

- 1. It is deflected away from adjacent properties.**
- 2. It does not impede the vision of traffic along adjacent streets.**
- 3. It does not unnecessarily illuminate night skies.**
1. The Board finds that exterior lighting is proposed on the buildings.

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. The Board finds that the parcel is on CTH K / K Street.

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 the future use map indicates Rural Residential with some multi-family on the housing map.

Multi-Family Standards – Section 17.42

- (3) Standards – General. In addition to standards applicable to regular subdivisions, no MFRD shall be approved unless the following items have been submitted and approved by the City:
 - (A) A development plan of the project including location and sizes of structures, parking layout, access areas and exterior elevations;
 - (B) A preliminary landscaping plan of the project, indicating types and sizes of landscaping materials and permanent irrigation facilities, prepared by a person licensed by the state to prepare such plans;
 - (C) A preliminary lighting plan of the project, indicating location and nature of exterior lighting and lighting fixtures in common areas;
 - (D) The proposed condominium documents, including those portions of the covenants, conditions and restrictions that apply to the conveyance of units, the assignment of parking and the management of common areas within the project;
 - (E) Preliminary construction plans of any proposed new buildings. For existing buildings proposed to be converted, original construction plans or a set of plans accurately showing existing construction shall be submitted; and
 - (F) Such other information, which the City Engineer determines, is necessary to evaluate the proposed project.
- (4) Environmental Preservation. The location and orientation of all buildings shall, whenever feasible, preserve natural features by minimizing the disturbance to the physical environment. Natural features such as trees, waterways, historic landmarks or slopes shall be delineated in the development plan and considered when planning the location and orientation of buildings, open spaces, underground services, walks, paved areas, play areas, parking areas and finished grade elevations.
- (5) Landscaping. The following standards shall be met:
 - (A) All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Parking lots are allowed in the setback area if approved by the Plan Commission;
 - (B) Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as a part of the landscaping plan; and,
- (6) Lighting. All on-site lighting systems shall be required on all vehicular access ways and along major walkways. Such lighting shall be directed onto the driveways and walkways within the development and away from the adjacent properties. Lighting shall also be installed within all covered and enclosed parking areas.
- (7) Lot Coverage. Lot coverage shall conform to zoning ordinance requirements for the zoning district in which the MFRD project is proposed.
- (8) Open Space – Common. The following requirements shall apply:
 - (A) Minimum grass or vegetated open space for MFRD's shall be thirty (30.0%) percent of the parcel being developed.
 - (B) Common open space areas shall be designed and located within the project to afford

use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.

- (C) Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.
 - (D) Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50.0%) percent of the required open space.
- (9) Open Space – Private. Notwithstanding the common open space requirement, each unit may directly access private open space.
- (10) Trash Collection Areas. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry or wood walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

STAFF COMMENTS: This request is to develop new multi-family residential apartments that would be similar to the Potter Hill apartments in the Fawn Valley area. An agreement was reached with the school district to provide emergency access thru RAHS property, and the new easement was subsequently recorded. However at the time of this writing, the applicant claims the grade to meet that easement is fairly steep and has requested moving the easement further south. But that may not be doable with the current school board. So discussions are still ongoing at this time.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, Sept 14, 2021, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

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: SAUK COUNTY

ADDRESS: 515 OAK ST **CITY:** BARABOO **STATE:** WI

ZIP: 53913 **PHONE:** 608-355-3287 **FAX:** N/A

E-MAIL: _____

PROPERTY OWNER: (if different from Applicant) SAME

LOCATION: 537 K ST, REEDSBURG **PARCEL #:** 276-2100-01030

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 and for a temporary Zoning sign to be placed in my yard prior to the meeting.

[Signature], ADCT
(AGENT OF OWNER) 18/30/2021

Applicant Signature / Date

[Signature]
(AGENT OF OWNER) 18/30/2021

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.**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
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.

N/A

- (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. TBD
- ✓ (N) Elevation drawings for proposed commercial structures.
- ✓ (P) Floor plans, when needed to determine the number of parking spaces required.

N/A

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.

SAMPLE SALT SHED PHOTO FOR REFERENCE
SIMILAR SIZE & HEIGHT TO SALT SHED
PROPOSED:
80' X 184' = 14,720 SQUARE FEET PROPOSED
MAXIMUM HEIGHT AT PEAK = 45'



Staff Report

DATE: September 14, 2021

APPLICANT: Sauk County

LOCATION: 537 K St; parcel #2100-01030

*S 16-12-4 PRT NW NE COM ON N LI 20RD W OF NECOR-S533'- W300'-N533'-E300' TO POB &
ALSO CSM #2461 LOT 1 4.81A (HWY SHOP) (W/RESTR & EASE PER D-822061) (ANNX D-
664373/FMLY 030-0621)*

ZONING: I-1 Light Industrial

PROPOSED LAND USE REQUEST: Site Plan Review (SPR)

DESCRIPTION: SPR to replace existing highway shop with new shop.

General Findings

SURROUNDING LAND USES:

- North – Commercial, Residential
- West – Multi-family Residential
- South – RAHS
- East – RAHS

ZONING:

- North – B-2 Business, R-2 Residential
- West – R-3 Residential
- South – Government
- East – B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: K St, 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential w/ Local Commercial

Site Plan Review Findings of Fact for Section 690-33(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 property is zoned I-1 Light Industrial.
2. The Board finds that the property contains an existing Sauk County Highway shop.
3. The Board finds that the dwelling was built in in 1890.
4. The Board finds that a new shop and salt shed are proposed to replace the existing buildings, except for the SW corner storage building.
5. The Board finds that the new shop would be 41,500 SF.
6. The Board finds that the salt shed would be 80' X 184'.
7. The Board finds that the lot is 4.81 acres.
8. The Board finds that the property is located on K St.
9. The Board finds that the existing fuel island would remain.

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 would be located at the NW corner of the property.

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 the existing driveway on K St would remain.
2. The Board finds that there would be a 6' fence with sliding gate at the entrance.

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 lighting would be located at exterior doors.

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. The Board finds that the existing driveway on K St would remain.
2. The Board finds that 26 parking stalls are proposed.

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 Residential w/ Local Commercial.

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS: We met with the applicant a few weeks ago. The buildings and parking meet the basic zoning standards, and we further discussed fencing and landscaping. They plan to provide a 6' security fence around the site and landscaping where it would help conceal parking, equipment, etc. The driveway will remain the same, and the fuel islands and SW corner storage building would remain. New buildings are the main shop and salt storage, which we are considering a main building with the shop.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, September 14, 2021, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

SAUK COUNTY

REEDSBURG

HIGHWAY DEPARTMENT

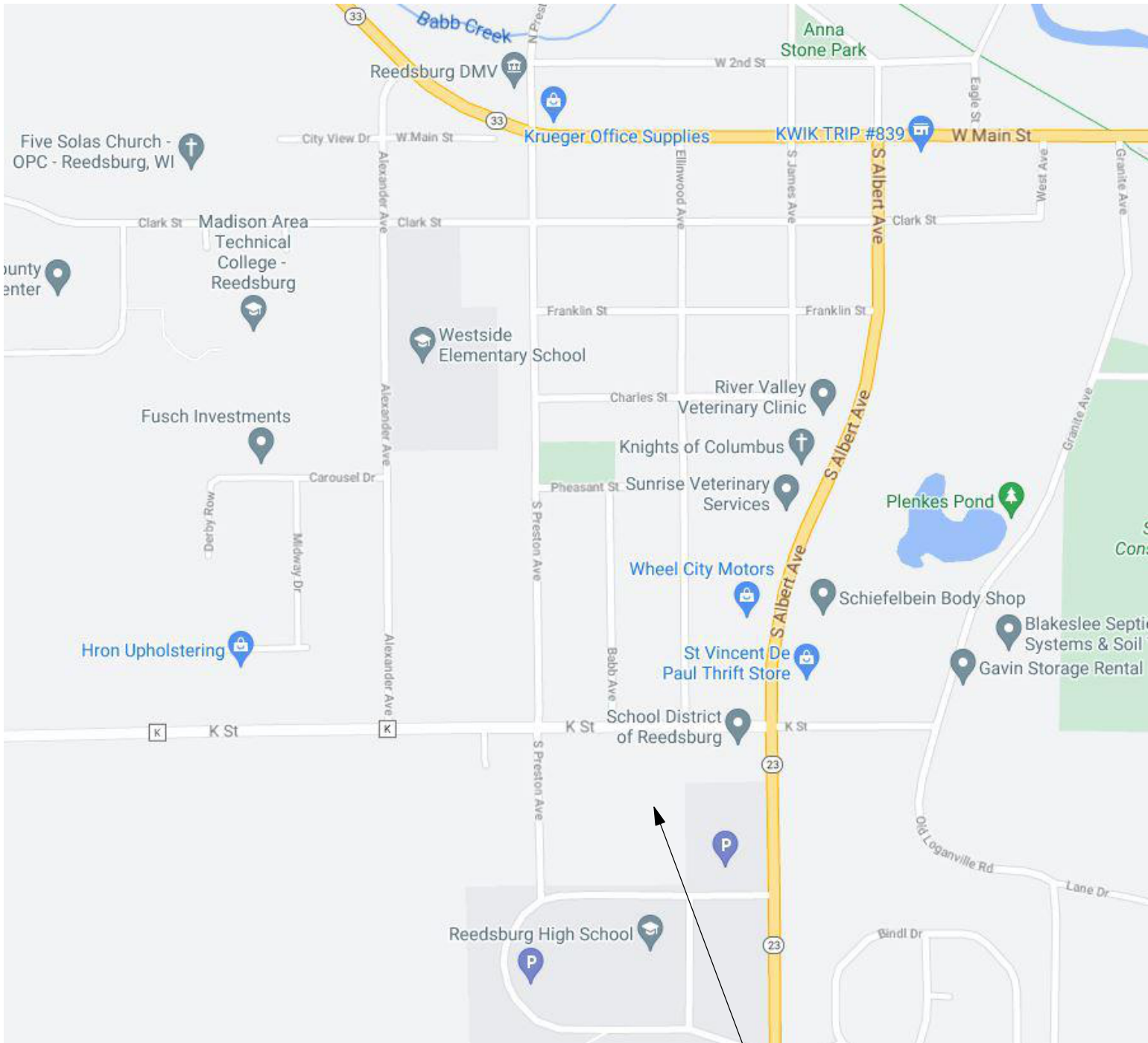
WISCONSIN

PROJECT INFORMATION	
PROJECT: SAUK COUNTY HIGHWAY DEPARTMENT 537 K STREET REEDSBURG, WI 53959	OWNER: SAUK COUNTY 505 BROADWAY STREET SUITE #144 BARABOO, WI 53913
ARCHITECT/ INTERIOR DESIGN: ARCHITECTURAL DESIGN CONSULTANTS, INC. 30 WISCONSIN DELLS PARKWAY PO BOX 580 LAKE DELTON, WI 53940 PHONE NUMBERS: (608) 254-6181 FAX NUMBER: 608-254-6139	OWNER'S REPRESENTATIVE: DEVINE, INC. W8351 BEDROCK ROAD PORTAGE, WI 53901 PHONE NUMBER: (608) 742-3398
CIVIL CONSULTANT: VIERBICHER ASSOCIATES, INC. 400 VIKING DRIVE REEDSBURG, WI 53959 PHONE NUMBER: (608) 524-6468	STRUCTURAL CONSULTANT: SCL CONSULTING 2108 SILVERNAI ROAD SUITE A-295 WAUKESHA, WI 53072 PHONE NUMBER: (608) 510-0135
MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, FIRE ALARM, IT, LOW VOLTAGE AUDIOVISUAL & SECURITY CONSULTANT: DESIGN ENGINEERS 437 S YELLOWSTONE DRIVE SUITE 110 MADISON, WI 53719 PHONE NUMBER: (608) 424-8815	

BUILDING INFORMATION:	
OCCUPANCIES:	
PRIMARY:	S-1
ACCESSORY:	B
CLASS OF CONSTRUCTION:	II-B
SPRINKLERED:	YES
NUMBER OF STORIES:	1 W/ MEZZANINES
NUMBER OF FLOORS:	1
BUILDING HEIGHT:	34'-5"
BUILDING FOOTPRINT:	41,500 SQ FT
FLOOR AREAS:	
FIRST:	41,500 SQ FT
MEZZANINES:	3,412 SQ FT
TOTAL FLOOR AREAS:	44,912 SQ FT
TOTAL BUILDING AREA:	44,912 SQ FT
ADCI PROJECT NUMBER:	21-039B
BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE W/ WISCONSIN AMENDMENTS
FIRE ALARM:	NFPA 72
SPRINKLER SYSTEM:	NFPA 13

INDEX OF DRAWINGS	
TS100	TITLE SHEET
CIVIL	
C100	EXISTING CONDITIONS PLAN
C400	UTILITY PLAN
C500	GRADING AND EROSION CONTROL PLAN
LANDSCAPING	
L100	LANDSCAPE PLAN

ARCHITECTURAL	
AS100	ARCHITECTURAL SITE PLAN
A101	OVERALL FIRST FLOOR PLAN
A102	OVERALL MEZZANINE PLAN
A400	OVERALL EXTERIOR ELEVATIONS



PROJECT LOCATION

VICINITY MAP

NOT TO SCALE



PRELIMINARY PLANS NOT FOR CONSTRUCTION

ADCI Architectural Design Consultants, Inc.

30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: 608.254.6181

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SAUK COUNTY
HIGHWAY DEPARTMENT
REEDSBURG WISCONSIN

TITLE SHEET

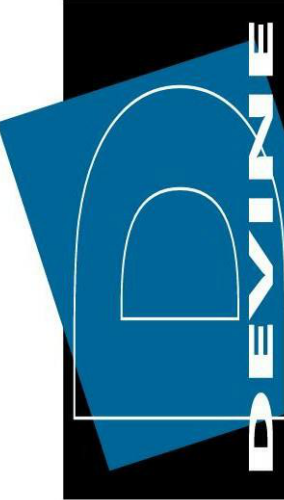
ISSUED FOR:	DATE:
PLAN COMMISSION SUBMITTAL	08-30-2021

Drawn By: A.CARMICHAEL
Checked By: MMAAS
Date: 08-30-2021
Scale: AS NOTED
Job Number: 21-039B

SHEET NUMBER

TS100

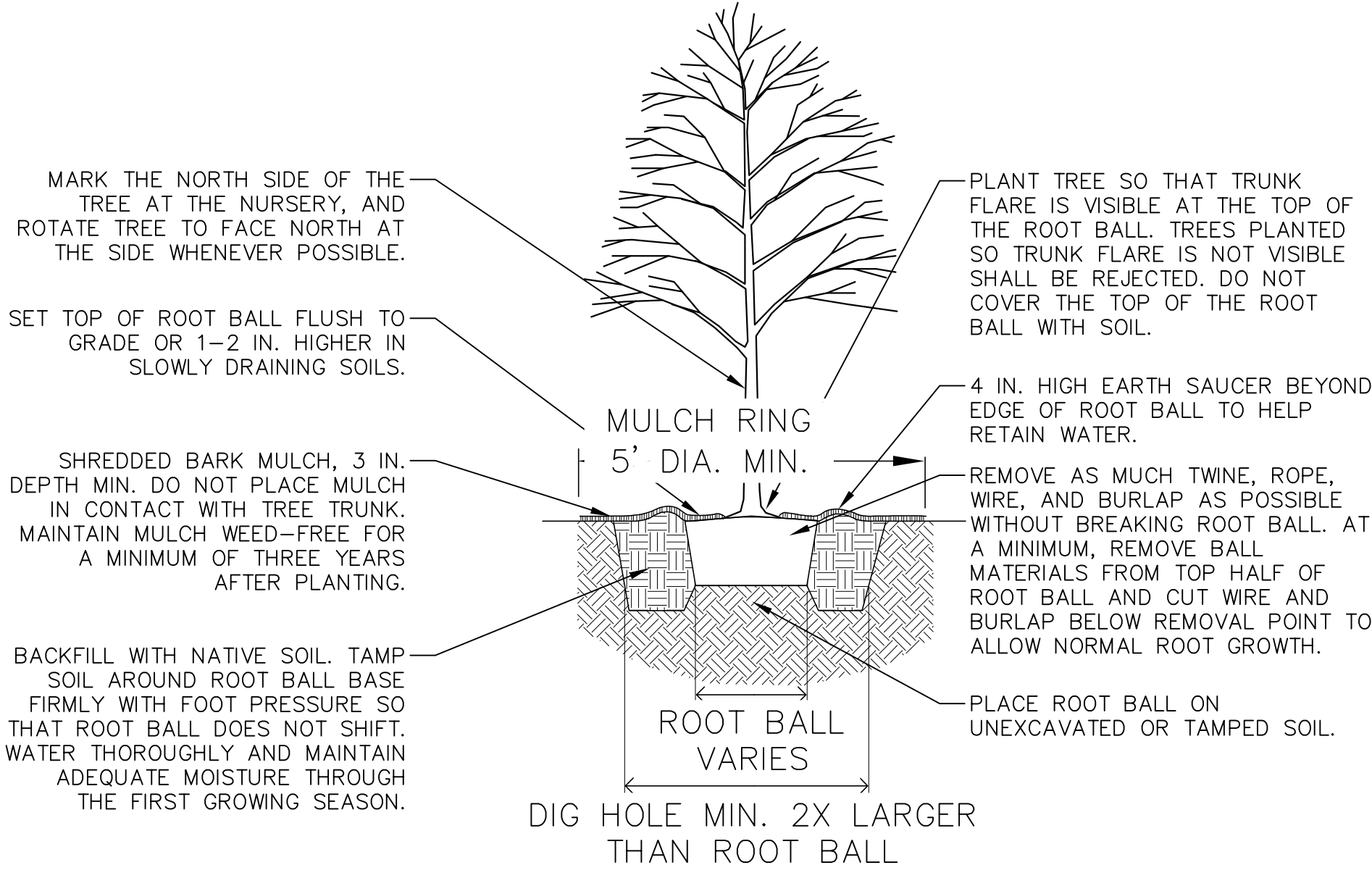
Project Management
Project Coordinator
W8351 Bedrock Rd.
Portage, WI 53901
Phone: (608) 235-4317
Email: bdevine@devineinc.us



Concept to Completion

NOTES:

- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



1

L100

B&B TREE PLANTING DETAIL

NOT TO SCALE

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

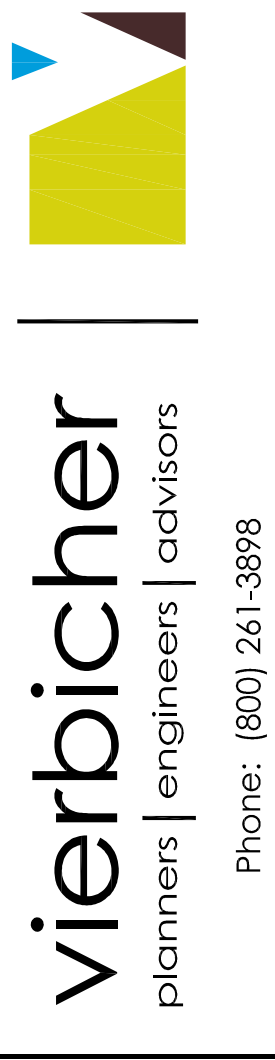
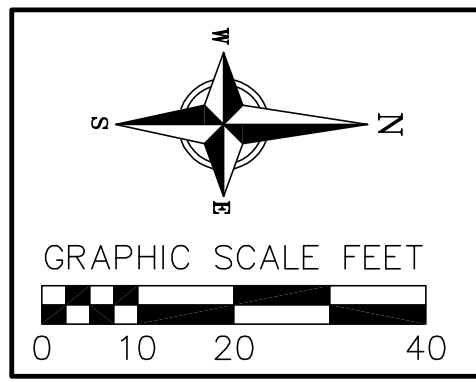
- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDEYD SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN..
- ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

SEEDING AND PLUG PLANTING NOTES:

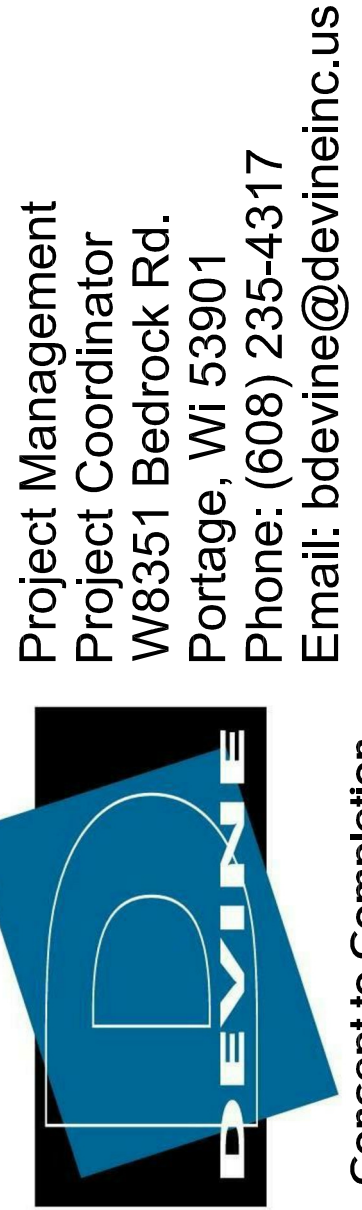
- ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH W DOT SEED MIX #40 OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY $\frac{1}{2}$ " WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

PLANT SCHEDULE

UPRIGHT EVERGREEN TREE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Ji	Juniperus chinensis 'Iowa' / Iowa Juniper	B & B	5' ht.	15
Jm	Juniperus chinensis 'Mountbatten' / Mountbatten Juniper	B & B	5' ht.	8
Th2	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B & B	4' ht.	28
Ts	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	5' ht.	23



Phone: (800) 261-3898



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REVISION:



Architectural Design Consultants, Inc.

30 Wisconsin Dells Parkway • P.O. Box 580
Lake Delton, WI 53940
Phone: 608.254.6181



SAUK COUNTY
HIGHWAY DEPARTMENT
LANDSCAPE PLAN

Drawn By: AKAN
Checked By: NPPA
Date: 08-30-2021
Scale: AS NOTED
Job Number: 21-039A

SHEET NUMBER

L100

PRELIMINARY PLANS NOT FOR CONSTRUCTION

BAD CODING

COUNTY HWY K

ENDRES DEVELOPMENT LLC
276-2039-02000

WHITCOMB ASSOCIATES LLC
276-2039-01000

REEDSBURG
SCHOOL DISTRICT
276-2100-01040

PROPOSED NEW FACILITY
41,500 SF
22 HEAVY TRUCKS
12 LIGHT TRUCKS

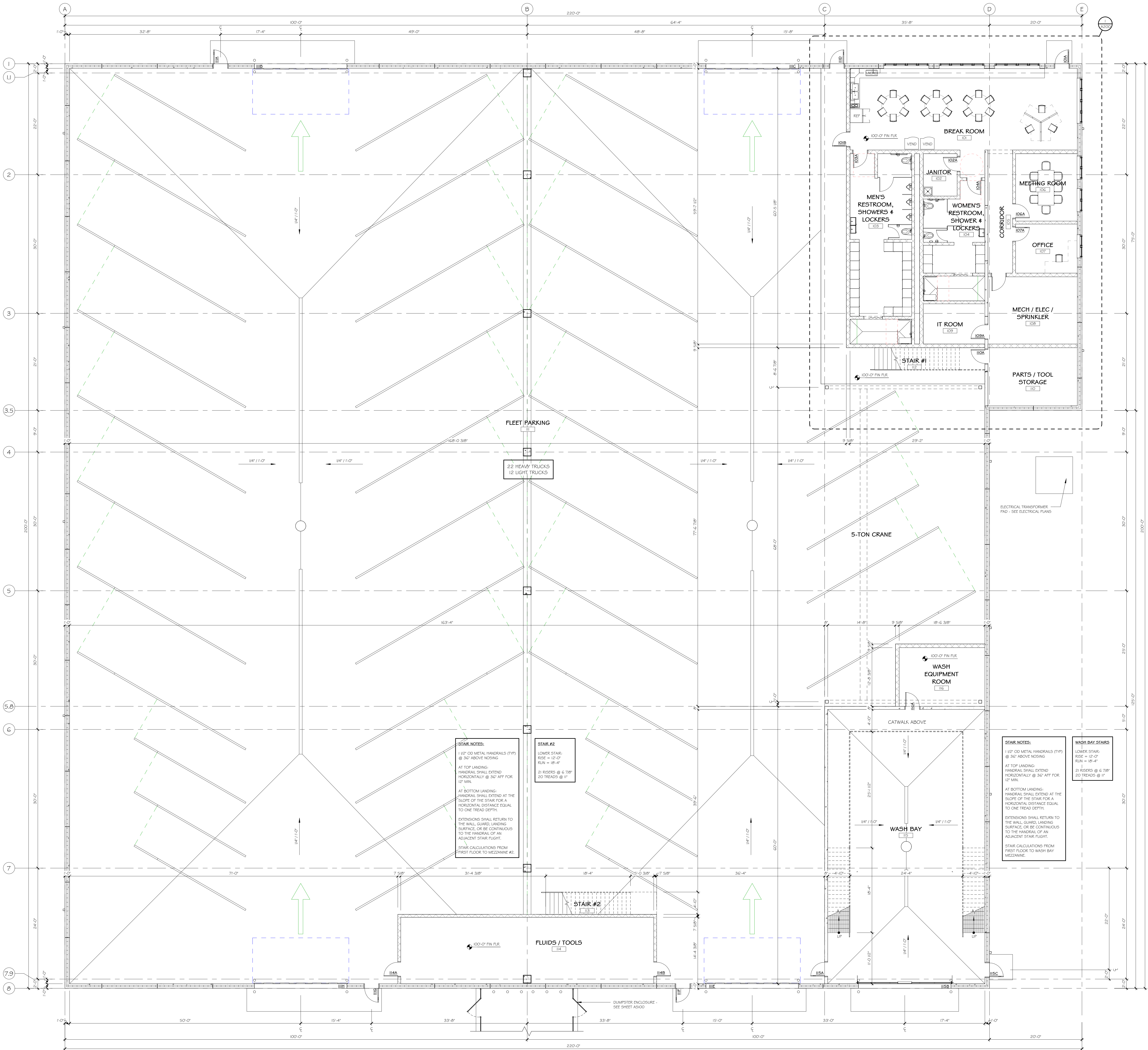
SAUK COUNTY
276-2100-01030
EX ASPHALT

EX FUEL TANK
EX FUEL TANK
EXISTING FUEL ISLAND TO REMAIN

EX BLDG

EX BLDG

EX ASPHALT PARKING



FLOOR AREAS	
FIRST FLOOR	
FLEET PARKING	34,698sf
WASH BAY + EQUIP	2,468sf
SUPPORT SPACES	4,334sf
TOTAL FIRST FLOOR	41,500sf
MEZZANINES	
STORAGE MEZZANINES	3,004sf
WASH BAY MEZZANINE	408sf
TOTAL MEZZANINES	3,412sf
TOTAL BUILDING	44,912sf

PRELIMINARY PLANS NOT FOR CONSTRUCTION

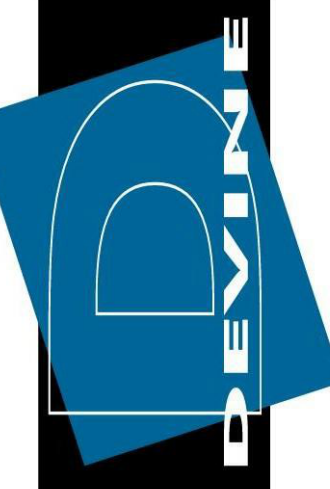
SAUK COUNTY
HIGHWAY DEPARTMENT
REEDSBURG, WISCONSIN

OVERALL FIRST FLOOR PLAN

Drawn By: A.CARMICHAEL
Checked By: MMAAS
Date: 08-30-2021
Scale: AS NOTED
Job Number: 21-039B

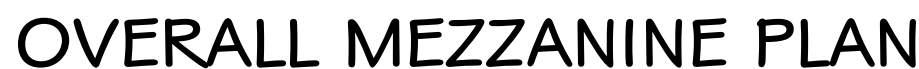
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A101

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Concept to Completion



Page 64 of 75

PRELIMINARY PLANS NOT FOR CONSTRUCTION

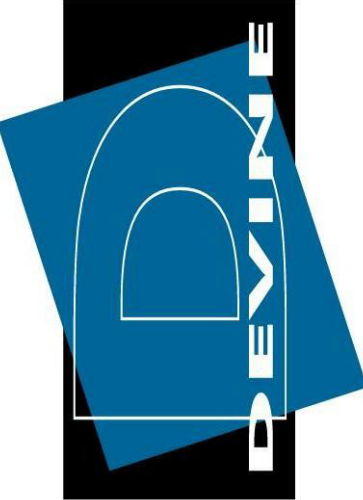
A102

OVERALL MEZZANINE PLAN

Architectural Design Consultants, Inc.

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Lake Delton, WI 53940
Phone: 608.254.6181

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REVISION: 

Concept to Completion

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**Architectural Design
Consultants, Inc.**

**SAUK COUNTY
HIGHWAY DEPARTMENT**

Annexation Description **To the City of Reedsburg**

Part of the NE ¼ of the SW ¼, all of Lot 2, Sauk County Certified Survey Map No. 4114 and all of Labansky Subdivision including all of Sauk County Certified Survey Map No. 6564, Sauk County Certified Survey Map No. 5463 and Sauk County Certified Survey Map No. 2200, all located within the NE ¼ of the SW ¼ of Section 12, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin.

Commencing at the Center of Section of Record of said Section 12; Thence, southerly, along the east line of the NW ¼ of the SW ¼ of Section 12, T12N, R4E and the centerline of Golf Course Road, 866.77 feet, more or less, to the intersection with the easterly extension of the north line of Labansky Subdivision and the **Point of Beginning** (P.O.B.) of this annexation description;

Thence continuing along said east line of the NW ¼ of the SW ¼ and the centerline of Golf Course Road, 470 feet, more or less, to the intersection with the easterly extension of the south line of Labansky Subdivision;
Thence, Westerly, along said easterly extension of said south line of Labansky Subdivision, 33 feet, more or less to the southeast corner of Labansky Subdivision;
Thence, Westerly, along said south line of Labansky Subdivision, 630 feet, more or less, to the southeast corner of Lot 2, Sauk County Certified Survey Map No. 2200;
Thence, S89°52'25"W, along the south line of said Lot 2, Sauk County Certified Survey Map No. 2200, 200.00 feet to the southeast corner of Lot 2, Sauk County Certified Survey Map No. 5463;
Thence, S89°52'25"W, along the south line of said Lot 2 and Lot 1, Sauk County Certified Survey Map No. 5463, 207.08 feet to the southwest corner thereof;
Thence, N00°27'04"W, along the west line of said Lot 1, Sauk County Certified Survey Map No. 5463, 202.00 feet to the southerly right-of-way of Labansky Road;
Thence, northerly, along the westerly right-of-way of Labansky Road, 48 feet, more or less to the southeast corner of Lot 2, Sauk County Certified Survey Map No. 4114;
Thence, S89°50'24"W, along the south line of said Lot 2, Sauk County Certified Survey Map No. 4114, 185.35 feet to the southwest corner thereof and the east right-of-way of South Wengel Drive;
Thence, N00°35'35"W, along the east right-of-way of South Wengel Drive and the west line of said Lot 2, Sauk County Certified Survey Map No. 4114, 233.72 feet to the northwest corner thereof;
Thence, N89°46'09"E, along the north line of said Lot 2, Sauk County Certified Survey Map No. 4114, 186.03 feet to the northeast corner thereof;
Thence, S00°25'40"E, along the east line of said Lot 2, Sauk County Certified Survey Map No. 4114, 13.95 feet to the northwest corner Labansky Subdivision;
Thence, easterly, along said north line of Labansky Subdivision, 157 feet, more or less, to the northwest corner of Lot 1, Sauk County Certified Survey Map No. 6564;
Thence, N89°53'49"E, along the north line of said Lot 1, Sauk County Certified Survey Map No. 6564, 28.38 feet;
Thence, N45°33'59"E, along a north line of said Lot 1, Sauk County Certified Survey Map No. 6564, 64.37 feet;
Thence, S01°11'15"W, along an easterly line of said Lot 1, Sauk County Certified Survey Map No. 6564, 45.02 feet;
Thence, N89°58'00"E, along the north line of said Lot 1, Sauk County Certified Survey Map No. 6564, 116.63 feet to the northeast corner thereof;
Thence, easterly, along the north line of Labansky Subdivision, 680 feet, more or less, to the northeast corner thereof and the west right-of-way of Golf Course Road;
Thence, easterly, along the easterly extension of said north line of Labansky Subdivision, 33 feet, more or less to the east line of the NW ¼ of the SW ¼, the centerline of Golf Course Road and the **Point of Beginning**.

Annexation boundary contains 12.6 Ac., 547,260 Sq. Ft., more or less, and is subject to all other easements and rights-of-way of record.



REVISIONS

SCALE	CHECKED	DRAFTER	FILE	DATE
	MLON	SDIS		08/12/21

1 OF 1

SHEET

12 Aug 2021 - 11:42a

R:\Reedsburg, City of\200308 - Annexation Description\CADD\210026 - Labansky Annexation Sheet 1.dwg

bl scis

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CEN. QUARTER CORNER
OF RECORD
SECTION 12, T12N, R4E

SDH 23/33

DOC.
1082965

EAST LINE OF THE
NW1/4 - SW1/4

LOT 2
CSM 5354

LOT 2
CSM 5353

P.O.B.

EXISTING CITY
LIMITS

YNGA DRIVE

SOUTH WENGEL DRIVE

LABANSKY ROAD

EXISTING CITY
LIMITS

ANNEXATION
AREA
12.6 Acres

SOUTH GOLF COURSE ROAD



GRAPHIC SCALE FEET
0 75 150 300

SE1/4-SW1/4

SW1/4-SE1/4

ORDINANCE NO. 1926-21

(Annexation – Parcels # 030-1160-00000, 030-1162-00000, 030-1162-10000, 030-1163-00000, 030-1164-01000, 030-1164-10000, 030-1164-00000, 030-1165-00000, 030-1167-00000, 030-1168-00000, 030-1169-00000, 030-1171-00000, 030-0378-40100)

WHEREAS, A Petition for Direct Annexation by Unanimous Approval (the “Petition”) pursuant to the provisions of Wis. Stat. sec. 66.0217(2) was filed with the City of Reedsburg on August 18, 2021; and,

WHEREAS, the Petition complies with the requirements of Wis. Stat. sec. 66.0217(5) with respect to information contained therein; and,

WHEREAS, the Wisconsin Department of Administration has reviewed the information in the petition pertaining to the proposed annexation pursuant to Wis. Stat. sec. 66.0217(6) and has determined that the proposed annexation is in the public interest; and,

WHEREAS, the City of Reedsburg Planning Commission has reviewed and recommended acceptance of the Petition; and,

WHEREAS, the Common Council finds the proposed annexation is in the best interests of the City, will promote the economic prosperity of the City and is consistent with the City’s planning and growth objectives;

NOW THEREFORE, the Common Council of the City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: ANNEXATION AND DESCRIPTION OF ANNEXED TERRITORY:

The Petition is hereby accepted, and the territory described and depicted therein is hereto and incorporated herein, is hereby annexed to the City of Reedsburg. The MBR number is 14435.

Part of the NE ¼ of the SW ¼, all of Lot 2, Sauk County Certified Survey Map No. 4114 and all of Labansky Subdivision including all of Sauk County Certified Survey Map No. 6564, Sauk County Certified Survey Map No. 5463 and Sauk County Certified Survey Map No. 2200, all located within the NE ¼ of the SW ¼ of Section 12, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin.

Commencing at the Center of Section of Record of said Section 12; Thence, southerly, along the east line of the NW ¼ of the SW ¼ of Section 12, T12N, R4E and the centerline of Golf Course Road, 866.77 feet, more or less, to the intersection with the easterly extension of the north line of Labansky Subdivision and the Point of Beginning (P.O.B.) of this annexation description;

Thence continuing along said east line of the NW ¼ of the SW ¼ and the centerline of Golf Course Road, 470 feet, more or less, to the intersection with the easterly extension of the south line of Labansky Subdivision;

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Thence, easterly, along the easterly extension of said north line of Labansky Subdivision, 33 feet, more or less to the east line of the NW ¼ of the SW ¼, the centerline of Golf Course Road and the Point of Beginning.

Annexation boundary contains 12.6 Ac., 547,260 Sq. Ft., more or less, and is subject to all other easements and rights-of-way of record.

SECTION II: MAP:

The map attached to the Petition reasonably shows the boundaries of the annexed territory and the relation of the annexed territory to the affected municipalities.

SECTION III: POPULATION:

The population of the territory annexed is seventeen (17).

SECTION IV: FILING:

The City Clerk shall record a copy of this ordinance with the Sauk County Register of Deeds and send a certified copy of this ordinance to the Department of Administration, any company that provides utility service to the annexed property, and the School District of Reedsburg.

SECTION V: WARD:

The annexed territory is hereby added to the City of Reedsburg Ward 17, Aldermanic District 4 and remains in Sauk County Supervisory District 6.

SECTION VI: 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 VII: CONFLICTING PROVISIONS REPEALED:

All ordinances in conflict with any provision of this Ordinance are hereby repealed.

SECTION VIII: EFFECTIVE DATE:

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

SECTION IX: PART OF CODE:

This Ordinance becomes part of the zoning map of the City of Reedsburg.

Dated this 27th of September, 2021.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:

August 23, 2021

Public Hearing Noticed:

September 2, 2021 & September 9, 2021

2nd Reading at Council/Public Hearing:

September 27, 2021

Published, Enactment Date:

October 7, 2021

ORDINANCE NO. 1928-21

(Annexation – Detaching portion of 030-0355-00000; Adding to/Amending Parcel #276-2235-60300)

WHEREAS, A Petition for Direct Annexation by Unanimous Approval (the “Petition”) pursuant to the provisions of Wis. Stat. sec. 66.0217(2) was filed with the City of Reedsburg on August 23, 2021; and,

WHEREAS, the Petition complies with the requirements of Wis. Stat. sec. 66.0217(5) with respect to information contained therein; and,

WHEREAS, the Wisconsin Department of Administration has reviewed the information in the petition pertaining to the proposed annexation pursuant to Wis. Stat. sec. 66.0217(6) and has determined that the proposed annexation is in the public interest; and,

WHEREAS, the City of Reedsburg Planning Commission has reviewed and recommended acceptance of the Petition; and,

WHEREAS, the Common Council finds the proposed annexation is in the best interests of the City, will promote the economic prosperity of the City and is consistent with the City’s planning and growth objectives;

NOW THEREFORE, the Common Council of the City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: ANNEXATION AND DESCRIPTION OF ANNEXED TERRITORY:

The Petition is hereby accepted, and the territory described and depicted therein is hereto and incorporated herein, is hereby annexed to the City of Reedsburg. The MBR number is 14434.

Being part of the SW ¼ of the NE ¼, Section 12, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin.

Commencing at the East Quarter corner said Section 12; Thence, S89°34’55”W, along the south line of the Northeast Quarter of Section 12, T12N, R4E, 2068.33 feet, to the southeast corner of the property described in Exhibit “A” of Sauk County Register of Deeds Document #742776; Thence, N00°25’05”W, along the east line of the property described in Exhibit “A” of Sauk County Register of Deeds Document #742776 and the **Point of Beginning** (P.O.B.) of this annexation description;

Thence, S89°36’21”W, along the north line of the property described in Exhibit “A” of Sauk County Register of Deeds Document #742776, 562.37 feet, to the easterly right-of-way of North Golf Course Road; Thence, N00°23’39”W, along said easterly right-of-way of North Golf Course Road, 391.18 feet; Thence, N89°36’39”E, 567.92 feet, more or less, to the northerly extension of the east line of the property described in Exhibit “A” of Sauk County Register of Deeds Document #742776; Thence, S00°25’05”W, along said northerly extension of the east line of the property described in Exhibit “A” of Sauk County Register of Deeds Document #742776, 391.18 feet to the **Point of Beginning**.

Annexation boundary contains 5.07 Ac., 221,061 Sq. Ft., more or less, and is subject to all other easements and rights-of-way of record.

SECTION II: MAP:

The map attached to the Petition reasonably shows the boundaries of the annexed territory and the relation of the annexed territory to the affected municipalities.

SECTION III: POPULATION:

The population of the territory annexed is zero (0).

SECTION IV: FILING:

The City Clerk shall record a copy of this ordinance with the Sauk County Register of Deeds and send a certified copy of this ordinance to the Department of Administration, any company that provides utility service to the annexed property, and the School District of Reedsburg.

SECTION V: WARD:

The annexed territory is hereby added to the City of Reedsburg Ward 18, Aldermanic District 3 and remains in Sauk County Supervisory District 11.

SECTION VI: 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 VII: CONFLICTING PROVISIONS REPEALED:

All ordinances in conflict with any provision of this Ordinance are hereby repealed.

SECTION VIII: EFFECTIVE DATE:

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

SECTION IX: PART OF CODE:

This Ordinance becomes part of the zoning map of the City of Reedsburg.

Dated this 27th of September, 2021.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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1 OF 1

Annexation Description
To the City of Reedsburg

Being part of the SW ¼ of the NE ¼, Section 12, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin.

Commencing at the East Quarter corner said Section 12; Thence, S89°34'55"W, along the south line of the Northeast Quarter of Section 12, T12N, R4E, 2068.33 feet, to the southeast corner of the property described in Exhibit "A" of Sauk County Register of Deeds Document #742776; Thence, N00°25'05"W, along the east line of the property described in Exhibit "A" of Sauk County Register of Deeds Document #742776 and the **Point of Beginning** (P.O.B.) of this annexation description;

Thence, S89°36'21"W, along the north line of the property described in Exhibit "A" of Sauk County Register of Deeds Document #742776, 562.37 feet, to the easterly right-of-way of North Golf Course Road;
Thence, N00°23'39"W, along said easterly right-of-way of North Golf Course Road, 391.18 feet;
Thence, N89°36'39"E, 567.92 feet, more or less, to the northerly extension of the east line of the property described in Exhibit "A" of Sauk County Register of Deeds Document #742776;
Thence, S00°25'05"W, along said northerly extension of the east line of the property described in Exhibit "A" of Sauk County Register of Deeds Document #742776, 391.18 feet to the **Point of Beginning**.

Annexation boundary contains 5.07 Ac., 221,061 Sq. Ft., more or less, and is subject to all other easements and rights-of-way of record.