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

COMMON COUNCIL AGENDA
September 23, 2019
REEDSBURG CITY HALL COUNCIL CHAMBERS
7:00 PM

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

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

I. CONSENT AGENDA (ONE MOTION APPROVES ALL ITEMS)::

1. Approve minutes for the meeting held on September 9, 2019.

II. MAYOR PROCLAMATIONS, PRESENTATIONS, APPOINTMENTS:

1. Appointment: Adam Kaney to the Finance Committee.
2. Proclamation: Recognizing the 125th Anniversary of the Reedsburg Utility Commission.

III. GENERAL BUSINESS:

1. No Report

IV. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Plan Commission: Approve/Deny: 1st reading and set a Public Hearing on October 28, 2019 for Ordinance 1893-19 as it relates to Chapter 690, specifically section 690.64(I) regarding parking lot landscaping.
2. Plan Commission: Approve/Deny: Planned Development Group application from State Theater, LLC for construction of the Reedsburg Theater at 150 Viking Drive.

V. CITY ADMINISTRATOR REPORTS:

1. No Report

VI. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. 2nd Meeting Committees: Ordinance Committee, Parks & Recreation, RICDC, Public Works, Utility Commission, Plan Commission, Historic Preservation, Library Board, Zoning Board, CDA (any other committees or commissions with report).

VII. OFFICE OF THE MAYOR:

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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VIII. ADJOURN:

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City of Reedsburg Meeting of the Common Council
September 9, 2019

Present: Mayor Dave Estes, Aldermen Craig Braunschweig, Dave Moon, Jason Schulte, Mike Gargano, Calvin Craker, Phil Peterson, Dave Knudsen, and Tom Seamonson.
Absent: Brandt Werner.
Others Present: Jacob Crosetto, Tim Becker, Pat Cummings, Brian Duvalle, Derek Horkan, Steve Zibell, Matt Scott, Citizens, Press.

Mayor Estes called the regular session of the Common Council to order at 7:01 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting the minutes from the Common Council meeting held on August 23, 2019; Temporary Class B/Class B Retailer's License for Wormfarm Institute for Fermentation Fest - for October 4 - 6, 2019 & October 12-13, 2019 at City Park, 222 N. Park Street; August 2019 Monthly Building Permit Report; and August 2019 paid bills.

Motion: Seamonson, Second: Craker to approve the consent agenda. Motion carried 9-0.

MAYOR PROCLAMATIONS, PRESENTATIONS, APPOINTMENTS

A. Appointment: Personnel Committee: Bill Voigt, BIO and application attached
   a. **Motion: Peterson, Second: Braunschweig to approve the appointment as presented. Motion carried 8-0.**

GENERAL BUSINESS

A. Approve/Deny: Updated Municipal Court Bond Schedule.
   a. **Motion: Schulte, Second: Gargano to approve the Municipal Court Bond Schedule as presented. Motion carried 8-0.**

RECOMMENDATIONS FOR BOARDS, COMMITTEES, AND COMMISSIONS

A. Ordinance Committee: Approve/Deny: 2nd Reading and Public Hearing for Ordinance 1890-19 Chapter 48 - Emergency Management.
   a. **Motion: Gargano, Second: Moon to approve Ordinance 1890-90 as presented. Motion carried 8-0.**

B. Ordinance Committee: Approve/Deny: 2nd Reading and Public Hearing for Ordinance 1891-19 Chapter 332 Impact Fees for the Water Utility
   a. **Motion: Schulte, Second: Knudsen to approve Ordinance 1891-19 as presented. Motion carried 8-0.**

C. Finance Committee: Approve/Deny: Proposed 2020 Capital Improvement Plan/Capital Equipment Plan.
   a. **Motion: Peterson, Second: Gargano to approve the 2020 Capital Improvement and Capital Equipment Plans as presented. Motion carried 8-0.**

D. Finance Committee: Approve/Deny: Webb Fund request from Bar Buddies - Reedsburg for vehicle purchase; $11,167.50.
   a. **Motion: Peterson, Second: Gargano to approve the Webb Fund request as from the "city side" of the Webb Fund presented. Motion carried 4-3-1.**

E. Finance Committee: Approve/Deny: Webb Fund request from the Reedsburg Athletic Club for equipment purchase; $25,000.
   a. **Motion: Craker, Second: Braunschweig approve the Webb Fund request as from the "city side" of the Webb Fund presented. Motion carried 7-0-1 with Moon abstaining.**

CITY ADMINISTRATOR REPORTS

A. Set tentative 2020 General Budget Workshops - October 7 & 21, 2019

a. **After discussion, the Council set the dates for the budget workshops for <u>October 16th and 29th at 6:00 p.m. in the Council Chamber.</u>**

Motion: Knudsen, Second: Seamonson to adjourn. Motion carried 8-0. Meeting adjourned at 7:32 p.m.

Respectfully submitted,

Jacob Crosetto
City Clerk-Treasurer/Finance Director

Proclamation

Recognizing

Reedsburg Utility Commission

125th Anniversary

WHEREAS, Reedsburg has been served by a locally-owned, locally controlled, non-profit electric and water utility for 125 years; and

WHEREAS, the first steps toward the creation of the community's electric and water facilities were taken in 1894, when a group of spirited citizens organized the Reedsburg Utility Commission; and

WHEREAS, the corporation was certified by the State of Wisconsin under the leadership of local industrialists and civic leaders; and

WHEREAS, ownership of the company formed by an ordinance of the city's Common Council to construct, maintain and operate the water works, electric generating plant and electrical distribution system was sold to the City of Reedsburg on September 3, 1894; and

WHEREAS, Reedsburg Utility Commission, has provided approximately 5,000 local residences and businesses with reliable, safe, efficient and affordable electric and water utility services for the past 125 years.

WHEREAS, The City of Reedsburg has benefitted for 125 years through local ownership and control of its electric and water utility, resulting in substantially lower rates, reliable and responsive service, and lower property taxes as a result of payments in lieu of taxes made by the utility.

WHEREAS, On September 1, 1998, Reedsburg Utility Commission provided fiber optic circuits to its first customer, and on February 22, 1999 by action of the Reedsburg Common Council the first and only municipally owned fiber optic communications utility was established in the State of Wisconsin.

WHEREAS, By 2006, Reedsburg Utility Commission finished it's one-hundred percent Fiber-to-the-Premise network within the City of Reedsburg then in 2010 expanded its fiber network into the rural areas surrounding Reedsburg, and continues today to be a leader in rural broadband expansion in Sauk County.

WHEREAS, In 2014 Reedsburg Utility Commission became the first of its kind in the state of Wisconsin to offer Gigabit services to its residential and business customers, and in May of 2018 launched LightSpeed unthrottled internet access becoming the first Wisconsin internet provider to make 1 gigabit per second its standard residential internet speed.

NOW, THEREFORE BE IT RESOLVED that the City of Reedsburg recognizes and pays special tribute to the 125th anniversary of the locally-owned utility in Reedsburg, and

BE IT FURTHER RESOLVED that the city of Reedsburg honors past and present community owners, policy leaders and the employees and commissioners of the Reedsburg Utility Commission for their commitment and dedication to the local utility. Through continued efforts to work together, the Reedsburg Utility Commission is a valuable community asset that contributes to the well-being of local citizens, businesses and government.

In witness thereof, I have here unto set my hand and caused the seal of the City of Reedsburg to be affixed this 23rd day of September in the year 2019.

_____

David Estes, Mayor
City of Reedsburg
Wisconsin

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STAFF REPORT **AGENDA ITEM: _____**

To: Common Council
By: Brian Duvalle, Planning/Building
Date of Meeting: September 23, 2019

Subject: Ordinance 1893-19 – Parking Lot landscaping; 1st Reading

BACKGROUND AND REQUEST
Currently the Reedsburg zoning ordinance does not include any standard for parking lot landscaping. Adding landscaping improves aesthetics, helps control traffic movement and provides shade in an otherwise completely open area.

Only the new, larger parking lots would be included; it would not be retroactive to include existing parking lots. There are three proposed standards that would be needed to trigger landscaping:

1. More than two aisles
2. 15,000 square feet
3. Two or more rows of parking stalls

The main complaint from parking lot owners against landscaping is the hindrance to snow plowing. But the Plan Commission believes that these alterations are minor enough for the benefits to outweigh this concern.

FINANCIAL IMPACT
NA

STAFF RECOMMENDATION
The Plan Commission recommends approval.

ACTION:
If the Mayor and City Council are ready, the following action may be made:

Motion to approve/deny – 1st Reading of Ordinance 1893-19 & set public hearing for 10/28/19.

Attachment(s): Ord 1893-19

ORDINANCE NO. 1893-19
(Parking Lot Landscaping)

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

SECTION 1: PURPOSE.

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

SECTION II: PROVISION ADDED.

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

(I)

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

SECTION III: VALIDITY.

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

SECTION IV: CONFLICTING PROVISIONS REPEALED.

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

SECTION V: EFFECTIVE DATE.

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

SECTION VI: PART OF CODE:

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

Dated this 28th day of October 2019.

David G. Estes, Mayor	Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:	September 23, 2019
Public Hearing Noticed:	October 3, 2019 & October 10, 2019
2nd Reading at Council/Public Hearing:	October 28, 2019
Published, Enactment Date:	November 7, 2019

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2nd Reading at Council/Public Hearing:	October 28, 2019
Published, Enactment Date:	November 7, 2019

City of Reedsburg - Plan Commission & Common Council
Staff Report

DATE: 9/23/19

APPLICANT: Duane DeYoung

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

PROPOSED LAND USE CHANGE: Planned Development Group (PDG)

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

General Findings

SURROUNDING LAND USES:
- North – Commercial
- West – Commercial
- South – Commercial
- East – Commercial

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

TOPOGRAPHY: Flat slopes

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

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS FROM OTHER DEPARTMENTS/AGENCIES
POLICE:
FIRE:
PUBLIC WORKS:
UTILITIES: *We should be clear on combining these two parcels into one as long as they keep the easements around the perimeter of the new/combined parcel.*
SCHOOLS:
PARKS:
ADMINISTRATOR:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exterior lighting shall be arranged as follows:

- **It is deflected away from adjacent properties.**
- **It does not impede the vision of traffic along adjacent streets.**
- **It does not unnecessarily illuminate night skies.**

1. The Board finds that building elevations and renderings are attached.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. NA

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

1. The Board finds that future use is Commercial.

§ 690-23 Planned development groups:

(1) Spacing and orientation of building center. Exterior walls of opposite building shall be located no closer than a distance equal to the height of the taller building. A building group shall not be so arranged that any permanently or temporarily occupied building is inaccessible to emergency vehicles.

(2) Circulation. There shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space. There shall be an adequate amount, in a suitable location, of pedestrian walks, malls and landscape spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities. Buildings and vehicular circulation open spaces shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.

(3) Paving and drainage. There shall be adequate design of grades, paving, gutters, drainage and treatment of turf to handle stormwaters and prevent erosion and formation of dust.

(4) **Signs and lighting.** Signs and lighting devices shall be properly arranged with respect to traffic control devices and adjacent residential districts.

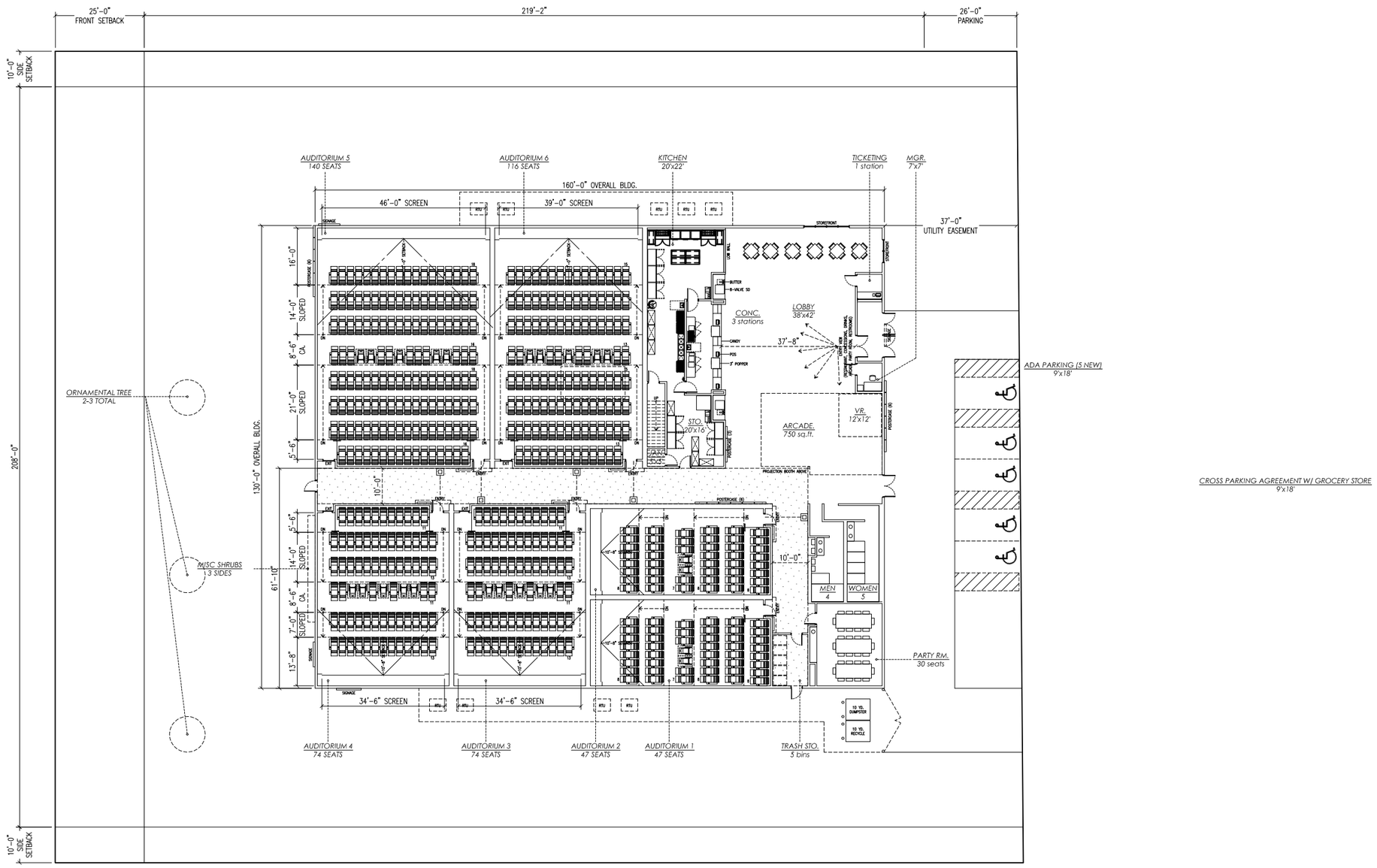
STAFF COMMENTS:

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

<u>Exhibit List</u>

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

REEDSBURG



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

STATE THEATRES REEDSBURG 6 - REEDSBURG, WI.

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

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

TK ARCHITECTS INTERNATIONAL

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

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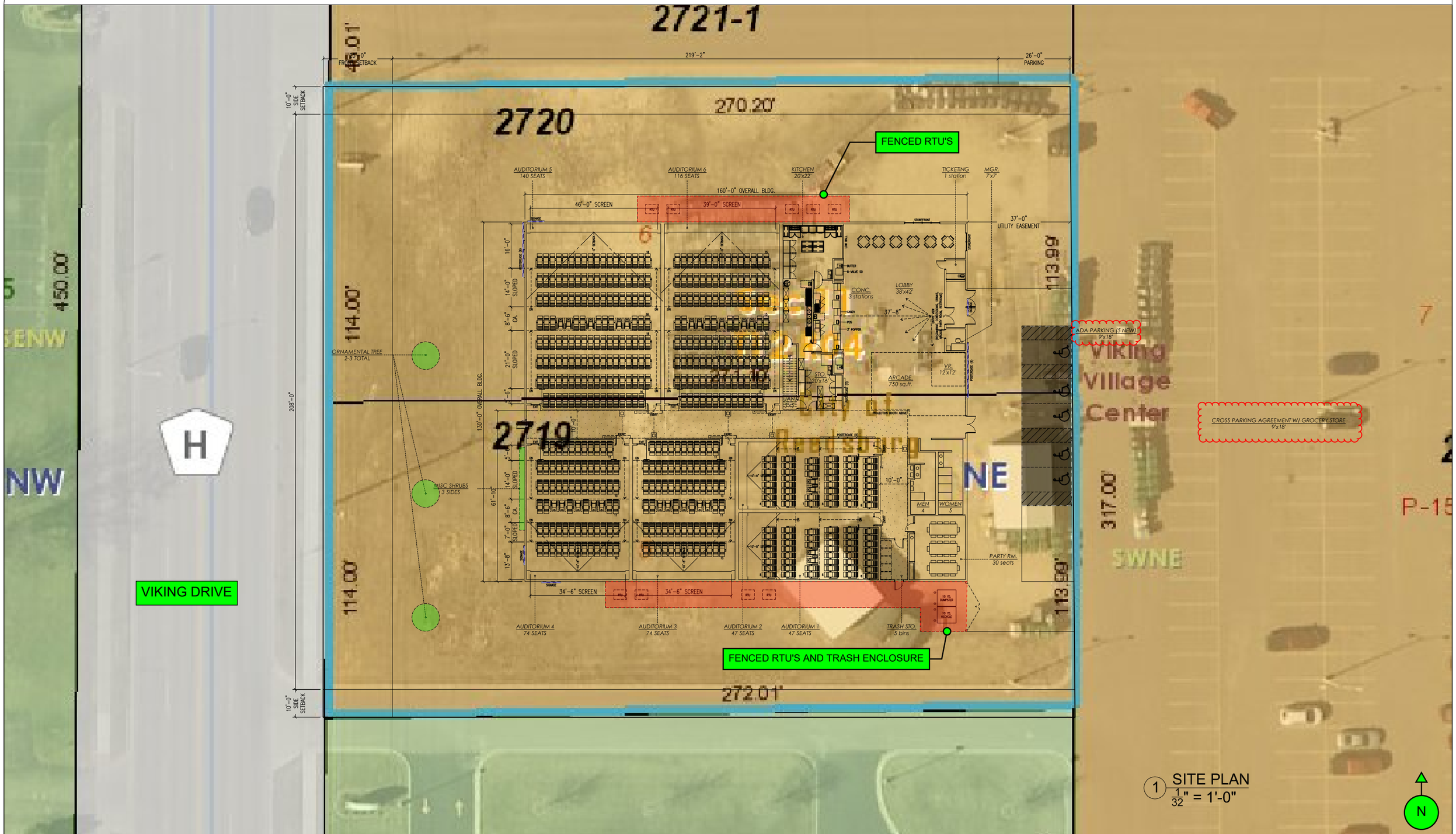

1 SITE PLAN
$\frac{1}{32}$" = 1'-0"

STATE THEATRES REEDSBURG 6 - REEDSBURG, WI.

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

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ORIGINAL ISSUE	2019.06.18
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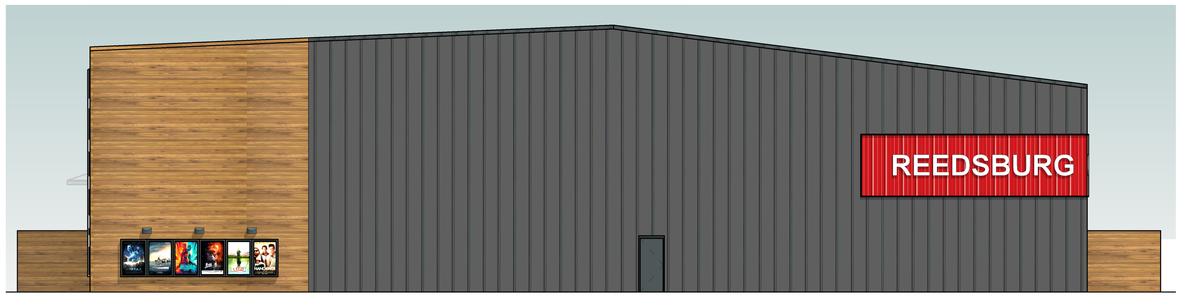
K7	SCALE 1/8" = 1'-0"	EXTERIOR ELEVATION - SOUTH



H7	SCALE 1/8" = 1'-0"	EXTERIOR ELEVATION - WEST

D7	SCALE 1/8" = 1'-0"	EXTERIOR ELEVATION - NORTH

A7	SCALE 1/8" = 1'-0"	EXTERIOR ELEVATION - EAST

not for construction

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STATE THEATRE REEDSBURG 6
REEDSBURG, WISCONSIN

DESIGN DEVELOPMENT

07.12.2019

Revision Schedule

#	Date	Description

PROJECT #
19075.00

ELEVATIONS - NEW EXTERIOR

SHEET NUMBER
A1.51

State Theatres - Reedsburg
2019.07.12 . TKA-18075

Page 1

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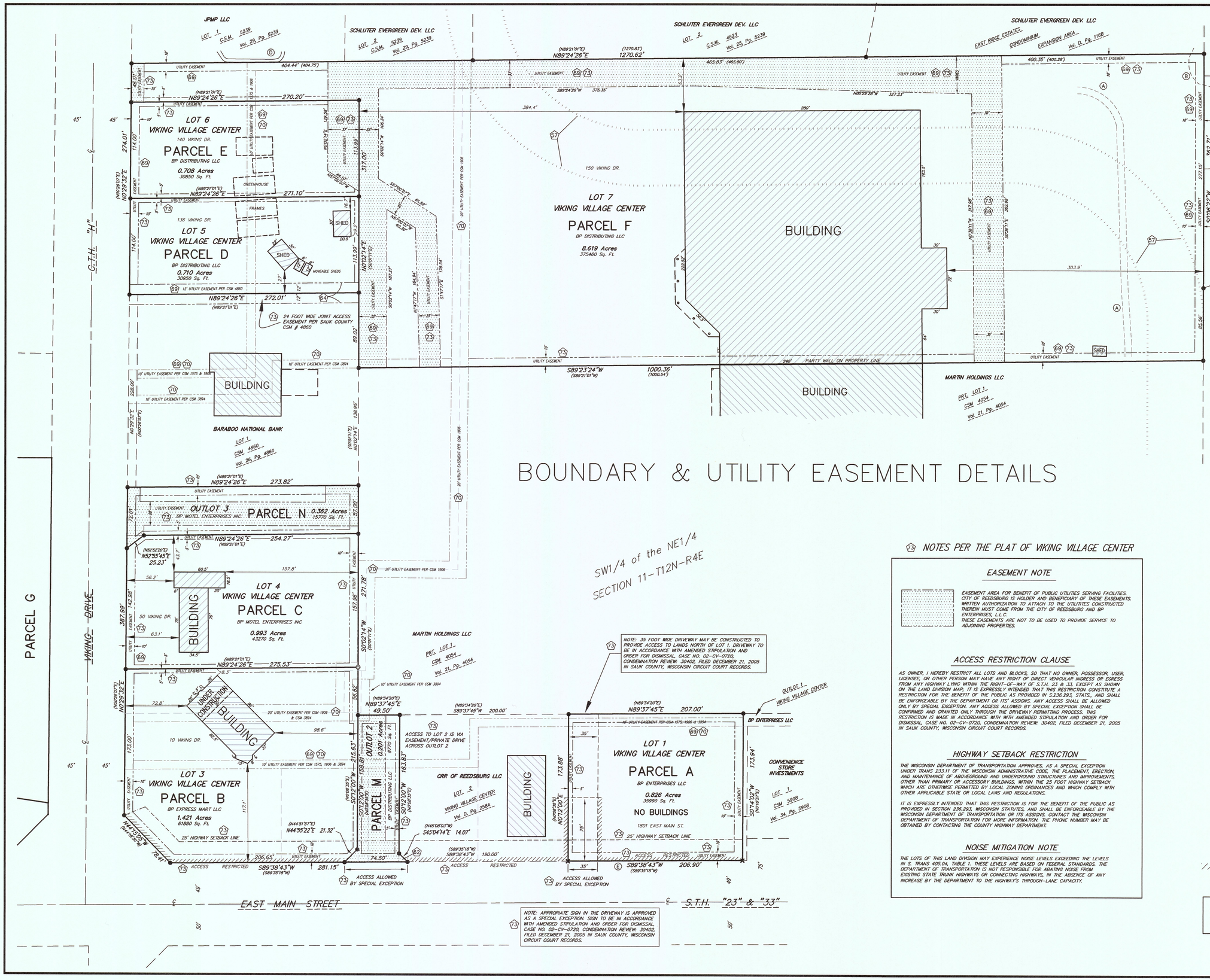

BOUNDARY & UTILITY EASEMENT DETAILS

WISCONSIN SCOTT F. DISCHLER S-2605 REEDSBURG, WI LAND SURVEYOR
2/4/16

NOTES PER THE PLAT OF VIKING VILLAGE CENTER

EASEMENT NOTE

EASEMENT AREA FOR BENEFIT OF PUBLIC UTILITIES SERVING FACILITIES. CITY OF REEDSBURG IS HOLDER AND BENEFICIARY OF THESE EASEMENTS. WRITTEN AUTHORIZATION TO ATTACH TO THE UTILITIES CONSTRUCTED THEREIN MUST COME FROM THE CITY OF REEDSBURG AND BP ENTERPRISES, L.L.C. THESE EASEMENTS ARE NOT TO BE USED TO PROVIDE SERVICE TO ADJOINING PROPERTIES.

ACCESS RESTRICTION CLAUSE

AS OWNER, I HEREBY RESTRICT ALL LOTS AND BLOCKS, SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS FROM ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. 23 & 33, EXCEPT AS SHOWN ON THE LAND DIVISION MAP; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS' ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS. THIS RESTRICTION IS MADE IN ACCORDANCE WITH WITH AMENDED STIPULATION AND ORDER FOR DISMISSAL, CASE NO. 02-CV-0720, CONDEMNATION REVIEW: 30402, FILED DECEMBER 21, 2005 IN SAUK COUNTY, WISCONSIN CIRCUIT COURT RECORDS.

HIGHWAY SETBACK RESTRICTION

THE WISCONSIN DEPARTMENT OF TRANSPORTATION APPROVES, AS A SPECIAL EXCEPTION UNDER TRANS 233.11 OF THE WISCONSIN ADMINISTRATIVE CODE, THE PLACEMENT, ERECTION, AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND STRUCTURES AND IMPROVEMENTS, OTHER THAN PRIMARY OR ACCESSORY BUILDINGS, WITHIN THE 25 FOOT HIGHWAY SETBACK WHICH ARE OTHERWISE PERMITTED BY LOCAL ZONING ORDINANCES AND WHICH COMPLY WITH OTHER APPLICABLE STATE OR LOCAL LAWS AND REGULATIONS.

IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

NOISE MITIGATION NOTE

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

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BEARINGS REFERENCED TO THE EAST LINE OF VIKING DRIVE, ASSUMED TO BEAR N00°29'32"E

GRAPHIC SCALE FEET
0 25 50 100

SURVEY LEGEND

- FOUND HARRISON MONUMENT
- FOUND 3/4" DIA. IRON ROD
- FOUND 1" to 1 1/2" DIA. IRON PIPE
- FOUND RAILROAD SPIKE
- FOUND CHISLED X
- SET 3/4" DIA. X 24" IRON RE-BAR, 1.50 LBS./LIN.FT.
- ( ) RECORDED AS
- NO VEHICULAR ACCESS ALLOWED SEE ACCESS RESTRICTION CLAUSE

TOTAL AREA OF PARCELS A thru N
20.976 Acres

vierbicher
planners engineers advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
400 Viking Drive Reedsburg, Wisconsin 53959
Phone: (608) 524-4848 Fax: (608) 524-4218

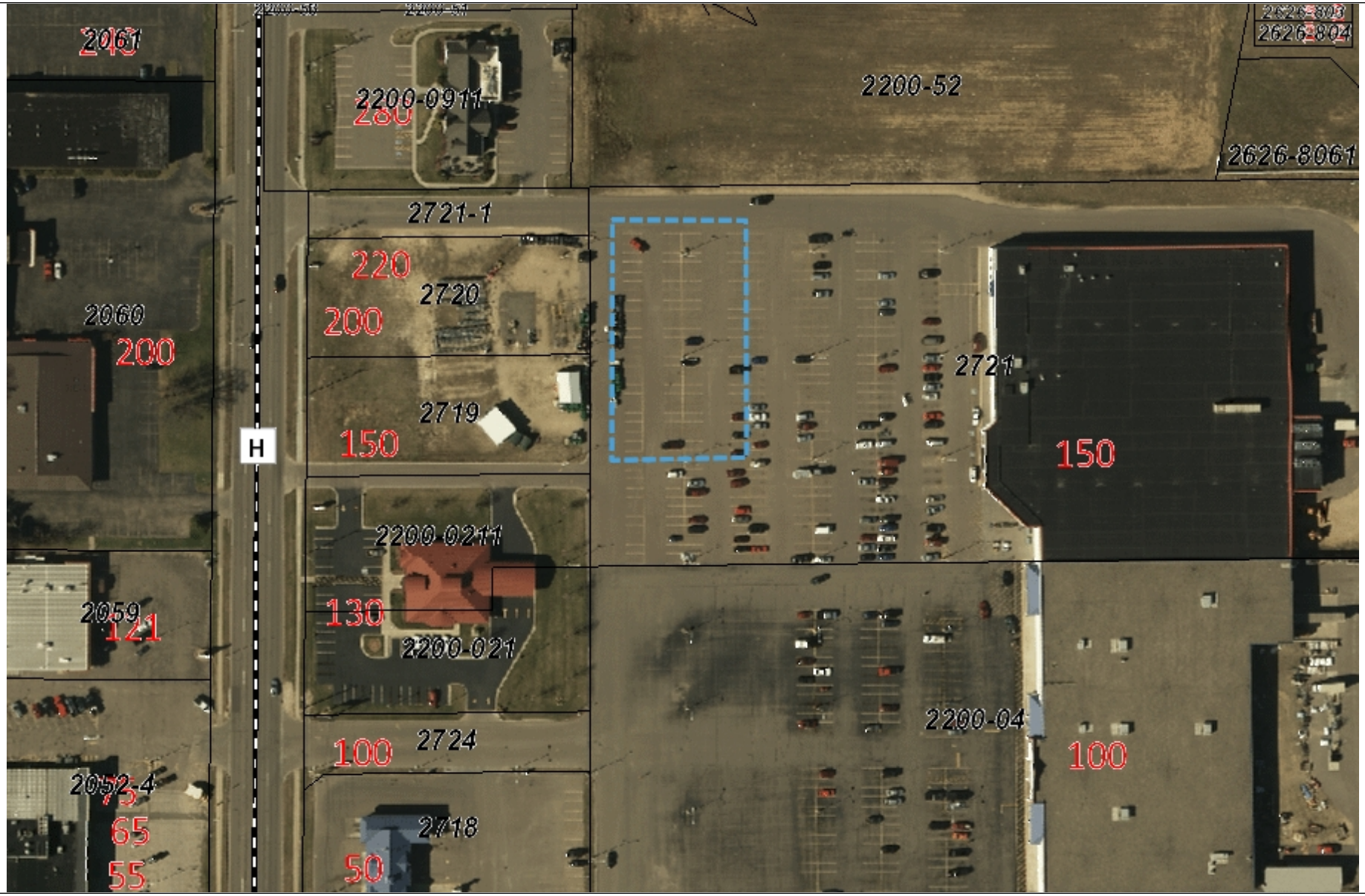
Viking Village ALTA/ACSM Land Title Survey
Reedsburg, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN 1" = 50'
DATE: November, 2015
DRAFTER: JSCH
CHECKED: SDIS
PROJECT NO.: 150249
SHEET: 2 OF 12
DWG. NO.:

04 Dec 2015 - 9:50a R:\Pierce 150249 Reedsburg ALTA's\CADD\ALTA-150249-Pierce.dwg by: jsch



City of Reedsburg GIS

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

SCALE: 1" = 139 '

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

Print Date: 9/3/2019

REEDSBURG