

City Plan Commission Agenda
March 8, 2022
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 FEBRUARY 8, 2022:

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 certified survey map to divide duplex property with zero lot line – 2120/2122 Woodland Dr; 276-2046-12150 – Fawn Valley Estates LLC
- B. Consider site plan review for warehouse addition at DRM Properties LLC – 1305 Prothero Dr; Parcel #1699-61 – 1848 Construction
- C. Consider certified survey map to divide 3.75 acres from the overall property and include new Skinner Drive – 3000 E Main St; 276-2244-57000 – City of Reedsburg
- D. Consider certified survey map to divide parcel into two lots and include new east/west street – 600 S Golf Course Rd, 600 S Wengel Dr; 2245-10100 – City of Reedsburg
- E. Discuss amendment to § 650 (17) and (18) Floodplain Zoning for basement elevation and Act 175.

II. ADJOURN:



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

Reedsburg Plan Commission

February 8, 2022



Alder Dave Knudsen called the meeting of the Reedsburg Plan Commission to order at 6:00 PM in Reedsburg City Hall.

Present: Steve Zibell, Sonny Hyde, Jay Brunken, Dan DeBaets

Absent: Mayor Dave Estes, Alder Mike Gargano

Staff: Brian Duvalle

Approval of Minutes: Motion by Zibell, seconded by DeBaets to approve the 1/11/21 meeting minutes.

Motion approved

Consider annual Conditional Use Permit for farming on vacant residential-zoned lots - 1040 Clark St; Parcel #s 3180 & 3202 - Sauk County Land Resources & Environment Dept.

Motion by Zibell, seconded by Brunken to approve the CUP as presented and with same 2021 conditions.

Motion approved

Consider annual Conditional Use Permit for farming on vacant residential-zoned lots – Hay Creek Estates Subdivision; along Hay Creek Trail and Russell Court, between Myrtle St. and N. Dewey Ave – Hay Creek Estates LLC

Discussion held on which vacant lots are now bought and which lots fit the new 5-acre minimum.

Motion by Knudsen, seconded by Zibell to approve the CUP as presented with same 2021 conditions and farming of tax parcel #4311 only.

Motion approved

Consider a Conditional Use Permit for a tattoo & piercing business. – 1129 E Main St; parcel #1721 – Annie’s Barbershop LLC

Owner Andrea Brown discussed one of the tattoo procedures called scalp micropigmentation. Discussion if there re similar requirements as salons. There are differing requirements but has received license from County and State.

Motion by Brunken, seconded by Knudsen to approve the CUP as presented with conditions of maintaining license(s) and permit expiration when business changes ownership.

Motion approved

Discuss possible future rezoning for the west side 200 block of S Dewey Ave - Parcel 276-1313-20000 – Mike Lopp

Lopp stated that there are many vacant residential lots and that multi-family needs to be built to scale to be feasible. He would like to have outside storage on the property. Discussion held on surrounding land uses which are residential on three sides. Discussion held on outside storage possibly not meeting the aesthetic standards of the upcoming Comprehensive Plan. Discussion held on whether screening the site with vegetation would help resolve that.

Review Comprehensive Plan draft

Orrin Sumwalt stated there is no new census data yet. They are currently working on the economic development and land use chapters. Discussion held on recent public engagement results (future land use, visual preference, downtown) and online surveys. It was agreed the survey can close soon.

Consider recommendation for amendment to Planned Development Group permit under Municipal Code Section 690-23 to convert former South School into multi-family apartments and construct new townhouses on the property. – 420 Plum St; Parcel #1640 – DCI Reedsburg LLC. If approved, the permit would then have final review by the Reedsburg Common Council on February 14, 2022, 6:00PM.

Proposed changes of apartments, garages, and townhouses were reviewed.

Motion by Knudsen, seconded by Hyde to recommend approval of PDG as presented.

Motion approved (DeBaets – abstain)

Consider rezoning property from Agricultural to B-2 Business. Rezone area includes 3.75 acres of the overall property – 3000 E Main St; 276-2244-57000 – City of Reedsburg

This rezone is needed for the proposed hotel site. A CSM is being worked on in the meantime.

Motion by Zibell, seconded by DeBaets to recommend approval of rezoning as presented and pending proposed CSM.

Motion approved

Consider rezoning property from I-4 Business Center to Government – 600 S Golf Course Rd, 600 S Wengel Dr; 2245-10100, – City of Reedsburg

Motion by Knudsen, seconded by Hyde to recommend approval of rezoning as presented and pending proposed CSM.

Motion approved

Motion by DeBaets, seconded by Zibell to adjourn at 7:15 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

RESOLUTION
(CSM – 2120 / 2122 Woodland Drive; Parcel #276-2046-12150)

File No. 4470-22

Resolved, that this Certified Survey located in the City of Reedsburg is hereby approved by the Common Council of the City of Reedsburg.

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 14th day of March, 2022, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 14th day of March, 2022.

Jacob Crosetto
City Clerk

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: Fawn Valley Estates, LLC

ADDRESS: 625 Granite Avenue **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** (608) 963-5895 **FAX:** (608) 524-6351

E-MAIL: shea@rucls.net

PROPERTY OWNER: (if different from Applicant) Candace Conlin & Betty Meyer

LOCATION: Lot 15 | Plat of Fawn Valley Estates **PARCEL #:** 276-2046-12150

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** Zero Lot Line (Duplex)

☐ **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:** _____

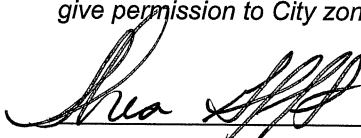
☐ **Zoning Variance:** _____

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.

 13-1-22

Applicant Signature / Date

* **Agent for owners**

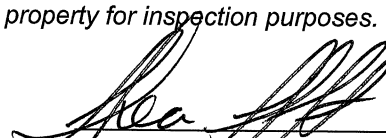
Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

City Council Action & Date: _____

Account #10-461500-00

 13-1-22

Owner Signature / Date

Agent for owners

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

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

Date Paid 3-1-22
Receipt # 1040222

SAUK COUNTY CERTIFIED SURVEY MAP # _____

A DIVISION OF LOT 15 OF THE PLAT OF
"FAWN VALLEY ESTATES", LOCATED IN THE NE¼-SE¼,
SECTION 2, TOWN 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

REGISTRAR'S RECORDING DATA

SURVEYOR'S CERTIFICATE:

I, MATTHEW M FILUS, WISCONSIN PROFESSIONAL LAND SURVEYOR NUMBER 2185, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP (CSM) BEING A DIVISION OF LOT 15 OF THE PLAT OF "FAWN VALLEY ESTATES", A SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NE¼-SE¼) OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

LOT 15 OF THE PLAT OF "FAWN VALLEY ESTATES" AS RECORDED IN VOLUME D OF PLATS UPON PAGE 300A AS DOCUMENT NUMBER 1217414 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAUK COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 2, T12N, R4E; THENCE S 00°10'07" W, A DISTANCE OF 661.65 FEET ALONG THE EAST LINE OF THE SE¼ OF SECTION 2; THENCE S 89°17'36" W, A DISTANCE OF 726.42 FEET TO THE SOUTHEAST CORNER OF LOT 15 OF THE PLAT OF "FAWN VALLEY ESTATES" AND THE POINT OF BEGINNING;

THENCE CONTINUING S 89°17'36" W, A DISTANCE OF 143.00 FEET ALONG THE SOUTH LINE OF LOT 15 TO THE SOUTHWEST CORNER THEREOF; THENCE N 00°42'24" W, A DISTANCE OF 113.01 FEET ALONG THE WEST LINE OF LOT 15 TO THE NORTHWEST CORNER THEREOF AND THE SOUTHERLY RIGHT-OF-WAY OF "WOODLAND TRAIL"; THENCE WITH A CURVE TURNING TO THE LEFT, RADIUS 186.00 FEET (THE CHORD OF WHICH BEARS S 76°01'12" E, A DISTANCE OF 70.15 FEET), A DISTANCE OF 70.57 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 86°53'21" E, A DISTANCE OF 75.31 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHEAST CORNER OF LOT 15; THENCE S 00°42'24" E, A DISTANCE OF 90.21 FEET ALONG THE EAST LINE OF LOT 15 TO THE POINT OF BEGINNING.

THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 13,875 SQUARE FEET OR 0.32 ACRES OF LAND, MORE OR LESS.

THAT THE DESCRIBED CERTIFIED SURVEY MAP IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AND RESTRICTIONS OF RECORD.

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES, CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN, AND THE SUBDIVISION REGULATIONS OF THE CITY OF REEDSBURG TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME;

THAT SUCH CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF;

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF FAWN VALLEY ESTATES, LLC.

CITY OF REEDSBURG APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF REEDSBURG IS HEREBY APPROVED.

DATE

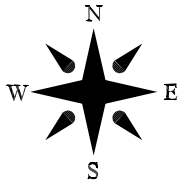
APPROVED _____
MAYOR, CITY OF REEDSBURG

DATE

APPROVED _____
ADMINISTRATOR, CITY OF REEDSBURG

SURVEYOR'S SEAL	CLIENT(S):	OWNER(S):
	FAWN VALLEY ESTATES, LLC 625 GRANITE AVENUE REEDSBURG, WI 53959	CANDACE CONLIN AND BETTY MEYER
	PREPARED BY:	
	 MATTHEW M FILUS, PLS WISCONSIN PROFESSIONAL LAND SURVEYOR 2185 THE EXCELSIOR GROUP, LLC SURVEYING & LAND PLANNING 625 GRANITE AVENUE, POST OFFICE BOX 486 REEDSBURG, WISCONSIN 53959 PHONE: (608) 747-4363 E-MAIL: SURVEY@EG-WI.COM WEB: WWW.EG-WI.COM	
DATE: FEBRUARY 3, 2022	PROJECT NUMBER: 2021-0053	SHEET 1 OF 2 SHEETS

A DIVISION OF LOT 15 OF THE PLAT OF "FAWN VALLEY ESTATES",
LOCATED IN THE NE¼-SE¼, SECTION 2, TOWN 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



GRAPHIC SCALE: 1" = 40 FEET



SAUK COUNTY TIE SHEET # 678
DATED 01/22/2020 BY STEVEN A ALT
EAST ¼ CORNER
SECTION 2-T12N-R4E
FOUND SLIMLINE HARRISON MONUMENT
4 WITNESSES VERIFIED

BEARING REFERENCE LINE

661.65'

S 00°10'07" W 2647.15'

1985.50'

PLAT OF
FAWN VALLEY
ESTATES

PLAT OF
FAWN VALLEY
ESTATES

LOT 14

LOT 16

LOT 1
SAUK COUNTY
CSM 4823

BUILDING LEGEND

 APPURTENANCES
(DECK OR PATIO)

 BUILDING FOOTPRINTS

15 A: 2,188 SF OR 30.2%

15 B: 2,229 SF OR 33.7%

SE CORNER LOT 15
POINT OF BEGINNING

BOUNDARY LEGEND

CURVE 12 DATA

	PUBLIC LAND SURVEYING SYSTEM (PLSS) CORNER DESCRIBED
	0.75" Ø STEEL ROD RECOVERED
	1.25" Ø STEEL ROD RECOVERED
	0.75" Ø X 18" STEEL ROD SET 1.13 #/LF MIN. WEIGHT

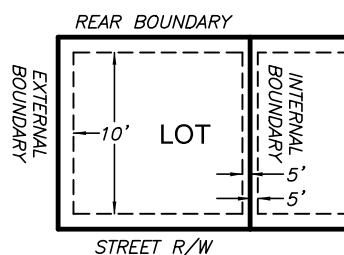
$A=70.57'$
 $R=186.00'$
 $\Delta=21^{\circ}44'17''$
 $CB=S\ 76^{\circ}01'12''\ E$
 $CH=70.15'$
 $TANGENT-IN\ S\ 65^{\circ}09'03''\ E$
 $TANGENT-OUT\ S\ 86^{\circ}53'21''\ E$

(XXX) RECORDED DATA

SAUK COUNTY TIE SHEET # 720
DATED 09/25/2008 BY MATTHEW M FILUS
SOUTHEAST CORNER
SECTION 2-T12N-R4E
FOUND STANDARD HARRISON MONUMENT
4 WITNESSES VERIFIED

UTILITY EASEMENT DETAIL ~ NOT TO SCALE

THIS CERTIFIED SURVEY MAP HEREBY DEDICATES UTILITY EASEMENTS 10 FEET IN WIDTH ALONG THE EXTERIOR BOUNDARIES & ROAD RIGHT-OF-WAYS, AS WELL AS 5 FEET IN WIDTH ADJACENT TO EACH SIDE OF COMMON LOT LINES AS INDICATED UPON THE SKETCH SHOWN BELOW.



MATTHEW M FILUS
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

FIELD WORK COMPLETED 04/02/21

DATE: FEBRUARY 3, 2022

PROJECT NUMBER: 2021-0053

SHEET 2 OF 2 SHEETS

Staff Report

DATE: 3/8/21

APPLICANT: 1848 Construction Inc.

LOCATION: 1305 Prothero Dr; parcel #1699-61000

ZONING: I-3 Industrial Park

DESCRIPTION: Consider site plan review for approximately 22,600 square foot warehouse addition (DRM Properties LLC).

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Industrial
- South – Industrial
- East – Residential

ZONING:

- North – R-2 Residential
- West – I-3 Industrial Park
- South – I-3 Industrial Park
- East – R-2 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Prothero Drive; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

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-3 industrial Park.
2. The Board finds that the property contains an existing 27,600 square foot industrial building.
3. The Board finds that a 22,600 square foot warehouse addition is proposed.
4. The Board finds that the lot is about 4.47 acres in size.
5. The Board finds that the property is located near corner of Prothero Dr and Commercial Ave.
6. The Board finds that there are existing underground water and sanitary sewer.
7. The Board finds that a new stormwater swale would be located west of the addition.
8. The Board finds that number of parking spaces would remain the same.
9. The Board finds that the surrounding parcels are zoned R-2 and I-3.
10. The Board finds that surrounding parcels have residential uses to the north and east (mobile home park).

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 a new stormwater swale would be located west of the addition.
2. The Board finds that a new stormwater sewer would be cut in to the south and then east.

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 property has three existing driveways on Prothero 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 lighting would be placed 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. 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 Industrial.

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS: The addition would be placed on the existing grass area and not affect the current parking and driveways. The applicant has proposed some changes to the south side façade to add additional color and masonry as the initial submittal was solid white metal siding.

A north lot line fence or landscaping may be need in the future to act as a buffer. The existing trees appear to be on the neighboring residential properties, should they be cut down.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, March 8, 2022, 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: 1848 Construction, Inc.

ADDRESS: 3302 Latham Drive **CITY:** Madison **STATE:** WI

ZIP: 53713 **PHONE:** 608-833-1848 **FAX:** 608-833-1818

E-MAIL: BCrowley@1848Construction.com

PROPERTY OWNER: (if different from Applicant) DRM Electrocoat

LOCATION: 1305 Prothero Drive **PARCEL #:**

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) Sketchworks drawings dated 3/1/2022 submitted

☐ **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.

 , 3/1/2022

Applicant Signature / Date

_____ / _____

Owner Signature / Date

Extraterritorial Committee Date:
Plan Commission Date:
Board of Zoning Appeals Date:
City Council Action & Date:

Account #10-461500-00

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

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.

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

B. Site Plan Requirements.

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

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

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

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

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



City of Reedsburg 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.



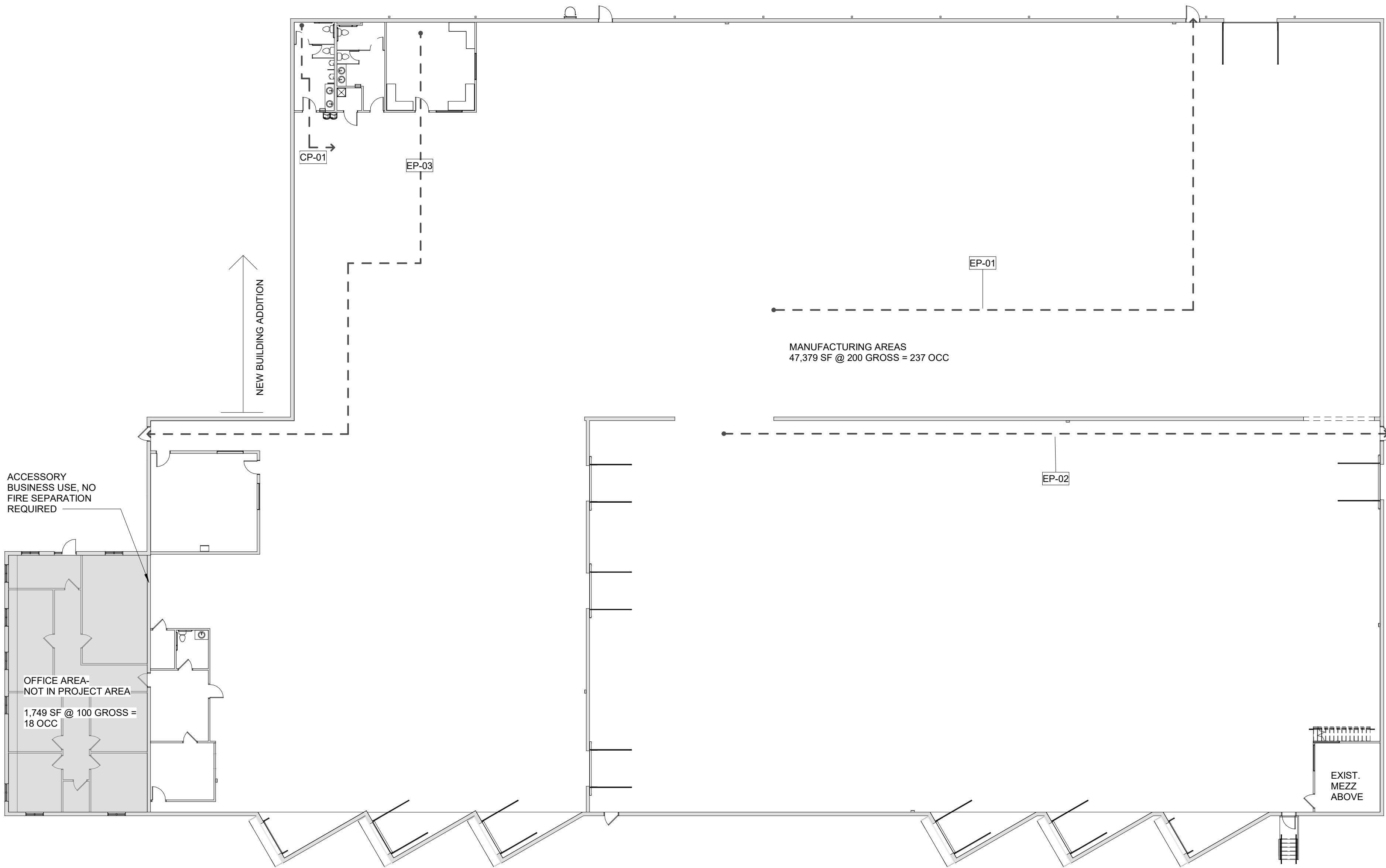
SCALE: 1" = 69'

CITY OF REEDSBURG

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

Print Date: 3/2/2022

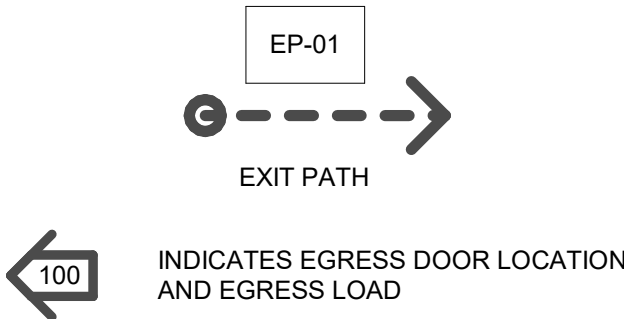
1
2
3
4
D
C
B
A



A1 FIRST FLOOR EGRESS PLAN
1/16" = 1'-0"

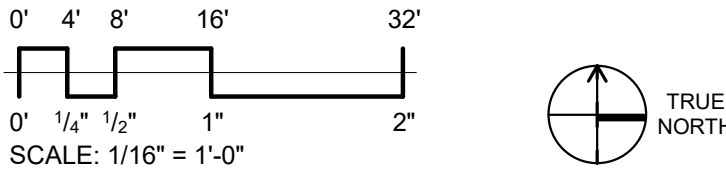
FIRE SEPARATION NOTES:

A. ACCESSORY OCCUPANCY-BUSINESS USE, LESS THAN 10% OF FLOORR AREA (IBC 2015, 508.2.3)



EXIT TRAVEL DISTANCE IBC 2015 TABLE 1017.2		
PATH MARK	TRAVEL DISTANCE	COMMENTS
EP-01	160'-6"	250'-0" MAX
EP-02	149'-11"	250'-0" MAX
EP-03	152'-4"	250'-0" MAX

COMMON PATH OF TRAVEL IBC 2015 TABLE 1006.2.1		
PATH MARK	TRAVEL DISTANCE	COMMENTS
CP-01	34'-11"	100'-0" MAX



DRM ELECTROCOAT

BUILDING ADDITION

1305 PROTHERO DRIVE

REEDSBURG, WI 53959

Project Status	
2022.03.01	FOR CONSTRUCTION

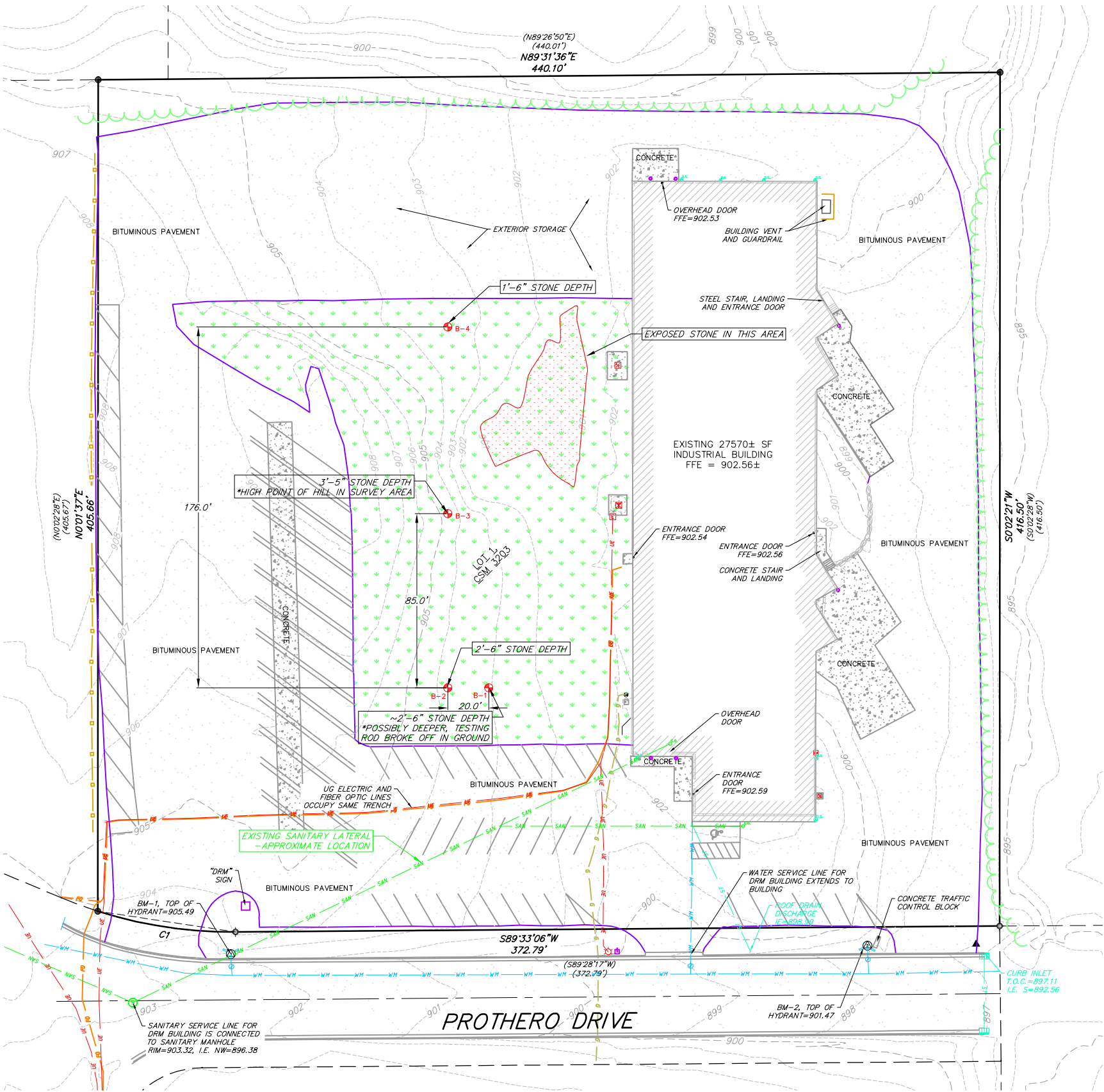
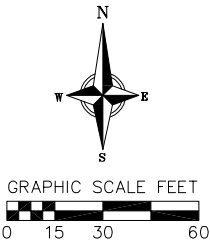
PROJ. #:	20138-01
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FIRE SEPARATION & EGRESS PATH

G002

FOR CONSTRUCTION

EXISTING CONDITIONS SURVEY
DRM PROPERTIES LLC, 1305 PROTHERO DRIVE, REEDSBURG, WI 53959
LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 3203, LOCATED IN PART OF THE SW ¼ OF THE SW ¼ OF
SECTION 11, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY WISCONSIN



SURVEY LEGEND

- ⊕ BENCHMARK AS NOTED
- ⊠ PUBLIC LAND CORNER AS NOTED
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- ◆ SET 3/4" Ø IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING MAILBOX
- EXISTING CURB INLET
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING FIBER OPTIC HAND HOLD
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- ★ EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING HANDICAP PARKING
- EXISTING DOWNSPOUT
- SOIL TEST LOCATIONS

TOPOGRAPHIC LINEWORK LEGEND

- FO FO EXISTING FIBER OPTIC LINE
- UT UT EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING WOOD FENCE
- G G EXISTING GAS LINE
- UE UE EXISTING UNDERGROUND ELECTRIC LINE
- SAN SAN EXISTING SANITARY SEWER LINE
- ST ST EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- WM WM EXISTING WATER MAIN (SIZE NOTED)
- 820 EXISTING MAJOR CONTOUR
- 818 EXISTING MINOR CONTOUR
- EXISTING PAVEMENT MARKINGS

Primary Curve Table							
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent In	Tangent Out
C1	68.25'	216.99'	18°01'17"	67.97'	N81°26'15"W	S89°33'06"W	N72°25'36"W

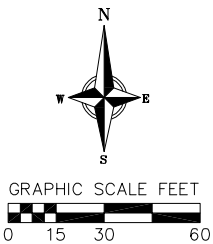
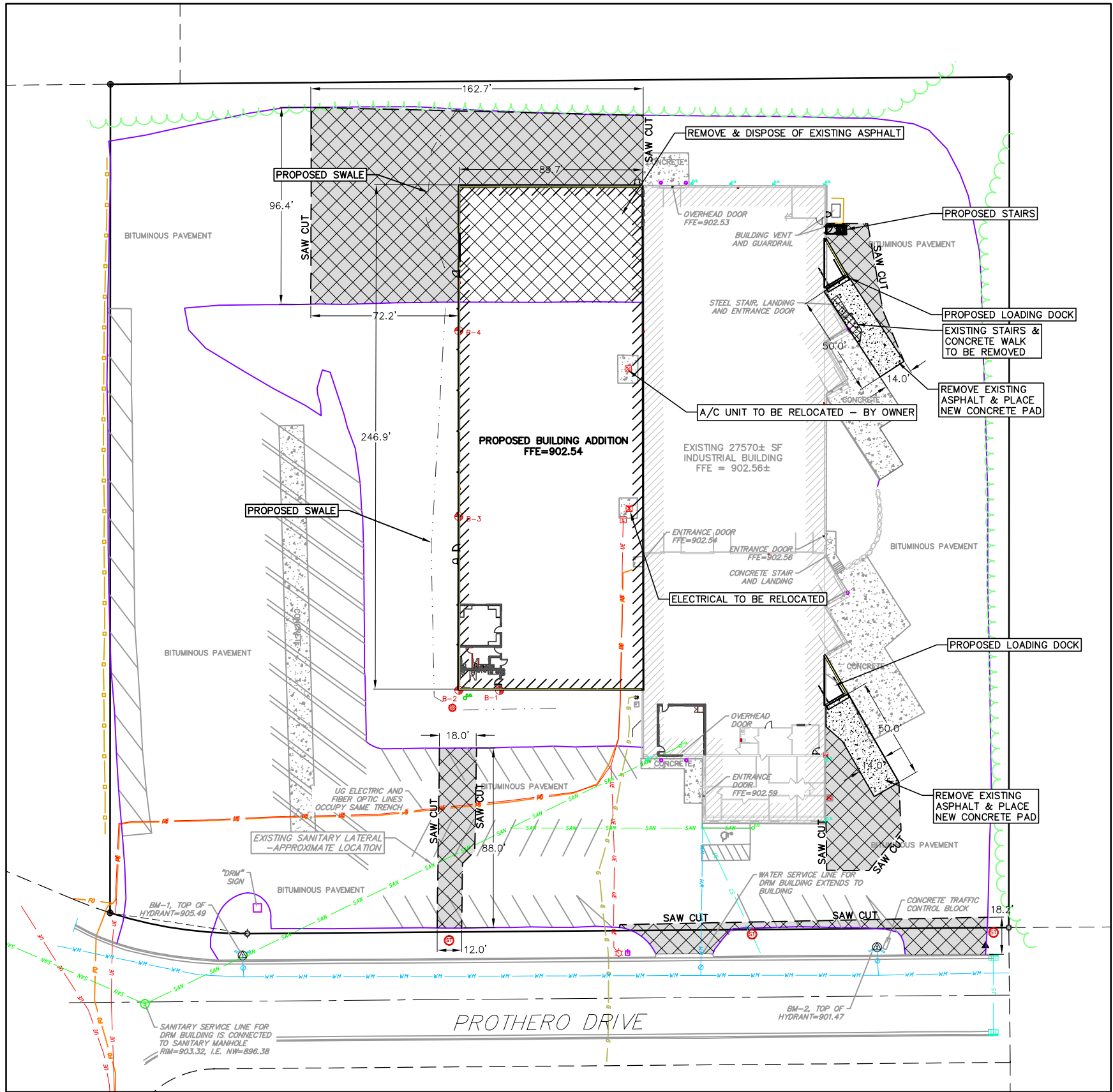


The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representative. The contractor shall be responsible for determining the exact location of all existing utilities whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damages which might be caused by the contractor's failure to exactly locate and preserve any and all utilities.

CALL DIGGER'S HOTLINE (800) 242-8511 TOLL
FREE TELEFAX: (800) 338-3860
TDC (FOR HEARING IMPAIRED): (800) 542-2289
WS. STATUTE 182.0175 (1979) REQUIRES MINIMUM OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE.

AGENCIES:
EMERGENCY - FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911
UTILITIES:
CITY OF REEDSBURG
(608) 524-6404
REEDSBURG UTILITY COMMISSION
(608) 524-4381
ALLIANT ENERGY
(608) 223-2014
CHARTER COMMUNICATIONS
(262) 448-9821
FRONTIER COMMUNICATIONS
(262) 448-9821

REVISIONS	NO.	DATE	REMARKS
DATE	3/1/2022		
DRAFTER	mfon		
CHECKED	sdls		
PROJECT NO.	200349		
SHEET	1 OF 6		



SITE PLAN LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT
	ASPHALT REMOVAL

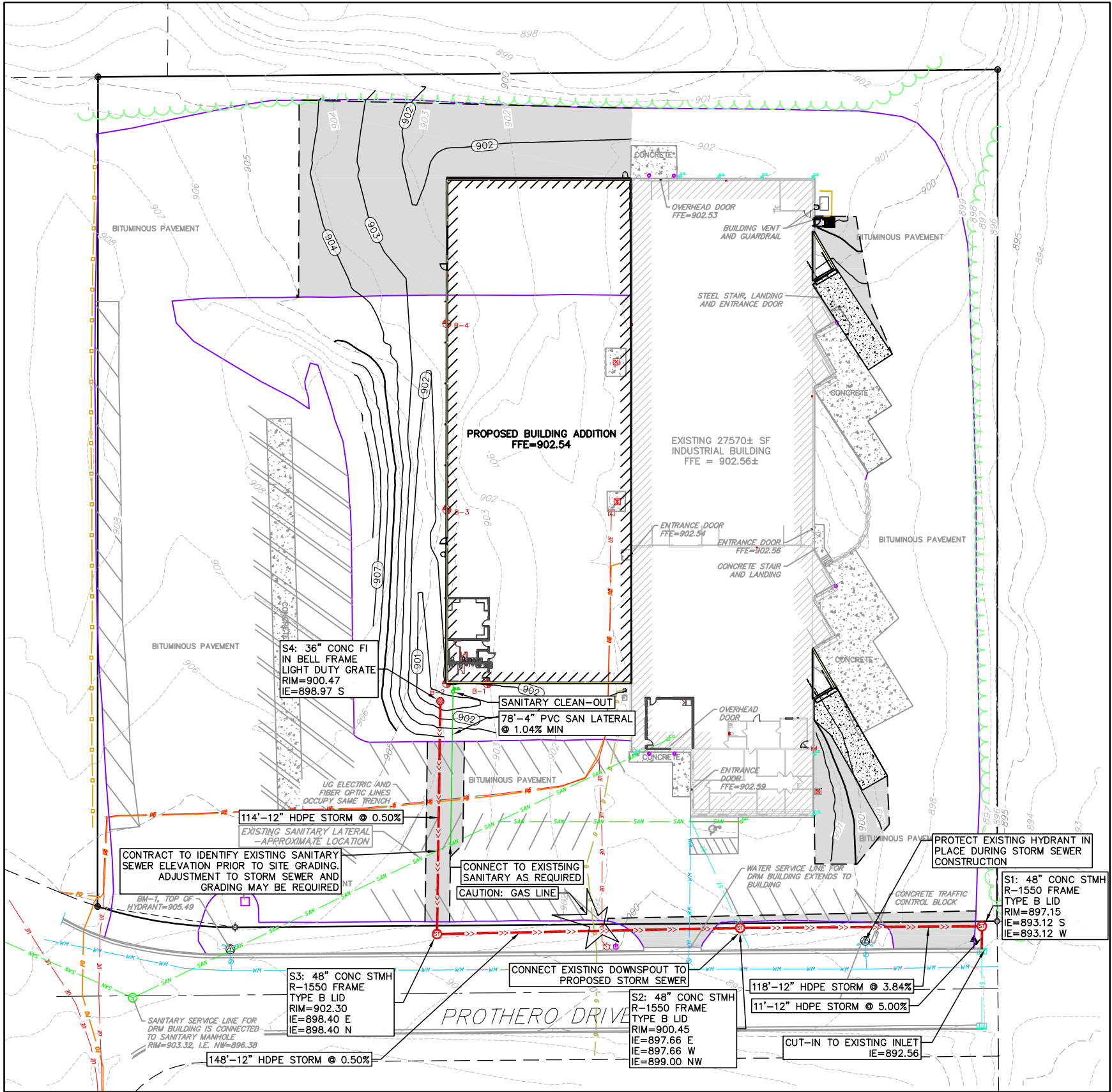


vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

SITE PLAN
DRM PROPERTIES
1305 PROTERO DRIVE
REEDSBURG, WI 53959

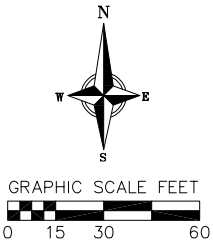
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	3/1/2022
DRAFTER	IGRE
CHECKED	CMAT
PROJECT NO.	200349
SHEET	2 OF 6



- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER FIELD INLET
 - SANITARY SEWER LATERAL PIPE
 - WATER SERVICE LATERAL PIPE

- ABBREVIATIONS**
- STMH - STORM MANHOLE
 - FI - FIELD INLET
 - CI - CURB INLET
 - CB - CATCH BASIN
 - EW - ENDWALL
 - SMH - SANITARY MANHOLE

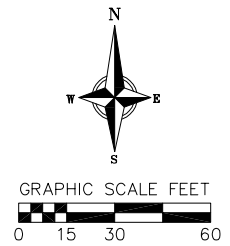
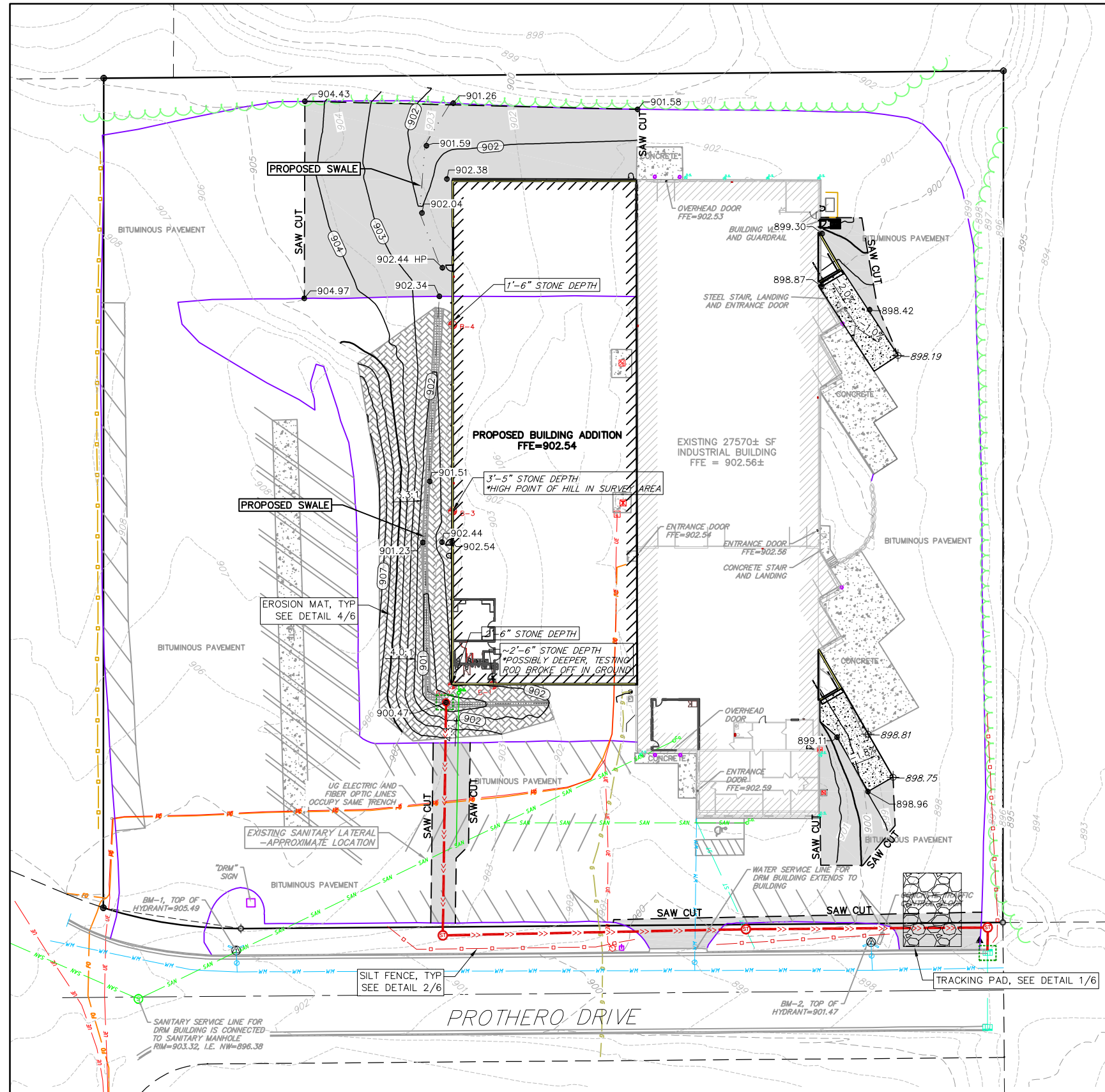


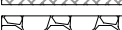
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planners | engineers | advisors
Phone: (800) 261-3898

UTILITY PLAN
DRM PROPERTIES
1305 PROTHERO DRIVE
REEDSBURG, WI 53959

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	3/1/2022
DRAFTER	IGRE
CHECKED	CMAT
PROJECT NO.	200349
SHEET	3 OF 6



- ### GRADING LEGEND
- | | | | |
|---|---------|-------|-----------------------------|
| --- | 820 | --- | EXISTING MAJOR CONTOURS |
| --- | 818 | --- | EXISTING MINOR CONTOURS |
| ===== | 820 | ===== | PROPOSED MAJOR CONTOURS |
| ===== | 818 | ===== | PROPOSED MINOR CONTOURS |
| - · - · - · - · - | | | DITCH CENTERLINE |
| -- □ -- □ -- | | | SILT FENCE |
| ● | 1048.61 | | PROPOSED SPOT ELEVATIONS |
|  | | | INLET PROTECTION |
|  | | | EROSION MAT CLASS II TYPE B |
|  | | | EROSION MAT CLASS I TYPE A |
|  | | | TRACKING PAD |

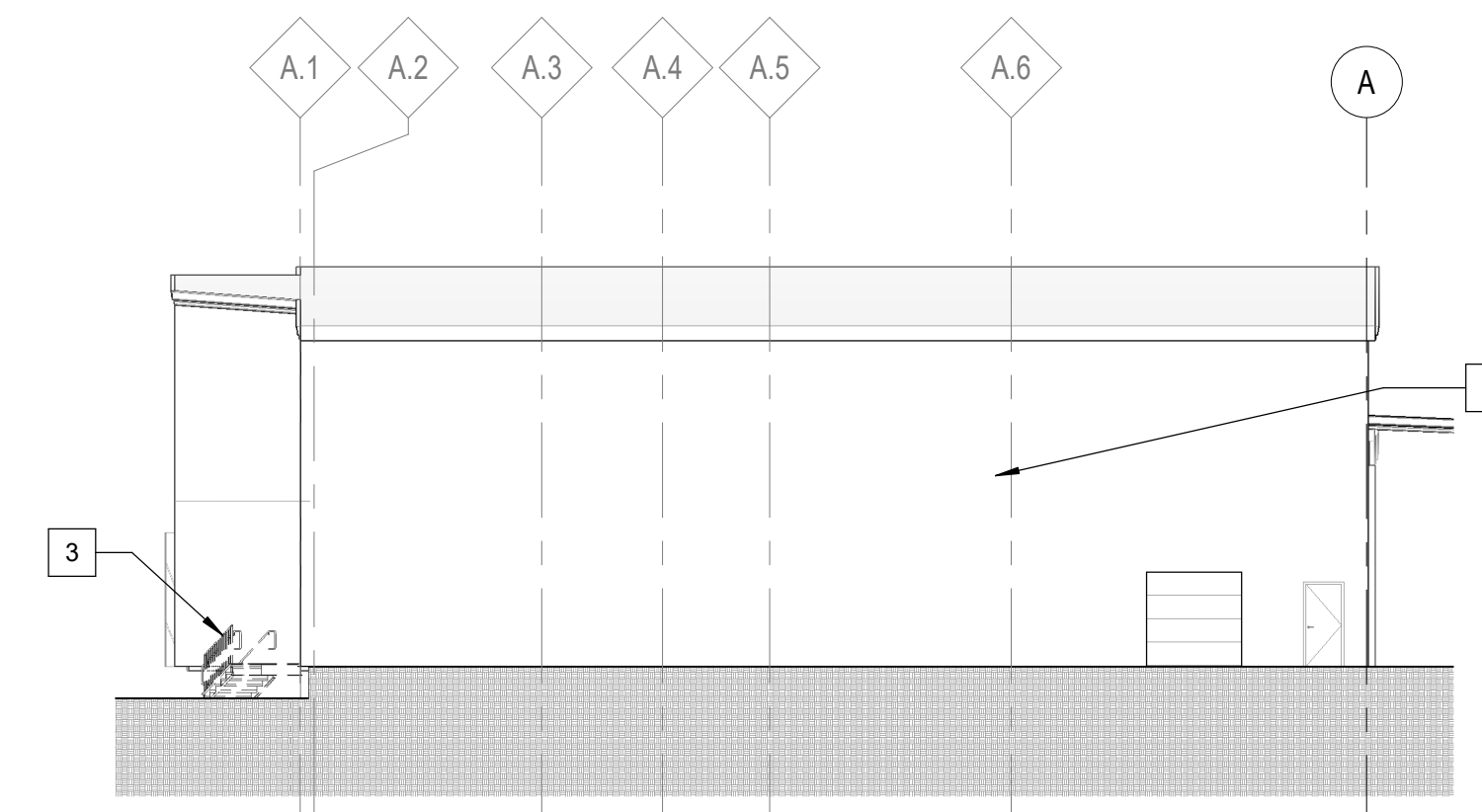
SHEET	PROJECT NO. 200349	CHECKED CMAT	DRAFTER IGRE	DATE 3/1/2022	REVIEWS		
					NO.	DATE	REMARKS
4 OF 6							

GENERAL DEMOLITION
ELEVATION NOTES:

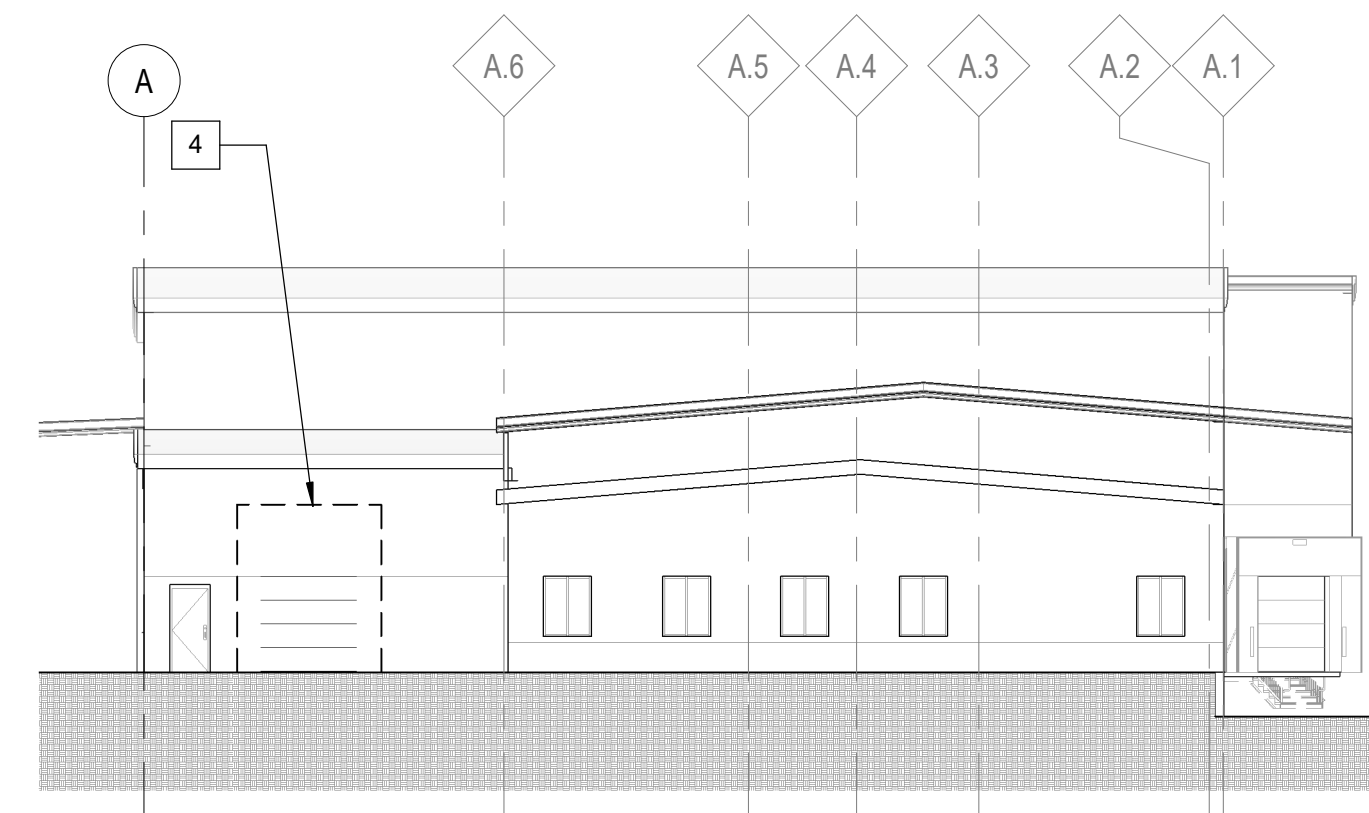
- A. REMOVE ALL "DASHED" WALLS/ELEMENTS (DEMO?) TO EXTENTS SHOWN. WHERE EXISTING MECHANICAL, PLUMBING, ELECTRICAL OR DATA CONNECTIONS ARE ABANDONED DUE TO DEMOLITION WORK OR REMOVAL OF FIXTURES AND ACCESSORIES, CAP EXISTING CONNECTIONS AS REQUIRED PER CODE OR PROVIDE CONNECTOR FOR NEW FIXTURE AND ACCESSORIES WHERE APPLICABLE
- B. EXISTING EXTERIOR WALLS, STRUCTURE AND FLOORS SHALL REMAIN INTACT AND UNDISTURBED, WHERE MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITION. INCLUDING EXISTING AIR/ VAPOR BARRIERS AND THERMAL ENVELOPE DESIGN.
- C. AREAS OF CONCEALED EXISTING BUILDING STRUCTURE TO BE EXPOSED AND EXAMINED DURING DEMOLITION TO VERIFY PROPOSED STRUCTURAL MODIFICATIONS ARE SUFFICIENT. CONTRACTOR COORDINATE WITH ARCHITECT AND ENGINEER TO ALLOW ACCESS FOR VERIFICATION. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER, AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- D. PREPARE ALL EXISTING AREAS INVOLVED WITH DEMOLITION TO RECEIVE NEW WORK OR NEW FINISHES PER PLANS AND SPECIFICATIONS. CONTACT ARCHITECT OR ENGINEER BEFORE BEGINNING NEW WORK IF THERE ARE ANY DISCREPANCIES OR QUESTIONS REGARDING EXISTING CONDITIONS NOT CLEARLY DEFINED ON THE DRAWINGS THAT AFFECT NEW CONSTRUCTION
- E. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING VAPOR BARRIER, TO PREVENT SEPARATION FOR DUST, DEBRIS AND SOUND
- F. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OCCUPANCY AND SCHEDULED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE WITH SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK

EXTERIOR DEMO KEYNOTES:

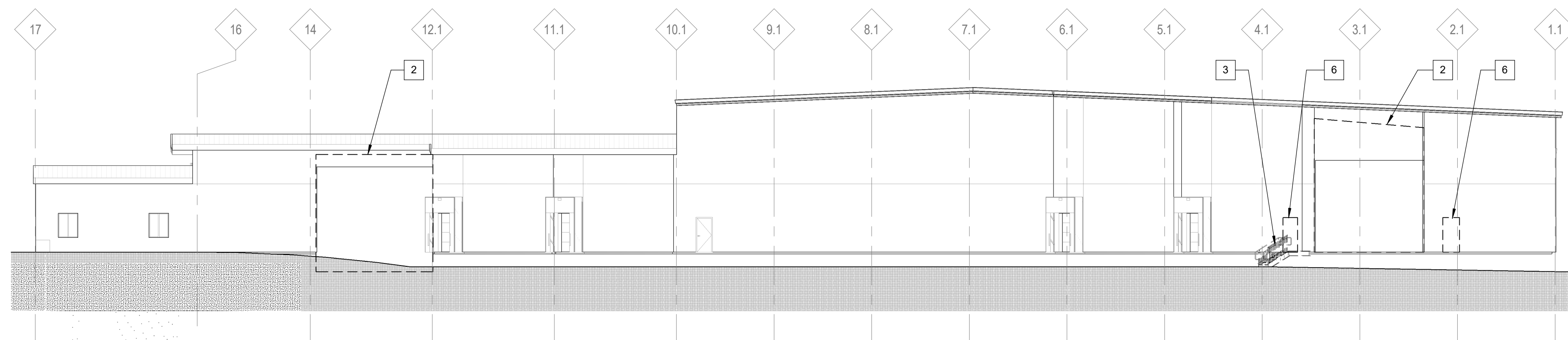
- 1 DEMO EXISTING WALL, SIDING, GRITS, INSULATION, ANY MECH/ELEC. TO CREATE NEW OPENING. SEE SHEET A101
- 2 DEMO EXISTING EXTERIOR WALL FOR NEW LOADING DOCK
- 3 DEMO AND SALVAGE EXISTING MAN DOOR AND STAIR FOR REUSE
- 4 REMOVE EXISTING OVERHEAD DOOR
- 5 RELOCATE EXISTING ELECTRICAL PANEL AND TRANSFORMER TO NEW LOCATION. CONFIRM WITH OWNER
- 6 REMOVE WALL FOR NEW MAN DOOR LOCATION
- 7 WALL FACE TO RECEIVE NEW SIDING, SEE ELEVATIONS



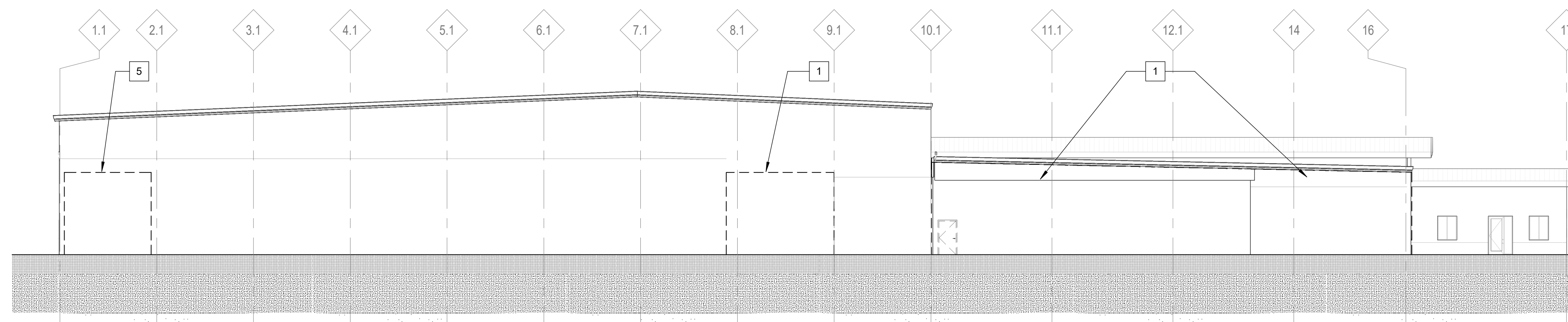
D3 NORTH DEMOLITION ELEVATION
1/16" = 1'-0"



C3 SOUTH DEMOLITION ELEVATION
1/16" = 1'-0"



B1 EAST DEMOLITION ELEVATION
1/16" = 1'-0"



A1 WEST DEMOLITION ELEVATION
1/16" = 1'-0"

Sketch works
architecture *llc*



DRM ELECTROCOAT

BUILDING ADDITION

**1305 PROTHERO DRIVE
REEDSBURG, WI 53959**

Project Status

[illegible]

PROJ. #:	20138-01
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DEMOLITION EXTERIOR ELEVATIONS

AD201

FOR CONSTRUCTION

ROOF PLAN GENERAL
NOTES:

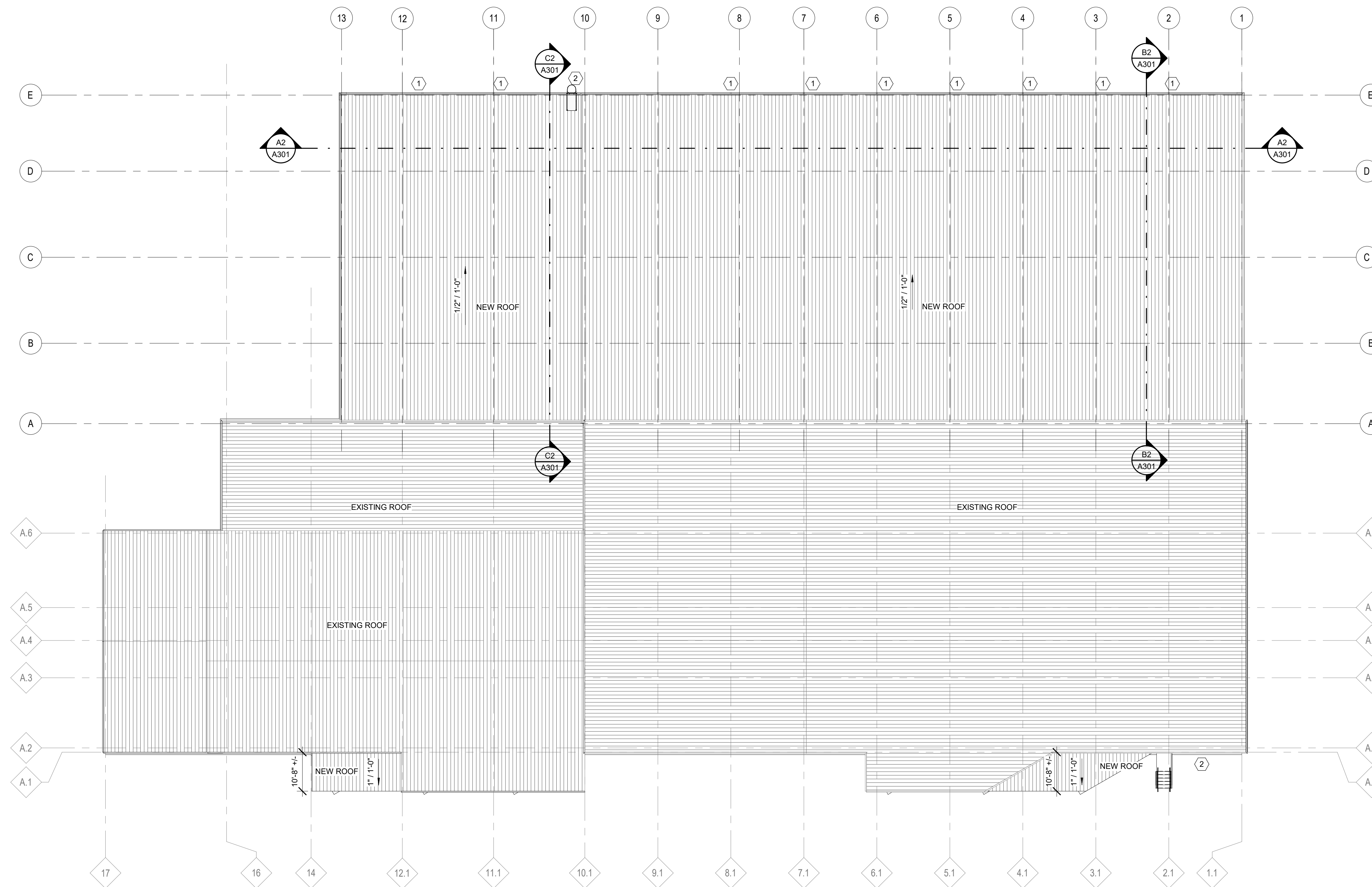
- A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- B. DIMENSIONS ARE TO FACE OF [EAVE] UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS AS NECESSARILY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- C. FINAL DOWNSPOUT / SCUPPER LOCATION(S) SHOULD BE COORDINATED BETWEEN THE ROOFING CONTRACTOR, THE ARCHITECT AND THE CIVIL ENGINEER. VERIFY LOCATION OF DOWNSPOUTS.



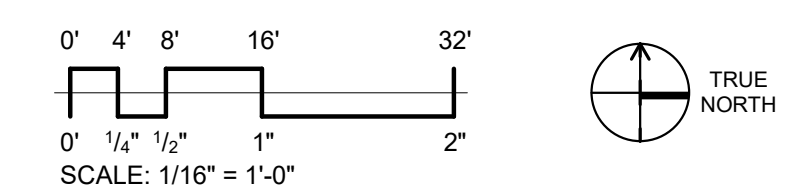
ROOF PLAN KEYNOTES:

1 DOWNSPOUT

2



A1 ROOF PLAN (EXISTING/NEW)
1/16" = 1'-0"



DRM ELECTROCOAT

BUILDING ADDITION

**1305 PROTHERO DRIVE
REEDSBURG, WI 53959**

Project Status

[illegible]

PROJ. #:	20138-01
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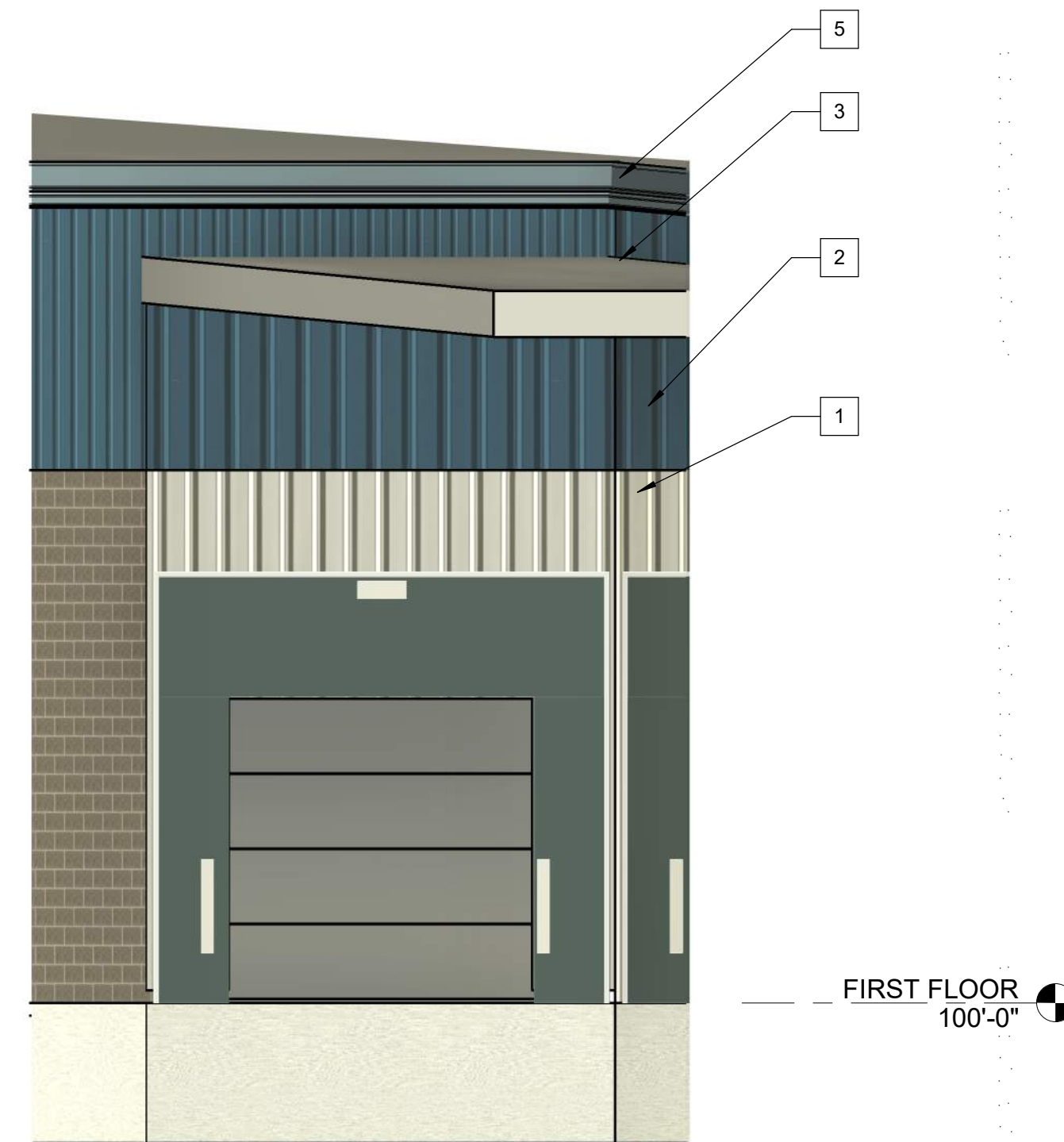
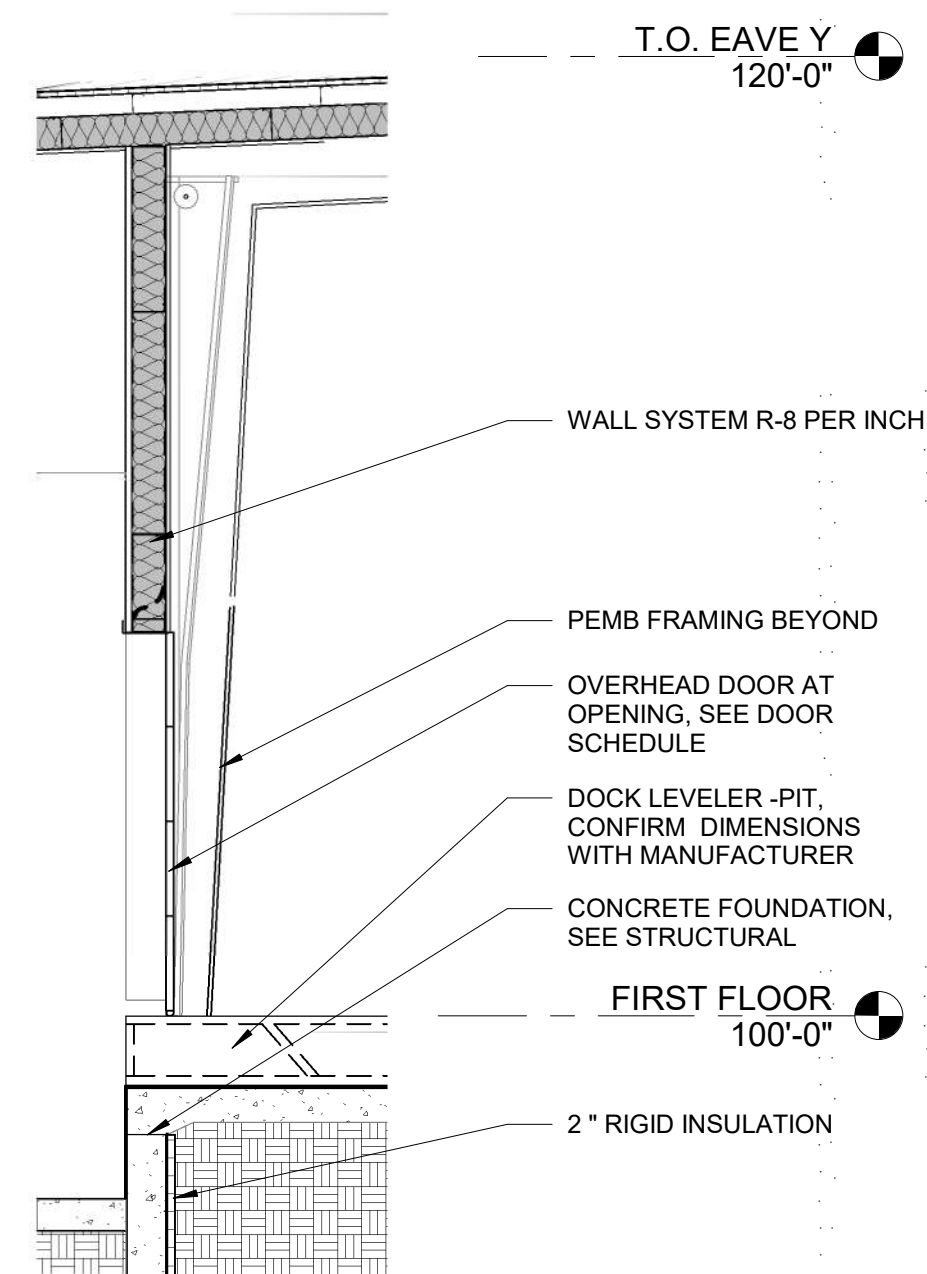
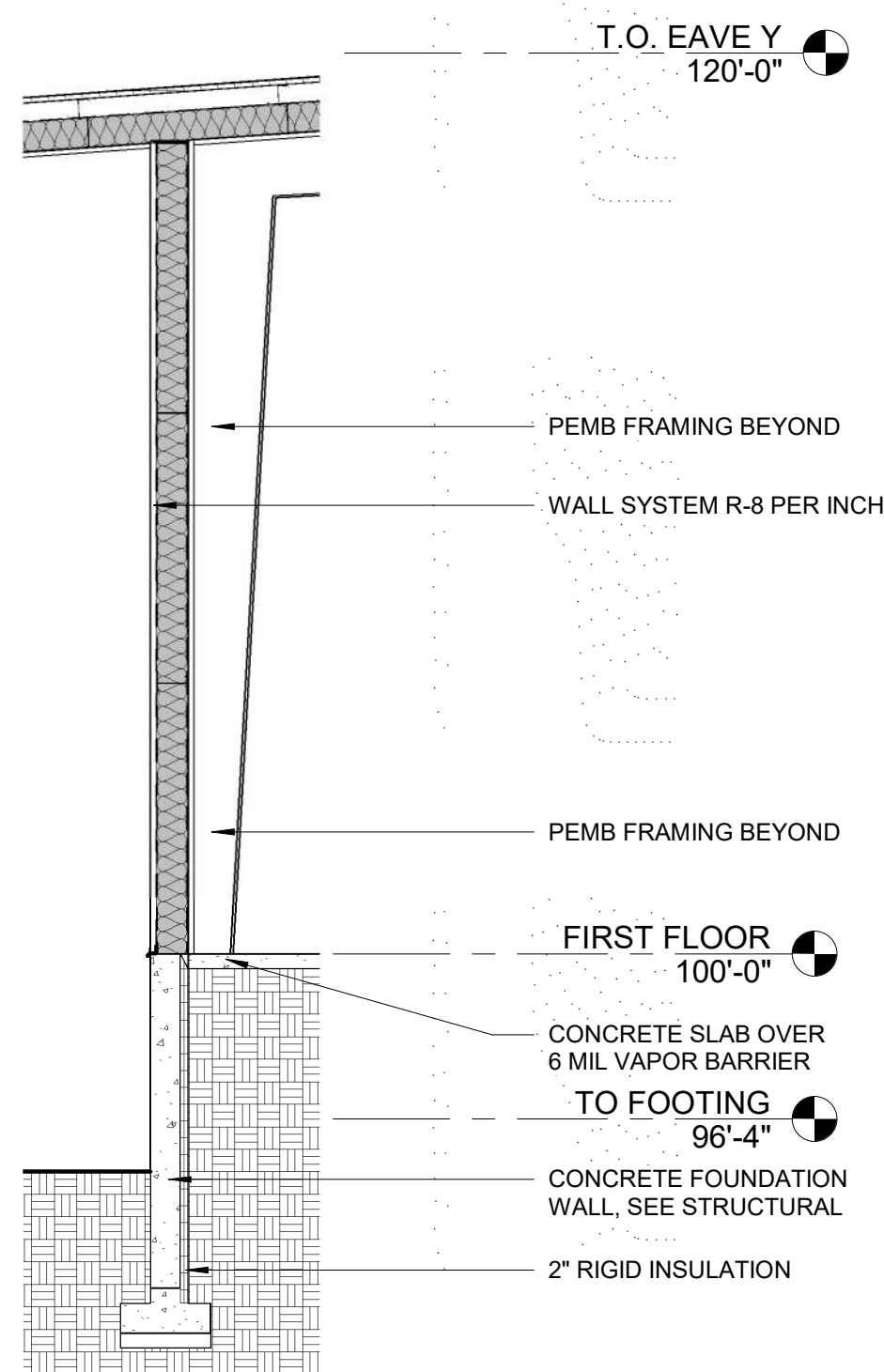
ROOF PLAN

A102

Page 22 of 44

FOR CONSTRUCTION

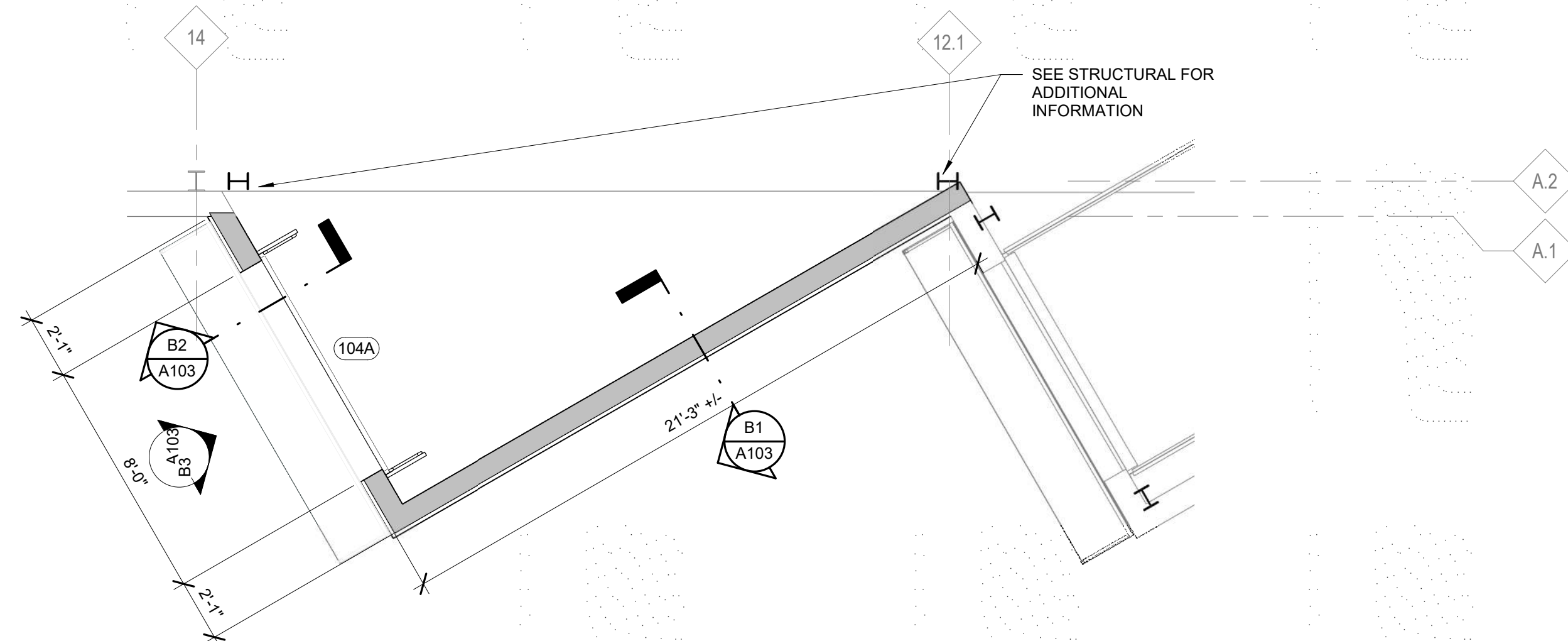
EXTERIOR MATERIAL SCHEDULE						
#	DESCRIPTION	MANUFACTURER	TYPE/STYLE	COLOR	WIDTH	COMMENTS
1	VERTICAL SIDING	NUCOR		WARM WHITE		VERIFY WITH OWNER
2	VERTICAL SIDING					
3	METAL ROOF	NUCOR				VERIFY WITH OWNER
4	METAL TRIM		PVDF COATINGS	ROYAL BLUE		VERIFY WITH OWNER
5	METAL GUTTER			ROYAL BLUE		TO MATCH METAL TRIM



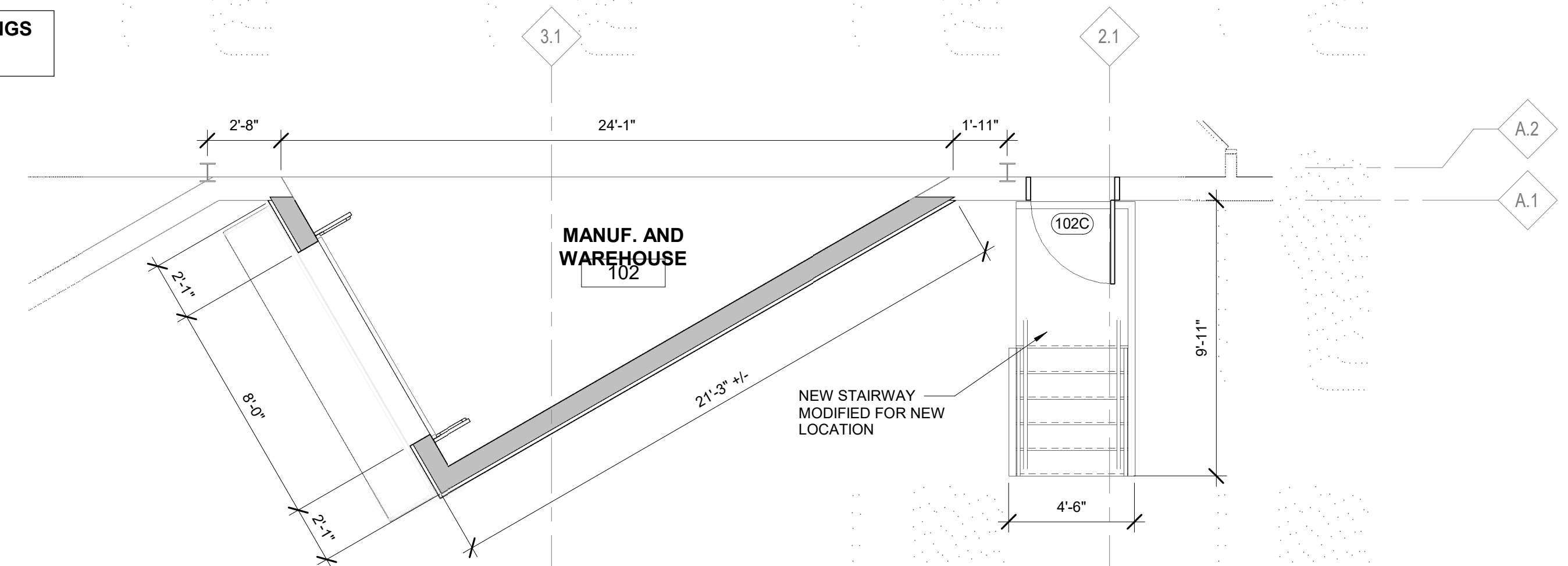
B1 WALL SECTION @ DOCK SIDE
1/4" = 1'-0"

B2 WALL SECTION @ DOCK DOOR
1/4" = 1'-0"

B3 DOCK DOOR ELEVATION
1/4" = 1'-0"



A1 SOUTH DOCK ENLARGED PLAN
1/4" = 1'-0"



A3 NORTH DOCK ENLARGED PLAN
1/4" = 1'-0"

DRM ELECTROCOAT

BUILDING ADDITION

**1305 PROTHERO DRIVE
REEDSBURG, WI 53959**

Project Status

[illegible]

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LOADING DOCKS

A103

FOR CONSTRUCTION

BUILDING ADDITION
1305 PROTHERO DRIVE
REEDSBURG, WI 53959

22.03.01	FOR CONSTRUCTION
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[illegible]

PROJ. #:	20138-01
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EXTERIOR ELEVATIONS

A201



GENERAL PLAN NOTES:

- A. ALL DIMENSIONS SHOWN ARE NOMINAL. REFER TO DETAILS FOR EXACT PARTITION TYPE SIZES. ALL DIMENSIONS ARE FACE OF FRAME TO FACE OF FRAME.
- B. THE THICKNESS OF TILE, WOOD BASE, WAINSCOTING, TRIM AND SIMILAR APPLIED FINISHES ARE NOT INCLUDED IN ROOM DIMENSIONS; THOSE ELEMENTS WILL BE DIMENSIONED IN THE DETAIL.
- C. FIELD VERIFY OPENING AND ROOM SIZES FOR FINISH MATERIALS AND CABINETRY PRIOR TO ORDERING AND INSTALLATION.
- D. PROVIDE SOLID WOOD BLOCKING FOR CABINETRY, SHELVING, TOILET ACCESSORIES, AND TELEVISION MOUNTS.
- E. PROVIDE SOLID WOOD BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009
- F. ALL CABINET LAYOUTS SHOWN ARE BASED ON GENERAL INFORMATION. AVAILABILITY OF SPECIFIC CABINET SIZES AND CONFIGURATIONS MAY VARY BY MANUFACTURER.
- G. CABINET SUPPLIER TO VERIFY QUANTITY AND PLACEMENT OF FINISHED END PANELS AND FILLER STRIPS REQUIRED FOR FINAL LAYOUTS. ALL EXPOSED SURFACES SHALL BE FINISHED.
- H. CABINET SUPPLIER TO COORDINATE ACTUAL APPLIANCE AND FIXTURE SELECTIONS WITH CABINET LAYOUTS.
- I. SCRIBE ALL CABINET FILLERS TO WALL AND TEMPLATE COUNTERTOPS TO FIT AS-BUILT CONDITIONS. CAULK AT PERIMETER OF COUNTERTOP BACK AND SIDE SPLASHES.
- J. INSTALL BASE AND FLOOR FINISH BEHIND ALL APPLIANCES.
- K. ALL FINISHES, APPLIANCES, EQUIPMENT, CABINET LAYOUTS AND ACCESSORIES TO BE APPROVED BY ARCHITECT/DESIGNER PRIOR TO INSTALLATION.
- L. SEE TYPICAL INTERIOR TRIM DETAILS FOR WINDOW SILLS, CASING AT DOORS AND WINDOWS, WALL BASE, AND SPECIAL DESIGN TREATMENTS. ENSURE ALL TRIM FINISH MATCHES IN COLOR, SPECIES AND FINISH.
- M. SEE A002 FOR TYPICAL FIXTURE MOUNTING HEIGHTS. ALL EXPOSED PLUMBING BELOW SINKS TO BE WRAPPED IN THERMAL BARRIERS.

PLAN KEYNOTES:

- 1 FURNITURE TO BE PROVIDED BY OWNER
- 2 APPLIANCES PROVIDED BY OWNER
- 3 CABINET FINISH OPTIONS TO BE COORDINATED WITH OWNER BY CONTRACTOR

TOILET ROOM

ACCESSORIES SCHEDULE:

- 1 FLOOR MOUNTED TOILET
- 2 WALL MOUNTED COUNTER AND SINKS
- 3 WALL MOUNTED MIRROR
- 4 WALL MOUNTED LIQUID SOAP DISPENSER
- 5 RECESSED PAPER TOWEL AND WASTE RECEPTACLE
- 6 SANITARY NAPKIN WASTE RECEPTACLE
- 7 TOILET PAPER DISPENSER
- 8 42" LONG HORIZONTAL GRAB BAR & 18" LONG VERTICAL GRAB BAR
- 9 36" LONG HORIZONTAL GRAB BAR
- 10 WALL MOUNTED URINALS
- 11 MOP SINK

Project Status

2022.03.01	FOR CONSTRUCTION
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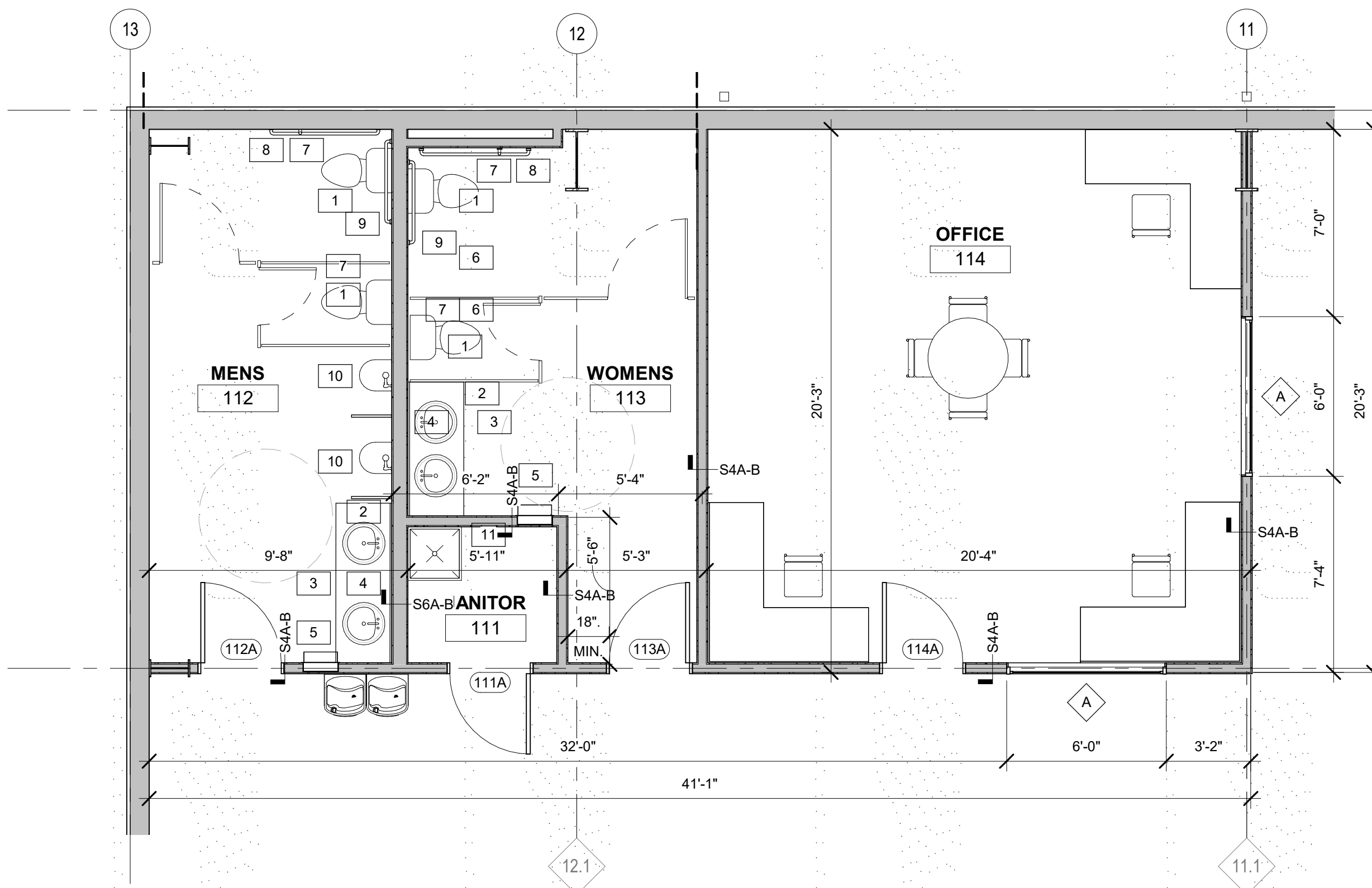
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FLOOR PLANS

A401

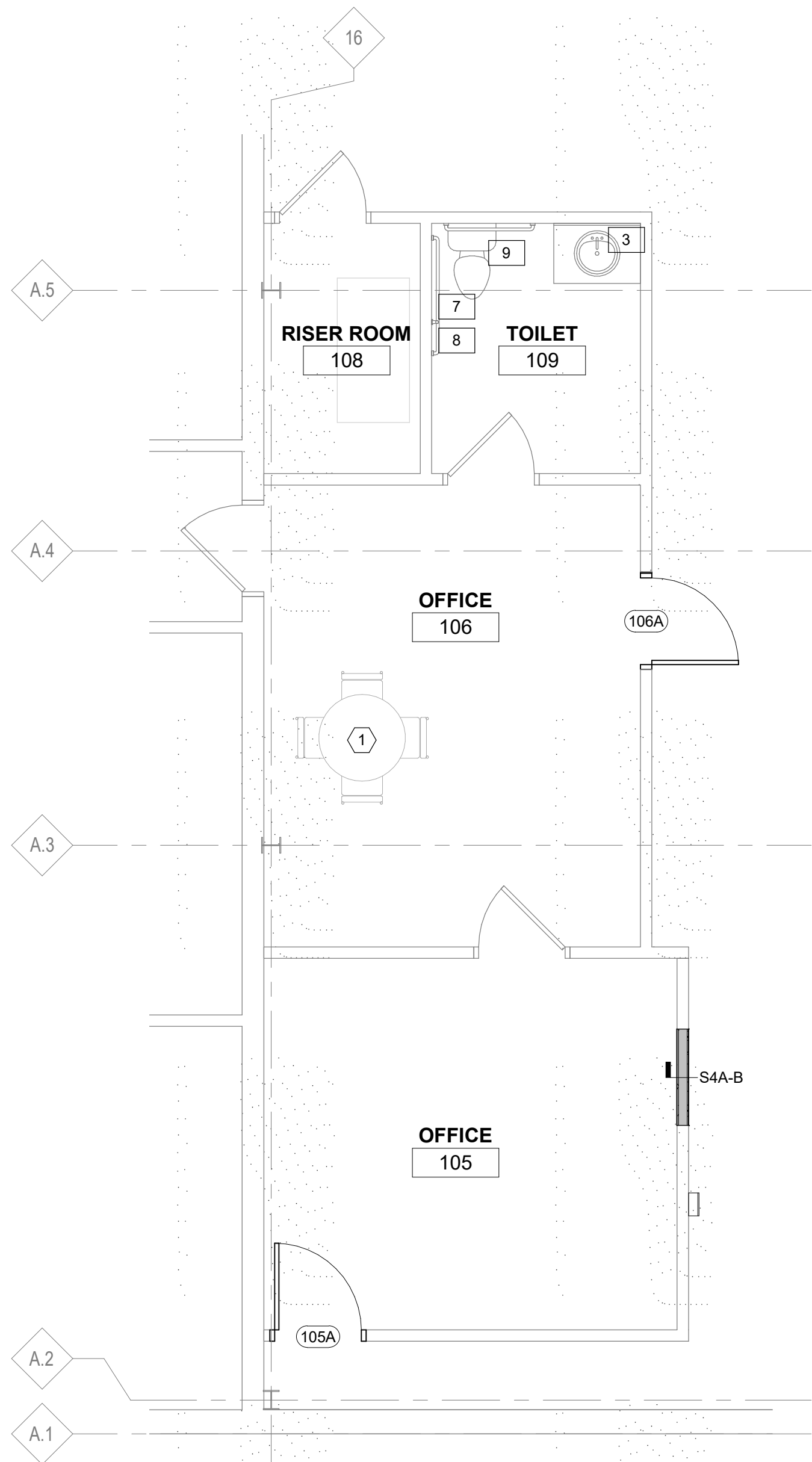
"S" WALL TYPE - STEEL FRAMED					S4A
CONFIGURATIONS	S4A	S4A-B	S4A-B1		
GWB TYPE	STANDARD	STANDARD	TYPE X		
INSULATION TYPE	N/A	BATT	BATT		
FIRE RATING	N/A	N/A	1 HOUR		
FIRE TEST	N/A	N/A	UL# U432		

					S6A
CONFIGURATIONS	S6A	S6A-B	S6A-B1		
GWB TYPE	STANDARD	STANDARD	TYPE X		
INSULATION TYPE	N/A	BATT	BATT		
FIRE RATING	N/A	N/A	1 HOUR		
FIRE TEST	N/A	N/A	UL# U432		



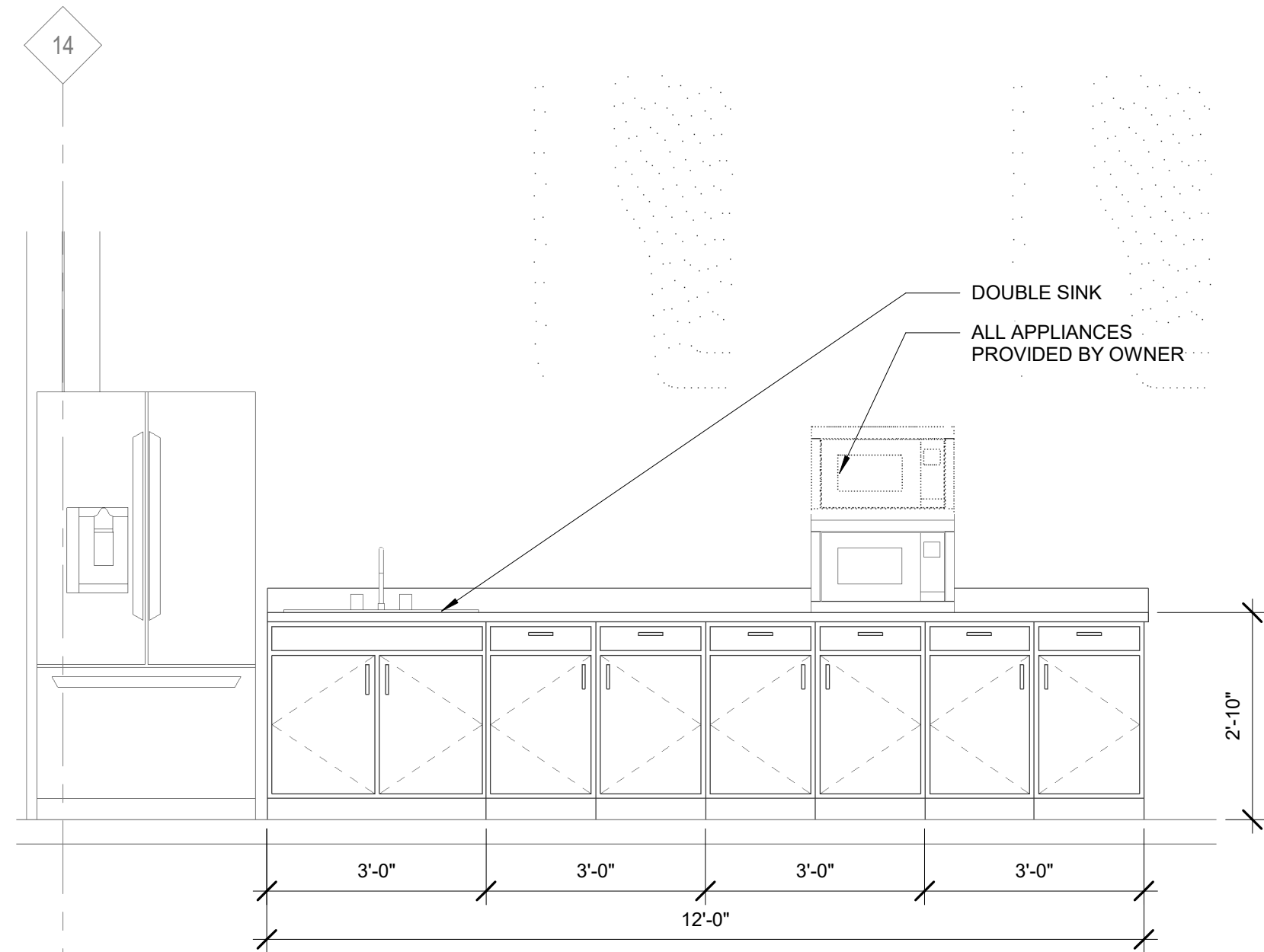
C3 RESTROOMS AND OFFICE

1/4" = 1'-0"



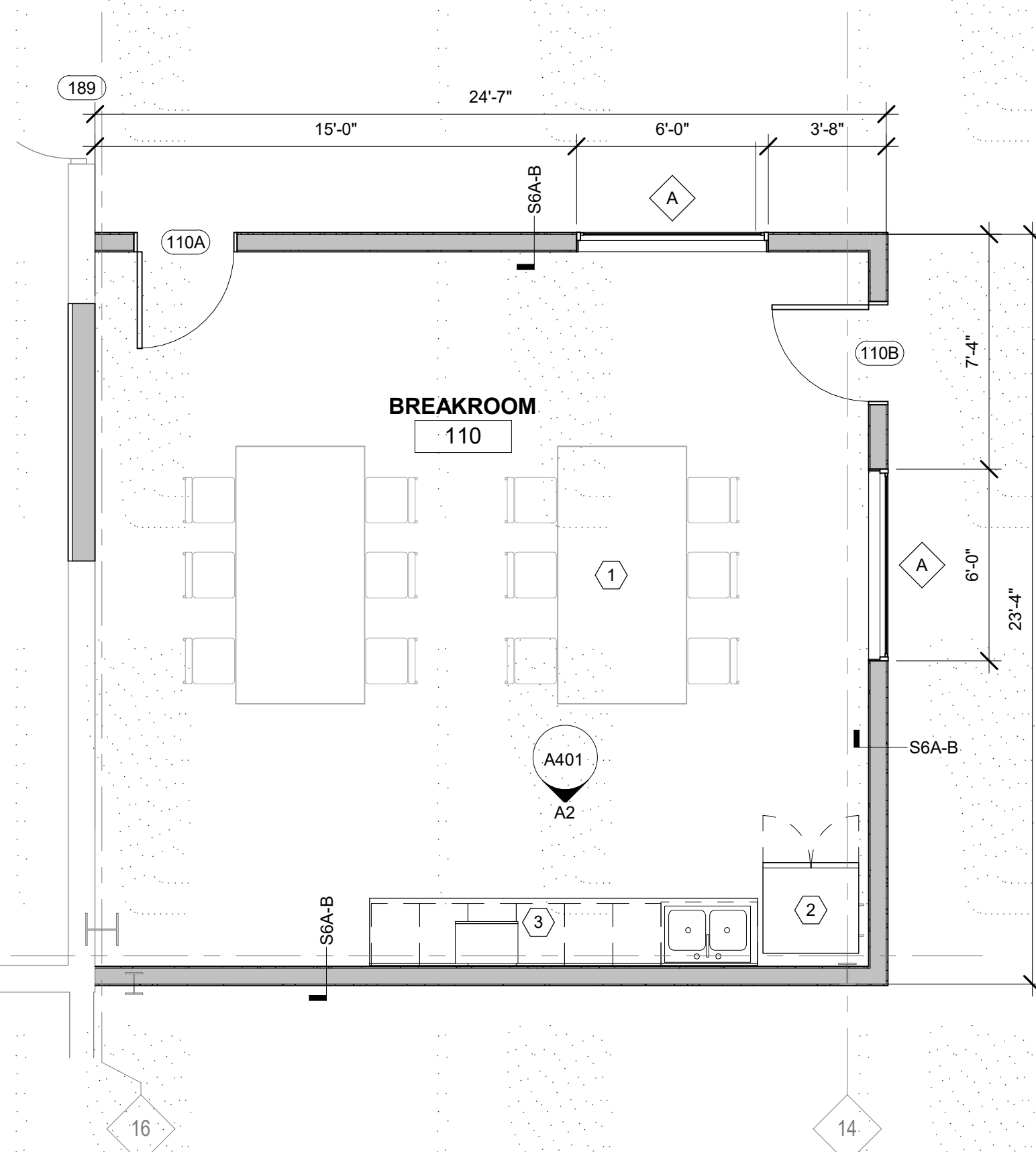
A1 BREAK ROOM AND OFFICE

1/4" = 1'-0"



A2 CASEWORK ELEVATION

1/2" = 1'-0"



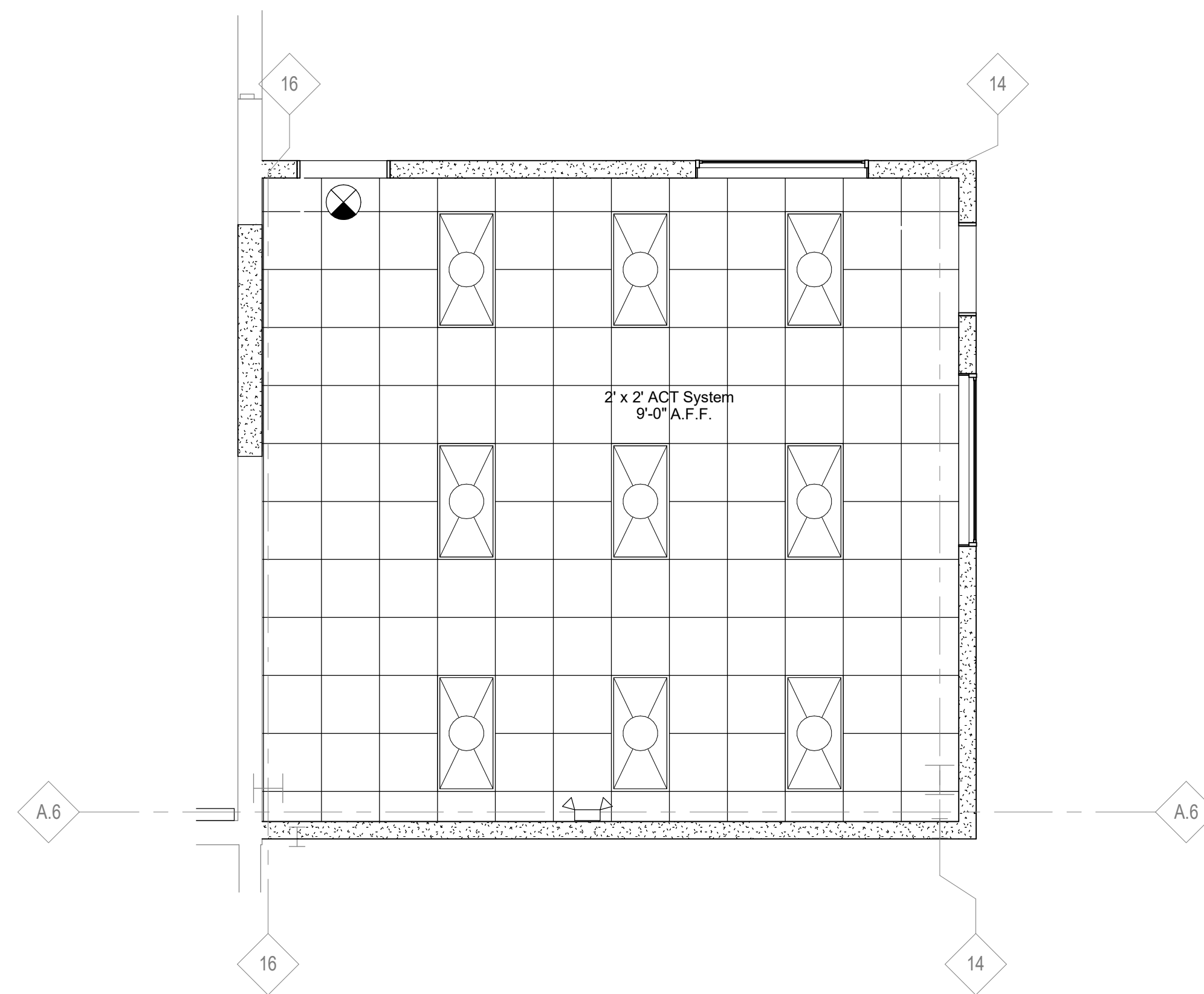
A3 BREAKROOM

1/4" = 1'-0"

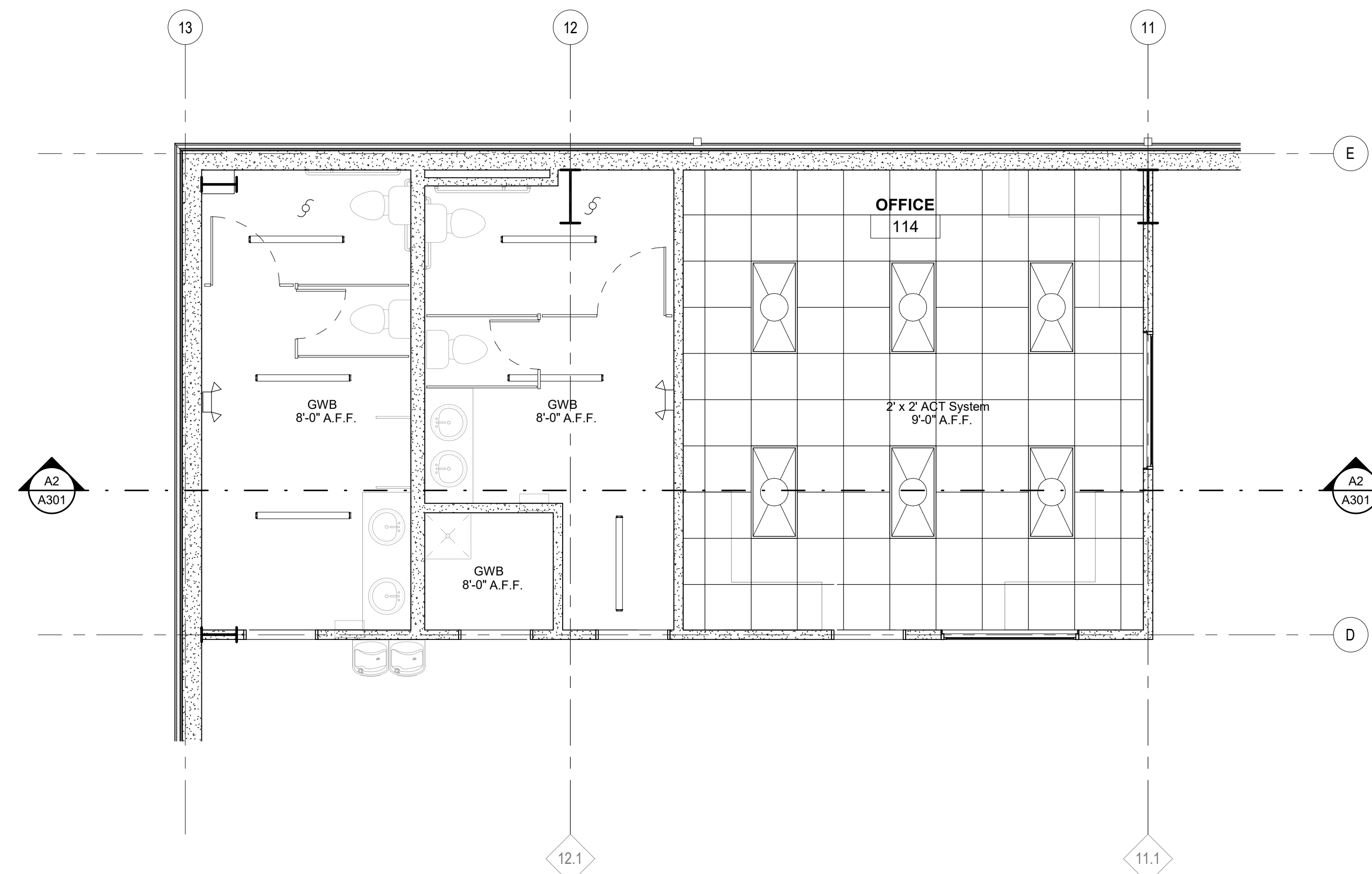
FOR CONSTRUCTION

REFLECTED CEILING PLAN
GENERAL NOTES:

- A. CENTER CEILING GRID IN ROOM, LEAVING A MINIMUM TILE DIMENSION OF NOT LESS THAN 1'-0", UNLESS NOTED OTHERWISE
- B. COORDINATE HVAC WITH ARCHITECT PRIOR TO INSTALLATION (SUPPLY DIFFUSERS, RETURN LOUVERS, TRANSFER GRILLS, EXHAUST GRILLS, AND ANY OTHER FEATURE).
- C. LIGHTING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LIGHT FIXTURES TO BE DESIGNED BY ELECTRICIAN OR LIGHTING DESIGNER. COORDINATE LIGHTING LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
- D. FOLLOW THE STATE AND NATIONAL CODE REQUIREMENTS AND MINIMUM FOOT CANDLE REQUIREMENTS.
- E. CENTER ALL CEILING MOUNTED LIGHT FIXTURES, LIFE SAFETY DEVICES, SPEAKERS, SPRINKLERS, AND OTHER ELEMENTS IN THE ACOUSTIC CEILING TILE IN BOTH DIRECTIONS, UNLESS NOTED OTHERWISE.
- F. MEP & FP CONTRACTORS SHALL COORDINATE WITH ARCHITECT PRIOR TO CONSTRUCTION START TO MINIMIZE CEILING MOUNTED FIXTURES AND EQUIPMENT. CONDUIT SHALL BE RUN AT 90 DEGREE ANGLES TO THE SPACE, UNLESS NOTED OTHERWISE, AND SHALL BE CONCEALED WHERE POSSIBLE.

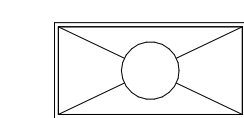


C1 BREAKROOM REFLECTED CEILING PLAN
1/4" = 1'-0"



A1 RESTROOMS AND OFFICE REFLECTED CEILING PLAN
1/4" = 1'-0"

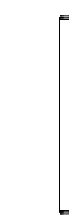
CEILING PLAN FIXTURES:



- 2X4' TROFFER LIGHT
- LED BULB
- CF/CI



- EXHAUST FAN W/ LIGHT
- LED BULB
- CF/CI



- SURFACE MOUNTED CEILING
FIXTURE
- LED BULB
- CF/CI

DRM ELECTROCOAT

BUILDING ADDITION

**1305 PROTHERO DRIVE
REEDSBURG, WI 53959**

Project Status

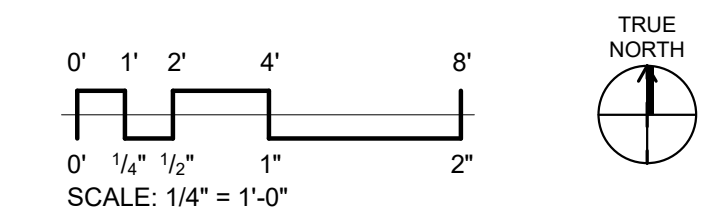
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ENLARGED REFLECTED CEILING PLAN

A402



FOR CONSTRUCTION

BUILDING ADDITION

**1305 PROTHERO DRIVE
REEDSBURG, WI 53959**

References

EXTERIOR ELEVATIONS

A201

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BUILDING ADDITION
1305 PROTHERO DRIVE
REEDSBURG, WI 53959

22.03.01	FOR CONSTRUCTION
22.03.02	CITY REVISION

[illegible]

COJ. #:	20138-01
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SKETCHWORKS
ARCHITECTURE 2021

EXTERIOR ELEVATIONS

A201



RESOLUTION
(CSM – 3000 East Main Street; Parcel #276-2244-57000)

File No. 4468-22

Resolved, that this Certified Survey located in the City of Reedsburg is hereby approved by the Common Council of the City of Reedsburg.

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 14th day of March, 2022, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 14th day of March, 2022.

Jacob Crosetto
City Clerk

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: City of Reedsburg

ADDRESS: 134 S. Locust **CITY:** Reedsburg **STATE:** _____

ZIP: _____ **PHONE:** 524-6404 **FAX:** _____

E-MAIL: _____

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 3000 E. Main St **PARCEL #:** 2244-57

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** New lot for future hotel

☐ **Conditional Use Permit:** _____

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

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

☒ **Rezoning - From:** Ag **To:** B-2 Business

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

☐ **Zoning Appeal / Interpretation:** _____

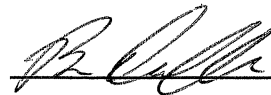
☐ **Zoning Variance:** _____

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.

 1/2/21/22

Applicant Signature / Date

1

Owner Signature / Date

Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

City Council Action & Date: _____

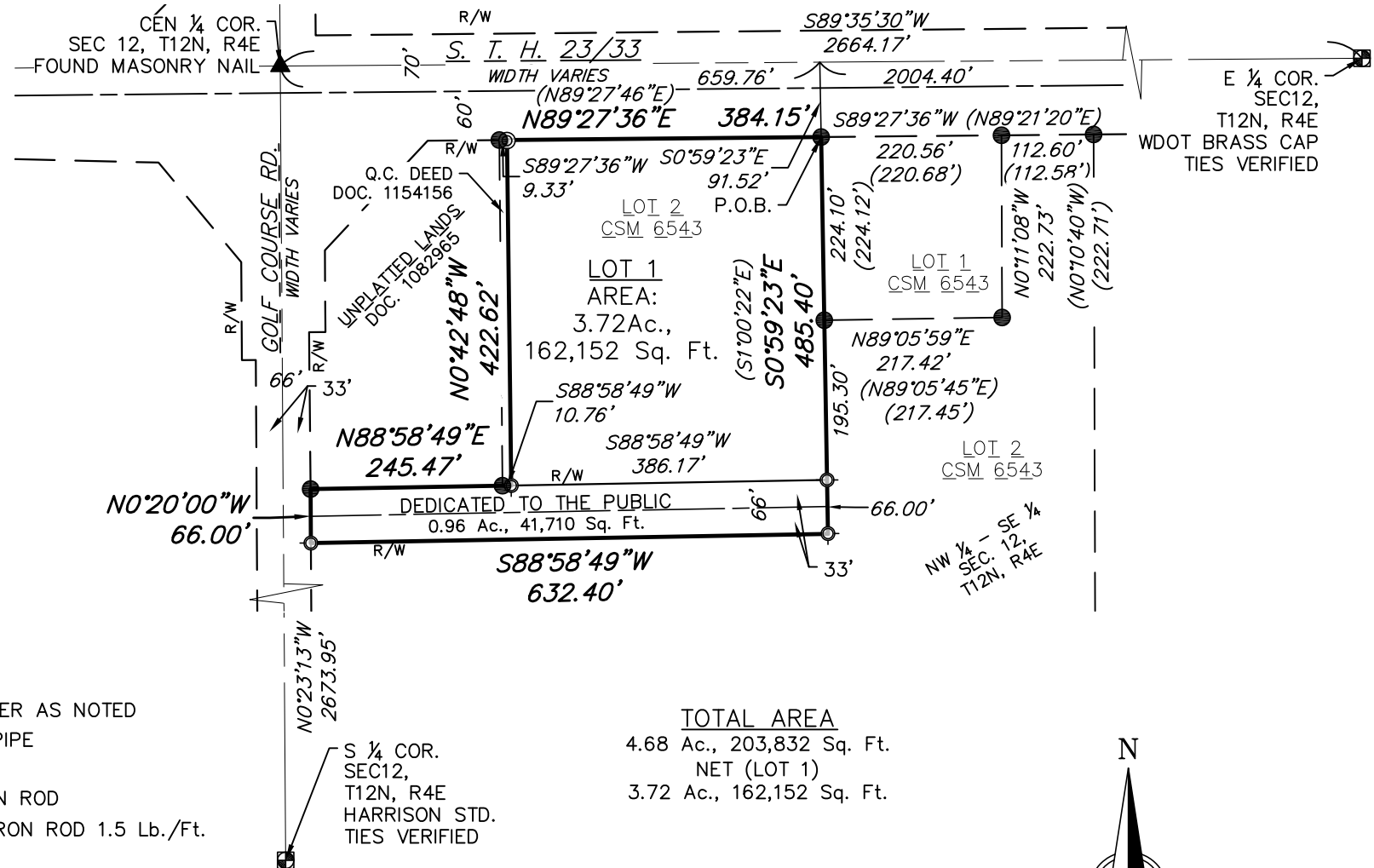
Account #10-461500-00

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

Conditional Use \$200	_____
Cond. Use-Agriculture \$400	_____
Variance \$125	_____
Zone Change \$200	_____
C.S.M. \$175	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Flood Plain Zone \$189	_____
Site Plan Review 175	_____
Comp Plan Amend \$200	_____

Date Paid _____
Receipt # _____

SAUK COUNTY CERTIFIED SURVEY MAP No. _____
PART OF LOT 2 OF SAUK COUNTY CERTIFIED SURVEY MAP 6543,
LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 12, T12N, R4E,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



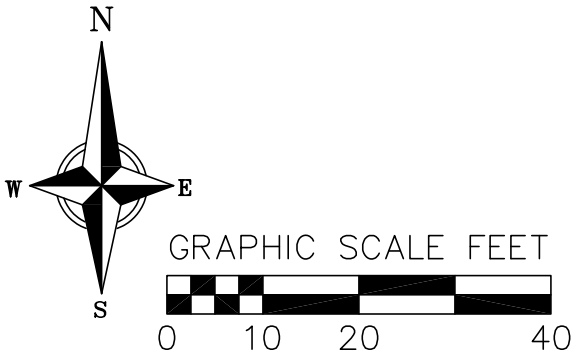
SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND 1" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- ⊕ SET 3/4" Ø X 18" IRON ROD 1.5 Lb./Ft.

SURVEYOR'S NOTES

1. Bearings are referenced to the Wisconsin Coordinate Reference System, Sauk County, (WisCRS NAD 83/2011 Sauk). The north line of the Southeast Quarter of Section 12, T12N, R4E bears S89°35'30"W.
2. Field work was completed on 2/23/2022 and 2/24/2022.
3. Through Wis. Stat. § 823.08, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of owners of later established residential property to seek changes to nearby pre-existing agricultural practices. Active agricultural operations are now taking place and are planned to continue on lands in the vicinity of this CSM. These active agricultural operations may produce noises, odors, dust, machinery traffic or other conditions during daytime and evening hours.
4. See sheet 2 of 2 for Surveyor's Certificate, legal description and approval certificates.
5. The centerline of U.S.H. 33 does not run coincident with the north line of the SE 1/4 of Section 12, T12N, R4E.

TOTAL AREA
4.68 Ac., 203,832 Sq. Ft.
NET (LOT 1)
3.72 Ac., 162,152 Sq. Ft.



18 Feb 2022 - 2:56p R:\Badger Hotel Development Company LLC\210132 - Reedsburg Hotel\CADD\Reedsburg Hotel - 1 Lot CSM.dwg by: mlon



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

REVISIONS

SCALE	1" = 200'
CHECKED	sdis
DRAFTER	mton
FILE	210132
DATE	2/18/2022

SHEET

1 OF 2

SAUK COUNTY CERTIFIED SURVEY MAP No. _____
PART OF LOT 2 OF SAUK COUNTY CERTIFIED SURVEY MAP 6543,
LOCATED IN THE NW ¼ OF THE SE ¼ OF SECTION 12, T12N, R4E,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Reedsburg, and under the direction of the Steve Zibell, Director of Public Works, City of Reedsburg, I have surveyed, divided, mapped and dedicated this Certified Survey; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the NW ¼ of the SE ¼ of Section 12, T12N, R4E City of Reedsburg, Sauk County, Wisconsin, containing 4.68 acres of land and is bounded by a line described as follows:

Legal Description

Part of Lot 2 of Sauk County Certified Survey Map No. 6543, located in the NW ¼ of the SE ¼ of Section 12, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, bounded by a line described as follows:
Commencing at the East one-quarter corner of said Section 12, T12N, R4E;
Thence, S89°35'30"W, along the north line of the SE ¼ of said Section 12, 2004.40 feet to its intersection with the northerly extension of the west line of Lot 1 of Sauk County Certified Survey Map No. 6543;
Thence, S00°59'23"E, 91.52 feet to a found ¾" diameter iron rod at the south right-of-way line of S.T.H. 23/33 and the northwest corner of Lot 1 of said Sauk County Certified Survey Map No. 6543, being the Point of Beginning (P.O.B.) of this legal description;
Thence, S00°59'23"E, along the east line of Lot 2 of Sauk County Certified Survey Map No. 6543 and its southerly extension, 485.40 feet to a set ¾" diameter iron;
Thence, S88°58'49"W, 623.40 feet, to a set ¾" diameter iron rod at the east right-of-way line of Golf Course Road;
Thence, N00°20'00"W, along the said east right-of-way line of Golf Course Road, 66.00 feet, to a found ¾" diameter iron rod at the south line of lands described in Sauk County Register of Deeds Document No. 1082965;
Thence, N88°58'49"E, along the south line of said lands described in Sauk County Register of Deeds Document No. 1082965 and the south line of lands described in Sauk County Register of Deeds Quit Claim Deed Document No. 1154156, 245.47 feet to a set ¾" diameter iron rod at the southeast corner thereof;
Thence, N00°42'48"W, along the east line of said lands described in Sauk County Register of Deeds Quit Claim Deed Document No. 1154156, 422.62 feet, to a found 1" diameter iron pipe at the northeast corner thereof, the north line of Lot 2 of said Sauk County Certified Survey Map No. 6543 and the south right-of-way line of S.T.H. 23/33;
Thence, N89°27'36"E, along the north line of said Lot 2 of said Sauk County Certified Survey Map No. 6543 and the south right-of-way line of S.T.H. 23/33, 348.15 feet, returning to the Point of Beginning;

Lot 1 contains 4.68 Acres, 203,862 Sq. Ft., (3.72 Acres, 162,152 Sq. Ft. Net) and is subject to all other easements and rights-of-way of record.

Marc A. Londo, WI PLS #2696 Date
Vierbicher Associates, Inc.

OWNER'S CERTIFICATE OF DEDICATION

As owner, I Steve Zibell, Public Works Director for the City of Reedsburg hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

The City of Reedsburg

WITNESS the hand and seal of said owner(s) this _____ day of _____, 2022, in presence of:

Steve Zibell
Public Works Director
City of Reedsburg, Wisconsin

STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this _____ day of _____, 2022, the above named Steve Zibell to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____,
Wisconsin
My commission expires _____.

CITY OF REEDSBURG APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the City of Reedsburg, owner, is hereby approved by the common council, of the City of Reedsburg.

Dave G. Estes, Mayor Date

I, Jacob Crosetto, being the duly elected, qualified and acting clerk of the City of Reedsburg, Sauk County, Wisconsin do hereby certify that the Common Council of the City of Reedsburg passed Resolution Number _____

_____ on _____, authorizing me to issue a certificate of approval of this Certified Survey Map, City of Reedsburg, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the approval was granted and effective

on this, the _____ day of _____, 2022.

Jacob Crosetto



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

SHEET

2 OF 2

SCALE

REVISIONS

na

sdls

mlon

210132

DATE

2/18/2022

JOB NO.

210132

RESOLUTION
(CSM – 600 South Golf Course Road & 600 South Wengel Drive;
Parcel #276-2245-10100, 276-2243-13000 & 276-2243-14000)

File No. 4469-22

Resolved, that this Certified Survey located in the City of Reedsburg is hereby approved by the Common Council of the City of Reedsburg.

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 14th day of March, 2022, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 14th day of March, 2022.

Jacob Crosetto
City Clerk

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: City of Reedsburg

ADDRESS: 134 S. Locust St **CITY:** Reedsburg **STATE:** _____

ZIP: _____ **PHONE:** 524-6404 **FAX:** _____

E-MAIL: _____

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 600 S. Golf Course Rd **PARCEL #:** 2245-101

2243-13
2243-14

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** New Business Park lots

☐ **Conditional Use Permit:** _____

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

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

☒ **Rezoning - From:** I-4 Industrial **To:** Government

☐ **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.

 12/21/22

Applicant Signature / Date

_____ 1

Owner Signature / Date

Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

City Council Action & Date: _____

Account #10-461500-00

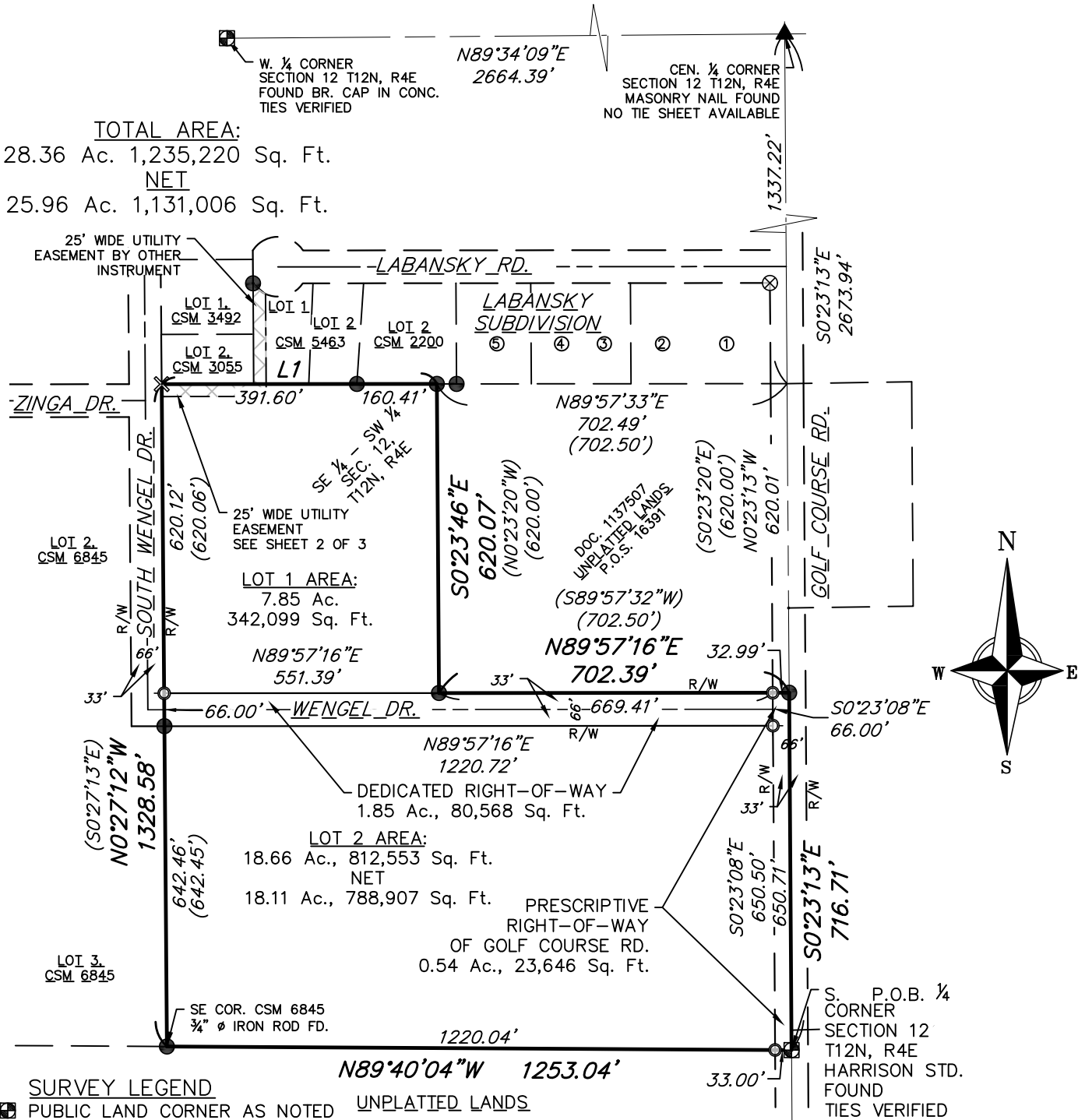
**The applicant or representative MUST
ATTEND the meeting.**

Conditional Use \$200	_____
Cond. Use-Agriculture \$400	_____
Variance \$125	_____
Zone Change \$200	_____
C.S.M. \$175	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Flood Plain Zone \$189	_____
Site Plan Review 175	_____
Comp Plan Amend \$200	_____

Date Paid _____
Receipt # _____

SAUK COUNTY CERTIFIED SURVEY MAP No. _____
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12,
ALL IN T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

TOTAL AREA:
28.36 Ac. 1,235,220 Sq. Ft.
NET
25.96 Ac. 1,131,006 Sq. Ft.

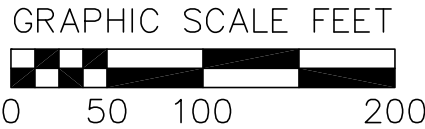
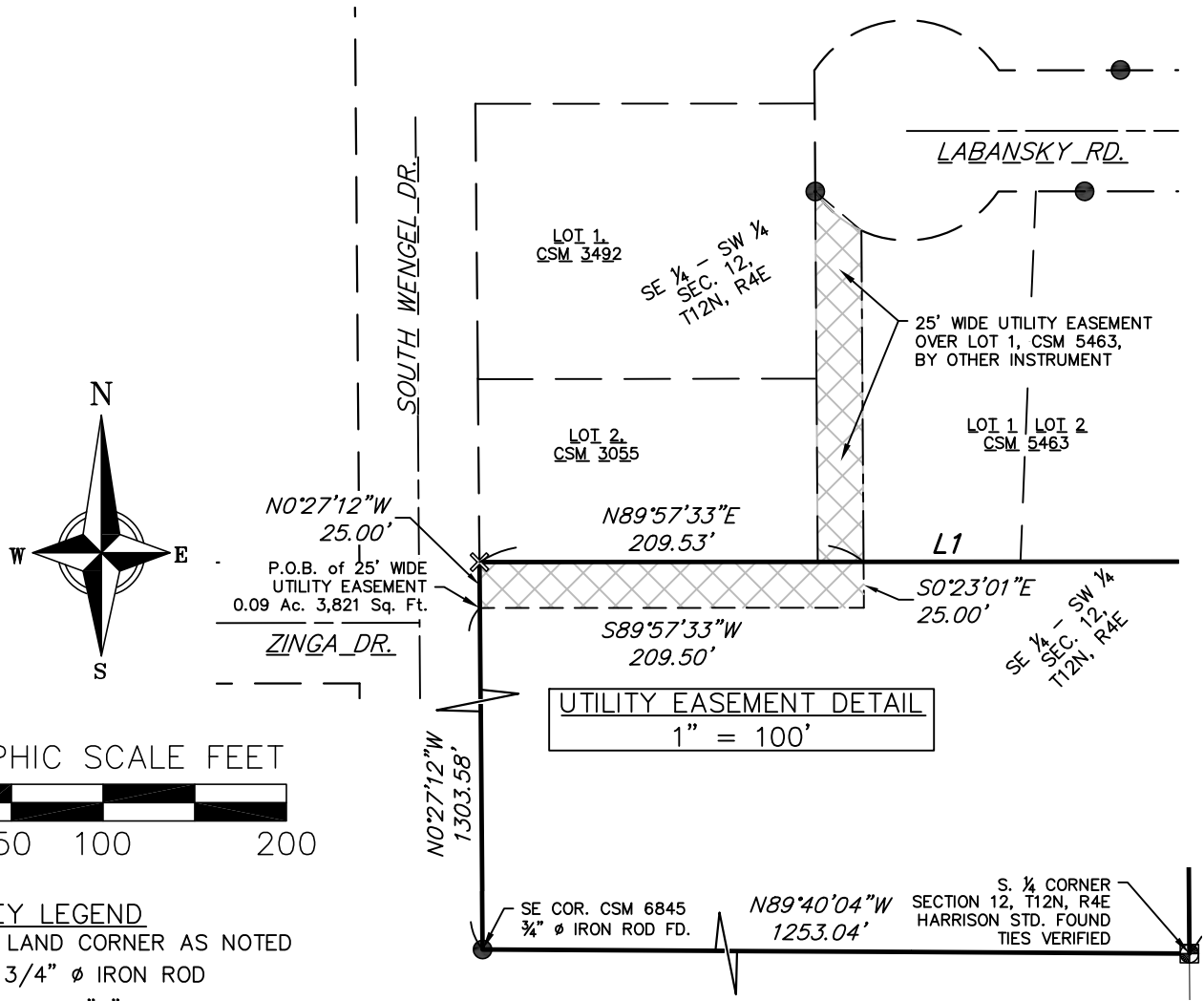


- SURVEY LEGEND**
- PUBLIC LAND CORNER AS NOTED
 - ⊗ FOUND 2" Ø IRON PIPE
 - FOUND 3/4" Ø IRON ROD
 - ⊗ SET CHISELED "X"
 - △ SET P.K. NAIL
 - ⊙ SET 3/4" Ø x 18" IRON ROD 1.5 Lb./Ft.
- GRAPHIC SCALE FEET**
- 0 150 300 600

- SURVEYOR'S NOTES**
- Bearings are referenced to the Wisconsin Coordinate Reference System, Sauk County, (WisCRS NAD 83/2011 Sauk). The east line of the Southwest Quarter of Section 12, T12N, R4E bears S00°23'08"E.
 - Field work was completed on 1/31/2022 and 2/21/2022.
 - Through Wis. Stat. § 823.08, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of owners of later established residential property to seek changes to nearby pre-existing agricultural practices. Active agricultural operations are now taking place and are planned to continue on lands in the vicinity of this CSM. These active agricultural operations may produce noises, odors, dust, machinery traffic or other conditions during daytime and evening hours.
 - See sheet 2 of 3 for Access Easement detail and description and line table. See sheet 3 of 3 for surveyor's certificate, legal description and approval certificates.
 - Area values not labeled "NET" exclude the area of rights-of-way, all other area values are gross area values.

vierbicher planners engineers advisors Phone: (800) 261-3898	REVISIONS	SCALE 1 = 200'	SHEET 1 OF 3
		CHECKED sdis	
		DRAFTER mlon	
		FILE 210296CSM	
	JOB NO. 210296	DATE 2/17/2022	

SAUK COUNTY CERTIFIED SURVEY MAP No. _____
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12,
ALL IN T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" Ø IRON ROD
- SET CHISELED "X"
- SET 3/4" DIA. X 18" IRON ROD, 1.13 Lb./Ft.

Boundary Line Table

Line #	Direction	Length
L1	N89°57'33"E	552.01'

Utility Easement Description

Part of the SE 1/4 of the SW 1/4 of Section 12, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, bounded by a line described as follows:

Commencing at the South one-quarter corner of said Section 12, T12N, R4E;

Thence, N89°40'04"W, along the south line of the SW 1/4 of said Section 12, 1253.04 feet to a found 3/4" diameter iron rod at the southeast corner of Lot 3 of Sauk County Certified Survey Map No. 6845;

Thence, N00°27'12"W, along the east line of Lot 3 of Sauk County Certified Survey Map No. 6845 and the east right-of-way line of South Wengel Drive, 1303.58 feet the Point of Beginning (P.O.B.) of this Utility Easement Description;

Thence, N00°27'12"W, continuing along said east right-of-way line of South Wengel Drive, 25.00 feet to a set chiseled cross at the southwest corner of Lot 2 of Sauk County Certified Survey Map No. 3055;

Thence, N89°57'33"E, along the north line of said SE 1/4 of the SW 1/4 of Section 12, the south line of said Lot 2 of Sauk County Certified Survey Map No. 3055 and the south line of Lot 1 of Sauk County Certified Survey Map No. 5463, 209.53 feet;

Thence, S02°23'01"E, 25.00 feet;

Thence, S89°57'33"W, along a line 25 feet perpendicular distant and south of the north line of the SE 1/4 of the SW 1/4 of said Section 12, 209.50 feet to the east right-of-way line of South Wengel Drive, returning to the Point of Beginning.

Easement contains 0.09 Acres, (3,821 Sq. Ft.) and is subject to all easements and rights-of-way of record.

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



REVISIONS

SCALE 1" = 200'

CHECKED	sdis
DRAFTER	mlon
FILE	210296CSM
DATE	2/17/2022

SHEET

2 OF 3

JOB NO. 210296

SAUK COUNTY CERTIFIED SURVEY MAP No. _____
PART OF THE SE ¼ OF THE SW ¼ OF SECTION 12,
ALL IN T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE:

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A–E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Reedsburg, and under the direction of the Steve Zibell, Director of Public Works, City of Reedsburg, I have surveyed, divided and mapped this Certified Survey; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the SE ¼ of the SW ¼ of Section 12, T12N, R4E City of Reedsburg, Sauk County, Wisconsin, containing 28.36 acres of land and is bounded by a line described as follows:

Legal Description

Part of the SE ¼ of the SW ¼ of Section 12, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, bounded by a line described as follows:
Beginning at the South one–quarter corner of said Section 12, T12N, R4E;
Thence, N89°40’04”W, along the south line of the SW ¼ of said Section 12, 1253.04 feet to a found ¾” diameter iron rod at the southeast corner of Lot 3 of Sauk County Certified Survey Map No. 6845;
Thence, N00°27’12”W, along the east line of Lot 3 of Sauk County Certified Survey Map No. 6845 and the east right–of–way line of South Wengel Drive, 1328.58 feet to a set chiseled cross at the southwest corner of Lot 2 of Sauk County Certified Survey Map No. 3055;
Thence, N89°57’33”E, along the north line of said SE ¼ of the SW ¼ of Section 12, 552.01 feet (L1), to a found ¾” diameter iron rod at the northwest corner of lands described in Sauk County Register of Deeds Document No. 1137507;
Thence, S00°23’46”E, along the west line of said lands described in Sauk County Register of Deeds Document No. 1137507, 620.07 feet, to a found ¾” diameter iron rod at he southwest corner thereof;
Thence, N89°57’16”E, along the south line of said lands described in Sauk County Register of Deeds Document No. 1137507, 702.39 feet, to a found ¾” diameter iron rod at the southeast corner thereof, the centerline of Golf Course Road and the east line of the SE ¼ of the SW ¼ of said Section 12, T12N, R4E;
Thence, S00°23’13”E, along the east line of said SE ¼ of the SW ¼ of said Section 12, T12N, R4E, 716.71 feet, returning to the Point of Beginning;

Parcel contains 28.36 Acres, 1,235,220 Sq. Ft., (25.96 Ac., 1,130,916 Sq. Ft., Net) and is subject to all other easements and rights–of–way of record.

Marc A. Londo, WI PLS #2696 Date
Vierbicher Associates, Inc.

OWNER’S CERTIFICATE OF DEDICATION

As owner, I Steve Zibell, Public Works Director for the City of Reedsburg hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

The City of Reedsburg

WITNESS the hand and seal of said owner(s) this ____ day of _____, 2022.
In presence of:

Steve Zibell Date
Public Works Director
City of Reedsburg, Wisconsin

STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named Steve Zibell to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____
Wisconsin
My commission expires _____.

CITY OF REEDSBURG APPROVAL CERTIFICATE

Resolved, that the Certified Survey Map in the City of Reedsburg, owner, is hereby approved by the common council, of the City of Reedsburg.

Dave G. Estes, Mayor Date

I, Jacob Crosetto, being the duly elected, qualified and acting clerk of the City of Reedsburg, Sauk County do hereby
certify that the Common Council of the City of Reedsburg passed Resolution Number _____ on _____,
authorizing me to issue a certificate of approval of this Certified Survey Map, City of Reedsburg and Classic Investments LLC,, upon satisfaction of
certain conditions, and I do hereby certify that all conditions were satisfied and the approval was granted and effective
on this, the _____ day of _____, 2022.

Jacob Crosetto Date

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



REVISIONS	SCALE 1 = 200'	SHEET 3 OF 3
	CHECKED sdis	
	DRAFTER mlon	
	FILE 210296CSM	
JOB NO. 210296	DATE 2/17/2022	

ACT 175 (s. 87.30 (1d)(d) Stats.) Guidance

The WDNR floodplain model ordinance includes the acceptable regulatory standards required in Ch. NR116, Wis. Admin. Code with supplemental wording intended to ensure that the minimum requirements for participation in the National Flood Insurance Program (44 C.F.R. §§59-72) are met or exceeded in all circumstances. The floodplain model ordinance now includes language for communities choosing to adopt changes consistent with 2019 Act 175.

Act 175 was enacted March 2020 and created § 87.30 (1d) (d), Wis. Stats. This Act changes how Ch. NR116, Wis. Admin. Code may require local governments to regulate nonconforming structures in the floodplain. To participate in the National Flood Insurance Program, however, communities must still adopt and enforce regulations that meet the NFIP's minimum standards, which are unchanged. § 87.30 (1d) (d) creates an exception to the state's "50% rule" for structures in the floodplain. The state's "50% rule" says no modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of the local floodplain ordinance.

Essentially, in a floodplain zoning ordinance that has incorporated Act 175, if a nonconforming structure is altered to meet the federal minimum standards applicable to new construction and substantial improvements, and the living quarters in the nonconforming building are elevated to be at or above the flood protection elevation, then the Department is prohibited from imposing cost-based regulation or restrictions to the structure (i.e., "50% Rule"). It is important to note that structures modified to meet the requirements of § 87.30 (1d) (d) are not transformed into conforming structures. They are still considered nonconforming structures and are subject to all other non-cost-based regulations and restrictions applicable to nonconforming structures.

The NFIP minimum standards require a participating community to regulate all development, including all improvements to all structures in special flood hazard areas. The appropriate minimum standards must be applied to substantial improvements, modifications, additions, and repair or other improvement of substantially damaged buildings, without regard for whether such buildings are "nonconforming" with regard to ordinances adopted to meet Ch. NR116 regulations or other state or local zoning regulations.

Act 175 did not change any city, village, or county floodplain ordinance authority and communities are able to maintain their current ordinance and incorporate higher standards into their floodplain zoning ordinance.

Communities should decide whether to incorporate Act 175 into the floodplain ordinance or maintain their current framework for regulating nonconforming structures based on an assessment of local flood risks. Once the local flood risks are identified and an appropriate zoning approach is determined, some communities may choose to maintain existing floodplain zoning and implement higher standards, while others may modify their ordinances to adopt this new minimum standard. (see [WDNR floodplain model ordinance.](#))

1. When Act 175 is incorporated into an ordinance there is a potential for the community to allow modifications, additions, substantial improvements, maintenance and repairs to existing nonconforming structures in excess of the State's 50% Rule once the minimum requirements of **Appendix A** are met. This creates two classifications of nonconforming structures:
 - a. Class 1: Nonconforming structures that do not meet Appendix A minimum requirements and continued to be subject to the State's 50% Rule.
 - b. Class 2: Nonconforming structures meeting Appendix A minimum requirements and no longer subject to the State's 50% Rule.
2. For ordinances without Act 175 – repair/maintenance/modification/substantial improvement of structures in the floodplain is limited by the 50% rule as expressed in NR116.
 - a. No modification, addition, maintenance, or repair can be made on a structure in the floodway if the cost exceeds 50% of the present equalized assessed value of the structure;
 - b. If a structure in the floodway is substantially damaged by a flood, it must be removed from the floodway;
 - c. No modification, addition, maintenance, or repair can be made on a structure in the floodfringe if the cost exceeds 50% of the present equalized assessed value of the structure unless the structure is modified to conform to the floodplain ordinance;
 - d. In addition all standards for nonconforming structures in the floodplain, listed in Nonconforming Uses in Section 6.0 of the state model, must be followed.

Appendix A

For communities incorporating Act 175 into its ordinance, non-conforming structures not subject to the State 50% Rule must meet the following minimum standards:

- (1) Any living quarters in the nonconforming building are elevated to be at or above the flood protection elevation;
- (2) The lowest floor of the nonconforming building, including the basement, is elevated to or above the regional flood elevation;
- (3) The nonconforming building is permanently changed to conform to the applicable requirements of the general standards applicable to all floodplain districts;
- (4) The building is permanently changed to conform to all applicable requirements in the community's floodplain zoning ordinance such as Hydraulic and Hydrologic Analyses (H & H), lowest floor elevations, anchoring, mechanical and utility equipment elevations, floodproofing standards, and must not obstruct flow of floodwater or cause any increase in flood levels.

NOTE: Incorporating Act 175 into the local ordinance still requires the zoning administrator to carefully review and apply applicable portions of Nonconforming Uses in section 6.0 of the model ordinance because the structure is still a nonconforming structure.

- (5) If the nonconforming building is in the floodfringe, the building is permanently changed to conform to the applicable requirements of the floodfringe district.
- (6) New construction and substantial improvements of residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation.
- (7) New construction and substantial improvements of non-residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation, or (together with attendant utility and sanitary facilities) be designed so that below the base flood elevation the building is watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - a. Where a non-residential structure is intended to be made watertight below the base flood elevation, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction, and must certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of paragraph vii above.
 - b. The community must maintain a record of such certification including the specific elevation to which each such structure is floodproofed.
- (8) Fully enclosed areas below the lowest floor of new construction and substantial improvements in zones A1-30, AE, and AH that are usable solely for parking of vehicles, building access, or storage, must be designed to adequately equalize hydrostatic forces on exterior walls by allowing for the

entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet the following criteria:

- a. A minimum of two openings into each enclosed area must be located below the base flood elevation and provide a total net area of not less than one square inch for every square foot of enclosed area;
 - b. The bottom of all openings must be no higher than one foot above the adjacent grade;
 - c. Openings may be equipped with screens, louvers, valves, or other coverings if they permit the automatic entry and exit of floodwaters.
- 9) Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH outside of a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of flood, must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- 10) Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH on existing sites in an existing manufactured home park that is not undergoing expansion and on which a manufactured home has not incurred substantial damage as a result of flood must be elevated so that either the lowest floor of the manufactured home is at or above the base flood elevation, or the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- 11) Recreational vehicles placed on sites within zones A1-30, AH, and AE must either
- a. Be on site for fewer than 180 consecutive days; or
 - b. Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or
 - c. Meet the elevation and anchoring requirements for manufactured homes in paragraph ix above.
- 12) In a regulatory floodway that has been delineated on the FIRM in zone A1-30 or AE, encroachments, including new construction, substantial improvement, or other development (including fill) must be prohibited unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- 13) In zone A, the community must obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source as criteria for requiring new construction, substantial improvement, and other development to meet paragraphs (6) through

(12) (inclusive) above. If floodway data are available, the community must select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any point.

- 14) In zones A1-30 or AE where a regulatory floodway has not been delineated on the FIRM, no new construction, substantial improvement, or other development (including fill) may be permitted unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
- 15) Notwithstanding the requirements of paragraphs (12) and (14) above, the community may permit certain development in zones A1-30 and AE where a floodway has not been delineated, which will increase the water surface elevation of the base flood by more than one foot, or in a regulatory floodway, which will result in an increase in base flood elevations, if the community first obtains a Conditional Letter of Map Revision (CLOMR) from FEMA and fulfills the requirements of Section 65.12 of Title 44, Code of Federal Regulations.
- 16) In zone AO, new construction and substantial improvements of residential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified).
- 17) In zone AO, new construction and substantial improvements of nonresidential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified), or (together with attendant utility and sanitary facilities) be structurally dry-floodproofed to that level according to the standard specified in paragraph vii above.

ORDINANCE NO. 1937-22
(§ 650 Floodplain Zoning)

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

SECTION I: PURPOSE.

The purpose of this amendment is to match Chapter 650 with new FEMA and Wis DNR requirements for the Community Rating System (CRS).

SECTION II: PROVISION AMENDED.

City of Reedsburg Code § 650-17(A) is hereby amended by this ordinance:

(2) The basement or crawlway floor may be placed at the regional flood elevation if it is dry-floodproofed to the flood protection elevation. No basement or crawlway floor is allowed below the regional flood elevation.

(2) Notwithstanding s. 4.3 (1)(a), a basement or crawlspace floor may be placed **at or above one foot above the regional flood elevation** if the basement or crawlspace is designed to make all portions of the structure below the flood protection elevation watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. **No floor of any kind is allowed lower than one foot above the regional flood elevation;**

City of Reedsburg Code § 650-18(C) is hereby amended by this ordinance:

(C) Standards for development in the general floodplain district. Article III applies to floodway areas; Article IV applies to flood-fringe areas. The rest of this chapter applies to either district.

(1) In AO/AH Zones, the structure's lowest floor must meet one of the conditions listed below, whichever is higher:

- (a) At or above the flood protection elevation; or
- (b) Two feet above the highest adjacent grade around the structure; or
- (c) The depth as shown on the FIRM.

(2) In AO/AH Zones, provide plans showing adequate drainage paths to guide floodwaters around structures.

(1) New construction and substantial improvement of structures in zone AO shall have the lowest floor, including basement, elevated:

- (a) To or above the depth, in feet, as shown on the FIRM above the highest adjacent natural grade, **plus one additional foot of freeboard;** or
- (b) If the depth is not specified on the FIRM, to or above **three (3) feet** above the highest adjacent natural grade.

(2) New Construction and substantial improvement of structures in zone AH shall have the lowest floor, including basement, elevated **to or above the flood protection elevation**

(3) In AO/AH Zones, provide plans showing adequate drainage paths to guide floodwaters around structures.

SECTION IV: 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 V: CONFLICTING PROVISIONS REPEALED.

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

SECTION VI: EFFECTIVE DATE.

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

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 650.

Dated this 21st day of April 2022.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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

March 14, 2022
March 24 & March 31, 2022
April 11, 2022
April 21, 2022