

City Plan Commission Agenda
March 30, 2022
Reedsburg City Hall Council Chambers
3:00 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

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. Comprehensive Plan Discussion
Review Overall Draft and Chapters including Economic Development, Land Use and Future Land Use Map.
- B. 2020 Census data.

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.

TO: Comprehensive Plan Steering Committee , Dave Estes – Mayor,
Tim Becker – City Administrator, Brian Duvalle AICP – Planner
FROM: Jeff Muenkel, AICP CECD & Orrin Sumwalt, AICP - Foth
MTG DATE: March 30, 2022
RE: 2042 Comprehensive Plan

We have come a long way in the past few months. We've completed the lion's share of our community engagement (online, interviews, surveys, public workshop) and the drafts/analyses of the individual comp plan elements. It is now time to review a draft of the overall proposed plan and start to build consensus on new ideas and recommendations. Over the next two (2) months our hope is to build consensus on all subject matters allowing us to proceed to a final draft of the new plan and pivot to the adoption process.

We will provide a link to two (2) main files consisting of the latest draft of the Comprehensive Plan and a working draft of the Future Land Use Map. This is a lot of information! Please read through the whole plan if you'd like. However, the main sections and areas of interest we intend to highlight at the meeting are as follows below:

Chapter 7 Economic Development: This is the first time you are seeing this chapter so please review it and be prepared with any questions or comments. The main items are as follows below.

- Notable Items:
 - Performed a mini market analysis with ESRI Business Analyst (consumer spending and retail marketplace profiles) and access to CoStar Analytics (absorption and vacancy rates of office, retail, and industrial uses). *Page 86+*
 - Discussion on TIDs. *Page 89 – 90*
 - Discussion on possible Redevelopment Districts for the future. *Page 91*
 - Discussion on existing EcDev financial programs. *Page 91*
 - Discussion on City Design now and for the future. *Page 92*
 - Discussion on Other EcDev Plans and partners out there and how we fold those into this Plan's future recommendations now and for the future. *Page 93+*
- Outstanding Items:
 - Brian recently brought up with is that this Committee previously discussed "neighborhood corner stores". We will discuss this further at our meeting on possible application of these land uses in the new Plan.
 - This chapter requires certain statistics based on the census data like our other chapters. 2020 Census data is still not available to date and this section will be filled in later.

Chapter 9 Land Use: This is the first time you are seeing this chapter so please review it and be prepared with any questions or comments. The main items are as follows below.

- Notable Items:
 - Discussion Existing Land Use. *Page 105*
 - Discussion Existing Zoning & Map. *Page 110*
 - The Future Land Use and Supporting Vision Notes (more information on this below). *Page 113+*
- Outstanding Items:
 - This chapter requires population and land use projections. The basis of these projections will be the census data. 2020 Census data is still not available to date and this section will be filled in later.

Future Land Use Map: The Draft Future Land Use Map is included as part of the land Use chapter. We want to do a deep dive with the Committee on this map, as it will be a resulting vision of the final adopted plan. We've noted the big ideas and policies we used to format the map to date. At the meeting we want to go over these ideas and gain consensus while changing any specific areas the Committee sees for different future lands uses as well.

- Map ideas/policies:
 - Future Land Use Categories: You will note that the future land use categories are broken down into some specific groupings. The existing future land use map is much more vague and this new map will allow a better vision of future uses. We will want to take time to gain consensus on the use categories.
 - Future Land Uses: Please take time to look at where we drafted future land uses on specific parcels and areas of the community. We will want to take time at our meeting to gain consensus on what/where future land uses are found. Some specific time needs to be spent where new development is likely to occur in the future such as the gateways and extraterritorial areas.
 - Supporting Future Land Use Map Vision: You will note that there are draft "Desired Development Areas" and "Development Notes" as part of the Future Land Use Map. These are used to support the future land uses by denoting areas that have further information on what the City wants to do to guide such things as development and public investment. These areas are extremely important to supporting the future vision of the community and can be assets to supporting future public capital projects and planning efforts. We will talk about the DDAs and Notes we've drafted thus far as well as other areas and notes the Committee may have in mind that we should explore.
 - Desired Development Areas. *Background text on Page 115 of Plan*
 - Have DDAs we will discuss for "Industrial Transition", "Downtown Focus", and a couple gateways
 - Development Notes. *Background text on Page 116 of Plan*
 - Have one note we will discuss for "Conservation Awareness"
 - Opportunity for many more here

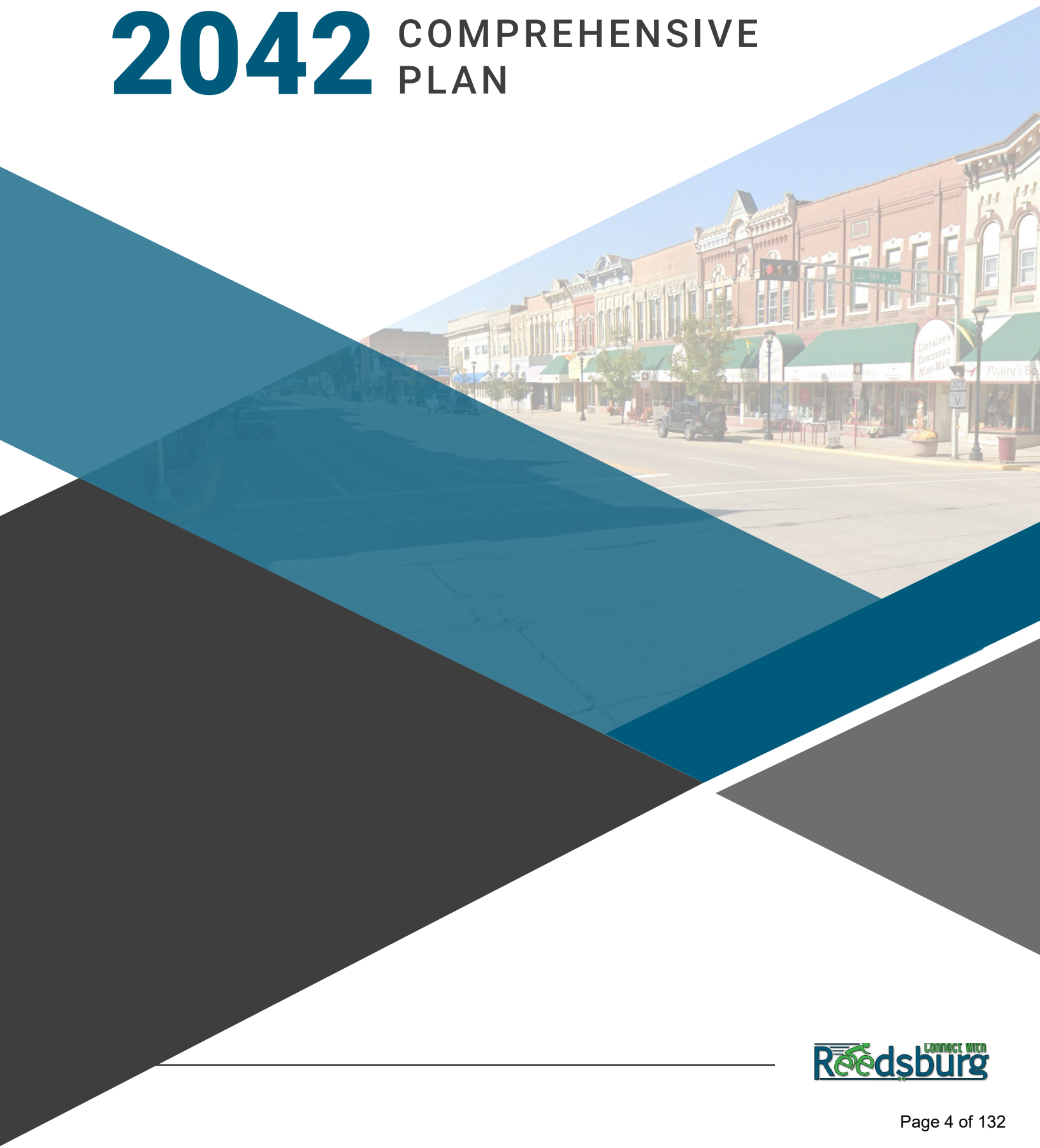
Chapter 1 Vision & Recommendations: The vision, goals, and recommendations found in Chapter 1 are drafts based on Foth's review of past plans, and analysis of community engagement data received to date. We want to have a robust dialogue around these to gauge the group's comfort level with the language as presented. Please note these are not set in stone. The draft vision, goals, and recommendations are subject to being reworded or struck if they miss the mark. We are also open to adding other ideas presented by individual committee members on consensus of the group.

Overall Draft of the Plan: You will note the Plan is largely formatted since we have a great deal of content at this time. Various notes still exist (mostly shown in red text) where outstanding questions are still being pursued.

- Outstanding Items:
 - The largest outstanding item (and most frustrating) is the missing 2020 Census data. This is evident in almost every chapter, but most significantly in Chapter 3 Housing. Unfortunately, the latest findings indicate this data may not be available until later this year (summer of 2022?). We may come to a point in the next few months where we're comfortable with the overall content of the proposed Plan but need to postpone formal plan adoption until the census data is available and can be integrated.

CITY OF REEDSBURG

2042 COMPREHENSIVE PLAN





acknowledgments

The City of Reedsburg Comprehensive Plan 2042 has been prepared under authority granted by Wisconsin Statutes, specifically s. 62.23(2), City Planning Functions and (3) The Master Plan, as amended by 1999 Wisconsin Act 9 (revised 2001, 2004) and s.66.0295(2), Contents of a Comprehensive Plan.

■ **Mayor Dave G. Estes**

■ **Common Council**

Aldersperson Darrin Frye, District 1
Aldersperson Craig Braunschweig, District 1
Aldersperson Mike Gargano, District 2
Aldersperson Jason Schulte, District 2
Aldersperson Missy Frenz, District 3
Aldersperson Phil Peterson, District 3
Aldersperson Dave Knudsen, District 4
Aldersperson Tom Seamonson, District 4
Aldersperson Adam Kaney, At-Large

■ **Comprehensive Planning Committee/Plan Commission**

Mayor Dave G. Estes
Dan Debaets
Jay Brunken
Sonny Hyde
Dave Knudsen
Mike Gargano
Steve Zibell
Kurt Muchow

■ **City Staff**

Timothy Becker, Administrator
Brian Duvalle, Planner/Building Inspector

■ **Foth**

Jeff Muenkel
Orrin Sumwalt
Shaun Mularkey



council resolution

COMMON COUNCIL - CITY OF REEDSBURG
ORDINANCE #____

**AN ORDINANCE TO ADOPT THE 2042 COMPREHENSIVE PLAN FOR THE CITY OF REEDSBURG AND TO AMEND
CHAPTER ____, SECTIONS _____ OF THE MUNICIPAL CODE OF THE CITY OF REEDSBURG**

The Common Council of the City of Reedsburg, Wisconsin, do ordain as follows:

SECTION 1: The attached 2042 Comprehensive Plan for the City of Reedsburg, as approved by the 2042 Comprehensive Plan Committee, is hereby adopted.

SECTION 2: A Public Hearing was held regarding the 2042 Plan and proposed code amendments on _____.

SECTION 3: Chapter ____, Sections _____ of the Municipal Code of the City of Reedsburg is hereby amended to read as follows:

Text changes are inserted here within adopted ordinance...

SECTION 4: The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and not affect the validity of all other provisions, sections, or portion thereof of the ordinance which shall remain in full force and effect. Any other ordinance whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and publication.

PASSED AND APPROVED THIS _____.

ATTEST:

CITY OF REEDSBURG

Clerk-Treasurer

_____, Mayor



plan commission resolution

RESOLUTION #P.C. ____-2022
APPROVAL OF THE 2042 COMPREHENSIVE PLAN AND RECOMMENDATION OF SAME TO THE COMMON
COUNCIL

WHEREAS, The City of Reedsburg appointed a 2042 Comprehensive Plan Committee which was charged with the task of preparing an update to the adopted City Comprehensive Plan, and

WHEREAS, The Comprehensive Plan Committee met during the course of 2021/2022 in order to assure the proposed plan had complete information as per the Smart Growth Laws and to assure that the appropriate recommendations for the future of the City until the year 2042 were included, and

WHEREAS, The Comprehensive Plan Committee included public open meetings that allowed public input, public informational sessions, public events, surveys, online engagement, and making all data available on the City and stand-alone Website, and

WHEREAS, On _____ the Common Council will hold a public hearing to consider the final plan as adopted by the 2042 Comprehensive Plan Committee, and

THEREFORE BE IT RESOLVED, That the Plan Commission does hereby approve the 2042 Comprehensive Plan recommends the adoption of the 2042 Plan to the Common Council.

BE IT FURTHER RESOLVED, That the Planning Commission recommends approval for any necessary ordinance changes adopting the 2042 Plan.

Plan Commission
City of Reedsburg

Adopted:
Defeated:
Introduced:
ATTEST:



table of contents

-List page numbers below when Plan is near completion

CHAPTER 1 –VISION AND RECOMMENDATIONS

CHAPTER 2 –ISSUES AND OPPORTUNITIES

CHAPTER 3 - HOUSING

CHAPTER 4- TRANSPORTATION

CHAPTER 5 - UTILITIES AND COMMUNITY FACILITIES

CHAPTER 6 – AGRICULTURAL, NATURAL RESOURCES, AND CULTURAL RESOURCES

CHAPTER 7 - ECONOMIC DEVELOPMENT

CHAPTER 8 - INTERGOVERNMENTAL & COMMUNITY COOPERATION

CHAPTER 9 - LAND USE

CHAPTER 10 - IMPLEMENTATION

APPENDICES *(add items in red to final doc)*

2017 Community Design Charrette

CWDNR Contaminated Sites Index - January 2022

Stakeholder Interview Data

Community Survey Responses

Interactive Workshop Results

foreward

The City of Reedsburg 2042 Comprehensive Plan (Plan) is the product of a two-year effort by the Reedsburg's planning staff, the Comprehensive Plan Committee (Committee,) the Plan Commission, and the Common Council. This Plan is the document by which the citizens of the City of Reedsburg express their long-term vision, goals, and objectives with respect to the overall quality of life in Reedsburg. It is to be used as a blueprint to assist the citizens of Reedsburg and their elected and appointed officials in promoting the public health, safety, morals, and welfare of the Reedsburg community.

The 2003 Comprehensive Plan and 2012 Update formed the basis for the 2042 Plan. The 2042 Plan provides a clear framework for understanding the City's goals and objectives, and is prepared to stand the test of time. The 2042 Plan extends this solid framework for the next two decades.

This 2042 Plan conforms to the Wisconsin State Statute implemented in 2010 that prescribes the aspects of the Plan that must explicitly be covered. The new chapters in this 2042 Plan specifically conform to the new statute's requirements in greater detail than any past version of Reedsburg's plans. The Committee was able to affect this expansion and reorganization of information without losing the essential framework provided by the 2012 update. This was accomplished by creating the 2042 Plan from the top down and the bottom up at the same time. New information was flowing in from the bottom and was carefully assembled around the 2042 framework provided from the top.



**The 2010
Comprehensive
Plan formed the
basis for the
2042 Plan**

Each chapter was analyzed from many points of view. Input was solicited from every Reedsburg resident in the form of surveys, many forms of online engagement, and public events and many people responded. This input had significant impact on the Committee's conclusions. Committee meetings were all open and the Committee took care to ensure that anyone who wanted to be heard was heard. Experts were consulted to confirm factual information, or inferences drawn from factual information. All concerns were debated until the Committee was in consensus that the conclusions reached were clear.

The Committee, the Plan Commission, and the Common Council reviewed a first draft of the entire Plan. Comments from these groups were incorporated before the revised draft Plan was released to the world for review. Several public meetings were then held to obtain feedback from the population as a whole. Input from these sessions was incorporated into successive iterations of the draft Plan. Once the Committee felt the Plan had been thoroughly perfected it was submitted to the Plan Commission and the Common Council for final review and adoption.

foreward (con't)

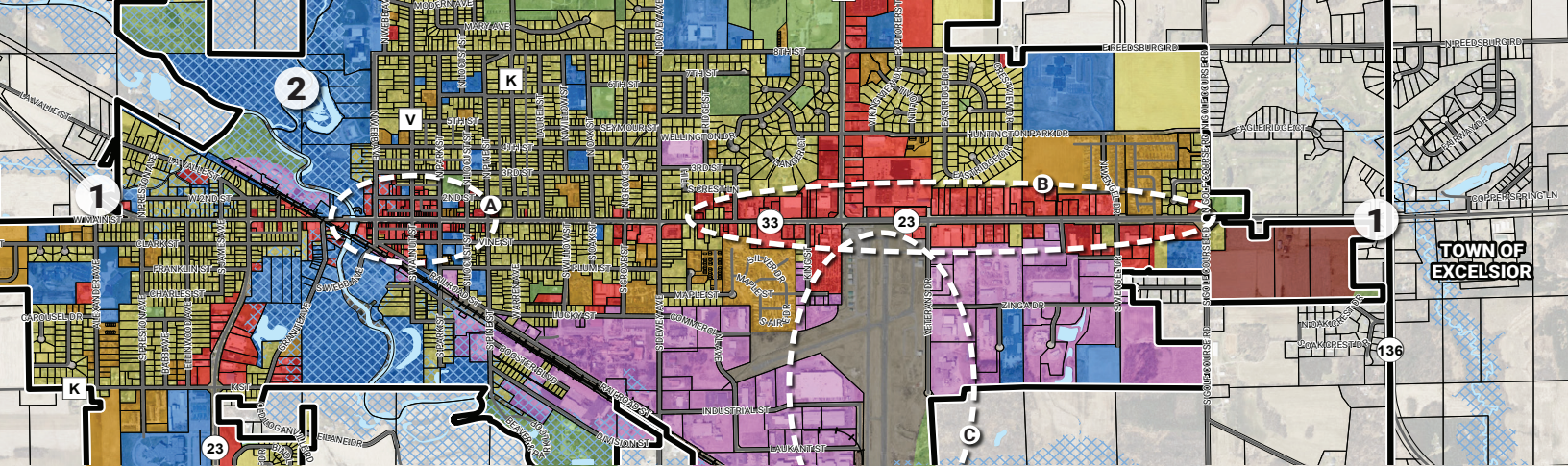
The reader does not have to read the entire Plan to use it. The Vision section in Chapter 1 has been written to contain the synthesized results of the entire Plan. Its organization is intended to highlight the subset of recommendations in each area the Committee believes will have the most impact on future development. The Vision Chapter is essentially a storyteller and marketing brochure for the betterment of the City of Reedsburg in economic development, recreation, safety, transportation, and more!

Chapters 2 through 10 contain a immense of information and analysis focused on nine separate areas of concern. If a reader has questions about vision and recommendations in a specific area the related chapter is the first place to look for factual information and more insight into why the Committee recommended what it did.

Quite a number of commissions, boards, and committees presently exist that are focused on specific areas of interest (e.g., parks, utilities, economic development, and the like.) The Committee examined the ongoing actions and recommendations of these groups and found them congruent with the 2042 Plan. This was no surprise because all these groups were working within the 2010 Plan. As a result they were also congruent with the proposed 2042 Plan. Therefore, the Committee incorporated published plans from these groups directly into the proposed 2042 Plan.

The 2042 Plan is an official document adopted by the Plan Commission and the Common Council. It is a strategic plan with a long-term focus. It is not an operating plan with a short-term focus. It derives its worth from being stable, and intentionally is difficult, but not impossible, to change.





1 vision and **RECOMMENDATIONS**

The vision for this 2042 Comprehensive Plan can be achieved as the identified goals and recommendations are implemented. This section details the resulting recommendations that were derived from the numerous studies, analyses, and community engagement opportunities that took place and each recommendation supports the overall vision of the Plan. Whether or not the objectives, goals, and recommendations of this Plan are realized depends largely on the extent to which the elements of this Plan are put to action by the decision-making units.

It is the hope of the residents, stakeholders, elected officials, and City staff that the recommendations presented will further the overall vision of this Plan which states:

The Vision that motivates this document is, that through attentiveness to the desires of its citizens, Reedsburg strives to be a community that provides a wholesome and balanced environment in which open space, recreation, residential, commercial and industrial land uses can continue to successfully coexist and prosper.

VISION STATEMENT

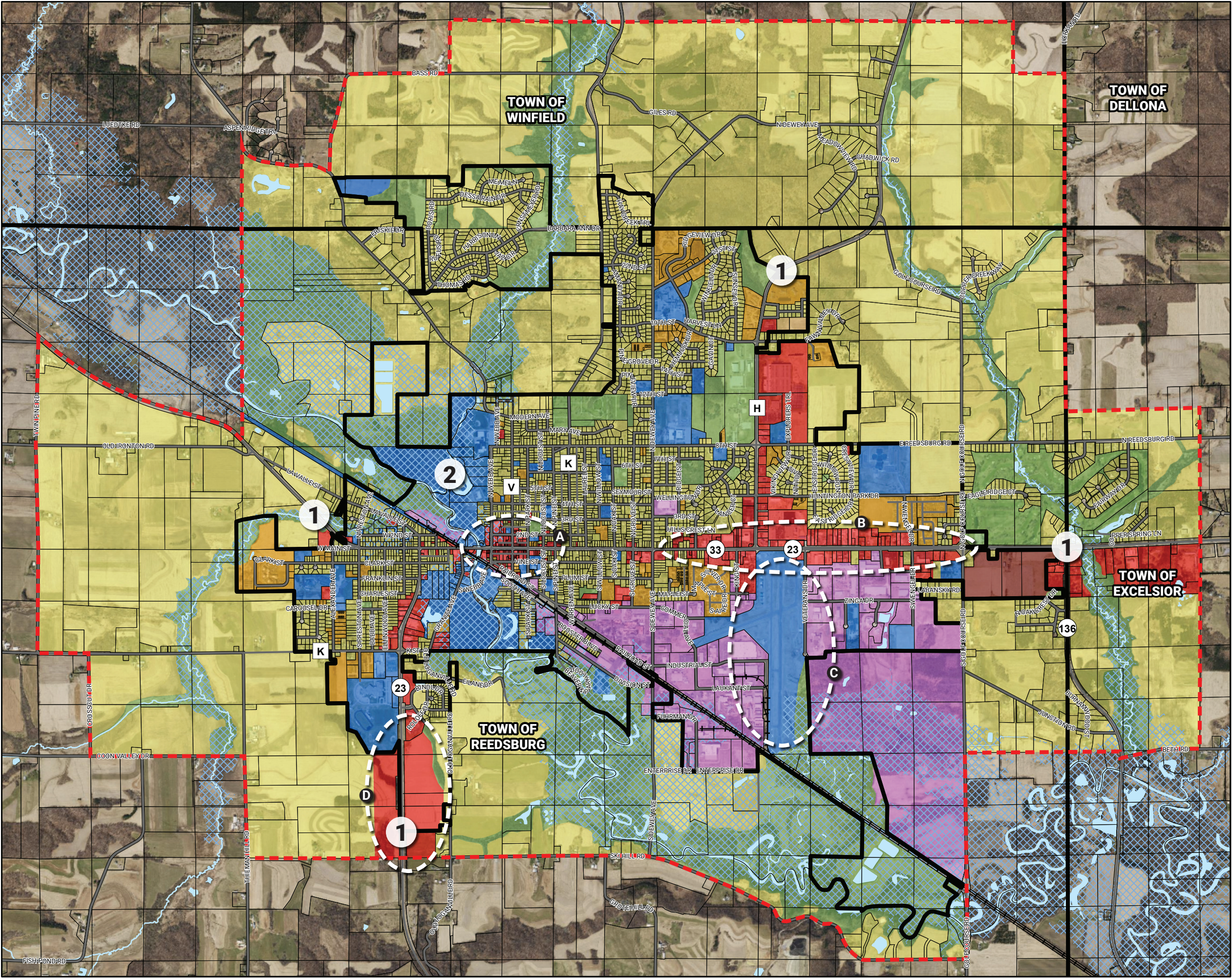
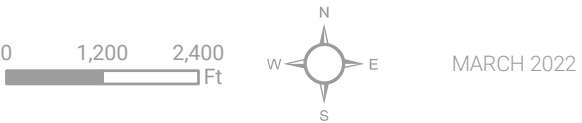
The 2020 Strategic Plan is intended to guide long-term decisions. Its worth derives from its comprehensive nature and its stability. It has been constructed much as an extension of the past planning efforts, which have proven to be very stable, so its stability can reasonably be expected. It can be changed, but the threshold of argument required to justify such a change is intentionally set very high. While the Common Council has the prerogative to change the Plan at its discretion it is expected that no serious changes would be considered during the lifetime of the Plan.

CITY OF REEDSBURG SAUK COUNTY, WI
FUTURE LAND USE

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Business Center
- Industrial
- Government & Institutional
- Recreation & Conservation
- Transportation

- Desired Development Areas
- A - Downtown Focus
 - B - Gateway Commercial
 - C - Industrial Transition
 - D - Southwest Gateway Node
- 1 Community Gateway
- 2 Conservation Awareness

- Municipal Boundaries
- Extraterritorial Area
- Roads
- Railroads
- FEMA 100-Year Floodplain
- Surface Water



vision and recommendations

Goals & Objectives

The goals and recommendations of this document are reflective of extensive citizen input, valuable expert testimony, and consequent thoughtful deliberation. They provide the basis and rationale for the overall vision expressed in the introduction. The goals and recommendations in each section constitute a hierarchy. Goals are broad statements of vision and recommendations are the key actions needed to accomplish the goals.



Housing Goal | Provide a diverse housing supply that meets the City's future population requirements. This includes homes for new residents without prejudice as well as for longtime residents whose housing requirements might have changed because of age, etc.

Housing Recommendations

- **Promote the preservation, rehabilitation, and investment in the city's housing stock and neighborhoods.**
 - *Encourage a range of affordable, accessible, and quality rental housing options throughout the community.*
 - *Establish and encourage participation in a grant program to assist low to moderate income residents with needed exterior projects to improve the aesthetics of their property and neighborhood.*
 - *Promote the adaptive reuse of existing vacant or under-utilized structures, such as schools, and industrial buildings, into housing with an affordable and/or workforce component, where appropriate.*
 - *Promote historic preservation as the cornerstone of housing and neighborhood revitalization programs, to promote economic development and attract younger residents.*
- **Provide a variety of housing types, costs, and locations throughout the City.**
 - *Promote the planning, design, and construction of a wider range of housing unit types in adequate supply for all income levels and age groups.*
 - *Ensure all new housing development is protected from potential flood hazard.*
 - *Promote compact development with a variety of higher density housing options in and around downtown, that utilize existing infrastructure.*
- **Identify Reedsburg's neighborhoods.**
 - *When requested, assist neighborhoods with defining their boundaries based on key features and unique identities.*
 - *Promote road connectivity between neighborhoods.*
 - *Incorporate pedestrian and recreational amenities in new developments.*
 - *Promote shared utilities, open spaces, and transportation opportunities in new developments.*
 - *Adhere to strict landscape standards for new development that can work to minimize impacts of adjoining land uses (industrial, commercial, or more intense residential) and/or adjoining traffic networks (highways, streets).*
 - *Mandate that residential developments adhere to all City adopted plans (Parks/conservation, utilities, transportation networks, etc.).*
 - *Enforce zoning ordinances in relation to housing, when appropriate, so that current/future housing developments preserve their originally intended qualities and the residents are allowed to keep their investments protected.*
 - *Continue to require that the burden of infrastructure improvements and/or park/conservation needs be on the developer of a new residential land division.*
 - *Research the feasibility of developing a program for the establishment of neighborhood entry signs at key gateways into a neighborhood.*
 - *Identify, document, and preserve existing neighborhood landmarks such as historic or*

vision and recommendations

distinctive buildings and features that foster neighborhood pride and sense of ownership.

- **Respect and protect the existing character of Reedsburg's stable neighborhoods.**
 - *Only support the rezoning of single-family properties in stable neighborhoods when the rezoning request is consistent with existing surrounding land uses and the character of the neighborhood.*
 - *Through the site plan review process and design guidelines, ensure that new multifamily, mixed-use, and commercial developments adjacent to single-family neighborhoods are compatible by incorporating appropriate design, scale, height transition, and connectivity to seamlessly integrate with the neighborhood.*
 - *Develop new residential design guidelines that reflect sensitive design principles and, through the site plan review process, work to mitigate the impact of infill development on existing single-family properties.*
 - *Encourage developers to solicit input from neighborhood organizations for rezoning and conditional use permit proposals.*
- **Promote healthy and active neighborhoods.**
 - *Work with local partners and residents to assess the need for additional community gardens. Support partner and residents' efforts to identify appropriate locations, funding sources, and garden development.*
 - *Partner with schools to promote the benefits of a healthy and active lifestyle to Reedsburg's youth.*
 - *Through the site plan review process, incorporate safe, convenient and attractive pedestrian and bicycle connections in new developments, redevelopments, and City projects.*
 - *Identify missing pedestrian and bicycle facilities that link neighborhoods, recreation centers and parks, and develop a prioritization list for implementation.*
- **Adopt the 2042 Future Land Use Map proposed in this Plan which allows for a mix of densities of developable land that provide a diverse array of housing options, which include affordable opportunities and housing for elderly. This will work to keep families together and allow diverse populations to exist. While some lands will allow low-density single-family development, opportunities will still exist in some of the more urban areas of Reedsburg for higher density residential uses and mixed-use developments.**
- **Utilize the 2018 SCDC housing study, and the specific identified goals and strategic plans for Reedsburg enhancing all housing in the community, in future housing decision making.**

vision and recommendations (con't)



Transportation Goal | Provide an accessible interconnected network of highways, streets, and trails within the community in order to present a safe, affordable, and efficient transportation system that meets the needs of multiple users including residents, visitors, and business; Assure mobility of the transportation network within Reedsburg and the surrounding region while minimizing the impacts a transportation system can bear.

Transportation Recommendations

- **Promote the development of roadways that are designed to safely accommodate street function for all users including pedestrians, bicyclists, drivers, and transit (Sauk County bus stops??) riders.**
 - *Consider the adoption of a Complete Streets policy.*
 - *Evaluate and determine how Complete Street efforts can be fully implemented on arterial and major collector streets unless significant physical constraints exist. (Add appropriate streets here) streets should be the highest priorities for improvements. Evaluate opportunities for additional secondary pedestrian and bicycle routes parallel to arterial streets such as (Add appropriate streets here).*
 - *Review site plans to ensure that new developments and redevelopments within the designated areas to improve the transportation landscape while aiding in the promotion of economic development.*
 - *Re-route truck traffic away from downtown to allow a quieter and more enjoyable pedestrian and outdoor dining experience.*
 - *Consider a "road diet" for Main Street downtown from Locust Street to the Baraboo River that reduces traffic to one lane in each direction with a bike lane each way.*
 - *Install safety improvements and traffic calming measures at all downtown intersections such as curb extensions (bump outs), bollards, median refuge islands, advance caution signs and Zebra or Ladder crosswalk markings to increase safety while enhancing the experience downtown.*
 - *Consider streetscape and other infrastructure investments that produce a stronger north-south connection between City Park and the civic core.*
- **Establish efficient and safe pedestrian and bike routes in the city to encourage alternative modes of transportation.**
 - *Continue to develop a comprehensive system of bikeways and/or multipurpose trails which minimize conflicts between motor vehicles, bicycles, and pedestrians.*
 - *Continue to develop a bike and pedestrian system that links neighborhoods, parks, schools, major commercial areas, and other communities while providing the opportunity for recreational activity.*
 - *Promote a more bicycle and pedestrian friendly transportation network.*
 - *Consider relevant bicycle and pedestrian friendly transportation elements in all new transportation projects.*
 - *Encourage development patterns more compatible with non-motorized travel (e.g., complete streets, transit-oriented development, mixed use development, etc.).*
 - *Promote interconnected multipurpose trails along arterials and as part of new subdivision development wherever possible.*
 - *Promote bike and pedestrian network continuity within the region and support connections to*

vision and recommendations (con't)

regional bike and pedestrian networks (e.g., The '400' State Trail, and The Great Sauk State Trail.

- **Utilize the use of sustainable design concepts to reduce the transportation system's impact on the natural environment.**
 - *Encourage the use of green infrastructure best management practices (BMPs) that allow for storm water infiltration (e.g., rain gardens, green roofs, rainwater harvesting, permeable paving, infiltration basins, stormwater greenstreets, green alleys, etc.).*
- **Utilize the transportation system to encourage new businesses to locate to the City and helps existing businesses to succeed.**
 - *Complete South Viking Drive extension.*
- **Maintain efficient and effective roadway constructions/reconstructions.**
 - *Maintain a road improvement program that utilizes capital budget monies for improvements and/or new construction of City roadways and trails. The road program can be changed yearly, but should show improvements desired out to a 5-year period. To ensure future road maintenance, the road program should be reviewed yearly.*
 - *Maintain a GIS file on when roads and trails received maintenance, were constructed or reconstructed, or were resurfaced in order for proper future road program budgeting decisions to be made.*
 - *Utilize best management practices during transportation construction in order to reduce environmental aspects such as air, water, and noise impacts.*
 - *Minimize driveway and access points in the vicinity of major intersections.*
 - *Provide adequate street lighting which minimizes light pollution, maximizes energy efficiency, and ensures compatibility with neighborhoods.*
- **In order to maintain the “play” aspect of Reedsburg, the facilitation of a system of safe and functional off-street recreation trail connections is needed. Facilities should provide for such activities as walking, running, biking, hiking, and nature observation. These opportunities will contribute to the overall quality of life in the City and preserve the many rural aspects Reedsburg has to offer.**
 - *Implement a five-year capital budget plan for recreation trail construction.*
 - *Work to attain easements where right-of-way acquisition is unavailable for completion of trail systems.*
 - *Install clearly marked signage where trails exist noting the allowed users of each trail segment where applicable.*
 - *Mandate interior circulation of all multi-family, commercial, industrial, and mixed-use developments with interior roadways and/or cross-access easements to reduce the amount of local traffic.*
 - *Not allowing future street closures or right-of-way vacations where pedestrian access might be appropriate for the future.*
- **Beautification is not a term often thought of when thinking of a roadway system and transportation methods. However, it is the desire of this Plan that the City should carefully plan current and future roadways with beautification in mind. The recommendations below are encouraged as Reedsburg recognizes that street improvements are not limited solely to expand capacity and improved traffic flow. How a road is constructed and how it is visually presented within some areas of the City is also key:**
 - *Focus on appearance, as well as function, in all transportation facility projects.*
 - *Budget, at the same time as the yearly road program, to enhance and continually maintain the main gateways to the City so that they are attractively designed.*
 - *Continue to incorporate community way finding signage where appropriate.*
 - *Utilize traffic calming options. When applicable, streets should be developed with boulevards or curves to avoid speeding and other traffic impacts.*

vision and recommendations (con't)

- *Develop ordinances, which ensure that the street trees and landscaping installed as part of roadway developments is maintained in perpetuity.*
- *Promote building/site designs that facilitate pedestrian friendly areas.*
- Commercial corridors play an important role in Reedsburg's economy, providing shopping, dining, and entertainment options for residents and visitors. The entrances or gateways to these corridors from other adjacent communities should raise individual's awareness of the city, orient visitors and residents to the corridor, and strengthen community identity. Gateways may also be located within the city to identify key districts or areas of interest.
- **Coordinate transportation decisions with land use decisions. The 2042 Transportation Facilities Map (Map ___) will serve as the Official Street Map of the City of Reedsburg.**



Utilities and Community Facilities Goal Provide efficient and cost-effective services, utilities, and community facilities necessary to improve the quality of life of Reedsburg's residents, business and property owners, and guests. Supply and coordinate the location of public utilities and facilities consistent with Reedsburg's projected growth, resident expectations, and market driven development patterns.

Utilities and Community Facilities Recommendations

- **Reedsburg will provide residents with high-quality, accessible public services and community facilities, utilizing partnerships and intergovernmental coordination to preserve and enhance the City's sense of community and quality of life.**
 - *Retain government uses in the "civic core" of the city.*
 - *Provide community services and facilities in a logical, reliable, efficient, and cost-effective manner to serve a compact development pattern.*
 - *Assure costs for new community services, facilities, and utilities are distributed fairly and equitably.*
- **Work with the School District of Reedsburg, local private schools, and Madison Area Technical College to support and encourage strong educational and vocational opportunities for Reedsburg residents.**
 - *Explore methods to form partnerships to promote community involvement in educational opportunities.*
 - *Coordinate with the School District of Reedsburg to identify and plan for future population growth, changing demographics, and future school facilities.*
 - *Evaluate opportunities to partner with the School District of Reedsburg to develop educational tools and programs to teach students about city planning.*
- **Consider the use of sustainable design principles in community facilities.**
 - *Consider the use of Universal Design principles to ensure accessibility of new and existing community facilities.*
 - *Consider the use of Green Building Codes to reduce energy consumption and promote energy efficiency in new and existing community facilities.*
 - *Explore the feasibility of increasing Reedsburg's generation and use of renewable energy, including solar.*
 - *Conserve environmentally significant lands and other open spaces via land acquisitions via fee simple purchase, land dedications, easements, and other planning techniques such as conservation developments.*
- **Maintain a high level of utility service to existing and new facility users. Existing users should not be negatively impacted while expanding existing facilities or developing new facilities to**

vision and recommendations (con't)

serve future users.

- *Manage Reedsburg's resources on a long-term basis and implement a Capital Improvement Program for sewer, water, and storm projects.*
- *Provide a park system that meets the needs of the future population of Reedsburg providing City residents with a wide variety of accessible recreational opportunities. Implement Reedsburg's Comprehensive Outdoor Recreation Plan (CGRP) as it is developed on a rotating five year basis.*
- *Coordinate utility and community facility systems planning with land use, transportation, and natural resource planning.*
- **Coordinate frequent dialog between Plan Commission / Common Council and the School Board regarding facilities and services to reduce redundancies.**
 - *Plan the locations of new school facilities in advance of their need.*



Agricultural, Natural, and Cultural Resources Goal | Preserve and protect the significant natural features in the community in order to maintain Reedsburg's rural, scenic, and historic rural character in order to assure future public enjoyment of these valuable areas.

Agricultural, Natural, and Cultural Resources Recommendations

- **Encourage the creation of a sustainable environment that successfully balances urban economic growth with the preservation of agricultural and natural resources.**
 - *Encourage expansion and recruitment of environmentally conscious businesses.*
 - *Encourage existing businesses to incorporate sustainability efforts into their operations.*
 - *Identify, preserve, and promote linkages or connections of open/green spaces.*
 - *Promote outdoor lighting practices that minimize light pollution.*
 - *Develop more recreational trails along the Baraboo River, its associated wetlands, and other natural areas to allow the public to better utilize these areas and promote their preservation.*
 - *Maintain the city's urban forest inventory and plant a diverse variety of trees including native species.*
- **Preserve the agricultural character of the region.**
 - *Develop land and economic development strategies that preserve working farms, natural landscapes, and scenic vistas that represent the community's character.*
 - *Encourage land use policies and regulations that support family farm operations.*
 - *Promote rural products in the city through buy local campaigns and the existing farmers' markets.*
 - *Work with surrounding towns to preserve agricultural uses in mutually agreed upon areas.*
 - *Discourage the creation of scattered rural home sites and subdivisions that are not served by public water and sanitary sewer within the City's extraterritorial jurisdiction.*
 - *Continue to support agricultural business development (e.g., industries that support agricultural operations and process agricultural materials) and direct marketing opportunities for farm products and tourism opportunities (e.g., farmers markets, Fermentation Fest, etc.).*
 - *Achieve Certified Local Government (CLG) status from The Wisconsin State Historic Preservation Officer (SHPO).*
 - *Apply for Wisconsin Historic Preservation Fund Subgrants to be used for CLG eligible activities.*
 - *Protect, restore and enhance the natural environment within the Baraboo River Corridor and focus on opportunities with will spur recreation, tourism, and development to establish the region as THE premiere natural and scenic, water recreation destination in south central Wisconsin.*
 - *Make the Baraboo River Corridor an attractive, accessible, and safe destination to increase its use by residents and visitors for recreation.*
 - *Improve the water quality of the Baraboo River Corridor.*

vision and recommendations (con't)

- *Integrate public art, historical markers and interpretive signage into the corridor along designated routes that celebrates the rich history of the Baraboo River.*
- *Identify and install designated fishing areas along the Baraboo River.*
- *Improve existing launches and create new canoe/kayak launches that are easy to use, provide additional parking options, staging areas, trash and recycling receptacles, and are ADA accessible.*
- *Create a Baraboo River Recreational Corridor Improvement Fund.*
- *Recruit new businesses or expand existing ones to fill gaps in goods and services that trail users need and use.*
- *Consider adding a Riverwalk between Smith Conservancy and Popple Nature Area.*
- *Maintain the City's status as a tree City USA.*



Economic Development Goal | Improve the overall quality of life and 'climate' for economic development through public outreach, business development programming, and through the actions and behaviors of city representatives; Establish a memorable community image that builds on the City's small town atmosphere and natural amenities while diversifying the tax base.

Economic Development Recommendations

- **Prioritize recruitment of businesses to those that provide living wage jobs.**
 - *Develop marketing campaign targeting key industry clusters.*
 - *Determine if a new overall economic development plan may be required to guide economic development decisions long term or if the existing 2018 Economic Positioning & Gateway Developability Study is sufficient.*
 - *Continue to utilize and develop additional marketing materials and financial incentives policies to assist with business attraction and recruitment.*
- **Focus on creating a healthy City that provides a quality of life that attracts and retains a creative skilled labor force.**
 - *Create a vibrant environment that is conducive to attracting and retaining talented people.*
 - *Promote tourism, eco-tourism and related businesses that capitalize on the City's cultural, environmental, and geographic resources.*
 - *Create a vibrant downtown that provides economic and social value while expressing the unique character and history of Reedsburg.*
 - *Install pedestrian scale lighting to make the downtown feel open for business at night.*
 - *Install string lights for ambiance to improve the experience for those dining downtown.*
 - *Explore the idea of a pop-up night market allowing people to gather, shop, walk, and dine and activate downtown beyond normal business hours.*
- **Establish and implement a formal downtown façade improvement grant program to revitalize the downtown, attract new businesses, increase property values, and restore downtown's historic character.**
- **Discourage poorly planned, incremental strip commercial development along major community entryways.**
- **Strengthen the retail power of established commercial areas.**
- **Encourage infill development on underutilized or blighted business district properties.**
- **Continue to encourage the development and promotion of arts and culture in Reedsburg.**
- **Continue to support a strong mix of industrial and commercial uses in the city.**

vision and recommendations (con't)

- Concentrate expansion of the business center and industrial park uses along the southeast portion of Reedsburg.
- Investigate possibility of redeveloping portions of the Reedsburg Municipal Airport for future new industrial and commercial uses. Such land could allow larger footprint industrial development allowing existing businesses to expand as well as attract new business to the region.
- **Encourage compact and mixed-use development and redevelopment opportunities.**
 - *Continue to enhance and beautify the streetscape along major corridors and community gateways, particularly Main Street/STH 33 and Albert Ave./STH 23.*
 - *Capitalize on the Baraboo River by improving connections between downtown and the riverfront that provide new economic development opportunity for the community.*
 - *Identify business opportunities in the area for canoe rental, restaurants, and other water recreation-oriented enterprises.*
 - *Support economic development strategies to encourage more "third spaces" that promote community gathering, collaboration, and inspire creativity.*
 - *Advance development strategies at identified targeted investment areas to promote high-quality development.*
 - *Work with the Reedsburg Area Chamber of Commerce, Reedsburg Young Professionals, and other organizations to address the concerns and issues of areas businesses to foster a healthy and vibrant business community.*
- **Continue the use of Tax Increment Districts where projects would result in the creation of quality jobs (e.g. stable employment and/or attractive wages and benefits), quality structures, and the attraction, retention, and expansion of business in the City.**
 - *Investigate if TID guidelines may be necessary for the City.*
- **Investigate ideal locations for future Redevelopment Plan areas and subsequent pursuance where applicable. The downtown or commercial corridors along Hwy 33 may be initial locations.**
- **This Comprehensive Plan recommends the continued exploration of programs that may meet the goals of increasing private economic investment strategies in the community.**
- **Explore the creation and adoption of design guides for specific areas of the community in order to create cohesive environments where the businesses exist. Separate design guides may be appropriate for areas such as the downtown, the Hwy 33 commercial corridor, and expanded guidelines for the southwest industrial park parcels. Design guidelines should be adopted outside of the zoning code in order to allow governing committees flexibility as all developments are unique and market driven in different ways.**
- **Encourage, where applicable, a high degree of commercial, retail, office, and residential use in the downtown area. Continue to allow amendments to the Zoning Code, when required, to permit greater flexibility in the uses of downtown property.**
- **Market that Reedsburg is a regional opportunity for business within the economic corridor of central Wisconsin north of Madison. Many firms otherwise attracted to these communities may also consider locating in Reedsburg because of its convenient location and its proximity to skilled labor, urban amenities, and rural-oriented lifestyle. Many studies have been completed regarding the current economic makeup and economic desires of the community. The following is set forth encouraging business types that fit the future needs of Reedsburg:**
 - *Encourage and target industries in which Reedsburg well positioned to absorb new growth:*
 - *Small Businesses – Smaller firms and new ventures are important to the makeup of the City of Reedsburg.*
 - *Service and Retail - furniture stores, electronics/appliance stores, general merchandise stores, sports equipment stores*

vision and recommendations (con't)

- *Manufacturing and Wholesale Trade*
- **Give special consideration to Environmentally Contaminated Sites in regards to future development and land use decisions in regards to brownfield and environmentally sensitive locations.**
- **Work with surrounding jurisdictions and area regional economic development program initiatives that benefit the City and region and evaluate the initiatives' return on investment by considering social, environmental, economic and fiscal factors.**



Intergovernmental Cooperation Goal | Improve the effectiveness of delivering governmental services while achieving significant overall cost reduction within the region, and specifically within the City.

Intergovernment Cooperation Recommendations

- **Reedsburg will work effectively with nearby and overlapping jurisdictions to promote mutually beneficial cooperation and will explore new opportunities to expand partnerships to increase the city's impact for residents and the southwest region.**
 - *Work with surrounding towns, other nearby local governments, Sauk County, School District of Reedsburg, and state agencies on land use, natural resources, transportation, and community development issues of mutual concern building relationships of trust and cooperation.*
 - *Cooperate with neighboring governments, Sauk County, School District of Reedsburg, and state agencies on providing shared services and facilities.*
 - *Continue shared service agreements with the surrounding towns for both ambulance and fire protection services.*
 - *Participate in county-level transportation, land use, and economic development efforts.*
 - *Continue to be a state and regional leader in broadband internet access through the Reedsburg Utility Commission's LightSpeed communication services.*
 - *Explore future options for cooperation and coordination among key regional partners for a regional shared airport.*
 - *Resolve conflicts with government entities and jurisdictions in a non-confrontational manner in order to attain mutual goals. Keep an open line of communication with other government officials.*
 - *Provide copies of this Comprehensive Plan to all surrounding local governments during final implementation phases.*
 - *Develop/Amend intergovernmental agreements, if needed, with surrounding towns regarding services and/or extraterritorial powers.*
 - *Work with other jurisdictions and surrounding cities/towns in preserving the natural resources. Protecting the state waters and surrounding lands that contributes to the ecosystem. Include purchases of lands and easements as they become apparent and necessary.*
 - *Cooperate with other units of government on recreational and transportation facilities that are under shared authority, cross-jurisdictional boundaries, or provide direct benefit to Reedsburg or*

vision and recommendations (con't)

the neighboring communities.

- *Work in partnership with the Reedsburg-Norway School district in determining school service needs for the community and the burdens and requirements on school related facilities. Encourage district participation in future land division and density decisions.*



Land Use Goal | Combine the goals from the previous elements in this Plan as each directly influences the future desires of land use; promote growth and development of the community in a way that allows change while preserving the overall community character.

Land Use Recommendations

- **Implement and adhere to the Future Land Use Map contained in this 2042 Comprehensive Plan. Allow land uses as per the densities on the 2042 Future Land Use Map.**
- **Follow the Desired Development Areas (DDAs) and Development Notes when applying the Future Land Use Map to new developments and capital planning projects as follows:**
 - The DDAs provide a landowner or prospective developer, guidance on how the City wishes the lands to be developed so they are planned appropriately and consistently with the elements found in this Plan.
 - Industrial Transition DDA: The Reedsburg Municipal airport consist of ____ acres of land surrounded heavily by existing industrial park lands to the west, south, and east as well as commercial lands along STH 33 to the north. During the authoring of this Plan extensive community engagement demonstrated that more industrial business park land opportunities may be required. Existing Reedsburg businesses expressed weariness on ability to expand their businesses within the community and overall industrial land demand for future jobs and tax base was stressed. This desired development area simply notes that the airport lands should be reserved as opportunities for industrial uses in the community if it is found that the need for portions of the airport are not required during the planning period of this Plan.
 - Downtown Focus DDA: Much discussion in this document relates to the future development of the City's downtown. The intent of the Downtown DDA is to promote development and redevelopment in what is known as Reedsburg's downtown. The downtown DDA was created to allow the revival and redevelopment of these properties in order to create new opportunities for the parcel owners. This area is intended to encourage mixed-use, compact development that is sensitive to the preferred design characteristics already found in the built environment here. The downtown diversifies and integrates land uses within close proximity to each other, and it provides for the daily retail and customer service needs of the residents. The City should utilize design guides, redevelopment plans, financial aides, public investment in infrastructure (streetscaping, etc.) and other economic development partnerships/initiatives. All strategic initiatives and approvals here should contribute to the continued enhanced sense of place here allowing the downtown to be a destination for residents and visitors.
 - Gateway Commercial DDA : The main commercial thoroughfare in Reedsburg is the eastern portion of State Highway 33. The majority of commercial service needs for the community residents and visitors are found here along with supporting residential and industrial uses in the peripheral areas. This DDA is setup to encourage a mix of uses along this STH 33 corridor while promoting a cohesive environment as public and private investments are made. Developments and redevelopments should be approved to inspire consistent design in both site and architecture. Future road improvements should be planned in a way that

vision and recommendations (con't)

demonstrates this corridor as a neighborhood commercial atmosphere and gateway to the City (Ex. streetscaping, boulevards, landscaping, etc.).

- The Development Notes provide additional land use recommendations that the City wishes to promote during the 2042 planning period. These notes are based upon the factual information presented in this Plan relating to zoning, economic development, parks/recreation, conservation, transportation, housing, and infrastructure.
 - Conservation Awareness (Shown as Note #__ on 2042 Future Land Use Map): The area surrounding the Baraboo River on the western portion of the community has many lands resting within the floodplain today. This conservation awareness note recognizes the importance of this area of the community environmentally. Land uses in this general area should be planned carefully with preservation and/or remediation where necessary.
 - Community Gateway Notes (Shown as Note #__ on 2042 Future Land Use Map) Add any specific notes here relating to this topic
 - Future Residential Notes (Shown as Note #__ on 2042 Future Land Use Map) Add any specific notes about future desired residential in the community; areas desired for multi-family, certain densities of single family detached, etc.
 - Future Industrial Notes (Shown as Notes #__ and #__ on 2042 Future Land Use Map) Add notes on certain industrial areas (design guides, types of uses desired, etc.)
 - Future Recreation Notes (Shown as Note #__ - #__ on 2042 Future Land Use Map) Add notes on desired future recreation areas in community
 - Future Transportation Notes Add notes on desired future transportation areas, needs, issues in community (streets, intersections, etc.)
 - Future Utilities Notes Add notes on desired future transportation needs in community here
- **Specifically, when conflicts arise between land uses in the 2042 Comprehensive Plan and existing Zoning Ordinances the provisions of the 2042 Comprehensive Plan should govern.**
- **Continue to protect and improve the variety of single-family residential neighborhoods while also creating a sense of urban diversity and intensity in certain districts and corridors.**
- **Continue to create and enhance the City's network of parks, trails, and greenways to beautify the community, provide recreation, enhance quality of life, and balance the effects of increased density.**
- **Continue to improve the appearance of the major commercial and mixed-use corridors within the city by requiring higher quality private landscaping, improving public landscaping, amending the Zoning Ordinance to limit the amount of off-street parking located adjacent to streets, and educating developers about the community and economic benefits of quality site planning and architecture.**
- **Continue to respect all modes of transportation by accommodating the automobile, but not allowing it to dictate all aspects of urban design, and by giving higher priority to pedestrians and pedestrian-oriented development.**
- **Continue to consider views within and surrounding the city as part of the character of Reedsburg and evaluate view planes and corridors as part of rezoning considerations.**
- **Infill, contiguous, and brownfield development will be encouraged over greenfield development where feasible and appropriate.**
- **Follow the guidelines of the City's eco-municipality resolution.**
- **Adopt design guidelines to improve commercial development quality within the east gateway area of the city.**
- **Distribute land uses in a way that they are accessible to supporting infrastructure systems in**

vision and recommendations (con't)

order to assure the most efficient allocation of services.

- The market should drive population growth in Reedsburg. However, if the rate of growth exceeds 5% in any 12-month period, or 8% in any 24-month period, the Plan Commission and Common Council should review the adequacy of both this Plan and the City's development standards.



2 issues and OPPORTUNITIES

The Issues and Opportunities element of this Plan provides an overview of the important demographic trends and background information necessary to create a complete understanding of the City of Reedsburg. Wisconsin's Comprehensive Planning Law, which is contained in Section 66.1001 of Wisconsin Statutes, requires this element to include a statement of overall goals, objectives, recommendations and programs for the 20-year planning period, as well as household and employment forecasts that are used to guide the development of this plan, and demographic trends, age distribution, education levels, income levels and employment characteristics that exist within the governmental unit.

The Community

The City of Reedsburg is located within a beautiful setting in northwestern Sauk County, 12 miles southwest of Wisconsin Dells. Reedsburg is a gateway to the Driftless Area and enjoys scenic views of the bluffs of the Baraboo Range to the South. The Baraboo river flows through the City on a southwest course to its confluence with the Wisconsin River just south of the City of Portage. Babb Creek, Hay Creek, and Copper Creek are tributaries to the Baraboo River that flow through Reedsburg.

The City of Reedsburg encompasses 3,795 acres of land, or approximately 5.93 square miles. The City is bounded to the south and west by the Town of Reedsburg, to the north by the Town of Winfield, and to the east by the Town of Excelsior.

While the City of Reedsburg is just over an hour from Madison, it is only minutes from Baraboo, which is the County Seat for Sauk County. It is considered to be within the Baraboo Micropolitan Statistical Area. This area has an estimated 20__ population of _____ (WI Dept. of Administration).

Overall, Reedsburg has and will continue to be about creating a balance of growth that preserves the rural heritage Reedsburg has been built upon. The quality of Reedsburg resident life has been built upon this rural heritage and this plan continues that effort.

issues and opportunities

History

Just west, across the Baraboo River from downtown Reedsburg, James Babb registered his claim in 1848. He cultivated some of the prairie, used the timber to build a log house and thus became the first white man to become a permanent resident in this area. Having established himself here, he left his meager possessions in the care of the Winnebago (Ho-Chunk) Indians who resided in this area and returned to Ohio to bring other members of his family here.

David C. Reed, hearing of deposits of iron and copper in the area, soon followed. He built a saw and grist mill on the river and five shanties made of wood to house the laborers. Their shanties became known as Shanty Row and stood approximately where Main Street is today. Mr. Reed has been credited for starting the village, thus the name of Reedsburgh (Reedsburg) was given to the settlement.



Reedsburg is full of interesting historical facts. Two of the "Black Sox" teammates played at a local ball field the season after they were barred from professional baseball. One summer during World War II, a prisoner of war camp was located in what is now Webb Park. Reedsburg is the location of the first Ford dealership in the state of Wisconsin and had the first sanctioned Little League in Wisconsin.

During the 1960 Wisconsin Primary, a little-known senator from Massachusetts, John Kennedy came to Main Street to campaign for the presidency of the United States. During the Berlin crisis, Reedsburg was featured in Life Magazine. They reported the events, trials and tribulations from a small community as their local national guard members were sent to Fort Lewis, Washington.

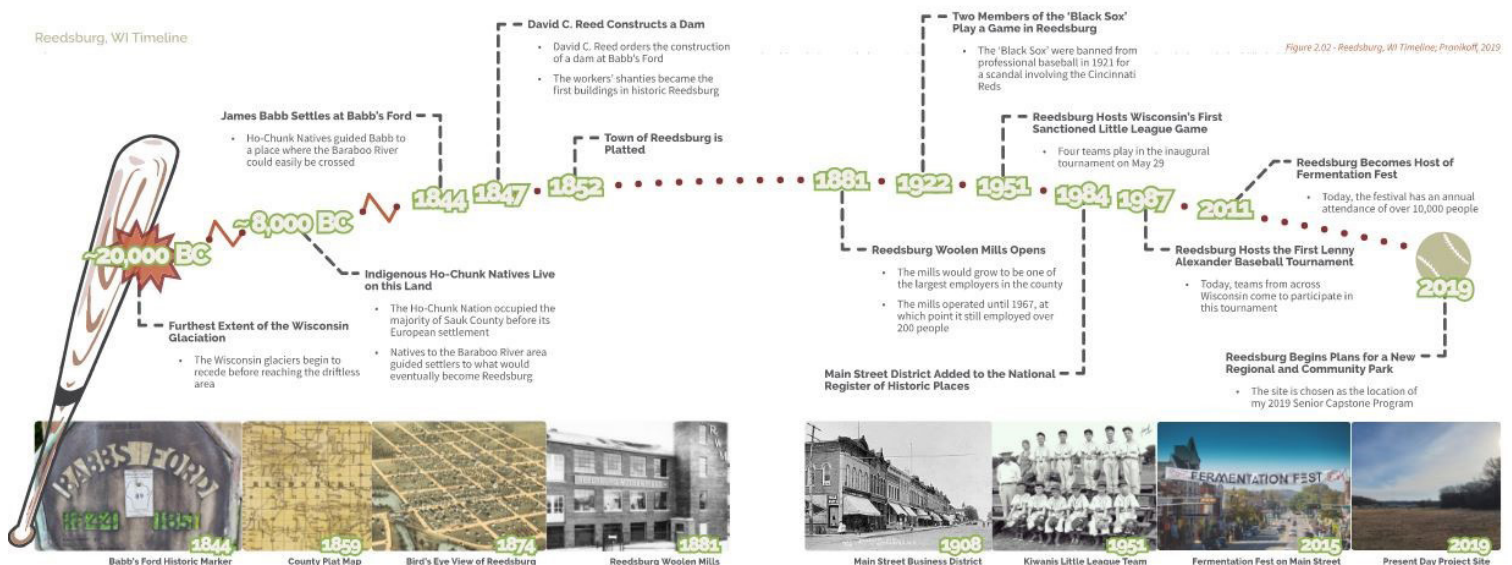


Image Credit: Asa Pranikoff 2019

issues and opportunities

■ The Comprehensive Planning Process

The planning process, as employed by the Comprehensive Plan Steering Committee (the “Committee”), was designed to solicit both citizen and expert input as no other Comprehensive Plan for the City of Reedsburg had done in the past. In 2021, the City began formal preparation of a new comprehensive plan to replace the previous 2012 Comprehensive Plan Update. The new plan was to be known as the 2042 Comprehensive Plan given the twenty-year planning horizon of the plan. The 2042 Plan was more than an update, but also a response to the current policies, trends, and past growth of the City of Reedsburg. Like the previous Comprehensive Plans, the 2042 Plan utilized the citizens as the utmost authority in guiding the recommendations and visions found herein. The 2042 Plan is a result of countless hours by City staff, Elected Officials, and citizen volunteers. A multitude of Boards and Committees provided their individual insights, and the community provided their knowledge and wisdom.

The “2042 Comprehensive Plan” presented in this document continues the process of long range and comprehensive planning in Reedsburg by updating elements related to regional and local trends, demographics, housing, future land use and compliance with state law. This Plan is tailored to the needs of the City of Reedsburg. It encompasses the concept of a “master plan” as described in s.62.23(3) of Wisconsin Statutes, but also includes implementation strategies and specific actions for years 2022-2042.

The Comprehensive Planning Process started with City Planning Department staff issuing a draft plan for initial 2042 Planning Committee comment. The Committee, through many meetings, broke down each smart growth element presented in this Plan and produced informed recommendations and goals for the future of Reedsburg. The Committee also utilized public hearings and visioning sessions with full City notification. Further, all City Boards and Committees were invited to comment on the Plan during the adoption process. A public participation plan, that employed the following goals, was then utilized during the implementation process of this Plan:

- *Ensure that a broad range of interests are considered in the comprehensive planning process*
- *Actively seek involvement from the general public*
- *Ensure that the planning process is inclusive as possible and the perspectives of all the interested parties influence the plan*
- *Serve as liaisons to, and perform outreach to, individuals and groups throughout the community*
- *Truly engage the entire community so that the plan becomes a “living plan” with community buy-in and transparency*

The City used the following techniques to obtain public input during the plan update process:

<i>Steering Committee</i>	<i>Stakeholder Interviews</i>
<i>Online Engagement (MindMixer)</i>	<i>Dedicated Website</i>
<i>Social Media</i>	<i>Public Workshop</i>
<i>Open House</i>	<i>Adoption meetings</i>
<i>Harvest Fest</i>	<i>Public Information Handouts</i>
<i>Press Packet/News Releases</i>	<i>Targeted Mailing/Survey</i>
<i>On-going Newsletter Articles</i>	<i>Exhibits and Displays in Public Buildings</i>
<i>Public Hearing</i>	

Ultimately, the 2042 Plan is adopted by the Common Council, upon recommendation from the Planning Commission, based upon all the compiled data and information sessions noted above.

issues and opportunities

City Planning Through The Years

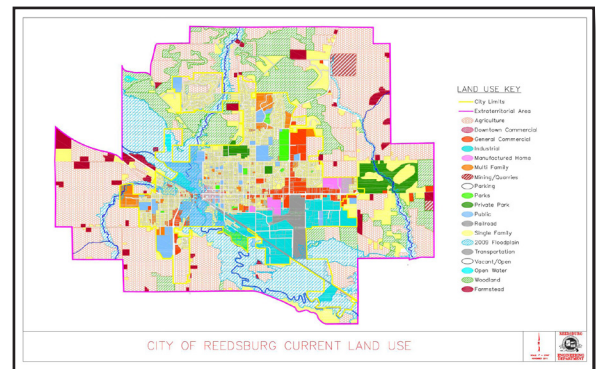
The City of Reedsburg enjoys a rich history of planning since the incorporation as a City in 1887. Recent plans that have influenced the development of Reedsburg and its environs are listed below. The adopted plans have shaped Reedsburg over many years to the mix of uses seen today. It is fair to say that the new 2042 Comprehensive Plan looks to promote many of the same principles from the past, all while preserving moderate growth and safeguarding the City's quality environmental and agricultural lands.

2003 Comprehensive Plan

The 2003 Comprehensive Plan was the first robust comprehensive planning effort taken on by the City by which the citizens of the City of Reedsburg express their long-term vision, goals, and objectives with respect to the overall quality of life in the community. A large amount of goals and objectives stemmed from the 2003 Plan and some are still relevant in this new 2042 planning period. The main goals of the 2003 Plan are as follows below.

Goals

- Economic Development: The City has a vibrant and historic central business district as well as other commercial areas and will encourage a variety of commercial developments within these districts. The natural beauty surrounding the City will be utilized to build on its diverse economy, including strong healthcare, retail trade, service elements, manufacturing, and tourism.
- Housing: To encourage a high-quality living environment in all neighborhoods and to assure an adequate supply of decent, safe, affordable, and sanitary housing for all within the City of Reedsburg.
- Transportation: Develop and maintain a well-integrated and cost-effective transportation system within the City of Reedsburg and its extraterritorial planning area that is capable of moving people and goods to, from, and within the community in a safe and efficient manner.
- Public Facilities: The City will plan for and provide public utilities to promote efficient, economical, and orderly growth and development for the community. Where not available, City utilities should be phased in accordance with their system master plans. Maintain and provide public and community facilities and services to make the City a safer and more attractive community in which to live, work, play, and raise a family.
- Cultural/Historical/Recreational: Provide adequate park, open space, and recreation facilities within the City of Reedsburg that offer a wide range of recreational opportunities to all groups and abilities and enhance the appearance of the community.
- Natural Resources: Preserve and enhance the natural resources that make the City of Reedsburg a desirable place to live, visit, and do business, while encouraging development in suitable areas.
- Land Use and Development: Encourage a more coherent, consistent land use pattern within the City of Reedsburg and its extraterritorial planning area, with community growth and development occurring in an organized, economically efficient, and environmentally sound manner.
- Intergovernmental Cooperation: The City will encourage the cooperation with adjacent local governmental units and those agencies with overlapping jurisdiction to assure a more coordinated planning and decision-making effort.

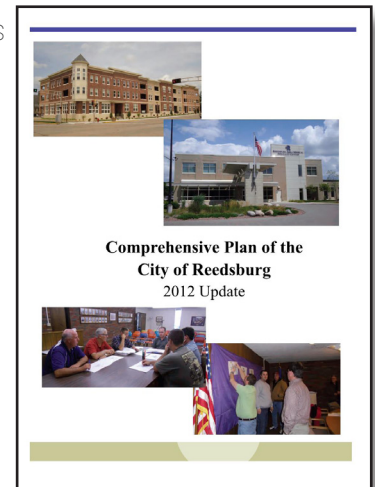


issues and opportunities

2012 Comprehensive Plan Update

The 2012 Comprehensive Plan update was a simple document providing various demographic and facility updates to the original 2003 Plan. The update also adapted changes so that the Plan met Wisconsin's new Smart Growth Law adopted in 2010. The main takeaways of the 2012 Plan are as follows below:

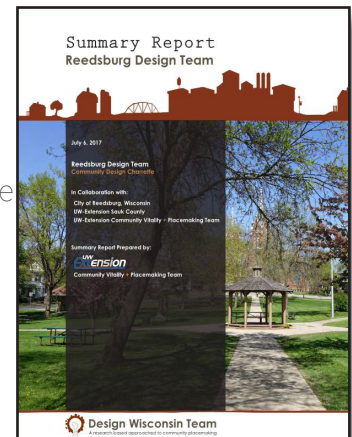
- *Promote mixed use and infill development*
- *Target new residential development*
- *Allow maximum multi-family density to increase*
- *Enhance development quality*
- *Support compact mixed-use development*
- *Increase vibrant manufacturing, retail, and service industries.*
- *Increase rail business use*
- *Continue to have good working relationships between the City, towns, and Sauk County.*
- *Propose, implement, and encourage more sustainable and smart growth methods.*
- *Maintain current levels of resource protection and development while adding improvements and funding where needed.*
- *Provide adequate space for operational needs in order to offer quality services.*
- *Propose and encourage safer and more efficient travel through the city using multiple transportation methods.*
- *Reduce foreclosed inventory and provide more opportunities for multi-family development.*
- *Develop incentive programs for existing and new businesses.*



2017 Community Design Charrette

In 2017 a group of planning and design professionals dedicated their time and expertise in hopes of helping the community discover their shared vision for the future. A report was created that outlined the themes below for future promotion to enhance the community through land use and economic development. All the ideas recorded from this session were used in the formulation of this 2042 Comprehensive Plan (full adopted ideas list is found in the Appendix).

- Connecting People: Strengthening existing and forming new physical, social, and economic connections for all community members.
- Connecting with Nature: Maintaining and creating new opportunities to enjoy, protect, and promote the amazing natural resources found in the community.
- Connecting Downtown: Creating a vibrant downtown that provides economic and social value while expressing the unique character and history of Reedsburg.



issues and opportunities

2017-2021 Comprehensive Outdoor Recreation Plan

The Comprehensive Outdoor Recreation Plan (CORP) details the Park uses and the conservation uses in the City. The Plan is adopted by the Common Council as a detailed component of the Comprehensive Plan and therefore has the same force and effect as the adopted Comprehensive Plan. The Common Council may amend the CORP from time to time. The Plan is intended to be a working document and be used by City officials and private landowners for both short-term strategic planning and long-term implementation. The current CORP Plan recommendations have been reviewed and are incorporated in the various chapters of this 2042 Comprehensive Plan.



Transportation Plans

Saw there was a past master transportation plan from the 1990s, is there still a separate one somewhere? What about the Official Street System Plan or Map? Maybe only for water? - Add info when known

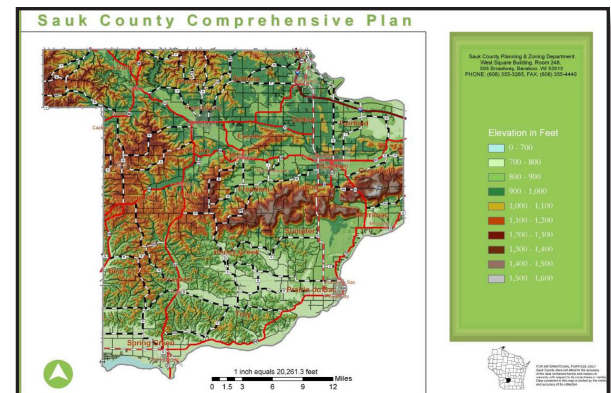
Utility Plans

Saw there was a past master utility plan for the city? Maybe only for water? - Add info when known



Relation to Adopted Regional Plans

All efforts to adhere to those recommendations of regional supporting plans were employed during the course of the preparation and implementation of the Reedsburg's 2042 Comprehensive Plan. The sole supporting regional plan is the adopted by Sauk County Comprehensive Plan which includes regional land use, regional transportation, economic development, housing, health and more.



issues and opportunities

Existing Conditions

Note: Almost whole section is dependent on receiving the 2020 US Census full data dump

Population Trends & Forecasts

The City of Reedsburg is the second largest community in Sauk County. The City has grown at a steady rate over the past 30 years, averaging a growth rate of 15 percent per decade since 1970.

The 2020 Census indicates the official population of Reedsburg is 9,984. This represents an 8.5% increase since 2010, which is down from the 17.5 % increase experienced between 2000 and 2010. When viewed on an annual basis, Reedsburg’s population has grown 0.82% per year since the 2010 Census. The City of Reedsburg’s population growth is illustrated in Figure ___, below (add once all census data complete).

Table ___ documents population trends and projections for the City of Reedsburg and surrounds. The projections are done by the Wisconsin Department of Administration (WDOA) through 2040. The methodology used in these projections are developed after a well-known cohort-component method using fertility, mortality, and migration rates of population change. Overall, the anticipated growth appears to be in line with current growth trends. A ___% growth in population is anticipated by the year ___, which represents less than ___% growth a year. The anticipated growth rate is slower than in the ___s, although land availability for high-density residential uses is slowing, as Reedsburg trends toward more rural residential uses.

Complete text/tables once full US census data found

Table ___ Population Trends and Projections

	Year	Reedsburg	Town of Reedsburg	Town of Winfield	Town of Excelsior	Sauk County Wisconsin
Census	2000	7,827	1,236	752	1,410	55,225
	2010	9,200	1,293	856	1,575	61,976
	2020	9,984	1,185	890	1,603	65,763
Projected	2021(Est.)					
	2025					
	2030					
	2035					
	2040					

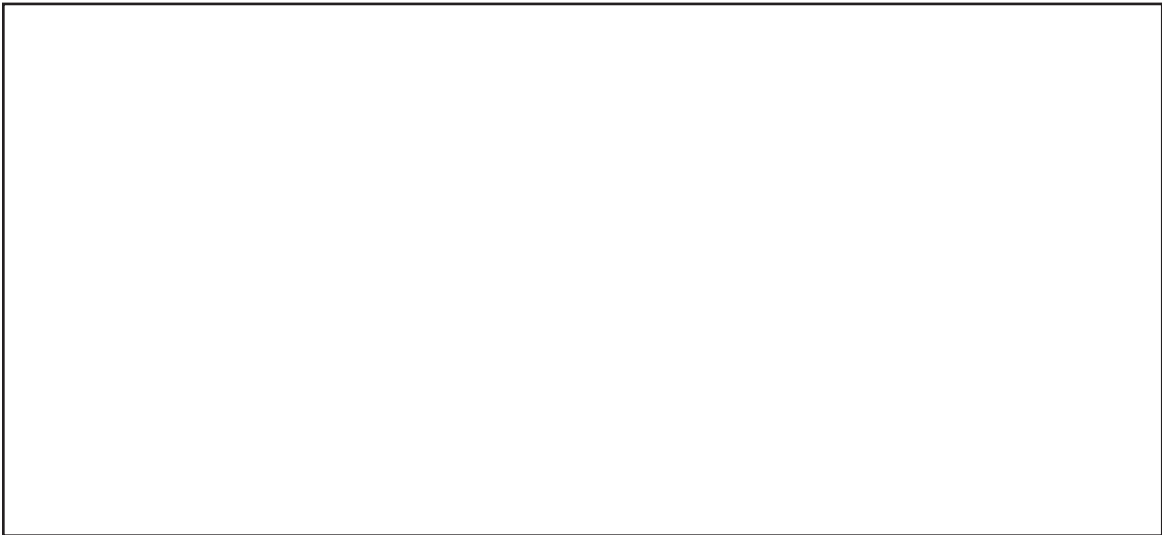
Source: WI Dept. of Administration, 2013

Between the years of 2000 and 2020, the City of Reedsburg experienced considerable population growth. During that period, Reedsburg’s population grew by 28%, and the ___ estimate suggests another ___% increase between ___ and ___ alone. Given the current pace of growth, the population of Sauk County is projected to reach ___ by the year ___. On a percentage rate basis, population growth in the County continues to outpace growth in other southeastern municipalities and in the state of Wisconsin.

issues and opportunities

Future growth projections are included in the Land Use Chapter of the Comprehensive Plan. As these populations continue to increase, so will the need to sustain a balance of land uses, including additional housing, employment, recreation, and commercial areas.

Complete text/tables once full US census data found
Figure ____ Year 2000 to 2020 Change in Average Household Size



Since ____, the average household size in Sauk County has decreased, as it has in most U.S. communities. The average number of persons per household in the County decreased from ____ in ____ to ____ in ____ and ____ in _____. In contrast, between ____ and ____, Reedsburg’s household size has remained almost constant; ____ in ____; ____ in ____; and ____ persons per household in _____. This more constant household size may be due to the attractiveness of the area for young families and a shift in the diversity of housing in Reedsburg.

Age and Gender Distribution

Race

In 2020, 88.3 percent of the population in the City of Reedsburg was white, compared with 95.3 percent in 2010. The racial profile of the City has changed somewhat in the last decade. While all minority groups saw slight increases, the most significant change occurred among African American individuals. While this racial group is only 0.2 percent of the City’s population, the group did see an increase of over 150% since 1990. The most thriving population in Reedsburg other than whites is the Hispanic ethnicity, which saw slightly lower than a 100% growth between 2010 (144) and 2020 (279).

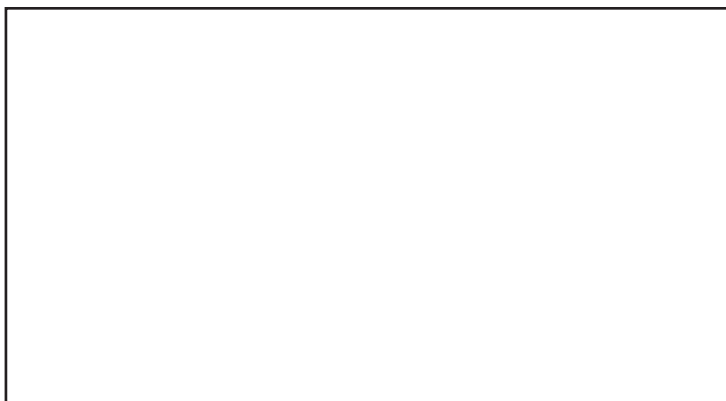
Race and Ethnicity	2010	2020	% Change
White	8,766/ 95.3%	8,815/ 88.3%	%
Black or African American	52 / 0.6%	132 / 1.3%	%
American Indian or Alaska Native	96 / 1%	100 / 1%	%
Asian	39 / 0.4%	68 / 0.7%	%
Native Hawaiian and Other Pacific Islander	0 / 0%	1 / 0%	%
Some Other Race	146 / 1.6%	372 / 3.7%	%
Two or More Races	101 / 1.1%	496 / 5%	%
Hispanic or Latino	393 / 4.3%	426 / 4.3%	%

Source: U.S. Census for year cited

issues and opportunities

Household Trends and Forecasts

Complete text/tables/findings of this section once full US census data found



Housing Projections

Complete text/tables/findings of this section once full US census data found



Employment Characteristics/Forecasts, Education Levels, and Income Levels

Complete text/tables/findings of this section once full US census data found





3 HOUSING



The Housing Element of this document was prepared pursuant to Section 66.1001 (Comprehensive Planning) of the Wisconsin Statutes. The Housing Element is required to contain a compilation of objectives, recommendations, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit.

This section assesses the age, structural, value, and occupancy characteristics of the City of Reedsburg's housing stock. The law also requires the element to identify specific recommendations and programs that promote the development of housing for residents of the local government unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs. It further requires that land for the development or redevelopment of low-income and moderate-income housing, and recommendations and programs to maintain or rehabilitate the local government unit's housing stock.

Provide a diverse housing supply that meets the City's future population requirements. This includes homes for new residents without prejudice as well as for longtime residents whose housing requirements might have changed because of age, etc.

**HOUSING
GOAL**

housing

Existing Housing Stock

To get a good idea of the total land area dedicated to housing in Reedsburg, adequate insight of this is found on the City's Current Land Use Map (Map ____). The Map shows a large amount of low to high-density residential uses throughout the City. Most of the housing stock is owner-occupied and has values higher than those of surrounding communities in Sauk County.

As the City prepares to meet future housing needs, it is helpful to look at the condition and character of its existing housing stock. This section assesses Reedsburg's current housing stock with respect to age, number and type of units, value, occupancy trends, and structural condition.



Housing Stock Characteristics

Complete text/tables/findings of this section once full US census data found

Figure ____ Total Housing Units History

Figure ____ Local Housing Growth

Table 2.1 Reedsburg Housing Units by Type - 2020

Figure ____3 Age of Housing as a Percentage of the Total Housing Stock

Table ____ Median Home Values For Owner Occupied Units

Existing Housing Affordability

Complete text/tables/findings of this section once full US census data found

Table __ Monthly Owner Costs as a Percentage of Household Income

Table ____ Lack of Housing Affordability

Table ____ Monthly Owner Costs as a Percentage of Household Income

Household Characteristics

Complete text/tables/findings of this section once full US census data found

Table ____ Household Characteristics

Housing Tenure & Occupancy

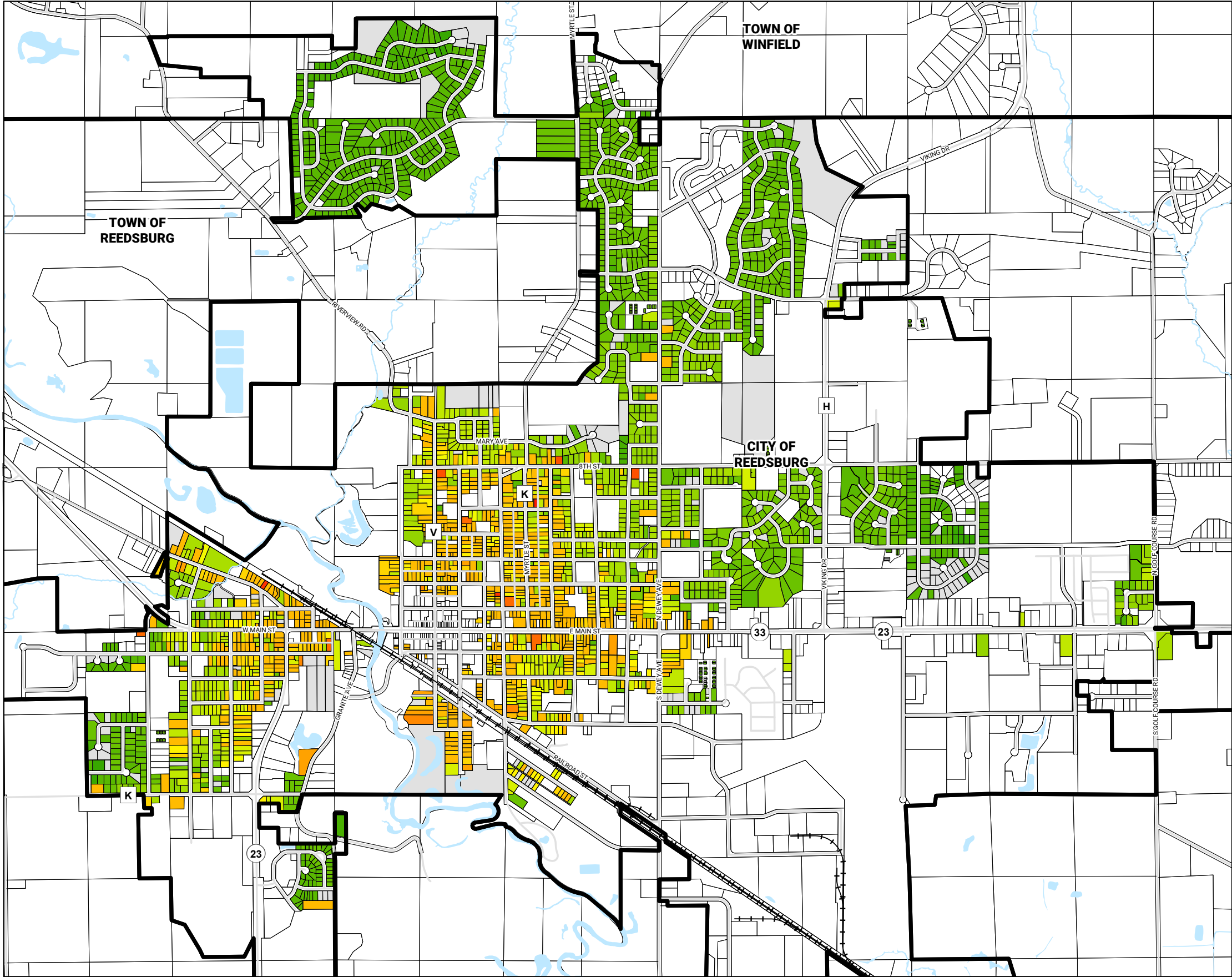
Complete text/tables/findings of this section once full US census data found

Table ____ Household Tenure Characteristics

Table ____ Household Vacancy Characteristics

Figure ____Households by Tenure and Size

The housing section of the survey concentrated on...



CITY OF REEDSBURG SAUK COUNTY, WI
HOUSING - YEAR BUILT

- Municipal Boundaries
- Roads
- Railroads
- Surface Water

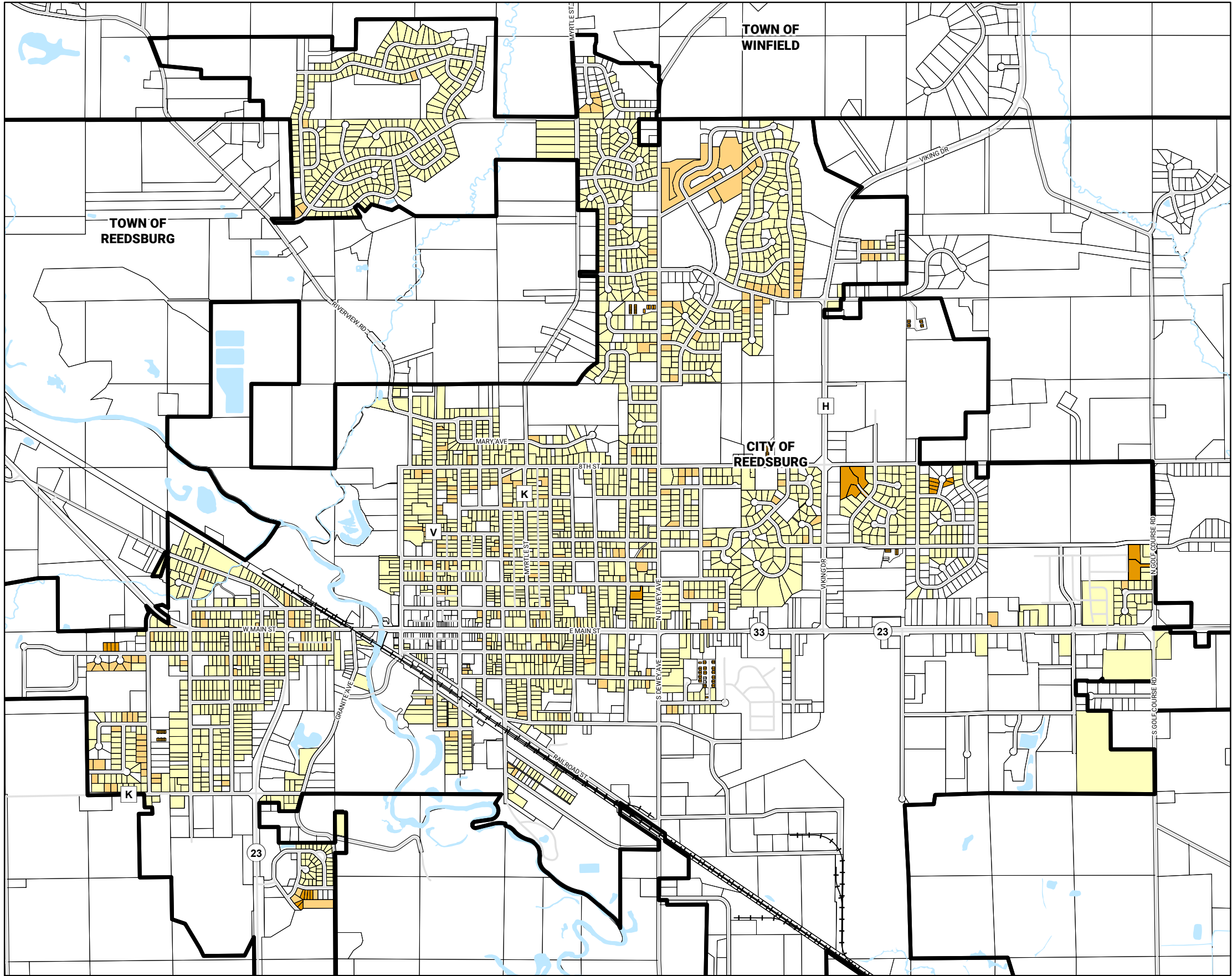
- Unknown or Vacant Lot
- 1840s
- 1850s
- 1860s
- 1870s
- 1880s
- 1890s
- 1900s
- 1910s
- 1920s
- 1930s
- 1940s
- 1950s
- 1960s
- 1970s
- 1980s
- 1990s
- 2000s
- 2010s
- 2020

0 750 1,500 Ft

W N E S

DECEMBER 2021





CITY OF REESBURG SAUK COUNTY, WI
HOUSING - TYPE

- Single Family Residential
- Two-Family Residential
- Multi-Family Residential

- Municipal Boundaries
- Roads
- Railroads
- Surface Water

0 750 1,500 Ft

DECEMBER 2021





4 TRANSPORTATION



The comprehensive planning legislation requires this element to include a compilation of goals, objectives, maps and recommendations to guide the future development and maintenance of various modes of transportation in and immediately around the City of Reedsburg. The chapter also reviews the state and regional transportation plans and programs as required by Wisconsin States Chapter 66.1001.

This Comprehensive Plan and Transportation Element recommends several improvements in Reedsburg in order to provide for safe and accessible interconnected roadways and related transportation facilities. The information contained in this element below details the existing transportation facilities and the observations that led to the recommendations found herein.

The goal of this Transportation Element is as follows below. The objectives and recommendations are found in the Chapter 1 of this Plan.

Provide an accessible interconnected network of highways, streets, and trails within the community in order to present a safe, affordable, and efficient transportation system that meets the needs of multiple users including residents, visitors, and business; Assure mobility of the transportation network within Reedsburg and the surrounding region while minimizing the impacts a transportation system can bear.

**TRANSPORTATION
GOAL**

transportation

Transportation Master Plan

Prepared in 1994, the Transportation Master Plan was adopted to aid in policy making and to be incorporated into the yearly budget process for road improvements. Specific recommendations included needed road improvements, signage needs, emergency signals, intersection improvements, parking, truck routes, future roads, transit, and a possible truck bypass. The 2012 Comprehensive Plan of the City acts as the most relevant guide to transportation today in the City and has limited information.



Existing Transportation Facilities

Street Network & Classification System

Reedsburg maintains a fully accessible series of streets to ensure circulation throughout the community and adjoining region. Classification of streets within the City consist of three distinct types: Arterial, Collector, and Minor. Table 4.1 displays how streets within the municipality are categorized. Further, Map ___ displays the City's Official Road Map (is there a true adopted one?) adopted at the time of this Plan. Standards for each street classification mainly mimic those standards used by the Wisconsin Department of Transportation (WisDOT).

Arterial Streets

An arterial street is a street used or intended to be used, primarily for fast or heavy through traffic. An arterial street in Reedsburg includes freeways and expressways as well as standard arterial streets, highway and parkways. Arterial streets should be arranged so as to provide ready access to centers of employment, centers of governmental activity, community shopping areas, community recreation and points beyond the boundaries of the community. Arterial streets should also be properly integrated with and related to the existing and proposed area-wide system of arterial streets and highways and should be, insofar as practicable, continuous and in alignment with existing or planned streets with which they are to connect. Arterial Streets are to have an ultimate or dedicated width of 100 feet or more. Many of the restricted access highways in the City have 120-foot ultimate widths or larger as well.

One of the main arterials in Reedsburg is Main Street (STH 33) which is an important east-west route that connects the Reedsburg area to Interstates 90/94 via USH 12. These interstates serve as vital routes for the transportation of commerce and people in the Upper Midwest. Albert Avenue (STH 23) is also of importance serving as an intra-area transportation route and is part of a tourism corridor from Spring Green to Wisconsin Dells.



Collector Streets

A collector street is a street used or intended to be used, to carry traffic from minor streets to the major system of arterial streets including the principal entrance streets to residential developments. Collector streets should be arranged so as to provide ready collection of traffic from residential areas and conveyance of this traffic to the arterial street and highway system and should be properly related to the mass transportation system, to special traffic generators such as schools, churches and shopping centers and other concentrations of population and to the arterial streets into which they connect. Collector Streets generally have an ultimate or dedicated width of 80 feet or more.

Major collector streets in the City include Viking Drive (CTH H) and Myrtle Street (CTH K). These are important north-south road segments that regionally connect the City of Reedsburg with the principal arterial Interstate 90/94. South Dewey Avenue is an important road segment south of Main Street, providing access to the City's industrial business district. The larger width industrial park roadways are also collectors able to take large semi traffic to the City's principal arterials.

Table 4.1 Functional Street Classification

Street Classification	Description	Reedsburg Streets
Arterial	A street used or intended to be used, primarily for fast or heavy through traffic. Arterial street should include freeways and expressways as well as standard arterial streets, highway and parkways.	STH 33 (W Main St), STH 23 (S Albert Ave),
Collector	A street used or intended to be used, to carry traffic from minor streets to the major system of arterial streets including the principal entrance streets to residential developments.	CTH K (K St & Myrtle St), CTH H (Viking Dr), CTH V (Riverview Rd), N & S Dewey Ave, Railroad St, 8 th St (E Reedsburg Rd), N & S Golf Course Rd, Various Industrial Park Interior Roads
Minor	A street used, or intended to be used, primarily for access to abutting properties.	All Remaining City Streets

Minor Streets

Minor streets are simply streets used, or intended to be used, primarily for access to abutting properties. A minor street should be arranged to conform to the topography, discourage use by through traffic, permit the design of efficient storm and sanitary sewerage systems and require the minimum street area necessary to provide safe and convenient access to abutting property. Minor Streets generally have an ultimate or dedicated width of 60 feet.

transportation

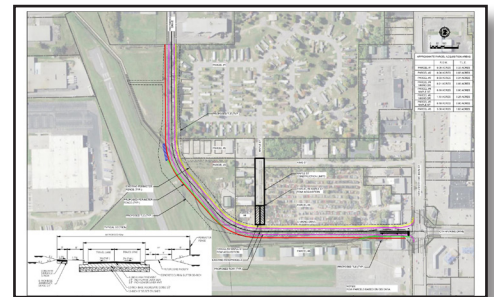
City Street Arrangement

In any new subdivision, the street, block and lot layouts should conform to the arrangement, width and location indicated on the City official map, County jurisdictional highway system plan, comprehensive plan or plan component or neighborhood development plan, if any, of the City, town or county and should be so designated as to: be within the capability of the land and water resources; least disturb the existing terrain, flora, fauna and water regimen; and meet all the use, site, sanitary, floodland and shoreland regulations contained in the City Zoning Code. In areas for which such plans have not been completed, the street layout should recognize the functional classification of the various types of streets and should be developed and located in proper relation to existing and proposed streets, to the topography, to such natural features as streams and tree growth, to public convenience and safety, to the proposed use of the land to be served by such streets and to the most advantageous development of adjoining areas.



City Street Improvements

City street improvements are completed by Council action from year to year based on reports by the City Engineer and Public Works Committee. The City utilizes capital budget monies for improvements and/or new construction of City roadways. State and County highways are improved and maintained yearly as dictated by those bodies. The City maintains an excellent working relationship with the State and County for the maintenance and construction of roadways and it is a main recommendation of this plan to ensure this relationship.



Highways

Reedsburg enjoys primary access to the central Wisconsin region via two major State highways and a variety of County highways. [Map —](#) displays the main highways within the City and region. Situating the proper and appropriate future land uses around these highways will be a key element to Reedsburg's future for both residential enjoyment and commercial /industrial growth.



State Highway 33

STH 33 is also known as W Main Street and bisects Reedsburg from east to west. STH 33 serves as the main thoroughfare for local and regional travel in the City connecting to all major roadways in the community. Most all commercial and industrial land uses stem from this highway while also including the City's historic downtown from about S Locust Street to N Webb Avenue. The highway is mainly a four-lane divided highway in the community with speed limits ranging from 25 to 55 mph.

State Highway 23

STH 23 traverses through the City from south to north. From the south the highway is known as S Albert Avenue and then becomes a part of STH 33 going west-east. East of the community STH 33 continues north at Evergreen Road and continues north linking to Interstate 90/94. The range of STH 23 allows the highway to both serve the southwest portion of the community linking to the Reedsburg High School and many Sauk County rural towns as well as to the tourism hub of the City of Wisconsin Dells to the north. STH 23 is a two-lane divided highway in the community with speed limits ranging from 25 to 55 mph.

transportation

State Highway 136

STH 136 is found just outside of the southeast border of Reedsburg off of STH 23. This highway connects the community to the Village of Rock Springs and then carry's on to the City of Baraboo further east.

Interstates & US Highways

There are no interstate or US Highways within the City of Reedsburg. US Highway 12 is approximately nine (9) miles east of the community and is accessed by STH 23 and 33. Interstate Highway 90/94 is approximately thirteen (13) miles northeast of the City and is access by STH 23.

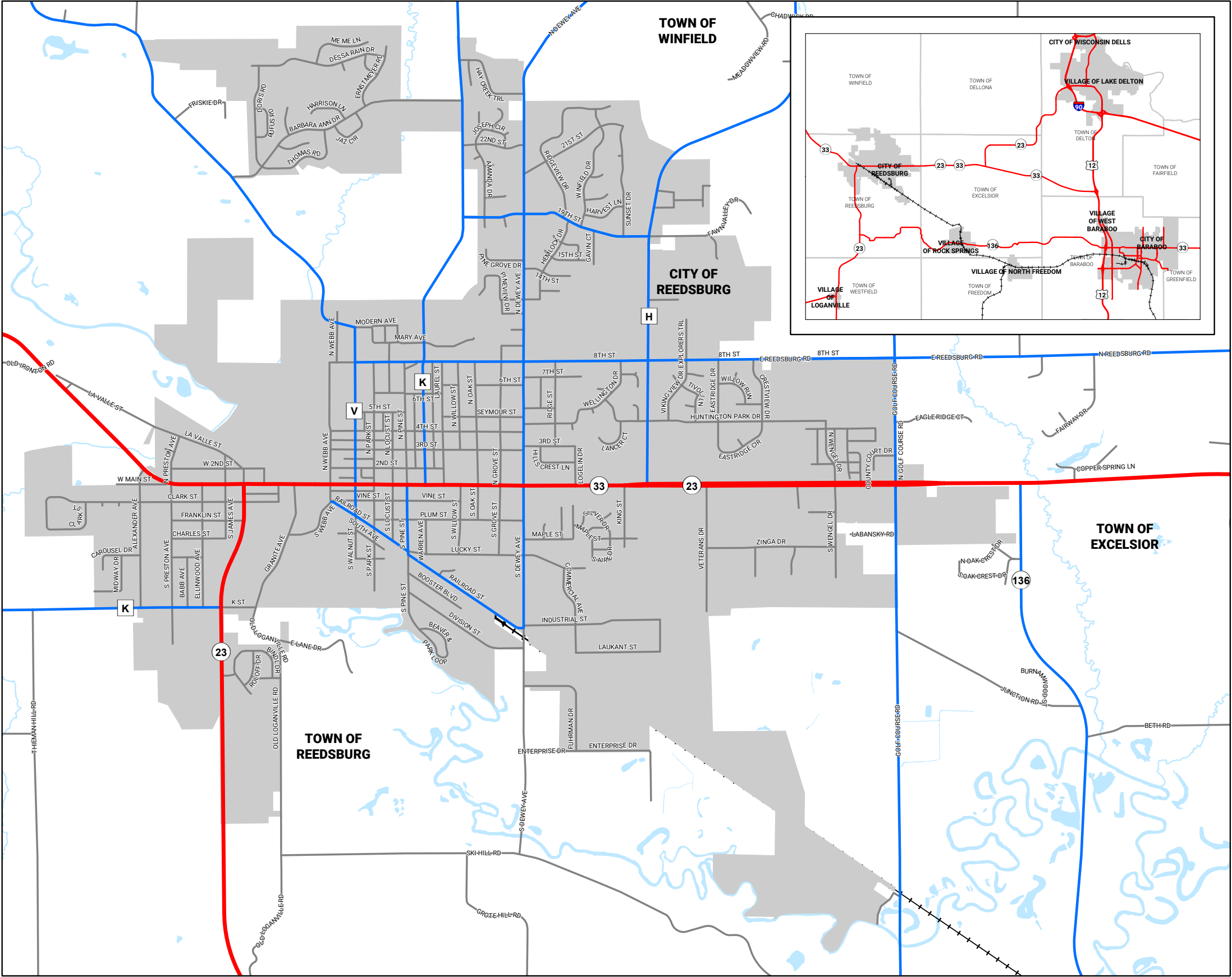
Sauk County Highways

Reedsburg has three (3) Sauk County highways traversing through the City. All these highways are governed by the County regarding access and maintenance. The table found herein displays what City street equates to each County highway and **Map** ___ shows the locations. The City and County routinely work to maintain a consistent level of safety on all the roadways. Ensuring the public works relationship is a must for the City as development increases and added pressures are put on the highway system.

County Highways in Reedsburg	
CTH	City Street Name
K	K St & Myrtle St
H	Viking Dr
V	Riverview Rd



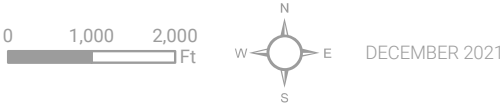
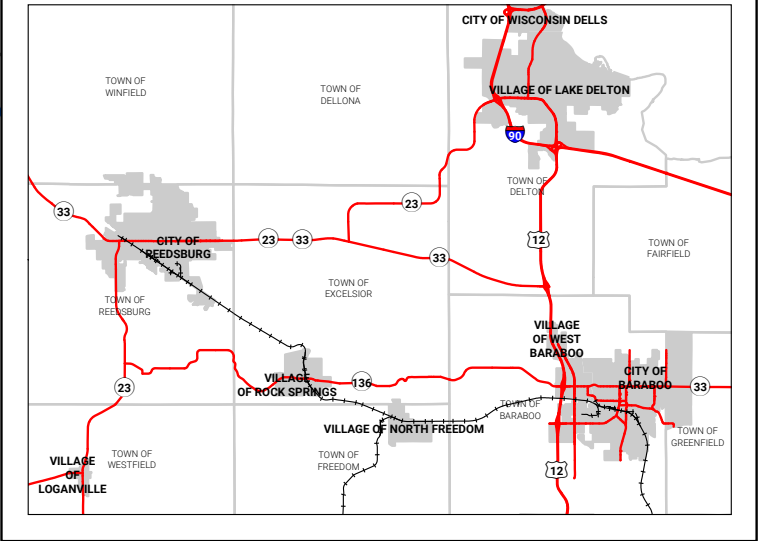
streets & highways map



CITY OF REEDSBURG SAUK COUNTY, WI
STREETS & HIGHWAYS

- Arterial Road
- Collector Road
- Minor Road

- Municipal Boundaries
- Railroads
- Surface Water



transportation

Public Transit

A few public transit operations exist within the community consisting of the Shared Ride Taxi Service and a few senior related services.

The Shared Ride Taxi Service is a for-profit taxi company privately contracted by the City operating seven (7) days a week M-Th (6AM-10PM), Fr-Sat (6am-2:30pm), and Sun (8am-10pm). The service allows all ages and fees differ for inner-city and outside-city needs. The service operates with a fleet consisting of _____. In 2021 there were approximately _____ total daily rides and over _____ miles driven.

The Sauk County Aging and Disability Resource Center has a few services offered to seniors 60 and older and people with disabilities. A Reedsburg Taxi service is a part of the programming offering punch cards at \$17.50 for ten rides within the City limits. A Volunteer Driver Escort Service is also available to provide transportation to out-of-town medical appointments, employment, and other trips of necessity. The cost to the passenger is \$0.35 per mile.

The City does have various private transit options open to the people of community such as Lyft and Uber. There are no community bus services within the City of Reedsburg. The nearest bus service is the Greyhound Lines that operates for pickups at the McDonald's parking lot at 30 Commerce Street in the City of Wisconsin Dells fourteen (14) miles northwest of Reedsburg. The Wisconsin Dells route is along 15 northwest-southeast routes that daily run between the Twin Cities and Milwaukee or Chicago. Along these routes, there are service locations in Hudson, Menomonie, Eau Claire, Osseo, Black River Falls, Red Wing (MN), Rochester (MN), La Crosse, Tomah, Mauston, Wisconsin Dells, Portage, Madison, and Rockford (IL).



Passenger Rail Service

There are no passenger rail services serving the City of Reedsburg. The closest service is by Amtrak with a station located 14 miles northeast in the City of Wisconsin Dells at 100 LaCrosse Street. The Amtrak trains run on the Canadian Pacific rail line that runs between the City of Milwaukee and the Twin Cities. This stretch of rail line is part of Amtrak's Empire Builder Route, which is a major east-west route that runs between Chicago and Seattle. Two trains run along the route daily, one eastbound and the other westbound, which both make stops in the City of Wisconsin Dells. Other stops along the route, between Milwaukee and the Twin Cities, include Columbus, Portage, Tomah, La Crosse, Winona (MN), and Red Wing (MN). This Amtrak line of service is part of the Wisconsin Department of Transportation's Midwest Regional Rail System which is an effort to upgrade all facilities to allow a high speed rail network across Illinois, Indiana, Iowa, Michigan, Minnesota, Missouri, Nebraska, and Ohio.



transportation

Freight Rail Service

The Wisconsin & Southern Railroad maintains a spur to the City, with oversight provided by the Pink Lady Rail Transit Commission. The line is owned by Union Pacific and leased to Wisconsin & Southern Railroad. This line serves a number of growing Reedsburg businesses in the southern industrial parks. The table herein provides a summary a rail usage within the industrial park. This rail line ends on the west side of downtown and then becomes the trailhead for the '400' State Trail. This rail spur is essential to new economic business growth in the Reedsburg community. As such the railroad is in the midst of considerable track upgrades consisting of the following:

Add table here, similar to below, of rail usage in Reedsburg

Wisconsin & Southern Rail Line into Industrial Park City of Reedsburg		
	Meister Lumber/Midwest Hardwoods	Pace Industries
1997	NA	109
1998	21 in/15 out	125
1999	4 in/13 out	148
2000	0 in/10 out	233



Ensuring the future viability and continued enhancement to this railroad is an essential recommendation of this Plan.

All Terrain & Utility Terrain Transportation

In 2019 the City of Reedsburg opened up all streets for All Terrain Vehicle (ATV)s and Utility Terrain Vehicles (UTV). Roads are open for such travel between 6AM-10PM and State vehicles operating laws apply. Various routes throughout the City are identified by signage.



transportation

Airports

The Reedsburg Municipal Airport provides air service to the local community at 1720 E Main Street. The airport is owned, maintained, and operated by the City under the guidance of the Reedsburg Airport Commission. It is classified as a “Transport/Corporate” airport facility intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service, and small airplanes used in commuter air service. Such airports have the ability to handle aircraft with a maximum weight of less than 60,000 pounds. The City’s airport has two (2) paved runways consisting of Runway 18/36 which is 4,840-foot long (75-foot width) and Runway 7/25 at 2,510-foot long (50-foot width).

Annually, approximately 39 aircraft operate daily consisting of 50% transit, 47% local general aviation, 2% air taxi, and 1% military. There are ~20 aircraft based on the field (~19 single engine and 1 multi-engine). The airport features include the following:

- Aircraft Parking and tie-downs.
- Pilot’s lounge (Keyless Access)
- Courtesy/Crew Car
- Fuel: 100 LL, 24-hour self-service
- Jet A, 24-hour self-service
- Public/Private Hangars
- Airframe Service: Major
- Power plant service
- Bulk oxygen



The closest airport that provides similar services to the Reedsburg Municipal Airport is the Baraboo-Wisconsin Dells Airport located 12 miles east of Reedsburg. The closest commercial passenger and air cargo services is the Dane County Regional Airport, which is a regional airport facility located in the City of Madison, about 55 miles to the southeast of Reedsburg.

The future community need for the Reedsburg Municipal Airport was analyzed as part of this Plan. This review largely stems from a planned future road connector at Pothero Drive (west) to Veterans Drive (east) along the southern half of the airport property. Alternative future visions for the re-use of the airport lands are discussed in the Vision Chapter of this Plan as new tax base and job producing business opportunities might be found in this vast amount of lands that exist today.



transportation

Recreational Trail Systems

Recreation trails are extensions of the transportation system of the City that are intended for the use of non-motorized transportation. Most recreation trail facilities are located within existing or planned rights-of-way while others traverse other public land holdings or are located within land easements from private owners. These facilities serve to link the City of Reedsburg together with a system of safe and functional off-street recreation trail connections to facilitate such activities as walking, running, biking, cross-country skiing, in-line skating, hiking, and nature observation.



Many opportunities exist within the City for residents and visitors to traverse the City via walking and biking consisting of the following:

- The City of Reedsburg is the beginning point of the '400' State Trail which was officially opened in June of 1993. A former railroad grade, the packed limestone trail spans 22 miles from Reedsburg to Elroy. The '400' Trail is one segment among the 117 miles of linked recreation trails in west central Wisconsin.
- The City implemented a bike loop throughout the entire City in 2021 (see map herein). This loop consists of using existing City streets and has signage showing the various routes. The overall route consists of seven (7) individual spurs/loops and connects together forming 19.35 miles of routes.
- Numerous off-road and paved trails are found in throughout the City's park and conservation areas. *Know amount of feet/miles??*
- Most all historic downtown neighborhoods have sidewalks adorning both sides of the road.
- Bike lanes are found along STH 33 Viking Drive to Golf Course Road. The remainder of STH 33 to USH 12 east are placed wide paved shoulders that accommodate bicycles.
- *Add others of note here*



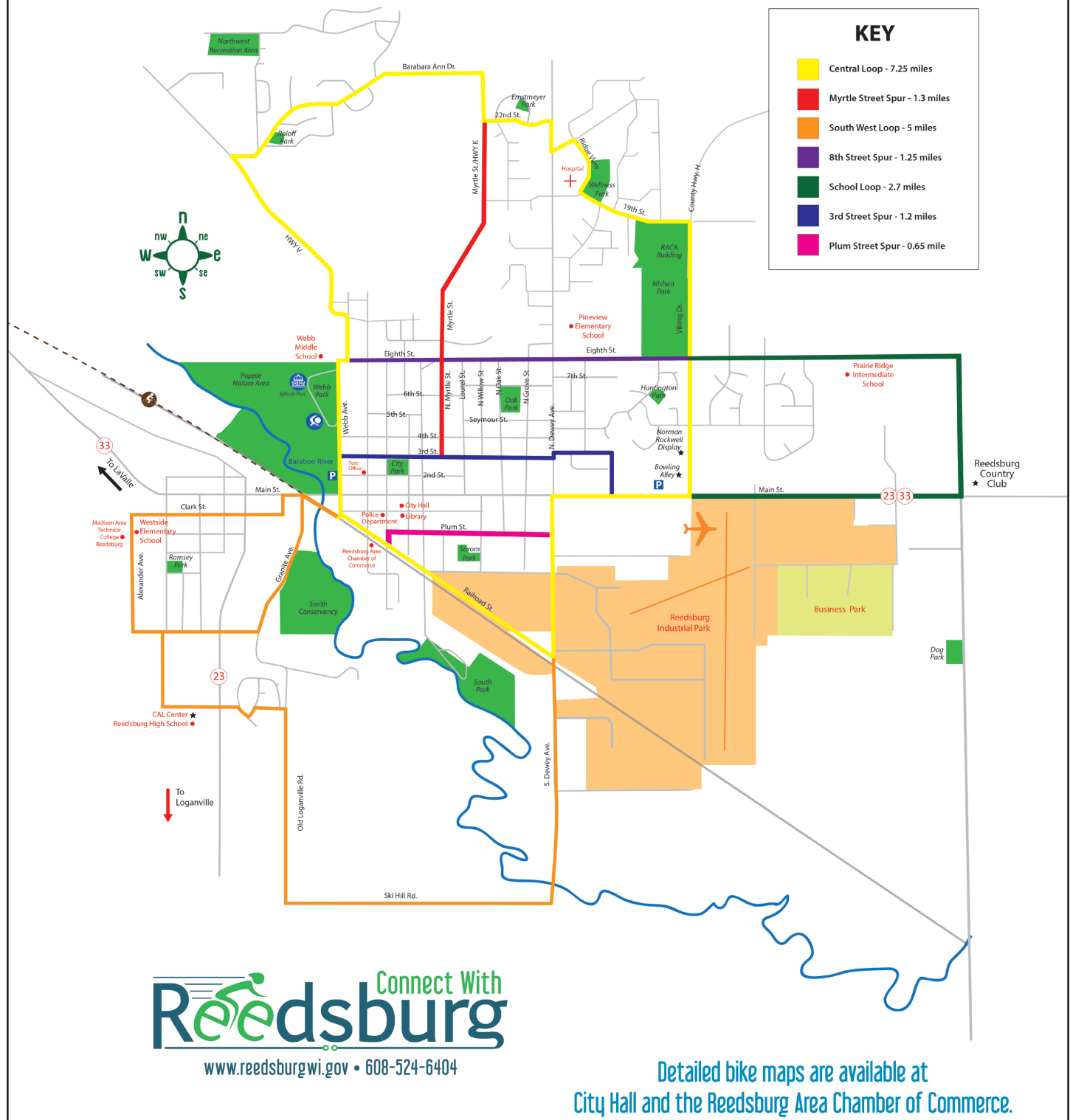
Future planned facilities consist of the following:

- The City maintains an adopted Park Plan which was in the midst of a full update at the time of adoption of this Plan. The new Park Plan inventories and assesses the park and conservation lands in the City. Future City pedestrian and bicycle system facilities include:
 - *Add here based on new Park Plan data or park planning CIP data*
- According to the Department of Transportation State Bicycle Plan a variety of State Priority Routes are planned consisting of:
 - Regional Priority Routes: STH 23 - Mineral Point to Reedsburg
 - Local Priority Routes: CTH K north of Reedsburg, CTH H northeast of Reedsburg, Old Reedsburg Road east of Reedsburg

Various goals and objectives for the future of pedestrian systems and bicycle facilities are included in the Vision Chapter of this Plan. A few of the overall general trail recommendations are as follows:

- *Add more here per new Park Plan as it evolves*
- Recreation trails should follow utility corridors, road rights-of-way, and easements to facilitate travel across the City and connect to other trails in the region.
- A citywide system of supplementary local trails be developed to connect the existing and planned park and conservation sites in the community. All future land developments and subdivisions should be requested to make trail connections within reasonable distances to existing parks and other recreation trails.
- Paved trails should conform to adopted specifications found in the Park Plan.
- Trails should be maintained and updated by the Parks staff as required.
- Work with various interest groups so trails are found for multi-use throughout the City (pedestrian, bicycle, equestrian, snowmobile, ATV/UTV). All groups could benefit from attaining easements, acquisitions, and funding of the development of trails in the City.

Reedsburg Bicycle Routes



transportation

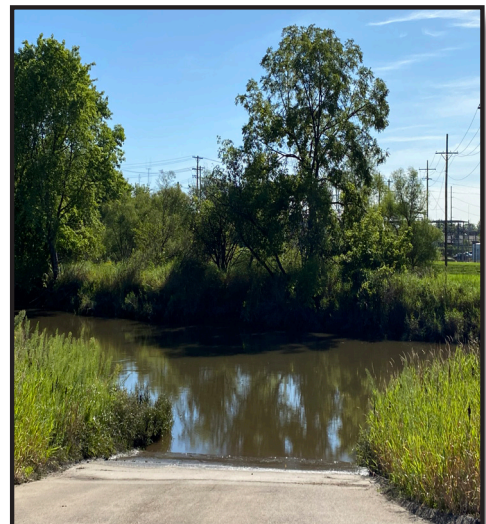
Trucking

Trucking routes takes place in and out of Reedsburg via the State Highways 33 and 23 and connect to ara indsutrial areas via City and County roadways.



Water Transportation

The most significant water feature in the Reedsburg area is the Baraboo River which flows through the western and southern portion of the City and its planning area. This is the longest free flowing river in the nation. After flowing east/southeast through Reedsburg, the river continues through the City of Baraboo and eventually into Lake Wisconsin and the Wisconsin River. The majority of land located along the river is within a designated floodplain and/or wetland. In addition, most of the shoreline areas along the river are undeveloped as well. Four creeks are also located in the Reedsburg area (Twin, Hay, Babb, and Copper) and are tributaries of the Baraboo River. The Baraboo River is not considered a major transportation corridor but does have a considerable draw for tourism and recreational activities. The City has invested in multiple access points along the River consisting of (add names here if they have actual names). The River is used heavily for fishing, hunting, canoeing, kayaking, and paddleboarding. A Baraboo River Corridor Planning Grant is in process looking to add river enhancements consisting of _____.



transportation

Commute To Work

One variable of transportation in Reedsburg is the commute to work for the area residents. Table ___ displays the modes of transportation used when commuting to work for the City and the County. As in most communities, the majority of workers drive alone in their personal vehicles. County and City modes of commuting don't vary too much with the exception of the public transportation category. Improving public transportation options may prove to be a benefit of the community in the future. Lastly, another observational benefit that derives from the table below is the amount of individuals walking to work. Continual expansion of the walk ability of the community for the workforce, overall leisure, and access to the primary amenities the community offers is encouraged.



Table ___ Modes of Commuting to Work – 2020 need census still

	Reedsburg	% of Total	Sauk County	% of Total
Total:	11,862		192,602	
Car, truck, or van:	11,112	95.3%	181,285	94.1%
Drove alone	10,442	89.5%	167,527	87.0%
Carpooled	670	5.7%	13,758	7.1%
Public transportation:	109	0.9%	1,306	0.7%
Bus or trolley bus	85	0.7%	1,169	0.6%
Subway or elevated	14	0.1%	20	0.0%
Railroad	0	0.0%	47	0.0%
Ferryboat	0	0.0%	17	0.0%
Taxicab	10	0.1%	53	0.0%
Motorcycle	0	0.0%	63	0.0%
Bicycle	7	0.1%	276	0.1%
Walked	131	1.1%	2,891	1.5%
Other means	40	0.3%	673	0.3%
Worked at home	283	2.3%	6,108	3.2%

Source: 2020 U.S. Census (workers 16 years and older)

Table ___ Travel Time to Work – 2020 need census still

	Reedsburg	% of Total	Sauk County	% of Total
Total:	11,862		192,602	
Did not work at home:	11,399	97.7%	186,494	96.8%
Less than 5 minutes	327	2.8%	5,893	3.1%
5 to 9 minutes	887	7.6%	21,072	10.9%
10 to 14 minutes	1,084	9.3%	28,638	14.9%
15 to 19 minutes	1,319	11.3%	30,318	15.7%
20 to 24 minutes	2,281	19.6%	32,127	16.7%
25 to 29 minutes	1,416	12.1%	16,059	8.3%
30 to 34 minutes	2,270	19.5%	24,373	12.7%
35 to 39 minutes	531	4.6%	6,894	3.6%
40 to 44 minutes	403	3.5%	5,812	3.0%
45 to 59 minutes	496	4.2%	9,418	4.9%
60 to 89 minutes	144	1.2%	3,602	1.9%
90 or more minutes	251	2.2%	2,288	1.2%
Worked at home	283	2.3%	6,108	3.2%

Source: 2020 U.S. Census (workers 16 years and older)

Travel Time To Work

Table ___ details the travel times to work a resident commonly finds in Reedsburg and in Sauk County. Many of the workers travel outside the community for employment with most going _____. Travel times at over an hour also suggest _____. Maintaining a certain level of highways to support the easy coming and going of traffic for both employment and other services is a direct need of a growing community. Focusing recommendations on the maintenance of the City's roadways is a must.

transportation

County, State, and Regional Transportation Plans

Wisconsin Department of Transportation (WisDOT)

The Wisconsin Department of Transportation (WisDOT) maintains various south-west Region highway projects/studies. Current design projects in Sauk County surrounding Reedsburg are as follows:

- *WIS 23 bridges over Honey Creek, between Spring Green and Reedsburg - Sauk County*
- *WIS 23 (County K to Elder Ridge Rd), Reedsburg - Sauk County*
- *WIS 23 (WIS 33 to west of County P), between Reedsburg and Wisconsin Dells - Sauk County*
- *WIS 23 (WIS 136 intersection), Reedsburg - Sauk County*
- *WIS 33 (Preston Ave to WIS 23), Reedsburg - Sauk County*
- *WIS 136 (County PF to Village of West Baraboo West limit), between Reedsburg and Baraboo - Sauk County*



Sauk County

The future of transportation of Sauk County is dictated as part of the Sauk County Comprehensive Plan. There are no pertinent transportation plans in the City of Reedsburg as part of Sauk County Comprehensive Plan. The County does have a capital improvement plan for County Highways. **The current plan has the following schedule of improvements over the next five (5) years: if any add here_____.**

Any Other Transportation Plans To Note?

Existing Traffic Conditions

Most of the recent traffic counts from WisDOT are from 2017 and are found in the inset maps herein. Traffic volume reports can provide a general indicator regarding roadway function and use throughout a community. In comparison to previous years counts, the City of Reedsburg is experiencing minimal traffic growth from year to year with some larger increases taking place on the arterials of STH 23 and 33.

Constant maintenance and construction of the highly used roadways continues to be key in the future growth of Reedsburg in order to provide the community with the highest quality level of services. Concentrating service related and more intense land uses along roads of higher traffic counts needs to be incorporated when the land use recommendations are formulated in this Plan. Lastly, traffic counts should be considered when implementing the yearly road program.

Speed limits in the City of Reedsburg are regulated based on the jurisdiction of the roadway (City, County, State) and are dependent on a number of factors including traffic counts, surrounding land uses, and existing roadway construction (controlled/uncontrolled, two-lanes/four-lanes, lack of shoulders, medians/boulevards, etc.). Generally, when further speed limit controls are thought to be required for a roadway that is under a jurisdiction other than the City, the Public Work's Committee and Common Council will pose recommendations to that jurisdiction for changes.

transportation

■ Roadway Maintenance and Deficiency

The City of Reedsburg has fifty-one (51) miles of local and state roadways and recognizes that roadways and the supporting infrastructure deteriorate over time. Thus, a consistent improvement/reconstruction program is addressed annually during the City's budget review as part of the City's 5-Year Capital Improvement Program. The program dictates what roads will be reconstructed, resurfaced, or receives general maintenance from year to year based on their age, condition, maintenance history and requests from residents that the street be rehabilitated. Streets are rated on a two-year cycle by using a pavement rating system from a scale of 1 to 10.



Does Reedsburg have rating schedule or map of CIP road program? If so add here
Major road system updates to occur in the past years are as follows:

~Add here

Major road system updates slated to occur in the near future:

~Add here

Reedsburg recognizes that street improvements are not limited solely to expand capacity and improve traffic flow. How a road is constructed and how it is visually presented within some areas of the City is also key. Thus, the overall character as a visual corridor is considered for the municipality's more traveled roadways and when new developments desiring new roads are implemented. Addressing the visual corridor issues provide traffic with a more enjoyable view of the City, provide safety, and shield the impacts that traffic produces. All roadways (City, County, and State) should be evaluated during the road program implementation as to how the visual corridors of some may be enhanced. A good example of planning for the visual aspect of a roadway is found along STH 23/33 and W Main Street where various landscaping, signage, pavement treatments, etc. have been implemented that best adapt to the surrounding land uses and contribute to a sense of place of the historic downtown area.

Other roadway maintenance efforts overseen by the City of Reedsburg include:

Street Sweeping: Street sweeping is a valuable tool for pollution prevention preventing pollutants, sand and other debris from entering our streams and lakes is to remove them from streets before rain carries them into the storm drain and the watershed. The City currently has one sweeper and is used on a daily basis in the spring and fall.

Street Lighting: Street lighting is an important part of maintaining and enhancing the safety and security of the City. Illumination helps in keeping streets and walkways safe from accidents and neighborhoods free from crime. The City has a street lighting policy to determine where lights are placed on city streets that includes lighting main intersections and individual neighborhood lighting requests.

Sidewalks: The sidewalk system in the City connects neighborhoods, parks, schools, transit service, shopping centers and restaurants. The City also has an annual sidewalk replacement program. This program targets a different area of the City each year for replacement of hazardous sidewalk stones. The City is divided into eleven sections and a section is picked by the Board of Public Works for replacement annually. This program is done on a cyclic basis so each section will be looked at every eleven years.

2021 Survey

Various questions in the 2021 Comprehensive Planning Survey was in relation to transportation issues. Recommendations for this element in relation to the 2042 Land Use Plan are based upon the main responses from the survey discussed below. The survey directed questioning as to the public’s thoughts on the interconnection and promotion of recreation trails and the perceived problem transportation areas in Reedsburg.

The survey returned that a majority (___%) of respondents desired that the City continue to interconnect corridors of bike and pedestrian paths throughout Reedsburg. Of those agreeing to interconnect path corridors, the most predominant locational responses stressed by respondents to construct sooner rather than later are found below.

- Add here when received

The questionnaire referred an inquiry to the community on perceived problem transportation areas within the City as well. The 2042 Committee is looking to formulate specific recommendations that might involve capital projects and knowing where vital traffic infrastructure improvements may be required was critical. The most common responses that were found are discussed below.

Roads

- Add here when received

Intersections

- Add here when received

Enforcement

- Add here when received

General

- Add here when received



5 utilities and **COMMUNITY FACILITIES**



The Utilities and Community Facilities Element includes background information, goals, objectives, and recommendations to guide the future development of utilities and community facilities in Reedsburg. The chapter describes the location, use, and capacity of existing public utilities and community facilities that serve the City and includes an approximate timetable that forecasts the need to expand and rehabilitate or create new utilities and facilities.

The goal of this Utilities and Community Facilities Element is as follows below. The objectives and recommendations are found in the Chapter 1 Vision of this Plan.

Provide efficient and cost-effective services, utilities, and community facilities necessary to improve the quality of life of Reedsburg's residents, business and property owners, and guests. Supply and coordinate the location of public utilities and facilities consistent with Reedsburg's projected growth, resident expectations, and market driven development patterns.

**UTILITIES &
COMMUNITY
FACILITIES
GOAL**

utilities & community facilities

Existing Utilities & Community Facilities

Sanitary Sewer System

Reedsburg's sanitary sewerage facilities are among the most important and complex public works infrastructure affecting health and welfare in the community. Sanitary sewage, if not properly conveyed, treated, and disposed of can spread disease among people and animals; contribute to surface and ground water pollution, reduce property values, and create severe aesthetic nuisances. The City of Reedsburg is dedicated to providing the community with the highest of sanitary services.



Is there a "sewer district" established?; If so, need boundary data (present/future)

The Public Works Department maintains approximately 47 miles of sewer main along with 9 lift stations. [Map](#) also displays the basic sanitary system network in place within the City. All the wastewater flows to the Wastewater Treatment Plant by gravity through a series of underground pipes and lift stations are used to pump the wastewater from a low point to a higher point in the system so the wastewater can flow by gravity again. The wastewater is treated at the plant and eventually discharged to the Baraboo River. The City of Reedsburg wastewater treatment plant (WWTP) is located along Division Street in the southeast portion of the community. The WWTP treats the municipal and industrial wastewater collected by the sewerage system. The plant has been around since the 1930s. In 2005 and 2006 most every element of the WWTP was reconstructed or replaced except for the more modern sludge handling equipment. One of the sewer interceptor mains was also replaced allowing the city to eliminate the one troublesome lift station on South James Avenue and a new lift station was built on Granite Avenue. The new plant is designed to serve a population of more than 10,000 people with a capacity of 2.6 MGD. In 2013 a new lime stabilization system was also installed and a new dewatering centrifuge was installed and the centrifuge that was installed in 2000 was rebuilt to handle more solids.

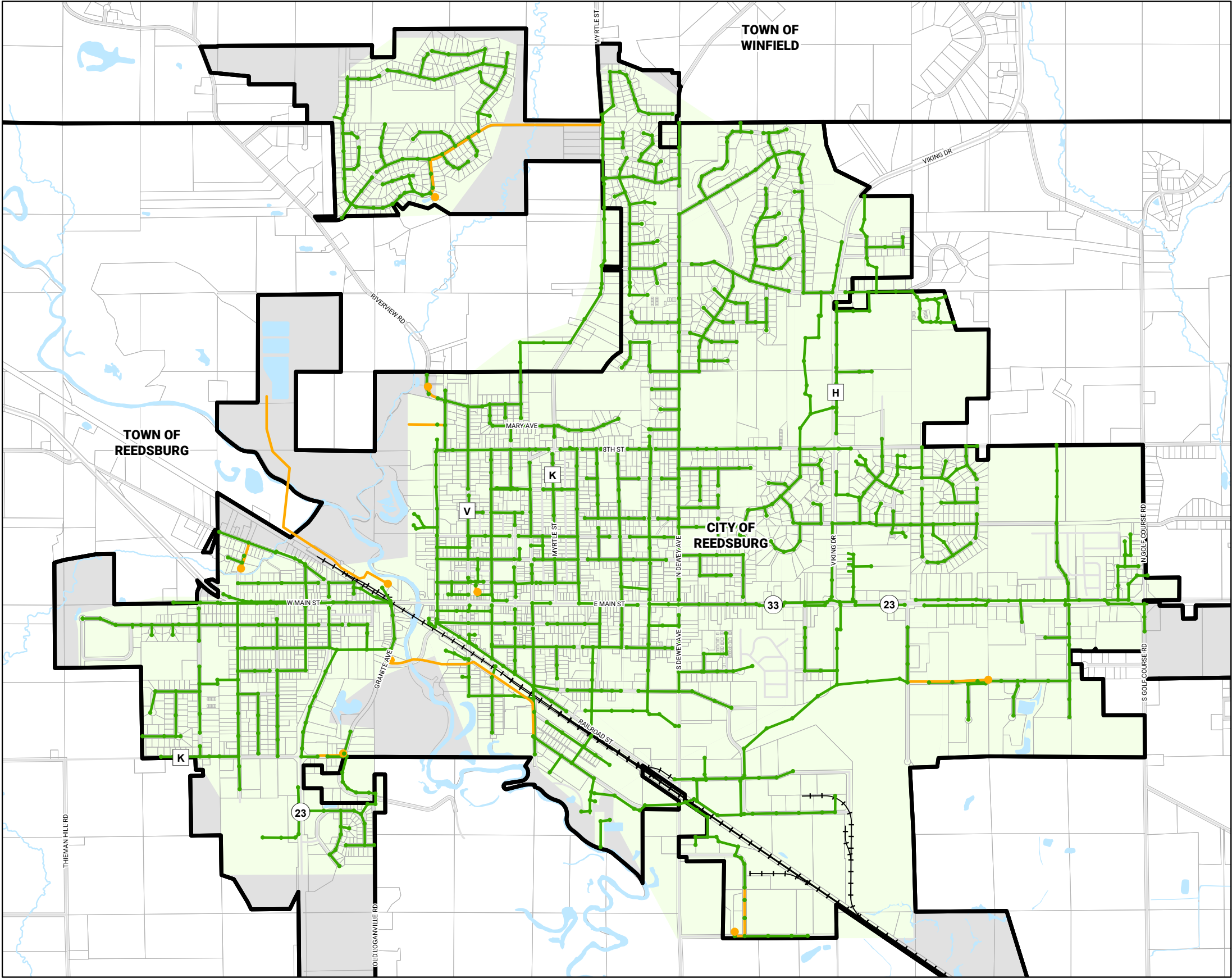
City sewer users pay for treatment cost and the cost of maintaining the sewer mains. Customers are billed monthly on their utility bill based on the metered water usage.

The WWTP land has been susceptible to past flooding. For sewer back-ups the City of Reedsburg is responsible for the sanitary sewer main, usually in the center of the street. The property owner is responsible for the lateral from the sewer main to the house.

Other sanitary system facilities include: [verify new/old items?](#)

• Lift Stations

- Hay Creek lift station (number 3) is located at Riverview Drive (CTH V) and Hay Creek Crossing. The lift station has a pumping flow rate of 150-gpm.
- North Preston Avenue lift station (number 8) is located north of Babbs Creek and North Preston Avenue. This lift station has a pumping flow rate of 200-gpm and the effluent is discharged through 450 feet of 4-inch diameter force main.
- South James Avenue lift station (number 7) is located north of Clark Street and South James Avenue. This lift station has a pumping flow rate of 400-gpm and the effluent is discharged through 300 feet of 6-inch diameter force main.
- Lime Ridge Road lift station (number 5) is located at Granite Avenue and Lime Ridge Road, east of CTH K and STH 23. This lift station has a pumping flow rate of 200-gpm and the effluent is discharged through 500 feet of 4-inch diameter force main.
- Granite Avenue lift station (number 6) is located north of Granite and South Webb Avenue, west of the Baraboo River. This lift station has a pumping flow rate of 2,000-gpm and the effluent is discharged through 850 linear feet of 8-inch diameter force main.
- The Reedsburg Bank lift station (number 4) is located at the Reedsburg Bank main office north of



CITY OF REEDSBURG SAUK COUNTY, WI

EXISTING SANITARY SEWER

- Lift Station
- Manhole
- Force Main
- Gravity Main
- Force Main
- Gravity Main
- Existing Sanitary Basins

- ▭ Municipal Boundaries
- Roads
- ++++ Railroads
- Surface Water



utilities & community facilities

Main Street. This lift station has a pumping flow rate of 400-gpm.

- CTH 'K' and 22nd Street lift station (number 2) is located at CTH 'K' and 22nd Street. This lift station has a pumping flow rate of 300-gpm and the effluent is discharged through 1,850 linear feet of 4-inch diameter force main.
- Zinga Drive lift station (number 1) is located on Zinga Drive in the southeast section of the City. This lift station has a pumping flow rate of 300-gpm and the effluent is discharged through 1,400 linear feet of 6-inch diameter force main.
- **Collection Lines:** The City's distribution system consists of a range of sizes from 4-inch PVC to 36-inch ductile iron sanitary sewer pipes.

Future Sanitary Sewer System Needs

The City utilizes an annual -year Capital Improvement Program (verify) to ensure that proper maintenance and upgrades to the sanitary system take place. Further, the City works with individuals when new developments are proposed that require new infrastructure. The City makes certain that new infrastructure is properly sized and constructed to fit within the current sanitary facility system. At times, Reedsburg requires and finances upgrades to developer driven utility installations in order to guarantee future needs are met within the City network. The main sanitary facility CIP needs that are currently found to support the future land uses within the City are as follows:



- [Add here](#)

Water Supply and Service

The City of Reedsburg is supplied by public water service by the Reedsburg Utility Commission. The source of the drinking water in the community is all groundwater made up of the following utilities ([See Map](#) [→](#)):

Five Well Sites

- Well Number 3 is rated at 1,000-gpm, and is located north of Fourth Street between North Pine and Myrtle Street.
- Well Number 4 is rated at 800-850-gpm, and is located on Lucky Street between South Willow and South Grove Street.
- Well Number 5 is rated at 500-gpm, and is located northwest of South Park and Railroad Street. This well is to be abandoned in Fall 2002.
- Well Number 6, built in 1990, is rated at 1,000-gpm, and is located north of 8th Street, between CTH H and North Dewey Avenue.
- Well Number 7 is located on Sarah Rose Lane in the high pressure district.
- [Well Number 8 Info?](#)
- [Possibly more info above such as add depths of wells and types \(sandstone, sand and gravel, etc.\)](#)

Four Storages

- Tank 1 is 46-foot diameter ground storage tank with a 500,000-gallon capacity. It is located north of Reedsburg Road between CTH H and Golf Course Road.
- Tank 2 (Gavin Reservoir) is a 60-foot diameter ground storage tank with a 500,000-gallon capacity. It is located southwest of Gavin Court.
- Tank 3 is a 36-foot diameter elevated water tank with a 200,000-gallon capacity.



utilities & community facilities

- Ground level reservoir of 400,000 gallons at CTH 'H' and 2st Street.
- **Two Pressure Zones**
 - Locations?
- **64 Miles of Water Mains** (Consists of 4, 6, and 8-inch cast iron and ductile iron mains. 10-inch and 12-inch ductile iron and water mains are provided to loop the system from wells and tank feed sources)
- **583 Hydrants**
- **3,350 Services**

The Utility pumps an average of 2.5 million gallons of water per day in the summer and 1.5 million gallons in the winter. Depth of the wells range from 250-515 feet. Storage consists of four reservoirs (or towers). The storage insures water availability during periods of high demands and provides water pressure throughout the system.

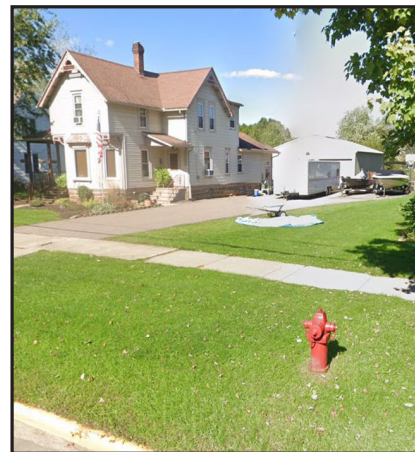
Future Water System Needs

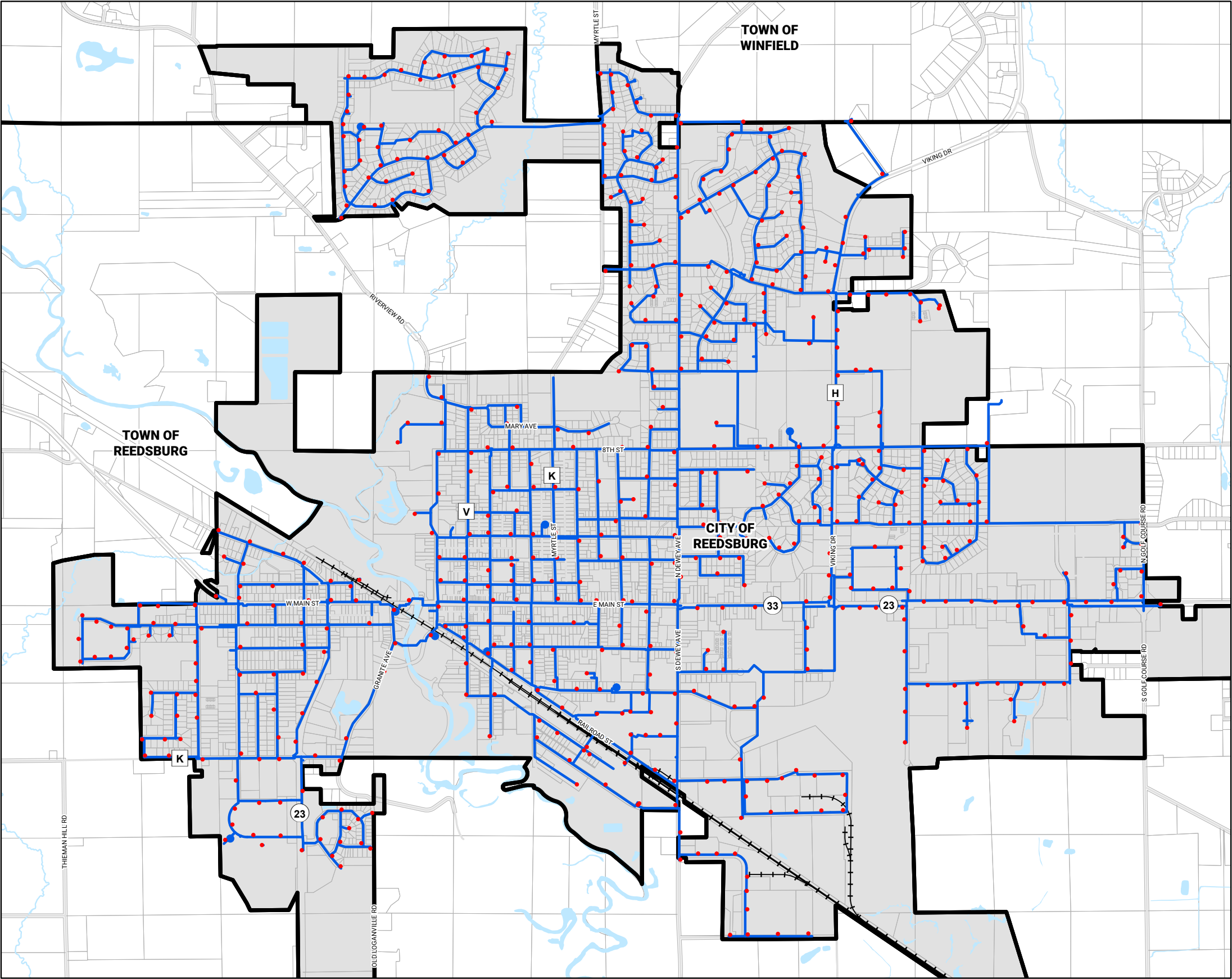
The City utilizes an annual 10-year Capital Improvement Program to ensure that proper maintenance and upgrades to the water systems take place. Further, the City works with individuals when new developments are proposed that require new infrastructure. The City makes certain that new infrastructure is properly sized and constructed to fit within the current water facility system. At times, Reedsburg requires and finances upgrades to developer driven utility installations in order to guarantee future needs are met within the City network.

Water supply requirements are generally determined based on projections of future population and land use. By defining the way a community is expected to grow or change, water consumption characteristics can then be applied to the changes and new water use patterns and facility adequacy can then be determined. The future water supply are based upon a compilation of previous water use patterns and trends for the City based on historic consumption data gathered from annual Public Service Commission (PSC) reports. The main sanitary facility CIP needs that are currently found to support the future land uses within the City are as follows:

The main water supply facility recommendations that were found to support the future land uses within the City are as follows:

- *Loop 12" water main from Me Me Lane to Russell Ct.*
- *Loop 12" water main from Ridgeview Rd to Zobel Reservoir*
- *Loop water main Golf Course Rd to East side Industrial Park*
- *Loop water main K St. to Bindl Subdivision*
- *Loop water main Fawn Valley to Golf Course to Reedsburg Rd*





CITY OF REEDSBURG SAUK COUNTY, WI

EXISTING
WATER MAIN

- Hydrant
- Well
- Water Main

- Municipal Boundaries
- Roads
- Railroads
- Surface Water

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DECEMBER 2021



utilities & community facilities

Water Disaster Scenario

(Reedsburg have one of these?)

In the event the City of Reedsburg vast water resources were to diminish or become contaminated in the future, the community does have alternatives. _____

Wellhead Protection Plan

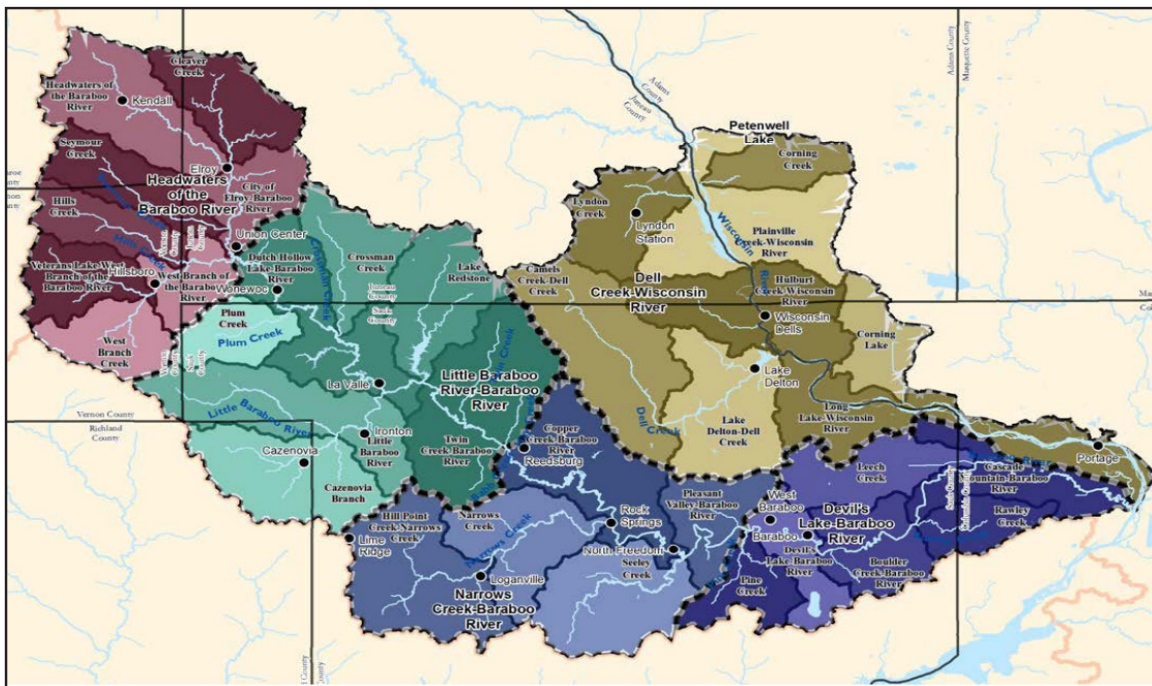
Since the residents of the City of Reedsburg depend exclusively on groundwater for a safe drinking water supply, it is recognized that certain land use practices and activities can seriously threaten or degrade groundwater quality. Thus, a wellhead protection ordinance is adopted in the City to protect the City of Reedsburg's municipal water supply and well fields. The Plan covers well #s 3, 4, 6, 7, and 8. The wells serve a demand of about 2,000,000 gallons per day (gpd), with a maximum of 3,000,000 GPD during the summer canning months. Most water demand is from commercial and industrial uses. The Plan addresses such protection strategies as well-abandonment, cross-connection and wellhead protection ordinances, public education, water conservation, and contingency planning.

Add "Future sewer/water" facilities/mapping to vision chapter



Watersheds

Reedsburg is located within two distinct watersheds, the Little Baraboo River-Baraboo River watershed (to the west) and the Devils Lake-Baraboo River watershed (to the east). The inset map below shows where the divide and the watersheds are in relation to the City boundaries and rivers.

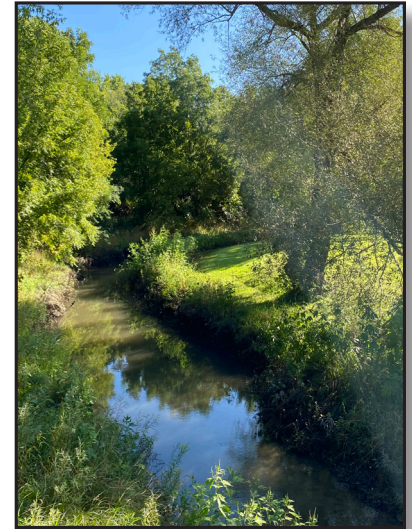


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Stormwater Drainage

Stormwater drainage is critical in Reedsburg due to the many environmental features that can be affected by uncontrolled runoff and flooding of lands along the Baraboo River. Storm water is collected and discharged through a series of pipes, detention ponds, ditches and wetlands throughout the city and eventually discharged to the Baraboo River. The majority of the system is made up of 18 to 24-inch non-reinforced concrete (reinforced concrete if within the last 25 years). Additional 10 to 18-inch pipes also exists. Smaller diameter pipes (some of which are clay pipes) are repaired and replaced as needed.

The Public Works Department maintains the entire system and during heavy storm events a Public Works crew is out cleaning plugged grates and culverts. Residents pay for treatment cost and the cost of maintaining the storm sewer mains and detention ponds. Map ___ depicts the City's current man-made stormwater facilities in place. The map also displays where stormwater facilities may displace stormwater per the watersheds in the community.



Stormwater detention and retention facilities are more common in newer developments, as a majority of these developments require retention facilities that meet the City's Chapter 530 Stormwater Management and Erosion Control Ordinance. The purpose of the Chapter 530 ordinance is to set forth storm water requirements and criteria which will prevent and control water pollution, diminish the threats to public health, safety, welfare, and aquatic life due to runoff of storm water from development or redevelopment. It is the general intent of the City of Reedsburg that the Chapter 34 Stormwater ordinance achieve its purpose through:

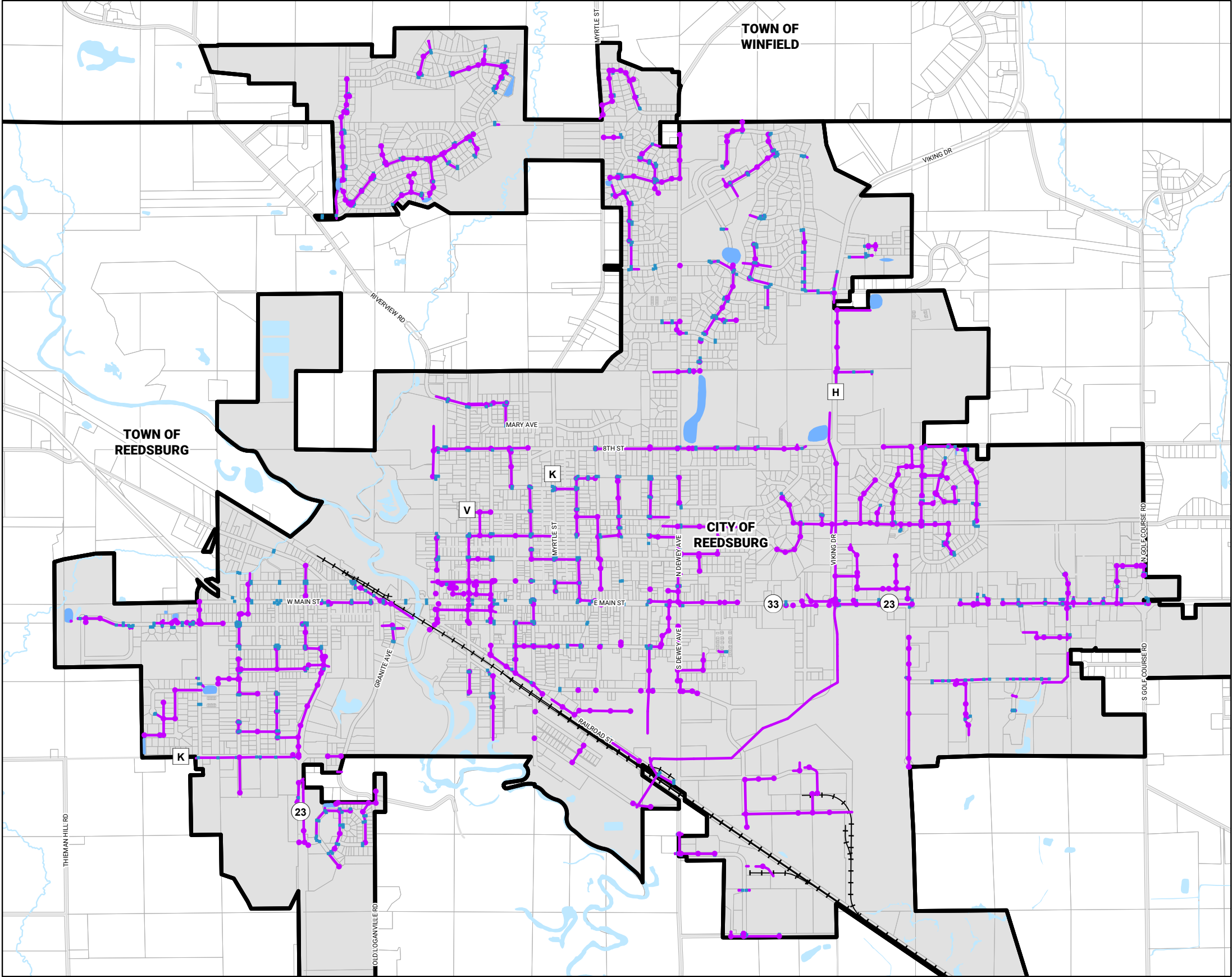
- *Regulating long-term, post-construction storm water discharges from land development activities*
- *Controlling the quantity, peak flow rates, and quality of storm water discharges from land development activities*
- *Providing services to maintain and enhance the quality of life within the community. To this end the City of Reedsburg will manage storm water to protect, maintain and enhance the natural environment; diversity of fish and wildlife; human life; property; and recreational use of waterways within the City of Reedsburg.*

A recommendation of this chapter is to continue to require that stormwater management must be constructed for developments and land divisions per the City's Chapter 530 Stormwater Management Ordinance.

Solid Waste Disposal & Recycling Facilities

The City of Reedsburg's garbage and recycling is privately contracted. An annual fee for each residence is added to the tax bill for all one- and two-family dwellings. Residential garbage and recycling is collected weekly. Private haulers provide commercial waste services.



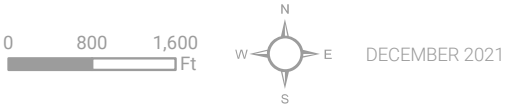


CITY OF REEDSBURG SAUK COUNTY, WI

EXISTING
STORMWATER FACILITIES

- Inlet
- Manhole
- Storm Sewer Pipe
- Stormwater Pond

- Municipal Boundaries
- Roads
- Railroads
- Surface Water



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Community Facilities

City Hall

The Reedsburg City Hall is located at 134 South Locust Street near the central portion of the city. It currently consists of administrative offices (city administrator, assessor, building inspector, mayor, public works, clerk / treasurer, city engineer, and parks director), council chamber, and conference/meeting space. The building was constructed in 1971.



City Government

The City of Reedsburg has a part-time mayoral form of government. The Mayor serves two-year terms as the City's Chief Executive, and oversees the Community's day-to-day operations. The Mayor is responsible for ensuring that all City ordinances and State laws are executed consistently and fairly. The Mayor presides at meetings of the Common Council and ratifies all Council actions.

The Common Council consists of five (5) elected officials from four (4) Aldermanic districts (one alderman at-large). The Alderman serve two-year terms and are elected on a separate cycle to ensure adequate leadership. The Common Council meets the 2nd and 4th Mondays of each month at City Hall.

In addition to the Council, the City has the following City Boards, Committees, and Commissions:

- *Airport Commission*
- *Board of Review*
- *Plan Commission*
- *Community Development Authority*
- *Designated Offender Registry Appeal Board*
- *Ethics Committee*
- *Joint review Board*
- *Library Board of Trustees*
- *Municipal Court*
- *Ordinance Committee*
- *Parks and Recreation Committee*
- *Personnel Committee*
- *Pink Lady Transit Commission*
- *Police and Fire Commission*
- *Public Works Committee*
- *Reedsburg Area Development Council*
- *Reedsburg Historic Preservation Commission*
- *Reedsburg Industrial/Commercial Development Commission*
- *Reedsburg Area Ambulance Service Commission*
- *Reedsburg Utility Commission*
- *Room Tax Commission*
- *Zoning Board of Appeals*



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City Staff and Departments

The City of Reedsburg employs ___ people on a full-time basis and ___ on a part-time basis in seven (7) departments. A department head oversees each individual department's operations and a City Administrator oversees operations of all City Hall employees. The following departments make up the Reedsburg structure:

Administration: The Administration office houses the office of the City Administrator. The City Administrator is primarily responsible for the implementation of governmental policies and initiatives established by the Common Council. The implementation of Council policies is accomplished through the direct, and indirect, managerial oversight of all City operations and activities by the City Administrator. The City Administrator serves as the Chief Administrative Officer and manages the day-to-day operations of the City, which includes overseeing the general budget and direct supervision of City departments and enterprise funds.. The Administrator is appointed by the Common Council and works under the general direction and policy guidance of the Mayor and Council. The City Administrator also serves as Personnel Director, Public Information Officer and liaison to the Taxi Service. The Administration office can be reached at (608) 524-6404.

Administrative Services: The Administrative Services Department is managed by the City Clerk-Treasurer/Finance Director. The City Clerk-Treasurer/Finance Director is responsible for administering all elections, care and custody of the corporate seal, and all papers and records of the city. Responsibilities are: Assembling meeting agendas for all Committees and Commissions, documenting meeting minutes for all Committees and Commissions, election Day supervision, voter registration, absentee voting, legal notices, Municipal Board of Canvassers. Issuing of Licenses and Permits: Alcohol, Business, Cigarette, Direct Sellers, Operator, and Parks, Administering of Oaths and Affirmations, Maintains the official records of ordinances and resolutions adopted by the City Council, handles inquiries and researches requests from citizens and other municipal departments, provides staff support to the Mayor and City Council. The office can be reached at (608) 768-3346.

Community Development & Planning: The Community Development promotes and maintains the careful and sustainable development & use of land in the City of Reedsburg. To accomplish this, the Department is involved in both short and long-range planning. This effort includes reviewing and documenting development, engineering & capital infrastructure planning, economic development, land/geographic information systems, inspections, zoning/code enforcement & compliance, conservation and natural resources, and disseminating this information to the public. The Community Development Department can be reached at (608) 768-3354.

Parks and Recreation: The Parks and Recreation Department is responsible for maintaining the City's parkland and open spaces. In addition, the department maintains all City recreation equipment, designs recreation programs, and coordinates all recreational activities. Activities are offered for all ages, lifestyles, and tastes. The Recreation Department is located in City Hall and can be reached at (608) 524-2600.

Public Safety: The Public Safety Department is made of the Police Department (608-524-2376), Fire Department (608-524-3174), and Ambulance Service (608-524-3074). Municipal Court services also stem from this area.

Public Works: The Department of Public Works is in charge of planning, design, construction, and maintenance of the City's infrastructure along with many of the City's public services. The department is responsible for storm and sanitary sewers, terrace trees, street maintenance, traffic control, street lighting, sidewalks, bridges, managing contracts for refuse collection and airport, GIS mapping, and many other services. The phone number is (608) 768-3355.

Public Library: The Reedsburg Public Library, located at 370 Vine Street, was built in 1998. The 15,400 square foot Library serves as a free source of reliable information and materials using traditional library resources and emerging technologies to help meet the community's education, information, and recreation needs. The library's collection consists of over 70,000 books and includes a large variety of fiction and non-fiction in hardcover and paperback. The collection also includes audio books, videos, dvds, compact discs, cassettes, magazines/newspapers and computer multimedia kits. The Reedsburg Public Library is open Monday-Thursday 8 am – 8 pm, and Friday 8:30 am - 5 pm, Saturday 9 am - 4 pm, and Sundays Noon – 3 pm. The Library can be reached at (608) 768-READ (7323).

utilities & community facilities

Post Office

The City of Reedsburg Post office is located at 215 N Walnut Street operating Monday through Saturday.

Fire Protection and Emergency Services Any past Fire Study completed in the City?

Fire service in Reedsburg is delivered by one volunteer fire company for the entire jurisdiction. Overall, Reedsburg has an authorized strength of approximately ____ personnel. The Fire Station is located at 131 S Park Street.



Emergency Warning Siren System

The City of Reedsburg has a citywide outdoor warning Emergency Siren System. The sirens are located at strategic sites throughout the City to alert citizens of tornado. Citizens may also register to get alerts via their phones via the Sauk County Emergency Management System.

Law Enforcement

The Reedsburg Police Department is located at 200 S Park Street. The Department is comprised of over ~22 sworn law enforcement officers ~7 non-sworn support staff. Reedsburg Police are actively involved in the community providing many different programs including the following: Talk to chief to verify programs like below

Community Resource Officer: The Community Resource Officer provides community outreach, crime prevention and safety programs that are offered to the community.

Neighborhood Watch Program: The Program is designed to educate and coordinate the citizens in crime deterrence and detection. Neighborhood Watch is simply neighbors looking out for each other.

Drug Abuse Resistance Education: D.A.R.E. is a collaborative effort by D.A.R.E. certified law enforcement officers, educators, students, parents, and the community. This educational program takes place in the classroom and is designed to prevent or reduce drug abuse, violence, and gang involvement among youth.

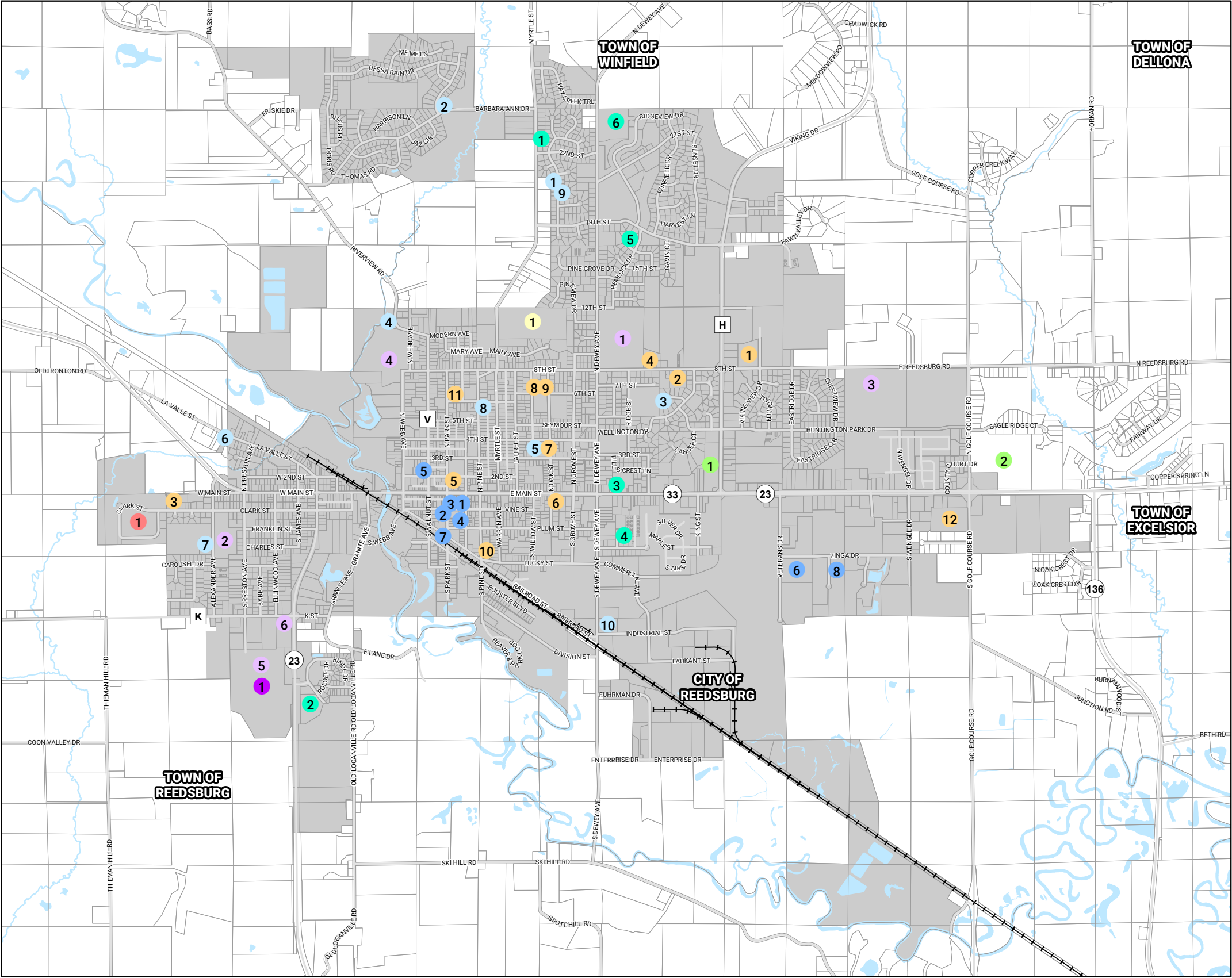
Citizen's Academy: The Citizen's Academy is a special outreach program for Reedsburg residents and workers. The course will provide an in-depth look at Police Department operations in keeping with a commitment to Community Policing. Topics covered include criminal investigation, the patrol function and techniques, traffic crash investigations, records and communications, arrest, search and seizure and many others. Instruction consists of lectures, demonstrations, tours and active student participation. The course closely follows the actual training police officers undergo.



Emergency Management

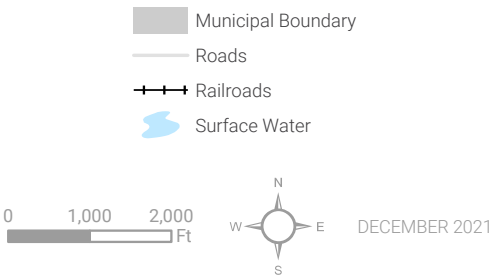
Reedsburg Area Ambulance Service started serving the community in 1973 with several ambulance attendants. The service currently operates at 230 Railroad Street housing five ambulances and provides quarters for the crew. This building provides five sleep rooms, a training room, an office area and an attached garage for the ambulances. The service provides 911 Paramedic Level Coverage to seventeen (17) area municipalities including: The City of Reedsburg, Towns of Excelsior, Dellona, Freedom, Ironton, LaValle, Lyndon, Reedsburg, Seven Mile Creek, Washington, Westfield, Winfield, and the Villages of LaValle, and Lime Ridge.





CITY OF REEDSBURG SAUK COUNTY, WI
COMMUNITY FACILITIES

- Municipal Services**
 - 1 Reedsburg City Hall
 - 2 Reedsburg Police Department
 - 3 Reedsburg Fire Department
 - 4 Reedsburg Public Library
 - 5 Reedsburg Post Office
 - 6 Reedsburg Public Works
 - 7 Reedsburg Area Ambulance Service
 - 8 Reedsburg Utility Commission
- Public Schools**
 - 1 Pineview Elementary School
 - 2 Westside Elementary School
 - 3 Prairie Ridge Intermediate School
 - 4 Webb Middle School
 - 5 Reedsburg Area High School
 - 6 Reedsburg School District Offices
- Senior Care/ Senior Living**
 - 1 Blevins Adult Family Home
 - 2 Casa de Oaks Assisted Living
 - 3 Inspiring Horizons Assisted Living
 - 4 Our House Senior Living - Assisted Care
 - 5 Our House Senior Living - Memory Care
 - 6 Reedsburg Area Senior Life
- Child Care**
 - 1 Berg Crew Family Daycare
 - 2 C.J.'s Daycare
 - 3 Dragonfly Childcare
 - 4 Gingerbread House Family Day Care
 - 5 Kid's Korner Inc
 - 6 Loving Care Childcare Play School
 - 7 Reedsburg Area Learning Center
 - 8 Sweet Dreams Childcare
 - 9 Teachable Moments
 - 10 Walker Family Daycare
- Churches**
 - 1 Bible Baptist Church
 - 2 Faith Lutheran Church
 - 3 Five Solas
 - 4 New Life Assembly of God
 - 5 Reedsburg Presbyterian Church
 - 6 Reedsburg Seventh-Day Adventist Church
 - 7 Reedsburg United Methodist Church
 - 8 Sacred Heart Catholic Church
 - 9 Sacred Heart Parish
 - 10 Saint Peter Lutheran Church
 - 11 St John Lutheran Church
 - 12 Trinity Baptist Church
- Private Recreation**
 - 1 Brewster's Lanes - Bowling
 - 2 Reedsburg Country Club - 18-Hole Golf Course
 - 3 Swim Reedsburg - Private Indoor Swimming
- Health Care**
 - 1 Sauk County Health Care Center
- Performing Arts**
 - 1 The CAL Center
- Cemetery**
 - 1 Greenwood Cemetery



utilities & community facilities

School System

The City of Reedsburg boasts a well-educated population with most residents having at least a high school diploma (____%). This rate is ____ than the State of Wisconsin (____%), and the nation (____%). Those with Bachelor's degrees or higher comprise ____ of Reedsburg's population. According to the 2020 census ____ residents aged three years or over are enrolled in school within Reedsburg. Of that number, ____ are enrolled in public schools, and another ____ are enrolled in one of the two private schools in the City. **Add data from census when it comes here**



The value of the public school system in Reedsburg considered one of the main attractions to residents in the City. Reedsburg is within "The School District of Reedsburg", serving the communities of Reedsburg, Ironton, LaValle, Loganville and Rock Springs. The district covers about 264 square miles with enrollment of more than 2,800 students in seven schools, including five elementary schools, one middle school, and one high school.

- Ironton-LaValle (K-3) Elementary School – 109 River Street, LaValle, WI 53941
- Loganville (K-3) Elementary School – S5864 Highway 23, Loganville, WI 53943
- Pineview (4K-2) Elementary School – 1121 8th Street, Reedsburg, WI 53959
- Westside (4K-2) Elementary School - 401 Alexander Avenue, Reedsburg, WI 53959
- Prairie Ridge (3-5) Intermediate School– 2400 8th Street, Reedsburg, WI 53959
- Webb (6-8) Middle School - 707 N. Webb Avenue, Reedsburg, WI 53959
- Reedsburg Area High School – 1100 S. Albert Avenue, Reedsburg, WI 53959

The district administrative offices are located at 501 K Street in Reedsburg.

Add any future board/district plans here below upon discussion with Administrator

The Reedsburg-Norway School Board is actively planning for population growth and expansion within the district while always monitoring the current growth trends of students in the area. Within the 2042 planning period, the School Board is assessing current elementary and middle school facility needs taking specific measures to meet those identified current and future needs. The City and the School District will continue to meet in order to plan for growth and facilities needs. School District future needs directly influence the growth and future density recommendations found within the Land Use Element of this Plan.

Performing Arts

The CAL Center, located at 1100 S. Albert Avenue, is the City of Reedsburg's primary communication arts and learning center. Opening in 1999 the 598-seat facility delivers yearly productions consisting of plays, concerts, and meeting space. The Center was built entirely with private funds from generous individuals and businesses for the advancement of educational and cultural experiences and artistic expression. The CAL Center was gifted to the School District of Reedsburg with the stipulation that the community would have continued access to use the facility. The CAL Center hosts special events from concerts, comedy shows, plays, and musicals.



Courtesy: CAL Center Presents Inc.

utilities & community facilities

Child Care Facilities

The City is home to many licensed childcare facilities with many offering services for children age 6 weeks to 10+ years. As of 2021, the Wisconsin Department of Children and Families listed ten (10) facilities/homes in the City. Capacities of the daycares in the City range from 8 to as many as 95 children. The total capacity of all the licensed daycares found in 2021 was approximately 220. [Map](#) displays the general locations of the daycares within the City.

- *Loving Care Childcare Play School* - 719 Lavalley St, Reedsburg WI 53959 – Capacity: 8
- *Reedsburg Area Learning Center* - 400 Alexander Ave, Reedsburg WI 53959 – Capacity: 57
- *Sweet Dreams Childcare* - 540 N Pine St, Reedsburg WI 53959 – Capacity: 8
- *Cj's Daycare* - 4 Barbara Ann Dr, Reedsburg WI 53959 – Capacity: 8
- *Berg Crew Family Daycare* - 2049 Amanda Dr, Reedsburg WI 53959 – Capacity: 7
- *Dragonfly Childcare Llc* - 1411 Inverness Ct, Reedsburg WI 53959 – Capacity: 8
- *Gingerbread House Family Day Care* - 1109 Riverview Dr, Reedsburg WI 53959 – Capacity: 8
- *Kids Korner Inc* - 833 Third St, Reedsburg WI 53959 – Capacity: 35
- *Teachable Moments* - 906 Justin Cir, Reedsburg WI 53959 – Capacity: 6
- *Walker Family Daycare Inc* - 1111 Industrial St, Reedsburg WI 53959 – Capacity: 75

Health Care Facilities **verify others?**

Reedsburg is home to numerous private practice medical offices offering a variety of services such as chiropractic, dentistry, optometry, orthodontic, pharmaceutical, and physical therapy care. Further, Reedsburg is also home to the region's hospital in the Reedsburg Area Medical Center. The hospital offers services such as the following: Internal Medicine, Pediatric & Adolescent Medicine, Allergy & Immunology, Cardiology, Orthopedic, Podiatry, Ear, Nose & Throat, Hearing Services, General Surgery, Urology, Obstetrics and Gynecology, Behavioral Medicine, Urgent Care. [Map](#) displays the various health care facilities at the time of authoring this Plan.

- *Reedsburg Area Medical Center & Clinics* – 2000 N Dewey Avenue
- *Sauk County Health Care Center* - 1051 Clark St
- *Reedsburg Family Dental* – 764 Crestview Dr
- *Hatch Dental* – 208 N Locust Dr
- *Midwest Dental Reedsburg* – 117 E Main St
- *Thomas Hatch DDS* – 208 N Locust St
- *Worksite Wellness Center* – 223 E main st
- *Goodman's Behavioral health* – 2213 E Main St
- *Pauquette Center for Psychological Services* – 710 N Webb Ave
- *Dean Eye Care* – 1104 21st St
- *Douglas Palmer MD* – 1104 21st St
- *Anderson Chiropractic* – 420 Viking Dr
- *Jorandby Chiropractic* – 149 N Park St
- *Landon Chiropractic* – 158 E Main St
- *Manville Chiropractic* – 144 S Walnut St
- *Peteron Chiropractic* – 2235 E Main St
- *Kinkaid Chiropractic* – 146 Railroad St



Assisted Living Care Facilities **verify others?**

Many opportunities for adult care needs exist within the City. [Map](#) displays the various assisted living facilities at the time of authoring this Plan.

- *Our House Senior Living-Assisted Care* – 355 Mack Dr
- *Our House Senior Living-Memory Care* – 1135 17th Ct
- *Blevins Adult Family Home* – 2220 Myrtle St
- *Reedsburg Area Senior Life* – 2350 N Dewey Ave
- *Inspiring Horizons Assisted Living* – 117 E Main St
- *Casa de Oakes Assisted Living* – 1130 Bindl Dr
- *Sauk County Health Care Center* - 1051 Clark St



utilities & community facilities

Parks & Recreation Facilities

There are eighteen (18) parks and nature areas covering ~266.4 acres for park and recreation purposes in the City of Reedsburg. The areas range in size from a half acre to over 60 acres, and offer a wide range of facilities. Chief among the parks are Nishan Park (50 acres), Webb Park (35.5 acres), and the Popple Nature Area (60 acres). Numerous smaller parks serve individual neighborhoods and provide public access to the Baraboo River.

The Parks and Recreation Department also provides numerous structured and unstructured recreation activities to Reedsburg residents and non-residents of all ages. These activities are either provided directly by the department or provided by private entities through contract.



City of Reedsburg Park and Open Space Sites

Table ___ summarizes the following data for each site and identifies a site number that corresponds to their locations on Map ___.

NEIGHBORHOOD PARKS

Anna Stone Park: This small neighborhood park (~1.5 Ac) is located in the southwest part of the city. This park contains a playground, half basketball court, a small open shelter, restrooms, and a playing field which is also used as an ice rink during the wintertime months.

East Ridge Estates: This small neighborhood park (~___Ac) located on the cities northeast side, consist of playground equipment and a half basketball court.

City Park: City Park: (~2.5 Ac) is centrally located and is close to Reedsburg's downtown. This popular park host several community functions such as art fairs and the annual Easter egg hunt. Contents of this park include a gazebo, which is occasionally used for weddings, a picnic shelter, barbecue grills, benches, decorative lighting, restrooms, and playground equipment.

North Park: This spacious park (~7 Ac) is located on the cities northeast side. Contents of the park include a shelter, a small playground apparatus, a half basketball court, and restrooms, With so much green space available, this park is used for numerous outdoor activities. The Reedsburg Memorial Hospital Foundation dedicated this park which part serves as water retention area.

Huntington Park: This small neighborhood park (~2 Ac) located on the cities northeast side, consist of playground equipment, a small picnic shelter, and a half basketball court.



utilities & community facilities

Oak Park: Oak Park serves the north central part of the city. This highly used park (~4.1 Ac) has many facilities that are available for the recreation enthusiast. The park has a regulation Little League field, a newly resurfaced tennis court with lights, a newly resurfaced basketball court, restrooms, and numerous pieces of playground equipment. The Park was home to Wisconsin's first Little League games.

Ramsey Park: This small neighborhood park (~2.4 Ac), located on southwest side of Reedsburg, has a full size basketball court, a small picnic shelter, restrooms, an AAA baseball field, and several pieces of playground equipment.

Willow Park: Located on the cities southeast side, this neighborhood park (~1.4 Ac) serves an area with a large multi-family unit with several young children. The park consists of playground equipment, a small picnic shelter, and restrooms. Formally known as Three Willow Park.

COMMUNITY PARKS

Webb Park: This park (~35.5 Ac) is also centrally located in the city and provides a variety of recreational activities for all within the community. The park, which lies adjacent to Webb Middle School, is home to Webb Swimming Pool and Webb tennis courts. The rocket ship that made Webb park famous has been replaced with a newer playground structure. Webb Park also has two picnic shelters, which makes it a popular place for family and company picnics. Other features include the veteran's memorial, lots of green space, grills, a pond, and restrooms.

Nishan Park: Nishan Park (~50 Ac), which is located on the cities Northeast side, is the cities most visited park. Nishan has 2 softball fields, 3 little league fields, and one regulation baseball field. The Park is also used as a soccer facility when needed. Nishan has hosted several large events such as the Midwest Championship of girls fast pitch softball, the state little league tournament, the ASA women's state tournament, and Reedsburg's own 80-team baseball tournament. The park also contains RACA (Reedsburg Area Community Arena), which is a multi-use facility for hockey and special events, and the Lions/Jaycees building, which is used for special events and is available to the public to rent. Nishan Park has three picnic shelters, sand volleyball court, barbecue pit, tractor pull area, 2 sets of restrooms, and 2 sets of small playground structures. Nishan Park hosts the annual Reedsburg Butter Festival.

SPECIAL AREA FACILITIES

South Park: South Park (~25 Ac), located on Reedsburg's south side, provides the community access to the Baraboo River for activities such as fishing and canoeing. The park also has a small pond and a popular fresh water spring, which many utilize for fresh water. Restrooms and a small shelter surrounded by some of the oldest trees in town provide an excellent picnicking area.

The Popple Nature Area: The Popple Nature Area (~60 Ac), located west of Webb Park and Pool, is the cities premier nature area and walking trail. The area consists of the Baraboo River, Half Moon Pond, and Hay Creek. The landscape of the land is primarily woods with patches of wet grassy areas. This all serves a prime habitat for the abundant amount of wildlife this area supports. The City of Reedsburg and the school district of Reedsburg are sharing the responsibility of improving the trail system. This effort is still in the infancy stage and will continue with time.



utilities & community facilities

The Smith Conservancy: The Smith Conservancy (~27 Ac) is a small wooded wetland area that lies along the Baraboo River in the cities south west side. This area has some benches and walking trails. Many forms of wildlife can be seen while exploring this area.

Hay Creek Nature Area: Located in the 8th addition of Ernstmeyer Acres, this park/nature area is a 43-acre parcel, which, is mostly wetlands with some high ground. We plan to incorporate this property as the northern leg of the Baraboo River trail system, which will connect to the Popple, Monument and Smith Conservancy trails. Also, two neighborhood parks will be created within this area west of Hay Creek and will contain play structures as well as offering other recreational activities.



Granite Avenue Recreational Area: The Granite Avenue Recreational Area (~3 Ac) is a part of the City that was devastated by the 2008 floods. Many houses and one business called Granite Avenue home before the flood. This area is just off the 400 State Bike Trail. Now, most of the area is open green space with natural areas. A boat launch was constructed in 2015. The City also purchased a property with a building to provide bathroom and shower facilities for boaters, campers, and users of the 400 State Trail. A small camping area for bikers is also available for bikers who want tent camping. Other recreational activities in this area the Skate Park, Smith Conservancy walking trails and Plenke's kids fishing pond.

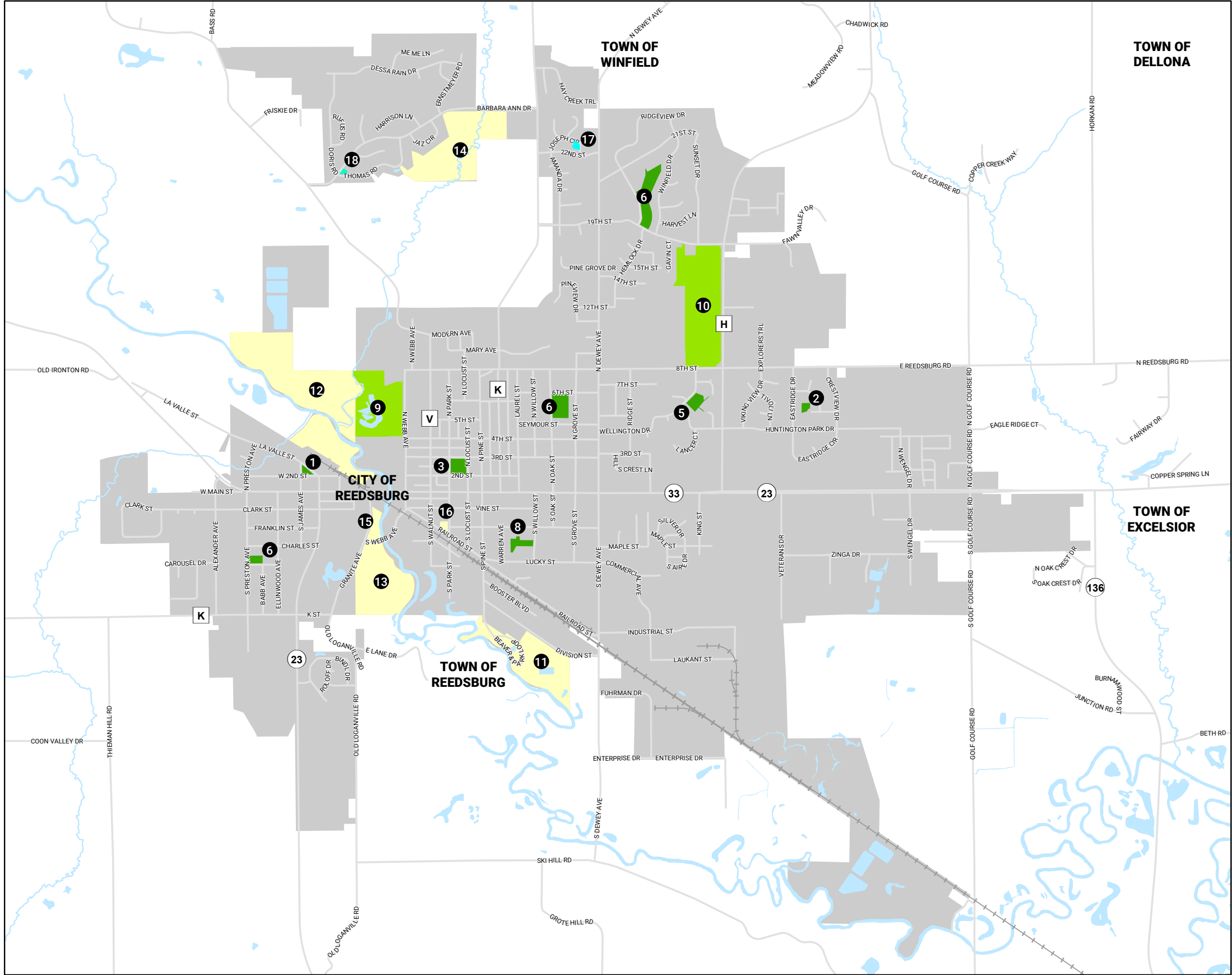
Harvest Park: Harvest Park (~.5 Ac) is located off downtown Reedsburg and is home to a unique piece of art work. The "Ruminant" which is a John Deere harvesting combine, has back lit stained glass panels and is the center piece of the park. Floral plantings, benches and green space are also present. It is intended to stand in tribute to Reedsburg's strong agricultural heritage.

TOT LOTS

Ernstmeyer Park: Located on the cities northeast side, this is the city's only designated tot lot (~.5 Ac). This will have a small play structure, tot swings and other activities that will appeal to all the youngsters that are preschool age. The area that it serves is very high in housing density and will be utilized very heavily.

Roloff Park: [Need info on this one](#)





CITY OF REESDBURG SAUK COUNTY, WI

PARKS & OPEN SPACE

Neighborhood Parks

- 1 Anna Stone Park
- 2 Eastridge Park
- 3 City Park
- 4 North Park
- 5 Huntington Park
- 6 Oak Park
- 7 Ramsey Park
- 8 Willow Park

Community Parks

- 9 Webb Park
- 10 Nishan Park

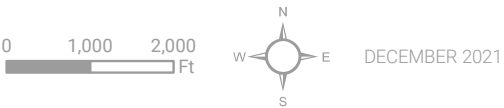
Special Area Facilities

- 11 South Park
- 12 Popple Nature Area
- 13 Smith Conservancy
- 14 Hay Creek Nature Area
- 15 Granite Avenue Recreational Area
- 16 Harvest Park

Tot Lots

- 17 Ernstmeyer Park
- 18 Roloff Park

- Municipal Boundary
- Roads
- Railroads
- Surface Water



utilities & community facilities

Future planned parks and facilities consist of the following:

The City maintains an adopted Park Plan which was in the midst of a full update at the time of adoption of this Plan. The new Park Plan inventories and assesses the park and conservation lands in the City. Future planned parks and facilities include:

- **Add here based on new Park Plan data or park planning CIP data**

Various goals and objectives for the future of pedestrian systems and bicycle facilities are included in the Vision Chapter of this Plan. A few of the overall general trail recommendations are as follows:

Add more here as new Park Plan as it evolves

Publicly Owned School Sites

The Reedsburg School District has various schools located around the City. These sites also encompass open area and provide outdoor recreational activities available to the community at times outside of school uses.

- *Ironton-LaValle (K-3) Elementary School: This school has open areas that provide basketball goals, playground, and other activities for the 5-12 year age group.*
- *Loganville (K-3) Elementary School: This school has open areas that provide basketball goals, playground, and other activities for the 5-12 year age group.*
- *Pineview (4K-2) Elementary School: This school has open areas that provide basketball goals, playground, and other activities for the 5-12 year age group. Numerous turf soccer fields, a running track, and football field are also found.*
- *Westside (4K-2) Elementary School: This school has open areas that provide basketball goals, playground, and other activities for the 5-12 year age group while also including a small turf baseball field.*
- *Webb (6-8) Middle School: This school is located north of Webb Park and connects limited open turf area. Historic Webb Baseball Field is also located north of the Middle School.*
- *Reedsburg Area High School: A large athletic complex provides a running track/football field stadium, softball diamond, various soccer fields/open turf, and eight tennis courts.*



Sauk County Park Site

There are no County park sites in or around the City of Reedsburg. The closest would be Lake Redstone County Park (E4451 Douglas Rd, LaValle, WI 53941 - 8 miles NW) which includes a playground, beach, and waterfall.

Private Recreation

Private recreational sites exist in Reedsburg including the following:

- *Reedsburg Country Club – 3003 E Main St – 18 Hole Golf Course*
- *Brewster's Lanes – 121 CTH H – Bowling*
- *State Theaters (In development) – Viking Drive – Six Screen Movie Theater*
- *Swim Reedsburg - E6881 N Dewey Ave | Reedsburg, WI 53959 – Private Indoor Swim Facility*



utilities & community facilities

Electricity **verify data**

Electric power in the City of Reedsburg is supplied by the Reedsburg Utility Commission. The Commission is a member of WPPI Energy, a Sun-Prairie based power company serving 51 customer-owned electric utilities. Electric utility services include residential and commercial in the community.

The electric system consists of seven substations, five being 69 KV to 2.4/2.16 KV and two being 69 KV to 7.2/12.5 KV. As of 1999, there is over 53 miles of 2.4/4.16 KV overhead and underground lines and approximately 15 miles of 7.2/12.5 KV overhead and underground lines.

Substations

- *North substation – located on 19th Street, north of Nishan Park.*
- *Washburn substation – located at Wellington Drive and Ridge Street*
- *Industrial substation – located at South Dewey Street and Industrial Street*
- *Grede West substation – located on Railroad Street, south of the Grede plant.*
- *Grede 69 substation – located south of the Grede plant. This substation is owned by Grede with service provided by the Reedsburg Utility Commission.*
- *Grede East substation – located along Railroad Street south of the Grede plant.*
- *Main substation – location at South Webb Avenue and Railroad Street.*
- *Wholesale Service from ATC – upgrade regional transmission lines from 69KV to 138 KV.*



Future identified facilities? – add here if so

Natural Gas

Alliant Energy, provides gas service to all residents and businesses in Reedsburg. Utility services include assisting both new and relocating businesses in finding appropriate business sites and assorted technical assistance. Future identified facilities? – add here if so

Internet, Telephone, and Television Services

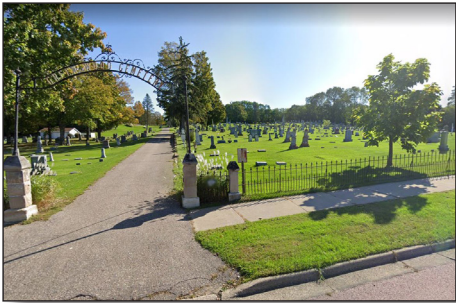
The City of Reedsburg is at the forefront of providing community high speed Internet service to all of the residents and businesses. In 2018, the Reedsburg Utility Commission completed an initiative to offer gigabit service to all it's customers at low rates. A 12-mile fiber optic backbone loop is found around the community allowing such a service which allows Internet, telephone, and television. The Internet service is offered at speeds of 1Gbps to 10Gbps, telephone supplies local and long distance, and television service offers a multitude of local and cable channels. Having a City high speed Internet service such as this is not found in other Wisconsin municipalities today. Future identified facilities? – add here if so



utilities & community facilities

Cemeteries **verify if any missing?**

Greenwood Cemetery: The Greenwood Cemetery is a non-denominational cemetery, established In the 1800's by the City of Reedsburg. The cemetery is located at 1000 Myrtle St. Reedsburg, WI, 53959. The Greenwood Cemetery Association, a non-profit organization operates the facility through a 7 member Board of Trustees. The City of Reedsburg provides annual budgetary support for upkeep and maintenance.



Religious **verify if any missing?**

The City of Reedsburg has thirteen (13) places of worship offering the residents of Reedsburg many opportunities for a rich spiritual life. Reedsburg's religious institutions help enrich the lives of their parishioners, while providing valuable service to the community. The institutions are outlined below and on [Map ____](#). As new neighborhoods are planned, the city may identify locations where additional religious facilities can be accommodated in a way, which will contribute to neighborhood strength.

FIVE SOLAS
850 Clark Street
Presbyterian (OPC)

New Life Assembly of God
1229 8th St
Assemblies of God

Sacred Heart Parish
624 N Willow St

Faith Lutheran Church
1400 8th St
Lutheran (WELS)

Reedsburg United Methodist Church
833 3rd St
Methodist (UMC)

Trinity Baptist Church
S3205 Golf Course Rd
Baptist (SBC)

Reedsburg Presbyterian Church
148 N Park St
Presbyterian (PCUSA)

Saint Peter Lutheran Church
345 N Pine St
Lutheran (LCMS)

St John Evangelical Lutheran Church
307 6th St
Lutheran (ELCA)

Bible Baptist Church
809 Explorers Trl
Independent Baptist

Reedsburg Christian Church
PO Box 134
Christian Churches and Churches of Christ

Sacred Heart Catholic Church
624 N Willow St
Catholic

Reedsburg Seventh-day Adventist Church
115 S Oak St
Seventh-day Adventist



2021 Survey

Various questions in the 2021 Comprehensive Planning Survey were in relation to utilities and community facilities. Recommendations for this element in relation to the 2042 Land Use Plan are based upon the main responses from the survey discussed below.

Add info and findings here



6 agricultural, natural, and **CULTURAL RESOURCES**



Preserving historic and cultural resources improves the quality of life in Reedsburg by fostering a sense of community pride and providing an important context for social and cultural continuity between the past, present, and future. Agriculture was the backbone of the community's economy and the initial settlers invested their wealth in structures that evolved incrementally over time into the City's iconic main street. From the creeks and rivers, rolling hills, vast agricultural fields to the abundant wildlife habitats, Reedsburg is a distinct destination. Preserving these resources is a key component of this plan.

The goal of this Agricultural, Natural, and Cultural Resources Element is as follows below. The objectives and recommendations are found in the Chapter 1 Vision of this Plan.

Preserve and protect the significant natural features in the community in order to maintain Reedsburg's rural, scenic, and historic rural character in order to assure future public enjoyment of these valuable areas.

**AGRICULTURAL,
NATURAL,
& CULTURAL
RESOURCES
GOAL**

agricultural, natural, & cultural facilities

Cultural Resources

Pioneer Log Village and Museum

Located two miles east of Reedsburg along STH 33, the Pioneer Log Village is located on 52 acres of pine forest and farm fields. The Village features seven log buildings for preservation and viewing, displaying 1890's log homes, church, blacksmith shop, and a school.



Courtesy of Reedsburg Historical Society

Public Art

Reedsburg has numerous public art installations around the City ranging from murals on buildings in the Main Street Commercial Historic District to sculptures in City Park and Harvest Park. Reedsburg has a rich and lively arts community and is increasingly recognized as an arts hub in South Central Wisconsin.



Norman Rockwell Art

Reedsburg is home to a large privately owned collection of Norman Rockwell Art containing approximately 4,000 original magazine covers, calendars, story illustrations, advertisements, and other memorabilia currently on display at the Voyageur Inn and Conference Center.



Vet Fest

This annual event celebrates active and healthy living. The fest features a Half Marathon through the scenic Reedsburg area, in addition to a 5K Run or Walk, a 1 Mile Walk and kid's fun run. Through the efforts of thousands of walkers and runners, the Vet Fest Organization has been able to donate \$140,000 over the last ten years to Reedsburg Area Veteran's organizations, Badger Honor Flight, Reedsburg United Fund, and a local high school scholarship.

agricultural, natural, & cultural facilities

Butter Festival

The City of Reedsburg is proud to have been the “Butter Capital of the World”. To celebrate that fact, the City has been hosting the annual Butter Festival every June (dairy month) since 1971. Currently held on the grounds of Nishan Park, Butterfest activities include tractor pulls, demolition derby, arts and crafts show, live bands, a carnival with concessions, a Saturday parade, the Knights of Columbus Chicken Barbecue, and the Miss Reedsburg contest.



Freedom Fest

Freedom Fest is a City supported annual 4th of July event at Nishan Park featuring food vendors, kid’s games, bounce houses, live entertainment, and a grand fireworks display.

Reedikulus Arts Festival

This arts festival is produced by local arts non-profit Reedsburg ArtsLink and is an annual festival for celebration of local and regional creativity. Activities include a self-guided art crawl, a downtown walking tour, film, poetry, public art, participatory public art, performance, dance, visual arts, fine wines, and local craft beers at select locations along the route, and local food vendors and live music at City Park.



Fermentation Fest

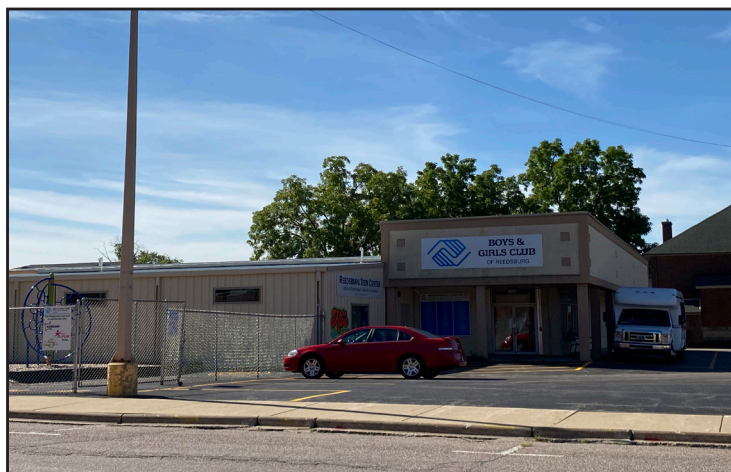
Fermentation Fest is a food and farming festival with a focus on fermentation billed as a “Live Culture Convergence where farmers, artists, fermenters, and eaters converge to celebrate live culture in all its forms”. Activities include food events, live demonstrations, cooking classes, and brewing seminars.

Harvest Fest

Harvest Fest is an annual craft show held at the Reedsburg Fire Department building with a chili lunch served in the adjacent Recreation Center. This event represents the historical role that Reedsburg played in the farm economy as the primary “market” town for western Sauk County and areas to the north and west.

The Boys and Girls Club of West Central Wisconsin – Reedsburg/Sauk County

The Boys and Girls Club is a nonprofit organization that enables all young people to reach their full potential as productive, caring, and responsible citizens. The Reedsburg club is located at 300 Vine Street and offers recreation and healthy living programs to kids of all ages.



agricultural, natural, & cultural facilities

Historical Resources

The City's Common Council adopted a Historic Preservation Plan on June, 22, 2015. Historic preservation in the City of Reedsburg consists largely of a commission who oversees twelve (12) National Register buildings and two (2) National Register districts. They include the following:

1. Chicago and North Western Depot
2. City Hotel
3. J.W. Corwith Livery
4. Edward M. Hackett House
5. Abner L. Harris House
6. Reedsburg Brewery
7. Reedsburg Hospital
8. Reedsburg Post Office
9. Reedsburg Woolen Mill Office
10. William Riggert House
11. William Stolte Jr. House
12. William Stolte Sr. House
13. Main Street Commercial Historic District
14. Park Street Historic District

(National Register of Historic Places, 2013) confirm if more/less?



Architectural and historical information on these buildings can be found in Reedsburg's Architectural Heritage 1984 and Reedsburg Intensive Survey 1983. Both books are available at the Reedsburg Public Library. The Historic Preservation Commission is made up of seven (7) members: one (1) City Council representative and six (6) appointees of the public. The Commission administers a historic preservation ordinance as it applies to the registered buildings within the two districts.

The neighborhoods of Reedsburg are well cared for and reflect a sense of community pride. As outlined in the Historic Preservation Plan, as well as the listings on the State/National Registers, Reedsburg has many structures of historical and architectural significance. Reedsburg's high quality of life has also helped shape its historic character. The quality of life has been aided by the diversity of churches, twenty (20) parks, numerous murals, strong school and health care systems, Reedsburg Airport, numerous festivals, Chamber of Commerce/Depot, 400 Trail, riverfront, youth activities, and diverse industrial development.



agricultural, natural, & cultural facilities

Archaeological Resources

According to the State Archaeologist, there are approximately a dozen or so archaeological/cultural sites within the Reedsburg area. Most of these sites are located along the Baraboo River. A recommendation of this Plan is that the City should work with the State Archaeologist on identification and protection of archaeological sites, mounds, unmarked cemeteries, and cultural sites listed on the State's Archaeological Site Inventory (ASI).

Trying to find more info on these; if found add site info here along with any pics/inset maps of locations



Agricultural Resources

Land currently in agricultural production is found throughout the Reedsburg area. Most of this land is located within the City's planning area. In both the western and eastern portions of the planning area, large parcels of land are being cultivated for crop production and/or dairy/beef farm operations. To the north of the City, as the topography becomes more hilly, scattered parcels of land are also in agricultural production. Like the western and eastern portions of the City's planning area, most of the land to the north is being cultivated for crop and some dairy/beef farm operations. Due to soil and wetland limitations agricultural activities are limited in the south/southwestern and northwestern portions of the City's planning area. Areas with prime agricultural soils are identified on [Map ___ Environmentally Significant Lands](#). These areas are located primarily along existing floodplains or other environmental corridors.

The City does not encourage agricultural uses within the city limits. However, the City is home to two (2) farmers markets. These include the Reedsburg Area Medical Center Farmers Market and Reedsburg City Park Market.



agricultural, natural, & cultural facilities

■ Natural Resources

Natural resources, including soils, topography, surface water resources, and other natural features, have a profound effect on a community's development. These physical features directly or indirectly constrain or encourage growth; for example, soil types often affect the ability of a community to provide high quality water and wastewater services. The natural resources that occur in certain areas are often a primary factor in the establishment and growth (or decline) of communities.



Natural resources are often interrelated, and a disturbance in one area can potentially affect other areas. From a planning standpoint, it is important to understand these interrelationships, and the role that natural resources play in determining a community's future development. The following element profile describes the natural resource characteristics found within the Reedsburg area.

Surface Waters

The City of Reedsburg is in an area containing several surface water resources (See Map___). The primary hydrological features found within the City and its planning area, include rivers, streams, and ponds. The most significant water feature in the Reedsburg area is the Baraboo River. The Baraboo River flows through the western and southern portion of the City and its planning area. After flowing east/southeast through Reedsburg, the river continues through the City of Baraboo and eventually into Lake Wisconsin and the Wisconsin River. Most of land located along the river is within a designated floodplain and/or wetland. In addition, most of the shoreline areas along the river are undeveloped as well. Four creeks are also located in the Reedsburg area (Twin, Hay, Babb, and Copper) and are tributaries of the Baraboo River. The City of Reedsburg is a participating municipality in the Phase II: Baraboo River Corridor Plan (BRCP) prepared by MSA Professional Services. The Vision of the plan is to, "Protect, restore, and enhance the natural environment within the Baraboo River Corridor and focus on opportunities that will spur recreation, tourism and development to establish the region as THE premiere water recreation destination in south central Wisconsin."



One additional surface water feature located just outside of the City of Reedsburg planning area is Lake Virginia. A man-made lake, Lake Virginia is located a few miles east of Reedsburg along STH 33 and provides recreational opportunities for area residents and visitors. Some single- family development does exist around the lake, with the construction of additional subdivisions pending.

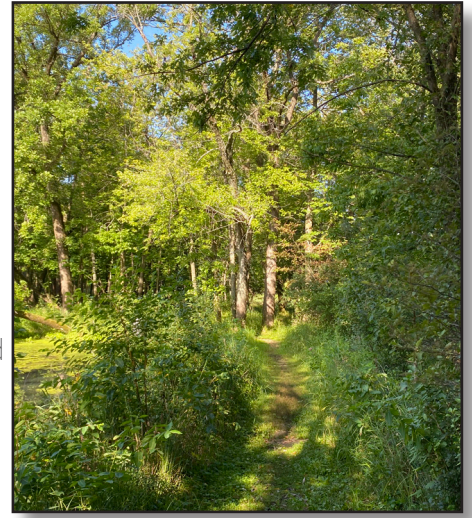
Surface water resources, such as the Baraboo River and Lake Virginia, play an important economic role for communities. Recreational opportunities, including swimming, boating, and fishing, provided by these resources attract tourists from outside the region. Protection of these water resources is critical in maintaining water quality and is also what attracts people to these resources. The Baraboo River Corridor Branding and Marketing Study (January, 2018), by MSA Professional Services, establishes a brand identity, marketing strategy and metrics to track the establishment of the Baraboo River Corridor as a recreation tourism destination.

Any growth and development along the Baraboo River, its tributaries and watershed should consider the impact on the natural systems and address potential pollution problems through natural resource management practices such as shoreland buffers and environmental corridor protection. Additional management practices should also be designed to control storm water runoff rates and discharge quality to help protect these water resources. It should be noted that the wastewater treatment facility for the City of Reedsburg is a point-source discharge into the Baraboo River. Continued monitoring of this discharge will help to ensure high water quality levels for the river.

agricultural, natural, & cultural facilities

Wetlands

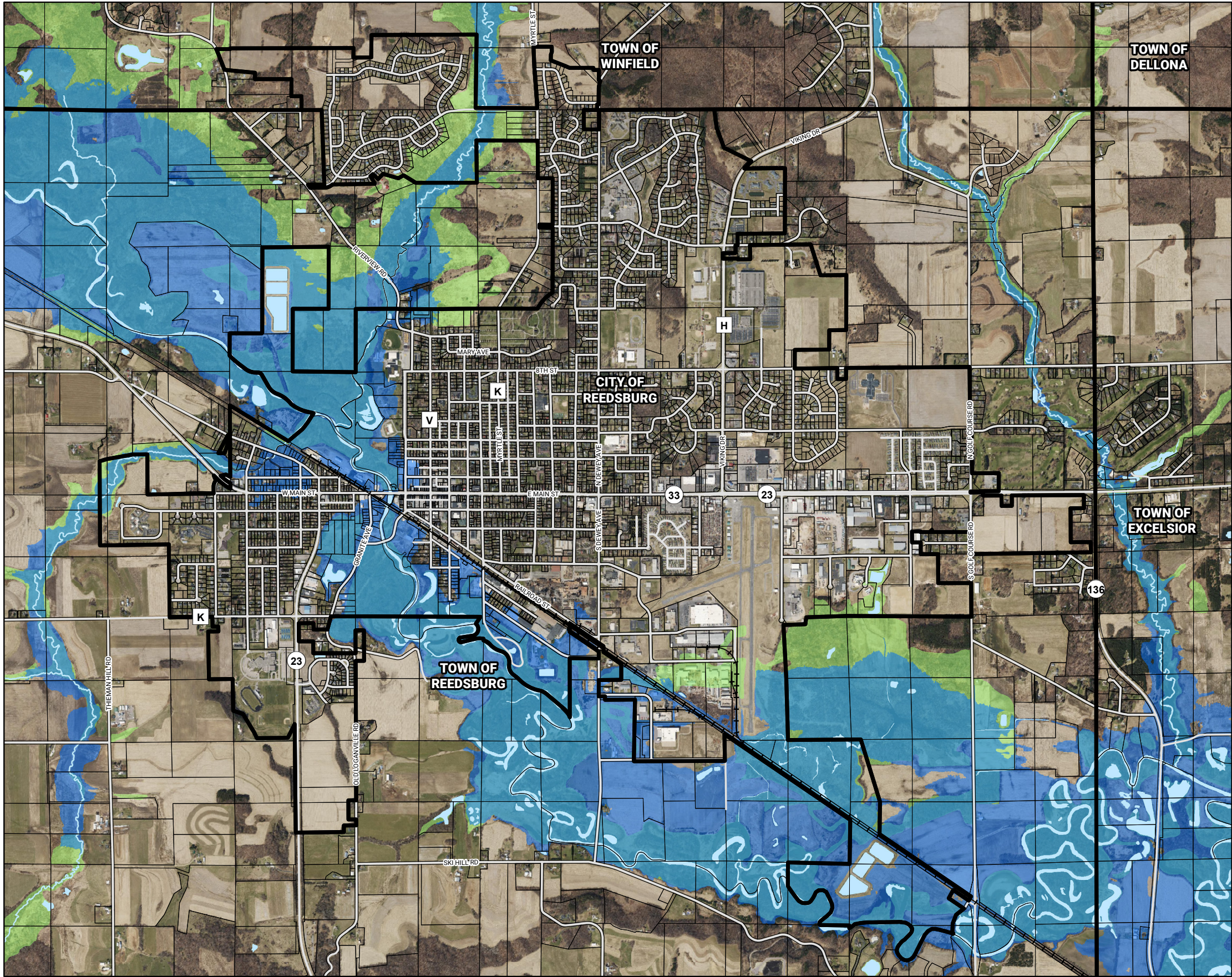
Wetlands in the City vary from small marshes to narrow linear wetlands along stream margins and channelized ditches. Determination of existing wetlands in the City of Reedsburg are initially based on the WDNR Wetland Inventory Maps (A representation of wetlands in the City, based on the inventory maps is found on Map ____). As development or disturbance of lands take place, the City mandates that the wetlands for a property be delineated and approved by the DNR. In most locations, wetlands are moderately to severely deteriorated. Hydrological changes brought about by road construction, open ditch drainage of wetlands, and increased sediment, salt and nutrient loading from surrounding uplands, have caused a shift to vegetation types that tolerate disturbance. In many locations within the City the dominant vegetation types are comprised of Southeast Asian introduced non-native reed canary grass, monocultures of dense cattails, and extensive shrub thicket dominated by dogwood and willows.



Floodplains

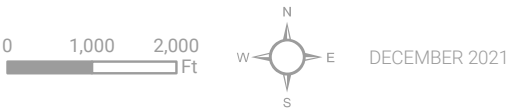
Floodplains in the City are regulated by the City's Chapter 650 Floodplain Ordinance and are incorporated into the City's zoning map. The Federal Emergency Management Agency (FEMA) completed a comprehensive floodplain mapping update for Sauk County in _____. Map ____ shows the floodplain boundaries. The City's floodplain ordinance regulates the disturbance and building in and around the floodplain and associated flood zones (i.e. floodway and flood fringe). As development takes place within the City, a land owner must demonstrate that the proposed development meets the Floodplain Ordinance or appropriate engineering around the floodplain must occur.





CITY OF REEDSBURG SAUK COUNTY, WI
ENVIRONMENTALLY SENSITIVE AREAS

- Municipal Boundaries
- Roads
- Railroads
- Surface Water
- FEMA 100-Year Floodplain
- WDNR Wetland Inventory



agricultural, natural, & cultural facilities

Soils

To better guide development and land use in the City of Reedsburg and its planning area it is important to know and understand soil properties and their limitations. Soil properties affecting potential land use decisions include depth to bedrock, slope, drainage/permeability, shrink-swell potential, and flooding. Soil characteristics can vary widely across a given area, but generalizations can be made based a soil series or association. A soil series has profiles that are almost alike, while a general soil association is made up of two or more geographically associated soils. Soil data has been collected by the Natural Resource Conservation Service (NRCS) and compiled into the Sauk County Soil Survey. [A map of the soils can be found on Map ____](#). From the soil survey, three dominant soil associations were identified in the City of Reedsburg and its planning area. The soil associations found include the La Farge-Norden-Gale, Eleva-Boone-Plainfield, and Ettrick-Fluvaquents, wet Curran associations. The NRCS defines these soil associations as follows:

La Farge-Norden-Gale: Gently sloping to very steep, well drained, medium textured soils with sandstone bedrock at a depth of 20 to 40 inches. The soils in this association are suited for cultivated crops and pasture, with steeper soils in woodlands. The potential for residential development is fair, with depth to bedrock creating a severe limitation for septic tank absorption fields.

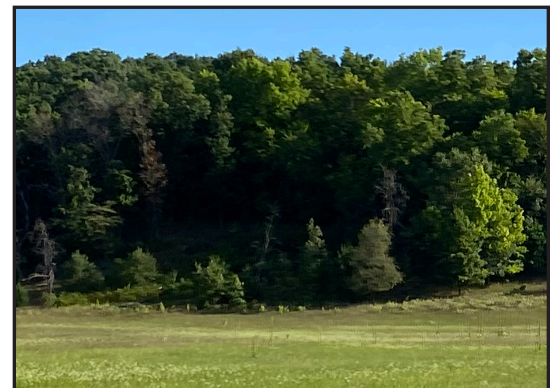
Eleva-Boone-Plainfield: Gently sloping to very steep, somewhat excessively drained to excessively drained, moderately coarse textured to coarse textured soils underlain by sandstone bedrock or outwash sand. This soil association is suited for cultivated crops or pasture, has a fair potential for residential development, and has a severe limitation for septic tank absorption in most areas due to depth to bedrock.

Ettrick-Fluvaquents, wet-Curran: Nearly level and gently sloping, somewhat poorly drained to very poorly drained, mostly medium textured soils underlain by outwash sand or stratified loamy and sandy deposits. The soils in this association are suited mainly for cultivated crops and pasture. Fluvaquent soils are mainly used for pasture and woodland. The potential for residential development is poor, with flooding and wetness creating severe limitations for septic tank absorption fields.

Restrictive features for a given soil property identified above are rated slight, moderate, or severe. The limitations are considered slight if soil properties and site features area generally favorable for the indicated use and limitations are minor and easy to overcome; moderate limitations if soil properties or site features are not favorable for the indicated use and a special planning or design is needed to overcome the limitation; and severe limitations if soil properties or site features are so unfavorable or difficult to overcome that special design and significant construction costs are required.

Woodlands

The Reedsburg area contains scattered areas of woodlands. At present, there is not much logging activity occurring within the planning area. Most of the area's woodlands are found in the towns of Reedsburg, Winfield, and Excelsior on privately owned parcels of land less than 200 acres in size. Most of these parcels are a mix of wooded and agricultural/open areas. Typically, the woodland portions of these parcels are in areas not well suited for agricultural production, including wetlands, areas along rivers/creeks, and hilly topography.



agricultural, natural, & cultural facilities

Mineral Resources

A couple sand pits are found in the general Reedsburg planning area. One is located north/northeast of Copper Creek along CTH H and another is found south of 23/33 to the east. Several inactive facilities exist in the area, including one located along CTH H in the northeastern portion of the planning area, and a second located south of CTH K in the far southwestern portion of the City's planning area. Sand and limestone are not high value mineral resources or sources of large employment; however, they are crucial to construction and road building activities.

Topography & Slopes

The topography of the region varies from rolling hills to flat terrain. As shown on [Map __](#), the elevations in the City and around the planning area range from elevations of 860 to 1,200 feet. The lakes and flowages in the community are generally found at the elevations of 860 to 880 feet. Slopes throughout the community are general in nature with minimal steep terrains within the City limits.

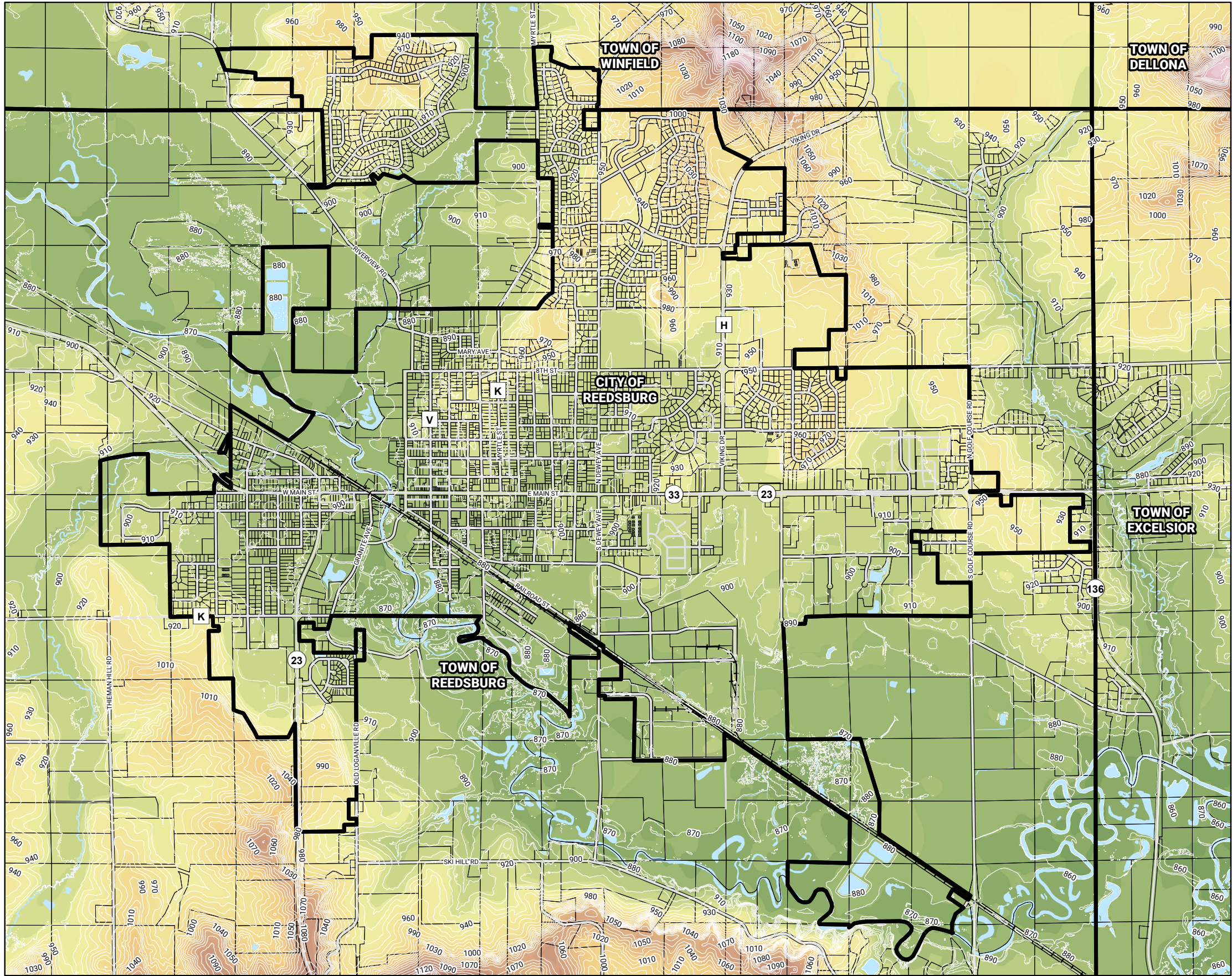
Threatened and Endangered Species

The Wisconsin Natural Heritage Working List contains species known or suspected to be rare in the state and natural communities native to Wisconsin. It includes species legally designated as "Endangered" or "Threatened" as well as species in the advisory "Special Concern" category. The following are the species on record in the Natural Heritage Inventory database for the City of Reedsburg Township/Range:

<u>Scientific Name</u>	<u>Common Name</u>	<u>WI Status</u>	<u>Group</u>
Alder thicket	Alder Thicket	NA	Community~
Empidonax virescens	Acadian Flycatcher	THR	Bird
Hemidactylium scutatum	Four-toed Salamander	SC/H	Salamander~
Hemlock relict	Hemlock Relict	NA	Community
Moist cliff	Moist Cliff	NA	Community
Pine relict	Pine Relict	NA	Community
Southern dry-mesic forest	Southern Dry-mesic Forest	NA	Community

Air Quality

The City of Reedsburg is not known to be in violation of any air quality regulations. However, the City must be cognizant of air quality standards and how development approvals may affect the air environment. As population grows, bringing more commercial and industrial developments, the City must be focused on the impact of emissions.



CITY OF REEDSBURG SAUK COUNTY, WI

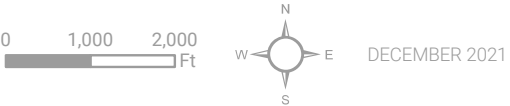
TOPOGRAPHY

Topography
1200 Elevation



860 Elevation

- Municipal Boundaries
- Roads
- Railroads
- Surface Water





7 economic DEVELOPMENT



This element contains a compilation of goals, objectives, and recommended programs to attract and retain businesses that are consistent with the overall land use and environmental objectives of the City of Reedsburg. As required by Wisconsin Statutes 66.1001.(2)(f), this chapter includes an assessment of new businesses and industries that are desired by the City and an assessment of the strengths and weaknesses with respect to attracting and retaining businesses and industries, and an inventory of environmentally contaminated sites. Many of the objectives and recommendations of this chapter are a result of the adopted plans over the past decade (past Comprehensive Plan) and the active involvement of City development committees. This chapter expands to include the current state of Reedsburg in regards to economic development.

The City takes a proactive view of economic development. Not only will economic development aid in creating jobs and income in the community, it also can help create an overall better well being for the community's residents. This element works to incorporate all facets of economic development in order to know exactly what types of economic opportunities are available within the City, and even find what disparities might exist. The following chapter examines the City's labor force, economic base, and income levels. Additionally, a look into where the commercial and industrial land uses are located and where there is potential for growth is examined. Lastly, long-term objectives for sound investment strategies based on diversification of the economic base are evaluated.

The goal of this Economic Development Element is as follows below. The objectives and recommendations are found in the Chapter 1 Vision of this Plan.

Improve the overall quality of life and 'climate' for economic development through public outreach, business development programming, and through the actions and behaviors of city representatives; Establish a memorable community image that builds on the City's small town atmosphere and natural amenities while diversifying the tax base.

**ECONOMIC
DEVELOPMENT
GOAL**

economic development

Existing Conditions

Employment Characteristics and Forecasts

The labor force is an important element for potential economic investors in a community. Many businesses research the skills, education and aptitudes of a community's population. The Comprehensive Planning Law requires this Plan to address employment makeup and forecasts in the governmental unit over the 20-year planning period.

Table 6.1 shows the employment status of Reedsburg residents from the year 2020. Add table and what table says here when census makes available.

	Number			Percent		
	All	Male	Female	All	Male	Female
All	16,110	7,928	8,182	100	100	100
In labor force	12,263	6,469	5,794	76.1	81.6	70.8
Armed forces	26	18	8	0.2	0.2	0.1
Civilian labor force	12,237	6,451	5,786	76	81.4	70.7
Employed	11,835	6,192	5,643	73.5	78.1	69
Unemployed	402	259	143	2.5	3.3	1.7
Percent of civilian labor	3.3	4	2.5	(X)	(X)	(X)
Not in labor force	3,847	1,459	2,388	23.9	18.4	29.2

Source: U.S. Census Bureau, Census 2000

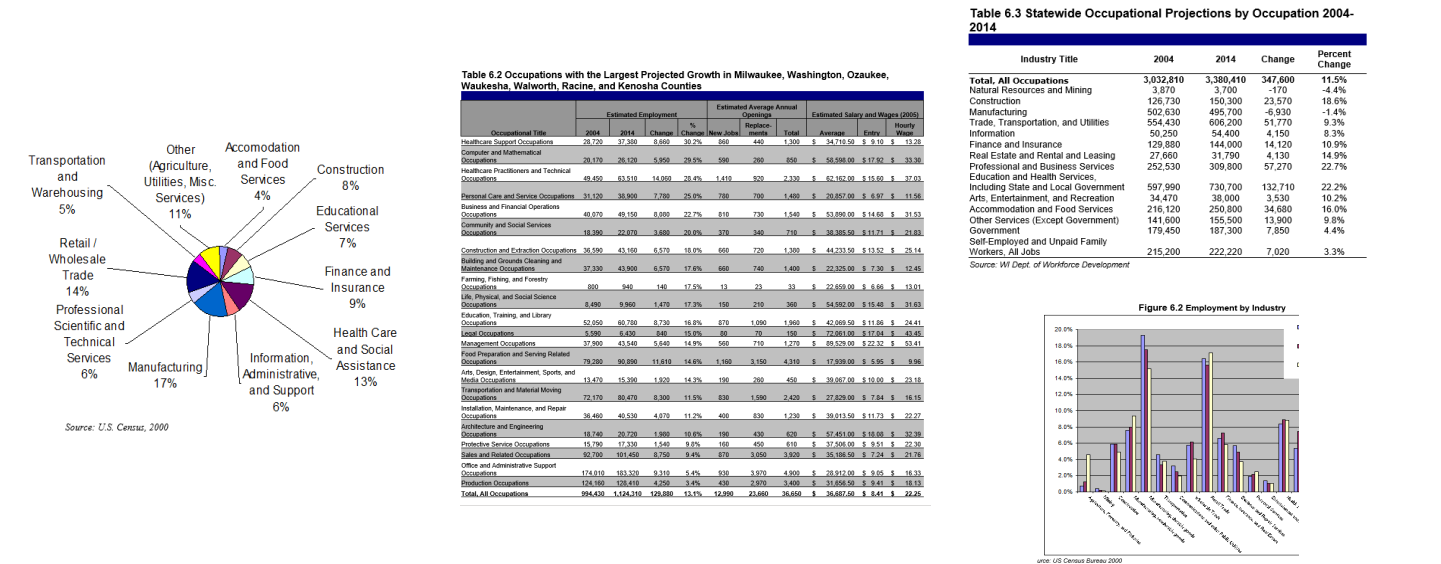
Figure 6.1 below illustrates the occupational structure of Reedsburg residents at the time of the 2020 census. Add figure and what figure says here when census makes available.

The State of Wisconsin's Department of Workforce Development's "Occupations with Largest Growth ____- ____" provides insight into the regional employment. Table 6.2 lists the occupations experiencing the largest growth rates in the region. Add table and what table says here when census makes available.

Another set of employment projections was prepared at the state level for comparison. Table 6.3 lists the projected growth statewide for all occupations. Add table and what table says here when census makes available.

Add pie chart and info on what chart says here when census makes available.

Figure 6.2 depicts 2020 employment by industry in Reedsburg, Sauk County and the State of Wisconsin. Add figure and what figure says here when census makes available.



economic development

Education Levels

The labor force in Reedsburg is
Add table and what table says here when census makes available.

Income Levels

As shown in Table 6.5, income levels for Reedsburg residents are.... Add table and what table says here when census makes available.

Table 6.4 Educational Attainment (25 years & over)

Educational Attainment (highest level)
Less than 5th grade
5th to 8th grade
9th to 12th grade, no diploma
High school graduate (incl. equivalency)
Some college credit, less than 1 year
1 or more years of college, no degree
Associate degree
Bachelor's degree
Master's degree
Professional degree
Doctorate degree
Total

Source: U.S. Census Bureau, Census 2000.

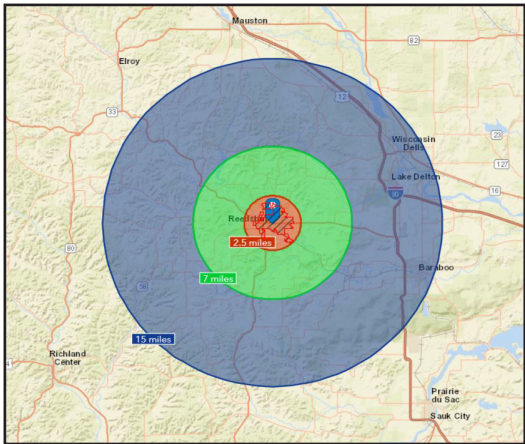
Comparison of Family Income

1990		
Median Household Income	Median Family Income	Per Capita Income
\$ 46,119.00	\$ 47,763.00	\$ 15,983.00
\$ 44,565.00	\$ 49,096.00	\$ 18,148.00
\$ 29,442.00	\$ 35,082.00	\$ 13,276.00
\$ 30,056.00	\$ 35,225.00	\$ 14,420.00
2000 (Percent Change from 1990)		
Median Household Income	Median Family Income	Per Capita Income
\$66,024 (44.8%)	\$73,200 (54.6%)	\$25,746 (63.5%)
\$62,839 (41.0%)	\$71,773 (46.2%)	\$29,164 (60.7%)
\$43,791 (48.7%)	\$52,911 (50.8%)	\$21,271 (60.2%)
\$41,994 (39.7%)	\$50,046 (42.1%)	\$21,587 (49.7%)

Source: U.S. Census Bureau, Census 2000.

Market & Economic Development Analysis Overview

Market analysis data was collected to aid in determining the types of industries that may best serve the community. The data was collected from multiple geographic areas surrounding Reedsburg including two-, six-, and twelve-mile rings. Collecting the data over multiple geographic rings gives insight into the dynamics of the confines of Reedsburg itself (2.5 mile ring), the immediate surrounding rural areas (7 mile ring), and the I-39 corridor and City of Wisconsin Dells communities (15 mile ring) that closely support the City region. The data includes statistics on consumer spending, supply vs. demand in the marketplace, household budgeting, and various market statistics (Source: ESRI Business Analysis). Lastly, CoStar Analytics were used to view the current vacancies and absorption rates of the immediate region.



Consumer Spending

Consumer spending metrics display what the people in the area are spending their money on. An analysis of consumer spending sheds light on what industries may be most advantageous to locating close to the people of a given area. Here are a few takeaways from the current data:

- All geographic areas are consistent with primary spending on home (~30%), food (~12%), transportation (~12%), retirement (~11%), and healthcare (~8%).
- All geographic areas are consistent in spending their disposable income on "food away from home" (~5%) and "entertainment and recreation" (~4%). This amounts to almost \$3,000 per individual for each category a year.
- "Food at home" amounts to over \$100M (7% of all food spending) across the 15-mile geographic area showing the importance of grocery service needs
- Median household income is approximately \$58,700 in the Reedsburg area with projections to go to \$64,850 in 2026

economic development

Retail Marketplace Profile (supply vs. demand)

The retail marketplace table (industry supply vs/ demand analysis) paints a similar picture to consumer spending but shows where a need or lack of industry is found in the Sauk County area. Such data can point to locations that are frequented heavy by the population as well as where locations are that the population may be leaving the community to spend their money. Adding a retail marketplace analysis can give a deeper insight on which industries are lacking for a region and may be the most ideal to promote in future marketing to developers. Here are a few takeaways from the current data:



- *The Reedsburg only demographic shows that there is potential for the following retail industries to have more sales: furniture stores, electronics/appliance stores, general merchandise stores, sports equipment stores*
- *Reedsburg appears to have limited need for more of the following retail industries: building material stores, food/beverage, gas stations, motor vehicle parts/service*

Business Summary

The business summary statistics take a deeper look into the commercial and industrial businesses that are found in a geographic area. Cross referencing the amounts/types of businesses with the demand/supply analysis can truly reveal what industries may be lacking and be the most marketable for a given area. Here are a few takeaways from the current data:

- *There are approximately 500 businesses within the Reedsburg area with ~7,167 employees*
- *There are approximately 36,000 employees within the 15 mile total area in and around Reedsburg*
- *The "retail trade" (retail and food stores) and "services" (health, tourism) industries dominate the businesses in and around Reedsburg*
- *Manufacturing and Wholesale Trade businesses make up a small percentage of businesses present in and around Reedsburg but have the highest amount of employees with about 45% of the Reedsburg employment population dedicated to these industries*
- *The second highest grouping of employment is within the combined health and education industries throughout the region*

Absorption Rates

Area absorption rates in the surrounding Reedsburg market can display the potential for fulfilling a successful new development in the community. Absorption can tell the City what industries may be most lucrative to market due to the demand of the particular industry in the region. A collection of the absorption trends in Sauk County were reviewed from quarter 1 of 2017 through Quarter 1 of 2020, for the retail, industrial, and office industries. The main takeaways of this data are:

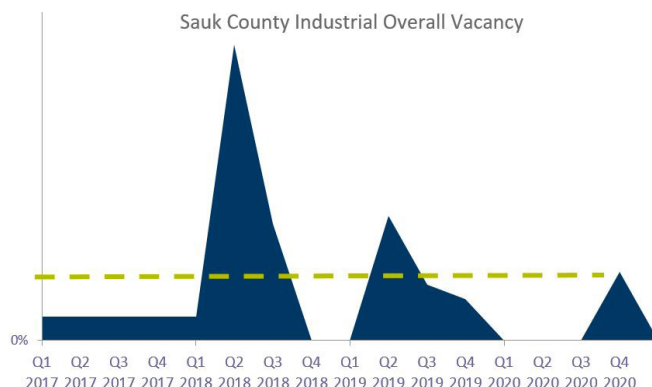
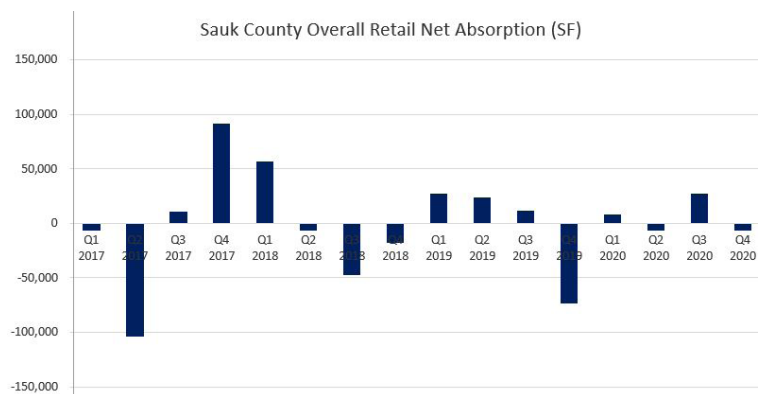
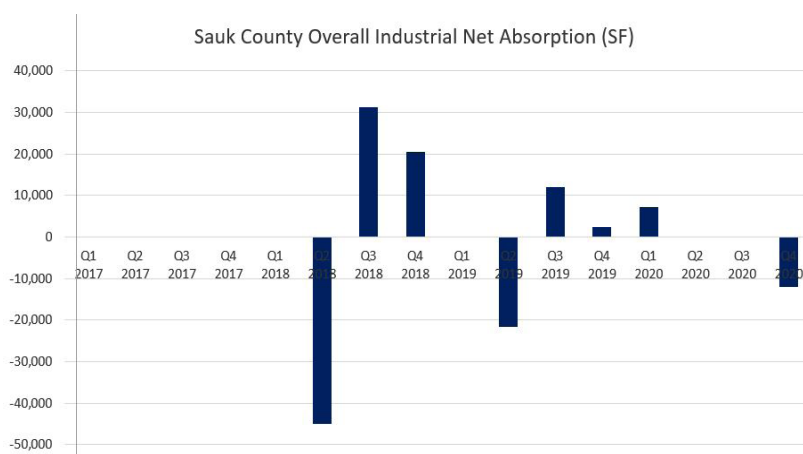
- *Retail & Office Industries – Not much can be gleaned from the retail and office absorption rates as they fluctuate every quarter with relatively low amounts of square footage. One large retail/office closing/opening anywhere on the County can skew these numbers quickly.*
- *Industrial Industries – These numbers simply show that there is no inventory to absorb within the County as of late. This would suggest vacancies are low and that any new building is a result of an already identified end-user rather than being a spec building.*

economic development

Vacancy Rates

Another indicator of the area market is in relation to vacancy, which is the amount of unoccupied square feet of the various target industries that may be found in the region. A collection of the vacancy trends in Sauk County were reviewed, from quarter 1 of 2017 through Quarter 1 of 2020, for the retail, industrial, and office industries. The data displayed the following takeaways:

- Retail Industries – Vacancy in the area is higher than in years past hovering around the upper 3%. Statistics show that the amount of vacancy of reatail in the County averages around 130,000 square feet a quarter.*
- Industrial Industries – Vacancy of industrial uses is mostly 0% across the County over the past few years. This shows their is a limited amount of available opportunities for industrial as well as a small amuont of new private investment in industrial..*
- Office Industry – A small amount of vacancy of office is found in the County as this use is limited in the region. About 10,000-20,000 square feet are vacant in a given quarter.*



economic development

Tax Incremental Finance Districts

The City has a history of using tax increment financing to facilitate various development projects. TIF is the process of borrowing against future tax revenues to spur new private development and tax generation. This is achieved through the construction of infrastructure designed to spur new private development. The City currently has four (4) active tax increment districts (TID #6, #8, #9, and #10), which are outlined below and in Map ____.

This Comprehensive Plan recommends continued use of TIDs where projects would result in the creation of quality jobs (e.g. stable employment and/or attractive wages and benefits), quality structures, and the attraction, retention, and expansion of business in the City.

TID Number 6

TID number 6 was approved by the City in 2000 and amended in 2021. The TID exists within the western end of the downtown on the north and south sides of Main Street. The City created TID No. 6 on July 10, 2000 as a Blight Elimination TID. The City previously approved amendment No. 1, which amended the project plan and boundary. Then the City approved amendment No. 2, which declared TID No. 6 as distressed and extended the life of the TID. The maximum life of TID No. 6 is 37 years, or until 2037. The end of the expenditure period is on July 10, 2022.

TID Number 8

TID number 8 was approved by the City in 2008 for an approximate 33 acre area. TID No. 8 is being created as a mixed-use tax increment district to promote commercial development, redevelopment and new housing opportunities on the City's southwest side near the intersection of STH 23 and CTH K. The area within TID No. 8 is comprised of underutilized commercial property at the intersection of STH 23 and CTH K. The County Highway Shop has been included in the TID as has vacant property across from Reedsburg High School. This area of the City has been slow to develop and the utilization of TIF is one incentive to help this area reach its full potential.

Project costs as part of the approved TID, to accommodate the development within the District, include: Infrastructure Costs, Real Estate Acquisition, Promotion, Development, Site Preparation, and Relocation.

TID Number 9

TID number 9 was approved by the City in 2016 and amended in 2021 essentially covering the industrial park area in the southeast portion of the community. The development goals for TID No. 9 include industrial development, enhancement of the East Main Street commercial corridor and affordable workforce housing. TID No. 9 may be used to acquire land, extend infrastructure, prepare sites and provide incentives to developers and businesses to encourage new business development. Projects to achieve these goals may be located within TID No. 9, or within the one-half mile radius of the district boundary.

Project costs as part of the approved TID, to accommodate the development within the District, include: Infrastructure Costs, Community Development, Redevelopment, Affordable Housing, and Development Incentives.

TID Number 10

TID number 10 was approved by the City in 2021 for an area located within the downtown area south of Main Street stretching south to Railroad Street. TID No. 10 was created as a tool to assist the City with promotion of industrial and commercial development by making the City competitive with other communities and offering an environment that will positively influence business development and help existing businesses to expand. TID No. 10 may be used to acquire land, extend infrastructure, prepare sites and provide incentives to developers and businesses to encourage new business development. TID No. 10 will also promote the development of new

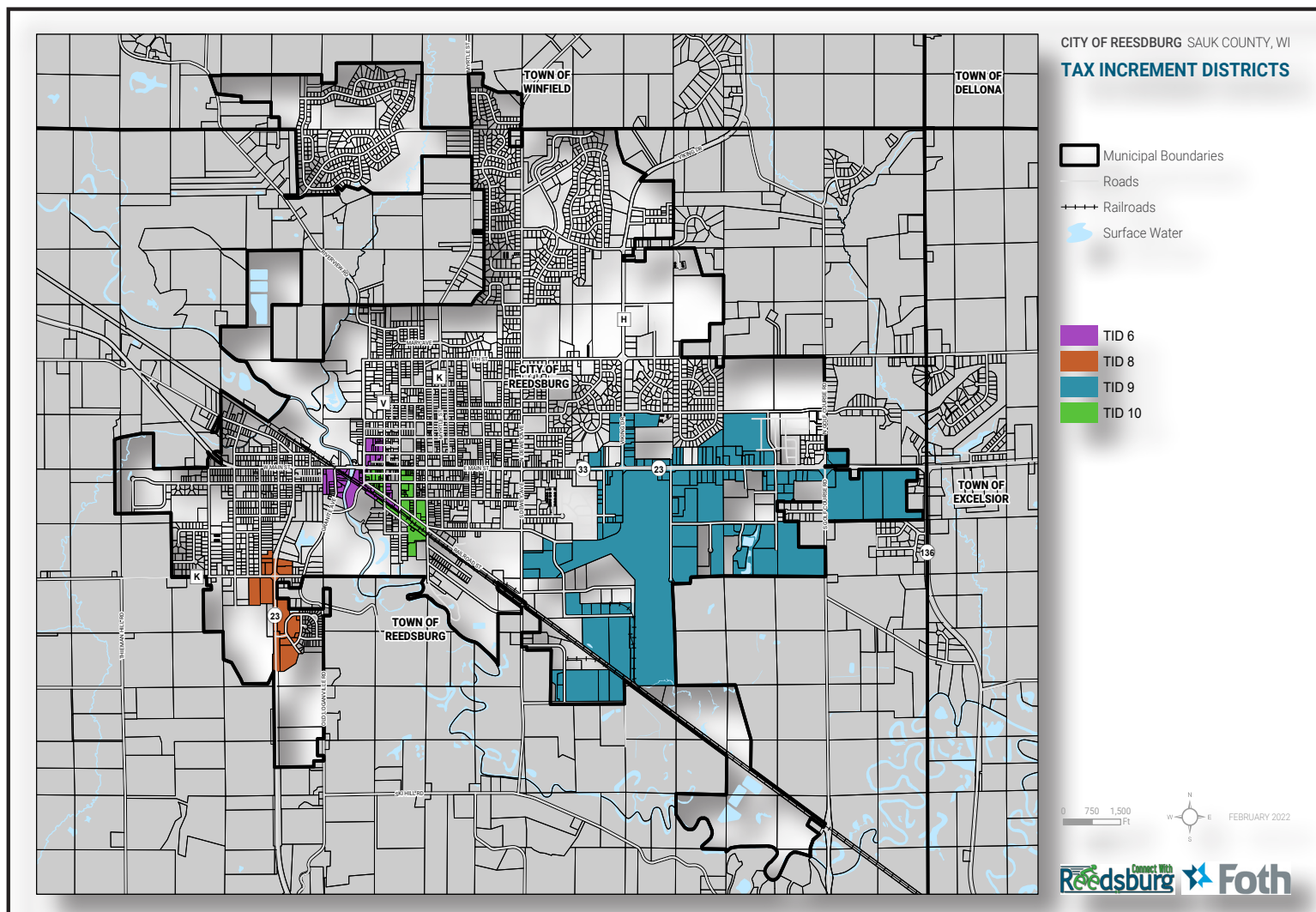
economic development

housing to ensure adequate housing is available for residents and people wanting to move to Reedsburg. TID No. 10 may be used to acquire land, extend infrastructure, prepare sites and provide incentives to developers and homeowners to encourage new housing construction and rehab conversion of existing building to create housing. These activities may be located within the boundaries of TID No. 10, or within the one-half mile radius of TID No. 10.

Project costs as part of the approved TID, to accommodate the development within the District, include: Infrastructure and Capital Costs, Community Development, Redevelopment, Building Renovation, Low-Cost Housing, Capital Improvements, Site Development, Land Acquisition, and Development Incentives.

TID Guidelines

Reedsburg does not have adopted TID guidelines in place today. Such guidelines can establish a City's position relating to the use of Tax Increment Financing for private development. The fundamental purpose of tax increment financing in a community is to encourage desirable development and/or redevelopment that would not otherwise occur "but for" the assistance provided through TID. The guidelines can be used as a guide in processing and reviewing applications requesting tax increment assistance. The goals can include facilitating projects that would result in the creation of quality jobs, quality structures, and the attraction, retention, and expansion of business in the City. This Comprehensive Plan recommends the investigation if TID guidelines may be necessary for the City.



economic development

Redevelopment Districts

The City of Reedsburg does not have any official Redevelopment Plans as adopted under Wisconsin State Statutes 66.1333. The statutes allow a community to adopt such a plan to eliminate blight and implement various economic impact activities for a given geographic area. Redevelopment Plans can be a catalyst for economic development allowing public and private investment activities and financial aides (grants/loans) to occur. This Comprehensive Plan recommends the investigation of ideal locations for future Redevelopment Plan areas and subsequent pursuance where applicable. The downtown or commercial corridors along Hwy 33 may be initial locations.

Financial Programs

A variety of existing economic development aides exist for business and financial enhancement in the community and region. Below is a list of these current programs. This Comprehensive Plan recommends the continued exploration of programs that may meet the goals of increasing private economic investment strategies in the community.

Business Incubator: The City has adopted Business Incubator Plan as of 2021. The vision of the program is to stimulate the redevelopment of the business area through the use of a business incubation program. Key objectives include:

- Assist entrepreneurs to create successful new businesses.
- Help to keep the City vital through the introduction of new businesses.
- Minimize empty commercial spaces.
- Attract innovative companies that can add value back to the City.
- Create exponential value to the other businesses.
- Create employment opportunities for area residents

The Reedsburg incubator program works as a partnership with existing property owners and is led by the Community Development Authority (CDA). The City, under authority of the CDA, may co- sign a lease agreement with new business startups with the existing property owners. Any commercial space in Reedsburg is eligible to participate in the Incubator program. The City may pay for one year of rent and may subsidize second year if needed. The City will not pay any cost associated with remodeling, utilities or repairs. The City will not be responsible for damage caused by the lessee. If the business operation is also the business building owner the application for CDA Incubator space program funds will be considered on a case by case basis. Current business incubators in the community today include:

Table __ 2021 Incubators		
Name	Type	Location
Lucy's Mercantile	Local craft retail	273 E Main St
The Spot	Drinks/Smoothies	237 E Main St
CrafDee's	Local craft retail	212 N Walnut St
Beauty & Joy	Estheteician & Makeup	233 E Main St
Flowerbuds Floral	Florist	297 E Main St

a

Community Development Block Grant: The City of Reedsburg has received assistance from the U.S. Department of Housing & Urban Development (HUD) in the form of Community Development Block Grant (CDBG) funds in previous years. The primary objective of the CDBG program is the development of communities by providing opportunities for decent housing, a safe living environment, and expanded economic opportunities to, principally, low or moderate income persons. The City also has funds available for home purchases and landlords.

economic development

Webb Fund: This fund is available for projects related to the well-being of the City. The Webb Fund has assisted in parks, public buildings and playgrounds. Herbert Webb endowed Reedsburg with a trust fund of \$300,000. (over \$4 million today). The proceeds from the fund were to be used for public purposes with the first project being the creation of a park on the city's northeast side. Webb returned to Reedsburg in 1951 in time for the dedication of Webb Park the following year. He died three years later in January of 1954. His will left the bulk of his remaining fortune to the city for the purpose of building a new high school. The Webb Fund has paid for over \$1.3 million in projects in Reedsburg in just the last 30 years of the funds 70+ years of existence. Average annual net income that can be spent amounts to about \$30,000. The Webb Fund is currently under moratorium.

Carrig Community Fund: Don and Barbara Carrig, longtime residents of Reedsburg, launched a new non-profit foundation, The Carrig Community Fund, Inc. for the benefit of Reedsburg's children. The new foundation's mission is to financially support other existing foundation's missions with the initial focus being on the Boys and Girl's Club of West Central WI, the First Tee program at the Reedsburg Country Club and the Reedsburg Education Foundation, Inc. with scholarship funds for Reedsburg Area High School graduates with an emphasis on secondary technical education. The Carrigs have a long history of contributing to projects that benefit Reedsburg Area youth. Their contributions include the following: donation of land to build the Reedsburg Area School District Office; donation of funds towards wellness at Reedsburg Area Medical Center; donation of the initial funds to get the Boys & Girls Club Center on Vine Street up and running and a more recent donation to complete the furnishings in the newly built Teen Center; an ongoing system of donations of the First Tee Program at the Reedsburg County Club; and many scholarships received over the years by Reedsburg Area High School graduates. The Carrigs' initial contributions to The Carrig Community Foundation, Inc. will be \$1 million, with the intent that the earnings on those funds will be used for the above-named beneficiary entities for years to come. The Carrig Community Foundation, Inc. will be accepting donations from all members of the community in the near future. For the first five-years of the Fund, the Carrigs will donate all administrative costs. Every dollar donated is used for benevolence.

City Design

Community design is important in shaping a sense of place in the community. From subdivisions to commercial and industrial development, how these developments look and feel can provide specific character to a given area. Reedsburg has a few controls in place in order to assure proper designs and land uses are attained. The City's Plan Commission oversees many of the design elements adopted as well as being the main approval authority for developments. The City's Planning Commission is the ultimate authority on design related approvals. The Commission oversees development building and operation plans, conditional use grants, land divisions and recommendations to the Council regarding zoning and land use changes/amendments. The Commission administers and ultimately enforces the City's zoning and land division ordinances, and adopted Comprehensive Plan.

While there are zoning codes in place that guide development of the community design guidelines can also aid in defining the built environment of a community. Reedsburg has limited design guidelines in the community in the form of design zoning codes found for land uses in the I4 Business Center Zoning District (Code section 690-67(G)). These design codes regulate building materials, lighting, signage, property maintenance, landscaping, and storage. Design guides provide key architectural and site design requirements for defined areas in order to apply a general theme to a defined area of the City. This Comprehensive Plan recommends the exploration of adopting other design guides for specific areas of the community in order to create cohesive environments where the businesses exist. Separate design guides may be appropriate for areas such as the downtown, the Hwy 33 commercial corridor, and expanded guidelines for the southwest industrial park parcels. Another recommendation of this Plan is that new design guidelines are adopted outside of the zoning code in order to allow governing committees flexibility as all developments are unique and market driven in different ways.

economic development

Community Economic Development Committees

Community Development Authority: The City of Reedsburg has a Community Development Authority in place, pursuant to Sec. 66.1335 of the Wisconsin Statutes, primarily working on the redevelopment of properties in the community. The CDA is deemed to be a public body, and a body corporate and politic, exercising necessary public powers, and having all the powers, duties and functions conferred on housing authorities, redevelopment authorities and housing and community development authorities by applicable law. The CDA currently meets the 3rd Tuesday of every month at 6:00 PM at Reedsburg City Hall. Items the CDA has reviewed in the recent past include: [Add more here if Brian desires](#).

Industrial & Commercial Development Commission: The Industrial & Commercial Development Commission (RICDC) has been assembled to direct the development of Reedsburg's industrial and commercial areas. The Commission is a primary driver working with businesses and industries in order to allow continuous improvement of the city's business climate. The RICDC currently meets the [3rd Tuesday of every month at 6:00 PM at Reedsburg City Hall](#). Items the CDA has reviewed in the recent past include: [Add more here if Brian desires](#).

Regional Economic Development

Madison Region Economic Partnership: MREP is the economic development agency for an eight (8) County region that includes Sauk County and Reedsburg. Services of MREP include the following:



- *Proactive business retention and expansion efforts*
- *Targeted business attraction via outreach to site selection professionals and in response to prospect inquiries*
- *Strategic development of target industries, including agriculture, information technology, life sciences, healthcare, and advanced manufacturing*
- *Expansion of international opportunities for regional businesses, including exporting and foreign direct investment*
- *Delivery and analysis of economic data that affects the Madison Region*
- *Mapping of industry supply chains to identify and address gaps, disconnects, and opportunities*
- *Convening education/workforce development professionals and business/industry representatives to address human capital needs*
- *Support of physical innovative spaces and expansion of entrepreneurship resources across the region*
- *Technical assistance to entrepreneurs, including help with market valuation, market position, and value proposition*
- *Marketing the Madison Region's economic development assets and opportunities to national and international audiences*
- *Expanding access to business and leadership opportunities for emerging and minority professionals*
- *Convening the region's economic development professionals to collaborate and leverage resources to achieve common goals*

UW Extension Sauk County: The UW Sauk County Extension provides a series of economic development tools and programs to Sauk County communities including Downtown/Business Market Analyses, Freight Rail Research, and Housing Analysis Tools. UW also led "Design Reedsburg" of which outcomes from this planning effort are shared in the next section below.



economic development

Sauk County Development Corporation (SCDC): The mission of the Sauk County Development Corporation is to promote and retain the diverse economic vitality of Sauk County and its individual communities. Many area Reedsburg businesses are a part of SCDC. The Corporation seeks to fulfill this responsibility by:

- *Partnering with public bodies and private organizations to nurture a civic and economic climate that supports and encourages local businesses;*
- *Facilitating the development and recruitment of a quality skilled workforce through public and private investment in employee development to meet the needs of Sauk County businesses;*
- *Nurturing and soliciting the growth of diverse industry, tourism, agri-business and other businesses that are compatible with local goals to fill County employment needs;*
- *Promoting stewardship of the County's natural resources and sensitive land development to promote sustainable development;*
- *Enhancing the economic health of the County by identifying trends and responding to new issues and opportunities in this era of global competition and rapid change;*
- *Impartially serving as a resource for all communities, businesses and competing interests within Sauk County recognizing that our ultimate customers are the citizens of Sauk County.*
- *Bolster partnerships and networks that support economic development in the Sauk County region;*
- *Work to retain and grow existing businesses throughout Sauk County;*
- *Support and nurture entrepreneurs and business start-ups;*
- *Facilitate the attraction and retention of a quality, skilled workforce;*
- *Serve as a catalyst to further develop and strengthen the quality "livable communities" throughout Sauk County where skilled workers will want to live; and*
- *Advocate for local and regional policies that are conducive to business development.*

Recent Economic Development Studies'

Design Reedsburg

On May 4, 2017, a group of 21 planning and design dedicated their time and expertise in hopes of helping the Reedsburg community discover their shared vision for the future. The main conclusions from the workgroup consisted of the following:

Connecting With Nature: A Place to Live

The access to nature is perhaps one of Reedsburg's strongest assets. Reedsburg has an opportunity to be the community in the region that is not the water-park town, not the big box retail town, but the place people want to live. The natural environment coupled with trail and water access can be used as a community development strategy that promotes healthy living and appreciation of nature.

Connecting People: Business Incubation & Veterans

Other ideas that did not show up in the final presentation revolve around strengthening and expanding existing businesses. Connect them to new workers and potential entrepreneurs. The technical college and high school have the potential to develop relationships with existing businesses that can provide opportunities for infl development in the downtown using incubation spaces. With appropriate support, these businesses can quickly respond to changing economic needs and technology. In addition, Reedsburg should consider recruiting military veterans who may be interested in living in a rural community and have the technical training to enter to workforce directly or offer technical advise to entrepreneurs.

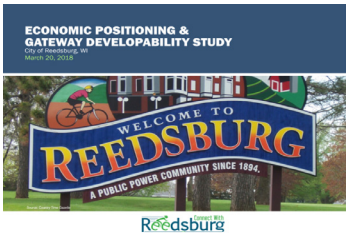
Connecting Downtown: Your Identity

The downtown is more than a collection of businesses and residencies along a road. It projects the unique character, history, and vibrancy of the entire community. Downtown businesses benefit from being a part of the community's identity and have a responsibility to contribute towards it in a positive way. These businesses often require a critical density of other businesses, activities, and people to thrive. Emphasis on the quality of experience (safety, lighting, vegetation, materials, aesthetics) is important and often needs extra support. The Team focused on strategies that bring more people and activities to the downtown while enhancing the user experience. Rerouting truck traffic through the airport property, integrating local art into the streetscape, creating opportunities for additional business and new residential options all contribute to the downtown as a public good. Connected by an inviting bridge with reduced truck traffic, we anticipate that the west side business district will be the location for expansion once the downtown has reached its capacity for growth.

economic development

Economic Positioning & Gateway Developability Study

This study was completed in 2018 by the Reedsburg Community Development Authority and the Industrial& Commercial Development Commission. The study looked at the City gateways and how they might be developed to their full potential. Tax increment districts have since been approved for these key gateways since this study's adoption meeting some of the implementation goals.



Regional Labor Study

This study was completed by SCDC in 2012 with an objective to identify the potential talent strategies for Sauk County based on its unique mix of economic assets and the goals SCDC has identified for the County. Pertinent findings for the future of the Reedsburg workforce included the following:

	2023	2028	2033
Additional Persons	271	288	264
Additional Households	115	114	104
Additional Apartments	37	32	28
Additional Condos/Townhomes/Duplexes	24	26	27
Additional SF Homes	54	55	50

* Source: Vierbicher

- *Work with local education institutions to identify and cultivate young talent already within in the county; emphasize Youth Apprenticeships, internships, etc. Work with local businesses to create partnerships between schools and employers*
- *Develop the existing talent in the region to a higher skill level and minimize underutilization of talent*
- *Develop a strategy for promoting the unique identifying assets of Sauk County; focus on its natural beauty, schools, outdoor recreation, authenticity and available jobs*

Housing Study & Needs Assessment

In March 2018, SCDC, completed this study to assess the existing housing supply, identify issues and gaps related to housing, establish a demographic profile of the communities, project current and future demand for housing using available data, and identified potential financing opportunities to achieve partner communities' housing goals. The study specifically looked at Reedsburg and had projections for housing as shown in the table herein as well as numerous goals and strategic plans for enhancing all housing in the community including: single-family, townhome/duplex/condo, senior living, apartments, and affordable housing. The strategic plans in this study are very pertinent as part of this 2042 Comprehensive Plan for housing and many have been accordingly incorporated into the future recommendations in this Plan.

Environmentally Contaminated Sites

The Comprehensive Planning law requires communities to evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The Wisconsin Department of Natural Resources Environmental Remediation and Redevelopment Programs maintains a "self-reported" list of contaminated sites. Since the list is self-reported, it may not incorporate all brownfield sites in the City, however review of Reedsburg's listings from WDNR proved to be very accurate (Table of sites in appendix).

Brownfields are known as abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination. The table shows 178 sites were listed in the Bureau for Remediation and Redevelopment Trading System (BRRTS) that have and/or had real or perceived contamination as of



January 2022. Of the 178 listings, eighteen (18) are listed as Environmental Repair (ERP), fifty (50) are shown as Leaking Underground Storage Tank (LUST), and sixty-seven (67) are spills. The descriptions for each type are found below. It should be re-iterated that each site shown has real or perceived contamination and most sites have been closed out or remediated by the DNR since the starting dates shown.

economic development

2021 Survey Data

Various questions in the 2021 Comprehensive Planning Survey were in relation to economic development. Recommendations for this element in relation to the 2042 Land Use Plan are based upon the main responses from the survey discussed below.

Add info and findings here



8 intergovernmental & community COOPERATION



This element is focused on intergovernmental cooperation, or any formal or informal arrangement by which officials of two or more jurisdictions communicate visions and coordinate plans, policies, and programs to address and resolve land use, transportation, natural resource, utility or facility services, or other issues of mutual interest. This chapter contains a compilation of background information, goals, objectives, and recommended programs for joint planning and decision making with other jurisdictions, and covers all of the information required under §66.1001, Wisconsin Statutes. It is intended to promote consistency between this Plan and plans for neighboring jurisdictions.

The City of Reedsburg spent numerous time in assuring that community participation existed throughout the formulation of this Plan. This element discusses the many public engagement opportunities that took place along with the outcomes of each.

The goal of this Intergovernmental and Community Cooperation Element is as follows below. The objectives and recommendations are found in the Chapter 1 Vision of this Plan.

Improve the effectiveness of delivering governmental services while achieving significant overall cost reduction within the region, and specifically within the City.

**INTER-
GOVERNMENTAL
COOPERATION
GOAL**

intergovernmental & community cooperation

Existing Jurisdictions

The City of Reedsburg shares boundaries with many unique communities and entities. The City lies within Sauk County and shares borders with the Towns of Reedsburg and Winfield while also sharing an extraterritorial jurisdiction with the Town of Excelsior. A school district is shared between many of these bordering communities as well. The City has many state and federal lands in the form of rights-of-way and conservation areas. Map __ details the surrounding jurisdiction and other entity lands in Reedsburg.

The City has participated in many intergovernmental discussions as part of this planning process. Representatives from the counties, towns, school district, and the state/federal entities all have shared information with the City in one form or another.

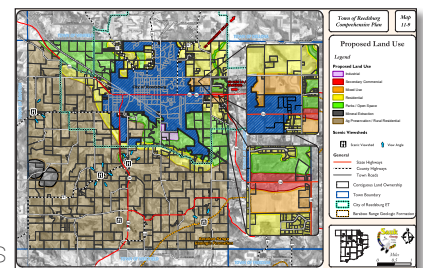
Sauk County

Sauk County adopted a new comprehensive plan in 2009. The existing Comprehensive Plan involved extensive inventories and analyses of factors and conditions affecting the physical development of the County including inventories and analyses of the demography, economy, housing, natural resources, land uses, transportation and public utilities, and existing community plans and regulations. The planning program further involved the formulation of development objectives, principles, and standards; the design of a land use plan and supporting housing, transportation, and park and open space plan elements; and the identification of measures to implement the plan effectively.

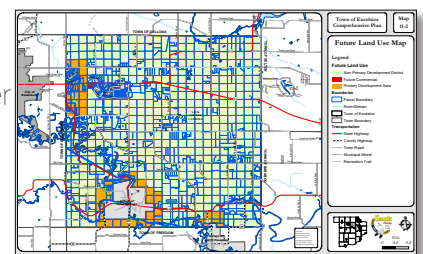
Many services, objectives, and goals are shared with Sauk County by the City of Reedsburg. The City will want to make sure major objectives and goals found herein are also implemented in the County's new development plan. There are no known conflicts between this City Plan and Sauk County plans. The City of Reedsburg should continue to work with Sauk County on key public health, transportation, and land use issues.

Towns of Reedsburg, Winfield, & Excelsior

The City of Reedsburg shares general borders with the Town of Reedsburg (along the western, southern, and eastern borders) and the Town of Winfield (along the northern border) while also sharing extraterritorial powers with the Town of Excelsior (further to east). All the surrounding are under Sauk County zoning and all fall within the City of Reedsburg's extraterritorial powers. The current land uses shared between the City and the Towns are mostly rural density residential and agricultural uses. Some commercial and industrial uses are also found along the major thoroughfares of Highways 23 and 33 leading into the City of Reedsburg as well. The Towns have all adopted their own Comprehensive Plan.



There are no apparent existing or potential conflicts between this Plan and the future aspirations of the Towns of Reedsburg, Winfield, and Excelsior. Inter-municipal Cooperative Boundary Agreements were made effective in December 2007 with each that include a "Growth Area Map" delineating the City of Reedsburg's growth area whereby the City exercises extraterritorial jurisdiction (e.g., extraterritorial land division review and extraterritorial zoning power). The agreements also establish Joint Land Use and Transportation Plans with the adjacent Towns to regulate land division, the dedication of rights-of-way, and other public improvements in the Growth Area. The Towns shall make planning, official mapping, land division, and zoning decisions in full conformance with City policies within the Growth Area for the duration of the Agreement. Finally, the agreements establish annexation policies. The term of these agreements is three (3) years from and after the effective date. The plans automatically renew for successive terms of three (3) years, provided no party notifies the other party of its intention not to review at least ninety (90) days before expiration of the then current term.



intergovernmental & community cooperation

State

WisDOT and WDNR are actively involved in programs and policies which directly affect and are affected by local land use decisions. The promotion of the policies of these agencies by this Plan is an imperative coordination tool. State policies are also implemented through the aggressive promotion of best practices for the mitigation of land use impacts on transportation facilities and environmental resources. Finally, and most importantly, the benefits of controlled growth and compact development served by sanitary sewer facilities which are promoted and implemented through this Plan are unquestionably the most effective way of accommodating population pressures in a manner which minimizes adverse impacts.



Cooperative Partnerships

Many of the goals and objectives of this Plan relate to issues that transcend municipal boundaries (e.g., transportation, natural resource preservation, land use). The City intends to maintain an active relationship and open dialogue with surrounding communities and County. As the area doesn't include a regional planning commission, communication and cooperation among the different communities is uniquely important and presents exciting opportunities for partnerships and collaborations that increase capacity and efficiency. The City of Reedsburg is committed to maintaining and expanding these partnerships as needed. Reedsburg is currently engaged in the following cooperative partnerships. Some of these relationships are further detailed elsewhere in the Plan.



- Reedsburg Area Ambulance Service
- Reedsburg Area Development Council
- Sauk County Development Corporation
- Pink Lady Rail Transit Commission
- Surrounding Town Intergovernmental Cooperation Agreements
- Phase II: Baraboo River Corridor Plan Plan references a River Partnership or a 501(c)(3), do either of these exist?
- Other partnerships?

Extraterritorial Lands and Powers

As per State Statute, the City of Reedsburg, being an incorporated municipality, has certain jurisdictional powers over land divisions within specific bordering communities. The extraterritorial area is the unincorporated land within one and one half miles (for a fourth-class city). Wherever such statutory extraterritorial powers overlap with those of another city or village, the jurisdiction over the overlapping area should be divided on a line all points of which are equidistant from each community so that not more than one community exercises extraterritorial powers over any area. The City of Reedsburg's extraterritorial area is found in detail on land use maps in this Plan. All land divisions proposed within the City's extraterritorial area must follow the City's adopted land division ordinances and are subject to review on they may affect the current and future planning of the City of Reedsburg's traffic, conservation, land use density, utility and storm-water aspects. The City will continue to implement these ordinances on how future land divisions will relate to the adopted recommendations in this plan.



intergovernmental & community cooperation

Community Cooperation

Public involvement was the key driving influence of this Plan with a variety of efforts employed to hear from a broad cross-section of groups. The focus of the public involvement was to reach out to all members of the community including input from residents who may not traditionally participate in public meetings. To accomplish this task, several public engagement techniques were employed. This section details the public engagement techniques utilized along with the direct input received.



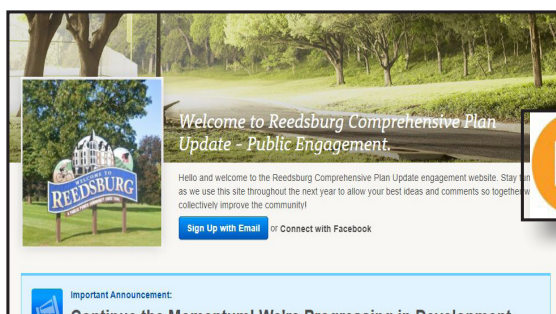
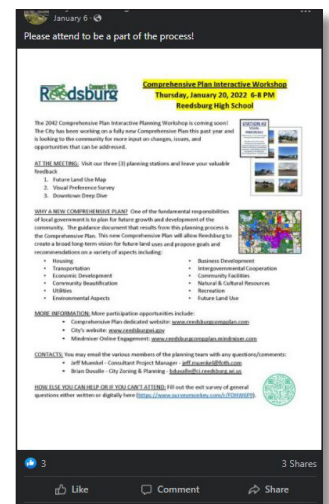
Public Participation Plan

A city approved Public Participation Plan (PPP) was at the forefront of this planning effort and guided the opportunities for public input throughout the life of the project. The PPP included communications strategies consisting of both public face to face interactions and online participation opportunities. All efforts were employed to disseminate information in a manner that was clear and meaningful to future participants while encouraging a high level of engagement. The approved PPP ([found in the Appenix herein](#)) for this comprehensive planning effort included the following activities outlined further below (listed in approximate chronological order completed). The feedback from each public engagement activity directly correlates into the vision and recommendations of this Plan.

Website: A website dedicated to the 2022-2042 Comprehensive Master Plan was maintained throughout the entire planning effort. The website (www.ReedsburgCompPlan.com) displayed all opportunities for community input, documents/maps, links to social media, online surveys, and contact information.

Social Media: A variety of social media posts to Reedsburg's Facebook account took place during the planning effort. Posts encouraged the public to attend the many public engagement events as well as displaying information surrounding the planning effort. They also disseminated the links to the dedicated comprehensive master plan website and online engagement website.

MindMixer: Foth employed an online engagement platform called MindMixer to serve as an online hub for resident participation. A dedicated online engagement website (<https://reedsburgcomplain.mindmixer.com>) was used to engage citizens and interested parties on all smart growth planning elements including the use of topic questions, surveys, mapping, and pictures. [The MindMixer platform had over ____ participants, ____ ideas shared, and generated ____ comments.](#) The platform was crucial to community engagement input on the final recommendations of this Plan as all draft recommendations were shared with the public for comment before adoption.



intergovernmental & community cooperation

Stakeholder Interviews: Fourteen (14) stakeholder Interviews were completed in August of 2021. It was recognized that there were a group of key stakeholders representing individuals, organizations, and businesses with an excellent knowledge and history of involvement in Reedsburg. Stakeholder interviews were held virtually via Microsoft Teams, in person, by phone, and email to gather their differing perspectives on issues and opportunities in the community. The background data collected from the stakeholder meetings can be found in the Appendix. The Stakeholders included the following individuals:



Harvest Fest: The city sponsored a booth promoting the 2022-2042 Comprehensive Master Plan at Harvest Fest at the Reedsburg Fire Department from 8:00 a.m. to 3:00 p.m. on Saturday October 2, 2021. The City Planner and the City's planning consultants interacted with attendees, raffled off Chamber Bucks and a Deli Bean Café gift certificate, disseminated hard copies of the community survey and business cards with a QR code to a digital version of the community survey and links to the dedicated comprehensive master plan website and online engagement website.



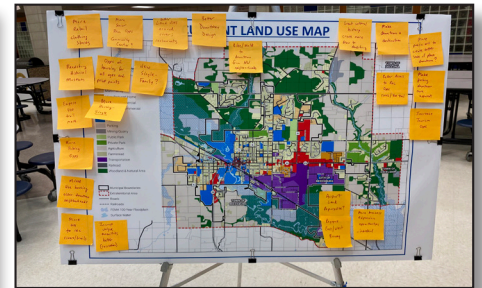
Community Survey: A community wide survey was implemented as part of the planning effort to determine people's perceptions and needs for Reedsburg. The survey was completed from October 1st through December 2021. Survey awareness took place via multiple social media posts, the project website, MindMixer, Harvest Fest, and utility bills. Furthermore, a direct mailing was sent to residents at Ridgeview Heights Independent Living Community, and hard copies were made available at City Hall and the Reedsburg Public Library. A total of one hundred ten (110) survey responses were received. The complete data set for the survey responses can be found in the Appendix of this Plan. Some of the main takeaways are as follows:



- What wouldn't you change – Community Character, Schools / Parks & Rec, Downtown, Other
- What would you like to change – More shopping options (overwhelming majority), Transportation, Recreation, Other
- Biggest housing challenge – Not enough affordable housing ~47%
- Which housing types should be encouraged – Single-family homes ~70% (senior housing and Townhouses/Bungalow Courts ~42%)
- ~66% of respondents support the addition of an on-street bike lane on certain roads
- ~88% of respondents support the addition of recreation trails in the community
- ~86 % of respondents think it's very important to maintain existing roads (Transportation)
- ~92% of respondents think it's very important to protect drinking water supplies (Community Facilities)
- ~80% of respondents think it's very important to maintain existing parks (Ag, Natural & Cultural Resources)
- ~90% of respondents think the City should take an active role in grant/loan programs to improve business growth.
- ~77% of respondents think it's very important to attract new businesses (Economic Development)
- ~67% of respondents think it's very important to maintain existing properties (Land Use)
- ~95% of respondents support more retail & convenience land uses
- ~63% of respondents think higher-density housing (e.g. condos, townhomes, apartments) should be encouraged in the downtown area
- ~ 80% of respondents were City residents
- ~60% of respondents work in Reedsburg
- ~35% of respondents have kids under 18

intergovernmental & community cooperation

Interactive Public Workshop: The 2042 Comprehensive Plan - Interactive Workshop was held in the Commons Area of the Reedsburg Area High School (1100 S. Albert Avenue) from 6:00 p.m. to 8:00 p.m. on Thursday, January 20, 2022. Invites were sent via utility bills and notifications were posted online and on Facebook and published in the Reedsburg Times-Press newspaper. Attendees viewed a brief PowerPoint presentation at their own pace, engaged City staff and the planning consultants with questions and dialogue, and visited three (3) interactive stations. Hands-on exercises included Station #1 The Future Land Use Map, Station #2 Visual Preference Survey, and Station #3 Downtown Deep Dive. There was also a special planning activity station for kids. All guests were able to verbally relay their comments on a variety of topics including community design, beautification, outdoor recreation, industrial and commercial design, transportation, business, and housing. Attendees also had the option to take an exit survey or submit their comments digitally by scanning a QR code with their mobile device. A summary of the feedback received at the interactive workshop can be found in the Interactive Workshop Results document in the Appendix of this Plan.



Steering Committee Meetings: The Steering Committee (The Plan Commission) held numerous meetings throughout the planning process to engage in analyses and review and comment on draft sections of the plan. These meetings were all open to the public allowing the opportunity for written and/or verbal comments. Members of the Steering Committee were also present at the Public Interactive Workshop serving as project ambassadors.

Open House/Public Hearing: _____



9 LAND USE



The Land Use Element was prepared pursuant to Section 66.1001 of the Wisconsin Statutes. Section 66.1001 requires this element to include a compilation of objectives, recommendations, goals, maps, and programs, to guide future development and conservation of public and private property. Further, the element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local government unit. The element shall analyze trends in the supply, demand, and price of land, opportunities for redevelopment and existing and potential land use conflicts. The element shall also contain projections, based on background information, for 20 years, including five-year increments, of future residential, agricultural, commercial, and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future lands uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands, and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities will be provided in the future and the general location of future lands uses by net density or other classifications.

This Land Use Plan Element recommends a pattern of uses that will enhance and sustain the future of the City of Reedsburg. The element reflects consistency with the previously described chapters of this Comprehensive Plan.

The goal of this Land Use Element is as follows below. The objectives and recommendations are found in the Chapter 1 Vision of this Plan.

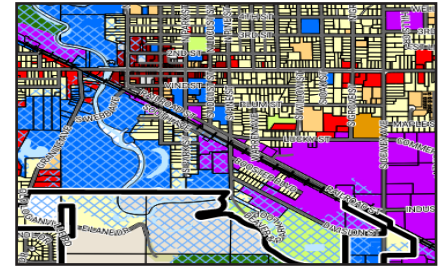
Combine the goals from the previous elements in this Plan as each directly influences the future desires of land use; promote growth and development of the community in a way that allows change while preserving the overall community character.

**LAND USE
GOAL**

land use

Existing Land Uses

A depiction of Reedsburg's existing land use pattern is the first step in planning for desired future land uses. This section outlines the existing land uses in the City of Reedsburg. The data from this analysis will help create a detailed land use plan for the City. Table ____ and Map ____ show the amount, type, and intensity of each current land use in the City of Reedsburg as of December 2021.



Residential

Residential land uses in the community consist of a mix of residential construction types, ranging from single-family detached homes to attached single family and multi-family developments.

Single-family uses are found throughout the City in a variety of densities. The more dense concentrations of single-family uses are found within the downtown area. Single-family residential lands, including manufactured homes, account for approximately 1,016 acres, or 30% of the City's area.

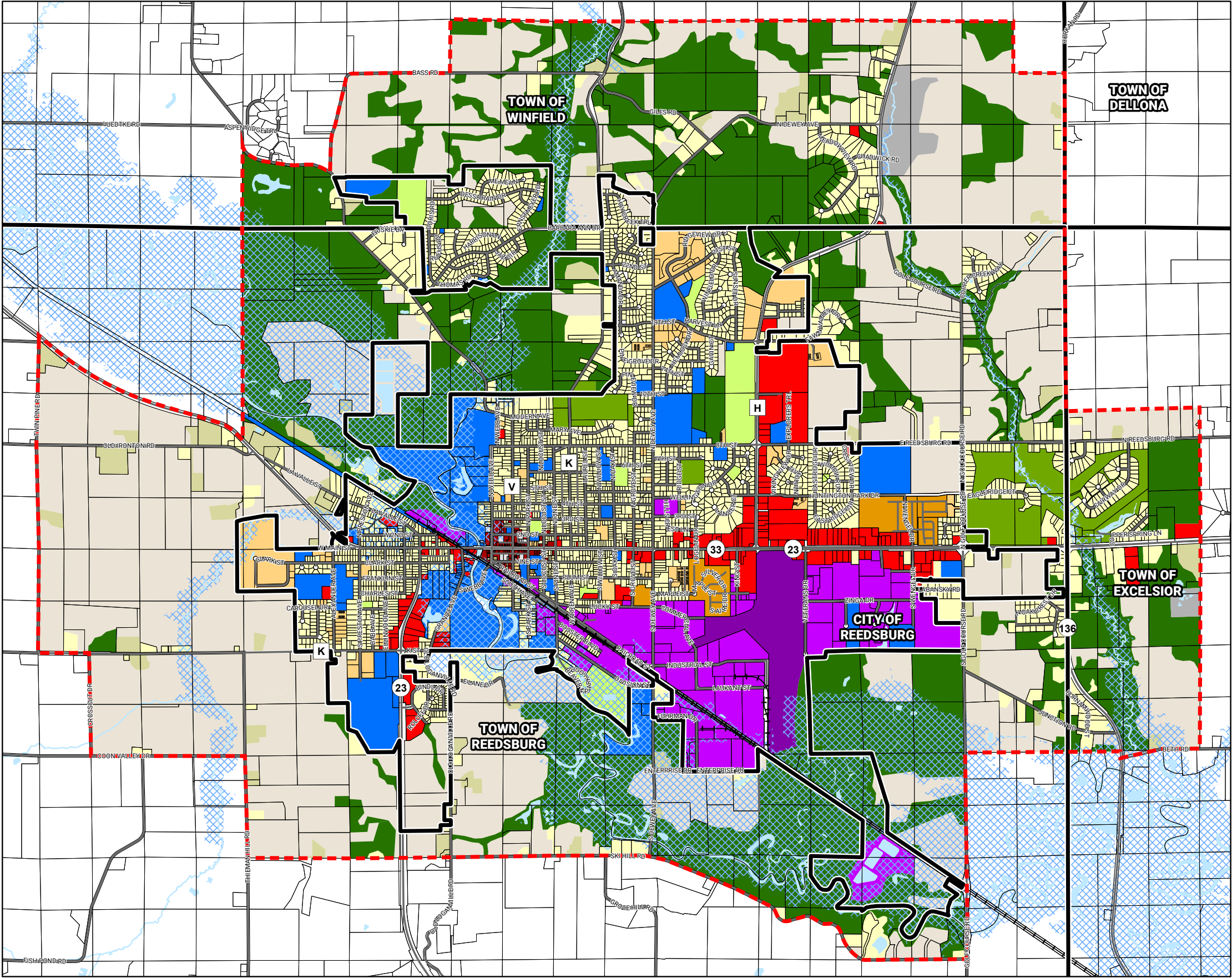
Multi-family uses are found in distinct pockets throughout the community. Multi-family uses comply with one of the City's multi-family zoning districts, allowing up to 29 units per acre. Multi-family residential lands account for approximately 219 acres, or 6% of the City's area.

Commercial

Commercial areas include only those areas currently used for commercial purposes at the time of this analysis. The City's commercial lands are mainly concentrated along County Highway H, Highway 23 and Highway 33 with a major node being the downtown along Main Street. The City has a variety of zoning districts allowing a wide range of commercial uses. The City's Planning Commission governs the allowance of commercial uses, their intensity, and design. Commercial lands account for approximately 287 acres, or 8% of the City's area.

Table ____ Existing Land Use		
Existing Use	Area (Acres)	%
Agriculture	331.27	9.7%
Farmstead	2.78	0.1%
Single Family	934.02	27.2%
Multi-Family	218.52	6.4%
Manufactured Home	82.36	2.4%
Downtown Commercial	15.7	0.5%
General Commercial	270.92	7.9%
Industrial	472.94	13.8%
Public Park	121	3.5%
Private Park	47.67	1.4%
Public	471.91	13.7%
Transportation	133.5	3.9%
Railroad	18.75	0.5%
Parking	4	0.1%
Woodland & Natural Area	307.16	8.9%
Totals	3432.5	100%

current land use map



CITY OF REEDSBURG SAUK COUNTY, WI
EXISTING LAND USE

- Existing Land Use
- Single Family
 - Multi-Family
 - Manufactured Home
 - General Commercial
 - Downtown Commercial
 - Industrial
 - Public
 - Parking
 - Mining/Quarry
 - Public Park
 - Private Park
 - Agriculture
 - Farmstead
 - Transportation
 - Railroad
 - Woodland & Natural Area

- Municipal Boundaries
- Extraterritorial Area
- Roads
- Railroads
- FEMA 100-Year Floodplain
- Surface Water



land use

Industrial

Industrial uses have a strong presence in Reedsburg with one large area found in the southeast portion of the community south of Highway 33 around the Reedsburg Airport. This area allows more intense industrial land uses from warehousing to manufacturing. A few pockets of industrial zoned lands also exist on a few parcels along the railroad south of downtown. Industrial lands account for approximately 473 acres, or 14% of the City's area.



Government, Institutional, and Utility

These land uses are a compilation of the school, church, utility, and governmental facilities within the City. There are also many acres owned by the City within the floodplain that are classified as public while they are mostly conservation lands by nature. Lastly, this grouping of land uses includes miscellaneous parking uses, the railroad right-of-way, and the street rights-of-way. Government, Institutional, and Utility lands account for approximately 628 acres, or 18% of the City's area.

Woodland, Natural Areas, & Surface Water

Woodland and Natural Areas are found throughout the City in small locations and in larger concentrations within City public and private recreational lands. Reedsburg is also a distinct City due to having the Baraboo River run through it. This area of surface water accounts for minimal acreage in the community. Woodland and Natural Area lands account for approximately 307 acres, or 9% of the City's area.

Recreation - Public

Recreation areas comprise a variety of lands throughout the community. Both active and passive recreational areas are found serving the many distinct neighborhoods within the City accounting for approximately 121 acres, or 4% of the City's area.



Recreation - Private

A few areas in the City are considered private recreational areas. These would include the Greenwood Cemetery lands and the Reedsburg Country Club. Private recreational lands account for approximately 48 acres, or 1% of the City's area.

Agricultural

Agricultural lands are mainly found outside the Reedsburg border within the extraterritorial area. All lands within the City limits that are classified as agricultural today are mainly reserved for future development. Agricultural open lands account for approximately 334 acres, or 10% of the City's area.

Net Residential Density

According to the 2020 Census, the net residential density in the City is ____ dwelling units per square mile and the population density is ____ persons per square mile. This data is depicted in Table ____ and shows that Reedsburg is a considerably urban environment within it's boundaries.

Table __ Residential Density, 20__ HERE when available

Residential Density, 2000							
Population	Housing Units	Area in Square Miles			Density		
		Total	Water Area	Land Area	Population	Housing Units	
21,397	7,699	35.88	4.66	31.23	685.2	246.6	
7,600	2,775	35.65	1.93	33.72	225.4	82.3	
29,494	10,936	34.72	0.09	34.63	851.8	315.8	
38,220	14,921	36.92	0.08	36.84	1037.4	405	
64,825	26,856	21.68	0.07	21.60	3000.5	1243.1	
360,767	140,309	580.48	24.91	555.58	649.4	252.5	
5,363,675	2,321,144	65,497.82	11,187.72	54,310.10	98.8	42.7	

land use

The City's Zoning Ordinance regulates the residential density the intensity of nonresidential development in Reedsburg. The titles, density requirements, and restrictions of the zoning districts can be found in Tables ___ below.

Table __ Residential Zoning Districts					
	Lot Size Min. in Sq. Ft.	Lot Width Min. in Linear Ft.	Setback Min. in Lin. Ft.	Offset Min. side	Offset Min. rear
R1 - Residential, one- and two-family	6,000	66	20	8	15
R2 - Residential, one- and two-family	9,600	80	25	8	25
R3 - Residential, multiple-family	9,600*	80	25	8**	25**
*1,500 SF per unit for multi-family					
**Alters for multi-family structures					

Table __ Other Zoning Districts					
	Lot Size Min. in Sq. Ft.	Lot Width Min. in Linear Ft.	Setback Min. in Lin. Ft.	Offset Min. side	Offset Min. rear
B1 - Business, Central Business District	??	??	none	none	none
B2 - Business, General	??	??	25	none	none
B3 - Business, Local	6,000-9,000	??	25	8	10
I1 - Light Industrial	8,000	??	40	10	15
I2 - Heavy Industrial	8,000	??	25	10	10
I3 - Industrial Park	43,560	??	25	10	10
I4 - Business Center	43,560	??	25	20	25
A - Agriculture	??	??	??	??	??
C - Conservancy	??	??	??	??	??
RC - Resource Conservation	none	none	none	none	none
Note: All setbacks may differ depending on end use					

Non-Residential Intensity

Commercial Districts

The City of Reedsburg has three (3) business zoning districts consisting of the B1 Central Business District, B2 General Business District, and B3 Local Business District. All commercial developments/redevelopments must receive approval in front of the City's Planning Commission as to how they fit the City's zoning ordinances.

Industrial Districts

Four (4) zoning districts regulate industrial uses in Reedsburg consisting of I1 Light Industrial District, I2 Heavy Industrial District, the I3 Industrial Park District, and the I4 Business Center District. A mix of all these districts are found in the City's main industrial area in the southeast portion of the community. All industrial developments/redevelopments must receive approval in front of the City's Planning Commission as to how they fit the City's zoning ordinances.

Park and Conservation Districts

The C Conservancy District and RC Resource Conservancy district regulate development and preservation of lands that are for active and passive park uses as well as conservation.

land use

Agricultural Districts

The A Agricultural District governs agricultural lands in Reedsburg. This zoning is limited in the community and most agriculturally zoned lands are slated for future development.

Governmental District

Lands that are of a governmental nature fall under the G Governmental District. Schools, churches, utility installations, and governmental facilities, such as City Hall, all fall under the regulations of this district. These sites are not exempt from zoning regulations or design requirements and most new developments/redevelopments must receive approval in front of the City's Planning Commission.

Planned Developments

Developers and landowners can request designation to a Planned Unit Development (PUD) zoning. A PUD is also allowed for commercial, industrial or mixed-use developments when the development meets a minimum size requirement. A PUD approval can allow an individual to reduce or expand the restrictions for their development (Example: Smaller setbacks, greater heights, reductions in open spaces, greater densities, etc) and the City then determines if the request is appropriate and if it meets the intent of the Comprehensive Plan.

Land Use Trends

Reedsburg is a growing suburban community due to its safe atmosphere, quality school system, and excellent public facilities. The City is in position to maintain a steady growth. In order to assure proper planning for this growth well into the future, it is important to analyze the supply, demand, and price of land.

Land Prices

Current land prices and sales are extremely in flux at the time of authoring this Plan. Residential lands serviced by public sewer and water appear to average at \$25k-\$35k for .3-.5 acres. Commercial and industrial prices can be anywhere from \$200k-\$300k/acre depending on location and service availability.

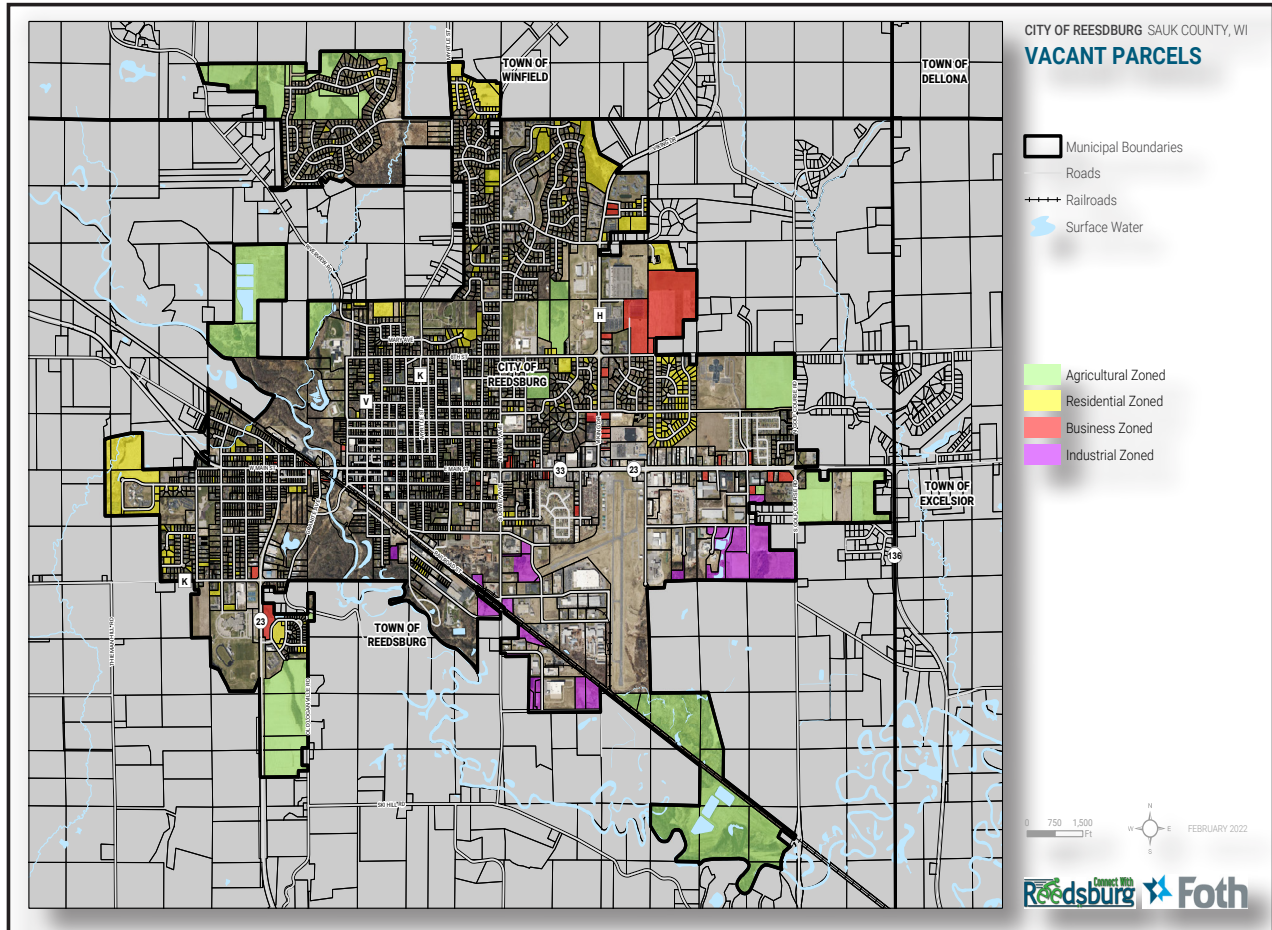
Land Supply

An analysis of the existing land use map and assessment records show that there is limited vacant lands for residential. Lots for single-family residential exists in limited supply in the northwest and north central portions of the community. Future subdivision growth has some potential in both of these areas as well. Commercial growth is limited to infill and redevelopment parcels along STH 33 and the downtown. Industrial land supply has the most potential with lands available in the southeast portion of the community and Business Center areas.

Land Demand

Based on the steady growth Reedsburg has seen in the past decades and the growth seen in Sauk County, the demand for both residential, commercial, and industrial land will most likely be maintained. Residential growth was seen as a need by many during the community engagement of this Plan. Specifically, continued area for new residential fitting for new growing families in the community. The City is seeing growth of family income levels and the traffic counts on the City's main thoroughfares has increased over time.





Note: Vacant parcels simply based upon no improvement values shown in current assessor data

Opportunities for Redevelopment

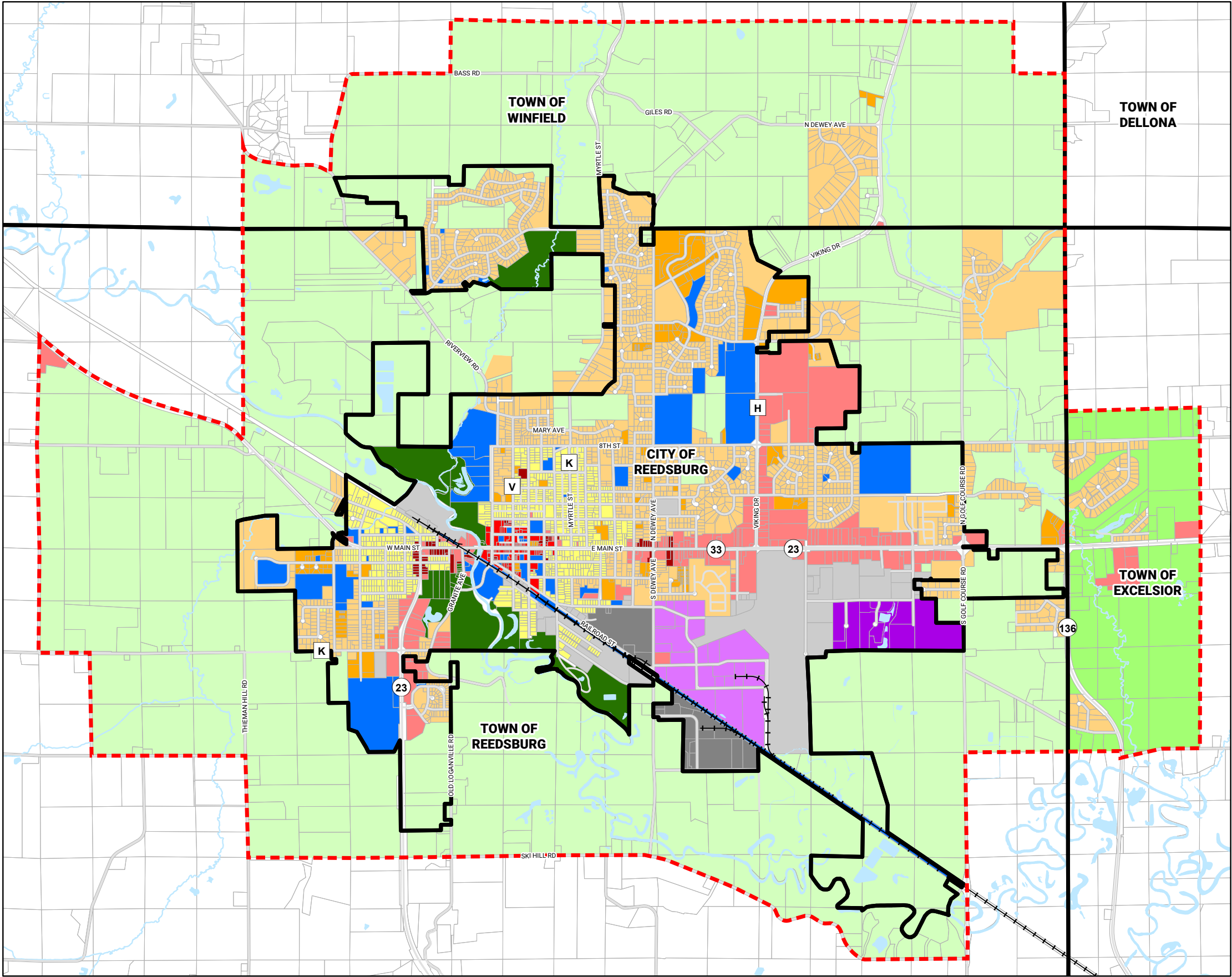
The City of Reedsburg offers many possibilities for infill development and redevelopment in a variety of land uses including commercial, industrial, and residential. Commercial opportunities can mainly be found in the downtown environs and STH 33 corridor. An industrial redevelopment opportunity exists around the Reedsburg Municipal Airport site. Potential to re-purpose portions of the airport grounds may allow for larger new industrial parcels allowing local companies to expand or new companies to move to the community. [May expand on this topic here or in ecdev chapter.](#)

Existing/Potential Land Use Conflicts

At the time this Plan was written, no significant land use conflicts existed in the City. Land use conflicts can emerge when uses are perceived as incompatible due to their intensity, density, or general character are in close proximity to each other. At this time, the City doesn't have any existing, nor do they anticipate, any land use conflicts. Intergovernmental cooperation with surrounding jurisdictions has been successful regarding land use decisions. Further, this Plan sets forth policies and procedures that will allow adequate due process and review to all land use and zoning proposals/amendments, which assures the least amount of conflict for petitioners and affected parties.

Land Use Projections

The State defined land use element requires that a City provide land use projections, based on background information, for 20 years (in 5-year increments) of future residential, agricultural, commercial, industrial, and other private and public uses. The projections shall also include the assumptions of net densities or other spatial assumptions upon which the projections are based.



CITY OF REESDBURG SAUK COUNTY, WI
ZONING

- Municipal Boundaries
- Roads
- Railroads
- Surface Water

- A Agricultural
- R-1 Residential
- R-2 Residential
- R-3 Multifamily
- B-1 Business Core
- B-2 Business Outer
- B-3 Business Local
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial Park
- I-4 Business Center
- G Government
- RC-5
- C Conservancy

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FEBRUARY 2022



Table __ below provides projected land uses by acreage for Reedsburg. The land use categories presented in the table are those directly attributed to housing and population growth. Observations and background information concerning the uses projected and the other uses (Those land uses not found in this table but were presented in the current land use Table __ above) are found below. In determining the projections for each category, the growth is based on the housing projections within Table __ (Scenario 1).

NOTE: These projections are for representation purposes only and are subject to change based on land use patterns, density aspirations, land constraints, etc. A more detailed representation of individual land uses is provided in the background information below (Background info includes discussion on all uses from the current land use table).

Table HERE (example below) once Future Land Use Map is solidified

Table 8.8 Twenty Year Future Land Use Projections (Acreage)

	2007 (Existing)	2010	2015	2020	2025	2030*
Residential	6,383	6,601	6,919	7,213	7,550	7,888
Commercial	261	270	283	295	309	322
Industrial	247	256	268	280	293	306

*2030 projections based on average percentage increases found in 2020 and 2025.

Projection Info by Individual Land Use Info

Single-Family Residential

Single-family residential land uses are influenced the most by household projections. Given the figures, single-family residences will increase at a rate of ____% every 5 years and the City will have to accommodate this. Of the acres anticipated in the near future, most of these developments will most likely end up being single-family subdivision lots in the form of .3-.5 acres per property.

Multi-Family Residential

The multi-family residential uses are incorporated into the "Residential" projection in Table __. These uses weren't projected separately as a multi-family use isn't simply utilized to the same degree as a single-family use. Multi-family uses are limited in Reedsburg and tend to be closer to more intense uses such as commercial uses or the downtown. The City will continue to add multi-family uses as necessary in proportions deemed appropriate with many being lower rise apartment/condominium structures.

Commercial

Commercial lands are anticipated to be a limited need in the City as lands are currently available for redevelopment today. Further, large amounts of lands are reserved for commercial development/ redevelopment along STH 33 and the downtown commercial areas have vacancies for infill. Further details of the City aspirations for commercial development are found in the Economic Development portion of this Plan.

Industrial

Industrial lands have been well planned by the City allowing many opportunities in the southeast portion of the City. Tax increment districts have been created to further support new industrial uses. Opportunity to allow more industrial businesses include the Business Center lands and possible exploration for re-use of portions of the City's airport lands in unique ways.

land use

Recreation & Conservation

Future recreational and conservation land needs cannot be simply calculated via a projection in relation to residential lands, especially when all sorts of constraints exist (proximity to infrastructure, access, demand, etc.). The recreational needs are largely driven by the Park and Recreation Department along with the 5-year Comprehensive Outdoor Recreation Plan.

Agricultural and Open Lands

Future agricultural land needs are not part of this Plan as all lands within the Reedsburg boundaries, in time, are anticipated to be developed for a primary use such as residential, commercial, or industrial.

Government, Institutional, and Utility

Government, Institutional, and Utility uses aren't anticipated to have a drastic affect on upcoming projections.

Street Right Of Way

Street right-of-way acreage will increase as roads are required for future residential and commercial developments. Projections were not incorporated herein, as a correlation of street rights-of-way to housing projections could not be found.

Future Land Use Map

Based on goals and recommendations of this section and those found elsewhere in this Comprehensive Plan, the City of Reedsburg sets forth the Future Land Use Map. The map identifies the recommended land uses forecasted to the year 2042. Also, the map contains specific areas of desired development patterns as defined by the City. These desired development areas (DDAs) provide proposals on how these zones can be better planned in the future. The categories of each land use and the intents of the desired development areas found on the map are discussed in detail below.



Residential uses are broken down into anticipated densities on a unit's per acre basis and do not take into account natural areas, desired City dedications, state protected environmental lands, roads, and other non-residential uses. Future proposed developments should meet the residential densities set forth in this plan on a net density basis as it is anticipated that developments should utilize zoning districts that meet the units per acre densities found in each area. If a development wishes to include the entire parcel to meet a density requirement (Ex. Including roads, wetlands, outlots, etc. in the density calculation), a planned development zoning district would be required to be approved, however, it will be up to Planning Commission discretion if these other areas are allowed to be used in a density calculation. In most case, wetlands and roadways may not be used in density calculations.

Note: The Future Land Use Map delineates land uses for both developed and undeveloped areas. Some of the developed areas may not meet the land use category in which it is within, however, the category was placed on those parcels to display the desired redevelopment if that should ever happen. The logic behind this is to keep the proposed land uses consistent with the surrounding environs. Further, the Future Land Use Map is to be thought of as a guide or blueprint for the community. It is anticipated that many of the planned land uses will not develop by the year 2042. As a rule of thumb, the proposed supply of each land use category exceeds the projected demand.

land use

2042 Land Uses

Low-Density Residential

This category is for single-family detached residential development consistent with a density up to 4 units an acre. Developments at this density generally provide for lots greater of .3+ acres, which is comparable to net density zoning district allowances in R1 and R2. This density of residential is generally found in newer housing subdivisions in the peripheral areas of the community.

Medium-Density Residential

This category is for single-family detached residential development and duplex style development consistent with a density up to 7 units an acre. Developments at this density generally provide for lots greater of .14+ acres, which is comparable to net density zoning districts in R1 and R2. This density of residential is generally found in the downtown confines of Reedsburg.

High-Density Residential

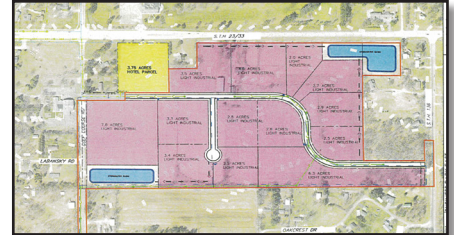
This category is primarily for multiple family residences including condominium complexes, rowhouses, townhouses, group housing, nursing homes, and rental- or owner-occupied apartment buildings. Intent of area is comparable to net density multi-family developments of approximately 1 unit per 1,500 square feet of land area, which is comparable to zoning districts of R3 allowing 29 units/acre.

Commercial

This category is intended to accommodate all those service, office, and retail businesses serving the community and region. Intent of area is to provide commercial/retail uses comparable to zoning districts of B1, B2, and B3 districts.

Business Center

This category is intended to accommodate retail/commercial uses, light manufacturing, and office business uses. The uses should be a blend of business and industry so that an employment and a destination center develop. Intent of area is to provide a general mix of commercial/retail uses associated with business uses (light manufacturing, technology, offices, etc.) under the I4 Business Center Zoning District.



Industrial

This category is intended to accommodate business/industrial uses including manufacturing, warehousing, assembly, and distribution of an industrial nature. Certain approved commercial uses may also be allowed. Intent of area is to provide industrial uses comparable to zoning districts of I1, I2, and I3 Districts.

Recreation & Conservation

This category includes all public and private recreational sites and facilities as well as all publicly and privately regulated conservation sites, facilities, natural areas, and conservation easement areas. Many of the municipal park sites are derived from the City's adopted CORP that is adopted as part of this Comprehensive Plan. The intent of this area is to provide recreation and conservation uses comparable to the C and RC zoning districts, although some private uses may be under other zoning districts as per past approvals.

Government & Institutional

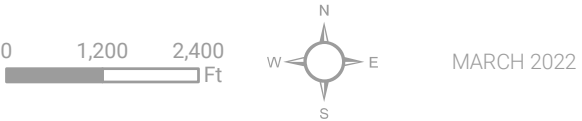
This category includes State, County, and City facilities/infrastructure needs, public and private educational facilities, religious facilities, civic facilities, and transportation rights-of-way (roads, railroads, airports). The intent of the area is to provide government, institutional, and transportation uses comparable to the G zoning district.

CITY OF REEDSBURG SAUK COUNTY, WI
FUTURE LAND USE

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Business Center
- Industrial
- Government & Institutional
- Recreation & Conservation
- Transportation

- Desired Development Areas
- A - Downtown Focus
 - B - Gateway Commercial
 - C - Industrial Transition
 - D - Southwest Gateway Node
- 1 Community Gateway
- 2 Conservation Awareness

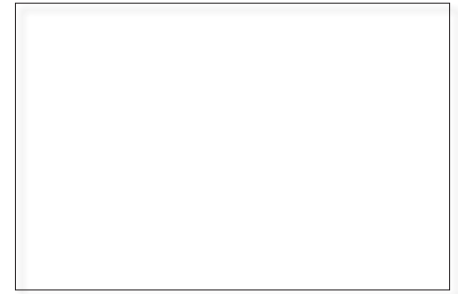
- Municipal Boundaries
- Extraterritorial Area
- Roads
- Railroads
- FEMA 100-Year Floodplain
- Surface Water



land use

Desired Development Areas (DDAs)

The 2042 Future Land Use Map contains specific areas of preferred future development patterns termed by this Plan as “Desired Development Areas”. The DDAs provide a landowner or prospective developer, guidance on how the City wishes the lands to be developed so they are planned appropriately and consistently with the elements found in this Plan. The categories and intents of each DDA found on the map are discussed in detail below. The DDAs have specific geographical locations that are based on the environmental, topographical, natural, and cultural information found in this plan.



Further, this Plan sets forth a series of other desired development notes on the Future Land Use Map. These notes are described in more detail below, but basically provide additional land use recommendations that the City wishes to promote during the 2042 planning period. These notes are also based upon the factual information presented in this Plan relating to zoning, economic development, parks/recreation, conservation, transportation, housing, and infrastructure.

Industrial Transition DDA

The Reedsburg Municipal airport consist of ____ acres of land surrounded heavily by existing industrial park lands to the west, south, and east as well as commercial lands along STH 33 to the north. During the authoring of this Plan extensive community engagement demonstrated that more industrial business park land opportunities may be required. Existing Reedsburg businesses expressed weariness on ability to expand their businesses within the community and overall industrial land demand for future jobs and tax base was stressed. This desired development area simply notes that the airport lands should be reserved as opportunities for industrial uses in the community if it is found that the need for portions of the airport are not required during the planning period of this Plan.

Downtown Focus DDA

Much discussion in this document relates to the future development of the City’s downtown. The intent of the Downtown DDA is to promote development and redevelopment in what is known as Reedsburg’s downtown. The downtown DDA was created to allow the revival and redevelopment of these properties in order to create new opportunities for the parcel owners. This area is intended to encourage mixed-use, compact development that is sensitive to the preferred design characteristics already found in the built environment here. The downtown diversifies and integrates land uses within close proximity to each other, and it provides for the daily retail and customer service needs of the residents. The City should utilize design guides, redevelopment plans, financial aides, public investment in infrastructure (streetscaping, etc.) and other economic development partnerships/initiatives. All strategic initiatives and approvals here should contribute to the continued enhanced sense of place here allowing the downtown to be a destination for residents and visitors.

Gateway Commercial DDA

The main commercial thoroughfare in Reedsburg is the eastern portion of State Highway 33. The majority of commercial service needs for the community residents and visitors are found here along with supporting residential and industrial uses in the peripheral areas. This DDA is setup to encourage a mix of uses along this STH 33 corridor while promoting a cohesive environment as public and private investments are made. Developments and redevelopments should be approved to inspire consistent design in both site and architecture. Future road improvements should be planned in a way that demonstrates this corridor as a neighborhood commercial atmosphere and gateway to the City (Ex. streetscaping, boulevards, landscaping, etc.).

land use

Development Notes

This Plan also sets forth a series of development notes on the Future Land Use Map. These notes are described in more detail below, but basically provide additional land use recommendations that the City wishes to promote during the 2042 planning period. These notes are also based upon the factual information presented in this Plan relating to zoning, economic development, parks/recreation, conservation, transportation, housing, and infrastructure.

Conservation Awareness (Shown as Note #__ on 2042 Future Land Use Map)

The area surrounding the Baraboo River on the western portion of the community has many lands resting within the floodplain today. This conservation awareness note recognizes the importance of this area of the community environmentally. Land uses in this general area should be planned carefully with preservation and/or remediation where necessary.

Community Gateway Notes (Shown as Note #__ on 2042 Future Land Use Map)

Add any specific n

Future Residential Notes (Shown as Note #__ on 2042 Future Land Use Map)

Add any specific notes about future desired residential in the community; areas desired for multi-family, certain densities of single family detached, etc.

Future Industrial Notes (Shown as Notes #__ and #__ on 2042 Future Land Use Map)

Add notes on certain industrial areas (design guides, types of uses desired , etc.)

Future Recreation Notes (Shown as Note #__ - #__ on 2042 Future Land Use Map)

Add notes on desired future recreation areas in community

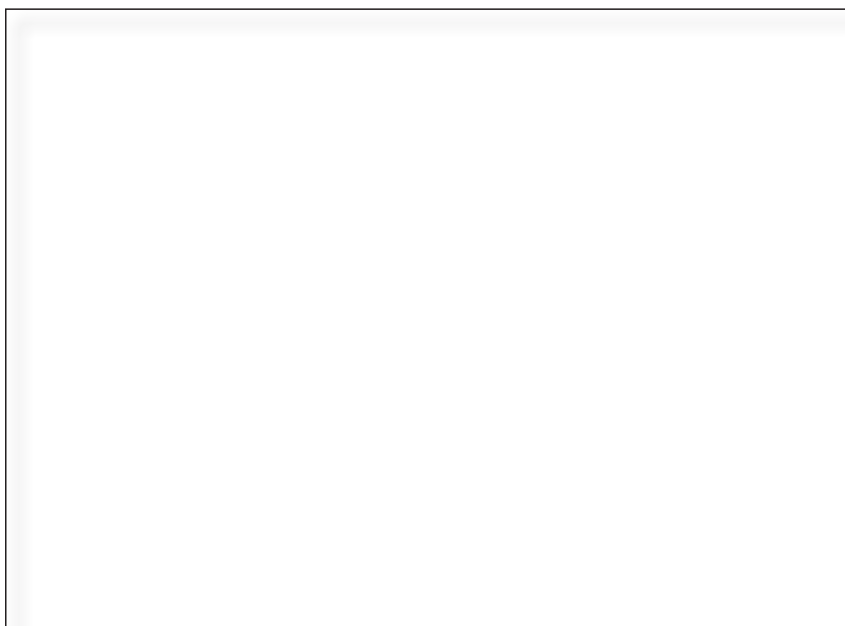
_a. _____

Future Transportation Notes

Add notes on desired future transportation areas, needs, issues in community (streets, intersections, etc.)

Future Utilities Notes

Add notes on desired future transportation needs in community here





10 IMPLEMENTATION

The City of Reedsburg has worked diligently with its elected officials, staff, and concerned residents during the formulation of this Plan. As part of the Comprehensive Plan adoption, the community is expressing a greater goal and vision for its future. Whether or not the objectives, goals, and recommendations of this Plan are realized depends largely on the extent to which the elements of this Plan are put to action by the decision-making units. Overall, the community requires a strong commitment to uphold the Plan in order to forward the principles found herein.

Implementation Requirements

The Implementation element was prepared pursuant to Section 66.1001 of the Wisconsin Statutes. Section 66.1001 requires this element to include a compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, recommendations, plans and programs. The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

By law beginning on January 1, 2010, if a local government unit engages in official mapping, local subdivision regulation, City zoning ordinance, or zoning of shorelands or wetlands in shorelands, those actions shall be consistent with the Comprehensive Plan.

If a governmental action is desired, that is inconsistent with the Plan, the local governmental unit should amend the Plan as needed and publicly note the reasons that led to the amendment.

implementation

Development Control

The Comprehensive Plan can be a guide in aiding the desired layout of current and future development. However, a variety of tools that govern the actual restrictions on each piece of land in the City is required in order to assure the desired uses are carried out appropriately. Thus, one of the most important tools of Plan implementation is the authority to control development of the private lands. The City of Reedsburg has zoning and subdivision regulations in place and the City maintains its own control over these regulations. The recommendations found in this Plan have further influenced the zoning and subdivision regulations and a discussion of each of the ordinances and how they may be altered or viewed due to the Comprehensive Plan adoption is found below. A discussion on other developmental control tools is also included as each can aid the integrity of the Comp Plan to regulate future growth.



Zoning Ordinance and Map Regulations

Ensuring that zoning districts and ordinances match the desires in the Future Land Use Plan and Map will only aid in accomplishing the goals of the Comprehensive Plan. It should be noted that not all existing zoning districts will follow the future desires of the Comprehensive Plan. Where a zoning district allows a use in conflict with the Plan, that use and zoning district may continue in what would be considered legal nonconforming according to how that use relates to the Comprehensive Plan. If a landowner of one of these conflicting parcels desires a rezoning or land use change, that rezoning or land use change will have to be consistent with the Comprehensive Plan or the governing body must find reason to amend the Comprehensive Plan so the land use decision is consistent with the zoning.

The smart growth law states that each zoning and land use decision should be consistent with the adopted Comprehensive Plan. The City has found that they can't simply remove a use that is defined as undesirable by this Plan if the use has a prior vested interest. However, the City can make sure that any future use for those properties will be consistent with the Comprehensive Plan.

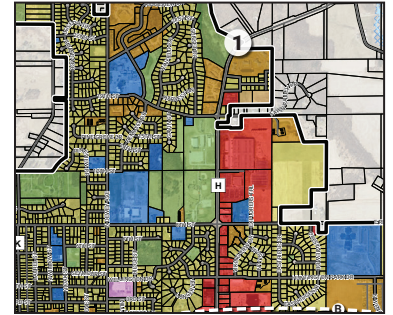
Subdivision Regulations

It is important that the City's regulated boards continue to give careful attention to the enforcement of land division regulations. Each land division should be reviewed thoroughly to assess the compatibility to the surrounding uses and infrastructure. Further, all areas to be platted should be assessed according to how they adapt to the elements of this Plan. Proper road, recreational, school, and conservation dedications should be made when already proposed herein. Additionally, improvements must be requested to on-site and off-site road, sanitary, storm, and water infrastructure when the impacts of a proposed development deem them necessary. Lastly, planned developments should be utilized where deemed appropriate in meeting the objectives of the Plan.

implementation

Future Land Use Map / Official Map

The Future land Use Map found in the Chapter 8 Land Use element is the all-encompassing tool for the future guidance of land use regulation of the City of Reedsburg. The map also provides further objectives as well by presenting Desired Development Areas (DDAs), which foster the City's intent on given areas. The DDAs provide landowner, or prospective developer, guidance on how the City wishes the lands are to be developed so they are planned appropriately and consistently with the elements found in this Plan. Chapters 60 and 62 of the Wisconsin Statutes provide for the establishment of an official map. The bottom line is that the Future Land Use Map presented herein is also the Official Map of the City of Reedsburg (Note: Ultimate rights-of-way of streets in the City are found on the 2020 Transportation Facilities Map which is adopted as part of the Official Map).



It is anticipated that the Future Land Use Map will require amendments as priorities may change over the planning timeframe. Modifications may also be necessary as infrastructure and platting of lands is approved and implemented. Any updates/changes pertaining to the Future Land Use Map should be amended in accordance with the same procedures of amending the Comprehensive Plan in order to ensure proper input.

Other Ordinances/Codes

The City has many Municipal Codes that in some way interrelate to the objectives and goals found in this Plan. Although not all codes will directly relate, the codes previously adopted by the municipality all can play an important role on how the City is shaped and directed on daily basis. Specific code chapters that will aide in the implementing the development objectives found herein include the electrical, plumbing, housing, sewer utility, erosion control, building, fire prevention, stormwater, non metallic mining, and tree codes. It is the City's intent to consider all existing codes and ordinances as implementation devices of the plan.

Detailed Components of the Comprehensive Plan

Section 62.23(2) of Wisconsin Statutes provides that the City may from time to time amend, extend or add to the Comprehensive Plan or carry out any part of the subject matter in greater detail. The City has identified the plans and guides below as more detailed components of the Comprehensive Plan. Each shall have the same force and effect as the adopted Comprehensive Plan and each will be updated/amended as required during the planning period of this 2042 Comprehensive Plan. Many of the plans and guides listed below have their essential objectives incorporated into this Plan, however, each provides a deeper insight into the needs of the community for that particular subject. The City will consider the impacts when determining consistencies between the proposed developments and these plans. Any new guide or plan deemed necessary to become an integral component to the 2020 Comprehensive Plan must be adopted as part of the City of Reedsburg Municipal Code Chapter ____.

- [Add plans here](#)

Plan Element Consistency

The smart growth Wisconsin State statutes require that the implementation element discuss how all the elements of this Plan will be made consistent. As discussed above, the City of Reedsburg has devoted great effort in this 2042 Comprehensive Plan assuring that each element is thoroughly communicated. Further, the objectives of each element of the Plan is ultimately collected into making the final decisions and recommendations found in the Future Land Use Map of the City.

City staff and the Comprehensive Planning Committee have carefully prepared all information found herein in order to ensure no internal inconsistencies exist between the different elements. Further, it is the desire of the City that the decision-making units will complete the implementation of this Plan by integrating the various elements in a complementary way.

implementation

Plan Adoption, Amending, Monitoring, and Updating

The responsible cooperation of the Planning Commission and the Common Council will be required in monitoring the progress in achieving the goals and recommendations of this Plan.

Plan Adoption

Upon recommendation of the Planning Commission and various public input/informational meetings, the Common Council must first adopt this Plan by ordinance. Official adoption of the plan will formally initiate the public policies on land development within the City of Reedsburg. Further, the action formalizes this document as the basic guide to the general development patterns through the year 2042 and beyond. The adoption of the Plan initiates a statement by the City of Reedsburg that the objectives found herein will be carried out consistently in order to shape the City's growth in a desired manner.

Plan Amendments

The Comprehensive Plan is not a strict blueprint for development and land use patterns in the City of Reedsburg. The Plan will be flexible as constraints of the environment and community desires may change. The recommendations and objectives set forth herein were based upon existing factual data and the spoken priorities of those involved in the planning process. During the course of the planning process, it was known by those involved that constraints of the environment, infrastructure needs, or individual aspirations might change. Thus, this Plan should be amended if demonstrated as appropriate to the Common Council. However, amendments should only be made after a rational evaluation of the existing conditions and the potential impacts of such a change are made. Thus, this Plan recommends that the following be answered and/or shown to the Common Council and Planning Commission, with a public hearing, before any amendment request is fulfilled:

1. *What has changed with the parcel(s) since the adoption of the 2042 Plan that warrants a new thinking/direction for the area?*
2. *Demonstrate that the proposed amendment is consistent in all respects to the spirit and intent of the City's ordinances, is in conformity with the general plans for community development, would not be contrary to the general welfare and economic prosperity of the City or of the immediate neighborhood, that the specific development plans have been prepared with competent professional advice and guidance, and that the benefits and improved design of the resultant development justifies the variation from the normal requirements of the adopted Comprehensive Plan.*
3. *Any other criteria that the Council and/or Planning Commission deems necessary. Said criteria may be adopted in the form of an adopted policy by the aforementioned bodies of Reedsburg government.*

Plan Monitoring

Throughout the planning period, the City will monitor the progress of the plan and compare the decisions against the Plan's recommendations. The recommendations set forth in this Plan, within Chapter 1, are setup in a format that specifically allows the City to track the performance of each from year to year. Staff should annually review the recommendations to see what has been accomplished from year to year to assure compliance.

Plan Update

The City of Reedsburg intends on updating the Comprehensive Plan every ten years since the objectives and recommendations are based on development characteristics that can change as factual data about housing and population changes. Further, development patterns could alter within the planning timeframe as new concepts are brought to light or desires of elected officials and residents occur. The City will start a new effort to update this Plan before the 2042 timeframe occurs and a public participation procedure similar to the one used in adopting this Plan will be used.

implementation

State of Wisconsin Planning Goals

The Comprehensive Planning Law for the State of Wisconsin has its own set of goals. The state local comprehensive planning goals are consistent with the elements presenting Reedsburg's planning goals within this plan. This consistency is further evidenced when comparing the WI goals below to the Chapter 1 Recommendations adopted with this Plan.

1. *Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.*
2. *Encouragement of neighborhood designs that support a range of transportation choices.*
3. *Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open space, and groundwater resources.*
4. *Protection of economically productive areas, including farmland and forests.*
5. *Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.*
6. *Preservation of cultural, historic, and archaeological sites.*
7. *Encouragement of coordination and cooperation among nearby local units of government.*
8. *Building of community identity by revitalizing main streets and enforcing design standards.*
9. *Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.*
10. *Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.*
11. *Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.*
12. *Balancing individual property rights with community interests and goals.*
13. *Planning and development of land uses that create or preserve varied and unique urban and rural communities.*
14. *Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.*





APPENDICES

(add items in red to final doc)

2017 Community Design Charrette

CWDNR Contaminated Sites Index - January 2022

Stakeholder Interview Data

Community Survey Responses

Interactive Workshop Results

WDNR Contaminated Sites

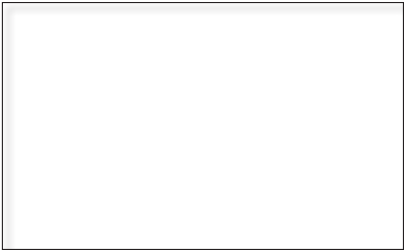
BRRTS No	Activity Name	Address	Municipality	Zip	County	Region	FID	Start Date	End Date	Status	Jurisdiction	Activity Type
02-57-549263	GERBER PRODUCTS PROPERTY	728 BOOSTER BLVD	REEDSBURG	53959	SAUK	SC	157003770	2007-04-17	2000-00-00	OPEN	DNR	ERP
02-57-560818	UNITED COOP REEDSBURG	1360 LAUKANT ST	REEDSBURG	53959	SAUK	SC	157107060	2010-10-08	0000-00-00	OPEN	DATCP	ERP
02-57-001682	REEDSBURG CLEANERS	349 E MAIN ST	REEDSBURG	53959	SAUK	SC	157001460	1995-10-23	0000-00-00	OPEN	DNR	ERP
02-57-001454	R & L SUPPLY COOP - REEDSBURG	1360 LAUKANT ST	REEDSBURG	53959	SAUK	SC	157107060	1991-11-12	0000-00-00	OPEN	DATCP	ERP
03-57-002801	REEDSBURG CLEANERS	349 E MAIN ST	REEDSBURG	53959	SAUK	SC	157001460	1996-07-11	0000-00-00	OPEN	DNR	LUST
08-57-546732	STEVES STANDARD	80 W MAIN ST	REEDSBURG		SAUK	SC	NONE	1991-07-09	1991-07-09	NAR	DNR	NAR
08-57-546740	ISENBERG HARDWARE	113 E MAIN ST	REEDSBURG		SAUK	SC	NONE	1991-06-04	1991-06-04	NAR	DNR	NAR
08-57-472119	DOLLY MADISON PROPERTY	248 S PARK ST	REEDSBURG		SAUK	SC	NONE	2003-01-10	2003-01-10	NAR	DNR	NAR
08-57-544642	STEVES STANDARD	80 W MAIN ST	REEDSBURG		SAUK	SC	NONE	2005-12-21	2005-12-21	NAR	DNR	NAR
08-57-291910	MINDEMANN TRUCKING	901 RAILROAD ST	REEDSBURG		SAUK	SC	NONE	1991-09-20	1991-09-20	NAR	DNR	NAR
08-57-296949	REEDSBURG COOP	224 S WALNUT	REEDSBURG	53959	SAUK	SC	NONE	1999-04-27	1999-04-27	NAR	DNR	NAR
08-57-546788	COOP COUNTRY PARTNERS	306 E MAIN ST	REEDSBURG	53959	SAUK	SC	157001130	1991-07-09	1991-07-09	NAR	DNR	NAR
08-57-297272	DOUGLAS OTTGO	441 E MAIN	REEDSBURG	53959	SAUK	SC	NONE	2000-08-04	2000-08-04	NAR	DNR	NAR
08-57-544764	REEDSBURG AIRPORT	1720 E MAIN ST	REEDSBURG		SAUK	SC	NONE	2006-01-17	2006-01-17	NAR	DNR	NAR
08-57-554669	BEAVER GLASS	441 E MAIN	REEDSBURG	53959	SAUK	SC	NONE	2009-12-18	2009-12-18	NAR	DNR	NAR
08-57-296167	FOREMOST FARMS	501 S PINE ST	REEDSBURG	53913	SAUK	SC	157003440	1996-09-25	1996-09-25	NAR	DNR	NAR
08-57-546737	REEDSBURG CLEANERS	349 E MAIN ST	REEDSBURG	53959	SAUK	SC	157001460	1991-06-04	1991-06-04	NAR	DNR	NAR
08-57-297194	COOP COUNTRY PARTNERS GAS STATION FORMER	517 RAILROAD ST	REEDSBURG	53959	SAUK	SC	NONE	1999-10-21	1999-10-21	NAR	DNR	NAR
08-57-534183	R & L PATERN & MACHINE	1115 COMMERCIAL AVE	REEDSBURG	53959	SAUK	SC	NONE	2004-10-27	2004-10-27	NAR	DNR	NAR
08-57-546738	KWIK TRIP INC	101 S ALBERT AVE	REEDSBURG	53959	SAUK	SC	157090560	1991-06-03	1991-06-03	NAR	DNR	NAR
08-57-294952	REEDSBURG ARMORY	549 DEWEY AVE	REEDSBURG	53959	SAUK	SC	NONE	1991-11-12	1991-11-12	NAR	DNR	NAR
08-57-292109	STEVES STANDARD STATION	60 W MAIN ST	REEDSBURG		SAUK	SC	NONE	1994-09-23	1994-09-23	NAR	DNR	NAR
08-57-546727	OLD BLACKSMITH SHOP	333 E MAIN ST	REEDSBURG		SAUK	SC	NONE	1991-07-08	1991-07-08	NAR	DNR	NAR
08-57-546750	REEDSBURG LAWN & GARDEN	81 W MAIN ST	REEDSBURG		SAUK	SC	NONE	1991-07-09	1991-07-09	NAR	DNR	NAR
08-57-292348	MINDEMANN TRUCKING INC	901 RAILROAD ST	REEDSBURG		SAUK	SC	NONE	1991-09-20	1991-09-20	NAR	DNR	NAR
08-57-292183	VERNS GARDEN CENTER	450 E MAIN ST	REEDSBURG	53959	SAUK	SC	157080050	1992-04-29	1992-04-29	NAR	DNR	NAR
08-57-001005	REEDSBURG LF	VETERANS RD	REEDSBURG	53959	SAUK	SC	157050520	1984-06-04	2003-10-21	NAR	DNR	NAR
08-57-546751	HAYLAND UNION 76	441 E MAIN ST	REEDSBURG		SAUK	SC	NONE	1991-08-22	1991-08-22	NAR	DNR	NAR
08-57-291674	GERBER INC	728 BOOSTER BLVD	REEDSBURG	53959	SAUK	SC	157003770	1992-10-15	1992-10-15	NAR	DNR	NAR
08-57-292354	GREDE FOUNDRIES INC	700 ASH ST	REEDSBURG	53959	SAUK	SC	157003550	1997-08-13	1997-08-13	NAR	DNR	NAR
08-57-293761	GTE NORTH INC	231 VINE ST	REEDSBURG	53959	SAUK	SC	NONE	1994-12-15	1994-12-15	NAR	DNR	NAR
08-57-293853	DRYER GRANT PROPERTY	33685 STH 106 RT 2	REEDSBURG	53959	SAUK	SC	NONE	1993-12-03	1993-12-03	NAR	DNR	NAR
08-57-296206	SHALE HOWARD	53148 WAKERLY LN	REEDSBURG	53959	SAUK	SC	NONE	1996-11-21	1996-11-21	NAR	DNR	NAR
08-57-295120	SAUK CNTY HEALTH CARE	CTH CH	REEDSBURG	53959	SAUK	SC	157036220	1992-08-04	1992-08-04	NAR	DNR	NAR
08-57-295074	RUCKDAESCHEL PROPERTY	400 N WEBB	REEDSBURG	53959	SAUK	SC	NONE	1994-09-13	1994-09-13	NAR	DNR	NAR
08-57-537272	SAUK CNTY HWY DEPT	537 CTH K	REEDSBURG	53959	SAUK	SC	NONE	2011-06-27	2011-06-27	NAR	DNR	NAR
08-57-292449	REEDSBURG AREA MEDICAL CENTER	2000 N DEWEY AVE	REEDSBURG	53959	SAUK	SC	157094410	1997-08-25	1997-08-25	NAR	DNR	NAR
08-57-292288	CELLOX CORP	900 LUCKY ST	REEDSBURG	53959	SAUK	SC	157083190	1997-04-10	1997-04-10	NAR	DNR	NAR
08-57-295116	SAUK CNTY HWY DEPT	537 CTH K	REEDSBURG	53959	SAUK	SC	NONE	1990-08-16	1990-08-16	NAR	DNR	NAR
08-57-297324	WASTEWATER TREATMENT PLT	802 DIVISION ST	REEDSBURG	53959	SAUK	SC	157002340	2001-04-13	2001-04-13	NAR	DNR	NAR
08-57-321428	REEDSBURG CITY ROW	132 S PARK ST	REEDSBURG		SAUK	SC	NONE	2001-08-15	2001-08-15	NAR	DNR	NAR
08-57-596335	KWIK TRIP INC #838	101 S ALBERT AVE	REEDSBURG	53959	SAUK	SC	157090560	2020-08-25	2020-08-26	NAR	DNR	NAR
08-57-571273	VIKING EXPRESS MART	10 VIKING DR	REEDSBURG		SAUK	SC	NONE	2016-05-02	2016-06-07	NAR	DNR	NAR
08-57-571274	VIKING EXPRESS INC	1375 E MAIN ST	REEDSBURG	53959	SAUK	SC	NONE	2016-05-25	2016-06-09	NAR	DNR	NAR
08-57-582307	REEDSBURG AREA MEDICAL CENTER	2000 N DEWEY AVE	REEDSBURG	53959	SAUK	SC	157094410	2018-09-25	2018-09-28	NAR	DNR	NAR
07-57-554805	RK PALLET	1155 FUHRMAN DR	REEDSBURG		SAUK	SC	NONE			GEN PROP	DNR	GP
07-57-556633	MAIN ST PHARMACY PROPERTY FORMER	140 E MAIN ST	REEDSBURG		SAUK	SC	NONE			GEN PROP	DNR	GP
07-57-534185	R & L PATERN & MACHINE	1115 COMMERCIAL AVE	REEDSBURG	53959	SAUK	SC	NONE			GEN PROP	DNR	GP
02-57-001565	BRAUN HEATING & AIR	302 ELLINWOOD AVE	REEDSBURG		SAUK	SC	NONE	1992-10-31	1994-07-06	CLOSED	DNR	ERP
02-57-343330	DEWEY INDUSTRIAL SPILL	INDUSTRIAL ST SUBSTATION	REEDSBURG		SAUK	SC	NONE	2002-07-24	2002-08-29	CLOSED	DNR	ERP
02-57-368770	CITY SERVICE BULK PLT	430 SOUTH AVE	REEDSBURG		SAUK	SC	NONE	2002-10-11	2007-08-15	CLOSED	DNR	ERP
02-57-101147	MEYER OIL - MEYER	121 EAGLE ST	REEDSBURG	53959	SAUK	SC	157097930	1996-05-17	2001-08-14	CLOSED	DNR	ERP
02-57-001560	REEDSBURG COOP	300 S WALNUT ST	REEDSBURG		SAUK	SC	NONE	1994-04-27	2001-10-10	CLOSED	DNR	ERP
02-57-001533	HOLTZ OIL CO	70 W MAIN ST	REEDSBURG		SAUK	SC	157012570	1994-04-25	2002-07-23	CLOSED	DNR	ERP
03-57-543807	R & L COOP BULK PLANT	DEWEY & RAILROAD ST NW	REEDSBURG	53959	SAUK	SC	NONE	2005-08-08	2009-11-10	CLOSED	DNR	ERP
02-57-556814	RK PALLET	1155 FUHRMAN DR	REEDSBURG		SAUK	SC	NONE	2010-10-21	2011-03-01	CLOSED	DNR	ERP
02-57-001532	FUCHS TRUCKING	E10786 COMMERCIAL AVE	REEDSBURG	53965	SAUK	SC	157015650	1993-06-30	1994-02-04	CLOSED	DNR	ERP
02-57-001505	GREDE FOUNDRY PARKING LOT	700 ASH ST	REEDSBURG	53959	SAUK	SC	157003550	1993-03-09	1993-09-21	CLOSED	DNR	ERP
02-57-585233	BIG LIFT LLC	E10786 COMMERCIAL AVE	REEDSBURG	53965	SAUK	SC	157015650	2020-01-03	2021-09-08	CLOSED	DNR	ERP
02-57-248471	UNITED COOP	35 EAGLE ST	REEDSBURG		SAUK	SC	NONE	1996-11-01	2006-07-13	CLOSED	DNR	ERP
02-57-547212	CROPIMATE CO/CONAGRA - REEDSBURG	211 EAGLE ST	REEDSBURG		SAUK	SC	NONE	1995-05-25	2015-05-22	CLOSED	DATCP	ERP
02-57-001000	NA-CHURS PLANT FOOD CO	WEBB ST	REEDSBURG		SAUK	SC	NONE	1982-11-19	1983-02-11	CLOSED	DNR	ERP
03-57-002541	KWIK TRIP #838	E6766 STH 33	REEDSBURG	53959	SAUK	SC	157033340	1995-01-30	2009-12-17	CLOSED	DNR	LUST

WDNR Contaminated Sites

BRRTS No	Activity Name	Address	Municipality	Zip	County	Region	FID	Start Date	End Date	Status	Jurisdiction	Activity Type
03-57-002213	KESSLER REALTY INC	2175 E MAIN ST	REEDSBURG		SAUK	SC	NONE	1994-04-18	1995-01-10	CLOSED	DNR	LUST
03-57-563325	BMO HARRIS BANK	201 E MAIN ST	REEDSBURG		SAUK	SC	NONE	2015-01-08	2017-05-30	CLOSED	DNR	LUST
03-57-206504	ROECKER FARM PROPERTY	S4052 CTH K	REEDSBURG		SAUK	SC	NONE	1998-11-06	2004-01-06	CLOSED	DNR	LUST
03-57-001784	SKINNER TRANSFER BLDG	1901 E MAIN ST	REEDSBURG		SAUK	SC	NONE	1992-12-28	2003-06-16	CLOSED	DNR	LUST
03-57-001245	NEMEC SERVICE	1002 E MAIN ST	REEDSBURG		SAUK	SC	NONE	1991-11-19	2007-05-02	CLOSED	DNR	LUST
03-57-001062	DADE KLEBER SITE	325 MAIN ST	REEDSBURG		SAUK	SC	NONE	1991-07-19	2002-10-02	CLOSED	DNR	LUST
03-57-001209	SAUK CNTY HUMAN SERVICES DEPT	247 N PARK ST	REEDSBURG		SAUK	SC	NONE	1991-11-04	1992-05-19	CLOSED	DNR	LUST
03-57-000460	SAUK CNTY HEALTH CARE CENTER	CTH CH	REEDSBURG	53959	SAUK	SC	157036220	1990-05-14	1996-02-15	CLOSED	DNR	LUST
03-57-002515	KORTH TRANSFER	501 E PINE ST	REEDSBURG		SAUK	SC	NONE	1994-12-13	1998-01-13	CLOSED	DNR	LUST
03-57-211051	COOP COUNTRY PARTNERS	306 E MAIN ST	REEDSBURG	53959	SAUK	SC	157001130	1998-12-14	2003-08-12	CLOSED	DNR	LUST
03-57-000768	MINDEMANN TRUCKING	901 RAILROAD ST	REEDSBURG		SAUK	SC	NONE	1990-10-22	1995-01-30	CLOSED	DNR	LUST
03-57-150654	WING EXPRESS I	1375 E MAIN ST	REEDSBURG	53959	SAUK	SC	NONE	1997-05-22	1999-10-05	CLOSED	DNR	LUST
03-57-004455	REEDSBURG CONCRETE	134 EAGLE ST	REEDSBURG		SAUK	SC	NONE	1990-05-11	2001-03-15	CLOSED	DNR	LUST
03-57-543466	HILLMAN PROPERTY	S2958 GOLF COURSE RD	REEDSBURG	53959	SAUK	SC	NONE	2005-06-09	2006-05-31	CLOSED	DNR	LUST
03-57-180979	SKINNER TRANSFER SITE #3	2050 E MAIN ST	REEDSBURG	53959	SAUK	SC	157069330	1997-12-01	2003-05-02	CLOSED	DNR	LUST
03-57-001145	LEUTHS MOBIL	1001 S MAIN ST	REEDSBURG		SAUK	SC	NONE	1991-09-04	2000-07-12	CLOSED	DNR	LUST
03-57-152917	KRAYER PROPERTY	S2485 HORKAN RD	REEDSBURG		SAUK	SC	NONE	1997-06-07	1999-02-09	CLOSED	DNR	LUST
03-57-104667	NATIONAL SPORTS CO	1111 INDUSTRIAL AVE	REEDSBURG		SAUK	SC	NONE	1996-02-28	1996-06-18	CLOSED	DNR	LUST
03-57-544850	BRALIN ESTATE	448 FRANKLIN ST	REEDSBURG	53959	SAUK	SC	NONE	2006-02-01	2009-11-18	CLOSED	DNR	LUST
03-57-001994	KWIK TRIP #839	101 S ALBERT AVE	REEDSBURG	53959	SAUK	SC	157090560	1993-08-31	1997-07-14	CLOSED	DNR	LUST
03-57-001103	SPELLMAN MONUMENT	403 E MAIN ST	REEDSBURG	53959	SAUK	SC	157001350	1991-08-08	2015-11-25	CLOSED	DNR	LUST
03-57-001574	REEDSBURG CYCLE & LAWN	2015 E MAIN ST	REEDSBURG		SAUK	SC	NONE	1992-07-27	1994-10-18	CLOSED	DNR	LUST
03-57-184303	CARLSONS PONTIAC	1355 E MAIN ST	REEDSBURG		SAUK	SC	NONE	1997-11-14	1998-03-25	CLOSED	DNR	LUST
03-57-152090	REEDSBURG SCHOOL DIST	DEWEY ST	REEDSBURG	53959	SAUK	SC	NONE	1997-06-11	1999-12-23	CLOSED	DNR	LUST
03-57-003611	REEDSBURG COOP	224 S WALNUT ST	REEDSBURG		SAUK	SC	NONE	1999-10-23	1999-07-12	CLOSED	DNR	LUST
03-57-002874	REEDSBURG CITY	248 S PARK ST	REEDSBURG		SAUK	SC	NONE	1996-10-03	2000-01-13	CLOSED	DNR	LUST
03-57-391584	HOLMES PROPERTY	600 N PINE	REEDSBURG	53959	SAUK	SC	NONE	2002-11-22	2006-03-31	CLOSED	DNR	LUST
03-57-187438	DOUGLAS AMOCO	1705 E MAIN ST	REEDSBURG	53959	SAUK	SC	157072190	1998-04-27	2006-03-27	CLOSED	DNR	LUST
03-57-206493	REEDSBURG AMBULANCE	230 RAILROAD ST	REEDSBURG		SAUK	SC	NONE	1998-07-30	1999-12-09	CLOSED	DNR	LUST
03-57-215717	KUENEKE FORD	S2745 TWIN PINE RD	REEDSBURG	53959	SAUK	SC	157082860	1999-02-12	2009-11-12	CLOSED	DNR	LUST
03-57-002562	SKINNER TRANSFER SITE #2	177 S WAREHOUSE RD	REEDSBURG		SAUK	SC	NONE	1995-01-23	1995-03-07	CLOSED	DNR	LUST
03-57-002500	STEVES STANDARD	80 W MAIN ST	REEDSBURG		SAUK	SC	NONE	1994-11-23	2004-04-21	CLOSED	DNR	LUST
03-57-211047	BERNING IMPLEMENT	605 S ALBERT AVE	REEDSBURG		SAUK	SC	NONE	1998-12-10	2002-11-06	CLOSED	DNR	LUST
03-57-221848	REEDSBURG TRAVEL PLAZA	2190 E MAIN ST	REEDSBURG		SAUK	SC	NONE	1999-05-27	2004-09-15	CLOSED	DNR	LUST
03-57-000675	REEDSBURG WATER & ELECTRIC UTILITY	344 S WILLOW ST	REEDSBURG		SAUK	SC	NONE	1990-12-18	1991-11-11	CLOSED	DNR	LUST
03-57-001651	REEDSBURG TIMES PRESS	117 S WALNUT ST	REEDSBURG		SAUK	SC	NONE	1982-10-09	2012-04-11	CLOSED	DNR	LUST
03-57-002384	IRINGTON TN SHED	S4208A OLD CTH K	REEDSBURG		SAUK	SC	NONE	1994-09-01	1998-06-18	CLOSED	DNR	LUST
03-57-002162	LABANSKY PROPERTY	243 S ALBERT AVE	REEDSBURG		SAUK	SC	NONE	1993-12-21	1997-05-06	CLOSED	DNR	LUST
03-57-000505	REEDSBURG AIRPORT	1720 E MAIN ST	REEDSBURG		SAUK	SC	NONE	1990-08-15	1999-09-10	CLOSED	DNR	LUST
03-57-000222	REEDSBURG EQUITY COOP	RAILROAD ST	REEDSBURG		SAUK	SC	157074170	1984-04-05	1996-10-01	CLOSED	DNR	LUST
03-57-002136	REEDSBURG FOODS CORP	200 EAGLE ST	REEDSBURG		SAUK	SC	NONE	1993-12-28	1998-11-09	CLOSED	DNR	LUST
03-57-116706	RAUPP PROPERTY	81 W MAIN ST	REEDSBURG		SAUK	SC	NONE	1997-02-07	2001-11-23	CLOSED	DNR	LUST
03-57-001642	BERNING GARAGE	100 SECOND ST	REEDSBURG		SAUK	SC	NONE	1992-09-30	2009-10-06	CLOSED	DNR	LUST
03-57-207281	ZOBEL CONST	321 VETERANS DR	REEDSBURG	53959	SAUK	SC	157051070	1998-12-08	2016-07-15	CLOSED	DNR	LUST
03-57-540809	CARLSON PONTIAC GMC	1355 E MAIN ST	REEDSBURG		SAUK	SC	NONE	2004-12-30	2006-11-21	CLOSED	DNR	LUST
03-57-120934	MEYER OIL - MOON	121 EAGLE ST	REEDSBURG	53959	SAUK	SC	157097930	1997-04-25	1998-10-08	CLOSED	DNR	LUST
03-57-001079	MEYERS 76	441 E MAIN ST	REEDSBURG		SAUK	SC	NONE	1991-07-09	1999-09-15	CLOSED	DNR	LUST
03-57-193957	MARSHALL PROPERTY	600 LAVALLIE ST	REEDSBURG		SAUK	SC	NONE	1996-06-29	1999-12-23	CLOSED	DNR	LUST
04-57-548824	GREDE FOUNDRIES INC	700 ASH ST	REEDSBURG	53959	SAUK	SC	157003650	2006-12-18	2007-01-10	CLOSED	DNR	SPILL
04-57-516211	REEDSBURG PARK & RECREATION	1411 VIKING DR	REEDSBURG		SAUK	SC	NONE	2003-10-08	2003-11-11	CLOSED	DNR	SPILL
04-57-580705	WISCONSIN SPECIALTY PROTEIN SPILL	S22 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2017-12-01	2017-12-12	CLOSED	DNR	SPILL
04-57-044675	S SEC OF RD. 25 W OF PINE RD	S SEC OF RD. 25 W OF PINE RD	REEDSBURG		SAUK	SC	NONE	1990-05-11	1990-05-14	CLOSED	DNR	SPILL
04-57-047473	310 RAILROAD ST	310 RAILROAD ST	REEDSBURG		SAUK	SC	NONE	1992-08-10	1992-08-18	CLOSED	DNR	SPILL
04-57-562940	WISCONSIN SPECIALTY PROTEIN SPILL	S22 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2014-12-10	2014-12-11	CLOSED	DNR	SPILL
04-57-577866	KWIK TRIP 839 SPILL	1325 E MAIN ST	REEDSBURG		SAUK	SC	NONE	2016-09-01	2016-09-19	CLOSED	DNR	SPILL
04-57-578656	SAPUTO CHEESE SPILL	1120 COMMERCIAL AVE	REEDSBURG	53959	SAUK	SC	NONE	2017-01-02	2017-01-06	CLOSED	DNR	SPILL
04-57-580836	SAPUTO CHEESE SPILL	1120 COMMERCIAL AVE	REEDSBURG	53959	SAUK	SC	NONE	2018-01-14	2018-01-16	CLOSED	DNR	SPILL
04-57-583210	WISCONSIN SPECIALTY PROTEIN SPILL	S22 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2019-02-18	2019-03-11	CLOSED	DNR	SPILL
04-57-536594	ALLIANT ENERGY WP&L	S3993 GROTE HILL RD	REEDSBURG		SAUK	SC	NONE	2004-07-25	2004-09-01	CLOSED	DNR	SPILL
04-57-563760	GREDE REEDSBURG SPILL	700 ASH ST	REEDSBURG	53959	SAUK	SC	157003650	2014-10-03	2015-06-03	CLOSED	DNR	SPILL
04-57-548810	FOREMOST FARMS	501 S PINE ST	REEDSBURG	53913	SAUK	SC	157003440	2006-12-28	2007-01-02	CLOSED	DNR	SPILL
04-57-526968	UNITED COOPERATIVE @REEDSBURG	95 EAGLE ST	REEDSBURG		SAUK	SC	NONE	2004-05-18	2004-05-18	CLOSED	DATCP	SPILL
04-57-560645	ALLIANT ENERGY SPILL	S3344 5TH ST	REEDSBURG		SAUK	SC	NONE	2013-05-30	2013-06-28	CLOSED	DNR	SPILL

WDNR Contaminated Sites

BRRTS No	Activity Name	Address	Municipality	Zip	County	Region	FID	Start Date	End Date	Status	Jurisdiction	Activity Type
04-57-119511	R & L SUPPLY CORP	1360 LAUKANT ST	REEDSBURG	53959	SAUK	SC	157107060	1997-01-23	1997-01-29	CLOSED	DATCP	SPILL
04-57-038400	CTH K & STH 23	CTH K & STH 23	REEDSBURG	53959	SAUK	SC	NONE	1981-07-06	1981-07-24	CLOSED	DNR	SPILL
04-57-581187	FOREMOST FARMS SPILL	501 S PINE ST	REEDSBURG	53913	SAUK	SC	157003440	2018-03-24	2018-04-02	CLOSED	DNR	SPILL
04-57-546456	R & L SUPPLY COOP @REEDSBURG	1360 LAUKANT ST	REEDSBURG	53959	SAUK	SC	157107060	1997-01-27	1997-02-11	CLOSED	DATCP	SPILL
04-57-579324	WISCONSIN SPECIALTY PROTEIN SPILL	522 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2017-05-03	2017-05-05	CLOSED	DNR	SPILL
04-57-583208	WI SPECIALTY PROTEIN SPILL	522 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2018-06-22	2018-07-11	CLOSED	DNR	SPILL
04-57-583384	WISCONSIN SPECIALTY PROTEIN SPILL	522 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2015-03-27	2015-03-02	CLOSED	DNR	SPILL
04-57-581451	ALLIANT ENERGY SPILL	E5743 CTH S	REEDSBURG	53959	SAUK	SC	NONE	2018-04-14	2018-05-17	CLOSED	DNR	SPILL
04-57-274182	GREDE FOUNDRIES INC REEDSBURG	700 ASH ST	REEDSBURG	53959	SAUK	SC	157003550	2000-12-04	2001-01-11	CLOSED	DNR	SPILL
04-57-556286	NORTHERN NATURAL GAS CO SPILL	3444 DEWEY AVE	REEDSBURG	53959	SAUK	SC	NONE	2010-10-16	2010-11-03	CLOSED	DNR	SPILL
04-57-583428	WISCONSIN SPECIALTY PROTEIN SPILL	522 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2015-03-02	2015-03-10	CLOSED	DNR	SPILL
04-57-554741	MEYER OIL CO SPILL	121 EAGLE ST	REEDSBURG	53959	SAUK	SC	157097930	2009-03-17	2010-07-18	CLOSED	DNR	SPILL
04-57-583764	SAPUTO CHEESE SPILL	1120 COMMERCIAL AVE	REEDSBURG	53959	SAUK	SC	NONE	2014-11-04	2015-06-03	CLOSED	DNR	SPILL
04-57-578122	KINNAMON DAIRY LLC SPILL	83175 WHITE RD	REEDSBURG	53959	SAUK	SC	157122570	2016-06-17	2016-10-12	CLOSED	DNR	SPILL
04-57-579716	LAKE SIDE FOODS/ FREEZER SPILL	601 VETERAN DR	REEDSBURG	53959	SAUK	SC	NONE	2017-06-21	2017-07-07	CLOSED	DATCP	SPILL
04-57-562565	WISCONSIN SPECIALTY PROTEIN SPILL	522 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2014-09-05	2014-09-05	CLOSED	DNR	SPILL
04-57-269002	FOREMOST FARMS REEDSBURG	501 S PINE ST	REEDSBURG	53913	SAUK	SC	157003440	2000-10-11	2000-10-13	CLOSED	DNR	SPILL
04-57-561384	ALLIANT ENERGY SPILL	54555 STH 154	REEDSBURG	53959	SAUK	SC	NONE	2013-12-02	2013-12-20	CLOSED	DNR	SPILL
04-57-583103	WISCONSIN SPECIALTY PROTEIN SPILL	522 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2014-12-30	2015-01-06	CLOSED	DNR	SPILL
04-57-420993	FLANNERY OFF ROAD LOGGING	82230 CTH V	REEDSBURG	53959	SAUK	SC	NONE	2001-10-10	2001-12-13	CLOSED	DNR	SPILL
04-57-037681	DICK POPE MOBIL SERVICE STATION	DICK POPE MOBIL SERVICE STATION	REEDSBURG	53959	SAUK	SC	NONE	1979-06-05	1979-06-05	CLOSED	DNR	SPILL
04-57-576658	NUTRIGRITY SPILL	522 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2016-01-15	2016-01-25	CLOSED	DNR	SPILL
04-57-048196	S SIDE OF FACILITY ON ASH ST	ASH ST	REEDSBURG	53959	SAUK	SC	NONE	1993-03-08	1993-03-15	CLOSED	DNR	SPILL
04-57-554772	700 ASH ST FOUNDRY	700 ASH ST	REEDSBURG	53959	SAUK	SC	157003550	1993-06-29	1993-10-05	CLOSED	DNR	SPILL
04-57-040289	COMMERCIAL AVE	COMMERCIAL AVE	REEDSBURG	53959	SAUK	SC	NONE	1985-04-17	1985-04-18	CLOSED	DNR	SPILL
04-57-579849	WISCONSIN SPECIALTY PROTEIN SPILL	522 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2017-07-17	2017-07-25	CLOSED	DNR	SPILL
04-57-522536	FOREMOST FARMS	501 S PINE ST	REEDSBURG	53913	SAUK	SC	157003440	2003-12-23	2004-01-02	CLOSED	DNR	SPILL
04-57-579356	FOREMOST FARMS SPILL	501 S PINE ST	REEDSBURG	53913	SAUK	SC	157003440	2017-04-17	2017-05-09	CLOSED	DNR	SPILL
04-57-543503	BRAUN HEATING & AIR	302 ELLINWOOD AVE	REEDSBURG	53959	SAUK	SC	NONE	1992-10-31	1994-07-06	CLOSED	DNR	SPILL
04-57-562503	KWIK TRIP INC SPILL	101 S ALBERT AVE	REEDSBURG	53959	SAUK	SC	157090560	2014-07-31	2014-08-22	CLOSED	DNR	SPILL
04-57-403409	REEDSBURG UTILITY	901 UTILITY COURT	REEDSBURG	53959	SAUK	SC	NONE	2002-06-24	2002-08-29	CLOSED	DNR	SPILL
04-57-048434	GRADE FOUNDRY PARKING LOT	GRADE FOUNDRY PARKING LOT	REEDSBURG	53959	SAUK	SC	NONE	1993-05-13	1993-05-27	CLOSED	DNR	SPILL
04-57-583066	KWIK TRIP SPILL	1825 E MAIN ST	REEDSBURG	53959	SAUK	SC	NONE	2019-01-30	2019-02-04	CLOSED	DNR	SPILL
04-57-402932	HWY 33 & MIRROR LAKE	STH 33 & MIRROR LAKE	REEDSBURG	53959	SAUK	SC	NONE	2002-08-01	2002-08-06	CLOSED	DNR	SPILL
04-57-443443	FOREMOST FARMS	501 S PINE ST	REEDSBURG	53913	SAUK	SC	157003440	2002-04-30	2002-05-02	CLOSED	DNR	SPILL
04-57-552036	ATC INC SPILL	2911 WEBB ST	REEDSBURG	53959	SAUK	SC	NONE	2008-06-16	2008-07-28	CLOSED	DNR	SPILL
04-57-583320	WISCONSIN SPECIALTY PROTEIN SPILL	522 GREENWAY COURT	REEDSBURG	53959	SAUK	SC	NONE	2019-10-04	2020-02-21	CLOSED	DNR	SPILL
04-57-266457	CENEX TRANSPORTATION	1587 LAUKANT ST	REEDSBURG	53959	SAUK	SC	157085060	1998-06-02	1998-09-08	CLOSED	DNR	SPILL
04-57-385752	GREDE FOUNDRIES INC REEDSBURG	700 ASH ST	REEDSBURG	53959	SAUK	SC	157003550	2002-06-10	2002-06-10	CLOSED	DNR	SPILL
04-57-583146	E5468 HERRITZ RD SPILL	E5468 HERRITZ RD	REEDSBURG	53959	SAUK	SC	NONE	2019-02-08	2019-02-15	CLOSED	DNR	SPILL
04-57-264076	FAWN VALLEY RD 20 YDS W OF CTH H	FAWN VALLEY RD	REEDSBURG	53959	SAUK	SC	NONE	2000-06-18	2000-07-06	CLOSED	DNR	SPILL
04-57-581453	WISCONSIN SPECIALTY PROTEIN SPILL	522 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2018-04-23	2018-05-17	CLOSED	DNR	SPILL
04-57-038942	WEBB ST	WEBB ST	REEDSBURG	53959	SAUK	SC	NONE	1982-11-18	1983-02-11	CLOSED	DNR	SPILL
04-57-553816	TM FILTER SPILL	445 5TH ST	REEDSBURG	53959	SAUK	SC	NONE	2009-06-05	2009-07-14	CLOSED	DNR	SPILL
04-57-585543	BIOGIGAL SPILL	522 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2019-08-02	2020-04-01	CLOSED	DNR	SPILL
04-57-553110	GERBER PRODUCTS SPILL	728 BOOSTER BLVD	REEDSBURG	53959	SAUK	SC	157003770	2008-11-22	2009-01-12	CLOSED	DNR	SPILL
04-57-514870	CENEX TRANSPORTATION	1587 LAUKANT ST	REEDSBURG	53959	SAUK	SC	157085060	1998-05-18	1999-06-30	CLOSED	DATCP	SPILL
04-57-550162	70 W MAIN ST	70 W MAIN ST	REEDSBURG	53959	SAUK	SC	157012570	1994-12-09	1995-01-24	CLOSED	DNR	SPILL
04-57-551473	CHAD ALLEN SPILL	E5797 HERRITZ RD & STH 23	REEDSBURG	53959	SAUK	SC	NONE	2008-05-01	2008-05-08	CLOSED	DATCP	SPILL
04-57-188289	STORAGE SHED ON S SIDE OF PLT	700 ASH ST	REEDSBURG	53959	SAUK	SC	157003550	1997-07-14	1998-03-11	CLOSED	DNR	SPILL
04-57-588112	SAPUTO US DAIRY GREENWAY SPILL	522 GREENWAY CT	REEDSBURG	53959	SAUK	SC	NONE	2021-08-04	2021-08-05	CLOSED	DNR	SPILL
04-57-225268	FARMERS UNION CTRL EXCH CENEX	1587 LAUKANT ST	REEDSBURG	53959	SAUK	SC	157085060	1998-05-18	1998-09-08	CLOSED	DNR	SPILL



CITY OF REEDSBURG SAUK COUNTY, WI
FUTURE LAND USE

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Business Center
- Industrial
- Government & Institutional
- Recreation & Conservation
- Transportation

- Desired Development Areas
- A - Downtown Focus
 - B - Gateway Commercial
 - C - Industrial Transition
 - D - Southwest Gateway Node
- 1 Community Gateway
- 2 Conservation Awareness

- Municipal Boundaries
- Extraterritorial Area
- Roads
- Railroads
- FEMA 100-Year Floodplain
- Surface Water

