

City Plan Commission Agenda
April 12, 2022
Reedsburg City Hall Council Chambers
6:00 PM

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

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

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON MARCH 8 AND MARCH 30, 2022:

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

I. GENERAL BUSINESS:

- A. Consider certified survey map and lot line agreement to divide duplex property with zero lot line – 2120/2122 Fawn Valley Dr; 276-2046-12150 – Fawn Valley Estates, LLC.
- B. Consider rezoning of properties from B-2 Business and Agricultural to I-1 Light Industrial – 185 Wengel Dr; parcel #s 276-2244-01000 & 276-2244-53000 – Reedsburg Storage, LLC.
- C. Consider Site Plan Review for a new 42' X 88' X 20.2' storage building – 100 Viking Dr; Parcel #2200-04 – Marten's Reedsburg True Value.
- D. Consider Site Plan Review for a new 30' X 35' aviary structure. – 201 W Main St; Parcel #0038 – Paula Hobson.
- E. Consider annexation of properties from the Town of Reedsburg at intersection of S Dewey Ave and railroad. - Parcel 030-0608-10000 and 030-0608-00000 – City of Reedsburg.
- F. Discuss 2042 Comprehensive Plan.

II. ADJOURN:



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

Reedsburg Plan Commission

March 8, 2022



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

Present: Alder Dave Knudsen, Alder Mike Gargano, Steve Zibell

Absent: Sonny Hyde, Jay Brunken, Dan DeBaets

Staff: Brian Duvalle

Approval of Minutes: Motion by Zibell, seconded by Knudsen to approve the 2/8/21 meeting minutes.
Motion approved

Consider site plan review for warehouse addition at DRM Properties LLC – 1305 Prothero Dr; Parcel #1699-61 – 1848 Construction Inc

Discussion was held on the addition and the new façade, which will continue the colors and masonry. Brad Crowley stated that the additional space will provide a safer employee area away from forklifts, etc.

Motion by Knudsen, seconded by Gargano to approve the site plan and building elevations as presented.
Motion approved

Consider certified survey map to divide 3.75 acres from the overall property and include new Skinner Drive – 3000 E Main St; 276-2244-57000 – City of Reedsburg

Motion by Zibell, seconded by Knudsen to recommend approval of the CSM with Skinner Drive.
Motion approved

Consider certified survey map to divide parcel into two lots and include new east/west street – 600 S Golf Course Rd, 600 S Wengel Dr; 2245-10100 – City of Reedsburg

The current Prothero Dr will be S. Viking Dr in the future. Becker stated that the Prothero family is OK with moving the name to this new street.

Motion by Zibell, seconded by Knudsen to recommend approval of the CSM with current unnamed street.
Motion approved

Discuss amendment to § 650 (17) and (18) Floodplain Zoning for basement elevation and Act 175.

Duvalle stated he had included the wording changes for an amendment, but that the DNR and FEMA will have additional new wording later in March. Discussion held on Act 175, which are voluntary standards that can be added to a floodplain ordinance, but it recommended not to incorporate into the amendment.

Consider certified survey map to divide duplex property with zero lot line – 2120/2122 Fawn Valley Dr; 276-2046-12150 – Fawn Valley Estates LLC

Motion by Knudsen, seconded by Estes to table to the 4/2022 Plan Commission meeting.
Motion approved

Motion by DeBaets, seconded by Zibell to adjourn at 6:21 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Reedsburg Plan Commission

March 30, 2022



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 3:00 PM in Reedsburg City Hall.

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

Absent: Sonny Hyde,

Staff: Tim Becker, Kurt Muchow, Brian Duvalle

Comprehensive Plan Discussion

a. Review Overall Draft and Chapters including Economic Development, Land Use and Future Land Use Map

b. 2020 Census data

Review and discussion held on draft text and land use map. All areas of city and ET area were reviewed for future land use. Discussion on future road map.

Motion by Knudsen, seconded by DeBaets to adjourn at 6:10 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

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

File No. 4470-22

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

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 25th day of April, 2022, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 25th day of April, 2022.

Jacob Crosetto
City Clerk

City of Reedsburg Land Use Application

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

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

APPLICANT: Fawn Valley Estates, LLC

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

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

E-MAIL: shea@rucls.net

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

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

LAND USE REQUEST

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

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

☐ **Conditional Use Permit:** _____

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

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

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

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

☐ **Zoning Appeal / Interpretation:** _____

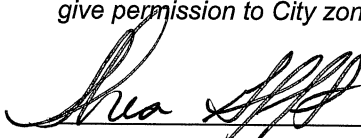
☐ **Zoning Variance:** _____

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

☐ **Other:** _____

AFFIDAVIT

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

 13-1-22

Applicant Signature / Date

* **Agent for owners**

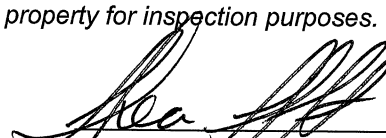
Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

City Council Action & Date: _____

Account #10-461500-00

 13-1-22

Owner Signature / Date

Agent for owners

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

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

Date Paid 3-1-22
Receipt # 1040222

SAUK COUNTY CERTIFIED SURVEY MAP # _____

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

REGISTRAR'S RECORDING DATA

SURVEYOR'S CERTIFICATE:

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

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

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

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

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

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

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

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

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

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

CITY OF REEDSBURG APPROVAL:

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

DATE

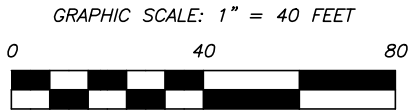
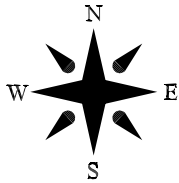
APPROVED _____
MAYOR, CITY OF REEDSBURG

DATE

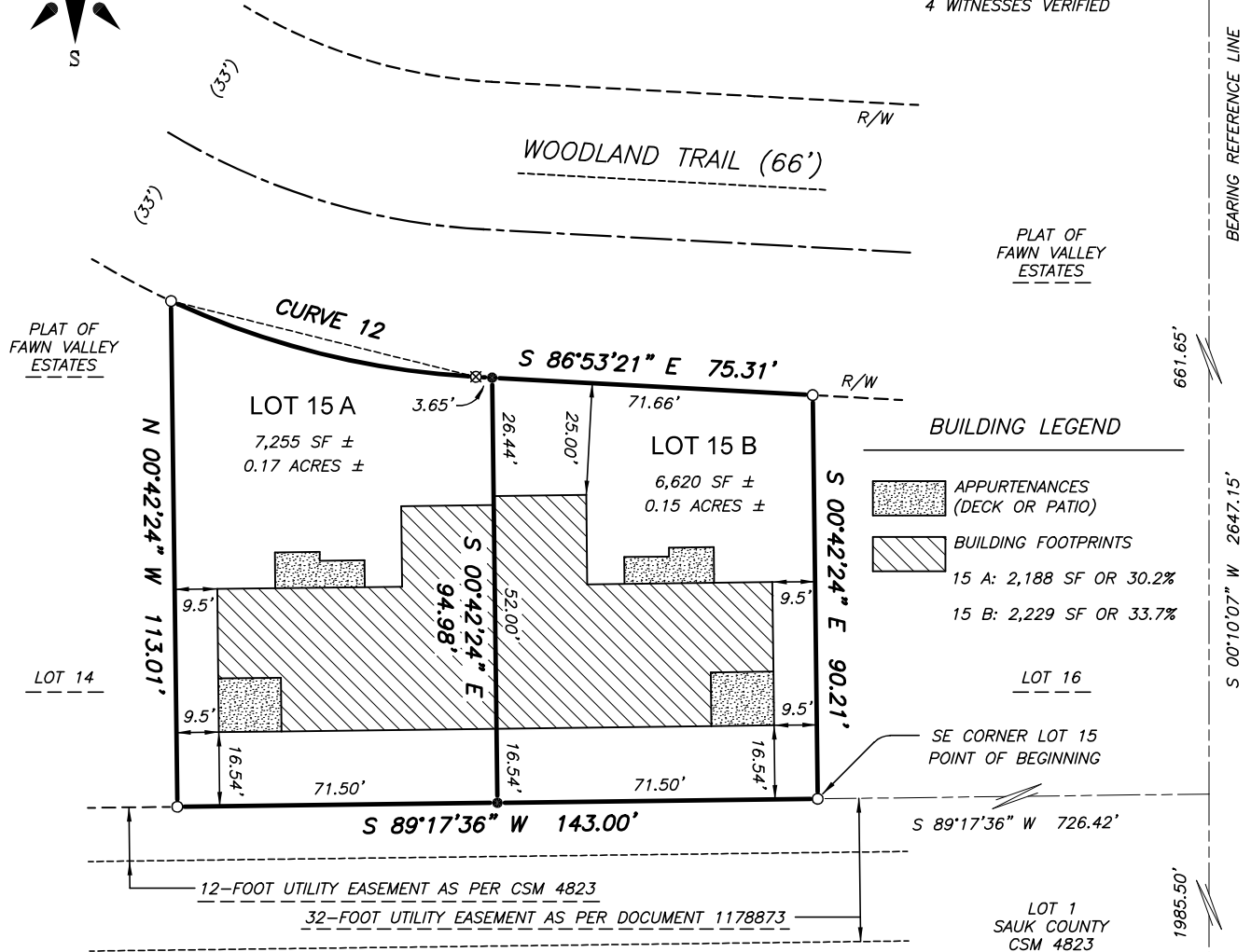
APPROVED _____
ADMINISTRATOR, CITY OF REEDSBURG

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

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



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

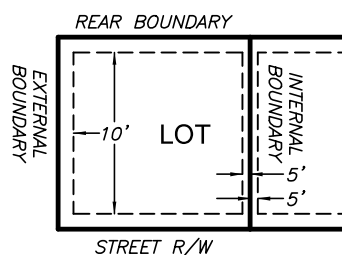


BOUNDARY LEGEND	CURVE 12 DATA
PUBLIC LAND SURVEYING SYSTEM (PLSS) CORNER DESCRIBED 0.75" Ø STEEL ROD RECOVERED 1.25" Ø STEEL ROD RECOVERED 0.75" Ø X 18" STEEL ROD SET 1.13 #/LF MIN. WEIGHT	A=70.57' R=186.00' Δ=21°44'17" CB=S 76°01'12" E CH=70.15' TANGENT-IN S 65°09'03" E TANGENT-OUT S 86°53'21" E
(XXX) RECORDED DATA	

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

UTILITY EASEMENT DETAIL ~ NOT TO SCALE

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



MATTHEW M FILUS
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

FIELD WORK COMPLETED 04/02/21

ZERO LOT LINE COVENANT

Declarants, Candace Conlin and Betty Meyer, hereby establish the following minimum Zero Lot Line Covenants covering the following described real estate in the City of Reedsburg, Sauk County, Wisconsin:

Legal Description:

Lot 15, Fawn Valley Estates, in the City of Reedsburg, Sauk County, Wisconsin.

Parcel identification Number: 276-2046-12150

Name and Return Address:

Candace Conlin
632 Laurel
Reedsburg, WI 53959

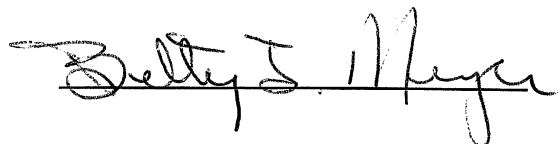
1. Maintenance Standards for the Common Wall. The cost of reasonable repair and maintenance for each party's wall shall be shared by the owners, in equal shares.
2. Maintenance standards for the common lateral, utility service and other common features. The owners shall share equally the reasonable cost of repair and maintenance of common laterals, common utility service and other common features.
3. Restriction against destruction. No detached single family residences may be constructed on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed.
4. Termination. These covenants may not be terminated, amended, or otherwise altered without the approval of the Reedsburg Plan Commission.
5. These covenants meet the minimum standards for zero lot line construction covenants required by the City of Reedsburg code Sec. 17.13(11) and are subject to planning commission approval and shall be recorded by the developer upon such approval and prior to any issuance of a building permit and sit plan approval.
6. All persons with an interest in the attached dwelling units are advised to be aware of matters of mutual concern to adjacent property owners due to construction catastrophe and maintenance and may wish to consider additional private covenants and deed restrictions.

DATED: 3/29/22

DEVELOPER



DEVELOPER



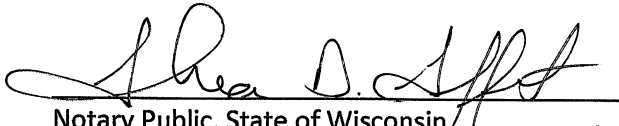
ACKNOWLEDGMENT

STATE OF WISCONSIN)
)
COUNTY OF SAUK)

Personally came before me on march 29 2022, _____ the above
named Candace Conlin and Betty Meyer to me known to be the persons who executed the foregoing
instrument and acknowledged the same.

Subscribed and sworn before me

This 29 day of march, 2022



Notary Public, State of Wisconsin

My Commission is permanent/expires 4-7-2024

Staff Report

DATE: 4/12/2022

APPLICANT: Reedsburg Storage LLC

LOCATION: 185 Wengel Dr; parcel #s 276-2244-01000 & 276-2244-53000

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider rezoning of properties from B-2 Business and Agricultural to I-1 Light Industrial

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North- B-2 Business
- West- I-1 Light Industrial
- South- I-1 Light Industrial, R-2 Residential
- East- R-2 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Wengel Dr, 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, April 12, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

ORDINANCE NO. 1939-22
(Zoning Change – 276-2244-01000 & 276-2244-53000)

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

SECTION I: PURPOSE.

Consider rezoning properties from B-2 Business and Agricultural to I-1 Light Industrial for possible future storage use.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Parcel #276-2244-01000 and Parcel #276-2244-53000
Reedsburg, Wisconsin, are hereby zoned I-1 Light Industrial

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

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

SECTION V: CONFLICTING PROVISIONS REPEALED.

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

SECTION VI: EFFECTIVE DATE.

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

SECTION VII: PART OF CODE:

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

Dated this 2nd day of June 2022.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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

April 25, 2022
May 5 & May 12, 2022
May 23, 2022
June 2, 2022

City of Reedsburg Land Use Application

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

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

APPLICANT: Reedsburg, Storage, LLC

ADDRESS: 275 South Wengel Drive **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** (608) 963-4668 **FAX:** (608) 524-0011

E-MAIL: sclassicconcrete1@gmail.com

PROPERTY OWNER: (if different from Applicant) Same As Above

LOCATION: NE-SW, Section 12, T12N, R4E **PARCEL #:** 2244-01, 2244-53, 2244-54

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** Consolidation of TPNs 2244-01, 2244-53 & 2244-54

☐ **Conditional Use Permit:** _____

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

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

☒ **Rezoning - From:** 2244-01 (B2) 2244-53 (AG) **To:** I1 - Light Industry

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

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

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

☐ **Other:** _____

AFFIDAVIT

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

 3/15/22

Applicant Signature / Date

 3/15/22

Owner Signature / Date

The Excelsior Group, LLC,
Matthew M Filus, Agent for Owner

Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

City Council Action & Date: _____

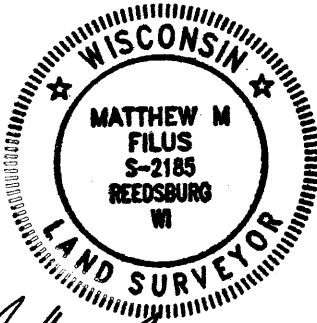
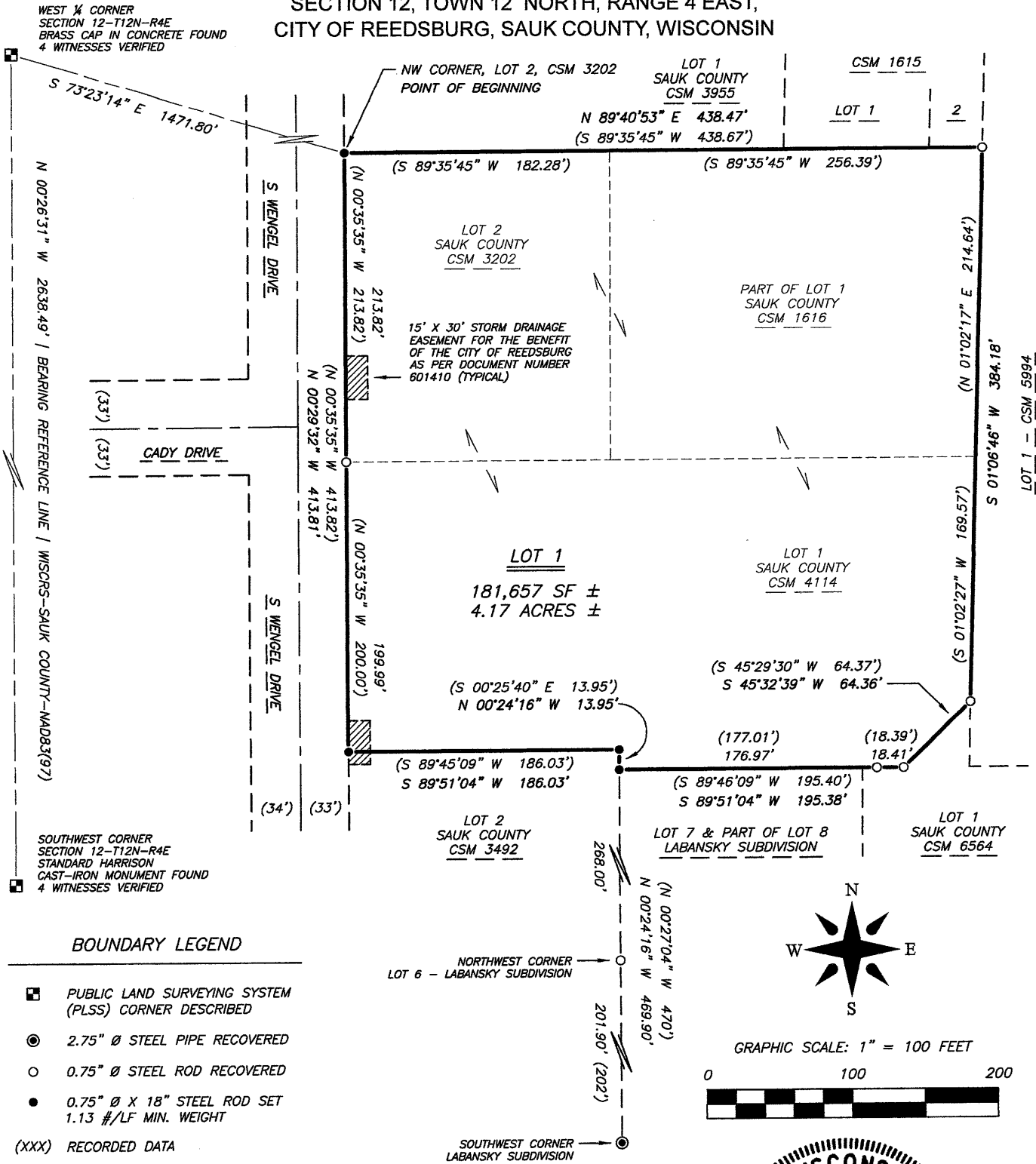
Account #10-461500-00

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

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

SAUK COUNTY CERTIFIED SURVEY MAP # _____

A CONSOLIDATION OF PART OF LOT 1 OF CSM 1616,
LOT 2 OF CSM 3202 AND LOT 1 OF CSM 4114,
LOCATED IN THE NE¼-SW¼,
SECTION 12, TOWN 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



Matthew M. Filus 3/15/2022
MATTHEW M FILUS DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185
FIELD WORK COMPLETED 03/15/22

SAUK COUNTY CERTIFIED SURVEY MAP # _____

A CONSOLIDATION OF PART OF LOT 1 OF CSM 1616,
LOT 2 OF CSM 3202 AND LOT 1 OF CSM 4114,
LOCATED IN THE NE¼-SW¼,
SECTION 12, TOWN 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

REGISTRAR'S RECORDING DATA

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP (CSM) BEING A CONSOLIDATION OF PART OF LOT 1 OF CSM 1616, LOT 2 OF CSM 3202 AND LOT 1 OF CSM 4114, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE¼-SW¼) OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 12, T12N, R4E; THENCE S 73°23'14" E, A DISTANCE OF 1,471.80 FEET TO THE NORTHWEST CORNER OF LOT 2 OF CSM 3202 AND THE POINT OF BEGINNING;

THENCE N 89°40'53" E, A DISTANCE OF 438.47 FEET ALONG THE NORTH LINE OF LOT 2 OF CSM 3202 AND THE EXTENSION THEREOF TO THE EAST LINE OF LOT 1 OF CSM 1616; THENCE S 01°06'46" W, A DISTANCE OF 384.18 FEET ALONG THE EAST LINE OF LOT 1 OF CSM 1616 AND THE EAST LINE OF LOT 1 OF CSM 4114; THENCE S 45°32'39" W, A DISTANCE OF 64.36 FEET ALONG THE SOUTH LINE OF LOT 1 OF CSM 4114; THENCE S 89°51'04" W, A DISTANCE OF 195.38 FEET ALONG SAID SOUTH LINE; THENCE N 00°24'16" W, A DISTANCE OF 13.95 FEET ALONG SAID SOUTH LINE; THENCE S 89°51'04" W, A DISTANCE OF 186.03 FEET ALONG SAID SOUTH LINE TO THE EASTERN RIGHT-OF-WAY OF "SOUTH WENGEL DRIVE"; THENCE N 00°29'32" W, A DISTANCE OF 413.81 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 181,657 SQUARE FEET OR 4.17 ACRES OF LAND, MORE OR LESS.

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

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

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

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF REEDSBURG STORAGE, LLC.

CITY OF REEDSBURG APPROVAL:

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

DATE

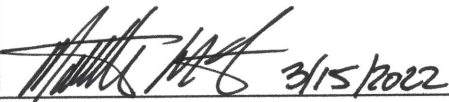
APPROVED

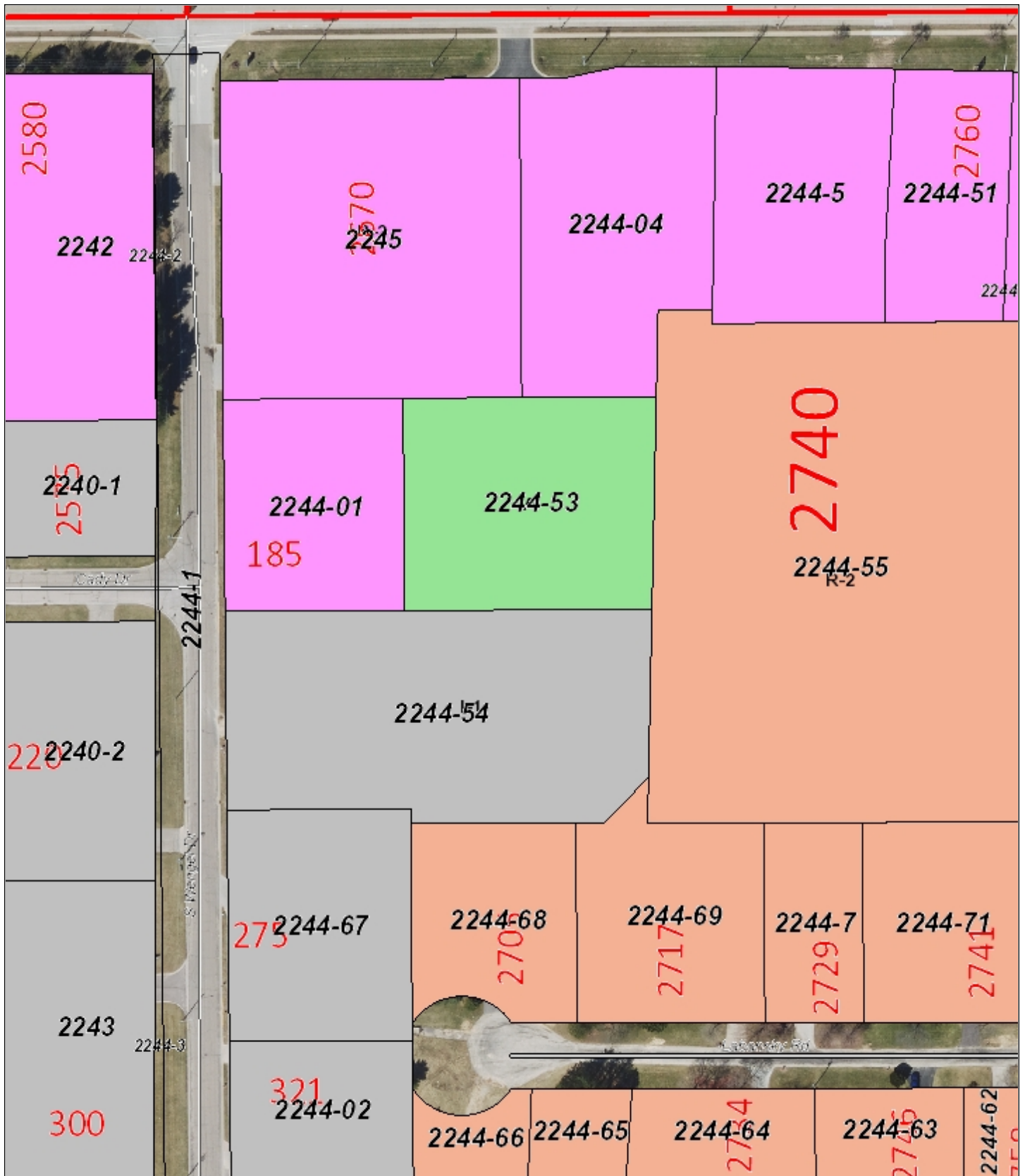
MAYOR, CITY OF REEDSBURG

DATE

APPROVED

ADMINISTRATOR, CITY OF REEDSBURG

SURVEYOR'S SEAL	CLIENT(S):	OWNER(S):
 	REEDSBURG STORAGE, LLC 275 SOUTH WENGEL AVENUE REEDSBURG, WI 53959	REEDSBURG STORAGE, LLC 275 SOUTH WENGEL AVENUE REEDSBURG, WI 53959
	PREPARED BY:	
	 MATTHEW M FILUS, PLS WISCONSIN PROFESSIONAL LAND SURVEYOR 2185 THE EXCELSIOR GROUP, LLC SURVEYING & LAND PLANNING 625 GRANITE AVENUE, POST OFFICE BOX 486 REEDSBURG, WISCONSIN 53959 PHONE: (608) 747-4363 E-MAIL: SURVEY@EG-WI.COM WEB: WWW.EG-WI.COM	
DATE: MARCH 15, 2022	PROJECT NUMBER: 2020-0005	SHEET 1 OF 2 SHEETS



City of Reedsburg GIS

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



SCALE: 1" = 139'

CITY OF REEDSBURG

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

Print Date: 3/16/2022



City of Reedsburg GIS

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



SCALE: 1" = 139'

CITY OF REEDSBURG

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

Print Date: 3/16/2022

Plan Commission
Staff Report

DATE: 4/12/22

APPLICANT: Marten's Reedsburg True Value

LOCATION: 100 Viking Dr; Parcel #2200-04

ZONING: B-2 Business

DESCRIPTION: Consider Site Plan Review for a new 42' X 88' storage building.

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Plum, S Pine, S Locust; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Site Plan Review Findings of Fact for Section 690-33

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

1. The Board finds that the existing parcel contains a True Value store with two accessory storage buildings.
2. The Board finds that the proposal is for a new 42' X 88' X 20.2' storage building.
3. The Board finds that the uses are permitted under section 690 Attachment 2.
4. The Board finds that the parcel is zoned B-2 Business.
5. The Board finds that the building would be at least 87' from a lot line.

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

1. The Board finds that the proposal is for a new 42' X 88' X 20.2' storage building.
2. The Board finds that the location is on an existing asphalt area of the lot.

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

1. The Board finds that the building can be accessed from E Main St/Veterans Dr

Exterior lighting shall be arranged as follows:

1. It is deflected away from adjacent properties.
 2. It does not impede the vision of traffic along adjacent streets.
 3. It does not unnecessarily illuminate night skies.
1. NA

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

1. NA

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

1. The Board finds that the future use map indicates Commercial.

Staff Comments

The size of the building requires site plan approval and state plan review. The plans are currently at the state. The building site is well away from lot lines and meets the height limit.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, April 12, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

Revised 4/21

City of Reedsburg Land Use Application

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

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

APPLICANT: Marten's Reedsburg True Value (Dennis Noug)

ADDRESS: 100 Viking Dr **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-524-8999 **FAX:** 608-524-1825

E-MAIL: MRTVSS@yahoo.com

PROPERTY OWNER: (if different from Applicant) Dan Martens

LOCATION: Sect. 11, T12N, R4E **PARCEL #:** 2200-04000

LAND USE REQUEST

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

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

☐ **Conditional Use Permit:** _____

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

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

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

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

☐ **Zoning Appeal / Interpretation:** New storage bldg.

☐ **Zoning Variance:** _____

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

☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Dennis Noug, 3-30-22

Applicant Signature / Date

Dan Martens, 3-30-22

Owner Signature / Date

Extraterritorial Committee Date: _____

Plan Commission Date: _____

Board of Zoning Appeals Date: _____

City Council Action & Date: _____

Account #10-461500-00

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

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

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	☒
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	3-30-2022	_____
Receipt #	1,040,470	_____

SITE ADDRESS:

MARTENS REEDSBURG TRUE VALUE, INC.
100 VIKING DRIVE
REEDSBURG, WI. 53959

COUNTY LOCATION: SAUK
PROJECT TYPE: NEW BUILDING
BUILDING AREA: 42' X 88' 3,696 S.F.
MEAN ROOF HEIGHT 20'-2"
NO. STORIES: ONE STORY
OCCUPANCY GROUP: S-1, STORAGE
CONSTRUCTION TYPE: VB
UNSPRINKLERED, UNHEATED
OCCUPANT LOAD: UNOCCUPIED
REQUIRED SEPARATION: NON REQUIRED
ALLOWABLE HEIGHT: TWO STORY
ALLOWABLE AREA: 9,000 S.F.
ROOF SLOPE: 4/12
ROOF SURFACE: NON-SLIPPERY

WIND DESIGN DATA:
DESIGN PROCEDURE METHOD = SIMPLIFIED FOR LOW RISE BUILDINGS
BASIC WIND SPEED = 115.0 MPH
WIND LOAD RESISTANCE DESIGN ASCE 7-10
WIND LOAD EXPOSURE CATEGORY B
WIND LOAD IMPORTANCE FACTOR, Iw = 1.00
ADJUSTMENT FACTOR (λ) = 1.00

COMPONENTS & CLADDING
PRESSURE (10 SF TRIBUTARY AREA)
ZONE 1 - 13.7 / -21.8 PSF ZONE 4 - 23.8 / -25.8 PSF
ZONE 2 - 13.7 / -37.9 PSF ZONE 5 - 23.8 / -31.9 PSF
ZONE 3 - 13.7 / -56.0 PSF

SIMPLIFIED MWFRS (METHOD 2)
ZONE A - 28.3 PSF ZONE G - -17.5 PSF
ZONE B - -10.0 PSF ZONE H - -13.1 PSF
ZONE C - 18.90 PSF
ZONE D - 10.0 PSF ZONE G OH - -35.3 PSF
ZONE E - -25.2 PSF ZONE H OH - -27.60 PSF
ZONE F - -17.2 PSF

SNOW DESIGN DATA:
GROUND SNOW LOAD, Pg = 35.0 PSF
SNOW LOAD IMPORTANCE FACTOR, Is = 1.0
SNOW LOAD EXPOSURE FACTOR, Ce = 1.0
SLOPED ROOF/FLAT ROOF FACTOR, Cs = 1.00
ROOF THERMAL FACTOR, Ct = 1.2
ROOF SNOW LOAD (BALANCED) = 29.4 PSF
ROOF SNOW LOAD (UNBALANCED) PER SPS 362.1608
N/A PSF WINDWARD N/A PSF LEEWARD

EARTHQUAKE DESIGN DATA:
SEISMIC IMPORTANCE FACTOR, Ie = 1.0
SEISMIC RISK CATEGORY: II
Ss (SHORT PERIOD SPECTRAL ACCELERATIONS) = 0.061
S1(1 SEC. PERIOD SPECTRAL ACCELERATIONS) = 0.040
Sds (SHORT PERIOD SPECTRAL RESPONSE COEF.) = 0.072
Sd1 (1 SEC. PERIOD SPECTRAL RESPONSE COEF.) = 0.064
SITE CLASS (ASSUMED): D
SEISMIC DESIGN CATEGORY: A
BASIC SEISMIC FORCE RESISTING SYSTEM:
1K LIGHT FRAME WALLS WITH SHEAR PANELS
DESIGN BASE SHEAR = 1040 LBS
RESPONSE MODIFICATION FACTOR(S), R = N/A
ANALYSIS PROCEDURE USED: SIMPLIFIED

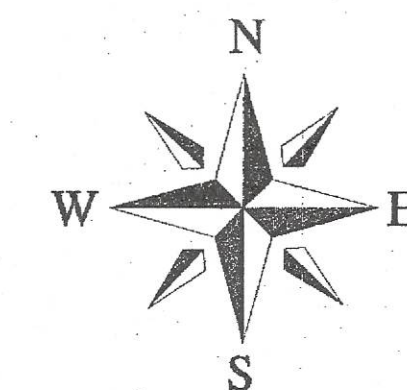
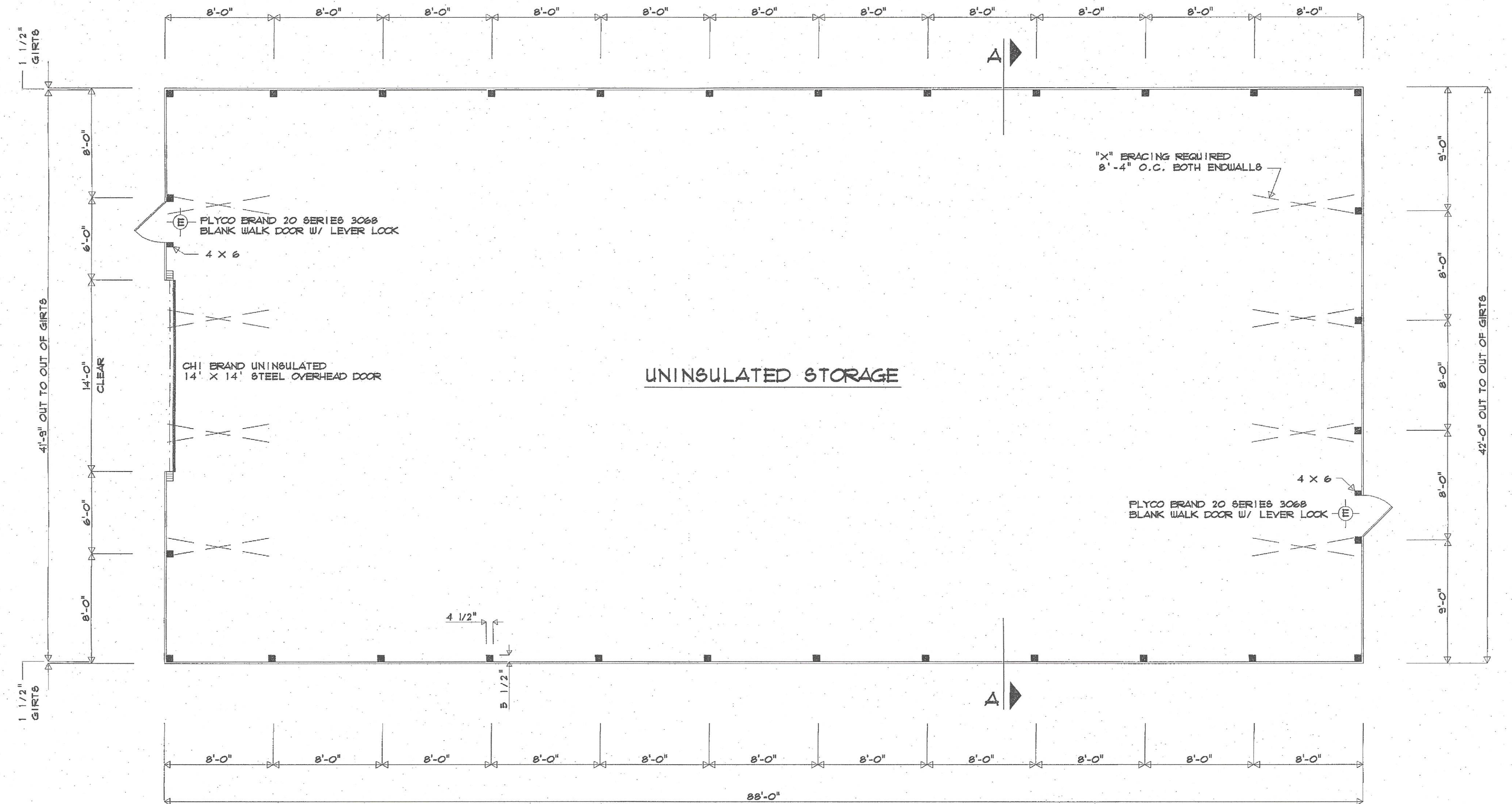
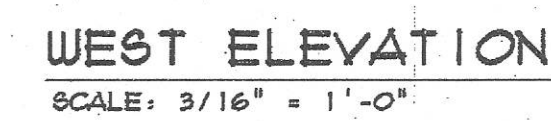
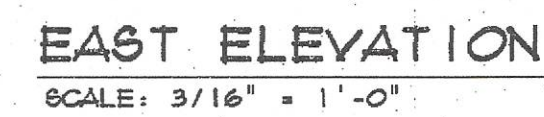
PRESUMPTIVE SOIL DATA:
SOIL TYPE: SANDY LOAM (SC - SM)
SOIL LOAD BEARING VALUE: 2,000 PSF
SOIL LATERAL PRESSURE: 150 PSF

- GENERAL NOTES AND SPECIFICATIONS
- SITE WORK: THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM BUILDING.
 - CONCRETE STRENGTH: 4,000 PSI IN 28 DAYS. SLUMP NOT OVER 4". READY MIX CONCRETE TO MEET ASTM C94.
 - LUMBER: ALL LUMBER TO BE S4S #2 SPRUCE-PINE-FIR OR EQUAL UNLESS NOTED OTHERWISE ON PLANS.
 - EXIT SIGNS: SHALL BE PROVIDED OVER ALL EXIT DOORS AND SHALL BE MARKED THUS: (E) EXIT SIGNS SHALL COMPLY WITH SECTIONS 1003.2.10.1 THROUGH 1003.2.10.5 OF THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
 - MEANS OF EGRESS LIGHTING: THE INTENSITY OF FLOOR LIGHTING SHALL NOT BE LESS THAN 1 FOOTCANDLE OF ILLUMINATION AT THE WALKING SURFACE LEVEL PER 2015 INTERNATIONAL BUILDING CODE.
 - MEANS OF EGRESS COMPONENTS: DOORS, GATES, STAIRWAYS AND RAMPS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 1003 OF THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
 - PLUMBING: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. (SEE SECTION 2901 OF THE WISCONSIN ENROLLED COMMERCIAL CODE FOR SANITARY FIXTURE REQUIREMENTS AND CURRENT EDITION OF INTERNATIONAL FIRE CODE FOR SPRINKLER REQUIREMENTS.
 - HEATING, VENTILATING, AND AIR-CONDITIONING: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
 - ELECTRICAL: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
 - OWNER: TO PROVIDE BUILDERS RISK INSURANCE.
 - DEVIATION FROM PLANS: THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF HARTJE LUMBER, INC.
 - FIRE EXTINGUISHERS: FIRE EXTINGUISHERS TO BE PROVIDED BY THE OWNER PER IFCS06 AND MAINTAINED PER NFPA 10.
 - DIAPHRAM DESIGN: BUILDING DESIGN DONE USING DIAPHRAM DESIGN. OPENINGS ADDED BEYOND THOSE SHOWN ON FLOOR PLAN MUST BE APPROVED BY REGISTERED DESIGN PROFESSIONAL.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS, AND WITH ALL APPLICABLE OSHA REGULATIONS.

SHEET INDEX		
1	OF 5	TITLE PAGE
2	OF 5	FLOOR PLAN & ELEVATIONS
3	OF 5	FOUNDATION PLAN & DETAILS
4	OF 5	CROSS SECTION & DETAILS
5	OF 5	SITE PLAN

■ 3-PLY 2 X 6 2400 MBR STP NAIL LAMINATED
COLUMN (SIDEWALL, ENDWALL & CORNER COLUMNS)

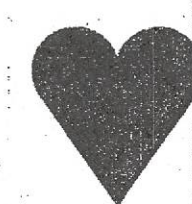
▣ 4-PLY 2 X 6 2400 MBR STP NAIL LAMINATED
COLUMN (OVERHEAD DOOR COLUMNS)



FLOOR PLAN
SCALE: 3/16" = 1'-0"



1	DRAWN BY:
	M.T.H.
	DATE:
	3/30/22

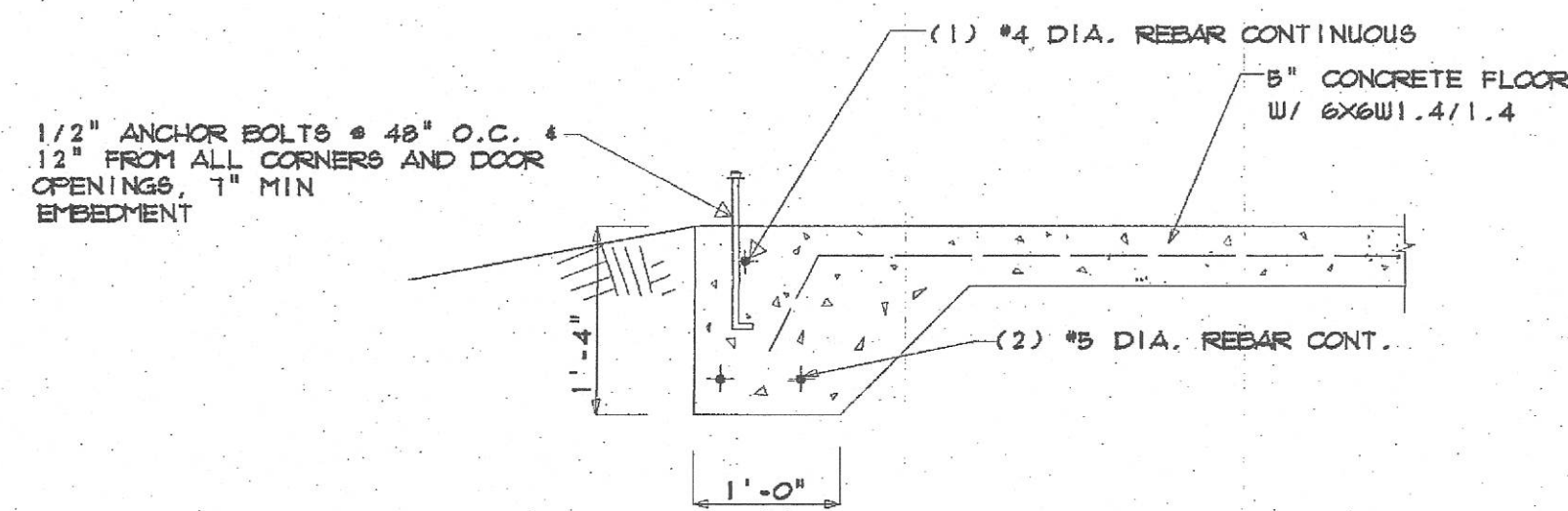


HARTJE

LUMBER, INC.

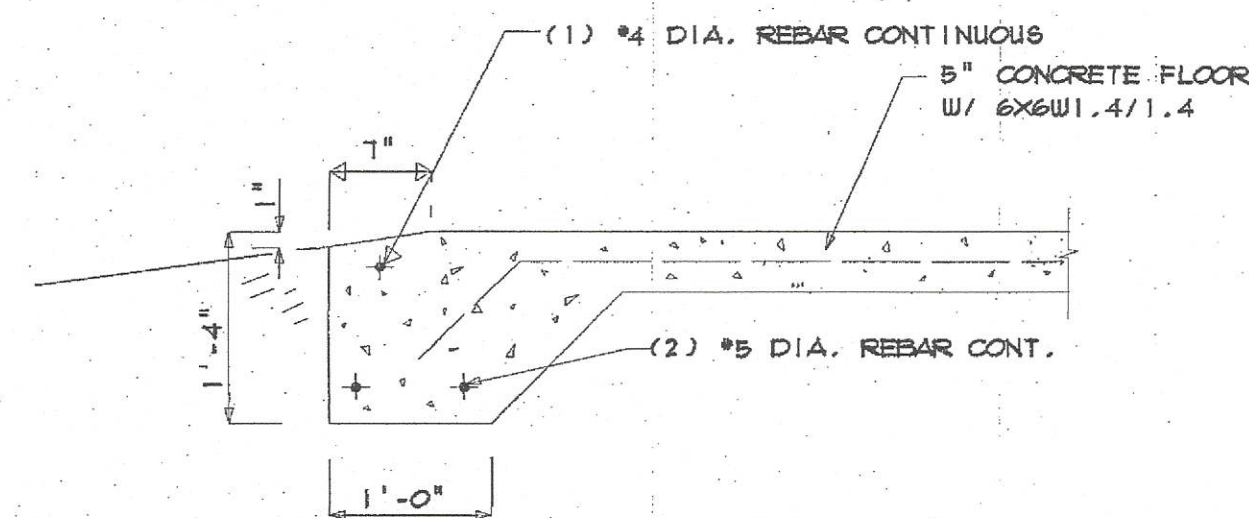
OWNER:	DANIEL MARTENS
	MARTENS REEDSBURG TRUE VALUE, INC.
	100 VIKING DRIVE
	REEDSBURG, WI. 53959

SHEET	
OF 5	
JOB NO.	
2201	



CONCRETE DETAIL

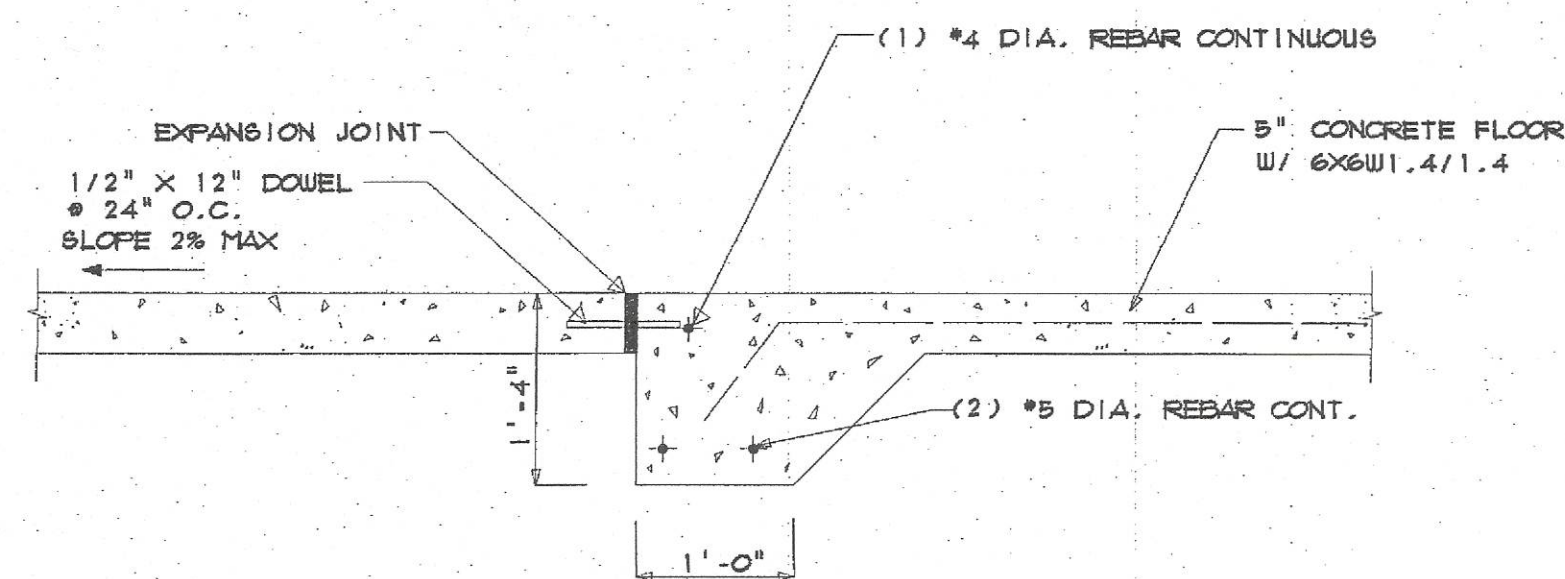
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3



CONCRETE DETAIL

OVERHEAD DOOR LOCATION

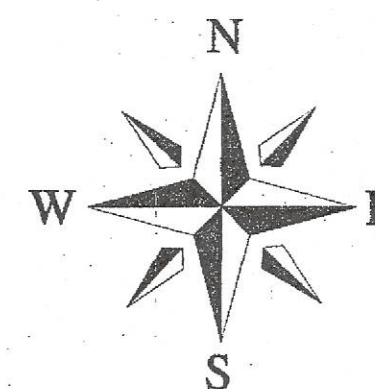
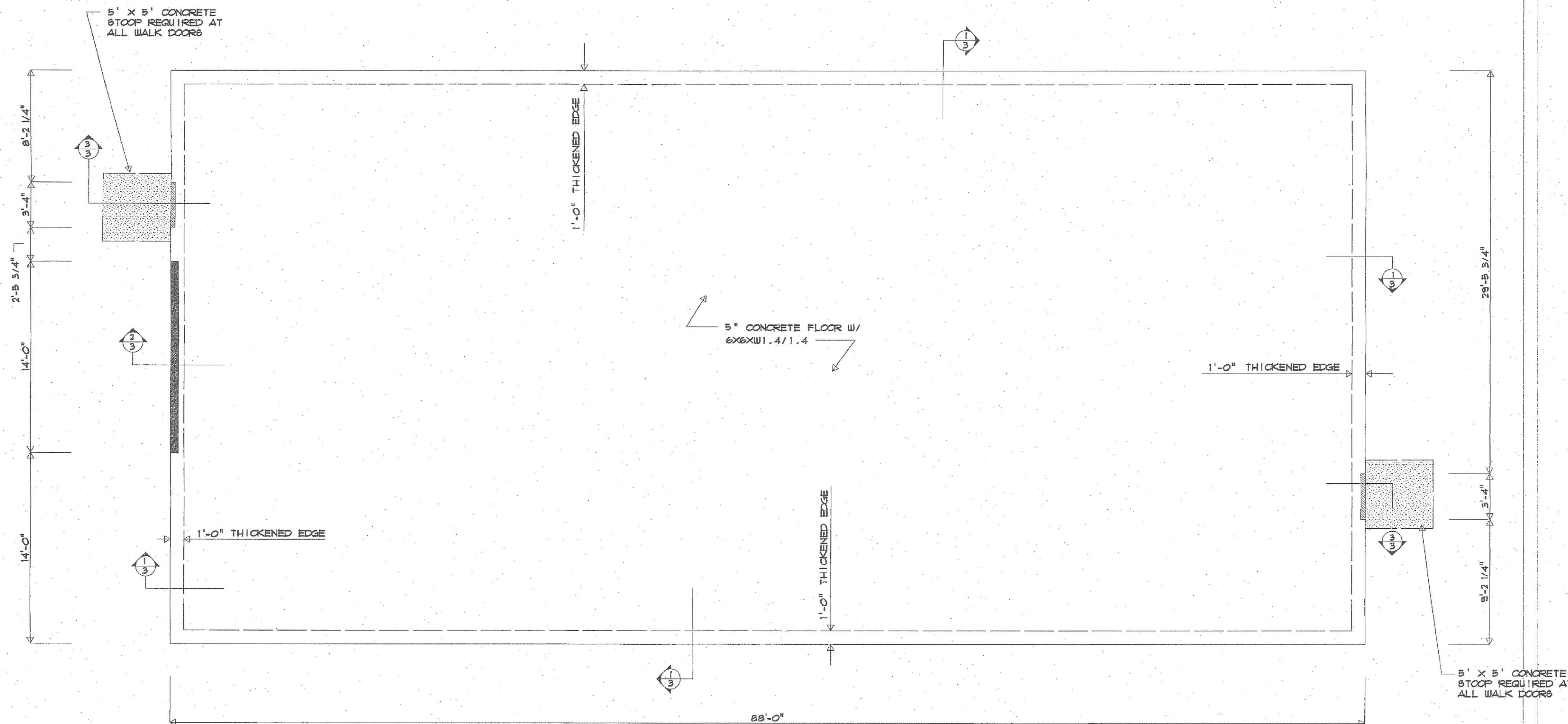
2
3



CONCRETE DETAIL

WALK DOOR LOCATION

3
3



FOUNDATION PLAN

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

NOTE:

1/2" ANCHORS @ 48" O.C. & 12" FROM ALL CORNERS AND DOOR OPENINGS

CONTRACTOR TO VERIFY WITH BUILDING OWNER THE LOCATIONS OF ANY FLOOR DRAINS AND ALL PLUMBING ROUGH-IN FOR NEW OR FUTURE FIXTURE NEEDS.

THERE SHALL BE A FLOOR LANDING ON EACH SIDE OF THE DOOR PER IBC1010.1.5

SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. EXTERIOR LANDING ARE PERMITTED TO HAVE A SLOPE NOT EXCEEDING 2%.

CONCRETE SPECIFICATIONS:

1. CONCRETE STRENGTH: 4000 psi IN 28 DAYS, SLUMP NOT OVER 4" READY-MIX CONCRETE TO MEET ASTM C84.
2. COVER REINFORCING: STEEL WITH CONCRETE, 3" NEXT TO GROUND, 2" IN FOUNDATION WALL FORMS, LAP REINFORCING STEEL BARS 24 BAR DIAMETERS AND MESH 12". GRADE 40 K81 STEEL.
3. FINISHING AND CURING CONCRETE: KEEP WALL FORMS ON 24 HOURS BEFORE STRIPPING. KEEP FLOORS COVERED WITH WATERTIGHT MEMBRANE 3 DAYS, OR USE CURING COMPOUND. STEEL TROUPEL ALL FLOORS TO A DENSE FINISH. LIGHTLY BROOM FOR NON-SLIP SURFACE.
4. CONCRETE TEMPERATURE: MAINTAIN CONCRETE TEMPERATURE ABOVE 50 DEGREES FOR 12 HOURS.
5. FILL: COMPACTED FILL SHALL BE GRANULAR MATERIAL, FREE OF DEBRIS AND STONES OVER 4" AND REASONABLY GRADED. NO FROZEN MATERIALS WILL BE ALLOWED.
6. COMPACTION: STRIP TOPSOIL AND OTHER ORGANIC MATERIAL PRIOR TO PLACING FILL. PLACE FILL IN 8" LOOSE LIFTS AND COMPACT WITH SUITABLE MECHANICAL EQUIPMENT TO A DENSITY 95% OF MAXIMUM DENSITY.
7. GRADES: SLOPE ALL GRADE AWAY FROM BUILDING FOR ADEQUATE DRAINAGE.
8. PER IBC 1803.5 - PROVIDE FROST PROTECTION OF YOUR SHALLOW FOUNDATION WITH INSULATION MEETING THE R-VALUE, EXTENT AND DEPTH REQUIRED BY ASCE 32 FOR THIS BUILDING SITE. OTHERWISE, PROVIDE NON-FROST SUSCEPTIBLE SOIL (AS DEFINED BY GRANULAR SOILS OR OTHER APPROVED NON-FROST SUSCEPTIBLE FILL MATERIAL WITH LESS THAN 6% OF MASS PASSING A #200 MESH (SIEVE) DOWN TO ANTICIPATED FROST DEPTH, OR OTHER ACCEPTABLE MEANS.

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M.T.H.
DATE:
3/30/22



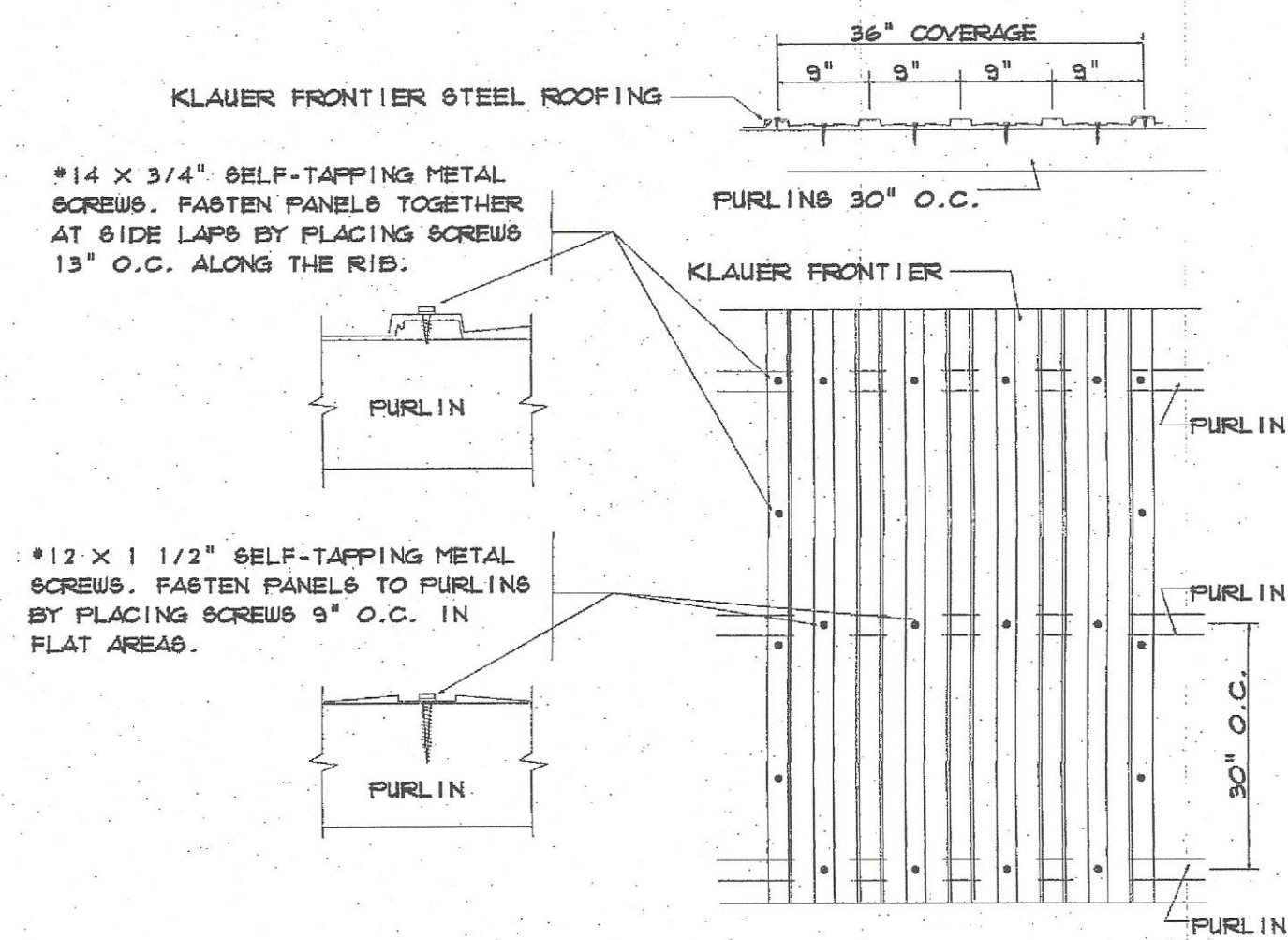
HARTJE
LUMBER, INC.

E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

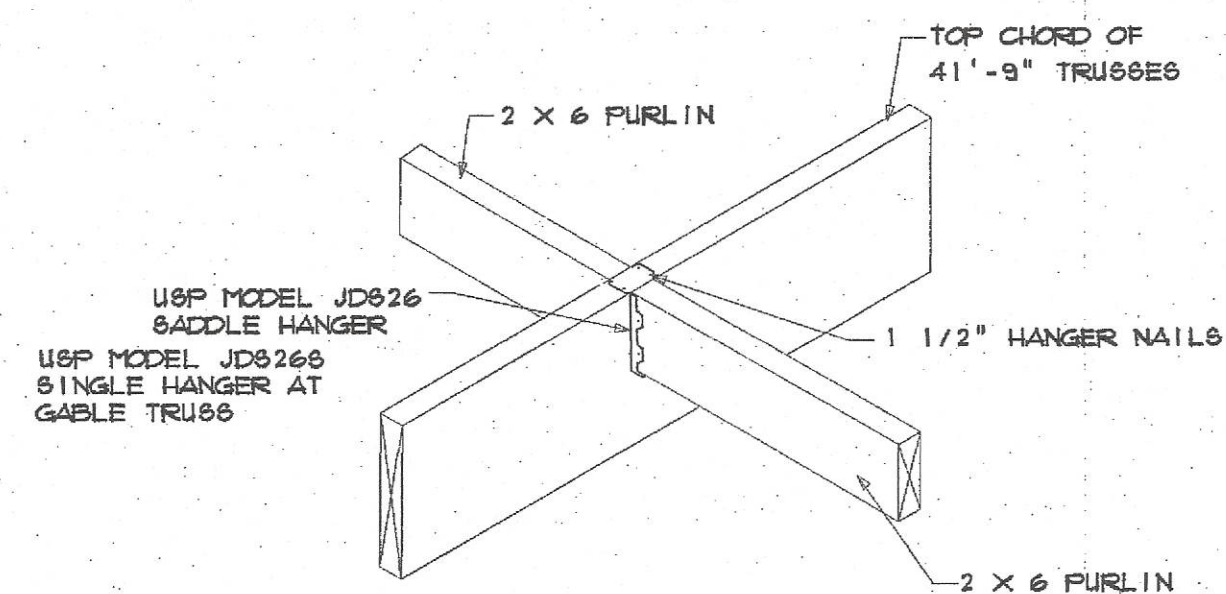
OWNER: DANIEL MARTENS
MARTENS REEDSBURG TRUE VALUE, INC.
100 VIKING DRIVE
REEDSBURG, WI 53959

BUILDER: KOENECKE CONSTRUCTION
E5619 COON VALLEY ROAD
REEDSBURG, WI 53959
PROJECT: 42' X 88' X 16' CLEAR
COLD STORAGE BUILDING

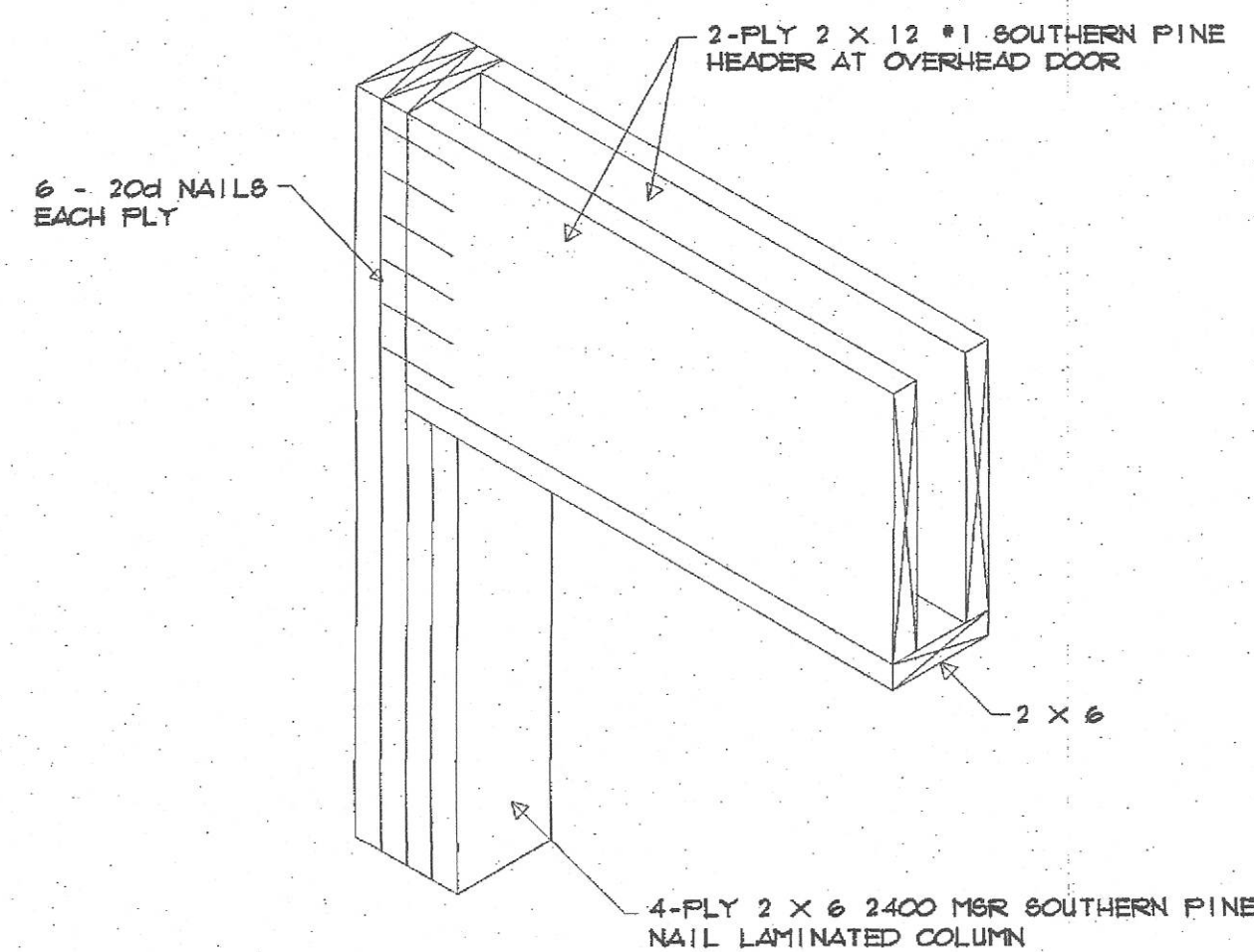
SHEET
3 OF 5
JOB NO.
2201



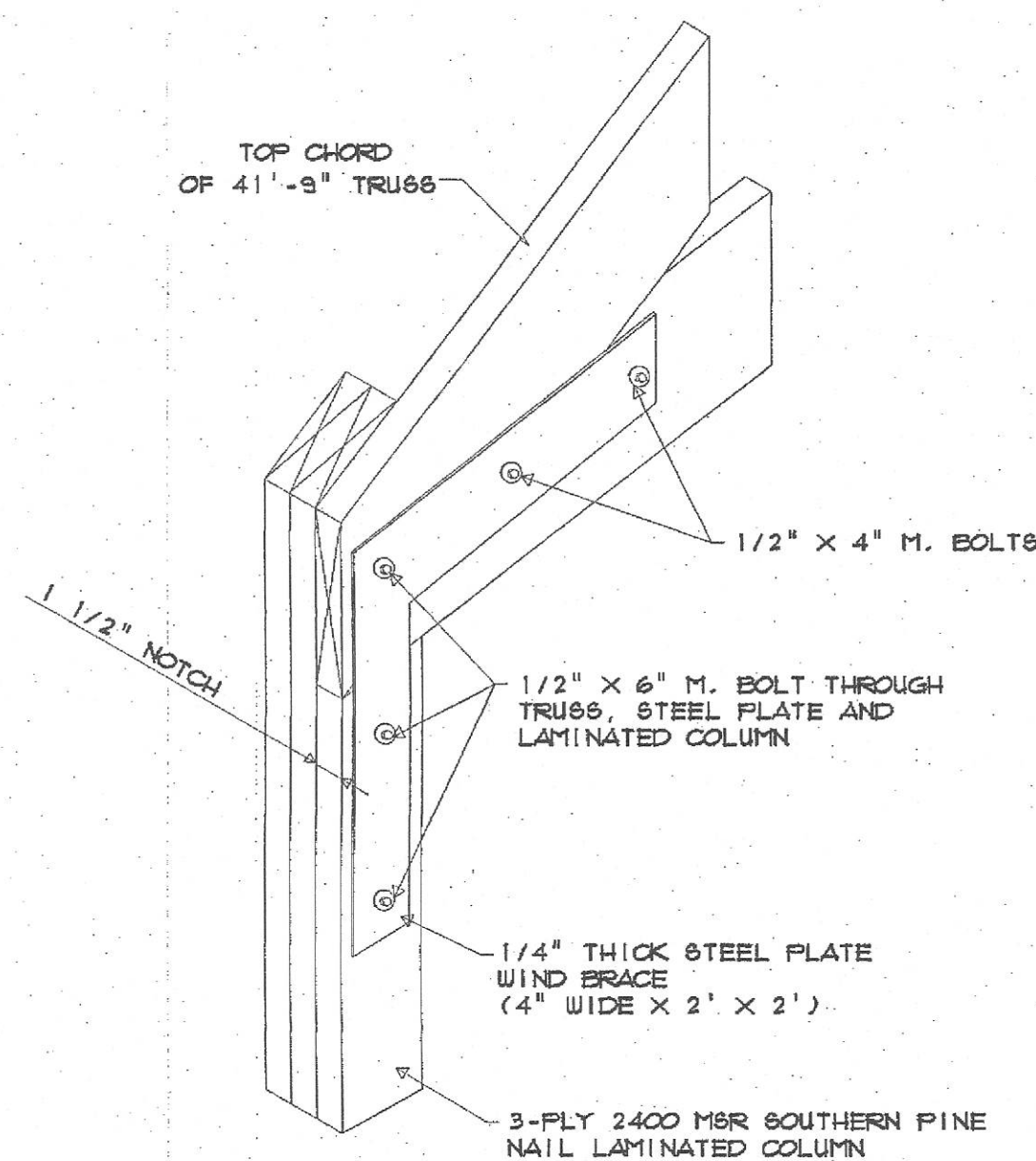
ROOF SHEET ATTACHMENT DETAIL



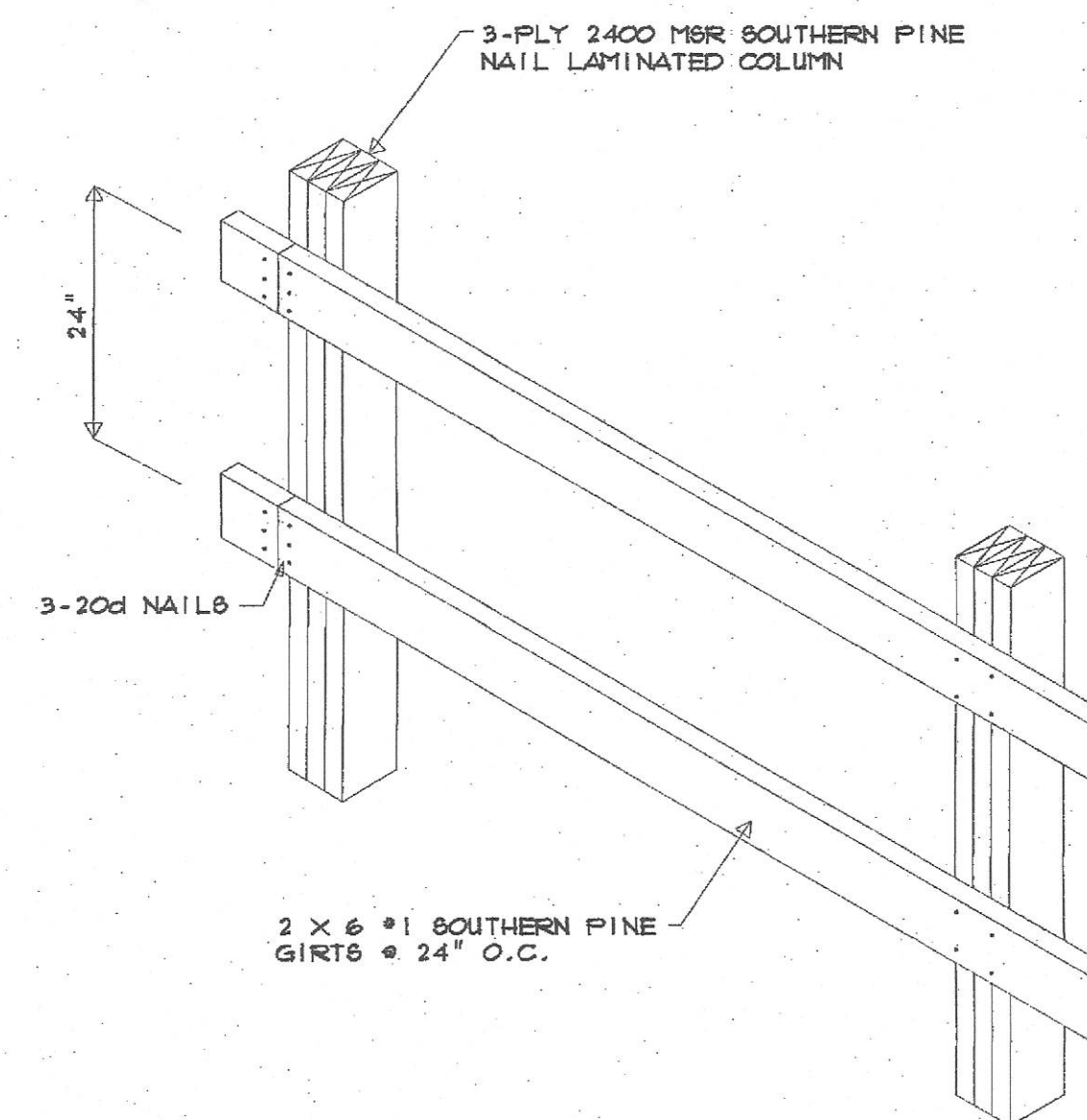
PURLIN TO TRUSS CONNECTION



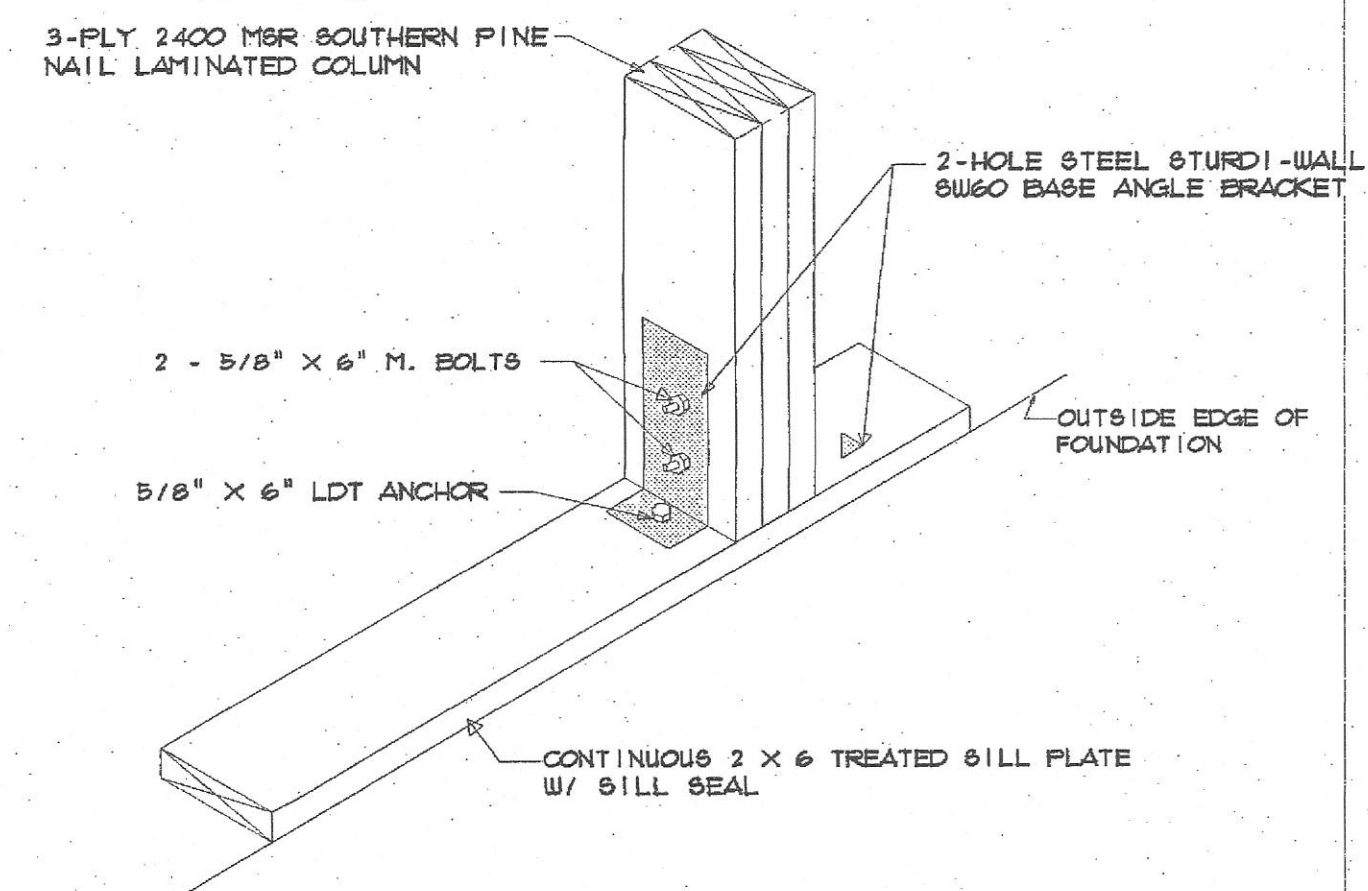
HEADER CONNECTION DETAIL



TRUSS TO COLUMN CONNECTION



GIRT TO COLUMN CONNECTION



DETAIL AT GRADE

TYPICAL ROOF CONSTRUCTION
KLAUER BRAND FRONTIER 29 GA.
COLORED STEEL ROOFING
2 x 6 #2 SPRUCE-PINE-FIR
PURLINS @ 24" O.C.
PRE-ENGINEERED 41'-9" TRUSSES
8'-0" O.C.
TRUSSES MANUFACTURED BY:
SELECT TRUSS & LUMBER, INC.
WEST SALEM, WISCONSIN

TYPICAL WALL CONSTRUCTION
KLAUER BRAND FRONTIER 29 GA.
COLORED WALL STEEL
3-PLY LAMINATED 2 x 6
2400 MBR SOUTHERN PINE LAMINATED COLUMN
2 x 6 #1 SOUTHERN PINE
GIRTS @ 24" O.C.
TREATED #2 SYP GILL PLATE WITH
6" GILL SEAL & TREATED 2 x 4 BASE GIRT

CROSS SECTION A-A
SCALE: 3/8" = 1'-0"

NOTE:
PER IBC 1808.5 - PROVIDE FROST PROTECTION OF YOUR SHALLOW FOUNDATION WITH INSULATION MEETING THE R-VALUE, EXTENT AND DEPTH REQUIRED BY ASCE 32 FOR THIS BUILDING SITE. OTHERWISE, PROVIDE NON-FROST SUSCEPTIBLE SOIL (AS DEFINED BY GRANULAR SOILS OR OTHER APPROVED NON-FROST SUSCEPTIBLE FILL MATERIAL WITH LESS THAN 6% OF MASS PASSING A #200 MESH SIEVE) DOWN TO ANTICIPATED FROST DEPTH, OR OTHER ACCEPTABLE MEANS.

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M.T.H.
DATE:
3/30/22

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LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER: DANIEL MARTENS
MARTENS REEDSBURG TRUE VALUE, INC.
100 VIKING DRIVE
REEDSBURG, WI. 53959

BUILDER: KOENECKE CONSTRUCTION
E5619 COON VALLEY ROAD
REEDSBURG, WI. 53959
PROJECT: 42' x 88' x 16' CLEAR
COLD STORAGE BUILDING

SHEET
4 OF 5
JOB NO.
2201

VIKING VILLAGE
GROCERY STORE

MARTENS REEDSBURG
TRUE VALUE
HARDWARE STORE

LOT LINE

HARDSURFACE AREA
AT OUTDOOR STORAGE AREA

NEW 42' X 88'
UNHEATED
STORAGE BUILDING

PAVED PARKING LOT
STORE ENTRANCE

PAVED PARKING LOT
STORE ENTRANCE

EXISTING STORAGE
BUILDING

HARDSURFACE AREA
AT OUTDOOR STORAGE AREA

HARDSURFACE AREA
AT OUTDOOR STORAGE AREA

EXISTING STORAGE
BUILDING

ACCESS TO BUILDING REAR
STORAGE AREA

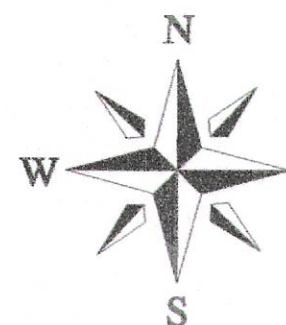
EXISTING MINI-STORAGE BUILDING

EXISTING STORAGE
BUILDING

PAVED 2 WAY ACCESS DRIVEWAY

TO
S.T.H.
"33"

TO
S.T.H.
"33"



PLOT PLAN
SCALE: 1" = 30'

LOT LINE



PROJECT LOCATION

PARKING AND PASSENGER LOADING ZONES

RESERVED
PARKING



VEHICLES WITH
VET OR DIS PLATES OR
STATE DISABLED CARD
THIS SPACE
REQUIRED UNDER
§ 346.503 STATS.

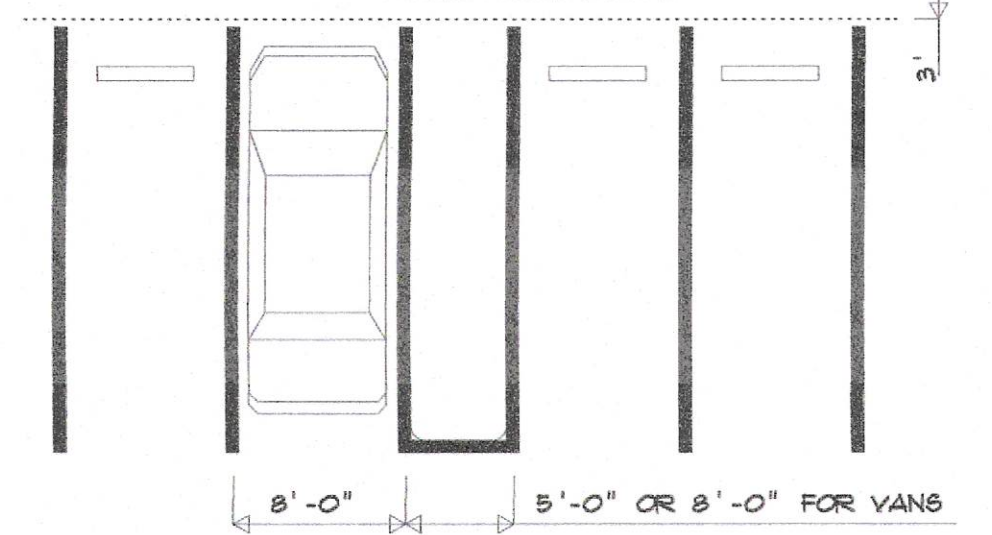
ACCESSIBLE PARKING SPACES SERVING THIS BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.

ALL ACCESSIBLE SPACES SHALL BE 8' WIDE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

PASSENGER LOADING ZONES SHALL PROVIDE AN ACCESS AISLE AT LEAST 5' WIDE AND 20' LONG ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. IF THERE ARE CURBS BETWEEN THE ACCESS AISLE AND THE VEHICLE PULL-UP SPACE, THEN A CURB RAMP SHALL BE PROVIDED.

ACCESSIBLE ROUTE



This Drawing and Design is made exclusively for the party named in the Title Block. It remains the property of HARTJE LUMBER, INC. and may not be reproduced or copied in whole or part by any method without prior written consent of HARTJE LUMBER, INC.

DRAWN BY:
M.T.H.
DATE:
3/30/22

 **HARTJE**
LUMBER, INC.

E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER: DANIEL MARTENS
MARTENS REEDSBURG TRUE VALUE, INC.
100 VIKING DRIVE
REEDSBURG, WI. 53959

BUILDER: KOENECKE CONSTRUCTION
E5619 COON VALLEY ROAD
REEDSBURG, WI. 53959
PROJECT: 42' X 88' X 16' CLEAR
COLD STORAGE BUILDING

SHEET
5 OF 5
JOB NO.
2201

Plan Commission
Staff Report

DATE: 4/12/22

APPLICANT: Paula Hobson

LOCATION: 201 W Main St; Parcel #0038

ZONING: B-3 Business

DESCRIPTION: Consider Site Plan Review for a new 30' X 35' aviary structure.

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North – B-3 Business
- West – B-3 Business
- South – B-3 Business
- East – R-1 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: W Main St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Site Plan Review Findings of Fact for Section 690-33

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

1. The Board finds that the existing parcel contains an existing single-family dwelling with two accessory buildings.
2. The Board finds that the proposal is for a new 30' X 35' bird aviary structure.
3. The Board finds that the accessory structures are permitted under § 690 Attachment 1 and 690-9(F).
4. The Board finds that the parcel is zoned B-3 Business.
5. The Board finds that the aviary would consist of wood posts and screened walls/roof.
6. The Board finds that the parcel is 63.5' X 165'.
7. The Board finds that § 690-42(D) allows unspecified uses per Plan Commission review.

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

1. NA

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

1. NA

Exterior lighting shall be arranged as follows:

1. It is deflected away from adjacent properties.
 2. It does not impede the vision of traffic along adjacent streets.
 3. It does not unnecessarily illuminate night skies.
1. NA

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

1. NA

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

1. The Board finds that the future use map indicates Residential.

STAFF COMMENTS:

§ 690-42(D) Unclassified or unspecified uses may be permitted by the Plan Commission after it has made a review, provided that such uses are similar in character to the principal uses permitted in the district.

§ 210-7(E) Restricted species. No person shall keep, sell, or offer for sale any exotic domesticated or wild animals and construct or use shelters therefor within the City of Reedsburg without the written permit of the City.

(1) This provision may not apply to the keeping of small caged birds, small caged animals, reptiles or aquatic and amphibian animals solely as pets.

If approved, size-wise the structure is about 150 square feet too large per accessory building size limits. So it should be scaled back, or the applicant has the right to apply for a variance. As far as longevity of the structure, if not placed on a permanent foundation it could be removed in the future should the property be sold or no longer used as proposed. Because without solid walls, it is not an ideal storage building as future owners may probably not be bird enthusiasts. There could also be conditions for number of birds, cleanliness and structure maintenance.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, April 12, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

City of Reedsburg Land Use Application

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

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

APPLICANT: Paula Hobson
ADDRESS: 201 W Main St **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 815-901-3866 **FAX:** _____
E-MAIL: phobson9@earthlink.net
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: _____ **PARCEL #:** 276-0038-00000

LAND USE REQUEST

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

- ☐ **Certified Survey Map (CSM):** _____
☐ **Conditional Use Permit:** _____

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

- ☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____
☐ **Rezoning - From:** _____ **To:** _____
☒ **Site Plan Review:** (See "B" on back page) Private aviary
☐ **Zoning Appeal / Interpretation:** _____
☐ **Zoning Variance:** _____

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

- ☐ **Other:** _____

AFFIDAVIT

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

Paula Hobson 3-30-22 Paula Hobson 3-30-22
Applicant Signature / Date **Owner Signature / Date**

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

Account #10-461500-00

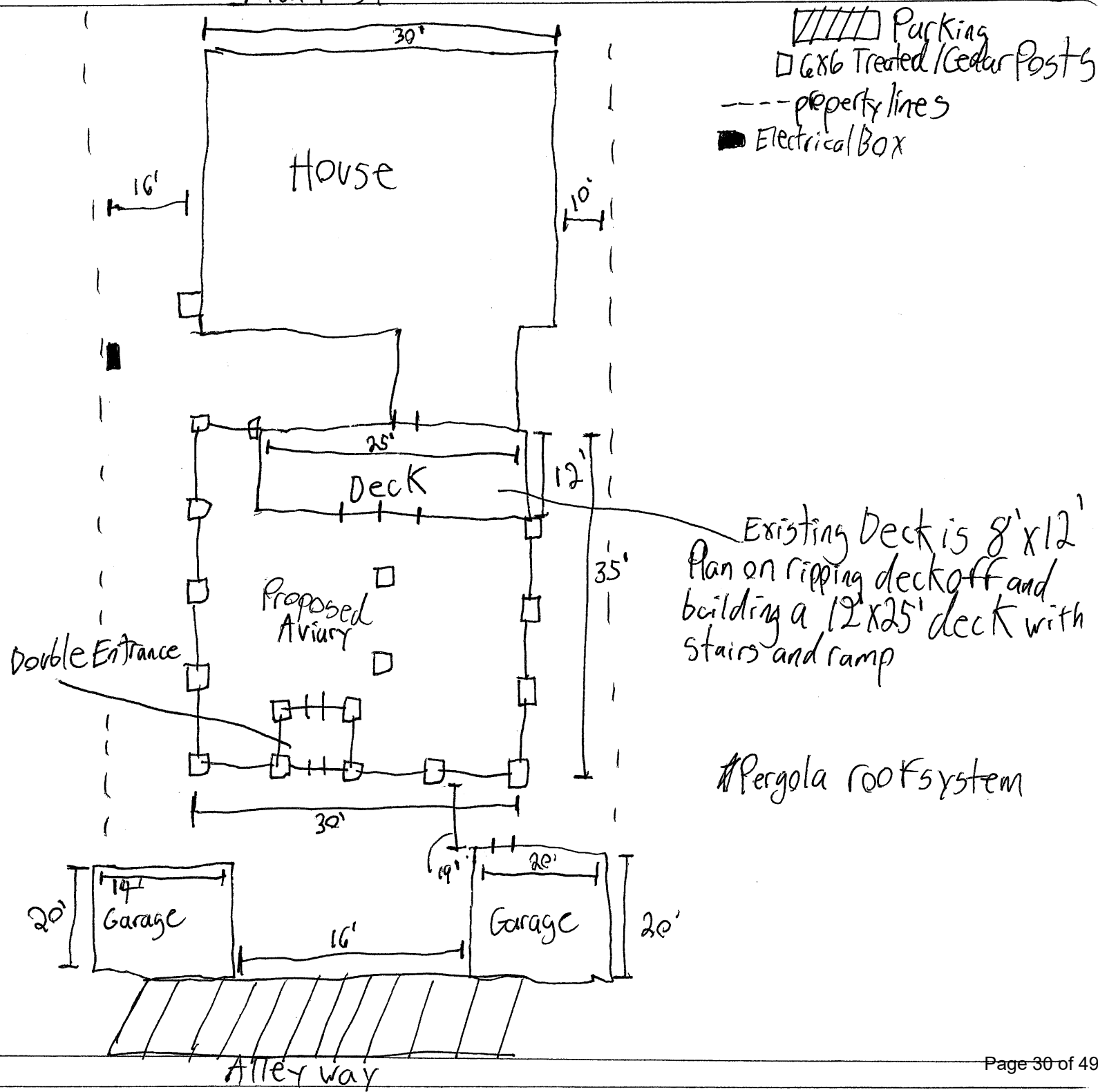
**The applicant or representative MUST
ATTEND the meeting.**

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

Date Paid 3-30-22
Receipt # 1.040469

↑ N

S Albert Ave





Save

als > Animals And Pet Supplies > Bird Supplies > Birdhouse



Katheen Haight-Wood
119 followers



Bird House Kits



Bird Topics Articles Creators

AA

pinterest.com



ORDINANCE NO. 1938-22
(Annexation – 030-0608-00000; 030-0580-00000; 030-0608-10000)

WHEREAS, A Petition for Direct Annexation by Unanimous Approval (the “Petition”) pursuant to the provisions of Wis. Stat. sec. 66.0217(2) was filed with the City of Reedsburg on March 28, 2022; and,

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

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

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

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

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

SECTION I: ANNEXATION AND DESCRIPTION OF ANNEXED TERRITORY:

The Petition is hereby accepted, and the territory described and depicted therein is hereto and incorporated herein, is hereby annexed to the City of Reedsburg. The MBR number is 14496.

Being part of the Northwest Quarter of the Northwest Quarter, Section 14, and the Northeast Quarter of the Northeast Quarter, Section 15, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin, described as follows:

Commencing at the Northeast Corner of said Section 15; thence S0°01’49”W, along the easterly line of the northeast quarter of said Section 15, to the southwesterly right-of-way line of the Wisconsin DOT railroad (former Union Pacific Railroad, former Chicago and Northwestern Railroad), said point being the Point of Beginning of this Annexation description;

thence continuing S0°01’49”W, along the easterly line of the northeast quarter of said Section 15, to a point that is located 100 feet southwesterly as measured at right angles to the centerline of the Wisconsin DOT railroad;

thence N54°24’W, along a line parallel with and 100 feet southwesterly as measured at right angles to the centerline of the Wisconsin DOT railroad, to the east line of South Park Addition;

thence Northerly, along the east line of said South Park Addition, to the northeasterly right-of-way line of the Wisconsin DOT railroad;

thence S54°24'E, along the northeasterly right-of-way line of the Wis DOT railroad, to a point being 100 feet east of the west line of the Northwest Quarter, Section 14;

thence S0°01'49"W, along a line being 100 feet east of the west line of the Northwest Quarter, Section 14, to the southerly right-of-way line of the Wisconsin DOT railroad;

thence N54°24'W, along the southerly right-of-way line of the Wisconsin DOT railroad, to the easterly line of the northeast quarter of said Section 15, to the Point of Beginning.

Annexation boundary containing 3.05 acres, more or less. And is subject to all other easements and right of ways of record.

SECTION II: MAP:

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

SECTION III: POPULATION:

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

SECTION IV: FILING:

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

SECTION V: WARD:

The annexed territory is hereby added to the City of Reedsburg Ward 16, Aldermanic District 4 and remains in Sauk County Supervisory District 10.

SECTION VI: VALIDITY

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

SECTION VII: CONFLICTING PROVISIONS REPEALED:

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

SECTION VIII: EFFECTIVE DATE:

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

SECTION IX: PART OF CODE:

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

Dated this 9th of May, 2022.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:

April 11, 2022

Public Hearing Noticed:

April 21, 2022 & April 28, 2022

2nd Reading at Council/Public Hearing:

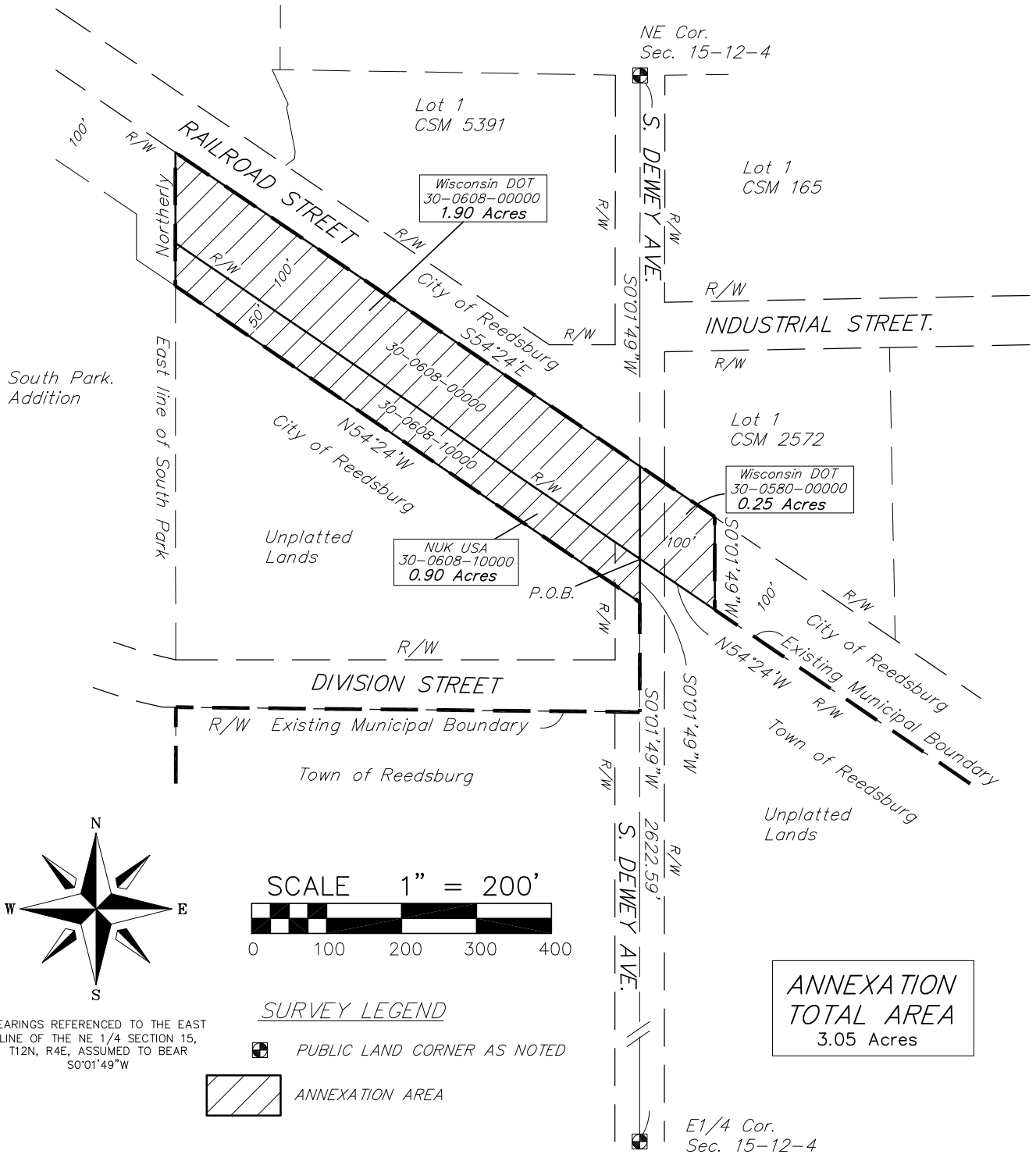
May 9, 2022

Published, Enactment Date:

May 19, 2022

ANNEXATION EXHIBIT

LOCATED IN NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 15, TOWNSHIP 12 NORTH, RANGE 4 EAST, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN.



17 Feb 2022 - 1:04p R:\Reedsburg, City of\210379 - WWTP\CADD\2022 Annexation Exhibit Parcel 0608-0608-1-0580.dwg by: sdis

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
108 W. Blackhawk Ave, P.O. Box 542 Prairie du Chien, Wisconsin 53821
Phone: (608) 326-1051 Fax: (608) 326-1052



FN:
DATE: 2/08/22
REV:
Drafted By: WBUL
Checked By: sdis

SHEET
1 OF 1

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **Newell Brands D/B/A NUK USA, LLC (Graco Children's Products, Inc.)**

Phone: **203 246 1831**

Email: **Elle.Ansani@newellco.com**

Contact Information if different than petitioner:

Representative's Name: _____

Phone: _____

E-mail: _____

1. Town where property is located: **Reedsburg**

2. Petitioned City or Village: **Reedsburg**

3. County where property is located: **Sauk**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **.9**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
030-0608-10000

Include these required items with this form:

1. ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. ☒ Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
4. ☒ Check or money order covering review fee [see next page for fee calculation]

(2021)

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$350 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$600 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

\$950 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee & form received: _____

Payer: _____ Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

- ☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☒ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☒ The land may NOT be described only by:
- Aliquot part;
 - Reference to any other document (plat of survey, deed, etc.);
 - Exception or Inclusion;
 - Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

- ☒ The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:
- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 - Bearings and distances along all parcel boundaries as described.
 - All adjoiners as referenced in the description.
- ☒ The map must include a **graphic scale**.
- ☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

- ☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☒ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **Wis Dept Transportation (RR)**

Phone: **262 574 8492**

Email: **Todd.Wojciuk@dot.wi.gov**

Contact Information if different than petitioner:

Representative's Name:

Phone:

E-mail:

1. Town where property is located: **Reedsburg**

2. Petitioned City or Village: **Reedsburg**

3. County where property is located: **Sauk**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **2.15**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
030-0608-00000, 030-0580-00000

Include these required items with this form:

1. ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
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(2021)

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\$800 – 10.01 to 50 acres
\$1,000 – 50.01 to 100 acres
\$1,400 – 100.01 to 200 acres
\$2,000 – 200.01 to 500 acres
\$4,000 – Over 500 acres

\$950 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

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AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee & form received: _____

Payer: _____

Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) **THE PETITION**

- ☒ State the purpose of the petition:
 - Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
 - All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) **THE DESCRIPTION**

- ☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☒ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☒ The land may NOT be described only by:
 - Aliquot part;
 - Reference to any other document (plat of survey, deed, etc.);
 - Exception or Inclusion;
 - Parcel ID or tax number.

s. 66.0217 (1) (g) **THE MAP**

- ☒ The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:
 - A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 - Bearings and distances along all parcel boundaries as described.
 - All adjoining as referenced in the description.
- ☒ The map must include a **graphic scale**.
- ☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 **FILING**

- ☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☒ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

PETITION FOR ANNEXATION

**To: City Clerk
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959**

**To: Town Clerk
Town of Reedsburg
600 W. Main Street
Reedsburg, WI 53959**

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Reedsburg, Sauk County, Wisconsin, lying contiguous to the City of Reedsburg, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Reedsburg, Sauk County, Wisconsin.

Being part of the Northwest Quarter of the Northwest Quarter, Section 14, and the Northeast Quarter of the Northeast Quarter, Section 15, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin, described as follows:

Commencing at the Northeast Corner of said Section 15; thence $S0^{\circ}01'49''W$, along the easterly line of the northeast quarter of said Section 15, to the southwesterly right-of-way line of the Wisconsin DOT railroad (former Union Pacific Railroad, former Chicago and Northwestern Railroad), said point being the Point of Beginning of this Annexation description;

thence continuing $S0^{\circ}01'49''W$, along the easterly line of the northeast quarter of said Section 15, to a point that is located 100 feet southwesterly as measured at right angles to the centerline of the Wisconsin DOT railroad;

thence $N54^{\circ}24'W$, along a line parallel with and 100 feet southwesterly as measured at right angles to the centerline of the Wisconsin DOT railroad, to the east line of South Park Addition;

thence Northerly, along the east line of said South Park Addition, to the northeasterly right-of-way line of the Wisconsin DOT railroad;

thence $S54^{\circ}24'E$, along the northeasterly right-of-way line of the Wis DOT railroad, to a point being 100 feet east of the west line of the Northwest Quarter, Section 14;

thence $S0^{\circ}01'49''W$, along a line being 100 feet east of the west line of the Northwest Quarter, Section 14, to the southerly right-of-way line of the Wisconsin DOT railroad;

thence $N54^{\circ}24'W$, along the southerly right-of-way line of the Wisconsin DOT railroad, to the easterly line of the northeast quarter of said Section 15, to the Point of Beginning.

Annexation boundary containing 3.05 acres, more or less. And is subject to all other easements and right of ways of record. There are no persons residing in the territory. Population: 0

Please see attached map and legal descriptions.

Signatures of Owner(s):

For Parcel 030-0608-10000:



March 24, 2022

Signature

Date

Robert Westreich

SVP

Chief Tax Officer & Treasurer

Graco Children's Products, Inc.

Successor-in-Interest to NUK USA.

Signature of Owner(s):

For Parcels: 030-0608-00000, 030-0508-00000

A handwritten signature in black ink, appearing to read "Lisa A. Stern", is written over a horizontal line.

Lisa A. Stern, P.E.
Chief of Railroads and Harbors
Wisconsin Department of Transportation

3/25/2022

Date

Annexation Description
To the City of Reedsburg

Being part of the Northwest Quarter of the Northwest Quarter, Section 14, and the Northeast Quarter of the Northeast Quarter, Section 15, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin, described as follows:

Commencing at the Northeast Corner of said Section 15; thence $S0^{\circ}01'49''W$, along the easterly line of the northeast quarter of said Section 15, to the southwesterly right-of-way line of the Wisconsin DOT railroad (former Union Pacific Railroad, former Chicago and Northwestern Railroad), said point being the Point of Beginning of this Annexation description;

thence continuing $S0^{\circ}01'49''W$, along the easterly line of the northeast quarter of said Section 15, to a point that is located 100 feet southwesterly as measured at right angles to the centerline of the Wisconsin DOT railroad;

thence $N54^{\circ}24'W$, along a line parallel with and 100 feet southwesterly as measured at right angles to the centerline of the Wisconsin DOT railroad, to the east line of South Park Addition;

thence Northerly, along the east line of said South Park Addition, to the northeasterly right-of-way line of the Wisconsin DOT railroad;

thence $S54^{\circ}24'E$, along the northeasterly right-of-way line of the Wis DOT railroad, to a point being 100 feet east of the west line of the Northwest Quarter, Section 14;

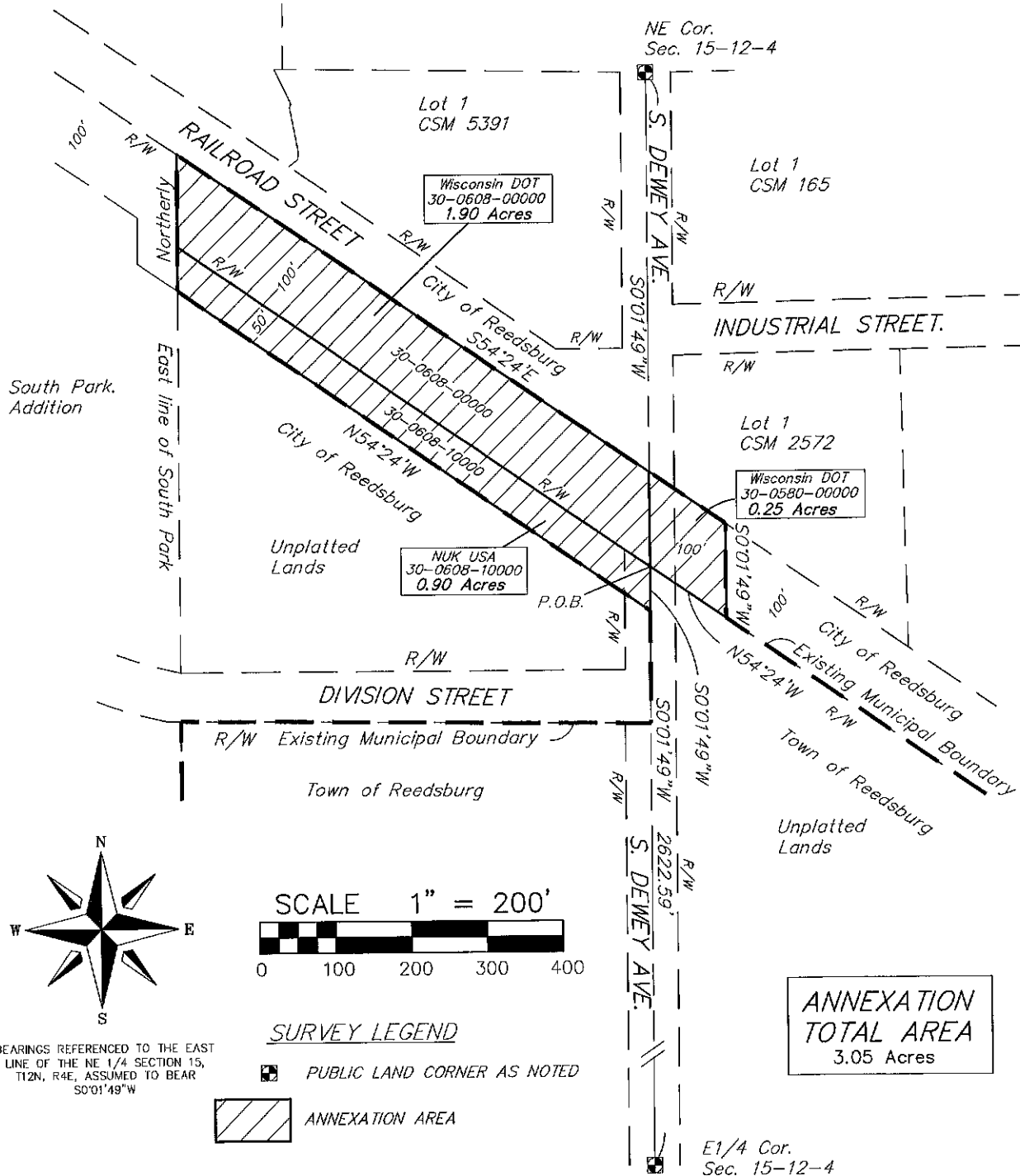
thence $S0^{\circ}01'49''W$, along a line being 100 feet east of the west line of the Northwest Quarter, Section 14, to the southerly right-of-way line of the Wisconsin DOT railroad;

thence $N54^{\circ}24'W$, along the southerly right-of-way line of the Wisconsin DOT railroad, to the easterly line of the northeast quarter of said Section 15, to the Point of Beginning.

Annexation boundary containing 3.05 acres, more or less. And is subject to all other easements and right of ways of record.

ANNEXATION EXHIBIT

LOCATED IN NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, AND THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 15, TOWNSHIP 12 NORTH,
RANGE 4 EAST, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN.



17 Feb 2022 - 1:04p R:\Reedsburg, City of\210379 - WWTP\CADD\2022 Annexation Exhibit Parcels 0608-0609-1-0580.dwg by: sdis

vierbicher

planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN

108 W. Blackhawk Ave., P.O. Box 542 Prairie du Chien, Wisconsin 53821
Phone: (608) 326-1051 Fax: (608) 326-1052



FN:

DATE: 2/08/22

REV:

Drafted By: WBUL

Checked By: sdis

SHEET
1 OF 1

NUK USA Individual Description
Parcel 30-0608-10000

Being part of the Northeast Quarter of the Northeast Quarter, Section 15, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin, described as follows:

Commencing at the Northeast Corner of said Section 15; thence $S0^{\circ}01'49''W$, along the easterly line of the northeast quarter of said Section 15, to the southerly right-of-way line of the Wisconsin DOT railroad (former Union Pacific Railroad, former Chicago and Northwestern Railroad), said point being the Point of Beginning of this Annexation description;

thence continuing $S0^{\circ}01'49''W$, along the easterly line of the northeast quarter of said Section 15, to a point that is located 100 feet southwesterly as measured at right angles to the centerline of the Wisconsin DOT railroad;

thence $N54^{\circ}24'W$, along a line parallel with and 100 feet southwesterly as measured at right angles to the centerline of the Wisconsin DOT railroad, to the east line of South Park Addition;

thence Northerly, along the east line of said South Park Addition, to the southwesterly right-of-way line of the Wisconsin DOT railroad;

thence $S54^{\circ}24'E$, along the southwesterly right-of-way line of the Wis DOT railroad, to the easterly line of the northeast quarter of said Section 15, to the Point of Beginning.

Annexation boundary containing 0.90 acres, more or less. And is subject to all other easements and right of ways of record.

WDOT Individual Description
Parcel 30-0608-00000

Being part of the Northeast Quarter of the Northeast Quarter, Section 15, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin, described as follows:

Commencing at the Northeast Corner of said Section 15; thence $S0^{\circ}01'49''W$, along the easterly line of the northeast quarter of said Section 15, to the southwesterly right-of-way line of the Wisconsin DOT railroad (former Union Pacific Railroad, former Chicago and Northwestern Railroad), said point being the Point of Beginning of this annexation parcel description;

thence $N54^{\circ}24'W$, along southwesterly right-of-way of the Wisconsin DOT railroad, to the east line of South Park Addition;

thence Northerly, along the east line of said South Park Addition, to the northeasterly right-of-way line of the Wisconsin DOT railroad;

thence $S54^{\circ}24'E$, along the northeasterly right-of-way line of the Wis DOT railroad, to the easterly line of the northeast quarter of said Section 15;

thence $S0^{\circ}01'49''W$, along the easterly line of the northeast quarter of said Section 15, to the Point of Beginning.

Annexation boundary containing 1.90 acres, more or less. And is subject to all other easements and right of ways of record.

WDOT Individual Description
Parcel 30-0580-00000

Being part of the Northwest Quarter of the Northwest Quarter, Section 14, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin, described as follows:

Commencing at the Northwest Corner of said Section 14; thence S0°01'49"W, along the easterly line of the northeast quarter of said Section 15, to the southwesterly right-of-way line of the Wisconsin DOT railroad (former Union Pacific Railroad, former Chicago and Northwestern Railroad), said point being the Point of Beginning of this Annexation description;

thence N0°01'49"E, to the northeasterly right-of-way line of the Wisconsin DOT railroad;

thence S54°24'E, along the northeasterly right-of-way line of the Wis DOT railroad, to a point being 100 feet east of the west line of the Northwest Quarter, Section 14;

thence S0°01'49"W, along a line being 100 feet east of the west line of the Northwest Quarter, Section 14, to the southwesterly right-of-way line of the Wisconsin DOT railroad;

thence N54°24'W, along the southwesterly right-of-way line of the Wisconsin DOT railroad, to the easterly line of the northeast quarter of said Section 15, to the Point of Beginning.

Annexation boundary containing 0.25 acres, more or less. And is subject to all other easements and right of ways of record.