CITY OF REEDSBURG
134 South Locust Street, PO Box 490
Reedsburg, WI 53959
PH. 608-524-6404 FAX. 608-524-8458
www.reedsburgwi.gov

COMMON COUNCIL AGENDA
July 25, 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

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

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

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

1. Approve minutes for the meeting held on July 11, 2022
2. Approve/Deny Application for Temporary Class B/Class B Retailer's License for Distinctly Downtown Reedsburg for Reedsburg Wine Walk & Block Party on August 5, 2022, 6:00pm - 9:00pm.
3. Approve/Deny: Renewal Alcohol Beverage License - Change of Agent - Kwik Trip #838, 1825 E. Main Street.

II. GENERAL BUSINESS:

1. Approve/Deny: Review and approve plan and open Public Hearing to take input from residents on the proposed renovation of the former South School gymnasium into a Community Center with partial grant funding from the USDA.
2. Approve/Deny: Second Reading and Public Hearing for Ordinance 1943-22 - rezoning parcels 024-0823-30000 & 042-0823-31000 in the Town of Winfield, to R-2 Residential. These parcels are located in the extraterritorial zoning area.
3. Approve/Deny: Authorizing the Mayor and City Clerk to sign a renewal lease with the Boys & Girls Club of Reedsburg for 300 Vine Street.

III. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. 2nd Meeting Committees: Parks & Recreation, Public Works, Utility Commission, Plan Commission, Library Board, Zoning Board, (any other committees or commissions with reports).

IV. OFFICE OF THE MAYOR:

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

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V. 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.

City of Reedsburg Meeting of the Common Council
July 11, 2022

Present:	Alderpersons Darrin Frye, Craig Braunschweig (arrived at 6:05 p.m.), Jason Schulte, Mike Gargano, Missy Frenz, Phil Peterson, Dave Knudsen, Tom Seamonson, and Adam Kaney.
Absent:	Mayor Dave Estes.
Others Present:	City Administrator Tim Becker, Finance Director/City Clerk-Treasurer Jacob Crosetto, Public Works Director Steve Zibell, Police Chief Pat Cummings, City Attorney Derek Horkan, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Citizens, Press.

Council President Phil Peterson called the regular session of the Common Council to order at 6:00 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on June 27, 2022; approval of the June 2022 paid bills; and receiving the June 2022 Building Permit report.

Motion: Gargano, Second: Schulte to approve the consent agenda. Motion carried 8-0.

GENERAL BUSINESS:

A. Approve/Deny: Authorize the City Administrator to proceed with contracting with Vierbicher for Amendment Number 3 in Tax Incremental District Number 9
    a. **Motion: Seamonson, Second: Kaney to approve authorizing the City Administrator to proceed with contracting with Vierbicher for Amendment #3 of TID #9. Motion carried 8-0.**

B. Parks Committee: Approve/Deny: Counter Offer on City-Owned parcel 276-2201-00000, generally located west of the Poppel Trail
    a. **Motion: Knuden, Second: Braunschweig to table the item and refer it back to the Parks Committee. Motion carried 8-0.**

Motion: Gargano, Second: Braunschweig to adjourn.

Motion carried 8-0. Meeting adjourned at 6:21 p.m.

Respectfully submitted,

Jacob Crosetto
Finance Director/City Clerk-Treasurer

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE $ 10.00 Application Date: 6/20/22

☐ Town ☐ Village ☒ City of Reedsburg County of Sauk

The named organization applies for: *(check appropriate box(es).)*

☐ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 8-5-22 6pm and ending 8-5-22-9pm and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization *(check appropriate box)* → ☐ Bona fide Club ☐ Church ☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association or Agricultural Society ☒ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Distinctly Downtown Reedsburg

(b) Address P.O. Box 261 Reedsburg WI 53959
(Street) ☐ Town ☐ Village ☒ City

(c) Date organized 2018

(d) If corporation, give date of incorporation

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:
President Sarah Riedel
Vice President Nicole Bullock
Secretary
Treasurer Rhonda Johnson

(g) Name and address of manager or person in charge of affair: Sarah Riedel 200 E main st Reedsburg WI 53959

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored: See attached details.

(a) Street number

(b) Lot Block

(c) Do premises occupy all or part of building?

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. Name of Event

(a) List name of the event Reedsburg Wine walk + Block Party

(b) Dates of event 8-5-22, 6-9 pm

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than $1,000.

Officer Nicole Bullock *(Signature / Date)* Distinctly Downtown Reedsburg *(Name of Organization)*

Date Filed with Clerk 7-6-2022 Date Reported to Council or Board

Date Granted by Council License No.

2022 Reedsburg Uncorked Participants

Alphabetical:

	Business Name	Contact	Address	Bartender	PAID			
1	Remax	Anita Nielsen	335 E Main St		YES	remaxgrandreedsburg@gmail.com		
2	Lucy's Mercantile	Cory Frenz	273 E Main St	Corey Frenz	YES	lucysmerc@gmail.com		
3	The Spot	Allan Martinez	237 E Main St		YES	armc88@yahoo.com		
4	FlowerBuds	Amy Dallman	237 E Main St		YES	amy@flowerbudsfloral.com		
5	Country Charm	Kasey Musgraves	147 E. Main St	Kasey Metcalf	YES	kaseymetcalf28@hotmail.com	608-524-2483	
6	Blades and Fades	Jessica Hart	216 E Main St			jessica.bladesandfades@gmail.com		
7	Antiques on Main	Sarah Riedel	200 E Main St			antiquesonmain223@frontier.com		
8	Webb Avenue Nutrition	Nicolas Fry	137 2nd St Suite 2A	Nicolas Fry	YES	nicolasjfry@gmail.com	608-434-4204	
9	Castle Rock Realty	Beth DeForge	241 2nd St	Bobbi Brandt & Beth DeForge	YES	beth@castle-rock-realty.com	715-592-4775	
10	CrafDees	Deanna Coons	212 N Walnut St	Becky Young	YES	crafdees21@gmail.com	deecoons83@gmail.com>	608-415-8166
11	Meridian Spa	Stacy Jackson	147 S Walnut St		YES	jacksonbodyworks@gmail.com		
12	Headstones and Blooms	Jody Beyer	127 E. Main Street	Jodi Beyer & Clint Beyer	YES	headstonesandblooms@gmail.com	608-415-8644	
13	LK Design	Lindsey Kaney	170 E. Main St	Katrina Knight		lindsey@lkdesignstudio.com		
14	May Vision Center	Nikki Fasbender	251 2nd St	Dr. Nikki Fastbender & Chris Domres	YES	mayvisioncenter@tds.net	nikki.fasbenderod@gmail.com	608-524-4334
15	Hometown Fashions	Corey Frenz	283 E Main St	Paige Nolden	YES	hometown.reedsburg@gmail.com		
16	Tarbender's with Sass	Cassandra Meyer	326 E Main St		PASS	cassandra.myers069@gmail.com		
17	Lorraine's US Cellular	Matt Stahlke	275 E Main St	Corey Brey		mstahlke@gmail.com		

By Stop on Walk:

	Business Name	Contact	Address
1	Re/MAX Grand	Anita Nielsen	335 E Main St
2	FlowerBuds	Amy Dallman	237 E Main St
3	Hometown Fashions	Corey Frenz	283 E Main St
4	USCellular	Matt Stahlke	275 E Main St
5	Lucy's Mercantile	Cory Frenz	273 E Main St
6	The Spot	Allan Martinez	237 E Main St
7	May Vision Center	Nikki Fasbender	251 2nd St
8	Castle Rock Realty	Beth DeForge	241 2nd St
9	CrafDees	Deanna Coons	212 N Walnut St
10	Webb Avenue Nutrition	Nicolas Fry	137 2nd St Suite 2A
11	Headstones and Blooms	Jody Beyer	127 E. Main Street
12	Country Charm	Kasey Musgraves	147 E. Main St
13	LK Design	Lindsey Kaney	170 E. Main St
14	Meridian Spa	Stacy Jackson	147 S Walnut St
15	Antiques on Main	Sarah Riedel	200 E Main St
16	Blades and Fades	Jessica Hart	216 E Main St
17	Tarbender's with Sass	Cassandra Meyer	326 E Main St

Renewal Alcohol Beverage License Application

(Submit to municipal clerk. **Read instructions on page 3.)**

For the license period beginning: 07/01/2022 (mm dd yyyy) ending: 06/30/2023 (mm dd yyyy)

To the Governing Body of the: ☐ Town of ☐ Village of ☒ City of } Reedsburg

County of Sauk

Aldermanic Dist. No._____ (if required by ordinance)

Check one: ☐ Individual ☐ Limited Liability Company ☐ Partnership ☒ Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number 456-0000287614-03	
FEIN Number 39-1036365	
TYPE OF LICENSE REQUESTED	**FEE**
☒ Class A beer	$ 60.00
☐ Class B beer	$
☐ Class C wine	$
☒ Class A liquor	$240.00
☐ Class A liquor (cider only)	$ N/A
☐ Class B liquor	$
☐ Reserve Class B liquor	$
☐ Class B (wine only) winery	$
Publication fee	$ 2 5.00
TOTAL FEE	$325.00

Complete A or B. All must complete C.

A. Individual or Partnership:

Full Name (Last)	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Full Name (Last)	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Full Name (Last)	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

B. LLC or Corporation (and Agent):

Full Legal Name of Corporation / Nonprofit Organization / Limited Liability Company	Address of Corporation / Limited Liability Company (if different from licensed premises)
Kwik Trip, Inc.	1626 Oak St., PO Box 2107, La Crosse, WI 54602

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent.

Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Goeke	Jacob	Todd	324 12th St., Baraboo, WI 53913

All Officer(s) Director(s) of Corporation and Members / Managers of Limited Liability Company:

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Zietlow	Donald	Paul	2802 Bergamot Pl., Onalaska, WI 54650
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Wrobel	Jeffrey	James	3633 Bentwood Pl., La Crosse, WI 54601
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Zietlow	Donald	Paul	2802 Bergamot Pl., Onalaska, WI 54650
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

C. Business Information

1. Trade Name Kwik Trip 838 Business Phone Number 608-524-3112
2. Address of Premises 1825 E. Main St. Post Office & Zip Code Reedsburg 53959
3. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? . . . . . Yes ☒ ☐ No
4. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

   One-story frame construction with storage in coolers, on sales floor, behind sales counter.

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village ☑ City of Reedsburg County of Sauk

The undersigned duly authorized officer/member/manager of KWIK TRIP, INC.
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as

Kwik Trip 838
(Trade Name)

located at 1825 E. Main St., Reedsburg, WI 53959

appoints Jacob T. Goeke
(Name of Appointed Agent)

226 N. Oak St., Reedsburg, WI 53959
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☑ Yes ☐ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Agent of Kwik Trip 855, City of Baraboo, until new agent appointed.

Is applicant agent subject to completion of the responsible beverage server training course? ☐ Yes ☑ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? All my life

Place of residence last year 324 12th St., Baraboo, WI 53913

For: KWIK TRIP, INC.
(Name of Corporation / Organization / Limited Liability Company)

By: Donald G. [illegible]
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than $1,000.

ACCEPTANCE BY AGENT

I, Jacob T. Goeke, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[illegible] 7/11/22 Agent's age 28
(Signature of Agent) *(Date)*

226 N. Oak St., Reedsburg, WI 53959 Date of birth 8/18/1992
(Home Address of Agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY
(Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on 7/20/22 *(Date)* by Patrick [illegible] *(Signature of Proper Local Official)* Title Chief *(Town Chair, Village President, Police Chief)*

AT-104 (R. 4-18) Wisconsin Department of Revenue

Auxiliary Questionnaire
Alcohol Beverage License Application

Submit to municipal clerk.

WI Dr. Lic. #G200-4389-1107-06

Individual's Full Name *(please print)* *(last name)*	*(first name)*	*(middle name)*
Goeke	Jacob	Todd

Home Address *(street/route)*	Post Office	City	State	Zip Code
226 N. Oak St.	Reedsburg		WI	53959

Home Phone Number	Age	Date of Birth	Place of Birth
608-350-6818	31	3/27/1991	Madison, WI

The *above named individual* provides the following information as a person who is *(check one)*:

☐ Applying for an alcohol beverage license as an **individual**.

☐ A member of a **partnership** which is making application for an alcohol beverage license.

☒ Agent of Kwik Trip, Inc.
(Officer / Director / Member / Manager / Agent) *(Name of Corporation, Limited Liability Company or Nonprofit Organization)*

which is making application for an alcohol beverage license.

The *above named individual* provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? All my life
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
   If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. *(If more room is needed, continue on reverse side of this form.)*
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
   If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☒ Yes ☐ No
   If yes, identify. Agent of Kwik Trip 855, City of Baraboo, until new agent appointment approved.
   (Name, Location and Type of License/Permit)
5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☒ No
   If yes, identify.
   (Name of Wholesale Licensee or Permittee) *(Address By City and County)*
6. Named individual must list in chronological order last two employers.

Employer's Name		Employed From	To
Pizza Hut Southern Wisc.	Madison, WI	10/2014	10/2016
Great Wolf Lodge	Wisconsin Dells, WI	9/2010	10/2014

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.

X *(Signature of Named Individual)*
Jacob T. Goeke

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Designing Experiences.
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CITY OF REEDSBURG

REEDSBURG SOUTH SCHOOL RESTROOM RENOVATION

PROJECT INFORMATION

REEDSBURG SOUTH SCHOOL RESTROOM RENOVATION
420 HIGH ST
REEDSBURG, WI 53959

OWNER:

CITY OF REEDSBURG
134 S. LOCUST ST
PO BOX 432
REEDSBURG, WI 53959

ARCHITECT/INTERIOR DESIGN:

ARCHITECTURAL DESIGN CONSULTANTS, INC
30 WISCONSIN DELLS PARKWAY
PO BOX 580
LAKE DELTON, WI 53940
PHONE NUMBER (608) 254-6181
FAX NUMBER (608) 254-6212
EMAIL: ADCI@SBCGLOBAL.NET

MEP CONSULTANT:

DESIGN BOSS, LLC

PROJECT LOCATION MAP

BUILDING INFORMATION:

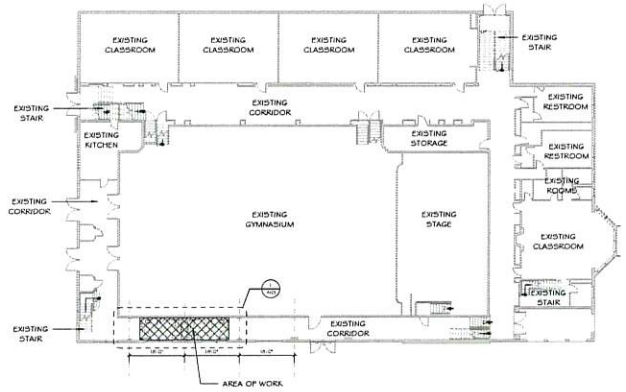
OCCUPANCY	A-3
CLASS OF CONSTRUCTION	V-A
SPRINKLERED	NO
AREA OF ALTERATION	2,15 SQ FT
ARC PROJECT NUMBER	21-016
BUILDING CODE	2015 INTERNATIONAL BUILDING CODE WITH AMENDMENTS

INDEX OF DRAWINGS

TS100	TITLE SHEET

ARCHITECTURAL

S000	MECHANICAL ABBREVIATIONS + SYMBOLS
S200	ENERGY CODE DESIGN NOTES + DETAILS
M01	FLOOR PLAN, REFLECTED CEILING PLAN, HVAC PLAN, HVAC DETAILS + SCHEDULES
A002	SPECIFICATIONS



OVERALL BUILDING FLOOR PLAN

NOTE:

ALL PLUMBING, GAS DISTRIBUTION, HVAC, AND ELECTRICAL WORK SHALL BE PERFORMED IN A DESIGN-BUILD MANNER BY OTHERS. THEREFORE, THE ASSOCIATED CONTRACTOR FOR THESE SYSTEMS SHALL PROVIDE ALL DESIGN ENGINEERING, COORDINATION, STAMPING, AND SEAL AS REQUIRED TO ACCOMPLISH THE FULL DEVELOPMENT AND INTEGRATION OF THESE SYSTEMS.

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experience | architecture | design

ARCHITECTURAL DESIGN CONSULTANTS, INC.
30 Wisconsin Dells Parkway | PO Box 580
Lake Delton, WI 53940
Phone 608.254.6181 | Fax 608.254.6212

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ISSUED FOR DATE

DESIGNED DATE

CITY OF REEDSBURG

REEDSBURG SOUTH SCHOOL RESTROOM RENOVATION

B. ANGEL
D. CAMERON
10-01-2021
21-055

ARCHITECTURAL

TITLE SHEET

TS100

ABBREVIATIONS

A	AREA
AE	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ACC	ACCESSIBLE
ACOUS INSUL	ACOUSTICAL INSULATION
ACST	ACOUSTIC
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
ADD	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJUSTABLE
ADMIN	ADMINISTRATION
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISH GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AIA	AMERICAN INSTITUTE OF ARCHITECTS
ALUM	ALUMINUM
ALTERN	ALTERNATE
ALT	ALTERNATE
ALT NO	ALTERNATE NUMBER
ALTER	ALTERATION
AMBT	AMBULANT
ANCH	ANCHORED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AP	ACRYLIC PLASTIC
APA	AMERICAN PLYWOOD ASSOCIATION
APT	APPLIANCES
APPD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTION
ASSN	ASSOCIATION
ASTM	ASTM INT'L
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATBT	AUTOMATIC TRUFF LOADING
ATTN	ATTENTION
AT	AUDIT STRUN
AVG	AVERAGE
AW	ARCHITECTURAL WOODWORK
B.P.	BASE PLATE
BO	BOTTOM (OF)
BALC	BALCONY
BAS	BUILDING AUTOMATION SYSTEM
BAT	BATTER
BATH	BATHROOM
BD	BOARD
BDRM	BEDROOM
BEV	BEVEL
BF	BOTH FACES
BFF	BELOW FINISH FLOOR
BHMA	BUILDERS HARDWARE SCHEDULE
BHW	BITUMINOUS
BKG	BACKING
BL	BUILDING LINE
BLTG	BUILDING
BK	BLOCK
BLKG	BLOCKING
BLKHD	BULKHEAD
BLT	BUILT
BLT IN	BUILT IN
BMD	BOARDS MFD
BLDG	BUILDING
BW OG	BELOW GRADE
BM	BEAM
BM	BALLNOSE
BOT	BOTTOM
BRG	BEARING
BRG PL	BEARING PLATE
BRKT	BRACKET
BS	BOTH SIDES
BSMT	BASEMENT
BTW	BETWEEN
BTWN	BETWEEN
BU	BUILT UP
C CONC	CAST CONCRETE
CAC	CARBIDE TIP CUTTER
CAB	CABINET
CAP	CAPACITY
CPT	CONTRACT PROCUREMENT
CERM	CERAMIC
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED / CONTRACTOR INSTALLED
CFI	CONTRACTOR FURNISHED / OWNER INSTALLED
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLJ	CALK JOINT
CLO	CLOSET
CLR	CLEAR
CLR OPG	CLEAR OPENING
CMU	CONCRETE MASONRY UNIT
CNG	CONCEALED
CNTR	COUNTER
CO	CERTIFICATE OF OCCUPANCY
COLPT	COLLAPSIBLE
COL	COLUMN
CONC	CONCRETE
CONC FLR	CONCRETE FLOOR
CONSTR	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORN	CORNICE
CORR	CORRIDOR
COUNT	COUNTERSINK
CPT	CARPET
CR	CLOSET ROD
CS	CAST STONE
CSI	CONSTRUCTION SPECIFICATION INSTITUTE
CSK	COUNTER SUNK
CSWK	CASEWORK
CT	CERAMIC TILE
CT STN	CUT STONE
CTR	CENTER
CTRL	CONTROL
D	DEEP
DB	DESIGN BUILD
DAFS	DIRECT APPLIED FINISH SYSTEM
DAT	DATUM
DBL	DOUBLE
DCOR	DECORATIVE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DH ST	DEHUMIDIFIER

ABBREVIATIONS

DH	DOOR HOLD OPEN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPLAY
DJ	DIAPHRAGM
DN	DOWN
DOC	DOCUMENT
DP	DECORATIVE PANEL
DR	DOOR
DS	DOWNSPOUT
DSGN	DESIGN
DT	DRAIN TILE
DW	DISHWASHER
DWG	DRAWINGS
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMS	EMERGENCY MANAGEMENT SYSTEM
ENCL	ENCLOSURE
ENGR	ENGINEER
ENT	ENTRANCE
EOS	EDGE OF SLAB
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EPS	EXPANDED POLYSTYRENE BOARD INSULATION
EQ	EQUAL
EQ SP	EQUAL SPACED
EQUIP	EQUIPMENT
ERD	EXISTING ROOF DRAIN
EST	ESTIMATE
ETC	AND SO FORTH
ETHS	ETHYLENE TETRAFLUOROETHYLENE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWS	EYE WASH STATION
EXC	EXPANSION CONDITION
EXG	EXISTING
EXP	EXPOSED
EXP BT	EXPANSION BOLT
EXPT	EXPANSION
EXT GF	EXISTING GRADE
EXT	EXTERIOR
EXT LT	EXIT LIGHT
FF	FACE TO FACE
FF	FLOOR FRAME
FND	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEVATION
FF&E	FURNITURE, FIXTURE AND EQUIPMENT
FG	FIBERGLASS
FIN	FINISH
FIN BD	FINISH BOTH SIDES
FIN FR	FINISH FRONT
FIN GR	FINISH GRADE
FIXT	FIXTURE
FLASH	FLASHING
FLG	FLOORING
FLOT	FLOATING FLOOR
FLR	FLOOR
FLR FIN	FLOOR FINISH
FM	FACTORY MUTUAL
FOS	FACE OF STUD
FP	FIREPROOF
FPL	FIREPLACE
FR	FIRE RESISTANT
FRP	FIBERGLASS REINFORCED PLASTIC
FRTW	FIRE RETARDANT TREATED WOOD
FTG	FOOTING
FURG	FURNING
FURN	FURNISH
FW	FIRE WALL
GA	GAUGE
GALV	GALVANIZED
GALV SS	GALVANIZED STEEL
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GI	GLASS
GL DR	GLASS & DOOR
GLULAM	GLUE LAMINATED WOOD
GLZ	GLAZING
GLZ CMU	GLAZED CONCRETE MASONRY UNIT
GMT	GUNMETAL FINISH METAL
GRAN	GRANITE
GT	GRIDT
GTR	GUTTER
GWB	GYPSUM BOARD
GYM	GYMNASIUM
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HCD	HOLLOW CORE WOOD DOOR
HD	HARD DRIVE
HD JT	HEAD JOINT
HDCP	HANDICAPPED (ACCESSIBLE)
HDPE	HIGH DENSITY POLYETHYLENE
HDR	HEADER
HDM	HARDWARE
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HMDF	HOLLOW METAL DOOR AND FRAME
HMF	HOLLOW METAL FRAME
HMTL	HARDWARE
HO	HOLD OPEN
HORZ	HORIZONTAL
HR	HOUR
HSKPG	HOUSEKEEPING
HT	HEIGHT
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HVY	HEAVY
HWY	HIGHWAY
IBC	INTERNATIONAL BUILDING CODE
ID	INTERIOR DESIGN
INCL	INCLUDED
INFO	INFORMATION
INSB	INSERT
INSUL	INSULATION
INT	INTERIOR
INTERIOR	INTERIOR/DATE
JAN CLO	JANITOR CLOSET
JST	JOIST
JT	JOINT
KD	KNOCK DOWN
KIT	KITCHEN

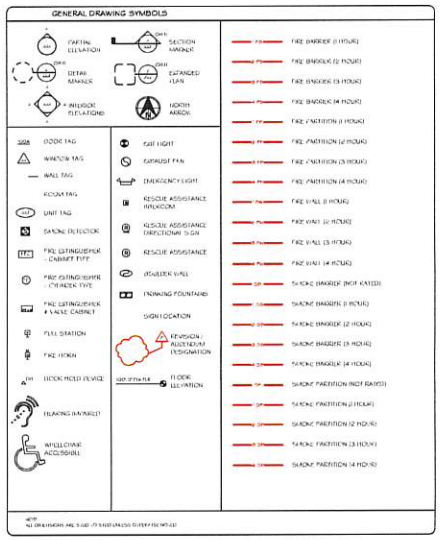
ABBREVIATIONS

LAM	LAMINATE
LAM GL	LAMINATED GLASS
LAV	LAVATORY
LBR	LUMBER
LBS	POUND
LD OPG	LOAD BEARING
LDG	LANDING
LED	LIGHT EMITTING DIODE
LF	LINEAR FEET (FOOT)
LIF	LIFT
LNDRY	LAUNDRY ROOM
LL	LIVE LOAD
LP	LONG AND PERPENDICULAR
LT	LONG LEG VERTICAL
LTHCT	LATHCRETE
LP	LIQUIFIED PETROLEUM
LT	LIGHT
LT GA	LIGHT GAUGE
LT WT	LIGHT WEIGHT
LV	LOW VOLTAGE
LVT	LUXURY VINYL TILE
MACH RM	MACHINE ROOM
MAPEGE	MAPEGRIP
MAINT	MAINTENANCE
MAX	MAXIMUM
MAS	MASONRY
MATL	MATERIAL
MBR	MAHOGANY
MC	MODULAR CABINET
MCC	MOTOR CONTROL CENTER
MDF	MEDIUM DENSITY FIBERS
MECH	MECHANICAL
MECH EQ	MECHANICAL ROOM
MFR	MANUFACTURER
MFR REC	MANUFACTURER'S RECOMMENDATION
MGR	MANAGER
MHP	MAPEGRIP
MIRR	MIRROR, MIRRORED
MISC	MISCELLANEOUS
MLWK	MILLWORK
MO	MASONRY OPENING
MOD	MODIFY
MON	MONITOR
MR	MOISTURE RESISTANT
MTG	MEETING
MTL	METAL
MULL	MULLION
MUSB	MOUNTAIN
MV	MODEL VIEW
MWP	MINIMUM WATER PROOFING
N	NORTH
NA	NOT APPLICABLE
NC/CMN	NONCONFORMING
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NFRC	NATIONAL FENESTRATION RATING COUNCIL
NIOSH	NATIONAL INSTITUTE OF BUILDING SCIENCES
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NONFRMS	NONFORMINGNESS
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
NRP	NONREMOVABLE
NS	NAPPING SIDE
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
OAS	OUT TO OUT
OA	OVERALL
OC	ON CENTER
OCC	OCCUPY
OFCI	OWNER FURNISHED / CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OFF	OFFICE
OFI	OWNER FURNISHED / OWNER INSTALLED
OH	OVERHANG
OH DR	OVERHEAD DOOR
OP	OPERABLE PART ON
OPNG	OPENING
OPT	OPTIONAL
OTD	OVERFLOW ROOF DRAIN
OTG	OTHERWISE
OTH	OTHER
OVD	OVERHEAD STRUND BOARD
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PAD	PAPERSPIN
PAINT	PAINT
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PH	PHOTOLUMINESCENT
PLCY	PARTIALLY
PL	PROPERTY LINE
PL GL	PLATE GLASS
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PSF	POUNDS PER LINEAR FOOT
PLWD	PLYWOOD
PNL	PANEL
POLY	POLYETHYLENE
PORC	PORCELAIN
PK	PARK
PRCST	PRECAST
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRELIM	PRELIMINARY
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PT CONC	POST TENSIONED CONCRETE
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PTHTR	PERIMETER HEATER
PVC	POLYVINYL CHLORIDE (PLASTIC)
PVMT	PAVEMENT
PWR	POWER
QA	QUALITY ASSURANCE
QC	QUALITY CONTROL
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
QTZ	QUARTZ
QUAL	QUALITY

ABBREVIATIONS

R	RISER
RAW	RUBBER
RC	RESILIENT CHANNEL
RCP	REFLECTED CEILING PLAN
RCPTN	RECEPTION
RD	ROOF DRAIN
RIGI INS	RIGID INSULATION
REINF	REINFORCING STEEL BARS
REC	RECESS, RECESSED
REF	REFRIGERATOR
REFL	REFLECT
REINF	REINFORCE
REQD	REQUIRED
REQT	REQUIREMENTS
RET	RETAINING
REV	REVISION
RFI	REQUEST FOR INFORMATION
RFP	REQUEST FOR PROPOSAL
RH	REVERSE HANDED
RM	ROOM
RO	ROUGH OPENING
RTN	RIGHT OF WAY
RS	ROUGH SHAFT
RTU	ROOF TOP UNIT
S	SOUTH
SAS	SURFACE FOUR SIDES
SAT	SATIN
SAW	SAWN
SAW	SAWTHAY
SCHD	SCHEDULE
SCHEM	SCHEMATIC
SD	SOFFITS
SDRS	SIDERS
SCND	SOLID CORE WOOD DOOR
SD	SMOKE DETECTOR
SECT	SECTION
SF	SQUARE FOOT (FEET)
SFWD	SOFTWOOD
SHLDR	SHOULDER
SHT	SHEET
SHT MTL FLASH	SHEET METAL FLASHING
SHTHG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SIM	SEALANT
SKL	SKYLIGHT
SLC	SOLICITATION
SP	SPRINKLER FOR FIRE
SPLR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
SSP	SAFETY SPECIFICATIONS
SSS	STAINLESS STEEL
SSURF	SOLID SURFACE
ST	STAIN
STAG	STAGGERED
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRBWR	STROBE / HORN
STRUCT	STRUCTURAL
STRUCT STL	STRUCTURAL STEEL
SUB	SUBURBAN
SUBST	SUBSTRATE
SUPLR	SUPERVISOR
SUPP	SUPPORTS
SURF	SURFACE
SUSP	SUSPENDED
SUSP GLG	SUSPENDED CEILING
SV	STEEL VAN
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
TAS	TOUNGE AND SPEDDY
T&G	TONG AND GROOVED
TJ	TOP JOY
TB	THROUGH BOLT
TBD	TO BE DETERMINED
TC	TELEPHONE
TOUP	TEXTURED
TF	TOP OF FINISH FLOOR
THPLN	THERMOPLASTIC
THR	THRESHOLD
THRS	THRESHOLD
THRU	THROUGH
TEMPD GL	TEMPERED GLASS
TFC	FABRIC OF CONTRACT
TOPO	TOPOGRAPHY
TP	TOILET PARTITION
TRANS	TRANSITION STRIP
TRBD	TRIBOARD
TS	TUBE STEEL
TL	TELEPHONE
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISHED
UNP GL	UNFRAMED
UNO	UNLESS NOTED OTHERWISE
UF	URINAL
UTIL	UTILITY
UV	UNIT
UVF	UNIFIED
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VESTIB	VESTIBULE
VIF	VIBRATED FIBERGLASS ACOUSTICAL TILE
VIF	VARIABLE FREQUENCY DRIVE
VF	VERIFY IN FIELD
VIF	VERIFY
VOC	VOLATILE ORGANIC COMPOUND
VR	VENTILATOR REMOVER
VTR	VERTICAL
VWC	VINYL WALL COVERING
W	WEST, WIDTH
W/	WITH
W/O	WITHOUT
WB	WALL BASE
WC	WATER CLOSET
WD	WOOD
WF	WOOD FLOOR
WDW	WINDOW
WF	WIDE FLANGE
WH	WATER HEATER
WPC	WALK OF CAREFUL
WRB	WEATHER RESISTANT BARRIER
WT	WEIGHT
X BRACE	CROSS BRACE
XPS	EXTRUDED POLYSTYRENE BOARD
YD	YARD

GENERAL DRAWING SYMBOLS



NOTE
ALL DRAWINGS ARE TO BE USED FOR THIS PROJECT ONLY

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ISSUED FOR	DATE
PERMITTING, BIDDING & CONSTRUCTION	10-01-21

REVISIONS	DATE

CITY OF REEDSBURG

REEDSBURG SOUTH SCHOOL RESTROOM RENOVATION

DRAWN BY: B. ANGEL
DESIGNED BY: D. CAMERON
DATE: 10-01-2021
JOB NUMBER: 21-055

ARCHITECTURAL

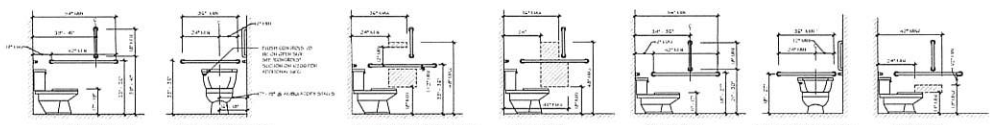
SHEET NAME: ARCHITECTURAL ABBREVIATIONS & SYMBOLS

SHEET NUMBER: **G001**

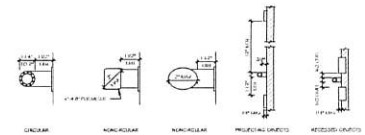
ACCESSIBLE ROUTE:	
CHANGES IN LEVEL	1 1/2" TO 1/4" - REQUIRES NO EDGE TREATMENT. OVER 1/4" EDGE TREATMENT UP TO 1/2" - EDGE SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. GREATER THAN 1/2" - EDGES SHALL BE RAMPED
SLOPE	1 THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48
OPENINGS	1 OPENINGS IN THE FLOOR SURFACES SHALL BE OF A SIZE THAT DOES NOT PERMIT THE PASSAGE OF A 1/2" INCH SPHERICAL OBJECT. AS ALLOWED FOR ELEVATORS, LIFTS, AND TRACK CROSSINGS. ELONGATED OPENINGS SHALL BE SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL
FLOOR SURFACES	1 SHALL BE FIRM, STABLE AND SLIP RESISTANT
DETECTABLE WARNINGS	1 AT RAISED CURB TOPS: THE EDGES OF THE REFLECTING TOPS NOT PROTECTED BY RAILINGS, WALLS, OR CURBS SHALL HAVE DETECTABLE WARNINGS. 24" WIDE 2 ON THE WALKING SURFACE AT PLATFORM EDGES: THE EDGES OF ELEVATED PLATFORM EDGES NOT PROTECTED BY RAILINGS, WALLS, OR CURBS SHALL HAVE DETECTABLE WARNINGS. 24" WIDE
CARPET	1 IF CARPET IS USED, IT SHALL HAVE THE FOLLOWING FEATURES: A SHALL BE SECURELY ATTACHED B A FIRM CUSHION, PAD, OR BACKING, OR NONE C A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE FEATURE D MAXIMUM PILE THICKNESS: 1/2" E EXPOSED EDGES FASTENED TO FLOOR SURFACES. MIN CARPET EDGE TRIM

SIGNAGE:	
SIGNS	1 ELEMENTS AND SPACES OF ACCESS ALL FACILITIES MUST BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ARE A ACCESSIBLE EMERGENCY EXIT AND PATHWAY B ACCESSIBLE AREAS OF REFUGE C ACCESSIBLE ROOMS WHERE ALL ENTIRE SINGLE-USE TOILET OR BATHING ROOMS ARE LOCATED AT A SINGLE LOCATION D ACCESSIBLE ENTRANCES. WHERE NOT ALL ENTRANCES ARE ACCESSIBLE E ACCESSIBLE CHECK-OUT AISLES WHERE NOT ALL AISLES ARE ACCESSIBLE. THE SIGN WHERE PROVIDED SHALL BE ABOVE THE CHECK-OUT AISLE IN THE SAME LOCATION AS THE CHECK-OUT AISLE NUMBER OR TYPE OF CHECK-OUT IDENTIFICATION F FAMILY OR ASSISTED USE TOILET AND BATHING ROOMS G ACCESSIBLE DRESSING, FITTING, AND LOCKER ROOMS. WHERE NOT ALL SUCH ROOMS ARE ACCESSIBLE H PARKING SPACES
DIRECTIONAL SIGNAGE	1 SIGNS WHICH PROVIDE DIRECTION TO, OR INFORMATION ABOUT FUNCTIONAL SPACES OF THE BUILDING, ON RAISED THE ROUTE TO THE NEAREST ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT ALL OF THE LOCATIONS SELECTED. IN PARTS (A TO E) THESE DIRECTIONAL SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. A INACCESSIBLE BUILDING ENTRANCES B INACCESSIBLE PUBLIC TOILET AND BATHING FACILITIES C ELEVATORS NOT SERVING AN ACCESSIBLE ROUTE D AT EACH SEPARATE SEX TOILET AND BATHING ROOM INDICATING THE LOCATION OF THE NEAREST FAMILY OR ASSISTED USE TOILET OR BATHING ROOM VISUAL E AT ELEVATORS, LIFTS SERVING REQUIRED ACCESSIBLE SPACES BUT NOT PROVIDING AN ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, AND WITHIN AREAS OF REFUGE 2 SIGNS SHALL COMPLY WITH THE REQUIREMENTS LISTED IN THE ANSI AND ADA FOR: A LOCATION INFORMATION B CHARACTER HEIGHT C FINISH AND CONTRAST
OTHER SIGNS	1 SIGNAGE PROVIDING DIRECTIONAL INFORMATION, INFORMATION ABOUT FUNCTIONAL SPACES, DESIGNATING ALPHANUMERIC ROOMS OR SPACES, OR SIGNAGE INDICATING SPECIAL ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AS FOLLOWS: A IN ASSEMBLY AREAS REQUIRED TO PROVIDE ASSISTIVE LISTENING SYSTEMS, A SIGN NOTIFYING THE GENERAL PUBLIC OF THE AVAILABILITY OF ACCESSIBLE LISTENING SYSTEMS SHALL BE PROVIDED AT TICKET OFFICES OR SIMILAR LOCATIONS B AT EACH DOOR TO AN EXIT STAIRWAY. SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IBC C AT AREAS OF REFUGE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IBC D AT AREAS FOR ASSISTED RESCUE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2 SIGNS SHALL COMPLY WITH THE REQUIREMENTS LISTED IN THE ANSI AND ADA FOR: A RAISED AND BRAILLED CHARACTERS AND PICTOGRAMS B FINISH AND CONTRAST C MOUNTING LOCATION AND HEIGHT

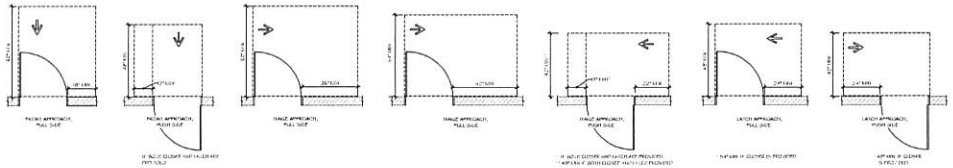
DOORS:	
CLEAR WIDTHS	1 DOORWAYS SHALL HAVE A CLEAR OPENING OF 32 INCHES MINIMUM. CLEAR OPENING OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES 2 OPENINGS MORE THAN 24 INCHES DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES MINIMUM 3 THERE SHALL BE NO PROJECTIONS INTO THE CLEAR OPENING WIDTH LOWER THAN 34 INCHES ABOVE THE FLOOR OR GROUND 4 PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FLOOR OR GROUND ARE PERMITTED BUT SHALL NOT EXCEED 4 INCHES A FLOOR CLOSERS AND STOPS ALLOWED TO BE 34" INCHES AFF 5 AT DOUBLE LEAF DOORS AT LEAST ONE DOOR LEAF MUST MEET THESE REQUIREMENTS
THRESHOLDS AT DOORWAYS	1 MAXIMUM THRESHOLD HEIGHT: 1/2" 2 RAISED THRESHOLDS AND FLOOR LEVEL CHANGES SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2
AUTOMATIC DOORS	1 CLEAR WIDTH OPENING THRESHOLD SHALL PROVIDE A CLEAR WIDTH OPENING OF 32 INCHES IN POWER-ON AND POWER-OFF MODE. THE MINIMUM CLEAR WIDTH FOR AUTOMATIC DOOR SYSTEMS SHALL BE BASED ON THE CLEAR OPENING PROVIDED IN ALL LEAVES IN THE OPEN POSITION 2 SIGNS LABELS AND WARNINGS FOR AUTOMATIC DOORS SHALL COMPLY WITH ANSI REQUIREMENTS 3 CONTROL SWITCHES SHALL BE WITHIN THE REACH RANGES OF AN ACCESSIBLE ROUTE 4 FULL POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10. LOW ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19
DOOR HARDWARE	1 HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE 2 WHEN SWING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES 3 HARDWARE REQUIRED FOR PASSAGE SHALL BE MOUNTED FROM 34"-48" ABOVE FINISHED FLOOR LOCATION: DOORS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED IN ANY LOCATION
DOOR CLOSERS	1 IF A DOOR HAS A CLOSER, THE CLOSER SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM 2 SWING PANELS DOOR SWING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM
DOOR OPENING FORCE	1 THE MINIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS: A FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY APPROPRIATE ADMINISTRATIVE AUTHORITY B OTHER DOORS: 1 INTERIOR HINGED DOORS: 5 POUNDS 2 SLIDING OR FOLDING DOORS: 5 POUNDS 2 THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCHES, BOLTS, OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION



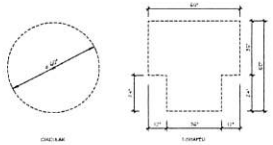
1 GRAB BAR & DISPENSER LOCATIONS @ WATER CLOSET



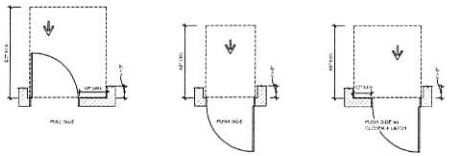
2 GRAB BAR



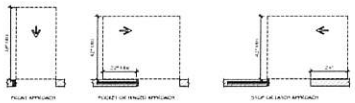
3 MANEUVERING CLEARANCE AT DOORWAYS



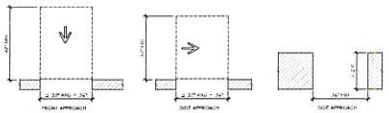
4 TURNING SPACE



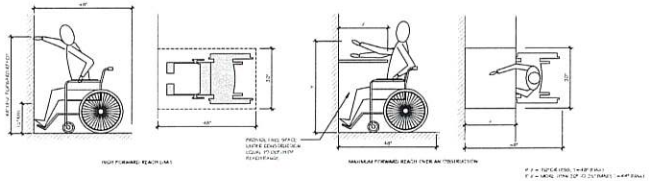
5 MANEUVERING CLEARANCE AT RECESSED DOORWAYS



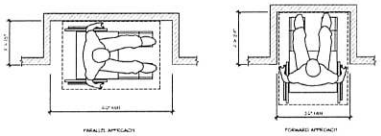
6 MANEUVERING CLEARANCE AT DOORWAYS



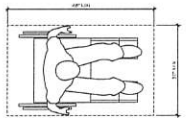
7 MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS



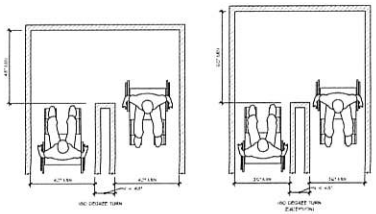
8 FORWARD REACH LIMITS



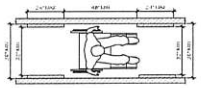
9 MANEUVERING CLEARANCE IN AN ALCOVE



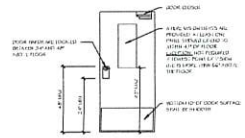
10 CLEAR FLOOR SPACE



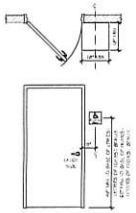
11 CLEAR WIDTH AT 180 DEG TURN



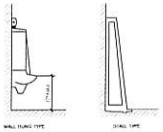
12 CLEAR WIDTH OF AN ACCESSIBLE ROUTE



13 ACCESSIBLE DOORS



14 TACTILE ROOM SIGNAGE ON WALLS AND DOORS



15 HEIGHT OF URINALS

ADCI
experience | architecture | design

ARCHITECTURAL DESIGN CONSULTANTS, INC.
30 Ammunition Drive Portland, ME 04101
Main Office: 207.774.0012
Phone: 603.254.6081 | Fax: 603.254.6101

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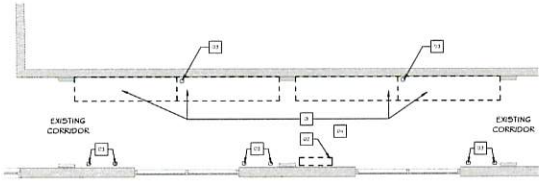
ISSUED FOR DATE

REVISIONS DATE

CITY OF REEDSBURG

REEDSBURG SOUTH SCHOOL RESTROOM RENOVATION

DRAWN BY
B. ANSEL
DESIGNED BY
D. CAMERON
DATE
10-01-2021
PROJECT NUMBER
21-055
PROJECT PHASE
ARCHITECTURAL
SHEET NAME
BARRIER FREE DESIGN NOTES & DETAILS
SHEET NUMBER
G200



1 EXPANDED DEMO FLOOR PLAN

DEMOLITION NOTE LEGEND	
SQUARE	
D1	EXPOSED WOOD SHELVING TO BE REMOVED
D2	ENDPLATE TO BE REMOVED
D3	ENDPLATE HEAT PIPE TO BE REMOVED
D4	SURFACE CONDUIT AND ELECTRICAL CIRCUITS TO BE REMOVED - SEE DESIGN BUILD ELECTRICAL DRAWINGS FOR NEW TERMINATIONS

GENERAL DEMOLITION NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION
2. CONTRACTOR SHALL NOTIFY OWNER PRIOR TO DEMOLITION OF EXISTING EQUIPMENT, ALL FIELD SCHEDULE DEMOLITION TO OCCUR AT OWNER'S DISCRETION
3. ALL DEMOLITION WORK SHALL BE PERFORMED DURING NON-SCHOOL HOURS
4. ALL DEMOLITION WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION
5. ALL DEMOLITION WORK SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DUST, NOISE AND DISTURBANCE TO ADJACENT AREAS
6. ALL DEMOLITION WORK SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DAMAGE TO ADJACENT STRUCTURES, FINISHES AND EQUIPMENT
7. ALL DEMOLITION WORK SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DISRUPTION TO ADJACENT AREAS AND OCCUPANTS
8. ALL DEMOLITION WORK SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DAMAGE TO ADJACENT STRUCTURES, FINISHES AND EQUIPMENT
9. ALL DEMOLITION WORK SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DAMAGE TO ADJACENT STRUCTURES, FINISHES AND EQUIPMENT

GENERAL NOTES:

1. GENERAL
   - ALL DIMENSIONS SHOWN ARE TO BE ELECTRICAL FRAMING FROM EDGE OF STUDS AND TO BE VERIFIED
   - MINIMUM WIDTH OF FIXTURE FOR FLUSH MOUNTED ACCESSORIES AND FIXTURES, SUCH AS SOAP DISPENSER, ELECTRICAL OUTLETS, PROVIDED A 1-1/2 MINIMUM DIMENSION FROM STUD TO EDGE OF FIXTURE, WILL BE ACCEPTABLE
   - CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS REQUIRED FOR DOORS, FRAMING FOR SPACE, LIGHT FIXTURES, ETC. PRIOR TO ORDERING
2. ELECTRICAL REQUIREMENTS
   - ALL ELECTRICAL WORK MUST BE DONE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE WASHINGTON BUILDING CODE, WASHINGTON ELECTRICAL CODE, WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, AND ANY OTHER APPLICABLE CODES, STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION
   - SEE DESIGN BUILD PLAN PREPARATION AND SUBMITTAL FOR SCHEDULE APPROVAL BY GOVERNING AUTHORITY PRIOR TO INSTALLATION OF THE ELECTRICAL DRAWINGS
3. HVAC REQUIREMENTS
   - ALL ELECTRICAL WORK MUST BE DONE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE WASHINGTON BUILDING CODE, WASHINGTON ELECTRICAL CODE, WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, AND ANY OTHER APPLICABLE CODES, STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION
   - SEE DESIGN BUILD PLAN PREPARATION AND SUBMITTAL FOR SCHEDULE APPROVAL BY GOVERNING AUTHORITY PRIOR TO INSTALLATION OF THE ELECTRICAL DRAWINGS
4. PLUMBING REQUIREMENTS
   - ALL ELECTRICAL WORK MUST BE DONE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE WASHINGTON BUILDING CODE, WASHINGTON ELECTRICAL CODE, WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE, AND ANY OTHER APPLICABLE CODES, STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION
   - SEE DESIGN BUILD PLAN PREPARATION AND SUBMITTAL FOR SCHEDULE APPROVAL BY GOVERNING AUTHORITY PRIOR TO INSTALLATION OF THE ELECTRICAL DRAWINGS

DOOR & FRAME SCHEDULE

NO	SIZE W	SIZE HT	SIZE THK	DOOR ELEV	DOOR MATL	FRAME ELEV	FRAME MATL	GENERAL GLZ	GENERAL FIRE RATING	GENERAL SET NO	FINISH DOOR	FINISH FRAME	DETAILS HEAD	DETAILS JAMB	DETAILS THRESHOLD	NOTES
100P	3'-0"	7'-0"	2"	FM	HM	F1	PM	—	—	1	P1	P1	SH01	JA101		
104A	3'-0"	7'-0"	2"	FM	HM	F1	PM	—	—	1	P1	P1	SH01	JA101		

DOOR SCHEDULE NOTES:

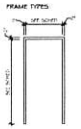
1. UNDERCUT DOOR 1"

HARDWARE SETS:

1. 1 1/2 PAIR HINGES, PASSAGE LOCKSET WITH OCCUPANCY INDICATOR (LEVER HANDLE), WALL BUMPER, SHIM/GRID

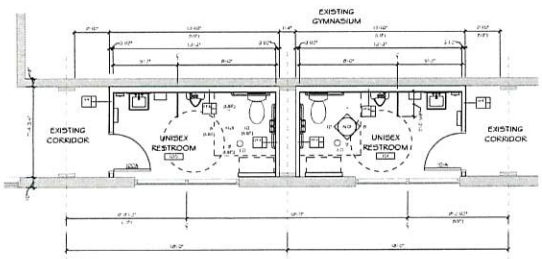
DOOR TYPES

FRAME TYPES



LEGEND:

- EXISTING WALL TO REMAIN
- WALL TO BE REMOVED
- NEW WALL

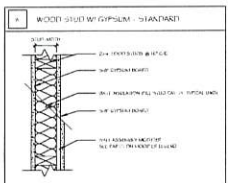


2 EXPANDED FLOOR PLAN

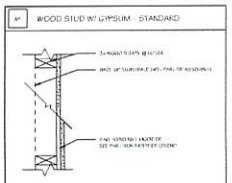
WALL ASSEMBLIES:

GENERAL NOTES

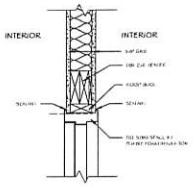
A. REMOVE ALL BACKER BOARD AT ALL AREAS TO RECEIVE CERAMIC TILE
B. REMOVE ALL EXISTING GYPSUM WALLBOARD IN ALL RESTROOMS
C. SOUND BATT INSULATION TO MATCH WALL THICKNESS UNLESS NOTED OTHERWISE
D. ALL WALLS TO BE FULL HEIGHT UNLESS NOTED OTHERWISE ON RFP PLANS, SECTIONS AND DETAILS



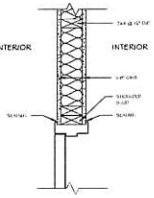
WALL TAG	STUD WIDTH	ASSEMBLY WIDTH	NOTES
W4	3 5/8"	4 7/8" + MODIFIER	



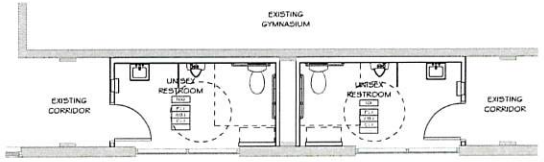
WALL TAG	STUD WIDTH	ASSEMBLY WIDTH	NOTES
W1A	3 5/8"	4 1/8" + MODIFIER	
W1B	3 5/8"	4 1/8" + MODIFIER	



3 DOOR HEAD DETAIL



4 DOOR JAMB DETAIL



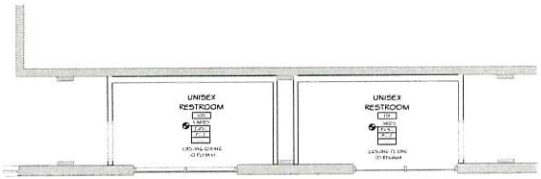
5 EXPANDED FINISH PLAN

GENERAL FINISH NOTES:

A. GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION
B. SWAP TO RECEIVE LIGHT ORANGE PEEL TEXTURE

INTERIOR FINISH LEGEND

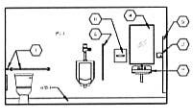
ROOM NAME



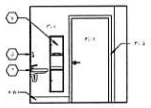
6 EXPANDED REFLECTED CEILING PLAN

RCP LEGEND

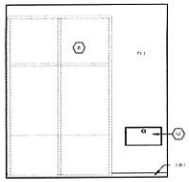
ROOM NAME



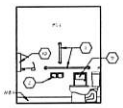
7 UNISEX RR 101



8 UNISEX RR 101



9 UNISEX RR 101



10 UNISEX RR 101

INTERIOR ELEVATION NOTES

HEXAGON	A	B	C	DESCRIPTION
1				GRAB BARS PER CODE
2				TOILET PAPER DISPENSER
3				SURFACE MOUNTED SOAP DISPENSER
4				STAINLESS FRAMED MIRROR
5				SURFACE MOUNTED PAPER TOWEL DISPENSER W/ TRASH RECEPTACLE
6				SIGNAGE PER CODE
7				WALL MOUNTED HOOK - See MFR DESIGN BUILD PLANS
8				SANITARY EQUIPMENT ASSEMBLY
9				SANITARY NAPKIN DISPOSAL
10				SURFACE MOUNTED DIAPER CHANGING STATION
11				ELECTRIC PANEL - TBD

NOTES:

1. GENERAL CONTRACTOR TO PROVIDE BLOCKING FOR ALL ACCESSORIES, FIXTURES & OWNER FURNISHED ITEM AS REQUIRED
2. SEE DETAILED FREE SHEETS 6/200-6/204 FOR ADDITIONAL INFORMATION
3. SEE SHEET A101 FOR INTERIOR FINISH MATERIALS LIST

INTERIOR FINISH MATERIAL LIST

LABEL	MFR / SUPPLIER	STYLE	COLOR	SIZE	NOTES
CERAMIC TILE					
CT-1	VARGAS TILE	DIRECTIONAL	CLASSIC	12"x24"	INSTALL RUNNING BOND, USE WITH GROUT 1
GROUT					
GROUT-1	TEC	-	PEARL BLISS		
PAINT					
PT-1	SHERWIN WILLIAMS	-	SW 7518 BEACH HOUSE		
PT-2	SHERWIN WILLIAMS	-	SW 7002 DOVER		
PT-3	SHERWIN WILLIAMS	-	SW 7525 RICE BRANCH		
VINYL BASE					
VB-1	VARGAS TILE	DIRECTIONAL	DEJAVU #120	4"x24" BULLNOSE	USE WITH GROUT 1

RCP LEGEND

ROOM NAME

ADCI
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ISSUED FOR DATE

REVISIONS DATE

CITY OF REEDSBURG

REEDSBURG SOUTH SCHOOL RESTROOM RENOVATION

DRAWN BY: B. ANSEL
REVIEWED BY: D. CAMERON
DATE: 10-01-2021
JOB NUMBER: 21-055

ARCHITECTURAL

SHEET NAME: FLOOR PLAN, REFLECTED CLG PLAN, FINISH PLAN, INT ELEVATION & SCHEDULES

SHEET NUMBER: A101

DIVISION 01 - GENERAL REQUIREMENTS

[illegible]

	PRODUCT DATA	SHOP DRAWINGS	SAMPLES	WARRANTY
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

DIVISION 02 - EXISTING CONDITIONS

[illegible]

DIVISION 03 - CONCRETE

[illegible]

DIVISION 06 - WOOD, PLASTICS AND COMPOSITES

[illegible]

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

[illegible]

DIVISION 08 - OPENINGS

[illegible]

DIVISION 10 - SPECIALTIES

[illegible]

END OF SPECIFICATIONS

experience | architecture | design
ARCHITECTURAL DESIGN CONSULTANTS, INC.
[illegible]

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ISSUED FOR | DATE

REVISIONS | DATE

CITY OF REEDSBURG

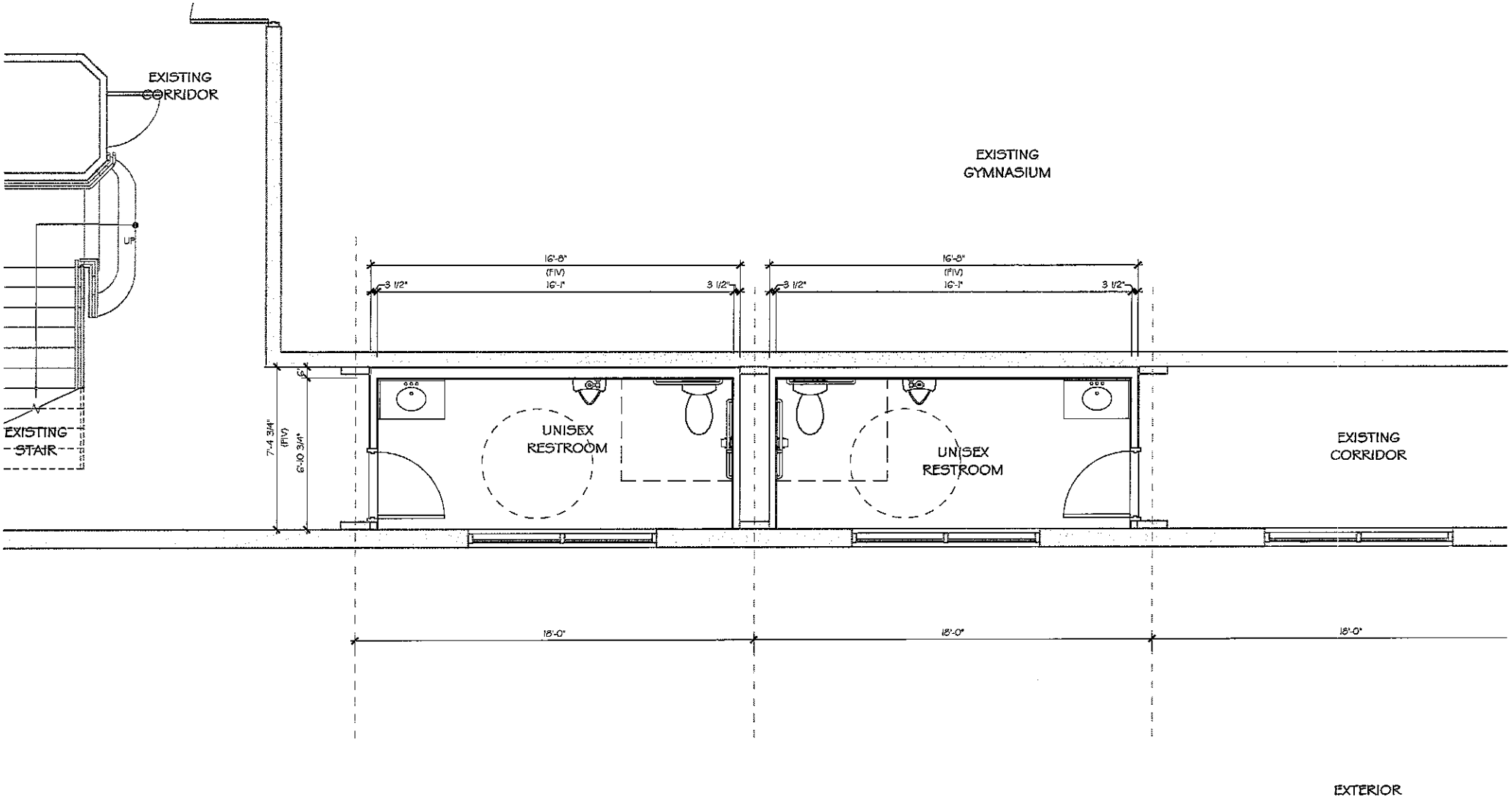
REEDSBURG SOUTH
SCHOOL RESTROOM
RENOVATION

B. ANSEL
D. CAMERON
10-01-2021
21-055

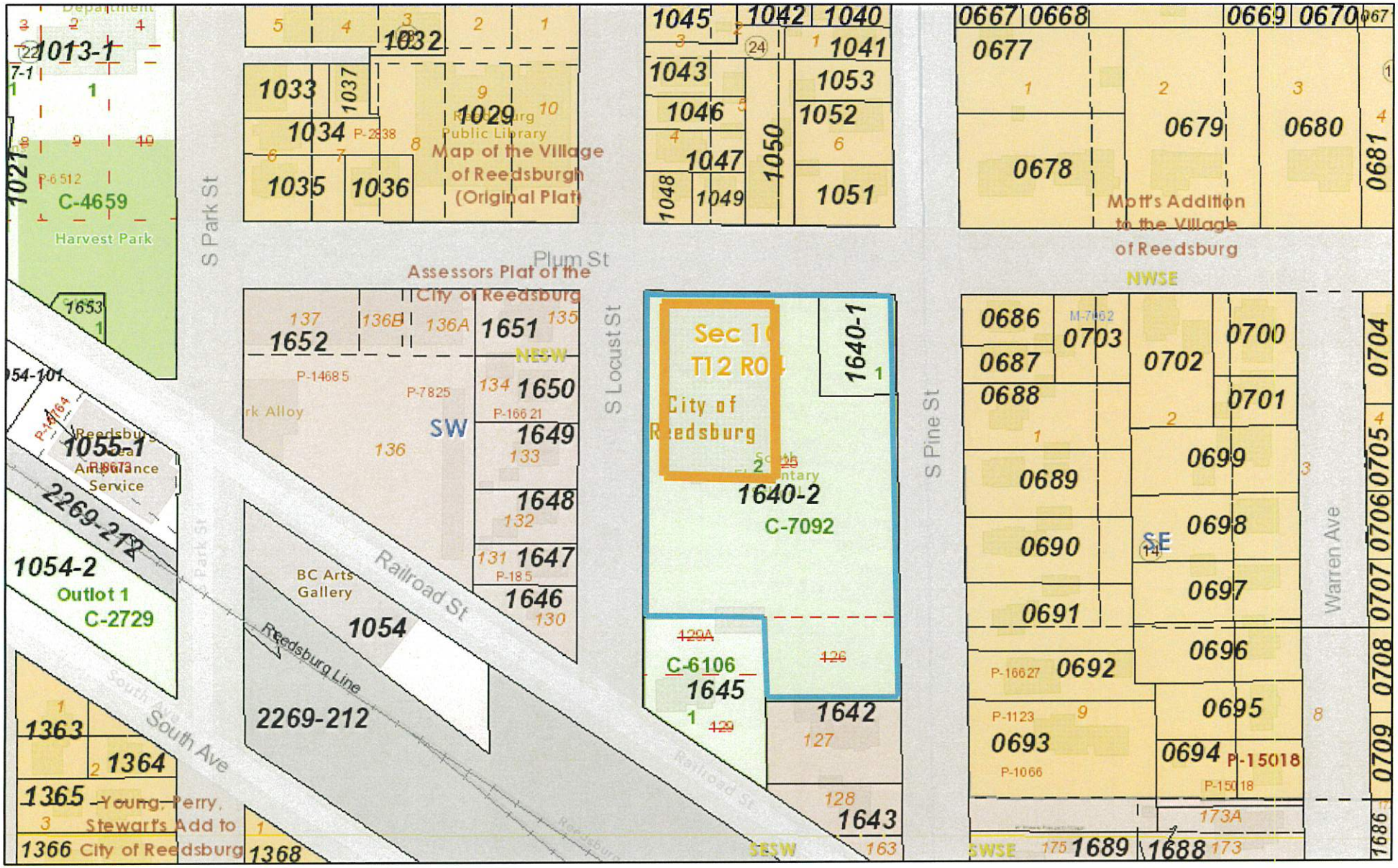
ARCHITECTURAL

SPECIFICATIONS

A102


EXISTING CORRIDOR
UP
EXISTING STAIR
EXISTING GYMNASIUM
16'-8"
(FIV)
16'-1"
3 1/2"
3 1/2"
16'-8"
(FIV)
16'-1"
3 1/2"
3 1/2"
6"
7'-4 3/4"
(FIV)
6'-10 3/4"
UNISEX RESTROOM
UNISEX RESTROOM
EXISTING CORRIDOR
18'-0"
18'-0"
18'-0"
EXTERIOR

Sauk County Wisconsin



4/12/2022, 1:53:47 PM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Lines
- Override 1
- Override 2

Control Corners
- Center of Section Corner
- Meander Corner
- Other

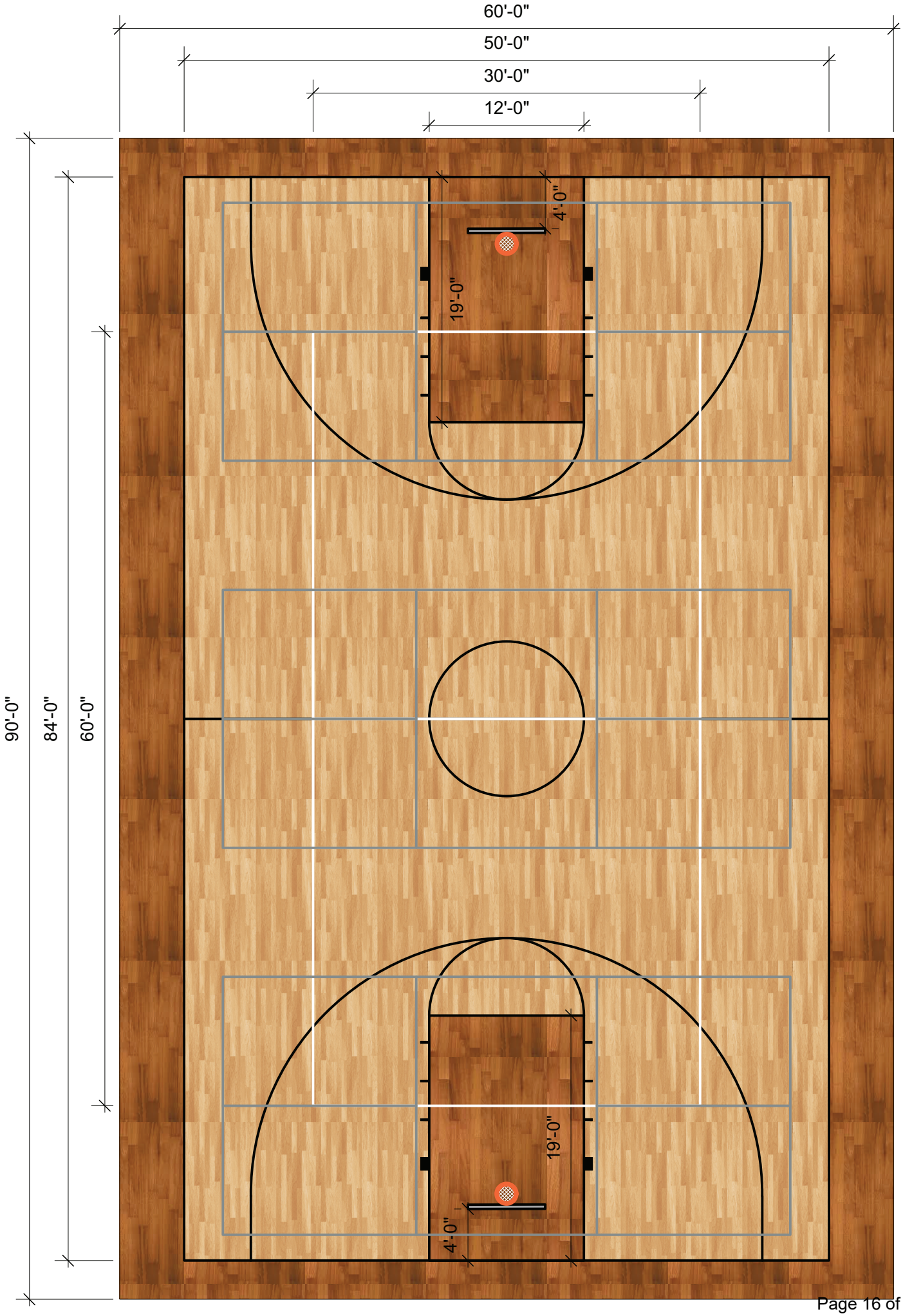
- Quarter Corner
- Section Corner
- Township Corner

- Municipal Boundaries
- PLSS Fractional Lots
- PLSS 1/4 1/4 Section

- PLSS 1/4 Section
- PLSS Section Line
- Survey Boundary
- CSM

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sauk County Land Information/

Land Information\GIS
2021


60'-0"
50'-0"
30'-0"
12'-0"
90'-0"
84'-0"
60'-0"
4'-0"
19'-0"
19'-0"
4'-0"

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Reedsburg Common Council will be meeting on July 25, 2022 at 6:00pm for the purpose of a public hearing and Council action to discuss the renovation of the South School Gymnasium as a Community Center to be partially funded by a USDA grant. Residents are encouraged to attend for comment/input.

ORDINANCE NO. 1943-22
(Zoning Change – S2255 County Road H; Parcel 042-0823-30000 & 042-0823-31000)

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

SECTION I: PURPOSE.

These parcels are proposed for R-2 Residential zoning at the request of the Town of Winfield as they will be developed as 1- or 2-family residential rather than multi-family.

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 042-0823-30000 & 042-0823-31000 – S2255 County Road H, Town of Winfield, Wisconsin, are hereby zoned R-2 Residential.

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 25th day of July 2022.

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

1st Reading at Council:	June 27, 2022
Public Hearing Noticed:	July 7 & July 14, 2022
2nd Reading at Council/Public Hearing:	July 25, 2022
Published, Enactment Date:	August 4, 2022

Staff Report

DATE: 5/24/2022

APPLICANT: Michael & Sheila Masica.

LOCATION: S2255 County Hwy H; Parcel #s 042-0823-30000 & 042-0823-31000

ZONING: R-3 Residential

PROPOSED LAND USE REQUEST: Rezone

DESCRIPTION: Consider rezone from R-3 Residential to R-2 Residential

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North- Agricultural
- West- Agricultural
- South- Agricultural
- East- Agricultural

TOPOGRAPHY: Slopes down to south
STREET R.O.W./TRAFFIC/ACCESS: CTH H – 66' ROW
ENVIRONMENTAL HAZARDS/CONDITIONS: None known
COMPREHENSIVE PLAN DESIGNATION: pending Low Density Residential

Exhibit List

A. City of Reedsburg Comprehensive Plan
B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. Tuesday, May 24, 2022, RADC Agenda
D. Land Use Change Application
E. Staff Report
F. Request for Review
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: Michael + Sheila Masica

ADDRESS: S2255 County Hwy H **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608 469 2750 **FAX:** _____

E- MAIL: mdmasica@hotmail

PROPERTY OWNER: (if different from Applicant) - Same -

LOCATION: S 2255 County Hwy H **PARCEL #:** 042 0823-30000-31000

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:** R-3 **To:** R-2 **TID #** _____
- ☐ **Site Plan Review:** (See "B" on back page) _____
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____

  For *VARIANCE* requests, also answer "C" on back page.
- ☐ **Other or Annexation:** _____

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

1-12-2021 — **Applicant Signature / Date**

1-12-2021 — **Owner Signature / Date**

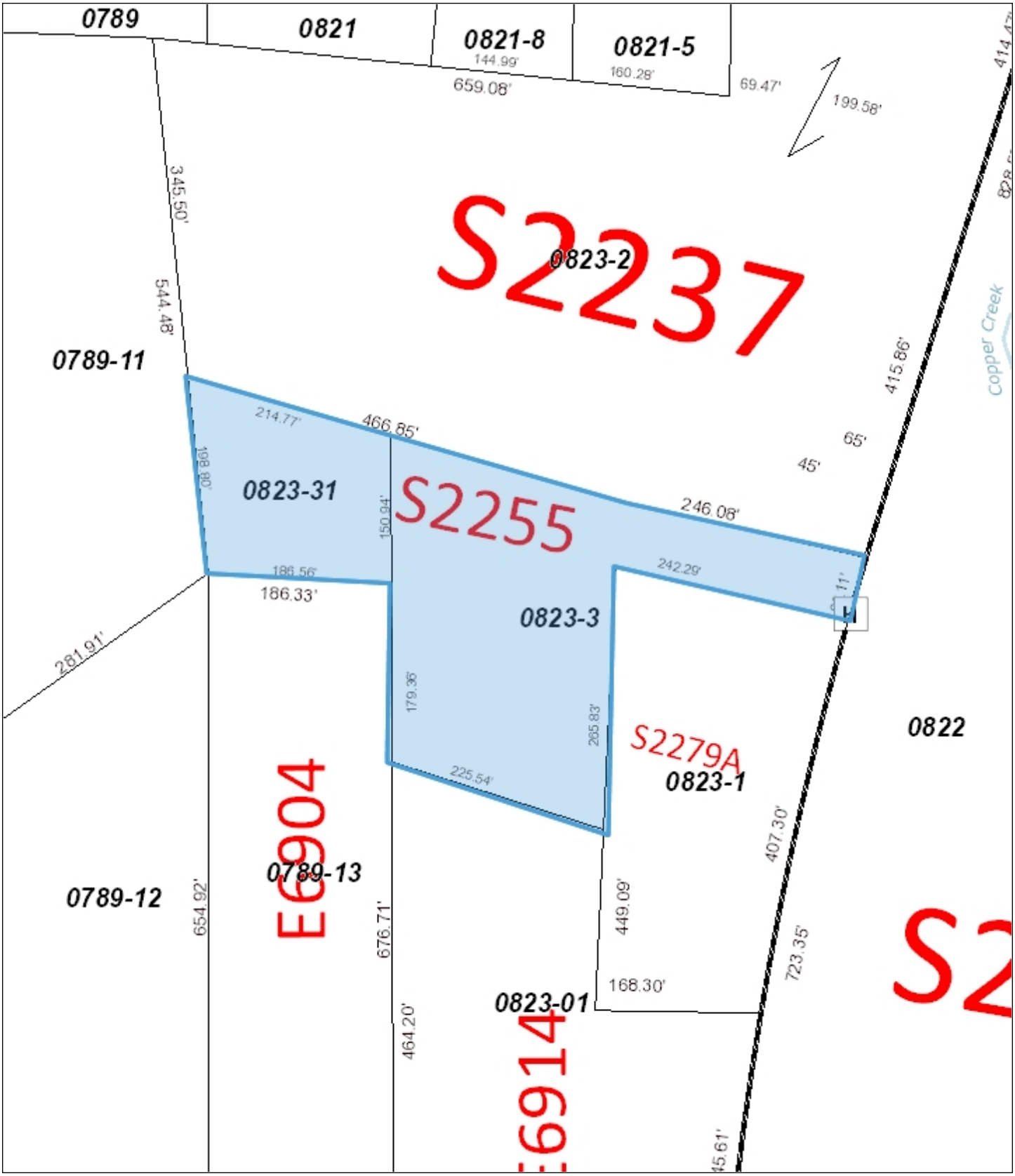
Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting.

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

Cond Use Permit $200	_____
Cond Use-Agriculture $400	_____
Variance $125	_____
Rezoning $200	_____
C.S.M. $175	_____
Subdivision Plat $610	_____
- w/ Stormwater Plan $100	_____
Site Plan Review $175	_____
Annexation $200	_____
Plan Amend $200	_____
Date Paid	_____
Receipt #	_____



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: 2/11/2022

City of Reedsburg GIS

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SCALE: 1" = 139 '

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

Print Date: 2/11/2022

Lease Agreement
(City of Reedsburg / Boys & Girls Club of Reedsburg)

This lease Agreement (Lease) is entered into on May 1, 2022, by and between The City of Reedsburg (Landlord / City) and Boys & Girls Club of Reedsburg (Tenant). City is the owner of the building and improvements located at **300 Vine Street, Reedsburg**, **WI**. The parties agree as follows:

1) Leased Premises.

   a) The leased premises are a former retail hardware store; a freestanding 10,000 square foot structure built in 1967 and parking area.

   b) The leased premises shall be used by Tenant, a non-profit entity, as the site for an area youth organization which will provide character and leadership programs, health and life skills training, education and career programs, art programs and sports, fitness and recreation activities.

   c) Access shall be from the adjacent streets: South Park and Vine.

   d) On-site signage, if any, shall comply with the Reedsburg Code.

2) Term.

   a) The term of this lease shall be for five (5) years, beginning May 1 2022 except that Landlord may terminate the lease at any time it determines, in its sole discretion, that the leased premises are needed for City Purposes. Notice of such termination shall be given in writing least ninety (90) days prior to the termination.

   b) Tenant shall have the option to extend the lease term for on (1) year upon terms to be negotiated by the parties.

   c) At termination, Tenant shall timely surrender occupancy and possession of the Leased Premises and promptly remove all personal property, fixtures, equipment and vehicles.

   d) Tenant may terminate this lease at any time for any reason upon Ninety (90) days written notice to the City.

3) Rent.

   a) Tenant will not pay monthly rent.

   b) Tenant shall pay Landlord a “Security Deposit” in the amount of Zero ($0) Dollars.

4) Sublease and Assignment

a) Tenant may sublet areas of the leased premises not needed for its programs or purposes; provided that, Landlord consents in writing to such sublease which consent may include modification of the terms of this lease.

b) This lease may not be assigned by Tenant without the City's consent in writing.

5) Utilities. The following utilities services are available at the leased premises: electric, water, sanitary sewer and natural gas. Landlord shall pay all utility costs and charges; and, Tenant shall reimburse Landlord 75% of utility costs and charges paid by Landlord. Each June during the lease term the City and Tenant will review actual utility charges and costs and adjust Tenant's reimbursement to reflect the actual seventy-five percent (75%) share.

6) Property Conditions

a) The City and Tenant understand the property is a former retail store and will need to be modified for Tenant's intended uses. Except as provided in subparagraph (b) Tenant shall be responsible for the costs and state approval of any non-structural building modifications and leasehold improvements.

b) Modifications must be approved in writing by the City.

7) Repair and maintenance. Tenant shall be responsible for the costs of routine maintenance, repair and cleaning of the leased premises except the City shall repair and maintain the parking area including snow removal. The costs of major repairs to the structure or mechanical systems will be subject to negotiation between parties on a case by case basis.

8) Insurance.

a) Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amount as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located on the Leased Premises.

b) Tenant shall cover or insure under the applicable labor laws relating to worker's compensation insurance, all of their employees in accordance with the law in the State of Wisconsin. Tenant shall provide statutory coverage for work related injuries and employer's liability insurance with limits of $1,000,000 each accident, $1,000,000 disease policy limit, and $1,000,000 disease each employee.

c) Tenant shall provide and maintain the following commercial general liability and automobile liability insurance:

Coverage-Coverage for commercial general liability and automobile liability insurance shall be at least as board as the following:

1) Insurance Services Office (ISO) Commercial General Liability Coverage (Occurrence Form CG 0001)

2) Insurance Services Office (ISO) Business Auto Coverage (Form CA 0001), covering symbol 1 (any vehicle)

Limits-Tenant shall maintain no less than the following:

1) General Liability – One million Dollars ($1,000,000) per occurrence ($2,000,000 general aggregate if applicable) for bodily injury, personal injury and property damage.

2) Automobile Liability – One million dollars ($1,000,000) for bodily injury and property damage per occurrence limit covering all vehicles to be used in relationship to the Agreement.

3) Umbrella Liability – Two million dollars ($2,000,000) following form excess of the primary General Liability Coverages. Coverage is to duplicate the requirements as set form herein.

d) The general umbrella liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1) The City, its elected and appointed officials, officers, employees or authorized representatives or volunteers are to be given additional insured status (via ISO endorsement CG 20 10 07 04, CG 20 37 07 04, or insurer's equivalent for general liability coverage) as respects: liability arising out of activities performed by or on behalf of the Lessees; products and completed operations of the Lessee; premises occupied or used by the Lessee; and vehicles owned, leased, hired or borrowed by the Lessee. The coverage shall contain no special limitations on the scope of protection afforded to the City, its elected and appointed officials, officers, employees or authorized representatives or volunteers.

2) For any claims related to this lease of facility usage, the Tenant's insurance shall be primary insurances as respects the City, its elected and appointed officials, officers, employees or authorized representatives or volunteers. Any insurance, self-insurance, or other coverage maintained by the City, its elected and appointed officials officers, employees or authorized representatives or volunteers shall not contribute to it.

3) Any Failure to comply with reporting or other provisions of the polices including breaches of warranties shall not affect coverage provided to the City, its elected and appointed officials, officers, employees or authorized representatives or volunteers.

4) Tenant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5) Each insurance policy required by this agreement shall state, or be endorsed to state, that coverage shall not be canceled by the insurance carrier or the Tenant, except after sixty (60) days (10 days for nonpayment of premium) prior written notice by U.S. mail has been given to the City.

6) Such liability insurance shall indemnify the City, its elected and appointed officials, officers, employees or authorized representatives or volunteers against loss from liability imposed by law upon or assumed under contract by, the Lessee for damages on account of such bodily injury (including death), property damage, personal injury, completed operations and products liability.

7) The general liability policy shall cover bodily injury and property damage liability, owned and non-owned equipment, blanket contractual liability, completed operations liability explosion, collapse, underground excavation, and removal of lateral support, and shall not contain an exclusion for what is commonly referred to by the insurers as the "XCU" hazards. The automobile liability policy shall cover all owned, non-owned, and hired vehicles.

8) All of the insurance shall be provided on policy forms and through companies satisfactory to the City, and shall have a minimum A.M. Best's rating of A-VII.

e) Any deductible of self-insured retention must be declared to and approved by the City. At the option of the City, the insurer shall either reduce or eliminate such deductibles or self-insured retentions.

f) Prior to the execution of the agreement, Tenant shall file with the City a certificate of insurance (Acord Form 25-S or equivalent) signed by the insurer's representative evidencing the coverage required by this agreement. Such evidence shall also include confirmation that coverage included or has been modified to include all required provisions as detailed herein.

g) At all times during the term of this lease, Tenant shall keep in full force and effect all insurance coverages available to it through Boys & Girls Clubs of America including, without limitation, premises and activities, liability and staff and volunteer behavior and conduct.

9) Indemnification.

To the fullest extent allowable by law, Tenant hereby indemnifies and shall defend and hold harmless the City, its elected and appointed officials, officers, employees or authorized

representatives or volunteers and each of them from and against any and all suits, actions, legal or administrative proceedings, claims demands, damages, liabilities, interest, attorney's fees, costs and expenses of whatsoever kind of nature whether arising before, during or after the usage of the leased premises and in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned or contributed to in whole or in part by reason of any act, omission, fault or negligence, whether active or passive, of Tenant or anyone acting under its direction or control or on its behalf in connection with or incident to the performance of this Agreement, Tenant's aforesaid indemnity and hold harmless agreement shall not be applicable to any liability caused by the sole fault, sole negligence, or willful misconduct of the City or its elected and appointed officials, officers, employees or authorized representatives or volunteers. This indemnity provision shall survive the termination or expiration of this Agreement.

In any and all claims against the City, its elected and appointed officials, officers, employees or authorized representatives or volunteers by an employee of Tenant or any for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by any limitation on the amount or type damages, compensation, or benefits payable by or for the Tenant under Workman's Compensation Acts, Disability Benefit Acts, or other employee benefits acts.

No provision of this Indemnification clause shall give rise to any duties not otherwise provided for by this Agreement or by operation of law. No provision of this Indemnity clause shall be construed to negate, abridge or otherwise reduce any other right or obligation or indemnity that would otherwise exist as to the City, its elected and appointed officials, officers, employees or authorized representatives or volunteers under this or any other contract. This clause is to be read in conjunction with all other indemnity provisions contained in this agreement. Any conflict or ambiguity arising between any indemnity provisions in this Agreement shall be construed in favor of indemnified parties except when such interpretation would violate the laws of Wisconsin.

Tenant shall reimburse the City, its elected and appointed officials, officers, employees or authorized representatives or volunteers for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Tenant's obligation to indemnify shall not be restricted to insurance proceeds, if any received by the City, its elected and appointed officials, officers, employees or authorized representatives or volunteers.

10) Entry.

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

11) Damage and Destruction.

a) If the Leased Premises, or any part or any appurtenance, is so damaged by fire, casualty or structural defects, such damage or defects not being the result of any act

of negligence by Tenant shall have the right within ninety (90) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at cost of the Landlord. Tenant shall be relived from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters stated, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

b) If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from any act of negligence by Tenant or by any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

12) Tenant's Personal Property.

Landlord will not be responsible for any loss to Tenant's personal property due to fire, theft, or any other damages due to act of nature. Landlord carries insurance on the building, Tenant understands that Landlord's insurance does not cover Tenant's personal property due to loss and that is it Tenant's responsibility to obtain insurance for its personal property. This is a restatement of paragraph 8(a) above.

13) Default.

In the event of a default by Tenant in the payment of rent when due to Landlord, Tenant shall have fifteen (15) days after receipt of written notice to cure the default. In the event of a default by Tenant in any of the other covenants or conditions to be kept, observed and performed by Tenant, Tenant shall have thirty (30) days after receipt of written notice to cure such default. If the Tenants fails to cure any default within the time allowed under this paragraph, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may reenter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

14) Quiet Possession.

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and

undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

15) Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

Landlord/City: 134 South Locust Street
Reedsburg, Wisconsin 53959

Tenant: Boys & Girls Club

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

16) Waiver.

No waiver of any default of Landlord or Tenant shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein state. One of more waivers by landlord or tenant shall not be construed as waiver of a subsequent breach of the same covenant, term or condition.

17) Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

18) Successors.

The provisions of this Lease shall extend to and be bindings upon Landlord and Tenant and their respective legal representatives, successors and assigns.

19) Consent.

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

20) Compliance with Law.

Tenant and Landlord each shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

21) Venue and Choice of Law.

Venue for any disputes concerning this lease shall be Sauk County, Wisconsin, Circuit Court. Wisconsin Law shall be applied.

22) Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

Landlord:

City of Reedsburg

_____ Date: _____
David G. Estes, Mayor

_____ Date: _____
Jacob Crosetto, Clerk/Treasurer – Finance Director

Tenant:

Boys & Girls Club of Reedsburg

_____ Date: 7-15-22
Karen DeSanto, CEO - BGCWCW