

City Plan Commission Agenda
August 9, 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 JULY 12, 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 Conditional Use Permit for a new home business: online and in-person drop-off clothing sales – 109 Dessa Rain Dr; Parcel 276-2515-31500 – Pamela A. Miller
- B. Consider Site Plan Review to construct five new storage buildings. – 185 S Wengel Dr; Parcel 276-2244-53100 – KD Engineering
- C. Review the draft TID No. 9 Amendment No. 3 Project Plan and District Boundary
- D. Schedule the Plan Commission Public hearing for TID No. 9 Amendment No. 3
- E. Consider recommending zoning ordinance amendments for ZBA decisions, conditional use & site plan standards, temporary signs, parking spaces, and mobile home park setbacks.
- F. Review 2042 Comprehensive Plan draft

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

July 12, 2022



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

Present: Mayor Dave Estes, Alder Mike Gargano, Steve Zibell

Absent: Jay Brunken, Dan DeBaets, Sonny Hyde

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Gargano, seconded by Zibell to approve the 6/14/22 meeting minutes.

Motion approved

Consider 2022-2042 Comprehensive Plan draft and procedure for public hearing and Plan adoption.

Orrin Sumwalt of Foth reviewed the current draft of the Plan. He stated there is still no updated 2020 census data and may not be until 2023. The maps and renderings were updated. Discussion held on adding additional rail service language, which will be added to both the transportation and economic development chapters. The Plan can be amended once the new census data is released.

Discussion held on when to hold public hearing and adoption by Council. Following a 30-day Class I notice, the public hearing will be held by the Plan Commission on 9/13 with Council review and tentative adoption on 9/26. The adoption will be by ordinance that will have a first reading on 8/22.

Motion by Gargano, seconded by Zibell to adjourn at 6:27 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Plan Commission
Staff Report

DATE OF MEETING: August 9, 2022; 6:00 PM

APPLICANT: Pamela A. Miller

LOCATION: 109 Dessa Rain Dr; Parcel 276-2515-31500

PROPOSED LAND USE CHANGE: Conditional Use Permit

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Conditional Use Permit for a new home business: online sales and in-person drop-off of clothing.

General Findings

SURROUNDING LAND USES:

- North – Single-family dwelling
- West – Single-family dwelling
- South – Ag
- East – Single-family dwelling

ZONING:

- North- R-2 Residential
- West- R-2 Residential
- South- Agricultural
- East- R-2 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Dessa Rain Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS:

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

SCHOOLS:

PARKS:

ADMINISTRATOR:

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

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

1. The Board finds that the existing parcel has a single-family dwelling.
2. The Board finds that a home business is proposed.
3. The Board finds that the parcel is zoned R-2.
4. The Board finds that section 690-27 permits home businesses as a conditional use.
5. The Board finds that customers would drop off clothing at the site.

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

1. The Board finds that the existing parcel has a single-family dwelling.
2. The Board finds that no new structures are proposed.

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

1. The Board finds that the existing parcel has a single-family dwelling.
2. The Board finds that surrounding parcels contain single-family dwellings.
3. The Board finds that the area is zoned mostly R-2.

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

1. The Board finds that customers would pick up their items from the site.

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

1. The Board finds that the property is located on Dessa Rain Dr.

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

1. The Board finds that no changes are proposed.

Site Plan Review Findings of Fact for Section 690-33(A-F)

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

1. The Board finds that the existing parcel has a single-family dwelling.
2. The Board finds that a home business is proposed.
3. The Board finds that the parcel is zoned R-2.
4. The Board finds that section 690-27 permits home businesses as a conditional use.
5. The Board finds that customers would drop off clothing at the site.

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 no stormwater changes are proposed.

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 no stormwater changes are proposed.

Exterior lighting shall be arranged as follows:

- It is deflected away from adjacent properties.
 - It does not impede the vision of traffic along adjacent streets.
 - It does not unnecessarily illuminate night skies.
1. The Board finds that no new exterior lighting is proposed.

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

1. NA

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

1. The Board finds that future use is Residential.

STAFF COMMENTS: When I first talked to the applicant, she stated she would have customers dropping off items. When I met with her this week to look at her space, she stated that she will no longer have customers onsite. Therefore she may not need the CUP, but at this point I will leave it on the agenda. Otherwise she stores her items in the basement and delivers herself. She is also considering a storefront downtown.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, August 8, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

City of Reedsburg Land Use Application

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

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

APPLICANT: Pamela A Miller
ADDRESS: 109 Dessa Rain Dr **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 608-495-5317 **FAX:** _____
E-MAIL: IPthriftShop608@gmail.com
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: _____ **PARCEL #:** 2515-31500

LAND USE REQUEST

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

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

☒ **Conditional Use Permit:** online sale

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.

Pamela Miller, 07/13/22
Applicant Signature / Date

Pamela Miller, 07/13/22
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.**

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 7-13-22

Receipt # 1041578



State of Wisconsin
Department of Financial Institutions

ARTICLES OF ORGANIZATION - LIMITED LIABILITY COMPANY

Executed by the undersigned for the purpose of forming a Wisconsin Limited Liability Company under Chapter 183 of the Wisconsin Statutes:

Article 1. **Name of the limited liability company:**

Imperfectly Perfect LLC

Article 2. **The limited liability company is organized under Ch. 183 of the Wisconsin Statutes.**

Article 3. **Name of the initial registered agent:**

Pamela Miller

Article 4. **Street address of the initial registered office:**

109 Dessa Rain Dr.
Reedsburg, WI 53959
United States of America

Article 5. **Management of the limited liability company shall be vested in:**

A member or members

Article 6. **Name and complete address of each organizer:**

Legalzoom.com, Inc.
101 N Brand Blvd.
11th Floor
Glendale, CA 91203
United States of America

Other Information. **This document was drafted by:**

Cheyenne Moseley
Not executed in Wisconsin

Organizer Signature:

Cheyenne Moseley
(Signing on behalf of Legalzoom.com, Inc.)

Date & Time of Receipt:

7/8/2022 4:49:34 PM

Order Number:

202207086001245



DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 07-11-2022

Employer Identification Number:
88-3166255

Form: SS-4

Number of this notice: CP 575 G

IMPERFECTLY PERFECT LLC
PAMELA ANN MILLER SOLE MBR
109 DESSA RAIN DR
REEDSBURG, WI 53959

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-3166255. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is IMPE. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records.

CP 575 G (Rev. 7-2007)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 G

9999999999999

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 07-11-2022
EMPLOYER IDENTIFICATION NUMBER: 88-3166255
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023
|||

IMPERFECTLY PERFECT LLC
PAMELA ANN MILLER SOLE MBR
109 DESSA RAIN DR
REEDSBURG, WI 53959



***REEDSBURG STORAGE, LLC
STORM WATER & EROSION CONTROL MANAGEMENT PLAN***

July 6, 2022

ENGINEER:
K. D. Engineering Consultants
2600 County Highway Y
Dodgeville, WI 53533
(608) 935 - 3310

STORMWATER AND EROSION CONTROL NARRATIVE

INTRODUCTION

This engineering report is to provide a framework for both construction site and permanent erosion control and stormwater management. There is an effective local ordinance in place, Chapter 530, of the City of Reedsburg – Storm Water Management and Erosion Control, which covers the site. The project will also be reviewed by the Wisconsin DNR.

The proposed development is a 4.2 acre site located on the east side of Reedsburg along Wengel Drive. The site currently consists of a mix of grasses and trees with some existing gravel drives. The site drains to the west and southwest to existing storm sewer inlets and culverts. Those culverts ultimately drain to existing detention ponds to the southwest of the site. The first phase of the development will consist of the construction of the storm water basin and grading the site in late summer and early fall. The storage buildings and concrete driveways will be constructed next summer. The improvements for this project will disturb about 4.2 acres during construction. Approximately 71% of the site will have impervious surfaces, once fully developed.

The soil on the site is primarily a Billett Sandy Loam (HSG = A), and Elevasil Sandy Loam (HSG = B) with some Boone Sand (HSG = A), and Chaseburg Silt Loam (HSG = B).

STORM WATER RUNOFF INFORMATION

There are 3 common performance standards to meet for the City, and State. The first standard to meet deals with post construction peak runoff rates. The City requires that the 2-yr, 5-yr, 10-yr, 25-yr, 50-yr, and 100-yr post construction peak runoff not exceed predevelopment runoff. The Wisconsin DNR requires the 1-yr and 2-yr events not exceed predevelopment rates. The second standard to meet is sediment control. For new development, the City requires an 80% reduction in suspended solids. This standard is the same for the State. The last standard to meet is Infiltration. The City requires that post-development infiltration shall be at least 60% of the pre-development infiltration volume for nonresidential developments. The State also requires 60% of the pre-development infiltration volume for nonresidential development.

TR-55 methodology with Atlas 14 precipitation depths and MSE4 distribution using HydroCad software was used to determine runoff for the pre- and post-development conditions, water runoff volumes, and rates. HydroCad was used for flood routing through the ponds using dynamic storage-indication method. WinSLAMM was used to show sediment reduction requirements.

One permanent storm water basin is being planned for this site. The basin will be located on the west side of the site and collect runoff from all of the proposed buildings a majority of the concrete drives. The primary outlet for the pond will be an existing 24x36 elliptical outlet pipe. The outlet pipe connects to City storm sewer and ultimately to detention ponds to the southwest of the site. The basin will be 3 feet deep. The basin will have 3 to 1 side slopes. The bottom of the basin will utilize 3" of engineered soil over the existing sand layer to promote infiltration and

the growth of native grasses. A conservative infiltration rate of 1.63 inches per hour will be used for the native soil infiltration rate.

A summary of the runoffs are as follows:

Peak Discharge (CFS)							
	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Pre-Development	0.91	1.54	3.56	5.01	9.21	12.77	15.44
Post-Development	0.90	1.52	6.23	11.60	20.40	25.61	27.23

STORM WATER RUNOFF SUMMARY

The table above shows that the peak discharge does not increase post construction for the 1, and 2 year storm events. This will meet the State requirements for runoff rates. The basin will safely pass all other storm events into the existing storm sewer system. This system ultimately flows to existing detention ponds to the southwest of the site. Through conversations with the City, it was stated that there was capacity to handle additional runoff from development within the watershed of these detention ponds. Due to the desired use of the property by the Owner, and the available capacity within these existing detention ponds, the on-site basin was designed to only meet the State requirements for peak runoff. WinSLAMM was used to estimate suspended solids reduction. The estimated suspended solids reduction in the post construction runoff is 81.2%, which meets the requirements for the City, and State. RECARGA was used to estimate pre-development infiltration, or stay-on volume and the post-development infiltration/stay-on volumes. Based on the soils identified from test pits, the site will achieve 94 % of the pre-development infiltration/stay-on volume. This exceeds the City and State requirements of 60%.

The post-development site plan and computer generated worksheets are attached.

CONSTRUCTION SITE EROSION CONTROL

The purpose of the erosion control plan is to provide a study which complies with the local requirements, and makes recommendations regarding erosion control and storm water management. This plan will help minimize the impact of development, as well as protecting the local environment by applying best management practices for erosion control.

Construction on the site will begin in the late summer/early fall of 2022 with the construction of the basin, along with grading the site to subgrade elevations. The basin area is expected to be stabilized by November 15, 2022. The storage buildings will be constructed and the concrete drives poured in the spring and summer of 2023. Disturbed areas along the North, East, and South sides of the site will be stabilized by November 1, 2023. See following schedule:

Installation of Basin, grading of site	- Commence September 1, 2022
Topsoil, Seed and Mulch Basin	- Completed September 15, 2022
Basin Slopes Stabilized	- Completed November 15, 2022
Begin Construction of Buildings and Pouring Concrete Drives	- Commence May 1, 2023

Topsoil, Seed and Mulch Disturbed
Areas around Buildings and Drives
Building Areas Stabilized

- Completed September 1, 2023
- Completed November 1, 2023

The USLE worksheet was used to determine that the worst case soil loss will be about 1.0 tons per acre for the first year of the project, which is below the allowable 5 tons per acre. The erosion control plan for this site includes the following practices as shown on the final site grading plan: sediment basin, silt fence, and seeding and mulching with proper anchoring of all disturbed areas.

MAINTENANCE

SHORT-TERM

The short-term maintenance of the storm water practices shall be the responsibility of the Owner/Contractor. Generally, all storm water control measures shall be inspected within 24 hours after any storm event of 0.5" or greater and repairs shall be made immediately. All practices shall be in working order at the end of each day. Drainage swales shall be grassed over in good condition. It will be the responsibility of the Owner/Contractor to make repairs until vegetation is established.

The sediment basin will be converted to the storm water basin once vegetation has been established on the site. This will ensure that the basin performs as intended.

LONG-TERM

The long-term maintenance of the storm water practices shall be the responsibility of the Owner.

AGREEMENT FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES

RECITALS:

- A. Richard Schlough is the owner of property in the City of Reedsburg, County of Sauk, State of Wisconsin, more particularly described on Exhibit A attached hereto known as the "Property".
- B. The City requires Owner to record this Agreement regarding maintenance of stormwater management measures to be located on the Property. Owner agrees to maintain the stormwater management measures and to grant to the City the rights set forth below.

NOW, THEREFORE, in consideration of the agreement herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

1. Maintenance. Owner and its successors and assigns shall be responsible to repair and maintain the stormwater management measures located on the Property in good condition and in working order and such that the measures comply with approved plans on file with City. Said maintenance shall be at the Owner's sole cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements. Specific maintenance tasks are more particularly described on Exhibit A.
2. Easement to City. If Owner fails to maintain the stormwater management measures as required in Section 1, then City shall have the right, after providing Owner with written notice of the maintenance issue ("Maintenance Notice") and thirty (30) days to comply with the City's maintenance request, to enter the Property in order to conduct the maintenance specified in the Maintenance Notice. City will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner's use of the Property. All costs and expenses incurred by the City in conducting such maintenance may be charged to the owner of the Property by placing the amount on the tax roll for the Property as a special assessment in accordance with Section 66.0703, Wis. Stats. and applicable portions of the City Ordinances.
3. Term/Termination. The term of this Agreement shall commence on the date that this Agreement is recorded with the Register of Deeds Office for Sauk County, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Agreement may be terminated by recording with the Register of Deeds Office for Sauk County, Wisconsin, a written instrument of termination signed by the City and all of the then-owners of the Property.
4. Miscellaneous.
 - (a) Notices. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to Owner: Richard Schlough
275 South Wengel Avenue
Reedsburg, WI 53959

If to City: City of Reedsburg
134 Locust Street
Reedsburg, WI 53959

Any party may change its address for the receipt of notice by written notice to the other.

This space is reserved for recording data

Return to:

City of Reedsburg
134 S. Locust Street
Reedsburg, Wisconsin 53959

Parcel Number(s):

- (b) Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.
- (c) Amendments or Further Agreements to be in Writing. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.
- (d) Covenants Running with the Land. All of the easements, restrictions, covenants and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.
- (e) Partial Invalidity. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

X _____
City Staff Signature

Print or type name

State of WI, County of _____; Subscribed and sworn
before me on _____ by
the above named person(s).

Notary Public

Print or type name: _____

My Commission Expires: _____

X _____
Owner Signature

Print or type name

State of WI, County of _____; Subscribed and sworn
before me on _____ by
the above named person(s).

Notary Public

Print or type name: _____

My Commission Expires: _____

DRAFTED BY: KD Engineering_____
Jon Macaulay_____
2600 County Hwy Y_____
Dodgeville, WI 53533_____

EXHIBIT A

LEGAL DESCRIPTION

Lot 1 of CSM 7134

RESPONSIBLE PARTY:

The Owner is responsible for satisfying the provisions of this agreement throughout the lot area for the duration of the construction period and upon completion of all construction phases and acceptance of improvements, and the Owner shall retain responsibility for the long-term maintenance of the lots stormwater management facilities.

PERMANENT COMPONENTS OF THE STORMWATER SYSTEM:

The storm water system consists of the following components:

1. Storm Water Basin

INSPECTION AND MAINTENANCE:

The following are component specific maintenance requirements:

1. Storm Water Basin:
 - a. Water native grasses as necessary during first growing season and as needed during dry periods after the first growing season
 - b. Re-plant native grasses and replace erosion mat in void areas as needed
 - c. Treat diseased grasses as needed
 - d. Inspect soil and repair eroded areas monthly
 - e. Remove liter and debris monthly
 - f. Embankments shall be maintained in vegetative cover. Mow as needed to control weeds. Mowing height shall be no less than 3". Grass clippings shall not be left inside basin area.
 - g. Control rodents around the berms and outlet structure.
 - h. Remediation required if basin surface has ponded water 24 hours after rain event. Remediation will include removal of siltation and replanting as necessary.
 - i. The Owner shall visually inspect the basin and outfall a minimum of twice per year.
 - j. Siltation in the basin shall be removed and disposed of off-site in accordance with NR 347.
 - k. The Owner shall maintain records of inspections in accordance with NR 216.
 - l. Clear debris from outfall as required.

DOCUMENT #: 1233721
Recorded: 04-18-2022 at 10:00 AM
BRENT BAILEY
SAUK COUNTY REGISTER OF DEEDS
REGISTRAR'S OFFICE
Sauk Co, WI
RECEIVED FOR RECORD
Fee Amount: \$30.00
: :

SAUK COUNTY CERTIFIED SURVEY MAP # 7134

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:

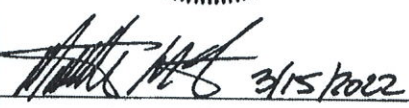
RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF REEDSBURG IS HEREBY APPROVED.

4-12-22
DATE

APPROVED 
MAYOR, CITY OF REEDSBURG

4-12-2022
DATE

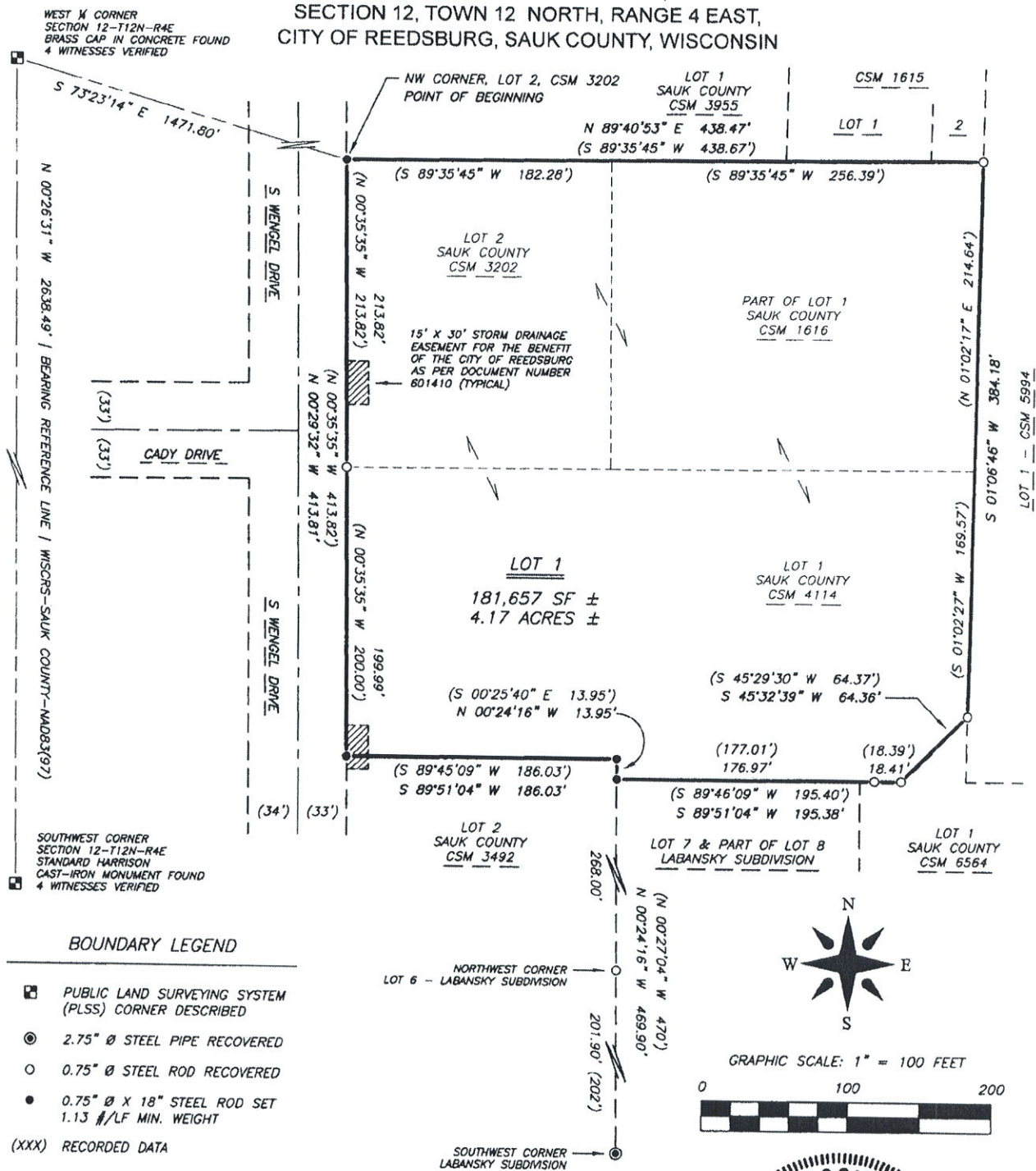
APPROVED 
ADMINISTRATOR, CITY OF REEDSBURG

SURVEYOR'S SEAL	CLIENT(S):	OWNER(S):
  DATE: MARCH 15, 2022	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	
	PROJECT NUMBER: 2020-0005	SHEET 1 OF 2 SHEETS

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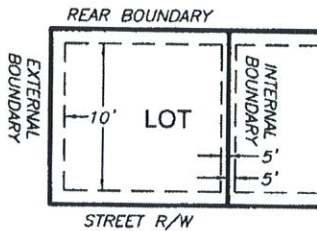
SAUK COUNTY CERTIFIED SURVEY MAP # 7134

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



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 3/15/2002

MATTHEW M. FILUS
S-2185
REEDSBURG
WI

DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

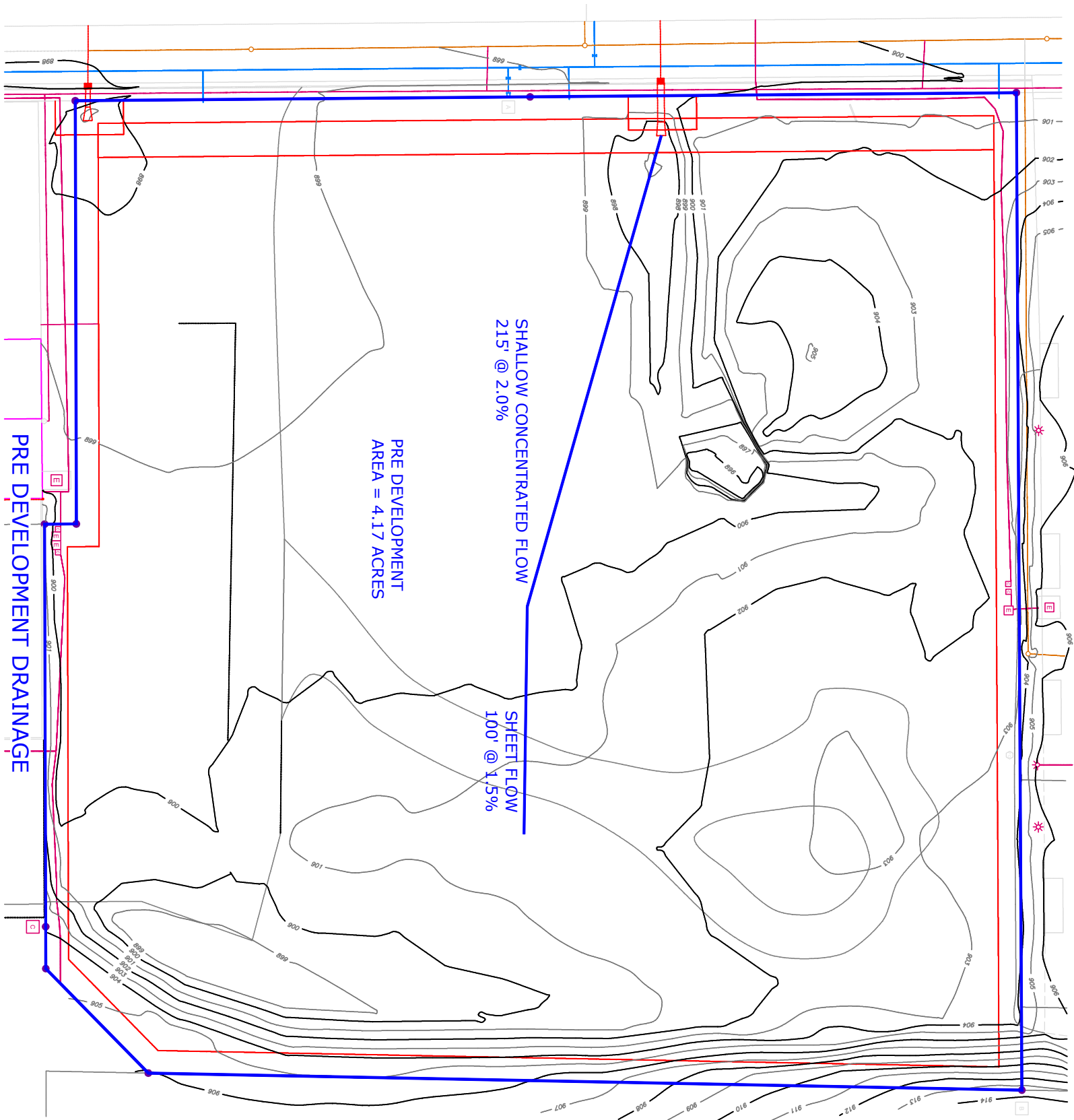
FIELD WORK COMPLETED 03/15/22

DATE: MARCH 15, 2022

PROJECT NUMBER: 2020-0005

SHEET 2 OF 2 SHEETS

Vol 44 Pg 713A-A



Soil Map—Sauk County, Wisconsin



Map Scale: 1:1,120 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BmA HSG-A	Billett fine sandy loam, moderately well drained, 0 to 3 percent slopes	2.7	59.0%
BoC HSG-A	Boone sand, 6 to 12 percent slopes	0.1	1.8%
ChA HSG-B	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	0.2	4.9%
EIB HSG-B	Elevasil sandy loam, 2 to 6 percent slopes	1.6	34.2%
Totals for Area of Interest		4.6	100.0%

Sauk County, Wisconsin

BmA—Billett fine sandy loam, moderately well drained, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: g699
Elevation: 680 to 1,700 feet
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Billett and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Billett

Setting

Landform: Stream terraces, outwash plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy and sandy alluvium over sandy outwash

Typical profile

H1 - 0 to 8 inches: fine sandy loam
H2 - 8 to 30 inches: fine sandy loam
H3 - 30 to 36 inches: loamy fine sand
H4 - 36 to 60 inches: fine sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)
Depth to water table: About 36 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Forage suitability group: Mod AWC, adequately drained
(G105XY005WI)

Sauk County, Wisconsin

BoC—Boone sand, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: g69c

Elevation: 700 to 1,400 feet

Mean annual precipitation: 31 to 39 inches

Mean annual air temperature: 41 to 50 degrees F

Frost-free period: 120 to 190 days

Farmland classification: Not prime farmland

Map Unit Composition

Boone and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Boone

Setting

Landform: Structural benches, hills

Landform position (two-dimensional): Foothlope, shoulder, backslope

Down-slope shape: Concave, convex

Across-slope shape: Linear, convex

Parent material: Sandy residuum weathered from sandstone

Typical profile

H1 - 0 to 7 inches: sand

H2 - 7 to 28 inches: fine sand

Cr - 28 to 60 inches: weathered bedrock

Properties and qualities

Slope: 6 to 12 percent

Depth to restrictive feature: 20 to 40 inches to paralithic bedrock

Drainage class: Excessively drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Forage suitability group: Low AWC, adequately drained (G105XY002WI)

Other vegetative classification: Low AWC, adequately drained (G105XY002WI)

Sauk County, Wisconsin

ChA—Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2syk9
Elevation: 560 to 1,740 feet
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Chaseburg, occasionally flooded, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chaseburg, Occasionally Flooded

Setting

Landform: Drainageways, flood plains
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope, talf
Down-slope shape: Concave, linear
Across-slope shape: Linear
Parent material: Silty alluvium

Typical profile

A - 0 to 9 inches: silt loam
C - 9 to 79 inches: stratified silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 42 to 60 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 12.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B

Sauk County, Wisconsin

EIB—Elevasil sandy loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2yt3b

Elevation: 560 to 1,740 feet

Mean annual precipitation: 31 to 39 inches

Mean annual air temperature: 41 to 50 degrees F

Frost-free period: 120 to 190 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Elevasil and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Elevasil

Setting

Landform: Rock pediments, ridges

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Base slope, interfluvium

Down-slope shape: Concave, convex

Across-slope shape: Linear, convex

Parent material: Loamy slope alluvium derived from sandstone and siltstone over sandy residuum weathered from sandstone

Typical profile

Ap - 0 to 9 inches: sandy loam

Bt - 9 to 27 inches: sandy loam

2BC - 27 to 31 inches: loamy sand

2C - 31 to 39 inches: sand

2Cr - 39 to 79 inches: bedrock

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: 20 to 39 inches to paralithic bedrock

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.20 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

SOIL EVALUATION - STORM

in accordance with SPS 382.365 and 385, Wis. Adm. Code

Page 1 of 2

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and BM referenced to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County <u>Sauk</u>	
Parcel I.D. <u>276 2244-01000</u>	
Reviewed by _____	Date _____

Property Owner <u>Reedsburg Storage LLC</u>		Property Location Govt. Lot <u>NE 1/4 SW 1/4 S12 T12 N R4 @ (or) W</u>	
Property Owner's Mailing Address <u>275 Wengel Dr.</u>		Lot # <u>2</u>	Block # <u>CSM 3202</u>
City <u>Reedsburg</u>	State <u>WI</u>	Zip Code <u>53959</u>	Phone Number <u>()</u>
☒ City <u>Reedsburg</u>		☐ Village ☐ Town ☐ Nearest Road <u>Wengel Dr.</u>	

Drainage area _____ sq. ft. ☐ acres	Hydraulic Application Test Method:
Optional: Test Site Suitable for (check all that apply)	☒ Morphological Evaluation
☐ Irrigation ☐ Bioretention trench ☐ Trench(es)	☐ Double-Ring Infiltrometer
☐ Rain garden ☐ Grassed swale ☐ Reuse	☐ Other (specify) _____
☐ Infiltration trench ☐ SDS (> 15' wide) ☐ Other _____	

1 Obs. # ☐ Boring ☒ Pit Ground surface elev. 901.7 ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-12	10yr 3/3		LS	Sg	mvfr	CW	0	1.63
2	12-36	10yr 4/6	mixed fill	FS	Sg	mvfr	gw	0	3.60
3	36-48	10yr 3/2		LFS	Sg	mvfr	CW	0	1.63
4	48-74	10yr 5/6		FS	Sg	mvfr	gw	0	3.60
5	74-132	10yr 6/8		FS	Sg	mvfr	gw	0	3.60
6	132-180	10yr 4/6	C3D 7.5yr 5/8	ScL	ICsbk	mvfr	CW	0	0.11
7	180-194	10yr 5/6	Grd Water @ 180"	FS	Sg	mvfr	-	0	3.60

2 Obs. # ☐ Boring ☒ Pit Ground surface elev. 899.5 ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-8	10yr 3/3		LFS	Sg	mvfr	CS	0	1.63
2	8-36	10yr 4/6		FS	Sg	mvfr	gw	0	3.60
3	36-60	10yr 5/6		FS	Sg	mvfr	gs	0	3.60
4	60-108	10yr 6/6		FS	Sg	mvfr	gw	0	3.60
5	108-138	10yr 5/4	C3D 7.5yr 5/8	ScL	ICsbk	mvfr	CW	0	0.11
6	138-168	10yr 6/8	Grd. Water @ 160"	FS	Sg	mvfr	-	0	3.60

CST/PSS Name (Please Print) <u>Matt Chernex</u>	Signature <u>Matt Chernex</u>	CST/PSS Number <u>686172</u>
Address <u>605 Granite Ave. Reedsburg WI 53959</u>	Date Evaluation Conducted <u>5-9-22</u>	Telephone Number <u>608-524-3313</u>

SBD-10793 (R03/13)

Property Owner Reedsburg Storage LLCParcel ID # 276 2244-01000Page 2 of 23

Obs. #

☐ Boring☒ PitGround surface elev. 899.4 ft.

Depth to limiting factor _____ in.

Hydraulic App. Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Inches/Hr
1	0-9	10yr 3/3		LFS	Sg	Mvfr	CW	0	1.63
2	9-18	10yr 5/4		FS	Sg	Mvfr	gw	0	3.60
3	18-23	10yr 4/4		LS	Sg	Mvfr	CW	0	1.63
4	23-55	10yr 6/6		FS	Sg	Mvfr	gw	0	3.60
5	55-80	10yr 4/6	C3D 7.5yr 5/8	Cl	1CSbK	Mvfr	CW	0	.03
6	80+	10yr 5/8		FS	Sg	Mvfr	-	0	3.60

4/

Obs. #

☐ Boring☒ PitGround surface elev. 903.0 ft.

Depth to limiting factor _____ in.

Hydraulic App. Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Inches/Hr
1	0-4	10yr 3/3		LFS	Sg	Mvfr	CS	0	1.63
2	4-10	10yr 3/6		FS	Sg	Mvfr	gw	0	3.60
3	10-24	10yr 8/1		FS	Sg	Mvfr	gw	20%	3.60
4	24-32	7.5yr 7/8	Decaying	S.S.	Bedrock	-	-	95%	-

5

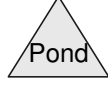
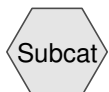
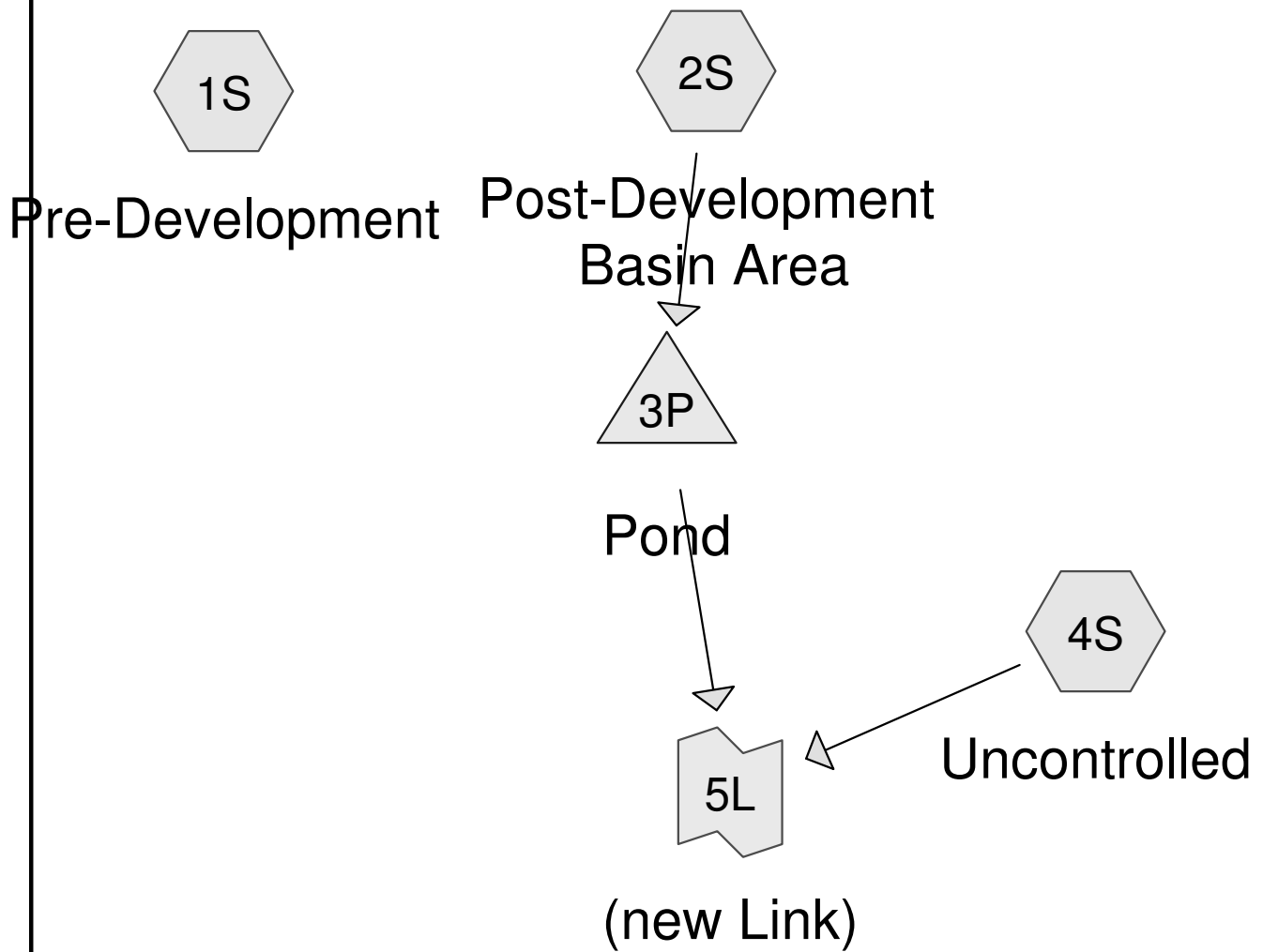
Obs. #

☐ Boring☒ PitGround surface elev. 899.0 ft.

Depth to limiting factor _____ in.

Hydraulic App. Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Inches/Hr
1	0-10	10yr 3/3		LFS	Sg	Mvfr	CS	0	1.63
2	10-32	10yr 8/1		FS	Sg	Mvfr	CW	0	3.60
3	32-49	10yr 5/8		FS	Sg	Mvfr	gw	0	3.60
4	49-55	10yr 6/8	Decaying	S.S.	Bedrock	-	-	100	-
5									



Routing Diagram for Schlough Storage - Reedsburg
Prepared by {enter your company name here}, Printed 7/7/2022
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Schlough Storage - Reedsburg

MSE 24-hr 4 1 yr Rainfall=2.52"

Prepared by {enter your company name here}

Printed 7/7/2022

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Page 2

Summary for Subcatchment 1S: Pre-Development

Runoff = 0.91 cfs @ 12.30 hrs, Volume= 0.106 af, Depth= 0.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
MSE 24-hr 4 1 yr Rainfall=2.52"

Area (ac)	CN	Description
1.628	43	Woods/grass comb., Fair, HSG A
1.452	65	Woods/grass comb., Fair, HSG B
0.300	96	Gravel surface, HSG B
0.790	98	Paved parking, HSG B
4.170	65	Weighted Average
3.380		81.06% Pervious Area
0.790		18.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0150	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.7	215	0.0200	2.12		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
13.4	315	Total			

Summary for Subcatchment 2S: Post-Development Basin Area

Runoff = 8.99 cfs @ 12.09 hrs, Volume= 0.492 af, Depth= 1.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
MSE 24-hr 4 1 yr Rainfall=2.52"

Area (sf)	CN	Description
71,600	98	Roofs, HSG B
51,332	98	Paved parking, HSG B
13,160	61	>75% Grass cover, Good, HSG B
136,092	94	Weighted Average
13,160		9.67% Pervious Area
122,932		90.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	33	0.0830	1.83		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
0.4	10	0.0050	0.47		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
3.1	378	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	421	Total			

Schlough Storage - Reedsburg

MSE 24-hr 4 1 yr Rainfall=2.52"

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Page 3

Summary for Pond 3P: Pond

Inflow Area = 3.124 ac, 90.33% Impervious, Inflow Depth = 1.89" for 1 yr event
 Inflow = 8.99 cfs @ 12.09 hrs, Volume= 0.492 af
 Outflow = 0.94 cfs @ 12.64 hrs, Volume= 0.492 af, Atten= 90%, Lag= 32.8 min
 Discarded = 0.31 cfs @ 12.64 hrs, Volume= 0.306 af
 Primary = 0.63 cfs @ 12.64 hrs, Volume= 0.186 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 Peak Elev= 897.89' @ 12.64 hrs Surf.Area= 7,211 sf Storage= 10,497 cf

Plug-Flow detention time= 175.3 min calculated for 0.490 af (100% of inflow)
 Center-of-Mass det. time= 175.2 min (960.5 - 785.3)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	19,641 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	3,940	0	0
897.00	5,645	4,793	4,793
898.00	7,410	6,528	11,320
899.00	9,232	8,321	19,641

Device	Routing	Invert	Outlet Devices
#1	Primary	894.90'	36.0" W x 24.0" H, R=24.9" Elliptical Culvert L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 894.90' / 894.66' S= 0.0120 ' / Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 4.73 sf
#2	Discarded	896.00'	1.630 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 886.00'
#3	Device 1	896.75'	5.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	898.05'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.31 cfs @ 12.64 hrs HW=897.89' (Free Discharge)

↑ **2=Exfiltration** (Controls 0.31 cfs)

Primary OutFlow Max=0.63 cfs @ 12.64 hrs HW=897.89' (Free Discharge)

↑ **1=Culvert** (Passes 0.63 cfs of 31.82 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.63 cfs @ 4.64 fps)
 ↑ **4=Orifice/Grate** (Controls 0.00 cfs)

Summary for Subcatchment 4S: Uncontrolled

Runoff = 0.33 cfs @ 12.20 hrs, Volume= 0.029 af, Depth= 0.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 MSE 24-hr 4 1 yr Rainfall=2.52"

Schlough Storage - Reedsburg

MSE 24-hr 4 1 yr Rainfall=2.52"

Prepared by {enter your company name here}

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Page 4

Area (sf)	CN	Description
38,825	61	>75% Grass cover, Good, HSG B
6,740	98	Paved parking, HSG B
45,565	66	Weighted Average
38,825		85.21% Pervious Area
6,740		14.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	30	0.0050	0.59		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
5.7	510	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.5	206	0.0163	7.59	13.41	Pipe Channel, RCP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Corrugated PE, smooth interior
7.1	746	Total			

Summary for Link 5L: (new Link)

Inflow Area = 4.170 ac, 71.38% Impervious, Inflow Depth = 0.62" for 1 yr event
 Inflow = 0.90 cfs @ 12.23 hrs, Volume= 0.215 af
 Primary = 0.90 cfs @ 12.23 hrs, Volume= 0.215 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

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MSE 24-hr 4 2 yr Rainfall=2.86"

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Summary for Subcatchment 1S: Pre-Development

Runoff = 1.54 cfs @ 12.28 hrs, Volume= 0.154 af, Depth= 0.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
MSE 24-hr 4 2 yr Rainfall=2.86"

Area (ac)	CN	Description
1.628	43	Woods/grass comb., Fair, HSG A
1.452	65	Woods/grass comb., Fair, HSG B
0.300	96	Gravel surface, HSG B
0.790	98	Paved parking, HSG B
4.170	65	Weighted Average
3.380		81.06% Pervious Area
0.790		18.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0150	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.7	215	0.0200	2.12		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
13.4	315	Total			

Summary for Subcatchment 2S: Post-Development Basin Area

Runoff = 10.44 cfs @ 12.09 hrs, Volume= 0.577 af, Depth= 2.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
MSE 24-hr 4 2 yr Rainfall=2.86"

Area (sf)	CN	Description
71,600	98	Roofs, HSG B
51,332	98	Paved parking, HSG B
13,160	61	>75% Grass cover, Good, HSG B
136,092	94	Weighted Average
13,160		9.67% Pervious Area
122,932		90.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	33	0.0830	1.83		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
0.4	10	0.0050	0.47		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
3.1	378	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	421	Total			

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MSE 24-hr 4 2 yr Rainfall=2.86"

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Summary for Pond 3P: Pond

Inflow Area = 3.124 ac, 90.33% Impervious, Inflow Depth = 2.21" for 2 yr event
 Inflow = 10.44 cfs @ 12.09 hrs, Volume= 0.577 af
 Outflow = 1.66 cfs @ 12.49 hrs, Volume= 0.577 af, Atten= 84%, Lag= 24.0 min
 Discarded = 0.33 cfs @ 12.49 hrs, Volume= 0.330 af
 Primary = 1.33 cfs @ 12.49 hrs, Volume= 0.247 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 Peak Elev= 898.11' @ 12.49 hrs Surf.Area= 7,611 sf Storage= 12,149 cf

Plug-Flow detention time= 172.6 min calculated for 0.575 af (100% of inflow)
 Center-of-Mass det. time= 172.6 min (954.2 - 781.6)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	19,641 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	3,940	0	0
897.00	5,645	4,793	4,793
898.00	7,410	6,528	11,320
899.00	9,232	8,321	19,641

Device	Routing	Invert	Outlet Devices
#1	Primary	894.90'	36.0" W x 24.0" H, R=24.9" Elliptical Culvert L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 894.90' / 894.66' S= 0.0120 ' /' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 4.73 sf
#2	Discarded	896.00'	1.630 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 886.00'
#3	Device 1	896.75'	5.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	898.05'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.33 cfs @ 12.49 hrs HW=898.11' (Free Discharge)
 ↑ **2=Exfiltration** (Controls 0.33 cfs)

Primary OutFlow Max=1.30 cfs @ 12.49 hrs HW=898.11' (Free Discharge)
 ↑ **1=Culvert** (Passes 1.30 cfs of 33.62 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.70 cfs @ 5.17 fps)
 ↑ **4=Orifice/Grate** (Weir Controls 0.60 cfs @ 0.80 fps)

Summary for Subcatchment 4S: Uncontrolled

Runoff = 0.53 cfs @ 12.19 hrs, Volume= 0.042 af, Depth= 0.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 MSE 24-hr 4 2 yr Rainfall=2.86"

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MSE 24-hr 4 2 yr Rainfall=2.86"

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Area (sf)	CN	Description
38,825	61	>75% Grass cover, Good, HSG B
6,740	98	Paved parking, HSG B
45,565	66	Weighted Average
38,825		85.21% Pervious Area
6,740		14.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	30	0.0050	0.59		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
5.7	510	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.5	206	0.0163	7.59	13.41	Pipe Channel, RCP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Corrugated PE, smooth interior
7.1	746	Total			

Summary for Link 5L: (new Link)

Inflow Area = 4.170 ac, 71.38% Impervious, Inflow Depth = 0.83" for 2 yr event
 Inflow = 1.52 cfs @ 12.48 hrs, Volume= 0.288 af
 Primary = 1.52 cfs @ 12.48 hrs, Volume= 0.288 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

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Type II 24-hr 5 yr Rainfall=3.51"

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Summary for Subcatchment 1S: Pre-Development

Runoff = 3.56 cfs @ 12.09 hrs, Volume= 0.263 af, Depth= 0.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
Type II 24-hr 5 yr Rainfall=3.51"

Area (ac)	CN	Description
1.628	43	Woods/grass comb., Fair, HSG A
1.452	65	Woods/grass comb., Fair, HSG B
0.300	96	Gravel surface, HSG B
0.790	98	Paved parking, HSG B
4.170	65	Weighted Average
3.380		81.06% Pervious Area
0.790		18.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0150	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.7	215	0.0200	2.12		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
13.4	315	Total			

Summary for Subcatchment 2S: Post-Development Basin Area

Runoff = 13.36 cfs @ 11.92 hrs, Volume= 0.741 af, Depth= 2.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
Type II 24-hr 5 yr Rainfall=3.51"

Area (sf)	CN	Description
71,600	98	Roofs, HSG B
51,332	98	Paved parking, HSG B
13,160	61	>75% Grass cover, Good, HSG B
136,092	94	Weighted Average
13,160		9.67% Pervious Area
122,932		90.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	33	0.0830	1.83		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
0.4	10	0.0050	0.47		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
3.1	378	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	421	Total			

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Type II 24-hr 5 yr Rainfall=3.51"

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Summary for Pond 3P: Pond

Inflow Area = 3.124 ac, 90.33% Impervious, Inflow Depth = 2.85" for 5 yr event
 Inflow = 13.36 cfs @ 11.92 hrs, Volume= 0.741 af
 Outflow = 5.88 cfs @ 12.09 hrs, Volume= 0.741 af, Atten= 56%, Lag= 10.6 min
 Discarded = 0.35 cfs @ 12.09 hrs, Volume= 0.385 af
 Primary = 5.54 cfs @ 12.09 hrs, Volume= 0.356 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 Peak Elev= 898.29' @ 12.09 hrs Surf.Area= 7,935 sf Storage= 13,531 cf

Plug-Flow detention time= 154.3 min calculated for 0.739 af (100% of inflow)
 Center-of-Mass det. time= 154.6 min (933.4 - 778.8)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	19,641 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	3,940	0	0
897.00	5,645	4,793	4,793
898.00	7,410	6,528	11,320
899.00	9,232	8,321	19,641

Device	Routing	Invert	Outlet Devices
#1	Primary	894.90'	36.0" W x 24.0" H, R=24.9" Elliptical Culvert L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 894.90' / 894.66' S= 0.0120 ' / Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 4.73 sf
#2	Discarded	896.00'	1.630 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 886.00'
#3	Device 1	896.75'	5.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	898.05'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.35 cfs @ 12.09 hrs HW=898.28' (Free Discharge)
 ↑ **2=Exfiltration** (Controls 0.35 cfs)

Primary OutFlow Max=5.39 cfs @ 12.09 hrs HW=898.28' (Free Discharge)
 ↑ **1=Culvert** (Passes 5.39 cfs of 34.95 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.76 cfs @ 5.54 fps)
 ↑ **4=Orifice/Grate** (Weir Controls 4.64 cfs @ 1.58 fps)

Summary for Subcatchment 4S: Uncontrolled

Runoff = 1.26 cfs @ 12.00 hrs, Volume= 0.070 af, Depth= 0.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 Type II 24-hr 5 yr Rainfall=3.51"

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Type II 24-hr 5 yr Rainfall=3.51"

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Area (sf)	CN	Description
38,825	61	>75% Grass cover, Good, HSG B
6,740	98	Paved parking, HSG B
45,565	66	Weighted Average
38,825		85.21% Pervious Area
6,740		14.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	30	0.0050	0.59		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
5.7	510	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.5	206	0.0163	7.59	13.41	Pipe Channel, RCP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Corrugated PE, smooth interior
7.1	746	Total			

Summary for Link 5L: (new Link)

Inflow Area = 4.170 ac, 71.38% Impervious, Inflow Depth = 1.23" for 5 yr event
 Inflow = 6.23 cfs @ 12.08 hrs, Volume= 0.426 af
 Primary = 6.23 cfs @ 12.08 hrs, Volume= 0.426 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

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MSE 24-hr 4 10 yr Rainfall=4.15"

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Summary for Subcatchment 1S: Pre-Development

Runoff = 5.01 cfs @ 12.24 hrs, Volume= 0.388 af, Depth= 1.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
MSE 24-hr 4 10 yr Rainfall=4.15"

Area (ac)	CN	Description
1.628	43	Woods/grass comb., Fair, HSG A
1.452	65	Woods/grass comb., Fair, HSG B
0.300	96	Gravel surface, HSG B
0.790	98	Paved parking, HSG B
4.170	65	Weighted Average
3.380		81.06% Pervious Area
0.790		18.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0150	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.7	215	0.0200	2.12		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
13.4	315	Total			

Summary for Subcatchment 2S: Post-Development Basin Area

Runoff = 15.90 cfs @ 12.09 hrs, Volume= 0.904 af, Depth= 3.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
MSE 24-hr 4 10 yr Rainfall=4.15"

Area (sf)	CN	Description
71,600	98	Roofs, HSG B
51,332	98	Paved parking, HSG B
13,160	61	>75% Grass cover, Good, HSG B
136,092	94	Weighted Average
13,160		9.67% Pervious Area
122,932		90.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	33	0.0830	1.83		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
0.4	10	0.0050	0.47		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
3.1	378	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	421	Total			

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MSE 24-hr 4 10 yr Rainfall=4.15"

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Summary for Pond 3P: Pond

Inflow Area = 3.124 ac, 90.33% Impervious, Inflow Depth = 3.47" for 10 yr event
 Inflow = 15.90 cfs @ 12.09 hrs, Volume= 0.904 af
 Outflow = 10.54 cfs @ 12.21 hrs, Volume= 0.904 af, Atten= 34%, Lag= 7.0 min
 Discarded = 0.36 cfs @ 12.21 hrs, Volume= 0.386 af
 Primary = 10.17 cfs @ 12.21 hrs, Volume= 0.518 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 Peak Elev= 898.42' @ 12.21 hrs Surf.Area= 8,182 sf Storage= 14,625 cf

Plug-Flow detention time= 134.4 min calculated for 0.901 af (100% of inflow)
 Center-of-Mass det. time= 134.8 min (906.2 - 771.4)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	19,641 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	3,940	0	0
897.00	5,645	4,793	4,793
898.00	7,410	6,528	11,320
899.00	9,232	8,321	19,641

Device	Routing	Invert	Outlet Devices
#1	Primary	894.90'	36.0" W x 24.0" H, R=24.9" Elliptical Culvert L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 894.90' / 894.66' S= 0.0120 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 4.73 sf
#2	Discarded	896.00'	1.630 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 886.00'
#3	Device 1	896.75'	5.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	898.05'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.36 cfs @ 12.21 hrs HW=898.41' (Free Discharge)
 ↑ **2=Exfiltration** (Controls 0.36 cfs)

Primary OutFlow Max=9.74 cfs @ 12.21 hrs HW=898.41' (Free Discharge)
 ↑ **1=Culvert** (Passes 9.74 cfs of 35.90 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.79 cfs @ 5.81 fps)
 ↑ **4=Orifice/Grate** (Weir Controls 8.95 cfs @ 1.97 fps)

Summary for Subcatchment 4S: Uncontrolled

Runoff = 1.51 cfs @ 12.16 hrs, Volume= 0.103 af, Depth= 1.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 MSE 24-hr 4 10 yr Rainfall=4.15"

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MSE 24-hr 4 10 yr Rainfall=4.15"

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Area (sf)	CN	Description
38,825	61	>75% Grass cover, Good, HSG B
6,740	98	Paved parking, HSG B
45,565	66	Weighted Average
38,825		85.21% Pervious Area
6,740		14.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	30	0.0050	0.59		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
5.7	510	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.5	206	0.0163	7.59	13.41	Pipe Channel, RCP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Corrugated PE, smooth interior
7.1	746	Total			

Summary for Link 5L: (new Link)

Inflow Area = 4.170 ac, 71.38% Impervious, Inflow Depth = 1.79" for 10 yr event
 Inflow = 11.60 cfs @ 12.21 hrs, Volume= 0.621 af
 Primary = 11.60 cfs @ 12.21 hrs, Volume= 0.621 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

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Type II 24-hr 25 yr Rainfall=5.18"

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Summary for Subcatchment 1S: Pre-Development

Runoff = 9.21 cfs @ 12.07 hrs, Volume= 0.617 af, Depth= 1.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
Type II 24-hr 25 yr Rainfall=5.18"

Area (ac)	CN	Description
1.628	43	Woods/grass comb., Fair, HSG A
1.452	65	Woods/grass comb., Fair, HSG B
0.300	96	Gravel surface, HSG B
0.790	98	Paved parking, HSG B
4.170	65	Weighted Average
3.380		81.06% Pervious Area
0.790		18.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0150	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.7	215	0.0200	2.12		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
13.4	315	Total			

Summary for Subcatchment 2S: Post-Development Basin Area

Runoff = 20.51 cfs @ 11.92 hrs, Volume= 1.168 af, Depth= 4.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
Type II 24-hr 25 yr Rainfall=5.18"

Area (sf)	CN	Description
71,600	98	Roofs, HSG B
51,332	98	Paved parking, HSG B
13,160	61	>75% Grass cover, Good, HSG B
136,092	94	Weighted Average
13,160		9.67% Pervious Area
122,932		90.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	33	0.0830	1.83		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
0.4	10	0.0050	0.47		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
3.1	378	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	421	Total			

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Type II 24-hr 25 yr Rainfall=5.18"

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Summary for Pond 3P: Pond

Inflow Area = 3.124 ac, 90.33% Impervious, Inflow Depth = 4.49" for 25 yr event
 Inflow = 20.51 cfs @ 11.92 hrs, Volume= 1.168 af
 Outflow = 17.70 cfs @ 12.00 hrs, Volume= 1.168 af, Atten= 14%, Lag= 5.1 min
 Discarded = 0.38 cfs @ 12.00 hrs, Volume= 0.454 af
 Primary = 17.33 cfs @ 12.00 hrs, Volume= 0.714 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 Peak Elev= 898.59' @ 12.00 hrs Surf.Area= 8,492 sf Storage= 16,042 cf

Plug-Flow detention time= 125.1 min calculated for 1.168 af (100% of inflow)
 Center-of-Mass det. time= 124.7 min (891.6 - 766.9)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	19,641 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	3,940	0	0
897.00	5,645	4,793	4,793
898.00	7,410	6,528	11,320
899.00	9,232	8,321	19,641

Device	Routing	Invert	Outlet Devices
#1	Primary	894.90'	36.0" W x 24.0" H, R=24.9" Elliptical Culvert L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 894.90' / 894.66' S= 0.0120 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 4.73 sf
#2	Discarded	896.00'	1.630 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 886.00'
#3	Device 1	896.75'	5.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	898.05'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.38 cfs @ 12.00 hrs HW=898.59' (Free Discharge)
 ↑ **2=Exfiltration** (Controls 0.38 cfs)

Primary OutFlow Max=17.17 cfs @ 12.00 hrs HW=898.59' (Free Discharge)
 ↑ **1=Culvert** (Passes 17.17 cfs of 37.18 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.84 cfs @ 6.15 fps)
 ↑ **4=Orifice/Grate** (Weir Controls 16.33 cfs @ 2.40 fps)

Summary for Subcatchment 4S: Uncontrolled

Runoff = 3.08 cfs @ 11.99 hrs, Volume= 0.161 af, Depth= 1.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 Type II 24-hr 25 yr Rainfall=5.18"

Schlough Storage - Reedsburg

Type II 24-hr 25 yr Rainfall=5.18"

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Area (sf)	CN	Description
38,825	61	>75% Grass cover, Good, HSG B
6,740	98	Paved parking, HSG B
45,565	66	Weighted Average
38,825		85.21% Pervious Area
6,740		14.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	30	0.0050	0.59		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
5.7	510	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.5	206	0.0163	7.59	13.41	Pipe Channel, RCP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Corrugated PE, smooth interior
7.1	746	Total			

Summary for Link 5L: (new Link)

Inflow Area = 4.170 ac, 71.38% Impervious, Inflow Depth = 2.52" for 25 yr event
 Inflow = 20.40 cfs @ 12.00 hrs, Volume= 0.875 af
 Primary = 20.40 cfs @ 12.00 hrs, Volume= 0.875 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

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Type II 24-hr 50 yr Rainfall=6.10"

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Summary for Subcatchment 1S: Pre-Development

Runoff = 12.77 cfs @ 12.07 hrs, Volume= 0.842 af, Depth= 2.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
Type II 24-hr 50 yr Rainfall=6.10"

Area (ac)	CN	Description
1.628	43	Woods/grass comb., Fair, HSG A
1.452	65	Woods/grass comb., Fair, HSG B
0.300	96	Gravel surface, HSG B
0.790	98	Paved parking, HSG B
4.170	65	Weighted Average
3.380		81.06% Pervious Area
0.790		18.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0150	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.7	215	0.0200	2.12		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
13.4	315	Total			

Summary for Subcatchment 2S: Post-Development Basin Area

Runoff = 24.41 cfs @ 11.92 hrs, Volume= 1.405 af, Depth= 5.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
Type II 24-hr 50 yr Rainfall=6.10"

Area (sf)	CN	Description
71,600	98	Roofs, HSG B
51,332	98	Paved parking, HSG B
13,160	61	>75% Grass cover, Good, HSG B
136,092	94	Weighted Average
13,160		9.67% Pervious Area
122,932		90.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	33	0.0830	1.83		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
0.4	10	0.0050	0.47		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
3.1	378	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	421	Total			

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Type II 24-hr 50 yr Rainfall=6.10"

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Summary for Pond 3P: Pond

Inflow Area = 3.124 ac, 90.33% Impervious, Inflow Depth = 5.40" for 50 yr event
 Inflow = 24.41 cfs @ 11.92 hrs, Volume= 1.405 af
 Outflow = 21.78 cfs @ 11.98 hrs, Volume= 1.405 af, Atten= 11%, Lag= 3.9 min
 Discarded = 0.39 cfs @ 11.98 hrs, Volume= 0.482 af
 Primary = 21.40 cfs @ 11.98 hrs, Volume= 0.923 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 Peak Elev= 898.68' @ 11.98 hrs Surf.Area= 8,650 sf Storage= 16,787 cf

Plug-Flow detention time= 114.3 min calculated for 1.401 af (100% of inflow)
 Center-of-Mass det. time= 115.0 min (877.4 - 762.4)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	19,641 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	3,940	0	0
897.00	5,645	4,793	4,793
898.00	7,410	6,528	11,320
899.00	9,232	8,321	19,641

Device	Routing	Invert	Outlet Devices
#1	Primary	894.90'	36.0" W x 24.0" H, R=24.9" Elliptical Culvert L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 894.90' / 894.66' S= 0.0120 ' / Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 4.73 sf
#2	Discarded	896.00'	1.630 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 886.00'
#3	Device 1	896.75'	5.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	898.05'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.39 cfs @ 11.98 hrs HW=898.66' (Free Discharge)
 ↑ **2=Exfiltration** (Controls 0.39 cfs)

Primary OutFlow Max=20.34 cfs @ 11.98 hrs HW=898.66' (Free Discharge)
 ↑ **1=Culvert** (Passes 20.34 cfs of 37.65 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.86 cfs @ 6.28 fps)
 ↑ **4=Orifice/Grate** (Weir Controls 19.49 cfs @ 2.55 fps)

Summary for Subcatchment 4S: Uncontrolled

Runoff = 4.22 cfs @ 11.99 hrs, Volume= 0.219 af, Depth= 2.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 Type II 24-hr 50 yr Rainfall=6.10"

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Type II 24-hr 50 yr Rainfall=6.10"

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Area (sf)	CN	Description
38,825	61	>75% Grass cover, Good, HSG B
6,740	98	Paved parking, HSG B
45,565	66	Weighted Average
38,825		85.21% Pervious Area
6,740		14.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	30	0.0050	0.59		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
5.7	510	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.5	206	0.0163	7.59	13.41	Pipe Channel, RCP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Corrugated PE, smooth interior
7.1	746	Total			

Summary for Link 5L: (new Link)

Inflow Area = 4.170 ac, 71.38% Impervious, Inflow Depth = 3.29" for 50 yr event
 Inflow = 25.61 cfs @ 11.98 hrs, Volume= 1.142 af
 Primary = 25.61 cfs @ 11.98 hrs, Volume= 1.142 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

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MSE 24-hr 4 100 yr Rainfall=7.11"

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Summary for Subcatchment 1S: Pre-Development

Runoff = 15.44 cfs @ 12.22 hrs, Volume= 1.108 af, Depth= 3.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
MSE 24-hr 4 100 yr Rainfall=7.11"

Area (ac)	CN	Description
1.628	43	Woods/grass comb., Fair, HSG A
1.452	65	Woods/grass comb., Fair, HSG B
0.300	96	Gravel surface, HSG B
0.790	98	Paved parking, HSG B
4.170	65	Weighted Average
3.380		81.06% Pervious Area
0.790		18.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.7	100	0.0150	0.14		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.7	215	0.0200	2.12		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
13.4	315	Total			

Summary for Subcatchment 2S: Post-Development Basin Area

Runoff = 28.23 cfs @ 12.09 hrs, Volume= 1.666 af, Depth= 6.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
MSE 24-hr 4 100 yr Rainfall=7.11"

Area (sf)	CN	Description
71,600	98	Roofs, HSG B
51,332	98	Paved parking, HSG B
13,160	61	>75% Grass cover, Good, HSG B
136,092	94	Weighted Average
13,160		9.67% Pervious Area
122,932		90.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	33	0.0830	1.83		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
0.4	10	0.0050	0.47		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
3.1	378	0.0100	2.03		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	421	Total			

Schlough Storage - Reedsburg

MSE 24-hr 4 100 yr Rainfall=7.11"

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Summary for Pond 3P: Pond

Inflow Area = 3.124 ac, 90.33% Impervious, Inflow Depth = 6.40" for 100 yr event
 Inflow = 28.23 cfs @ 12.09 hrs, Volume= 1.666 af
 Outflow = 23.11 cfs @ 12.13 hrs, Volume= 1.666 af, Atten= 18%, Lag= 2.5 min
 Discarded = 0.39 cfs @ 12.13 hrs, Volume= 0.472 af
 Primary = 22.72 cfs @ 12.13 hrs, Volume= 1.194 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 Peak Elev= 898.71' @ 12.13 hrs Surf.Area= 8,701 sf Storage= 17,027 cf

Plug-Flow detention time= 100.6 min calculated for 1.666 af (100% of inflow)
 Center-of-Mass det. time= 100.3 min (859.0 - 758.7)

Volume	Invert	Avail.Storage	Storage Description
#1	896.00'	19,641 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
896.00	3,940	0	0
897.00	5,645	4,793	4,793
898.00	7,410	6,528	11,320
899.00	9,232	8,321	19,641

Device	Routing	Invert	Outlet Devices
#1	Primary	894.90'	36.0" W x 24.0" H, R=24.9" Elliptical Culvert L= 20.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 894.90' / 894.66' S= 0.0120 ' / Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 4.73 sf
#2	Discarded	896.00'	1.630 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 886.00'
#3	Device 1	896.75'	5.0" Vert. Orifice/Grate C= 0.600
#4	Device 1	898.05'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.39 cfs @ 12.13 hrs HW=898.68' (Free Discharge)
 ↑ **2=Exfiltration** (Controls 0.39 cfs)

Primary OutFlow Max=21.40 cfs @ 12.13 hrs HW=898.68' (Free Discharge)
 ↑ **1=Culvert** (Passes 21.40 cfs of 37.80 cfs potential flow)
 ↑ **3=Orifice/Grate** (Orifice Controls 0.86 cfs @ 6.32 fps)
 ↑ **4=Orifice/Grate** (Weir Controls 20.54 cfs @ 2.60 fps)

Summary for Subcatchment 4S: Uncontrolled

Runoff = 4.52 cfs @ 12.14 hrs, Volume= 0.287 af, Depth= 3.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs
 MSE 24-hr 4 100 yr Rainfall=7.11"

Schlough Storage - Reedsburg

MSE 24-hr 4 100 yr Rainfall=7.11"

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Area (sf)	CN	Description
38,825	61	>75% Grass cover, Good, HSG B
6,740	98	Paved parking, HSG B
45,565	66	Weighted Average
38,825		85.21% Pervious Area
6,740		14.79% Impervious Area

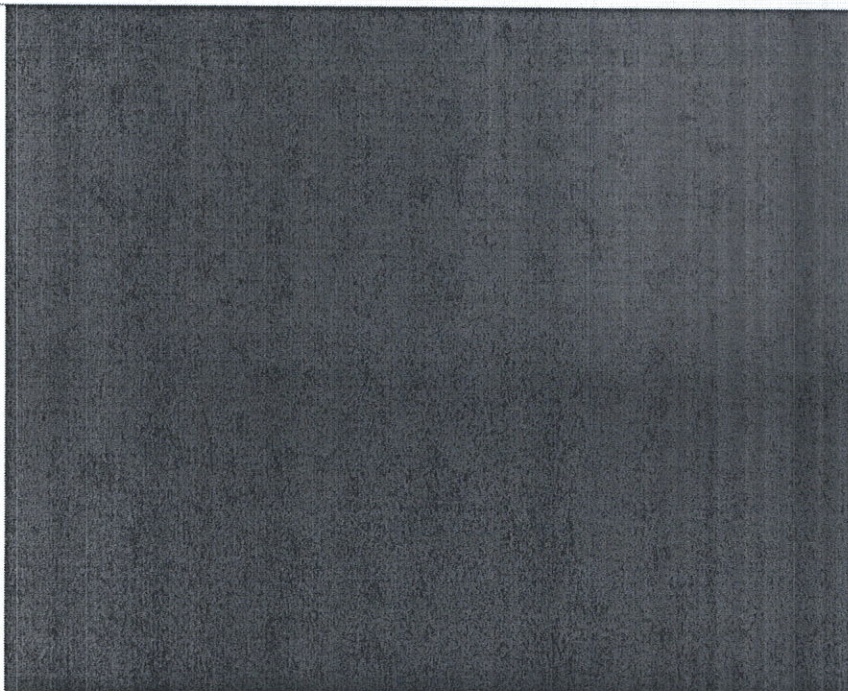
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	30	0.0050	0.59		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.84"
5.7	510	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.5	206	0.0163	7.59	13.41	Pipe Channel, RCP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Corrugated PE, smooth interior
7.1	746	Total			

Summary for Link 5L: (new Link)

Inflow Area = 4.170 ac, 71.38% Impervious, Inflow Depth = 4.26" for 100 yr event
 Inflow = 27.23 cfs @ 12.13 hrs, Volume= 1.481 af
 Primary = 27.23 cfs @ 12.13 hrs, Volume= 1.481 af, Atten= 0%, Lag= 0.0 min

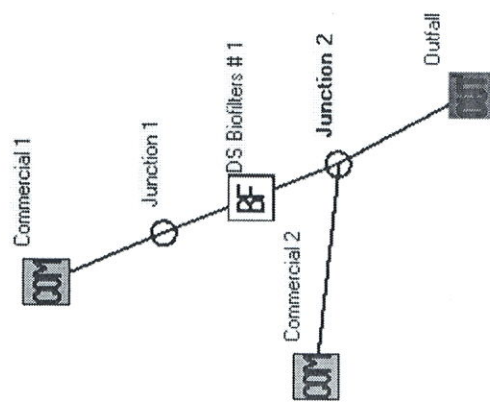
Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.10 hrs

Junction:
Junction 2



Land Use #	Land Use Type	Land Use Label	Land Use Area (acres)
1	Commercial	Commercial 1	3.124
2	Commercial	Commercial 2	1.046

CP #	Control Practice Type	Control Practice Name or Location
1	Biofilter	DS Biofilters # 1



Data file name: C:\Program Files (x86)\WinSLAMM v10\Schlough Storage - Reedsburg.mdb
WinSLAMM Version 10.2.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 07-07-2022 Time: 09:18:12
Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 3.124

- 1 - Roofs 1: 1.644 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 13 - Paved Parking 1: 1.178 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 45 - Large Landscaped Areas 1: 0.302 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: Commercial 2 Total area (ac): 1.046

- 13 - Paved Parking 1: 0.155 ac. Disconnected Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- 45 - Large Landscaped Areas 1: 0.891 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1

1. Top area (square feet) = 9232
2. Bottom area (square feet) = 3940
3. Depth (ft): 3.25
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 1
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 1
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 2.61
12. Engineered soil depth (ft) = 0.25
13. Engineered soil porosity = 0.7
14. Percent solids reduction due to flow through engineered soil = 0
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1

17. Particle size distribution file: Not needed - calculated by program

18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

Sands 0.100

Loamy Sands 0.100

Peat as Amendment 0.800

Saturation water content percent (Porosity) = 0

Field capacity (%) = 0

Permanent Wilting Point (%) = 0

Infiltration rate (in/hr) = 2.61

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 0.1

2. Weir crest width (ft): 0.1

3. Height of datum to bottom of weir opening: 3.24

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 4

2. Stand pipe height above datum (ft): 2.3

Outlet type: Surface Discharge Pipe

1. Surface discharge pipe outlet diameter (ft): 0.33

2. Pipe invert elevation above datum (ft): 1

3. Number of surface pipe outlets: 1

SLAMM for Windows Version 10.2.0
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Data file name: C:\Program Files (x86)\WinSLAMM v10\Schlough Storage - Reedsburg.mdb
Data file description:
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppd
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 07-07-2022 Time of run: 09:17:50
Total Area Modeled (acres): 4.170
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses \	248420	-	68.96	1069	-
Outfall Total with Con	43292	82.57%	74.31	200.8	81.22%
Annualized Total After	43411			201.4	

RECARGA

Pre-Development Stay-on

$$24.6292(4.17)(\frac{1}{12})(43,560) = 372,815 \text{ ft}^3$$

$$\times 60\%$$

$$\underline{\underline{223,689 \text{ ft}^3 - \text{goal}}}$$

Post-Development Stay-on

Pond Area

$$22.549(3.12)(\frac{1}{12})(43,560) = 255,381 \text{ ft}^3$$

Uncontrolled Area

$$24.9528(1.05)(\frac{1}{12})(43,560) = 95,108 \text{ ft}^3$$

$$\underline{\underline{350,489 \text{ ft}^3 \approx 94\%}}$$

Units English



RECARGA Version 2.3

Bioretention/Raingarden Sizing Program

Pre-Development

Planview Data

Facility Area [sf]

Tributary Area [acre]

Percent Impervious

Pervious CN

Files

Regional Ave. ET [in./day]

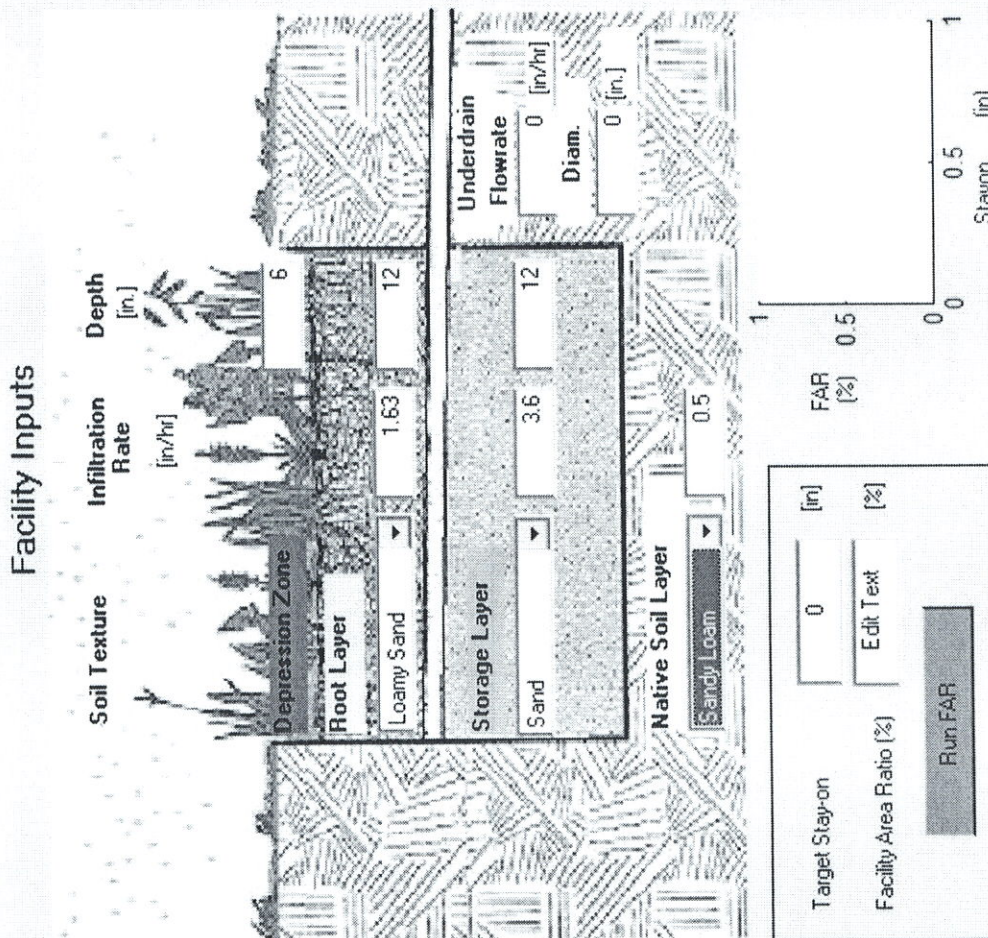
Simulation Type days

Input File Length

Precip. File Name

Output File Name

☐ Summary ☐ Record



Results		
Plant Survivability (Less than 48 hours max. ponding is desirable)	max.	Total
Hrs. Ponded	37.75	673
Number of overflows		35
Tributary Runoff [in]		
Precipitation		28.81
Impervious Runoff		20.8212
Pervious Runoff		0.29275
Raingarden Water [in.] %		
Runon	4.1808	14.5117
Runoff	4.1808	14.5117
Recharge	2.3683e-	8.2205e-
Evaporation	1.5874e-	5.51e-
Underdrain	0	0
Soil Moisture		
Stay-on	24.6292	85.4883
RUN SIMULATION		
CLEAR RESULTS		

Units English

RECARGA Version 2.3

Bioretention/Raingarden Sizing Program

Post-Development Pond Area

Facility Inputs

Planview Data

Facility Area [sf]

Tributary Area [acre]

Percent Impervious

Pervious CN

Files

Regional Ave. ET [in./day]

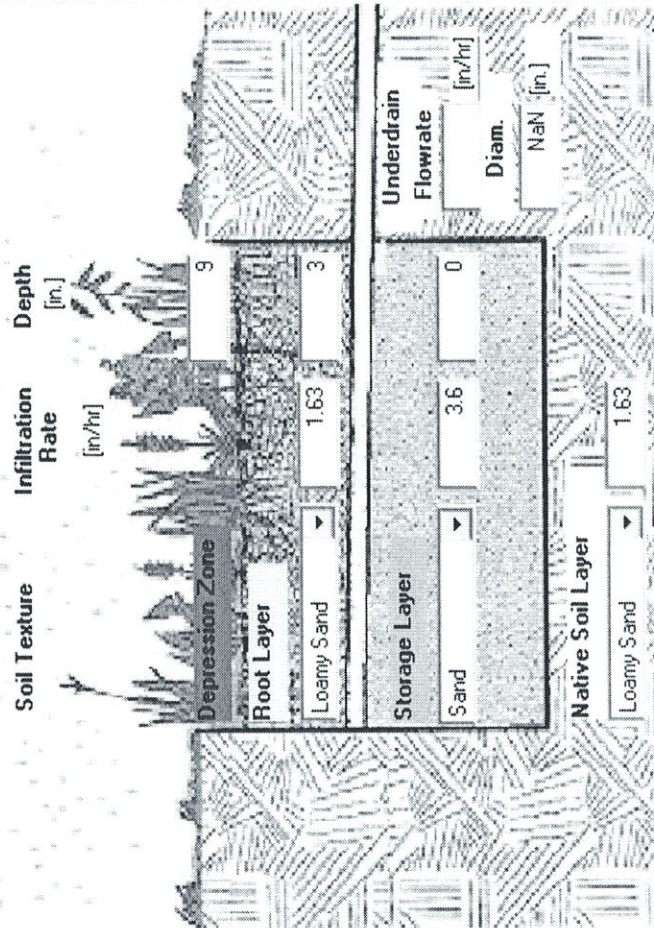
Simulation Type days

Input File Length

Precip. File Name

Output File Name

☐ Summary ☐ Record



Target Stay-on [in]

Facility Area Ratio (%)

FAR (%)

Stay-on (in)

Results

Plant Survivability
(Less than 48 hours max
ponding is desirable)

Hrs. Ponded	15.5	Total	249.75
Number of overflows			13

Tributary Runoff

Precipitation	28.81
Impervious Runoff	20.8212
Pervious Runoff	0.91048

Raingarden Water

Runon	18.9442	%	65.7557
Runoff	6.2604		21.73
Recharge	12.3346		42.8137
Evaporation	0.36847		1.279
Underdrain	0		0
Soil Moisture			
Stay-on	22.549		78.27

RUN SIMULATION

CLEAR RESULTS

Developed by the University of Wisconsin-Madison
Civil & Environmental Engineering Water Resources Group
(D. Atchison, A. Dussailant, L. Severson)

Units English



RECARGA Version 2.3

Bioretention/Raingarden Sizing Program

Uncontrolled Area

Facility Inputs

Planview Data

Facility Area [sf]

Tributary Area [acre]

Percent Impervious

Pervious CN

Files

Regional Ave. ET [in./day]

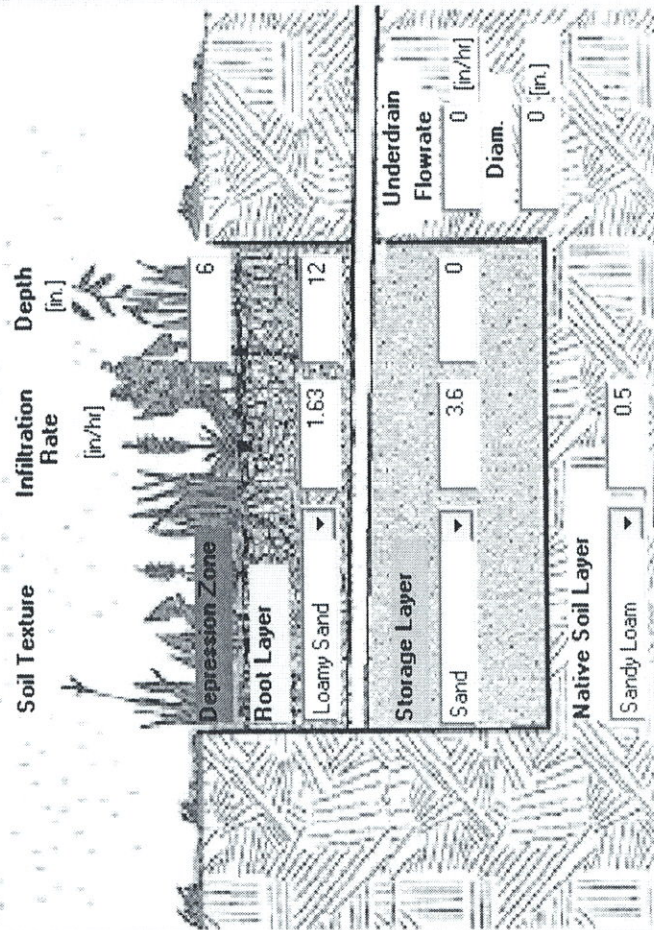
Simulation Type

Input File Length days

Precip. File Name

Output File Name

☐ Summary ☐ Record



Target Stay-on [in]

Facility Area Ratio (%)

FAR (%)

Stay-on (in)

Results

Plant Survivability
(Less than 48 hours max.
ponding is desirable)

Hrs. Ponded

47.5

max.

701.5

Number of overflows

36

Tributary Runoff

[in]

Precipitation

28.81

Impervious Runoff

20.8212

Pervious Runoff

0.91048

Raingarden Water

[in.]

%

Runon

3.8573

13.3886

Runoff

3.8572

13.3883

Recharge

8.8884e-

0.000308

Evaporation

6.279e-

2.1795e-

Underdrain

0

0

Soil Moisture

-5.021e-

-

Stay-on

24.9528

86.6117

RUN SIMULATION

CLEAR RESULTS

Developed by the University of Wisconsin-Madison
Civil & Environmental Engineering Water Resources Group
(D. Atchison, A. Dussailant, L. Severson)



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer:

Project:

Reedsburg Storage

Date:

07/07/22

County:

Sauk

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	11/02/22	09/01/23	82.9%	130	Sandy Loam	0.28	1.0%	350	0.19	1.00	5.7	0.892	Sediment Basin	1.0
Seed with Mulch or Er	09/01/23	11/01/23	17.0%	130	Sandy Loam	0.28	1.0%	350	0.19	0.10	0.1	0.892	Sediment Basin	0.0
End	11/01/23	----	----	----	-----	----	1.0%	350	0.19	-----	----	0.000		0.0
		----	----	----	-----	----	1.0%	350	0.19	-----	----	0.000		0.0
		----	----	----	-----	----	1.0%	0	----	-----	----	0.000		0.0
		----	----	----	-----	----	0.0%	0	----	-----	----	0.000		0.0
TOTAL											5.8		TOTAL	1.0
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

5/1-6/15 and 7/15-8/10 Turf, introduced grasses and legumes
Thaw-7/15 Native Grasses, forbs, and legumes

Designed By:	JJM
Date	

Plan Commission
Staff Report

DATE OF MEETING: August 9, 2022; 6:00 PM

APPLICANT: K. D. Engineering

LOCATION: 185 S Wengel Dr; Parcel 276-2244-01000

ZONING: I-1 Light industrial

PROPOSED LAND USE CHANGE: Site Plan Review (SPR)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider SPR to construct five new storage buildings.

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Flat slopes

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

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

COMMENTS:

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

SCHOOLS:

PARKS:

ADMINISTRATOR:

Site Plan Review Findings of Fact for Section 690-33(A-F)

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

1. The Board finds that the existing parcel is vacant.
2. The Board finds that five storage buildings are proposed.
 - Building #1 – 25' X 344'
 - Building #2 – 40' X 300'
 - Building #3 – 40' X 300'
 - Building #4 – 65' X 300'
 - Building #5 – 65' X 300'
3. The Board finds that the parcel is zoned I-1 Light Industrial.
4. The Board finds that section 690 schedule 3 permits warehouse as a permitted use.

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

1. The Board finds that stormwater plans are attached.

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

1. The Board finds that the property is located on S Wengel Dr.
2. The Board finds that there will be a 30'-wide driveway with motorized gate.

Exterior lighting shall be arranged as follows:

- It is deflected away from adjacent properties.
 - It does not impede the vision of traffic along adjacent streets.
 - It does not unnecessarily illuminate night skies.
1. The Board finds that no new exterior lighting is proposed.

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

1. NA

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

1. The Board finds that future use is Industrial.

STAFF COMMENTS: Richard Schlough is supposed to have plans for the decorative fence that he plans to install, but as of yet I haven't seen them.

He also has recycled bituminous for a drive surface. He will need to install a more permanent surface in the future or seal it.

There are no façade requirements in I-1. But you can still require some improvement. The other industrial buildings on Wengel Dr have a brick layer. The exception is Classic Concrete but still has a different color band.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, August 8, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

City of Reedsburg Land Use Application

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

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

APPLICANT: K D Engineering

ADDRESS: 2600 Ct. Rd. Y CITY: Dodgeville STATE: WI

ZIP: 53533 PHONE: 608-935-3310 FAX: _____

E-MAIL: jmacaulay@mhfc.net

PROPERTY OWNER: (if different from Applicant) Richard Schlough

LOCATION: 185 Wengel Drive PARCEL #: Lot 1 CSM 7134

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) _____

☐ 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.

[Signature] 1/7/22
Applicant Signature / Date

[Signature] 8-1-22
Owner Signature / Date

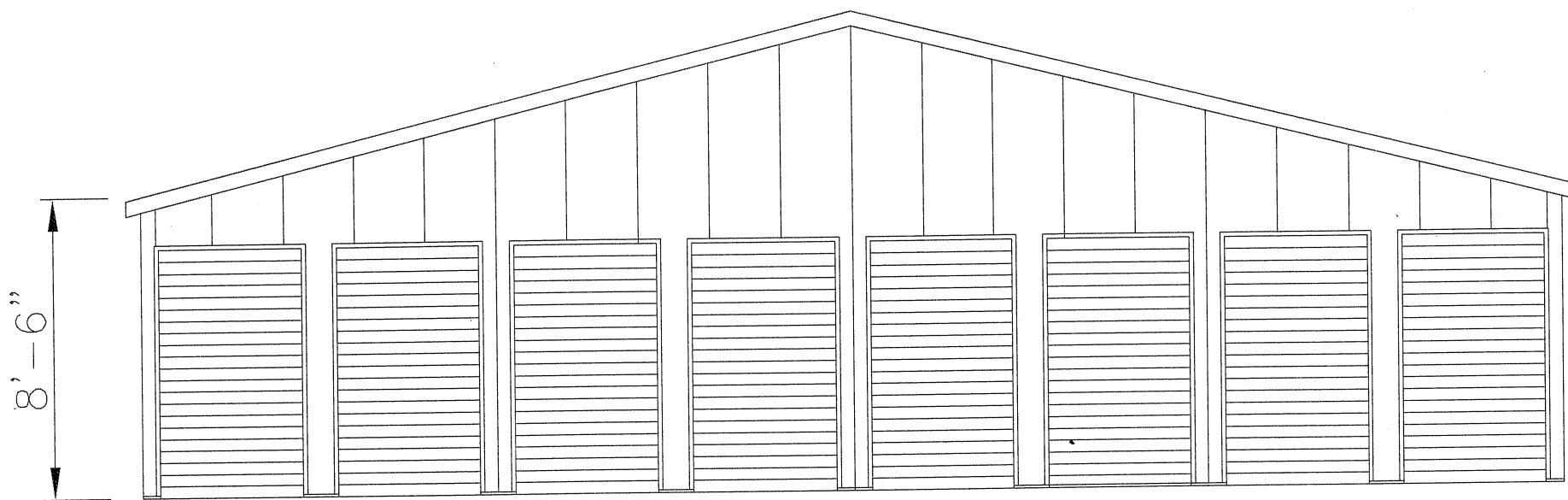
Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

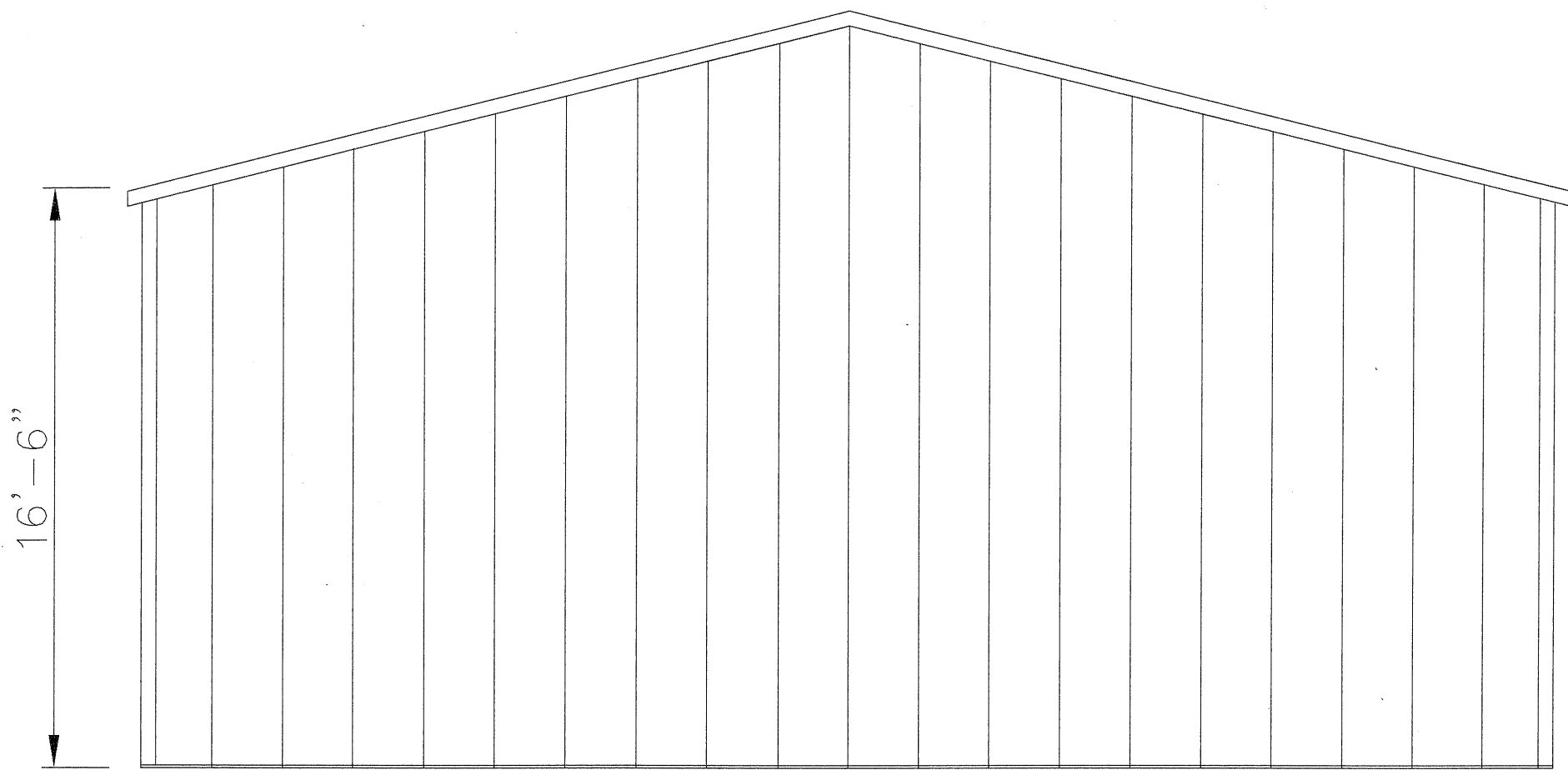
Account #10-461500-00

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

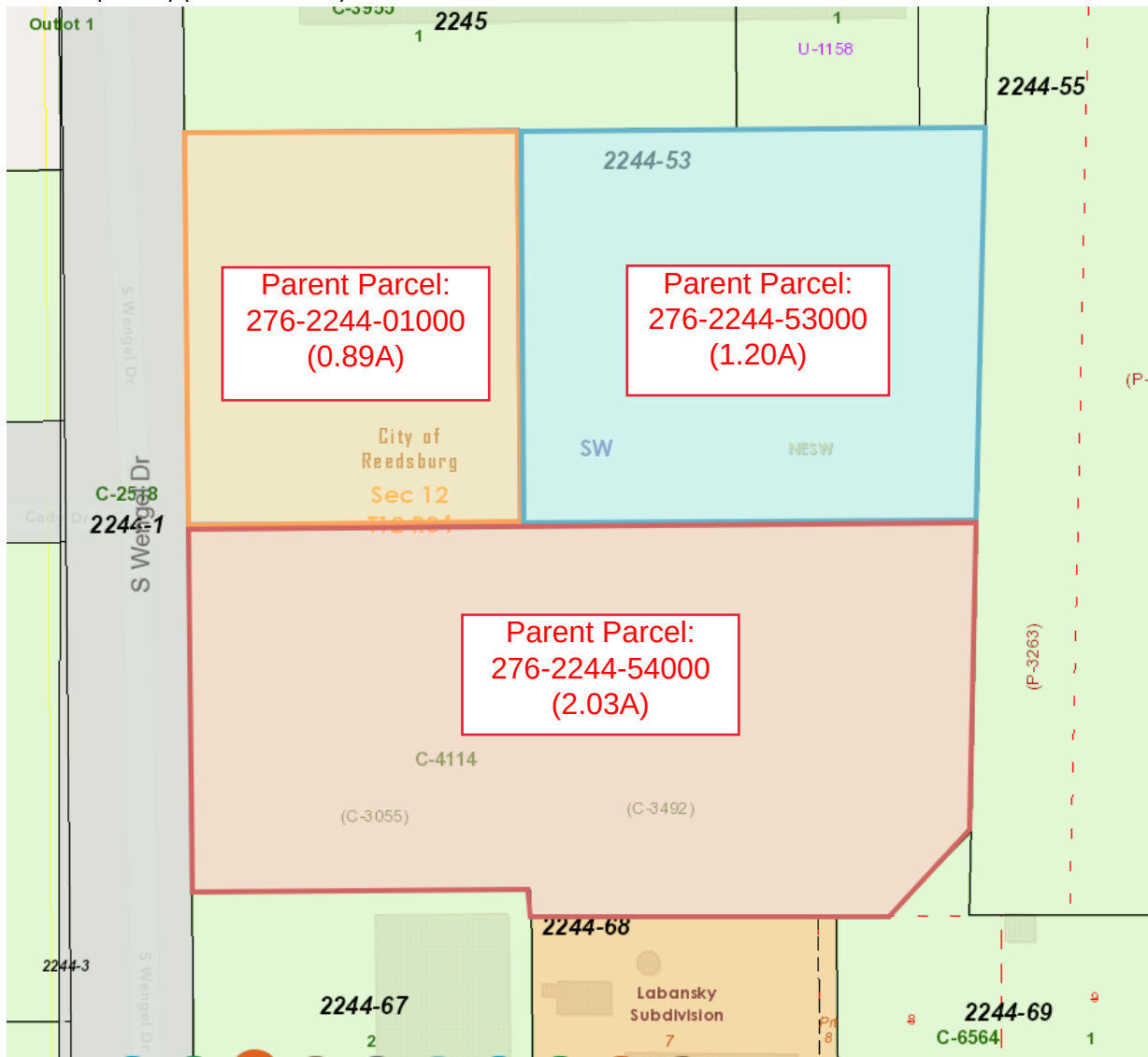
S:\Eagle Point Projects\Reedsburg\Schlough Storage\Land_Use_Appl_New_Prices_20

Conditional Use \$200	_____
Cond. Use-Agriculture \$400	_____
Variance \$125	_____
Zone Change \$200	_____
C.S.M. \$175	_____
Subdivision Plat \$810	_____
- w/ Stormwater Plan \$100	_____
Site Plan Review \$175	☒
Comp Plan Amend \$200	_____
Solar/Wind \$400 +	_____
Date Paid	_____
Receipt #	_____



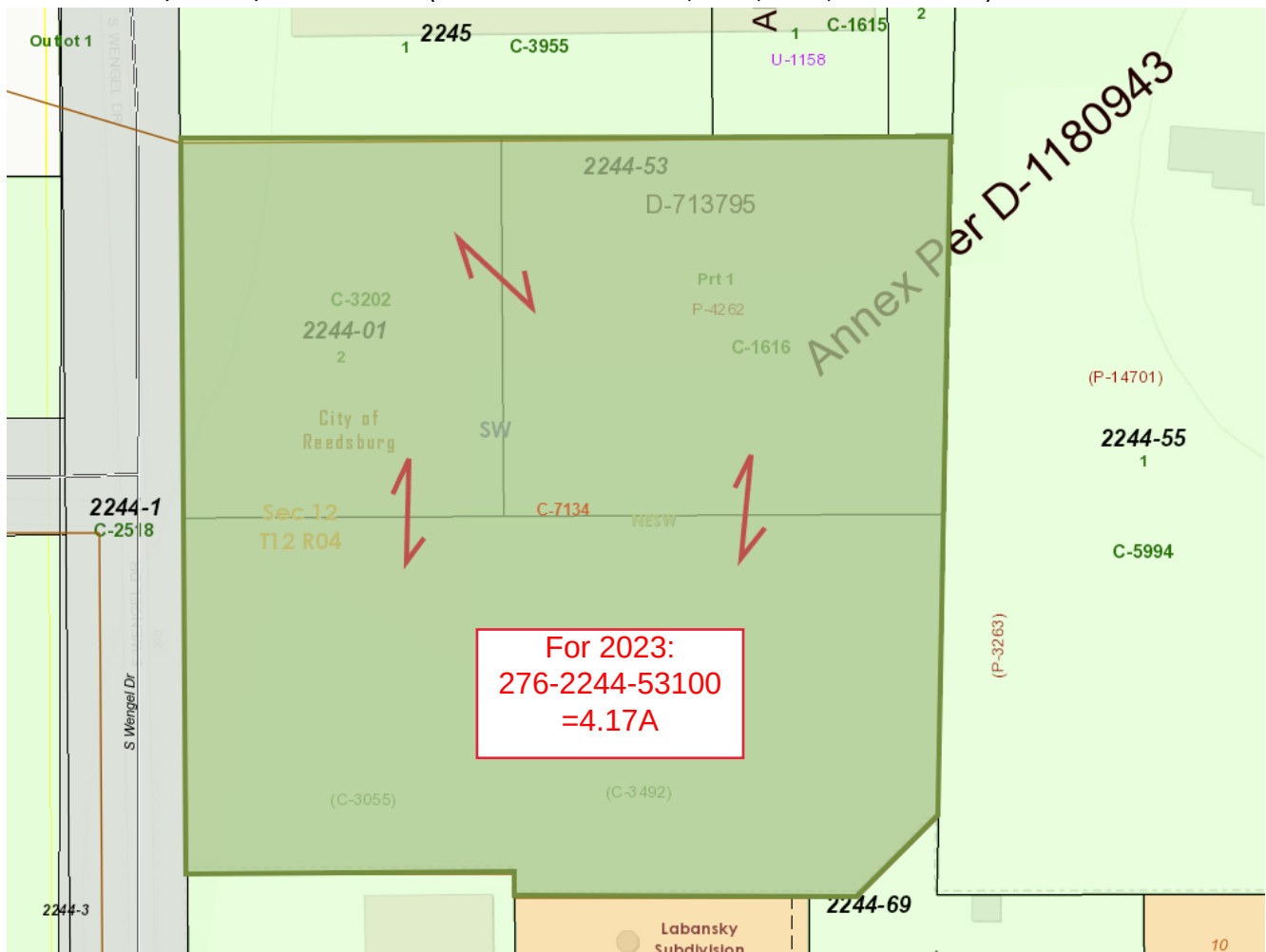


276-2244-54000 (2.03A) (Parent Parcel) – For 2023– See 2244-53100



276-2244-53100 (Reedsburg Storage LLC) (185 S Wengel DR) *TIF #9

S 12-12-4 PRT NE 1/4 SW 1/4 = CSM 7134 (FMLY PRT CSM'S 1616, 3055, 3202, 3492 & 4114) 4.17A



DOCUMENT #: **1233721**
Recorded: 04-18-2022 at 10:00 AM
BRENT BAILEY
SAUK COUNTY REGISTER OF DEEDS
REGISTRAR'S OFFICE
Sauk Co, WI
RECEIVED FOR RECORD
Fee Amount: \$30.00
: :

SAUK COUNTY CERTIFIED SURVEY MAP # 7134

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

2

30

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;

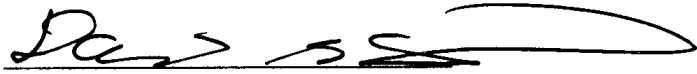
THAT SUCH CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF;

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

CITY OF REEDSBURG APPROVAL:

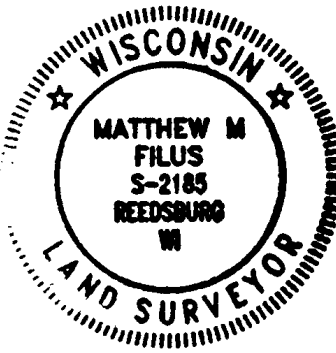
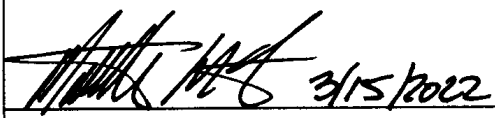
RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF REEDSBURG IS HEREBY APPROVED.

4-12-22
DATE

APPROVED 
MAYOR, CITY OF REEDSBURG

4-12-2022
DATE

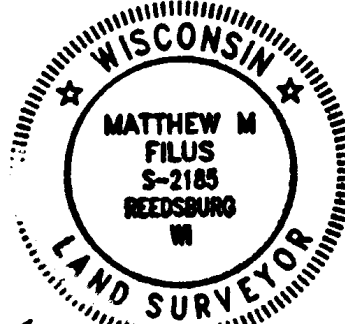
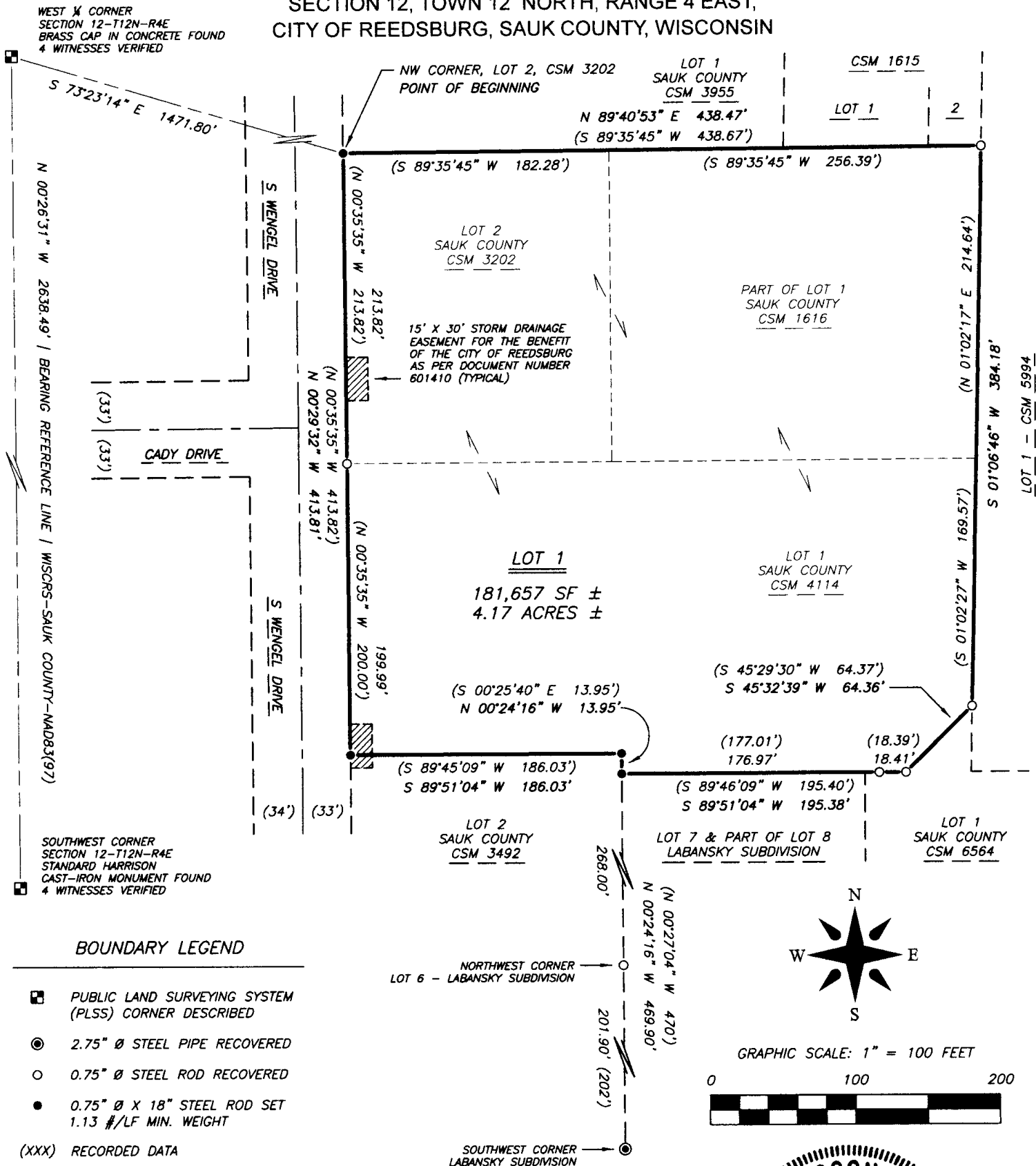
APPROVED 
ADMINISTRATOR, CITY OF REEDSBURG

SURVEYOR'S SEAL	CLIENT(S):	OWNER(S):
  DATE: MARCH 15, 2022	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	
PROJECT NUMBER: 2020-0005	SHEET 1 OF 2 SHEETS	

Vol 44 Pg 7134

SAUK COUNTY CERTIFIED SURVEY MAP # 7134

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

Vol 44 Pg 7134-A



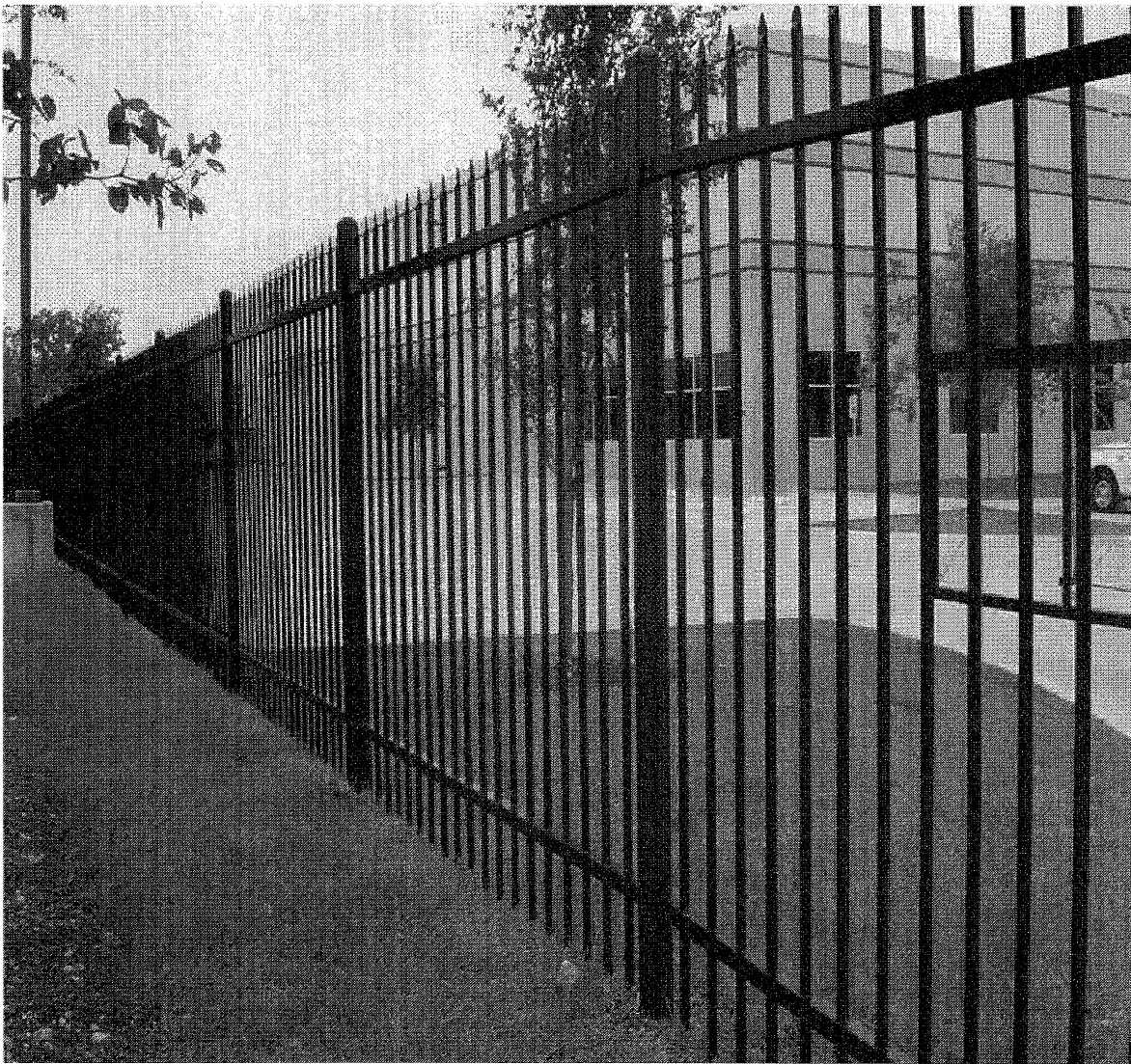
 Contact Supplier Call us Chat Now

Anping Fansi Metal Wire Mesh Factory
 Manufacturer, Trading Company
 CN 10 YRS

Response Time On-time delivery rate
 ≤11h 100.0%

6 Transactions
 90,000+

Brian - the
 Fence is something
 Like this. with
 Stone Columns
 Ever 30'-40'



Calculate the unit in millimeter (mm)

	Standard size	Sturdy size
Height	1500mm	1800mm / 2000mm
Post size	50x50mm	60x60mm
Horizontal tube	32x32mm	40x40mm

SC/Classicconcrete1
 @Gmail.
 Com

 Messenger

For product pricing, customization,
or other inquiries:

 [Contact Supplier](#)

 [Call us](#)

 [Chat Now](#)

Anping Fansi Metal Wire Mesh Factory
Manufacturer, Trading Company
CN 10 YRS

Response Time	On-time delivery rate
≤11h	100.0%

6 Transactions
90,000+



Features of picket fence panels

- . Durable, Easy to Install
- . Delivered unassembled saving you money
- . Quality guarentee over 10 years without corrosion and rusting
- . HS Code: 73089000

 [Messenger](#)

"DRAFT"

Amendment No. 3

Tax Increment District No. 9 City of Reedsburg, WI

Prepared For:
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Prepared By:
Vierbicher
400 Viking Drive
Reedsburg, WI 53959

Created: July 11, 2016
Amendment No. 1: June 10, 2019
Amendment No. 2: September 27, 2021
Amendment No. 3: September 26, 2022

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vierbicher
planners | engineers | advisors



Acknowledgements

Common Council

David Estes, Mayor
Darrin Frye
Craig Braunschweig
Mike Gargano
Jason Schulte
Missy Frenz
Phil Peterson
Dave Knudsen
Tom Seamonson
Adam Kaney

Plan Commission

David Estes, Chair
Jay Brunken
Mike Gargano
Sonny Hyde
Dave Knudsen
Dan Debaets
Steve Zibell

City Staff / Advisors

Timothy Becker, City Administrator
Jacob Crosetto, Clerk-Treasurer/Finance Director
Steve Zibell, Public Works
Brian Duvalle, Building Inspector/Planning/Zoning

Joint Review Board

Timothy Becker, City of Reedsburg
Elizabeth Goeghegan, Sauk County
Gary Woolever, Reedsburg School District
Shawna Marquardt, Madison College
Todd Polk, At-Large Member

City Attorney

Derek Horkan, LaRowe, Gerlach Taggart LLP

Municipal Financial Advisor

Greg Johnson, Ehlers

City Assessor

Associated Appraisals

Vierbicher Associates, Inc.

Kurt R. Muchow, Project Manager

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Appendix A: Parcel List & Maps

TID No. 9 Amendment Parcel List
 Map #1: District Boundary and Parcel Numbers – Overall Map
 Map #2: Existing Land Use
 Map #3: Zoning
 Map #4: Proposed Land Use
 Map #5: Proposed Improvements Map
 Map #6: One-Half Mile Radius of TID Boundary
 TID No. 9 Boundary Description

Appendix B: Financial Attachments

Attachment #1: Increment Projections
 Attachment #2: Tax Increment Pro Forma & Cash Flow Projections

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Attachment #1: Timetable
 Attachment #2: Public Hearing Notice to Taxing Jurisdictions
 Attachment #3: Public Hearing Notice to Joint Review Board
 Attachment #4: Public Hearing Minutes
 Attachment #5: Plan Commission Resolution
 Attachment #6: City Board Resolution
 Attachment #7: Joint Review Board Meeting Notices
 Attachment #8: Joint Review Board Meeting Minutes
 Attachment #9: Joint Review Board Approval Resolution
 Attachment #10: Affidavits of Publication
 Attachment #11: Attorney Opinion Letter

Introduction

This is Amendment No. 3 to the City of Reedsburg's Tax Increment District No. 9 (TID No. 9).

The City of Reedsburg created TID No. 9 on July 11, 2016 to promote industrial development. The maximum life of TID No. 9 is 20 years, or until 2036. The end of the expenditure period is on July 11, 2031. The City previously approved Amendment No. 1 on June 10, 2019 and Amendment No. 2 on September 27, 2021, both of which amended the project plan and added additional territory to the boundary.

Amendment No. 3 of TID No. 9 will include the following changes:

- Amend the TID No. 9 district boundary to add territory
- Amend the TID No. 9 district boundary to subtract territory

This Project Plan for Tax Increment District No. 9 (TID No. 9) Amendment No. 3 in the City of Reedsburg has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(h). The Amendment No. 3 to TID No. 9 shall be attached to, and become part of the original and previously amended TID No. 9 Project Plans adopted by resolution of the Reedsburg Common Council.

A. Planning and Approval Process

The Common Council authorized the Amendment No. 3 of TID No. 9 on July 11, 2022. The Plan Commission reviewed the draft Amendment No. 3 on August 9, 2022, and scheduled it for a Public Hearing. Notice of the Public Hearing was published on September 1, 2022. The Public Hearing was held on September 13, 2022, and recommendation for approval made by the Plan Commission to the Common Council. The Amendment No. 3 to the TID No. 9 Project Plan was adopted by resolution of the Common Council on September 26, 2022.

B. Joint Review Board

The Amendment No. 3 to TID No. 9 was reviewed and approved by a Joint Review Board as required by Wisconsin Statutes. The Joint Review Board held its organizational meeting on September __, 2022. On October __, 2022 the Joint Review Board approved Amendment No. 3.

The development goals for TID No. 9 include industrial development, enhancement of the East Main Street commercial corridor and the creation of affordable workforce housing. TID No. 9 may be used to acquire land, extend infrastructure, prepare sites and provide incentives to developers and businesses to encourage new business development. Projects to achieve these goals may be located within TID No. 9, or within the one-half mile radius of the district boundary.

The Common Council is not mandated to make public expenditures described in this Plan; however, they are limited to implementing only those projects identified in the original Plan and its amendments.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of this Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the amendment to TID No. 9.

Plan of Development for TID No. 9 Amendment No. 3

The purpose of TID No. 9 will not change as a result of this amendment; however, the territory from the original TID boundary will be modified by adding and subtracting parcels to the boundary.

The original TID No. 9 boundary included 479.11 acres. Amendment No. 1 added 36.79 acres to the boundary. Amendment No. 2 added 77.23 acres. Amendment No. 3 subtracts 27.5 acres and adds 4.98 acres resulting in a net subtraction of 22.52 acres. The following table summarizes the area of the whole parcels. The area does not include public streets.

TID No. 9 District Summary	
Description	Area (Acres)
Original TID No. 9 Area	479.11
Amendment No. 1 Additional Area	36.79
Amendment No. 2 Additional Area	77.23
Amendment No. 3 Subtraction Area	22.52
Total TID Area After Amendment No. 2	570.61 acres

More than 50 percent of the real property in TID No. 9 is suitable for and zoned for industrial development. When TID No. 9 was created, 77% of the real property was zoned industrial. After Amendment No. 1, 71.5% of the real property was zoned industrial. With Amendment No. 2, there will be an additional 42 acres of industrial added bringing the overall percentage industrial in TID No. 9 to 69.3%. Amendment No. 3 will add 4.98 acres of industrial land and subtracts 22.52 acres of non-industrial land resulting in 72.9% of the amended district being industrial land.

Statement of Kind, Number, and Location of Proposed Public Improvements

There is no change to this section.

Economic Feasibility

A. Current Financial Status of TID No. 9

1. New Development Since TID No. 9 Creation

Since TID No. 9 was created in 2016, there have been multiple Development Agreements approved for new construction in TID No. 9. The projects include: Sharratt Cold Storage Warehouse, Reedsburg Hardwoods expansion, Service Line expansion, Huntington Park Apartments and Hempston.

2. Current Tax Increment and Cash Flow

The Tax Increment Value that has been created as of December 31, 2020 is \$22,108,200. Based on this increase in Value and related expenditures, TID No. 9 is projected to generate \$1,651,477 of surplus funds throughout the life of TID No. 9. See Attachment #1 for TID No. 9 ProForma and Cash Flow, dated August 8, 2021.

B. Projected Tax Increment and Cash Flow

1. Projected Tax Increment Value

Attachment #2 in Appendix B includes a summary of projected Tax Increment Value to be created in TID No. 9 during the life of the TID. The estimated value to be created after Dec. 31, 2020 is broken down into the following categories:

- a. Industrial: An additional \$40,060,000 of Tax Increment Value is projected to be created by industrial development, which is estimated to come from new development on existing vacant parcels, new development in the expanded Business Park and expansion of existing business.
- b. Residential: An additional \$9,200,000 of Tax Increment Value is projected to be created by new residential development, which includes Huntington Park Apartments Phases 2 and 3.
- c. Commercial: A total of \$10,500,000 of Tax Increment Value is projected to be created by new commercial development, which is estimated to come from the new hotel, theater and new development along the East Main Street corridor, new development in the expanded Business Park and expansion/rehabilitation of existing commercial properties.

2. Projected Tax Increment Revenue and Cash flow

Attachment #3 in Appendix B is a pro forma estimating the Tax Increment Revenue that will be generated from the development summarized in Attachment #2 in Appendix B. The pro forma shows the total Tax Increment Revenue to be \$22,316,502. The pro forma assumes the tax rate will not increase in the future and there will be 0% annual property value appreciation due to market conditions.

Attachment #5 is a cash-flow pro forma showing the projected annual Tax Increment Revenue and annual expanses. Based on the assumptions included in the financial analysis, TID No. 9 is projected to generate \$97,891 of surplus revenue throughout the life of the TID.

- C. Expenditure Period** – The expenditure period for TID No. 9 ends on July 11, 2031. The City can incur additional projects cost up until this date. The City may incur administrative costs until the closure of the TID.

Overlying Taxing Districts

There is no change to this section.

12% Test

§66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The charts below use values contained in the Wisconsin Department of Revenue's 2022 TIF Value Limitation Report.

TID Capacity

Equalized Value	%	Maximum TID Capacity*
\$826,945,300	x 12%	\$99,233,436

* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

TID Equalized Values

Active TID & Proposed TID	Increment Value	Percent of Total Equalized Value
TID No. 4, active	\$15,525,800	1.96%
TID No. 6, active	\$4,611,600	-0.16%
TID No. 8, active	\$4,058,400	0.39%
TID No. 9, active	\$35,483,400	3.05%
TID No. 10, active	\$898,300	0.72%
TOTAL:	\$60,577,500	7.33%

The base value being added to TID No. 9 by this amendment is \$115,100. The base value being added, plus the current increment value of TID No. 9 will equal \$60,692,600, or 7.33% of the City's total value. Therefore, the City is in compliance with the statutory equalized value test for amending TID No. 9.

Proposed Changes in the Master Plan, Maps, Building Codes and City Ordinances

There is no change to this section.

List of Estimated Non-Project Costs

There is no change to this section.

Proposed Method for the Relocation of any Displaced Persons

There is no change to the section.

Statement Indicating How Amendment of the TID Promotes the Orderly Development of the City

There is no change to the section.

Maps Showing Existing Land Use and Existing Zoning

See Map #2 In Appendix A for existing land use in the TID. See Map # 4 in Appendix A showing existing zoning in the TID.

Maps Showing Future Land Use and Proposed Improvements

See Map #3 in Appendix A for Future Land Use.

Map Showing District Boundaries

See Map #1 in Appendix A for proposed TID No. 9 Boundary Map.

A revised boundary map and legal description is included in Appendix A.

City of Reedsburg TID No. 9 Boundary Description is Included in Appendix A.

Findings

The City has made the following findings in conjunction with TID No. 9 Amendment No. 3:

- The district includes only whole parcels of property.
- The district is contiguous.
- The equalized value of the parcels being added to TID No. 9, plus the value increment of all existing districts does not exceed 12 percent of the City's total equalized value.
- At least 50 percent by area of the real property within the district is suitable for industrial sites and has been zoned for industrial use.
- The City of Reedsburg has designated TID No. 9 as an Industrial District.

A Parcel List & Maps

Appendix A: Parcel List & Maps

TID No. 9 Parcel List

Map #1: District Boundary and Parcel Numbers – Overall Map

Map #2: Existing Land Use

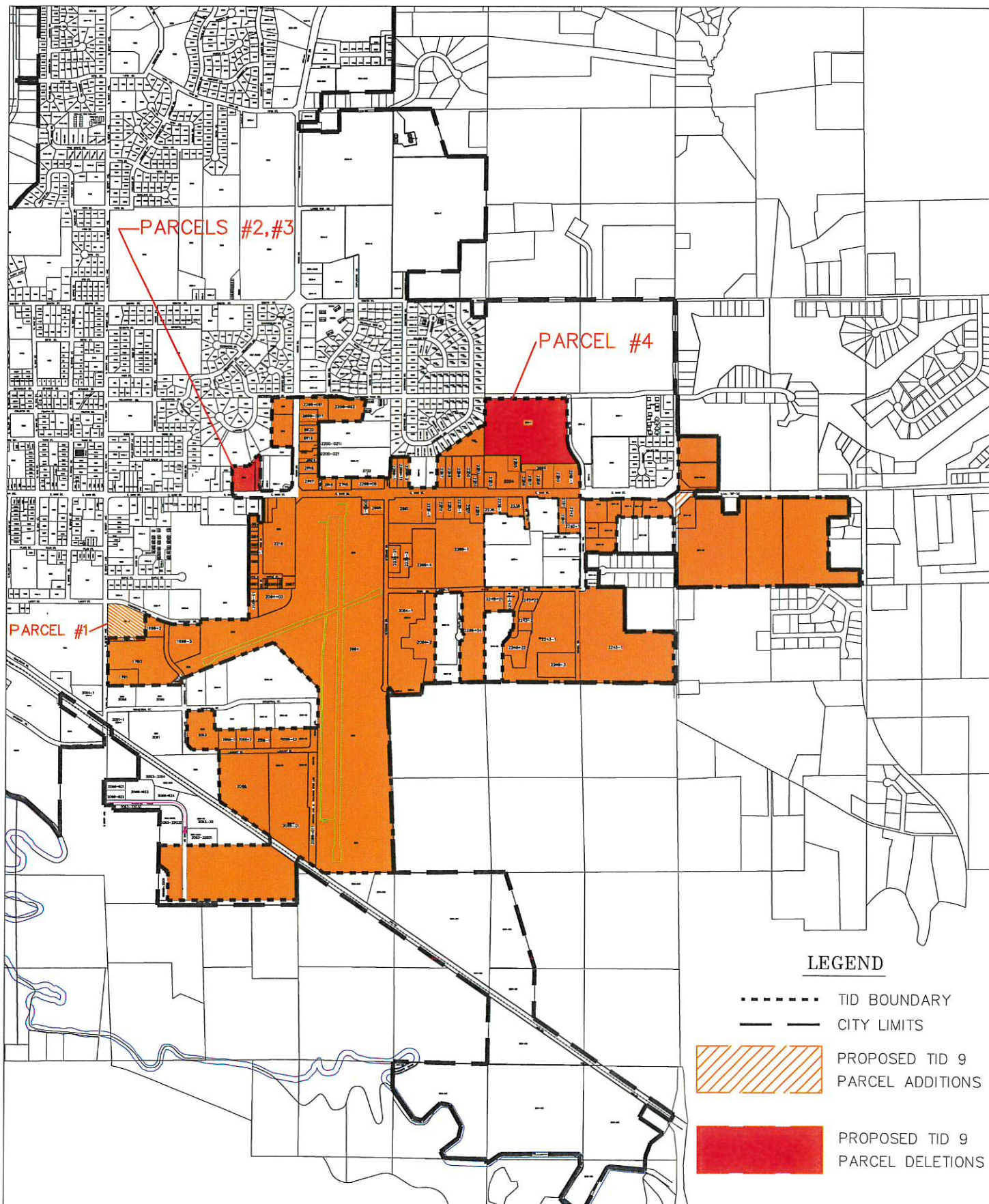
Map #3: Proposed Land Use

Map #4: Zoning

TID No. 9 Boundary Description

City of Reedsburg
TID No. 9 Amendment No. 3
Parcel List

TID No. 9 - Amendment No. 2											
City of Reedsburg											
Parcel List - Parcels Added to TID No. 9											
8/1/2022											
Map ID	Parcel Number	Owner - Name	Address	Postal Address	City	State	Zip	Improved Value	Land Value	Total Value	Size
1	276-1699-10000	Saputo Cheese USA, Inc.	1120 Commercial Ave.	1120 Commercial Ave.	Reedsburg	WI	53959	\$1,452,200.00	\$89,200.00	\$1,541,400.00	4.98
								\$1,452,200.00	\$89,200.00	\$1,541,400.00	4.98
Parcel List - Parcels Subtracted to TID No. 9											
8/1/2022											
Map ID	Parcel Number	Owner - Name	Address	Postal Address	City	State	Zip	Improved Value	Land Value	Total Value	Size
2	276-2051-00000	Jays Holdings, LLC	1515 E. Main Street	1515 E. Main Street	Reedsburg	WI	53959	\$396,100.00	\$473,900.00	\$1,370,000.00	2.72
3	276-2052-10000	VV Properties Limited Partnership	1577 E. Main Street	1577 E. Main Street	Reedsburg	WI	53959	\$287,000.00	\$156,800.00	\$443,800.00	0.9
4	276-2260-11000	Wire Courtyard MHP, LLC	E. Main Street	PO Box 457	Cedaredge	CO	81413	\$156,000.00	\$165,500.00	\$321,500.00	23.88
								\$1,339,100.00	\$796,200.00	\$2,135,300.00	27.50



CITY OF REEDSBURG
 MAP #1
 PROPOSED TID 9 PARCEL ADDITIONS & DELETIONS

SCALE: 1" = 850'
 2022



B Financial Attachments

Appendix B: Financial Attachments

Attachment #1: Existing Tax Increment Pro Forma & Cash Flow

Attachment #2: Increment Value Projections

Attachment #3: Projected Tax Increment Pro Forma & Cash Flow

City of Reedsburg, Wisconsin

Tax Increment District # 9

Tax Increment Projection Worksheet - base scenario

Type of District	Industrial	Base Value	36,196,600
District Creation Date	July 11, 2016	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2016	Base Tax Rate	\$22.01
Max Life (Years)	20	Rate Adjustment Factor	-0.75%
Expenditure Period/Termination	15		
Revenue Periods/Final Year	20		
Extension Eligibility/Years	Yes		
Recipient District	No	Tax Exempt Discount Rate	N/A
		Taxable Discount Rate	N/A

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2016	(572,000)	2017		(572,000)	2018	\$21.85	0
2 2017	82,900	2018		(489,100)	2019	\$24.04	0
3 2018	17,376,700	2019		16,887,600	2020	\$22.75	384,156
4 2019	2,479,500	2020	0	19,367,100	2021	\$22.01	426,283
5 2020	2,741,100	2021	0	22,108,200	2022	\$21.85	482,967
6 2021	0	2022	0	22,108,200	2023	\$21.68	479,345
7 2022	0	2023	0	22,108,200	2024	\$21.52	475,750
8 2023	0	2024	0	22,108,200	2025	\$21.36	472,181
9 2024	0	2025	0	22,108,200	2026	\$21.20	468,640
10 2025	0	2026	0	22,108,200	2027	\$21.04	465,125
11 2026	0	2027	0	22,108,200	2028	\$20.88	461,637
12 2027	0	2028	0	22,108,200	2029	\$20.72	458,175
13 2028	0	2029	0	22,108,200	2030	\$20.57	454,738
14 2029	0	2030	0	22,108,200	2031	\$20.41	451,328
15 2030	0	2031	0	22,108,200	2032	\$20.26	447,943
16 2031	0	2032	0	22,108,200	2033	\$20.11	444,583
17 2032	0	2033	0	22,108,200	2034	\$19.96	441,249
18 2033	0	2034	0	22,108,200	2035	\$19.81	437,939
19 2034	0	2035	0	22,108,200	2036	\$19.66	434,655
20 2035	0	2036	0	22,108,200	2037	\$19.51	431,395
Totals	22,108,200		0		Future Value of Increment		8,118,087

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Reedsburg, Wisconsin

Tax Increment District # 9

Cash Flow Projection - Base Scenario

Projected Revenues										Expenditures						Balances											
Year	Tax Increments	Warehouse Increment Shortfall payments	Proceeds from Debt	Property Sales	Other Revenues	Total Revenues	STFL - Warehouse \$1,335,000		STFL - Huntington 535,000		Taxable G.O. Bonds 2,625,000		PAYGO Incentive- Warehouse		Huntington Park Phase 1		Capital Expenditures		Development Grants and Loans		Admin.	Total Expenditures	Annual	Cumulative	Principal & Incentives Outstanding	Year	
							Dated Date:	Interest	Dated Date:	Principal	Interest	Principal	Dated Date:	Principal	Interest	Phase 1	Phase 1	Phase 1	Phase 1	Phase 1							Phase 1
2016						0																				2016	
2017	0		1,335,000			1,335,000															16,400	14,356	30,756	(30,756)	(8,485)	2017	
2018		72,729	535,000	25,500	2,428	635,657	65,295	61,885													500,000	23,901	906,830	(806,830)	(39,241)	2018	
2019	384,156	12,300				396,455	76,253	50,927														31,353	900,231	(806,830)	(846,071)	2019	
2020																										2020	
2021	426,283	18,241	1,649,012			2,093,536	1,193,454	47,738														51,363	345,093	(264,574)	(1,110,645)	2021	
2022	482,967	10,937				493,904			535,000	21,400												20,000	1,984,367	(950,114)	(4,133,400)	2022	
2023	479,345	9,057				488,401																20,000	358,954	134,950	(815,164)	2023	
2024	475,750	7,177				482,926																20,000	413,795	74,606	(740,558)	2024	
2025	472,181	5,297				477,478																20,000	414,945	67,981	(672,576)	2025	
2026	468,640	3,417				472,057																20,000	415,995	61,483	(611,093)	2026	
2027	465,125	1,537				466,662																20,000	411,995	60,062	(551,031)	2027	
2028	461,637					461,637																20,000	417,895	48,767	(502,264)	2028	
2029	458,175					458,175																20,000	414,745	46,892	(455,372)	2029	
2030	454,738					454,738																20,000	412,645	45,530	(409,843)	2030	
2031	451,328					451,328																20,000	265,440	189,298	(220,545)	2031	
2032	447,943					447,943																20,000	263,025	188,303	(32,242)	2032	
2033	444,583					444,583																20,000	270,335	177,608	145,366	568,875	2033
2034	441,249					441,249																20,000	163,100	281,480	426,849	432,100	2034
2035	437,939					437,939																20,000	161,433	279,816	706,665	295,325	2035
2036	434,655					434,655																20,000	159,650	278,289	984,955	158,550	2036
2037	431,395					431,395																20,000	157,753	276,902	1,261,857	21,775	2037
2038																						20,000	41,775	389,620	1,651,477	0	2038
Total	8,118,087	140,690	3,519,012	25,500	2,428	11,805,718	1,335,001	160,550	535,000	35,061	2,625,000	290,079	1,450,000	370,175	2,359,627	568,913	416,349	10,145,756								Total	

Notes:

- Warehouse PAYGO Incentive is a maximum of \$145,000 per year for 10 years.
- Phase 1 PAYGO for Huntington is \$21,775 annually for a period of 17 years from 2021-2037. For illustration purposes, the full amount of the incentive is shown. The City will calculate the amount due annually.

Projected disburse if no other projects are undertaken.

Attachment #2: Increment Value Projections

City of Reedsburg

TID No. 9

8/1/2022

Year	Proposed Yearly Total	Actual	Warehousing & Distribution Center	Hardwoods & Service Line	Huntington Park (P2&3)	Holiday Inn Express	Future Industrial \$375,000/ac	Future Commercial \$400,000/ac
2016		-\$572,000	\$0	\$0	\$0		\$0	\$0
2017		\$82,900	\$0	\$0	\$0		\$0	\$0
2018	\$0	\$17,376,700	\$0	\$0	\$0		\$0	\$0
2019	\$2,480,000	\$2,479,500	\$0	\$0	\$0		\$0	\$0
2020	\$2,741,000	\$2,741,100	\$0	\$0	\$0		\$0	\$0
2021	\$4,660,000	\$0	\$0	\$60,000	\$4,600,000		\$0	\$0
2022	\$3,000,000	\$0	\$0	\$0	\$0	\$3,000,000	\$0	\$0
2023	\$12,900,000	\$0	\$0	\$200,000	\$4,600,000	\$3,000,000	\$4,600,000	\$500,000
2024	\$13,100,000	\$0	\$9,600,000	\$0	\$0		\$3,500,000	\$0
2025	\$3,000,000	\$0	\$0	\$0	\$0		\$2,000,000	\$1,000,000
2026	\$1,000,000	\$0	\$0	\$0	\$0		\$1,000,000	\$0
2027	\$2,000,000	\$0	\$0	\$0	\$0		\$2,000,000	\$0
2028	\$11,600,000	\$0	\$9,600,000	\$0	\$0		\$1,000,000	\$1,000,000
2029	\$2,000,000	\$0	\$0	\$0	\$0		\$2,000,000	\$0
2030	\$2,000,000	\$0	\$0	\$0	\$0		\$1,000,000	\$1,000,000
2031	\$2,000,000	\$0	\$0	\$0	\$0		\$2,000,000	\$0
2032	\$1,500,000	\$0	\$0	\$0	\$0		\$1,500,000	\$0
2033	\$0	\$0	\$0	\$0	\$0		\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0		\$0	\$0
2035	\$1,000,000	\$0	\$0	\$0	\$0		\$0	\$1,000,000
2036	\$0	\$0	\$0	\$0	\$0		\$0	\$0
	\$64,981,000	\$22,108,200	\$19,200,000	\$260,000	\$9,200,000	\$6,000,000	\$20,600,000	\$4,500,000

City of Reedsburg, Wisconsin

Tax Increment District # 9

Tax Increment Projection Worksheet - Potential Buildout

Type of District	Industrial	Base Value	36,196,600
District Creation Date	July 11, 2016	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2016	Base Tax Rate	\$22.01
Max Life (Years)	20	Rate Adjustment Factor	-0.75%
Expenditure Period/Termination	15 7/11/2031		
Revenue Periods/Final Year	20 2037		
Extension Eligibility/Years	Yes 3		
Recipient District	No	Tax Exempt Discount Rate	N/A
		Taxable Discount Rate	N/A

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2016	(572,000)	2017		(572,000)	2018	\$21.85	0
2 2017	82,900	2018		(489,100)	2019	\$24.04	0
3 2018	17,376,700	2019		16,887,600	2020	\$22.75	384,156
4 2019	2,479,500	2020	0	19,367,100	2021	\$22.01	426,283
5 2020	2,741,100	2021	0	22,108,200	2022	\$21.85	482,967
6 2021	3,560,000	2022	0	25,668,200	2023	\$21.68	556,532
7 2022	17,600,000	2023	0	43,268,200	2024	\$21.52	931,095
8 2023	7,200,000	2024	0	50,468,200	2025	\$21.36	1,077,887
9 2024	2,000,000	2025	0	52,468,200	2026	\$21.20	1,112,198
10 2025	15,100,000	2026	0	67,568,200	2027	\$21.04	1,421,539
11 2026	2,000,000	2027	0	69,568,200	2028	\$20.88	1,452,639
12 2027	3,000,000	2028	0	72,568,200	2029	\$20.72	1,503,917
13 2028	3,000,000	2029	0	75,568,200	2030	\$20.57	1,554,344
14 2029	2,000,000	2030	0	77,568,200	2031	\$20.41	1,583,515
15 2030	2,000,000	2031	0	79,568,200	2032	\$20.26	1,612,162
16 2031	2,000,000	2032	0	81,568,200	2033	\$20.11	1,640,289
17 2032	1,500,000	2033	0	83,068,200	2034	\$19.96	1,657,925
18 2033	0	2034	0	83,068,200	2035	\$19.81	1,645,491
19 2034	0	2035	0	83,068,200	2036	\$19.66	1,633,150
20 2035	1,000,000	2036	0	84,068,200	2037	\$19.51	1,640,414
Totals	84,068,200		0		Future Value of Increment		22,316,502

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Reedsburg, Wisconsin

Tax Increment District # 9

Tax Increment Projection Worksheet - Potential Buildout

Type of District	Industrial	Base Value	36,196,600
District Creation Date	July 11, 2016	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2016	Base Tax Rate	\$22.01
Max Life (Years)	20	Rate Adjustment Factor	-0.75%
Expenditure Period/Termination	15 7/11/2031		
Revenue Periods/Final Year	20 2037		
Extension Eligibility/Years	Yes 3		
Recipient District	No	Tax Exempt Discount Rate	N/A
		Taxable Discount Rate	N/A

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2016	(572,000)	2017		(572,000)	2018	\$21.85	0
2 2017	82,900	2018		(489,100)	2019	\$24.04	0
3 2018	17,376,700	2019		16,887,600	2020	\$22.75	384,156
4 2019	2,479,500	2020	0	19,367,100	2021	\$22.01	426,283
5 2020	2,741,100	2021	0	22,108,200	2022	\$21.85	482,967
6 2021	3,560,000	2022	0	25,668,200	2023	\$21.68	556,532
7 2022	17,600,000	2023	0	43,268,200	2024	\$21.52	931,095
8 2023	7,200,000	2024	0	50,468,200	2025	\$21.36	1,077,887
9 2024	2,000,000	2025	0	52,468,200	2026	\$21.20	1,112,198
10 2025	15,100,000	2026	0	67,568,200	2027	\$21.04	1,421,539
11 2026	2,000,000	2027	0	69,568,200	2028	\$20.88	1,452,639
12 2027	3,000,000	2028	0	72,568,200	2029	\$20.72	1,503,917
13 2028	3,000,000	2029	0	75,568,200	2030	\$20.57	1,554,344
14 2029	2,000,000	2030	0	77,568,200	2031	\$20.41	1,583,515
15 2030	2,000,000	2031	0	79,568,200	2032	\$20.26	1,612,162
16 2031	2,000,000	2032	0	81,568,200	2033	\$20.11	1,640,289
17 2032	1,500,000	2033	0	83,068,200	2034	\$19.96	1,657,925
18 2033	0	2034	0	83,068,200	2035	\$19.81	1,645,491
19 2034	0	2035	0	83,068,200	2036	\$19.66	1,633,150
20 2035	1,000,000	2036	0	84,068,200	2037	\$19.51	1,640,414
Totals	84,068,200		0		Future Value of Increment		22,316,502

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Reedsburg, Wisconsin

Tax Increment District #9

Cash Flow Projection - Potential Buildout

Year	Projected Revenues										Expenditures										Balances		Principal & Incentives Outstanding	Year					
	Tax Increments	Warehouse Increment	Shortfall	Proceeds from Debt	Property Sales	Other Revenues	Total Revenues	STFL - Warehouse		STFL - Huntington	Taxable G.O. Bonds		G.O. Bonds, Series 2025		G.O. Notes, Series 2030		Incentive Warehouse Phase 1	Huntington Park Phase 1	Huntington Park Phase 2	Huntington Park Phase 3	Capital Expenditures	Development Grants and Loans			Admin.	Total Expenditures	Annual	Cumulative	
								Dated Date:	Interest		Dated Date:	Principal	Interest	Dated Date:	Principal	Interest													Dated Date:
2016																													
2017																													
2018																													
2019																													
2020																													
2021																													
2022																													
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2031																													
2032																													
2033																													
2034																													
2035																													
2036																													
2037																													
2038																													
Total																													

Notes:

1. Warehouse PAYGO incentive is a maximum of \$145,000 per year for 10 years.
2. Phase 1 PAYGO for Huntington is \$21,775 annually for a period of 17 years from 2021-2037. For illustration purposes, the full amount of the incentive is shown. The City will calculate the amount due annually.

Projected values. If no other projects are undertaken.

C

Resolutions, Notices, Minutes

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Attachment #1: Timetable

Attachment #2: Public Hearing Notice to Taxing Jurisdictions

Attachment #3: Public Hearing Notice to Joint Review Board

Attachment #4: Public Hearing Minutes

Attachment #5: Plan Commission Resolution

Attachment #6: City Board Resolution

Attachment #7: Joint Review Board Meeting Notices

Attachment #8: Joint Review Board Meeting Minutes

Attachment #9: Joint Review Board Approval Resolution

Attachment #10: Affidavits of Publication

Attachment #11: Attorney Opinion Letter

Attachment #1:

Timetable

City Of Reedsburg
Tax Increment Districts No. 9
Project Plan & Boundary Amendment No. 3
Summary of Activities and Timetable
July 5, 2022

Key Dates: Council Meetings – 2nd & 4th Monday

: Newspaper Publication Date – Daily Paper (Notice deadline is Noon on Monday. Thursday publication date)

: Plan Commission – 2nd Tuesday

Action	Party Responsible	Date
1. Common Council Meeting: Authorize contract to proceed with TID amendments.	Common Council	07/11/22
2. Letters to taxing jurisdictions requesting JRB appointments.	Vierbicher	07/18/22
3. Prepare draft Project Plan & Boundary amendment documents.	Vierbicher / City	07/18/22 – 08/04/22
4. Plan Commission Meeting: - Review TID amendment documents - Recommend edits to plans - Schedule Plan Commission public hearing for TID amendments (if no further discussion needed)	Vierbicher / Plan Commission	08/09/22
5. JRB packets - forward financials/amendment information to JRB.	Vierbicher / City Clerk	08/22/22
6. Send hearing notice to taxing entities.	Vierbicher	08/22/22
7. Public hearing notice and JRB notice to newspaper.	Vierbicher	08/29/22
8. Publish notice for TID JRB meeting (Class I).	Newspaper	09/01/22
9. Publish notice for TID Project Plan amendment Plan Commission public hearing (Class I)	Newspaper	09/01/22
10. JRB – First Meeting: Reaffirm chairperson and at-large member, discussion of draft TID No. 9 amendment (at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing, or before Public Hearing)	Vierbicher / City / JRB	09/06/22 to 09/12/22
11. Plan Commission Meeting: - Public hearing (at least 7 days after last insertion of public notice) - Adoption of TID No. 9 amendment Resolution	Vierbicher / Plan Commission	09/13/22
12. Provide information to City Attorney for amendment attorney opinion letters.	Vierbicher	09/13/22
13. Common Council Meeting: - Review TID # 2 amendment documents. - Adopt resolution approving TID #2 amendment.	Vierbicher / Common Council	09/26/22
14. JRB notice to newspaper.	Vierbicher	10/03/22
15. Mail out JRB packets.	Vierbicher	10/03/22
16. Publish JRB meeting notice.	Newspaper	10/06/22
17. JRB – Final Meeting on TID Amendments: Approval of TID amendment by JRB (At least 5 days after publication of meeting notice and within 30 days of Council approval)	Vierbicher / JRB	10/11/22 to 10/26/22
18. Submit TID amendment information to Wisconsin Department of Revenue (with certification fee)	Vierbicher / City Clerk	October 2022

ORDINANCE NO. 19XX-22
(Zoning Ordinance Amendments)

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

SECTION I: PURPOSE.

These amendments would address Zoning Board of Appeals decisions, parking space size, mobile home park setbacks, sign banners location, and site plan standards.

SECTION II: PROVISIONS AMENDED.

The following City of Reedsburg Code Sections are hereby amended by this Ordinance.

§ 690-12 Zoning Board of Appeals.

- C. Procedure. The Zoning Board of Appeals shall act in accordance with Wis. Stat. 62.23(6)(e), (Current through 2021 Act 257 and Acts 259-264, 266, and 267, published April 16, 2022), this Chapter and any rules adopted by the board. All appeals and applications made to the board shall be in writing on forms prescribed by the board. Every appeal or application shall refer to the specific provision of this chapter involved, and shall exactly set forth the interpretation that is claimed, the use for which the special permit is sought, or the details of the variance that is applied for and the grounds on which it is claimed that the variance should be granted, as the case may be. Every decision of the Zoning Board of Appeals shall be by resolution, each of which shall contain a full written record of the findings of the board in the particular case. ~~Each such resolution shall be filed in the office of the City Clerk-Treasurer, by case number, under one or another of the following headings: Interpretations; Variances; together with all documents pertaining thereto.~~ The Zoning Board of Appeals shall notify, in writing, the Common Council and the Plan Commission of the City of Reedsburg or the Joint Extraterritorial Committee of each interpretation and each variance granted under the provisions of this chapter.

§ 690-19 Conditional Use Review and approval.

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

§ 690-24 Mobile home parks.

- I. A minimum side yard setback of 40 feet at all front, side and rear lot lines of the mobile home park is required. **This section does not apply to mobile home parks in existence at the time of this ordinance and shall meet the setbacks of its current zoning district.**

§ 690-33 Standards for granting site plan approval.

- A. **Topography and vegetation.** 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 chapter.
- B. **Stormwater.** Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.

- C. **Emergency Services.** All buildings ~~or groups of buildings should~~ **shall** be so arranged as to permit emergency vehicle access by some practical means.
- D. 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.
- E. ~~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.~~
- E. Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
- F. Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so as ~~not to diminish the opportunity for surrounding properties to be used and developed as zoned~~ **complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.**
- G. **Consistency with other plans and statutes.** 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.

§ 690-64 Parking requirements.

In all districts except B1 and in connection with every use, there shall be provided, at the time any use of

- A. Size of each parking space shall be not less than 180 square feet **(10' X 18')** exclusive of the space required for ingress and egress. ~~In no case shall the stalls be less than nine feet wide or 18 feet long.~~

§ 690-101 Exceptions to permit requirement.

- I. Temporary signs.
 - (2) ~~Temporary signs over a right-of-way. Temporary signs that span a public right-of-way and are controlled by the City of Reedsburg.~~
Temporary signs at Reedsburg Airport. Temporary signs that are located in the front yard of the Reedsburg Municipal Airport and controlled by the City of Reedsburg. Such signs shall be a maximum 32 square feet and remain posted up to __; the maximum number of signs at any one time is __.

SECTION III: VALIDITY.

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

SECTION IV: CONFLICTING PROVISIONS REPEALED.

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

SECTION V: EFFECTIVE DATE.

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

SECTION VI: PART OF CODE:

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

Dated this 10th day of October 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:

September 12, 2022
 September 22 & 29, 2022
 October 10, 2022
 October 20, 2022