

City Plan Commission Agenda
September 13, 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 AUGUST 9, 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 recommending Certified Survey Map to divide existing tax parcel into two parcels with new Lot 1 – E6248 lane Dr; Parcel # 030-0595-00000 – Linda Borleske
- B. Consider recommendation for amended Planned Development Group permit under Section 690-23 for multi-family apartment buildings. The third building would have three additional apartments over the original approval. – Huntington Park Dr; Parcel# 276-2200-52300 – Luke Pelton. If approved, the permit would then have final review by the Reedsburg Common Council on September 26, 2022, 6:00PM
- C. Public Hearing for TID No. 9 Amendment No. 3
- D. Consider adoption of TID No. 9 Amendment No. 3 – Resolution 4481-22
- E. Public Hearing and consider recommending to the Common Council adoption of the 2042 Comprehensive Plan for the City of Reedsburg – Resolution 4479-22
- F. Consider recommending ordinance amendment for Chapter 650 Floodplain Ordinance.

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

August 9, 2022



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

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

Absent: Jay Brunken, Dan DeBaets

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Gargano, seconded by Zibell to approve the 7/12/22 meeting minutes.
Motion approved

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

Miller stated that she has enough inventory to start her consignment business after having a drop-off box in the front yard. She is also looking into downtown space and the Incubator Program. Customers may still drop off items in the future but sales will be thru deliveries and not in-person pick up.

Motion by Gargano, seconded by Knudsen to approve the CUP as presented with condition that the permit will end when the applicant sells or no longer resides at the property.

Motion approved

Consider Site Plan Review to construct five new storage buildings. – 185 S Wengel Dr; Parcel 276-2244-53100 – KD Engineering

Richard Schlough stated that the property will have a black steel fence with stone pillars. There will be an automatic gate and stormwater will flow to the west. The buildings will be white with a second color yet to be determined. The site surface will be concrete in the future.

Motion by Estes, seconded by Knudsen to approve the site plan as presented.

Motion approved

Review the draft TID No. 9 Amendment No. 3 Project Plan and District Boundary

The amendment will add the Saputo property for their new addition. The Courtyards and old Shopko properties will be removed.

Motion by Gargano, seconded by Zibell to recommend approval of the TID 9 amendment.

Motion approved

Schedule the Plan Commission Public hearing for TID No. 9 Amendment No. 3

Motion by Knudsen, seconded by Zibell to schedule the TID 9 amendment public hearing for 9/13/22, 6:00pm.

Motion approved

Consider recommending zoning ordinance amendments for ZBA decisions, conditional use & site plan standards, temporary signs, parking spaces, and mobile home park setbacks.

Discussion held on new temporary sign at the Airport, which are meant to replace the over-the-street banners downtown. Commission prefers having a short sign section and then regulate with a city policy. Discussion held on adding temporary signs to other city properties.

Motion by Knudsen, seconded by Hyde to recommend approval of the ordinance with adding language to review signs at other city properties.

Motion approved

Review 2042 Comprehensive Plan draft

Reminder that the public hearing is 9/13 with Council review on 9/26.

Motion by Gargano, seconded by Hyde to adjourn at 6:57 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

RADC
Staff Report

DATE: 9/13/22

APPLICANT: Linda Borleske

LOCATION: E6248 lane Dr; Parcel # 030-0595-00000

ZONING: Ag

PROPOSED LAND USE CHANGE: Certified Survey Map

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommending Certified Survey Map to divide existing tax parcel into two parcels with new Lot 1.

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North- Ag
- West- Ag
- South- Ag
- East- Ag

TOPOGRAPHY: Flood fringe

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

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Ag

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, Sept 13, 2022, RADC Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

RESOLUTION
(Borleske CSM – Town of Reedsburg; Parcel #030-0595-00000)

File No. 4480-22

Resolved, that this Certified Survey located in the Town of Reedsburg and Reedsburg's extraterritorial zoning area is hereby approved by the Common Council of the City of Reedsburg.

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 26th day of September, 2022, and that said resolution has not been repealed or amended, and is now in full force and effect.

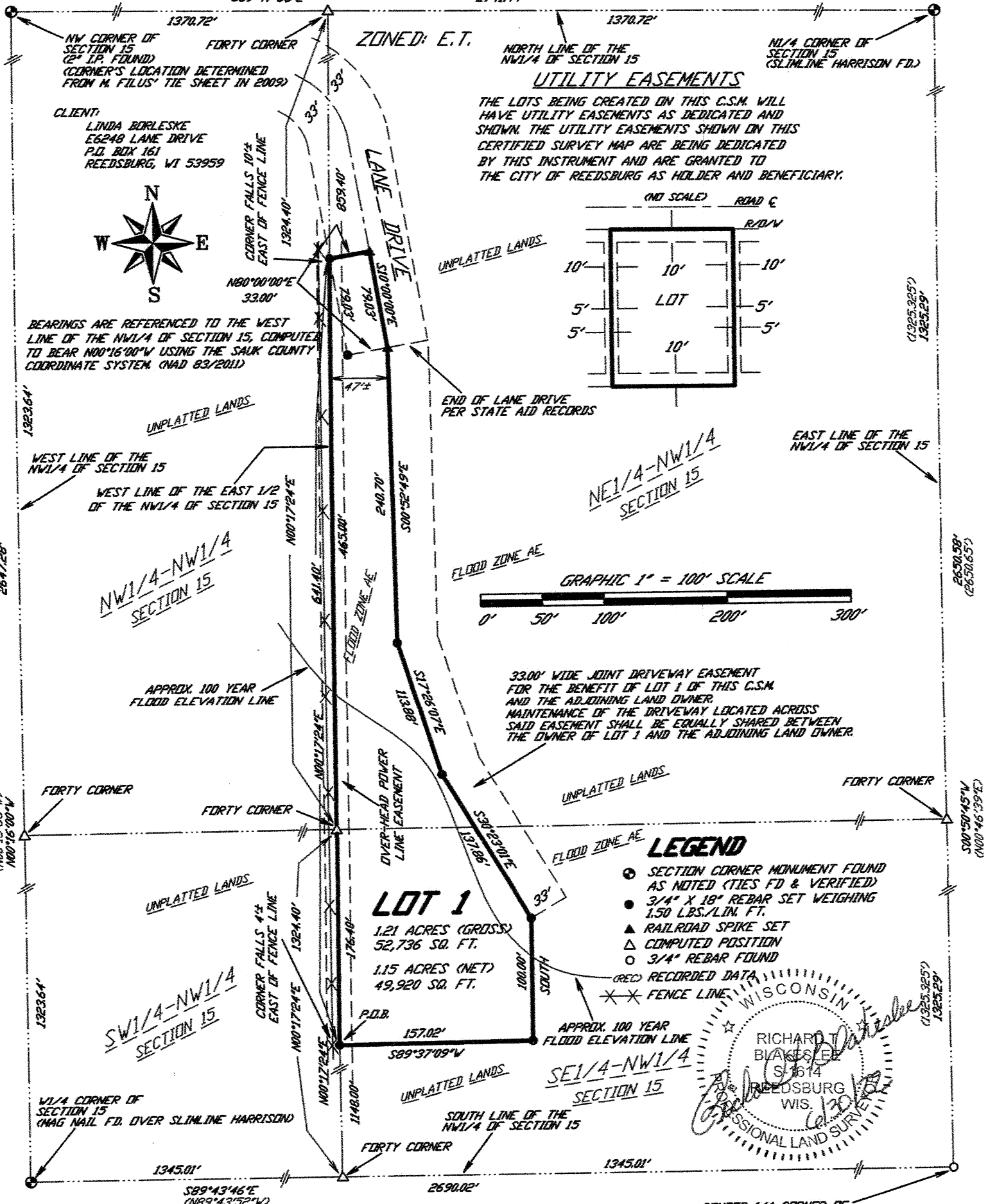
Dated this 26th day of September, 2022.

Jacob Crosetto
City Clerk

SAUK COUNTY CERTIFIED SURVEY MAP NO.

A PARCEL OF LAND LOCATED IN THE NE1/4-NW1/4 AND THE SE1/4-NW1/4
OF SECTION 15, T12N, R4E, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN.

S89°47'53"E 2741.44'



THROUGH WIS. STAT. 823.08, THE WISCONSIN LEGISLATURE HAS ADOPTED A RIGHT TO FARM LAW. THIS STATUTE LIMITS THE REMEDIES OF OWNERS OF LATER ESTABLISHED RESIDENTIAL PROPERTY TO SEEK CHANGES TO NEARBY PRE-EXISTING AGRICULTURAL PRACTICES. ACTIVE AGRICULTURAL OPERATIONS ARE NOW TAKING PLACE AND ARE PLANNED TO CONTINUE ON LANDS IN THE VICINITY OF THIS C.S.M. THESE ACTIVE AGRICULTURAL OPERATIONS MAY PRODUCE NOISES, VIBRATIONS, DUST, MACHINERY TRAFFIC OR OTHER CONDITIONS DURING DAYTIME AND EVENING HOURS.

FIELD WORK COMPLETED ON
JUNE 29, 2022

RICHARD T. BLAKESLEE
PROFESSIONAL LAND SURVEYOR S-1614

CENTER 1/4 CORNER OF SECTION 15 (ESTABLISHED BY D. RUSSELL IN APRIL 2001)

Surveyor's Certificate

I, Richard T. Blakeslee, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in the NE1/4-NW1/4 and the SE1/4-NW1/4 of Section 15, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin; being more fully described as follows:

Commencing at the West ¼ corner of Section 15; thence S89°43'46"E, 1345.01 feet along the South line of the Northwest ¼ of Section 15 to the Southwest corner of the SE1/4-NW1/4 of Section 15; thence N00°17'24"E, 1148.00 feet along the West line of the East ½ of the Southwest ¼ of Section 15 to the point of beginning; thence continuing N00°17'24"E, 641.40 feet along the aforesaid West line to the intersection of the Westerly right-of-way line of Lane Drive; thence N80°00'00"E, 33.00 feet to a point on the centerline of Lane Drive; thence S10°00'00"E, 79.03 feet along said centerline to a point at the end of Lane Drive; thence S00°52'49"E, 240.70 feet; thence S17°26'07"E, 113.88 feet; thence S30°23'01"E, 137.86 feet; thence South, 100.00 feet; thence S89°37'09"W, 157.02 feet to the point of beginning.

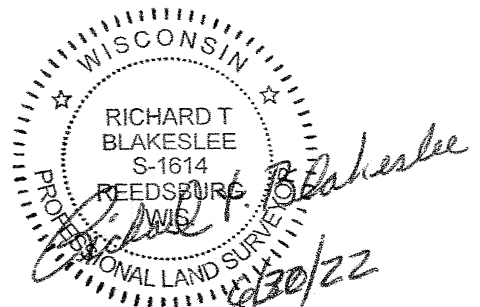
Said parcel contains 1.21 acres, more or less, and is subject to the rights-of-way of Lane Drive, an over-head power line easement and all other utility easements of record.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, The City and Township of Reedsburg Subdivision Regulations and the Sauk County Land Resources and Environment Department ordinances. Also that this map is in compliance with Chapter A.E. 7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief in surveying, dividing and mapping the same.

That such plat is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have performed such Certified Survey under the direction of Linda Borleske, E6248 Lane Drive, Reedsburg, WI 53959, owner of said lands.

Richard T. Blakeslee
Professional Land Surveyor S-1614



Soil Certificate

Lot 1 of this Certified Survey Map has not had a Soil's Evaluation done. No construction for human habitation will be allowed on Lot 1 until an approved sanitary septic site has been approved by the office of the Sauk County Land Resources and Environment Department.

Reedsburg Town Board Approval

Resolved, that this Certified Survey in the Town of Reedsburg, be and is hereby approved.
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Reedsburg Town Board and made effective this _____ day of _____, 2022.

Town Board Chair

Sauk County Land Resources and Environment Department Approval

Resolved, that this Certified Survey in the Town of Reedsburg, be and is hereby approved in compliance with Chapter 236 of the Wisconsin Statutes and the zoning requirements of the Sauk County Land Resources and Environment Department Subdivision Regulations.
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County Land Resources and Environment Department and made effective this _____ day of _____, 2022.

Administrator

Common Council Resolution

Resolved, that this Certified Survey located in the Town of Reedsburg within the Extraterritorial limits of the City of Reedsburg be and is hereby approved.

Date

Approved _____
Mayor

Date

Approved _____
Clerk

Owners Certificate of Dedication

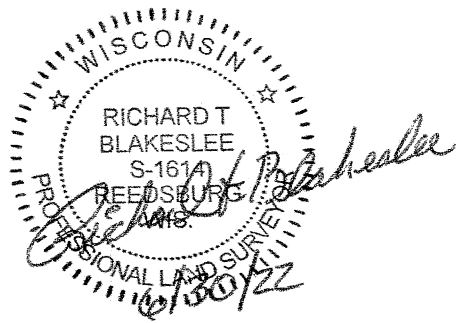
Linda Borleske as owner does hereby certify that she has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map. Linda Borleske does further certify that the Certified Survey is required by s.236.10 or 236.12 to be submitted to the following for approval or rejection: The City and Town of Reedsburg and the Sauk County Land Resources and Environment Department.

Linda Borleske

State of Wisconsin:
Sauk County:
Personally came before me this _____ day of _____, 2022, Linda Borleske , to me known to be the person who executed the foregoing instrument and acknowledged that they have executed the foregoing instrument.

Notary Public; Sauk County, Wisconsin.

My commission expires _____.



Richard T. Blakeslee
Professional Land Surveyor S-1614

Staff Report

DATE: 9/13/22

APPLICANT: Luke Pelton

LOCATION: 1840 Huntington Park Dr; Parcel #2200-52300

ZONING: R-3 Residential

PROPOSED LAND USE REQUEST: Planned Development Group / Site Plan Review

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommendation for amended Planned Development Group permit under Section 690-23 for multi-family apartment buildings to add three additional units.

General Findings

SURROUNDING LAND USES:

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

ZONING:

- North- B-2 & R-2
- West- B-2
- South- B-2
- East- R-3

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Huntington Park Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

Site Plan Review Findings of Fact for Section 690-33

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

1. The Board finds that the existing parcel is vacant.
2. The Board finds that three multi-family apartment buildings are proposed for a total of 147 units.
3. The Board finds that the use is permitted under section 690 Schedule 1 and Article XXV.
4. The Board finds that the parcel is zoned R-3 Residential.
5. The Board finds that the parcel is on Huntington Park Dr.
6. The Board finds that 220 parking spaces are required and 236 proposed.
7. The Board finds that parking would include underground and open spaces.
8. The Board finds that there are Airport height limits of 968' and 1008' on the property with proposed buildings at 958'.

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 three multi-family apartment buildings are proposed for a total of 147 units.
2. The Board finds that a stormwater facility will be located at the SW corner of the parcel.

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 three multi-family apartment buildings are proposed for a total of 147 units.
2. The Board finds that there will be two driveways with interior parking areas.

Exterior lighting shall be arranged as follows:

- 1. It is deflected away from adjacent properties.**
- 2. It does not impede the vision of traffic along adjacent streets.**
- 3. It does not unnecessarily illuminate night skies.**
1. The Board finds that three multi-family apartment buildings are proposed for a total of 147 units.
2. The Board finds that lighting will need to meet Section 690-33(D).

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. The Board finds that three multi-family apartment buildings are proposed for a total of 147 units.
2. The Board finds that the parcel is on Huntington Park Dr.
3. The Board finds that there will be two driveways with interior parking areas.

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

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

Multi-Family Standards – Section 17.42

- (3) Standards – General. In addition to standards applicable to regular subdivisions, no MFRD shall be approved unless the following items have been submitted and approved by the City:
 - (A) A development plan of the project including location and sizes of structures, parking layout, access areas and exterior elevations;
 - (B) A preliminary landscaping plan of the project, indicating types and sizes of landscaping materials and permanent irrigation facilities, prepared by a person licensed by the state to prepare such plans;
 - (C) A preliminary lighting plan of the project, indicating location and nature of exterior lighting and lighting fixtures in common areas;
 - (D) The proposed condominium documents, including those portions of the covenants, conditions and restrictions that apply to the conveyance of units, the assignment of parking and the management of common areas within the project;
 - (E) Preliminary construction plans of any proposed new buildings. For existing buildings proposed to be converted, original construction plans or a set of plans accurately showing existing construction shall be submitted; and
 - (F) Such other information, which the City Engineer determines, is necessary to evaluate the proposed project.
- (4) Environmental Preservation. The location and orientation of all buildings shall, whenever feasible, preserve natural features by minimizing the disturbance to the physical environment. Natural features such as trees, waterways, historic landmarks or slopes shall be delineated in the development plan and considered when planning the location and orientation of buildings, open spaces, underground services, walks, paved areas, play areas, parking areas and finished grade elevations.
- (5) Landscaping. The following standards shall be met:
 - (A) All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Parking lots are allowed in the setback area if approved by the Plan Commission;
 - (B) Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as a part of the landscaping plan; and,
- (6) Lighting. All on-site lighting systems shall be required on all vehicular access ways and along major walkways. Such lighting shall be directed onto the driveways and walkways within the development and away from the adjacent properties. Lighting shall also be installed within all covered and enclosed parking areas.
- (7) Lot Coverage. Lot coverage shall conform to zoning ordinance requirements for the zoning district in which the MFRD project is proposed.
- (8) Open Space – Common. The following requirements shall apply:
 - (A) Minimum grass or vegetated open space for MFRD's shall be thirty (30.0%) percent of the parcel being developed.

- (B) Common open space areas shall be designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.
 - (C) Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.
 - (D) Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50.0%) percent of the required open space.
- (9) Open Space – Private. Notwithstanding the common open space requirement, each unit may directly access private open space.
- (10) Trash Collection Areas. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry or wood walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

690-23 Planned Development Groups.

- (A) Planned development groups shall be permitted in appropriate zones only after specific approval by the Plan Commission and the governing body.
- (B) The application shall show the proposed use or uses, dimensions and locations of proposed structures and of areas to be reserved for vehicular and pedestrian traffic, parking, public uses such as schools, and playgrounds, landscaping, other open spaces, architectural drawings and sketches showing design structures and their relationship, and such other information as may be requested by such bodies for a determination that it is desirable to deviate from certain other provisions of this Ordinance.
- (C) The following regulations shall apply:
 1. Spacing and Orientation of Building Center. Exterior walls of opposite building shall be located no closer than a distance equal to the height of the taller building.
A building group shall not be so arranged that any permanently or temporarily occupied building is inaccessible to emergency vehicles.
 2. Circulation. There shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space. There shall be an adequate amount, in a suitable location, of pedestrian walks, malls and landscape spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities. Buildings and vehicular circulation open spaces shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.
 3. Paving and Drainage. There shall be adequate design of grades, paving, gutters, drainage and treatment of turf to handle storm waters and prevent erosion and formation of dust.
 4. Signs and Lighting. Signs and lighting devices shall be properly arranged with respect to traffic control devices and adjacent residential districts.

STAFF COMMENTS: The overall number of units would be 147; 144 were originally approved. The buildings are the same size, but the second building replaced 3-bedroom units with several studio units which led to 51 apartment units instead of 48. Therefore the overall number of units is now three higher than what was originally approved; the third building will have 48 units.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, September 13, 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: Lucas J. Pelton
ADDRESS: 51930 Glen Valley Dr **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** (608) 393-1595 **FAX:** N/A
E-MAIL: luke@peltonbuilders.com
PROPERTY OWNER: (if different from Applicant) Huntington Park LLC
LOCATION: Huntington Park Apartments (Lot #3) **PARCEL #:** 2200-52300

LAND USE REQUEST

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

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

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

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

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

- ☐ **Other or Annexation:** _____

AFFIDAVIT

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

[Signature] 1/8/31/2022
Applicant Signature / Date

[Signature] 1/8/31/2022
Owner Signature / Date

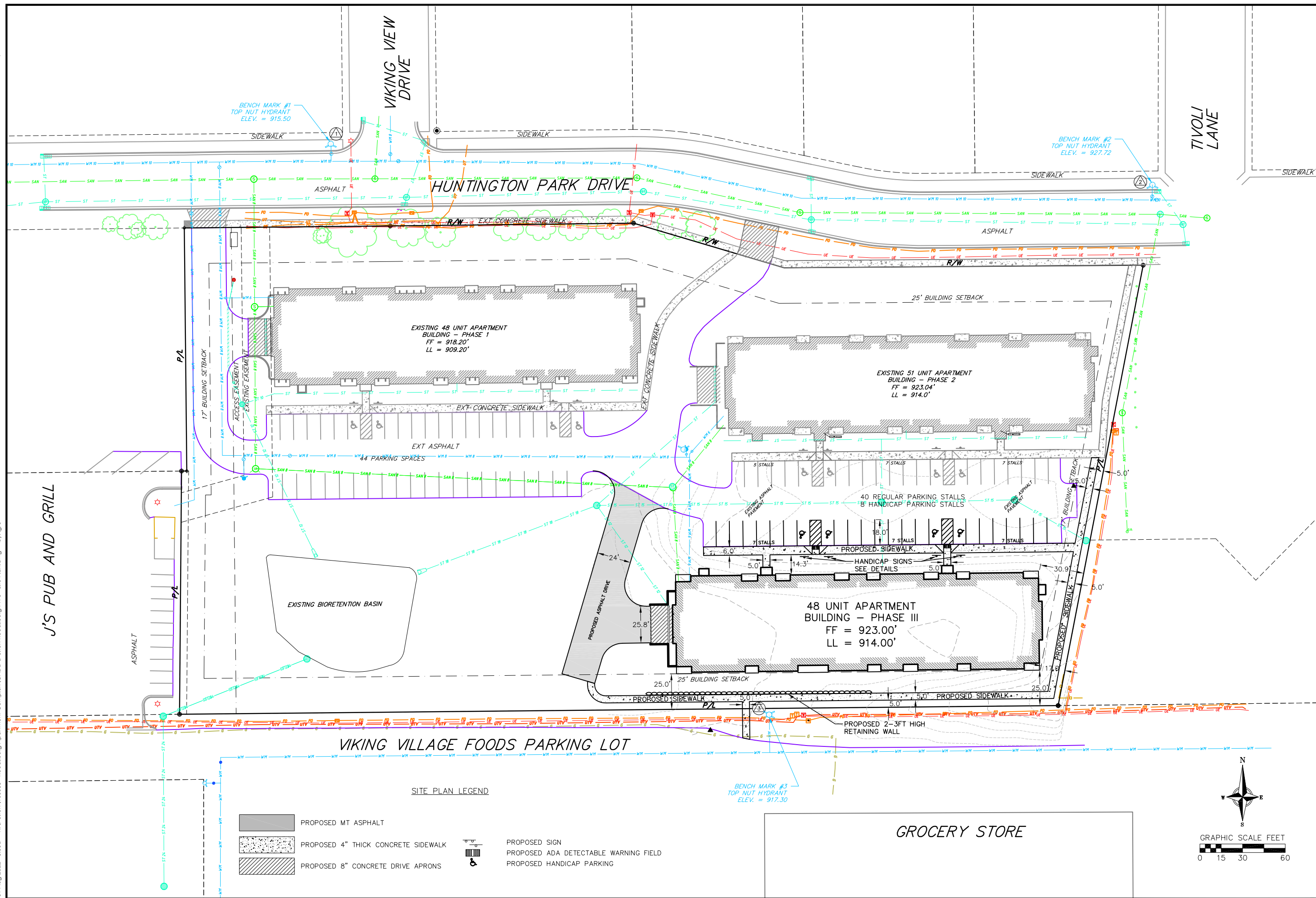
Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

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

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

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



“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

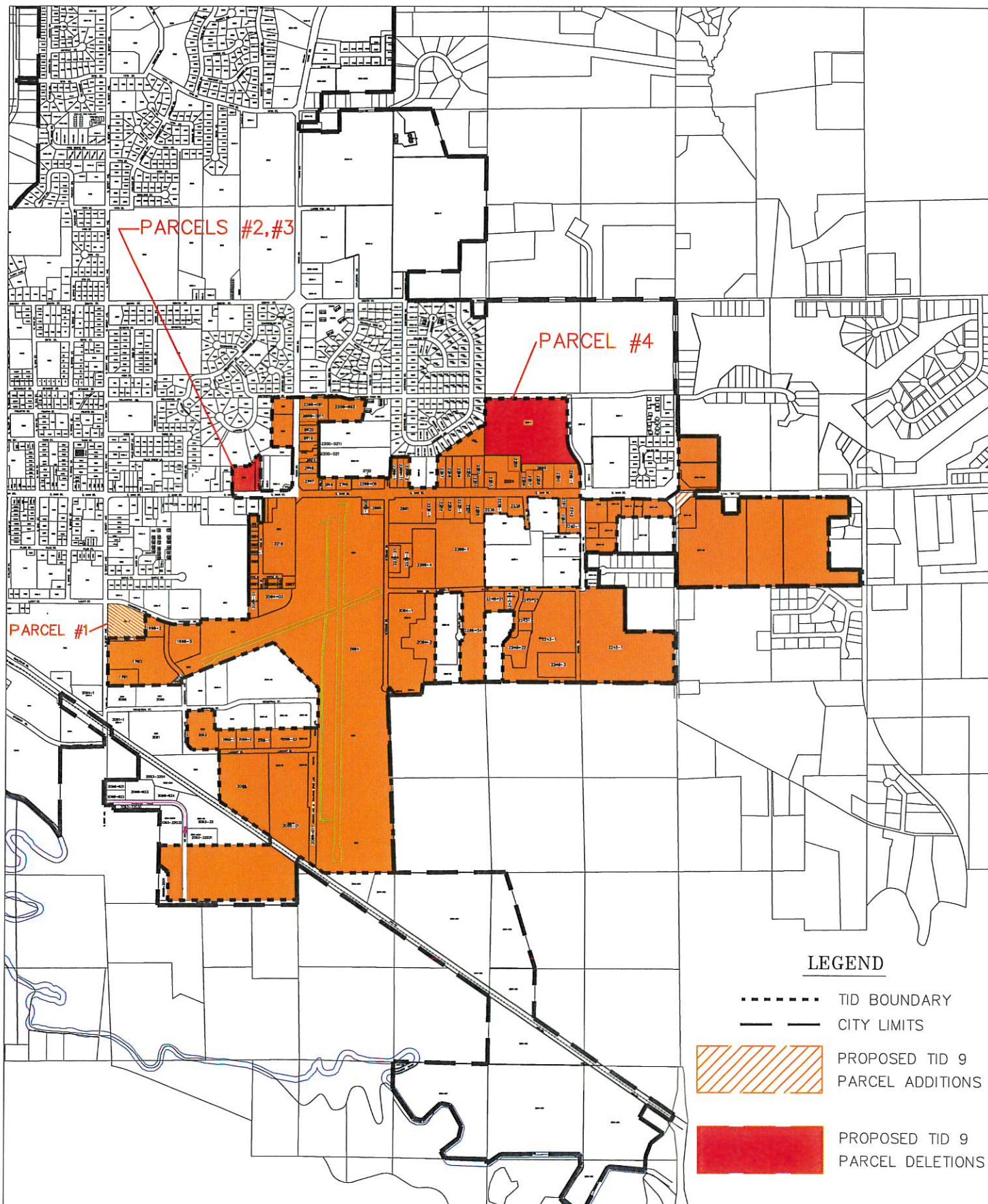
Map #3: Proposed Land Use

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	\$267,000.00	\$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	27.60



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 Phase 1		Huntington Park Phase 1 PAYGO		Capital Expenditures		Development Grants and Loans		Admin.	Total Expenditures	Annual	Cumulative	Principal & Incentives Outstanding	Year	
							Dated Date:	Interest	Dated Date:	Interest	Dated Date:	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest							Principal
2016						0																				2016	
2017	0		1,335,000	25,500	2,428	1,335,000															16,400	14,356	30,756	(30,756)	(8,485)	2017	
2018		72,729	535,000			635,657	65,295	61,885													500,000	23,901	900,231	(806,830)	(846,071)	2018	
2019	384,156	12,300				396,455	76,253	50,927													52,513	31,353	900,231	(264,574)	(1,110,645)	2019	
2020	426,283	18,241	1,649,012			2,093,536	1,193,454	47,738														6,739	345,093	51,363	(1,059,282)	2020	
2021	482,967	10,937				493,904			535,000	21,400											20,000	20,000	1,984,367	109,169	(950,114)	2021	
2022	479,345	9,057				488,401					110,000	62,179	145,000	145,000	21,775	20,000	358,954	134,950			20,000	20,000	358,954	134,950	(815,164)	2022	
2023	475,750	7,177				482,926					190,000	37,020	145,000	145,000	21,775	20,000	313,795	74,606			20,000	20,000	313,795	74,606	(740,558)	2023	
2024	472,181	5,297				477,478					195,000	33,170	145,000	145,000	21,775	20,000	414,945	67,981			20,000	20,000	414,945	67,981	(672,576)	2024	
2025	468,640	3,417				472,057					200,000	29,220	145,000	145,000	21,775	20,000	415,995	61,483			20,000	20,000	415,995	61,483	(611,093)	2025	
2026	465,125	1,537				466,662					210,000	21,120	145,000	145,000	21,775	20,000	411,995	60,062			20,000	20,000	411,995	60,062	(551,031)	2026	
2027	461,637					461,637					210,000	17,970	145,000	145,000	21,775	20,000	417,895	48,767			20,000	20,000	417,895	48,767	(502,264)	2027	
2028	458,175					458,175					210,000	15,870	145,000	145,000	21,775	20,000	414,745	46,892			20,000	20,000	414,745	46,892	(455,372)	2028	
2029	454,738					454,738					210,000	13,665	145,000	145,000	21,775	20,000	412,645	45,530			20,000	20,000	412,645	45,530	(409,843)	2029	
2030	451,328					451,328					210,000	11,250	145,000	145,000	21,775	20,000	265,440	189,298			20,000	20,000	265,440	189,298	(220,545)	2030	
2031	447,943					447,943					210,000	8,560	145,000	145,000	21,775	20,000	270,335	188,303			20,000	20,000	270,335	188,303	(32,242)	2031	
2032	444,583					444,583					220,000	6,325	145,000	145,000	21,775	20,000	270,335	177,608			20,000	20,000	270,335	177,608	145,366	568,875	2032
2033	441,249					441,249					115,000		145,000	145,000	21,775	20,000	163,100	281,483			20,000	20,000	163,100	281,483	426,849	432,100	2033
2034	437,939					437,939					115,000	4,658	145,000	145,000	21,775	20,000	161,433	279,816			20,000	20,000	161,433	279,816	706,665	295,325	2034
2035	434,655					434,655					115,000	2,875	145,000	145,000	21,775	20,000	159,650	278,289			20,000	20,000	159,650	278,289	984,955	158,550	2035
2036	431,395					431,395					115,000	978	145,000	145,000	21,775	20,000	157,753	276,902			20,000	20,000	157,753	276,902	1,261,857	21,775	2036
2037															21,775	20,000	41,775	389,620			20,000	20,000	41,775	389,620	1,651,477	0	2037
2038																										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	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 Cash Flow Projection - Potential Buildout																										
Projected Revenues													Expenditures										Balances			
Year	Tax Increments	Warehouse Increment	Shortfall	Proceeds from Debt	Property Sales	Other Revenues	Total Revenues	STIL - Warehouse Dated Date: 01/16/18 Principal Interest	STIL - Huntingdon Dated Date: 07/26/19 Principal Interest	Taxable G.O. Bonds Dated Date: 01/17/21 Principal Interest	G.O. Bonds, Series 2025 Dated Date: 04/01/25 Principal Interest	G.O. Notes, Series 2030 Dated Date: 04/01/30 Principal Interest	PAYGO Incentive- Warehouse Phase 1	Huntingdon Park Phase 1 PAYGO	Huntingdon Park Phase 2 PAYGO	Huntingdon Park Phase 3 PAYGO	Capital Expenditures	Development Grants and Loans	Admin.	Total Expenditures	Annual	Cumulative	Principal & Incentives Outstanding	Year		
2016							0																	(8,485)	2016	
2017		0		1,335,000			1,335,000											30,756	14,355	16,400	23,901	2,141,880	31,353	30,756	(89,241)	2017
2018		0	72,729	535,000	25,500	2,428	635,657	65,295	61,885									23,901	500,000	20,000	31,353	900,231	51,363	31,353	(146,071)	2018
2019		384,156	12,300				396,456	76,253	50,927									23,901	500,000	20,000	31,353	1,410,644	102,716	102,716	(1,050,282)	2019
2020							2,093,536	1,193,454	47,738	535,000	21,400			145,000	21,775			345,093	52,513	20,000	1,894,367	51,363	(1,059,321)		2020	
2021		426,283	18,241	1,649,012			493,904			110,000	62,179			145,000	21,775				358,954	134,950	20,000	358,954	109,169	(950,141)	4,278,400	2021
2022		482,987	10,937				493,924			37,020				145,000	21,775				457,343	20,000	20,000	457,343	134,950	(815,164)	4,317,125	2022
2023		556,532	9,057				565,589			190,000				145,000	21,775				479,776	20,000	20,000	457,343	108,244	(706,921)	4,036,800	2023
2024		631,095	7,177				638,272			250,000				145,000	21,775				458,495	20,000	20,000	458,495	252,945	(227,144)	4,066,975	2024
2025		1,077,887	5,397	6,000,000			7,083,184			35,170				145,000	21,775				480,089	20,000	20,000	6,602,095	480,089	5,913,100		2025
2026		1,112,198	3,417				1,115,615			25,220				145,000	21,775				480,089	20,000	20,000	1,164,395	480,089	(48,980)	20,985	2026
2027		1,421,539	1,537	5,600,000			7,023,076			300,000				145,000	21,775				480,089	20,000	20,000	1,536,350	480,089	154,381	358,346	2027
2028		1,452,639					1,452,639			210,000				145,000	21,775				480,089	20,000	20,000	1,717,435	480,089	154,381	358,346	2028
2029		1,503,917					1,503,917			210,000				145,000	21,775				480,089	20,000	20,000	1,939,245	480,089	154,381	358,346	2029
2030		1,554,344					1,554,344			210,000				145,000	21,775				480,089	20,000	20,000	2,171,000	480,089	154,381	358,346	2030
2031		1,583,515					1,583,515			210,000				145,000	21,775				480,089	20,000	20,000	2,402,815	480,089	154,381	358,346	2031
2032		1,612,162					1,612,162			210,000				145,000	21,775				480,089	20,000	20,000	2,634,380	480,089	154,381	358,346	2032
2033		1,640,289					1,640,289			210,000				145,000	21,775				480,089	20,000	20,000	2,865,945	480,089	154,381	358,346	2033
2034		1,657,925					1,657,925			210,000				145,000	21,775				480,089	20,000	20,000	3,097,510	480,089	154,381	358,346	2034
2035		1,645,491					1,645,491			210,000				145,000	21,775				480,089	20,000	20,000	3,329,075	480,089	154,381	358,346	2035
2036		1,633,150					1,633,150			210,000				145,000	21,775				480,089	20,000	20,000	3,560,640	480,089	154,381	358,346	2036
2037		1,640,414					1,640,414			210,000				145,000	21,775				480,089	20,000	20,000	3,792,205	480,089	154,381	358,346	2037
2038										210,000				145,000	21,775				480,089	20,000	20,000	4,023,770	480,089	154,381	358,346	2038
Total		140,650	15,119,012	25,500	2,428		15,159,590	1,335,001	160,550	2,625,000	290,079	5,600,000	1,048,000	1,450,000	370,175	435,500	435,500	13,959,627	1,568,913	416,349	37,497,756				Total	

Notes:

1. Warehouse PAYGO Incentive is a maximum of \$145,000 per year for 10 years.

2. Phase 1 PAYGO for Huntingdon 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 assure if no other projects are undertaken

Notes:
1. Warehouse PAYGO Incentive is a maximum of \$145,000 per year for 10 years.
2. Phase 1 PAYGO for Huntingdon 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 closure if no other projects are undertaken

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															Expenditures										Revenues																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Projected Revenues															STFL - Warehouse										STFL - Huntington										Taxable G.O. Bonds										G.O. Bonds, Series 2025										G.O. Notes, Series 2030										Total Expenditures										Principal & Incentives Outstanding																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Warehouse Increment Shortfall															Dated Date: 01/16/18										Dated Date: 07/26/19										Dated Date: 01/17/21										Dated Date: 04/01/25										Dated Date: 04/01/30										Development Grants and Loans										Total Expenditures										Annual Cumulative										Year																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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2016	0	0	1,335,000	25,500	2,428	1,335,000	0	65,295	61,885	76,253	50,927	1,193,454	47,738	535,000	21,400	110,000	62,179	200,000	25,220	300,000	265,500	183,500	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000

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

RESOLUTION
(Approving Tax Increment District No. 9, Amendment No. 3)

FILE NO. 4481-22

WHEREAS, the City of Reedsburg Plan Commission has prepared and reviewed a Project Plan and Boundary Amendment for Tax Increment District (TID) No. 9 and finds the amendment to be feasible and conforming to the requirements described in ss. 66.1105(4)(f); and

WHEREAS, the City of Reedsburg Plan Commission has invited the public to review the TID No. 9 Project Plan and Boundary Amendment and comment upon such amendment at a Public Hearing held on September 13, 2022, and that the Public Hearing was duly noticed in conformance with ss. 66.1105(4)(e);

NOW, THEREFORE, BE IT RESOLVED after due consideration, the City of Reedsburg Plan Commission hereby approves the Project Plan and Boundary Amendment for Tax Increment District No. 9, including:

- The boundary (territory) amendment will include only whole parcels; and
- The parcels are contiguous with the existing TID No. 9 boundary; and
- The boundary amendment is a subtraction in value.

BE IT FURTHER RESOLVED that City of Reedsburg Plan Commission hereby submits the Project Plan and Boundary Amendment for Tax Increment District No. 9 to the City of Reedsburg Common Council for approval.

Dated this 13th day of September in the year 2022.

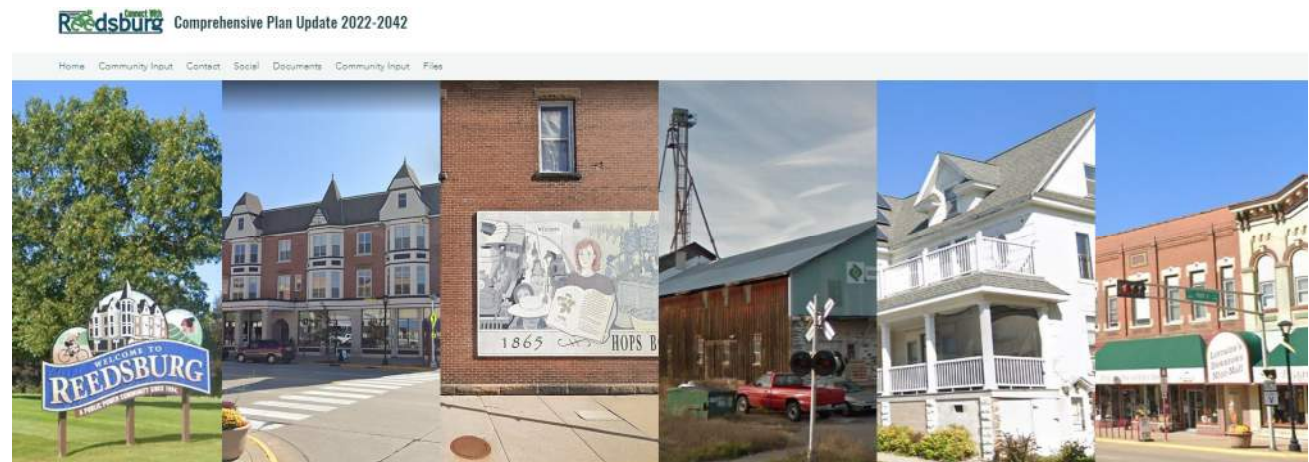
Plan Commission
City of Reedsburg

David G. Estes, Mayor/Plan Commission Chair

Brian Duvalle, City Planner

TO: Plan Commission, Dave Estes – Mayor,
Tim Becker – City Administrator, Brian Duvalle AICP – Planner
FROM: Jeff Muenkel, AICP CEcD & Orrin Sumwalt, AICP - Foth
DATE: September 13, 2022
RE: 2042 Comprehensive Plan

Attached with this supplement is Chapter 1 Vision and Recommendations, which includes the Future Land Use Map, and a community cooperation summary. The latest draft of the 2042 Comprehensive Plan has been available on the dedicated project website www.ReedsburgCompPlan.com and a link on the homepage of the City's website.



This draft incorporates all of the input we've received to date from the community through our robust public engagement process and the Steering Committee who we've been checking in with regularly throughout the project.

Following the public hearing, the Plan Commission will make a recommendation to the Common Council to approve, deny, or modify the proposed plan. The Plan Commission's recommendation will be in the form of a resolution approved by a majority of the full membership of the Plan Commission.

Next Steps:

- Common Council second reading of Ordinance 1944-22 and consideration of the plan and the Plan Commission's recommendation at their September 26th meeting.

RESOLUTION

(Recommendation Approval of the 2042 Comprehensive Plan to the Common Council)

FILE NO. 4479-22

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

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

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

WHEREAS, On September 26, 2022, the Common Council will consider the final plan as adopted by the 2042 Comprehensive Plan Committee, and

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

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

Dated this 13th day of September in the year 2022.

Plan Commission
City of Reedsburg

David G. Estes, Mayor/Plan Commission Chair

Brian Duvalle, City Planner



1 vision and RECOMMENDATIONS

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

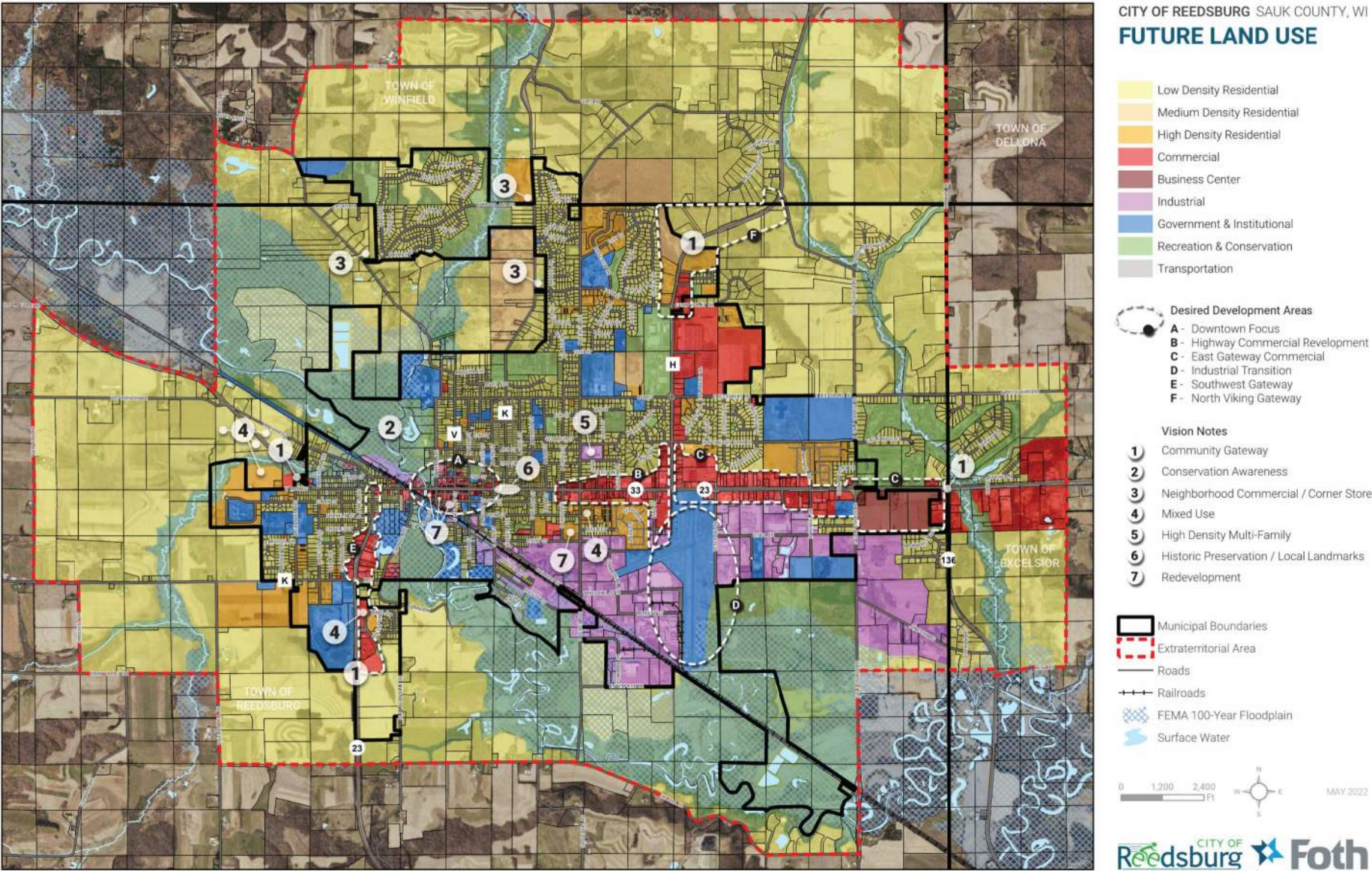
It is the hope of the residents, stakeholders, elected officials, and City staff that the recommendations presented will further the overall vision of this Plan which states:

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

VISION
STATEMENT

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

the future land use map



vision and recommendations

Goals & Objectives

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



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

Housing Recommendations

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

vision and recommendations

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

vision and recommendations (con't)



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

Transportation Recommendations

- **Promote the development of roadways that are designed to safely accommodate street function for all users including pedestrians, bicyclists, and drivers.**
 - Consider the adoption of a Complete Streets policy.
 - Evaluate and determine how Complete Street efforts can be fully implemented on arterial and major collector streets unless significant physical constraints exist. Viking Street and Main Street most appropriate.
 - Review site plans to ensure that new developments and redevelopments within the designated areas to improve the transportation landscape while aiding in the promotion of economic development.
 - Re-route truck traffic away from downtown to allow a quieter and more enjoyable pedestrian and outdoor dining experience.
 - Consider a "road diet" for Main Street downtown from Locust Street to the Baraboo River that reduces traffic to one lane in each direction with a bike lane each way.
 - Install safety improvements and traffic calming measures at all downtown intersections such as curb extensions (bump outs), bollards, median refuge islands, advance caution signs and Zebra or Ladder crosswalk markings to increase safety while enhancing the experience downtown.
 - Consider streetscape and other infrastructure investments that produce a stronger north-south connection between City Park and the civic core.
- **Establish efficient and safe pedestrian and bike routes in the city to encourage alternative modes of transportation.**
 - Continue to develop a comprehensive system of bikeways and/or multipurpose trails which minimize conflicts between motor vehicles, bicycles, and pedestrians.
 - Continue to develop a bike and pedestrian system that links neighborhoods, parks, schools, major commercial areas, and other communities while providing the opportunity for recreational activity.
 - Promote a more bicycle and pedestrian friendly transportation network.
 - Consider relevant bicycle and pedestrian friendly transportation elements in all new transportation projects.
 - Encourage development patterns more compatible with non-motorized travel (e.g., complete streets, transit-oriented development, mixed use development, etc.).
 - Promote interconnected multipurpose trails along arterials and as part of new subdivision development wherever possible.
 - Promote bike and pedestrian network continuity within the region and support connections to regional bike and pedestrian networks (e.g., The '400' State Trail, and The Great Sauk State Trail).
- **Utilize the use of sustainable design concepts to reduce the transportation system's impact on the natural environment.**
 - Encourage the use of green infrastructure best management practices (BMPs) that allow for storm water infiltration (e.g., rain gardens, green roofs, rainwater harvesting, permeable paving, infiltration basins, stormwater greenstreets, green alleys, etc.).
- **Utilize the transportation system to encourage new businesses to locate to the City and helps existing businesses to succeed.**
 - Complete South Viking Drive extension.

vision and recommendations (con't)

- **Maintain efficient and effective roadway constructions/reconstructions.**
 - Maintain a road improvement program that utilizes capital budget monies for improvements and/or new construction of City roadways and trails. The road program can be changed yearly, but should show improvements desired out to a 5-year period. To ensure future road maintenance, the road program should be reviewed yearly.
 - Maintain a GIS file on when roads and trails received maintenance, were constructed or reconstructed, or were resurfaced in order for proper future road program budgeting decisions to be made.
 - Utilize best management practices during transportation construction in order to reduce environmental aspects such as air, water, and noise impacts.
 - Minimize driveway and access points in the vicinity of major intersections.
 - Provide adequate street lighting which minimizes light pollution, maximizes energy efficiency, and ensures compatibility with neighborhoods.
- **In order to maintain the “play” aspect of Reedsburg, the facilitation of a system of safe and functional off-street recreation trail connections is needed. Facilities should provide for such activities as walking, running, biking, hiking, and nature observation. These opportunities will contribute to the overall quality of life in the City and preserve the many rural aspects Reedsburg has to offer.**
 - Implement a five-year capital budget plan for recreation trail construction.
 - Work to attain easements where right-of-way acquisition is unavailable for completion of trail systems.
 - Install clearly marked signage where trails exist noting the allowed users of each trail segment where applicable.
 - Mandate interior circulation of all multi-family, commercial, industrial, and mixed-use developments with interior roadways and/or cross-access easements to reduce the amount of local traffic.
 - Do not allow future street closures or right-of-way vacations where pedestrian access might be appropriate for the future.
- **Beautification is not a term often thought of when thinking of a roadway system and transportation methods. However, the City should carefully plan current and future roadways with beautification in mind. The recommendations below are encouraged as Reedsburg recognizes that street improvements are not limited solely to expand capacity and improved traffic flow. How a road is constructed and how it is visually presented within some areas of the City is also key:**
 - Focus on appearance, as well as function, in all transportation facility projects.
 - Budget, at the same time as the yearly road program, to enhance and continually maintain the main gateways to the City so that they are attractively designed.
 - Continue to incorporate community way finding signage where appropriate.
 - Utilize traffic calming options. When applicable, streets should be developed with boulevards or curves to avoid speeding and other traffic impacts.
 - Develop ordinances, which ensure that the street trees and landscaping installed as part of roadway developments is maintained in perpetuity.
 - Promote building/site designs that facilitate pedestrian friendly areas.
 - Commercial corridors play an important role in Reedsburg's economy, providing shopping, dining, and entertainment options for residents and visitors. The entrances or gateways to these corridors from other adjacent communities should raise individual's awareness of the city, orient visitors and residents to the corridor, and strengthen community identity. Gateways may also be located within the city to identify key districts or areas of interest.
- **Coordinate transportation decisions with land use decisions and utilize the 2042 Streets and Highways Map herein to serve as the Official Street Map of the City of Reedsburg.**

vision and recommendations (con't)



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

Utilities and Community Facilities Recommendations

- **Reedsburg will provide residents with high-quality, accessible public services and community facilities, utilizing partnerships and intergovernmental coordination to preserve and enhance the City's sense of community and quality of life.**
 - Retain government uses in the "civic core" of the city.
 - Provide community services and facilities in a logical, reliable, efficient, and cost-effective manner to serve a compact development pattern.
 - Assure costs for new community services, facilities, and utilities are distributed fairly and equitably.
- **Work with the School District of Reedsburg, local private schools, and Madison Area Technical College to support and encourage strong educational and vocational opportunities for Reedsburg residents.**
 - Explore methods to form partnerships to promote community involvement in educational opportunities.
 - Coordinate with the School District of Reedsburg to identify and plan for future population growth, changing demographics, and future school facilities.
 - Evaluate opportunities to partner with the School District of Reedsburg to develop educational tools and programs to teach students about city planning.
- **Consider the use of sustainable design principles in community facilities.**
 - Consider the use of "Universal Design Principles" to ensure accessibility of new and existing community facilities.
 - Consider the use of Green Building Codes to reduce energy consumption and promote energy efficiency in new and existing community facilities.
 - Explore the feasibility of increasing Reedsburg's generation and use of renewable energy (i.e. solar).
 - Conserve environmentally significant lands and other open spaces via land acquisitions via fee simple purchase, land dedications, easements, and other planning techniques such as conservation developments.
- **Maintain a high level of utility service to existing and new facility users. Existing users should not be negatively impacted while expanding existing facilities or developing new facilities to serve future users.**
 - Manage Reedsburg's resources on a long-term basis and implement a Capital Improvement Program for sewer, water, and storm projects.
 - Provide a park system that meets the needs of the future population of Reedsburg providing City residents with a wide variety of accessible recreational opportunities. Implement Reedsburg's Comprehensive Outdoor Recreation Plan (CORP) as it is developed on a rotating five year basis.
 - Coordinate utility and community facility systems planning with land use, transportation, and natural resource planning.
- **Coordinate frequent dialog between Plan Commission / Common Council and the School Board regarding facilities and services to reduce redundancies.**
 - Plan the locations of new school facilities in advance of their need.

vision and recommendations (con't)



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

Agricultural, Natural, and Cultural Resources Recommendations

- **Encourage the creation of a sustainable environment that successfully balances urban economic growth with the preservation of agricultural and natural resources.**
 - Encourage expansion and recruitment of environmentally conscious businesses.
 - Encourage existing businesses to incorporate sustainability efforts into their operations.
 - Identify, preserve, and promote linkages or connections of open/green spaces.
 - Promote outdoor lighting practices that minimize light pollution.
 - Develop more recreational trails along the Baraboo River, its associated wetlands, and other natural areas to allow the public to better utilize these areas and promote their preservation.
 - Maintain the city's urban forest inventory and plant a diverse variety of trees (native species).
 - Work with the State Archaeologist on identification and protection of archaeological sites, mounds, unmarked cemeteries, and cultural sites listed on the State's Archaeological Site Inventory (ASI).
- **Preserve the agricultural character of the region.**
 - Develop land and economic development strategies that preserve working farms, natural landscapes, and scenic vistas that represent the community's character.
 - Encourage land use policies and regulations that support family farm operations.
 - Promote rural products in the city through "buy local" campaigns and the farmers' market.
 - Work with surrounding towns to preserve agricultural uses in mutually agreed upon areas.
 - Discourage the creation of scattered rural home sites and subdivisions that are not served by public water and sanitary sewer within the City's extraterritorial jurisdiction.
 - Continue to support agricultural business development (e.g., industries that support agricultural operations and process agricultural materials) and direct marketing opportunities for farm products and tourism opportunities (e.g., farmers markets, Fermentation Fest, etc.).
 - Achieve Certified Local Government (CLG) status from The Wisconsin State Historic Preservation Officer (SHPO).
 - Apply for Wisconsin Historic Preservation Fund Subgrants to be used for CLG eligible activities.
 - Protect, restore and enhance the natural environment within the Baraboo River Corridor and focus on opportunities with will spur recreation, tourism, and development to establish the region as THE premiere natural and scenic, water recreation destination in south central Wisconsin.
 - Make the Baraboo River Corridor an attractive, accessible, and safe destination to increase its use by residents and visitors for recreation.
 - Improve the water quality of the Baraboo River Corridor.
 - Integrate public art, historical markers and interpretive signage into the corridor along designated routes that celebrates the rich history of the Baraboo River.
 - Identify and install designated fishing areas along the Baraboo River.
 - Improve existing launches and create new canoe/kayak launches that are easy to use, provide additional parking options, staging areas, trash and recycling receptacles, and are ADA accessible.
 - Create a Baraboo River Recreational Corridor Improvement Fund.
 - Recruit new businesses or expand existing ones to fill gaps in goods and services that trail users need and use.
 - Consider adding a Riverwalk between Smith Conservancy and Popple Nature Area.
 - Maintain the City's status as a Tree City USA recipient.

vision and recommendations (con't)



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

Economic Development Recommendations

- **Prioritize recruitment of businesses to those that provide living wage jobs.**
 - Develop marketing campaign targeting key industry clusters.
 - Determine if a new overall economic development plan may be required to guide economic development decisions long term or if the existing 2018 Economic Positioning & Gateway Developability Study is sufficient.
 - Continue to utilize and develop additional marketing materials and financial incentives policies to assist with business attraction and recruitment.
- **Focus on creating a healthy City that provides a quality of life that attracts and retains a creative skilled labor force.**
 - Create a vibrant environment that is conducive to attracting and retaining talented people.
 - Promote tourism, eco-tourism and related businesses that capitalize on the City's cultural, environmental, and geographic resources.
 - Create a vibrant downtown that provides economic and social value while expressing the unique character and history of Reedsburg.
 - Install pedestrian scale lighting to make the downtown feel open for business at night.
 - Install string lights for ambiance to improve the experience for those dining downtown.
 - Explore the idea of a pop-up night market allowing people to gather, shop, walk, and dine and activate downtown beyond normal business hours.
- **Establish and implement a formal downtown façade improvement grant program to revitalize the downtown, attract new businesses, increase property values, and restore downtown's historic character.**
- **Discourage poorly planned, incremental strip commercial development along major community entryways.**
- **Strengthen the retail power of established commercial areas.**
- **Encourage infill development on underutilized or blighted business district properties.**
- **Continue to encourage the development and promotion of arts and culture in Reedsburg.**
- **Continue to support a strong mix of industrial and commercial uses in the city.**
- **Concentrate expansion of the business center and industrial park uses along the southeast portion of Reedsburg.**
- **Investigate possibility of redeveloping portions of the Reedsburg Municipal Airport for future new industrial and commercial uses. Such land could allow larger footprint industrial development allowing existing businesses to expand as well as attract new business.**
- **Encourage compact and mixed-use development and redevelopment opportunities.**
 - Continue to enhance and beautify the streetscape along major corridors and community gateways, particularly Main Street/STH 33 and Albert Ave./STH 23.
 - Capitalize on the Baraboo River by improving connections between downtown and the riverfront that provide new economic development opportunity for the community.
 - Identify business opportunities in the area for canoe rental, restaurants, and other water recreation-oriented enterprises.

vision and recommendations (con't)

- Support economic development strategies to encourage more "third spaces" that promote community gathering, collaboration, and inspire creativity.
- Advance development strategies at identified targeted investment areas to promote high-quality development.
- Work with the Reedsburg Area Chamber of Commerce, Reedsburg Young Professionals, and other organizations to address the concerns and issues of areas businesses to foster a healthy and vibrant business community.
- **Continue the use of Tax Increment Districts where projects would result in the creation of quality jobs (e.g. stable employment and/or attractive wages and benefits), quality structures, and the attraction, retention, and expansion of business in the City.**
 - Investigate if TID guidelines may be necessary for the City.
- **Investigate ideal locations for future Redevelopment Plan areas and subsequent pursuance where applicable. The downtown or commercial corridors along Hwy 33 may be initial locations.**
- **Continue exploration of programs that meet the goals of increasing private economic investment strategies in the community.**
- **Explore the creation and adoption of design guides for specific areas of the community in order to create cohesive environments where the businesses exist.**
 - Separate design guides may be appropriate for areas such as the downtown, the Hwy 33 commercial corridor, and expanded guidelines for the southwest industrial park parcels.
 - Design guidelines should be adopted outside of the zoning code in order to allow governing committees flexibility as all developments are unique and market driven in different ways.
- **Encourage, where applicable, a high degree of commercial, retail, office, and residential use in the downtown area. Continue to allow amendments to the Zoning Code, when required, to permit greater flexibility in the uses of downtown property.**
- **Market that Reedsburg is a regional opportunity for business within the economic corridor of central Wisconsin north of Madison. Many firms otherwise attracted to these communities may also consider locating in Reedsburg because of its convenient location and its proximity to skilled labor, urban amenities, and rural-oriented lifestyle. Many studies have been completed regarding the current economic makeup and economic desires of the community. The following is set forth encouraging business types that fit the future needs of Reedsburg:**
 - Encourage target industries in which Reedsburg well positioned to absorb new growth:
 - Small Businesses – smaller firms and new ventures are important to the makeup of the City of Reedsburg.
 - Service and Retail - furniture stores, electronics/appliance stores, general merchandise stores, sports equipment stores.
 - Manufacturing and Wholesale Trade.
- **Give special consideration to environmentally contaminated sites where future development might occur (including brownfield locations).**
- **Work with surrounding jurisdictions and area regional economic development program initiatives that benefit the City and region and evaluate the initiatives' return on investment by considering social, environmental, economic and fiscal factors.**

vision and recommendations (con't)



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

Intergovernmental Cooperation Recommendations

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

vision and recommendations (con't)



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

Land Use Recommendations

- **Implement and adhere to the Future Land Use Map contained in this 2042 Comprehensive Plan. Allow land uses as per the densities on the 2042 Future Land Use Map.**
- **Follow the Desired Development Areas (DDAs) and Vision Notes when applying the Future Land Use Map to new developments and capital planning projects as follows:**

A - Downtown Focus DDA

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

B Highway Commercial Redevelopment DDA

The Highway Commercial Redevelopment DDA extends from Viking Drive (CTH H) to Grove Street along the Main Street (STH 33) corridor. The intent of the North Viking Gateway DDA is to promote parcel combination to create attractive development sites and the redevelopment of the older single-family housing stock into commercial uses. Future development and redevelopment should promote consistent site design and architecture. Future road improvements should be planned in a way that demonstrates this corridor as a neighborhood commercial area and gateway to the City (Ex. Streetscaping, boulevards, landscaping, etc.).

C - East Gateway Commercial DDA

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



vision and recommendations (con't)

D - Industrial Transition DDA

The Reedsburg Municipal airport consist of 150 acres of land surrounded heavily by existing industrial park lands to the west, south, and east as well as commercial lands along STH 33 to the north. During the authoring of this Plan extensive community engagement demonstrated that more industrial business park land opportunities may be required. Existing Reedsburg businesses expressed caution on ability to expand their businesses within the community and overall industrial land demand for future jobs and tax base was stressed. This desired development area simply notes that the airport lands should be reserved as opportunities for industrial uses in the community if it is found that the need for portions of the airport are not required during the planning period of this Plan. Portions of this land adjacent to STH 33 may be reserved for larger box retail.

E - Southwest Gateway DDA

The Southwest Gateway extends from Main Street (STH 33) to the area just south of the municipal limits along the Albert Drive (STH 23) corridor. The Southwest Gateway is the City's primary commercial thoroughfare on the west side of the Baraboo River. However, the STH 23 corridor lacks the retail and personal service opportunities found in the Downtown Focus DDA and East Gateway Commercial DDA. The intent of the South Gateway DDA is to promote a mix of commercial/retail and residential uses, primarily to serve the residents of the westside of the city. Future development and redevelopment should promote consistent site design and architecture. Properties north of the Case de Oakes Memory Care property are all currently served by Municipal sanitary sewer, and water service. The properties to the south are attractive opportunities based upon their physical setting as well as proximity to necessary utilities. Future road improvements should be planned in a way that demonstrates this corridor as a neighborhood commercial atmosphere and gateway to the city (Ex. Streetscaping, boulevards, landscaping, etc.).

F - North Viking Gateway DDA

The North Viking Gateway DDA extends from Golf Course Road to 19th Street along the Viking Drive (CTH H) corridor. The intent of the North Viking Gateway DDA is to promote mixed-use development and a wide range of housing unit types for all income levels and age groups. Future development and redevelopment should promote consistent site design and architecture. The City's new sports complex at Nishan Park is envisioned to be a catalytic project for the North Viking Gateway DDA. Future road improvements should be planned in a way that demonstrates this corridor as a neighborhood commercial atmosphere and gateway to the city (Ex. Streetscaping, boulevards, landscaping, etc.).

Community Gateway Vision Note (Shown as Note #1 on 2042 Future Land Use Map):

Commercial corridors play an important role in Reedsburg's economy, providing shopping, dining, and entertainment options for residents and visitors. The entrances or gateways to these corridors from other adjacent communities should raise individual's awareness of the city, orient visitors, and residents to the corridor, and strengthen community identity. Gateways may also be located within the city to identify key districts or areas of interest.

Interesting and high-quality gateways include more than entry markers and signs. Gateways should also be created by surrounding buildings, enhanced landscape treatments, plazas, and streets.

Major gateways to the city (e.g., East Gateway, North Gateway, Southwest Gateway, and West Gateway) should incorporate a variety of elements including signage, enhanced landscaping, potential change in paving or sidewalk style or color, and special urban design elements. Minor gateways should, at a minimum, include signage. These gateways should also discourage

vision and recommendations (con't)

poorly planned, incremental strip commercial development. Internal gateways should be designed similarly to major gateways to identify key districts (e.g., Historic Downtown, Park Street Historic District, etc.) within the community.

Conservation Awareness Vision Note (Shown as Note #2 on 2042 Future Land Use Map): The area surrounding the Baraboo River on the western portion of the community has many lands resting within the floodplain today. This conservation awareness note recognizes the importance of this area of the community environmentally. Land Uses in this general area should be planned carefully with preservation and/or remediation where necessary.

Neighborhood Commercial / Corner Store Vision Note (Shown as Note #3 on 2042 Future Land Use Map): Corner stores and neighborhood commercial businesses were once common fixtures in Wisconsin communities. However, restrictive zoning policies, which segregate residential and nonresidential uses have contributed to their disappearance. Corner stores are the smallest and most useful type of retail and range from 1,500 to 3,000 square feet on the first level. The city should encourage new commercial corner stores when they find it appropriate to the neighborhood. Amending the Reedsburg Zoning Ordinance may be required to allow corner stores by right in certain areas of the city. Possible considerations for such future development may include:

- Allowing corner stores in multi-family residential zoning districts subject to certain restrictions on size, location, design, and operations (e.g., hours of operation and deliveries),
- Allowing corner stores on residential streets if they are in existing buildings that were originally built as storefronts.
- Encouraging corner stores in mixed-use residential/commercial districts through plan policies and zoning regulations.
- Allowing corner stores at intersections in residential areas and/or limit their frontage on a block or their number in a neighborhood.



Mixed Use Vision Note (Shown as Note #4 on 2042 Future Land Use Map): Mixed Use is "development that integrates two or more land uses, such as residential, commercial, and office, with a strong pedestrian orientation". The city should encourage compact and mixed-use development and redevelopment opportunities. Qualities essential to mixed use development:

- Good pedestrian orientation and connectivity
- The accommodation of all modes of travel
- The inclusion of residential development in the mix
- Physical and functional integration of uses through careful site layout and the design of buildings and streets



vision and recommendations (con't)

High Density Multi-Family Vision Note (Shown as Note #5 on 2042 Future Land Use Map): It is the intent of this note to acknowledge the potential of this site for a high-density multi-family redevelopment within an established neighborhood with municipal services. However, the city would only consider such a redevelopment if the mutually beneficial opportunity to retain and relocate the existing industrial business elsewhere in the city presented itself.

Historic Preservation / Local Landmarks Vision Note (Shown as Note #6 on 2042 Future Land Use Map): It is recognized that there are certain homes in the city with historical significance that haven't been formally designated or protected. It is the intent of this note to acknowledge the significance of the local landmarks within this neighborhood to the history and character of Reedsburg.

Redevelopment Vision Note (Shown as Note #7 on 2042 Future Land Use Map): The 2042 Future Land Use Map identifies locations where the city will encourage infill development on underutilized or blighted business district properties. It is recognized that it is neither possible nor practicable to list all the potential sites for redevelopment in the city, and therefore it is intended that those identified only be illustrative.

- **Specifically, when conflicts arise between land uses in the 2042 Comprehensive Plan and existing Zoning Ordinances the provisions of the 2042 Comprehensive Plan should govern and facilitate a zoning amendment.**
- **Continue to protect and improve the variety of single-family residential neighborhoods while also creating a sense of urban diversity and intensity in certain districts and corridors.**
- **Continue to create and enhance the City's network of parks, trails, and greenways to beautify the community, provide recreation, enhance quality of life, and balance the effects of increased density.**
- **Continue to improve the appearance of the major commercial and mixed-use corridors within the City by requiring higher quality private landscaping, improving public landscaping, amending the Zoning Ordinance to limit the amount of off-street parking located adjacent to streets, and educating developers about the community and economic benefits of quality site planning and architecture.**
- **Continue to respect all modes of transportation by accommodating the automobile, but not allowing it to dictate all aspects of urban design, and by giving higher priority to pedestrians and pedestrian-oriented development.**
- **Continue to consider views within and surrounding the city as part of the character of Reedsburg and evaluate view planes and corridors as part of rezoning considerations.**
- **Infill, contiguous, and brownfield development will be encouraged over greenfield development where feasible and appropriate.**
- **Adopt design guidelines to improve commercial development quality within the east gateway area of the city.**
- **Distribute land uses in a way that they are accessible to supporting infrastructure systems in order to assure the most efficient allocation of services.**
- **The market should drive population growth in Reedsburg. However, if the rate of growth exceeds 5% in any 12-month period, or 8% in any 24-month period, the Plan Commission and Common Council should review the adequacy of both this Plan and the City's development standards.**

intergovernmental & community cooperation

Community Cooperation

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

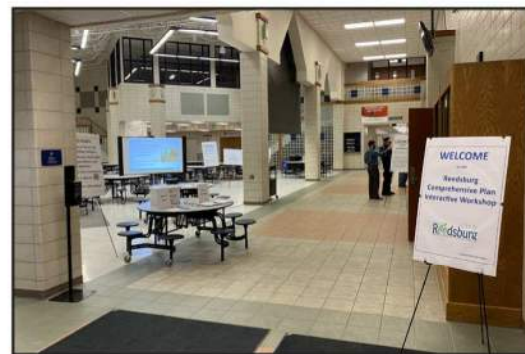
Public Participation Plan

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

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

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

MindMixer: Foth employed an online engagement platform called MindMixer to serve as an online hub for resident participation. A dedicated online engagement website (<https://reedsburgcomplain.mindmixer.com>) was used to engage citizens and interested parties on all smart growth planning elements including the use of topic questions, surveys, mapping, and pictures. The MindMixer platform had over 100 participants, 50 ideas shared, and generated over 30 comments. The platform was crucial to community engagement input on the final recommendations of this Plan as all draft recommendations were shared with the public for comment before adoption.



intergovernmental & community cooperation

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



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



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



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

intergovernmental & community cooperation

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



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

Public Hearing: Add info here once this takes place.

Chapter 650
Floodplain Zoning

[HISTORY: Adopted by the Mayor and Common Council of the City of Reedsburg as Ch. 23 of the former Municipal Codebook. Amendments noted where applicable.]

Article I

Statutory Authority; Finding of Fact; Statement of Purpose; Title; General Provisions

§ 650-1 Statutory authority.

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

This chapter is adopted pursuant to the authorization in § 62.23, Wis. Stats., and the requirements in § 87.30, Wis. Stats.

§ 650-2 Finding of fact.

Uncontrolled development and use of the floodplains and rivers of this municipality would impair the public health, safety, convenience, general welfare and tax base.

§ 650-3 Statement of purpose.

This chapter is intended to regulate floodplain development to:

- A. Protect life, health and property;
- B. Minimize expenditures of public funds for flood control projects;
- C. Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
- D. Minimize business interruptions and other economic disruptions;
- E. Minimize damage to public facilities in the floodplain;
- F. Minimize the occurrence of future flood blight areas in the floodplain;
- G. Discourage the victimization of unwary land buyers and home buyers;
- H. Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
- I. Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

§ 650-4 Title.

This chapter shall be known as the "Floodplain Zoning Ordinance" for the City of Reedsburg, Wisconsin.

§ 650-5 General provisions.

- A. Areas to be regulated. This chapter regulates all areas that would be covered by the regional flood or base flood as shown on the Flood Insurance Rate Map (FIRM) or other maps approved by DNR. Base flood elevations are derived from the flood profiles in the Flood Insurance Study (FIS) and are shown as AE, A1-30, and AH Zones on the FIRM. Other regulatory zones are displayed as A and AO Zones. Regional flood elevations (RFE) may be derived from other studies. If more than one map or revision is referenced, the most restrictive information shall apply.

B. Official Maps and revisions. The boundaries of all floodplain districts are designated as A, AE, AH, AO or A1-30 on the maps based on the Flood Insurance Study (FIS) listed below. Any change to the base flood elevations (BFE) or any changes to the boundaries of the floodplain or floodway in the FIS or on the Flood Insurance Rate Map (FIRM) must be reviewed and approved by the DNR and FEMA through the letter of map change process (see Article **VIII**, Amendments) before it is effective. No changes to RFEs on non-FEMA maps shall be effective until approved by the DNR. These maps and revisions are on file in the office of the Zoning Administrator, City of Reedsburg. If more than one map or revision is referenced, the most restrictive information shall apply.

(1) Official Maps. FIRM panel numbers 55111C0191F, 55111C0192F, 55111C0194F, 55111C0212F, 55111C0213F, and 55111C0214F, effective November 20, 2013. Panels 55111C0193E and 55111C0215E, effective December 18, 2009. Panel 55111C0211F, effective October 2, 2015. And with corresponding profiles that are based on the Flood Insurance Study (FIS): 55111CV001C, 55111CV002C, effective October 2, 2015.

(2) Official Maps based on other studies. Sauk County, City of Reedsburg, Village of Rock Springs, Flood Storage District, Panel 3 of 4, sources of study: WDNR, effective November 20, 2013.

C. Establishment of districts.

(1) The Floodway District (FW), is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters, within AE Zones as shown on the FIRM, or within A Zones shown on the FIRM when determined according to s. 5.1(5).

(2) The Floodfringe District (FF) is that portion of a riverine special flood hazard area outside the floodway within AE Zones on the FIRM, or, when floodway limits have been determined according to s. 5.1(5), within A Zones shown on the FIRM.

(3) The General Floodplain District (GFP) is those riverine areas that may be covered by floodwater during the regional flood in which a floodway boundary has not been delineated on the FIRM and also includes shallow flooding areas identified as AH and AO zones on the FIRM.

(4) The "flood storage district" (FSD) is that area of the floodplain where storage of floodwaters is calculated to reduce the regional flood discharge.

D. Locating floodplain boundaries. Discrepancies between boundaries on the Official Floodplain Zoning Map and actual field conditions shall be resolved using the criteria in Subsection **D(1)** or **(2)** below. If a significant difference exists, the Map shall be amended according to Article **VIII**, Amendments. The Zoning Administrator can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a Map amendment is required. The Zoning Administrator shall be responsible for documenting actual predevelopment field conditions and the basis upon which the district boundary was determined and for initiating any Map amendments required under this section. Disputes between the Zoning Administrator and an applicant over the district boundary line shall be settled according to § **650-28C** and the criteria in Subsection **D(1)** and **(2)** below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to Article **VIII**, Amendments.

(1) If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.

(2) Where flood profiles do not exist for projects, the location of the boundary shall be determined by the

map scale.

E. ~~Removal of lands from floodplain. Compliance with the provisions of this chapter shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the Map is amended pursuant to Article VIII, Amendments.~~

E. Removal of lands from floodplain

- (1) Compliance with the provisions of this ordinance shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to Article VIII, Amendments.
- (2) The delineation of any of the Floodplain Districts may be revised by the community where natural or man-made changes have occurred and/or where more detailed studies have been conducted. However, prior to any such change, approval must be obtained from the Wisconsin Department of Natural Resources and Federal Emergency Management Agency. A completed Letter of Map Revision is a record of this approval. The floodplain administrator shall not sign a community acknowledgement form unless all criteria set forth in the following paragraphs are met:
 - (a) The land and/or land around the structure must be filled at least two feet above the regional or base flood elevation;
 - (b) The fill must be contiguous to land outside the floodplain; Applicant shall obtain floodplain development permit before applying for a LOMR or LOMR-F;
- (3) Removal of lands from the floodplain may also occur by operation of §87.30(1)(e), Wis. Stat. if a property owner has obtained a letter of map amendment from the federal emergency management agency under 44 C.F.R. 70.

F. ~~Compliance. Any development or use within the areas regulated by this chapter shall be in compliance with the terms of this chapter and other applicable local, state, and federal regulations.~~

F. Compliance.

- (1) No structure or use within areas regulated by this ordinance shall hereafter be located, erected, constructed, reconstructed, repaired, extended, converted, enlarged, or altered without full compliance with the terms of these regulations and all other applicable regulations that apply to uses within the jurisdiction of these regulations.
- (2) Failure to obtain a floodplain development permit shall be a violation of these regulations and shall be punishable in accordance with **Article IX Enforcement**.
- (3) Floodplain development permits issued on the basis of plans and applications approved by the Floodplain Administrator authorize only the use, and arrangement, set forth in such approved plans and applications, or amendments thereto if approved by the Floodplain Administrator. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of these regulations and punishable in accordance with s. 9.0.

G. ~~Municipalities and state agencies regulated. Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this chapter and obtain all necessary permits. State agencies are required to comply if § 13.48(13), Wis. Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when § 30.2022, Wis. Stats.,~~

applies.

Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this ordinance and obtain all necessary permits. State agencies are required to comply if s. 13.48(13), Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when s. 30.2022, Stats., applies. Although exempt from a local zoning permit and permit fees, DOT must provide sufficient project documentation and analysis to ensure that the community is in compliance with Federal, State, and local floodplain standards. If a local transportation project is located within a Zone A floodplain and is not a WisDOT project under s. 30.2022, then the road project design documents (including appropriate detailed plans and profiles) may be sufficient to meet the requirements for issuance of a local floodplain permit if the following apply: The applicant provides documentation to the Floodplain Administrator that the proposed project is a culvert replacement or bridge replacement under 20' span at the same location, the project is exempt from a DNR permit under s. 30.123(6)(d), the capacity is not decreased, the top road grade is not raised, and no floodway data is available from a federal, state, or other source. If floodway data is available in the impacted area from a federal, state, or other source that existing data must be utilized by the applicant in the analysis of the project site.

H. Abrogation and greater restrictions.

(1) This chapter supersedes all the provisions of any municipal zoning ordinance enacted under § 62.23, Wis. Stats., for cities or § 87.30, Wis. Stats., which relate to floodplains. A more restrictive ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

(2) This chapter is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. If this chapter imposes greater restrictions, the provisions of this chapter shall prevail.

- I. Interpretation. In their interpretation and application, the provisions of this chapter are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this chapter, required by Ch. NR 116, Wis. Adm. Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this chapter or in effect on the date of the most recent text amendment to this chapter.
- J. Warning and disclaimer of liability. The flood protection standards in this chapter are based on engineering experience and research. Larger floods may occur or the flood height may be increased by man-made or natural causes. This chapter does not imply or guarantee that nonfloodplain areas or permitted floodplain uses will be free from flooding and flood damages. This chapter does not create liability on the part of, or a cause of action against, the municipality or any officer or employee thereof for any flood damage that may result from reliance on this chapter.
- K. Severability. Should any portion of this chapter be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected.
- L. Annexed areas for cities and villages. The Sauk County floodplain zoning provisions in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements of Ch. NR 116, Wis. Adm. Code and 44 CFR 59 to 72, National Flood Insurance Program (NFIP). These annexed lands are described on the municipality's Official Zoning Map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the office of the municipal Zoning Administrator. All plats

or maps of annexation shall show the regional flood elevation and the floodway location.

Article II General Standards Applicable to All Floodplain Districts

§ 650-6 General development standards.

~~The community shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall be designed and anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads; be constructed with flood-resistant materials; and be constructed to minimize flood damages and to ensure that utility and mechanical equipment is designed and/or located so as to prevent water from entering or accumulating within the equipment during conditions of flooding. Subdivisions shall be reviewed for compliance with the above standards. All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this chapter and all other requirements in § 650-26B. Adequate drainage shall be provided to reduce exposure to flood hazards and all public utilities and facilities, such as sewer, gas, electrical, and water systems, are located and constructed to minimize or eliminate flood damages.~~

The community shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding and assure that all necessary permits have been received from those governmental agencies whose approval is required by federal or state law.

- A. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall:
 - (1) Be designed and anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - (2) Be constructed with flood-resistant materials;
 - (3) Be constructed by methods and practices that minimize flood damages; and
 - (4) Mechanical and utility equipment must be elevated to or above the flood protection elevation.
- B. If a subdivision or other proposed new development is in a flood-prone area, the community shall assure that:
 - (1) Such proposed subdivision or other proposed new development is consistent with the need to minimize flood damage within the flood-prone area;
 - (2) Public utilities and facilities such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and
 - (3) Adequate drainage is provided to reduce exposure to flood hazards.
- C. All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this ordinance and all other requirements in § 650-26B

§ 650-7 Hydraulic and hydrologic analyses.

- A. No floodplain development shall:
 - (1) Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, causing any increase in the regional flood height; or
 - (2) Cause any increase in the regional flood height due to floodplain storage area lost.
- B. The Zoning Administrator shall deny permits if it is determined the proposed development will obstruct flow or cause any increase in the regional flood height, based on the officially adopted FIRM or other adopted map,

unless the provisions of Article **VIII**, Amendments, are met.

§ 650-8 Watercourse alterations.

- A. No land use permit to alter or relocate a watercourse in a mapped floodplain shall be issued until the local official has notified, in writing, all adjacent municipalities, the Department and FEMA regional offices, and required the applicant to secure all necessary state and federal permits. The standards of § **650-6** must be met and the flood-carrying capacity of any altered or relocated watercourse shall be maintained.
- B. As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation, and pursuant to Article **VIII**, Amendments, the community shall apply for a letter of map revision (LOMR) from FEMA. Any such alterations must be reviewed and approved by FEMA and the DNR through the LOMC process.

§ 650-9 Compliance with statutory provisions.

Development which requires a permit from the Department, under Chs. **30** and **31**, Wis. Stats., such as docks, piers, wharves, bridges, culverts, dams and navigational aids, may be allowed if the necessary permits are obtained and amendments to this chapter are made according to Article **VIII**, Amendments.

§ 650-10 Public or private campgrounds.

Public or private campgrounds shall have a low flood damage potential and shall meet the following provisions:

- A. The campground is approved by the Department of Agriculture, Trade and Consumer Protection;
- B. A land use permit for the campground is issued by the Zoning Administrator;
- C. The character of the river system and the campground elevation are such that a seventy-two-hour warning of an impending flood can be given to all campground occupants;
- D. There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation;
- E. This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated by the officials identified in Subsection **D** to remain in compliance with all applicable regulations, including those of the state Department of Agriculture, Trade and Consumer Protection and all other applicable regulations;
- F. Only camping units that are fully licensed, if required, and ready for highway use are allowed;
- G. The camping units may not occupy any site in the campground for more than 180 consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of 24 hours;
- H. All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit for a period not to exceed 180 days and shall ensure compliance with all the provisions of this section;

- I. The municipality shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section;
- J. All camping units that remain in place for more than 180 consecutive days must meet the applicable requirements in either Article **III**, **IV** or **V** for the floodplain district in which the structure is located;
- K. The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued; and
- L. All service facilities, including but not limited to refuse collection, electrical service, gas lines, propane tanks, sewage systems and wells, shall be properly anchored and placed at or floodproofed to the flood protection elevation.
- M. **Standards for structures in a campground:**
 - (1) All structures must comply with **§ 650-10** or meet the applicable requirements in Article **III**, **IV** or **V** for the floodplain district in which the structure is located;
 - (2) Deck / landing-a portable landing may be allowed for a camping unit for each entry provided that the landing is not permanently attached to the ground or camping unit, is no more than 200 square feet in size, shall be portable, contain no walls or roof, and can be removed from the campground by a truck and/or trailer. Sections of such portable landings may be placed together to form a single deck not greater than 200 square feet at one entry point. Provisions for the removal of these temporary landings during flood events must be addressed within the written agreement with the municipality compliant with **§ 650-26(B)**. Any such deck/landing structure may be constructed at elevations lower than the flood protection elevation but must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.
 - (3) Decks/patios that are constructed completely at grade may be allowed, but must also comply with applicable shoreland zoning standards.
 - (4) Camping equipment and appurtenant equipment in the campground may be allowed provided that the equipment is not permanently attached to the ground or camping unit, is not used as a habitable structure, and must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood. Provisions for the removal of this equipment during flooding events shall be addressed within the written agreement with the municipality compliant with **§ 650-10(D)**.
 - (5) Once a flood warning in the written agreement has been issued for the campground, the campground owner or the designated operator shall ensure that all persons, camping units, decks, camping equipment and appurtenant equipment in the campground shall be evacuated within the timelines specified within the written agreement with the municipality compliant with section **§ 650-10**.
- N. A land use permit shall be obtained as provided under 7.1(2) before any development; repair, modification or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated.

Article III Floodway District (FW)

§ 650-11 **Applicability.**

This section applies to all floodway areas on the Floodplain Zoning Maps and those identified pursuant to **§ 650-19D**.

§ 650-12 Permitted uses.

The following open space uses are allowed in the floodway district and the floodway areas of the general floodplain district if:

- A. They are not prohibited by any other ordinance;
- B. They meet the standards in §§ **650-13** and 650-14; and
- C. All permits or certificates have been issued according to § **650-26**:
 - (1) Agricultural uses, such as farming, outdoor plant nurseries, horticulture, viticulture and wild crop harvesting.
 - (2) Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.
 - (3) Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap and skeet activities, hunting and fishing areas and hiking and horseback-riding trails, subject to the fill limitations of § **650-13D** .
 - (4) Uses or structures accessory to open space uses, or classified as historic structures that comply with §§ **650-13** and **650-14**.
 - (5) Extraction of sand, gravel or other materials that complies with § **650-13D**.
 - (6) Functionally water-dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with Chs. **30** and **31**, Wis. Stats.
 - (7) Public utilities, streets and bridges that comply with § **650-13C**.
 - (8) Portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and ch. SPS 383, Wis. Adm. Code.
 - (9) Public or private wells used to obtain potable water for recreational areas that meet the requirements of local ordinances and chs. NR 811 and NR 812, Wis. Adm. Code.
 - (10) Wastewater treatment ponds or facilities permitted under s. NR 110.15(3)(b), Wis. Adm. Code.
 - (11) Sanitary sewer or water supply lines to service existing or proposed development located outside the floodway that complies with the regulations for the floodplain area occupied.

§ 650-13 Standards for developments in floodway areas.

- A. General.
 - (1) Any development in floodway areas shall comply with Article **II** and have a low flood damage potential.
 - (2) Applicants shall provide the following data to determine the effects of the proposal according to

§§ 650-6 and 650-26B(3). The analysis must be completed by a registered professional engineer in the state of Wisconsin.

~~(a) — A cross-section elevation view of the proposal, perpendicular to the watercourse, showing if the proposed development will obstruct flow; or~~

~~(b) — An analysis calculating the effects of this proposal on regional flood height.~~

~~(3) — The Zoning Administrator shall deny the permit application if the project will increase flood elevations upstream or downstream, based on the data submitted for Subsection A(2) above.~~

(3) Any encroachment in the regulatory floodway is prohibited unless the data submitted for Subsection (A)(2) above demonstrates that the encroachment will cause no increase in flood elevations in flood events up to the base flood at any location or removes the encroached area from the regulatory floodway as provided in § 650-5(E).

B. Structures. Structures accessory to permanent open space uses or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:

(1) Not designed for human habitation, does not have a high flood damage potential and is constructed to minimize flood damage;

(2) ~~Shall have a minimum of two openings on different walls having a total net area not less than one square inch for every square foot of enclosed area and the bottom of all such openings being no higher than one foot above grade. The openings shall be equipped with screens, louvers, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters;~~

Shall either have the lowest floor elevated to or above the flood protection elevation or shall meet all the following standards:

- (a) Have the lowest floor elevated to or above the regional flood elevation and be dry floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water and completely dry to the flood protection elevation without human intervention during flooding;
- (b) Have structural components capable of meeting all provisions of Subsection (B)(7) below and;
- (c) Be certified by a registered professional engineer or architect, through the use of a Federal Emergency Management Agency Floodproofing Certificate, that the design and methods of construction are in accordance with Subsection (B)(7) below.

(3) Must be anchored to resist flotation, collapse, and lateral movement;

(4) Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

(5) It must not obstruct flow of floodwaters or cause any increase in flood levels during the occurrence of the regional flood.

(6) For a structure designed to allow the automatic entry of floodwaters below the Regional Flood Elevation, the applicant shall submit a plan that meets above subsections (B)(1) through (B)(5) and

meets or exceeds the following standards:

1. The lowest floor must be elevated to or above the regional flood elevation;
2. a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
3. the bottom of all openings shall be no higher than one foot above the lowest adjacent grade; openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters, otherwise must remain open.
4. The use must be limited to parking, building access or limited storage.

(7) Certification: Whenever floodproofing measures are required, a registered professional engineer or architect shall certify that the following floodproofing measures will be utilized, where appropriate, and are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the regional flood:

1. Reinforcement of floors and walls to resist rupture, collapse, or lateral movement caused by water pressures or debris buildup;
2. Construction of wells, water supply systems and waste treatment systems so as to prevent the entrance of flood waters in such systems and must be in accordance with provisions in § 650-14 (D) and (E);
3. Subsurface drainage systems to relieve external pressures on foundation walls and basement floors;
4. Cutoff valves on sewer lines or the elimination of gravity flow basement drains; and
5. Placement of utilities to or above the flood protection elevation.

C. Public utilities, streets and bridges. Public utilities, streets and bridges may be allowed by permit, if:

- (1) Adequate floodproofing measures are provided to the flood protection elevation; and
- (2) Construction meets the development standards of § 650-6.

D. Fills or deposition of materials. Fills or deposition of materials may be allowed by permit, if:

- (1) The requirements of § 650-6 are met;
- (2) No material is deposited in the navigable channel unless a permit is issued by the Department pursuant to Ch. 30, Wis. Stats., and a permit pursuant to Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. § 1344, has been issued, if applicable, and all other requirements are met;
- (3) The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and

- (4) The fill is not classified as a solid or hazardous material.

§ 650-14 Prohibited uses.

All uses not listed as permitted uses in § 650-12 are prohibited, including the following uses:

- A. Habitable structures, structures with high flood damage potential, or those not associated with permanent open-space uses;
- B. Storing materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;
- C. Uses not in harmony with or detrimental to uses permitted in the adjoining districts;
- D. Any private or public sewage systems, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and Ch. SPS 383, Wis. Adm. Code;
- E. Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and Chs. NR 811 and NR 812, Wis. Adm. Code;
- F. Any solid or hazardous waste disposal sites;
- G. Any wastewater treatment ponds or facilities, except those permitted under § NR 110.15(3)(b), Wis. Adm. Code;
- H. Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations for the floodplain area occupied.

Article IV
Flood-Fringe District (FF)

§ 650-15 Applicability.

This section applies to all flood-fringe areas shown on the floodplain Zoning Maps and those identified pursuant to § 650-19D.

§ 650-16 Permitted uses.

Any structure, land use, or development is allowed in the flood-fringe district if the standards in § 650-17 are met, the use is not prohibited by this or any other ordinance or regulation and all permits or certificates specified in § 650-26 have been issued.

§ 650-17 Standards for development in flood-fringe areas.

Section 650-6 shall apply in addition to the following requirements according to the use requested. Any existing structure in the flood-fringe must meet the requirements of Article VI, Nonconforming Uses:

- A. Residential uses. Any structure, including a manufactured home, which is to be newly constructed or moved into the flood-fringe shall meet or exceed the following standards. Any existing structure in the flood-fringe must meet the requirements of Article VI, Nonconforming Uses:

- (1) ~~The elevation of the lowest floor shall be at or above the flood protection elevation on fill unless the requirements of § 650-17A(2) can be met. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.~~

All new construction, including placement of manufactured homes, and substantial improvement of residential structures, shall have the lowest floor elevated to or above the flood protection elevation on fill. The fill around the structure shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure. No area may be removed from the floodfringe district unless it can be shown to meet § 650-5(E).

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

Notwithstanding § 650-17A(1), a basement or crawlspace floor may be placed at or above one foot above the regional flood elevation if the basement or crawlspace is designed to make all portions of the structure below the flood protection elevation watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. No floor of any kind is allowed lower than one foot above the regional flood elevation;

- (3) Contiguous dryland access shall be provided from a structure to land outside of the floodplain, except as provided in Subsection A(4).
- (4) In developments where existing street or sewer line elevations make compliance with Subsection A(3) impractical, the municipality may permit new development and substantial improvements where roads are below the regional flood elevation if:
- (a) The municipality has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or
 - (b) The municipality has a DNR-approved emergency evacuation plan.

- B. Accessory structures or uses. In addition to Article II, new construction and substantial improvements of Accessory structures shall be constructed on fill with the lowest floor at or above the regional flood elevation.
- C. Commercial uses. In addition to Article II, new construction and substantial improvements of any commercial structure which is erected, altered or moved into the flood-fringe area shall meet the requirements of § 650-17A. Subject to the requirements of § 650-17E, storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.
- D. Manufacturing and industrial uses. In addition to Article II, new construction and substantial improvements of any manufacturing or industrial structure which is erected, altered or moved into the flood-fringe shall have the lowest floor elevated to or above the flood protection elevation or meet the floodproofing standards in § 650-30. Subject to the requirements of § 650-17E, storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.
- E. Storage of materials. Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish or aquatic life shall be stored at or above the flood protection elevation or floodproofed in compliance with § 650-30. Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.
- F. Public utilities, streets and bridges. All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans; and

(1) When failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction or repair of such facilities shall only be permitted if they are designed to comply with § 650-30.

(2) Minor roads or nonessential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.

G. Sewage systems. All sewage disposal systems shall be designed to minimize or eliminate infiltration of floodwater into the system, pursuant to § 650-30C, to the flood protection elevation and meet the provisions of all local ordinances and Ch. SPS 383, Wis. Adm. Code.

H. Wells. All wells shall be floodproofed, pursuant to § 650-30C, to the flood protection elevation and shall meet the provisions of Chs. NR 811 and NR 812, Wis. Adm. Code.

I. Solid waste disposal sites. Disposal of solid or hazardous waste is prohibited in flood-fringe areas.

J. Deposition of materials. Any deposited material must meet all the provisions of this chapter.

K. Manufactured homes.

(1) Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage, and prepare, secure approval and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.

(2) In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:

(a) Have the lowest floor elevated to the flood protection elevation; and

(b) Be anchored so they do not float, collapse or move laterally during a flood.

(3) Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the flood-fringe in § 650-17A.

L. Mobile recreational vehicles. All mobile recreational vehicles that are on site for 180 consecutive days or more or are not fully licensed and ready for highway use shall meet the elevation and anchoring requirements in § 650-17K(2) and (3). A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

Article V Other Floodplain Districts

§ 650-18 Establishment.

Other floodplain districts may be established under this chapter and reflected on the Floodplain Zoning Map. These districts may include general floodplain districts and flood storage districts.

§ 650-19 **General floodplain district (GFP).**

A. Applicability. ~~The provisions for this district shall apply to all floodplains mapped as A, AO, AE or AH Zones.~~
The provisions for the General Floodplain District shall apply to development in all floodplains mapped as A, AO, AH, and in AE zones within which a floodway is not delineated on the Flood Insurance Rate Maps identified in § 650-5(B).

B. Permitted uses.

(1) Pursuant to § 650-19D, it shall be determined whether the proposed use is located within a floodway or flood-fringe area.

(2) Those uses permitted in the floodway (§ 650-12) and flood-fringe (§ 650-16) districts are allowed within the general floodplain district, according to the standards of § 650-19C, provided that all permits or certificates required under § 650-26 have been issued.

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

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

~~(a) At or above the flood protection elevation; or~~

~~(b) Two feet above the highest adjacent grade around the structure; or~~

~~(c) The depth as shown on the FIRM.~~

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

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

(a) To or above the depth, in feet, as shown on the FIRM above the highest adjacent natural grade; plus one additional foot of freeboard; or

(b) If the depth is not specified on the FIRM, to or above three (3) feet above the highest adjacent natural grade.

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

(a) In AO/AH zones, provide adequate drainage paths to guide floodwaters around structures.

(b) All development in zones AO and zone AH shall meet the requirements of Article IV applicable to flood fringe areas.

D. Determining floodway and flood-fringe limits. Upon receiving an application for development within the general floodplain district, the Zoning Administrator shall:

(1) Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the general floodplain district limits, stream channel, and existing floodplain

developments, along with a legal description of the property, fill limits and elevations, building floor elevations and floodproofing measures; and the flood zone as shown on the FIRM.

(2) Require the applicant to furnish any of the following information deemed necessary by the Department to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation and to determine floodway boundaries.

(a) A hydrologic and hydraulic study as specified in § 650-26B(3).

(b) Plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location and layout of all proposed and existing structures on the site; location and elevations of streets, water supply, and sanitary facilities; soil types and other pertinent information.

(c) Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.

§ 650-20 **Flood storage district.**

The flood storage district delineates that portion of the floodplain where storage of floodwaters has been taken into account and is relied upon to reduce the regional flood discharge. The district protects the flood storage areas and assures that any development in the storage areas will not decrease the effective flood storage capacity which would cause higher flood elevations.

A. Applicability. The provisions of this section apply to all areas within the flood storage district (FSD), as shown on the Official Floodplain Zoning Maps.

B. Permitted uses. Any use or development which occurs in a flood storage district must meet the applicable requirements in § 650-17.

C. Standards for development in flood storage districts.

(1) Development in a flood storage district shall not cause an increase equal to or greater than 0.00 of a foot in the height of the regional flood.

(2) No development shall be allowed which removes flood storage volume unless an equal volume of storage, as defined by the predevelopment ground surface and the regional flood elevation, shall be provided in the immediate area of the proposed development to compensate for the volume of storage which is lost (compensatory storage). Excavation below the groundwater table is not considered to provide an equal volume of storage.

(3) If compensatory storage cannot be provided, the area may not be developed unless the entire area zoned as flood storage district, on this waterway, is rezoned to the flood-fringe district. This must include a revision to the floodplain study and map done for the waterway to revert to the higher regional flood discharge calculated without floodplain storage, as per Article **VIII**, Amendments, of this chapter.

(4) No area may be removed from the flood storage district unless it can be shown that the area has been filled to the flood protection elevation and is contiguous to other lands lying outside of the floodplain.

Nonconforming Uses

§ 650-21 General.

A. ~~Applicability. If these standards conform with § 59.69(10), Wis. Stats., for counties, or § 62.23(7)(h), Wis. Stats., for cities and villages, they shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this chapter or any amendment thereto.~~ The standards in this section shall apply to all uses and buildings that do not conform to the provisions contained within a floodplain zoning ordinance or with s. 87.30, Stats. and §§ NR 116.12-14, Wis. Adm. Code and 44 CFR 59-72., these standards shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this ordinance or any amendment thereto. A party asserting existence of a lawfully established nonconforming use or structure has the burden of proving that the use or structure was compliant with the floodplain zoning ordinance in effect at the time the use or structure was created. As permit applications are received for additions, modifications, or substantial improvements to nonconforming buildings in the floodplain, municipalities shall develop a list of those nonconforming buildings, their present equalized assessed value and a list of the costs of those activities associated with changes to those buildings.

B. The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this chapter may continue subject to the following conditions:

- (1) No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this chapter. The words "modification" and "addition" include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Maintenance is not considered a modification; this includes painting, decorating, paneling and other nonstructural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities. Any costs associated with the repair of a damaged structure are not considered maintenance.

The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification or addition. The roof of the structure may extend over a portion of the deck in order to provide safe ingress and egress to the principal structure.

- (2) If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted, and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this chapter;
- (3) The municipality shall keep a record which lists all nonconforming uses and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent;
- (4) No modification or addition to any nonconforming structure or any structure with a nonconforming use, which, over the life of the structure, would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this chapter. Contiguous dryland access must be provided for residential and commercial uses in compliance with § 650-17A. The costs of elevating the lowest floor of a nonconforming building or a building with a nonconforming use to the flood protection elevation are excluded from the 50% provisions of this subsection;

- (5) No maintenance to any nonconforming structure or any structure with a nonconforming use, the cost of which would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this chapter. Contiguous dry land access must be provided for residential and commercial uses in compliance with § 650-17A. **Maintenance to any nonconforming structure, which does not exceed 50% of its present equalized assessed value on a per event basis, does not count against the cumulative calculations over the life of the structure for substantial improvement calculations;**
- (6) If on a per-event basis the total value of the work being done under Subsection **B(4)** and **(5)** equals or exceeds 50% of the present equalized assessed value the work shall not be permitted unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this chapter. Contiguous dryland access must be provided for residential and commercial uses in compliance with § 650-17A.
- (7) Except as provided in Subsection **B(8)**, if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed or rebuilt unless the use and the structure meet the current ordinance requirements. A structure is considered substantially damaged if the total cost to restore the structure to its predamaged condition equals or exceeds 50% of the structure's present equalized assessed value.
- (8) For nonconforming buildings that are substantially damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building shall be permitted in order to restore it to the size and use in effect prior to the damage event, provided that the minimum federal code requirements below are met and all required permits have been granted prior to the start of construction.
- (a) Residential structures:
- [1] Shall have the lowest floor, including basement, elevated to or above the base flood elevation using fill, pilings, columns, posts or perimeter walls. Perimeter walls must meet the requirements of § 650-30B.
- [2] Shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, and shall be constructed with methods and materials resistant to flood damage.
- [3] Shall be constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.
- [4] In A Zones, obtain, review and utilize any flood data available from a federal, state or other source.
- [5] In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in § 650-19C(1).
- [6] In AO Zones, shall have adequate drainage paths around structures on slopes to guide floodwaters around and away from the structure.

(b) Nonresidential structures:

[1] Shall meet the requirements of § **650-21**.

[2] Shall either have the lowest floor, including basement, elevated to or above the regional flood elevation or, together with attendant utility and sanitary facilities, shall meet the standards in § **650-30A** or **B**.

[3] In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in § **650-19C(1)**.

- (9) A nonconforming historic structure may be altered if the alteration will not preclude the structure's continued designation as an historic structure, the alteration will comply with § **650-13A**, flood-resistant materials are used, and construction practices and floodproofing methods that comply with § **650-30** are used. Repair or rehabilitation of historic structures shall be exempt from the development standards of § **650-21B(8)(a)** if it is determined that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and is the minimum necessary to preserve the historic character and design of the structure.

§ 650-22 **Floodway district.**

A. No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in the floodway district unless such modification or addition:

(1) Has been granted a permit or variance which meets all ordinance requirements;

(2) Meets the requirements of § **650-21B(1)** through **(6)**;

(3) Shall not increase the obstruction to flood flows or regional flood height;

(4) Any addition to the existing structure shall be floodproofed, pursuant to § **650-30**, by means other than the use of fill, to the flood protection elevation; and

(5) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:

(a) The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of floodwaters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;

(b) The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;

(c) Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

(d) The use must be limited to parking or limited storage.

B. No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in the

floodway district. Any replacement, repair or maintenance of an existing on-site sewage disposal system in a floodway area shall meet the applicable requirements of all municipal ordinances, § 650-30C and Ch. SPS 383, Wis. Adm. Code.

- C. No new well or modification to an existing well used to obtain potable water shall be allowed in the floodway district. Any replacement, repair or maintenance of an existing well in the floodway district shall meet the applicable requirements of all municipal ordinances, § 650-30C and Chs. NR 811 and NR 812, Wis. Adm. Code.

§ 650-23 Flood-fringe district.

- A. No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been granted a permit or variance by the municipality, and the modification or addition shall be placed on fill or floodproofed to the flood protection elevation in compliance with the standards for that particular use in § 650-17, except where § 650-23B is applicable.
- B. Where compliance with the provisions of Subsection A would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood-damage potential, the Zoning Board of Appeals, using the procedures established in § 650-28, may grant a variance from those provisions of Subsection A for modifications or additions, using the criteria listed below. Modifications or additions which are protected to elevations lower than the flood protection elevation may be permitted if:
- (1) No floor is allowed below the regional flood elevation for residential or commercial structures;
 - (2) Human lives are not endangered;
 - (3) Public facilities, such as water or sewer, will not be installed;
 - (4) Flood depths will not exceed two feet;
 - (5) Flood velocities will not exceed two feet per second; and
 - (6) The structure will not be used for storage of materials as described in § 650-17E.
- C. All new private sewage disposal systems, or addition to, replacement, repair or maintenance of a private sewage disposal system, shall meet all the applicable provisions of all local ordinances, § 650-30C and Ch. SPS 383, Wis. Adm. Code.
- D. All new wells, or addition to, replacement, repair or maintenance of a well, shall meet the applicable provisions of this chapter, § 650-30C and Chs. NR 811 and NR 812, Wis. Adm. Code.

§ 650-24 Flood storage district.

No modifications or additions shall be allowed to any nonconforming structure in a flood storage area unless the standards outlined in § 650-20C are met.

Article VII
Administration

§ 650-25 Designated officials.

Where a Zoning Administrator, planning agency or a Zoning Board of Appeals has already been appointed to administer a zoning ordinance adopted under §§ 59.69, 59.692 or 62.23(7), Wis. Stats., these officials shall also

administer this chapter.

§ 650-26 Zoning Administrator.

A. Duties and powers. The City Zoning Administrator is authorized to administer this chapter and shall have the following duties and powers:

- (1) Advise applicants of this chapter's provisions, assist in preparing permit applications and appeals, and assure that the regional flood elevation for the proposed development is shown on all permit applications.
- (2) Issue permits and inspect properties for compliance with provisions of this chapter, and issue certificates of compliance where appropriate.
- (3) Inspect all damaged floodplain structures, and perform a substantial damage assessment to determine if substantial damage to the structures has occurred.
- (4) Keep records of all official actions such as:
 - (a) All permits issued, inspections made, and work approved;
 - (b) Documentation of certified lowest floor and regional flood elevations for floodplain development;
 - (c) Floodproofing certificates;
 - (d) Water surface profiles, floodplain Zoning Maps and ordinances, nonconforming uses and structures, including changes, appeals, variances and amendments;
 - (e) All substantial-damage-assessment reports for floodplain structures;
 - (f) List of nonconforming structures and uses.
- (5) Submit copies of the following items to the Department regional office:
 - (a) Within 10 days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments;
 - (b) Copies of any case-by-case analyses and any other required information, including an annual summary of the floodplain zoning actions taken.
 - (c) Copies of substantial-damage assessments performed and all related correspondence concerning the assessments.
- (6) Investigate, prepare reports, and report violations of this chapter to the municipal Plan Commission and attorney for prosecution. Copies of the reports shall also be sent to the Department regional office.
- (7) Submit copies of amendments to the FEMA regional office.

B. Land use permit. A land use permit shall be obtained before any ~~new~~ development; repair, modification or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated. Application to the Zoning Administrator shall include:

- (1) General information.
 - (a) Name and address of the applicant, property owner and contractor;
 - (b) Legal description, proposed use, and whether it is new construction or a modification;
- (2) Site development plan. A site plan drawn to scale shall be submitted with the permit application form and shall contain:
 - (a) Location, dimensions, area and elevation of the lot;
 - (b) Location of the ordinary high-water mark of any abutting navigable waterways;
 - (c) Location of any structures with distances measured from the lot lines and street center lines;
 - (d) Location of any existing or proposed on-site sewage systems or private water supply systems;
 - (e) Location and elevation of existing or future access roads;
 - (f) Location of floodplain and floodway limits as determined from the Official Floodplain Zoning Maps;
 - (g) The elevation of the lowest floor of proposed buildings and any fill using the vertical datum from the adopted study; either National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD);
 - (h) Data sufficient to determine the regional flood elevation in NGVD or NAVD at the location of the development and to determine whether or not the requirements of Article **III** or **IV** are met; and
 - (i) Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood height or discharge according to § **650-6**. This may include any of the information noted in § **650-13A**).
- (3) Hydraulic and hydrologic studies to analyze development. All hydraulic and hydrologic studies shall be completed under the direct supervision of a professional engineer registered in the state. The study contractor shall be responsible for the technical adequacy of the study. All studies shall be reviewed and approved by the Department.
 - (a) Zone A floodplains:
 - [1] Hydrology. The appropriate method shall be based on the standards in § NR 116.07(3), Wis. Adm. Code, Hydrologic Analysis–Determination of Regional Flood Discharge.
 - [2] Hydraulic modeling. The regional flood elevation shall be based on the standards in § NR 116.07(4), Wis. Adm. Code, Hydraulic Analysis–Determination of the Regional Flood Elevation, and the following:
 - [a] Determination of the required limits of the hydraulic model shall be based on detailed study information for downstream structures (dam, bridge, culvert) to determine adequate starting WSEL for the study.

[b] Channel sections must be surveyed.

[c] Minimum four-foot contour data in the overbanks shall be used for the development of cross-section overbank and floodplain mapping.

[d] A maximum distance of 500 feet between cross sections is allowed in developed areas with additional intermediate cross sections required at transitions in channel bottom slope, including a survey of the channel at each location.

[e] The most current version of HEC-RAS shall be used.

[f] A survey of bridge and culvert openings and the top of road is required at each structure.

[g] Additional cross sections are required at the downstream and upstream limits of the proposed development and any necessary intermediate locations based on the length of the reach, if greater than 500 feet.

[h] Standard accepted engineering practices shall be used when assigning parameters for the base model such as flow, Manning's N values, expansion and contraction coefficients or effective flow limits. The base model shall be calibrated to past flooding data, such as high-water marks, to determine the reasonableness of the model results. If no historical data is available, adequate justification shall be provided for any parameters outside standard accepted engineering practices.

[i] The model must extend past the upstream limit of the difference in the existing and proposed flood profiles in order to provide a tie-in to existing studies. The height difference between the proposed flood profile and the existing study profiles shall be no more than 0.00 feet.

[3] Mapping. A work map of the reach studied shall be provided, showing all cross-section locations, floodway/floodplain limits based on best available topographic data, geographic limits of the proposed development and whether the proposed development is located in the floodway.

[a] If the proposed development is located outside of the floodway, then it is determined to have no impact on the regional flood elevation.

[b] If any part of the proposed development is in the floodway, it must be added to the base model to show the difference between existing and proposed conditions. The study must ensure that all coefficients remain the same as in the existing model, unless adequate justification based on standard accepted engineering practices is provided.

(b) Zone AE floodplains.

[1] Hydrology. If the proposed hydrology will change the existing study, the appropriate method to be used shall be based on § NR 116.07(3), Wis. Adm. Code, Hydrologic Analysis–Determination of Regional Flood Discharge.

[2] Hydraulic model. The regional flood elevation shall be based on the standards in § NR 116.07(4), Wis. Adm. Code, Hydraulic Analysis–Determination of the Regional Flood Elevation, and the following:

[a] Duplicate effective model. The effective model shall be reproduced to ensure correct transference of the model data and to allow integration of the revised data to provide a continuous FIS model upstream and downstream of the revised reach. If data from the effective model is available, models shall be generated that duplicate the FIS profiles and the elevations shown in the Floodway Data Table in the FIS report to within 0.1 foot.

[b] Corrected effective model. The corrected effective model shall not include any man-made physical changes since the effective model date, but shall import the model into the most current version of HEC-RAS for Department review.

[c] Existing (preproject conditions) model. The existing model shall be required to support conclusions about the actual impacts of the project associated with the revised (post-project) model or to establish more up-to-date models on which to base the revised (post-project) model.

[d] Revised (post-project conditions) model. The revised (post-project conditions) model shall incorporate the existing model and any proposed changes to the topography caused by the proposed development. This model shall reflect proposed conditions.

[e] All changes to the duplicate effective model and subsequent models must be supported by certified topographic information, bridge plans, construction plans and survey notes.

[f] Changes to the hydraulic models shall be limited to the stream reach for which the revision is being requested. Cross sections upstream and downstream of the revised reach shall be identical to those in the effective model and result in water surface elevations and top widths computed by the revised models matching those in the effective models upstream and downstream of the revised reach as required. The effective model shall not be truncated.

[3] Mapping. Maps and associated engineering data shall be submitted to the Department for review which meet the following conditions:

[a] Consistency between the revised hydraulic models, the revised floodplain and floodway delineations, the revised flood profiles, topographic work map, annotated FIRMs and/or Flood Boundary Floodway Maps (FBFMs), construction plans, and bridge plans.

[b] Certified topographic map of suitable scale, contour interval, and a planimetric map showing the applicable items. If a digital version of the map is available, it may be submitted in order that the FIRM may be more easily revised.

[c] Annotated FIRM panel showing the revised 1% and 0.2% annual-chance floodplains and floodway boundaries.

[d] If an annotated FIRM and/or FBFM and digital mapping data (GIS or CADD) are used, then all supporting documentation or metadata must be included with the data submission, along with the Universal Transverse Mercator (UTM) projection and state plane coordinate system in accordance with FEMA mapping specifications.

[e] The revised floodplain boundaries shall tie into the effective floodplain boundaries.

[f] All cross sections from the effective model shall be labeled in accordance with the effective map, and a cross section lookup table shall be included to relate to the model input numbering scheme.

[g] Both the current and proposed floodways shall be shown on the map.

[h] The stream center line, or profile baseline used to measure stream distances in the model, shall be visible on the map.

[4] Expiration. All permits issued under the authority of this chapter shall expire no more than 180 days after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause.

C. Certificate of compliance. No land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt or replaced shall be occupied, until a certificate of compliance is issued by the Zoning Administrator except where no permit is required, subject to the following provisions:

(1) The certificate of compliance shall show that the building or premises or part thereof, and the proposed use, conform to the provisions of this chapter;

(2) Application for such certificate shall be concurrent with the application for a permit;

(3) If all ordinance provisions are met, the certificate of compliance shall be issued within 10 days after written notification that the permitted work is completed;

(4) The applicant shall submit a certification signed by a registered professional engineer, architect or land surveyor that the fill, lowest floor and floodproofing elevations are in compliance with the permit issued. Floodproofing measures also require certification by a registered professional engineer or architect that the requirements of § 650-30 are met.

(5) Where applicable pursuant to § 650-19(C), the applicant must submit a certification by a registered professional engineer or surveyor of the elevation of the bottom of the lowest horizontal structural member supporting the lowest floor (excluding pilings or columns), and an indication of whether the structure contains a basement.

(6) Where applicable pursuant to § 650-19(C), the applicant must submit certifications by a registered professional engineer or architect that the structural design and methods of construction meet accepted standards of practice as required by § 650-19(C).

D. Other permits. Prior to obtaining a floodplain development permit, the applicant must secure all necessary permits from federal, state, and local agencies, including but not limited to those required by the United States Army Corps of Engineers under Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. § 1344.

§ 650-27 Plan Commission.

A. The Plan Commission shall:

(1) Oversee the functions of the office of the Zoning Administrator; and

(2) Review and advise the governing body on all proposed amendments to this chapter, maps and text.

- (3) Publish adequate notice pursuant to Ch. 985, Stats, specifying the date, time, place and subject of the public hearing.

B. The Plan Commission shall not:

- (1) Grant variances to the terms of this chapter in place of action by the Zoning Board of Appeals; or
- (2) Amend the text or Zoning Maps in place of official action by the governing body.

§ 650-28 Zoning Board of Appeals.

The Zoning Board of Appeals, created under ~~§ 59.694, Wis. Stats., for counties or~~ § 62.23(7)(e), Wis. Stats., for cities or villages, is hereby authorized or shall be appointed to act for the purposes of this chapter. The Board shall exercise the powers conferred by Wisconsin Statutes and adopt rules for the conduct of business. The Zoning Administrator shall not be the secretary of the Board.

A. Powers and duties. The Zoning Board of Appeals shall:

- (1) Appeals. Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement or administration of this chapter.
- (2) Boundary disputes. Hear and decide disputes concerning the district boundaries shown on the official floodplain Zoning Map.
- (3) Variances. Hear and decide, upon appeal, variances from this chapter's standards.

B. Appeals to the Board.

- (1) Appeals to the Board may be taken by any person aggrieved, or by any officer or department of the municipality affected, by any decision of the Zoning Administrator or other administrative officer. Such appeal shall be taken within 30 days unless otherwise provided by the rules of the Board by filing with the official whose decision is in question and, with the Board, a notice of appeal specifying the reasons for the appeal. The official whose decision is in question shall transmit to the Board all records regarding the matter appealed.
- (2) Notice and hearing for appeals, including variances.
 - (a) Notice. The Board shall:
 - [1] Fix a reasonable time for the hearing;
 - [2] Publish adequate notice pursuant to Wisconsin Statutes, specifying the date, time, place and subject of the hearing;
 - [3] Assure that notice shall be mailed to the parties in interest and the Department regional office at least 10 days in advance of the hearing.
 - (b) Hearing. Any party may appear in person or by agent. The Board shall:
 - [1] Resolve boundary disputes according to § **650-28C**.

[2] Decide variance applications according to § **650-28D**.

[3] Decide appeals of permit denials according to § **650-29**.

(3) Decision. The final decision regarding the appeal or variance application shall:

- (a) Be made within a reasonable time;
- (b) Be sent to the Department regional office within 10 days of the decision;
- (c) Be a written determination signed by the Chairman or Secretary of the Board;
- (d) State the specific facts which are the basis for the Board's decision;
- (e) Either affirm, reverse, vary or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or grant or deny the variance application;
- (f) Include the reasons for granting an appeal, describing the hardship demonstrated by the applicant in the case of a variance, clearly stated in the recorded minutes of the Board proceedings.

C. Boundary disputes. The following procedure shall be used by the Board in hearing disputes concerning floodplain district boundaries:

- (1) If a floodplain district boundary is established by approximate or detailed floodplain studies, the flood elevations or profiles shall prevail in locating the boundary. If none exist, other evidence may be examined.
- (2) The person contesting the boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the Board.
- (3) If the boundary is incorrectly mapped, the Board should inform the zoning committee or the person contesting the boundary location to petition the governing body for a map amendment according to Article **VIII**, Amendments.

D. Variance.

- (1) The Board may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that:
 - (a) Literal enforcement of this chapter's provisions will cause unnecessary hardship;
 - (b) The hardship is due to adoption of this chapter and unique property conditions not common to adjacent lots or premises. In such case, this chapter or Map must be amended;
 - (c) The variance is not contrary to the public interest; and
 - (d) The variance is consistent with the purpose of this chapter in § **650-3**.
- (2) In addition to the criteria in Subsection **D(1)**, to qualify for a variance under FEMA regulations, the

following criteria must be met:

- (a) The variance may not cause any increase in the regional flood elevation;
- ~~(b) Variances can only be granted for lots that are less than 1/2 acre and are contiguous to existing structures constructed below the RFE; and~~
- ~~(c) Variances shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts and shall not be contrary to the purpose of this chapter.~~
- (b) The applicant has shown good and sufficient cause for issuance of the variance;
- (c) Failure to grant the variance would result in exceptional hardship;
- (d) Granting the variance will not result in additional threats to public safety, extraordinary expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;
- (e) The variance granted is the minimum necessary, considering the flood hazard, to afford relief.

(3) A variance shall not:

- (a) Grant, extend or increase any use prohibited in the zoning district;
- (b) Be granted for a hardship based solely on an economic gain or loss;
- (c) Be granted for a hardship that is self-created;
- (d) Damage the rights or property values of other persons in the area;
- (e) Allow actions without the amendments to this chapter or Map(s) required in Article **VIII**, Amendments; and
- (f) Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

(4) When a floodplain variance is granted, the Board shall notify the applicant, in writing, that it may increase risks to life and property and flood insurance premiums could increase up to \$25 per \$100 of coverage. A copy shall be maintained with the variance record.

§ 650-29 Review of appeals of permit denials.

A. The Plan Commission (§ 650-27) or Board shall review all data related to the appeal. This may include:

- (1) Permit application data listed in § 650-26B;
- (2) Floodway/flood-fringe determination data in § 650-19D;
- (3) Data listed in § 650-13A(2), where the applicant has not submitted this information to the Zoning Administrator; and

- (4) Other data submitted with the application or submitted to the Board with the appeal.

B. For appeals of all denied permits, the Board shall:

- (1) Follow the procedures of § 650-28;
- (2) Consider Plan Commission recommendations; and
- (3) Either uphold the denial or grant the appeal.

C. For appeals concerning increases in regional flood elevation, the Board shall:

- (1) Uphold the denial where the Board agrees with the data showing an increase in flood elevation. Increases may only be allowed after amending the flood profile and Map and all appropriate legal arrangements are made with all adversely affected property owners as per the requirements of Article **VIII**, Amendments; and
- (2) Grant the appeal where the Board agrees that the data properly demonstrates that the project does not cause an increase, provided no other reasons for denial exist.

§ 650-30 Floodproofing standards for nonconforming structures or uses.

- A. No permit or variance shall be issued for a nonresidential structure designed to be watertight below the regional flood elevation until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to **or above** the flood protection elevation and submits a FEMA floodproofing certificate. **Floodproofing is not an alternative to the development standards in Article II, III, IV or V.**
- B. For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:
 - (1) Certified by a registered professional engineer or architect; or
 - (2) Meets or exceeds the following standards:
 - (a) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (b) The bottom of all openings shall be no higher than one foot above grade; and
 - (c) Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.
- C. Floodproofing measures shall be designed, as appropriate, to:
 - (1) Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;
 - (2) Protect structures to the flood protection elevation;
 - (3) Anchor structures to foundations to resist flotation and lateral movement;

- (4) Minimize or eliminate infiltration of floodwaters; and
- (5) Minimize or eliminate discharges into floodwaters.
- (6) Placement of essential utilities to or above the flood protection elevation; and
- (7) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:
 - (a) The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;
 - (b) The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;
 - (c) Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and
 - (d) The use must be limited to parking, building access or limited storage.

§ 650-31 **Public information.**

- A. Place marks on structures to show the depth of inundation during the regional flood.
- B. All maps, engineering data and regulations shall be available and widely distributed.
- C. Real estate transfers should show what floodplain district any real property is in.

Article VIII
Amendments

§ 650-32 **When required.**

Obstructions or increases may only be permitted if amendments are made to this chapter, the Official Floodplain Zoning Maps, floodway lines and water surface profiles, in accordance with § 650-33.

- A. In AE Zones with a mapped floodway, no obstructions or increases shall be permitted unless the applicant receives a conditional letter of map revision from FEMA and amendments are made to this chapter, the Official Floodplain Zoning Maps, floodway lines and water surface profiles in accordance with § 650-33. Any such alterations must be reviewed and approved by FEMA and the DNR.
- B. In A Zones, increases equal to or greater than 1.0 foot may only be permitted if the applicant receives a conditional letter of map revision from FEMA and amendments are made to this chapter, the Official Floodplain Maps, floodway lines, and water surface profiles in accordance with § 650-33.

§ 650-33 **General.**

The governing body shall change or supplement the floodplain zoning district boundaries and this chapter in the manner outlined in § 650-34 below. Actions which require an amendment to this chapter and/or submittal of a letter of map change (LOMC) include, but are not limited to, the following:

- A. Any fill or floodway encroachment that obstructs flow, causing any increase in the regional flood height;
- B. Any change to the floodplain boundaries and/or watercourse alterations on the FIRM;
- C. Any changes to any other officially adopted floodplain maps listed in § 650-5B;
- D. Any floodplain fill which raises the elevation of the filled area to a height at or above the flood protection elevation and is contiguous to land lying outside the floodplain;
- E. Correction of discrepancies between the water surface profiles and floodplain maps;
- F. Any upgrade to a floodplain zoning ordinance text required by § NR 116.05, Wis. Adm. Code, or otherwise required by law, or for changes by the municipality; and
- G. All channel relocations and changes to the Maps to alter floodway lines or to remove an area from the floodway or the flood-fringe that is based on a base flood elevation from a FIRM requires prior approval by FEMA.

§ 650-34 Procedures.

Chapter **650**, Floodplain Zoning, amendments may be made upon petition of any party according to the provisions of § 62.23, Wis. Stats. ~~for cities and villages, or § 59.69, Wis. Stats., for counties.~~ The petitions shall include all data required by § **650-19D** and § **650-26B**. The land use permit shall not be issued until a letter of map revision is issued by FEMA for the proposed changes.

- A. The proposed amendment shall be referred to the Plan Commission for a public hearing and recommendation to the governing body. The amendment and notice of public hearing shall be submitted to the Department regional office for review prior to the hearing. The amendment procedure shall comply with the provisions of § 62.23, Wis. Stats. ~~for cities and villages or § 59.69, Wis. Stats., for counties.~~
- B. No amendments shall become effective until reviewed and approved by the Department.
- C. All persons petitioning for a Map amendment that obstructs flow, causing any increase in the regional flood height shall obtain flooding easements or other appropriate legal arrangements from all adversely affected property owners and notify local units of government before the amendment can be approved by the governing body.

Article IX
Enforcement & Penalties

§ 650-35 Violations and penalties.

Any violation of the provisions of this chapter by any person shall be unlawful and shall be referred to the municipal attorney, who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the municipality a penalty of not more \$50, together with a taxable cost of such action. Each day of continued violation shall constitute a separate offense. Every violation of this chapter is a public nuisance, and the creation may be enjoined and the maintenance may be abated by action at suit of the municipality, the state, or any citizen thereof pursuant to § 87.30, Wis. Stats.

Article X Terminology

§ 650-36 **Word usage.**

Unless specifically defined, words and phrases in this chapter shall have their common law meaning and shall be applied in accordance with their common usage. Words used in the present tense include the future, the singular number includes the plural and the plural number includes the singular. The word "may" is permissive; "shall" is mandatory and is not discretionary.

§ 650-37 **Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

ACCESSORY STRUCTURE OR USE

A facility, structure, building or use which is accessory or incidental to the principal use of a property, structure or building. **An accessory structure shall not be used for human habitation.**

AH ZONE

See "area of shallow flooding."

ALTERATION

An enhancement, upgrading or substantial change or modifications other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air-conditioning and other systems within a structure.

AO ZONE

See "area of shallow flooding."

AREA OF SHALLOW FLOODING

A designated AO, AH, AR/AO, AR/AH, or VO Zone on a community's Flood Insurance Rate Map (FIRM) with a 1% or greater annual chance of flooding to an average depth of one foot to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

A ZONES

Those areas shown on the Official Floodplain Zoning Map which would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

BASE FLOOD

The flood having a 1% chance of being equaled or exceeded in any given year, as published by FEMA as part of an FIS and depicted on a FIRM.

BASEMENT

Any enclosed area of a building having its floor subgrade, i.e., below ground level, on all sides.

BREAKAWAY WALL

A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

BUILDING

See "structure."

BULKHEAD LINE

A geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Department pursuant to § 30.11, Wis. Stats., and which allows limited filling between this bulkhead line and the original ordinary high-water mark, except where such filling is prohibited by the floodway provisions of this chapter.

CAMPGROUND

Any parcel of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by four or more camping units, or which is advertised or represented as a camping area.

CAMPING UNIT

Any portable device, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pickup truck, or tent that is fully licensed, if required, and ready for highway use.

CERTIFICATE OF COMPLIANCE

A certification that the construction and the use of land or a building, the elevation of fill or the lowest floor of a structure is in compliance with all of the provisions of this chapter.

CHANNEL

A natural or artificial watercourse with definite bed and banks to confine and conduct normal flow of water.

CRAWLWAYS or CRAWL SPACE

An enclosed area below the first usable floor of a building, generally less than five feet in height, used for access to plumbing and electrical utilities.

DECK

An unenclosed exterior structure that has no roof or sides, but has a permeable floor which allows the infiltration of precipitation.

DEPARTMENT

The Wisconsin Department of Natural Resources.

DEVELOPMENT

Any artificial change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of percentage of damage or improvement; the placement of buildings or structures; subdivision layout and site preparation; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

DRYLAND ACCESS

A vehicular access route which is above the regional flood elevation and which connects land located in the

floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.

ENCROACHMENT

Any fill, structure, equipment, use or development in the floodway.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

The federal agency that administers the National Flood Insurance Program.

FLOOD FREQUENCY

The probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average, once in a specified number of years or as a percent chance of occurring in any given year.

FLOOD-FRIDGE

That portion of the floodplain outside of the floodway which is covered by floodwaters during the regional flood, and associated with standing water rather than flowing water.

FLOOD HAZARD BOUNDARY MAP

A map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program (NFIP) until superseded by a Flood Insurance Study and a Flood Insurance Rate Map.

FLOOD INSURANCE RATE MAP (FIRM)

A map of a community on which the Federal Insurance Administration has delineated both the floodplain and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency.

FLOOD INSURANCE STUDY

A technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones and base flood elevations and may provide floodway lines. The flood hazard areas are designated as numbered and unnumbered A Zones. Flood Insurance Rate Maps, that accompany the Flood Insurance Study, form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program.

FLOOD or FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:

- A. The overflow or rise of inland waters;
- B. The rapid accumulation or runoff of surface waters from any source;
- C. The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior; or
- D. The sudden increase caused by an unusually high water level in a natural body of water, accompanied by a

severe storm or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.

FLOODPLAIN

Land which has been or may be covered by floodwater during the regional flood. It includes the floodway and the flood-fringe, and may include other designated floodplain areas for regulatory purposes.

FLOODPLAIN ISLAND

A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.

FLOODPLAIN MANAGEMENT

Policy and procedures to ensure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.

FLOOD PROFILE

A graph or a longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.

FLOODPROOFING

Any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities and contents of buildings subject to flooding, for the purpose of reducing or eliminating flood damage.

FLOOD PROTECTION ELEVATION

An elevation of two feet of freeboard above the water surface profile elevation designated for the regional flood (also see "freeboard").

FLOOD STORAGE

Those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.

FLOODWAY

The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.

FREEBOARD

A safety factor expressed in terms of a specified number of feet above a calculated flood level. Freeboard compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, loss of flood storage areas due to development and aggregation of the riverbed or streambed.

HABITABLE STRUCTURE

Any structure or portion thereof used or designed for human habitation.

HEARING NOTICE

Publication or posting meeting the requirements of Ch. 985, Wis. Stats. For appeals, a Class 1 notice, published once at least one week (seven days) before the hearing, is required. For all zoning ordinances and amendments, a Class 2 notice, published twice, once each week consecutively, the last at least a week (seven days) before the

hearing. Local ordinances or bylaws may require additional notice exceeding these minimums.

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HIGH FLOOD DAMAGE POTENTIAL

Damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.

HISTORIC STRUCTURE

Any structure that is either:

A. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior, or by the Secretary of the Interior in states without approved programs.

INCREASE IN REGIONAL FLOOD HEIGHT

A calculated upward rise in the regional flood elevation greater than 0.00 foot, based on a comparison of existing conditions and proposed conditions which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.

LAND USE

Any nonstructural use made of unimproved or improved real estate (also see "development.")

LOWEST ADJACENT GRADE

Elevation of the lowest ground surface that touches any of the exterior walls of a building.

LOWEST FLOOR

~~The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of 44 CFR 60.3.~~

~~The lowest floor of the lowest enclosed area (including basement). An enclosed space as provided in s. 5.3(2)(f), is not considered the building's lowest floor.~~

MAINTENANCE

~~The act or process of restoring to original soundness, including redecorating, refinishing, nonstructural repairs, or the replacement of existing fixtures, systems or equipment with equivalent fixtures, systems or structures.~~

The act or process of ordinary upkeep and repairs, including redecorating, refinishing, nonstructural repairs, or the replacement of existing fixtures, systems or equipment with equivalent fixtures, systems or structures.

MANUFACTURED HOME

A structure transportable in one or more sections which is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities. The term "manufactured home" includes a mobile home but does not include a mobile recreational vehicle.

MOBILE/MANUFACTURED HOME PARK, EXPANSION TO EXISTING

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading or the pouring of concrete pads.

MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION

A parcel (or contiguous parcels) of land, divided into two or more manufactured home lots for rent or sale.

MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION, EXISTING

A parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this chapter. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.

MOBILE RECREATIONAL VEHICLE

A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of mobile recreational vehicles.

MODEL, CORRECTED EFFECTIVE

A hydraulic engineering model that corrects any errors that occur in the duplicate effective model, adds any additional cross sections to the duplicate effective model, or incorporates more detailed topographic information than that used in the current effective model.

MODEL, DUPLICATE EFFECTIVE

A copy of the hydraulic analysis used in the effective FIS and referred to as the "effective model."

MODEL, EFFECTIVE

The hydraulic engineering model that was used to produce the current effective Flood Insurance Study.

MODEL, EXISTING (PREPROJECT)

A modification of the duplicate effective model or corrected effective model to reflect any man-made modifications that have occurred within the floodplain since the date of the effective model but prior to the construction of the project for which the revision is being requested. If no modification has occurred since the

date of the effective model, then this model would be identical to the corrected effective model or duplicate effective model.

MODEL, REVISED (POST-PROJECT)

A modification of the existing or preproject conditions model, duplicate effective model or corrected effective model to reflect revised or post-project conditions.

MUNICIPALITY or MUNICIPAL

The county, city or village governmental units enacting, administering and enforcing this chapter.

NAVD or NORTH AMERICAN VERTICAL DATUM

Elevations referenced to mean sea level datum, 1988 adjustment.

NEW CONSTRUCTION

For floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of floodplain zoning regulations adopted by this community and includes any subsequent improvements to such structures. ~~For the purpose of determining flood insurance rates, it includes any structures for which the start of construction commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.~~

NGVD or NATIONAL GEODETIC VERTICAL DATUM

Elevations referenced to mean sea level datum, 1929 adjustment.

NONCONFORMING STRUCTURE

An existing lawful structure or building which is not in conformity with the dimensional or structural requirements of this chapter for the area of the floodplain which it occupies. (For example, an existing residential structure in the flood-fringe district is a conforming use. However, if the lowest floor is lower than the flood protection elevation, the structure is nonconforming.)

NONCONFORMING USE

An existing lawful use or accessory use of a structure or building which is not in conformity with the provisions of this chapter for the area of the floodplain which it occupies (such as a residence in the floodway).

NON-FLOOD DISASTER

A fire or an ice storm, tornado, windstorm, mudslide or other destructive act of nature, but excludes a flood.

OBSTRUCTION TO FLOW

Any development which blocks the conveyance of floodwaters such that this development, alone or together with any future development, will cause an increase in regional flood height.

OFFICIAL FLOODPLAIN ZONING MAP

That map, adopted and made part of this chapter, as described in § 650-5B, which has been approved by the Department and FEMA.

OPEN SPACE USE

Those uses having a relatively low flood damage potential and not involving structures.

ORDINARY HIGH-WATER MARK

The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

PERSON

An individual, or group of individuals, corporation, partnership, association, municipality or state agency.

PRIVATE SEWAGE SYSTEM

A sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same parcel as the structure. It also means an alternative sewage system approved by the Department of Safety and Professional Services, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different parcel than the structure.

PUBLIC UTILITIES

Those utilities using underground or overhead transmission lines, such as electric, telephone and telegraph, and distribution and collection systems, such as water, sanitary sewer and storm sewer.

REASONABLY SAFE FROM FLOODING

Base floodwaters will not inundate the land or damage structures to be removed from the floodplain and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

REGIONAL FLOOD

A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a 1% chance of being equaled or exceeded in any given year, and if depicted on the FIRM, the RFE is equivalent to the BFE.

START OF CONSTRUCTION

The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The "actual start" means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the "actual start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE

Any man-made object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, streambed or lake bed, including, but not limited to, roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts.

SUBDIVISION

Has the meaning given in § 236.02(12), Wis. Stats.

SUBSTANTIAL DAMAGE

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50% of the equalized assessed value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT

Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50% of the equalized assessed value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the work performed. The term does not, however, include either any project for the improvement of a building required to correct existing health, sanitary or safety code violations identified by the Building Official and that are the minimum necessary to assure safe living conditions; or any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as an historic structure.

UNNECESSARY HARSHIP

Where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purposes of this chapter.

VARIANCE

An authorization by the Zoning Board of Appeals for the construction or maintenance of a building or structure in a manner which is inconsistent with dimensional standards (not uses) contained in this chapter.

VIOLATION

The failure of a structure or other development to be fully compliant with this chapter. A structure or other development without required permits, lowest floor elevation documentation, floodproofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

WATERSHED

The entire region contributing runoff or surface water to a watercourse or body of water.

WATER SURFACE PROFILE

A graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.

WELL

An excavation opening in the ground made by digging, boring, drilling, driving or other methods to obtain groundwater, regardless of its intended use.

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

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

SECTION I: PURPOSE.

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

SECTION II: PROVISION AMENDED.

City of Reedsburg Code Chapter 650 is amended with model ordinance provided by the Wisconsin DNR and FEMA. The full text of the ordinance can be obtained from the City Clerk at 134 S. Locust Street in Reedsburg or by contacting City Hall at 524-6404.

SECTION IV: VALIDITY.

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

SECTION V: CONFLICTING PROVISIONS REPEALED.

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

SECTION VI: EFFECTIVE DATE.

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

SECTION VII: PART OF CODE:

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

Dated this 24th 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 26, 2022
October 6 & October 13, 2022
October 24, 2022
November 3, 2022