

COMMON COUNCIL AGENDA
September 26, 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)

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

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

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

1. Approve minutes for the meeting held on September 12, 2022
2. Approve/Deny: 2022-2023 Poll Workers: Carrie Covell and Stephanie Allen

II. GENERAL BUSINESS:

1. Approve/Deny: Review and consider adoption of Resolution 4482-22 - Approving TID 9 - Amendment No. 3.
2. Approve/Deny: Resolution 4483-22 Exempting the City from paying Sauk County Library Tax.

III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Plan Commission: Approve/Deny: Resolution 4480-22 adopting the Certified Survey Map for parcel 030-0595-00000 in the extraterritorial zone.
2. Plan Commission: Approve/Deny: Second Reading and Public Hearing for Ordinance 1944-22 adopting the 2042 Comprehensive Plan for the City of Reedsburg, amending Chapter 690, specifically sections 690-134 & 690-136.
3. Plan Commission: Approve/Deny: Amend Planned Development Group/Site Plan for Huntington Park Apartments, 1840 Huntington Park Drive - Building 3.
4. Plan Commission: Approve/Deny: First Reading and set a Public Hearing for October 24, 2022 for Ordinance 1937-22 - Amending Chapter 690 - Floodplain Zoning.

IV. CITY ADMINISTRATOR REPORTS:

1. Presentation: Reedsburg Fieldhouse Update



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.

V. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

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

VI. OFFICE OF THE MAYOR:

VII. ADJOURN:



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City of Reedsburg Meeting of the Common Council
September 12, 2022

Present: Mayor Dave Estes, Alderpersons Darrin Frye, Craig Braunschweig, Jason Schulte, Mike Gargano, Missy Frenz, Phil Peterson, Dave Knudsen, Tom Seamonson, and Adam Kaney.
Absent: None
Others Present: City Administrator Tim Becker, Finance Director/City Clerk-Treasurer Jacob Crosetto, Public Works Director Steve Zibell, Police Chief Pat Cummings, City Attorney Derek Horkan, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Citizens, Press.

Mayor Dave Estes called the regular session of the Common Council to order at 6:00 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on August 22, 2022; Approval of the August 2022 paid bills; receiving the August 2022 Building Permit Report; and approval of Jody Simon, Linda Biskupski, and John Ross as election workers.

Motion: Gargano, Second: Kaney to approve the consent agenda. Motion carried 9-0.

GENERAL BUSINESS:

- A. Approve/Deny: Public Hearing regarding violations of City Code 452-15 & 16 at 541 S. Park Street. Staff is requesting limitations to business-related equipment and hours of use at the property, located at 541 S. Park Street.
 - a. **Motion: Schulte, Second: Gargano to table this item to Rebecca Richards-Bria and Attorney Andrew Adams for further negotiations until October 24, 2022. Motion carried 9-0.**
- B. Approve/Deny: TID 9 Hotel Infrastructure Community Development Block Grant project bid selection.
 - a. **Motion: Knudsen, Second: Braunschweig to approve the bid for TID 9 Hotel Infrastructure Community Development Block Grant project as presented. Motion carried 9-0.**

RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS

- A. Plan Commission: Approve/Deny First Reading and set a Public Hearing for September 26, 2022 for Ordinance 1944-22 - "2042 Comprehensive Plan" adopting the 20-year Comprehensive Plan for the City of Reedsburg.
 - a. **Motion: Knudson, Second: Kaney to approve setting the Public Hearing on Ordinance 1944-22 as presented. Motion carried 9-03**

Motion: Peterson, Second: Frye to enter closed session pursuant to Wis. Stat. sec. 19.85(1) for the purposes of considering the dismissal, demotion, leave, licensing or discipline of a City of Reedsburg employee.
Motion carried 9-0. Time: 7:12 p.m.

Motion: Seamonson, Second: Knudsen to exit closed session.
Motion carried 9-0. Time: 7:22 p.m.

Motion: Gargano, Second: Schulte to adjourn.
Motion carried 9-0. Meeting adjourned at 7:22 p.m.

Respectfully submitted,

Jacob Crosetto
Finance Director/City Clerk-Treasurer

COMMON COUNCIL RESOLUTION NO. 4482-22
APPROVING TAX INCREMENT DISTRICT NO. 9
AMENDMENT NO. 3

WHEREAS, the Common Council of the City of Reedsburg requested the Plan Commission amend the Project Plan and District Boundary for Tax Incremental District No. 9 (TID No. 9); and

WHEREAS, the Plan Commission of the City of Reedsburg prepared the TID No. 9 Project Plan and Boundary Amendment No. 3 to add parcels to the TID, subtract parcels from the TID, add eligible TIF expenditures with the TID and add expenditures that benefit the TID within a half-mile radius of the TID 9 boundary. The purpose is to attract and promote industrial development under Wis. Stats. §66.1105(4)(h). The Plan Commission determined the financial feasibility of the amended Project Plan and District Boundary; and

WHEREAS, on September 13, 2022 the Plan Commission of the City of Reedsburg conducted a public hearing on Amendment No. 3 of the TID No. 9 Project Plan and District Boundary after duly notifying overlying taxing jurisdictions of said public hearing; and

WHEREAS, the Plan Commission of the City of Reedsburg approved said Amendment No. 3 to the Project Plan and District Boundary for TID No. 9 and recommended the Common Council of the City of Reedsburg approve the Amendment No. 3 to the Project Plan and District Boundary for TID No. 9 as approved by the Plan Commission;

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Reedsburg hereby approves Amendment No. 3 to the Project Plan and District Boundary for TID No. 9 to include additional parcels to the TID, subtract parcels from the TID, add eligible TIF expenditures within the TID and add expenditures that benefit the TID within a half-mile radius of the TID 9 boundary.

BE IT FURTHER RESOLVED, the City makes the following findings:

- A. The district includes only whole parcels of property.
- B. The district is contiguous.
- C. The Equalized Value of the district's taxable property plus the value increment of all existing districts does not exceed 12 percent of the City's total Equalized Value of taxable property.
- D. Parcels of land were annexed into the City from the Town of Reedsburg within the last three years and the City pledges to pay the Town of Reedsburg an amount equal to the property taxes levied on the territory for each of the next five years.
- E. At least 50 percent of real property within the district is suitable for industrial sites and is zoned for industrial use.
- F. The project costs directly serve to promote industrial development and are consistent with the purpose for which the Tax Increment District is created.
- G. The improvement of TID No. 9 is likely to enhance significantly the value of substantially all of the other real property in the District.
- H. The percentage of territory within the TID devoted to retail business at the end of the expenditure period is under 35 percent.
- I. The City of Reedsburg confirms TID No. 9 remains an Industrial District.

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes 66.1105(4)(g), the Common Council hereby approves the amendment as recommended by the Plan Commission, and finds that it is feasible and in conformity with the master plan of the City.

This Resolution is being adopted by the Common Council at a duly scheduled meeting on September 26, 2022.

Dave Estes, Mayor

Jacob Crosetto, Clerk

CERTIFICATION

I, Jacob Crosetto, Clerk of the City of Reedsburg certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held on September 26, 2022.

Motion by _____, seconded by _____ to adopt the Resolution.

Vote: _____Yes _____No

Resolution Adopted.

Jacob Crosetto, Clerk



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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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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Map #6: One-Half Mile Radius of TID Boundary
TID No. 9 Boundary Description

Appendix B: Financial Attachments

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Attachment #2: Increment Projections
Attachment #3: 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
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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 7, 2022. On October 12, 2022 the Joint Review Board approved Amendment No. 3 to TID No. 9.

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 Hempsation.

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:

- A. The district includes only whole parcels of property.
- B. The district is contiguous.
- C. The Equalized Value of the district's taxable property plus the value increment of all existing districts does not exceed 12 percent of the City's total Equalized Value of taxable property.
- D. Parcels of land were annexed into the City from the Town of Reedsburg within the last three years and the City pledges to pay the Town of Reedsburg an amount equal to the property taxes levied on the territory for each of the next five years.
- E. At least 50 percent of real property within the district is suitable for industrial sites and is zoned for industrial use.
- F. The project costs directly serve to promote industrial development and are consistent with the purpose for which the Tax Increment District is created.
- G. The improvement of TID No. 9 is likely to enhance significantly the value of substantially all of the other real property in the District.
- H. The percentage of territory within the TID devoted to retail business at the end of the expenditure period is under 35 percent.
- I. The City of Reedsburg confirms TID No. 9 remains an Industrial District.
- J. The district is feasible and in conformity with the master plan of the City.

A Parcel List & Maps

Appendix A: Parcel List & Maps

TID No. 9 Parcel List

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

Map #2: Existing Land Use

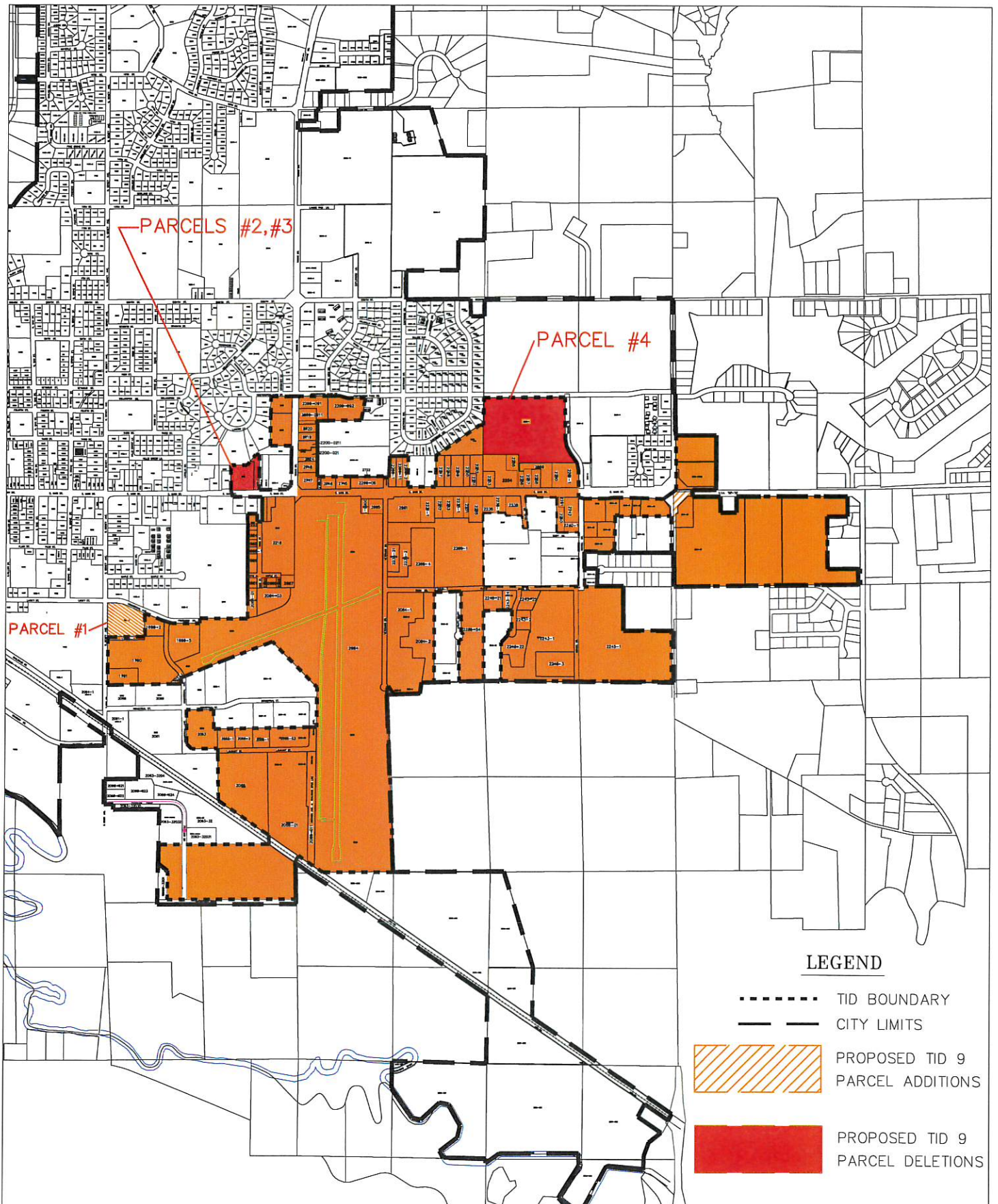
Map #3: Proposed Land Use

Map #4: Zoning

TID No. 9 Boundary Description

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

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



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

Year	Projected Revenues					Expenditures										Balances		
	Tax Increments	Warehouse Increment	Proceeds from Debt	Property Sales	Other Revenues	Total Revenues	STFL - Warehouse Dated Date: 01/16/18 Principal Interest	STFL - Huntington Dated Date: 07/26/19 Principal Interest	Taxable G.O. Bonds Dated Date: 01/17/21 Principal Interest	PAYGO Warehouse Phase 1	Huntington Park Phase 1 PAYGO	Capital Expenditures	Development Grants and Loans	Admin.	Total Expenditures	Annual	Cumulative	Principal & Incentives Outstanding
2016						0										30,756	(8,485)	
2017	0	0	1,335,000	25,500	2,428	1,335,000	65,295	61,885	62,179	145,000	21,775	2,117,929	16,400	14,356	23,901	2,141,830	(39,241)	
2018	0	72,729	535,000			635,657	76,253	50,927	37,020	145,000	21,775	241,698	500,000	31,353	31,353	900,231	(846,071)	
2019	384,156	12,300				396,455	1,193,454	47,738	190,000	145,000	21,775			6,739	6,739	345,093	(1,110,645)	
2020	426,283	18,241	1,649,012			2,093,536		13,661	200,000	145,000	21,775			20,000	20,000	1,984,367	(1,059,282)	
2021	482,967	10,937				493,904		21,400	110,000	145,000	21,775			20,000	20,000	358,954	(815,164)	
2022	479,345	9,057				488,401			190,000	145,000	21,775			20,000	20,000	413,795	(740,598)	
2023	475,750	7,177				482,926			195,000	145,000	21,775			20,000	20,000	414,945	(672,576)	
2024	472,181	5,297				477,478			200,000	145,000	21,775			20,000	20,000	415,995	(611,093)	
2025	468,640	3,417				472,057			200,000	145,000	21,775			20,000	20,000	411,995	(551,031)	
2026	465,125	1,537				466,662			210,000	145,000	21,775			20,000	20,000	417,895	(502,264)	
2027	461,637					461,637			210,000	145,000	21,775			20,000	20,000	414,745	(455,372)	
2028	458,175					458,175			210,000	145,000	21,775			20,000	20,000	412,645	(409,843)	
2029	454,738					454,738			210,000	145,000	21,775			20,000	20,000	410,545	(364,314)	
2030	451,328					451,328			210,000	145,000	21,775			20,000	20,000	408,445	(318,785)	
2031	447,943					447,943			220,000	145,000	21,775			20,000	20,000	406,345	(273,256)	
2032	444,583					444,583			115,000	145,000	21,775			20,000	20,000	404,245	(227,727)	
2033	441,249					441,249			115,000	145,000	21,775			20,000	20,000	402,145	(182,198)	
2034	437,939					437,939			115,000	145,000	21,775			20,000	20,000	400,045	(136,669)	
2035	434,655					434,655			115,000	145,000	21,775			20,000	20,000	397,945	(91,140)	
2036	431,395					431,395			115,000	145,000	21,775			20,000	20,000	395,845	(45,611)	
2037																389,620	1,651,477	0
2038																41,775		0
Total	8,118,087	140,690	3,519,012	25,500	2,428	11,805,718	1,335,001	160,550	2,625,000	1,450,000	370,175	2,359,627	568,913	416,349		10,145,756		

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 closure 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 Shortfall payments	Proceeds from Property Sales	Other Revenues	Total Revenues	STIL - Warehouse \$1,335,000		STIL - Huntingdon \$35,000		Taxable G.O. Bonds 2,625,000		G.O. Bonds, Series 2025 6,000,000		G.O. Notes, Series 2030 5,600,000		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		Total Expenditures	Annual	Cumulative	Principal & Incentives Outstanding	Year
						Dated Date: 01/16/18	Interest	Dated Date: 07/26/19	Principal	Dated Date: 01/17/21	Interest	Dated Date: 04/01/25	Principal	Dated Date: 04/01/30	Interest						Admin.						
2016					0																						2016
2017					1,335,000																						2017
2018	0	72,729	535,000	25,500	2,428	635,657	65,295	61,885																			2018
2019	384,156	12,300				396,455	76,233	50,927																			2019
2020	426,283	18,441	1,640,012		2,093,536		1,193,454	47,738	535,000	13,661																	2020
2021	482,867	10,937			493,804					62,179																	2021
2022	556,532	9,057			565,589					190,000																	2022
2023	563,917				563,917					190,000																	2023
2024	931,095	7,177			938,271					195,000																	2024
2025	1,077,887	5,297			1,083,184					200,000																	2025
2026	1,112,198	3,417			1,115,615					200,000																	2026
2027	1,421,539	1,537			1,423,076					210,000																	2027
2028	1,452,639				1,452,639					210,000																	2028
2029	1,503,917				1,503,917					210,000																	2029
2030	1,548,154				1,548,154					210,000																	2030
2031	1,612,162				1,612,162					210,000																	2031
2032	1,640,289				1,640,289					210,000																	2032
2033	1,657,925				1,657,925					210,000																	2033
2034	1,657,925				1,657,925					210,000																	2034
2035	1,645,491				1,645,491					210,000																	2035
2036	1,633,150				1,633,150					210,000																	2036
2037	1,640,414				1,640,414					210,000																	2037
2038										210,000																	2038
Total	#####	140,690	15,119,012	25,500	2,428	#####	1,335,000	160,550	535,000	35,061	290,079	6,000,000	1,233,000	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			0	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 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

Year	Projected Revenues					Expenditures										Principal & Interest							
	Tax Increment	Warehouse Shortfall payments	Proceeds from Debt	Property Sales	Other Revenues	Total Revenues	STIL - Warehouse	STIL - Huntingdon	Dated Date:	01/17/21	Dated Date:	04/01/25	Dated Date:	04/01/30	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2016	0	0	1,335,000	25,500	2,428	1,385,000	51,335,000	535,000	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2016			
2017	0	0	1,335,000	25,500	2,428	1,385,000	51,335,000	535,000	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2017			
2018	0	72,729	535,000	25,500	2,428	65,208	61,885	13,661	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2018			
2019	0	12,800	535,000	25,500	2,428	562,528	762,353	50,937	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2019			
2020	384,156	18,241	1,649,012	25,500	2,428	2,093,536	1,103,454	477,338	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2020			
2021	426,283	18,241	1,649,012	25,500	2,428	2,093,536	1,103,454	477,338	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2021			
2022	482,967	10,937	0	25,500	2,428	493,904	556,532	9,057	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2022			
2023	556,532	9,057	0	25,500	2,428	565,589	556,532	9,057	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2023			
2024	931,095	7,177	0	25,500	2,428	938,271	931,095	7,177	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2024			
2025	1,077,887	5,297	6,000,000	25,500	2,428	7,083,184	1,077,887	5,297	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2025			
2026	1,112,198	3,417	5,600,000	25,500	2,428	7,023,076	1,112,198	3,417	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2026			
2027	1,421,539	1,537	5,600,000	25,500	2,428	7,023,076	1,421,539	1,537	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2027			
2028	1,452,639	0	5,600,000	25,500	2,428	7,023,076	1,452,639	0	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2028			
2029	1,509,917	0	5,600,000	25,500	2,428	7,023,076	1,509,917	0	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2029			
2030	1,554,344	0	5,600,000	25,500	2,428	7,023,076	1,554,344	0	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2030			
2031	1,583,515	0	5,600,000	25,500	2,428	7,023,076	1,583,515	0	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2031			
2032	1,612,162	0	5,600,000	25,500	2,428	7,023,076	1,612,162	0	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2032			
2033	1,640,289	0	5,600,000	25,500	2,428	7,023,076	1,640,289	0	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2033			
2034	1,657,925	0	5,600,000	25,500	2,428	7,023,076	1,657,925	0	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2034			
2035	1,645,491	0	5,600,000	25,500	2,428	7,023,076	1,645,491	0	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2035			
2036	1,633,150	0	5,600,000	25,500	2,428	7,023,076	1,633,150	0	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2036			
2037	1,640,414	0	5,600,000	25,500	2,428	7,023,076	1,640,414	0	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2037			
2038	1,640,414	0	5,600,000	25,500	2,428	7,023,076	1,640,414	0	07/26/19	0	13,661	21,400	145,000	2,117,929	16,400	14,356	30,756	(30,756)	(8,495)	2038			
Total	140,690	15,119,012	25,500	2,428	2,428	15,159,012	1,335,001	1,605,550	535,000	290,079	6,000,000	1,333,000	1,450,000	370,175	435,300	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 closure 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
 September 20, 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	08/26/22
8. Publish notice for TID JRB meeting (<i>Class I</i>).	Newspaper	09/01/22
9. Publish notice for TID Project Plan amendment Plan Commission public hearing (<i>Class I</i>)	Newspaper	09/01/22
10. JRB – First Meeting: Reaffirm chairperson and at-large member, discussion of draft TID No. 9 amendment (<i>at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing, or before Public Hearing</i>)	Vierbicher / City / JRB	09/07/22 at 2 PM
11. Plan Commission Meeting: - Public hearing (<i>at least 7 days after last insertion of public notice</i>) - Adoption of TID No. 9 amendment Resolution	Vierbicher / Plan Commission	09/13/22 6pm
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 6pm
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 (<i>At least 5 days after publication of meeting notice and within 30 days of Council approval</i>)	Vierbicher / JRB	10/12/22 @ 2pm
18. Submit TID amendment information to Wisconsin Department of Revenue (with certification fee)	Vierbicher / City Clerk	10/31/22

Attachment #2:

Public Hearing Notice to Taxing Jurisdictions



August 29, 2022

Tim McCumber, County Board Chair
Sauk County
505 Broadway Room 140
Baraboo, WI 53913

Roger Rindo, Ed.D., Superintendent
School District of Reedsburg
501 K Street
Reedsburg, WI 53959

Jack Daniels, III, Ph.D., President
Madison College
1701 Wright Street, Rm. 148E
Madison, WI 53704

David Estes, Mayor
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

RE: City of Reedsburg
Proposed Tax Increment District No. 9 (TID No. 9) Amendment No. 3

Dear Chief Executives:

The City of Reedsburg is proposing to amend Tax Increment District No. 9 (TID No. 9). The Plan Commission has prepared a draft Project Plan and District Boundary, and has scheduled a Public Hearing for September 13, 2022, at 6:00 PM at the Reedsburg City Hall, located at 134 S. Locust Street.

Attached is a copy of the Public Hearing Notice and copy of the District Boundary map. You are invited to attend the Public Hearing. We are also emailing a copy of the Public Hearing Notice to your Joint Review Board appointee.

If you have any questions, or would like additional information, please contact me at (608) 402-6378, or email at kmuc@vierbicher.com, or contact Jacob Crosetto, City Clerk-Treasurer at (608) 524-6404 or email at jcrosetto@reedsburgwi.gov.

Sincerely,

Kurt Muchow
Community Development Consultant

cc. Jacob Crosetto, City Clerk-Treasurer/Finance Director (email)

R:\Reedsburg, City of\XXXXXX - TID No. 9 Amendment No. 3\Notices, Agendas, Resolutions\PC.RDA.CDA

**CITY OF REEDSBURG
PLAN COMMISSION
NOTICE OF PUBLIC HEARING ON BOUNDARY
AND PROJECT PLAN FOR AMENDMENT NO. 3 OF TAX INCREMENT DISTRICT (TID) NO. 9**

NOTICE IS HEREBY GIVEN that on Tuesday, September 13, 2022, at 6:00 p.m., the City of Reedsburg Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 134 S. Locust Street, Reedsburg, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundary and Project Plan, and Amendment of TID No. 9.

TID No. 9 is being amended to add parcels, promote mixed use development, along with infrastructure improvements, site development activities and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 9 and within the one half mile radius of the TID.

A copy of the TID No. 9 Boundary and Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Timothy Becker, City Administrator, 134 S. Locust Street, Reedsburg, WI; Phone (608) 524-6404.

Publication Dates: September 1, 2022.

Sent to overlying jurisdictions: August 24, 2022

Attachment #3:

Public Hearing Notice to Joint Review Board



August 29, 2022

Elizabeth Geoghegan
Sauk County
505 Broadway
Baraboo, WI 53913

Timothy M. Becker
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Shawna Marquardt
Madison College
1701 Wright Street
Reedsburg, WI 53959

Todd Polk
Community First Bank
115 Main Street
Reedsburg, WI 53959

Gary Woolever
School District of Reedsburg
501 K Street
Reedsburg, WI 53959

Re: City of Reedsburg

Proposed Tax Increment District No. 9 (TID No. 9) – Amendment No. 3
1st Joint Review Board Meeting

Dear Joint Review Board Members:

The City of Reedsburg is proposing to amend TID No. 9. The first meeting of the Reedsburg Joint Review Board meeting has been scheduled for Wednesday September 7, 2022 at 2:00 p.m. at the Reedsburg City Hall at 134 S. Locust Street.

Attached are the following documents for your review:

- Joint Review Board Meeting Notice (Will be published in newspaper on September 1);
- Joint Review Board Meeting Agenda;
- Draft TID No. 9 Amendment No. 3 Project Plan & Boundary Map;
- Public Hearing Notice for TID No. 9, Amendment No. 3

If you have any questions, or would like additional information, please contact me at (608) 402-6378, or e-mail kmuc@vierbicher.com, or contact Jacob Crosetto, City Clerk-Treasurer/Finance Director at (608) 524-6404 or email at jcrosetto@reedsburgwi.ogov.

Sincerely,

Kurt R. Muchow
Community Development Consultant

**CITY OF REEDSBURG
NOTICE OF JOINT REVIEW BOARD MEETING
FOR:
AMENDMENT NO. 3 OF TAX INCREMENT DISTRICT NO. 9 (TID NO. 9)**

Please take note that on September 7, 2022, at 2:00 p.m., the Reedsburg Joint Review Board will be holding a meeting for review of the proposed amendment to amendment to Tax Increment District No. 9. The amendment to TID No. 9 is for boundary and project plan adjustments. The meeting will be held at the Reedsburg City Hall located at 134 S. Locust Street, Reedsburg, WI. The agenda for the initial meeting is for the Joint Review Board to appoint an at-large representative, elect a chairperson, and review and comment on an initial draft of the TID No. 9 Project Plan and Boundary Amendment. If you have any questions concerning the proposed TID actions, please contact Timothy Becker, City Administrator at (608) 524-6404. All interested parties are invited to attend the meeting.

Publication Date: September 1, 2022
Publication: Reedsburg Independent

Attachment #4:
Public Hearing Minutes

Attachment #5:
Plan Commission Resolution

Attachment #6:

Common Council Resolution

COMMON COUNCIL RESOLUTION NO. _____
APPROVING TAX INCREMENT DISTRICT NO. 9
AMENDMENT NO. 3

WHEREAS, the Common Council of the City of Reedsburg requested the Plan Commission amend the Project Plan and District Boundary for Tax Incremental District No. 9 (TID No. 9); and

WHEREAS, the Plan Commission of the City of Reedsburg prepared the TID No. 9 Project Plan and Boundary Amendment No. 3 to add parcels to the TID, subtract parcels from the TID, add eligible TIF expenditures with the TID and add expenditures that benefit the TID within a half-mile radius of the TID 9 boundary. The purpose is to attract and promote industrial development under Wis. Stats. §66.1105(4)(h). The Plan Commission determined the financial feasibility of the amended Project Plan and District Boundary; and

WHEREAS, on September 13, 2022 the Plan Commission of the City of Reedsburg conducted a public hearing on Amendment No. 3 of the TID No. 9 Project Plan and District Boundary after duly notifying overlying taxing jurisdictions of said public hearing; and

WHEREAS, the Plan Commission of the City of Reedsburg approved said Amendment No. 3 to the Project Plan and District Boundary for TID No. 9 and recommended the Common Council of the City of Reedsburg approve the Amendment No. 3 to the Project Plan and District Boundary for TID No. 9 as approved by the Plan Commission;

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Reedsburg hereby approves Amendment No. 3 to the Project Plan and District Boundary for TID No. 9 to include additional parcels to the TID, subtract parcels from the TID, add eligible TIF expenditures within the TID and add expenditures that benefit the TID within a half-mile radius of the TID 9 boundary.

BE IT FURTHER RESOLVED, the City makes the following findings:

- A. The district includes only whole parcels of property.
- B. The district is contiguous.
- C. The Equalized Value of the district's taxable property plus the value increment of all existing districts does not exceed 12 percent of the City's total Equalized Value of taxable property.
- D. Parcels of land were annexed into the City from the Town of Reedsburg within the last three years and the City pledges to pay the Town of Reedsburg an amount equal to the property taxes levied on the territory for each of the next five years.
- E. At least 50 percent of real property within the district is suitable for industrial sites and is zoned for industrial use.
- F. The project costs directly serve to promote industrial development and are consistent with the purpose for which the Tax Increment District is created.
- G. The improvement of TID No. 9 is likely to enhance significantly the value of substantially all of the other real property in the District.
- H. The percentage of territory within the TID devoted to retail business at the end of the expenditure period is under 35 percent.
- I. The City of Reedsburg confirms TID No. 9 remains an Industrial District.

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes 66.1105(4)(g), the Common Council hereby approves the amendment as recommended by the Plan Commission, and finds that it is feasible and in conformity with the master plan of the City.

This Resolution is being adopted by the Common Council at a duly scheduled meeting on September 27, 2021.

Dave Estes, Mayor

Jacob Crosetto, Clerk

CERTIFICATION

I, Jacob Crosetto, Clerk of the City of Reedsburg certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held on September 26, 2022.

Motion by _____, seconded by _____ to adopt the Resolution.

Vote: _____ Yes _____ No

Resolution Adopted.

Jacob Crosetto, Clerk

Attachment #7:

Joint Review Board Meeting Notices



August 29, 2022

Elizabeth Geoghegan
Sauk County
505 Broadway
Baraboo, WI 53913

Timothy M. Becker
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Shawna Marquardt
Madison College
1701 Wright Street
Reedsburg, WI 53959

Todd Polk
Community First Bank
115 Main Street
Reedsburg, WI 53959

Gary Woolever
School District of Reedsburg
501 K Street
Reedsburg, WI 53959

Re: City of Reedsburg

Proposed Tax Increment District No. 9 (TID No. 9) – Amendment No. 3
1st Joint Review Board Meeting

Dear Joint Review Board Members:

The City of Reedsburg is proposing to amend TID No. 9. The first meeting of the Reedsburg Joint Review Board meeting has been scheduled for Wednesday September 7, 2022 at 2:00 p.m. at the Reedsburg City Hall at 134 S. Locust Street.

Attached are the following documents for your review:

- Joint Review Board Meeting Notice (Will be published in newspaper on September 1);
- Joint Review Board Meeting Agenda;
- Draft TID No. 9 Amendment No. 3 Project Plan & Boundary Map;
- Public Hearing Notice for TID No. 9, Amendment No. 3

If you have any questions, or would like additional information, please contact me at (608) 402-6378, or e-mail kmuc@vierbicher.com, or contact Jacob Crosetto, City Clerk-Treasurer/Finance Director at (608) 524-6404 or email at jcrosetto@reedsburgwi.org.

Sincerely,

Kurt R. Muchow
Community Development Consultant

vision to reality

**CITY OF REEDSBURG
NOTICE OF JOINT REVIEW BOARD MEETING
FOR:
AMENDMENT NO. 3 OF TAX INCREMENT DISTRICT NO. 9 (TID NO. 9)**

Please take note that on September 7, 2022, at 2:00 p.m., the Reedsburg Joint Review Board will be holding a meeting for review of the proposed amendment to amendment to Tax Increment District No. 9. The amendment to TID No. 9 is for boundary and project plan adjustments. The meeting will be held at the Reedsburg City Hall located at 134 S. Locust Street, Reedsburg, WI. The agenda for the initial meeting is for the Joint Review Board to appoint an at-large representative, elect a chairperson, and review and comment on an initial draft of the TID No. 9 Project Plan and Boundary Amendment. If you have any questions concerning the proposed TID actions, please contact Timothy Becker, City Administrator at (608) 524-6404. All interested parties are invited to attend the meeting.

Publication Date: September 1, 2022
Publication: Reedsburg Independent

Attachment #8:

Joint Review Board Meeting Minutes

Attachment #9:

Joint Review Board Approval Resolution

Attachment #10:
Affidavits of Publication

9/7 JRB NOTICE

Affidavit of Publication

STATE OF WISCONSIN} SS
COUNTY OF SAUK}

Elizabeth Sutcliffe, being duly sworn, says:

That she is an authorized representative of the Reedsburg Independent, a weekly newspaper of general circulation, printed and published in Reedsburg, Sauk County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

9/1/2022

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Elizabeth Sutcliffe
Subscribed to sworn to me this 9/1/2022

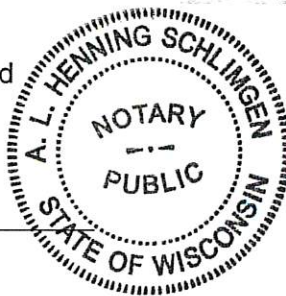
A. L. Henning Schlimgen
A. L. Henning Schlimgen, Notary Public, State of Wisconsin

My Commission Expires January 31, 2025

City of Reedsburg
Notice of Joint Review Board Meeting
For: Amendment No. 3 of
Tax Increment District No. 9 (TID No. 9)

PLEASE TAKE NOTE that on September 7, 2022, at 2:00 p.m., the Reedsburg Joint Review Board will be holding a meeting for review of the proposed amendment to amendment to Tax Increment District No. 9. The amendment to TID No. 9 is for boundary and project plan adjustments. The meeting will be held at the Reedsburg City Hall located at 134 S. Locust Street, Reedsburg, WI. The agenda for the initial meeting is for the Joint Review Board to appoint an at-large representative, elect a chairperson, and review and comment on an initial draft of the TID No. 9 Project Plan and Boundary Amendment. If you have any questions concerning the proposed TID actions, please contact Timothy Becker, City Administrator at (608) 524-6404. All interested parties are invited to attend the meeting.

Publish: 9/1/22 WNAXLP



of Lines: _____ Printers Fee: \$ _____

See Monthly Statement for Cost ✓
Received Payment _____

100894 42073

CITY OF REEDSBURG

134 S LOCUST ST, PO BOX 490
REEDSBURG, WI 53959

Affidavit of Publication

STATE OF WISCONSIN} SS
COUNTY OF SAUK}

Elizabeth Sutcliffe, being duly sworn, says:

That she is an authorized representative of the Reedsburg Independent, a weekly newspaper of general circulation, printed and published in Reedsburg, Sauk County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

9/1/2022

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Elizabeth Sutcliffe
Subscribed to sworn to me this 9/1/2022

A. L. Henning Schlimgen
A. L. Henning Schlimgen, Notary Public, State of Wisconsin

My Commission Expires January 31, 2025

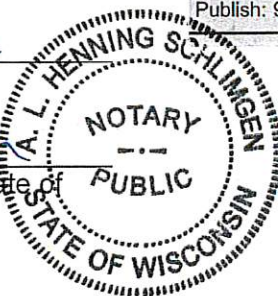
**CITY OF REEDSBURG
PLAN COMMISSION
NOTICE OF PUBLIC HEARING ON BOUNDARY
AND PROJECT PLAN FOR AMENDMENT NO. 3
OF TAX INCREMENT DISTRICT (TID) NO. 9**

NOTICE IS HEREBY GIVEN that on Tuesday, September 13, 2022, at 6:00 p.m., the City of Reedsburg Plan Commission will hold a Public Hearing pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes at City Hall, 134 S. Locust Street, Reedsburg, WI. At that time, a reasonable opportunity will be afforded to all interested parties to express their view on the proposed Tax Increment District Boundary and Project Plan, and Amendment of TID No. 9.

TID No. 9 is being amended to add parcels, promote mixed use development, along with infrastructure improvements, site development activities and development assistance. As part of the Project Plan, cash grants may be made by the City to owners, lessees, or developers of property within TID No. 9 and within the one half mile radius of the TID.

A copy of the TID No. 9 Boundary and Project Plan are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting Timothy Becker, City Administrator, 134 S. Locust Street, Reedsburg, WI; Phone (608) 524-6404.

Publish: 9/1/22 WNAXLP



of Lines: Printers Fee: \$

See Monthly Statement for Cost ☒
Received Payment

100894 42074

CITY OF REEDSBURG

134 S LOCUST ST, PO BOX 490
REEDSBURG, WI 53959

Attachment #11:
Attorney Opinion Letter

CITY OF REEDSBURG
OFFICE OF CITY ATTORNEY

110 East Main Street
Reedsburg, WI 53959

Telephone: 608-524-8231
Facsimile: 608-524-4766

September 22, 2022

David Estes, Mayor
City of Reedsburg
234 South Locust Street
Reedsburg, WI 53959

Re: Tax Increment District No. 9 Amendment No. 3
Opinion Letter Regarding Compliance with § 66.1105(4)

Dear Mayor Estes:

As City Attorney for the City of Reedsburg, I have been asked to review the TID No. 9 Project Plan and District Boundary Amendment No. 3, which is expected to be submitted to the Common Council for final approval on September 26, 2022. In accordance with my duties, I have reviewed not only the Project Plan amendment but also the following information:

1. Notice of Public Hearing on the amendment of Tax Increment District No. 9;
2. Timetable for amendment of TID No. 9 submitted by Vierbicher Associates, Inc.;
3. Resolution to be considered by the Common Council.

Based upon the foregoing documents and the information submitted to me, it is my opinion that the TID No. 9 Amendment No. 3 is complete and complies with § 66.1105(4).

I am providing you with a copy of this letter, which should be attached to the amendment document, assuming the amendment is adopted by the Common Council. Any questions regarding this opinion may be directed to me.

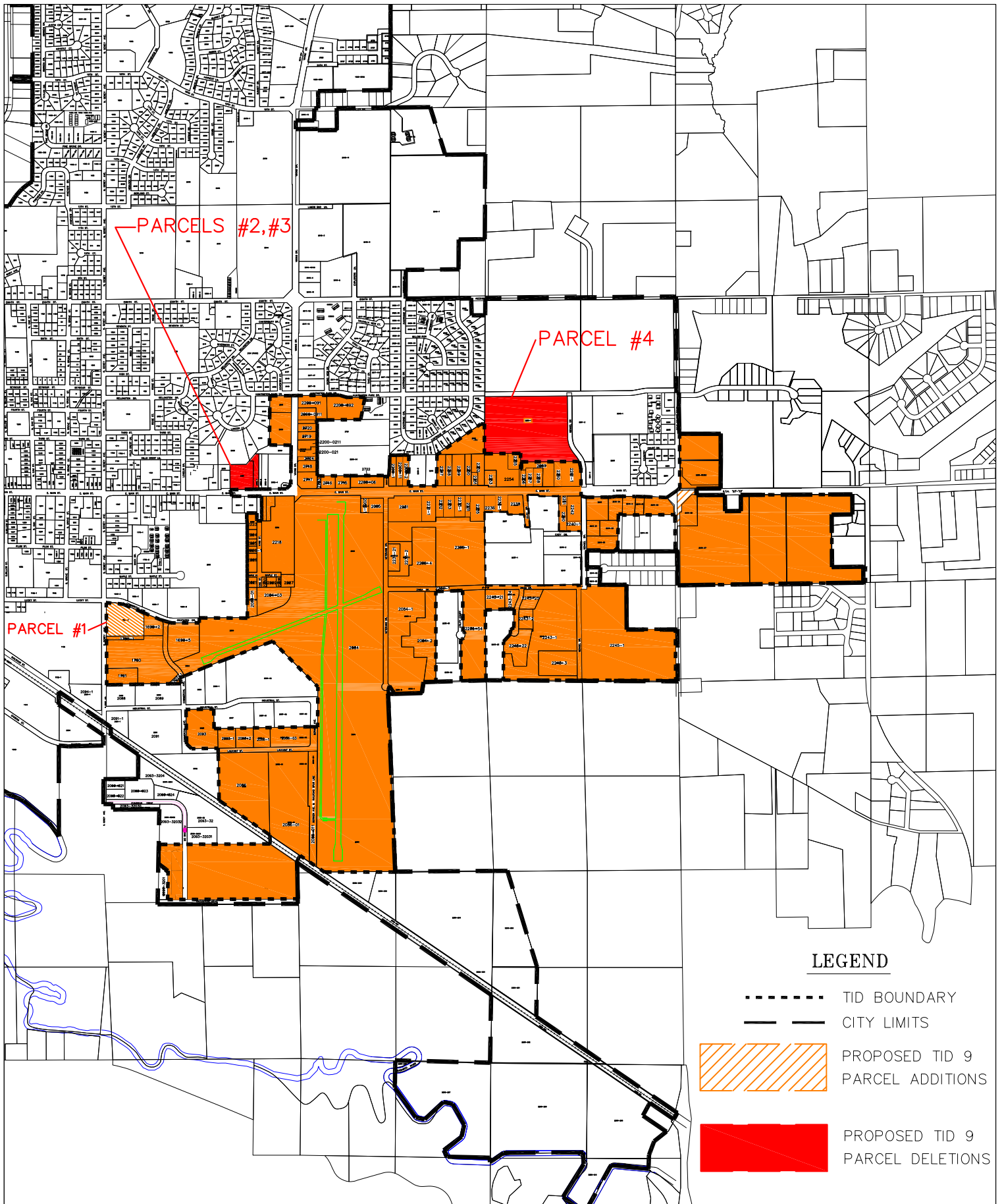
Sincerely,

CITY OF REEDSBURG



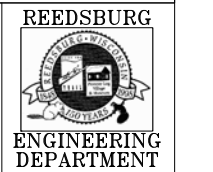
Maximilian J. Buckner
Assistant City Attorney
max@lga.law

cc: Kurt R. Muchow, Vierbicher
Jacob Crosetto, City Clerk



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

SCALE: 1" = 850'
 2022



RESOLUTION

(Exempting the City of Reedsburg from paying Sauk County Library Tax – 2023)

FILE NO. 4483-22

WHEREAS, The Sauk County Board levies a county library tax;

WHEREAS, Section 43.64(2)(b) of the Wisconsin Statutes provides such units of government which levy a tax for public library service and appropriate and expend for a library fund as defined by s.43.52 (1) during the year for which the county tax levy is made a sum at least equal to the county library tax rate in the prior year multiplied by the equalized valuation of property in the city or village for the current year, may apply for exemption from this tax; and

WHEREAS, The City of Reedsburg does levy a library tax in excess of the amount calculated in accordance with 43.64(2)(b),

NOW THEREFORE BE IT RESOLVED that the City of Reedsburg be exempted from the payment of any county library tax as provided in Section 43.64(2)(b) inasmuch as it will expend for its own library fund for 2023 an amount in excess of that calculated in accordance with 43.64(2)(b). Exemption from the payment of said county library tax shall not preclude the city of Reedsburg participation in county library service in all other respects; and

BE IT FURTHER RESOLVED that confirmed copies of the Resolution be forwarded by the City Clerk to the Reedsburg Public Library and to the Sauk County Clerk no later than September 30, 2022.

ADOPTED on this 26th day of September, 2022.

Dave Estes, Mayor

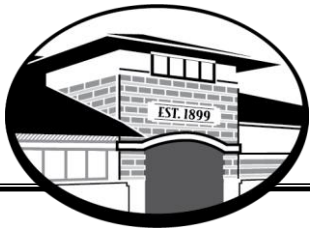
Jacob Crosetto, City Clerk - Treasurer

Respectfully Submitted:

The above resolution has been authorized by the governing body of the City of Reedsburg by Resolution No. 4483-22, on September 26, 2022.

Date Passed: September 26, 2022

Vote: _____



Reedsburg Public Library

370 Vine Street ♦ Reedsburg, WI 53959

608-768-READ (7323) ♦ www.reedsburglibrary.org

STAFF REPORT

To: City Administrator, Mayor and City Council

By: Sue Ann Kucher, Library Director

Date: September 19, 2022

Subject: Exemption from Sauk County Library Tax.

Under Wisconsin Statute 43.64(2), municipalities with public libraries can be exempt from the county library tax if they locally appropriate an amount above the defined minimum. The statute requires that the municipality request this exemption annually.

A letter of intent or a certified copy of the City Council's action in the form of a resolution to be exempt from the county library tax must be received by the Sauk County Clerk's office no later than the end of business day on September 30, 2022. This recommended resolution declares city taxpayers exempt from paying a county library tax and avoids double taxation by the City and County for the support of similar services.

Please note that it is not necessary for your municipality to have passed its 2023 budget or to know the exact amount that will be appropriated for the library in order to complete this resolution. You must only certify that the municipality will appropriate more than the minimum required in order to exempt.

Director Kucher recommends the City Council approve the Resolution for Exemption of County Library Tax.

**A RESOLUTION EXEMPTING THE CITY OF REEDSBURG
FROM PAYING SAUK COUNTY LIBRARY TAX - 2023**

WHEREAS, The Sauk County Board levies a county library tax;

WHEREAS, Section 43.64(2)(b) of the Wisconsin Statutes provides such units of government which levy a tax for public library service and appropriate and expend for a library fund as defined by s.43.52 (1) during the year for which the county tax levy is made a sum at least equal to the county library tax rate in the prior year multiplied by the equalized valuation of property in the city or village for the current year, may apply for exemption from this tax; and

WHEREAS, The City of Reedsburg does levy a library tax in excess of the amount calculated in accordance with 43.64(2)(b),

NOW THEREFORE BE IT RESOLVED

that the city / village / town of Reedsburg be exempted from the payment of any county library tax as provided in Section 43.64(2)(b) inasmuch as it will expend for its own library fund for 2023 an amount in excess of that calculated in accordance with 43.64(2)(b). Exemption from the payment of said county library tax shall not preclude the city of Reedsburg participation in county library service in all other respects; and

BE IT FURTHER RESOLVED, that confirmed copies of the Resolution be forwarded by the City Clerk to the Reedsburg Public Library and to the Sauk County Clerk no later than September 30, 2022.

Sauk County Library Tax Exemption Calculations for 2023

Municipalities that pay county library tax	2021 Equalized Value Reduced by TID	Municipalities with libraries	2022 Equalized Value Reduced by TID	2023 Needed Appropriation	2022 Appropriation Requested
Baraboo (town)	239,137,300	City of Baraboo	1,091,889,400	\$352,930	\$604,836
Bear Creek (town)	81,001,800	Village of La Valle	20,021,100	\$6,471	\$15,250
Dellona (town)	252,418,600	Village of North Freedom	29,600,300	\$9,568	\$56,000
Delton (town)	351,531,600	Village of Plain	82,042,700	\$26,519	\$61,609
Excelsior (town)	186,499,500	Village of Prairie du Sac	592,619,800	\$191,552	\$346,810
Fairfield (town)	138,115,400	City of Reedsburg	766,367,800	\$247,712	\$472,000
Franklin (town)	89,508,500	Village of Rock Springs	27,861,000	\$9,005	\$20,000
Freedom (town)	65,809,800	Village of Sauk City	475,788,400	\$153,789	\$210,000
Greenfield (town)	140,670,200	Village of Spring Green	206,057,200	\$66,604	\$102,939
Honey Creek (town)	98,733,800	City of Wisconsin Dells**	\$441,711,500	*	\$188,264
Ironton (town)	65,005,700	Village of Lake Delton**	1,420,245,300	\$459,064	\$396,051
La Valle (town)	397,175,700				
Merrimac (town)	343,939,800				
Prairie du Sac (town)	188,789,700				
Reedsburg (town)	124,966,400				
Spring Green (town)	228,564,700				
Sumpter (town)	78,033,600				
Troy (town)	106,813,100				
Washington (town)	81,170,100				
Westfield (town)	58,706,300				
Winfield (town)	108,336,100				
Woodland (town)	101,667,600				
Cazenovia (village)	740,700				
Ironton (village)	9,757,200				
Lime Ridge (village)	10,925,700				
Loganville (village)	17,143,300				
Merrimac (village)	95,961,700				
West Baraboo (village)	132,251,700				
TOTAL:	\$3,793,375,600				
2022 Sauk County Library Board Budget	\$1,226,129				
Tax Levy Rate	0.000323229				

*Wisconsin Dells has residents in four counties (Sauk, Columbia, Juneau, and Adams). The equalized values from all four counties have been added to result in the figure above. See below for the Sauk County portion only:

Wisconsin Dells	\$108,225,600	\$34,982
-----------------	---------------	----------

**Wisconsin Dells and Lake Delton are a joint library. Due to Act 20, the municipalities that fund joint libraries have a second method they can use to determine the necessary level at which they need to fund the library in order to exempt from county library tax. Per 43.64(2)(c)(2), a municipality in a joint library may appropriate an amount that is not less than the average of the last three years.

The tax levy rate is determined by dividing the 2022 Sauk County Library Board budget by the 2021 equalized value of those municipalities that pay the county library tax. The 2022 equalized value of the municipalities with libraries is then multiplied by that tax levy rate to determine the municipal appropriation needed in order to exempt from the county library tax in 2023. The 2022 municipal library appropriations (taken from information provided on the library's 2021 Annual Report) are provided as an indication of the municipality's current level of support. -- Wisconsin Statutes, s.43.64(2)(b)

08/16/22 - Tracie Miller, South Central Library System

Wis. Dells (Adams)	\$29,654,800
Wis. Dells (Columbia)	\$303,290,800
Wis. Dells (Juneau)	\$540,300

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

ORDINANCE NO. 1944-22
(2042 Comprehensive Plan)

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

AN ORDINANCE TO ADOPT THE 2042 COMPREHENSIVE PLAN FOR THE CITY OF REEDSBURG AND TO AMEND CHAPTER 690, SECTIONS 690-134 & 690-136 OF THE MUNICIPAL CODE OF THE CITY OF REEDSBURG

SECTION I: PURPOSE.

The attached 2042 Comprehensive Plan for the City of Reedsburg, as approved by the City Plan Commission, is hereby adopted. The Plan Commission held a Public Hearing regarding the 2042 Comprehensive Plan and proposed code amendments on September 13, 2022.

SECTION II: PROVISION AMENDED.

Chapter 690, Sections 690-134 and 690-136 of the Municipal Code of the City of Reedsburg is hereby amended to read as follows:

§ 690-134 Recommendation of adoption.

The City Plan Commission of the City of Reedsburg, by a majority vote of the entire Commission, recorded in its official minutes, adopted a resolution recommending to Common Council the adoption of the document entitled "~~Comprehensive Plan of the City of Reedsburg,~~" "**2042 Comprehensive Plan**" containing all of the elements specified in § 66.1001(2), Wis. Stats.

§ 690-136 Adoption of Plan.

The Common Council of the City of Reedsburg, Wisconsin, does, by enactment of this chapter, formally adopt the document entitled "~~Comprehensive Plan of the City of Reedsburg,~~" "**2042 Comprehensive Plan**" pursuant to § 66.1001(4)(C), Wis. Stats.

SECTION III: VALIDITY

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

SECTION IV: EFFECTIVE DATE.

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

SECTION V: PART OF CODE:

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

Dated this 26th day of September 2022.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:

August 22, 2022

Public Hearing Noticed:

September 1, 2022 & September 8, 2022

2nd Reading at Council/Public Hearing:

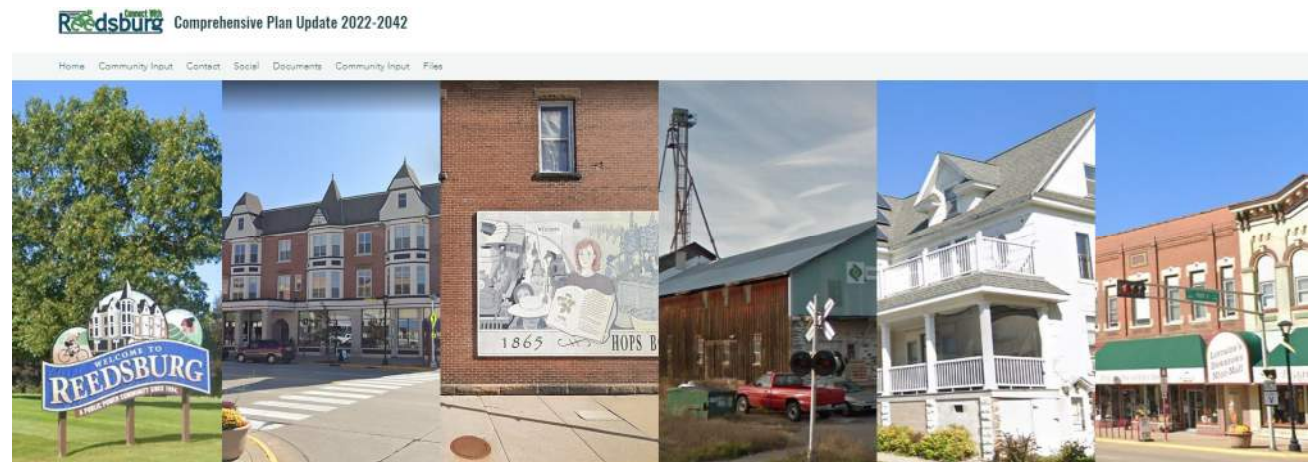
September 26, 2022

Published, Enactment Date:

October 6, 2022

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.

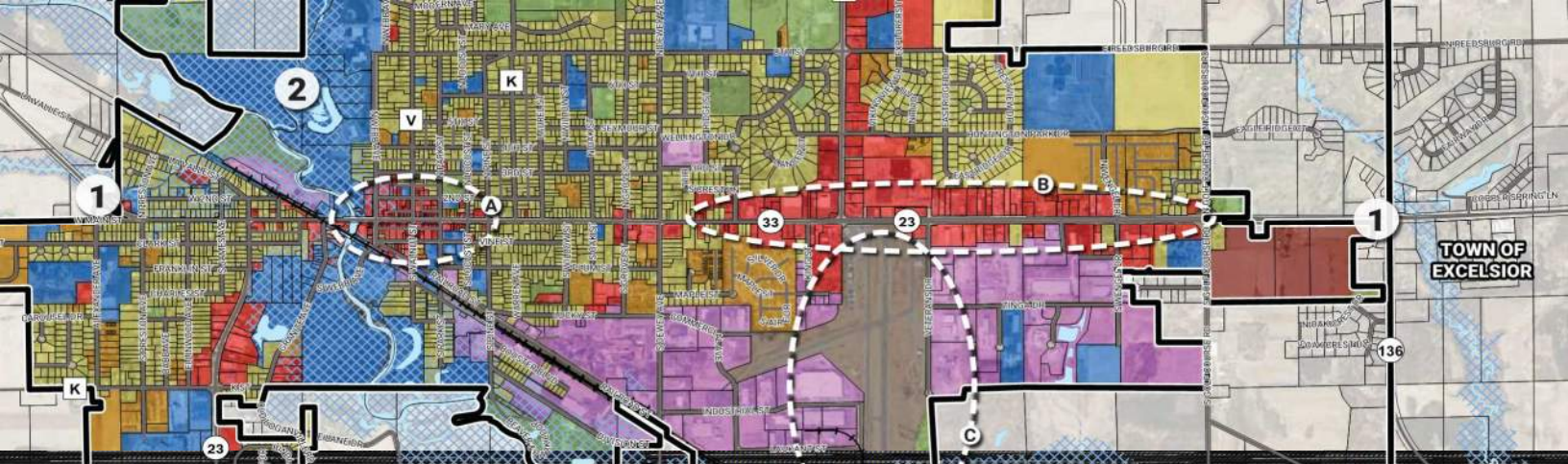
BE IT FURTHER RESOLVED, That the Plan Commission recommends approval for any necessary ordinance changes adopting the 2042 Comprehensive Plan.

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.

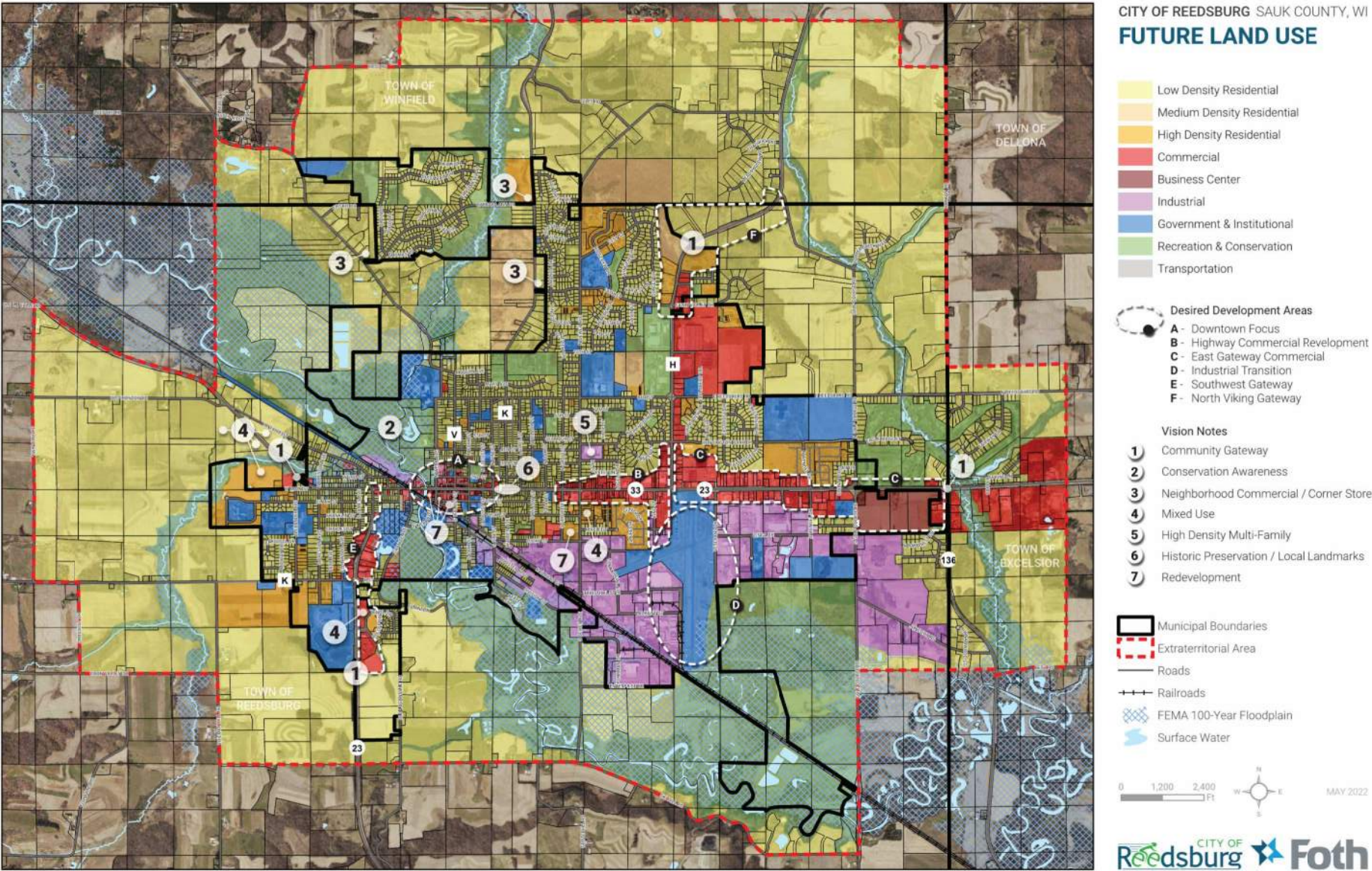
It is the hope of the residents, stakeholders, elected officials, and City staff that the recommendations presented will further the overall vision of this Plan which states:

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.

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

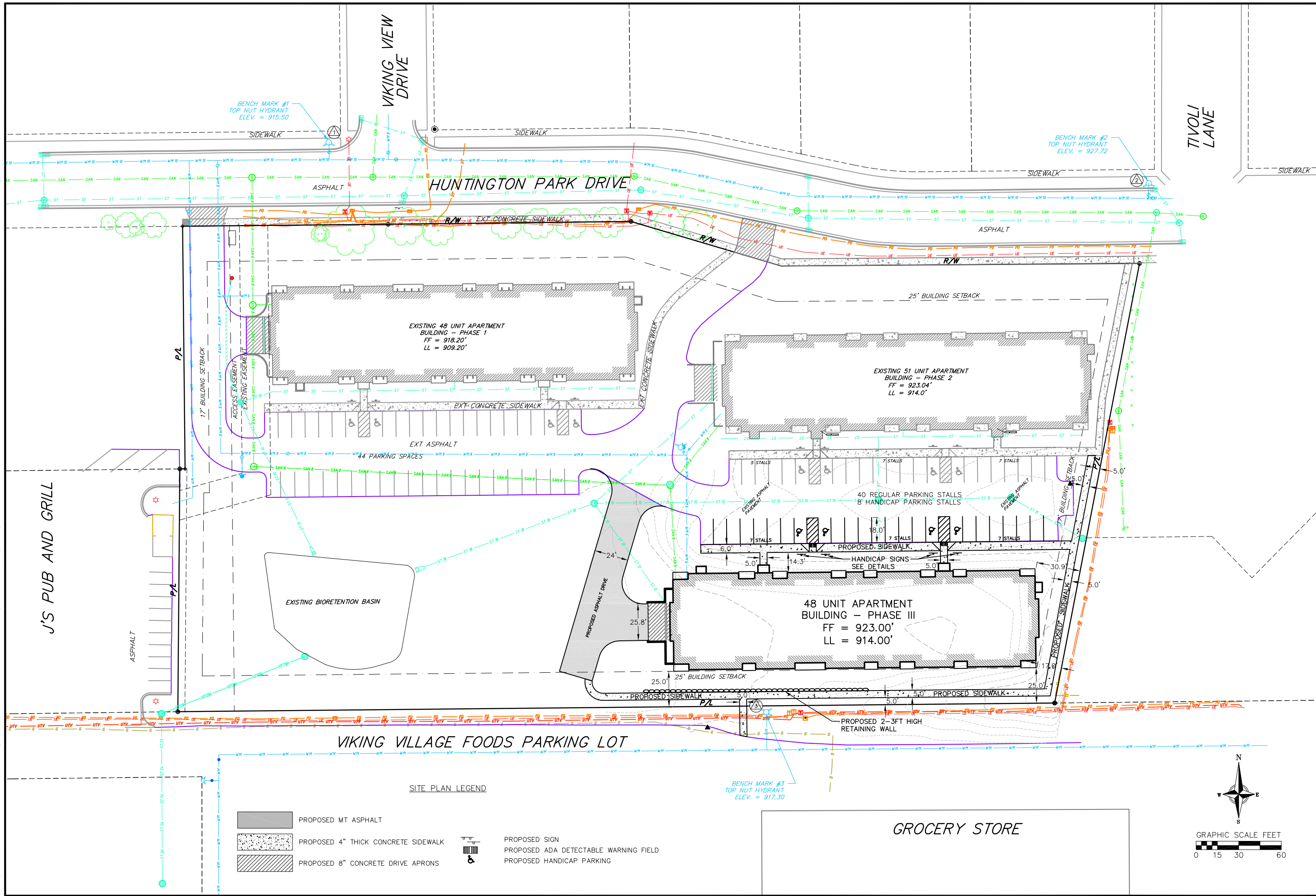
Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

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 #		_____



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

ADVERTISEMENT FOR BIDS

The City of Reedsburg will receive electronic bids for a Single Prime Contract for the new **Reedsburg Fieldhouse** project to be located at 1501 Viking Drive, Reedsburg, Wisconsin, 53959. **This Advertisement for Bids replaces prior advertisement posted on September 8th and 15th. The project is being re-released with the change to have the project delivered as a Single Prime contract direct to the City with no Construction Manager.** The project work to be bid is as follows:

Work includes the construction of a 1-story indoor sports and recreation Fieldhouse facility located in Reedsburg, WI. The building will be constructed with two primary building components. The Fieldhouse will house the indoor walking / running track and basketball / volleyball courts. The Support Building will house offices, concessions, multi-purpose room, toilet rooms, support storage and mechanicals. The two building components will be separated by a fire wall that will separate the building into sprinkled and non-sprinkled fire areas. The proposed Fieldhouse is 45,600 sf single story and the proposed Support Building is 7,540 sf single story.

The Fieldhouse will be an air supported fabric dome structure with concrete foundation walls around perimeter and concrete slab-on-grade floor system. The Fieldhouse is a design/build component of the project being delivered through the Construction Manager as a complete turn-key component part of the larger project scope. The Support Building will be a pre-engineered metal building structure with custom entry canopy and custom façade finishes applied. The Support Building will have masonry veneer complemented with horizontal extruded aluminum wood-grain siding and storefront entries and glazed areas. Support Building interior will be steel stud framed with gypsum wallboard finishes.

Mechanical systems will be combination of site-mount roof-top-units and high efficiency forced air systems. The air-supported fabric dome Fieldhouse structure will be non-sprinkled and the Support Building will be fully sprinkled. Site work included in the project comprises rough and finish grading, parking and drives, landscaping and stormwater management. There will be a food truck outdoor dining concrete patio area to serve facility patrons.

A pre-bid conference is scheduled for 9:30 am local time, Thursday, October 6, 2022 at the Reedsburg City Hall, located at 134 South Locust St, Reedsburg, WI. **Attendance by general contract bidders is mandatory. Subcontractors and vendors may attend.**

AD FOR BIDS: Posted September 29, 2022 and October 6, 2022
BID DOCUMENTS RELEASED: 10:00 AM local time, September 29, 2022
ELECTRONIC BIDS DUE: 2:00 PM local time, October 27, 2022
BID DELIVERY: Bids will be received electronically through QuestCDN vBid Online **ONLY**. The online bid portal will be open for vBid starting October 25, 2022. No paper bids will be accepted.
BID OPENING: A public bid opening will take place via teleconference at 2:30 PM local time October 27, 2022. Teleconference phone-in number is 916-233-2690, PIN number 969891.
BID AWARD: Anticipated on or before November 14, 2022 per expected City Council review and approval process.

CONSTRUCTION START: After Notice to Proceed, anticipated to be November 15, 2022
CONSTRUCTION TERM: 268 calendar days to Substantial Completion, anticipated to be August 11, 2023

GENERAL BID INFORMATION AND REQUIREMENTS:

1. Paper Bids or Late Bids will not be accepted. Bids must be electronically submitted.
2. No Bid proposal may be withdrawn for a period of forty-five (45) days after the Bid submittal.
3. Bidders will be required to provide Bid security in the form of a Bid Bond for a sum no less than 5 percent of the Bid Amount.
4. Awarded Contractor will be required to furnish Performance and Payment Bonds for full contracted amounts.
5. Bids shall be on a Stipulated Sum basis. Segregated bids will not be accepted.
6. Any contractor whose name appears on the State of Wisconsin's Debarred List shall be ineligible.
7. Owner is a tax-exempt entity.
8. State and/or Federal Prevailing Wage Rates do not apply to this project.
9. Owner reserves the right to accept or reject any or all Bids, and to waive technicalities in any Bid or part thereof, and to accept the Bid deemed to be in their best interest, based on Base Bid, or combination of Base Bid and available start date.
10. Refer to full Bidding requirements described in Document 00 2113 - Instructions to Bidders.
11. Direct bid questions in writing to Nate Weitzel of ADCI by email n.weitzel@adcidesign.com
12. The Owner encourages Minority-owned Business Enterprises (MBEs), Women's Business Enterprises (WBE's), and Small Businesses in Rural Areas (SBRA's) to submit bids.

Bidding information can be downloaded at www.adcidesign.com OR at www.questcdn.com under login using QuestCDN #8302870 for a non-refundable charge of \$30.00. Contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in membership registration, downloading this digital project information and vBid Online Bid Submittal. To submit a vBid online bid you must download the project bid document file from QuestCDN which will add you to the plan holders list and gain you access to vBid Online Bidding. Bidders will be charged a fee of \$30.00 to submit a bid electronically.

Bid Documents may be viewed in person at:

1. The Architect's office: Architectural Design Consultants, Inc. (ADCI), located at 30 Wisconsin Dells Parkway, Wisconsin Dells, WI 53965. Please call (608) 254-6181 in advance to schedule plan viewing time.
2. The Owner's office: Reedsburg City Hall, located at 134 South Locust St, Reedsburg, Wisconsin 53959. Please call (608) 524-6404 in advance to schedule plan viewing time.