

City Plan Commission Agenda
October 11, 2022
Reedsburg City Hall Council Chambers
6:00 PM

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

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

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON SEPTEMBER 13, 2022:

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

I. GENERAL BUSINESS:

- A. Consider Certified Survey Map to create a lot without 40' of frontage on a public street. – 405 N Webb Ave; Parcel #276-2201- & 1799-00000 – Gatlin Fenwick
- B. Consider Site Plan Review for parking lot expansion – 1300 Fuhrman Dr; Parcel # 2093-32021 – Korth Transfer, Inc
- C. Discuss Riffey Transload business – 410 South Ave

II. ADJOURN:



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

Reedsburg Plan Commission

September 13, 2022



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

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

Absent: Jay Brunken, Dan DeBaets

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Knudsen, seconded by Zibell to approve the 8/9/22 meeting minutes.
Motion approved

Consider recommending Certified Survey Map to divide existing tax parcel into two parcels with new Lot 1 – E6248 lane Dr; Parcel # 030-0595-00000 – Linda Borleske
The proposed lot has an irregular shape but at least half of it is 150' wide. Frontage is on Lane Dr. Owners chose this location so there is no loss of farmland and is close to fiber & electric.

Motion by Gargano, seconded by Knudsen to recommend approval as presented.
Motion approved

Consider recommendation for amended Planned Development Group permit under Section 690-23 for multi-family apartment buildings. The third building would have three additional apartments over the original approval. – Huntington Park Dr; Parcel# 276-2200-52300 – Luke Pelton. If approved, the permit would then have final review by the Reedsburg Common Council on September 26, 2022, 6:00PM.

Building #3 would have 48 units; Building #2 has 51 units so there would be three additional units than what was originally approved. Discussion held on moving proposed sidewalk from east side of lot to middle of lot. Cody Pelton stated they would consider that.

Motion by Knudsen, seconded by Zibell to recommend approval as presented.
Motion approved

Public Hearing for TID No. 9 Amendment No. 3

Becker stated that the Saputo property is being added to assist with their new addition. The additional Jay's location and Courtyards properties are being removed.

Consider adoption of TID No. 9 Amendment No. 3 – Resolution 4481-22

Motion by Knudsen, seconded by Gargano to approve the Resolution as presented.
Motion approved

Public Hearing and consider recommending to the Common Council adoption of the 2042 Comprehensive Plan for the City of Reedsburg – Resolution 4479-22

Orrin Sumwalt of Foth gave a presentation highlighting the recommendations and chapters. Maps and renderings were reviewed.

Motion by Gargano, seconded by Hyde to approve the Resolution as presented in recommending adoption of the 2042 Comprehensive Plan.

Motion approved

Consider recommending ordinance amendment for Chapter 650 Floodplain Ordinance.

Duvalle stated most changes are altering existing standards and are generally not substantive. All amended language is required by FEMA and Wis DNR.

Motion by Estes, seconded by Gargano to recommend approval as presented.

Motion approved

Motion by Gargano, seconded by Zibell to adjourn at 6:38 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Plan Commission

DATE: October 11, 2022

APPLICANT: Gatlin Fenwick

LOCATION: 405 N Webb Ave; Parcel #276-2201

ZONING: Ag & Conservancy

PROPOSED LAND USE REQUEST: Certified Survey Map

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider CSM to divide parent parcel into two parcels.

General Findings

SURROUNDING LAND USES:

- North – Residential, vacant, Lakeside ponds
- West – Residential, vacant
- South – Vacant
- East – Vacant, Webb Park

ZONING:

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

TOPOGRAPHY: Flat slopes; floodway; flood fringe

STREET R.O.W./TRAFFIC/ACCESS: None

ENVIRONMENTAL HAZARDS/CONDITIONS: Floodway

COMPREHENSIVE PLAN DESIGNATION: Recreation & Conservation

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

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: Gatlin Fenwick

ADDRESS: S2720 County Rd V **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-572-2665 **FAX:** _____

E- MAIL: gatlinfenwick@yahoo.com

PROPERTY OWNER: (if different from Applicant) City of Reedsburg

LOCATION: west part of 276-2201-00000, +-44 acres **Size TBD** **PARCEL #:** part of 276-2201-00000

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** TBD
Proposed CSM for +-44 acres, lying west part of 276-2201-00000, including mowed trail

☐ **Conditional Use Permit:** _____

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

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

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

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

☐ **Zoning Appeal / Interpretation:** _____

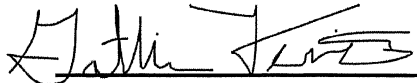
☒ **Zoning Variance:** Variance to allow for sale of lot without frontage along public street

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.

 6-28-2022

Applicant Signature / Date

Owner Signature / Date

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

Account #10-461500-00

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

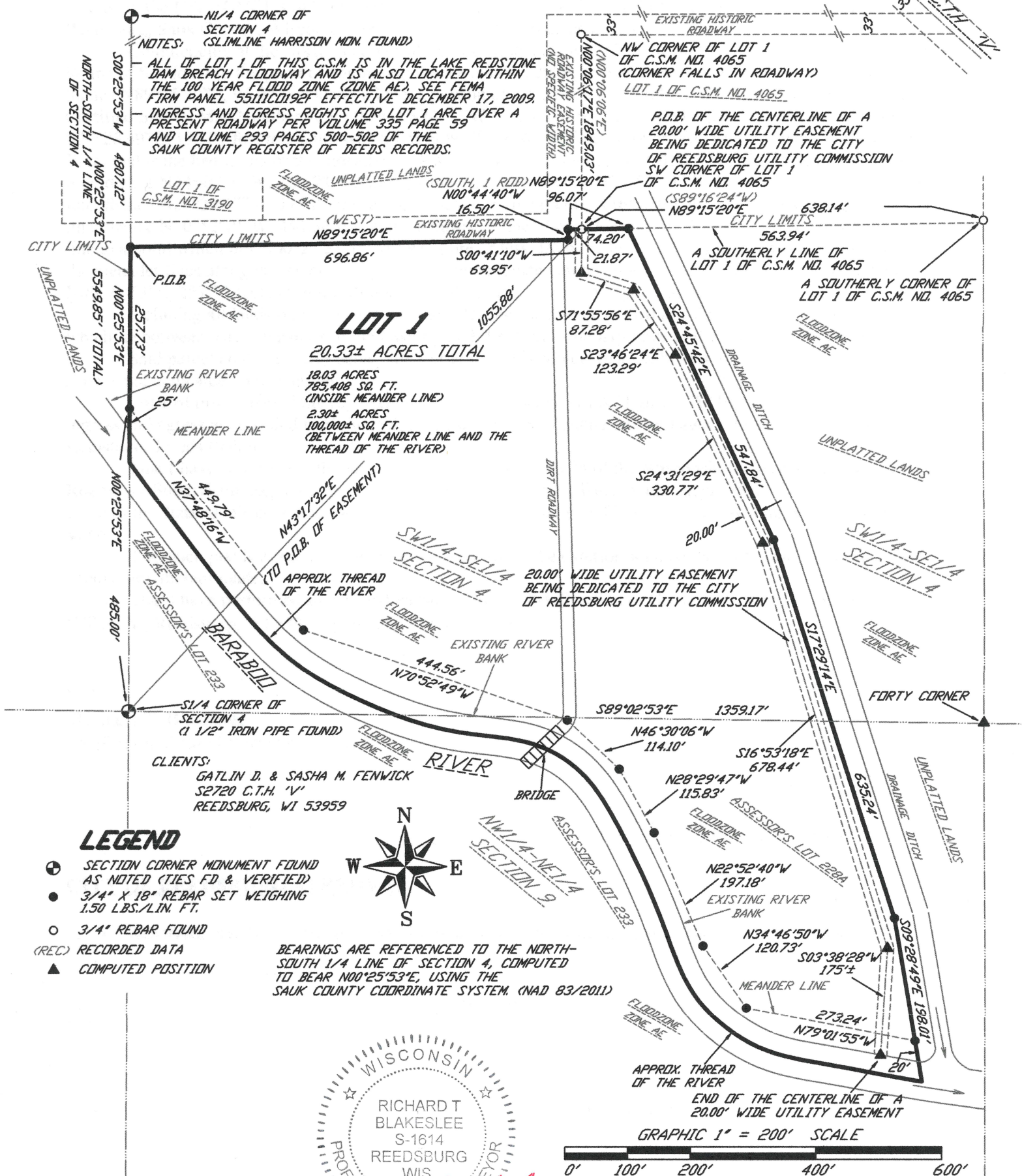
G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	<u>X</u> _____
Rezoning	\$200	_____
C.S.M.	\$175	<u>X</u> _____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____

Date Paid 8-23-22
Receipt # 1.042008

SAUK COUNTY CERTIFIED SURVEY MAP NO.

A PARCEL OF LAND BEING DESCRIBED AS PART OF ASSESSOR'S LOT 228A OF THE CITY OF REEDSBURG ASSESSORS PLAT; LOCATED IN THE NW1/4-NE1/4 OF SECTION 9, ALSO LOCATED IN THE SW1/4-SE1/4 OF SECTION 4, ALL IN T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.



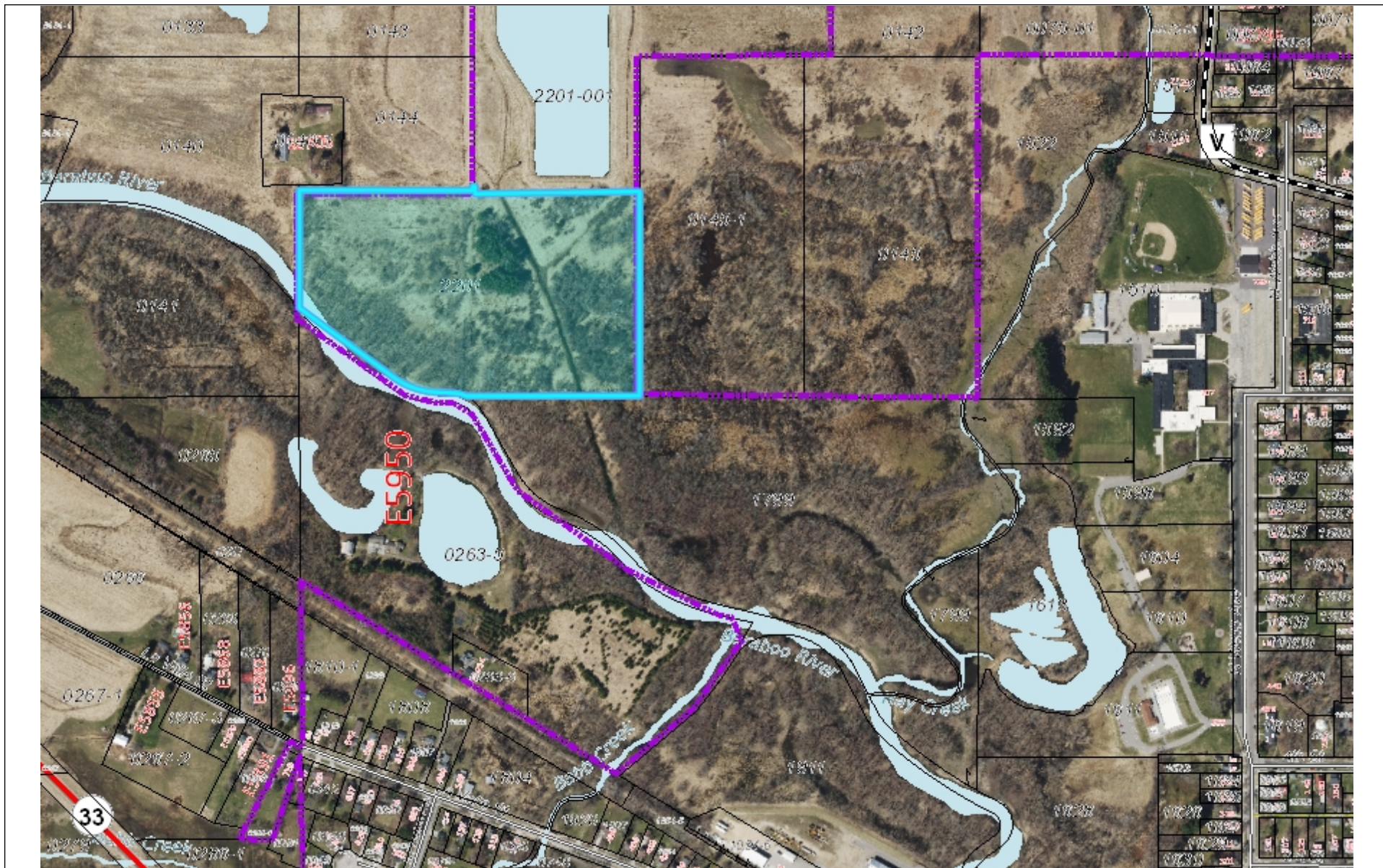
THROUGH WIS. STAT. 823.08, THE WISCONSIN LEGISLATURE HAS ADOPTED A RIGHT TO FARM LAW. THIS STATUTE LIMITS THE REMEDIES OF OWNERS OF LATER ESTABLISHED RESIDENTIAL PROPERTY TO SEEK CHANGES TO NEARBY PRE-EXISTING AGRICULTURAL PRACTICES. ACTIVE AGRICULTURAL OPERATIONS ARE NOW TAKING PLACE AND ARE PLANNED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

RICHARD T. BLAKESLEE
PROFESSIONAL LAND SURVEYOR S-1614

Map Exhibit to accompany offer dated 8-17-22



The area outlined in yellow is approximately 15+/- acres lying west of the drainage ditch, part of Parcel 276-2201-00000



City of Reedsburg GIS



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

SCALE: 1" = 555'

CITY OF REEDSBURG

134 S. Locust Street

PO Box 490

Reedsburg, WI 53959

608-524-6404

Print Date: 9/8/2022

DRAFT

City of Reedsburg Zoning Board of Appeals Minutes September 20, 2022

Present: Richard Braun, Jessie Phalen, Walter Luepke

Absent: Nathan Johnson

Others: Brian Duvalle, Gatlin Fenwick, Jim Haas and Ryan Johansen

Board Member Richard Braun called the meeting to order at 12:00 PM.

Motion by Phalen, seconded by Luepke to approve the minutes from the August 16, 2022 meeting.

Motion approved 3-0

Consider zoning variance per § 690-41 to create a lot without 40' of frontage on a public street. – 405 N Webb Ave; Parcel #276-2201-00000 & 1799-00000 – Gatlin Fenwick.

Gatlin Fenwick would like to purchase the city owned land west of the drainage ditch which is not adjacent to a public street. The parcel is in the floodplain and cannot be built on. He would like to use the parcel for a yearly triathlon. The variance is required before the property can be divided and sold to Fenwick from the City of Reedsburg, which is the current owner of the parcel. The offer to purchase has already been approved by the City Council.

The access would be from Hwy V and is not a public road. It is currently being shared by 6 property owners. Fenwick indicated that he hasn't heard any objection from current owners. Luepke asked if there would be a parking lot on this parcel and Fenwick indicated that people in the triathlon would bike to this location to get in their kayak on the Baraboo River.

Phalen asked if there is permissible access to this parcel and Fenwick indicated that there are 3 historical deeds that indicate historical access to this parcel. Ryan Johansen indicated that the parcel owners along the road should come up with a maintenance agreement because Lakeside Foods has historically maintained the road. There is no official maintenance agreement at this time. There would be 7 different land owners along this road with Fenwick included.

One other use Fenwick was thinking of using the parcel for was to plant ½ acre of wheat to be harvested with a lawn tractor mower for flour.

Ryan Johansen, who is the only one who has a residence on the private drive, has no objection to the variance but would like to see a maintenance agreement for the private road.

Moved by Luepke, seconded by Phalen to approve the variance with the condition that a road maintenance agreement is established among all owners along the road. The City of Reedsburg would also need to agree to the maintenance agreement following legal counsel review.

Motion approved 3-0

Consider zoning interpretation for accessory structures with attached lean-to per § 690-9 & § 690 Schedule 1.

Zoning Administrator Brian Duvalle explained that you are allowed 1 attached garage and 2 accessory buildings with a maximum size overall. If you would add a lean-to with posts to any of the buildings, is that included in the maximum size overall? Duvalle has previously included it in the overall size of the buildings.

Moved by Luepke, seconded by Phalen to agree with the Zoning Administrator's interpretation that any lean-to with the posts is included for the overall maximum size of accessory buildings.

Motion approved 3-0

Moved by Phalen, seconded by Luepke to adjourn the meeting at 12:35 PM.

Motion approved 3-0

Respectfully submitted,
Julie Strutz
Deputy Clerk-Treasurer

City of Reedsburg - Plan Commission

Staff Report

DATE: October 11, 2022

APPLICANT: Korth Transfer Inc.

LOCATION: 1300 Fuhrman Dr; Parcel # 2093-32021

ZONING: I-2 Heavy Industrial

PROPOSED LAND USE CHANGE: Site Plan Review

DESCRIPTION OF PROPERTY/IMPROVEMENTS: SPR for trucking (110' X 160') and storage buildings (40' X 100').

General Findings

SURROUNDING LAND USES:

- North – Industrial
- West – Vacant
- South – Vacant
- East – Industrial

ZONING:

- North- I-2 Heavy Industrial
- West- I-2 Heavy Industrial
- South- I-2 Heavy Industrial
- East- I-2 Heavy Industrial

TOPOGRAPHY: Flat slopes

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

ENVIRONMENTAL HAZARDS/CONDITIONS: 1%-chance Floodplain

COMPREHENSIVE PLAN DESIGNATION: Industrial

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 the parcel is zoned I-2 Heavy Industrial.
3. The Board finds that 19 truck parking spaces are proposed.
4. The Board finds that "Truck Terminals" are permitted in the I-2 zone per §690 - Schedule 2.
5. The Board finds that the 1%-chance (100-year) floodplain and flood storage areas cover much of the property.
6. The Board finds that floodplain mitigating actions are included.

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 19 truck parking spaces are proposed.

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

1. NA

Exterior lighting shall be arranged as follows:

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

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

1. N/A

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 Industrial.

COMMENTS:

Police:

Fire:

Public Works:

Utilities:

Ambulance:

Administrator:

Other:

STAFF RECOMMENDATION: Vierbicher is working on the floodplain fill as the property is also located in a flood storage area. According to Neil Pfaff, compensatory storage is not required as they would remove more than they fill. The applicant proposes to use Nixle as their warning system:

§650-17(D) Manufacturing and industrial uses. Any manufacturing or industrial structure which is erected, altered or moved into the flood-fringe shall have the lowest floor elevated to or above the flood protection elevation or meet the floodproofing standards in § 650-30. Subject to the requirements of § 650-17E, storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

The driveway openings would need to be approved to be more than the 35' maximum. Landscaping should be added along the east lot line.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, October 11, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

Revised 4/21

City of Reedsburg Land Use Application

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

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

APPLICANT: Korth Transfer & Trucking

ADDRESS: 1300 Fuhrman Drive **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-415-2465 **FAX:** 608-524-1199

E-MAIL: nbrandt@korthtransfer.com

PROPERTY OWNER: (if different from Applicant) LLB Property LLC

LOCATION: Fuhrman Drive, Lot 1 **PARCEL #:** 276-2093-32021

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) Site plan emailed to City on 9/20/2022

☐ **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.

 19-29-22
Applicant Signature / Date

 9/29/22
Owner Signature / Date

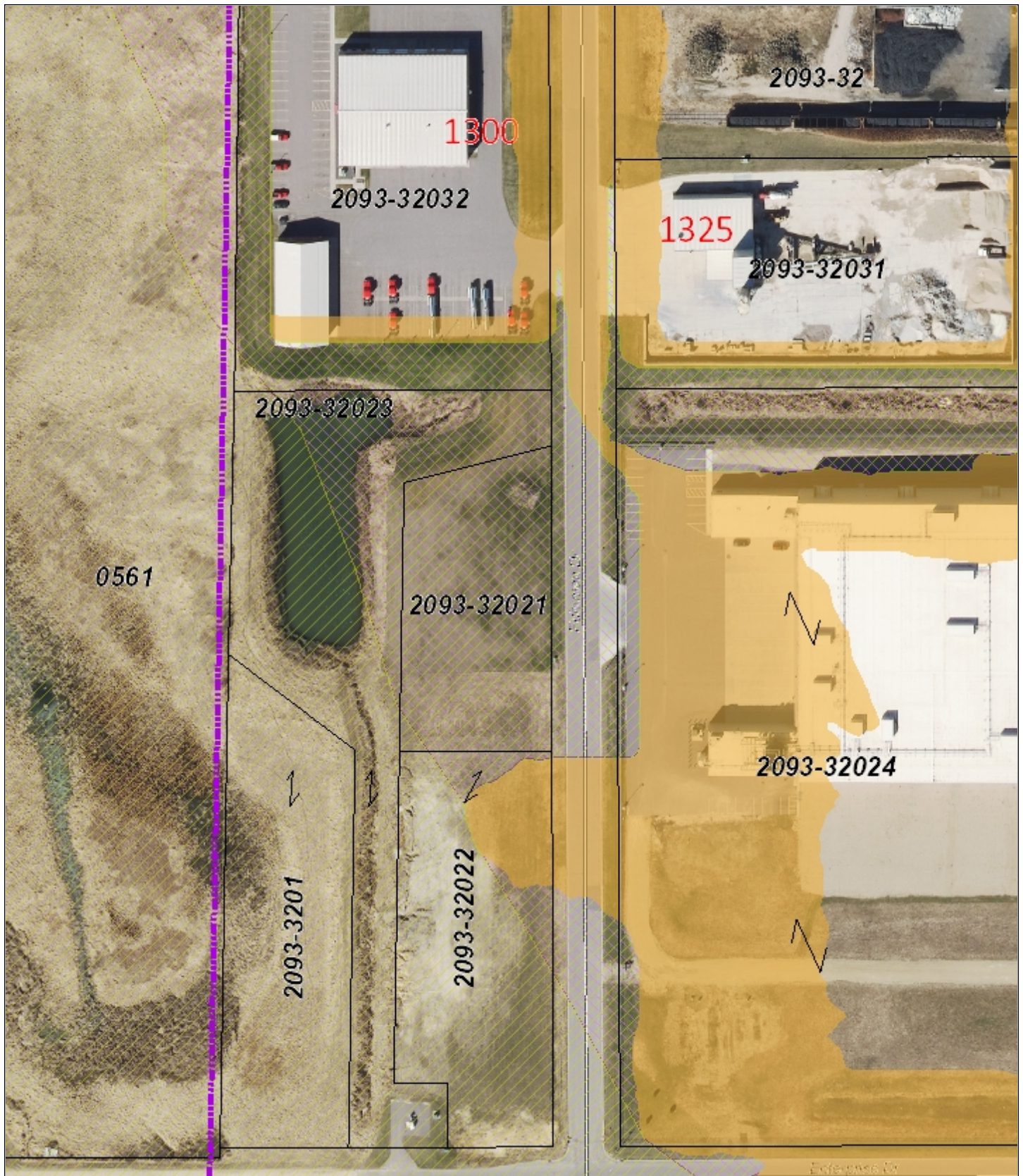
Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

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

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

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	<u>175.00</u>
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>9-29-22</u>	_____
Receipt #	<u>1042306</u>	_____



City of Reedsburg GIS

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SCALE: 1" = 139'

CITY OF REEDSBURG

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

Print Date: 10/3/2022



September 28, 2022

Mr. Brian DuValle
Zoning Administrator, City of Reedsburg
134 S. Locust Street
PO Box 490
Reedsburg, WI 53959

RE: Korth Transfer & Trucking
Fuhrman Drive Lot 1
Floodplain Fill Permit Application

Mr. DuValle,

Please accept this letter and attachments as an application for the permitting of floodplain fill within the City of Reedsburg. Korth Transfer & Trucking proposes to extend their parking lot to the south. This parking lot will extend across Outlot 1 and into Parcel Number 276-2093-32021. This parking lot extension will be in compliance with Chapter 650 of the Reedsburg Municipal Ordinance.

The parking lot construction proposes paving approximately 1 acre of land. The regional flood elevation (RFE) at the site is 879.6' NAVD 88, as depicted on Figure 1 – Baraboo River Flood Profile. The proposed project will not remove flood storage volume; therefore, no compensatory storage is required. The project includes cutting 3,138 cubic yards below the RFE of 897.6' NAVD 88 and filling 1,132 cubic yards, with an overall cut factor of 2,006 cubic yards. The proposed project is included within the attached plan set.

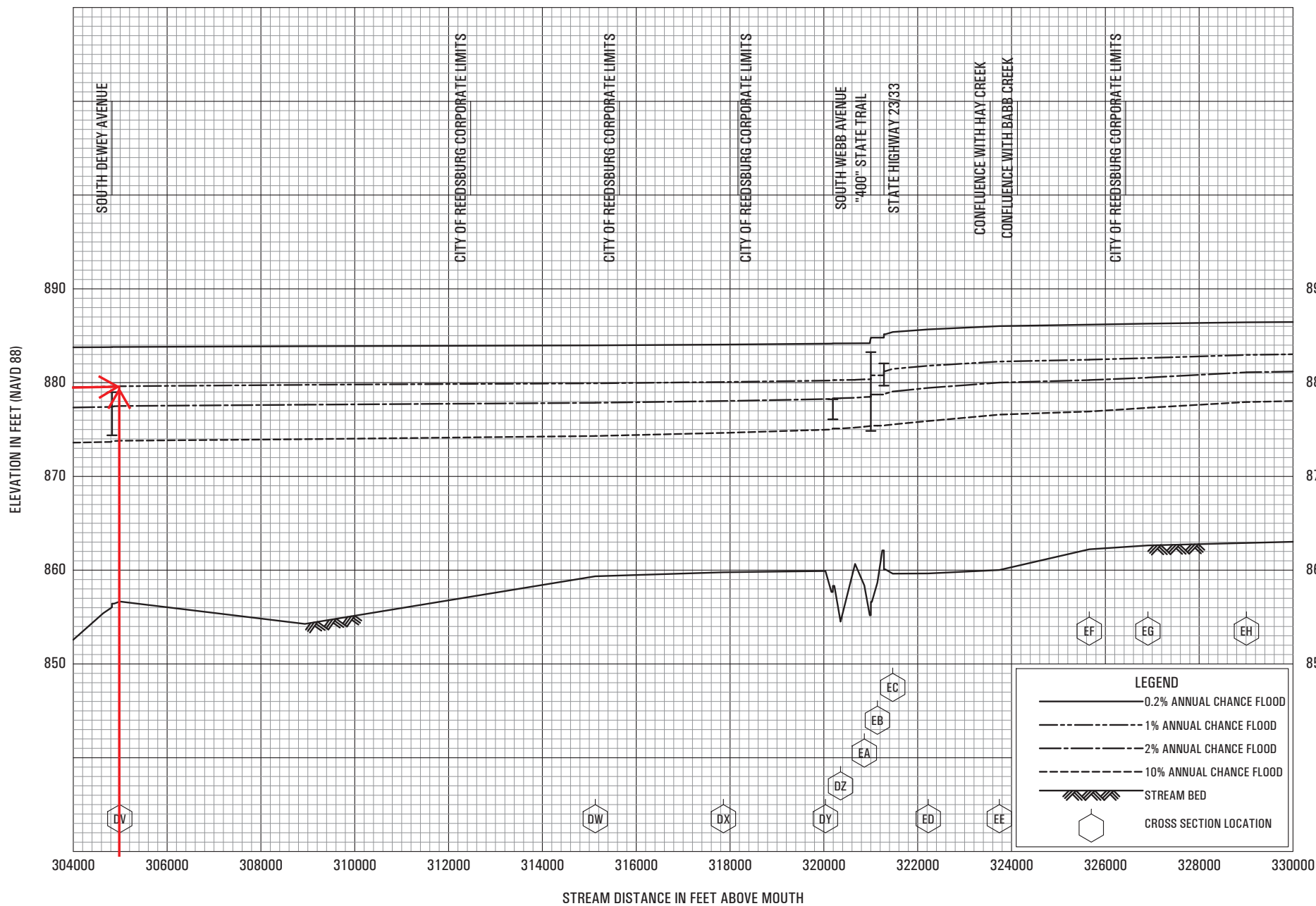
Should you have any questions or concerns please contact me at (608) 393-1881 or npfa@vierbicher.com.

Sincerely,

Neil Pfaff, PE, PH, CST

Enclosure(s): Figure 1 – Baraboo River Flood Profile
Figure 2 – National Flood Hazard Layer FIRMette
Plan Set

Figure 1 – Baraboo River Flood Profile



FLOOD PROFILES

BARABOO RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY
SAUK COUNTY, WI
AND INCORPORATED AREAS

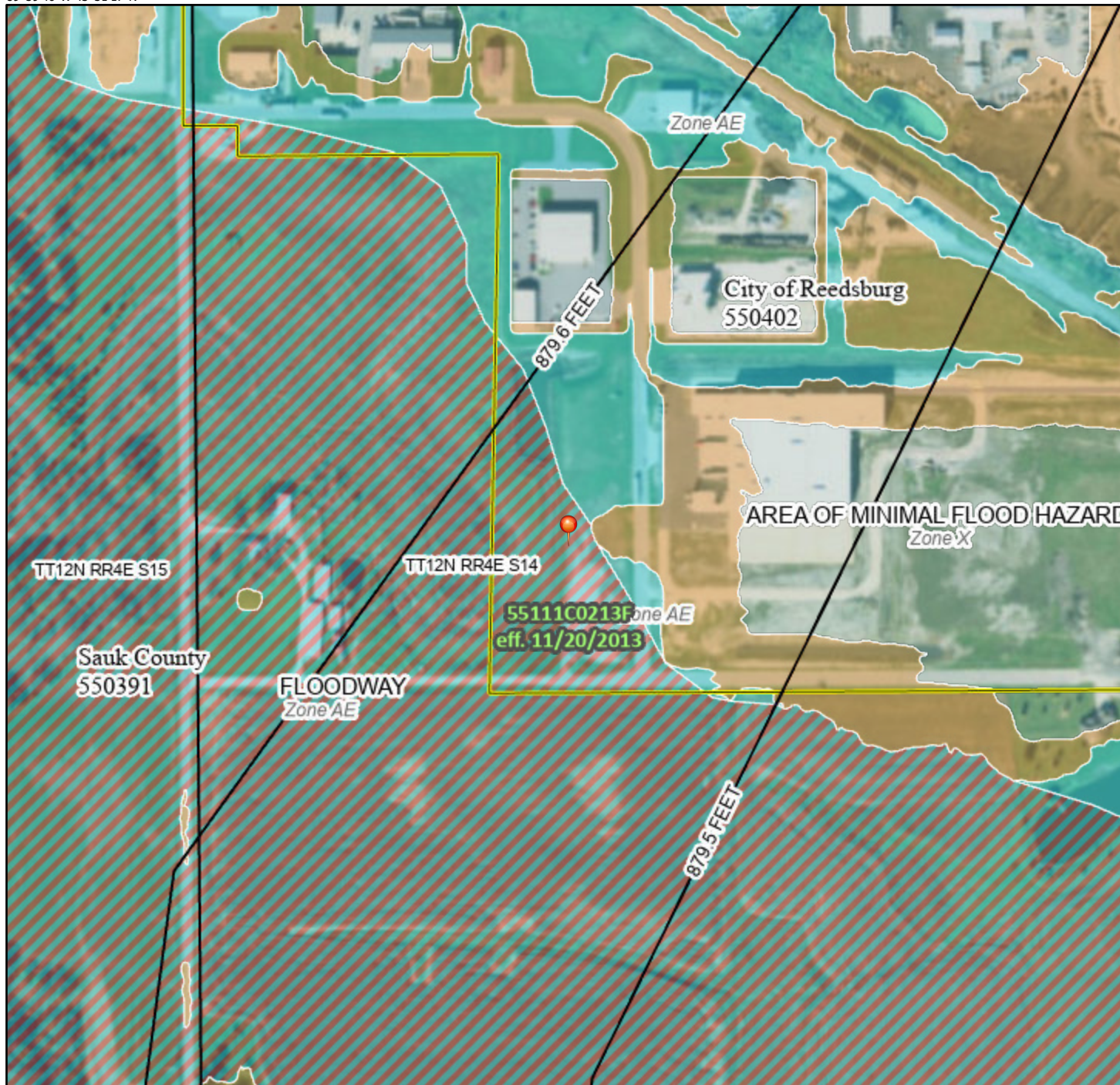
10P

Figure 2 – National Flood Hazard Layer FIRMette

National Flood Hazard Layer FIRMMette



89°59'46"W 43°31'17"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/15/2022 at 9:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

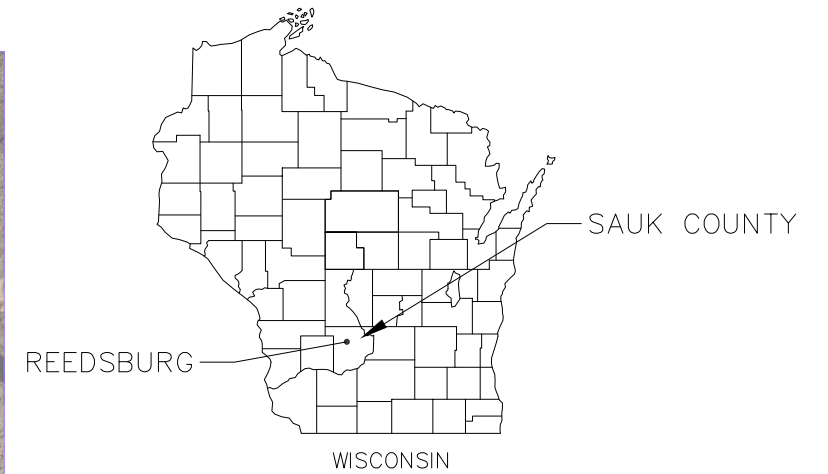
0 250 500 1,000 1,500 2,000 Feet 1:6,000

89°59'9"W 43°30'51"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Plan Set

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898



DIGGERS HOTLINE
Dial **811** or (800) 242-8511
www.DiggersHotline.com



FUHRMAN DR. LOT 1 - TITLE SHEET
KORTH TRANSFER & TRUCKING
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

DATE		SEPTEMBER 2022	
DRAFTER		GSCH	
CHECKED		NPFA	
PROJECT NO.		220231	
SHEET		1 OF 6	

Page 22 of 27

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING PARKING METER
EXISTING CURB INLET
EXISTING ENDWALL
EXISTING FIELD INLET RECTANGULAR
EXISTING FIELD INLET
EXISTING ROOF DRAIN CLEANOUT
EXISTING ROOF DRAIN
EXISTING STORM MANHOLE
EXISTING STORM MANHOLE RECTANGULAR
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING SEPTIC VENT
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING WELL
EXISTING WATER MANHOLE
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC RECTANGULAR MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GUY POLE
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV MANHOLE
EXISTING TV RECTANGULAR MANHOLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING UNIDENTIFIED MANHOLE
EXISTING UNIDENTIFIED UTILITY VAULT
EXISTING HANDICAP PARKING
EXISTING TRAFFIC SIGNAL
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING BORING

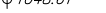
SURVEY LEGEND

- ⊗ BENCHMARK
- ✕ FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- ⚓ FOUND NAIL
- ⊙ FOUND 1" ϕ IRON PIPE
- ⊙ FOUND 2" ϕ IRON PIPE
- ▲ FOUND P.K. NAIL
- ⦿ FOUND 1 1/4" ϕ IRON ROD
- ⦿ FOUND 3/4" ϕ IRON ROD
- ⚡ FOUND RAILROAD SPIKE
- ✕ SET CHISELED "X"
- △ SET NAIL
- △ SET P.K. NAIL
- ⦿ SET 1 1/4" ϕ IRON ROD
- ⦿ SET 3/4" ϕ IRON ROD
- ⚡ SET RAILROAD SPIKE
- GENERAL CONTROL POINT

TOPOGRAPHIC LINEWORK LEGEND

- | | |
|---|---|
|  | EXISTING UNDERGROUND CABLE TV |
|  | EXISTING OVERHEAD CABLE TV |
|  | EXISTING FIBER OPTIC LINE |
|  | EXISTING OVERHEAD TELEPHONE LINE |
|  | EXISTING UNDERGROUND TELEPHONE |
|  | EXISTING RETAINING WALL |
|  | EXISTING CHAIN LINK FENCE |
|  | EXISTING GENERAL FENCE |
|  | EXISTING WIRE FENCE |
|  | EXISTING WOOD FENCE |
|  | EXISTING GAS LINE |
|  | EXISTING UNDERGROUND ELECTRIC LINE |
|  | EXISTING GUY LINE |
|  | EXISTING OVERHEAD ELECTRIC LINE |
|  | EXISTING OVERHEAD GENERAL UTILITIES |
|  | EXISTING SANITARY FORCE MAIN (SIZE NOTED) |
|  | EXISTING SANITARY SEWER LINE (SIZE NOTED) |
|  | EXISTING STORM SEWER LINE (SIZE NOTED) |
|  | EXISTING EDGE OF TREES |
|  | EXISTING WATER MAIN (SIZE NOTED) |
|  | EXISTING WETLAND DELINEATION |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |

GRADING LEGEND

- | | |
|---|--------------------------|
|  | EXISTING MAJOR CONTOURS |
|  | EXISTING MINOR CONTOURS |
|  | PROPOSED MAJOR CONTOURS |
|  | PROPOSED MINOR CONTOURS |
|  | DITCH CENTERLINE |
|  | SILT FENCE |
|  | DISTURBED LIMITS |
|  | BERM |
|  | DRAINAGE DIRECTION |
|  | PROPOSED SLOPE ARROWS |
|  | EXISTING SPOT ELEVATIONS |
|  | PROPOSED SPOT ELEVATIONS |
|  | STONE WEEPER |
|  | VELOCITY CHECK |
|  | INLET PROTECTION |
|  | EROSION MAT CLASS_____ |
|  | EROSION MAT CLASS_____ |
|  | EROSION MAT CLASS_____ |
|  | RIP RAP |

SITE PLAN LEGEND

- | | |
|--|--|
| | PROPERTY BOUNDARY |
| | CURB AND GUTTER (REVERSE CURB HATCHED) |
| | PROPOSED CHAIN LINK FENCE |
| | PROPOSED WOOD FENCE |
| | PROPOSED CONCRETE |
| | PROPOSED LIGHT-DUTY ASPHALT |
| | PROPOSED HEAVY-DUTY ASPHALT |
| | PROPOSED SIGN |
| | PROPOSED LIGHT POLE |
| | PROPOSED BOLLARD |
| | PROPOSED ADA DETECTABLE WARNING FIELD |
| | PROPOSED HANDICAP PARKING |
- ABBRE**

TC	— TOP
FF	— FINIS
FL	— FLOW
SW	— TOP
TW	— TOP
BW	— BOT

PROPOSED UTILITY LEGEND

- | | |
|--|----------------------------------|
| | STORM SEWER PIPE |
| | STORM SEWER MANHOLE |
| | STORM SEWER ENDWALL |
| | STORM SEWER CURB INLET |
| | STORM SEWER CURB INLET W/MANHOLE |
| | STORM SEWER FIELD INLET |
| | ROOF DRAIN CLEANOUT |
| | SANITARY SEWER PIPE (GRAVITY) |
| | SANITARY SEWER PIPE (FORCE MAIN) |
| | SANITARY SEWER LATERAL PIPE |
| | SANITARY SEWER MANHOLE |
| | SANITARY SEWER CLEANOUT |
| | WATER MAIN |
| | WATER SERVICE LATERAL PIPE |
| | FIRE HYDRANT |
| | WATER VALVE |
| | CURB STOP |
| | WATER VALVE MANHOLE |
| | PROPOSED PIPE INSULATION |
| | GAS MAIN |
| | ELECTRIC SERVICE |

ABBREVIATIONS

- STMH - STORM MANHOLE
FI - FIELD INLET
CI - CURB INLET
CB - CATCH BASIN
EW - ENDWALL
SMH - SANITARY MANHOLE

- TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

CONSTRUCTION AND GENERAL NOTES:

1. PRIOR TO BEGINNING WORK, THE CONTRACTORS SHALL ATTEND A PRECONSTRUCTION MEETING WITH PARTIES THAT WILL BE AFFECTED BY THIS WORK.
2. THE CONTRACTOR SHALL NOTIFY THE DIRECTOR OF PUBLIC WORKS, THE CITY UTILITY, THE ENGINEER, AND UTILITIES 48 HOURS PRIOR TO ANY ANTICIPATED UTILITY INTERRUPTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM.
5. DURING AND AFTER CONSTRUCTION, DISPOSAL OF SURPLUS MATERIALS OR TEMPORARY STOCKPILES WILL NOT BE PERMITTED IN A WETLAND OR ADJACENT AREAS, UNLESS PERMITS ARE OBTAINED FROM THE APPROPRIATE REGULATORY AGENCIES AND/OR AS DIRECTED BY THE ENGINEER. ALL STOCKPILES SHALL BE PROTECTED BY EROSION CONTROL DEVICES TO MINIMIZE SOIL LOSS.
6. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS OR AS MAY BE REQUIRED TO ACCOMMODATE THE CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MONITORING AND INSPECTING THE EROSION CONTROL MEASURES AS REQUIRED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
8. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE AT LEAST WEEKLY AND AFTER A RAINFALL OF 1/2 INCH OR MORE WITHIN 24 HOURS. NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.
9. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
10. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY THE MEANS OF STREET SWEEPING (NOT FLUSHING) AT THE END OF EACH WORK DAY.
11. RIGHT-OF-WAY AND PROPERTY LINES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED.

CONSTRUCTION SEQUENCE OF WORK:

- PROPOSED SCHEDULE:
1. INSTALL TRACKING PAD
 2. GRADE PARKING LOT AND ACCESS DRIVE
 3. PAVE AREA
 4. RESTORE DISTURBED AREAS
 5. REMOVE INLET PROTECTION AFTER GRASS IS ESTABLISHED

AGENCIES:

EMERGENCY – FIRE, RESCUE,
AMBULANCE, POLICE
DIAL 911

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FRONTIER COMMUNICATIONS
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PLYMOUTH, WI 53073
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CELL: (920) 737-9662
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501 UTILITY COURT
REEDSBURG, WI 53959
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szibell@ci.reedsburg.wi.us

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EMAIL: JCRAKER@RUCLS.NET



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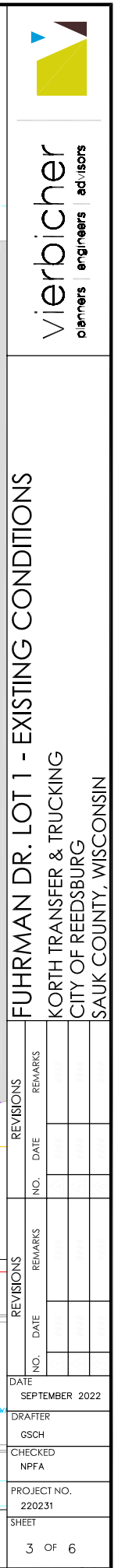
Phone: (800) 261-3898

FUHRMAN DR. LOT 1 - TITLE SHEET

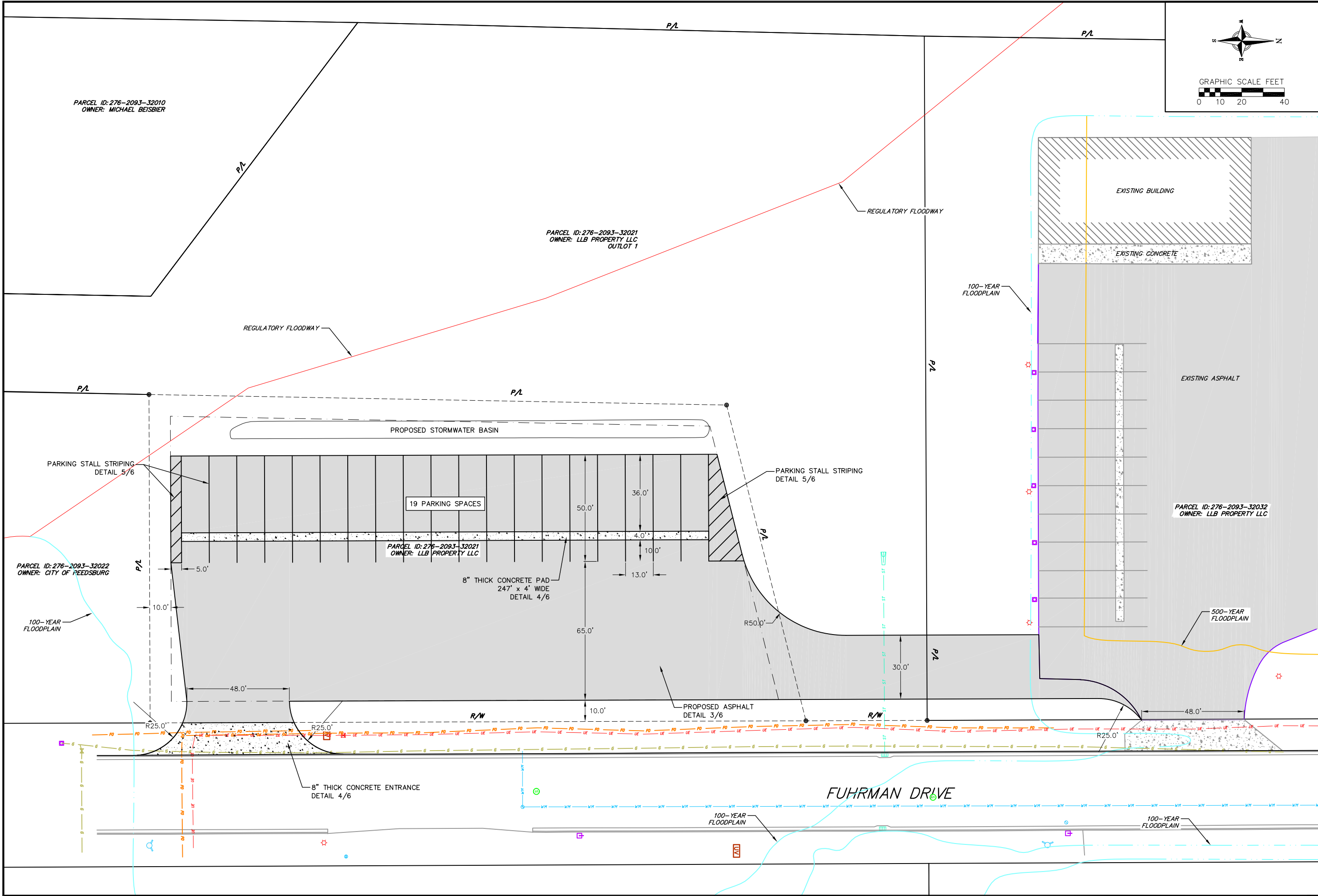
NORTH TRANSFER & TRUCKING

CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

DATE		SEPTEMBER 2022	
DRAFTER		GSCB	
CHECKED		NPFA	
PROJECT NO.		220231	
SHEET		2 OF 6	



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Phone: (800) 261-3898

FUHRMAN DR. LOT 1 - SITE PLAN

KORTH TRANSFER & TRUCKING
CITY OF REEDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
2022-09-15

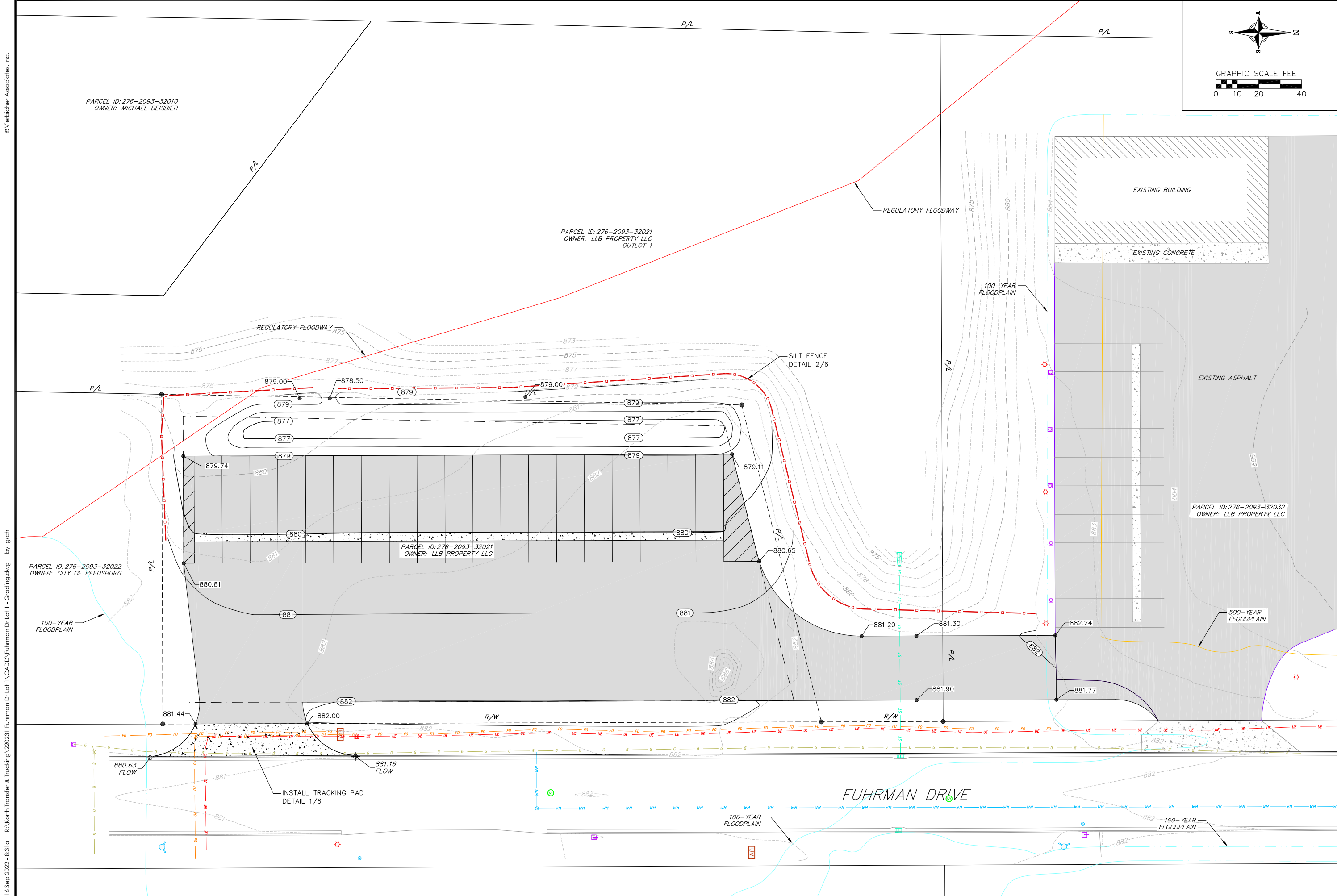
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NPFA

PROJECT NO.
220231

SHEET
4 OF 6

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GRAPHIC SCALE FEET

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planners engineers advisors

FUHRMAN DR. LOT 1 - GRADING PLAN

KORTH TRANSFER & TRUCKING
CITY OF REDSBURG
SAUK COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2022-09-15

DRAFTER: GSCH

CHECKED: NPFA

PROJECT NO.: 220231

SHEET: 5 OF 6

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- SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:

USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



- 1 TRACKING PAD
6 NOT TO SCALE



DATE		2022-09-15	
DRAFTER		GSCH	
CHECKED		NPFA	
PROJECT NO.		22031	
SHEET		6 OF 6	