

City Plan Commission Agenda
November 8, 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 OCTOBER 11, 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 Site Plan Review for new 16,561 square foot storage building addition to Cellox. – 1200 Industrial Dr; Parcel #2091 – CPAX Real Estate LLC
- B. Consider Site Plan Review for new 4-unit commercial building – 660 S Albert Ave; Parcel #1845 – Richard Lynn
- C. Consider possible future zoning amendments: accessory buildings, mobile home park signs, flood properties rezoning
- D. Discuss 2042 Comp Plan implementation and future of flood properties

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

October 11, 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, Jay Brunken, Dan DeBaets

Absent:

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Zibell, seconded by Gargano to approve the 9/13/22 meeting minutes.

Motion approved

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

The proposed CSM was reviewed by the ZBA and approved for a variance. The approval contained a condition of a road maintenance agreement. The agreement was recently submitted, and legal counsel is OK it. Discussion held on whether it could ever become a public road but is unlikely as the area is unbuildable.

Motion by Gargano, seconded by DeBaets to recommend approval of the CSM as presented.

Motion approved

Consider Site Plan Review for parking lot expansion – 1300 Fuhrman Dr; Parcel # 2093-32021 – Korth Transfer, Inc

The proposed parking site is in the flood fringe but is being studied by Vierbicher for compliance. The driveways would need to be wider to allow for truck traffic, stormwater would be treated onsite, and an access easement across a city lot was recently approved by legal counsel. The applicant requests a variance from the paving requirement.

Motion by Knudsen, seconded by Brunken to approve the site plan as submitted with paving completed within 12 months.

Motion approved

Discuss Riffey Transload business – 410 South Ave

Complaints were made regarding dust noise, lights and other issues from the transload business. Jay Utley from S Park St stated that too much dust from truck traffic and scale use. He would like to see the crossings become a rail quiet zone and have rail guards placed on them. The product should be stored inside of buildings to prevent it from blowing around. There is now exposure to his property with the removal of an old Friede building. The temporary silo is too close to his property. Nearby property owners should not have to deal with the effects of the business.

Wade Riffey stated he wants to be a good neighbor and hopes to invest \$5M into the site. Product is currently under tarps, the temporary silo was only used twice, and Foremost also causes dust from their parking lot. He intends to amend his site plan in the near future as costs have risen on the original silos. The hoop barn is expected to arrive this month.

Becky Ziegler from S Park St complained of noise, dust, pile of dirt and the business running seven a week.

Buzz Wood from S Locust St complained if truck traffic on his street. He added that Foremost should pave also.

Roger Riffey stated they need to grow the business more in order to raise the lot's ground surface and pave the parking area.

Discussion held on timeframe of phases and if a tall fence would help. The city owns a 16'-wide ROW that could be vacated to allow room for a fence. Discussion held on cut/fill at the old city shop property.

Motion by Gargano, seconded by DeBaets to adjourn at 6:54 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

City of Reedsburg - Plan Commission

Staff Report

DATE: November 8, 2022

APPLICANT: Korth Transfer Inc.

LOCATION: 1200 Industrial Dr; Parcel #2091

ZONING: I-3 Industrial Park

REQUEST: Site Plan Review (SPR)

DESCRIPTION: Consider SPR for new 16,561 square foot storage addition.

General Findings

SURROUNDING LAND USES:

- North – Industrial
- West – Utility
- South – Industrial
- East – Industrial

ZONING:

- North- I-3 Light Industrial
- West- I-3 Light Industrial
- South- I-2 Light Industrial
- East- I-3 Light Industrial

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Industrial St & Commercial Ave; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

Site Plan Review Findings of Fact for Section 690-33

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

1. The Board finds that the existing parcel contains an industrial business
2. The Board finds that the parcel is zoned I-3 Industrial Park.
3. The Board finds that a 16,561 SF building addition is proposed is proposed.
4. The Board finds that manufacturing is permitted in the I-3 zone per §690 - Schedule 3.
- 5.

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

1. The Board finds that a 16,561 SF building addition is proposed is proposed.
2. The Board finds that run-off may go to the north, south and west.

Emergency Services. All buildings shall 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. The Board finds that exterior lighting will be at all exit doors.

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

1. The Board finds that no new parking is proposed.
2. The Board finds that § 690-64(D) stipulates 1 spot per 2 employees.

Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.

1. The Board finds that elevation drawings are attached.
- 2.

Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

1. The Board finds that the future use map indicates Industrial.

COMMENTS:

Police:

Fire:

Public Works:

Utilities:

Ambulance:

Administrator:

Other:

STAFF RECOMMENDATION: The RICDC reviewed and recommends approval. The exterior was recommended as it the addition is to the manufacturing section of the building and not the office part. The parking lot will not be altered. Emergency vehicles will still be able to access the south side of the building.

Exhibit List

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

City of Reedsburg Land Use Application

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

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

APPLICANT: CPAX REAL ESTATE LLC

ADDRESS: 1200 INDUSTRIAL ST **CITY:** REEDSBURG **STATE:** WI

ZIP: 53959 **PHONE:** 608-209-2951 **PARCEL #:** 2091

E-MAIL: tgotzion@cellox.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) _____

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 & C" on back page.

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

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

☒ **Site Plan Review:** (See "B & C" on back page) 16,000 SF Addition

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

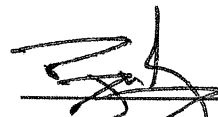
For **VARIANCE** requests, also answer "D" on back page.

☐ **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.

 11/01/18/22
Applicant Signature / Date

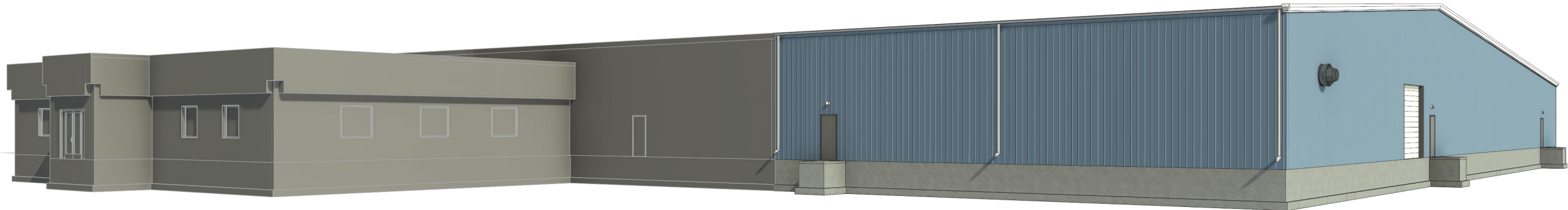
 11/01/18/22
Owner Signature / Date

Account #10-461500-00

**The applicant or representative
MUST ATTEND the meeting(s).**

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	<u>10-17-22</u>	
Receipt #	<u>1042432</u>	

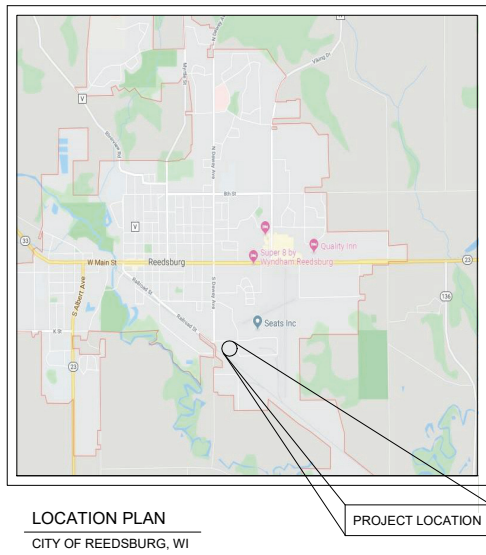
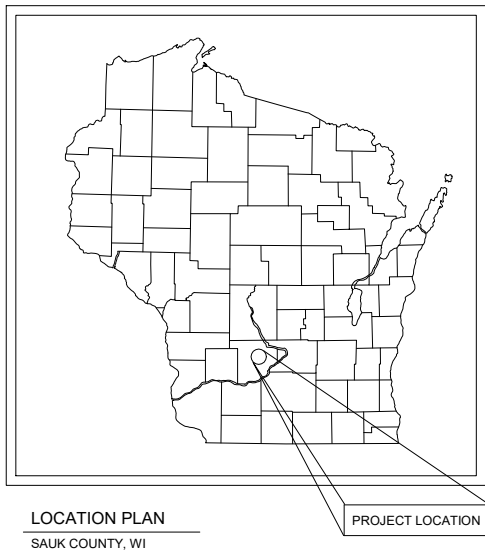


2022 CELLOX FACILITY ADDITION

1200 INDUSTRIAL STREET
CITY OF REEDSBURG
SAUK COUNTY, WI

SUBMITTAL TYPE	NEW CONSTRUCTION/ ADDITION
PRIMARY OCCUPANCY TYPE	F1
SECONDARY OCCUPANCY TYPE	N/A
OCCUPANCY SEPARATIONS	N/A

PROJECT AREA	16,561 SQ. FT.
FLOOR LEVELS	1
CONSTRUCTION CLASS	IIB
SPRINKLER PROTECTION	COMPLETE NFPA 13



OWNER
CELLOX LLC C/O TIM GOTZION 1200 INDUSTRIAL STREET REEDSBURG, WI P. (608) 846-1531

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
GENERAL -	
G1.0	TITLE SHEET
CIVIL -	
C1.0	EXISTING CONDITIONS
C2.0	PROPOSED SITE PLAN
C2.1	PROPOSED NEW ADDITION
C3.0	MISC. SITE DETAILS
ARCHITECTURAL -	
A1.0	FIRST FLOOR PLAN
A1.1	ADDITION FLOOR PLAN
A2.0	EXTERIOR ELEVATION
A2.1	EXTERIOR ELEVATION

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
A4.0	SCHEDULES
A5.0	ADA DETAILS
A6.0	PERSPECTIVE VIEWS
STRUCTURAL -	
S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S1.1	BASE PLATE LAYOUT
S1.2	FOUNDATION DETAILS
S1.3	FOUNDATION DETAILS
S1.4	FOUNDATION DETAILS
S2.0	ROOF FRAMING PLAN
S3.0	MISC. FRAMING DETAILS

BUILDING DESIGN CRITERIA

- CODE COMPLIANCE PER 2018 WISCONSIN COMMERCIAL BUILDING CODE (WCBC) (2015 IBC - CODES) ENERGY COMPLIANCE PER IECC 2015
- BUILDING ENVELOPE REQUIREMENTS: CODE COMPLIANCE PER 2018 WISCONSIN COMMERCIAL BUILDING CODE (WCBC) (2015 IBC - CODES) CONDITIONED SPACE PER ASHRAE 90.1 (2013). MTL BUILDING ROOF (U=0.049) SPS 363.0402 MTL BLDG WALL (U=0.069) SPS 363.0402 DOORS, SWINGING (U=0.50) SPS 363.0403 DOORS, NON SWINGING (U=0.31)
- PROVIDED THERMAL ENVELOPE: MTL BUILDING ROOF R25+R11 LS. SSR (U=0.031) MTL BUILDING WALL R30 (0.052) W/ THERMAL SPACER BLOCKS
- OCCUPANCY TYPE F1 - FACTORY = 16,561 SF (ADDITION)
- CONSTRUCTION CLASSIFICATION - IIB METAL FRAME BUILDING
- BUILDING ALLOWABLE AREA
 - IBC 507.4 UNLIMITED AREA BUILDINGS
 - IBC F1 OCCUPANCY
 - COMPLETE NFPA 13 SPRINKLER SYSTEM
 - 60 FOOT PUBLIC WAYS OR YARDS
 - ONE STORY
- OCCUPANT LOAD FACTORY ADDITION = 15 EMPLOYEES
- TOTAL = 70 OCCUPANTS (INCLUDING EXISTING BLDG.)
- BUILDING IS PROTECTED WITH A COMPLETE NFPA 13 FIRE SPRINKLER SYSTEM

ABBREVIATIONS

EOP = EDGE OF PAVEMENT	MFG. = MANUFACTURER
BOC = BACK OF CURB	DIM. = DIMENSION
EOSW = EDGE OF SIDEWALK	SPF = SPRUCE PINE FUR
TOF = TOP OF FOOTING	DF = DOUGLAS FIR
FFE = FIRST FLOOR ELEVATION	SP = SOUTHERN PINE
TOW = TOP OF WALL	CONC. = CONCRETE
SFE = SECOND FLOOR ELEVATION	WWF = WIRE WELDED FABRIC
ELEV. = ELEVATION	OC = ON CENTER
RO = ROUGH OPENING	EW = EACH WAY
BM = BENCHMARK	EF = EACH FACE
SQ. FT. = SQUARE FEET	WH = WATER HEATER
DIA. = DIAMETER	DW = DISHWASHER
TYP. = TYPICAL	REF. = REFRIGERATOR
HM = HOLLOW METAL	FRZ. = FREEZER
SS = STAINLESS STEEL	FTG. = FOOTING
ALUM. = ALUMINUM	PC = PRECAST
IBC = INTERNATIONAL BUILDING CODE	OHD = OVERHEAD DOOR
WD = WOOD	T/O = TOP OF
MTL. = METAL	GALV. = GALVANIZED
HSS = HOLLOW STEEL STRUCTURE	BRG. = BEARING
STL. = STEEL	OH = OVERHANG
OFOI - OWNER FURNISHED OWNER INSTALLED	

SEAL

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

ARCHITECTURAL LEGEND

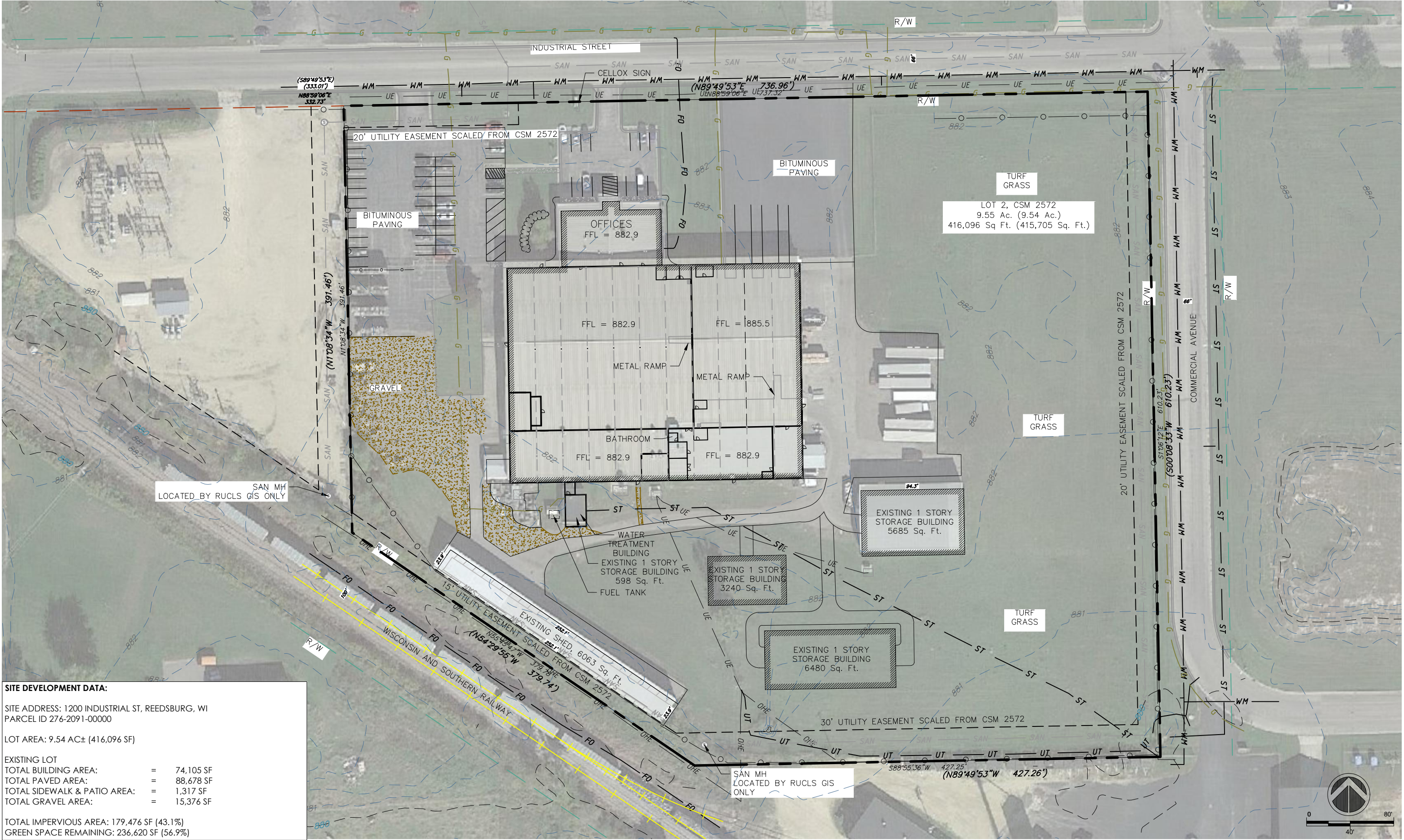
	SECTION NO. SHEET NO.	BUILDING SECTION
	SECTION NO. SHEET NO.	WALL SECTION
	DETAIL NO. SHEET NO.	ENLARGED DETAIL
	DETAIL NO. SHEET NO.	ELEVATION DETAIL
	LABEL NO.	WINDOW LABEL
	LABEL NO.	WALL LABEL
	LABEL NO.	DOOR LABEL
	DETAIL NO. SCALE: AS SHOWN	SHEET TITLE
	ROOM LABEL ROOM NO.	ROOM LABEL
	ROOM DIM	
	9'-0"± DROP CLG	VERTICAL ELEV.
		COMBO EXIT SIGN & EMERGENCY LIGHT
		EMERGENCY LIGHT
		EXIT DIRECTION
	*FE	FIRE EXTINGUISHER

CIVIL LEGEND

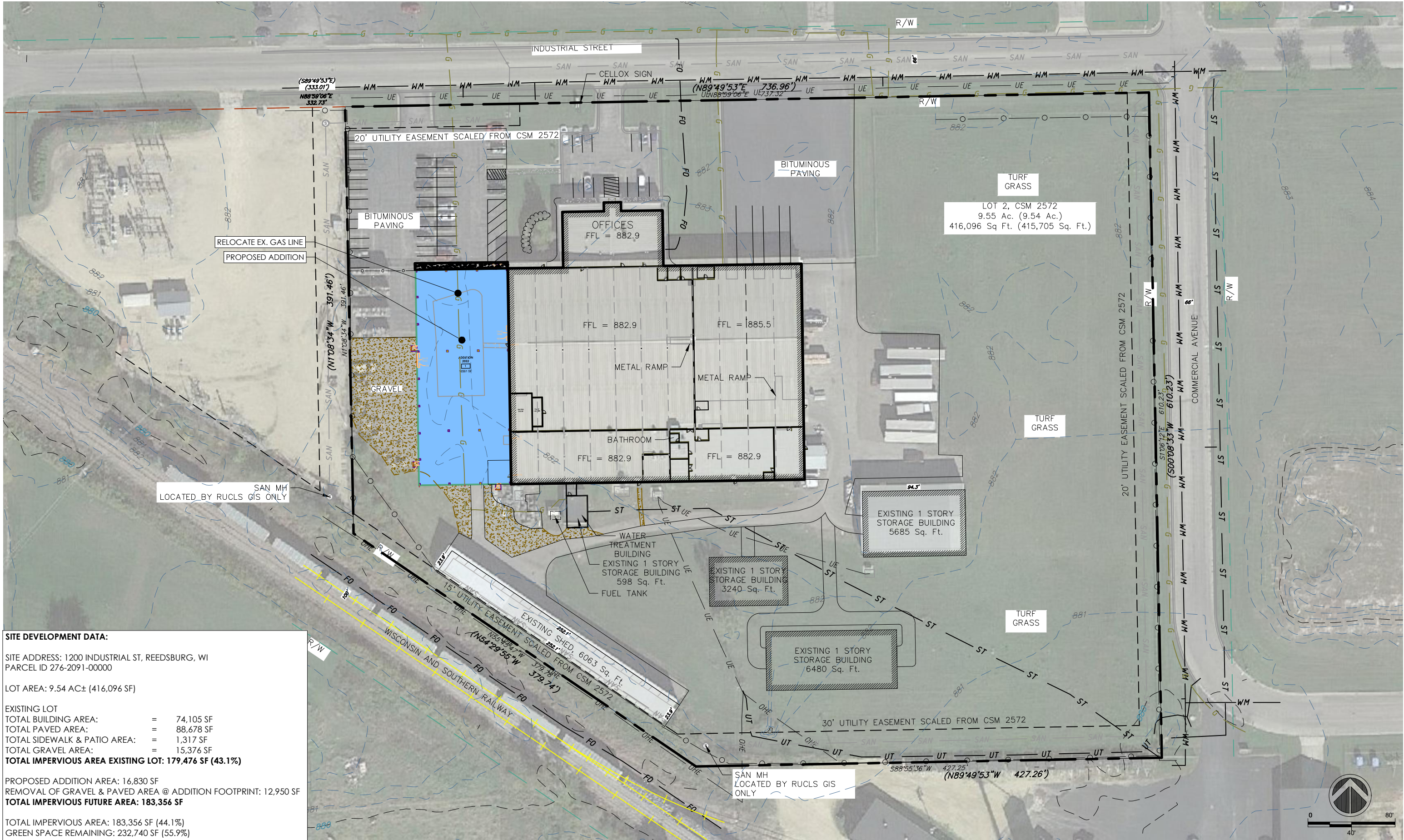
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING HYDRANT
	PROPOSED HYDRANT
	VALVE
	CURB STOP
	WELL
	PROPERTY CORNER
	LIGHT POLE
	POWER/TELEPHONE POLE GUY WIRE
	UTILITY PEDESTAL
	SIGN
	SOIL BORING
	MONITORING WELL
	MAILBOX
	POTENTIAL HAZARD
	BENCH MARK
	DECIDUOUS TREE
	CONIFEROUS TREE
	ACCESSIBILITY SYMBOL

DIGGERS HOTLINE NOTE
To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
CALL DIGGERS HOTLINE
1-800-242-8511
Wis Statute 182.0175 (1974)
Require Min. 3 Work Days Notice Before You Excavate

PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	RES ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET #
2022 CELLOX ADDITION CELLOX LLC	1200 INDUSTRIAL STREET, REEDSBURG, WI	TITLE SHEET	REVISIONS NO. BY DATE	0522-19	406 Windy Peak Rd • Verona, WI 53593 608-620-3036 (Office) • svt@rousseveengineering.com	G1.0



SITE DEVELOPMENT DATA:	
SITE ADDRESS: 1200 INDUSTRIAL ST, REEDSBURG, WI	
PARCEL ID 276-2091-00000	
LOT AREA: 9.54 AC± (416,096 SF)	
EXISTING LOT	
TOTAL BUILDING AREA:	= 74,105 SF
TOTAL PAVED AREA:	= 88,678 SF
TOTAL SIDEWALK & PATIO AREA:	= 1,317 SF
TOTAL GRAVEL AREA:	= 15,376 SF
TOTAL IMPERVIOUS AREA: 179,476 SF (43.1%)	
GREEN SPACE REMAINING: 236,620 SF (56.9%)	



SITE DEVELOPMENT DATA:	
SITE ADDRESS: 1200 INDUSTRIAL ST, REEDSBURG, WI	
PARCEL ID 276-2091-00000	
LOT AREA: 9.54 AC± (416,096 SF)	
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TOTAL SIDEWALK & PATIO AREA:	= 1,317 SF
TOTAL GRAVEL AREA:	= 15,376 SF
TOTAL IMPERVIOUS AREA EXISTING LOT: 179,476 SF (43.1%)	
PROPOSED ADDITION AREA: 16,830 SF	
REMOVAL OF GRAVEL & PAVED AREA @ ADDITION FOOTPRINT: 12,950 SF	
TOTAL IMPERVIOUS FUTURE AREA: 183,356 SF	
TOTAL IMPERVIOUS AREA: 183,356 SF (44.1%)	
GREEN SPACE REMAINING: 232,740 SF (55.9%)	

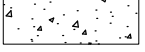
EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.
4. RESTORATION RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
5. INSPECTION THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, TONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
7. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
8. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
9. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
10. STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
11. TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
12. SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
13. STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL KEY

-  TRACKING PAD
-  SF SILT FENCE, TYP.

PAVEMENT KEY

-  ASPHALT PAVEMENT
-  CONCRETE SIDEWALK
-  SAWCUT LINE

GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CONTOUR AND SPOT ELEVATIONS SHOWN REPRESENT FINISH GRADE ELEVATIONS.
2. ALL MATCHING SIDEWALK ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN REPRESENT FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS AND RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).
6. SIDEWALK LANDINGS SHALL HAVE A 2.0% (1:50) MAXIMUM CROSS SLOPE OR SLOPE IN ALL DIRECTIONS, INCLUDING DIAGONAL.
8. ALL SIDEWALK SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8%.

GRADING LEGEND

-  EXISTING CONTOURS
-  PROPOSED MAJOR CONTOURS (5' INTERVAL)
-  PROPOSED MINOR CONTOURS (1' INTERVAL)
-  SAWCUT LINE
- 882.90' P PAVEMENT ELEVATION
- 882.90' TOC TOP OF CURB ELEVATION
- 882.90' C CONCRETE PAVEMENT ELEVATION
-  DRAINAGE ARROWS

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

PROJECT:

2022 CELLOX ADDITION
CELLOX LLC

ADDRESS:

CITY OF REEDSBURG

SHEET NAME:

PROPOSED NEW ADDITION

REVISION:

REVISIONS NO. BY DATE

PROJECT NO:

0522-19

RES

ROUSSEV ENGINEERING
SOLUTIONS, LLC

406 Windy Peak Rd - Verona, WI 53593
608-620-3036 (Office) - svt@rousseveengineering.com

SHEET

C2.1

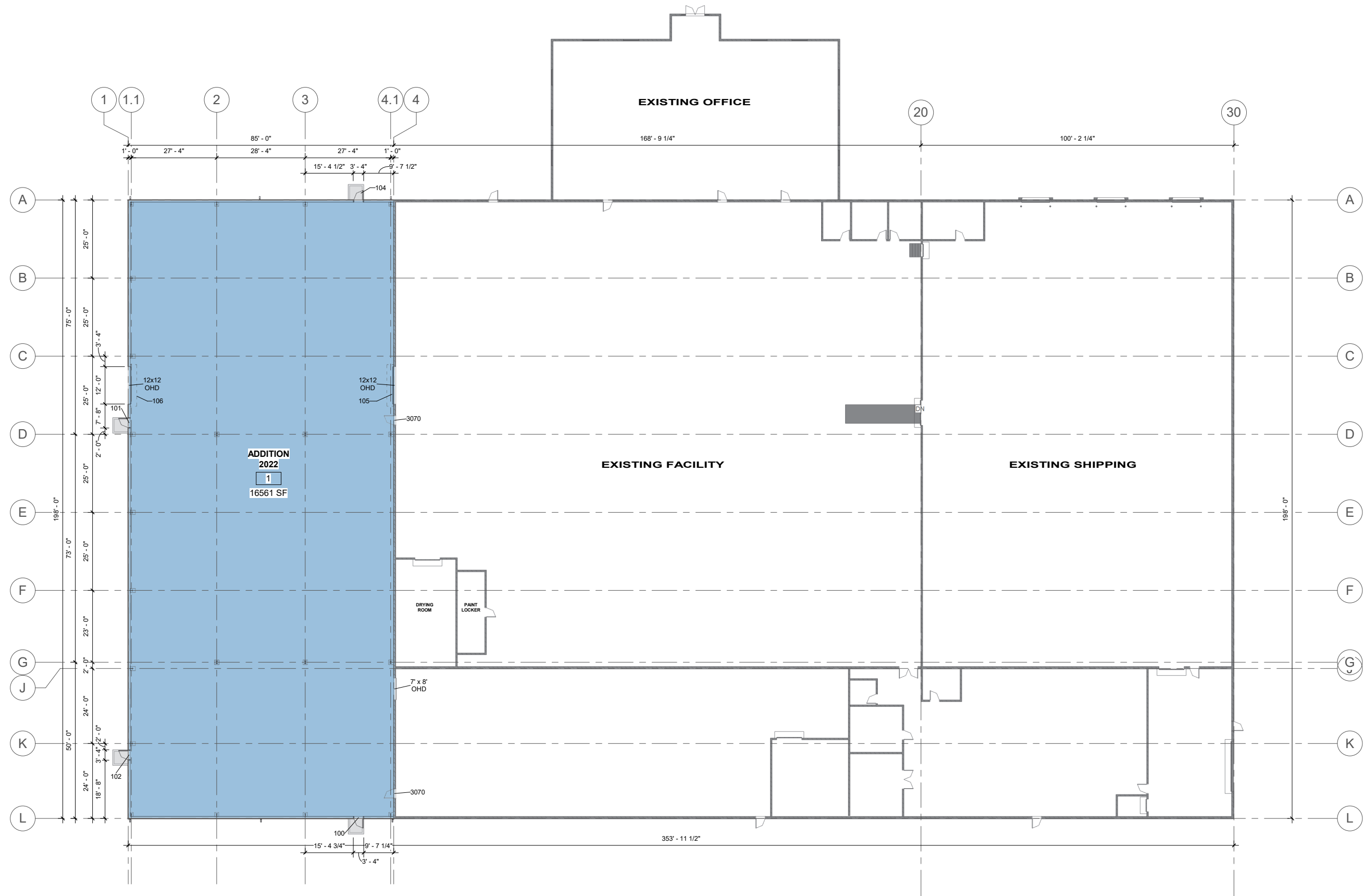
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PLOT DATE: 10/15/22

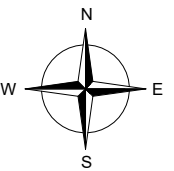
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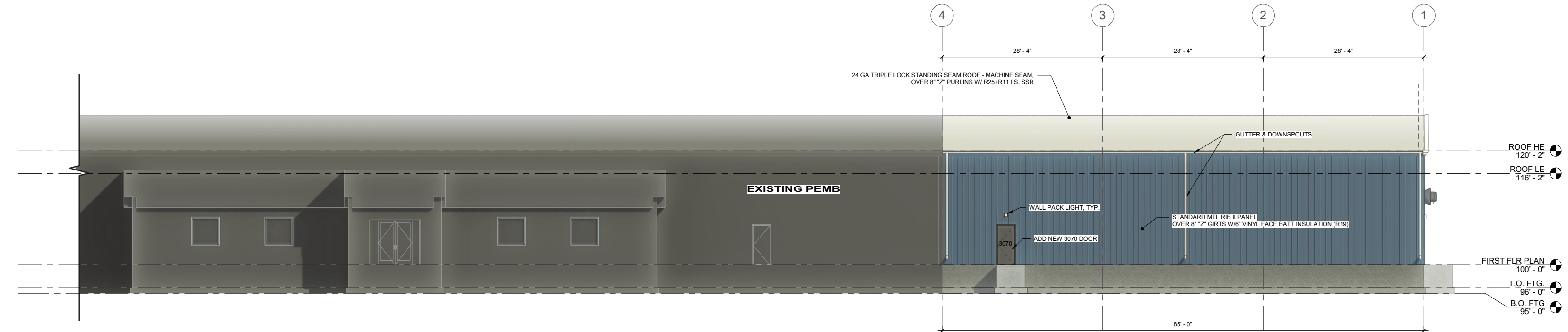


② PROPOSED ADDITION 2022
1/16" = 1'-0"

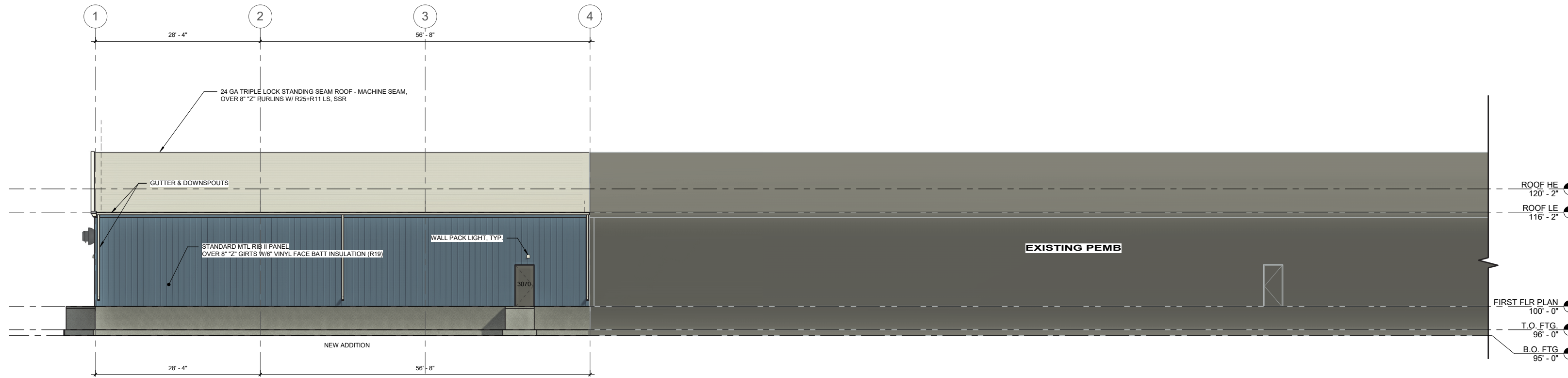


PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	RES ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET #
2022 CELLOX ADDITION CELLOX LLC	1200 INDUSTRIAL STREET, REEDSBURG, WI	FIRST FLOOR PLAN	REVISIONS NO. BY DATE	0522-19	406 Windy Peak Rd • Verona, WI 53593 608-620-3036 (Office) • svet@rousseveengineering.com This document contains confidential or proprietary information of Rousseev Engineering Solutions LLC. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Rousseev Engineering Solutions LLC.	A1.0

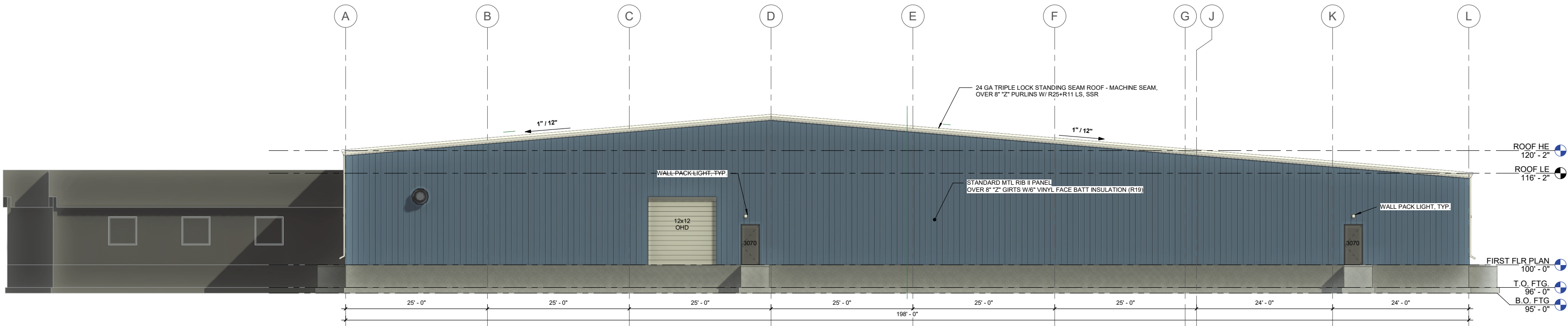
BID DOCUMENTS



② NORTH ELEVATION
1/8" = 1'-0"



① SOUTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

FILE NAME: \\sr2res\Projects\2022\0522-19 Cellox Reedsburg\Cellox 2022 - 1.rvt

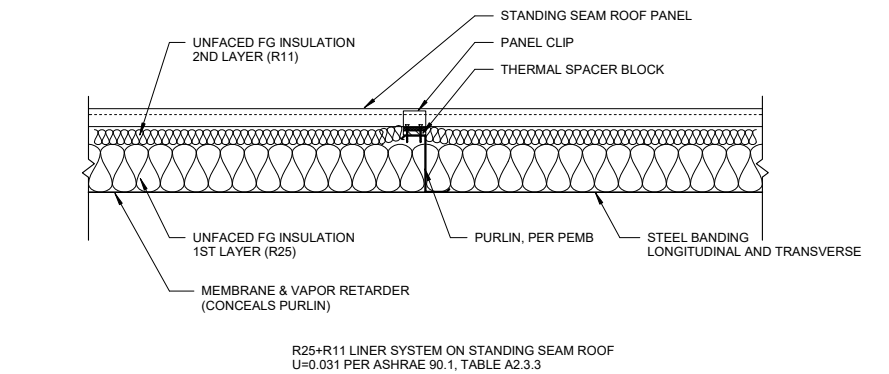
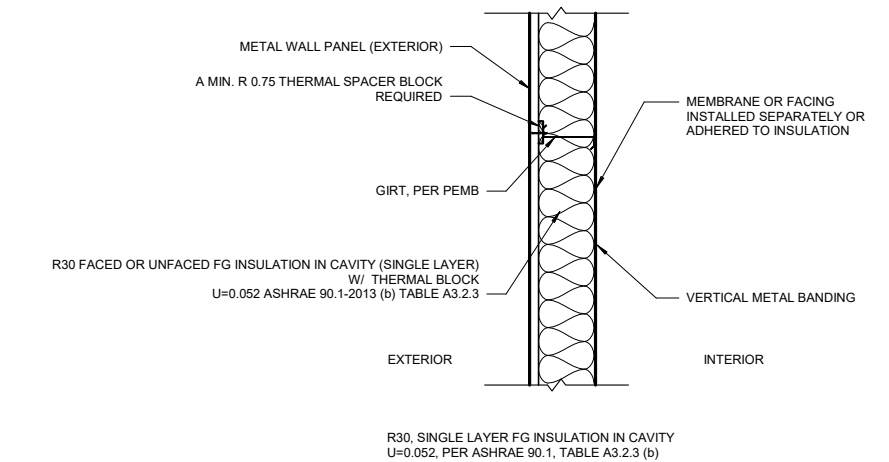
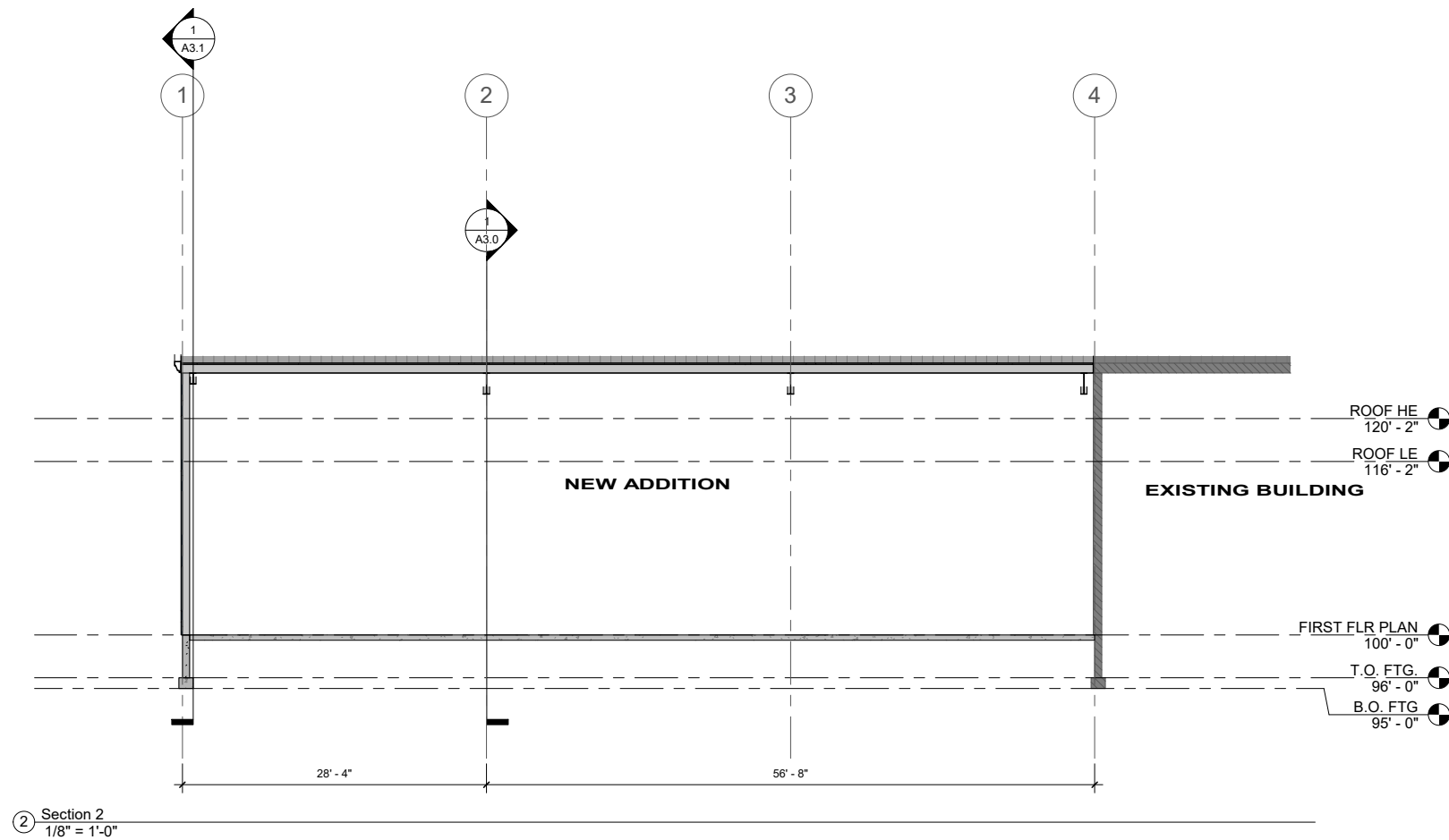
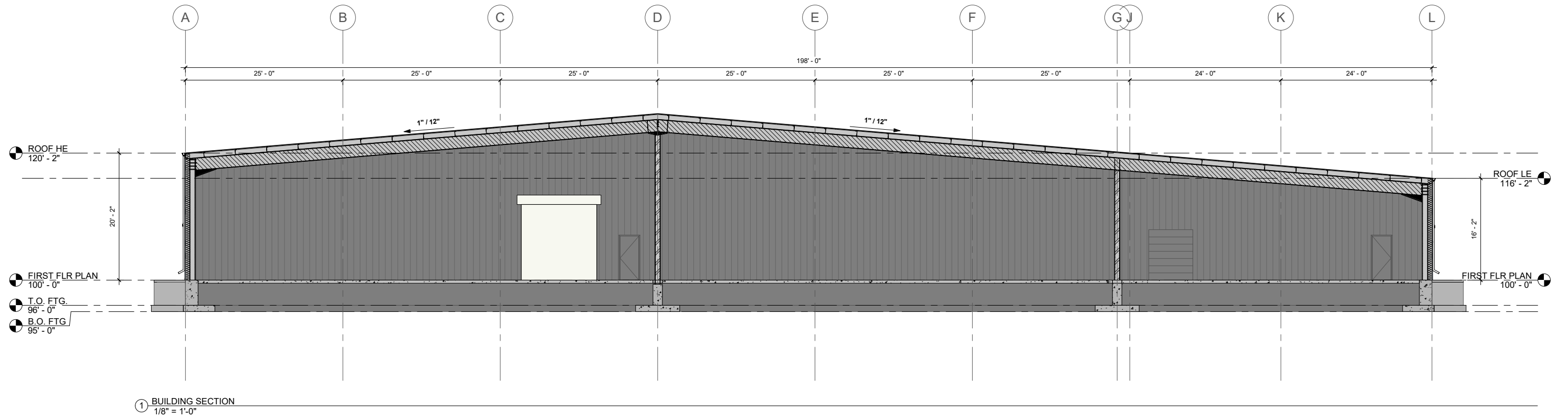
PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	RES	ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET #
2022 CELLOX ADDITION CELLOX LLC	1200 INDUSTRIAL STREET, REEDSBURG, WI	EXTERIOR ELEVATION	REVISIONS NO. BY DATE	0522-19	406 Windy Peak Rd • Verona, WI 53593 608-620-3036 (Office) • svet@rousseveengineering.com		A2.1

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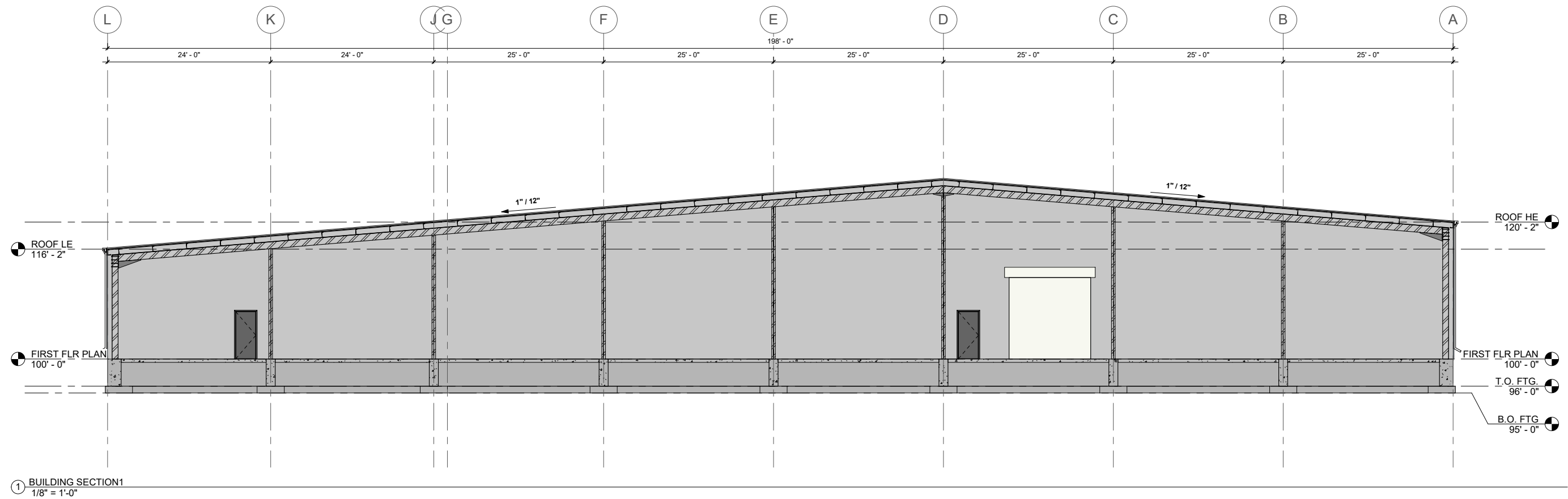
BID DOCUMENTS

PLOT DATE: 10/11/22

Page 14 of 88



PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	RES	ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET #
2022 CELLOX ADDITION CELLOX LLC	1200 INDUSTRIAL STREET, REEDSBURG, WI	BUILDING SECTIONS	REVISIONS	0522-19	406 Windy Peak Rd • Verona, WI 53593 608-620-3036 (Office) • svet@rousseveengineering.com		A3.0

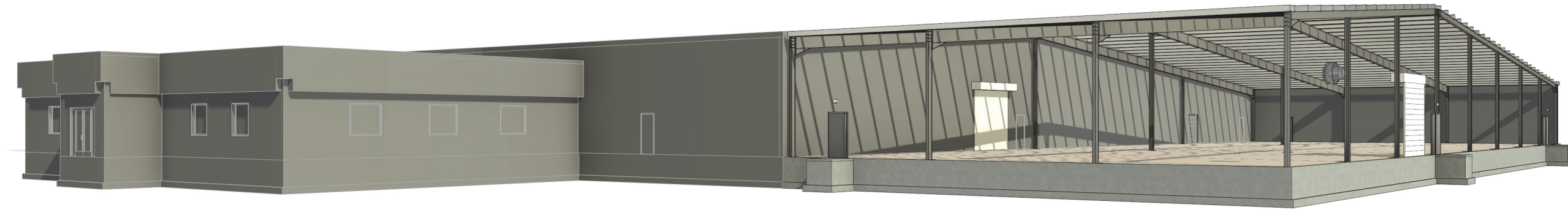


FILE NAME: \\usr2res\Projects\2022\0522-19 Cellox Reedsburg\Cellox 2022 - 1.rvt

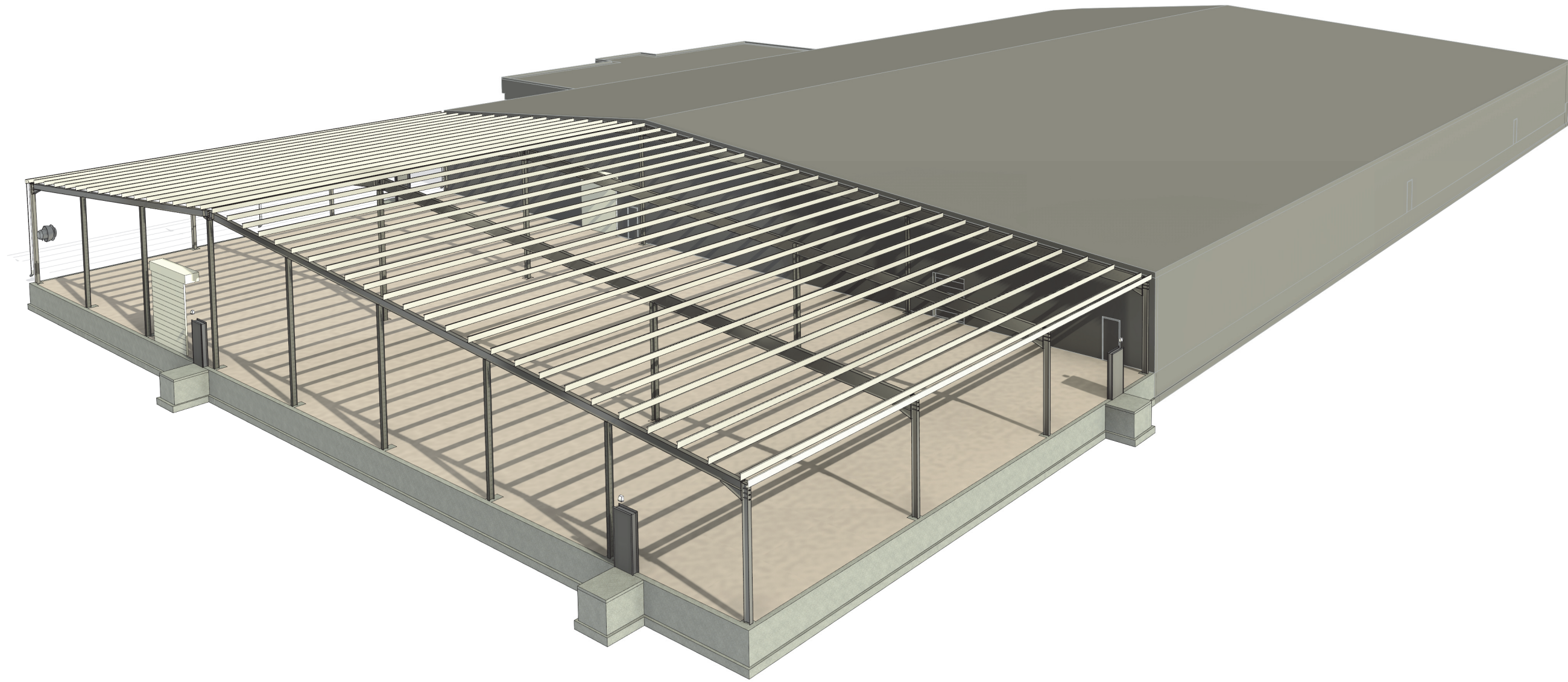
PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	RES	ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET #
2022 CELLOX ADDITION CELLOX LLC	1200 INDUSTRIAL STREET, REEDSBURG, WI	BUILDING SECTIONS	REVISIONS NO. BY DATE	0522-19	406 Windy Peak Rd • Verona, WI 53593 608-620-3036 (Office) • svet@rousseveengineering.com		A3.1

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BID DOCUMENTS



③ PERSPECTIVE VIEW



④ PERSPECTIVE VIEW2

PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	 ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET #
2022 CELLOX ADDITION CELLOX LLC	1200 INDUSTRIAL STREET, REEDSBURG, WI	PERSPECTIVE VIEWS	REVISIONS NO. BY DATE	0522-19	406 Windy Peak Rd • Verona, WI 53593 608-620-3036 (Office) • svet@rousseveengineering.com This document contains confidential or proprietary information of Roussev Engineering Solutions LLC. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Roussev Engineering Solutions LLC.	A6.0

City of Reedsburg - Plan Commission

Staff Report

DATE: November 8, 2022

APPLICANT: Richard Lynn

LOCATION: 660 S Albert Ave; Parcel #1845

ZONING: I-3 Industrial Park

REQUEST: Site Plan Review (SPR)

DESCRIPTION: Consider Site Plan Review for new 4-unit commercial building

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Religious
- South – School
- East – Commercial

ZONING:

- North- B-2 Business
- West- B-2 Business
- South- B-2 Business
- East- B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: S Albert Ave & K St; 110' & 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

Site Plan Review Findings of Fact for Section 690-33

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

1. The Board finds that the existing parcel is currently vacant.
2. The Board finds that the parcel is zoned B-2 Business.
3. The Board finds that a 7,200 SF commercial building is proposed.
4. The Board finds that §690 Schedule 2 lists the commercial land uses that are permitted.
5. The Board finds that the building would be divided into four tenant spaces; two would each have a drive-thru.
6. The Board finds that Tenant 4 would have outdoor seating.
- 7.

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

1. The Board finds that 39,372 SF of impervious surface is proposed.
2. The Board finds that stormwater swales would be located on the north and south sides of the property.
- 3.

Emergency Services. All buildings shall 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. The Board finds that exterior lighting will be at all exit doors.

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

1. The Board finds that 42 parking spaces are proposed.
2. The Board finds that two driveways would be located at the NE and SW corners of the property.
3. The Board finds that the property borders both S Albert Ave and K St.
4. The Board finds that 1 stall for each 200 square feet of building area accessible to the public is required.

Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.

1. The Board finds that elevation drawings are attached.
- 2.

Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

1. The Board finds that the future use map indicates Commercial.

COMMENTS:

Police:

Fire:

Public Works:

Utilities:

Ambulance:

Administrator:

Other:

STAFF COMMENTS: There appears to be no parking lot landscaping on the east side, presumably because the parking goes up to the lot line. However, the site exceeds the minimum by 6 spaces. And that's if you measure the whole building, not just the area open to the public as the ordinance dictates. So maybe a spot or two or three could be used for landscaping instead. Same on the west side as the lot line is about 6' from the neighboring church if smaller/narrower plantings could be placed there.

By having two drive thru areas, presumably there will be several directional signs. Such signs are limited to 8 SF each.

As of this writing, I asked the engineer for a lighting plan. The only exterior lighting I see listed are wall sconces.

Exhibit List

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

City of Reedsburg Land Use Application

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

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

APPLICANT: RICHARD LYNN

ADDRESS: 2800 NEW Pinery Rd **CITY:** PORTAGE **STATE:** WI

ZIP: 53901 **PHONE:** 608-660-6600 **PARCEL #:** 53P5T

E- MAIL: rick@lynnholdings.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) 660 S ALBERT AVE, REEDSBURG, WI

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 & C” on back page.

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

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

☒ **Site Plan Review:** (See “B & C” on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

For *VARIANCE* requests, also answer “D” 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.

Applicant Signature / Date

Owner Signature / Date

Account #10-461500-00

***The applicant or representative
MUST ATTEND the meeting(s).***

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 #		_____

A. Please describe how your request meets each of the following Conditional Use standards, as applicable.

- A. Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.
- B. Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.
- C. Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

B. Please describe how your request meets each of the following Site Plan standards, as applicable.

- ☒ Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.
- ☒ Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.
- ☒ Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.
- ☒ 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.
- ☒ Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
- ☒ Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.
- ☒ Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

C. Site Plan Requirements, as applicable.

- ☒ (A) North arrow
- ☒ (B) Location of property lines, dimensions, and setbacks.
- ☒ (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- ☒ (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- ☒ (E) Location of existing and proposed buildings.
- ☒ (F) Location of parking areas and all exterior lighting.
- ☒ (G) Location of all loading / unloading areas.
- ☒ (H) Location of all sidewalks, walkways, bicycle paths and areas for public use.
- ☒ (I) Location of all utilities on the site.
- ☒ (J) Location and specifications for all fences, walls, and other screening features.
- ☒ (K) Location and specifications for all existing and proposed perimeter and internal landscaping.
- ☒ (L) Location and specifications for screening of all trash receptacles and other solid waste disposal facilities.
- ☒ (M) Location and specifications for proposed signs.
- ☒ (N) Elevation drawings for proposed commercial structures.
- ☒ (P) Floor plans, when needed to determine the number of parking spaces required.

D. Please describe how your request meets each of the following Variance standards. Attach additional pages if needed.

To grant a variance, the Board of Appeals must find four things:

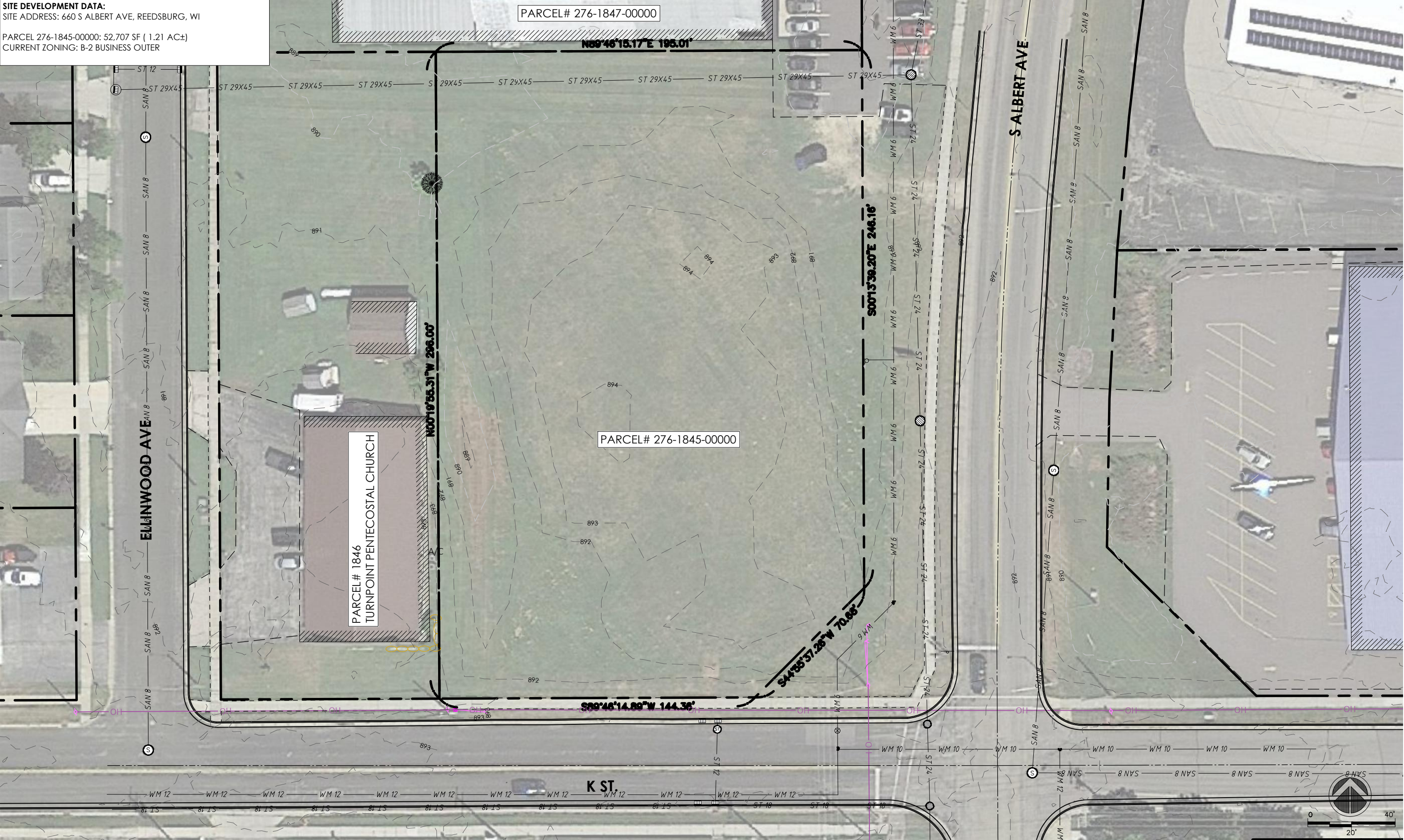
- 1) The variance will not be contrary to the public interest.
- 2) Substantial justice will be done by granting the variance. _____
- 3) The variance is needed so that the spirit of the ordinance is observed.
- 4) Due to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship.

Variance Hardship. A property owner bears the burden of proving "unnecessary hardship" by demonstrating either of the following:

- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
- 2) For a use variance, that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In both situations, the property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than personal considerations, and that the unnecessary hardship was not created by the property owner.

SITE DEVELOPMENT DATA:
SITE ADDRESS: 660 S ALBERT AVE, REEDSBURG, WI

PARCEL 276-1845-00000: 52,707 SF (1.21 AC±)
CURRENT ZONING: B-2 BUSINESS OUTER



SITE DEVELOPMENT DATA:

SITE ADDRESS: 660 S ALBERT AVE, REEDSBURG, WI
PARCEL 276-1845-00000: 52,707 SF (1.21 AC±)
CURRENT ZONING: B-2 BUSINESS OUTER

PROPOSED BUILDING	=	7,200 SF (0.17 AC)
CONCRETE SIDEWALK	=	1,925 SF (0.04 AC)
ASPHALT PAVEMENT	=	27,807 SF (0.64 AC)
CURB & GUTTER	=	1,860 SF (0.04 AC)
TRASH ENCLOSURE	=	580 SF (0.04 AC)
TOTAL PRO IMPERVIOUS	=	39,372 SF (0.90 AC) 75%
LANDSCAPE AREAS	=	13,335 SF (0.30 AC) 25%

PARKING CALCS

TENANT 2 - 4 AREA (RETAIL)	=	4,377 SF * 80%/100SF = 35
TENANT 1 (BUSINESS)	=	2,134 SF * 80% /300 SF = 6
TOTAL	=	41 STALLS

PROVIDED PARKING

= (42) SPACES INCLUDING

NOTES:

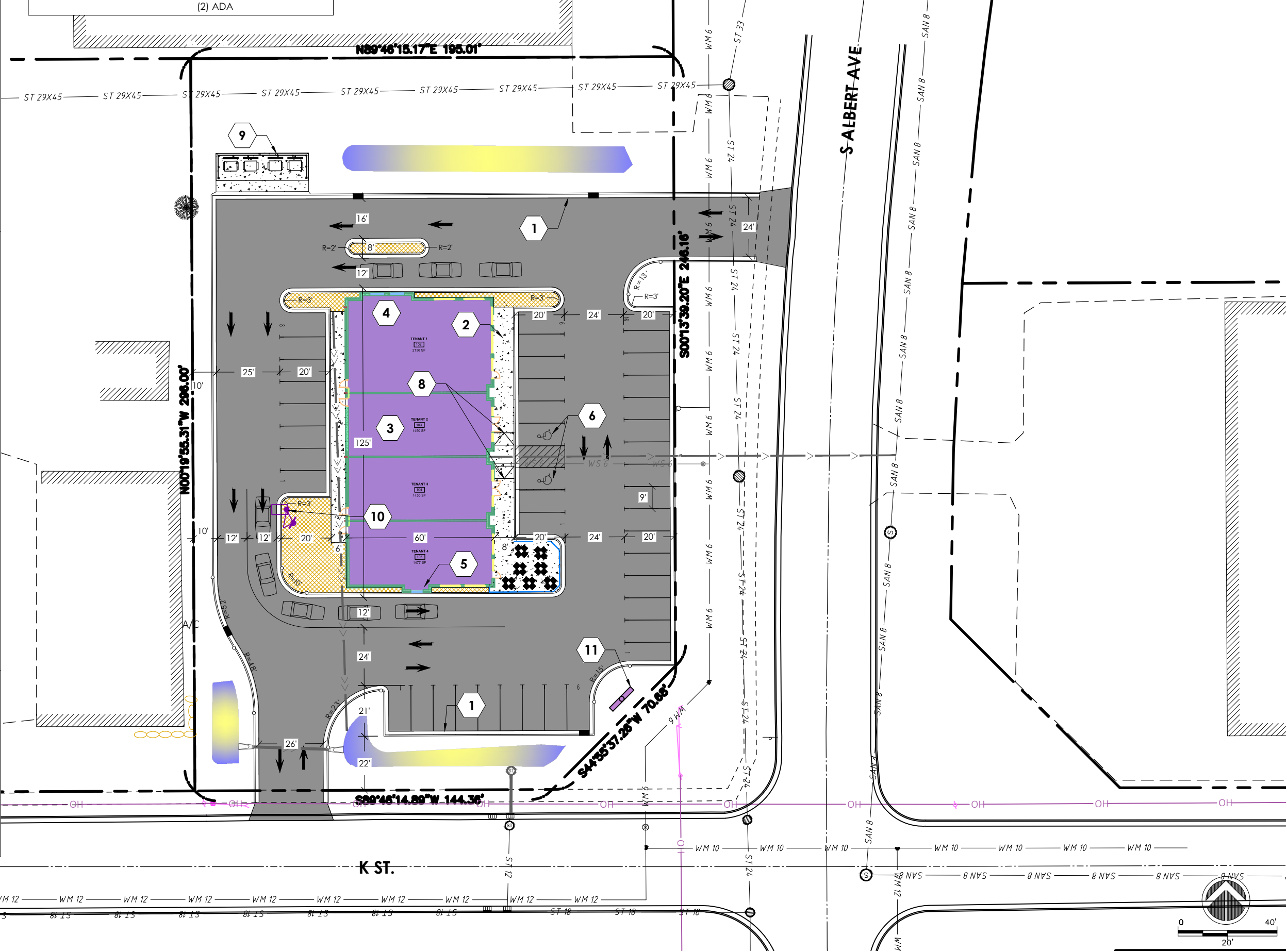
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PLAN KEY

1	24" CURB & GUTTER
2	CONCRETE SIDEWALK
3	PROPOSED BUILDING
4	DRIVE THRU #1
5	DRIVE THRU #2
6	VAN ACCESSIBLE STALL
7	VAN ACCESSIBLE PARKING SIGN
8	CURB RAMP WITH DETECTABLE WARNING FIELD (TRUNCATED DOMES)
9	TRASH ENCLOSURE
10	MENU BOARD, CANOPY AND SPEAKER BOX WITH LANDSCAPE AROUND
11	COMMERCIAL SIGN

PAVEMENT KEY

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	LANDSCAPE AREAS
	STORM SWALE ~ 2' DEPRESSION
	SAWCUT LINE

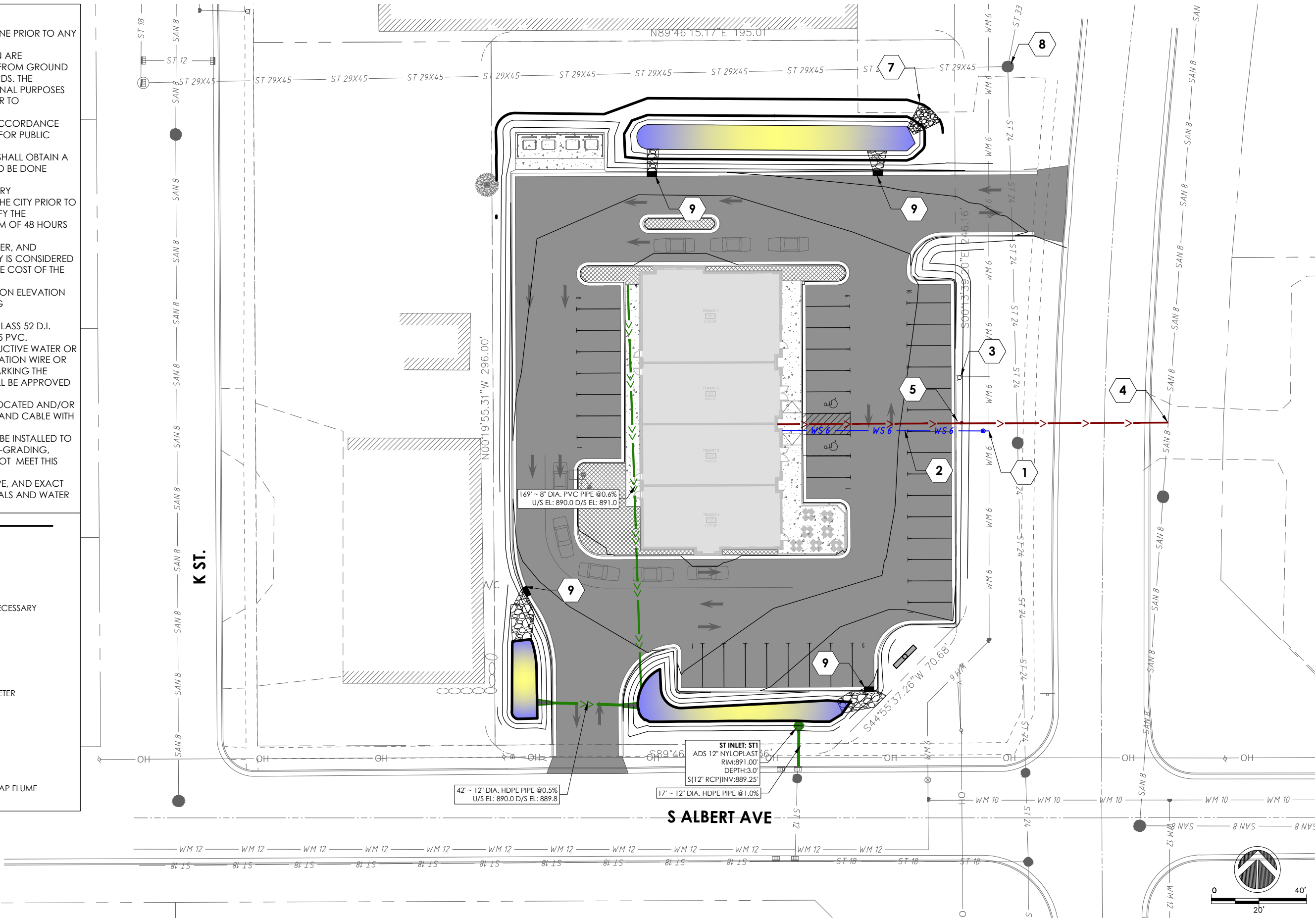


PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	HARMONY Construction Management, Inc.	RES ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET
MULTI-TENANT DEVELOPMENT LYNN PROPERTIES LLC	REEDSBURG, WI	PROPOSED LAYOUT	REVISIONS NO. BY DATE	0922-41		406 Windy Peak Rd • Verona, WI 53593 608-620-3036 (Office) • svt@rousseveengineering.com	C2.0

- UTILITY NOTES:**
1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
 2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
 4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
 5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE DEPARTMENT OF PUBLIC WORKS A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
 6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
 7. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
 8. WATER SERVICE TO BUILDING SHALL BE 8" CLASS 52 D.I.
 9. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
 10. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
 11. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
 12. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 7.0'. AFTER RE-GRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
 13. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PLAN KEY

- 1 CONNECT TO 6" EXISTING WM
INSTALL 6" TEE & 6" VALVE
- 2 6" CLASS 52 D.I. WATER SERVICE
- 3 EXISTING HYDRANT, ADJUST HEIGHT IF NECESSARY
- 4 CONNECT TO EX. 8" SAN SEWER
- 5 SAN SEWER CLEAN OUT
- 6 8" DOWNSPOUT UNDERDRAIN TO PERIMETER DRAINAGE
- 7 STONE WEEPER OUTLET
- 8 EXISTING FIELD STORM INLET
- 9 2' CURB PERFORATION W/ CLASS II RIP RAP FLUME



- GRADING NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING GRADING OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
 2. ALL MATCHING SIDEWALK ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
 3. CONTOUR AND SPOT ELEVATIONS SHOWN REPRESENT FINISH GRADE ELEVATIONS.
 4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.
 5. SIDEWALKS AND RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).
 6. SIDEWALK LANDINGS SHALL HAVE A 2.0% (1:50) MAXIMUM CROSS SLOPE OR SLOPE IN ALL DIRECTIONS, INCLUDING DIAGONAL.
 8. ALL SIDEWALK SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8%.

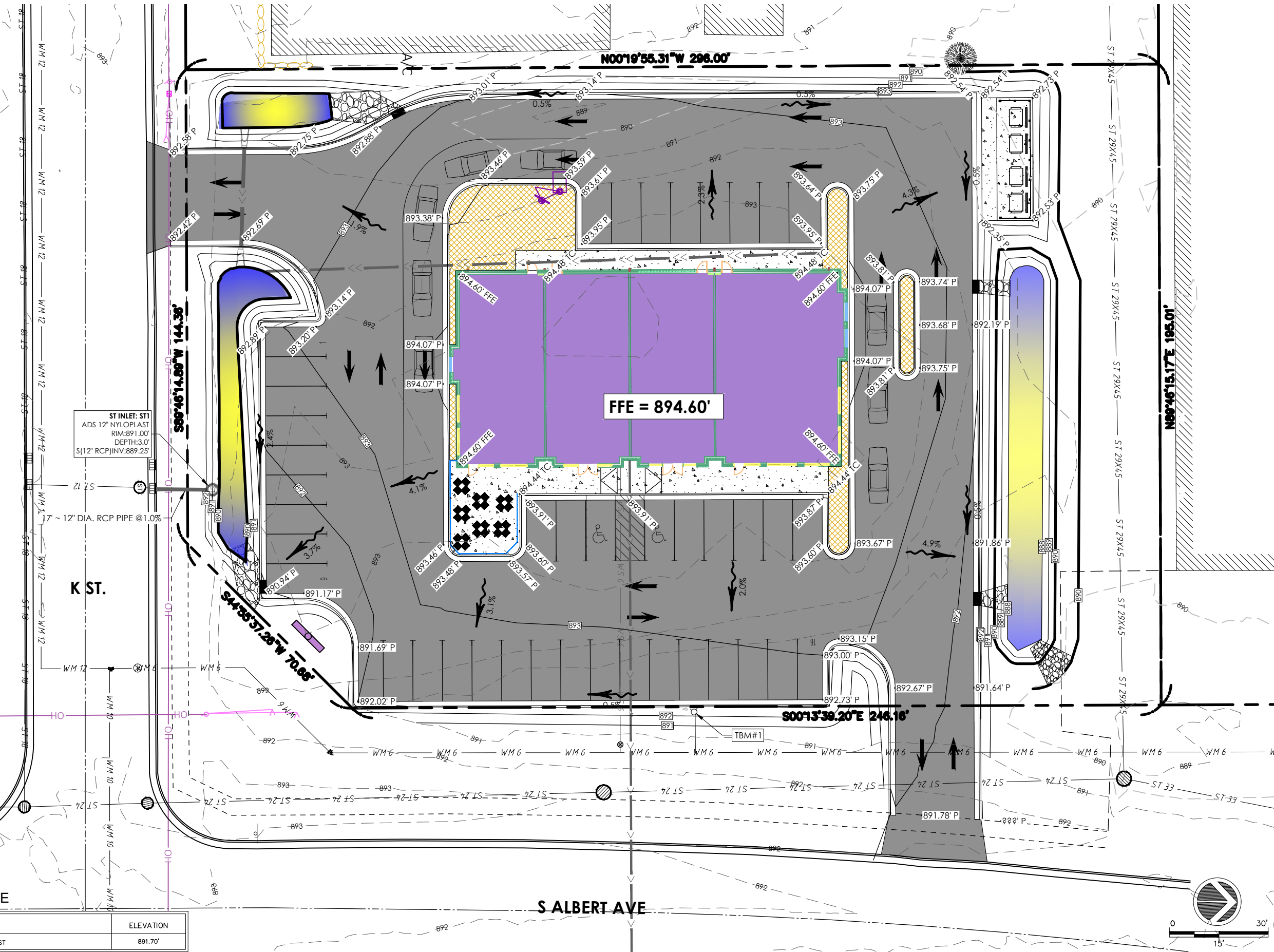
- GRADING LEGEND**
- EXISTING CONTOURS
 - PROPOSED MAJOR CONTOURS (5' INTERVAL)
 - PROPOSED MINOR CONTOURS (1' INTERVAL)
 - SAWCUT LINE
 - 894.60' P PAVEMENT ELEVATION
 - 894.60' TOC TOP OF CURB ELEVATION
 - 896.40' C CONCRETE PAVEMENT ELEVATION
 - DRAINAGE ARROWS

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

- PAVEMENT KEY**
- ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - LANDSCAPE AREAS
 - STORM SWALE ~ 2' DEPRESSION
 - SAWCUT LINE

BENCHMARK TABLE

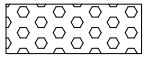
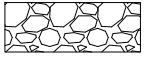
BENCHMARK	DESCRIPTION	ELEVATION
TBM #1	FLANGE NUT ON HYDRANT, S. ALBERT ST	891.70'

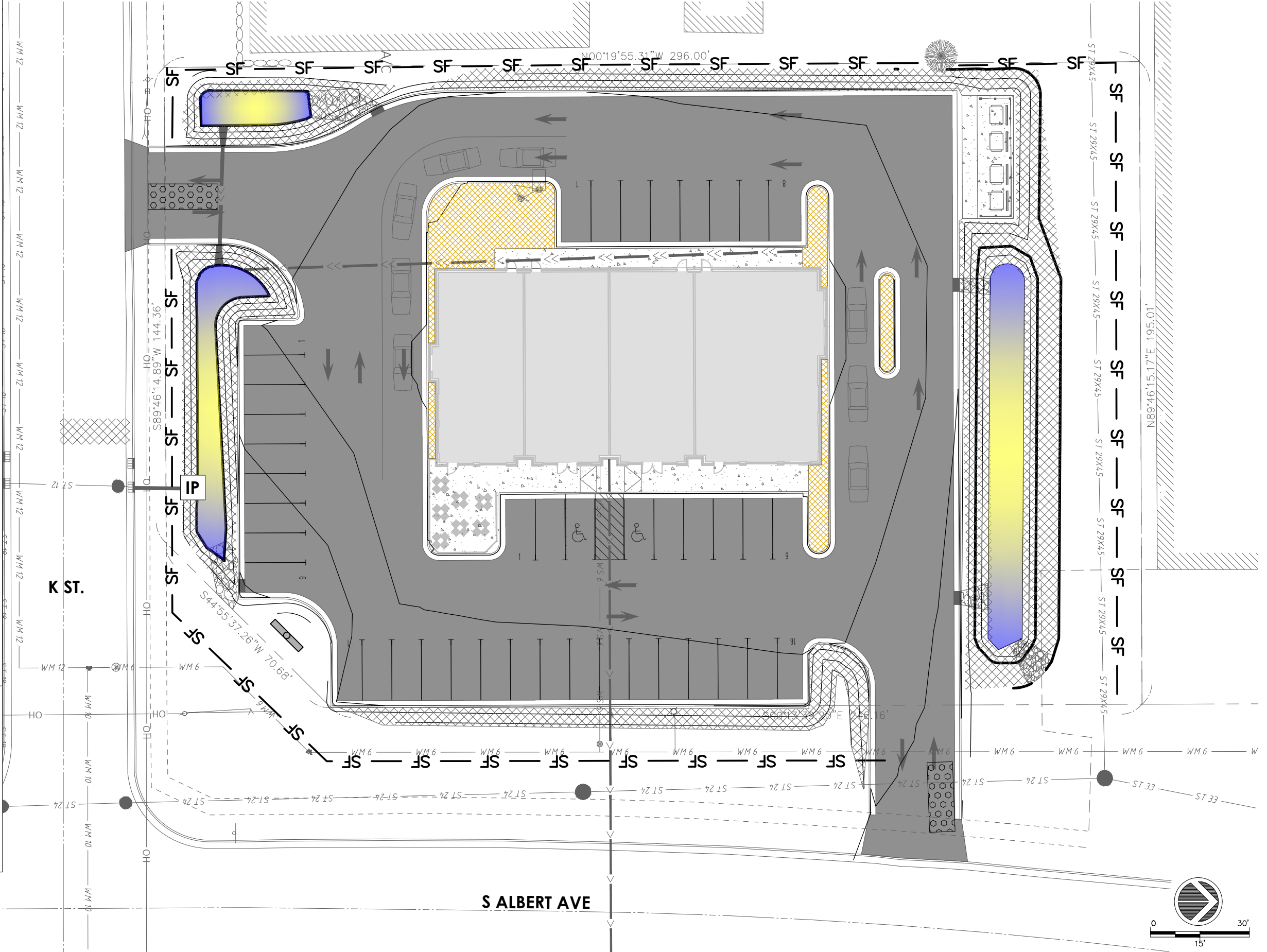


EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.
4. RESTORATION RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
5. INSPECTION THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, TONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
7. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
8. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
9. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
10. STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
11. TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
12. SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
13. STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL KEY

-  TRACKING PAD
-  CLASS II RIP-RAP @ STORM SEWER OUTLET, TYP.
-  EROSION MAT
-  SILT FENCE, TYP.
-  INLET PROTECTION, TYP.



PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:	HARMONY Construction Management, Inc.	RES ROUSSEV ENGINEERING SOLUTIONS, LLC	SHEET
MULTI-TENANT DEVELOPMENT LYNN PROPERTIES LLC	REEDSBURG, WI	EROSION CONTROL PLAN	REVISIONS NO. BY DATE	0922-41		406 Windy Peak Rd • Verona, WI 53593 608-620-3036 (Office) • svet@rousseveengineering.com	C5.0

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PAVEMENT KEY

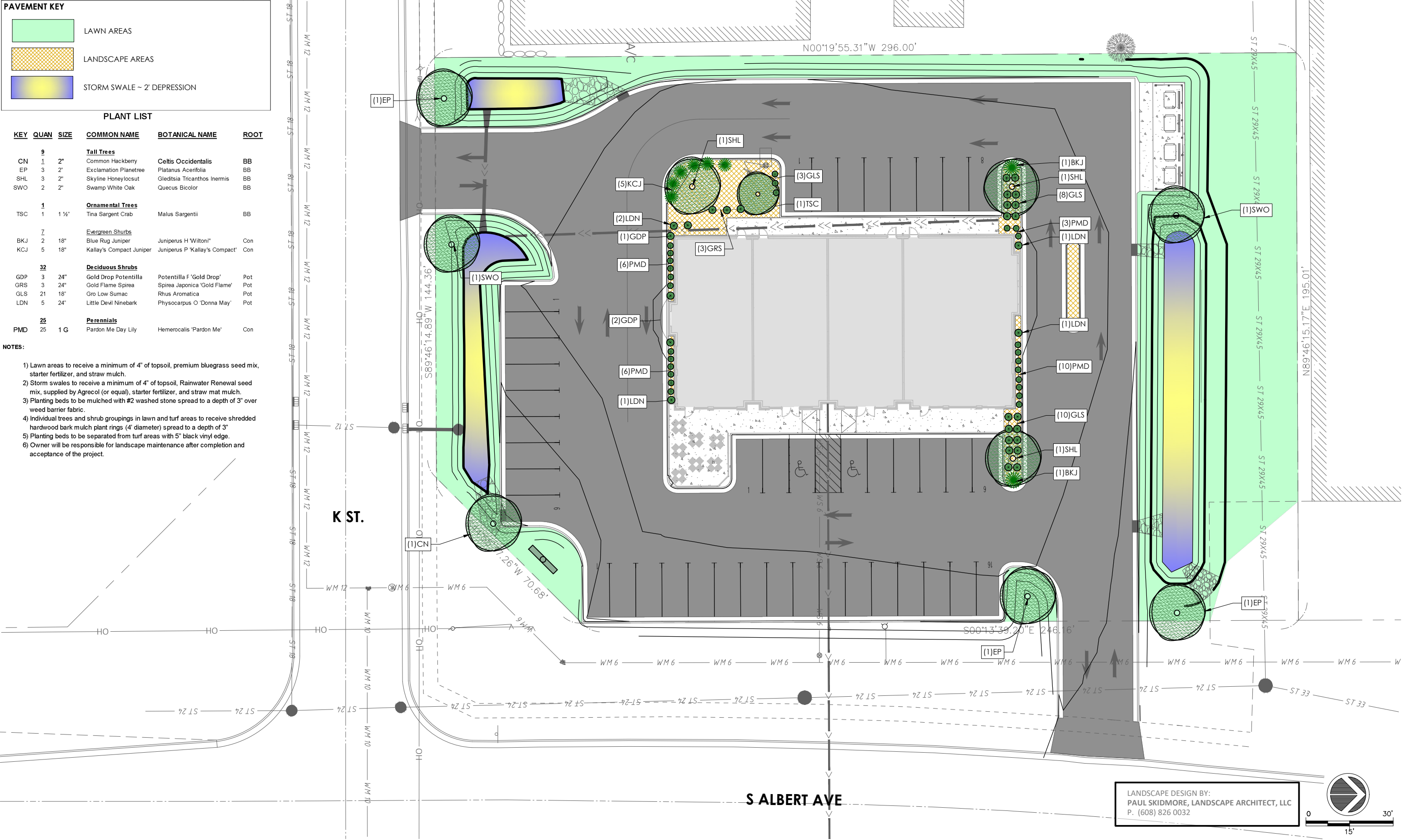
LAWN AREAS

LANDSCAPE AREAS

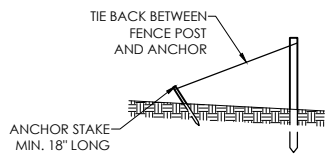
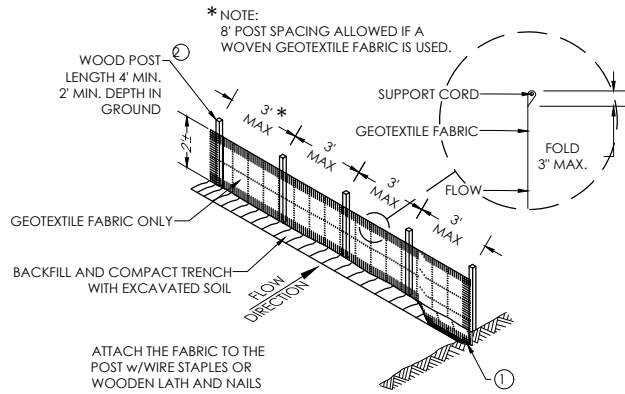
STORM SWALE ~ 2' DEPRESSION

PLANT LIST					
KEY	QUAN	SIZE	COMMON NAME	BOTANICAL NAME	ROOT
Tall Trees					
CN	1	2"	Common Hackberry	Celtis Occidentalis	BB
EP	3	2"	Exclamation Planetree	Platanus Acerifolia	BB
SHL	3	2"	Skyline Honeylocust	Gleditsia Tricanthos Inermis	BB
SWO	2	2"	Swamp White Oak	Quercus Bicolor	BB
Ornamental Trees					
TSC	1	1 1/2"	Tina Sargent Crab	Malus Sargentii	BB
Evergreen Shrubs					
BKJ	2	18"	Blue Rug Juniper	Juniperus H 'Wiltoni'	Con
KCJ	5	18"	Kallay's Compact Juniper	Juniperus P 'Kallay's Compact'	Con
Deciduous Shrubs					
GDP	3	24"	Gold Drop Potentilla	Potentilla F 'Gold Drop'	Pot
GRS	3	24"	Gold Flame Spirea	Spirea Japonica 'Gold Flame'	Pot
GLS	21	18"	Gro Low Sumac	Rhus Aromatica	Pot
LDN	5	24"	Little Devil Ninebark	Physocarpus O 'Donna May'	Pot
Perennials					
PMD	25	1 G	Pardon Me Day Lily	Hemerocallis 'Pardon Me'	Con

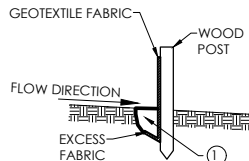
- NOTES:
- Lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch.
 - Storm swales to receive a minimum of 4" of topsoil, Rainwater Renewal seed mix, supplied by Agrecol (or equal), starter fertilizer, and straw mat mulch.
 - Planting beds to be mulched with #2 washed stone spread to a depth of 3" over weed barrier fabric.
 - Individual trees and shrub groupings in lawn and turf areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"
 - Planting beds to be separated from turf areas with 5" black vinyl edge.
 - Owner will be responsible for landscape maintenance after completion and acceptance of the project.



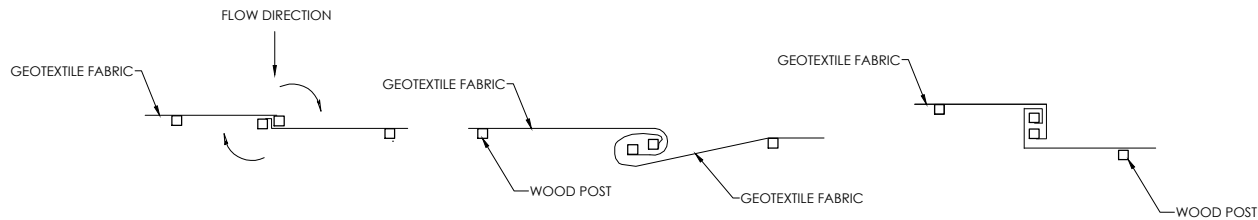
- NOTES:
- TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 - HORIZONTAL BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
 - WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.



SILT FENCE TIE BACK DETAIL

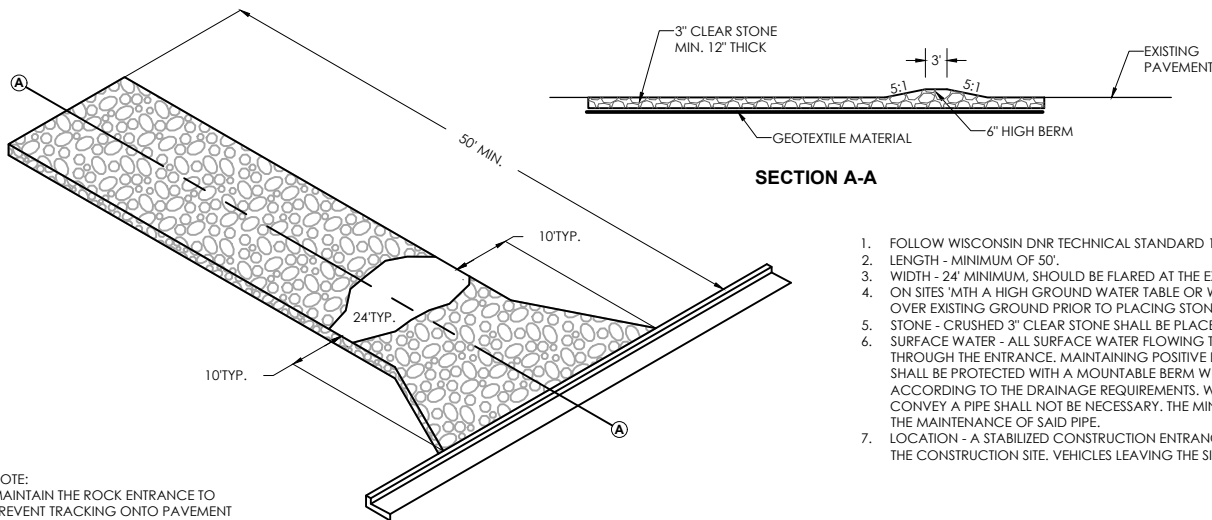


TRENCH DETAIL



JOINING LENGTHS OF SILT FENCE

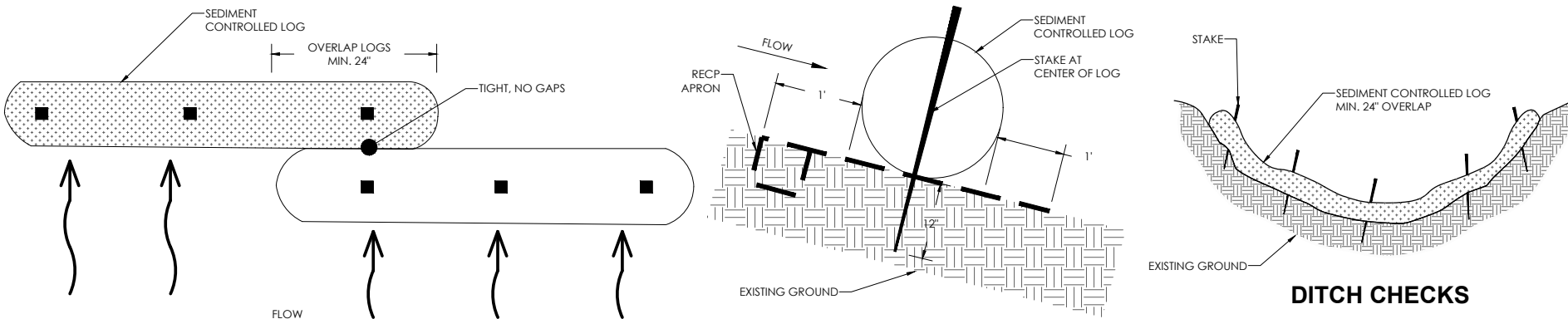
1-SILT FENCE



SECTION A-A

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'.
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

2-TRACKING PAD



3-TEMPORARY DITCH CHECK

INSTALLATION NOTES:

TYPE D

- DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINC THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

GENERAL NOTES:

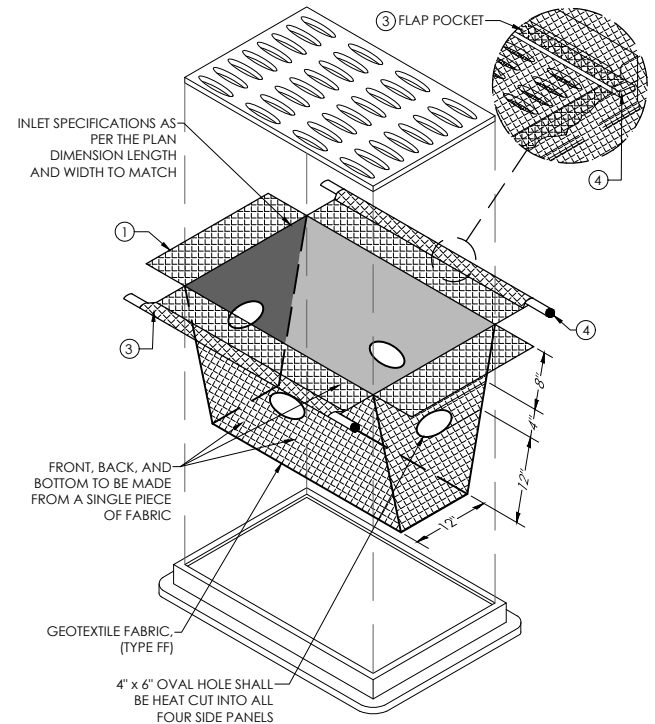
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON WIS DOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

FLAP POCKET SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2" X 4".

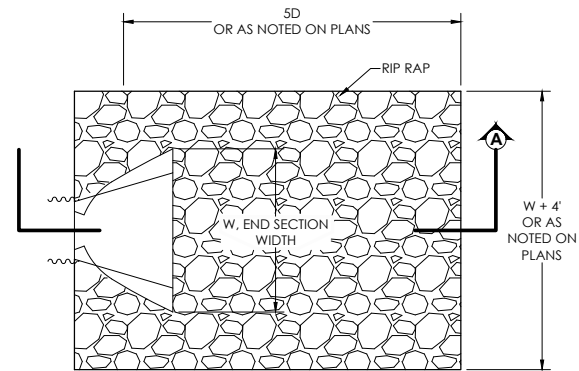
USE REBAR OR STEEL ROD FOR REMOVAL **OR** FOR INLETS WITH CURB CASTING; USE A WOOD 2"x4" EXTENDED 10" BEYOND SIDES OF GRATE. CONNECT 2"x4" TO GRATE WITH WIRE OR PLASTIC TIES.



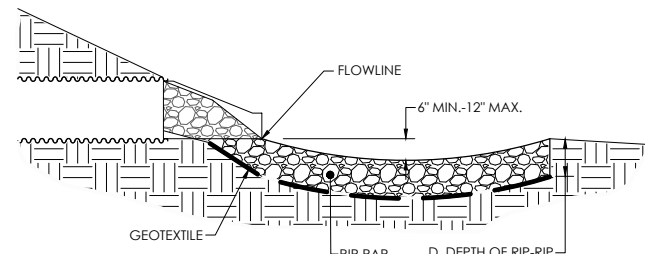
TYPE D

4-INLET PROTECTION

RIP RAP CLASS	WIS DOT RIP RAP EQUIVALENT	d. DEPTH
1	---	9"
2	LIGHT	18"
3	HEAVY	27"
4	EXTRA HEAVY	36"



PLAN VIEW



SECTION A-A

CMP/HDPE PIPE

5-RIP RAP AT PIPE OUTLET (BLDG ROOF DRAIN)

PROJECT:

MULTI-TENANT DEVELOPMENT
LYNN PROPERTIES LLC

ADDRESS:

REEDSBURG, WI

SHEET NAME:

EROSION CONTROL
DETAILS

REVISION:

REVISIONS NO. BY DATE

PROJECT NO:

0922-41

HARMONY
Construction Management, Inc.

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SOLUTIONS, LLC

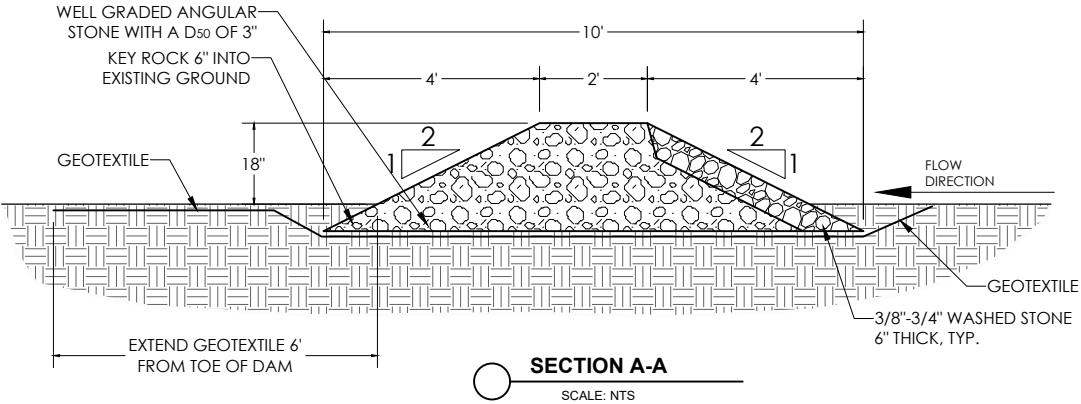
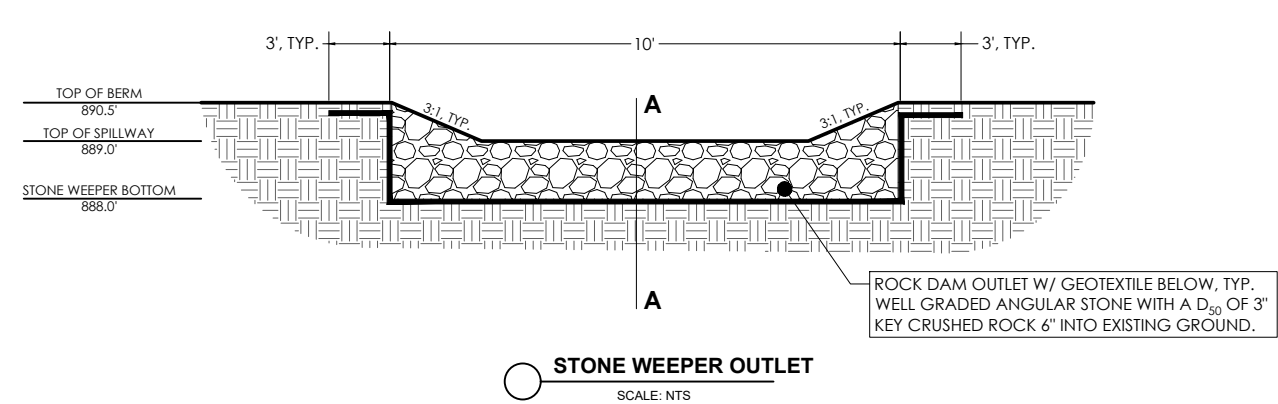
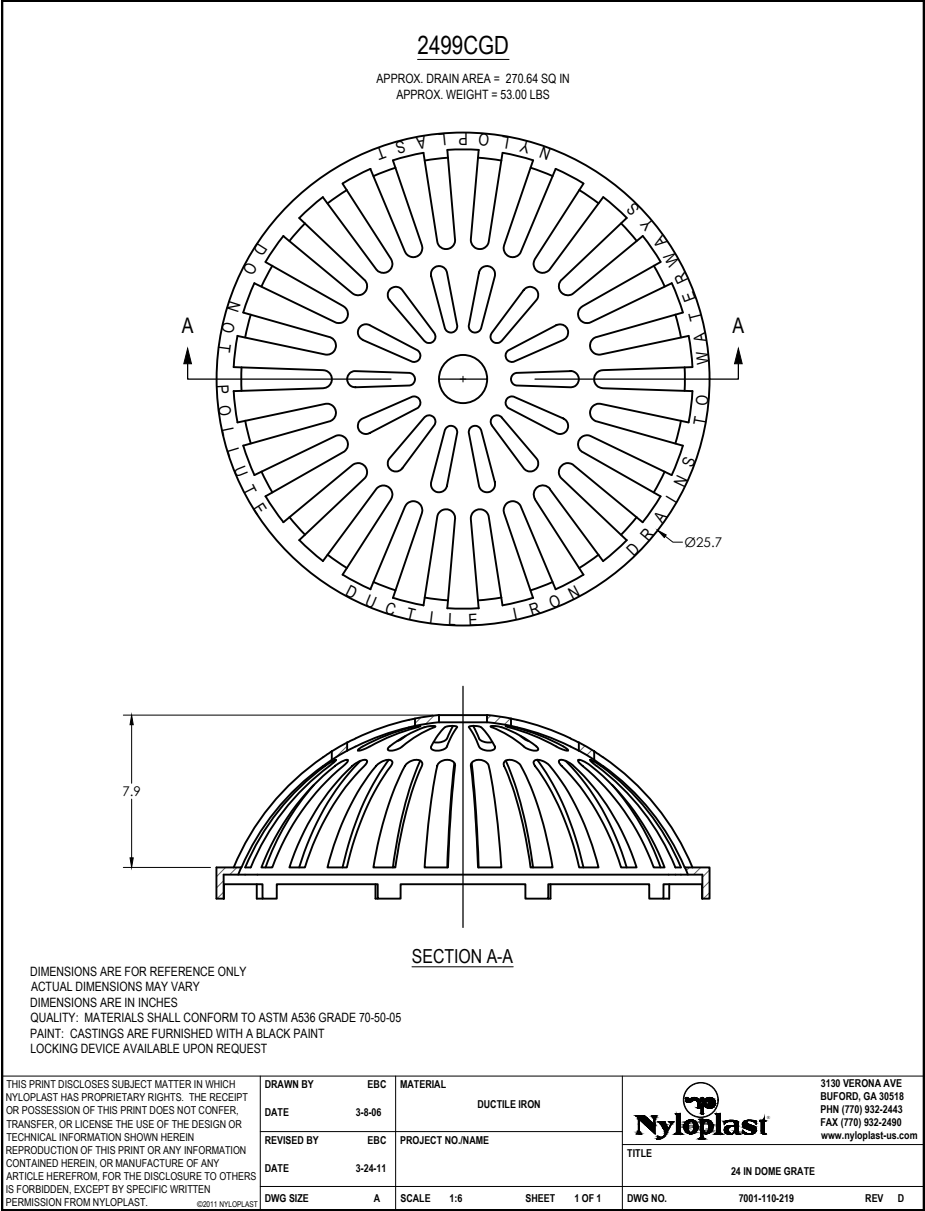
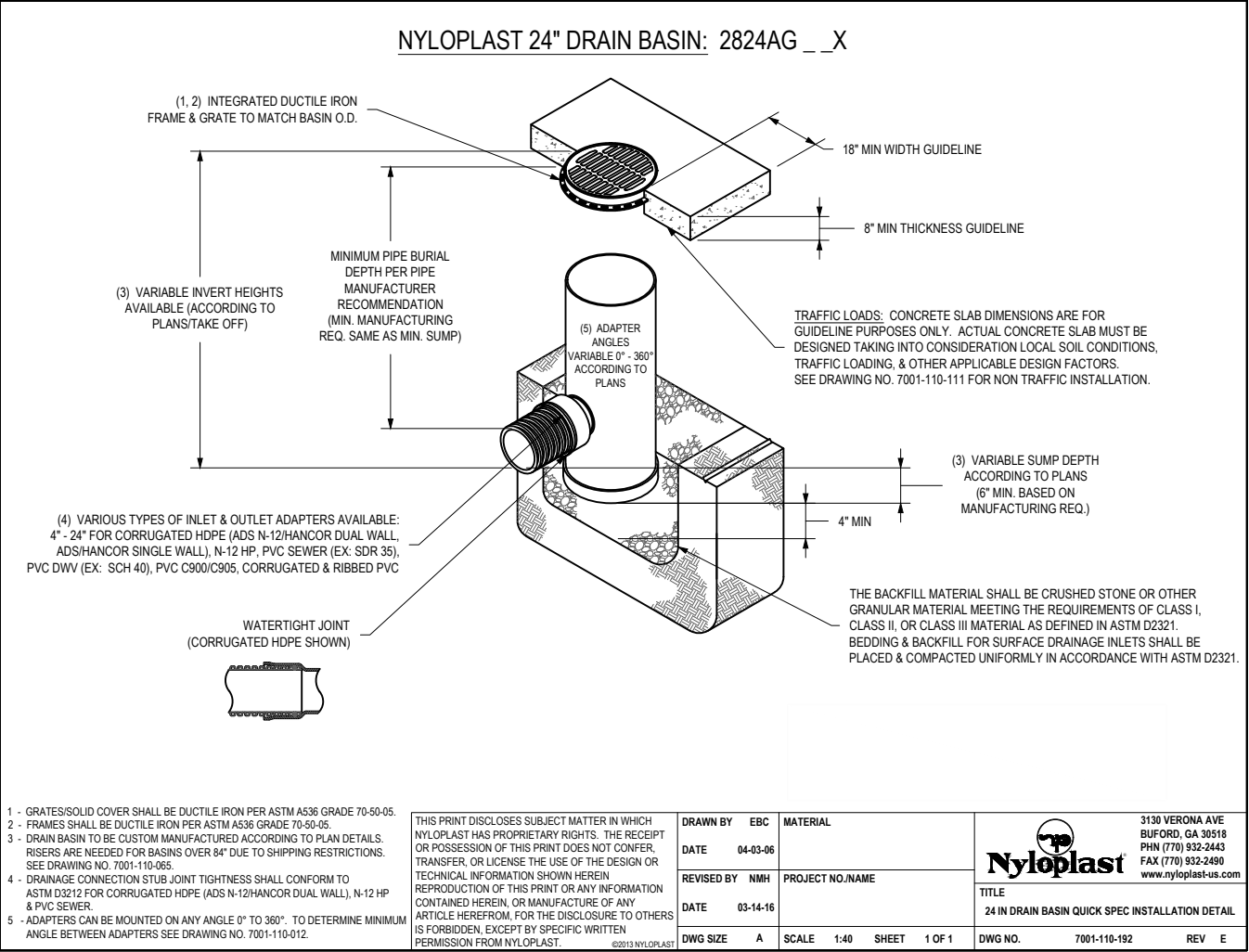
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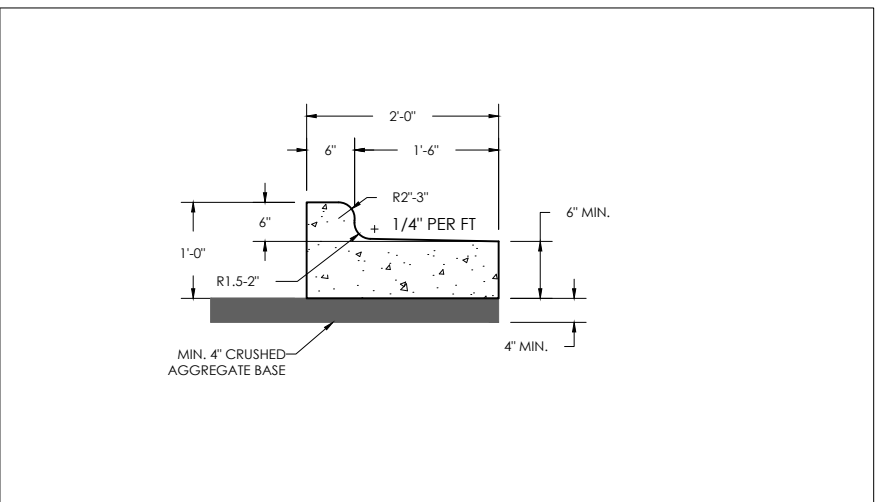


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MULTI-TENANT DEVELOPMENT LYNN PROPERTIES LLC	REEDSBURG, WI	STORM OUTLETS	REVISIONS NO. BY DATE	0922-41		406 Windy Peak Rd • Verona, WI 53593 608-620-3036 (Office) • svel@roussevenengineering.com	C7.1

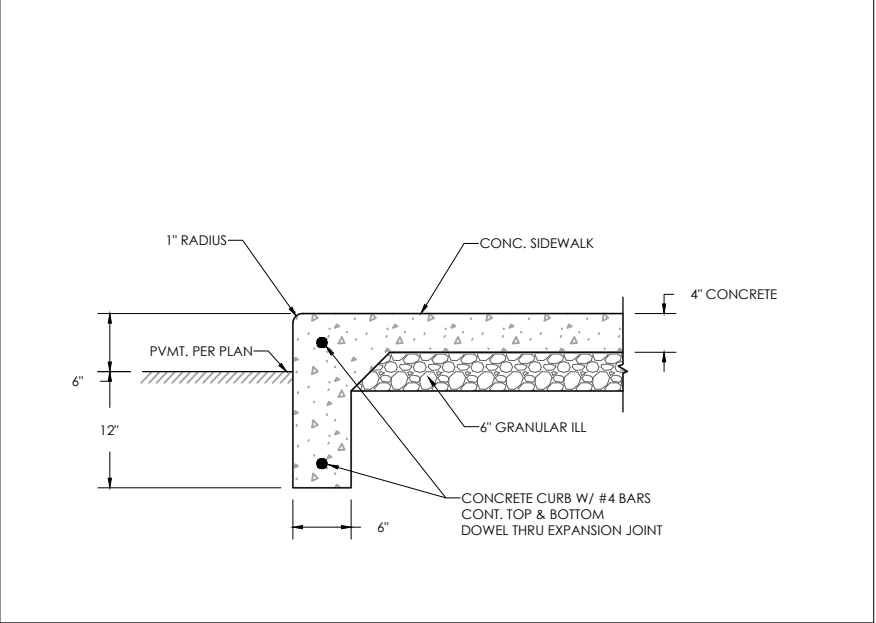


VERTICAL WATER MAIN OFFSETS

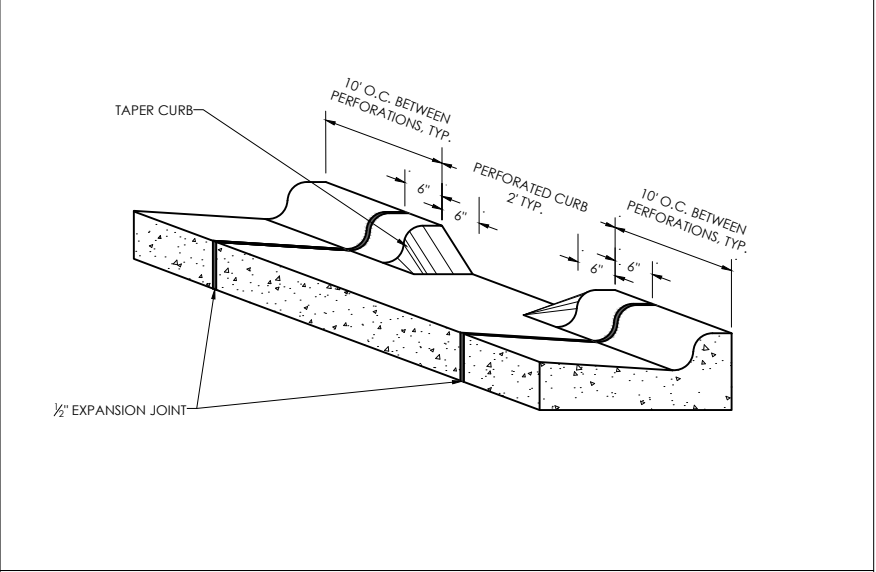




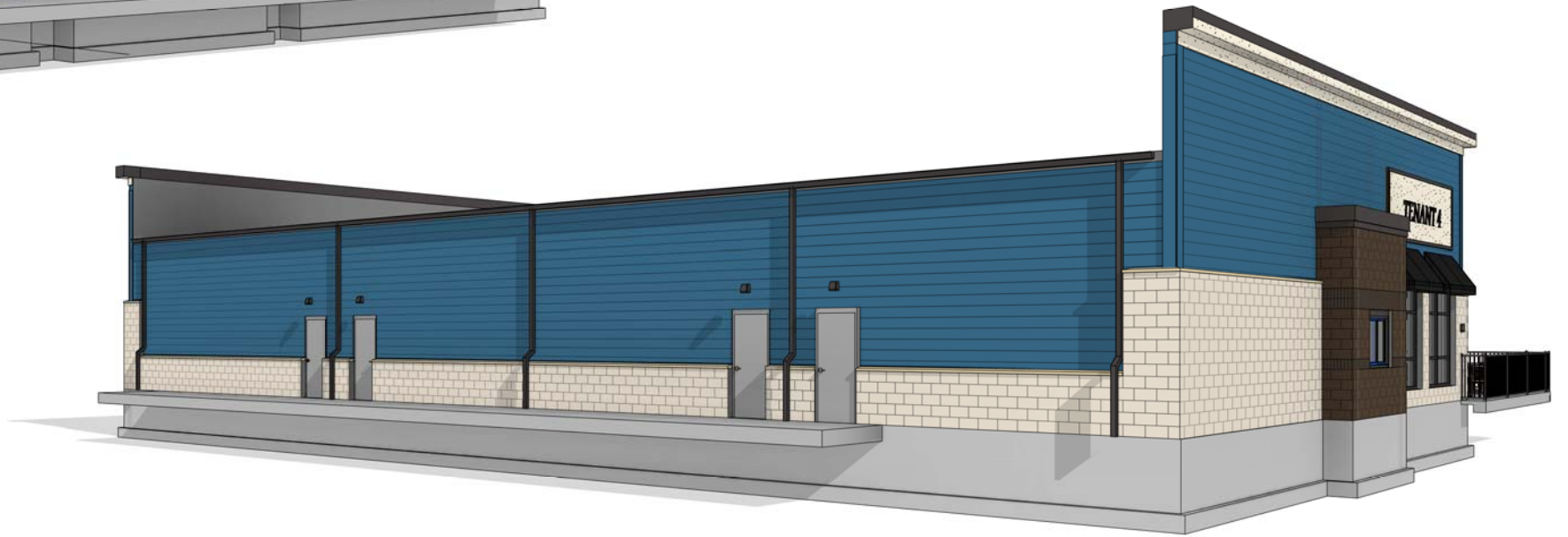
24" REJECT CURB



INTEGRAL CURB/SIDEWALK



CURB PERFORATION DETAIL



PROJECT:
MULTI-TENANT BUILDING

ADDRESS:
660 S ALBERT AVE, REEDSBURG, WI

SHEET NAME:
PERSPECTIVE VIEWS

REVISION:
REVISIONS

PROJECT NO:
0922-41

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MADISON, WI 53713

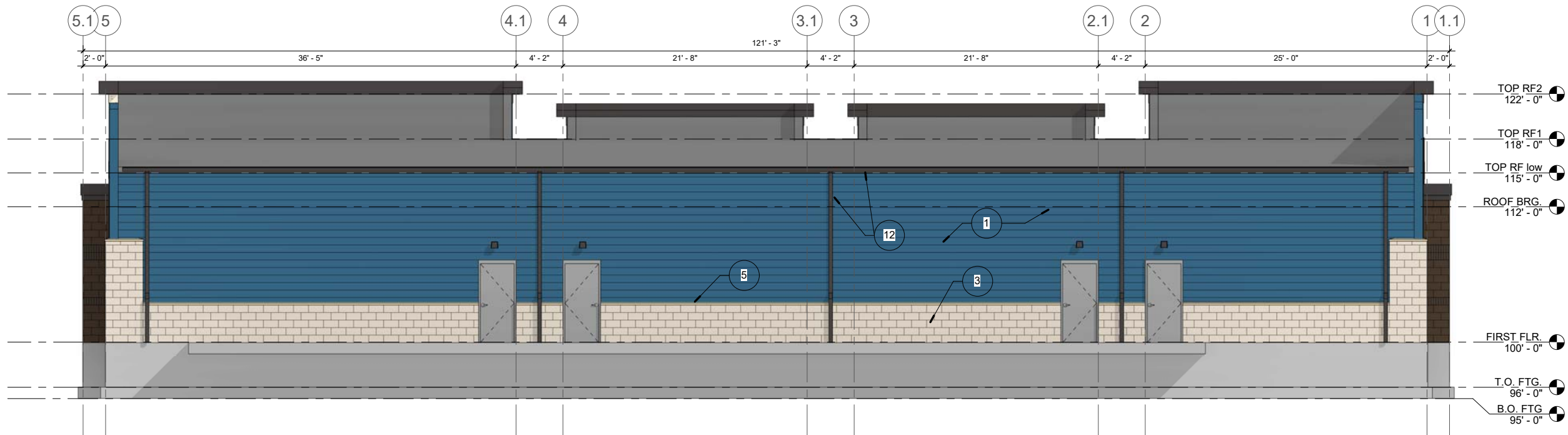
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① EAST ELEVATION
3/16" = 1'-0"

PLAN NOTES	
ITEM	DESCRIPTION
1	LP SMART SIDING COLOR NAVY BLUE
2	EXTERIOR INSULATION FINISH SYSTEM (EIFS)
3	CMU MASONRY - SPLIT FACE COLOR MOONBEAM
4	THERMALLY IMPROVED DARK BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" LOW-E BRONZE TINTED GLAZING
5	CAST STONE ACCENT - SMOOTH FACE, EDWARDS CAST STONE COLOR 18-039
6	LP SMART SIDING COLOR CHARCOAL
7	FIXED ALUMINUM AWNING WITH FABRIC
8	1 1/2" THK. X 4" W EIFS TRIM, COLOR TO MATCH
9	PRE-FINISH METAL COPING COLOR DARK BRONZE
10	EXTERIOR WALL SCONCE COLOR BONZE
11	ALUMINUM FENCE, COLOR BLACK
12	PRE-FINISH GUTTER & DOWNSPOUT, COLOR TO MATCH COPING



② WEST ELEVATION
3/16" = 1'-0"

FILE NAME : User2res\Projects\2022\0922-41 Harmony Reedsburg\Revit\Project2.rvt

PROJECT:
MULTI-TENANT BUILDING

ADDRESS:
660 S ALBERT AVE, REEDSBURG, WI

SHEET NAME:
EXTERIOR ELEVATIONS

REVISION:
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① NORTH ELEVATION
3/16" = 1'-0"

PLAN NOTES	
ITEM	DESCRIPTION
1	LP SMART SIDING COLOR NAVY BLUE
2	EXTERIOR INSULATION FINISH SYSTEM (EIFS)
3	CMU MASONRY - SPLIT FACE COLOR MOONBEAM
4	THERMALLY IMPROVED DARK BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" LOW-E BRONZE TINTED GLAZING
5	CAST STONE ACCENT - SMOOTH FACE, EDWARDS CAST STONE COLOR 18-039
6	LP SMART SIDING COLOR CHARCOAL
7	FIXED ALUMINUM AWNING WITH FABRIC
8	1 1/2" THK. X 4" W EIFS TRIM, COLOR TO MATCH
9	PRE-FINISH METAL COPING COLOR DARK BRONZE
10	EXTERIOR WALL SCONCE COLOR BONZE
11	ALUMINUM FENCE, COLOR BLACK
12	PRE-FINISH GUTTER & DOWNSPOUT, COLOR TO MATCH COPING



② SOUTH ELEVATION
3/16" = 1'-0"

PROJECT:
MULTI-TENANT BUILDING

ADDRESS:
660 S ALBERT AVE, REEDSBURG, WI

SHEET NAME:
EXTERIOR ELEVATIONS

REVISION:
REVISIONS
NO. BY DATE

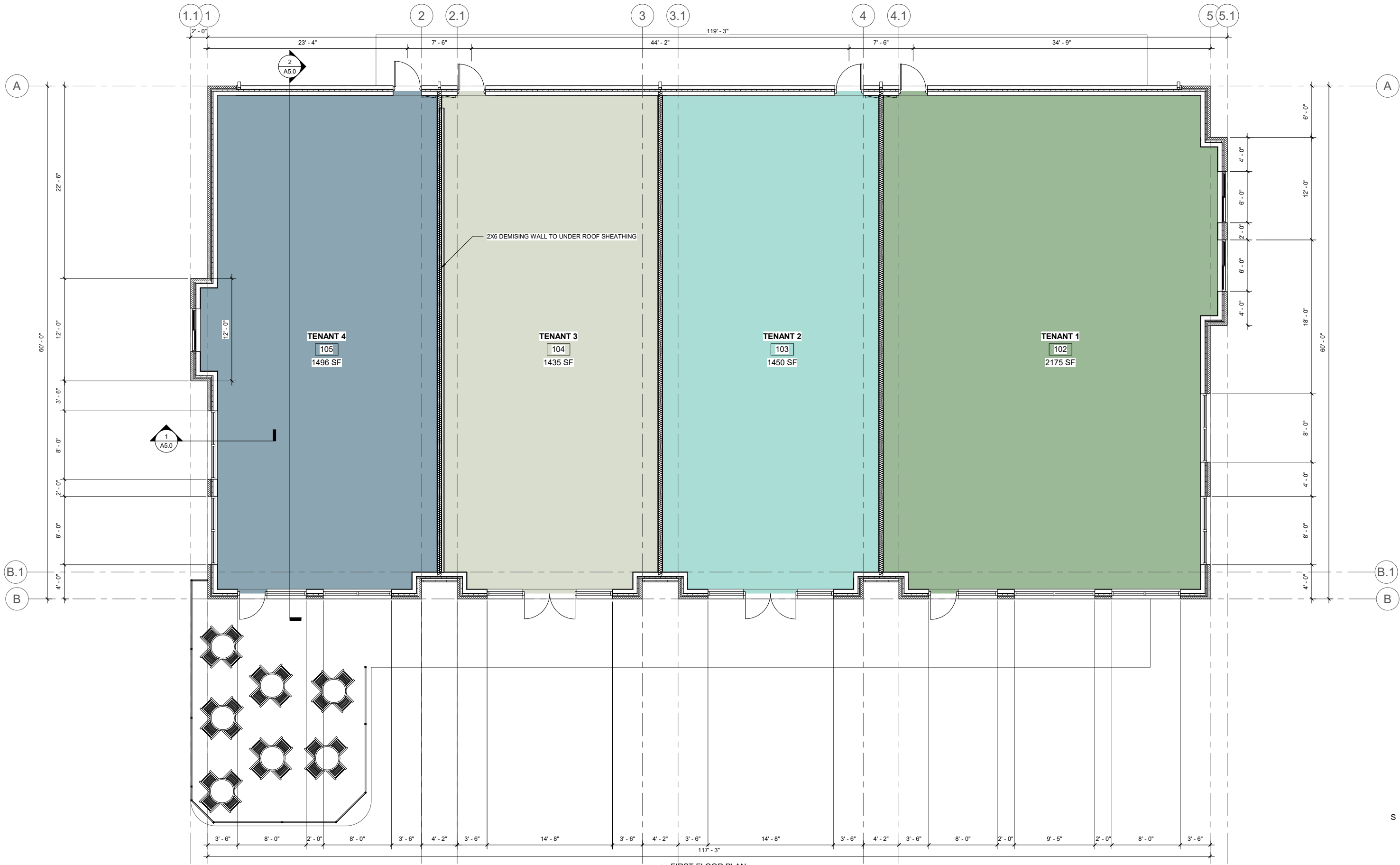
PROJECT NO:
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1 FIRST FLOOR PLAN
3/16" = 1'-0"

PROJECT:	ADDRESS:	SHEET NAME:	REVISION:	PROJECT NO:		
MULTI-TENANT BUILDING	660 S ALBERT AVE, REEDSBURG, WI	FIRST FLOOR PLAN	REVISIONS NO. BY DATE	0922-41		



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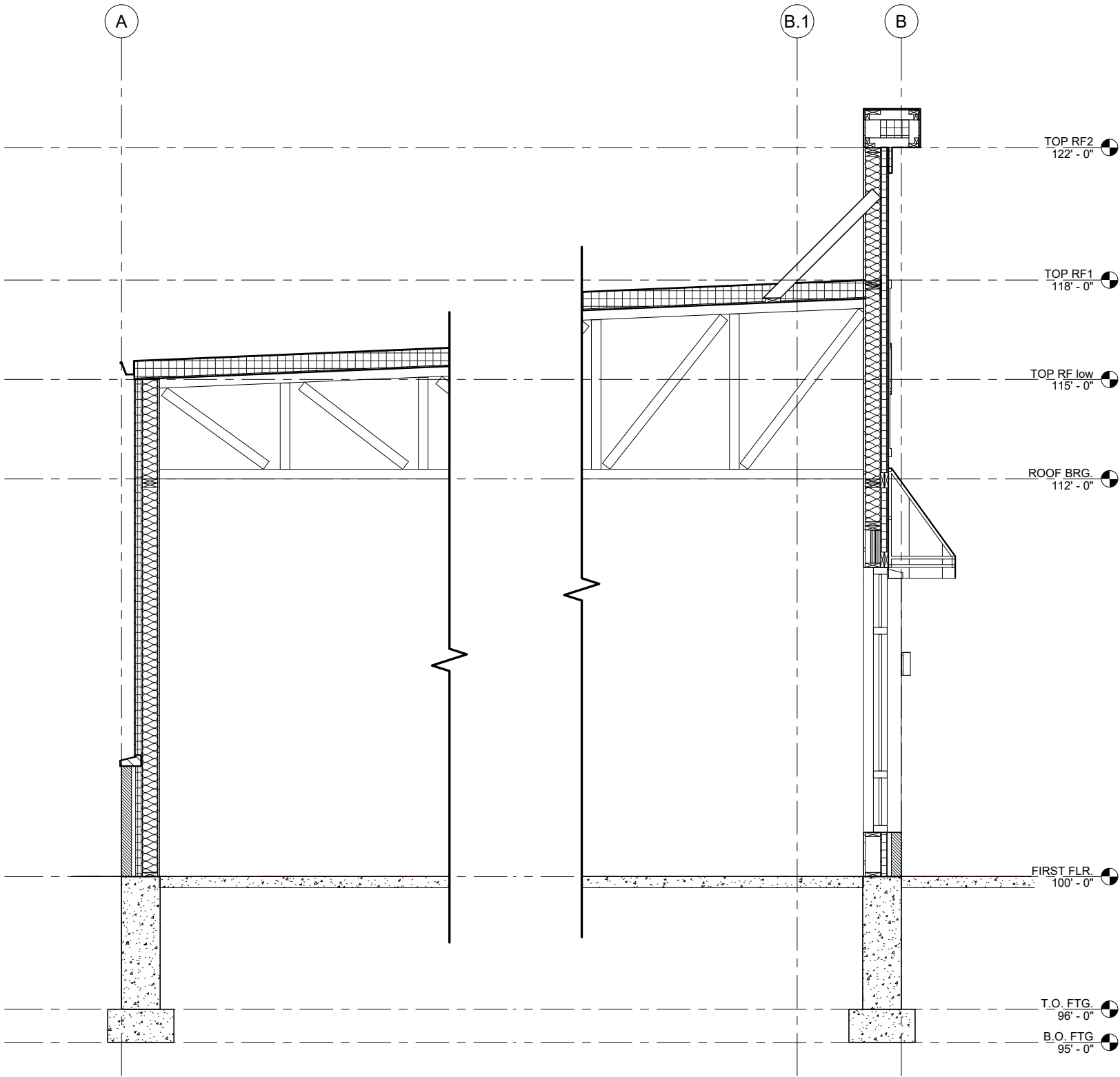


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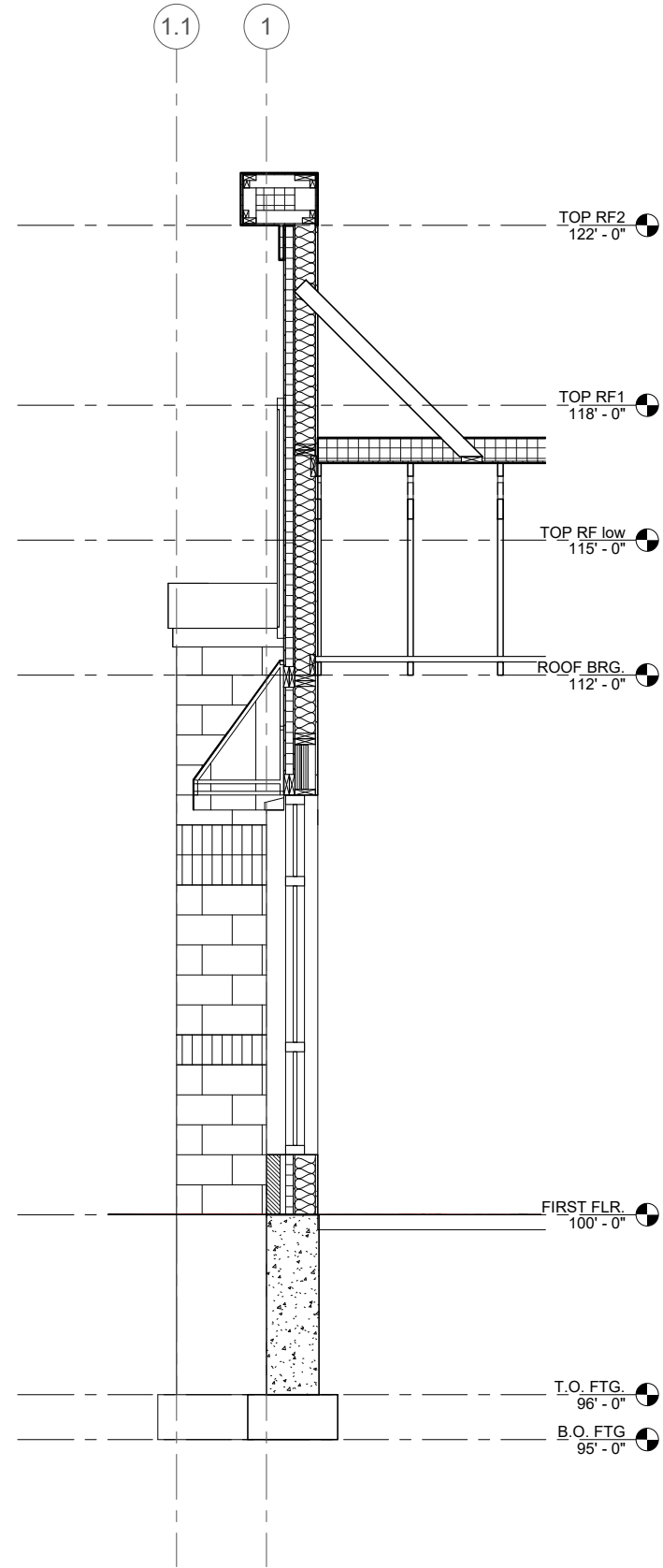
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② Section 2
1/2" = 1'-0"



① Section 5
1/2" = 1'-0"

PROJECT:
MULTI-TENANT BUILDING

ADDRESS:
660 S ALBERT AVE, REEDSBURG, WI

SHEET NAME:
BUILDING SECTIONS

REVISION:
REVISIONS
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PROJECT NO:
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PROJECT:
MULTI-TENANT BUILDING

ADDRESS:
660 S ALBERT AVE, REEDSBURG, WI

SHEET NAME:
FOUNDATION PLAN

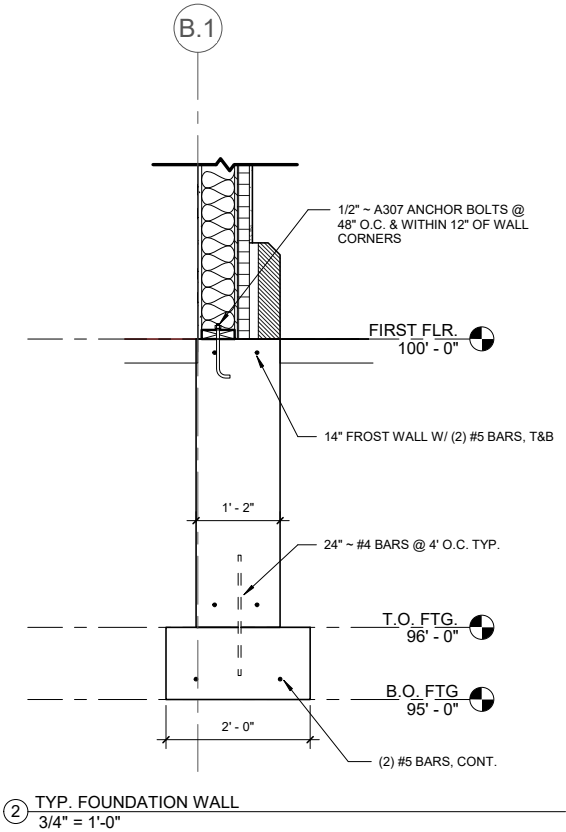
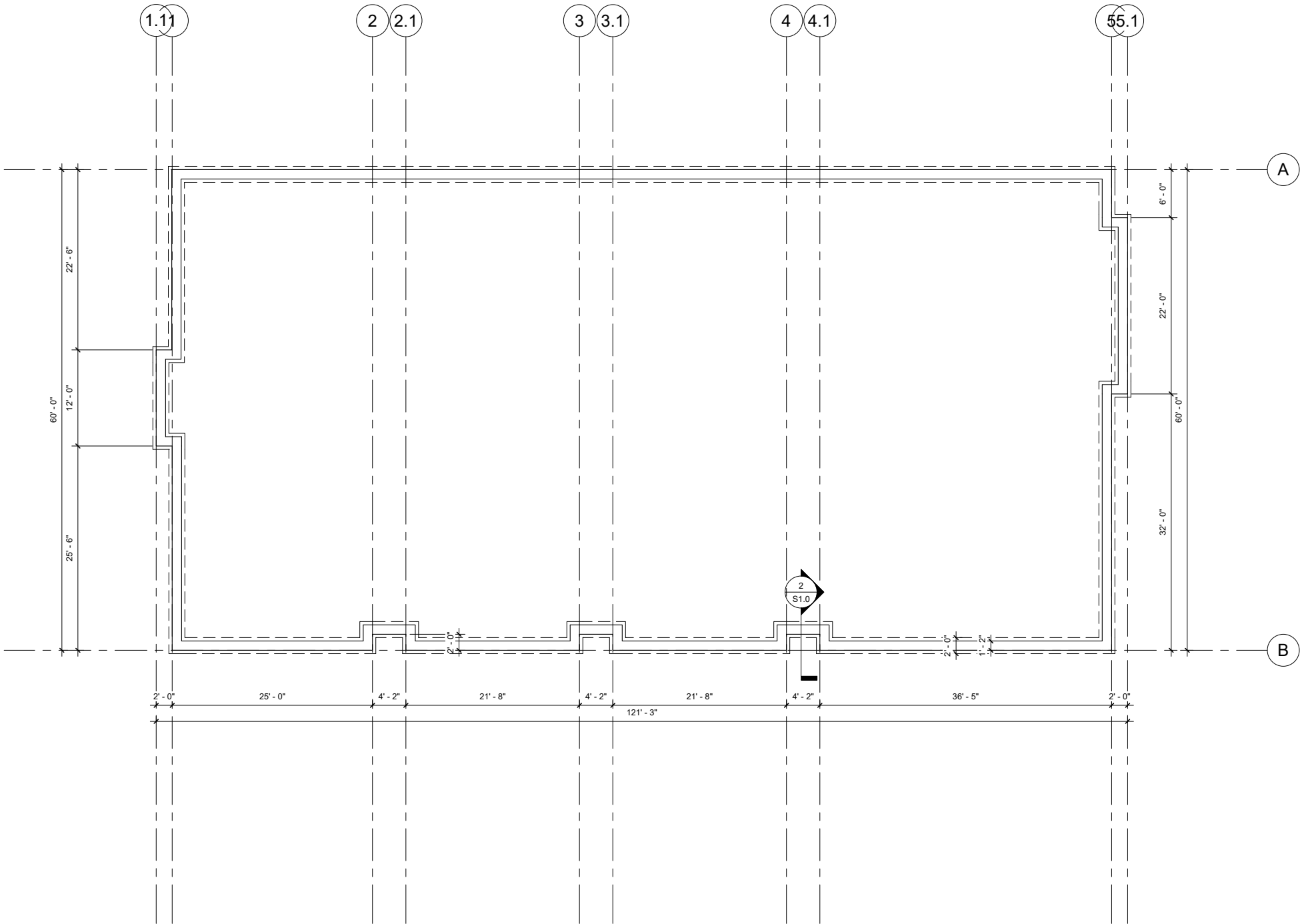
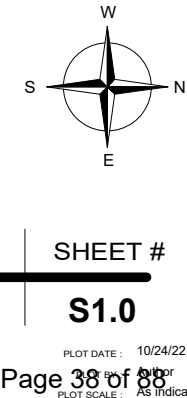
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November
1, 2022

Multi-Tenant Commercial Building Site Improvements & Stormwater Management Plan November 2022

SITE ADDRESS:

660 S ALBERT AVE, REEDSBURG, WI

LYNN PROPERTIES LLC

C/O RICHARD LYNN
2800 NEW PINERY ROAD, SUITE 2
PORTAGE, WI

PREPARED FOR:
CITY OF REEDSBURG

PREPARED BY:
ROUSSEV ENGINEERING SOLUTIONS LLC
406 WINDY PEAK RD, VERONA, WI 53593

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Appendix A	General Maps & Additional Information
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STORMWATER MANAGEMENT & EROSION CONTROL PLAN

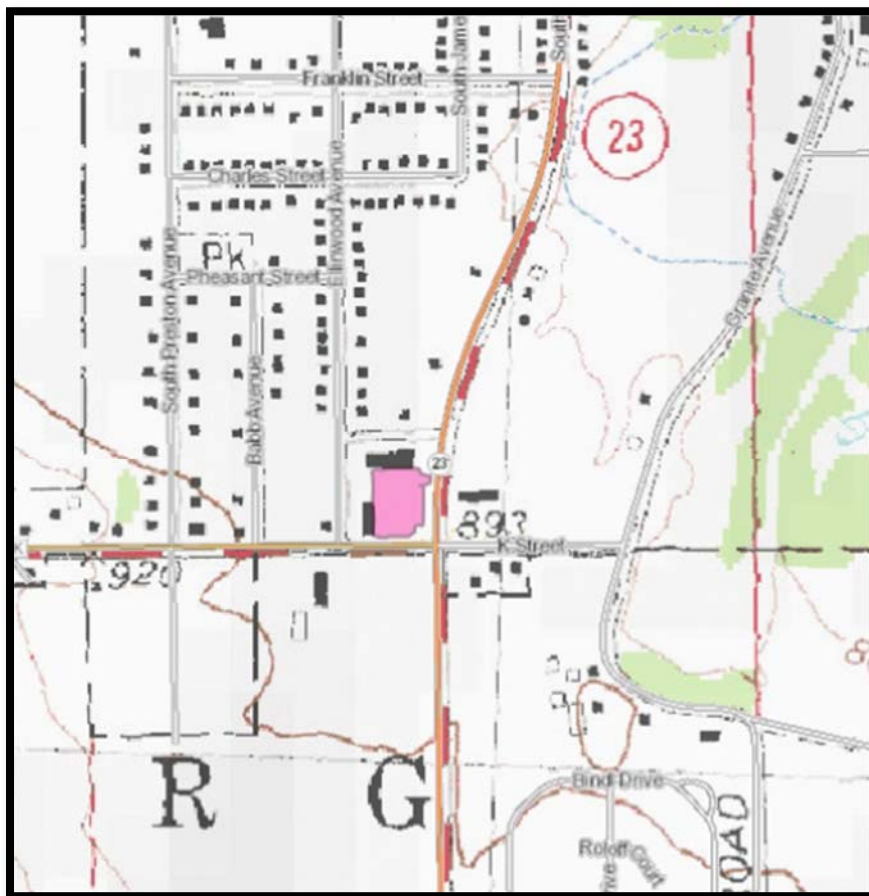
MULTI-TENANT COMMERCIAL BUILDING 660 S ALBERT AVE, REEDSBURG, WI

1.0 BACKGROUND AND GENERAL INFORMATION

This report provides a stormwater and erosion control framework for a proposed 1-acre commercial in-fill development. Proposed development sits on a parcel# 276-1845-00000 within the city of Reedsburg municipal boundary. The in-fill development consists of a construction of approximately 7,200 SF commercial Building with 4 tenants and associated parking and lawn areas. Said property is zoned as B-2 Business Outer zoning district. Proposed improvements amount to 0.90 acres of impervious areas.

1.1 Project Location

The project site is located in the SW ¼ of the SE ¼ of Section 9, T12N, R04E, City of Reedsburg, Sauk County, Wisconsin, containing approximately 1 acre±. The site is located at 660 South Albert Ave, Reedsburg, WI and currently is a vacant lot. Figure below is USGS location map of the surrounding area.



2.0 STATE AND LOCAL REQUIREMENTS

The primary goal of this Erosion Control and Storm Water Management Plan is to comply with the infiltration, oil and grease requirements per state NR 151.

2.1 Wisconsin DNR Requirements

2.1.1 Total Suspended Solids Removal

NR 151.122(1) Wisconsin Administrative Code

Requirement. BMPs shall be designed, installed and maintained to control total suspended solids carried in runoff from the post-construction site. BMPs shall be designed in accordance with Table 1, or to the maximum extent practicable as provided in sub. (3) The design shall be based on an average annual rainfall, as compared to no runoff management controls.

Table 1. TSS Reduction Standards	
Development Type	TSS Reduction
New Development	80 percent
In-fill $\geq$ 5 acres	80 percent
In-fill < 5 acres on or after October 1, 2012	80 percent
Redevelopment	40 percent of load from parking areas and roads
In-fill < 5 acres and before October 1, 2012	40 percent

Not Applicable as proposed improvements are less than 1 acre.

2.1.2 Peak Flow Control

NR 151.123(1) Wisconsin Administrative Code

Requirement. By design, BMPs shall be employed to maintain or reduce the 1-year, 24-hour and the 2-year, 24-hour post-construction peak runoff discharge rates to the 1-year, 24-hour and the 2-year, 24-hour pre-development peak runoff discharge rates respectively, or to the maximum extent practicable. The runoff curve numbers in Table 2. shall be used to represent the actual pre-development condition.

Table 2. Maximum Pre-Development Runoff Curve Numbers				
Runoff Curve Number	Hydrologic Soil Group			
	A	B	C	D
Woodland	30	55	70	77
Grassland	39	61	71	78
Cropland	55	69	78	83

Not Applicable as proposed improvements are less than 1 acre.

2.1.3 Infiltration

NR 151.124(1) Wisconsin Administrative Code

Requirement. BMPs shall be designed, installed, and maintained to infiltrate runoff in accordance with the following or to the maximum extent practicable:

(a) *High imperviousness.* For development with more than 80 percent connected imperviousness, such as commercial strip malls, shopping centers, and commercial downtowns, infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 60 percent of the pre-development infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than 2 percent of the post-construction site is required as an effective infiltration area.

Not Applicable as proposed improvements are less than 1 acre.

2.2 Local Requirements – City of Reedsburg, WI

City of Reedsburg Stormwater Ordinance Chapter 530.

530-4 This chapter shall apply to all land disturbing activities greater than one acre and land disturbing activities of less than one acre which are adjacent to the FEMA-designated floodplain or the City's primary north-to-south storm drainageways or adjacent to Babb Creek, and said land disturbing activities will impact stormwater flow to or in said floodplain, drainageway or Babb Creek; provided:

Proposed improvements amount to less than 1 acre, site is not adjacent to FEMA designated floodplain or adjacent to City storm drainageways or adjacent to Babb Creek.

Per discussions with City Engineer several dry ponds (shallow depressions) are provided in order to aid stormwater attenuation from this site.

2.3 Submittal List

- City of Reedsburg, WI
- DNR Not Applicable since proposed improvements are less than 1 acre, thus DNR submittal is not required, but available upon request.

3.0 CONSTRUCTION EROSION AND SEDIMENT CONTROL

3.1 Erosion Control Plan Sheet

See the attached Grading and Erosion Control Sheet in the Appendix B. The sheet has been prepared in accordance with NR 216.46(5) and NR 216.46(6) of the Wisconsin Administration Code and local Ordinance 32

3.2 Reduction in Sediment During Construction

A representative sheet flow section of the disturbed site was entered into the USLE spreadsheet provided by the WDNR to compute the Universal Soil Loss for the site. This representative sample showed a loss of less than ~5.0 tons/acre (DNR Soil Loss & Sediment Discharge Calculation Tool) with only silt fence for the duration of the construction and a perimeter silt fence. Please see the Appendix A for a copy of the USLE spreadsheet.

3.3 Typical Listing of Erosion Control Measures

The following erosion control devices may be used on the project during the construction phase to ensure compliance with NR 216 erosion control requirements, as applicable. The construction site erosion control plans and specifications are included in the Appendix

- Silt Fence

Continuous silt fencing will be used along all areas downstream of disturbed areas. The silt fencing will provide a siltation barrier between the disturbed area and any inlets and ultimately downstream water bodies.

- Rock Construction Entrance

A Rock Construction Entrance will be constructed at the end of the existing driveway pavement to minimize sediment tracking onto existing roads.

- Waste and Material Disposal

All waste and unused building materials (including garbage, debris, cleaning wastes, or other construction materials) shall be properly disposed of and not allowed to be carried by runoff into a receiving channel.

- Paved Area Maintenance

Storm water quality shall be further enhanced by the following on-going site maintenance: Clean culvert inlet grates and keep free of silt, trash, and organic matter.

- Sediment Logs

Sediment logs located in swales slow the velocity of storm water runoff allowing suspended solids to be settled. This is essential until proper vegetative cover can be established in the swale.

- Erosion Mat

Erosion mat on disturbed slopes is an effective practice for stabilizing disturbed soil. This mat reduces flow velocity, encourages the establishment of vegetation while suppressing weed growth and may actually increase storm water infiltration.

- Turf Reinforcement Mat

Turf Reinforcement Mat placed within the over flow weir of the bio-retention basins will reduce the shear stress on the soil, and help keep the berm from becoming eroded away, or failing under large storm events.

- Temporary Sediment Basin

A sediment control device constructed with an engineered outlet, formed by excavation or embankment to intercept sediment-laden runoff and retain the sediment.

Additional erosion control practices may be used that are not listed in the above list. Any changes to the Storm Water Management or Erosion Control Plan will be submitted and approved by the WI DNR.

3.4 Construction Site Inspection

The Owner or Owner designated representative will be responsible for inspection of the construction site erosion control measures for this development. The Owner or Owner designated representative shall conduct the following inspections:

- Weekly inspections of implemented erosion and sediment controls.
- Inspections of erosion and sediment controls within 24 hours after a precipitation event 0.5 inches or greater which results in runoff during active construction periods.

The Owner or Owner designated representative shall maintain weekly written reports of all inspections that include:

- The date, time, and exact place of the inspection.
- The name of the individual who performed the inspection.
- An assessment of the condition of erosion and sediment controls.
- A description of any erosion and sediment control implementation and maintenance performed.
- A description of the present phase of construction at the site.

Repairs shall be made immediately, as required, to maintain effectiveness, until permanent vegetation is established and final paving is completed.

Monitoring, reporting and maintenance shall be completed in accordance with this Report and the requirements of NR 216. The current (rev. 11/16) DNR Construction Site Inspection Report form (3400-187) may be used by the Owner or Owner designated representative to record information collected during the inspections. A copy of the Construction Site Inspection Report is included in the Appendix A.

4.0 POST-CONSTRUCTION STORM WATER MANAGEMENT

4.1 Best Management Practices

All best management practices (BMPs) will be installed by the time the site is stabilized.

4.1.1 Dry-Pond Shallow Basins

A proposed dry-pond devices are located along the north, south and west property lines. Surface runoff is split with approximately half of site draining to the north and remaining area to south. Proposed shallow depressions will aid in runoff attenuation and sediment control prior discharging to surrounding areas. Proposed Dry have a combined cumulative storage of 0.16 acre-feet or 7,000 CF

4.2 Site Evaluation

According to the Web Soil Survey hosted by the NRCS, predominant soils at the project site are classified as Rowley silt loam (328A). Soils are classified as hydrologic soil group "B/D". Depth to ground water table is expected to be 12" to 36". Capacity of the most limiting layer to transmit water is estimated at high, ranging from 0.60 in/hr. to 2.00 in/hr. Silt loam soil infiltration rate is estimated at 0.13 in/hr. per DNR 1002 technical standard. For hydraulic infiltration calculations a rate of 0.13 in/hr. was used.

4.3 Peak Flow Control

Majority of site runoff is directed and captured by the dry pond shallow basins. Outlets for both ponds are discharging at existing stormwater inlets. The basins have sufficient capacity to retain the increased post-development runoff and release it at below or equal rates for the case of 1, 2, 10 and 100-year storms (24-hr MSE-4, NOAA Atlas 14 Rainfalls).

NOAA Atlas 14 24-Hour Rainfall Depth (Inches)

County	NRCS Distributions	1-year	2-year	10-year	100-year
SAUK	MSE4	2.52	2.86	3.51	7.11

A summary of the pre-development, post-development flow discharges at the analysis point are shown below. The post-development scenario assumes the proposed development is in place as shown on the plan

Year Storm	AP Pre-Dev. Peak Discharge (cfs)	AP Post-Dev. Peak Discharge (cfs)
1	1.57	1.60
2	2.01	2.05
10	3.81	3.19
100	8.25	5.81

4.4 Total Suspended Solids

The total suspended solids in storm water runoff will be reduced by greater than 80% in accordance with NR 151.12 by the use of dry ponds. Modeled TSS Reduction for the entire site is estimated by WinSLAMM to be 88%. Please see Appendix, for information regarding TSS removal. The site was modeled using WinSLAMM Version 10.4.1.

4.5 Infiltration

City of Reedsburg Stormwater Ordinance Chapter 530-4 D (4)

Stormwater infiltration exemption:

In-fill development areas less than five acres, thus this development is exempt from meeting infiltration criteria.

4.6 Oil and Grease

A secondary concern for this site is oil and grease in the stormwater runoff. Oil and grease may come from leaky vehicles entering or exiting the site, equipment on site. The proposed vegetated dry ponds are the main BMPs that receive runoff from paved areas that may contain hydrocarbons. Said hydrocarbons tend to cling to soil grains and degrade under the elements and UV light.

4.7 Seeding & Fertilizer Rates

Fertilizer shall be applied prior to seeding at a rate of seven pounds per 1000 square feet. The latest seeding shall be completed on or before September 15th:

Seeding Application Rates shall be:

Application Rate	
Mixture	Lbs/1000 Sq. Ft.
Quick-2-Gro	4 - 5
Athletic Mixture Plus	6 - 8
Wear-n-Tear	4 - 5
Boulevard	3 - 4

Mulch shall be placed on the same day that the area is seeded. Mulch the area by hand or using a blowing machine. Spread the material uniformly to a depth of ½ to 1 11/2 inch using 1 ½ to 3 tons of material per acre.

4.8 Maintenance Agreement

The single bio-retention will be privately owned and maintained. The Property Owner shall be responsible for all post-development maintenance, including:

- All storm water components are to be inspected at a minimum of semiannually in early spring and early autumn. Repairs will be made whenever the performance of a storm water control structure is compromised.
- The bio-retention will be periodically cleaned to maintain the elevation of the plan and maintain conduits for infiltration.

5.0 COMPUTER MODELING

5.1 HydroCAD 10

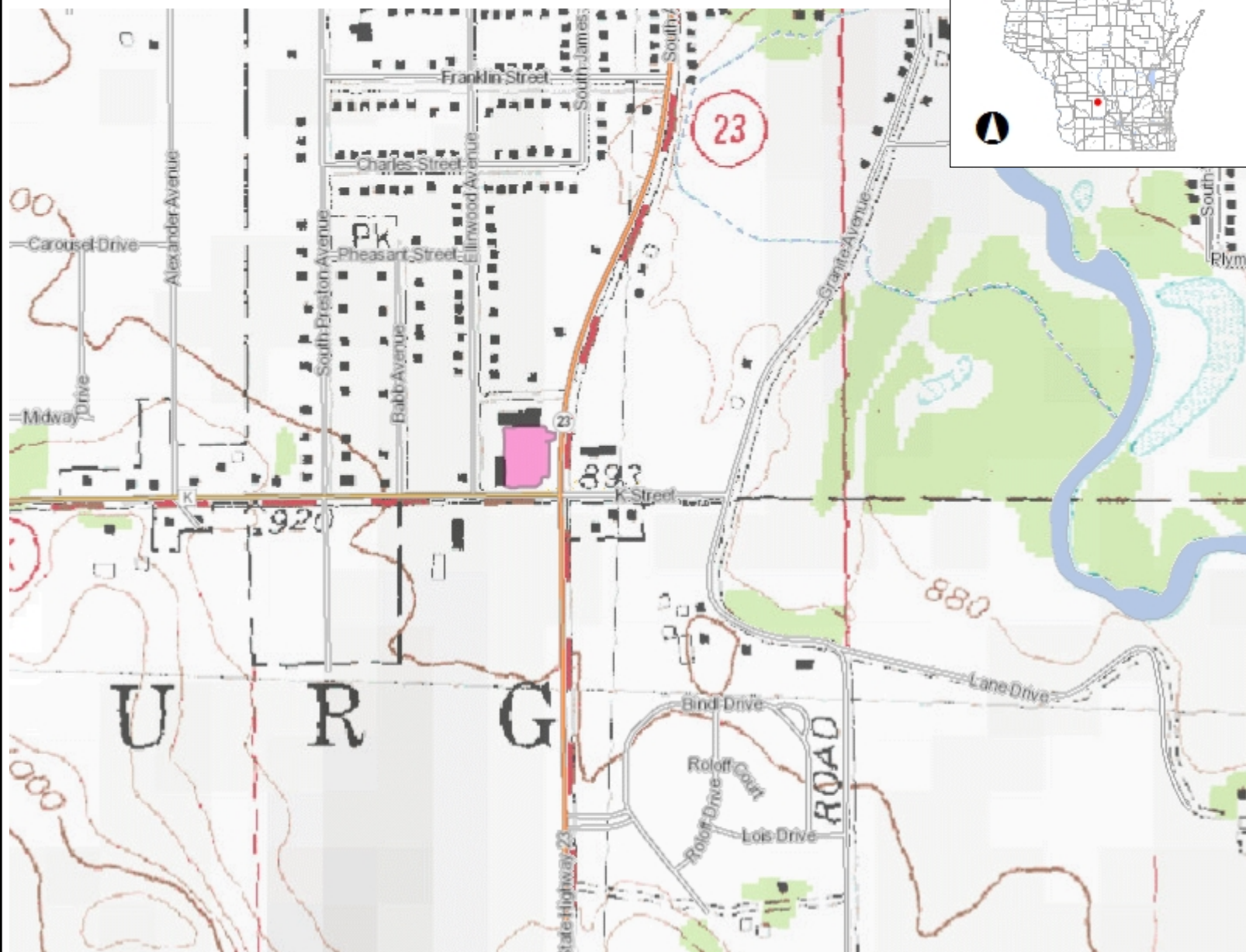
HydroCAD (Hydro Computer Aided Design) is a computer program which models storm events to create hydrographs to be used in design. HydroCAD uses SCS TR-20 methodology to compute storm water runoff volumes & routing operations for use with detention pond design, peak flow control, and pipe sizing. The TR-20 model was developed by the Soil Conservation Service (SCS, NRCS) and is widely used in a variety of applications to predict and plan for storm water management.

5.2 WinSLAMM V10.4.1

WinSLAMM (Win Source Loading And Management Model) is a computer model developed by the Department of Engineering Professional Development University of Wisconsin – Madison. The model is based upon actual field collected data. The total suspended solids removal calculations have been completed using WinSLAMM, which has been developed to evaluate the benefits of alternative storm water treatment practices for both runoff quality and quantity in existing and developing urban areas



topo



Legend

- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water
- 24K USGS Quad Index - Level 7 - 16

Notes

0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>



Wetlands



Legend

- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Wetland Identifications and Confirmations
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams

Notes

0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

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Hydric Soils



Legend

- Wetland Indicators
- NRCS Wetspots
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water
- Index to EN_Image_Basemap_Leaf_Off

Notes

0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

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FLOODPLAIN



Legend

2D Water Surface Elevation Grid

High : 937.629

Low : 853.184

Dams

Dams with FERC License

Dams

Record Flood Levels

Analysis Lines

Other

Flood Insurance Study

Letter of Map Revision

Case By Case Analysis

Bridge

Analysis Points

Other

Flood Insurance Study

Letter of Map Revision

Case By Case Analysis

Bridge

Analysis Catchments

Floodplain Storage

Cross Sections

Floodplains

Flood Fringe

Floodway

FERC Project Area Boundaries

DOT Bridges

Statewide Paper FIRM Index

FIRM Panels

Cross-Sections

Flood Hazard Boundaries

Limit Lines

Notes

0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

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Custom Soil Resource Report Soil Map



Sauk County, Wisconsin

328A—Rowley silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2ysc2
Elevation: 560 to 1,740 feet
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Rowley and similar soils: 92 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rowley

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium over sandy alluvium

Typical profile

Ap, A - 0 to 16 inches: silt loam
Btg1 - 16 to 45 inches: silt loam
Btg2 - 45 to 55 inches: silt loam
2C - 55 to 79 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: About 12 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Ecological site: R105XY007WI - Moist Mollic Loamy-Silty Lowland
Forage suitability group: High AWC, high water table (G105XY007WI)
Other vegetative classification: High AWC, high water table (G105XY007WI), Not
Assigned (wet mineral soils) (Nmin)
Hydric soil rating: No

Minor Components

Ettrick, frequently flooded

Percent of map unit: 5 percent

Landform: Drainageways on terraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: R104XY018IA - Wet Floodplain Sedge Meadow

Other vegetative classification: High AWC, high water table (G105XY007WI)

Hydric soil rating: Yes

Jackson

Percent of map unit: 3 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: F105XY013WI - Loamy-Silty Upland

Other vegetative classification: High AWC, adequately drained (G105XY008WI),

Acer rubrum-Circaea (ArCi)

Hydric soil rating: No

Custom Soil Resource Report Map—Hydrologic Soil Group



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sauk County, Wisconsin
 Survey Area Data: Version 21, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 13, 2020—Aug 16, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer:

Lynn Properties, LLC

Project:

660 S Albert Ave, Reedsburg, WI

Date:

11/01/22

County:

Sauk

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	11/15/22	07/11/23	50.3%	130	Silt Loam	0.43	2.0%	200	0.25	1.00	6.9	1.111	Silt Fence	4.6
Seed with Mulch or Er	07/11/23	09/11/23	36.7%	130	Silt Loam	0.43	2.0%	200	0.25	0.10	0.5	1.111	Silt Fence	0.3
End	09/11/23	----	----	----	-----	----	2.0%	200	0.25	-----	-----	0.000		0.0
		----	----	----	-----	----	2.0%	200	0.25	-----	-----	0.000		0.0
		----	----	----	-----	----	2.0%	0	-----	-----	-----	0.000		0.0
		----	----	----	-----	----	0.0%	0	-----	-----	-----	0.000		0.0
TOTAL											7.5		TOTAL	5.0
													% Reduction Required	NONE

Notes:

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

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

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

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

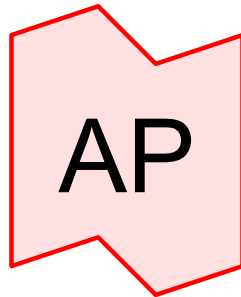
Recommended Permanent Seeding Dates:

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

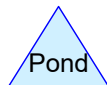
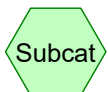
Designed By:	SSR
Date	11/1/2022



SA10



AP



Routing Diagram for Ex Site

Prepared by {enter your company name here}, Printed 11/1/2022
HydroCAD® 10.00-22 s/n 08738 © 2018 HydroCAD Software Solutions LLC

Area Listing (all nodes)		
Area (acres)	CN	Description (subcatchment-numbers)
1.200	80	>75% Grass cover, Good, HSG B/D (SA10)
1.200	80	TOTAL AREA

Soil Listing (all nodes)		
Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	SA10
1.200	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	TOTAL AREA
1.200		

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SA10: SA10 Runoff Area=1.200 ac 0.00% Impervious Runoff Depth=0.90"
Flow Length=100' Slope=0.0400 '/' Tc=7.9 min CN=80 Runoff=1.57 cfs 0.090 af

Link AP: AP Inflow=1.57 cfs 0.090 af
Primary=1.57 cfs 0.090 af

Total Runoff Area = 1.200 ac Runoff Volume = 0.090 af Average Runoff Depth = 0.90"
100.00% Pervious = 1.200 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment SA10: SA10

Runoff = 1.57 cfs @ 12.16 hrs, Volume= 0.090 af, Depth= 0.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Sauk Co. Rainfall=2.52"

Area (ac)	CN	Description
1.200	80	>75% Grass cover, Good, HSG B/D
1.200	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0400	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.86"

Summary for Link AP: AP

Inflow Area = 1.200 ac, 0.00% Impervious, Inflow Depth = 0.90" for 1-Year Sauk Co. event
Inflow = 1.57 cfs @ 12.16 hrs, Volume= 0.090 af
Primary = 1.57 cfs @ 12.16 hrs, Volume= 0.090 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SA10: SA10 Runoff Area=1.200 ac 0.00% Impervious Runoff Depth=1.15"
Flow Length=100' Slope=0.0400 1' Tc=7.9 min CN=80 Runoff=2.01 cfs 0.115 af

Link AP: AP Inflow=2.01 cfs 0.115 af
Primary=2.01 cfs 0.115 af

Total Runoff Area = 1.200 ac Runoff Volume = 0.115 af Average Runoff Depth = 1.15"
100.00% Pervious = 1.200 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment SA10: SA10

Runoff = 2.01 cfs @ 12.16 hrs, Volume= 0.115 af, Depth= 1.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Sauk Co. Rainfall=2.86"

Area (ac)	CN	Description
1.200	80	>75% Grass cover, Good, HSG B/D
1.200	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0400	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.86"

Summary for Link AP: AP

Inflow Area = 1.200 ac, 0.00% Impervious, Inflow Depth = 1.15" for 2-Year Sauk Co. event
Inflow = 2.01 cfs @ 12.16 hrs, Volume= 0.115 af
Primary = 2.01 cfs @ 12.16 hrs, Volume= 0.115 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SA10: SA10

Runoff Area=1.200 ac 0.00% Impervious Runoff Depth=2.17"

Flow Length=100' Slope=0.0400 1' Tc=7.9 min CN=80 Runoff=3.81 cfs 0.217 af

Link AP: AP

Inflow=3.81 cfs 0.217 af

Primary=3.81 cfs 0.217 af

Total Runoff Area = 1.200 ac Runoff Volume = 0.217 af Average Runoff Depth = 2.17"

100.00% Pervious = 1.200 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment SA10: SA10

Runoff = 3.81 cfs @ 12.15 hrs, Volume= 0.217 af, Depth= 2.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

MSE 24-hr 4 10-Year Sauk Co. Rainfall=4.15"

Area (ac)	CN	Description
1.200	80	>75% Grass cover, Good, HSG B/D
1.200	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0400	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.86"

Summary for Link AP: AP

Inflow Area = 1.200 ac, 0.00% Impervious, Inflow Depth = 2.17" for 10-Year Sauk Co. event

Inflow = 3.81 cfs @ 12.15 hrs, Volume= 0.217 af

Primary = 3.81 cfs @ 12.15 hrs, Volume= 0.217 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SA10: SA10

Runoff Area=1.200 ac 0.00% Impervious Runoff Depth=4.80"

Flow Length=100' Slope=0.0400 1' Tc=7.9 min CN=80 Runoff=8.25 cfs 0.480 af

Link AP: AP

Inflow=8.25 cfs 0.480 af

Primary=8.25 cfs 0.480 af

Total Runoff Area = 1.200 ac Runoff Volume = 0.480 af Average Runoff Depth = 4.80"

100.00% Pervious = 1.200 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment SA10: SA10

Runoff = 8.25 cfs @ 12.15 hrs, Volume= 0.480 af, Depth= 4.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Sauk Co. Rainfall=7.11"

Area (ac)	CN	Description
* 1.200	80	>75% Grass cover, Good, HSG B/D
1.200	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0400	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.86"

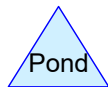
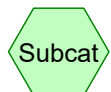
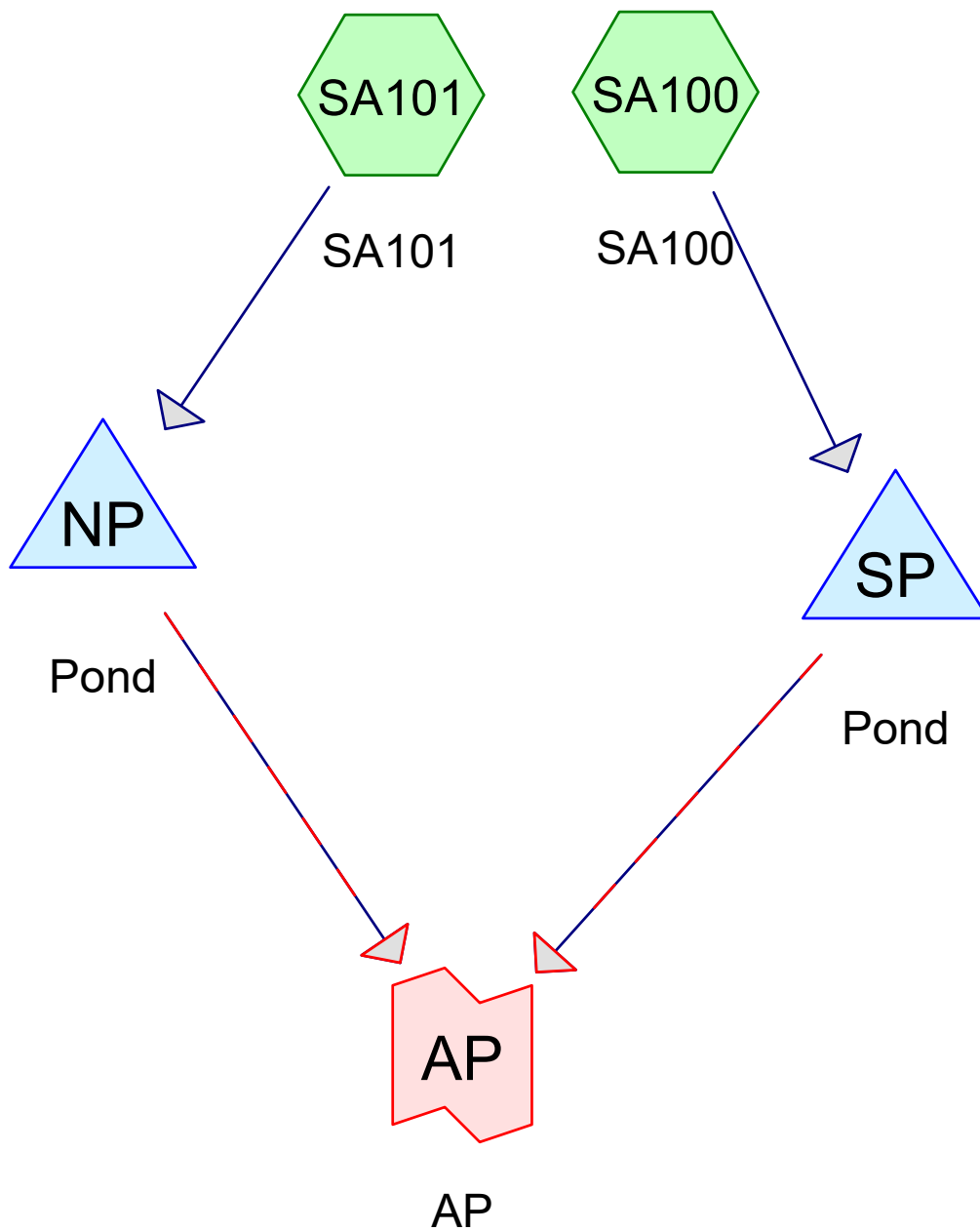
Summary for Link AP: AP

Inflow Area = 1.200 ac, 0.00% Impervious, Inflow Depth = 4.80" for 100-Year Sauk Co. event

Inflow = 8.25 cfs @ 12.15 hrs, Volume= 0.480 af

Primary = 8.25 cfs @ 12.15 hrs, Volume= 0.480 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs



Routing Diagram for Pro Site
 Prepared by {enter your company name here}, Printed 11/1/2022
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Area Listing (all nodes)		
Area (acres)	CN	Description (subcatchment-numbers)
0.295	61	>75% Grass cover, Good, HSG B (SA101)
0.740	98	Paved parking, HSG B (SA100, SA101)
0.165	98	Roofs, HSG B (SA100)
1.200	89	TOTAL AREA

Soil Listing (all nodes)		
Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
1.200	HSG B	SA100, SA101
0.000	HSG C	
0.000	HSG D	
0.000	Other	
1.200		TOTAL AREA

Pipe Listing (all nodes)									
Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	SP	889.25	889.08	17.0	0.0100	0.013	12.0	0.0	0.0

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points	
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q	
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method	
SubcatchmentSA100: SA100	Runoff Area=0.618 ac 100.00% Impervious Runoff Depth=2.29" Tc=6.0 min CN=WQ Runoff=1.93 cfs 0.118 af
SubcatchmentSA101: SA101	Runoff Area=0.582 ac 49.31% Impervious Runoff Depth=1.23" Tc=6.0 min CN=WQ Runoff=0.92 cfs 0.060 af
Pond NP: Pond	Peak Elev=888.48' Storage=0.028 af Inflow=0.92 cfs 0.060 af Discarded=0.00 cfs 0.015 af Primary=0.29 cfs 0.042 af Secondary=0.00 cfs 0.000 af Outflow=0.29 cfs 0.057 af
Pond SP: Pond	Peak Elev=891.26' Storage=0.056 af Inflow=1.93 cfs 0.118 af Discarded=0.01 cfs 0.026 af Primary=1.34 cfs 0.067 af Secondary=0.00 cfs 0.000 af Outflow=1.34 cfs 0.092 af
Link AP: AP	Inflow=1.60 cfs 0.108 af Primary=1.60 cfs 0.108 af
Total Runoff Area = 1.200 ac Runoff Volume = 0.178 af Average Runoff Depth = 1.78" 24.58% Pervious = 0.295 ac 75.42% Impervious = 0.905 ac	

Summary for Subcatchment SA100: SA100

Runoff = 1.93 cfs @ 12.13 hrs, Volume= 0.118 af, Depth= 2.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Sauk Co. Rainfall=2.52"

Table with 5 columns: Area (ac), CN, Description, Tc (min), Length (feet), Slope (ft/ft), Velocity (ft/sec), Capacity (cfs), Description. Rows include paved parking, roofs, weighted average, and direct entry.

Summary for Subcatchment SA101: SA101

Runoff = 0.92 cfs @ 12.13 hrs, Volume= 0.060 af, Depth= 1.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Sauk Co. Rainfall=2.52"

Table with 5 columns: Area (ac), CN, Description, Tc (min), Length (feet), Slope (ft/ft), Velocity (ft/sec), Capacity (cfs), Description. Rows include paved parking, grass cover, weighted average, and direct entry.

Summary for Pond NP: Pond

Inflow Area = 0.582 ac, 49.31% Impervious, Inflow Depth = 1.23" for 1-Year Sauk Co. event
Inflow = 0.92 cfs @ 12.13 hrs, Volume= 0.060 af
Outflow = 0.29 cfs @ 12.32 hrs, Volume= 0.057 af, Atten= 68%, Lag= 11.5 min
Discarded = 0.00 cfs @ 12.32 hrs, Volume= 0.015 af
Primary = 0.29 cfs @ 12.32 hrs, Volume= 0.042 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 888.48' @ 12.32 hrs Surf.Area= 0.033 ac Storage= 0.028 af

Plug-Flow detention time= 450.6 min calculated for 0.057 af (95% of inflow)
Center-of-Mass det. time= 422.3 min (1,194.6 - 772.2)

Table with 5 columns: Volume, Invert, Avail.Storage, Storage, Description. Rows include custom stage data for prismatic pond.

Table with 4 columns: Device, Routing, Invert, Outlet Devices. Rows include Stone Weeper, Broad-Crested Rectangular Weir, and Discarded.

Discarded OutFlow Max=0.00 cfs @ 12.32 hrs HW=888.48' (Free Discharge)
3=Exfiltration (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.29 cfs @ 12.32 hrs HW=888.48' (Free Discharge)
1=STONE WEEPER (Custom Controls 0.29 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=887.00' (Free Discharge)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond SP: Pond

Inflow Area = 0.618 ac, 100.00% Impervious, Inflow Depth = 2.29" for 1-Year Sauk Co. event
Inflow = 1.93 cfs @ 12.13 hrs, Volume= 0.118 af
Outflow = 1.34 cfs @ 12.20 hrs, Volume= 0.092 af, Atten= 31%, Lag= 4.6 min
Discarded = 0.01 cfs @ 12.20 hrs, Volume= 0.026 af
Primary = 1.34 cfs @ 12.20 hrs, Volume= 0.067 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 891.26' @ 12.20 hrs Surf.Area= 0.045 ac Storage= 0.056 af

Plug-Flow detention time= 559.4 min calculated for 0.092 af (78% of inflow)
Center-of-Mass det. time= 490.4 min (1,249.0 - 758.6)

Table with 5 columns: Volume, Invert, Avail.Storage, Storage, Description. Rows include custom stage data for prismatic pond.

Table with 4 columns: Device, Routing, Invert, Outlet Devices. Rows include Stone Weeper, Broad-Crested Rectangular Weir, and Discarded.

Discarded OutFlow Max=0.01 cfs @ 12.20 hrs HW=891.26' (Free Discharge)
4=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=1.32 cfs @ 12.20 hrs HW=891.26' (Free Discharge)
1=12" (Passes 1.32 cfs of 4.64 cfs potential flow)
2=Orifice/Grate (Weir Controls 1.32 cfs @ 1.65 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=889.00' (Free Discharge)
3=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Link AP: AP

Inflow Area = 1.200 ac, 75.42% Impervious, Inflow Depth = 1.08" for 1-Year Sauk Co. event
 Inflow = 1.60 cfs @ 12.21 hrs, Volume= 0.108 af
 Primary = 1.60 cfs @ 12.21 hrs, Volume= 0.108 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SA100: SA100 Runoff Area=0.618 ac 100.00% Impervious Runoff Depth=2.63"
 Tc=6.0 min CN=WQ Runoff=2.20 cfs 0.135 af

Subcatchment SA101: SA101 Runoff Area=0.582 ac 49.31% Impervious Runoff Depth=1.46"
 Tc=6.0 min CN=WQ Runoff=1.10 cfs 0.071 af

Pond NP: Pond Peak Elev=888.58' Storage=0.031 af Inflow=1.10 cfs 0.071 af
 Discarded=0.00 cfs 0.015 af Primary=0.38 cfs 0.052 af Secondary=0.00 cfs 0.000 af Outflow=0.39 cfs 0.067 af

Pond SP: Pond Peak Elev=891.30' Storage=0.058 af Inflow=2.20 cfs 0.135 af
 Discarded=0.01 cfs 0.026 af Primary=1.72 cfs 0.084 af Secondary=0.00 cfs 0.000 af Outflow=1.73 cfs 0.110 af

Link AP: AP Inflow=2.05 cfs 0.136 af
 Primary=2.05 cfs 0.136 af

Total Runoff Area = 1.200 ac Runoff Volume = 0.206 af Average Runoff Depth = 2.06"
24.58% Pervious = 0.295 ac 75.42% Impervious = 0.905 ac

Summary for Subcatchment SA100: SA100

Runoff = 2.20 cfs @ 12.13 hrs, Volume= 0.135 af, Depth= 2.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 2-Year Sauk Co. Rainfall=2.86"

Area (ac)	CN	Description			
0.453	98	Paved parking, HSG B			
0.165	98	Roofs, HSG B			
0.618		Weighted Average			
0.618	98	100.00% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TC MIN

Summary for Subcatchment SA101: SA101

Runoff = 1.10 cfs @ 12.13 hrs, Volume= 0.071 af, Depth= 1.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 2-Year Sauk Co. Rainfall=2.86"

Area (ac)	CN	Description			
0.287	98	Paved parking, HSG B			
0.295	61	>75% Grass cover, Good, HSG B			
0.582		Weighted Average			
0.295	61	50.69% Pervious Area			
0.287	98	49.31% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TC MIN

Summary for Pond NP: Pond

Inflow Area = 0.582 ac, 49.31% Impervious, Inflow Depth = 1.46" for 2-Year Sauk Co. event
Inflow = 1.10 cfs @ 12.13 hrs, Volume= 0.071 af
Outflow = 0.39 cfs @ 12.30 hrs, Volume= 0.067 af, Atten= 65%, Lag= 10.2 min
Discarded = 0.00 cfs @ 12.30 hrs, Volume= 0.015 af
Primary = 0.38 cfs @ 12.30 hrs, Volume= 0.052 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 888.58' @ 12.30 hrs Surf.Area= 0.034 ac Storage= 0.031 af
Plug-Flow detention time= 387.4 min calculated for 0.067 af (95% of inflow)
Center-of-Mass det. time= 364.6 min (1,136.7 - 772.1)

Table with 5 columns: Volume, Invert, Avail.Storage, Storage Description, and a list of Custom Stage Data (Prismatic) listed below (Recalc).

Table with 5 columns: Device, Routing, Invert, Outlet Devices, and a list of Custom Stage Data (Prismatic) listed below (Recalc).

Discarded OutFlow Max=0.00 cfs @ 12.30 hrs HW=888.58' (Free Discharge)
3=Exfiltration (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.38 cfs @ 12.30 hrs HW=888.58' (Free Discharge)
1=STONE WEEPER (Custom Controls 0.38 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=887.00' (Free Discharge)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond SP: Pond

Inflow Area = 0.618 ac, 100.00% Impervious, Inflow Depth = 2.63" for 2-Year Sauk Co. event
Inflow = 2.20 cfs @ 12.13 hrs, Volume= 0.135 af
Outflow = 1.73 cfs @ 12.18 hrs, Volume= 0.110 af, Atten= 22%, Lag= 3.4 min
Discarded = 0.01 cfs @ 12.18 hrs, Volume= 0.026 af
Primary = 1.72 cfs @ 12.18 hrs, Volume= 0.084 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 891.30' @ 12.18 hrs Surf.Area= 0.046 ac Storage= 0.058 af
Plug-Flow detention time= 483.2 min calculated for 0.110 af (81% of inflow)
Center-of-Mass det. time= 420.3 min (1,176.4 - 756.0)

Table with 5 columns: Volume, Invert, Avail.Storage, Storage Description, and a list of Custom Stage Data (Prismatic) listed below (Recalc).

Table with 5 columns: Device, Routing, Invert, Outlet Devices, and a list of Custom Stage Data (Prismatic) listed below (Recalc).

Discarded OutFlow Max=0.01 cfs @ 12.18 hrs HW=891.30' (Free Discharge)
4=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=1.68 cfs @ 12.18 hrs HW=891.30' (Free Discharge)
1=12" (Passes 1.68 cfs of 4.71 cfs potential flow)
2=Orifice/Grate (Weir Controls 1.68 cfs @ 1.79 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=889.00' (Free Discharge)
3=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Link AP: AP

Inflow Area = 1.200 ac, 75.42% Impervious, Inflow Depth = 1.36" for 2-Year Sauk Co. event
Inflow = 2.05 cfs @ 12.19 hrs, Volume= 0.136 af
Primary = 2.05 cfs @ 12.19 hrs, Volume= 0.136 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method
Subcatchment SA100: SA100 Runoff Area=0.618 ac 100.00% Impervious Runoff Depth=3.91"
Tc=6.0 min CN=WQ Runoff=3.22 cfs 0.202 af
Subcatchment SA101: SA101 Runoff Area=0.582 ac 49.31% Impervious Runoff Depth=2.38"
Tc=6.0 min CN=WQ Runoff=1.86 cfs 0.116 af
Pond NP: Pond Peak Elev=888.91' Storage=0.043 af Inflow=1.86 cfs 0.116 af
Discarded=0.00 cfs 0.016 af Primary=0.75 cfs 0.097 af Secondary=0.00 cfs 0.000 af Outflow=0.75 cfs 0.112 af
Pond SP: Pond Peak Elev=891.43' Storage=0.064 af Inflow=3.22 cfs 0.202 af
Discarded=0.01 cfs 0.027 af Primary=2.49 cfs 0.149 af Secondary=0.00 cfs 0.000 af Outflow=2.50 cfs 0.176 af
Link AP: AP Inflow=3.19 cfs 0.246 af
Primary=3.19 cfs 0.246 af
Total Runoff Area = 1.200 ac Runoff Volume = 0.317 af Average Runoff Depth = 3.17"
24.58% Pervious = 0.295 ac 75.42% Impervious = 0.905 ac

Summary for Subcatchment SA100: SA100

Runoff = 3.22 cfs @ 12.13 hrs, Volume= 0.202 af, Depth= 3.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Sauk Co. Rainfall=4.15"

Area (ac)	CN	Description			
0.453	98	Paved parking, HSG B			
0.165	98	Roofs, HSG B			
0.618		Weighted Average			
0.618	98	100.00% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TC MIN

Summary for Subcatchment SA101: SA101

Runoff = 1.86 cfs @ 12.13 hrs, Volume= 0.116 af, Depth= 2.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Sauk Co. Rainfall=4.15"

Area (ac)	CN	Description			
0.287	98	Paved parking, HSG B			
0.295	61	>75% Grass cover, Good, HSG B			
0.582		Weighted Average			
0.295	61	50.69% Pervious Area			
0.287	98	49.31% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TC MIN

Summary for Pond NP: Pond

Inflow Area = 0.582 ac, 49.31% Impervious, Inflow Depth = 2.38" for 10-Year Sauk Co. event
Inflow = 1.86 cfs @ 12.13 hrs, Volume= 0.116 af
Outflow = 0.75 cfs @ 12.27 hrs, Volume= 0.112 af, Atten= 60%, Lag= 8.4 min
Discarded = 0.00 cfs @ 12.27 hrs, Volume= 0.016 af
Primary = 0.75 cfs @ 12.27 hrs, Volume= 0.097 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 888.91' @ 12.27 hrs Surf.Area= 0.038 ac Storage= 0.043 af

Plug-Flow detention time= 257.0 min calculated for 0.112 af (97% of inflow)
Center-of-Mass det. time= 240.8 min (1,012.0 - 771.2)

Volume	Invert	Avail.Storage	Storage	Description
#1	887.00'	0.092 af		Custom Stage Data (Prismatic)Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Voids (%)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
887.00	0.000	0.0	0.000	0.000
888.00	0.027	100.0	0.014	0.014
889.00	0.039	100.0	0.033	0.046
890.00	0.052	100.0	0.046	0.092

Device	Routing	Invert	Outlet Devices
#1	Primary	888.00'	STONE WEEPER Head (feet) 0.00 0.50 1.00 1.50 Disch. (cfs) 0.000 0.300 0.840 1.540
#2	Secondary	889.50'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Discarded	887.00'	0.130 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.00 cfs @ 12.27 hrs HW=888.91' (Free Discharge)
3=Exfiltration (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.74 cfs @ 12.27 hrs HW=888.91' (Free Discharge)
1=STONE WEEPER (Custom Controls 0.74 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=887.00' (Free Discharge)
2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond SP: Pond

Inflow Area = 0.618 ac, 100.00% Impervious, Inflow Depth = 3.91" for 10-Year Sauk Co. event
Inflow = 3.22 cfs @ 12.13 hrs, Volume= 0.202 af
Outflow = 2.50 cfs @ 12.18 hrs, Volume= 0.176 af, Atten= 22%, Lag= 3.2 min
Discarded = 0.01 cfs @ 12.18 hrs, Volume= 0.027 af
Primary = 2.49 cfs @ 12.18 hrs, Volume= 0.149 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 891.43' @ 12.18 hrs Surf.Area= 0.048 ac Storage= 0.064 af

Plug-Flow detention time= 333.3 min calculated for 0.176 af (87% of inflow)
Center-of-Mass det. time= 280.4 min (1,029.8 - 749.4)

Volume	Invert	Avail.Storage	Storage	Description
#1	889.00'	0.094 af		Custom Stage Data (Prismatic)Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Voids (%)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
889.00	0.000	0.0	0.000	0.000
890.00	0.024	100.0	0.012	0.012
891.00	0.041	100.0	0.032	0.044
892.00	0.058	100.0	0.050	0.094

Device	Routing	Invert	Outlet Devices
#1	Primary	889.25'	12.0" Round 12" L= 17.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 889.25' / 889.08' S= 0.0100 1' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	891.00'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Secondary	891.75'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#4	Discarded	889.00'	0.130 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.01 cfs @ 12.18 hrs HW=891.43' (Free Discharge)
4=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=2.47 cfs @ 12.18 hrs HW=891.43' (Free Discharge)
1=12" (Passes 2.47 cfs of 4.90 cfs potential flow)
2=Orifice/Grate (Orifice Controls 2.47 cfs @ 3.14 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=889.00' (Free Discharge)
3=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Link AP: AP

Inflow Area = 1.200 ac, 75.42% Impervious, Inflow Depth = 2.46" for 10-Year Sauk Co. event
 Inflow = 3.19 cfs @ 12.20 hrs, Volume= 0.246 af
 Primary = 3.19 cfs @ 12.20 hrs, Volume= 0.246 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SA100: SA100 Runoff Area=0.618 ac 100.00% Impervious Runoff Depth=6.87"
 Tc=6.0 min CN=WQ Runoff=5.55 cfs 0.354 af

Subcatchment SA101: SA101 Runoff Area=0.582 ac 49.31% Impervious Runoff Depth=4.80"
 Tc=6.0 min CN=WQ Runoff=3.85 cfs 0.233 af

Pond NP: Pond Peak Elev=889.57' Storage=0.071 af Inflow=3.85 cfs 0.233 af
 Discarded=0.01 cfs 0.017 af Primary=1.54 cfs 0.209 af Secondary=0.46 cfs 0.004 af Outflow=2.00 cfs 0.229 af

Pond SP: Pond Peak Elev=891.82' Storage=0.084 af Inflow=5.55 cfs 0.354 af
 Discarded=0.01 cfs 0.028 af Primary=3.43 cfs 0.298 af Secondary=0.49 cfs 0.003 af Outflow=3.93 cfs 0.328 af

Link AP: AP Inflow=5.81 cfs 0.514 af
 Primary=5.81 cfs 0.514 af

Total Runoff Area = 1.200 ac Runoff Volume = 0.587 af Average Runoff Depth = 5.87"
 24.58% Pervious = 0.295 ac 75.42% Impervious = 0.905 ac

Summary for Subcatchment SA100: SA100

Runoff = 5.55 cfs @ 12.13 hrs, Volume= 0.354 af, Depth= 6.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-Year Sauk Co. Rainfall=7.11"

Area (ac)	CN	Description			
0.453	98	Paved parking, HSG B			
0.165	98	Roofs, HSG B			
0.618		Weighted Average			
0.618	98	100.00% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TC MIN

Summary for Subcatchment SA101: SA101

Runoff = 3.85 cfs @ 12.13 hrs, Volume= 0.233 af, Depth= 4.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 4 100-Year Sauk Co. Rainfall=7.11"

Area (ac)	CN	Description			
0.287	98	Paved parking, HSG B			
0.295	61	>75% Grass cover, Good, HSG B			
0.582		Weighted Average			
0.295	61	50.69% Pervious Area			
0.287	98	49.31% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TC MIN

Summary for Pond NP: Pond

[95] Warning: Outlet Device #1 rise exceeded

Inflow Area = 0.582 ac, 49.31% Impervious, Inflow Depth = 4.80" for 100-Year Sauk Co. event
Inflow = 3.85 cfs @ 12.13 hrs, Volume= 0.233 af
Outflow = 2.00 cfs @ 12.24 hrs, Volume= 0.229 af, Atten= 48%, Lag= 6.6 min
Discarded = 0.01 cfs @ 12.24 hrs, Volume= 0.017 af
Primary = 1.54 cfs @ 12.20 hrs, Volume= 0.209 af
Secondary = 0.46 cfs @ 12.24 hrs, Volume= 0.004 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 889.57' @ 12.24 hrs Surf.Area= 0.046 ac Storage= 0.071 af

Plug-Flow detention time= 148.3 min calculated for 0.229 af (99% of inflow)
Center-of-Mass det. time= 139.6 min (908.2 - 768.6)

Volume	Invert	Avail.Storage	Storage Description	
#1	887.00'	0.092 af	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (acres)	Voids (%)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
887.00	0.000	0.0	0.000	0.000
888.00	0.027	100.0	0.014	0.014
889.00	0.039	100.0	0.033	0.046
890.00	0.052	100.0	0.046	0.092

Device	Routing	Invert	Outlet Devices
#1	Primary	888.00'	STONE WEEPER Head (feet) 0.00 0.50 1.00 1.50 Disch. (cfs) 0.000 0.300 0.840 1.540
#2	Secondary	889.50'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Discarded	887.00'	0.130 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.01 cfs @ 12.24 hrs HW=889.57' (Free Discharge)
↳3=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=1.54 cfs @ 12.20 hrs HW=889.55' (Free Discharge)
↳1=STONE WEEPER (Custom Controls 1.54 cfs)

Secondary OutFlow Max=0.42 cfs @ 12.24 hrs HW=889.57' (Free Discharge)
↳2=Broad-Crested Rectangular Weir (Weir Controls 0.42 cfs @ 0.64 fps)

Summary for Pond SP: Pond

Inflow Area = 0.618 ac, 100.00% Impervious, Inflow Depth = 6.87" for 100-Year Sauk Co. event
Inflow = 5.55 cfs @ 12.13 hrs, Volume= 0.354 af
Outflow = 3.93 cfs @ 12.20 hrs, Volume= 0.328 af, Atten= 29%, Lag= 4.4 min
Discarded = 0.01 cfs @ 12.20 hrs, Volume= 0.028 af
Primary = 3.43 cfs @ 12.20 hrs, Volume= 0.298 af
Secondary = 0.49 cfs @ 12.20 hrs, Volume= 0.003 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 891.82' @ 12.20 hrs Surf.Area= 0.055 ac Storage= 0.084 af

Plug-Flow detention time= 204.2 min calculated for 0.328 af (93% of inflow)
Center-of-Mass det. time= 169.8 min (911.5 - 741.7)

Volume	Invert	Avail.Storage	Storage Description	
#1	889.00'	0.094 af	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (acres)	Voids (%)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
889.00	0.000	0.0	0.000	0.000
890.00	0.024	100.0	0.012	0.012
891.00	0.041	100.0	0.032	0.044
892.00	0.058	100.0	0.050	0.094

Device	Routing	Invert	Outlet Devices
#1	Primary	889.25'	12.0" Round 12" L= 17.0' RCP, sq. cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 889.25' / 889.08" S= 0.0100' /' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	891.00'	12.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Secondary	891.75'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#4	Discarded	889.00'	0.130 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.01 cfs @ 12.20 hrs HW=891.82' (Free Discharge)
↳4=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=3.43 cfs @ 12.20 hrs HW=891.82' (Free Discharge)
↳1=12" (Passes 3.43 cfs of 5.44 cfs potential flow)
↳2=Orifice/Grate (Orifice Controls 3.43 cfs @ 4.37 fps)

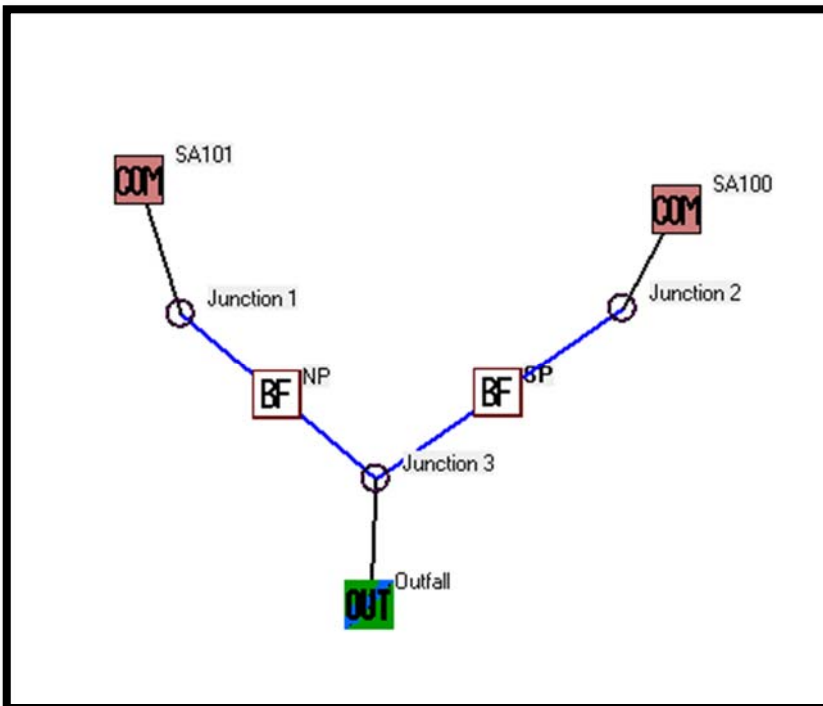
Secondary OutFlow Max=0.49 cfs @ 12.20 hrs HW=891.82' (Free Discharge)
↳3=Broad-Crested Rectangular Weir (Weir Controls 0.49 cfs @ 0.67 fps)

Summary for Link AP: AP

Inflow Area = 1.200 ac, 75.42% Impervious, Inflow Depth = 5.14" for 100-Year Sauk Co. event
Inflow = 5.81 cfs @ 12.21 hrs, Volume= 0.514 af
Primary = 5.81 cfs @ 12.21 hrs, Volume= 0.514 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Model:



Current File Data:

Current File Data

SLAMM Data File Name:
R:\2022\0922-41 Harmony Reedsburg\SWMP\winslamm.mdb

Site Description:

Edit Seed: -42

Edit Rain File: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Edit Start Date: 01/01/81
Edit End Date: 12/31/81
☒ Winter Season Range
Start of Winter (mm/dd) 12/02 End of Winter (mm/dd) 03/12

Edit Pollutant Probability Distribution File: C:\WinSLAMM Files\WI_GE003.ppd

Edit Runoff Coefficient File: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Edit Particulate Solids Concentration File: C:\WinSLAMM Files\WI_AVG01.pscx

Edit Street Delivery File (Select LU)
☒ Residential LU ☐ Other Urban LU
☐ Institutional LU ☐ Freeways
☐ Commercial LU
☐ Industrial LU
Change all Street Delivery Files to Match the Current File

Edit Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Use Cost Estimation Option
☐ Select Cost Data File

Replace Default Values with these Current File Data Values
Use Default Values
Replace all Source Area Particle Size Distribution Files with the Source Area PSD and Peak to Average Flow Ratio File Listed Above

Cancel Continue

Land Uses:

Land Use:					
SA101					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.000			
	Parking	0.287			
	Driveways/Sidewalks	0.000			
	Streets	0.000			
	Landscaped Areas	0.295			
	Other Areas	0.000			

Land Use:					
SA100					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.453			
	Parking	0.165			
	Driveways/Sidewalks	0.000			
	Streets	0.000			
	Landscaped Areas	0.000			
	Other Areas	0.000			

Land Use #	Land Use Type	Land Use Label	Land Use Area (acres)
1	Commercial	SA101	0.582
2	Commercial	SA100	0.618

Control Practice: Dry Pond Basin

Biofiltration Control Device

Drainage System Control Practice

Add | Sharp Crested Weir

Remove | Broad Crested Weir-Reqd

Add | Vertical Stand Pipe

Add | Surface Discharge Pipe

Add | Drain Tile/Underdrain

Device Properties Biofilter Number 1

Top Area (sf) 2265
Bottom Area (sf) 1176
Total Depth (ft) 2.00
Typical Width (ft) (Cost est. only) 10.00
Native Soil Infiltration Rate (in/hr) 0.130
Native Soil Infiltration Rate COV N/A
Infil. Rate Fraction-Bottom (0.001-1) 1.000
Infil. Rate Fraction-Sides (0.001-1) 1.000
Rock Filled Depth (ft) 0.00
Rock Fill Porosity (0-1) 0.00
Engineered Media Type Media Data
Engineered Media Infiltration Rate 0.00
Engineered Media Infiltration Rate COV N/A
Engineered Media Depth (ft) 0.00
Engineered Media Porosity (0-1) 0.00
Percent solids reduction due to Engineered Media (0-100) N/A
Inflow Hydrograph Peak to Average Flow Ratio 3.80
Number of Devices in Source Area or Upstream Drainage System 1

Select Native Soil Infiltration Rate

☐ Sand - 8 in/hr ☐ Clay loam - 0.1 in/hr
☐ Loamy sand - 2.5 in/hr ☐ Silty clay loam - 0.05 in/hr
☐ Sandy loam - 1.0 in/hr ☐ Sandy clay - 0.05 in/hr
☐ Loam - 0.5 in/hr ☐ Silty clay - 0.04 in/hr
☐ Silt loam - 0.3 in/hr ☐ Clay - 0.02 in/hr
☐ Sandy silt loam - 0.2 in/hr ☐ Rain Barrel/Cistern - 0.00 in/hr

Use Random Number Generation to Account for Infiltration Rate Uncertainty

Other Outlet

Stage Number	Stage (ft)	Other Outflow Rate (cfs)
1		0.000
2	0.50	0.300
3	1.00	0.840
4	1.50	1.540
5	2.00	1.540

Evaporation

Month	Evapotranspiration (in/day)	Evaporation (in/day)
Jan		
Feb		
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		

Evapotranspiration

Soil porosity (saturation moisture content, 0-1)
Soil field moisture capacity (0-1)
Permanent wilting point (0-1)
Supplemental irrigation used? ☐
Fraction of available capacity when irrigation starts (0-1)
Fraction of available capacity when irrigation stops (0-1)
Fraction of biotifier that is vegetated
Plant type
Root depth (ft)
ET Crop Adjustment Factor

Biofilter Geometry Schematic

Press 'F1' for Help

Control Practice #: 1 CP Index #: 3

Biofiltration Control Device

Drainage System Control Practice

Add | Sharp Crested Weir

Remove | Broad Crested Weir-Reqd

Add | Vertical Stand Pipe

Add | Surface Discharge Pipe

Add | Drain Tile/Underdrain

Device Properties Biofilter Number 2

Top Area (sf) 2526
Bottom Area (sf) 1045
Total Depth (ft) 2.00
Typical Width (ft) (Cost est. only) 10.00
Native Soil Infiltration Rate (in/hr) 0.130
Native Soil Infiltration Rate COV N/A
Infil. Rate Fraction-Bottom (0.001-1) 1.000
Infil. Rate Fraction-Sides (0.001-1) 1.000
Rock Filled Depth (ft) 0.00
Rock Fill Porosity (0-1) 0.00
Engineered Media Type Media Data
Engineered Media Infiltration Rate 0.00
Engineered Media Infiltration Rate COV N/A
Engineered Media Depth (ft) 0.00
Engineered Media Porosity (0-1) 0.00
Percent solids reduction due to Engineered Media (0-100) N/A
Inflow Hydrograph Peak to Average Flow Ratio 3.80
Number of Devices in Source Area or Upstream Drainage System 1

Select Native Soil Infiltration Rate

☐ Sand - 8 in/hr ☐ Clay loam - 0.1 in/hr
☐ Loamy sand - 2.5 in/hr ☐ Silty clay loam - 0.05 in/hr
☐ Sandy loam - 1.0 in/hr ☐ Sandy clay - 0.05 in/hr
☐ Loam - 0.5 in/hr ☐ Silty clay - 0.04 in/hr
☐ Silt loam - 0.3 in/hr ☐ Clay - 0.02 in/hr
☐ Sandy silt loam - 0.2 in/hr ☐ Rain Barrel/Cistern - 0.00 in/hr

Use Random Number Generation to Account for Infiltration Rate Uncertainty

Other Outlet

Stage Number	Stage (ft)	Other Outflow Rate (cfs)
1		
2		
3		
4		
5		

Evaporation

Month	Evapotranspiration (in/day)	Evaporation (in/day)
Jan		
Feb		
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		

Evapotranspiration

Soil porosity (saturation moisture content, 0-1)
Soil field moisture capacity (0-1)
Permanent wilting point (0-1)
Supplemental irrigation used? ☐
Fraction of available capacity when irrigation starts (0-1)
Fraction of available capacity when irrigation stops (0-1)
Fraction of biotifier that is vegetated
Plant type
Root depth (ft)
ET Crop Adjustment Factor

Biofilter Geometry Schematic

Press 'F1' for Help

Control Practice #: 2 CP Index #: 1

File
R:\2022\0922-41 Harmony Reedsburg\SWMP\winslamm.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	72501		0.52	83.86	379.5	
Outfall Total with Controls	11053	84.75	0.08	62.96	43.44	88.55

Current File Output: 11083
Annualized Total After Outfall

Years in Model 1.00
43.56

Print Output Summary to .csv File
Print Output Summary to Text File
Print Output Summary to Printer

Total Control

Capital Cost N/A
Land Cost N/A
Annual N/A
Present Value of All N/A
Annualized Value of N/A

Receiving Water Impacts Due To (CWP Impervious Cover Model)

Perform Outfall Flow Duration Curve Calculations

	Without Controls	With Controls	Approximate Urban Stream Condition
Calculate Rv	0.52	0.08	Poor
			Good

Data file name: G:\Q2\2022\Q2 J.F. Brennan Company, Inc\swmp\winslamm.mdb

WinSLAMM Version 10.4.1

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdX

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/01/81 Study period ending date: 12/31/81

Start of Winter Season: 12/02 End of Winter Season: 03/12

Date: 10-06-2022 Time: 10:53:39

Site information:

Pre-Development Area Description	Pre-Development Area (ac)	Pre-Development CN
Gravel	.420	96
Roof	.090	98
Grass	1.000	39
Brush	.140	30
Total Area (ac)/Composite CN	1.650	56

LU# 1 - Commercial: Commercial 1 Total area (ac): 1.400

13 - Paved Parking 1: 1.400 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: Commercial 3 Total area (ac): 0.241

19 - Unpaved Parking 1: 0.140 ac. Disconnected Normal Sandy Source Area PSD File:
C:\WinSLAMM Files\NURP.cpz

56 - Small Landscaped Areas 6: 0.101 ac. Normal Sandy Source Area PSD File: C:\WinSLAMM
Files\NURP.cpz

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

1. Top area (square feet) = 11475
2. Bottom area (square feet) = 1248
3. Depth (ft): 8
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 3.6
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.001
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 2
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1

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

18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 7

Outlet type: Other Outlet

Stage Number	Stage (ft)	Discharge Rate (cfs)
1	4.00	0.000
2	5.00	0.000
3	5.50	0.300
4	6.00	0.840
5	6.50	1.540
6	7.00	2.370
7	8.00	2.370

Long Term Maintenance Agreement

DECLARATION OF CONDITIONS, CONVENANTS AND RESTRICTIONS FOR
MAINTENANCE OF STORMWATER MANAGEMENT MEASURES

RECITALS:

- A. LYNN PROPERTIES, LLC (“Owner”) is the owner of property in the City of Reedsburg, Sauk County, State of Wisconsin, more particularly described on Exhibit A attached hereto (“Property”).
- B. The WI DNR requires Owner to record this Declaration regarding maintenance of stormwater management measures to be located on the Property as more particularly described on Exhibit A. Owner agrees to maintain the Stormwater Management Measures and to grant to the City the rights set forth below.

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

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

If to Owner: LYNN PROPERTIES, LLC
9525 BLUE HERON DR
MIDDLETON, WI 53562

If to the City: CITY CLERK
134 S Locus St
Reedsburg, WI 53959

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

- (b) Governing Law. This Declaration shall be governed and construed in accordance with the laws of the State of Wisconsin.
- (c) Amendments or Further Declarations to be in Writing. This Declaration may not be modified in whole or in part unless such agreement is in writing and signed by the then Owner, and the City.

This space reserved for recording data

Return to: Municipal Clerk
134 S Locus St
Reedsburg, WI 53959

Parcel Number(s): 276-1845-00000
Sauk County, WI

- (d) Covenants Running with the Land. All of the easements, restrictions, covenants, and agreements set forth in this Declaration are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.
- (e) Partial Invalidity. If any provisions, or portions thereof, of this Declaration or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Declaration, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Declaration shall be valid and enforceable to the fullest extent permitted by law.

LYNN PROPERTIES, LLC, LLC

By: _____
Signature
Print or type Name: _____
Title: _____

STATE OF WISCONSIN)
(SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 2022, _____,
as the authorized representative of LYNN PROPERTIES, LLC, LLC, to me known to be the person who
executed the foregoing instrument, and to me known to be such authorized representative of said corporation,
and acknowledged that he/she executed the foregoing instrument as such authorized representative, as the act of
said corporation, by its authority.

Signature
Print or type Name: _____
Notary Public, _____, WI
My Commission: _____

APPROVAL

The foregoing Declaration, under the request of the Wisconsin Department of Natural Resources, is subject to the review and approval of the City of Reedsburg. Pursuant to that authority, the City of Reedsburg does hereby consent to, and approve of, the provisions of the foregoing Declaration.

CITY OF REEDSBURG

By: _____
Signature
Print or type Name: _____
Title: _____

STATE OF WISCONSIN)
 (SS
COUNTY OF _____)

Personally, came before me this _____ day of _____, 2022, _____,
as the authorized representative of the City of Reedsburg, to me known to be the persons who executed the
foregoing Approval and to me known to be such officers of the above-named City and acknowledged that they
executed the foregoing instrument as the act of said City, by its authority.

Signature
Print or type Name: _____
Notary Public, _____, WI
My Commission: _____

EXHIBIT A
Stormwater Management Maintenance Measures

Legal Description of Property:

CITY OF REEDSBURG ASSESSORS PLAT ASSESSOR'S LOT 262 EXC N100' THEREOF & EXC W100' 1.21A M/L

Site Address:

PARCEL # 276-1845-00000
660 S ALBERT AVE, Reedsburg, WI 53959.

Project Name:

Multi-Tenant Building

Property Description:

- Parcel # 276-1845-00000 shall be served by (3) dry pond shallow basins.

Stormwater Management Measures Included in this Agreement:

- Shallow Dry Pond

Specific Maintenance Requirements:

Short Term Maintenance (during construction and/or restoration):

- The contractor at the owner's expense or as agreed to by the owner and contractor shall perform inspection of all facilities during construction and until site stabilization.
- Inspections during construction shall be weekly and/or after a rainfall event of 0.5" or more.
- Repairs necessary to restore the facility to design performance will be made within 48 hours of the inspection.
- Deficiencies include, but are not limited to, rill erosion, sediment deposition behind perimeter controls or in any structural Best Management Practice (BMP), and deposition of sediment on the tracking pad.
- Tracking on the public right-of-way shall be inspected regularly during days that construction traffic is leaving the construction site. Any excessive sediment tracked onto the public right-of-way shall be scraped immediately. Thorough sweeping, with appropriate equipment that physically picks up and removes the sediment (vs. pushing it to other locations within the public right-of-way) shall be conducted at the end of each working day during construction activities.

Long Term Maintenance:

- Inspector qualifications for Long Term Maintenance: Inspectors under this item shall maintain a current Registered Professional Engineer License in the State of Wisconsin or possess extensive knowledge of the stormwater management facilities on site.
- All stormwater provisions constructed as part of this project are permanent in location and function over time. The constructed stormwater provisions as outlined above shall not be removed or significantly altered without written permission by local municipality. Owner shall maintain records of inspections and maintenance as described below.
- Property Owner shall provide annual reporting of the stormwater facilities to the local municipality; prepared by a qualified Inspector as defined above. The reporting shall also include bi-annual inspections, reports and maintenance summaries.

EXHIBIT A
Stormwater Management Maintenance Measures

Bio-Retention Device

- The Owner is responsible for carrying out typical maintenance activities for dry pond shallow depression areas and shall include details on these activities that are consistent with the following standards:
 - Inspect soil and repair eroded areas on a monthly basis;
 - Remove litter and debris on a monthly basis;
 - Water lawn accordingly during first growing season and as necessary during dry periods after first growing season;
 - Re-mulch void areas as needed;
 - Treat diseased trees and shrubs as needed.
- Mowing in buffer areas around stormwater dry pond should be minimized. If occasional mowing is necessary, the mowing height is recommended to be no shorter than 6 inches. Applications of fertilizer, herbicide, pesticide or other chemicals are discouraged unless an approved chemical application plan is on file with the City of Reedsburg Department.

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

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

SECTION I: PURPOSE.

These amendments would address Mobile home park signs, site plan review, accessory building size, and

SECTION II: PROVISIONS AMENDED.

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

§ 690-102 Signage in residential districts.

(D) Two (2) ground or wall signs in R-2 Districts for §690-24 mobile home parks shall not exceed 20 square feet each.

§ 690 Attachment 1

District	R1	R2	R3
Maximum Building Area Garages/Accessory Buildings	2 accessory structures and 1 attached garage are permitted up to 2,000 square feet in total or the maximum lot coverage, whichever is less	2 accessory structures and 1 attached garage are permitted up to 2,000 square feet in total or the maximum lot coverage, whichever is less	The maximum allowed area per unit shall be 800 square feet for attached garages or accessory buildings

SECTION III: PROVISIONS ADDED.

§ 690-42 Use restrictions.

(H) Any permitted use deemed by the Zoning Administrator to require public review by the Plan Commission.

SECTION IV: VALIDITY.

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

SECTION V: CONFLICTING PROVISIONS REPEALED.

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

SECTION VI: EFFECTIVE DATE.

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

SECTION VII: PART OF CODE:

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

Dated this 12th day of December 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:

November 14, 2022
November 24 & December 1, 2022
December 12, 2022
December 22, 2022