

City Plan Commission Agenda
November 28, 2022
Reedsburg City Hall Council Chambers
5:30 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 NOVEMBER 8, 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 rezoning parcels from B-2 Business and R-2 Residential to B-3 Business and R-3 Residential. – 851 S Albert Ave & 1001 Bindl Dr; Parcel 276-2537-00000 and 276-2563-00000, 276-2563-10000, 276-2563-20000 & 276-2563-30000 – James & Vicki Schulenburg
- B. Consider rezoning properties from Agricultural & R-2 Residential to Government & R-3 Residential for possible residential development and city parkland.– 1313 & 1351 8th St; Parcel 276-2045-00000 and 276-1380-00000, 276-2031-00000 & 276-1380-40000 – City of Reedsburg
- C. Consider final Site Plan Review for new fieldhouse – 1401 Viking Dr; Parcel 276-2046-00000 – City of Reedsburg

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

November 8, 2022



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

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

Absent: Jay Brunken, Dan DeBaets

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Knudsen, seconded by Gargano to approve the 10/11/22 meeting minutes.

Motion approved

Consider Site Plan Review for new 16,561 square foot storage building addition to Cellox. – 1200 Industrial Dr; Parcel #2091 – CPAX Real Estate LLC

RICDC recommends approval. The addition will be to the manufacturing portion of the building and not the office. Discussion held on matching the existing exterior color, which it will.

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

Motion approved

Consider Site Plan Review for new 4-unit commercial building – 660 S Albert Ave; Parcel #1845 – Richard Lynn

The site plan was review for parking, which exceeds the minimum and owner believes is all needed. Discussion held on perimeter landscaping and building elevation.

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

Motion approved

Consider possible future zoning amendments: accessory buildings, mobile home park signs, flood properties rezoning

The ZBA recently approved variances for mobile home park signage and a larger garage. Both items were requested by the ZBA to be reviewed for possible amendments. The ordinance does not currently address signage for mobile home parks as presently zoned. Duvalle will bring final version back at later meeting.

Discuss 2042 Comp Plan implementation and future of flood properties

Discussion held on using the Plan for future requests and maintaining consistency with it.

Motion by Gargano, seconded by Zibell to adjourn at 6:39 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Staff Report

DATE OF MEETING: November 28, 2022

APPLICANT: James & Vicki Schulenburg

LOCATION: 851 S Albert Ave & 1001 Bindl Dr; Parcel 276-2537-00000 and 276-2563-00000, 276-2563-10000, 276-2563-20000 & 276-2563-30000

PROPOSED LAND USE CHANGE: Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider rezoning parcels from B-2 Business and R-2 Residential to B-3 Business and R-3 Residential

General Findings

SURROUNDING LAND USES:

- North – Single-family residential
- West – High School
- South – Commercial
- East – Single-family residential

ZONING:

- North- R-2 Residential; B-2 Business
- West- Government
- South- B-2 Business
- East- R-2 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Hwy 23, Bindl Dr, Roloff Dr

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMP PLAN DESIGNATION: Commercial & High Density Residential (Mixed Use)

STAFF COMMENTS: This request concerns a possible multi-family and commercial development. It is consistent with the Comp Plan which indicates mixed use development for this area. The Bindl parcels are intended for duplexes whereas the S Albert parcel is intended for apartments and local commercial. But any rezone that is approved is open to any use in that district.

Exhibit List

- A. 2042 Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Monday, November 28, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. 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: James & Vicki Schulenburg

ADDRESS: 1551 N Dewey Ave **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-963-0507 **PARCEL #:** 2537, 2563, 2563-1, 2563-2
2563-3

E-MAIL: blazer1@rucls.net

PROPERTY OWNER: (if different from Applicant) James + Vicki Schulenburg

LOCATION: (if different from address above) 851 S. Albert / 1001 Bindl Dr

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:** B-2/R-2 **To:** B-3/R-3 **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.

Vicki Schulenburg 11/10/22
Applicant Signature / Date

James Schulenburg 11/10/22
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	<u>200.00</u>
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>11-10-22</u>	
Receipt #	<u>1042593</u>	

ORDINANCE NO. 1946-22
(Zoning Change – Parcel 276-2537-00000 and 276-2563-00000, 276-2563-10000, 276-2563-20000 & 276-2563-30000)

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

SECTION I: PURPOSE.

Consider rezoning properties from B-2 Business and R-2 Residential to B-3 Business and R-3 Residential for possible multifamily and mixed use development and in consistency with the 2024 Comprehensive Plan.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Parcel #276-2537-00000
Reedsburg, Wisconsin, is hereby zoned B-3 Business

Parcel #276-2563-00000, 276-2563-10000, 276-2563-20000 & 276-2563-30000
Reedsburg, Wisconsin, are hereby zoned R-3 Residential

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

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.

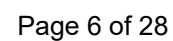
Dated this 9th day of January 2023.

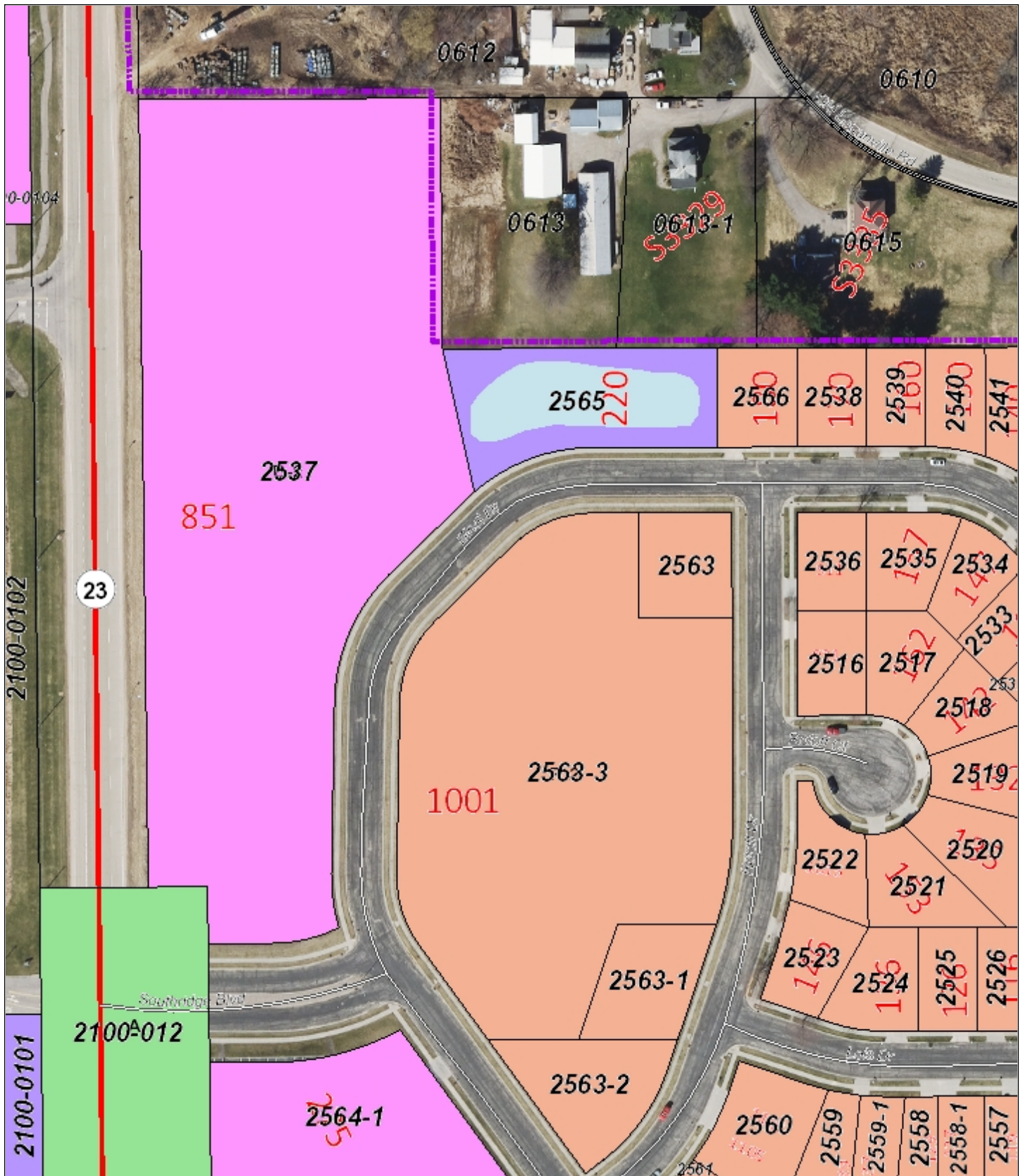
David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

November 28, 2022
December 1 & December 8, 2022
January 9, 2023
January 19, 2023





City of Reedsburg GIS

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



SCALE: 1" = 139'

CITY OF REEDSBURG

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

Print Date: 11/15/2022

Staff Report

DATE OF MEETING: November 28, 2022

APPLICANT: City of Reedsburg

LOCATION: 8th St; Parcel 276-2045-00000 and 276-1380-00000, 276-2031-00000 & 276-1380-40000

PROPOSED LAND USE CHANGE: Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider rezoning properties from Agricultural & R-2 Residential to Government & R-3 Residential for possible residential development and city parkland.

General Findings

SURROUNDING LAND USES:

- North – Single-family residential; RUC water
- West – School; Church
- South – Single-family residential
- East – Townhouse residential; Nishan Park

ZONING:

- North- R-2 Residential; Government
- West- R-2 Residential; Government
- South- R-2 Residential
- East- R-2 Residential; Government

TOPOGRAPHY: Slopes up to north

STREET R.O.W./TRAFFIC/ACCESS: 8th St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMP PLAN DESIGNATION: Medium & High Density Residential; Recreation & Conservation

STAFF COMMENTS: This rezone is intended for the future residential retirement development. It also includes a rezone to Government to reflect the City-owned parcel on the hill that will remain open space.

Exhibit List

- A. 2042 Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Monday, November 28, 2022, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

ORDINANCE NO. 1947-22
(Zoning Change – Parcel 276-2045-00000 and 276-1380-00000, 276-2031-00000 & 276-1380-40000)

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

SECTION I: PURPOSE.

Consider rezoning properties from Agricultural & R-2 Residential to Government & R-3 Residential for possible residential development and city parkland.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Parcel #276-2045-00000
Reedsburg, Wisconsin, is hereby zoned Government

Parcel #276-1380-00000, 276-2031-00000 & 276-1380-40000
Reedsburg, Wisconsin, are hereby zoned R-3 Residential

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

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 9th day of January 2023.

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 28, 2022
December 1 & December 8, 2022
January 9, 2023
January 19, 2023



City of Reedsburg GIS

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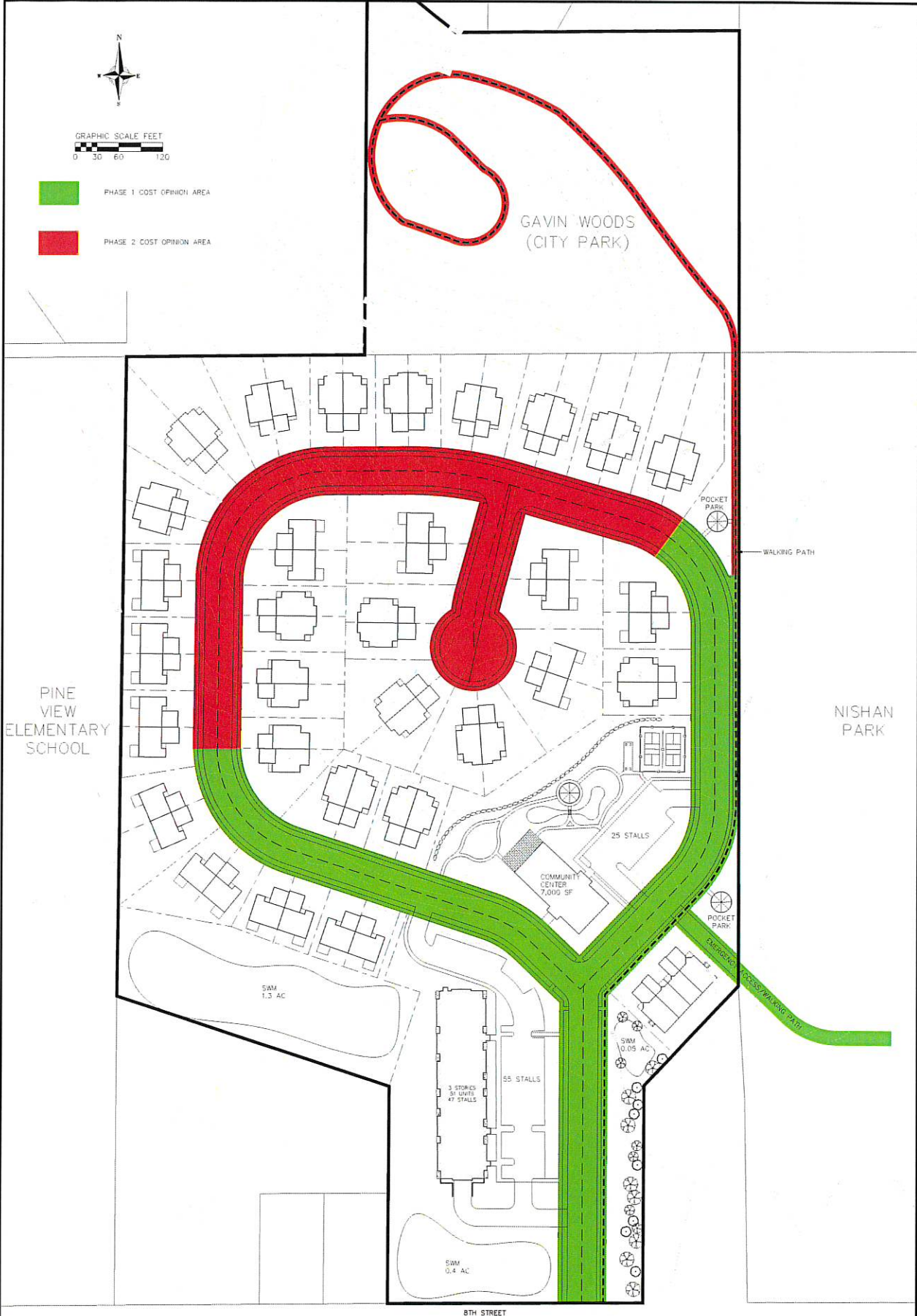


SCALE: 1" = 277'

CITY OF REEDSBURG

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

Print Date: 11/21/2022



REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

COST OPINION EXHIBIT
 SENIOR TO WORKFORCE HOUSING INITIATIVE - SENIOR VILLAGE
 CITY OF REEDSBURG
 SAUK COUNTY, WISCONSIN

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



Staff Report

DATE: November 28, 2022

APPLICANT: City of Reedsburg

LOCATION: 1401 Viking Dr; Parcel 276-2046-00000

ZONING: Government

PROPOSED LAND USE CHANGE: Site Plan Review (SPR)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Site Plan Review for new fieldhouse

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Industrial
- South – Residential
- East – Industrial

ZONING:

- North – R-1 Residential
- West – I-1 Light Industrial, B-1 Business
- South – R-1 Residential, I-1 Light Industrial
- East – I-1 Light Industrial, Government

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Railroad St, South Ave, S Pine St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

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

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 property is zoned Government.
2. The Board finds that the property contains Nishan Park, RACA, demo derby area, and Jaycee's building.
3. The Board finds that the request is to add a new 53,578 fieldhouse structure in the demo derby area.
4. The Board finds that 180 new parking spaces are proposed to go along with adjacent existing parking.
5. The Board finds that the tax parcel is approximately 21 acres in size.
6. The Board finds that § 690 Schedule 5 permits 'Public parks and recreation facilities'.

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 the lot is approximately 21 acres in size.
2. The Board finds that the request is to add a new 53,578 fieldhouse structure in the demo derby area.

Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that there is an existing drive of Viking Dr and a proposed driveway from 19th St.

Exterior lighting shall be arranged as follows:

- It is deflected away from adjacent properties.
 - It does not impede the vision of traffic along adjacent streets.
 - It does not unnecessarily illuminate night skies.
1. The Board finds that exterior lighting would be placed on the building.

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. NA

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 plans are attached.

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 future use is Recreation & Conservation.

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS: this current site plan shows the utilities and stormwater features that did not show on the concept site plan. It also shows more detailed parking, but the spaces appear to be 9 X 18 of which we just amended the ordinance to 10 X 18. The mechanical equipment should be concealed and parking lot landscaped.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Monday, November 28, 2022, Plan Commission Agenda
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- E. Staff Report

Designing Experiences.
Building Relationships.

PROJECT INFORMATION

CITY OF REEDSBURG, REEDSBURG FIELDHOUSE
1501 VIKING DRIVE
REEDSBURG, WISCONSIN 53959

OWNER

CITY OF REEDSBURG
134 S LOCUST STREET
P.O. BOX 490
REEDSBURG, WISCONSIN 53959
PHONE NUMBER: 608.254.6404

ARCHITECT/INTERIOR DESIGN

ARCHITECTURAL DESIGN CONSULTANTS, INC.
30 WISCONSIN DELLS PARKWAY
P.O. BOX 580
LAKE DELTON, WI 53940
PHONE NUMBER: 608.254.6181

CIVIL CONSULTANT

VIETSCHER ASSOCIATES, INC.
400 VIKING DR.
REEDSBURG, WISCONSIN 53959
PHONE NUMBER: 608.254.6468

STRUCTURAL CONSULTANT

ECHOLON STRUCTURES, LLC
1521 SUNSET CT.
MIDDLETON, WI 53562
PHONE NUMBER: 608.206.0521

HVAC CONSULTANT

RTM ENGINEERING CONSULTANTS
3333 E. BATTLEFIELD ROAD
SUITE 1000
SPRINGFIELD, MO 60773
PHONE NUMBER: 417.429.9228

ELECTRICAL CONSULTANT

CONSULTANT
ADDRESS
ADDRESS
PHONE
EMAIL

PLUMBING CONSULTANT

CONSULTANT
ADDRESS
ADDRESS
PHONE
EMAIL

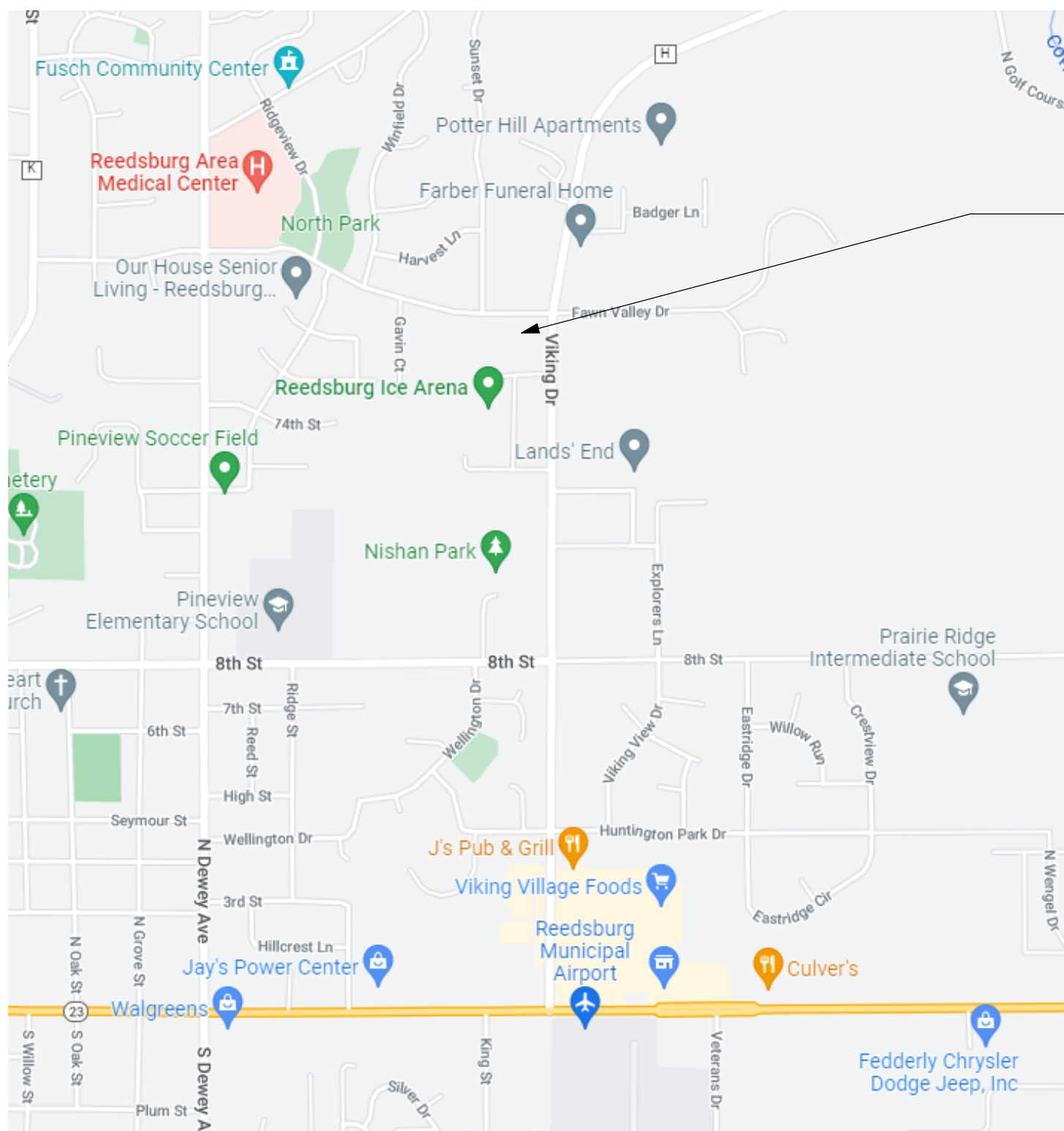
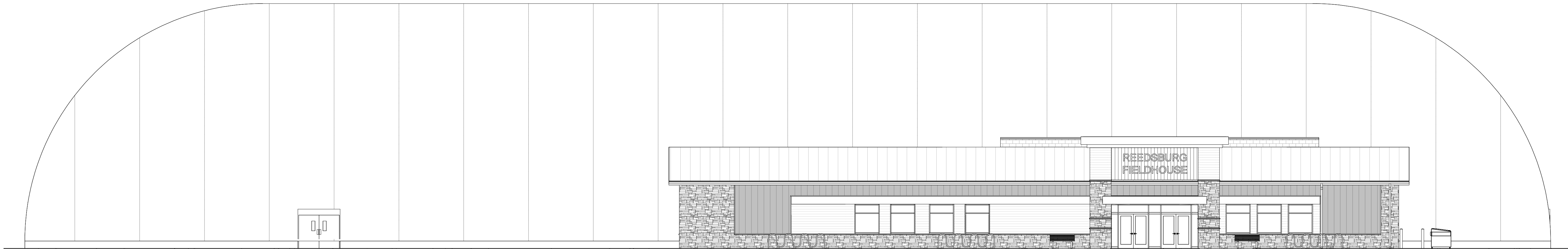
LOW VOLTAGE CONSULTANT

CONSULTANT
ADDRESS
ADDRESS
PHONE
EMAIL

CITY OF REEDSBURG

REEDSBURG FIELDHOUSE

REEDSBURG, WI 53959
VOLUME I - ARCHITECTURAL



VICINITY MAP

NOT TO SCALE

PROJECT LOCATION

BUILDING INFORMATION:		
LOCATION:	AREA A	AREA B
	"SUPPORT BUILDING"	"FIELD HOUSE"
OCCUPANCY:	A-3	A-3
CLASS OF CONSTRUCTION:	IIB	IIB
SPRINKLERED:	YES	YES
NUMBER OF STORIES:	1 - STORY	1 - STORY
NUMBER OF FLOORS:	1 - FLOOR	1 - FLOOR
BUILDING HEIGHT:	2A'	48'-0"
BUILDING FOOTPRINT:	7,540 SQ FT	46,036 SQ FT
FLOOR AREAS:	7,540 SQ FT	46,036 SQ FT
TOTAL BUILDING AREA:	53,576 SQ FT	
ADCI PROJECT NUMBER:	21-112	
BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE W/ WISCONSIN AMENDMENTS	
FIRE ALARM:	NFPA 72	
SPRINKLER SYSTEM:	NFPA 13	

INDEX OF DRAWINGS

TS100	TITLE SHEET
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CIVIL

C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING & EROSION CONTROL PLAN
C400	UTILITY PLAN
C500	DETAILS
C501	DETAILS
C502	DETAILS
C503	DETAILS

ARCHITECTURAL

G001	ARCHITECTURAL ABBREVIATIONS & SYMBOLS
G101	FIRST FLOOR CODE PLAN
G200	BARRIER FREE DESIGN NOTES
G201	BARRIER FREE DESIGN DETAILS
G202	BARRIER FREE DESIGN DETAILS
G203	BARRIER FREE DESIGN DETAILS
A5100	ARCHITECTURAL SITE PLAN
A100	OVERALL FIRST FLOOR PLAN
A101	OVERALL ROOF PLAN
A200	EXPANDED FLOOR PLAN
A201	EXPANDED FLOOR PLAN
A202	EXPANDED PLANS
A300	INTERIOR ELEVATIONS
A301	INTERIOR ELEVATIONS
A400	OVERALL EXTERIOR ELEVATIONS
A500	BUILDING SECTIONS
A501	WALL SECTIONS
A600	ARCHITECTURAL DETAILS
A601	ARCHITECTURAL DETAILS
A602	ARCHITECTURAL DETAILS
A603	ARCHITECTURAL DETAILS
A700	OVERALL FIRST FLOOR FINISH PLAN
A800	FIRST FLOOR REFLECTED CEILING PLAN
A900	ASSEMBLIES AND SCHEDULES

STRUCTURAL

S001	STRUCTURAL NOTES
S101	FOUNDATION PLAN
S102	FRAMING PLANS
S301	FOUNDATION DETAILS
S401	MASONRY DETAILS
S501	STEEL DETAILS

MECHANICAL

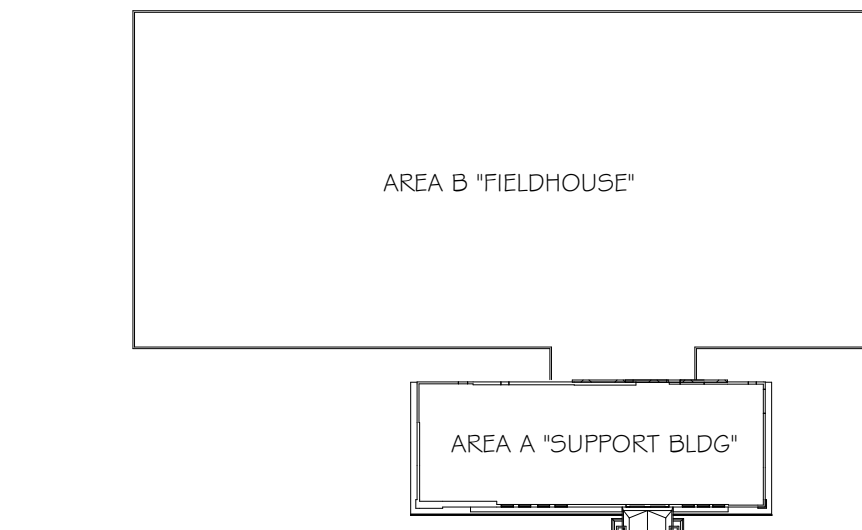
M201	FIRST FLOOR HVAC PLAN
M401	MECHANICAL DETAILS
M602	SITE PHOTOMETRICS PLAN
M601	SITE UTILITIES PLAN
M600	SYMBOLS LEGEND

ELECTRICAL

E101	FIRST FLOOR LIGHTING PLAN
E201	FIRST FLOOR POWER PLAN
E401	ELECTRICAL DETAILS

PLUMBING

P101	FIRST FLOOR PLUMBING PLANS
P301	PLUMBING DETAILS
P401	PLUMBING SCHEDULES



KEY PLAN



ARCHITECTURAL DESIGN CONSULTANTS, INC.
30 Wisconsin Dells Parkway | P.O. Box 580
Lake Delton, WI 53940
Phone: 608.254.6181 | Fax: 608.254.2139

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ISSUED FOR DATE

REVISIONS DATE

PRELIMINARY
NOT FOR CONSTRUCTION

CLIENT
CITY OF REEDSBURG

PROJECT
REEDSBURG FIELDHOUSE

REEDSBURG, WI 53959

DRAWN BY
B.MEEHAN
CHECKED BY
D.CAMERON
DATE
08.17.2022
JOB NUMBER
21-112

VOLUME / BID SET
VOLUME I

SHEET NAME
TITLE SHEET

SHEET NUMBER

TS100

REVISIONS	DATE
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PRELIMINARY
NOT FOR CONSTRUCTION

CLIENT
CITY OF REEDSBURG

PROJECT
REEDSBURG FIELDHOUSE

REEDSBURG, WI 53959

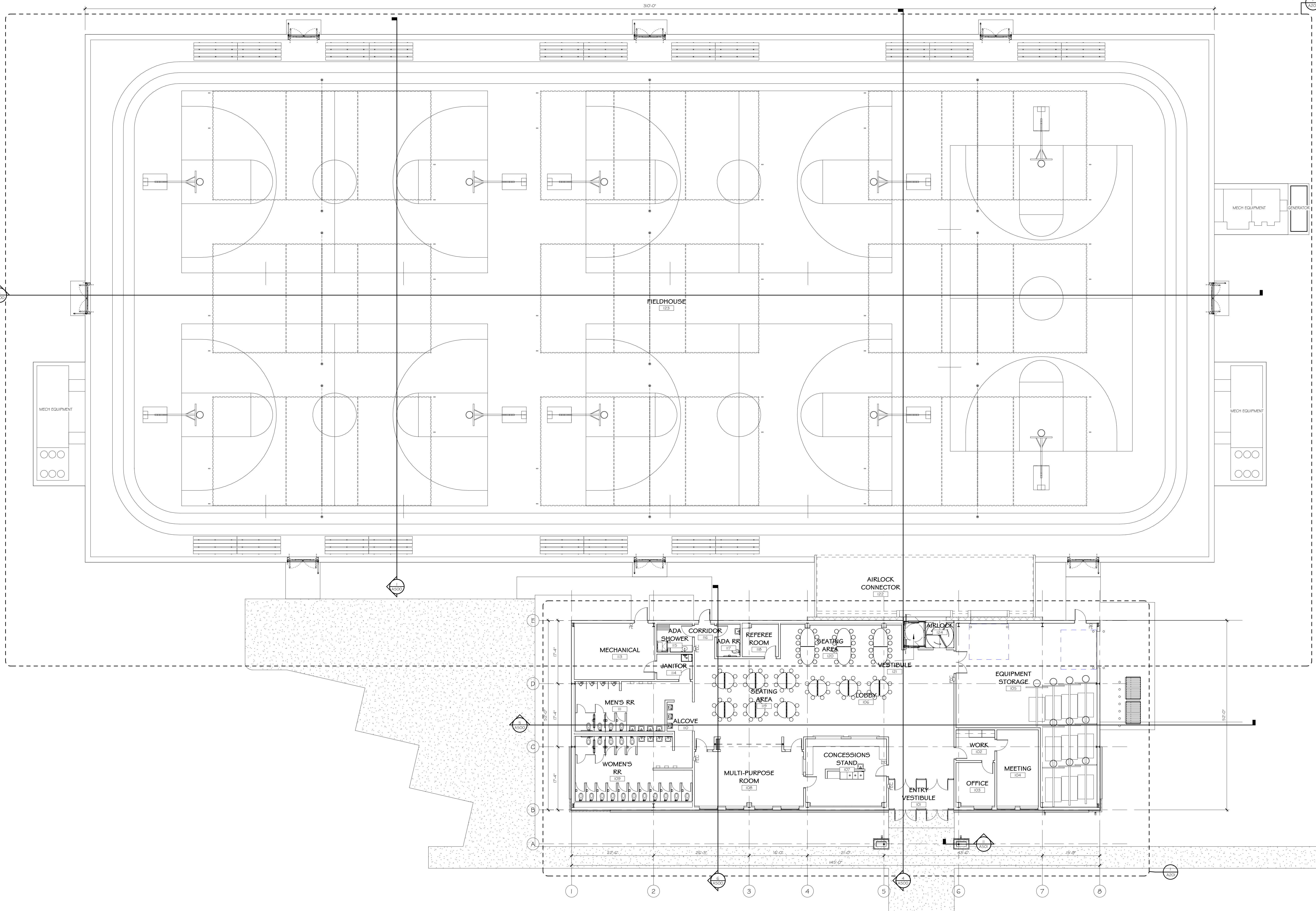
DRAWN BY
B.MEEHAN
CHECKED BY
D.CAMERON
DATE
08.17.2022
JOB NUMBER
21-112

VOLUME / BID SET
VOLUME I

SHEET NAME
OVERALL FIRST FLOOR PLAN

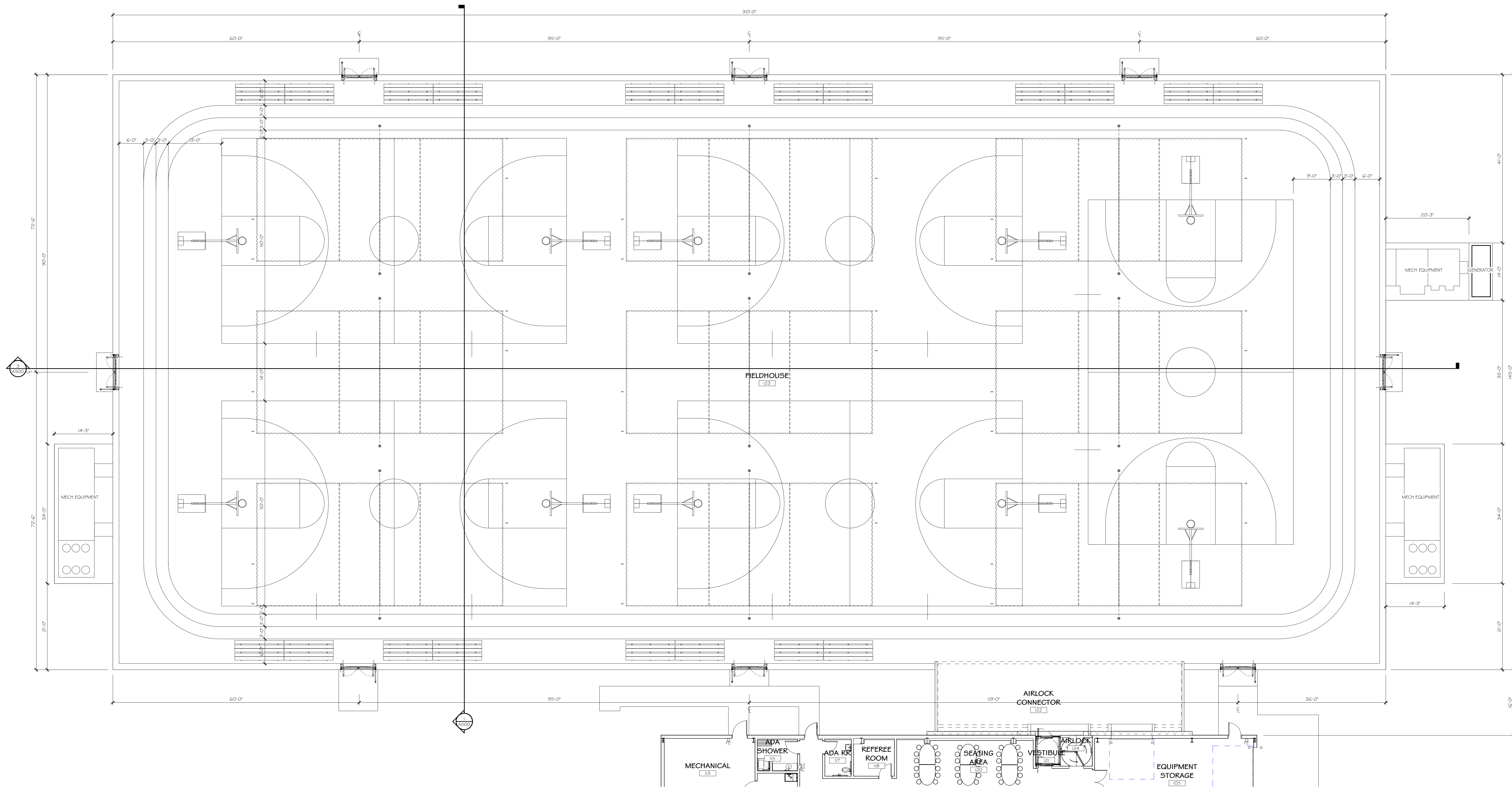
SHEET NUMBER

A100



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



1 EXPANDED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



REVISIONS	DATE
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PRELIMINARY
NOT FOR CONSTRUCTION

CLIENT
CITY OF REEDSBURG

PROJECT
REEDSBURG FIELDHOUSE

REEDSBURG, WI 53959

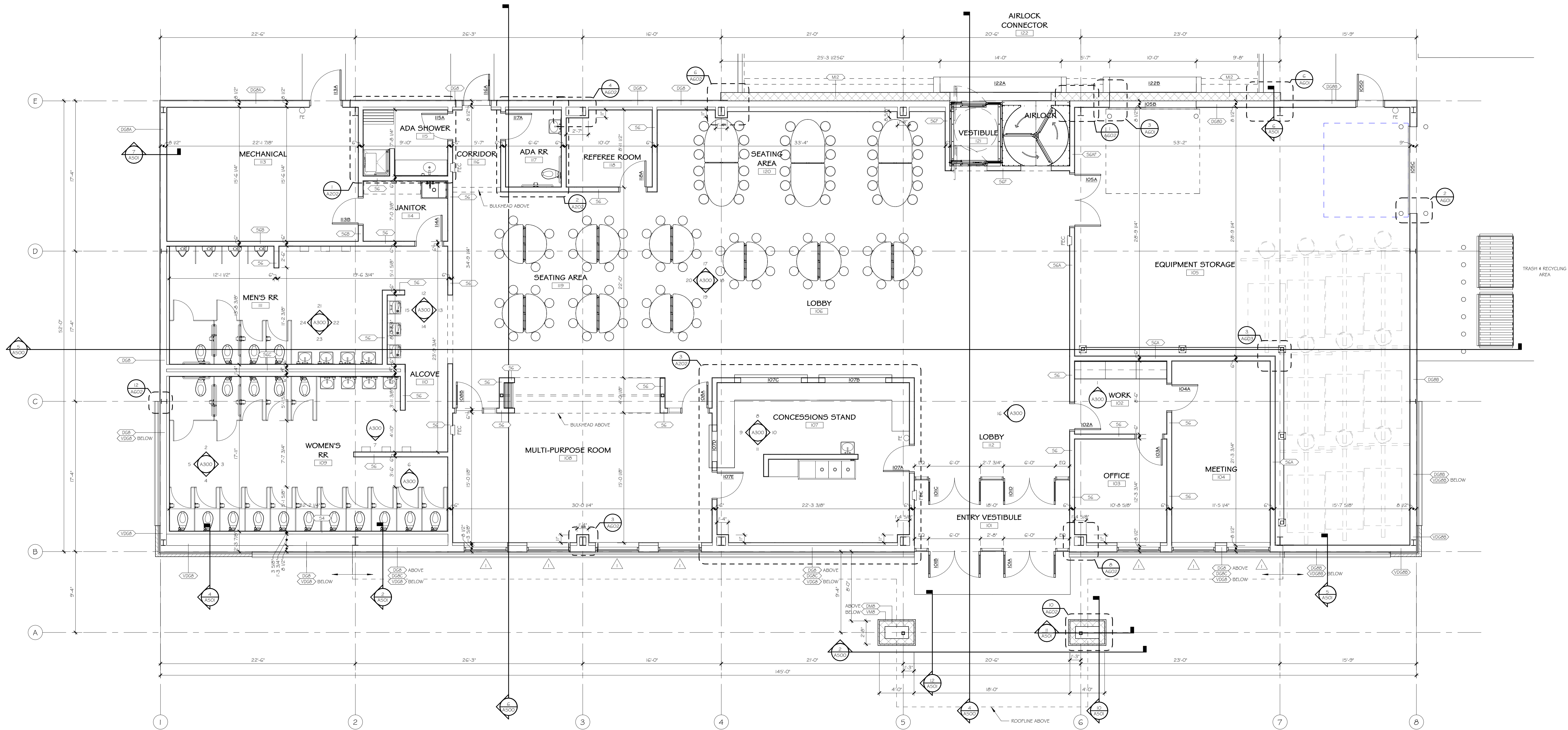
DRAWN BY
B.MEEHAN
CHECKED BY
D.CAMERON
DATE
08.17.2022
JOB NUMBER
21-112
VOLUME / BID SET

VOLUME I

SHEET NAME
EXPANDED FLOOR PLAN

SHEET NUMBER

A200



1 EXPANDED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



REVISIONS	DATE
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PROJECT
REEDSBURG FIELDHOUSE

REEDSBURG, WI 53959

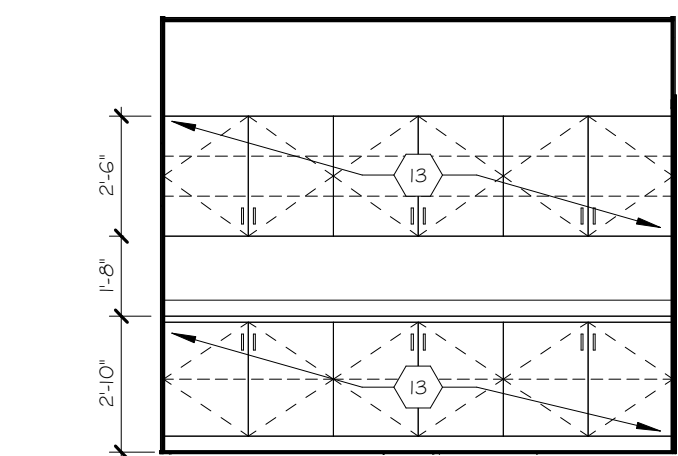
DRAWN BY
B.MEEHAN
CHECKED BY
D.CAMERON
DATE
08.17.2022
JOB NUMBER
21-112
VOLUME / BID SET

VOLUME I

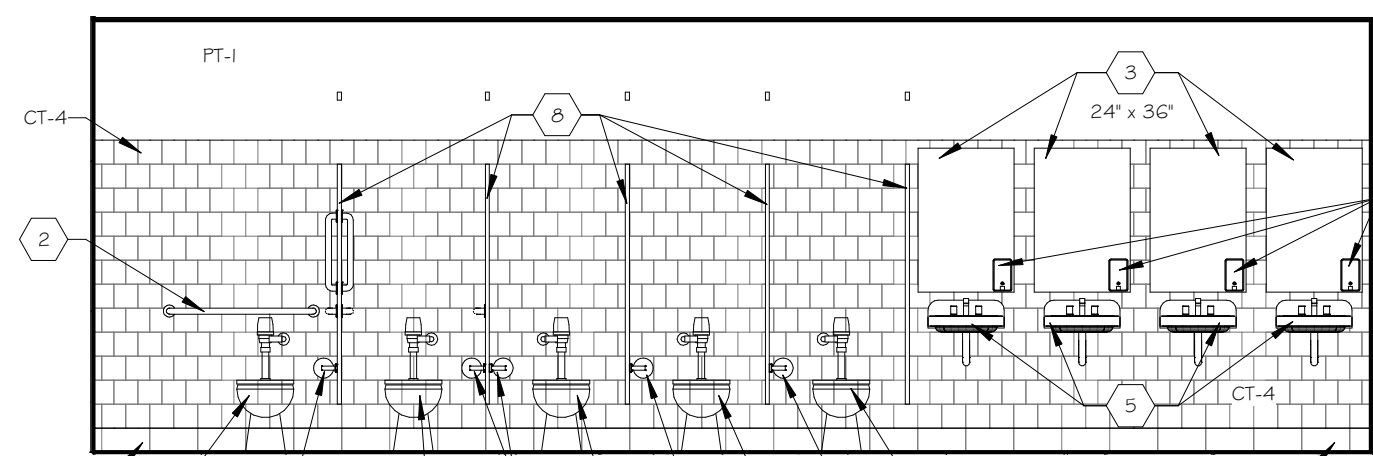
SHEET NAME
EXPANDED FLOOR PLAN

SHEET NUMBER

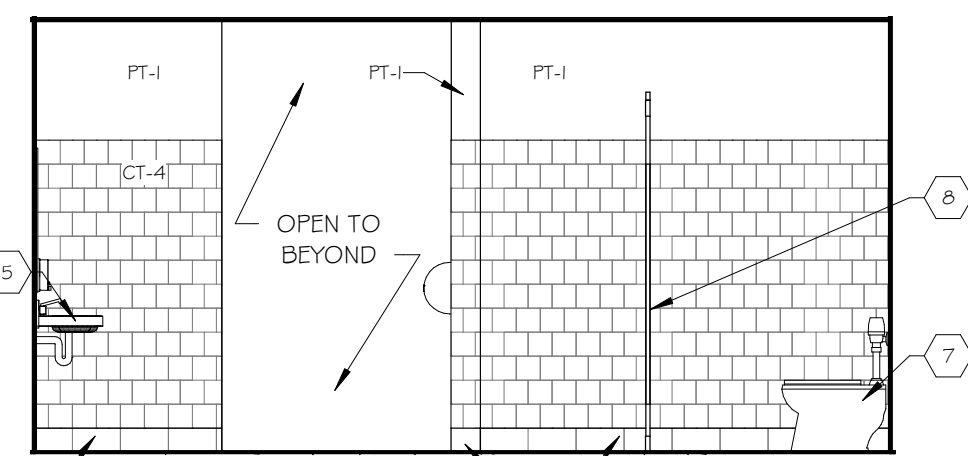
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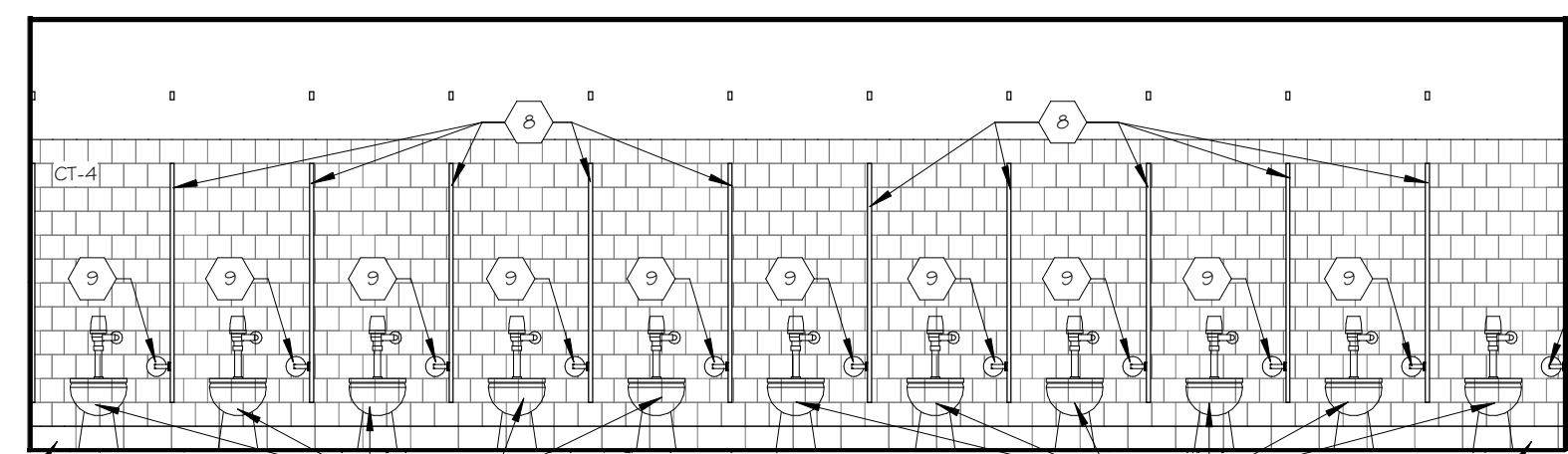
1 WORK - 102
SCALE: 1/4" = 1'-0"



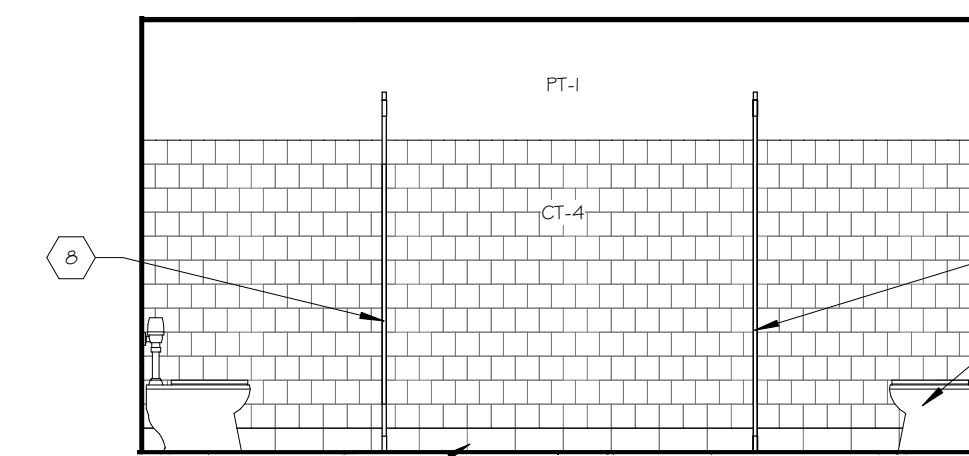
2 WOMEN'S RR - 109
SCALE: 1/4" = 1'-0"



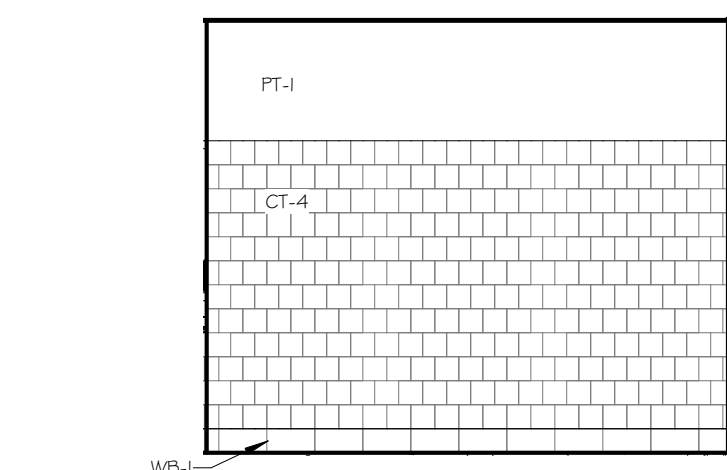
3 WOMEN'S RR - 109
SCALE: 1/4" = 1'-0"



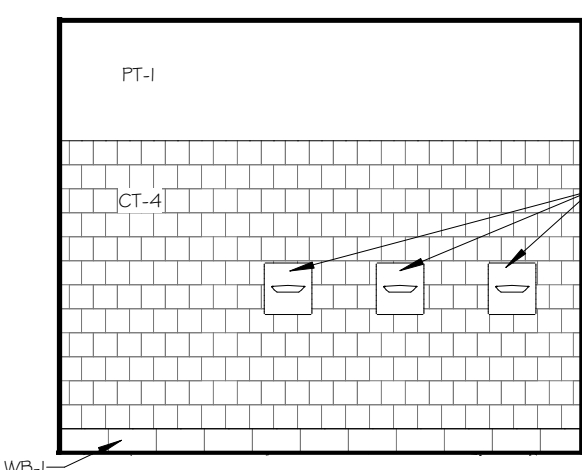
4 WOMEN'S RR - 109
SCALE: 1/4" = 1'-0"



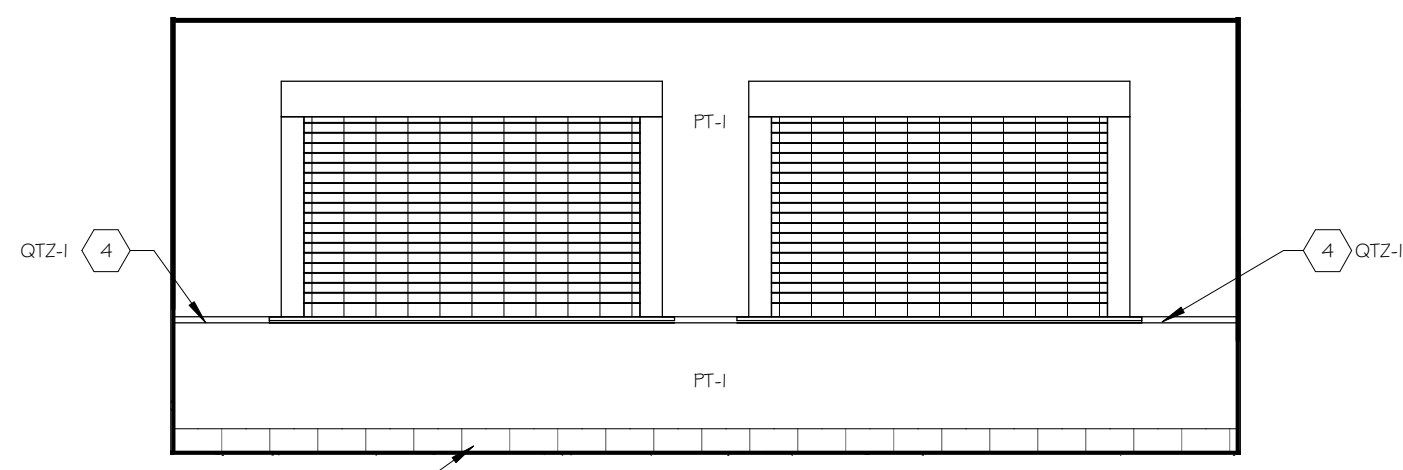
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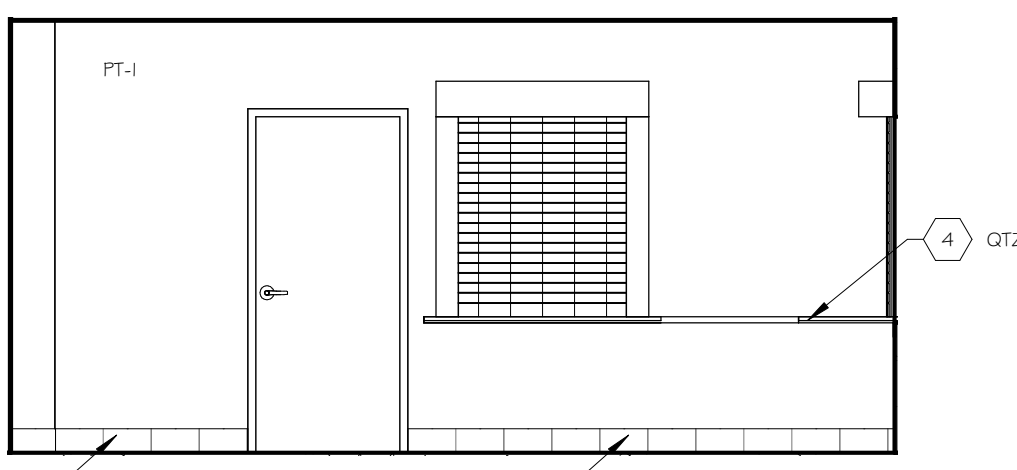
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SCALE: 1/4" = 1'-0"



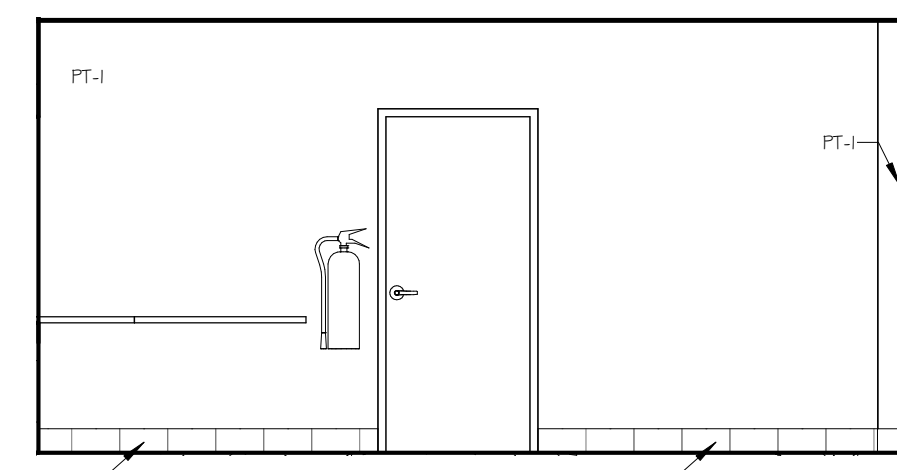
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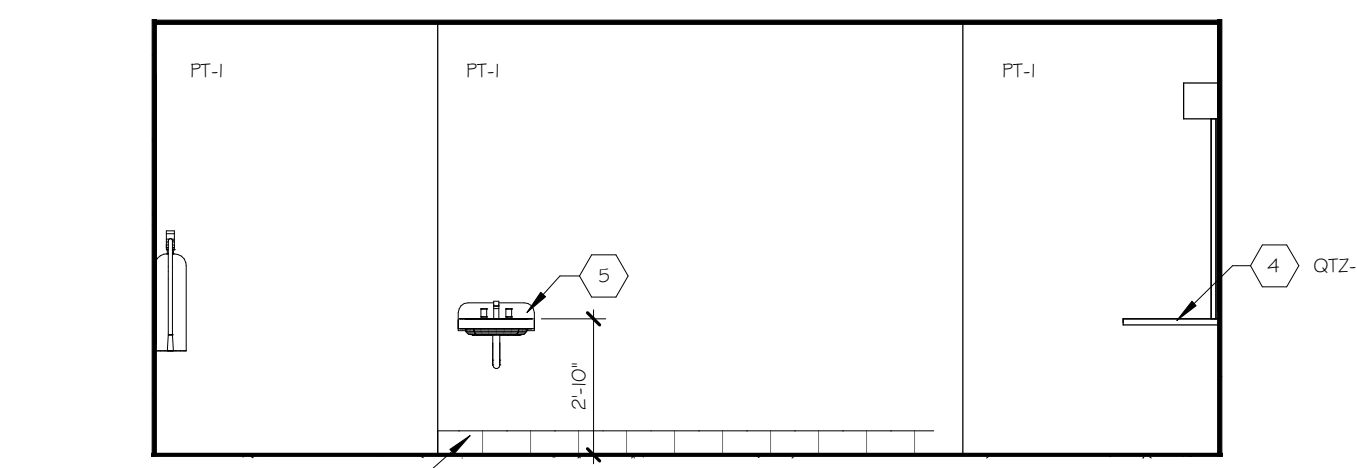
8 CONCESSIONS STAND - 112
SCALE: 1/4" = 1'-0"



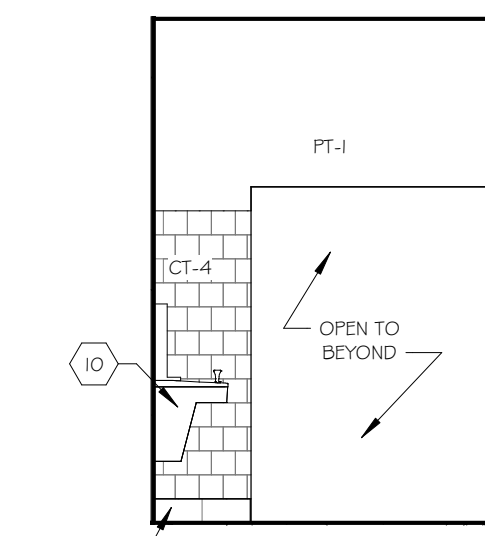
9 CONCESSIONS STAND - 112
SCALE: 1/4" = 1'-0"



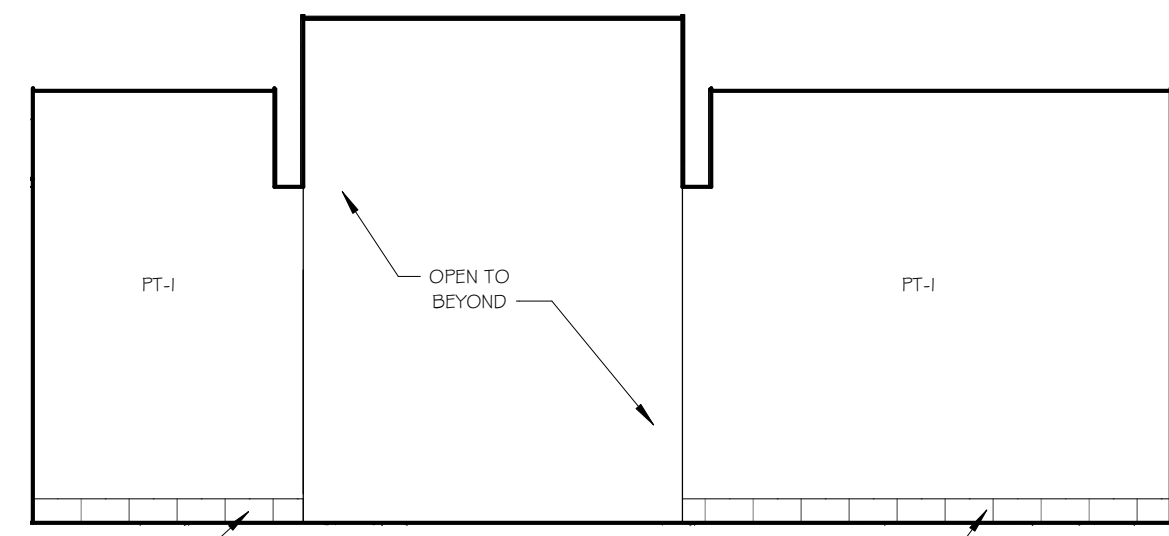
10 CONCESSIONS STAND - 112
SCALE: 1/4" = 1'-0"



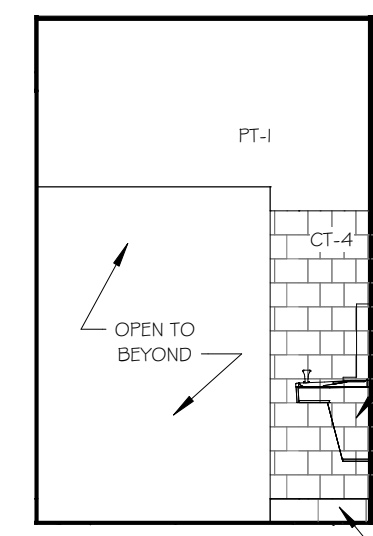
11 CONCESSIONS STAND - 112
SCALE: 1/4" = 1'-0"



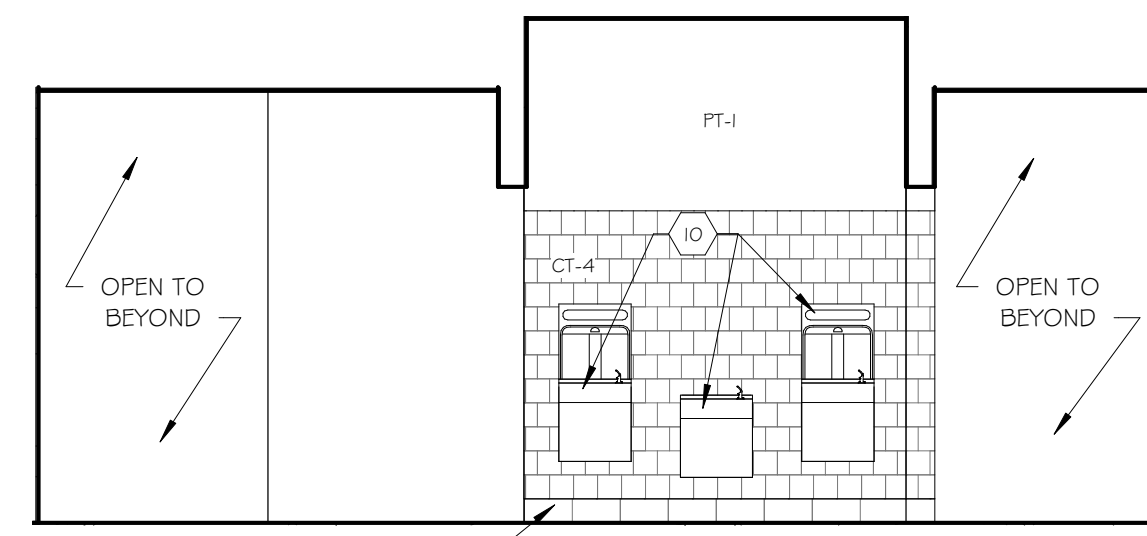
12 ALCOVE - 111
SCALE: 1/4" = 1'-0"



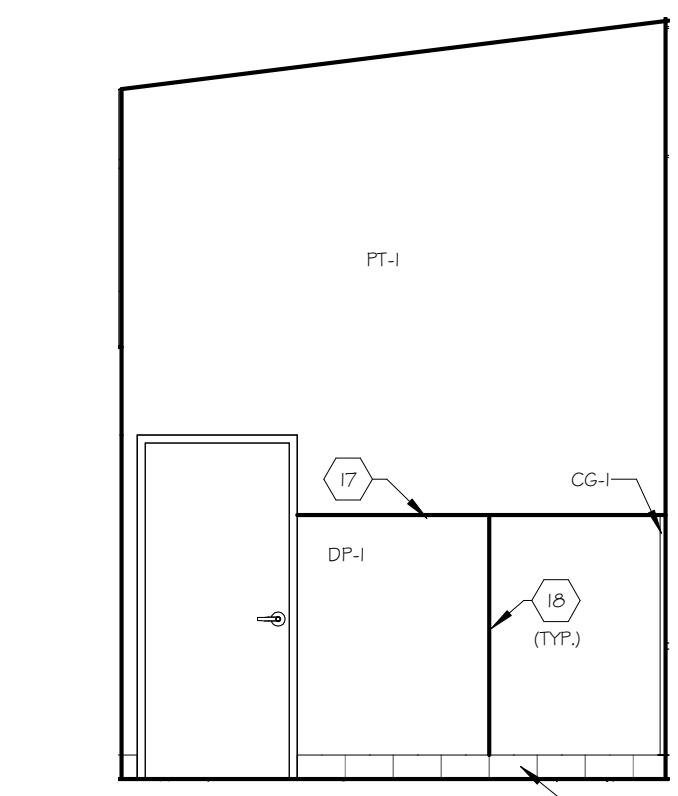
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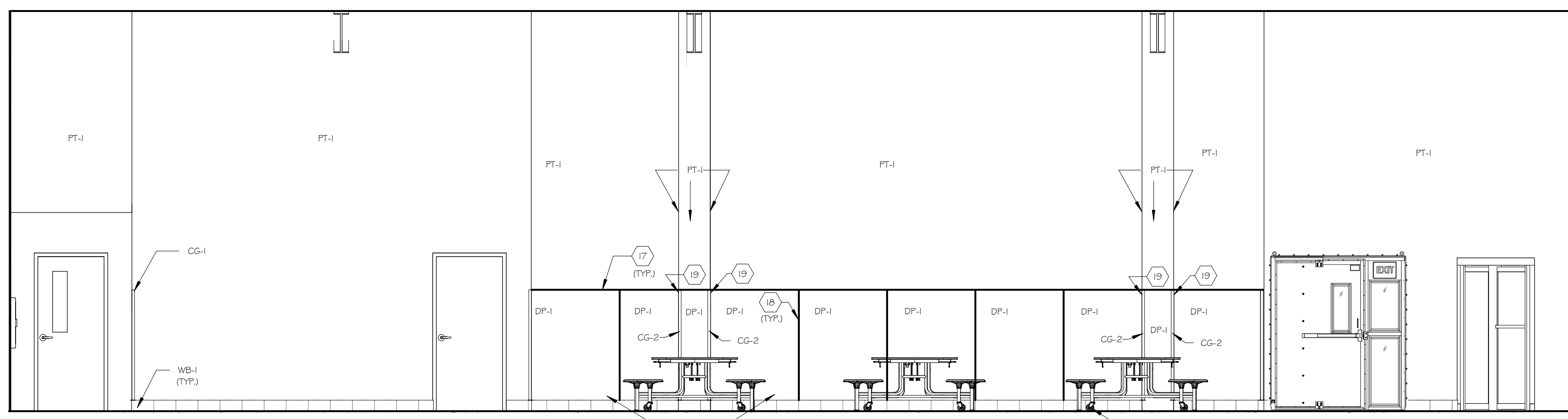
14 ALCOVE - 111
SCALE: 1/4" = 1'-0"



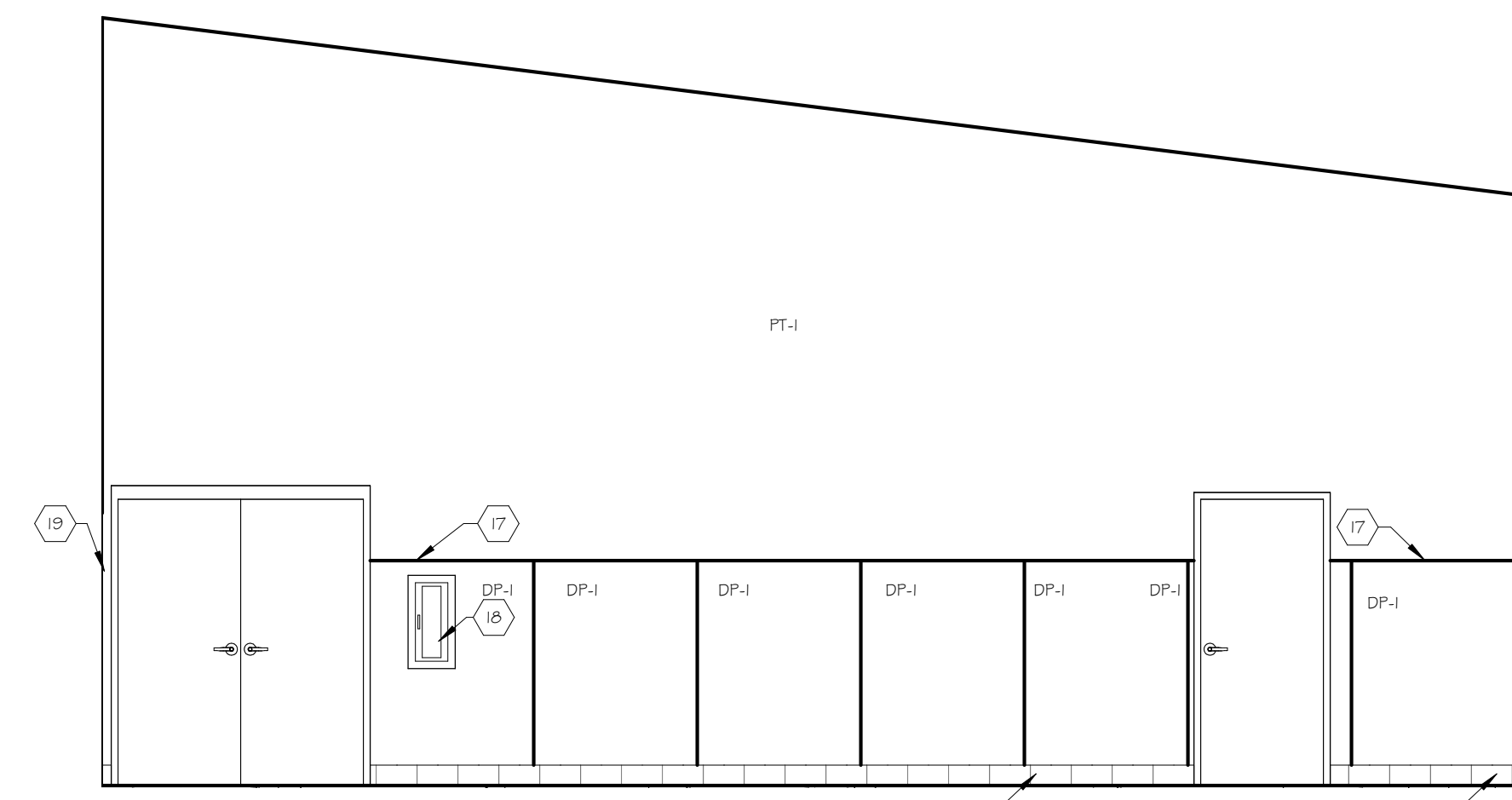
15 ALCOVE - 111
SCALE: 1/4" = 1'-0"



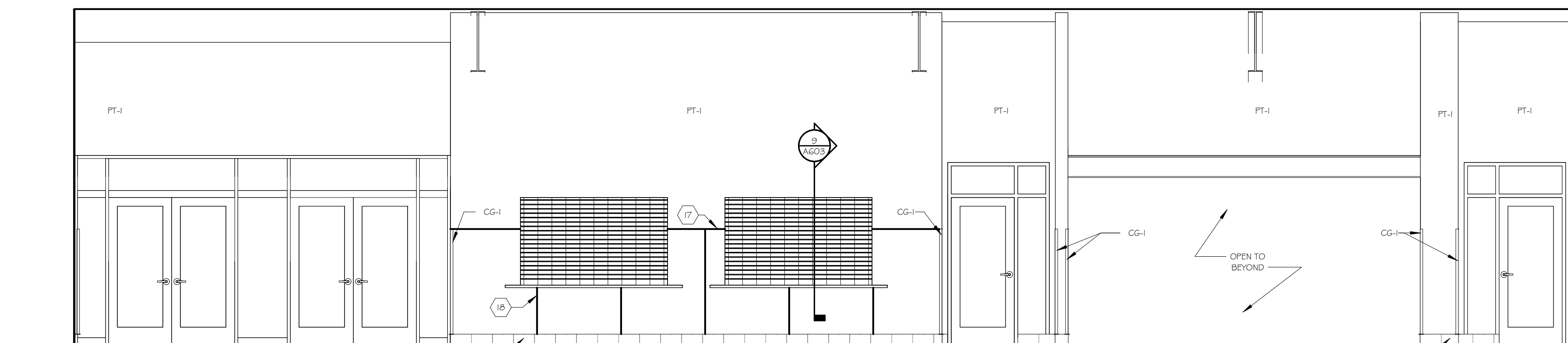
16 LOBBY - 112
SCALE: 1/4" = 1'-0"



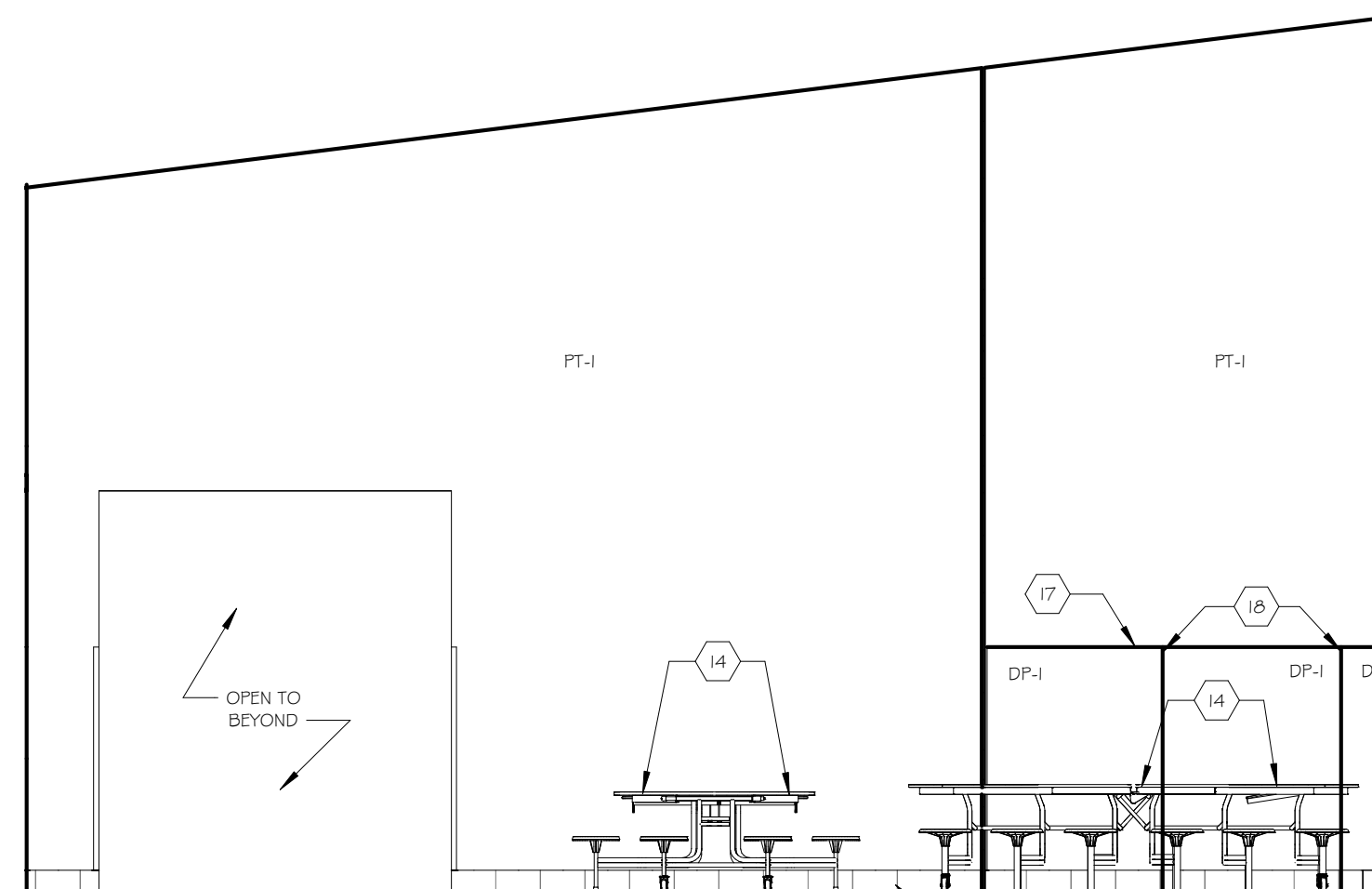
17 SEATING AREA - 115
SCALE: 1/4" = 1'-0"



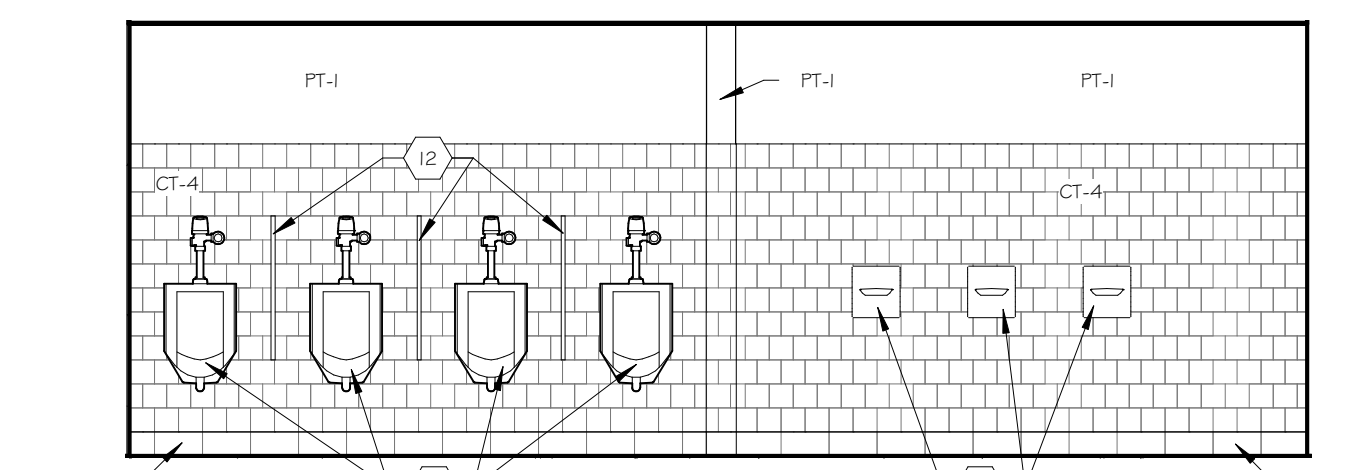
18 SEATING AREA - 115
SCALE: 1/4" = 1'-0"



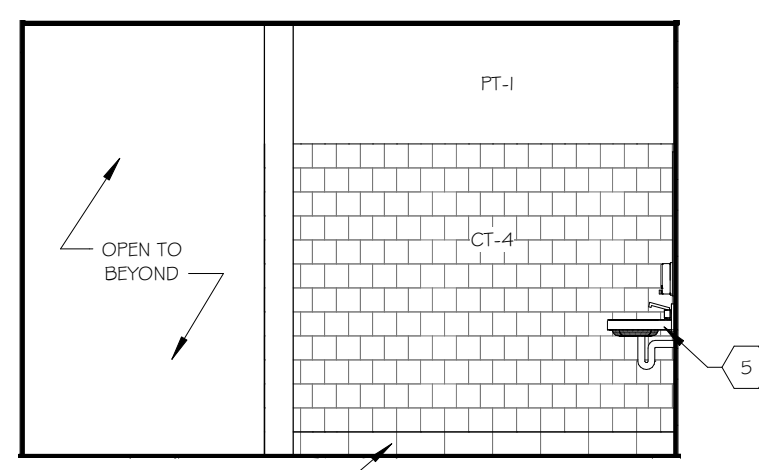
19 SEATING AREA - 115
SCALE: 1/4" = 1'-0"



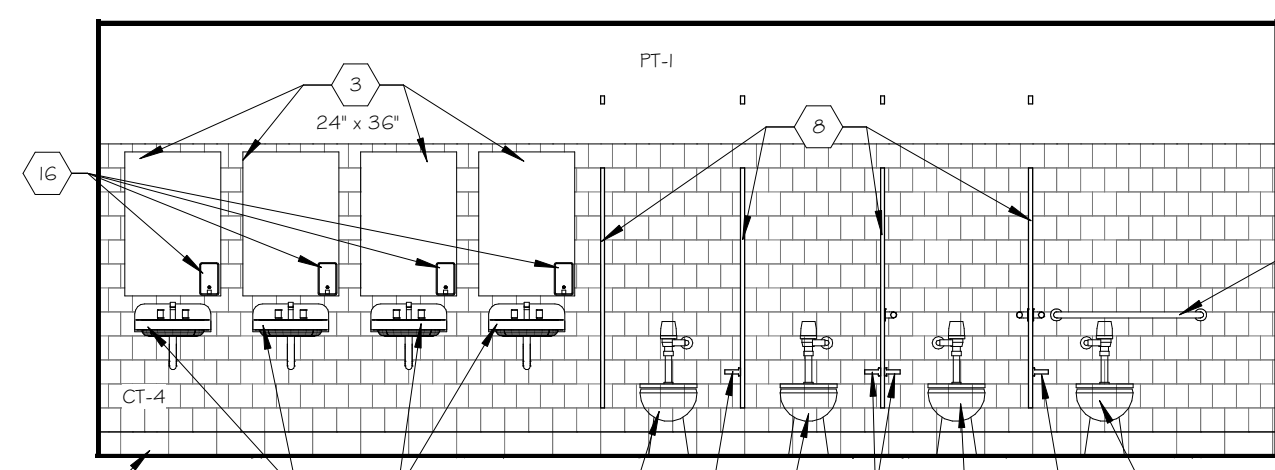
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SCALE: 1/4" = 1'-0"



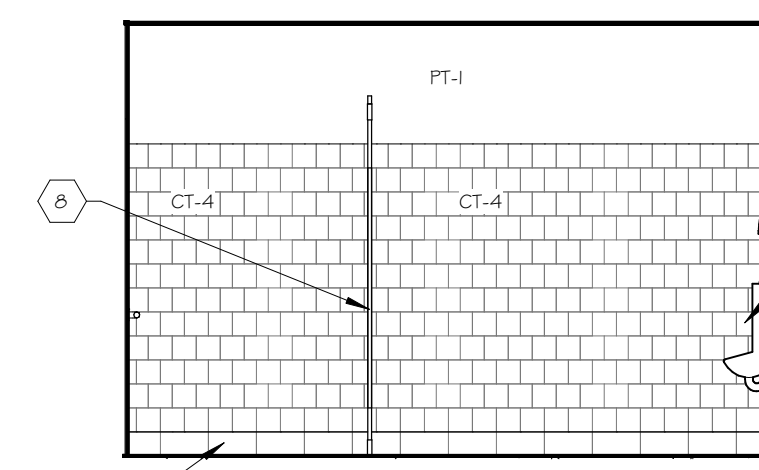
21 MEN'S RR - 117
SCALE: 1/4" = 1'-0"



22 MEN'S RR - 117
SCALE: 1/4" = 1'-0"



23 MEN'S RR - 117
SCALE: 1/4" = 1'-0"



24 MEN'S RR - 117
SCALE: 1/4" = 1'-0"

INTERIOR ELEVATION KEYNOTE LEGEND			
HEXAGON	OPCI	OPCI	DESCRIPTION
1			ADA FOLDING SHOWER SEAT
2			ADA GRAB BARS - PER CODE
3			MIRROR
4			COUNTERTOP
5			SINK - SEE PLUMBING PLAN
6			BENCH
7			WATER CLOSET - SEE PLUMBING PLAN
8			WATER CLOSET PARTITION
9			TOILET PAPER HOLDER
10			HI-LOW ELECTRIC WATER COOLER - SEE PLUMBING PLAN
11			HI-LOW ELECTRIC WATER COOLER - SEE PLUMBING PLAN
12			URINAL PARTITION
13			ARCHITECTURAL CASEWORK
14			FURNITURE
15			HAND DRYER
16			SOAP DISPENSER
17			TOP CAP
18			VERTICAL DIVIDER BAR
19			INSIDE CORNER TRIM

NOTE: SEE SHEET G200-G203 FOR BARRIER FREE DESIGN DETAILS AND NOTES

NOTE: SEE SHEET 910 FOR INTERIOR FINISH MATERIAL LIST

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REVISIONS	DATE
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PRELIMINARY
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PROJECT
REEDSBURG FIELDHOUSE

REEDSBURG, WI 53959

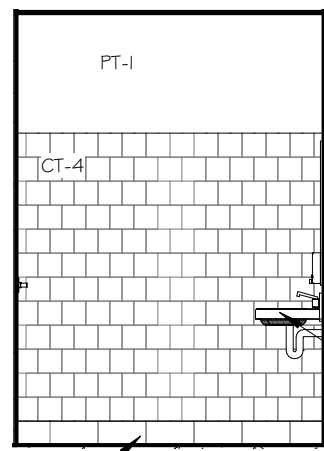
DRAWN BY
B.MEEHAN
CHECKED BY
D.CAMERON
DATE
08.17.2022
JOB NUMBER
21-112
VOLUME / BID SET

VOLUME I

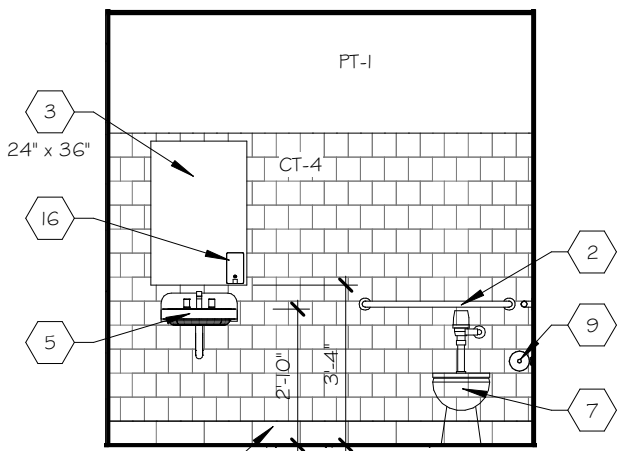
SHEET NAME
INTERIOR ELEVATIONS

SHEET NUMBER

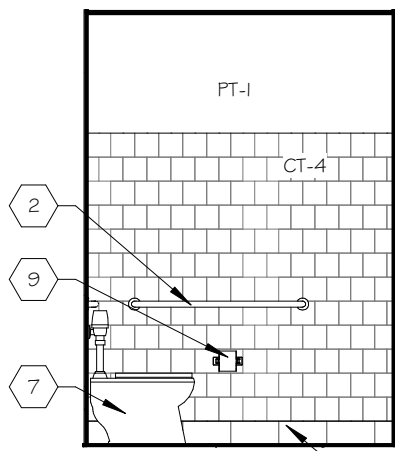
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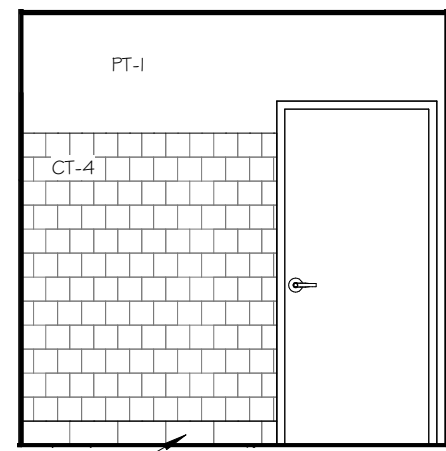
1 UNISEX RR - 121
SCALE: 1/4" = 1'-0"



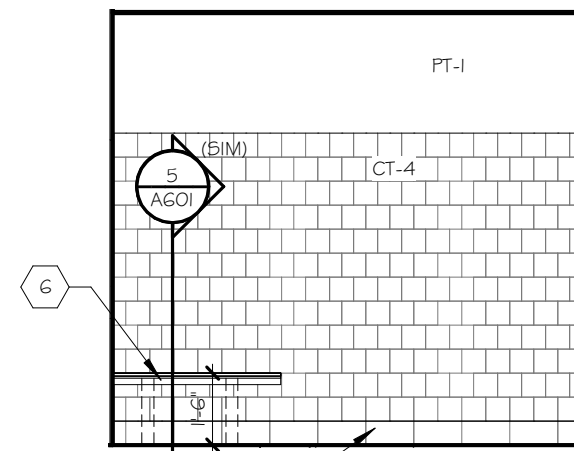
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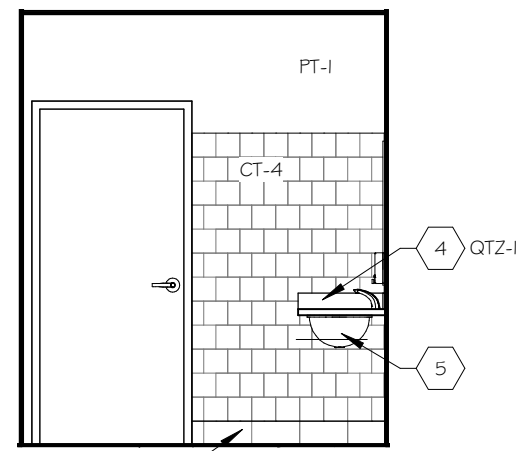
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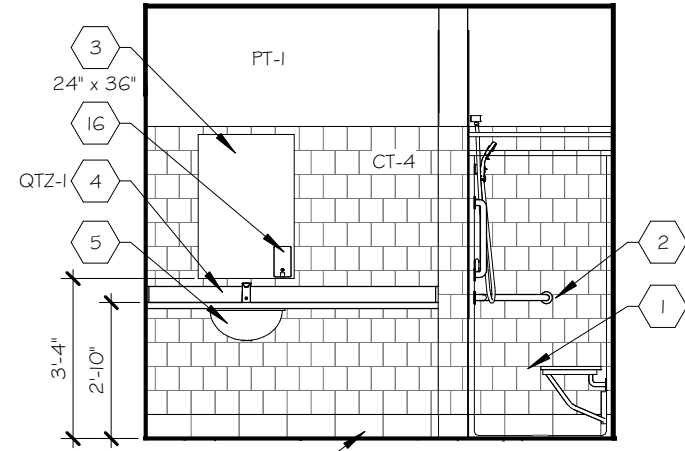
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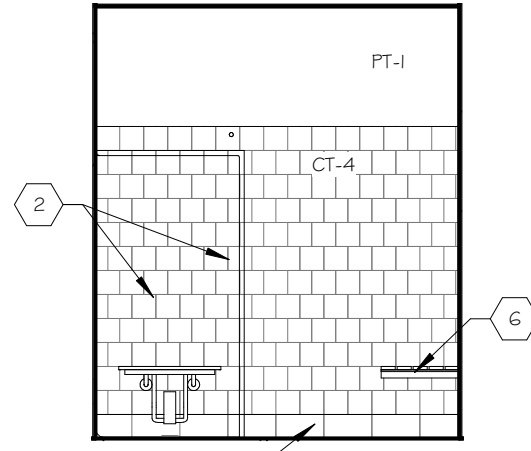
5 ADA SHOWER - 122
SCALE: 1/4" = 1'-0"



6 ADA SHOWER - 122
SCALE: 1/4" = 1'-0"



7 ADA SHOWER - 122
SCALE: 1/4" = 1'-0"



8 ADA SHOWER - 122
SCALE: 1/4" = 1'-0"

REVISIONS	DATE
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PRELIMINARY
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CITY OF REEDSBURG

REEDSBURG FIELDHOUSE

REEDSBURG, WI 53959

DRAWN BY
B.MEEHAN
CHECKED BY
D.CAMERON
DATE
08.17.2022
JOB NUMBER
21-112

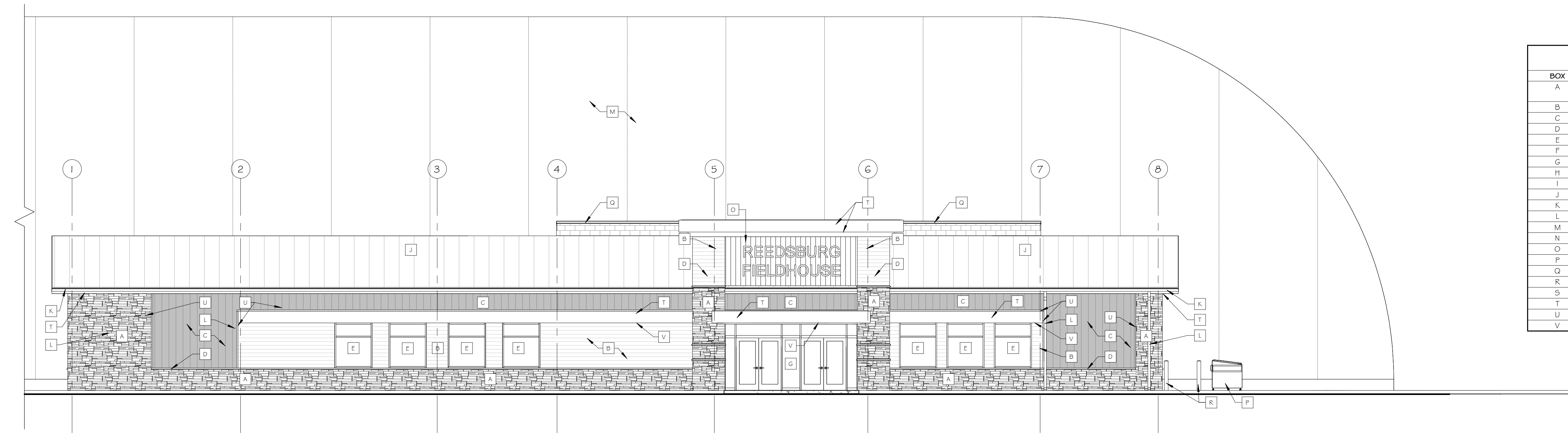
VOLUME / BID SET
VOLUME I

SHEET NAME
INTERIOR ELEVATIONS

SHEET NUMBER

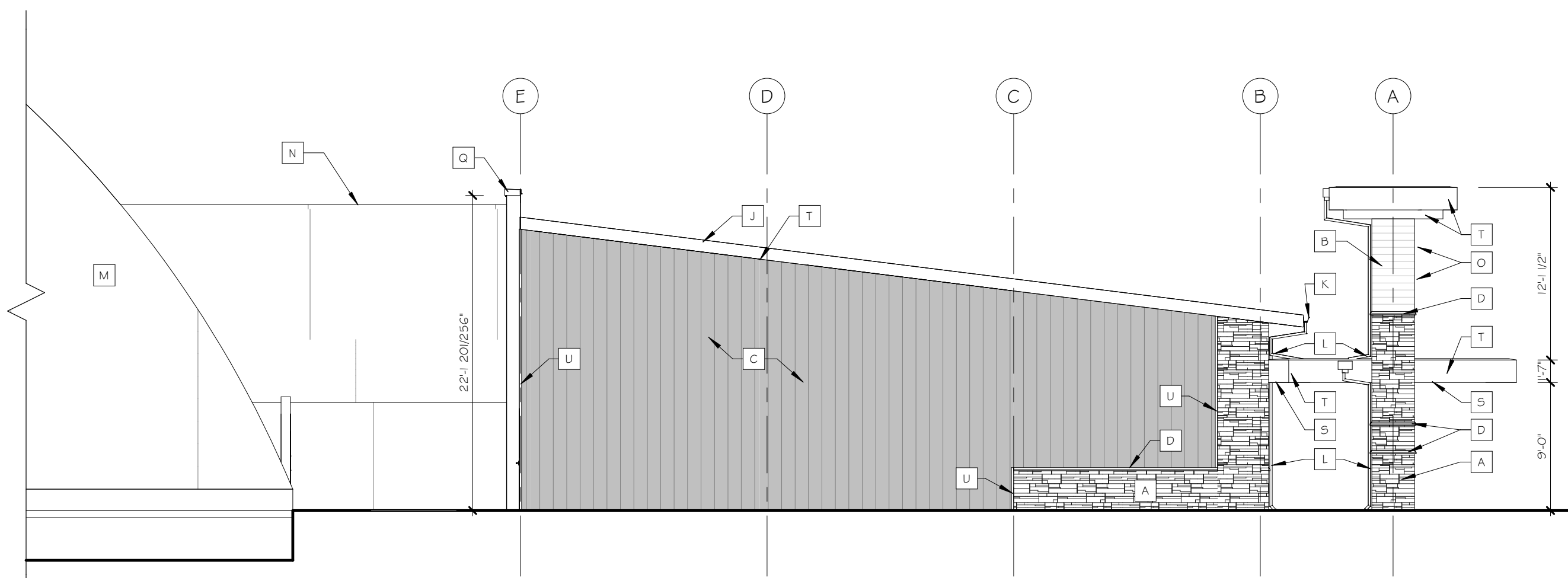
A301

EXTERIOR FINISH SCHEDULE			
BOX	MATERIAL / MANUFACTURER	DESCRIPTION / COLOR	NOTES
A	FULL MASONRY VENEER	REFLECTION STONE - ENCHANTMENT	-
B	HORIZONTAL ARCHITECTURAL SIDING	FAST PLANK - DARK CHERRY	-
C	VERTICAL ARCHITECTURAL SIDING	-	-
D	PRECAST STONE SILL	-	-
E	ALUMINUM WINDOWS	-	-
F	OVERHEAD DOOR	-	-
G	ALUMINUM STOREFRONT ENTRY SYSTEM	-	-
H	HOLLOW METAL DOOR	-	-
I	OVERHEAD ROLLING FIRE DOOR	-	-
J	STANDING SEAM METAL ROOF	-	-
K	EAVE GUTTERS	CHARCOAL	-
L	DOWNSPOUT	-	-
M	DOME STRUCTURE	-	-
N	DOME CONNECTOR	-	-
O	BUILDING SIGNAGE	-	-
P	DUMPSTER	-	-
Q	PREFINISHED METAL COPING	CHARCOAL	-
R	BOLLARD	-	-
S	PREFINISHED FLUSH PANEL METAL SOFFIT	-	-
T	PREFINISHED METAL DOUBLE FASCIA	CHARCOAL	-
U	PREFINISHED METAL TRIM	CHARCOAL	-
V	PREFINISHED FLUSH PANEL METAL SOFFIT	-	-



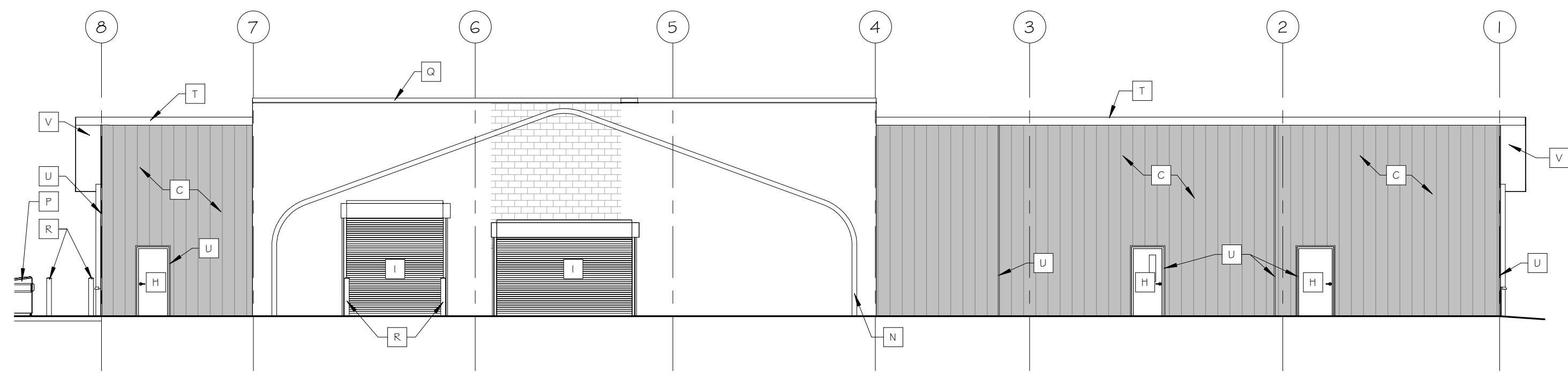
ELEVATION A

SCALE: 1/8" = 1'-0"



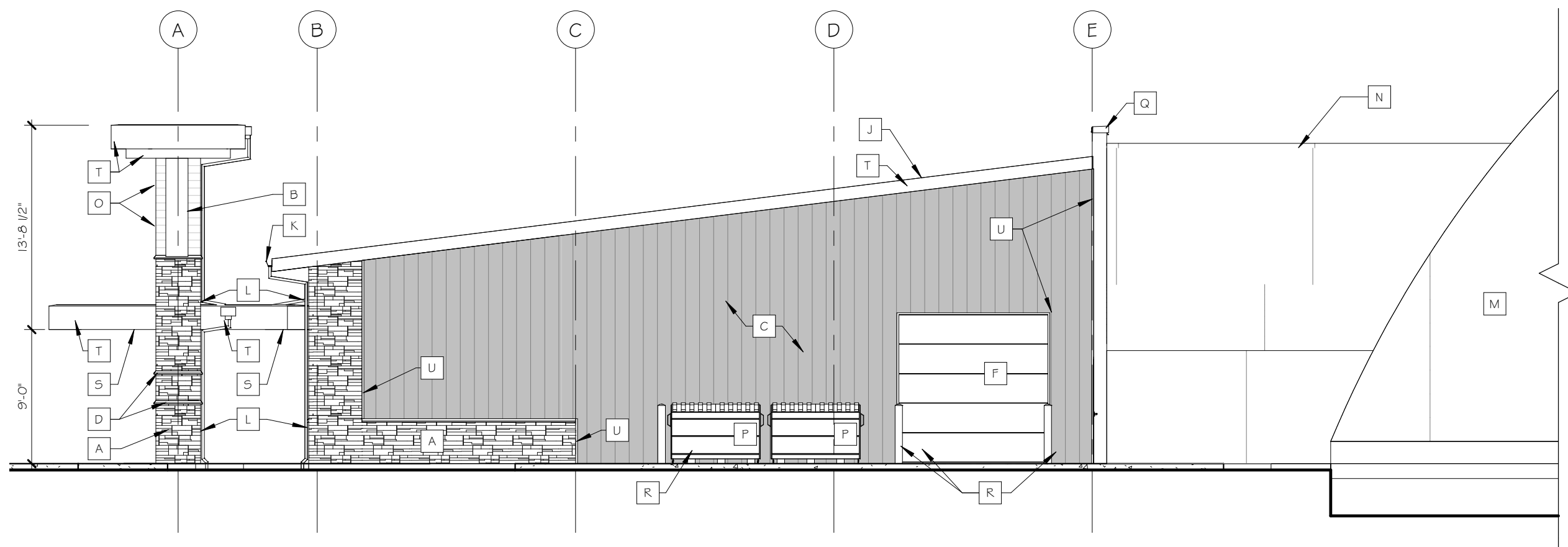
ELEVATION B

SCALE: 1/8" = 1'-0"



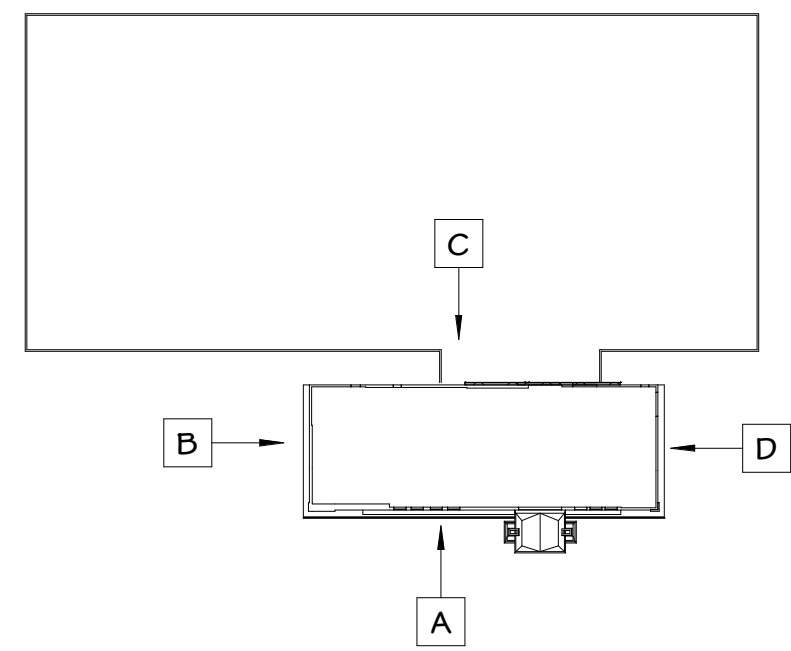
ELEVATION C

SCALE: 3/32" = 1'-0"



ELEVATION D

SCALE: 1/8" = 1'-0"



KEY PLAN

PRELIMINARY
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PROJECT
REEDSBURG FIELDHOUSE

REEDSBURG, WI 53959

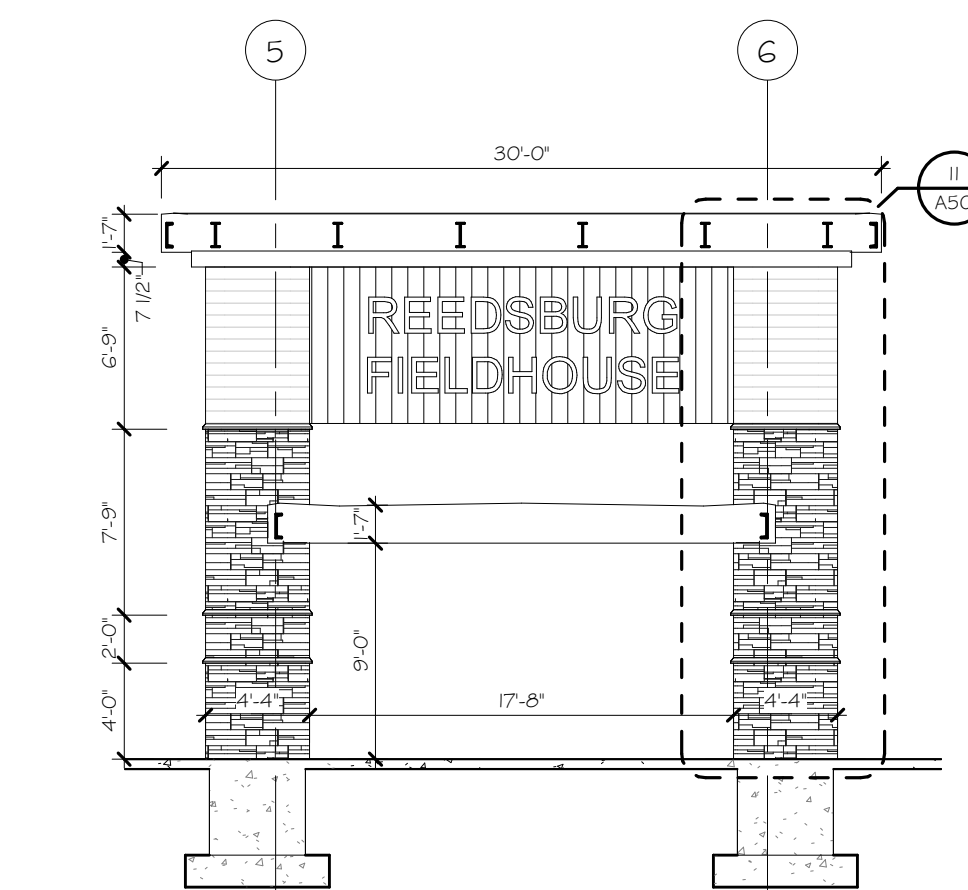
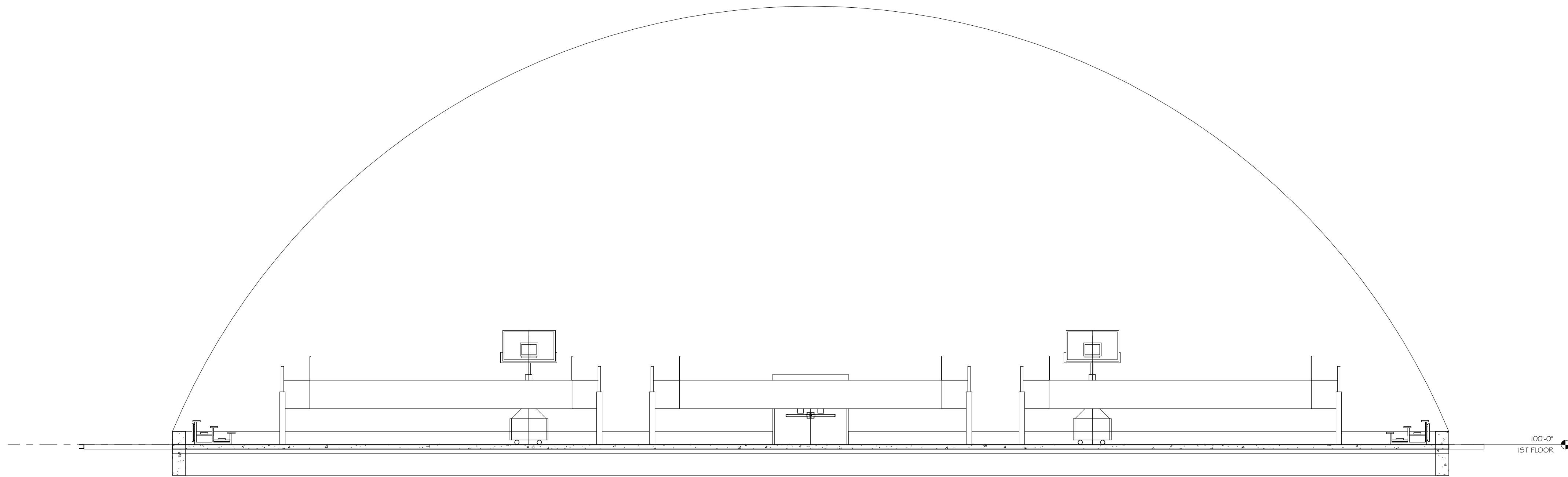
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B.MEEHAN
CHECKED BY
D.CAMERON
DATE
08.17.2022
JOB NUMBER
21-112
VOLUME / BID SET

VOLUME I

SHEET NAME
OVERALL EXTERIOR
ELEVATIONS

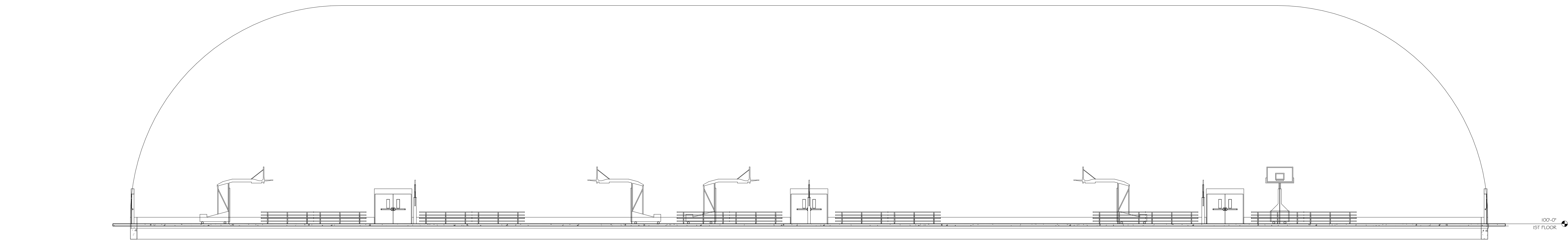
SHEET NUMBER

A400



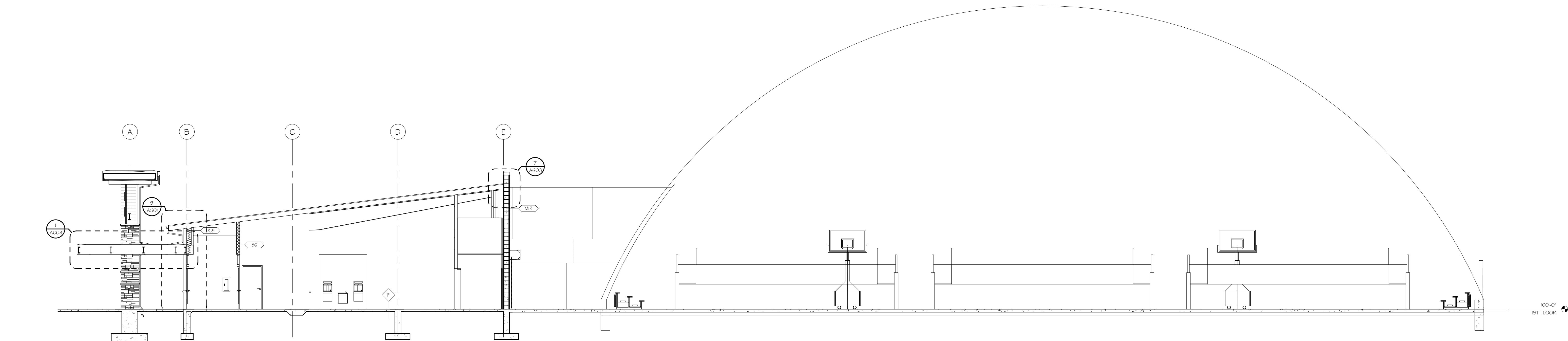
2 BUILDING SECTION

SCALE: 1/8" = 1'-0"



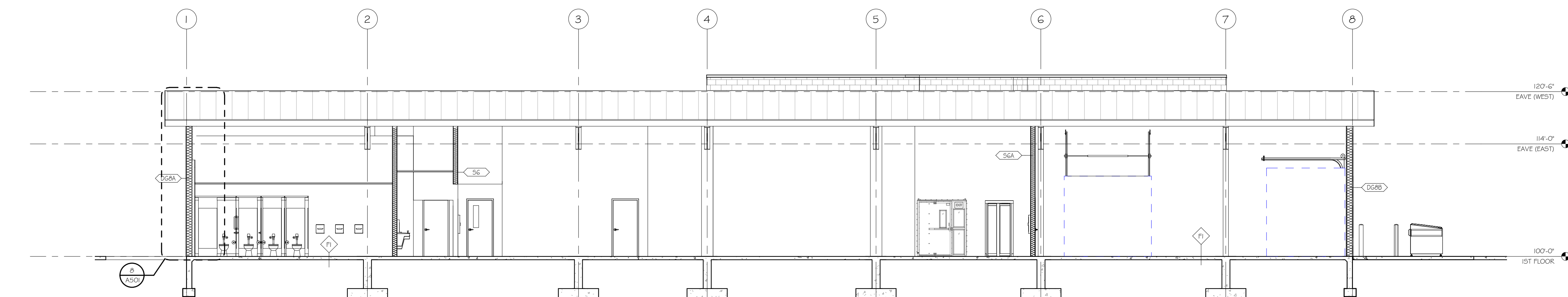
3 BUILDING SECTION

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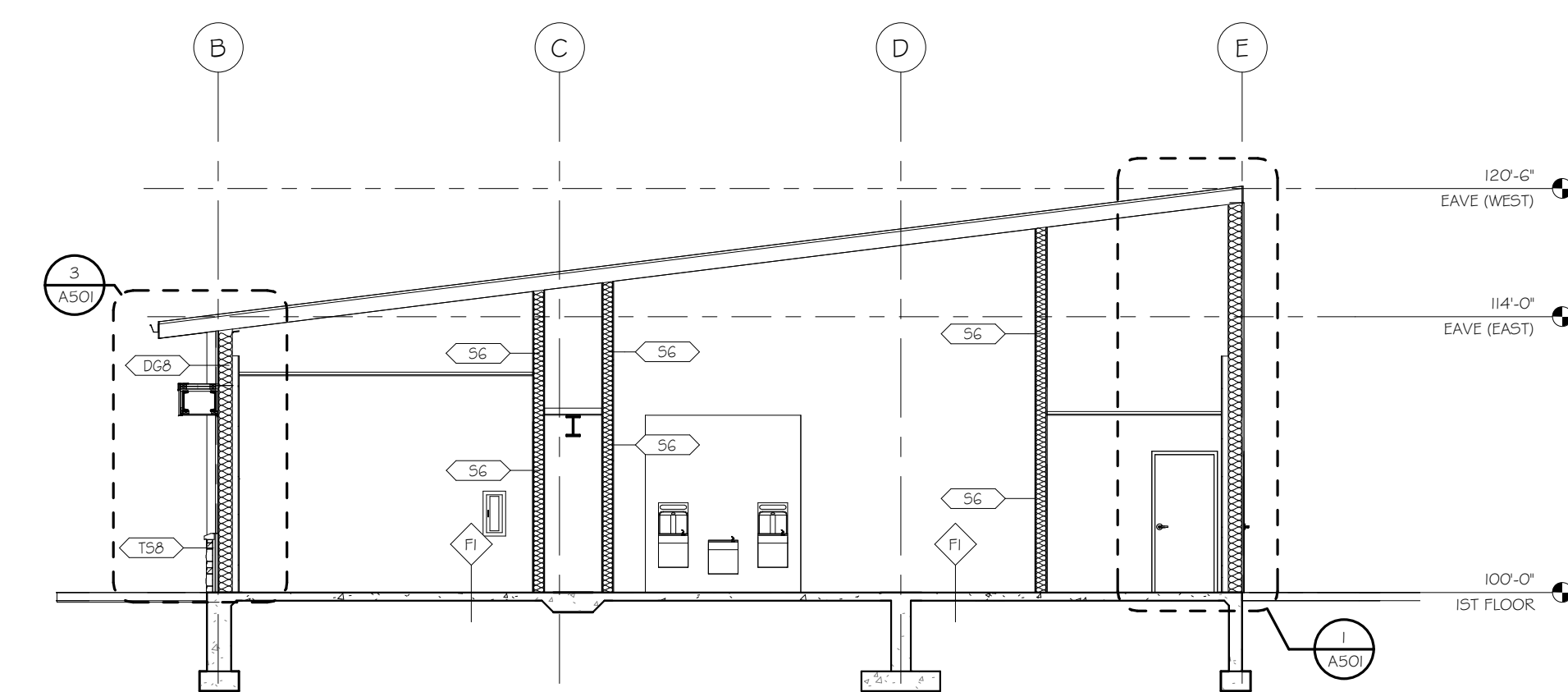
4 BUILDING SECTION

SCALE: 1/8" = 1'-0"



5 BUILDING SECTION

SCALE: 1/8" = 1'-0"



6 BUILDING SECTION

SCALE: 1/8" = 1'-0"

REVISIONS	DATE
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PRELIMINARY
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REEDSBURG FIELDHOUSE

REEDSBURG, WI 53599

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DATE
08.17.2022
JOB NUMBER
21-112
VOLUME / BID SET

VOLUME I

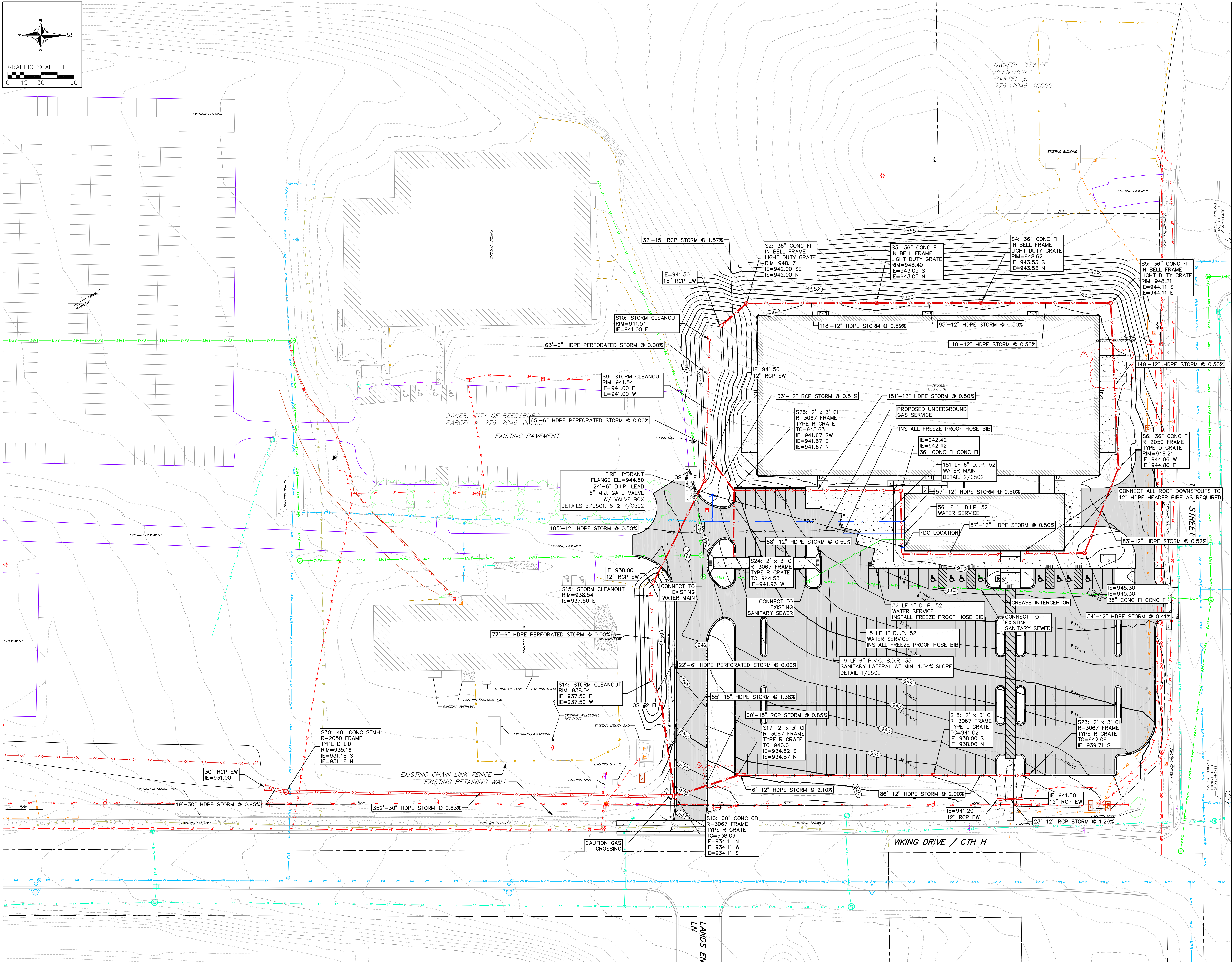
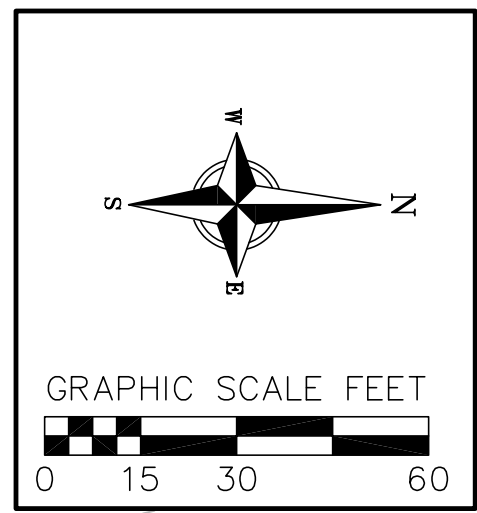
SHEET NAME
BUILDING SECTIONS

SHEET NUMBER

A500







REVISIONS	DATE
3 ADD #3	10-24-2022

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CITY OF REEDSBURG

PROJECT
REEDSBURG FIELDHOUSE

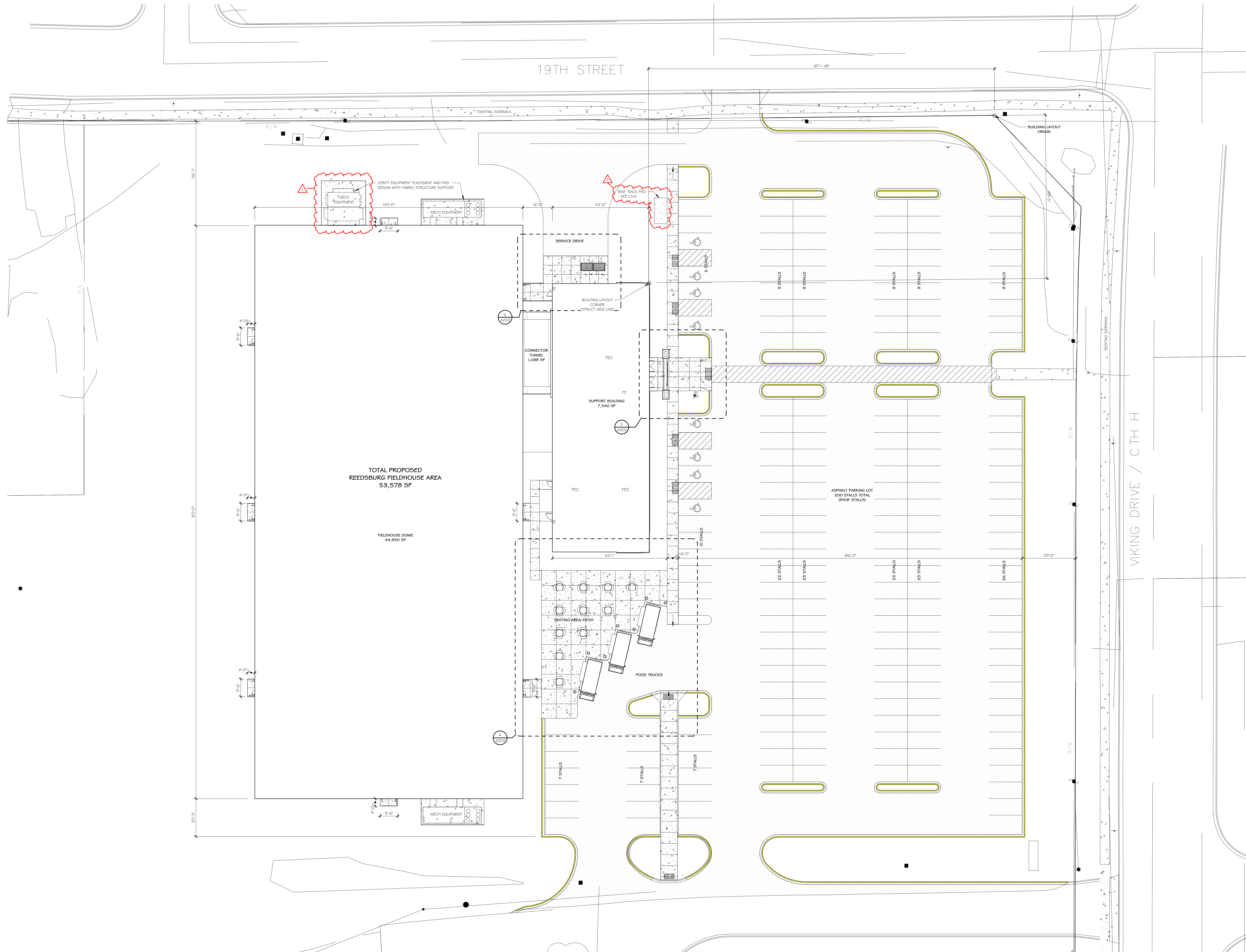
REEDSBURG, WI

DRAWN BY
MGER
CHECKED BY
NPFA
DATE
09.29.2022
JOB NUMBER
21-112

VOLUME / BID SET
CD

SHEET NAME
UTILITY PLAN

SHEET NUMBER
C400



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



REVISIONS	DATE
2. ADD #2	10-18-2022
3. ADD #3	10-24-2022

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CITY OF REEDSBURG

PROJECT
REEDSBURG FIELDHOUSE

REEDSBURG, WI 53959

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DATE
09.29.2022
JOB NUMBER
21-112
VOLUME / BID SET

SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET NUMBER
AS100