

City Plan Commission Agenda  
February 11, 2020  
Reedsburg City Hall Council Chambers  
6:00 PM

*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 JANUARY 14, 2020:**

**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 annual Conditional Use Permit for farming on vacant residential and commercial zoned lots - Eastridge Estates Subdivision and two vacant lots on south side of Huntington Park Dr between Viking Dr and Eastridge Circle - 276-220-51000; 276-2626-8061 - ERH LLC/Harlen Olson.
- B. Consider annexation of two parcels from the Town of Reedsburg to the City of Reedsburg - E6635 Fawn Valley Dr; Parcel #s 030-1171-01000 & 030-1171-02000 - Ricky & Mary Brantley.
- C. Consider Site Plan Review for an 11,250 square feet storage addition to the Cellox facility. - 1200 Industrial Dr; Parcel#2091 - Khris Barber - Advanced Building Corporation.
- D. Consider sign permit to allow an electric sign at this property located in a B-1 Business zoning district. City ordinance requires that any electric sign outside of the B-2 business zone requires Plan Commission approval - 132 S Park St; Parcel#0982 - Oakdale Credit Union.

**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**  
**January 14, 2020**



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

**Present:** Alder Mike Gargano, Steve Zibell, Richard Braun, Greg Finkel

**Absent:** Mayor Dave Estes, Dan DeBaets

**Staff:** Tim Becker, Brian Duvalle

**Approval of Minutes:** Motion by Braun, seconded by Finkel to approve the 12/10/19 meeting minutes.  
Motion approved

**Consider recommending Certified Survey Map to divide existing tax parcel into two parcels and conditioned on Town of Winfield approval. – E6384 Bass Rd; Parcel #042-0765 – Robert & Judith Bass.**

Motion by Zibell, seconded by Gargano to recommend approval to Council.

Motion approved

**Consider Site Plan Review for a cooler and dock addition with driveway relocation. – 1120 Commercial Ave; Parcel #1699-1 – Saputo Cheese USA Inc.**

Jason Daye from Excel Engineering stated this addition would increase cooler capacity and provide a more efficient loading operation but will not increase production. Discussion held on storage and exterior aesthetics.

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

Motion approved

**Consider Site Plan Review to convert former storage/office building (Riberich Plumbing) into retail (Slama's) – 2160 E Main St; Parcel #2232 – Hillsboro Equipment.**

Contractor Jason Kraemer described the proposed changes of the building.

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

Motion approved

**Consider Conditional Use Permit for a home business. The business would be for a firearms business that serves as a location for storage and pick-up of firearms that customers order. – 430 Vine St; Parcel #1042 – James McCoy.**

This is the same request as in 2018 but at a new location of the primary residence. If approved, the 2018 CUP would expire.

Motion by Zibell, seconded by Braun to approve the CUP as presented and with the following conditions:

1. Delivery & repair of firearms only
2. FFL approved
3. Meet all state and federal requirements
4. CUP expires upon sale of property
5. Clients by appointment only

Motion approved

**Consider Site Plan Review for a garage addition to the Reedsburg Police Dept. – 200 S. Park St; Parcel #1013-1 – City of Reedsburg.**

Architect Dave Cameron discussed matching the exterior materials, the new floor plan for converting the existing garage, 2-hour fire barrier and security upgrades. Discussion held on the City's borrowing limit and that the public works garage is the priority. There are currently 11 police vehicles and it would help if they were stored inside because of weather, security, time savings, and impounded vehicles.

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

Motion approved (4-1, Braun)

**Consider Site Plan Review for a new public works and parks & rec garage to be relocated from S. Walnut St. – 620 Wengel Dr; Parcel #2243-3 – City of Reedsburg.**

Cameron reviewed the floor layout, space needs study, fire suppression system, and in-floor heat. The new building should extend the life of equipment and provide conference/training rooms, chemical storage, and indoor brine operations. Discussion held on parking and proposed salt shed.

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

Motion approved

Motion by Knudsen, seconded by DeBaets to adjourn at 7:03 PM.

Motion approved

Respectfully submitted,



Brian Duvalle  
Planner/Building Inspector

**Plan Commission**  
**Staff Report**

**DATE:** 2/11/20

**APPLICANT:** ERH LLC / Harlen Olson

**LOCATION:** Eastridge Estates Subdivision and two vacant lots on south side of Huntington Park Dr between Viking Dr and Eastridge Circle - 276-2200-51000; 276-2626-8061.

**REQUEST:** Conditional Use Permit (CUP)

**DESCRIPTION:** Annual CUP for farming of vacant residential/commercial-zoned lots.

**General Findings**

**SURROUNDING LAND USES:**

- North – Single-family dwellings, Commercial
- West – Single-family dwellings
- South – Single-family dwelling, Commercial
- East – Single/Multi-family dwellings

**ZONING:**

- North- R-2 Residential
- West- R-2 Residential
- South- R-2 Residential, B-2 Business
- East- R-2 Residential

**TOPOGRAPHY:** Flat slopes

**STREET R.O.W./TRAFFIC/ACCESS:** Multiple streets

**ENVIRONMENTAL HAZARDS/CONDITIONS:** None known

**COMPREHENSIVE PLAN DESIGNATION:** Residential

**COMMENTS**

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

**STAFF COMMENTS:**

Approval conditions:

1. Type of crop
2. No. of harvests
3. Neighbor notification
4. Spraying – fertilizer or herbicides
5. Curb maintenance
6. Hours of operation
7. Any exempt lots
8. Setbacks
9. Time limit to remove crop
10. Crop height

2019 Approval:

1. Hay in Eastridge Area, otherwise beans
2. Minimum of 2 harvests and maximum of 4 harvests with maximum 3' height
3. Notify residents 24 hours prior in person or with door hangers for spraying and harvesting
4. Maintain/trim along curbs
5. Lots 10, 94, 95, 96 are not to be used for Ag
6. Hours are to be 7am – 9pm
7. 5' setback along adjacent lots
8. Remove hay bales within 48 hours of harvest
9. Clean-up date of November 15, 2019.

**Exhibit List**

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 11, 2020, 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:** ERH LLC/Harlen Olson

**ADDRESS:** 2350 East Main St. **CITY:** Reedsburg **STATE:** WI

**ZIP:** 53959 **PHONE:** 608-524-8284 **FAX:** 608-524-8270

**E-MAIL:** harlen@evergreenrealtyinc.com

**PROPERTY OWNER:** (if different from Applicant) \_\_\_\_\_

**LOCATION:** East Ridge Estates **PARCEL #:** Multiple - *See Attached Map*

**LAND USE REQUEST**

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

☐ **Certified Survey Map (CSM):** \_\_\_\_\_

☒ **Conditional Use Permit:** Farming Vacant Lots

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

☐ **Preliminary Plat:** \_\_\_\_\_ **Final Plat:** \_\_\_\_\_ **Name of Plat:** \_\_\_\_\_

☐ **Rezoning - From:** \_\_\_\_\_ **To:** \_\_\_\_\_ **TID #** \_\_\_\_\_

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

☐ **Zoning Appeal / Interpretation:** \_\_\_\_\_

☐ **Zoning Variance:** \_\_\_\_\_

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

☐ **Other or Annexation:** \_\_\_\_\_

**AFFIDAVIT**

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

*John Sullivan* 11/21/20  
**Applicant Signature / Date**

*John Olson* 11-21-20  
**Owner Signature / Date**

**Extraterritorial Committee Date:** \_\_\_\_\_  
**Plan Commission Date:** \_\_\_\_\_  
**Board of Zoning Appeals Date:** \_\_\_\_\_  
**City Council Action & Date:** \_\_\_\_\_

Account #10-461500-00

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

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

|                            |          |
|----------------------------|----------|
| Cond Use; Site Plan \$153  | _____    |
| Cond Use-Agriculture \$400 | <u>X</u> |
| Variance \$112             | _____    |
| Rezoning \$200             | _____    |
| C.S.M. \$171               | _____    |
| Subdivision Plat \$610     | _____    |
| - w/ Stormwater Plan \$100 | _____    |
| Flood Plain Zone \$189     | _____    |
| Annexation \$200           | _____    |
| Plan Amend \$200           | _____    |
| Date Paid                  | _____    |
| Receipt #                  | _____    |

**A. Please describe how your request meets each of the following Conditional Use standards as applicable. Attach additional pages if needed.**

(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 ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.

Farming - Agriculture Use

(B) *Architectural plans; existing and proposed structures* - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.

(C) *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.

(D) *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.

(E) *Traffic generation and circulation, highway access and driveway locations* - The proposed conditional land use shall be adequately served by public or private streets.

(F) *Sewerage and water systems* - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.

**B. Site Plan Requirements.**

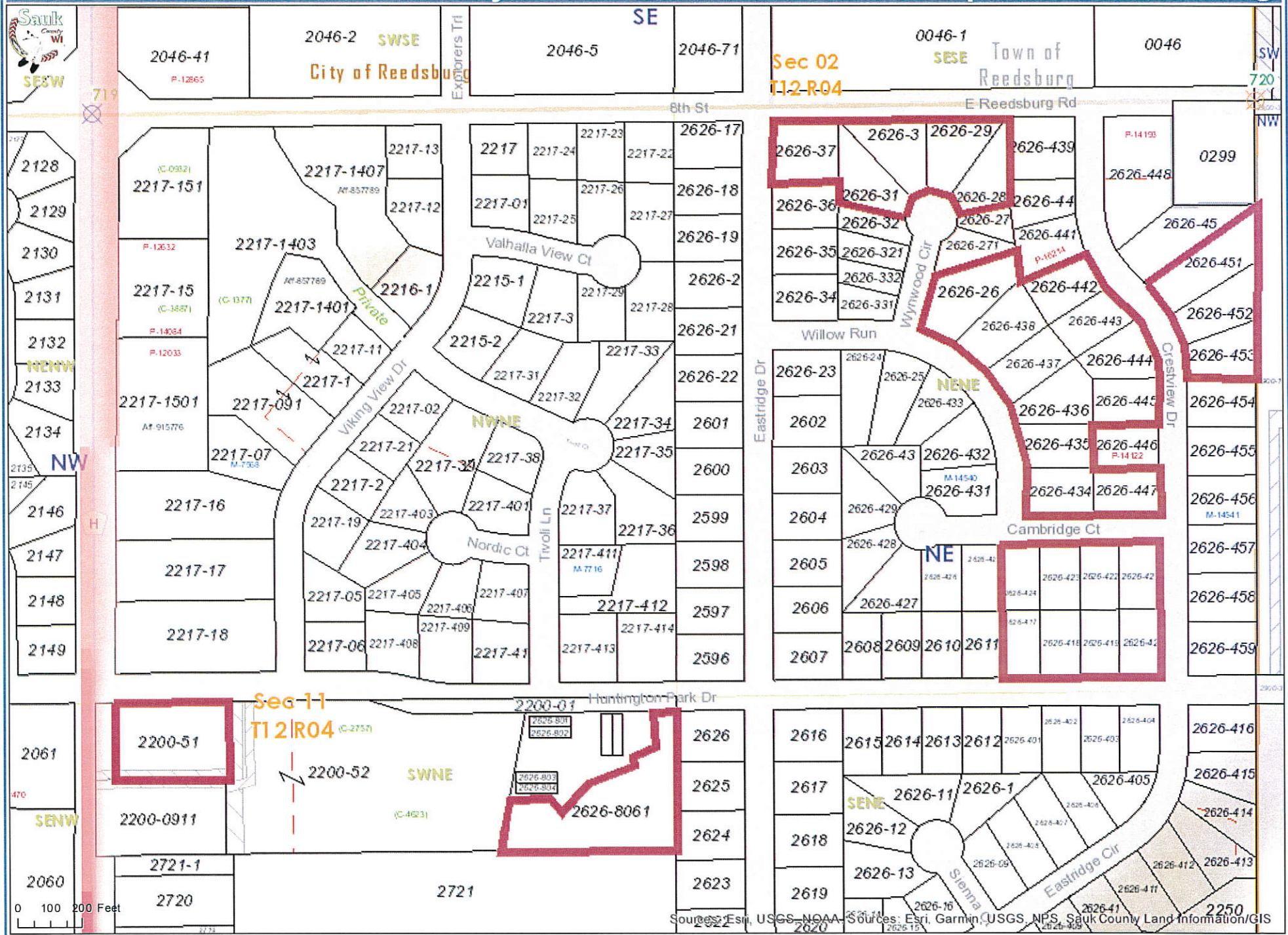
- (A) North arrow
- (B) Location of property lines, dimensions, and setbacks.
- (C) Location of existing and proposed public roads, rights-of-way and private easements of record.
- (D) Location of existing water bodies, surface drainage ways, stormwater controls, floodplains, and wetlands.
- (E) Location 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.

**C. 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.

- (C) 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.



**Plan Commission**  
**Staff Report**

**REQUEST:** Annexation

**DATE:** 2/11/20 – Plan Commission; 6:00 PM  
3/23/20 – City Council; 7:00 PM

**APPLICANT:** Ricky & Mary Brantley

**LOCATION:** E6635 Fawn Valley Dr; Parcel #s 030-1171-01000 & 030-1171-02000

**ZONING:** R-2 Residential

**DESCRIPTION:** Consider annexation of the above listed parcels from the Town of Reedsburg to the City of Reedsburg.

**General Findings**

**SURROUNDING LAND USES:**

- North- Commercial
- West- Multi-family residential
- South- Single-family residential
- East- Single-family residential

**ZONING:**

- North- R-2 Residential
- West- R-3 Residential
- South- R-2 Residential; R-3 Residential
- East- R-2 Residential

**TOPOGRAPHY:** Flat slopes

**STREET R.O.W./TRAFFIC/ACCESS:** County Hwy H / Fawn Valley Dr; 90' / 66' ROW

**ENVIRONMENTAL HAZARDS/CONDITIONS:** None known

**COMPREHENSIVE PLAN DESIGNATION:** Agricultural; Rural Residential

**Exhibit List**

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 11, 2020, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- 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:** Ricky L. and Mary A. Brantley

**ADDRESS:** E6635 Fawn Valley Dr. **CITY:** Reedsburg **STATE:** WI

**ZIP:** 53959 **PHONE:** 524-2971 **FAX:** \_\_\_\_\_

**E-MAIL:** rlbrant@charter.net

**PROPERTY OWNER:** (if different from Applicant) \_\_\_\_\_

**LOCATION:** Town of Reedsburg **PARCEL #:** 030-1171-01000  
030-1171-02000

**LAND USE REQUEST**

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

☐ **Certified Survey Map (CSM):** \_\_\_\_\_

☐ **Conditional Use Permit:** \_\_\_\_\_

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

☐ **Preliminary Plat:** \_\_\_\_\_ **Final Plat:** \_\_\_\_\_ **Name of Plat:** \_\_\_\_\_

☐ **Rezoning - From:** \_\_\_\_\_ **To:** \_\_\_\_\_ **TID #** \_\_\_\_\_

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

☐ **Zoning Appeal / Interpretation:** \_\_\_\_\_

☐ **Zoning Variance:** \_\_\_\_\_

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

☒ **Other or Annexation:** 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.

Mary A. Brantley 1/9/2020  
Ricky L. Brantley 1/9/2020

**Applicant Signature / Date**

Mary A. Brantley 1/9/2020  
Ricky L. Brantley 1/9/2020

**Owner Signature / Date**

**Extraterritorial Committee Date:** \_\_\_\_\_  
**Plan Commission Date:** \_\_\_\_\_  
**Board of Zoning Appeals Date:** \_\_\_\_\_  
**City Council Action & Date:** \_\_\_\_\_

Account #10-481500-00

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

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

|                      |           |       |
|----------------------|-----------|-------|
| Cond Use; Site Plan  | \$153     | _____ |
| Cond Use-Agriculture | \$400     | _____ |
| Variance             | \$112     | _____ |
| Rezoning             | \$200     | _____ |
| C.S.M.               | \$171     | _____ |
| Subdivision Plat     | \$610     | _____ |
| - w/ Stormwater Plan | \$100     | _____ |
| Flood Plain Zone     | \$189     | _____ |
| Annexation           | \$200     | _____ |
| Plan Amend           | \$200     | _____ |
| Date Paid            | 1-13-2020 | _____ |
| Receipt #            | 16000458  | _____ |

# ANNEXATION EXHIBIT

PART OF FAWN VALLEY DRIVE AND SAUK COUNTY HIGHWAY "H", (Viking Drive) ALONG WITH  
LOTS 1 & 2 OF SANDY MEADOWS SUBDIVISION, LOCATED IN THE SW ¼ OF THE NE ¼ AND  
THE NW ¼ OF THE SE ¼ OF SECTION 2, T12N, R4E, TOWN OF REEDSBURG, SAUK COUNTY, WI

## Annexation Description

Part of Fawn Valley Drive and Sauk County Highway "H", (Viking Drive) along with Lots 1 and 2 of Sandy Meadows Subdivision, located in the SW ¼ of the NE ¼ and the NW ¼ of the SE ¼ of Section 2, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin, bounded by a line described as follows:

Commencing at the East Quarter Corner of Section 2, T12N, R4E; Thence, S89°22'W, along the south line of the northeast Quarter of said Section 2, 2322.5 feet, more or less, to the point of Beginning, (P.O.B.) of this annexation description;

Thence, S89°22'W, along the said south line of the said northeast quarter of Section 2, T12N, R4E, 293.7 feet, more or less, to the centerline of Sauk County Highway "H", (Viking Drive) and the beginning of a non-tangent curve, concave to the southeast;

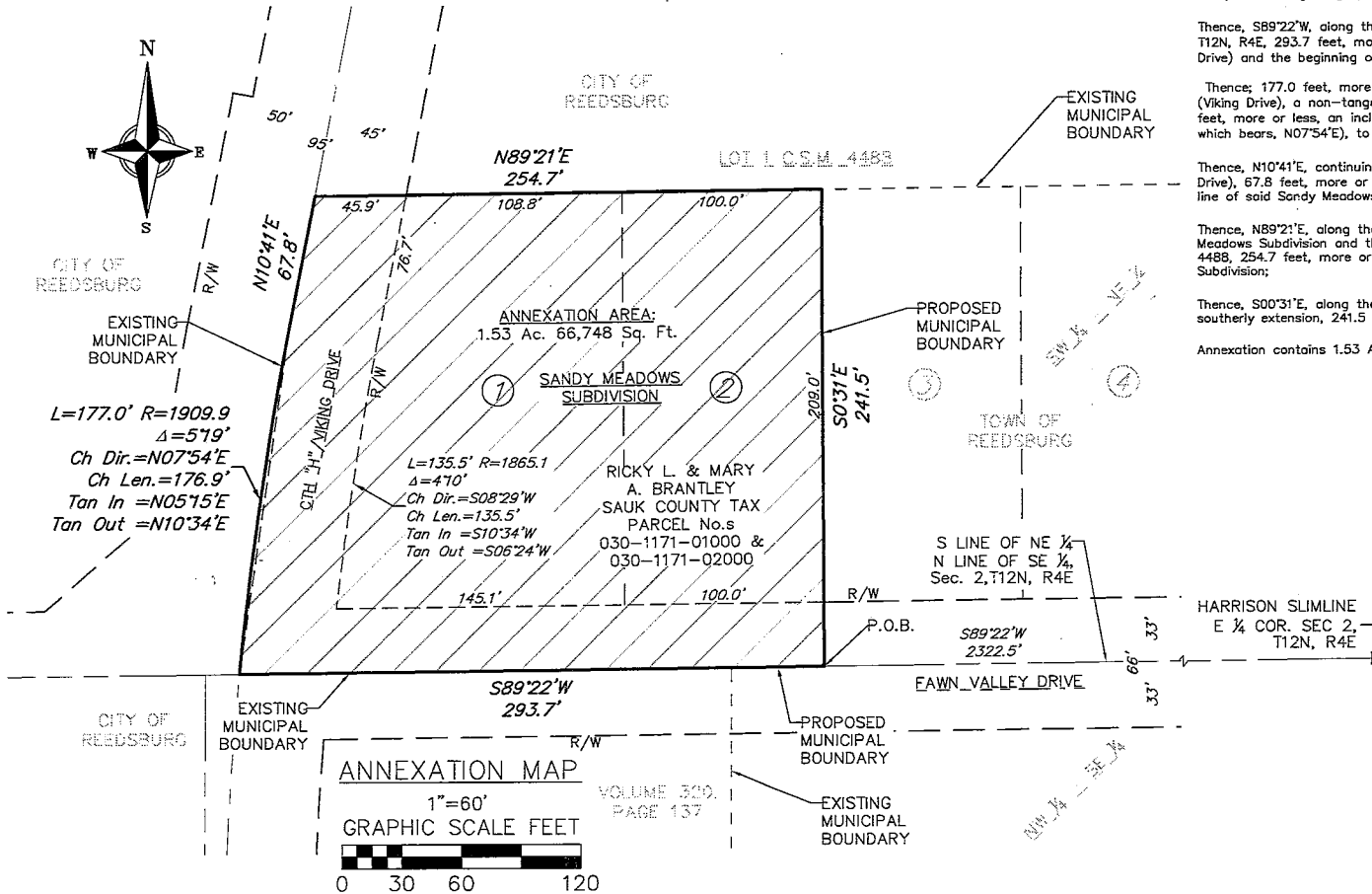
Thence, 177.0 feet, more or less, along the said centerline of Sauk County Highway "H", (Viking Drive), a non-tangent curve concave to the southeast, having a radius of 1909.9 feet, more or less, an included angle of 05°19', (a chord of 176.9 feet, more or less, which bears, N07°54'E), to the end of said curve;

Thence, N10°41'E, continuing along the centerline of said Sauk County Highway "H", (Viking Drive), 67.8 feet, more or less, to its intersection with the westerly extension of the north line of said Sandy Meadows Subdivision;

Thence, N89°21'E, along the said westerly extension and the north line of said Sandy Meadows Subdivision and the south line of Lot 1 of Sauk County Certified Survey Map No. 4488, 254.7 feet, more or less to the northeast corner of Lot 2 of said Sandy Meadows Subdivision;

Thence, S00°31'E, along the east line of said Lot 2 of Sandy Meadows Subdivision and its southerly extension, 241.5 feet, more or less returning to the Point of Beginning;

Annexation contains 1.53 Ac. 66,748 Sq. Ft. more or less.



|          |            | <b>Annexation Exhibit</b><br>Ricky L. & Mary A. Brantley<br>E6635 Fawn Valley Dr.<br>Reedsburg, WI 53959 |         |
|----------|------------|----------------------------------------------------------------------------------------------------------|---------|
| REV. NO. | DATE       | REVISIONS                                                                                                | REMARKS |
| 1        | 12/18/2019 |                                                                                                          |         |
| 2        |            |                                                                                                          |         |
| 3        |            |                                                                                                          |         |
| 4        |            |                                                                                                          |         |
| 5        |            |                                                                                                          |         |
| 6        |            |                                                                                                          |         |
| 7        |            |                                                                                                          |         |
| 8        |            |                                                                                                          |         |
| 9        |            |                                                                                                          |         |
| 10       |            |                                                                                                          |         |
| 11       |            |                                                                                                          |         |
| 12       |            |                                                                                                          |         |
| 13       |            |                                                                                                          |         |
| 14       |            |                                                                                                          |         |
| 15       |            |                                                                                                          |         |
| 16       |            |                                                                                                          |         |
| 17       |            |                                                                                                          |         |
| 18       |            |                                                                                                          |         |
| 19       |            |                                                                                                          |         |
| 20       |            |                                                                                                          |         |
| 21       |            |                                                                                                          |         |
| 22       |            |                                                                                                          |         |
| 23       |            |                                                                                                          |         |
| 24       |            |                                                                                                          |         |
| 25       |            |                                                                                                          |         |
| 26       |            |                                                                                                          |         |
| 27       |            |                                                                                                          |         |
| 28       |            |                                                                                                          |         |
| 29       |            |                                                                                                          |         |
| 30       |            |                                                                                                          |         |
| 31       |            |                                                                                                          |         |
| 32       |            |                                                                                                          |         |
| 33       |            |                                                                                                          |         |
| 34       |            |                                                                                                          |         |
| 35       |            |                                                                                                          |         |
| 36       |            |                                                                                                          |         |
| 37       |            |                                                                                                          |         |
| 38       |            |                                                                                                          |         |
| 39       |            |                                                                                                          |         |
| 40       |            |                                                                                                          |         |
| 41       |            |                                                                                                          |         |
| 42       |            |                                                                                                          |         |
| 43       |            |                                                                                                          |         |
| 44       |            |                                                                                                          |         |
| 45       |            |                                                                                                          |         |
| 46       |            |                                                                                                          |         |
| 47       |            |                                                                                                          |         |
| 48       |            |                                                                                                          |         |
| 49       |            |                                                                                                          |         |
| 50       |            |                                                                                                          |         |
| 51       |            |                                                                                                          |         |
| 52       |            |                                                                                                          |         |
| 53       |            |                                                                                                          |         |
| 54       |            |                                                                                                          |         |
| 55       |            |                                                                                                          |         |
| 56       |            |                                                                                                          |         |
| 57       |            |                                                                                                          |         |
| 58       |            |                                                                                                          |         |
| 59       |            |                                                                                                          |         |
| 60       |            |                                                                                                          |         |
| 61       |            |                                                                                                          |         |
| 62       |            |                                                                                                          |         |
| 63       |            |                                                                                                          |         |
| 64       |            |                                                                                                          |         |
| 65       |            |                                                                                                          |         |
| 66       |            |                                                                                                          |         |
| 67       |            |                                                                                                          |         |
| 68       |            |                                                                                                          |         |
| 69       |            |                                                                                                          |         |
| 70       |            |                                                                                                          |         |
| 71       |            |                                                                                                          |         |
| 72       |            |                                                                                                          |         |
| 73       |            |                                                                                                          |         |
| 74       |            |                                                                                                          |         |
| 75       |            |                                                                                                          |         |
| 76       |            |                                                                                                          |         |
| 77       |            |                                                                                                          |         |
| 78       |            |                                                                                                          |         |
| 79       |            |                                                                                                          |         |
| 80       |            |                                                                                                          |         |
| 81       |            |                                                                                                          |         |
| 82       |            |                                                                                                          |         |
| 83       |            |                                                                                                          |         |
| 84       |            |                                                                                                          |         |
| 85       |            |                                                                                                          |         |
| 86       |            |                                                                                                          |         |
| 87       |            |                                                                                                          |         |
| 88       |            |                                                                                                          |         |
| 89       |            |                                                                                                          |         |
| 90       |            |                                                                                                          |         |
| 91       |            |                                                                                                          |         |
| 92       |            |                                                                                                          |         |
| 93       |            |                                                                                                          |         |
| 94       |            |                                                                                                          |         |
| 95       |            |                                                                                                          |         |
| 96       |            |                                                                                                          |         |
| 97       |            |                                                                                                          |         |
| 98       |            |                                                                                                          |         |
| 99       |            |                                                                                                          |         |
| 100      |            |                                                                                                          |         |
| 101      |            |                                                                                                          |         |
| 102      |            |                                                                                                          |         |
| 103      |            |                                                                                                          |         |
| 104      |            |                                                                                                          |         |
| 105      |            |                                                                                                          |         |
| 106      |            |                                                                                                          |         |
| 107      |            |                                                                                                          |         |
| 108      |            |                                                                                                          |         |
| 109      |            |                                                                                                          |         |
| 110      |            |                                                                                                          |         |
| 111      |            |                                                                                                          |         |
| 112      |            |                                                                                                          |         |
| 113      |            |                                                                                                          |         |
| 114      |            |                                                                                                          |         |
| 115      |            |                                                                                                          |         |
| 116      |            |                                                                                                          |         |
| 117      |            |                                                                                                          |         |
| 118      |            |                                                                                                          |         |
| 119      |            |                                                                                                          |         |
| 120      |            |                                                                                                          |         |
| 121      |            |                                                                                                          |         |
| 122      |            |                                                                                                          |         |
| 123      |            |                                                                                                          |         |
| 124      |            |                                                                                                          |         |
| 125      |            |                                                                                                          |         |
| 126      |            |                                                                                                          |         |
| 127      |            |                                                                                                          |         |
| 128      |            |                                                                                                          |         |
| 129      |            |                                                                                                          |         |
| 130      |            |                                                                                                          |         |
| 131      |            |                                                                                                          |         |
| 132      |            |                                                                                                          |         |
| 133      |            |                                                                                                          |         |
| 134      |            |                                                                                                          |         |
| 135      |            |                                                                                                          |         |
| 136      |            |                                                                                                          |         |
| 137      |            |                                                                                                          |         |
| 138      |            |                                                                                                          |         |
| 139      |            |                                                                                                          |         |
| 140      |            |                                                                                                          |         |
| 141      |            |                                                                                                          |         |
| 142      |            |                                                                                                          |         |
| 143      |            |                                                                                                          |         |
| 144      |            |                                                                                                          |         |
| 145      |            |                                                                                                          |         |
| 146      |            |                                                                                                          |         |
| 147      |            |                                                                                                          |         |
| 148      |            |                                                                                                          |         |
| 149      |            |                                                                                                          |         |
| 150      |            |                                                                                                          |         |
| 151      |            |                                                                                                          |         |
| 152      |            |                                                                                                          |         |
| 153      |            |                                                                                                          |         |
| 154      |            |                                                                                                          |         |
| 155      |            |                                                                                                          |         |
| 156      |            |                                                                                                          |         |
| 157      |            |                                                                                                          |         |
| 158      |            |                                                                                                          |         |
| 159      |            |                                                                                                          |         |
| 160      |            |                                                                                                          |         |
| 161      |            |                                                                                                          |         |
| 162      |            |                                                                                                          |         |
| 163      |            |                                                                                                          |         |
| 164      |            |                                                                                                          |         |
| 165      |            |                                                                                                          |         |
| 166      |            |                                                                                                          |         |
| 167      |            |                                                                                                          |         |
| 168      |            |                                                                                                          |         |
| 169      |            |                                                                                                          |         |
| 170      |            |                                                                                                          |         |
| 171      |            |                                                                                                          |         |
| 172      |            |                                                                                                          |         |
| 173      |            |                                                                                                          |         |
| 174      |            |                                                                                                          |         |
| 175      |            |                                                                                                          |         |
| 176      |            |                                                                                                          |         |
| 177      |            |                                                                                                          |         |
| 178      |            |                                                                                                          |         |
| 179      |            |                                                                                                          |         |
| 180      |            |                                                                                                          |         |
| 181      |            |                                                                                                          |         |
| 182      |            |                                                                                                          |         |
| 183      |            |                                                                                                          |         |
| 184      |            |                                                                                                          |         |
| 185      |            |                                                                                                          |         |
| 186      |            |                                                                                                          |         |
| 187      |            |                                                                                                          |         |
| 188      |            |                                                                                                          |         |
| 189      |            |                                                                                                          |         |
| 190      |            |                                                                                                          |         |
| 191      |            |                                                                                                          |         |
| 192      |            |                                                                                                          |         |
| 193      |            |                                                                                                          |         |
| 194      |            |                                                                                                          |         |
| 195      |            |                                                                                                          |         |
| 196      |            |                                                                                                          |         |
| 197      |            |                                                                                                          |         |
| 198      |            |                                                                                                          |         |
| 199      |            |                                                                                                          |         |
| 200      |            |                                                                                                          |         |
| 201      |            |                                                                                                          |         |
| 202      |            |                                                                                                          |         |
| 203      |            |                                                                                                          |         |
| 204      |            |                                                                                                          |         |
| 205      |            |                                                                                                          |         |
| 206      |            |                                                                                                          |         |
| 207      |            |                                                                                                          |         |
| 208      |            |                                                                                                          |         |
| 209      |            |                                                                                                          |         |
| 210      |            |                                                                                                          |         |
| 211      |            |                                                                                                          |         |
| 212      |            |                                                                                                          |         |
| 213      |            |                                                                                                          |         |
| 214      |            |                                                                                                          |         |
| 215      |            |                                                                                                          |         |
| 216      |            |                                                                                                          |         |
| 217      |            |                                                                                                          |         |
| 218      |            |                                                                                                          |         |
| 219      |            |                                                                                                          |         |
| 220      |            |                                                                                                          |         |
| 221      |            |                                                                                                          |         |
| 222      |            |                                                                                                          |         |
| 223      |            |                                                                                                          |         |
| 224      |            |                                                                                                          |         |
| 225      |            |                                                                                                          |         |
| 226      |            |                                                                                                          |         |
| 227      |            |                                                                                                          |         |
| 228      |            |                                                                                                          |         |
| 229      |            |                                                                                                          |         |
| 230      |            |                                                                                                          |         |
| 231      |            |                                                                                                          |         |
| 232      |            |                                                                                                          |         |
| 233      |            |                                                                                                          |         |
| 234      |            |                                                                                                          |         |
| 235      |            |                                                                                                          |         |
| 236      |            |                                                                                                          |         |
| 237      |            |                                                                                                          |         |
| 238      |            |                                                                                                          |         |
| 239      |            |                                                                                                          |         |
| 240      |            |                                                                                                          |         |
| 241      |            |                                                                                                          |         |
| 242      |            |                                                                                                          |         |
| 243      |            |                                                                                                          |         |
| 244      |            |                                                                                                          |         |
| 245      |            |                                                                                                          |         |
| 246      |            |                                                                                                          |         |
| 247      |            |                                                                                                          |         |
| 248      |            |                                                                                                          |         |
| 249      |            |                                                                                                          |         |
| 250      |            |                                                                                                          |         |
| 251      |            |                                                                                                          |         |
| 252      |            |                                                                                                          |         |
| 253      |            |                                                                                                          |         |
| 254      |            |                                                                                                          |         |
| 255      |            |                                                                                                          |         |
| 256      |            |                                                                                                          |         |
| 257      |            |                                                                                                          |         |
| 258      |            |                                                                                                          |         |
| 259      |            |                                                                                                          |         |
| 260      |            |                                                                                                          |         |
| 261      |            |                                                                                                          |         |
| 262      |            |                                                                                                          |         |
| 263      |            |                                                                                                          |         |
| 264      |            |                                                                                                          |         |
| 265      |            |                                                                                                          |         |
| 266      |            |                                                                                                          |         |
| 267      |            |                                                                                                          |         |
| 268      |            |                                                                                                          |         |
| 269      |            |                                                                                                          |         |
| 270      |            |                                                                                                          |         |
| 271      |            |                                                                                                          |         |
| 272      |            |                                                                                                          |         |
| 273      |            |                                                                                                          |         |
| 274      |            |                                                                                                          |         |
| 275      |            |                                                                                                          |         |
| 276      |            |                                                                                                          |         |
| 277      |            |                                                                                                          |         |
| 278      |            |                                                                                                          |         |
| 279      |            |                                                                                                          |         |
| 280      |            |                                                                                                          |         |
| 281      |            |                                                                                                          |         |
| 282      |            |                                                                                                          |         |
| 283      |            |                                                                                                          |         |
| 284      |            |                                                                                                          |         |
| 285      |            |                                                                                                          |         |
| 286      |            |                                                                                                          |         |
| 287      |            |                                                                                                          |         |
| 288      |            |                                                                                                          |         |
| 289      |            |                                                                                                          |         |
| 290      |            |                                                                                                          |         |
| 291      |            |                                                                                                          |         |
| 292      |            |                                                                                                          |         |
| 293      |            |                                                                                                          |         |
| 294      |            |                                                                                                          |         |
| 295      |            |                                                                                                          |         |
| 296      |            |                                                                                                          |         |
| 297      |            |                                                                                                          |         |
| 298      |            |                                                                                                          |         |
| 299      |            |                                                                                                          |         |
| 300      |            |                                                                                                          |         |
| 301      |            |                                                                                                          |         |
| 302      |            |                                                                                                          |         |
| 303      |            |                                                                                                          |         |
| 304      |            |                                                                                                          |         |
| 305      |            |                                                                                                          |         |
| 306      |            |                                                                                                          |         |
| 307      |            |                                                                                                          |         |
| 308      |            |                                                                                                          |         |
| 309      |            |                                                                                                          |         |
| 310      |            |                                                                                                          |         |
| 311      |            |                                                                                                          |         |
| 312      |            |                                                                                                          |         |
| 313      |            |                                                                                                          |         |
| 314      |            |                                                                                                          |         |
| 315      |            |                                                                                                          |         |
| 316      |            |                                                                                                          |         |
| 317      |            |                                                                                                          |         |
| 318      |            |                                                                                                          |         |
| 319      |            |                                                                                                          |         |
| 320      |            |                                                                                                          |         |
| 321      |            |                                                                                                          |         |
| 322      |            |                                                                                                          |         |
| 323      |            |                                                                                                          |         |
| 324      |            |                                                                                                          |         |
| 325      |            |                                                                                                          |         |
| 326      |            |                                                                                                          |         |
| 327      |            |                                                                                                          |         |
| 328      |            |                                                                                                          |         |
| 329      |            |                                                                                                          |         |
| 330      |            |                                                                                                          |         |
| 331      |            |                                                                                                          |         |
| 332      |            |                                                                                                          |         |
| 333      |            |                                                                                                          |         |
| 334      |            |                                                                                                          |         |
| 335      |            |                                                                                                          |         |
| 336      |            |                                                                                                          |         |
| 337      |            |                                                                                                          |         |
| 338      |            |                                                                                                          |         |
| 339      |            |                                                                                                          |         |
| 340      |            |                                                                                                          |         |
| 341      |            |                                                                                                          |         |
| 342      |            |                                                                                                          |         |
| 343      |            |                                                                                                          |         |
| 344      |            |                                                                                                          |         |
| 345      |            |                                                                                                          |         |
| 346      |            |                                                                                                          |         |
| 347      |            |                                                                                                          |         |
| 348      |            |                                                                                                          |         |
| 349      |            |                                                                                                          |         |
| 350      |            |                                                                                                          |         |
| 351      |            |                                                                                                          |         |
| 352      |            |                                                                                                          |         |
| 353      |            |                                                                                                          |         |
| 354      |            |                                                                                                          |         |
| 355      |            |                                                                                                          |         |
| 356      |            |                                                                                                          |         |
| 357      |            |                                                                                                          |         |
| 358      |            |                                                                                                          |         |
| 359      |            |                                                                                                          |         |
| 360      |            |                                                                                                          |         |
| 361      |            |                                                                                                          |         |
| 362      |            |                                                                                                          |         |
| 363      |            |                                                                                                          |         |
| 364      |            |                                                                                                          |         |
| 365      |            |                                                                                                          |         |
| 366      |            |                                                                                                          |         |
| 367      |            |                                                                                                          |         |
| 368      |            |                                                                                                          |         |
| 369      |            |                                                                                                          |         |
| 370      |            |                                                                                                          |         |
| 371      |            |                                                                                                          |         |
| 372      |            |                                                                                                          |         |
| 373      |            |                                                                                                          |         |
| 374      |            |                                                                                                          |         |
| 375      |            |                                                                                                          |         |
| 376      |            |                                                                                                          |         |
| 377      |            |                                                                                                          |         |
| 378      |            |                                                                                                          |         |
| 379      |            |                                                                                                          |         |
| 380      |            |                                                                                                          |         |
| 381      |            |                                                                                                          |         |
| 382      |            |                                                                                                          |         |
| 383      |            |                                                                                                          |         |
| 384      |            |                                                                                                          |         |
| 385      |            |                                                                                                          |         |
| 386      |            |                                                                                                          |         |
| 387      |            |                                                                                                          |         |
| 388      |            |                                                                                                          |         |
| 389      |            |                                                                                                          |         |
| 390      |            |                                                                                                          |         |
| 391      |            |                                                                                                          |         |
| 392      |            |                                                                                                          |         |
| 393      |            |                                                                                                          |         |
| 394      |            |                                                                                                          |         |
| 395      |            |                                                                                                          |         |
| 396      |            |                                                                                                          |         |
| 397      |            |                                                                                                          |         |
| 398      |            |                                                                                                          |         |
| 399      |            |                                                                                                          |         |
| 400      |            |                                                                                                          |         |
| 401      |            |                                                                                                          |         |
| 402      |            |                                                                                                          |         |
| 403      |            |                                                                                                          |         |
| 404      |            |                                                                                                          |         |
| 405      |            |                                                                                                          |         |
| 406      |            |                                                                                                          |         |
| 407      |            |                                                                                                          |         |
| 408      |            |                                                                                                          |         |
| 409      |            |                                                                                                          |         |
| 410      |            |                                                                                                          |         |
| 411      |            |                                                                                                          |         |
| 412      |            |                                                                                                          |         |
| 413      |            |                                                                                                          |         |
| 414      |            |                                                                                                          |         |
| 415      |            |                                                                                                          |         |
| 416      |            |                                                                                                          |         |
| 417      |            |                                                                                                          |         |
| 418      |            |                                                                                                          |         |
| 419      |            |                                                                                                          |         |
| 420      |            |                                                                                                          |         |
| 421      |            |                                                                                                          |         |
| 422      |            |                                                                                                          |         |

## Annexation Petition Agreement

This Agreement is by and between the Ricky L. Brantley and Mary A. Brantley (Brantley's) and the City of Reedsburg (the City)

Brantley's have petitioned the City of Reedsburg for direct annexation by unanimous approval. In connection with the City's consideration and approval of their petition Brantley's state and agree as follows:

1. Not later than June 30, 2021 Brantley's will connect to the City's sanitary sewer and watermain services and will pay for each lateral and City fees including, without limitation, water impact and sewer connection.
2. If Brantley's fail to observe this promise to connect they will pay the City liquidated damages in the amount of \$5,000.00 which may be collected as a special charge pursuant to Wis. Stat. sec. 66.0627.

Date: Nov 9 2020

Ricky L. Brantley  
Ricky L. Brantley

Date: January 9, 2020

Mary A. Brantley  
Mary A. Brantley

### CITY OF REEDSBURG

Date: \_\_\_\_\_

\_\_\_\_\_  
David Estes, Mayor

Date: \_\_\_\_\_

\_\_\_\_\_  
Jacob Crosetto, Clerk/ Treasurer

**PETITION FOR DIRECT ANNEXATION  
BY UNANIMOUS APPROVAL**

TO: City Clerk  
City of Reedsburg  
134 S. Locust Street  
Reedsburg, WI 53959

TO: Town Clerk  
Town of Reedsburg  
600 West Main Street  
Reedsburg, WI 53959

We, the undersigned, do hereby respectively petition the City of Reedsburg, Wisconsin, to annex the real estate described hereinafter to the City of Reedsburg, which is to be detached from the Township of Reedsburg, County of Sauk, Wisconsin to the City of Reedsburg and that the subject property be zoned R-2 Residential upon annexation.

The property, which is the subject of this petition, is contiguous to the current boundaries of the City of Reedsburg. A complete and accurate legal description and a scaled map of the area is attached hereto and incorporated herein by reference as EXHIBIT "A".

This instrument constitutes a Petition for Direct Annexation pursuant to Wis. Stat. sec. 66.0217(2). The number of electors residing within the boundaries of this property is two (2) and the undersigned are the electors and sole owners and fee title holders to these properties. Therefore, pursuant to Wis. Stat. sec. 66.0217(4), no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Wis. Stat. sec. 66.0217(6), Wisconsin Statutes along with the requisite Department of Administration annexation fee.

| Tax Parcel Number | Owner of Record               | Acres | Electors |
|-------------------|-------------------------------|-------|----------|
| 030-1171-02000    | Ricky L. and Mary A. Brantley | 0.48  | 2        |
| 030-1171-01000    | Ricky L. and Mary A. Brantley | 0.62  | 0        |

SIGNATURES OF OWNERS

Jan 8, 2020  
Date: December \_\_, 2019

  
RICKY L. BRANTLEY

  
MARY A. BRANTLEY

SIGNATURES OF ELECTORS

Ricky L. Brantley  
Name: Ricky L. Brantley

Saw 9 2020  
Date: December \_\_\_\_\_, 2019

Mary A. Brantley  
Name: Mary A. Brantley

Date: December \_\_\_\_\_, 2019  
January 9, 2020

# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645, Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

## Petitioner Information

Office use only:

Name: **RICKY L. AND MARY A. BRANTLEY**

Address: **E6635 FAWN VALLEY DRIVE**

**REEDSBURG, WI 53959**

Email:

1. Town where property is located: **REEDSBURG**

2. Petitioned City or Village: **REEDSBURG**

3. County where property is located: **SAUK**

4. Population of the territory to be annexed: **2**

5. Area (in acres) of the territory to be annexed: **1.53**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel):

Petitioners phone:

**608-524-4032**

Town clerk's phone:

**608-524-3753**

City/Village clerk's phone:

**608-524-6404**

## Contact Information if different than petitioner:

Representative's Name and Address:

**JOSEPH J. HASLER, ESQ.**

**110 EAST MAIN STREET**

**P.O. BOX 231**

**REEDSBURG, WI 53959**

Phone: **608-524-8231**

E-mail: **JJHASLER@LGTLAWFIRM.COM**

Surveyor or Engineering Firm's Name & Address:

**VIERBICHER ASSOCIATES, INC.**

**400 VIKING DRIVE**

**REEDSBURG, WI 53959**

Phone: **608-524-6468**

E-mail:

## Required Items to be provided with submission (to be completed by petitioner):

1. ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. ☒ Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
  - ☒ Unanimous per s. 66.0217 (2), or,
  - OR
  - ☐ Direct by one-half approval per s. 66.0217 (3)
5. ☐ Check or money order covering review fee [see next page for fee calculation]

# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

## Required Fees

There is an initial filing fee and a variable review fee

**\$200 Initial Filing Fee** (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

**\$200 Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)

\$200 – 2 acres or less

\$600 – 2.01 to 10 acres

\$800 – 10.01 to 50 acres

\$1,000 – 50.01 to 100 acres

\$1,400 – 100.01 to 200 acres

\$2,000 – 200.01 to 500 acres

\$4,000 – Over 500 acres

**\$400 TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

**Attach** check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD  
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

**Shaded Area for Office Use Only**

Date fee received: \_\_\_\_\_

Payee: \_\_\_\_\_ Check Number: \_\_\_\_\_

Check Date: \_\_\_\_\_

Amount: \_\_\_\_\_

## ANNEXATION SUBMITTAL GUIDE

### s. 66.0217 (5) THE PETITION

- ☐ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
  - Direct annexation by one-half approval; OR
  - Annexation by referendum.
- ☐ Petition must be signed by:
- All owners and electors, if by unanimous approval.
  - See 66.0217 (3) (a), if by one-half approval.
  - See 66.0217 (3) (b), if by referendum.
- ☐ State the population of the land to be annexed.

*[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]*

### s. 66.0217 (1) (c) THE DESCRIPTION

- ☐ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☐ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☐ The land may NOT be described only by:
- Aliquot part;
  - Reference to any other document (plat of survey, deed, etc.);
  - Exception or Inclusion;
  - Parcel ID or tax number.

### s. 66.0217 (1) (g) THE MAP

- ☐ The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:
- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
  - Bearings and distances along all parcel boundaries as described.
  - All adjoining as referenced in the description.
- ☐ The map must include a **graphic scale**.
- ☐ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

*[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]*

### s. 66.0217 FILING

- ☐ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).
- ☐ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

*[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]*

**Plan Commission**  
**Staff Report**

**DATE:** 2/11/20

**APPLICANT:** Khris Barber – Advanced Building Corporation

**LOCATION:** 1200 Industrial Dr; Parcel #2091

**REQUEST:** Site Plan Review (SPR)

**DESCRIPTION:** SPR for an 11,250 square feet storage addition to the Cellox facility.

**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

**COMMENTS**

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

### **Site Plan Review Findings of Fact for Section 690-32(A-F)**

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

1. The Board finds that the existing parcel is contains a 50,000 SF industrial building.
2. The Board finds that the parcel is zoned I-3 Industrial Park.
3. The Board finds that the parcel is 9.54 acres.
4. The Board finds that section 690 Attachment 3 permits industrial storage (warehouse).
5. The Board finds that an 11,250 SF storage addition is proposed.
6. The Board finds that the addition would include a new loading dock.
7. The Board finds that the existing perimeter fence will move further to the east.
8. The Board finds that the addition would comply with zoning setbacks and height.

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

1. The Board finds that an 11,250 SF addition is proposed.
2. The Board finds that 4,100 SF of new asphalt is proposed.
3. The Board finds that erosion and stormwater controls are on page C3 of the attached plans.

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

1. N/A

**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 there would be exterior lighting near exit doors.

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

1. The Board finds that there are three existing driveways on Industrial St.
2. The Board finds that the addition will not alter the driveways.

**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.

**STAFF COMMENTS:** RICDC Chair Don Lichte recommends approval.

**Exhibit List**

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 11, 2020, 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:** Khris Barber - Advanced Building Corporation

**ADDRESS:** 4125 Terminal Dr. Suite 100 **CITY:** McFarland **STATE:** WI

**ZIP:** 53558 **PHONE:** 608-833-0900 **FAX:** \_\_\_\_\_

**E-MAIL:** kbarber@abcmadison.com

**PROPERTY OWNER:** (if different from Applicant) CPAX Real Estate (Cellox)

**LOCATION:** 1200 Industrial Drive **PARCEL #:** 2091-00000

### LAND USE CHANGE REQUESTED

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

☐ **Conditional Use Permit:** \_\_\_\_\_

For *CONDITIONAL USE PERMIT* requests, also answer "A" on the opposite side.

☐ **Zoning Variance:** \_\_\_\_\_

For *VARIANCE* requests, also answer "B" on the opposite side.

☐ **Zone Change (Rezoning) - From:** \_\_\_\_\_ **To:** \_\_\_\_\_

☐ **Certified Survey Map (C.S.M.):** \_\_\_\_\_

☐ **Preliminary Plat:** \_\_\_\_\_ **Final Plat:** \_\_\_\_\_ **Name of Plat:** \_\_\_\_\_

☐ **Flood Plain Zone Change: From:** \_\_\_\_\_ **To:** \_\_\_\_\_

☐ **Comprehensive Plan Amendment:** \_\_\_\_\_

☒ **Other:** Planning Commission Approval

### 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.

 1-21-2020  
Applicant Signature / Date

 1/22/20  
Owner Signature / Date

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

Account #10-461500-00

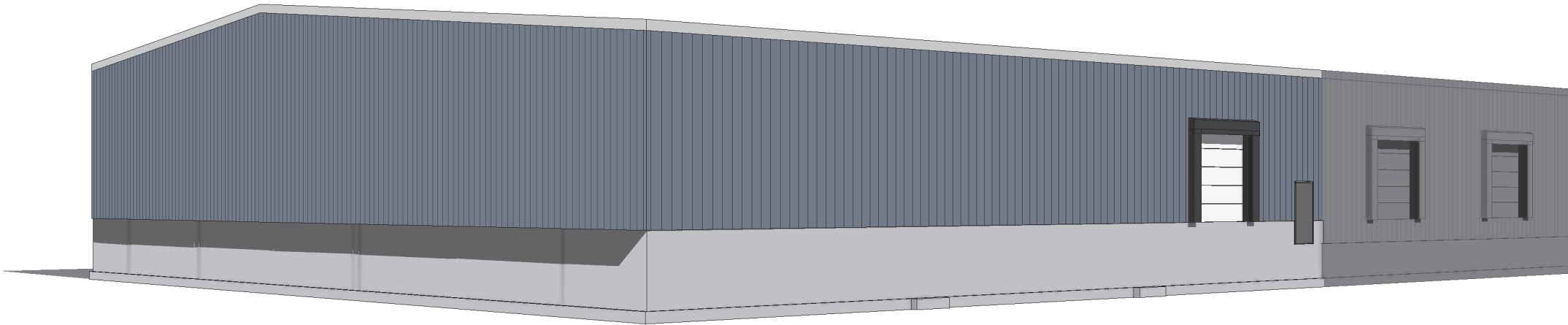
**The applicant or representative MUST  
ATTEND the meeting**

C:\Users\kwitt.CITYHALL\Desktop\Land Use Appl.doc

|                             |       |
|-----------------------------|-------|
| Conditional Use \$153       | _____ |
| Cond. Use-Agriculture \$400 | _____ |
| Variance \$112              | _____ |
| Zone Change \$200           | _____ |
| C.S.M. \$171                | _____ |
| Subdivision Plat \$610      | _____ |
| - w/ Stormwater Plan \$100  | _____ |
| Flood Plain Zone \$189      | _____ |
| Mapping Fee \$61/parcel     | _____ |
| in C.S.M./plat              | _____ |
| Comp Plan Amend \$200       | _____ |
| Date Paid                   | _____ |
| Receipt #                   | _____ |

CELLOX FACILITY STORAGE ADDITION

1200 INDUSTRIAL STREET  
CITY OF REEDSBURG  
SAUK COUNTY, WI



| 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    |
| A3.0              | BUILDING SECTIONS     |
| A4.0              | SCHEDULES             |
| A5.0              | ADA DETAILS           |
| A6.0              | PERSPECTIVE VIEWS     |
| STRUCTURAL -      |                       |
| S0.0              | STRUCTURAL NOTES      |
| S1.0              | FOUNDATION PLAN       |
| S1.1              | FOUNDATION DETAILS    |
| S2.0              | ROOF FRAMING PLAN     |

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

| ARCHITECTURAL LEGEND |                                   |
|----------------------|-----------------------------------|
|                      | BUILDING SECTION                  |
|                      | WALL SECTION                      |
|                      | ENLARGED DETAIL                   |
|                      | ELEVATION DETAIL                  |
|                      | WINDOW LABEL                      |
|                      | WALL LABEL                        |
|                      | DOOR LABEL                        |
|                      | SHEET TITLE                       |
|                      | ROOM LABEL                        |
|                      | VERTICAL ELEV.                    |
|                      | COMBO EXIT SIGN & EMERGENCY LIGHT |
|                      | EMERGENCY LIGHT                   |
|                      | EXIT SIGN                         |
|                      | 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          |
| <div>CALL DIGGERS HOTLINE<br/>1-800-242-8511<br/>Wis Statute 182.0175 (1974)<br/>Requires Min. 3 Work Days<br/>Notice Before You Excavate</div> |                               |

|                          |                            |
|--------------------------|----------------------------|
| SUBMITTAL TYPE           | NEW CONSTRUCTION/ ADDITION |
| PRIMARY OCCUPANCY TYPE   | S1                         |
| SECONDARY OCCUPANCY TYPE | N/A                        |
| OCCUPANCY SEPARATIONS    | N/A                        |

|                      |                  |
|----------------------|------------------|
| PROJECT AREA         | 11,250 SQ. FT.   |
| FLOOR LEVELS         | 1                |
| CONSTRUCTION CLASS   | IIIB             |
| SPRINKLER PROTECTION | COMPLETE NFPA 13 |

BUILDING DESIGN CRITERIA

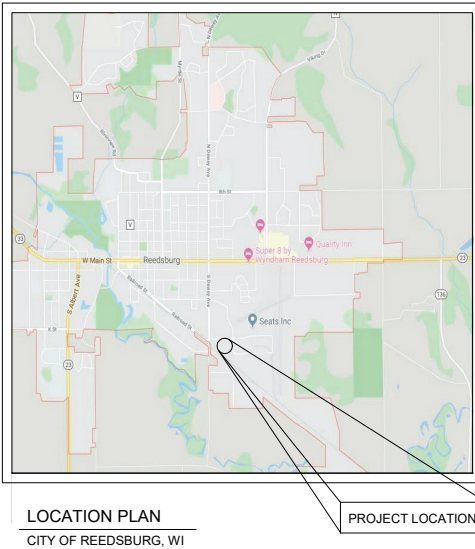
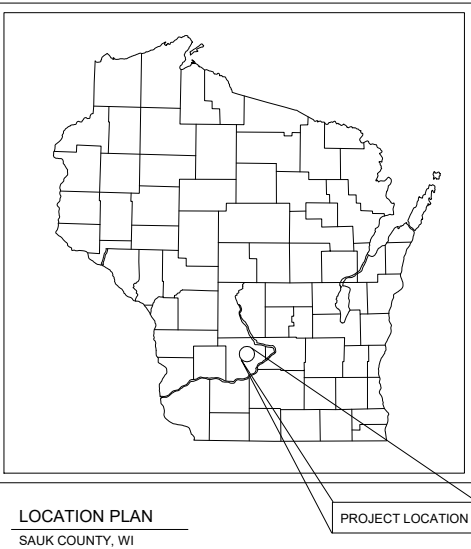
- CODE COMPLIANCE PER 2018 WISCONSIN COMMERCIAL BUILDING CODE (WCBC) (2015 IBC - CODES) ENERGY COMPLIANCE PER IECC 2015
- BUILDING ENVELOPE REQUIREMENTS: CODE COMPLIANCE PER 2018 WISCONSIN COMMERCIAL BUILDING CODE (WCBC) (2015 IBC - CODES) NON-CONDITIONED/SEMIHEATED SPACE PER ASHRAE 90.1 (2013). NON-CONDITIONED SPACE IS HEATED BY A SYSTEM NOT TO EXCEED 3.4 BTU/(H-FT).
- DOORS, SWINGING (U=0.37)
- DOORS, NON SWINGING (U=0.31)
- PROVIDED THERMAL ENVELOPE: MTL BUILDING ROOF R25+R11 LS, SSR (U=0.031) MTL BUILDING WALL R19
- OCCUPANCY TYPE S2 - STORAGE = 11,250 SF (ADDITION)
- CONSTRUCTION CLASSIFICATION - IIIB METAL FRAME BUILDING
- BUILDING ALLOWABLE AREA
  - IBC 507, UNLIMITED AREA BUILDINGS
  - F1 & S2 OCCUPANCY
  - COMPLETE NFPA 13 SPRINKLER SYSTEM
  - 60 FOOT PUBLIC WAYS OR YARDS
  - ONE STORY
- OCCUPANT LOAD STORAGE ADDITION = 5 EMPLOYEES
- TOTAL = 55 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.



TITLE SHEET  
STORAGE ADDITION  
CELLOX CORPORATION  
1200 INDUSTRIAL STREET, REEDSBURG, WI

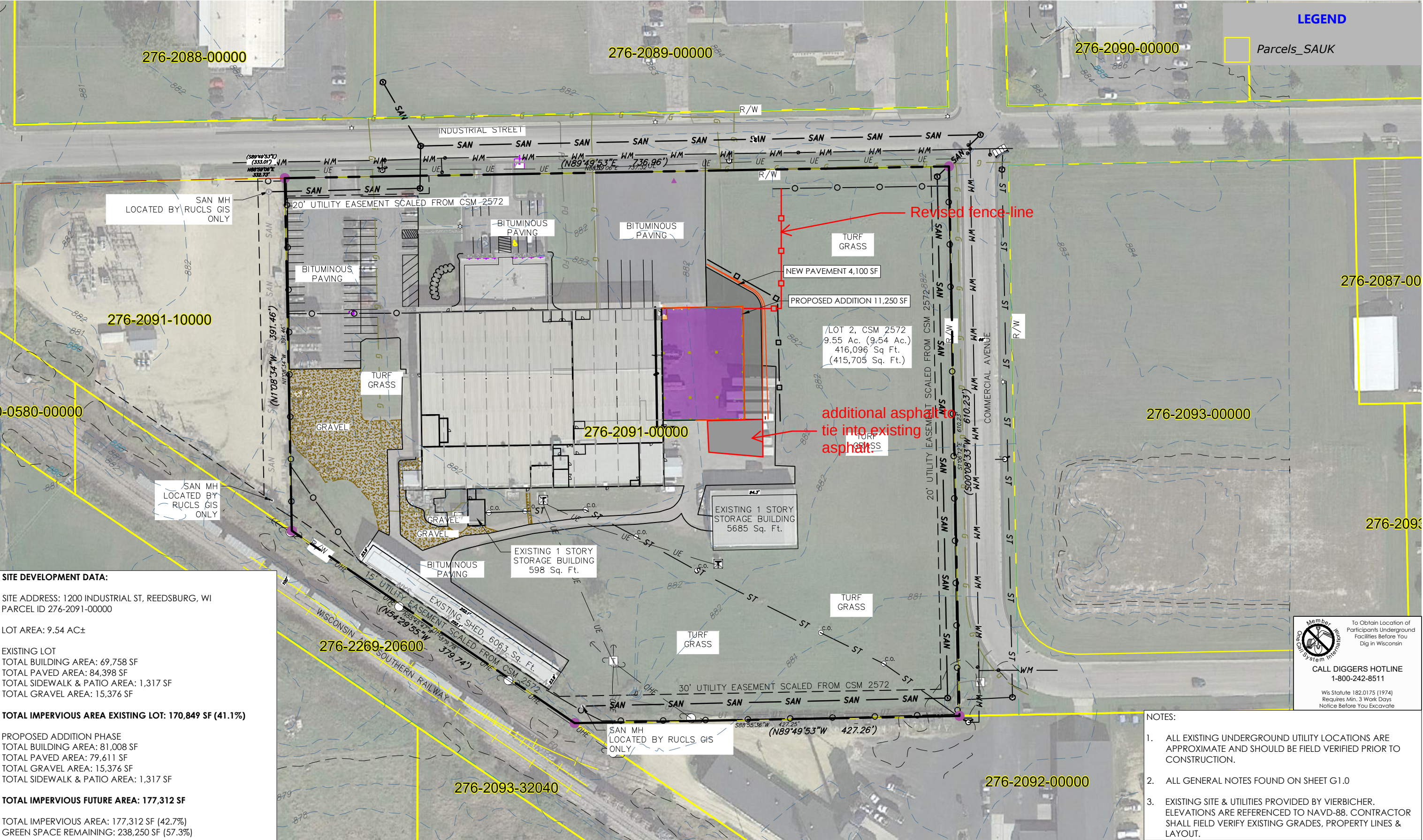
| REVISIONS | NO. | BY | DATE |
|-----------|-----|----|------|
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |

|                                  |           |
|----------------------------------|-----------|
| PRELIMINARY NOT FOR CONSTRUCTION |           |
| As indicated                     |           |
| FULL SIZE SCALE                  |           |
| DRAWN BY                         | SSR       |
| REVIEWED BY                      | KB        |
| DATE                             | 1/16/2020 |
| RES FILE NO.                     | 1219-41   |
| SHEET NO.                        | G1.0      |

| REVISIONS | REVISIONS |
|-----------|-----------|
|-----------|-----------|

|          |  |
|----------|--|
| DWG. NO. |  |
|----------|--|





**SITE DEVELOPMENT DATA:**

SITE ADDRESS: 1200 INDUSTRIAL ST, REEDSBURG, WI  
PARCEL ID 276-2091-00000

LOT AREA: 9.54 AC±

EXISTING LOT  
TOTAL BUILDING AREA: 69,758 SF  
TOTAL PAVED AREA: 84,398 SF  
TOTAL SIDEWALK & PATIO AREA: 1,317 SF  
TOTAL GRAVEL AREA: 15,376 SF

**TOTAL IMPERVIOUS AREA EXISTING LOT: 170,849 SF (41.1%)**

PROPOSED ADDITION PHASE  
TOTAL BUILDING AREA: 81,008 SF  
TOTAL PAVED AREA: 79,611 SF  
TOTAL GRAVEL AREA: 15,376 SF  
TOTAL SIDEWALK & PATIO AREA: 1,317 SF

**TOTAL IMPERVIOUS FUTURE AREA: 177,312 SF**

TOTAL IMPERVIOUS AREA: 177,312 SF (42.7%)  
GREEN SPACE REMAINING: 238,250 SF (57.3%)

- NOTES:
1.

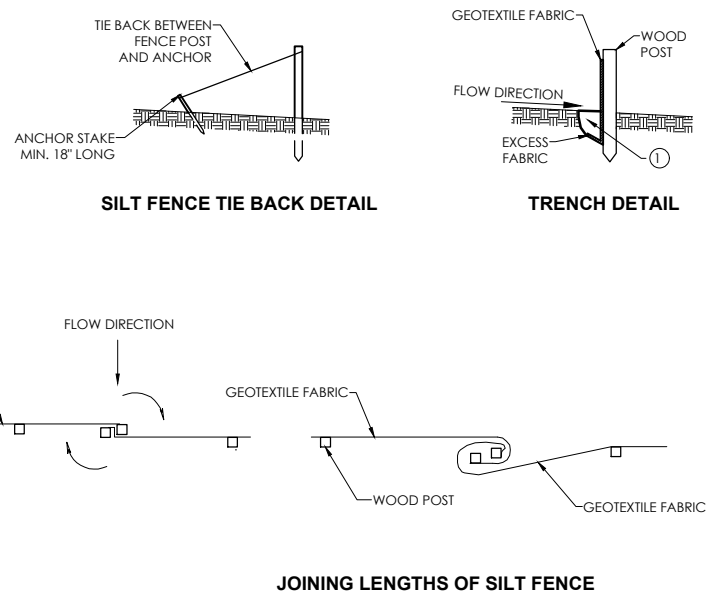
ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2.

ALL GENERAL NOTES FOUND ON SHEET G1.0
3.

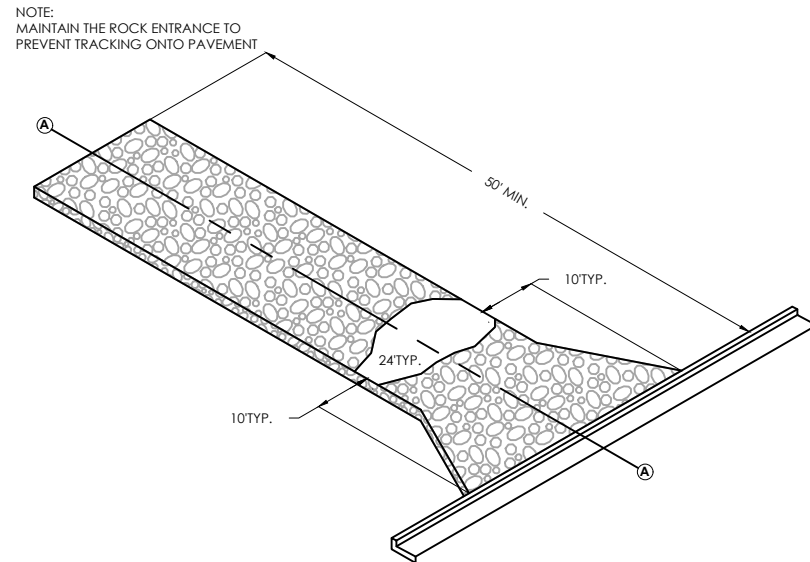
EXISTING SITE & UTILITIES PROVIDED BY VIERBICHER. ELEVATIONS ARE REFERENCED TO NAVD-88. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES, PROPERTY LINES & LAYOUT.



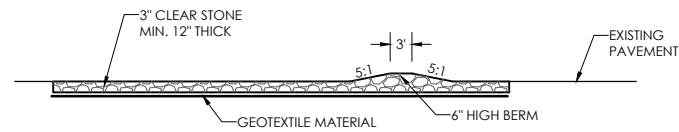
- ① TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- ② HORIZONTAL BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
- ③ WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.



## SILT FENCE

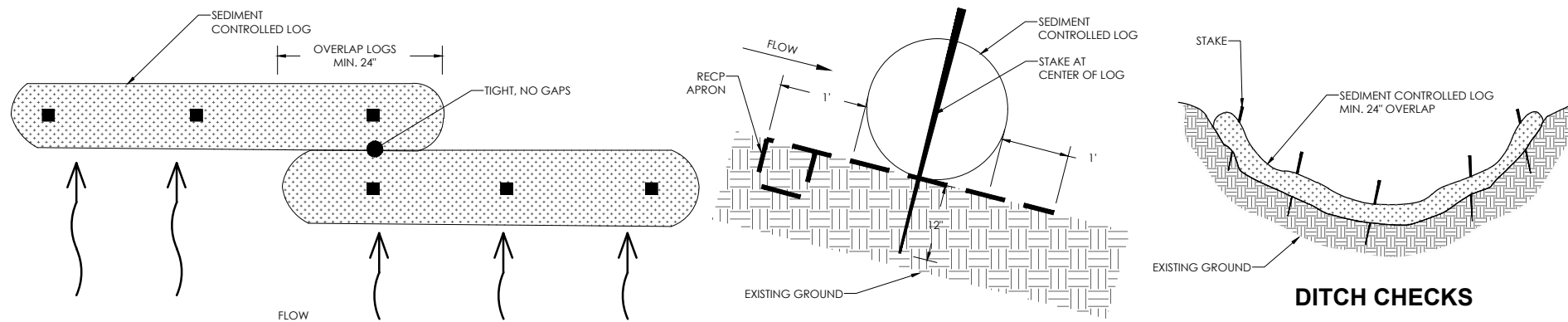


## TRACKING PAD



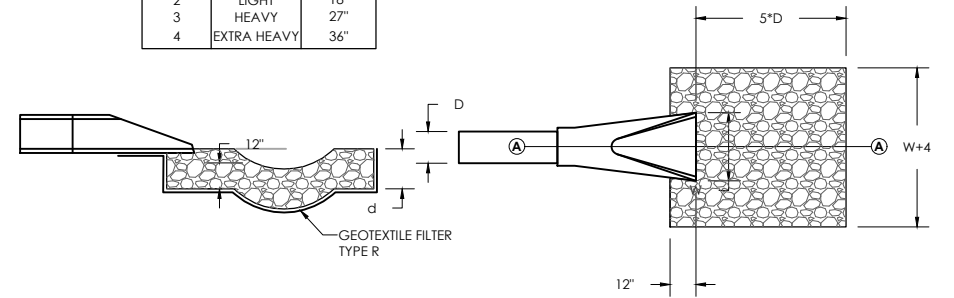
**SECTION A-A**

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'.
3. WIDTH - 24" MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES 'MTH 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.
5. STONE - CRUSHED 3/4" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. 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.
7. 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.



## EROSION SOCK

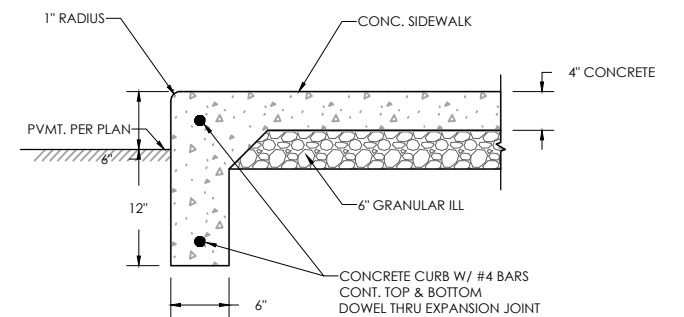
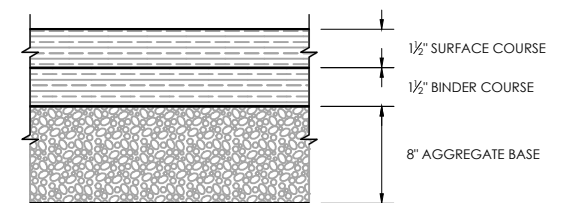
| RIP RAP CLASS | WIS DOT RIP RAP EQUIVALENT | d, DEPTH |
|---------------|----------------------------|----------|
| 1             | -                          | 9"       |
| 2             | LIGHT                      | 18"      |
| 3             | HEAVY                      | 27"      |
| 4       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



**SECTION A-A**

### PLAN VIEW

### RIPRAP AT PIPE OUTLET

**INTEGRAL CURB/SIDEWALK**

### TYPICAL PAVEMENT SECTION



406 Windy Peak Rd • Verona, WI 53593  
608-620-3036 (Office) • 608-620-3755 (Fax)  
[www.roussevingineering.com](http://www.roussevingineering.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.

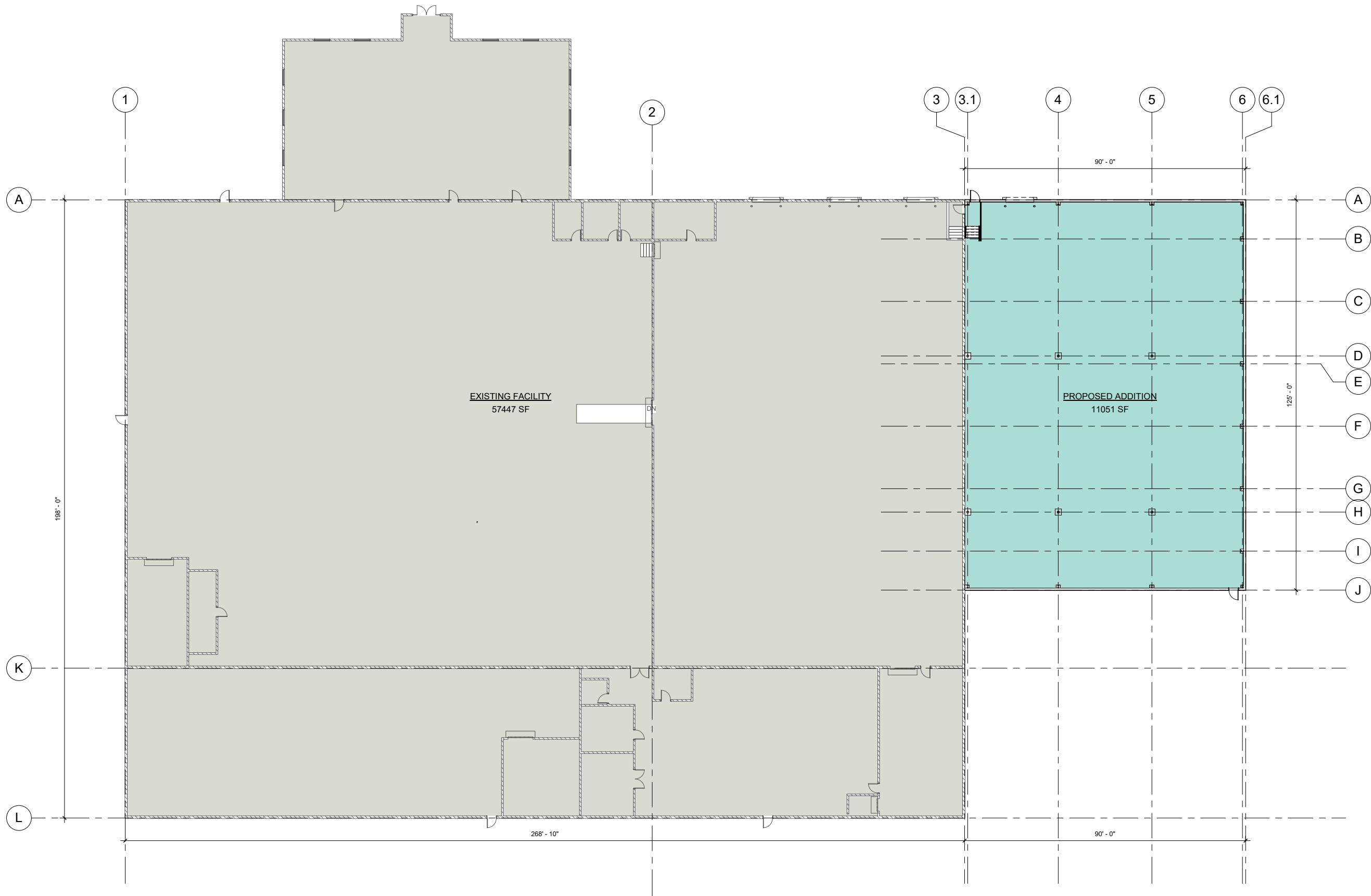
[illegible]

City of Reedsburg  
Sauk County, WI

|              |           |
|--------------|-----------|
| DRAWN BY     | SSR       |
| REVIEWED BY  | SSR       |
| DATE         | 1/16/2020 |
| RES FILE NO. | 1219-41   |
| SHEET NO.    |           |

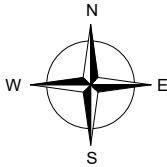
### C3.0

SCALE



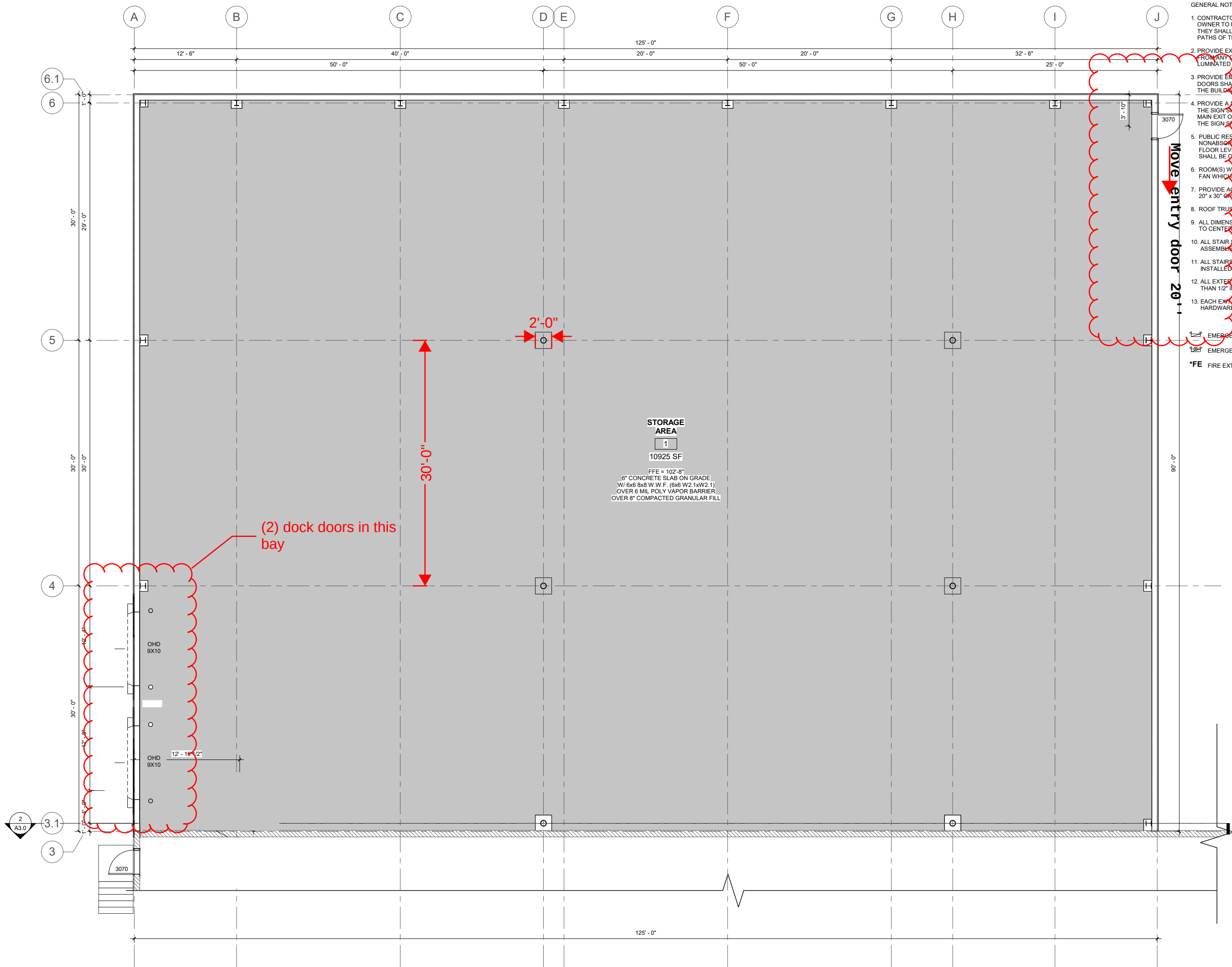
AREA LEGEND

- EXISTING FACILITY
- PROPOSED ADDITION



| REVISIONS | NO. | BY | DATE |
|-----------|-----|----|------|
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |

|                                  |             |
|----------------------------------|-------------|
| PRELIMINARY NOT FOR CONSTRUCTION |             |
| As indicated                     |             |
| FULL SIZE SCALE                  |             |
| DRAWN BY                         | SSR         |
| REVIEWED BY                      | KB          |
| DATE                             | 1/16/2020   |
| RES FILE NO.                     | 1219-41     |
| SHEET NO.                        | <b>A1.0</b> |



- GENERAL NOTES:
1. CONTRACTOR TO PROVIDE (2) FIRE EXTINGUISHERS PER IBC 906 AND OWNER TO MAINTAIN THEM IN ACCORDANCE WITH THIS SECTION & NFPA 10. THEY SHALL BE LOCATED IN CONSPICUOUS LOCATIONS ALONG NORMAL PATHS OF TRAVEL.(CONTRACTOR TO COORDINATE WITH LOCAL FIRE INSPECTOR)
  2. PROVIDE EXIT SIGNS PER IBC 1013. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL & SHALL BE CONTINUOUSLY ILLUMINATED FOR NOT LESS THAN 90 MINUTES IN CASE OF POWER LOSS.
  3. PROVIDE EMERGENCY LIGHTS PER IBC 1008. LIGHTS AT EXTERIOR EXIT DOORS SHALL BE PROVIDED & SHALL ILLUMINATE AT ALL TIMES WHILE THE BUILDING IS OCCUPIED IN THE EVENT OF POWER SUPPLY FAILURE.
  4. PROVIDE A SIGN STATING THE OCCUPANT LOAD PER IBC 1004.3. THE SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. THE SIGN SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN.
  5. PUBLIC RESTROOMS SHALL BE COVERED WITH SMOOTH, HARD, NONABSORBENT MATERIALS EXTENDING A MINIMUM OF 6" ABOVE FLOOR LEVEL. WALLS WITHIN 2 FT. OF URINALS OR WATER CLOSETS SHALL BE COVERED A MINIMUM OF 4 FT. ABOVE FLOOR LEVEL.
  6. ROOM(S) WITH A MOP BASIN OR UTILITY SINK SHALL HAVE AN EXHAUST FAN WHICH RUNS CONTINUOUSLY WHILE THE BUILDING IS OCCUPIED.
  7. PROVIDE ACCESS TO ATTIC COMPARTMENTS BY MEANS OF A 20" x 30" OPENING.
  8. ROOF TRUSS DESIGN BY OTHERS
  9. ALL DIMENSIONS ARE FROM OUTSIDE OF EXTERIOR WALL FRAMING TO CENTER OF INTERIOR WALLS.
  10. ALL STAIR SHAFTS SHALL BE RATED WITH 1 HR. FIRE RATED DOOR ASSEMBLIES. ALL RATED DOORS SHALL HAVE A CLOSER.
  11. ALL STAIRS SHALL HAVE HANDRAILS ON EACH SIDE INSTALLED IN ACCORDANCE WITH IBC 1014.
  12. ALL EXTERIOR DOOR THRESHOLDS SHALL BE NO MORE THAN 1/2" IN HEIGHT.
  13. EACH EXTERIOR DOOR SHALL BE EQUIPPED WITH PANIC HARDWARE PER IBC 1010.1.10.
- EMERGENCY LIGHT FIXTURE  
EMERGENCY EXIT/LIGHT FIXTURE  
\*FE FIRE EXTINGUISHER LOCATION

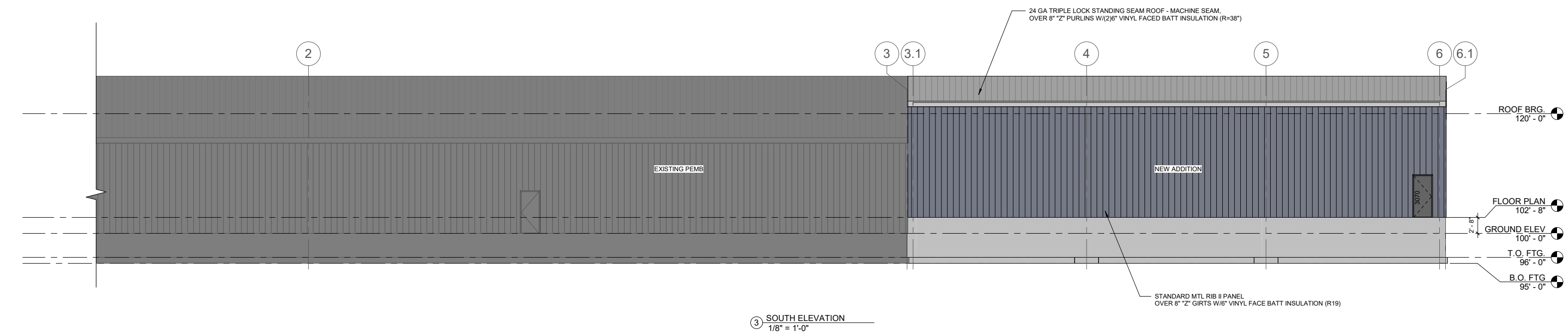
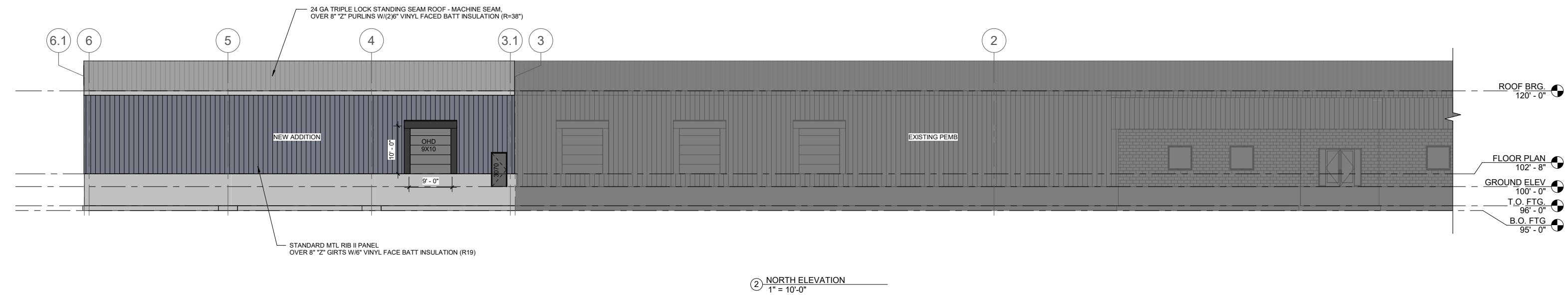
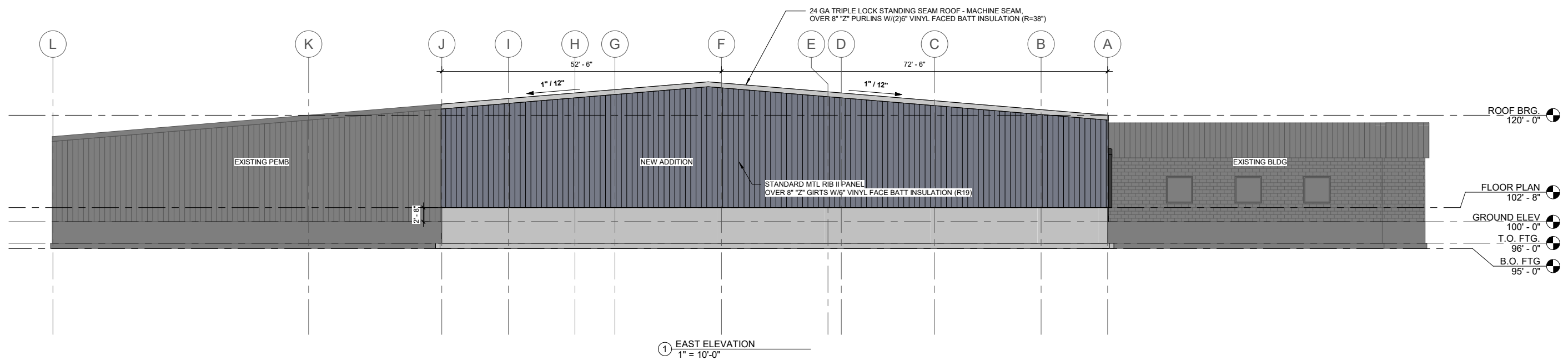
| REVISIONS | NO. | BY | DATE |
|-----------|-----|----|------|
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |

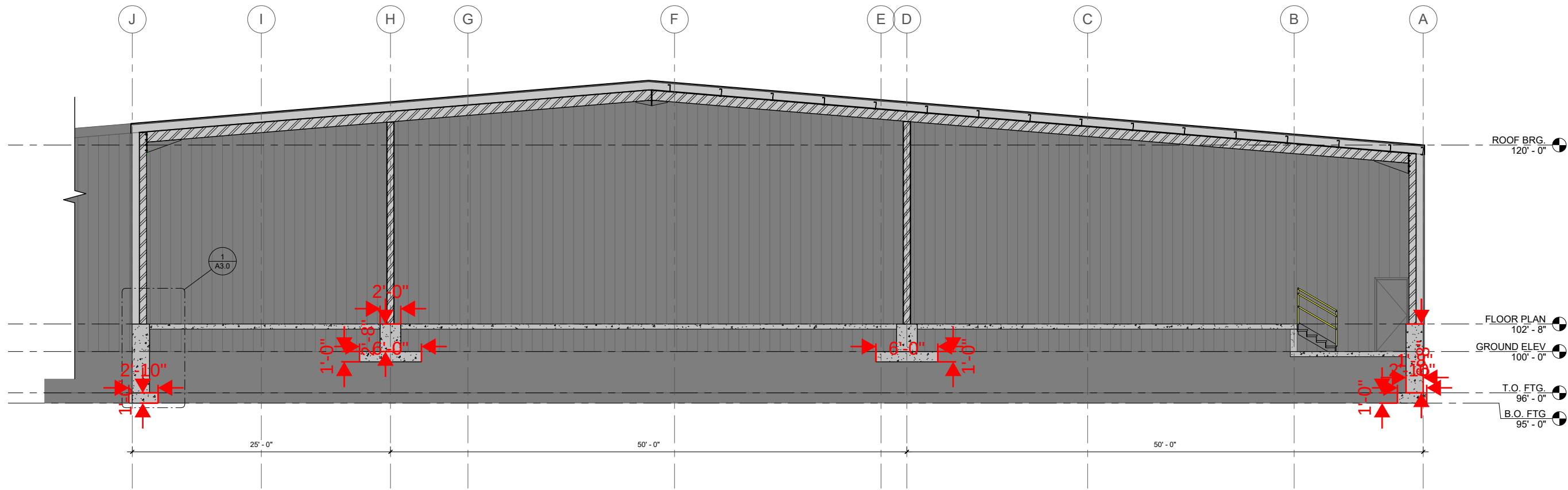
PRELIMINARY NOT FOR CONSTRUCTION

As indicated

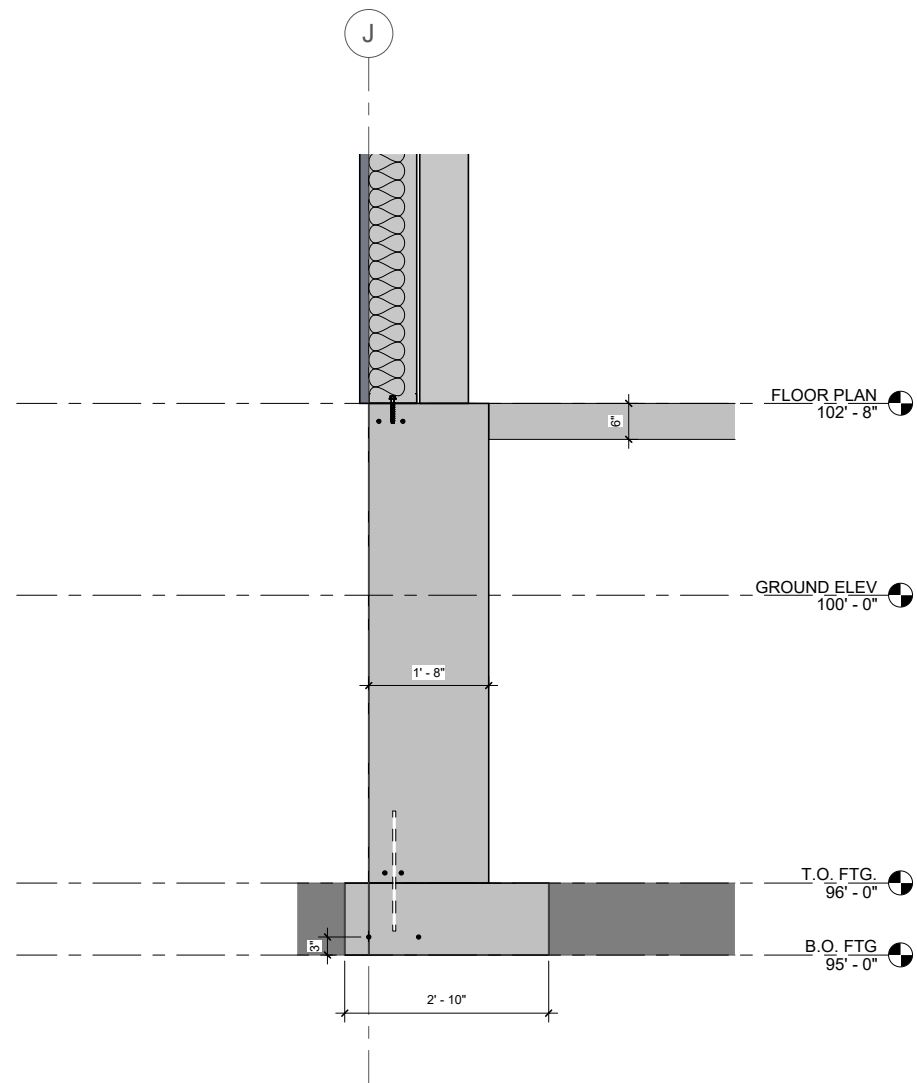
FULL SIZE SCALE

|              |           |
|--------------|-----------|
| DRAWN BY     | SSR       |
| REVIEWED BY  | KB        |
| DATE         | 1/16/2020 |
| RES FILE NO. | 1219-41   |
| SHEET NO.    |           |

[illegible]



2 BUILDING SECTION  
3/16" = 1'-0"



1 EXTERIOR WALL SECTION  
3/4" = 1'-0"

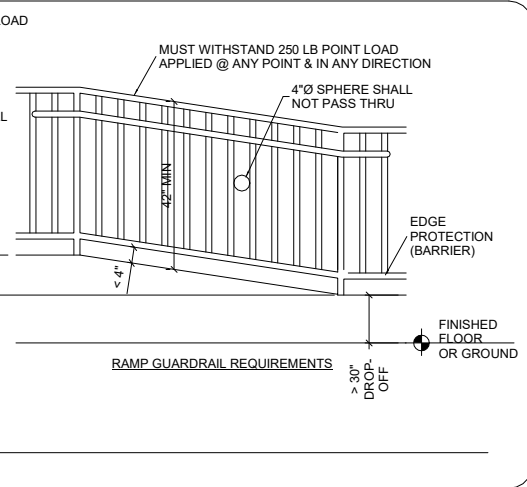
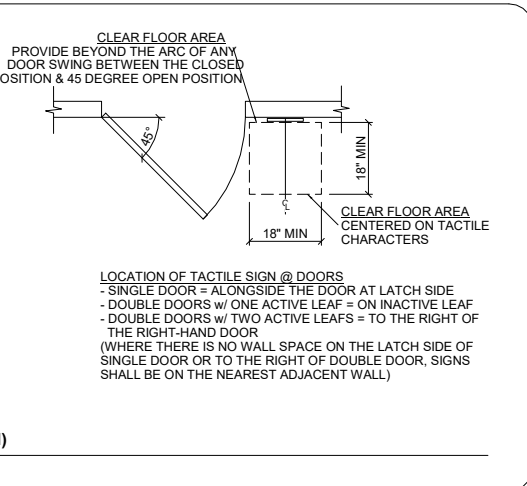
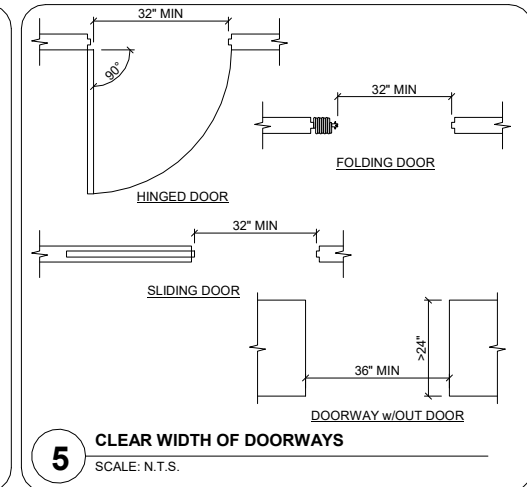
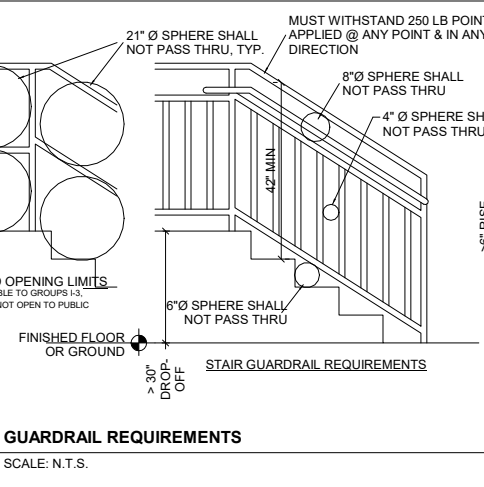
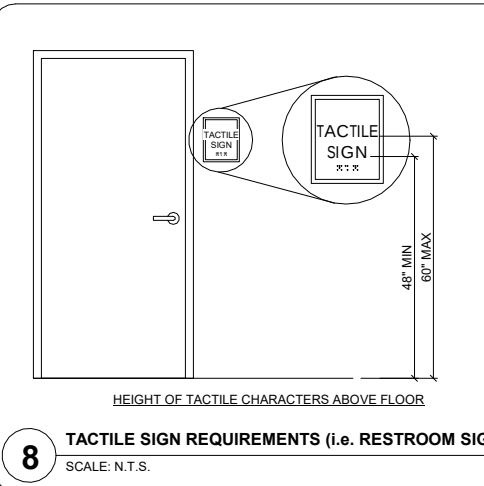
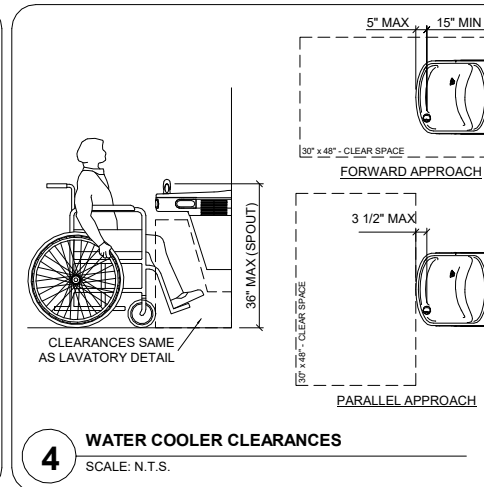
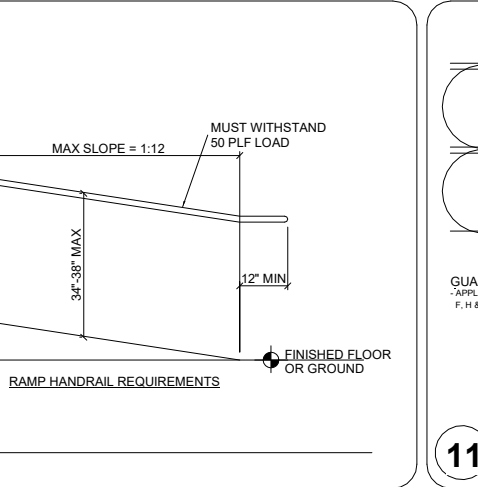
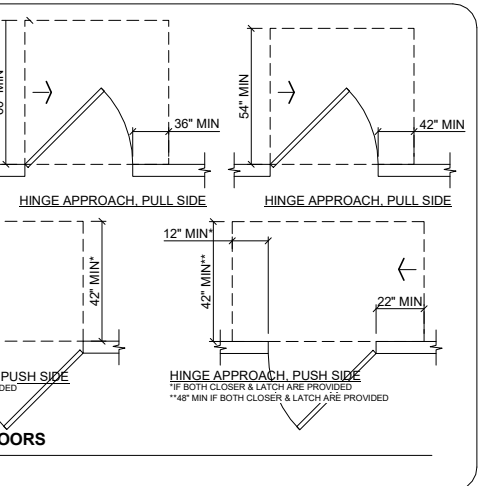
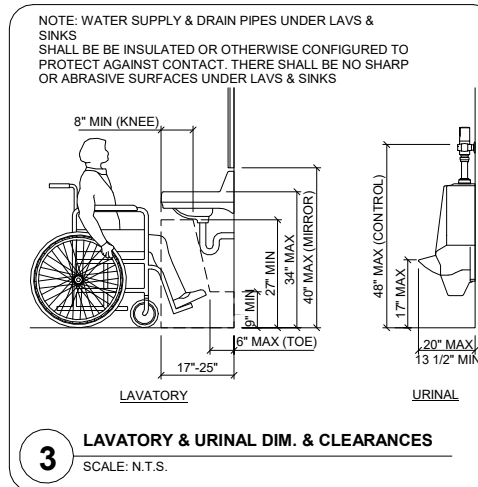
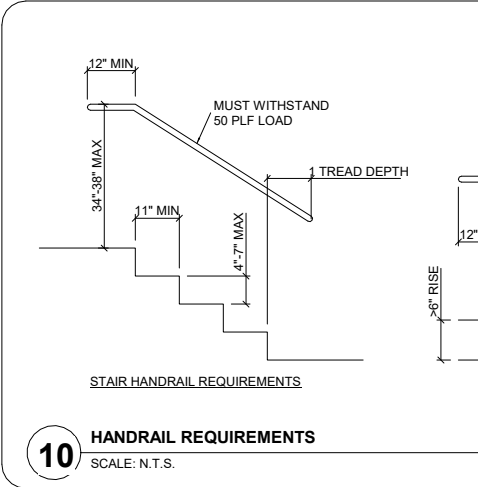
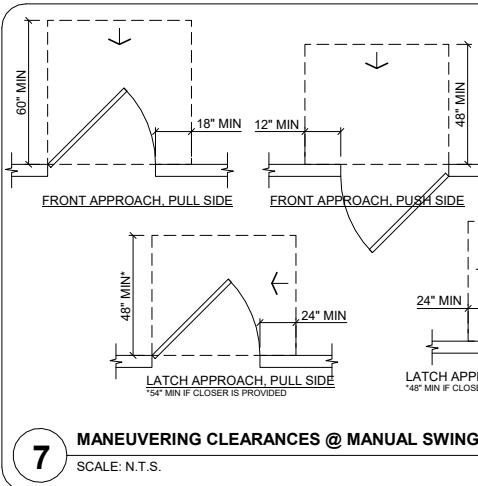
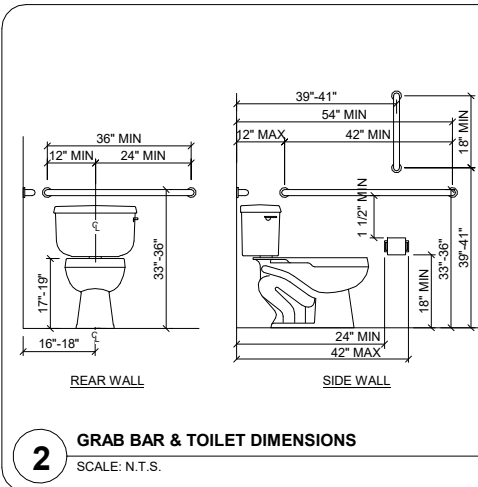
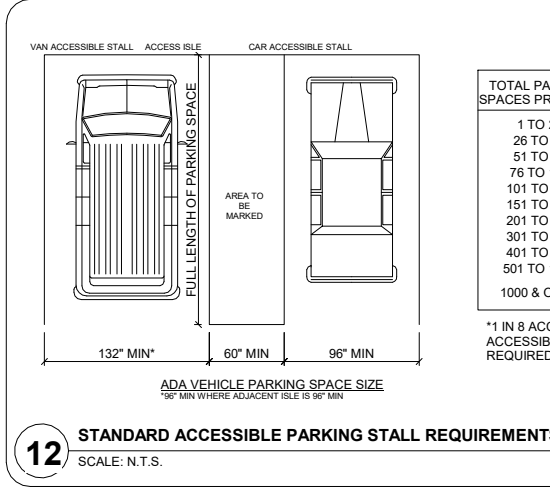
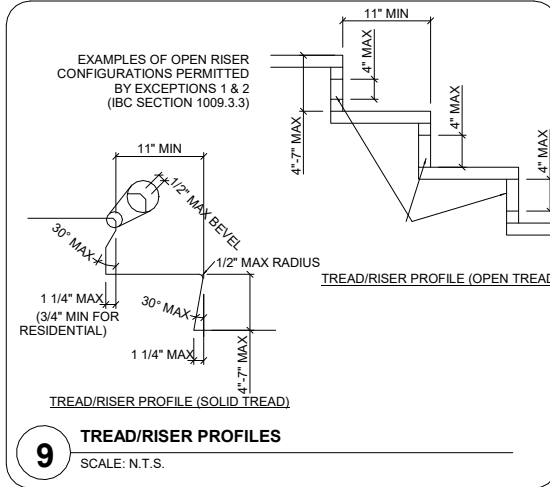
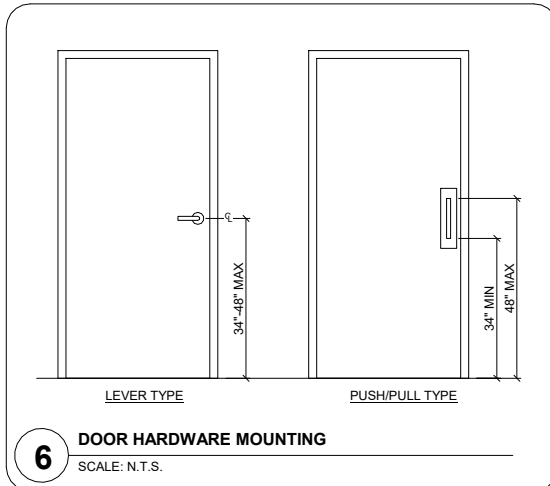
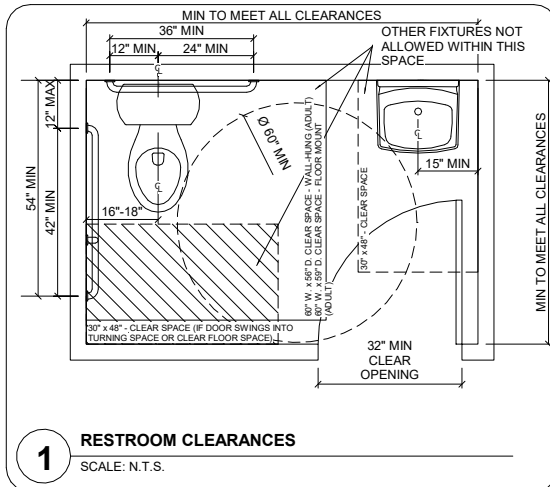
| REVISIONS | DATE |    |
|-----------|------|----|
|           | NO.  | BY |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |
|           |      |    |

PRELIMINARY NOT FOR CONSTRUCTION

As indicated

FULL SIZE SCALE

|              |           |
|--------------|-----------|
| DRAWN BY     | SSR       |
| REVIEWED BY  | KB        |
| DATE         | 1/16/2020 |
| RES FILE NO. | 1219-41   |
| SHEET NO.    |           |



**NOTE: NOT ALL DETAILS ON THIS SHEET MAY APPLY TO THIS PROJECT.**

THIS PROJECT MUST COMPLY WITH ICC/ANSI A117.1-2018 & WITH FEDERAL ADAAG TECHNICAL GUIDELINES. IN THE EVENT OF A CONFLICT BETWEEN THE SUPPLIED INFORMATION & ICC/ANSI A117.1-2018 &/OR ADAAG, ICC/ANSI A117.1-2018 & THEN ADAAG SHALL TAKE PRECEDENCE OVER INFORMATION SUPPLIED IN THIS PLAN SET. IN THE EVENT OF AN OMISSION IN THIS PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ICC/ANSI A117.1-2018 AND FEDERAL ADAAG TECHNICAL GUIDELINES.

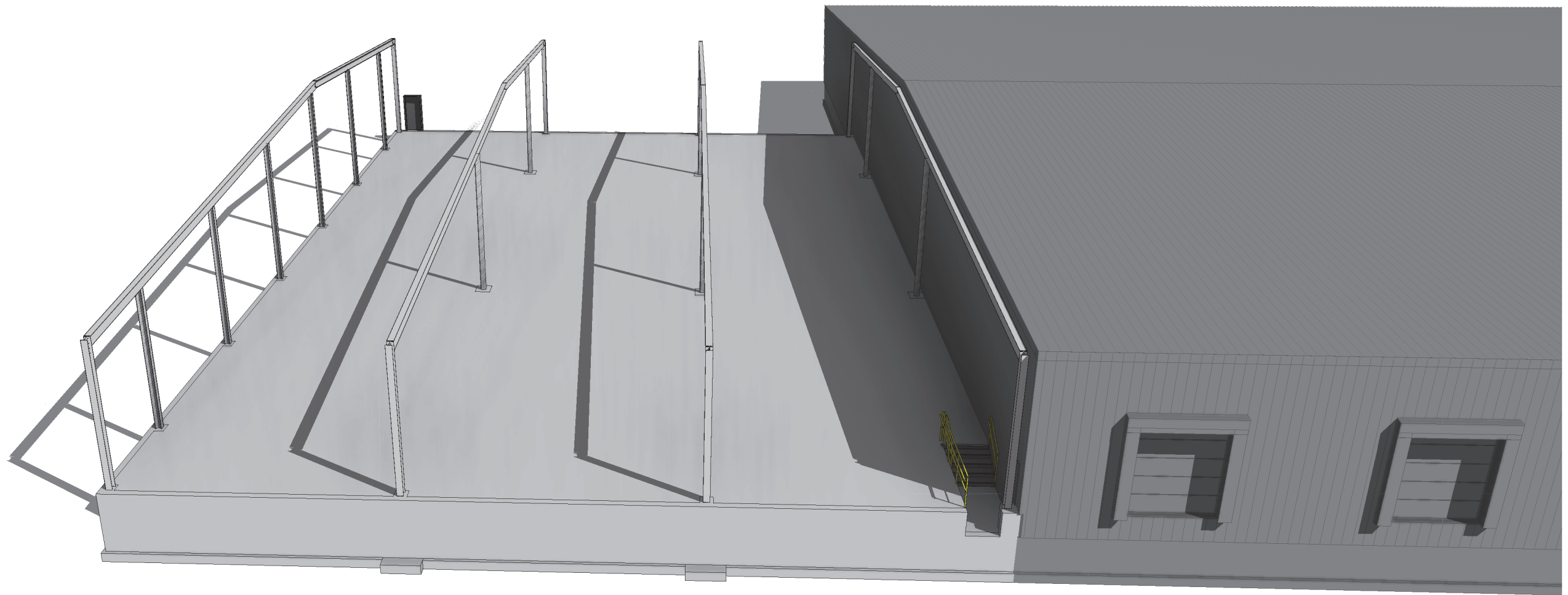
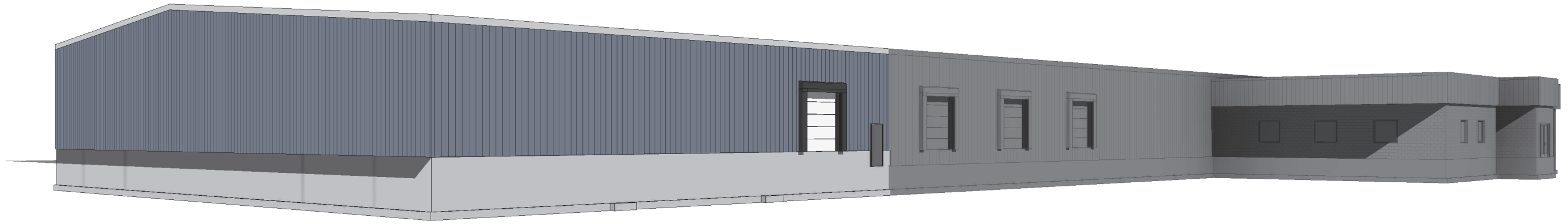
| REVISIONS | NO. | BY | DATE |
|-----------|-----|----|------|
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |

PRELIMINARY NOT FOR CONSTRUCTION

1/2" = 1'-0"

FULL SIZE SCALE

|              |           |
|--------------|-----------|
| DRAWN BY     | SSR       |
| REVIEWED BY  | KB        |
| DATE         | 1/16/2020 |
| RES FILE NO. | 1219-41   |
| SHEET NO.    |           |



| REVISIONS | NO. | BY | DATE |
|-----------|-----|----|------|
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |

PRELIMINARY NOT  
FOR  
CONSTRUCTION

FULL SIZE SCALE

|              |           |
|--------------|-----------|
| DRAWN BY     | SSR       |
| REVIEWED BY  | KB        |
| DATE         | 1/16/2020 |
| RES FILE NO. | 1219-41   |
| SHEET NO.    |           |

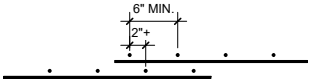
| PIER SCHEDULE |            |        |       |               |             |         |
|---------------|------------|--------|-------|---------------|-------------|---------|
| MARK          | DIMENSIONS |        |       | REINFORCEMENT | TOP OF ELEV | REMARKS |
|               | WIDTH      | LENGTH | DEPTH |               |             |         |
| P1            |            |        |       |               |             |         |
| P2            |            |        |       |               |             |         |

NOTE: PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY PIER SIZES WITH METAL BUILDING MFG'S BASE PLATE AND ANCHOR BOLT LAYOUTS

| FOOTING SCHEDULE |            |        |       |                                                      |                |         |
|------------------|------------|--------|-------|------------------------------------------------------|----------------|---------|
| MARK             | DIMENSIONS |        |       | REINFORCEMENT<br>(W)- SPAN WIDTH<br>(L)- SPAN LENGTH | TOP OF<br>ELEV | REMARKS |
|                  | WIDTH      | LENGTH | DEPTH |                                                      |                |         |
| F1               |            |        |       |                                                      |                |         |
| F2               |            |        |       |                                                      |                |         |
| F3               |            |        |       |                                                      |                |         |
| F4               |            |        |       |                                                      |                |         |
| F5               |            |        |       |                                                      |                |         |
| F6               |            |        |       |                                                      |                |         |
| F7               |            |        |       |                                                      |                |         |
| F8               |            |        |       |                                                      |                |         |
| F9               |            |        |       |                                                      |                |         |
| F10              |            |        |       |                                                      |                |         |
| F11              |            |        |       |                                                      |                |         |
| F12              |            |        |       |                                                      |                |         |

CONCRETE REINFORCEMENT NOTES:

- REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (MOST CURRENTLY ADOPTED EDITION).
- PROVIDE MINIMUM COVER PER ACI 318, 7.7.1 ALSO SEE MILD STEEL PROTECTION NOTES.
- WIRE SPACERS, CHAIRS, TIES, ETC. FOR SUPPORT OF STEEL REINFORCING SHALL BE PROVIDED BY THE CONCRETE CONTRACTOR TO ENSURE REINFORCING IS PLACED AND MAINTAINED IN THE PROPER POSITION DURING CONCRETE PLACEMENT.
- ALL HOOKS IN STEEL REINFORCING SHALL BE ACI STANDARD HOOKS.
- TERMINATE NON-CONTINUOUS STEEL REINFORCING WITH AN ACI STANDARD HOOK IF REQUIRED EMBEDMENT SHOWN ON DRAWINGS CANNOT BE OBTAINED.
- ALL LAPS SHALL BE CLASS "B" PER ACI 318 ON THE DESIGN DRAWINGS, OR UNLESS THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS. USE TO BAR LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 12" DEEP.
- STEEL REINFORCING SPLICES OF ADJACENT BARS SHALL BE STAGGERED SUCH THAT SPLICES ARE 4 FEET APART, MINIMUM.
- CORNER BARS WITH CLASS "B" LAP PER ACI318 SHALL BE PROVIDED AT ALL WALL CORNERS AND AND INTERSECTIONS.
- PROVIDE STEEL REINFORCING AROUND OPENINGS IN CONCRETE WALLS AND SLABS.
- PROVIDE STEEL REINFORCING AT FOOTING STEPS.
- WELDED WIRE REINFORCING SHALL BE IN FLAT SHEETS ONLY AND SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP Fy PER ACI 315.



- WELDING OF STEEL REINFORCEMENT IS NOT PERMITTED, UNLESS APPROVED BY ENGINEER.

MILD REINFORCING STEEL PROTECTION NOTES:

THE FOLLOWING MINIMUM DIMENSIONS SHALL BE PROVIDED AS A CLEAR COVER FOR REINFORCING BARS IN STRUCTURAL MEMBERS:

CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH:

FOOTINGS 3"

CONCRETE PERMANENTLY EXPOSED TO EARTH OR WEATHER:

WALLS, COLUMNS, PIERS:

UP THROUGH #5 BARS 1-1/2"

#6 THROUGH #18 BARS 2"

CONCRETE NOT EXPOSED TO EARTH OR WEATHER:

WALLS:

UP THROUGH #11 BARS 3/4"

#14 AND #18 BARS 1-1/2"

COLUMNS / PIERS:

SIDES 1-1/2"

MATERIAL DESIGN PROPERTIES:

CONCRETE PROPERTIES:

| USE             | 28 DAY STRENGTH | MIN. H2O /CEMENT RATIO | SLUMP (INCHES) | MAX. AGGREGATE SZ. |
|-----------------|-----------------|------------------------|----------------|--------------------|
| INTERIOR FLOORS | 3,500 PSI       | .62                    | 3 ±1           | 3/4                |
| WALLS           | 3,500 PSI       | .62                    | 3 ±1           | 3/4                |
| PIERS           | 3,500 PSI       | .62                    | 3 ±1           | 3/4                |
| FOOTINGS        | 3,500 PSI       | .62                    | 3 ±1           | 1-1/2              |
| EXTERIOR FLOORS | 4,000 PSI       | .48                    | 3 ±1           | 3/4                |

REINFORCING STEEL STRENGTHS:

BARS (ASTM A615, GRADE 60) fy = 60,000 PSI  
WELDED WIRE MESH (ASTM A 185) fy = 65,000 PSI

STRUCTURAL STEEL STRENGTHS:

STEEL SUPPLIED BY METAL BUILDING MANUFACTURER PER MTL BLDG SPECS

OTHER:  
W SHAPES (ASTM A992, GR50) fy = 50,000 PSI  
ANGLES, CHANNELS, PLATES, & BARS (ASTM A36) fy = 36,000 PSI  
SQUARE & RECTANGULAR TS OR HSS SECTIONS (ASTM A500, GR B) fy = 42,000 PSI  
HIGH STRENGTH BOLTS (ASTM A325)

MISCELLANEOUS STRUCTURAL NOTES:

- ENGINEER ASSUMES PIN BASED COLUMNS.
  - CONNECTORS:**
    - FOR EXTERIOR AND INTERIOR APPLICATIONS WHERE EXPOSED TO MOISTURE, WHERE PRESSURE TREATED WOOD IS USED, AND FOR INTERIOR CORROSIVE ENVIRONMENTS ALL CONNECTORS SHALL BE HOT DIPPED GALVANIZED PER ASTM A 153A / 153M, OR STAINLESS STEEL, INCLUDING EXPANSION BOLTS, ANCHOR BOLTS, JOIST HANGERS, AND NAILS.
    - CONNECTION DESIGN TO WOOD OR STEEL FRAMING AND EVALUATION OF STRUCTURAL MEMBERS ADEQUACY BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE PROVIDED BY ALL SUBCONTRACTORS.
    - INSTALLER OF ANCHORS OR CONNECTIONS TO STRUCTURE IS RESPONSIBLE FOR ANCHOR DESIGN AND DETERMINATION OF STRUCTURAL COMPONENT ADEQUACY. DO NOT CUT REINFORCING BARS OR DAMAGE OTHER EMBEDMENTS.
  - WORK BY OTHERS:**
    - ALL SUPPORTS, FRAMING, SUB-FRAMING, LIGHT GAGE FRAMING, MISCELLANEOUS STEEL FRAMING, METAL FABRICATIONS, BRACING BRACKETS, HANGERS, CONNECTORS, EMBEDMENTS, FASTENERS, AND ATTACHMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS ARE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE ENGINEERED AND PROVIDED BY THE CONTRACTOR REQUIRING THE ITEM. COMPLY WITH GOVERNING CODES.
    - CONSTRUCTION MEANS AND METHODS ARE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE ENGINEERED AND PROVIDED BY THE CONTRACTOR REQUIRING SUCH, WORK INCLUDES, BUT IS NOT LIMITED TO:
      - EVALUATION OF STRUCTURE FOR CONSTRUCTION EQUIPMENT LOADS SUCH AS FORKLIFTS, MATERIAL STOCKPILES, ETC.
      - EVALUATION OF STRUCTURE FOR INSTALLATION OF ANY NECESSARY SHORING FOR MOVING LOADS DURING INSTALLATION OF HEAVY EQUIPMENT.
  - WHERE DIMENSIONS OR WEIGHTS OF EQUIPMENT OR SYSTEMS ARE VARIABLE FROM MANUFACTURER TO MANUFACTURER, VERIFY DIMENSIONS AND WEIGHTS SHOWN ON DRAWINGS WITH SELECTED MANUFACTURER PRIOR TO ORDERING MATERIALS, NOTIFY ENGINEER OF DISCREPANCIES.
  - DO NOT SUSPEND POINT LOADS FROM ROOF SHEATHING OR ROOF PURLINS UNLESS APPROVED BY THE ENGINEER. POINT LOADS INCLUDE, BUT ARE NOT LIMITED TO: HANGERS FOR CEILINGS, PIPES, DUCTS, STEEL STUDS, EQUIPMENT, ETC. CONTRACTOR INSTALLING SUCH POINT LOADS SHALL PROVIDE SUB-FRAMING TO TRANSFER LOAD TO THE STRUCTURE SUPPORTING DECK.
- CONCRETE CAST-IN-PLACE NOTES:**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (MOST CURRENTLY ADOPTED EDITION).
  - CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS PRIOR TO PLACING CONCRETE TO FACILITATE ON-SITE OBSERVATION OF REBAR.
  - WHEN THE AVERAGE TEMPERATURE FROM MIDNIGHT IS EXPECTED TO DROP BELOW 40 DEGREES FAHRENHEIT FOR THREE SUCCESSIVE DAYS, COLD WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED, REFER TO ACI 306R.
  - WHEN AMBIENT AIR OR CONCRETE TEMPERATURE EXCEEDS 90 DEGREES FAHRENHEIT, STEEL REINFORCING AND/OR FORMING SURFACES ARE ABOVE 120 DEGREES FAHRENHEIT, OR WHEN WIND VELOCITY, HUMIDITY, OR SOLAR RADIATION CREATE CONDITIONS OF ACCELERATED MOISTURE LOSS AND INCREASE RATE OF HYDRATION, HOT WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED. REFER TO ACI 305R.
  - ALL CONCRETE SURFACES SHALL BE FORMED OR APPROVED BY THE ENGINEER.
  - CONCRETE COLUMNS OR PIERS SHOWN INTEGRAL WITH CONCRETE WALLS SHALL BE POURED MONOLITHICALLY WITH ADJACENT CONCRETE WALLS.
  - CONTROL JOINTS SHALL BE CUT IN SLAB-ON-GRADE CONSTRUCTION WITHIN 24 HOURS OF INITIAL POUR.
  - PROVIDE WALL CONSTRUCTION JOINTS AS SHOWN IN DETAILS. ALLOW AT LEAST 24 HOURS BETWEEN POURING ADJACENT WALL SECTIONS AT CONSTRUCTION JOINTS.
  - PROVIDE ISOLATION JOINTS WHERE SLABS ABUT VERTICAL SURFACES AS SHOWN.
  - SLEEVES, CONDUITS, OR PIPES THROUGH SLABS AND WALLS SHALL BE PLACED AT THREE DIAMETERS O/C, OR 4" MINIMUM.
  - ALUMINUM CONDUIT OR PIPING SHALL NOT BE CAST IN CONCRETE.

STRUCTURAL DESIGN DATA:

DESIGN CODE:

2011 WISCONSIN ENROLLED COMMERCIAL BUILDING CODE (2009 IBC)

SOIL LOAD:

ALLOWABLE NET SOIL BEARING PRESSURE (ASSUMED) 2,000 PSF  
SOILS REPORT AVAILABLE NO

\*SEISMIC LOAD:

SEISMIC USE GROUP / OCCUPANCY CATEGORY II  
SEISMIC LOAD IMPORTANCE FACTOR (Ie) 1.0  
SEISMIC SITE CLASS D (ASSUMED)  
MAPPED SPECTRAL RESPONSE ACCELERATION (Ss) 0.122  
MAPPED SPECTRAL RESPONSE ACCELERATION (S1) 0.048  
SPECTRAL RESPONSE COEFFICIENT (Sds) 0.131  
SPECTRAL RESPONSE COEFFICIENT (Sd1) 0.77  
SEISMIC DESIGN CATEGORY A

\*WIND LOAD:

BASIC WIND SPEED 90 MPH  
BUILDING OCCUPANCY CATEGORY II  
WIND LOAD IMPORTANCE FACTOR (Iw) 1.0  
WIND EXPOSURE B  
INTERNAL PRESSURE COEFFICIENTS ± 0.18

ROOF DESIGN LOAD:

ROOF LIVE LOAD 27 PSF  
ROOF DEAD LOAD 15 PSF  
UNBALANCED LOAD:  
WINDWARD 0 PSF  
LEEWARD 40 PSF  
DRIFT LOADS (SEE APPROPRIATE DIAGRAMS)

\*SNOW LOAD:

GROUND SNOW LOAD 35 PSF  
SNOW EXPOSURE FACTOR (Ce) 1.0  
SNOW IMPORTANCE FACTOR (Is) 1.0  
THERMAL FACTOR (Ct) 1.1  
OCCUPANCY CATEGORY II

\* SEISMIC, WIND, AND SNOW LOAD CALCULATIONS AND DESIGN DATA SHALL BE PERFORMED AND SUPPLIED BY THE TRUSS MANUFACTURER.

FOUNDATION PLAN NOTES:

- CONTRACTOR SHALL PROVIDE FROST PROTECTION AND MOISTURE PROTECTION FOR FOOTINGS EXPOSED DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL DRAWINGS OR PLUMBING DRAWINGS FOR SPECIFIC FLOOR DRAIN LOCATIONS AND ELEVATIONS.
- REFER TO STRUCTURAL DETAIL PLAN SHEETS FOR MISCELLANEOUS DETAILS NOT INDICATED ON PLAN.
- NOTIFY ENGINEER OF ANY UNUSUAL SOIL CONDITIONS. ALL FOOTINGS SHALL REST ON UNDISTURBED ROCK OR SOIL EXCAVATIONS FOR FOOTINGS SHALL BE APPROVED BY ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
- WHERE REQUIRED, REMOVE UNSUITABLE EXISTING SOILS BELOW FOOTINGS, SLABS-ON-GRADE, ETC. TO APPROVED BEARING SOIL. REPLACE WITH ENGINEERED FILL (COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY) TO THE REQUIRED FOOTING BEARING ELEVATION. REVIEW SOIL REPORT, IF ANY. FILL MATERIAL SHALL HAVE A MINIMUM BEARING CAPACITY AS INDICATED IN THE STRUCTURAL DESIGN DATA SOIL LOAD INFORMATION ON SHEET S0.0. TYPE OF FILL MATERIAL AND PLACEMENT SHALL CONFORM TO SPECIFICATIONS UNDER THE DIRECTION AND SUPERVISION OF THE SOILS ENGINEER. SOILS ENGINEER SHALL FIELD VERIFY ALL BEARING CAPACITIES BEFORE FOOTINGS ARE POURED. CONTACT ENGINEER IF UNABLE TO ATTAIN LISTED SOIL BEARING PRESSURE.
- PROVIDE A MINIMUM OF 8 INCHES OF WELL COMPACTED GRANULAR FILL BELOW ALL SLABS ON GRADE. COMPACT TO 95% OF THE MODIFIED PROCTOR DENSITY.
- CONCRETE EXPOSED TO WEATHER (RETAINING WALLS, EXTERIOR SLABS, WALKS, CURBS, ETC. BUT EXCLUDING EXPOSED FOUNDATION WALLS) SHALL CONTAIN 4 TO 7 PERCENT AIR BY VOLUME.
- DELIVERY TICKETS FOR EACH LOAD OF CONCRETE DELIVERED TO THE JOB SITE SHALL BE FURNISHED UPON REQUEST TO THE ENGINEER. TICKET INFORMATION SHALL CONTAIN ALL PERTINENT DESIGN INFORMATION, INCLUDING AMOUNT OF WATER ADDED AT THE JOB SITE, IF ANY.
- VERIFY PIER CENTERLINE SPACINGS, ANCHOR BOLT LAYOUT, AND FOUNDATION DIMENSIONS WITH METAL BUILDING MANUFACTURER'S ANCHOR BOLT PLAN. VERIFY THAT ALL BASE PLATES WILL BEAR FULLY ON CONCRETE PIERS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO POURING CONCRETE.
- FORMWORK FOR FOOTINGS SHALL CONSIST OF A MANUFACTURED FORM SYSTEM OR A MINIMUM 1-1/2" THICK WOOD PLANK SECURED TO WOOD OR STEEL STAKES. POURING TO EXCAVATION BANK MAY NOT BE DONE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- MIXING AND PLACING OF CONCRETE TO BE IN ACCORDANCE WITH ACI 318. CONCRETE SHALL BE DEPOSITED AS NEARLY AS PRACTICAL IN ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING OR FLOWING. CONCRETING SHALL BE CARRIED ON A SUCH A RATE THAT CONCRETE IS AT ALL TIMES PLASTIC AND FLOWS READILY INTO SPACES BETWEEN REINFORCEMENT. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT AND EMBEDDED FIXTURES AND INTO CORNERS OF FORMS.

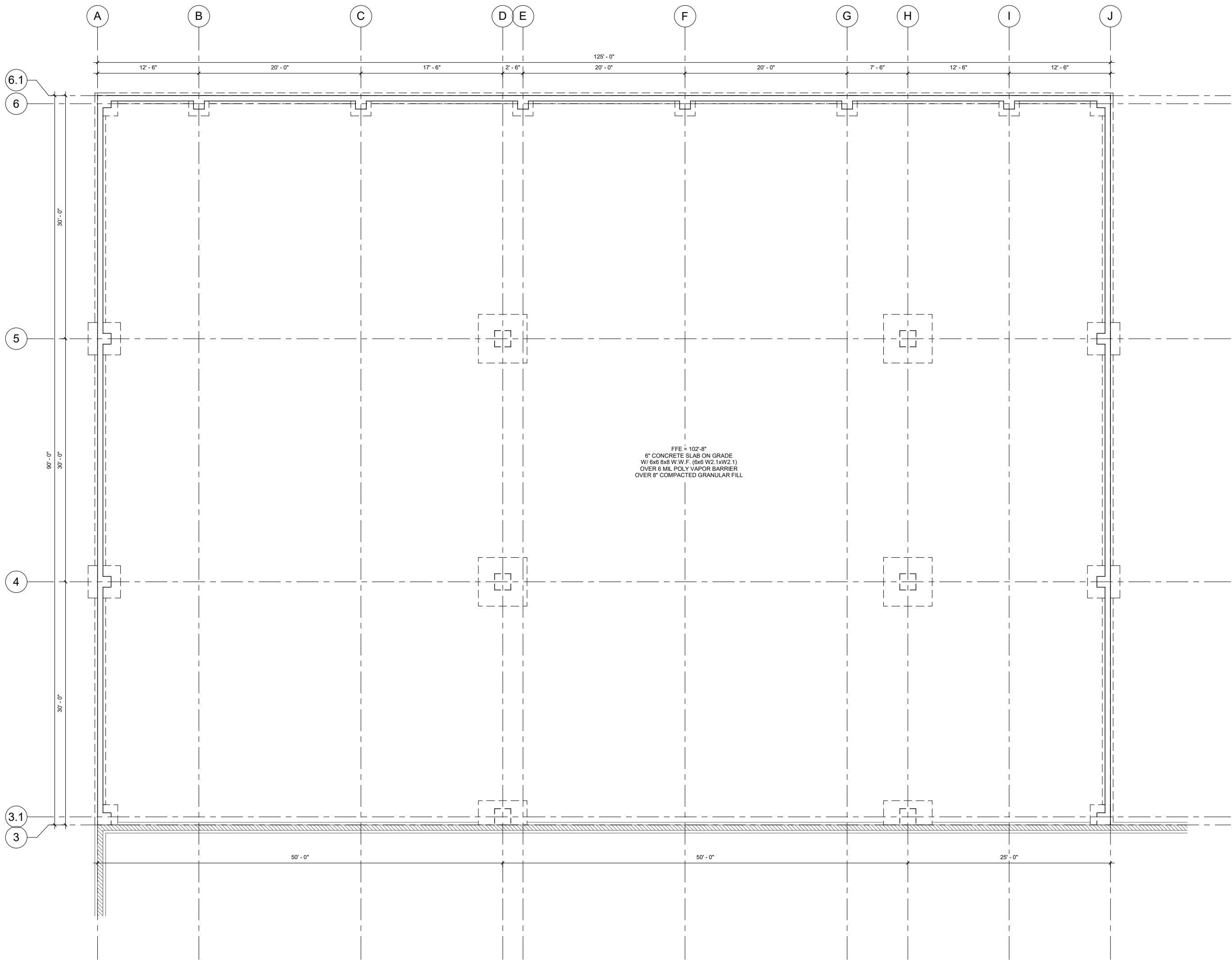
| REVISIONS | NO. | BY | DATE |  |  |  |  |  |  |
|-----------|-----|----|------|--|--|--|--|--|--|
|           |     |    |      |  |  |  |  |  |  |

PRELIMINARY NOT FOR CONSTRUCTION

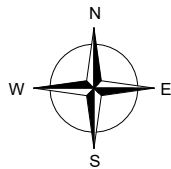
As indicated

FULL SIZE SCALE

|              |           |
|--------------|-----------|
| DRAWN BY     | SSR       |
| REVIEWED BY  | KB        |
| DATE         | 1/16/2020 |
| RES FILE NO. | 1219-41   |
| SHEET NO.    |           |



① FOUNDATION PLAN  
3/16" = 1'-0"



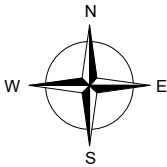
| REVISIONS | NO. | BY | DATE |
|-----------|-----|----|------|
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |

PRELIMINARY NOT  
FOR  
CONSTRUCTION

As indicated

FULL SIZE SCALE

|              |           |
|--------------|-----------|
| DRAWN BY     | SSR       |
| REVIEWED BY  | KB        |
| DATE         | 1/16/2020 |
| RES FILE NO. | 1219-41   |
| SHEET NO.    |           |





ROUSSEV ENGINEERING SOLUTIONS LLC  
406 Windy Peak Rd • Verona, WI 53593  
608-620-3036 (Office) • 608-620-3755 (Fax)  
www.rousseverengineering.com



ADVANCED  
BUILDING  
CORPORATION

FOUNDATION DETAILS

STORAGE ADDITION

CELLOX CORPORATION

1200 INDUSTRIAL STREET, REEDSBURG, WI

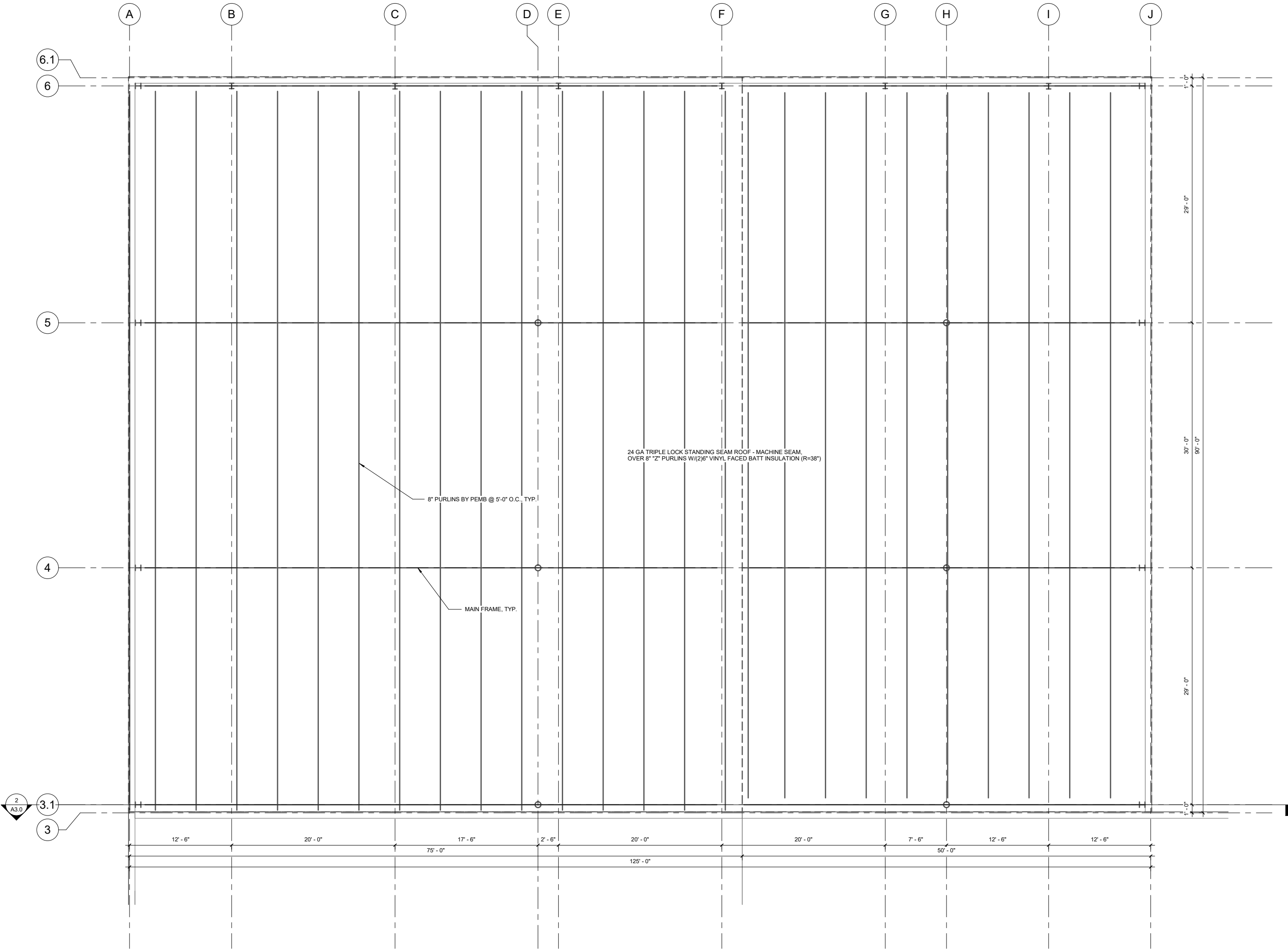
| REVISIONS | NO. | BY | DATE |
|-----------|-----|----|------|
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |

PRELIMINARY NOT  
FOR  
CONSTRUCTION

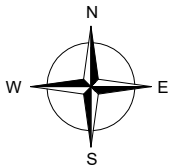
1/4" = 1'-0"

FULL SIZE SCALE

|              |           |
|--------------|-----------|
| DRAWN BY     | SSR       |
| REVIEWED BY  | KB        |
| DATE         | 1/16/2020 |
| RES FILE NO. | 1219-41   |
| SHEET NO.    |           |



1 ROOF FRAMING PLAN  
3/16" = 1'-0"



| REVISIONS | NO. | BY | DATE |
|-----------|-----|----|------|
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |
|           |     |    |      |

**Plan Commission**  
**Staff Report**

**REQUEST:** Electronic Sign Permit

**DATE:** 2/11/20

**APPLICANT:** Oakdale Credit Union

**LOCATION:** 132 S Park St; Parcel #0982

**ZONING:** B-1 Business

**DESCRIPTION:** Consider sign permit to allow an electronic sign at this property located in a B-1 Business zoning district. City ordinance requires that any electronic sign outside of the B-2 business zone requires Plan Commission approval.

**General Findings**

**SURROUNDING LAND USES:**

- North- Commercial
- West- Commercial
- South- RPD
- East- RFD

**ZONING:**

- North- B-1 Business
- West- Government
- South- Government
- East- Government

**TOPOGRAPHY:** Flat slopes

**STREET R.O.W./TRAFFIC/ACCESS:** S Park St / Vine St; 66' ROW

**ENVIRONMENTAL HAZARDS/CONDITIONS:** None known

**COMPREHENSIVE PLAN DESIGNATION:** Commercial

**Exhibit List**

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 11, 2020, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review
- G. Notice of Public Meeting

**§ 690-104 ELECTRONIC SIGNS.**

- A. Electronic signs are permitted in the B-2 District or otherwise as approved by the Plan Commission, subject to the following:
  1. Notice shall be given to parties of interest.
  2. The proposed electronic sign shall not create a substantially negative impact on other properties in the area.
- B. Electronic signs, or that portion of the overall sign, shall be a maximum 35 square feet or less, as permitted in this article, per zoning district; signs with an electronic component of just time and temperature are exempt from § 690-106.
- C. The spacing between electronic signs shall be a minimum 100 feet.
- D. Electronic signs may not be located in such a manner as to obscure, or otherwise physically interfere with the effectiveness of, an official traffic sign, signal or device; or obstruct or physically interfere with the driver's view of approaching, merging, or intersecting traffic.
- E. No message may be displayed for less than 1/2 of a second.
- F. No message may be repeated at intervals of less than two seconds.
- G. No traveling message may travel at a rate slower than 16 light columns per second or faster than 32 columns per second.
- H. The louver rotation time to change a message shall be one second or less and the time a message remains in a fixed position shall be six seconds or more.
- I. No variable-message sign may be illuminated to a degree of brightness that is greater than necessary for adequate visibility.
- J. Electronic signs may be used to advertise activities conducted on the property on which the signs are located, to promote on- or off-premises fund drives or events of civic, philanthropic, educational or religious organizations, or to present public service information.

| Ground Signs — B1, B2   |                            |                  |               |              |
|-------------------------|----------------------------|------------------|---------------|--------------|
| Lanes/Speed             | Sign Area<br>(square feet) | Height<br>(feet) | Front Setback | Side Setback |
| 2/0-34                  | 35                         | 12               | 2             | 5            |
| 2-3/35+*                | 35                         | 20               | 2             | 5            |
| 4-5/0-34                | 35                         | 12               | 2             | 5            |
| 4-5/0-34, B2 Zone only* | 50                         | 20               | 2             | 5            |
| 4-5/35-44*              | 50                         | 20               | 2             | 5            |
| 4-5/45+*                | 100                        | 25               | 2             | 5            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>CITY OF REEDSBURG</b><br>BUILDING INSPECTION<br>134 S Locust Street<br>PO Box 490<br>Reedsburg, WI 53959                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | <b>Reedsburg Uniform Building Permit Application</b><br>Permit Fees Are Unrefundable                                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                    |  | Permit No.<br><br>Parcel No. <b>0982</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <b>PROJECT LOCATION</b><br>Building Street Address:<br><b>132 S Park St</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | Permit Request: <input type="checkbox"/> Construction <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Erosion <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> Demolition |  |                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| Zoning District:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | Lot Area:   sq. ft.                                                                                                                                                                                                                                                       |  | SUBDIVISION:                                                                                                                                                                                                                                                                                       |  | Lot No.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Owner's Name:<br><b>Oakdale Credit Union, PO Box 115, Oakdale, WI 54649</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | Mailing Address:                                                                                                                                                                                                                                                          |  | Phone:<br><b>608-372-3939</b>                                                                                                                                                                                                                                                                      |  | Owner is ultimately responsible for all code compliance related to the work for which this permit is issued.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Construction Contractor's Name:<br><b>La Crosse Sign Group, 1450 Oak Forest Dr, Onalaska, WI 54650</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Mailing Address:                                                                                                                                                                                                                                                          |  | Phone:<br><b>608-781-1450</b>                                                                                                                                                                                                                                                                      |  | Identification No.<br><b>1104371</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Electrical Contractor's Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | Mailing Address:                                                                                                                                                                                                                                                          |  | Phone:                                                                                                                                                                                                                                                                                             |  | Identification No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Plumbing Contractor's Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | Mailing Address:                                                                                                                                                                                                                                                          |  | Phone:                                                                                                                                                                                                                                                                                             |  | Identification No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| HVAC Contractor's Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Mailing Address:                                                                                                                                                                                                                                                          |  | Phone:                                                                                                                                                                                                                                                                                             |  | Identification No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Excavation Contractor's Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | Mailing Address:                                                                                                                                                                                                                                                          |  | Phone:                                                                                                                                                                                                                                                                                             |  | Identification No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>BRIEFLY DESCRIBE PROJECT:</b><br>One (1) internally illuminated, double-sided ground sign<br>Sign is 76" high x 66" wide with an overall height of 12'. Sign includes an electronic changeable copy message center, full color.<br>One (1) 30.75" high x 16' wide wall sign on the east and north building elevations.<br>East elevation to be internally illuminated and the north to be non-ill.                                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                                    |  | <b>For New Construction:</b><br>Use:<br><input type="checkbox"/> Resid. (Permanent)<br><input type="checkbox"/> Resid. (Seasonal)<br><input type="checkbox"/> Non-Residential<br>Construction Type:<br><input type="checkbox"/> Site Built<br><input type="checkbox"/> Manufactured<br>Stories:<br><input type="checkbox"/> 1-Story<br><input type="checkbox"/> 2-Story<br><input type="checkbox"/> Other (List)<br><input type="checkbox"/> w/Basement<br>Foundation:<br><input type="checkbox"/> Concrete<br><input type="checkbox"/> Masonry<br><input type="checkbox"/> Treated Wood<br><input type="checkbox"/> Other (List) |  |
| <b>ESTIMATED PROJECT COST: \$ 42,000.00</b><br>I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the State of Wisconsin or the City of Reedsburg; and certify that all of the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read, and received a copy of, the cautionary statement regarding contractor financial responsibility on the reverse side of this application form. |  |                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                                    |  | Area Involved:<br>Unfin. Bsmt.:   sq. ft.<br>Living Area:   sq. ft.<br>Garage:   sq. ft.<br>Total:   sq. ft.<br>Energy:   Nat Gas   LP Gas   Elec<br>Space Htg: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/><br>Water Htg: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/><br>Heat Loss: <input type="checkbox"/><br>Envelope:   BTU/HR<br>Infiltration:   BTU/HR                                                                                                                                                                                                        |  |
| HVAC Equipment:<br><input type="checkbox"/> Forced Air Furnace<br><input type="checkbox"/> Radiant Baseboard/Panel<br><input type="checkbox"/> Heat Pump<br><input type="checkbox"/> Boiler<br><input type="checkbox"/> w/Central Air Conditioning<br>Electrical<br>Entrance Panel Size:   amp<br>Service:<br><input type="checkbox"/> Underground<br><input type="checkbox"/> Overhead                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                                    |  | Plumbing and Water:<br>Water: <input type="checkbox"/> Municipal <input type="checkbox"/> Private On-Site Well<br>Sewer: <input type="checkbox"/> Municipal <input type="checkbox"/> Septic (List Permit #)<br>Permit No.:                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| SIGNATURE OF APPLICANT: <u><i>Mark J. Ray</i></u> DATE: <u>1/13/20</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                                    |  | Permit No.:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>CONDITIONS OF APPROVAL:</b> This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| 1) Comply w/ sign ordinance<br>2) Call for inspection<br>3) Electronic sign requires Plan Commission approval<br><div style="text-align: right;"><i>Pol</i> ✓    <u>1-21-20</u></div>                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>Fees (per Ch. 32 Municipal Code):</b><br>Zoning: <u>40</u> Cert Occ: _____<br>HC Lit: _____    Plbg: _____<br>Const: _____    Elec: _____<br>HVAC: _____    State Seal: _____<br>Acc Str: _____    Swr Tap: _____<br>Demoln: _____    Park: _____                                                                                                                                                                                                                                                                                                                                                     |  | Pay Water Impact @ RUC: <u>40</u><br><input type="checkbox"/> Includes Penalty<br>Zoning Approval <input type="checkbox"/><br>Hist Preserv Rvw _____                                                                                                                      |  | Permit(s) Issued:<br><input type="checkbox"/> Construction<br><input type="checkbox"/> Electrical<br><input type="checkbox"/> Plumbing<br><input type="checkbox"/> HVAC<br><input type="checkbox"/> Erosion<br><input checked="" type="checkbox"/> Land Use<br><input type="checkbox"/> Demolition |  | Wisconsin Uniform Permit Seal No. _____<br>Wisconsin State Approved Plan No. _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Permit Issued By: <u><i>[Signature]</i></u><br>Name: _____<br>Cert. No.: <u>107828</u><br>Date Issued: <u>1-21-20</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |

SPECIFICATION NOTES

A ILLUMINATED DOUBLE  
FACED MONUMENT  
SIGN.



Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., inc., and must be returned to them.

DESIGN

SALES

FILE

COLOR KEY

\*COLORS ON SKETCH ARE ONLY A REPRESENTATION, ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER



ONALASKA | MADISON | EAU CLAIRE

1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450  
2242 Mustang Way • Madison, WI 53718 • 608-222-5353  
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: **MICHAEL V JOLIN**  
Sign Type: **SIGN CONCEPTS.**  
Date Created: **10/18/2019**  
Last Modified: **10/21/2019**  
Scale:

Job Name: **OakBanGroSign**  
Job Address: **132 SOUTH PARK STREET REEDSBURG WI, 53959**  
Salesperson: **JAMES FUCHSEL**  
Job Number: **#107110**

Job File Location:

GROUND SIGN.



SPECIFICATION NOTES

A ILLUMINATED DOUBLE FACED MONUMENT SIGN.



Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., inc., and must be returned to them.

DESIGN

SALES

FILE

COLOR KEY

\*COLORS ON SKETCH ARE ONLY A REPRESENTATION, ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER



ONALASKA | MADISON | EAU CLAIRE

1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450  
2242 Mustang Way • Madison, WI 53718 • 608-222-5353  
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: **MICHAEL V JOLIN**  
Sign Type: **SIGN CONCEPTS.**  
Date Created: **10/18/2019**  
Last Modified: **10/21/2019**  
Scale:

Job Name: **OakBanGroSign**  
Job Address: **132 SOUTH PARK STREET REEDSBURG WI, 53959**  
Salesperson: **JAMES FUCHSEL**  
Job Number: **#107110**

Job File Location: