CITY OF REEDSBURG
134 South Locust Street, PO Box 490
Reedsburg, WI 53959
PH. 608-524-6404 FAX. 608-524-8458
www.reedsburgwi.gov

City Plan Commission Agenda
June 13, 2023
Reedsburg City Hall Council Chambers
6:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS

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 MAY 9, 2023:

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 recommending Certified Survey Map of property at NW corner of W Main St & Alexander Ave & City View Dr – CSM #3744 LOT 1; Parcel 276-0314-20000 – Mark Bush

B. Consider recommending rezoning of Lot 1 from Agricultural to B-2 Business of property at NW corner of W Main St & Alexander Ave & City View Dr – CSM #3744 LOT 1; Parcel 276-0314-20000 – Mark Bush

C. Consider Conditional Use Permit for two 4-unit townhouses per §690-28.2 – 17, 27 and 37 Lois Dr; parcel #s 2554, 2555 & 2556 – Scott & Kevin Looye

D. Consider recommending rezoning property from B-2 Business to B-3 Business per § 690-13. – 2423 E Main St; parcel #276-2256-00000 – Ken Dale

E. Review draft TID No. 11 Project Plan and Boundary Map

F. Set Public Hearing Date for TID No. 11 Creation

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

May 9, 2023

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

Present: Alder Dave Knudsen, Alder Mike Gargano, Beth DeForge, Steve Zibell
Absent: Dan DeBaets, Jay Brunken
Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Knudsen, seconded by Gargano to approve the 4/11/23 meeting minutes.

Motion approved

Consider recommending Certified Survey Map to divide existing tax parcel into three parcels – E7239A Junction Rd; Parcel # 030-0532-00000 – Phoenix Construction Services LLC

Consider Conditional Use Permit for annual farming of vacant residential & commercial-zoned lots – 851 S. Albert Ave. & 1001 Bindl Dr; parcel #s 2537, 2563, 2563-1, 2563-2 & 2563-3 – Jim Schulenburg

Consider rezoning of property from R-2 Residential to R-3 Multi-family Residential – Lot 12, Fawn Valley Ct; Parcel 276-2046-12120 – Travis Shrank

Consider rezoning of property from R-1 Residential to B-1, B-2, or B-3 Business – 311 3rd St; Parcel 276-0839-00000 – Grasse Funeral & Cremation Service. The Plan Commission may also consider rezoning from B-2 to B-1 or B-3 Business the adjacent parcel at 312 N Park St; Parcel 276-0838-00000

Discuss accessory dwelling units

Review Annual Code of Ethics

Motion by Knudsen, seconded by DeForge to adjourn at 6:17 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

RESOLUTION
(CSM – Part of annexed Parcel #276-0314-20000)

File No. 4513-23

Resolved, that this Certified Survey located in the City of Reedsburg is hereby approved by the Common Council of the City of Reedsburg.

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 26th day of June, 2023, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 26th day of June, 2023.

____

Jacob Crosetto
City Clerk

Staff Report

DATE: June 13, 2023; Council – July 24, 2023 (2nd reading)

APPLICANT: Mark Bush (Dollar General)

LOCATION: NW corner of W Main St & Alexander Ave & City View Dr; Parcel 276-0314-20000

ZONING: Currently Agricultural

PROPOSED LAND USE REQUEST: CSM; Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider CSM to divide parent parcel into two parcels and rezone Lot 1 to B-2 Business

General Findings

SURROUNDING LAND USES:
- North – Ag
- West – Ag, Residential
- South – Multi-family Residential
- East – Residential, Commercial

ZONING:
- North – Ag
- West – Ag
- South – R-3 Residential
- East – R-2 Residential, B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Hwy 23, Alexander Ave, City View Dr; 100' ROW, 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS
AMBULANCE:
FIRE:
POLICE:
PUBLIC WORKS:
SCHOOL:
UTILITIES:
OTHER:

STAFF COMMENTS: The property was annexed earlier this year. Dollar General proposes to buy only a portion of the lot. The Kruegers would maintain ownership of the north lot.

Revised 10/22

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: Mark Bush

ADDRESS: 361 Summit Blvd, Suite 110 **CITY:** Birmingham **STATE:** AL

ZIP: 35243 **PHONE:** 205-968-9220 **PARCEL #:** ______

E- MAIL: mbush@cgpre.com

PROPERTY OWNER: (if different from Applicant) James & Rebecca Krueger

LOCATION: (if different from address above) Parcel # 030-0286-00000, Reedsburg, WI

LAND USE REQUEST

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

- ❑ **Certified Survey Map (CSM):** To be provided at a later date
- ❑ **Conditional Use Permit:** N/A

  For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page.
- ❑ **Preliminary Plat:** ____ **Final Plat:** ____ **Name of Plat:** ______
- ❑ **Rezoning - From:** Agricultural **To:** B-2 General Business **TID #** ______
- ❑ **Site Plan Review:** (See "B & C" on back page) Full plans to be submitted at later date. See attached conceptual plan.
- ❑ **Zoning Appeal / Interpretation:** ______
- ❑ **Zoning Variance:** Parking count reduction from 43 spaces to 35 spaces.

  For *VARIANCE* requests, also answer "D" on back page.
- ❑ **Other or Annexation:** N/A

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.

Mark Bush / 5/1/23

Applicant Signature / Date

James J. Krueger / 5/4/23

Owner Signature / Date

Rebecca L Krueger

Account #10-461500-00

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

Cond Use Permit $200	______
Cond Use-Agriculture $400	______
Variance $125	______
Rezoning $200	______
C.S.M. $175	______
Subdivision Plat $610	______
- w/ Stormwater Plan $100	______
Site Plan Review $175	______
Annexation $200	______
Plan Amend $200	______
Date Paid	______
Receipt #	______

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

A. Please describe how your request meets each of the following *<u>Conditional Use</u>* standards, as applicable.

A. *<u>Proposed operation</u>. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.*

B. *<u>Character and use of adjoining buildings and those in the vicinity</u>. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.*

C. *<u>Utilities</u>. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.*

B. Please describe how your request meets each of the following *<u>Site Plan</u>* standards, as applicable.

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

B. *<u>Stormwater</u>. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.*

C. *<u>Emergency Services</u>. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.*

D. *<u>Exterior lighting</u> 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.

E. *<u>Traffic generation, circulation and parking areas</u>. 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.*

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

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

C. Site Plan Requirements, as applicable.

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

D. Please describe how your request meets each of the following *<u>Variance</u>* standards. Attach additional pages if needed.

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

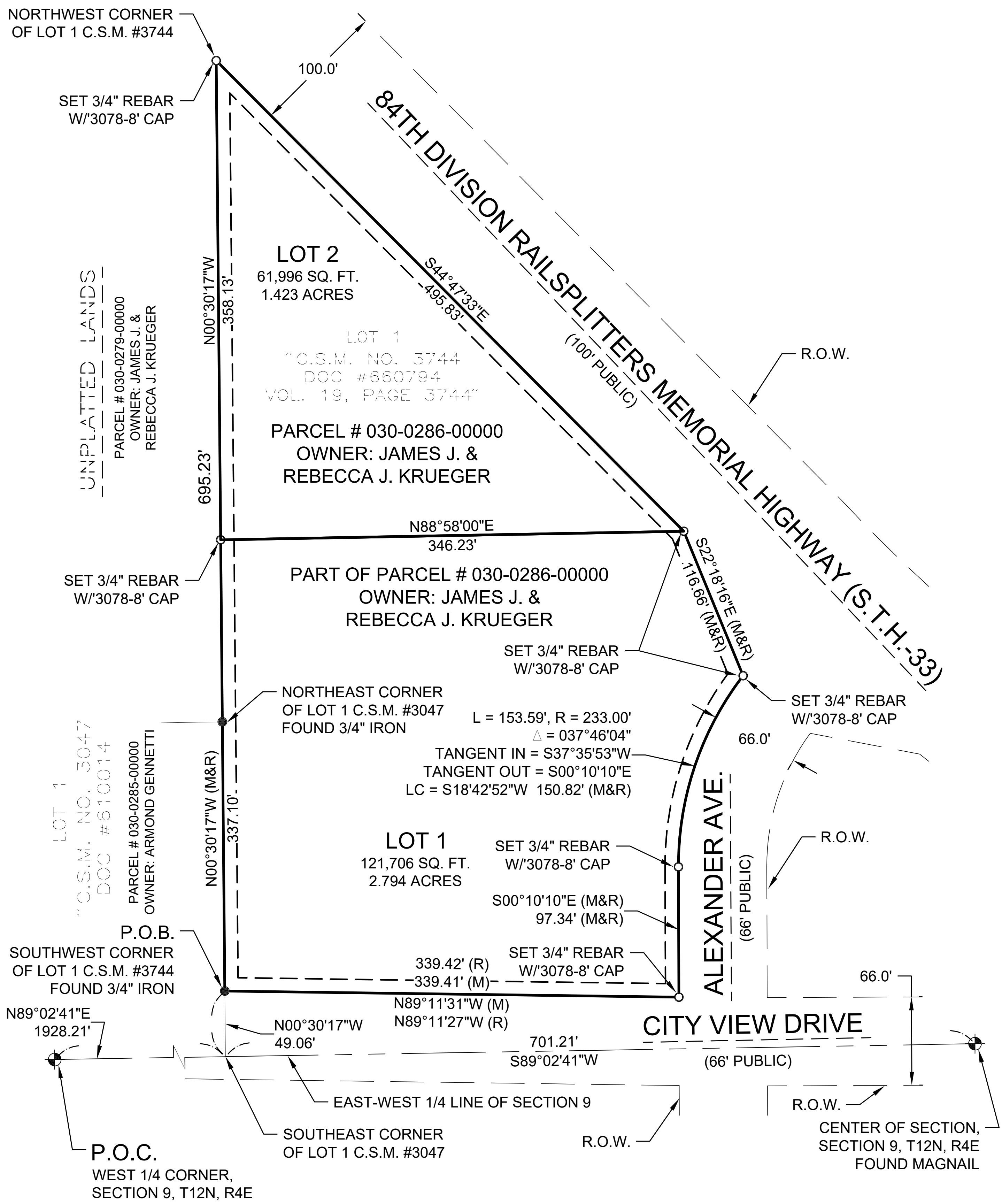
1) The variance will not be contrary to the public interest.
2) Substantial justice will be done by granting the variance. ______________________________
3) The variance is needed so that the spirit of the ordinance is observed.
4) Due to special conditions, a literal enforcement of the provisions of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

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

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

CERTIFIED SURVEY MAP NO.___

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST,
TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN



MATTHEW T. MOKANYK PLS 3078-8   DATE

The basis for bearings is: BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATES, SOUTH ZONE, NAD 83 (1991), ALONG THE EAST-WEST 1/4 LINE OF SECTION 9 FROM THE WEST 1/4 CORNER TO THE CENTER OF SECTION, SECTION 9, TOWN 12 NORTH, RANGE 4 EAST, MEASURED AS N89°02'41"E.

LEGEND

- ○ SET 3/4"x24" IRON REBAR 1.502 LBS./LIN. FT
- ● FOUND IRON
- ▲ FOUND MAG NAIL
- (R) RECORDED AS

Job:	23444004
Date:	05/23/23
Drawn:	CEL
Chk'd.:	M.T.M.
Sheet:	1 of 2 Sheets

N

SCALE: 1"=100'

0 100' 200'

CERTIFIED SURVEY MAP NO.___

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST,
TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

I, MATTHEW MOKANYK, BEING A DULY LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 9; THENCE NORTH 89°02'41" EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION A DISTANCE OF 1928.21 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF C.S.M. NO. 3047, RECORDED IN DOC# 610014, SAUK COUNTY RECORDS; THENCE NORTH 00°30'17" WEST ALONG THE EAST LINE OF SAID C.S.M. A DISTANCE OF 49.06 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF C.S.M. NO. 3744, RECORDED IN DOC # 660794, VOL. 19, PAGE 3744, SAUK COUNTY RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°30'17" WEST ALONG SAID LINE A DISTANCE OF 695.23 FEET TO THE NORTHWEST CORNER OF SAID C.S.M. AND THE SOUTHERLY RIGHT OF WAY OF 84TH DIVISION RAILSPLITTERS MEMORIAL HIGHWAY (S.T.H.-33)(100' PUBLIC); THENCE SOUTH 44°47'33" EAST ALONG SAID LINE A DISTANCE OF 495.83 FEET; THENCE SOUTH 22°18'16" EAST ALONG SAID LINE A DISTANCE OF 116.66 FEET TO THE EAST LINE OF SAID C.S.M. AND THE WESTERLY RIGHT OF WAY OF ALEXANDER AVENUE (66' PUBLIC); THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 153.59 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 37°46'04", AND A CHORD BEARING SOUTH 18°42'52" WEST 150.82 FEET; THENCE SOUTH 00°10'10"E ALONG SAID LINE A DISTANCE OF 97.34 FEET TO THE SOUTHEAST CORNER OF SAID C.S.M. AND THE NORTHERLY RIGHT OF WAY OF CITY VIEW DRIVE (66' PUBLIC); THENCE NORTH 89°11'31" WEST ALONG SAID LINE A DISTANCE OF 339.41 FEET, (RECORDED AS NORTH 89°11'27" WEST A DISTANCE OF 339.42 FEET) TO THE POINT OF BEGINNING. CONTAINING 183,702 SQUARE FEET OR 4.217 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF REEDSBURG DG, LLC, PURCHASER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISION OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF REEDSBURG, COUNTY HAS NO ORDINANCE IN PLACE, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

______________________________ DATED THIS ________DAY OF ____________, 2023.
MATTHEW T. MOKANYK PLS 3078-8

OWNER'S CERTIFICATE
AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF REEDSBURG FOR APPROVAL.

_____________________________________ DATED ________________, 2023
JAMES J. & REBECCA J. KRUEGER

STATE OF WISCONSIN)
SAUK COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF __________, 2023, THE ABOVE NAMED JAMES J. & REBECCA J. KRUEGER TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED THE SAME.

______________________ NOTARY PUBLIC, __________________ WISCONSIN

MY COMMISSION EXPIRES __________________________

TOWN OF REEDSBURG APPROVAL CERTIFICATE
APPROVED BY THE TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN, BY RESOLUTION
No. _______________, THIS ______ DAY OF ________________, 2023.

____
REBECCA MEYER

SHEET 2 OF 2 SHEETS

DOLLAR GENERAL

Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

2023.5.5
134 S. Locust Street
Reedsburg, WI 53959
(608) 524-6404

Re: Parking requirements at the proposed Dollar General at *Reedsburg, WI.*

Timothy Becker, City Administrator:

Through the years, Dollar General has refined the design criteria for new store development. With over 17,000 stores in productive operation, we have gathered significant data.

One area which we are balanced between development cost and customer need is parking requirements and accessibility for our build-to-suit locations. Our stores average 15 to 20 transactions per hour. We have estimated and confirmed that 35 spaces will accommodate the customer flow rate that our business generates. This standard has also been sufficient for traffic generated at the peak Christmas season levels.

Thanks for your consideration and feel free to contact me with any other questions you may have.

Best Regards,

Bridges Cunningham

Dollar General Corporation
Plan Coordinator Central Region
615.855.5587
brcunnin@dollargeneral.com

May 30, 2023

Brian Duvalle
Building Inspector/Planning/Zoning Administrator
134 S. Locust Street
Reedsburg, WI 53959

Re: Parking Reduction Request

Mr. Duvalle,

Please find the attached documentation for a parking reduction request related to the proposed Dollar General project on the southwest corner of WI-33 and Alexander Avenue.

The project consists of a 12,480-sft (10,940 sft sales floor area) Dollar General store. The project will include building and parking lot construction, utility connections, storm water detention, lighting, and landscaping.

Parking Reduction Requested:

We are requesting a reduced parking count as required by The Reedsburg Code of Ordinances. This ordinance requires 1 space per 200 sft of public building area, resulting in 10,940 sft / 200 sft = 55 spaces required. We are requesting Planning Commission approval to reduce parking from 55 to 40 spaces. Dollar General has over 17,000 stores in productive operation including many that have been developed recently across the region. Based on the 12,480 sft store, more than 40 spaces are not needed even during peak shopping seasons and hours. The development is a quick, in-and-out service and parking turnover is short. Only 2-4 employees work at a time.

Narrative Statement

The proposed development will create a local neighborhood store which will provide a quick alternative to traveling long distances to purchase everyday commodities. The store will generate approximately 8-10 employees (2-4 per shift) and will have a positive economic impact on the neighborhood and surrounding area.

The parking reduction will not be contrary to public interest. There will be little to no impacts on noise, glare and odor associated with this development. Reducing the parking area will only help, as it will mean less lighting and less stormwater runoff that has the potential to be polluted by leaking vehicles. Therefore, this request is in line with public interest.

Substantial justice will be done by granting the parking reduction request based on the parking demand information presented above. Reduction of parking is a fair solution for both the community and Dollar General, as it will result in less impervious area that’s not needed.

The ordinance parking requirements are in place to ensure that sufficient parking is provided for the particular use. In this case, 40 parking spaces are sufficient even during peak demand. The overall development and the requested parking reduction are in accord with the general purpose and intent of the zoning ordinance. The reduction will not permit a use of the property that is not otherwise permitted in the district, nor will they grant special privilege on the applicant.

The special circumstance for this request is unique to this property and the proposed development. The hardship created by application of the zoning code is the unusually large parking requirement for this particular use. In relation, additional parking will contribute to increased stormwater runoff. The requested parking reduction is the minimum required to accomplish the purpose.

Thank you for your cooperation on this project. Please let us know if any additional information is needed to process this request.

Sincerely,

Hurley & Stewart, LLC

Eric Barkovich, P.E.

DRAWING LOCATION: H:\23-001C (DG Reedsburg, WI)___CONCEPTS\Reedsburg, WI (Alexander Ave)___CONCEPTS\Reedsburg, WI Concept.dwg LAST SAVED BY: NRICHMOND ON 5/30/2023

ZONING REQUIREMENTS

ZONING
AGRICULTURAL, REZONE TO B-2 GENERAL BUSINESS REQUIRED.

SETBACKS
FRONT = 25'
SIDE = 10' ADJACENT TO RESIDENTIAL, OTHERWISE NONE.
REAR = 25' ADJACENT TO RESIDETNIAL, OTHERWISE NONE.

PROPOSED USE
RETAIL STORE

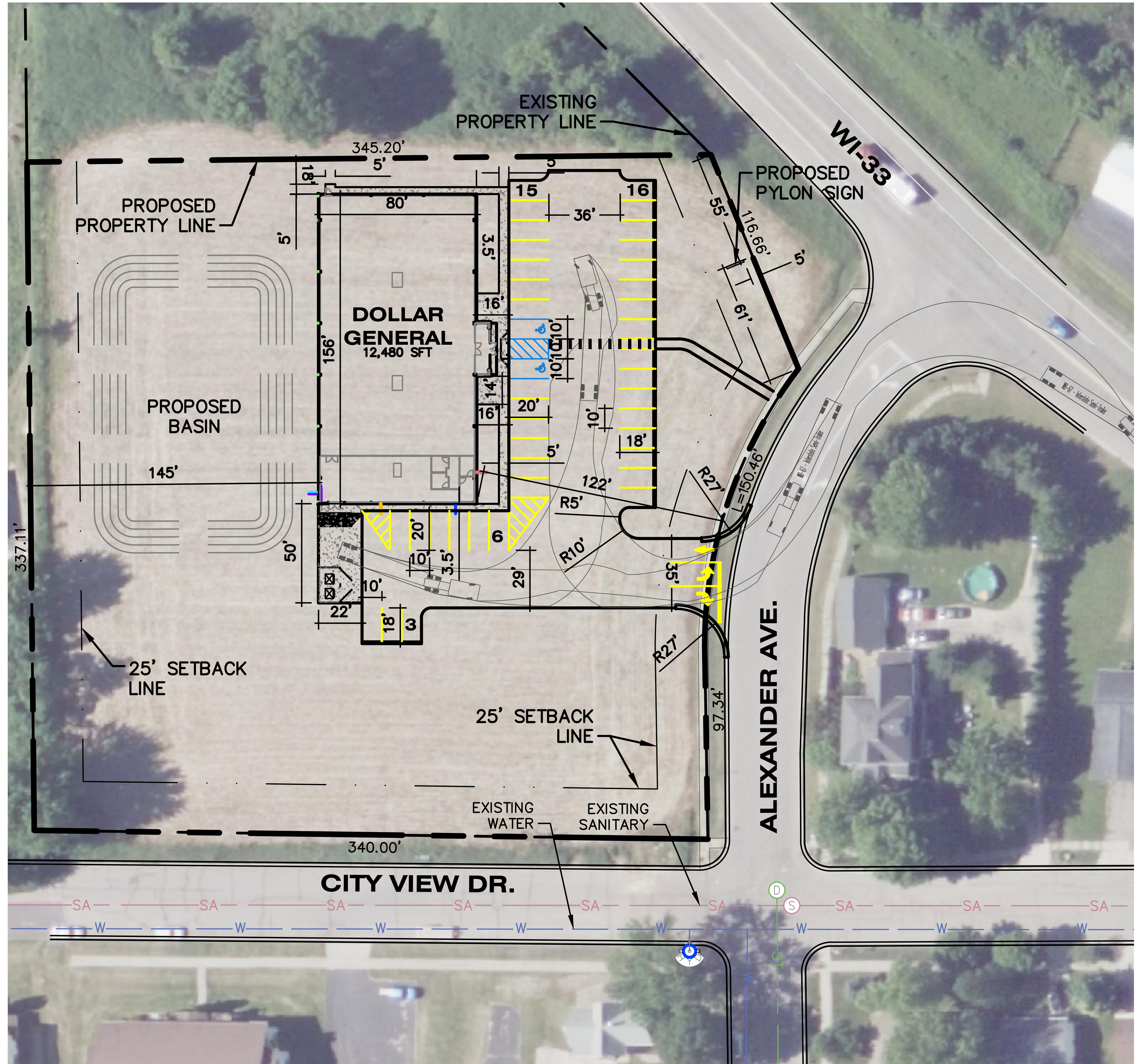
BUILDING AREA
THE BUILDING IS A SINGLE-STORY (18') WITH A TOTAL AREA OF 12,480 SFT.

PARKING
TOTAL PARKING SPACES REQUIRED:
I SPACE PER 200 SFT OF BUILDING ACCESSIBLE TO PUBLIC = 10,940 SFT / 200 = 55 SPACES

REQUIRED: 55 SPACES
PROVIDED: 40 SPACES
BARRIER FREE SPACES: 2

ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS.

DIMENSIONS SHOWN ALONG PROPERTY, RIGHT-OF-WAY AND/OR LEASE LINES ARE PRELIMINARY AND SHOWN FOR INFORMATIONAL PURPOSES ONLY



SITE LOCATION MAP
NOT TO SCALE

N W E S

0 30 60 120
1 inch = 60 ft.

hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

hurley & stewart

Job No.:	23-001C
Date:	05/30/23
Scale:	AS NOTED
P.M.:	EMB
Dft:	NJR
QA/QC:	05/30/23

Title: CONCEPTUAL SITE PLAN
Project: REEDSBURG, WI
Client: DOLLAR GENERAL

Drawing No.
1

ALTA / NSPS LAND TITLE SURVEY

Notes Corresponding to Schedule B

10. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE CERTIFIED SURVEY MAP NO. 2847, AS RECORDED 11/24/1993, IN DOCUMENT NO. 593255 OF SAUK COUNTY RECORDS. ***[BLANKET IN NATURE, AFFECTS SUBJECT PARCEL, NOT PLOTTED]***

(11) 11. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE CERTIFIED SURVEY MAP NO. 3744, AS RECORDED 9/8/1997, IN DOCUMENT 660794 OF SAUK COUNTY RECORDS. ***[SHOWN HEREON]***

12. CITY OF REEDSBURG ANNEXATION KRUEGER PROPERTY, RECORDED 01/24/2023, IN DOCUMENT NO. 1245722 OF THE SAUK COUNTY RECORDS.
NOTE: CORRECTED IN CORRECTION INSTRUMENT, RECORDED 1/25/2023, IN DOCUMENT NO. 1245753 OF THE SAUK COUNTY RECORDS. ***[BLANKET IN NATURE, AFFECTS SUBJECT PARCEL, NOT PLOTTED]***

Statement of Encroachments

(A) A. ADJACENT PROPERTY'S WIRE FENCE ENCROACHES EASTERLY INTO SUBJECT PROPERTY AS SHOWN HEREON.

ALTA/NSPS Land Title Survey

Based Upon Title Commitment No. 01-23005429-01T
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
bearing an effective date of 02/23/23.

Surveyor's Certification

To REEDSBURG DG, LLC, a Delaware limited liability company, its participants, successors and assigns; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; and Baker, Donelson, Bearman, Caldwell & Berkowitz, PC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10(a), 13, 14, and 17 of Table A thereof. The field work was completed on April 27, 2023.

05/22/23
Date of Plat or Map

WISCONSIN MATTHEW T. MOKANYK 3078-8 GRAWN, MI LAND SURVEYOR

Matthew T. Mokanyk, P.S., P.E.
Wisconsin P.L.S. No. 3078-8

Legal Description of Record

PROPERTY DESCRIBED IN SCHEDULE 'A' OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 01-23005429-01T:

SITUATED IN THE COUNTY OF SAUK, STATE OF WISCONSIN:

LOT 1 AS SHOWN ON CERTIFIED SURVEY MAP NO. 3744, RECORDED 9/8/1997 AS DOCUMENT NO. 660794 OF THE SAUK COUNTY RECORDS.

Tax ID: 0286-00000

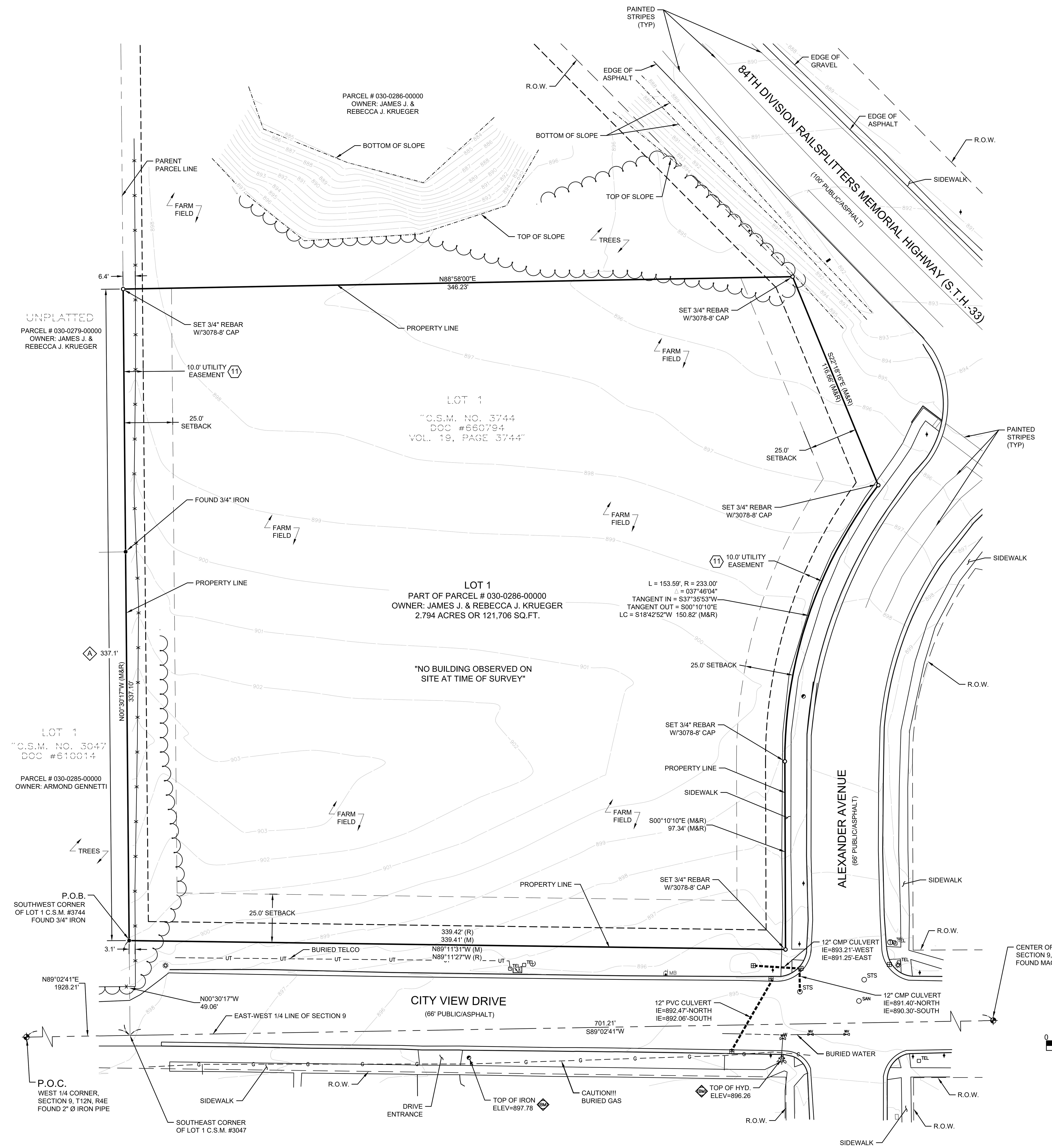
BEING THE SAME PROPERTY CONVEYED TO JAMES J. KRUEGER AND REBECCA J. KRUEGER, HUSBAND AND WIFE, GRANTEE, FROM ETHLYN L. GEFFERT, A SINGLE PERSON, GRANTOR, BY DEED RECORDED 09/30/1993, AS INSTRUMENT #590167 OF THE SAUK COUNTY RECORDS.

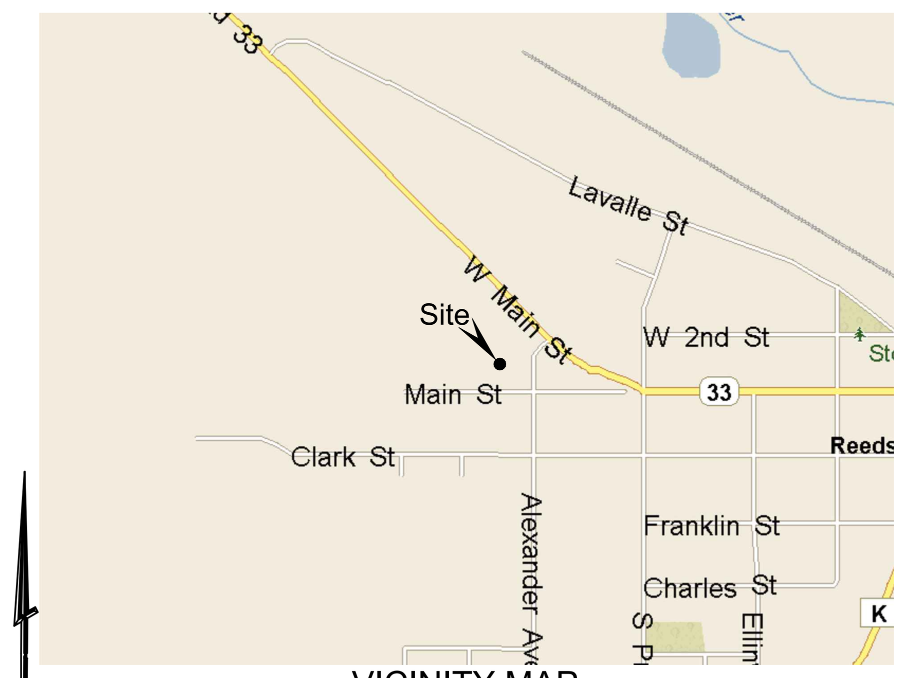
Survey Description

THIS SURVEY DESCRIPTION IS THE SAME PROPERTY AS THAT DESCRIBED IN SCHEDULE 'A', OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 01-23005429-01T, BEARING AN EFFECTIVE DATE OF 02/23/23.

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 9; THENCE NORTH 89°02'41" EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION A DISTANCE OF 1928.21 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF C.S.M. NO. 3047, RECORDED IN DOC# 610014, SAUK COUNTY RECORDS; THENCE NORTH 00°30'17" WEST ALONG THE EAST LINE OF SAID C.S.M. A DISTANCE OF 49.06 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF C.S.M. NO. 3744, RECORDED IN DOC # 660794, VOL. 19, PAGE 3744, SAUK COUNTY RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°30'17" WEST ALONG SAID LINE A DISTANCE OF 337.10 FEET; THENCE NORTH 88°58'00" EAST A DISTANCE OF 346.23 FEET TO THE SOUTHERLY RIGHT OF WAY OF 84TH DIVISION RAILSPLITTERS MEMORIAL HIGHWAY (S.T.H.-33)(100' PUBLIC); THENCE SOUTH 22°18'16" EAST ALONG SAID LINE A DISTANCE OF 116.66 FEET TO THE EAST LINE OF SAID C.S.M. AND THE WESTERLY RIGHT OF WAY OF ALEXANDER AVENUE (66' PUBLIC); THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 153.59 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 37°46'04", AND A CHORD BEARING SOUTH 18°42'52" WEST 150.82 FEET (M&R); THENCE SOUTH 00°10'10"E ALONG SAID LINE A DISTANCE OF 97.34 FEET (M&R)TO THE SOUTHEAST CORNER OF SAID C.S.M. AND THE NORTHERLY RIGHT OF WAY OF CITY VIEW DRIVE (66' PUBLIC); THENCE NORTH 89°11'31" WEST ALONG SAID LINE A DISTANCE OF 339.41 FEET, (RECORDED AS NORTH 89°11'27" WEST A DISTANCE OF 339.42 FEET) TO THE POINT OF BEGINNING. CONTAINING 121,706 SQUARE FEET OR 2.794 ACRES.

FLOOD NOTE:
By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 55111C0192F, which bears an effective date of 11/20/13 and is NOT in a Special Flood Hazard Area.





VICINITY MAP
NOT TO SCALE

Legend of Symbols & Abbreviations

POWER POLE	IRON FOUND
GUY	IRON SET
LIGHT POLE	P.K. NAIL FOUND
ELECTRIC TRANSFORMER	P.K. NAIL SET
ELECTRIC METER	GPS MONUMENT
ELECTRIC HANDHOLE	MONUMENT BOX FOUND
WATER VALVE	MONUMENT FOUND
HYDRANT	MONUMENT SET
GAS METER	(R) RECORD
GAS MARKER	(M) MEASURED
GAS VALVE	STORM MANHOLE
TELEPHONE PEDESTAL	CATCH BASIN
SIGN POST	SQUARE CATCH BASIN
FENCE LINE	SANITARY MANHOLE
BENCHMARK	SANITARY CLEAN-OUT
	MONITOR WELL
	TELCO. MANHOLE

Surveyor's Notes

SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO ALEXANDREA AVENUE (PUBLIC) & CITY VIEW DRIVE (PUBLIC), A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY AS SHOWN HEREON.

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

BEARING BASIS: WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88.

NO CEMETERIES, GRAVESITES, OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED ON THE SURVEYED PROPERTY AT TIME OF SURVEY.

SURVEYOR IS NOT AWARE OF ANY CURRENT OR FUTURE RIGHT OF WAY CHANGES.

NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT TIME OF SURVEY.

NO ADDRESS OBSERVED AT TIME OF SURVEY.

NO PUBLIC ACCESS POINT OBSERVED AT TIME OF SURVEY.

Site Information

ZONING CONTACT:
TOWN OF REEDSBURG
(608) 393-0136 PHONE
600 WEST MAIN STREET,
REEDSBURG, WI 53959

TAX ID NO.: PART OF PARCEL # 030-0286-00000

SUBJECT SITE ZONING: AGRICULTURAL,
TO BE REZONED TO B-2, GENERAL BUSINESS

SUBJECT SITE AREA: 2.794 ACRES OR 121,706 SQ. FT.

PARKING REQUIREMENTS: 1 SPACE PER 200 S.F. OF S.F.A.

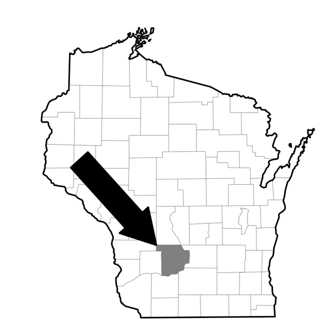
EXISTING PARKING:
NO PARKING SPACES OBSERVED AT TIME OF SURVEY

SETBACKS:
FRONT: 25' REAR: 0' /10' ADJ. TO RES. SIDE: 0' /25' ADJ. TO RES

HEIGHT RESTRICTIONS: 45' MAXIMUM HEIGHT
DENSITY RESTRICTIONS: NONE

SOURCE OF ZONING INFORMATION:

SITE INFORMATION REPORT PREPARED BY HURLEY AND STEWART (NO DATE PROVIDED)



811 Know what's below. Call before you dig.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

PLANS PREPARED BY:
LANDTECH Professional Surveying & Engineering
231.943.0050 www.landtechps.com 877.520.LAND

DRAWN BY:	CHECKED BY:
CEL	MTM

SUBMITTALS

REV	DESCRIPTION	DATE	BY
0	PRELIMINARY DRAWING	05/22/23	CEL

CLIENT
REEDSBURG DG, LLC.
361 Summit Blvd., Suite 110
Birmingham, AL 35243

hurley & stewart
HURLEY & STEWART, LLC
2800 S 11TH STREET
KALAMAZOO, MICHIGAN 49009
269.552.4960 FAX 552.4961
www.hurleystewart.com

SHEET TITLE
ALTA SURVEY

SHEET NUMBER	JOB NO.
S-1	23444004

ORDINANCE NO. 1958-23
(Zoning Change – Parcel 276-0314-20000**)**

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

SECTION I: PURPOSE.

Consider rezoning property from Agricultural to B-2 Business.

SECTION II: PROVISION AMENDED.

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

SECTION III: PROPERTY ZONING

Lot 1 of Parcel 276-0314-20000 as based on attached Certified Survey Map
Reedsburg, Wisconsin, is hereby zoned B-2 Business.

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

SECTION IV: VALIDITY.

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

SECTION V: CONFLICTING PROVISIONS REPEALED.

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

SECTION VI: EFFECTIVE DATE.

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

SECTION VII: PART OF CODE:

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

Dated this 24th day of July 2023.

____________________________	____________________________
David G. Estes, Mayor	Jacob Crosetto, Clerk/Treasurer
1st Reading at Council:	June 26, 2023
Public Hearing Noticed:	July 6, 2023 & July 13, 2023
2nd Reading at Council/Public Hearing:	July 24, 2023
Published, Enactment Date:	August 3, 2023

Staff Report

DATE: June 13, 2023; Council – July 24, 2023 (2nd reading)

APPLICANT: Mark Bush (Dollar General)

LOCATION: NW corner of W Main St & Alexander Ave & City View Dr; Parcel 276-0314-20000

ZONING: Currently Agricultural

PROPOSED LAND USE REQUEST: CSM; Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider CSM to divide parent parcel into two parcels and rezone Lot 1 to B-2 Business

General Findings

SURROUNDING LAND USES:
- North – Ag
- West – Ag, Residential
- South – Multi-family Residential
- East – Residential, Commercial

ZONING:
- North – Ag
- West – Ag
- South – R-3 Residential
- East – R-2 Residential, B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Hwy 23, Alexander Ave, City View Dr; 100' ROW, 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS
AMBULANCE:
FIRE:
POLICE:
PUBLIC WORKS:
SCHOOL:
UTILITIES:
OTHER:

STAFF COMMENTS: The property was annexed earlier this year. Dollar General proposes to buy only a portion of the lot. The Kruegers would maintain ownership of the north lot.

Revised 10/22

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: Mark Bush

ADDRESS: 361 Summit Blvd, Suite 110 **CITY:** Birmingham **STATE:** AL

ZIP: 35243 **PHONE:** 205-968-9220 **PARCEL #:** ____________

E- MAIL: mbush@cgpre.com

PROPERTY OWNER: (if different from Applicant) James & Rebecca Krueger

LOCATION: (if different from address above) Parcel # 030-0286-00000, Reedsburg, WI

LAND USE REQUEST

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

- ☐ **Certified Survey Map (CSM):** To be provided at a later date
- ☐ **Conditional Use Permit:** N/A

  For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page.
- ☐ **Preliminary Plat:** ____ **Final Plat:** ____ **Name of Plat:** ____________
- ☐ **Rezoning - From:** Agricultural **To:** B-2 General Business **TID #** ____________
- ☐ **Site Plan Review:** (See "B & C" on back page) Full plans to be submitted at later date. See attached conceptual plan.
- ☐ **Zoning Appeal / Interpretation:** ____________
- ☐ **Zoning Variance:** Parking count reduction from 43 spaces to 35 spaces.

  For *VARIANCE* requests, also answer "D" on back page.
- ☐ **Other or Annexation:** N/A

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.

Mark Bush / 5/1/23

Applicant Signature / Date

James J. Krueger / 5/4/23

Owner Signature / Date

Rebecca L Krueger

Account #10-461500-00

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

Cond Use Permit $200	
Cond Use-Agriculture $400	
Variance $125	
Rezoning $200	
C.S.M. $175	
Subdivision Plat $610	
- w/ Stormwater Plan $100	
Site Plan Review $175	
Annexation $200	
Plan Amend $200	
Date Paid	
Receipt #	

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

A. Please describe how your request meets each of the following *__Conditional Use__* standards, as applicable.

A. *Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.*

B. *Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.*

C. *Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.*

B. Please describe how your request meets each of the following *__Site Plan__* standards, as applicable.

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

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

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

D. *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.

E. *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.*

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

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

C. Site Plan Requirements, as applicable.

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

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

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

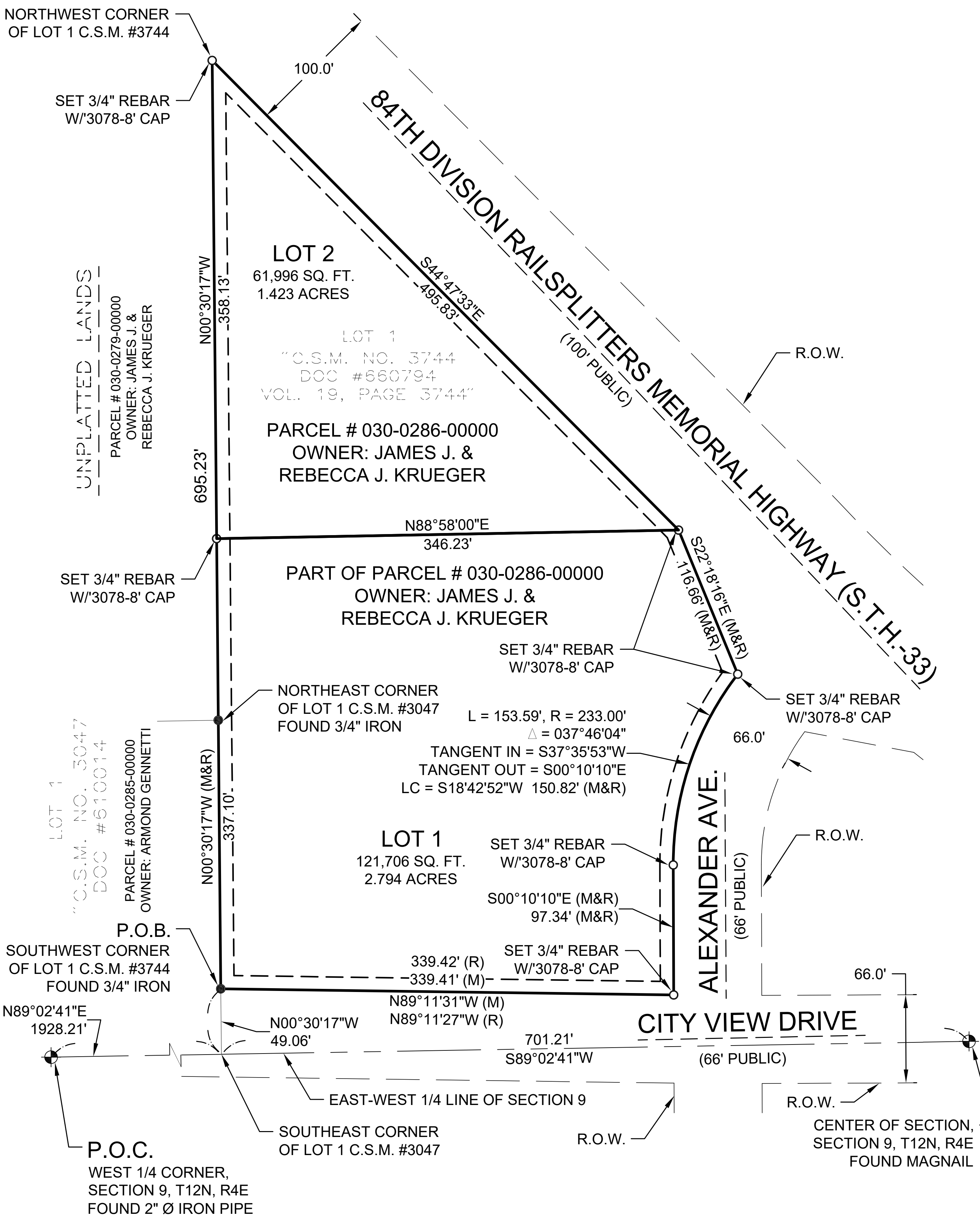
1) The variance will not be contrary to the public interest.
2) Substantial justice will be done by granting the variance. ______________________________
3) The variance is needed so that the spirit of the ordinance is observed.
4) Due to special conditions, a literal enforcement of the provisions of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

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

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

CERTIFIED SURVEY MAP NO.___

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST,
TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN



MATTHEW T. MOKANYK PLS 3078-8 DATE

The basis for bearings is: BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATES, SOUTH ZONE, NAD 83 (1991), ALONG THE EAST-WEST 1/4 LINE OF SECTION 9 FROM THE WEST 1/4 CORNER TO THE CENTER OF SECTION, SECTION 9, TOWN 12 NORTH, RANGE 4 EAST, MEASURED AS N89°02'41"E.

LEGEND

- ○ SET 3/4"x24" IRON REBAR 1.502 LBS./LIN. FT
- ● FOUND IRON
- ▲ FOUND MAG NAIL
- (R) RECORDED AS

Job:	23444004
Date:	05/23/23
Drawn:	CEL
Chk'd.:	M.T.M.
Sheet:	1 of 2 Sheets

N

SCALE: 1"=100'

0 100' 200'

CERTIFIED SURVEY MAP NO.___

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST,
TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

I, MATTHEW MOKANYK, BEING A DULY LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 9; THENCE NORTH 89°02'41" EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION A DISTANCE OF 1928.21 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF C.S.M. NO. 3047, RECORDED IN DOC# 610014, SAUK COUNTY RECORDS; THENCE NORTH 00°30'17" WEST ALONG THE EAST LINE OF SAID C.S.M. A DISTANCE OF 49.06 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF C.S.M. NO. 3744, RECORDED IN DOC # 660794, VOL. 19, PAGE 3744, SAUK COUNTY RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°30'17" WEST ALONG SAID LINE A DISTANCE OF 695.23 FEET TO THE NORTHWEST CORNER OF SAID C.S.M. AND THE SOUTHERLY RIGHT OF WAY OF 84TH DIVISION RAILSPLITTERS MEMORIAL HIGHWAY (S.T.H.-33)(100' PUBLIC); THENCE SOUTH 44°47'33" EAST ALONG SAID LINE A DISTANCE OF 495.83 FEET; THENCE SOUTH 22°18'16" EAST ALONG SAID LINE A DISTANCE OF 116.66 FEET TO THE EAST LINE OF SAID C.S.M. AND THE WESTERLY RIGHT OF WAY OF ALEXANDER AVENUE (66' PUBLIC); THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 153.59 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 37°46'04", AND A CHORD BEARING SOUTH 18°42'52" WEST 150.82 FEET; THENCE SOUTH 00°10'10"E ALONG SAID LINE A DISTANCE OF 97.34 FEET TO THE SOUTHEAST CORNER OF SAID C.S.M. AND THE NORTHERLY RIGHT OF WAY OF CITY VIEW DRIVE (66' PUBLIC); THENCE NORTH 89°11'31" WEST ALONG SAID LINE A DISTANCE OF 339.41 FEET, (RECORDED AS NORTH 89°11'27" WEST A DISTANCE OF 339.42 FEET) TO THE POINT OF BEGINNING. CONTAINING 183,702 SQUARE FEET OR 4.217 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF REEDSBURG DG, LLC, PURCHASER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISION OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF REEDSBURG, COUNTY HAS NO ORDINANCE IN PLACE, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

______________________________ DATED THIS ________DAY OF ____________, 2023.
MATTHEW T. MOKANYK PLS 3078-8

OWNER'S CERTIFICATE
AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF REEDSBURG FOR APPROVAL.

______________________________________ DATED ________________, 2023
JAMES J. & REBECCA J. KRUEGER

STATE OF WISCONSIN)
SAUK COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF __________, 2023, THE ABOVE NAMED JAMES J. & REBECCA J. KRUEGER TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED THE SAME.

______________________ NOTARY PUBLIC, __________________ WISCONSIN

MY COMMISSION EXPIRES __________________________

TOWN OF REEDSBURG APPROVAL CERTIFICATE
APPROVED BY THE TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN, BY RESOLUTION No. _______________, THIS ______ DAY OF ________________, 2023.

____
REBECCA MEYER

SHEET 2 OF 2 SHEETS

DOLLAR GENERAL

Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

2023.5.5
134 S. Locust Street
Reedsburg, WI 53959
(608) 524-6404

Re: Parking requirements at the proposed Dollar General at *Reedsburg, WI.*

Timothy Becker, City Administrator:

Through the years, Dollar General has refined the design criteria for new store development. With over 17,000 stores in productive operation, we have gathered significant data.

One area which we are balanced between development cost and customer need is parking requirements and accessibility for our build-to-suit locations. Our stores average 15 to 20 transactions per hour. We have estimated and confirmed that 35 spaces will accommodate the customer flow rate that our business generates. This standard has also been sufficient for traffic generated at the peak Christmas season levels.

Thanks for your consideration and feel free to contact me with any other questions you may have.

Best Regards,

Bridges Cunningham

Dollar General Corporation
Plan Coordinator Central Region
615.855.5587
brcunnin@dollargeneral.com

May 30, 2023

Brian Duvalle
Building Inspector/Planning/Zoning Administrator
134 S. Locust Street
Reedsburg, WI 53959

Re: Parking Reduction Request

Mr. Duvalle,

Please find the attached documentation for a parking reduction request related to the proposed Dollar General project on the southwest corner of WI-33 and Alexander Avenue.

The project consists of a 12,480-sft (10,940 sft sales floor area) Dollar General store. The project will include building and parking lot construction, utility connections, storm water detention, lighting, and landscaping.

Parking Reduction Requested:

We are requesting a reduced parking count as required by The Reedsburg Code of Ordinances. This ordinance requires 1 space per 200 sft of public building area, resulting in 10,940 sft / 200 sft = 55 spaces required. We are requesting Planning Commission approval to reduce parking from 55 to 40 spaces. Dollar General has over 17,000 stores in productive operation including many that have been developed recently across the region. Based on the 12,480 sft store, more than 40 spaces are not needed even during peak shopping seasons and hours. The development is a quick, in-and-out service and parking turnover is short. Only 2-4 employees work at a time.

Narrative Statement

The proposed development will create a local neighborhood store which will provide a quick alternative to traveling long distances to purchase everyday commodities. The store will generate approximately 8-10 employees (2-4 per shift) and will have a positive economic impact on the neighborhood and surrounding area.

The parking reduction will not be contrary to public interest. There will be little to no impacts on noise, glare and odor associated with this development. Reducing the parking area will only help, as it will mean less lighting and less stormwater runoff that has the potential to be polluted by leaking vehicles. Therefore, this request is in line with public interest.

Substantial justice will be done by granting the parking reduction request based on the parking demand information presented above. Reduction of parking is a fair solution for both the community and Dollar General, as it will result in less impervious area that's not needed.

The ordinance parking requirements are in place to ensure that sufficient parking is provided for the particular use. In this case, 40 parking spaces are sufficient even during peak demand. The overall development and the requested parking reduction are in accord with the general purpose and intent of the zoning ordinance. The reduction will not permit a use of the property that is not otherwise permitted in the district, nor will they grant special privilege on the applicant.

The special circumstance for this request is unique to this property and the proposed development. The hardship created by application of the zoning code is the unusually large parking requirement for this particular use. In relation, additional parking will contribute to increased stormwater runoff. The requested parking reduction is the minimum required to accomplish the purpose.

Thank you for your cooperation on this project. Please let us know if any additional information is needed to process this request.

Sincerely,

Hurley & Stewart, LLC

Eric Barkovich, P.E.

Revised 10/22

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: Scott and Kevin Looye

ADDRESS: 605 Granite Ave **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608 415 9933 **PARCEL #:** ______

E- MAIL: nordic.painting.scott@gmail.com

PROPERTY OWNER: (if different from Applicant) ______

LOCATION: (if different from address above) Parcel numbers: 276 2554, 276 2555, 276 2556
(Lots 17, 27, 37 Lois Dr)

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

- ☐ **Certified Survey Map (CSM):** ______
- ☒ **Conditional Use Permit:** Two, 4 unit townhomes
  For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page.
- ☐ **Preliminary Plat:** ____ **Final Plat:** ____ **Name of Plat:** ______
- ☐ **Rezoning - From:** ______ **To:** ______ **TID #** ______
- ☐ **Site Plan Review:** (See "B & C" on back page) ______
- ☐ **Zoning Appeal / Interpretation:** ______
- ☐ **Zoning Variance:** ______
  For *VARIANCE* requests, also answer "D" on back page.
- ☐ **Other or Annexation:** ______

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

[signature] 5/12/23
Applicant Signature / Date

[signature] 5/12/23
Owner Signature / Date

Account #10-461500-00

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

Cond Use Permit $200	X
Cond Use-Agriculture $400	
Variance $125	
Rezoning $200	
C.S.M. $175	
Subdivision Plat $610	
- w/ Stormwater Plan $100	
Site Plan Review $175	
Annexation $200	
Plan Amend $200	
Date Paid	5-15-23
Receipt #	1,043984

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

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

A. *Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.*

B. *Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.*

C. *Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.*

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

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

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

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

D. *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.

E. *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.*

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

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

C. Site Plan Requirements, as applicable.

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

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

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

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

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

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

A.

A. Proposed operation. Our proposed operation will not be injurious to the neighborhood or detrimental to the public welfare. It will only be adding 4 (possibly 8) units to the neighborhood. They will be on the far side of the Southridge subdivision out of the way of other single family homes next to all existing duplexes of the neighborhood. Located less than 5 minutes from police, fire, and paramedic services not putting any unnecessary difficulty to local responders.

B. Character and use of adjoining buildings and those in the vicinity. The conditional use will not affect the adjoining buildings or those in the vicinity. There will be adequate parking for all residents. Noise will not have effect because of the small number of units as well as being on the side of the subdivision with an adequate backyard for recreation. Smoke, fumes, glare, and odors will have little to no effect as the conditional use will be dwelling units.

C. Utilities. The conditional use of the land will be adequately served by electric and water through Reedsburg Utility. For wastewater it will be served through Reedsburg's wastewater department. The waterline will be resupplied with an inch and a half supply as required by Reedsburg Utility. The Electric service will be underground supplied by the owners from the transformer. The wastewater is already in place and will need no altercation. Refuse collection and disposal services will be serviced through Peterson Sanitation and outlets for each individual unit.

B.

A. Topography and vegetation. There will be a limited amount of change in the overall natural contour of the lot. Adjoining buildings' character will not be affected in any significant way because of the average size of the proposed building. The building being a slab foundation will result in little soil removal. There are no trees that will need to be cut down. The site will not impede on the normal and orderly development or improvements. This is because it will be a simple multi family on the far side of the subdivision next to other existing rental properties.

B. Stormwater. The building is planning on having a declined perimeter on all sides for natural drainage away from itself and other buildings. Gutters will also be put into use for stormwater collected on the house to be removed from itself and other adjacent buildings.

C. Emergency Services. The buildings will be arranged with no complication for emergency services. They will have access from the street or driveway for all units.

D. Exterior lighting. There will be coach light fixtures in the front and back of the building. Four in the front and another four in the back. They will be coach light fixtures similar to all homes in the neighborhood. Based on the design of coach lights there will be no glare for adjacent properties, vision of traffic along adjacent streets, and they will not illuminate the night skies.

E. Traffic generation, circulation and parking areas. The arrangement of public ways will not be affected and the sidewalk will have no effects for pedestrians. The location being on the outskirts of the subdivision makes current traffic circulation not very affected. The parking area will be in the driveway as well as a one car garage for each unit.

F. Architectural Plans. The design of the proposed building will be in accordance with surrounding buildings. The construction process will be simple and not a problem being on the far end of the subdivision. The design of the building is a simple multifamily with adequate space complementing the subdivision. The operation of the building will be no different than nearby rentals. Maintenance will always be taken care of whether that be landscaping or snow removal. The design, operation, construction, and maintenance will complement the existing operations of the subdivision.

G. Consistency with other plans and statutes. The plans will be in compliance with City, state, and federal statutes and the City of Reedsburg Comprehensive Plan. The contractors will all be licensed to perform the intended work. All plans and construction will be supervised by a licensed architectural design consultant.

Plan Commission

DATE OF MEETING: June 13, 2023

APPLICANT: Scott & Kevin Looye

LOCATION: 17, 27 and 37 Lois Dr; parcel #s 2554, 2555 & 2556

PROPOSED LAND USE CHANGE: Conditional Use Permit

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Conditional Use Permit for two 4-unit townhouses per §690-28.2

General Findings

SURROUNDING LAND USES:
- North – Residential
- West – Residential
- South – Residential
- East – Ag

ZONING:
- North – R-2 Residential
- West – R-2 Residential
- South – R-2 Residential
- East – Agricultural

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Lois Dr & Old Loganville Rd; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Low-density residential

COMMENTS:
POLICE:
FIRE:
PUBLIC WORKS:
UTILITIES:
SCHOOLS:
PARKS:
ADMINISTRATOR:

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

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

1. The Board finds that the property currently consists of three tax parcels.
2. The Board finds that the existing parcels are vacant.
3. The Board finds that two, 4-plex townhouses are proposed.
4. The Board finds that the parcel is zoned B-2.
5. The Board finds that section §690-28.2 allows townhouses as a conditional use.
6. The Board finds that the overall property is about 38,300 SF.

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

1. The Board finds that each 4-unit building would have a footprint of about 2,400 SF.

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

1. The Board finds that the property is located at the intersection of Lois Dr/Bindl Dr/Old Loganville Rd.

Exterior lighting shall be arranged as follows:

- **It is deflected away from adjacent properties.**
- **It does not impede the vision of traffic along adjacent streets.**
- **It does not unnecessarily illuminate night skies.**

1. The Board finds that new exterior lighting is indicated on the site plan.

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

1. The Board finds that the property is located at the intersection of Lois Dr/Bindl Dr/Old Loganville Rd.
2. The Board finds that there would be a new driveway for each of the eight units.
3. The Board finds that the driveways would be located on Lois Dr.
4. The Board finds that each unit would have a lower level garage.

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

1. The Board finds that elevations plans are attached.

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

1. The Board finds that future use is low-density residential.

<u>Conditional Use Permit Findings of Fact for Section 690-19(A-C)</u>

Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.

1. The Board finds that the property currently consists of three tax parcels.
2. The Board finds that the existing parcels are vacant.
3. The Board finds that two, 4-plex townhouses are proposed.
4. The Board finds that the parcel is zoned B-2.
5. The Board finds that section §690-28.2 allows townhouses as a conditional use.
6. The Board finds that the overall property is about 38,300 SF.
7. The Board finds that each unit would be 18’ X 33’ per floor.
8. The Board finds that there would be two floors with lower level garage.

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.

1. The Board finds that surrounding parcels contain single-family, two-family and Ag uses.
2. The Board finds that the area is zoned Ag and R-2.

Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

1. The Board finds that proposed utilities will have to conform to zoning (§ 690-28.2E) and RUC requirements.

STAFF COMMENTS: There certainly appears to be a need for housing in Reedsburg based on anecdotal evidence from other housing developments (South School, Heather Valley, Pelton, etc), and especially for different types. And these three lots have been vacant for 16+ years.

One item I believe needs further review is the parking. Driveways (curb cuts) for residential uses are limited to a maximum 48’-wide. The Plan Commission can approve a wider driveway for commercial uses. Under the building code, townhouses are commercial. But if you determine they are residential under zoning, then they will have to re-design the driveways or apply for a zoning variance. They may need altering anyway as there is a lot of traffic during school state/finish times.

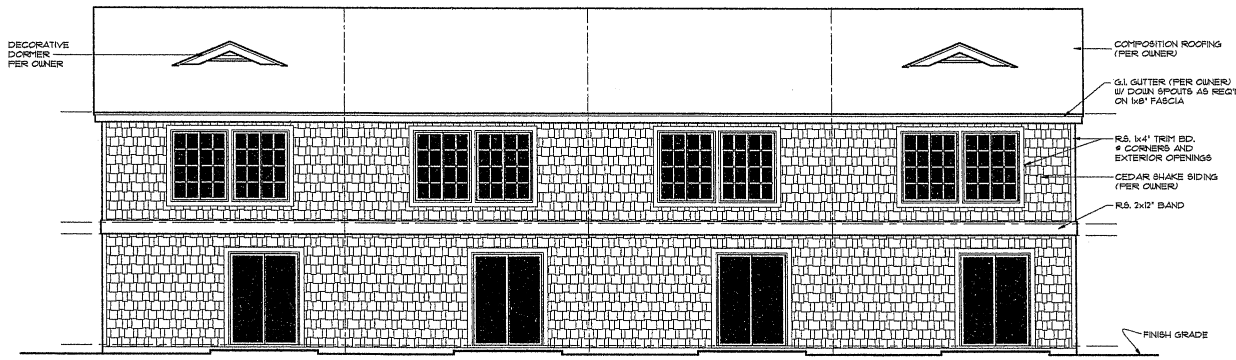
Maintenance agreements are required under the zoning ordinance, however these are intended as rentals. Such an agreement would be needed later on if the units are ever sold individually and divided with a zero lot line.

If approved, a CSM should be required to combine the lots into one tax parcel prior to construction. The garbage receptacles should be stored inside the garages or screened from public view.

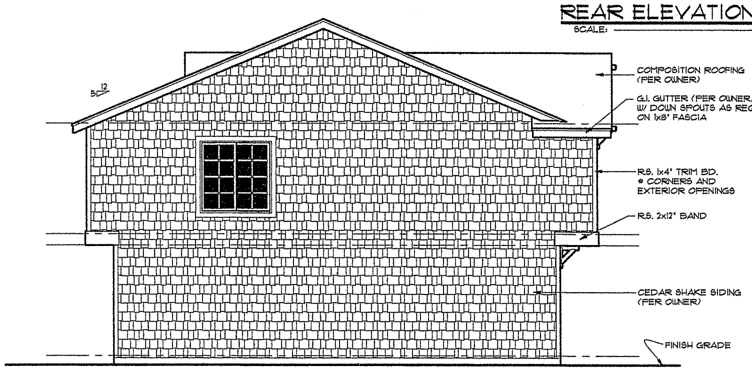
Exhibit List

A. City of Reedsburg Comprehensive Plan
B. Zoning Ordinance, City of Reedsburg, Wisconsin
C. June 13, 2023, Plan Commission Agenda
D. Land Use Change Application
E. Staff Report
F. Request for Review and Comment
G. Notice of Public Meeting

(plan will not be all shake siding,
disregard exterior layout



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



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

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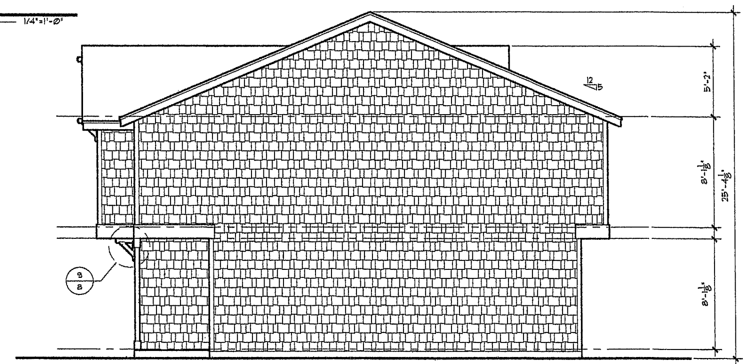
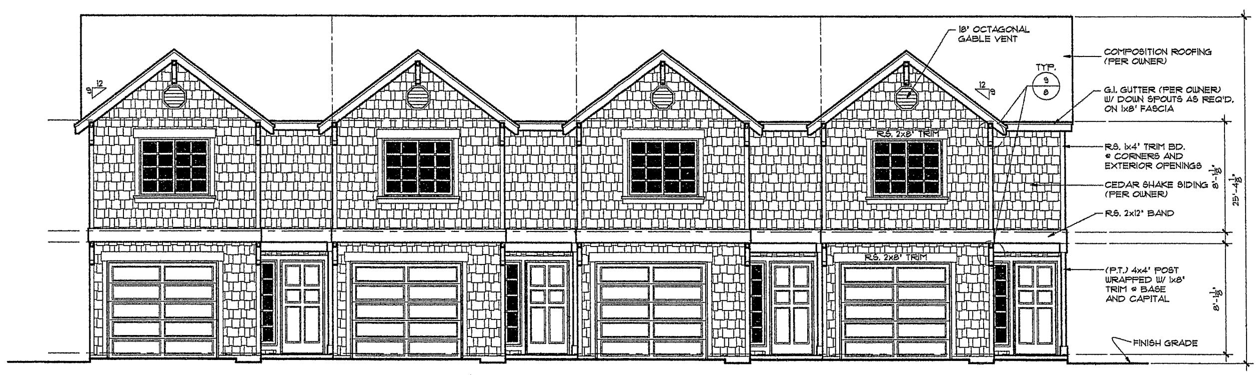


RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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

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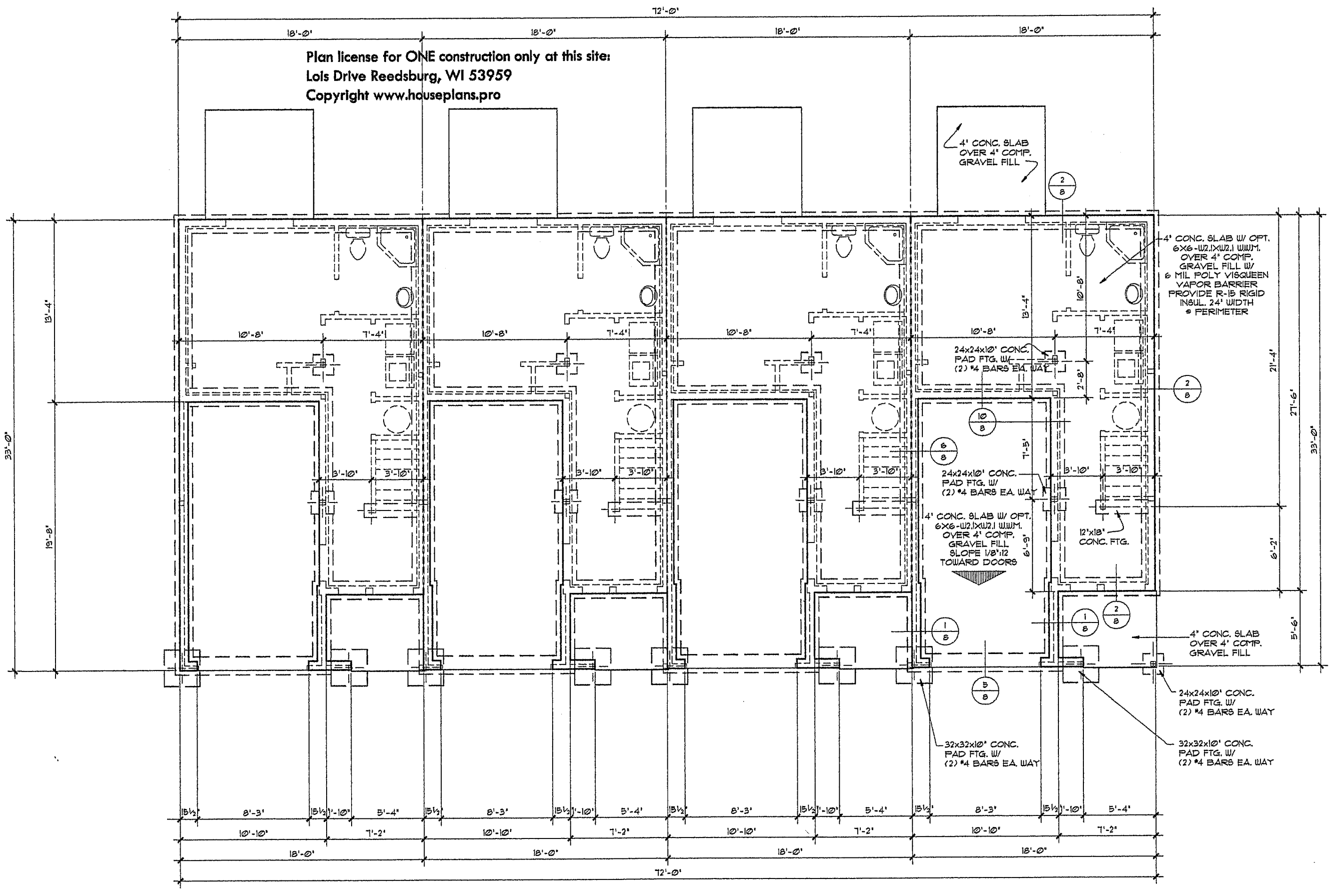
CHECKED BY: DAW
DATE: 3/2017

SHEET 1 OF 8

PLAN NUMBER: D-441



FOUNDATION PLAN

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

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SHEET 2 OF 8

PLAN NUMBER: D-441

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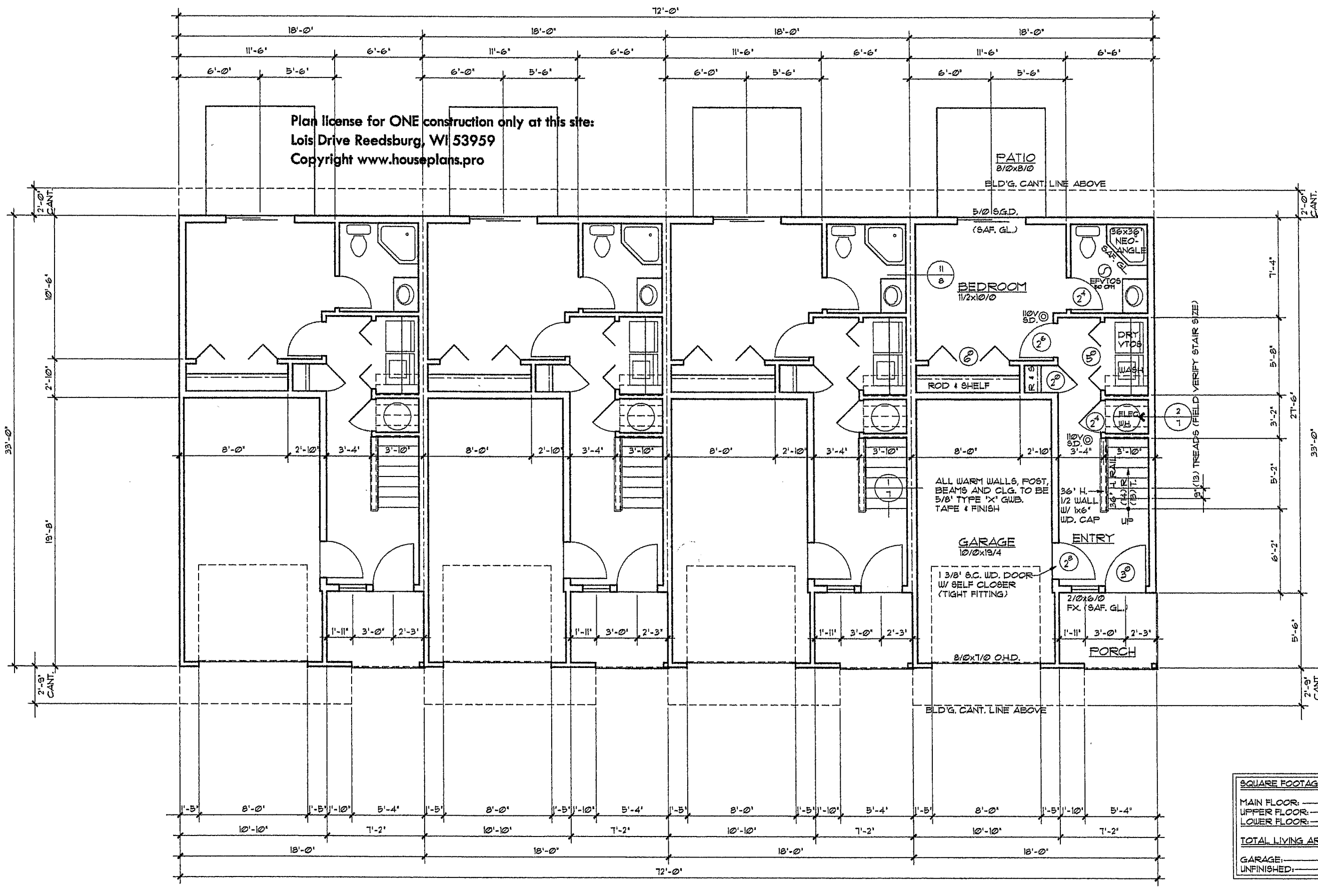

SQUARE FOOTAGE:	
MAIN FLOOR:	349#
UPPER FLOOR:	632#
LOWER FLOOR:	N/A
TOTAL LIVING AREA:	981#
GARAGE:	206#
UNFINISHED:	N/A

MAIN FLOOR PLAN

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

NOTES:

ALL NOTES AND DIMENSIONS TYPICAL EACH UNIT

ELECTRIC ZONE HEATING (PER OWNER)

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SHEET 3 OF 8

PLAN NUMBER: D-441

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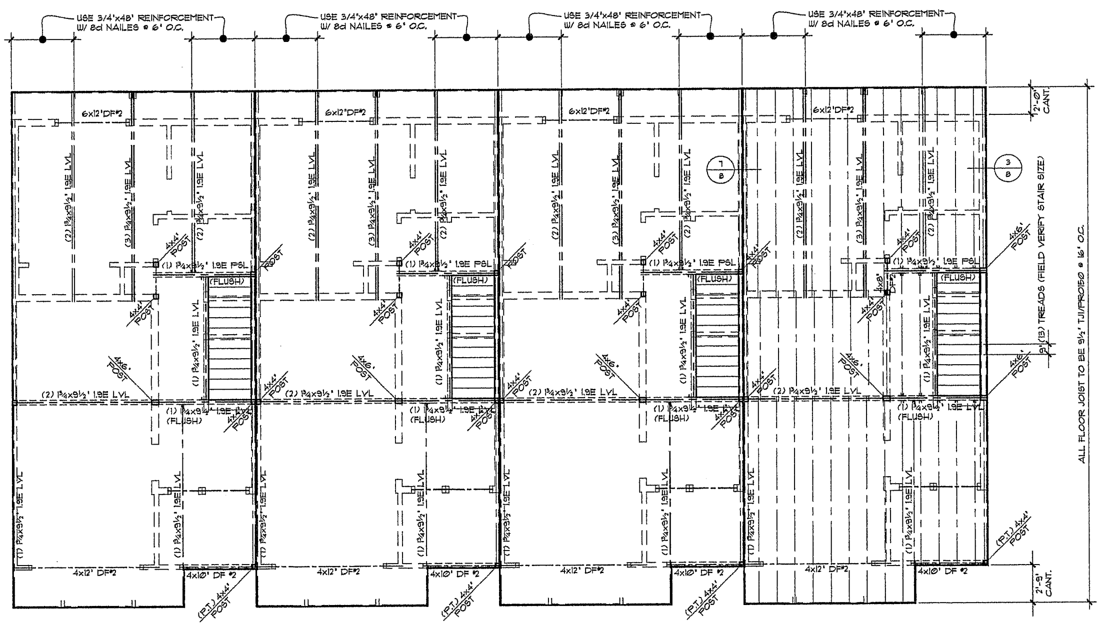

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UPPER FLOOR FRAMING PLAN

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

FRAMING NOTES

ALL HEADERS TO BE 6x8" DF#2 LOCATED ABOVE ALL EXTERIOR OPENINGS TYPICAL UNLESS NOTED OTHERWISE

PROVIDE 2x SOLID TRIMMERS AT EACH END OF EACH HEADER UNLESS NOTED OTHERWISE

PROVIDE MIN. 4x SOLID POST AT EACH END OF EACH LOAD BEARING SUPPORT MEMBER U.N.O.

PROVIDE BC & CC CONNECTORS AT EACH POST & BEAM CONNECTION UNLESS NOTED OTHERWISE

PROVIDE BRIDGING AT MID SPANS OVER 10'-0"

ALL MULTIPLE JOIST TO BE GLUED AND NAILED W/ (2) ROWS 16d NAILS @ 9" O.C. STAGGERED

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PLAN NUMBER: D-441

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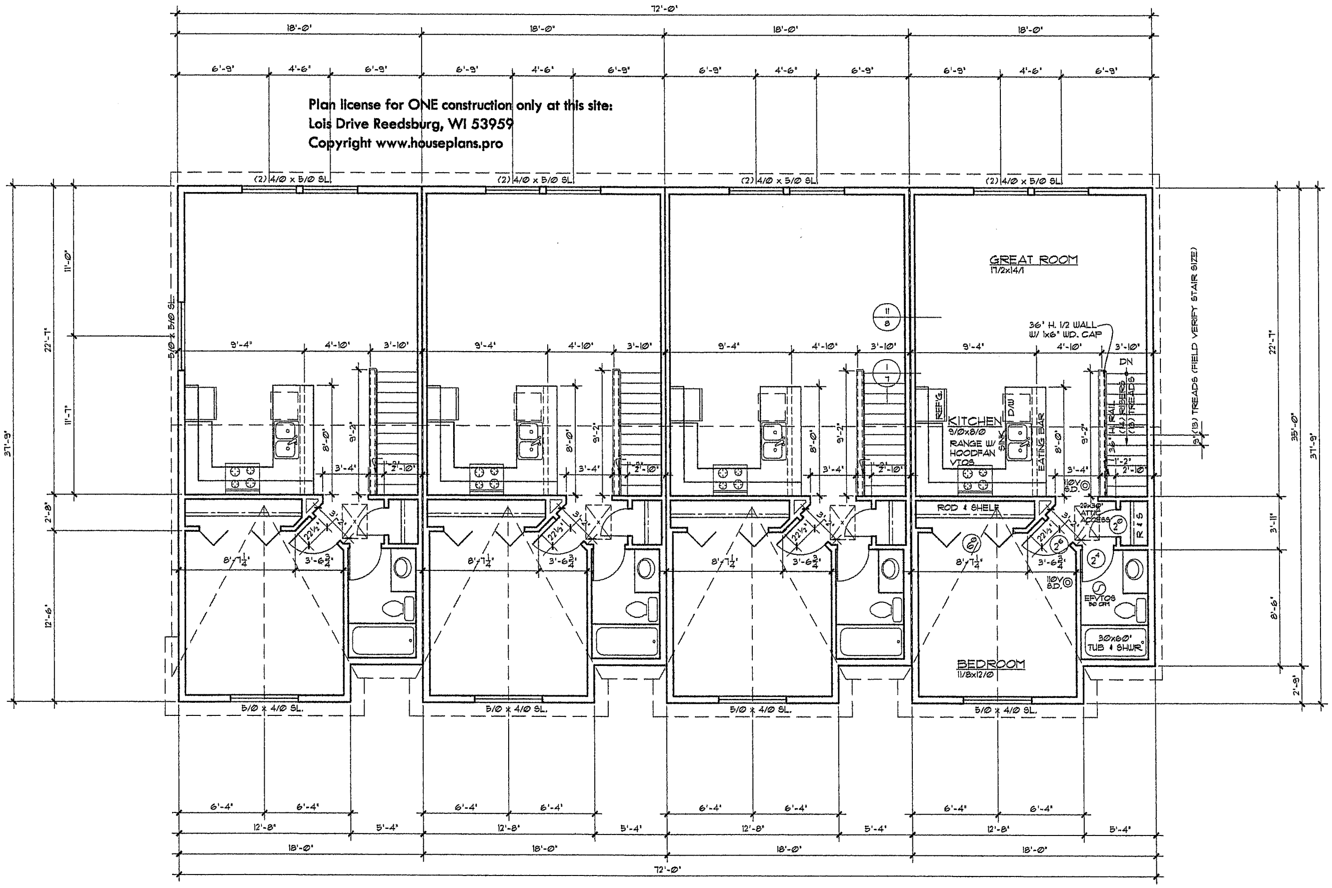

UPPER FLOOR PLAN

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

NOTES:

1.) ALL NOTES AND DIMENSIONS TYPICAL EACH UNIT
2.) ELECTRIC ZONE HEATING (PER OWNER)

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SHEET 5 of 8
PLAN NUMBER: D-441

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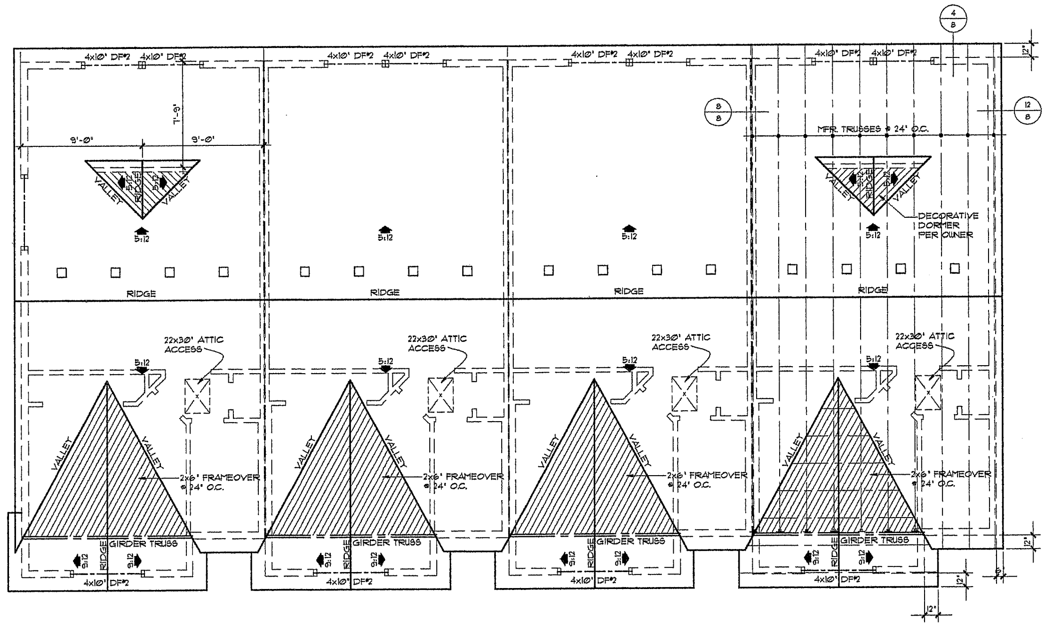

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ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

ATTIC VENTILATION CALCULATION (TYPICAL) EACH UNIT		
VENTILATION REQUIRED	VENTILATION PROVIDED	TOTAL
665 FT² x 144 IN² x 1/150 638.4 IN² REQ'D.	(26-LF) EAVE VENTS = 122.2 (4) ROOF JACKS = 256 (1) GABEL VENTS = 268	646.2 IN²

NOTES:
EAVE VENTS = 4.7IN² PER LINEAL FOOT
ROOF JACKS = 64IN² EACH (MIN.)
18" OCTAGON GABLE END VENTS = 268 IN²

ROOF NOTES

ALL TRUSSES TO CARRY MFR. STAMP AND BE INSTALLED & BRACED TO MFR. SPECS., TO HAVE DESIGN DETAILS & DRAWINGS ON SITE AND SHALL NOT BE FIELD ALTERED.

ALL HEADERS TO BE 6x8" DF#2 OR BETTER UNLESS OTHERWISE NOTED.

PROVIDE 2x SOLID TRIMMERS AT EACH END OF EACH HEADER UNLESS NOTED OTHERWISE

PROVIDE MIN. 4x SOLID POST AT EACH END OF EACH LOAD BEARING SUPPORT MEMBERS

PROVIDE BC & CC CONNECTORS AT EACH POST & BEAM CONNECTION UNLESS NOTED OTHERWISE

GUTTER AND DOWN SPOUTS (PER OWNER) TO BE PROVIDED AS REQUIRED BY CODE.

ALL SHADED AREAS = FRAME OVER TO BE MIN. 2x6" RAFTERS @ 24" O.C. UNLESS OTHERWISE NOTED.

ROOF MATERIAL PER OWNER (SEE PLANS) OVER MIN. 15# FELT OVER 1/2" CDX. PLYWD. SHEATHING UNLESS OTHERWISE NOTED.

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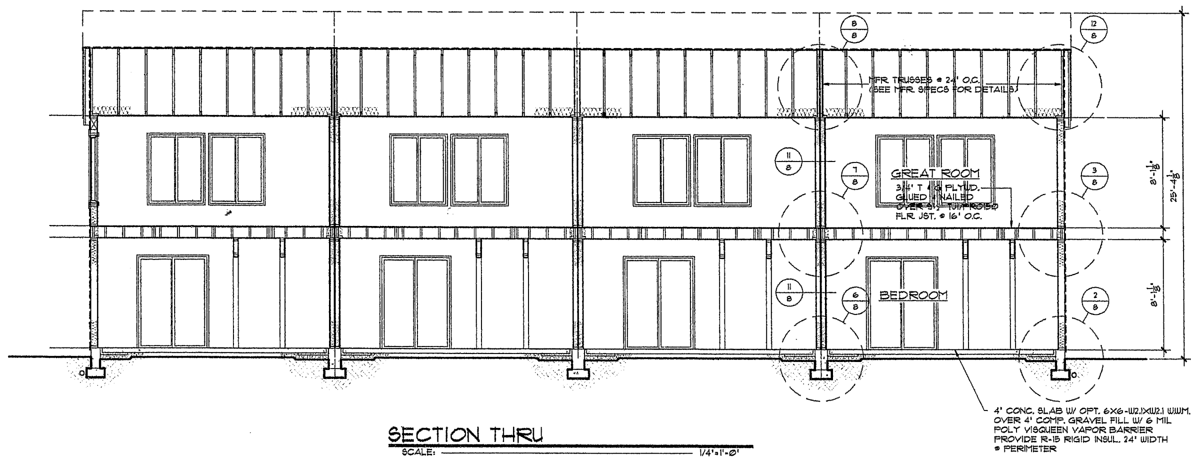
PLAN NUMBER: D-441



SECTION THRU

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

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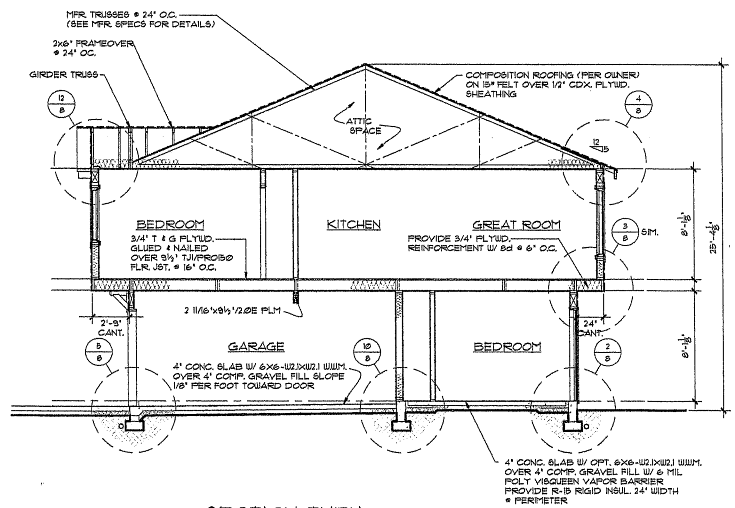

SECTION THRU

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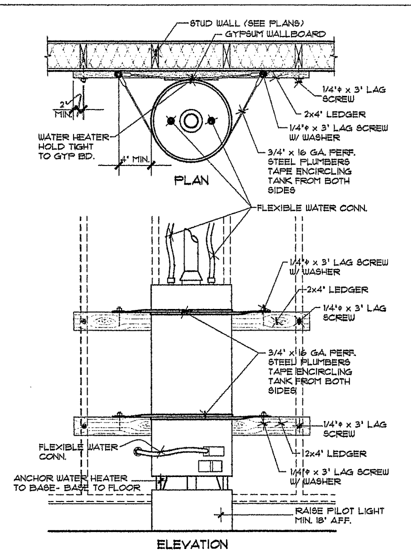
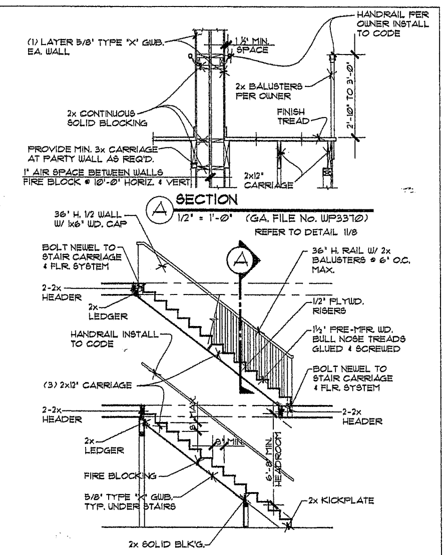


WATER HEATER ANCHORAGE

SCALE: 1" = 1'-0"



TYPICAL STAIR DETAIL

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

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SHEET 7 OF 8

PLAN NUMBER: D-441

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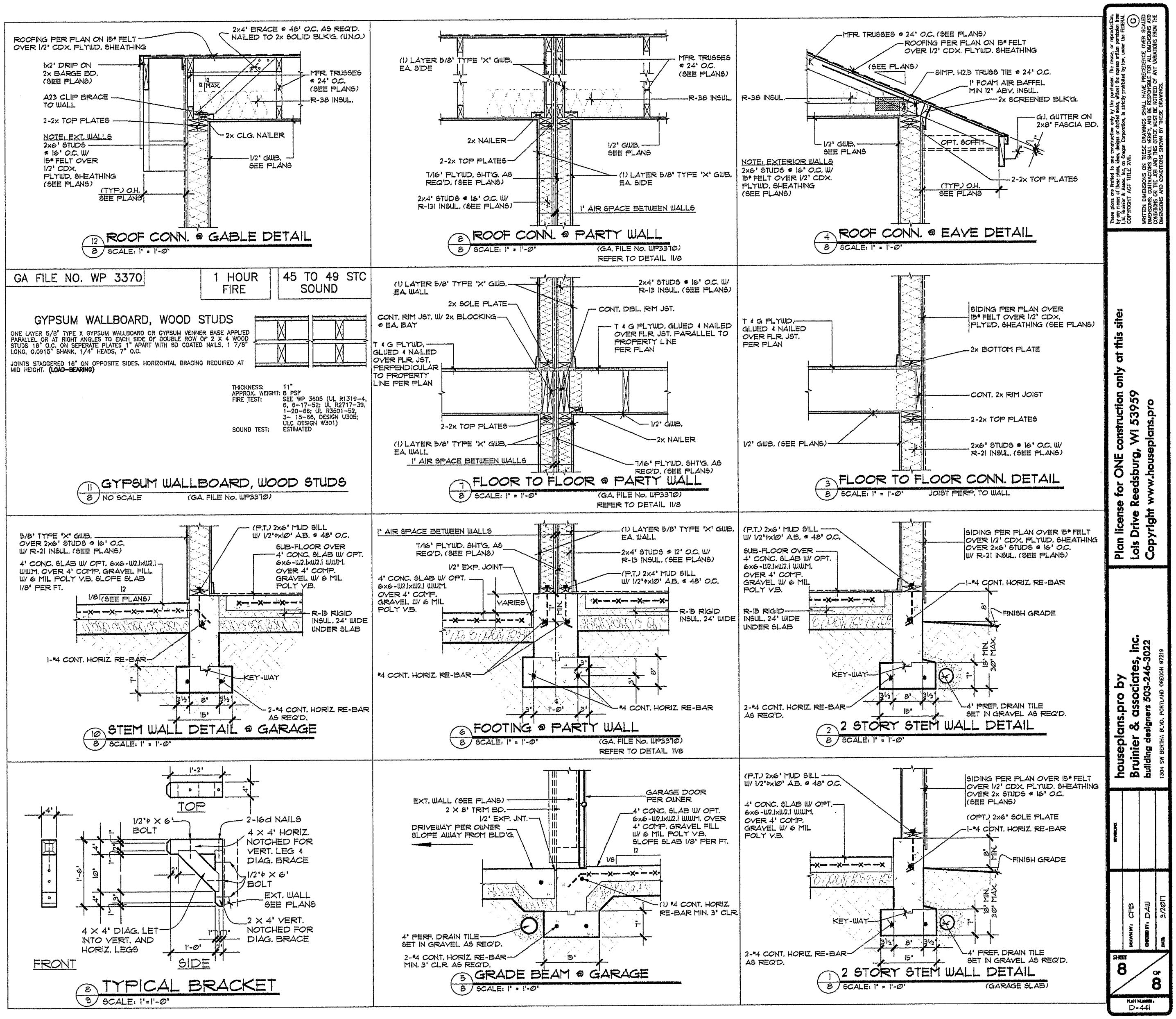

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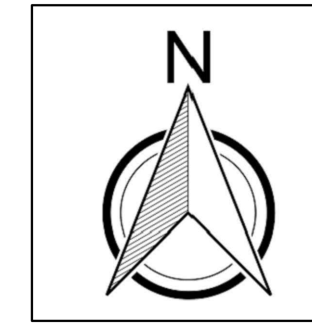
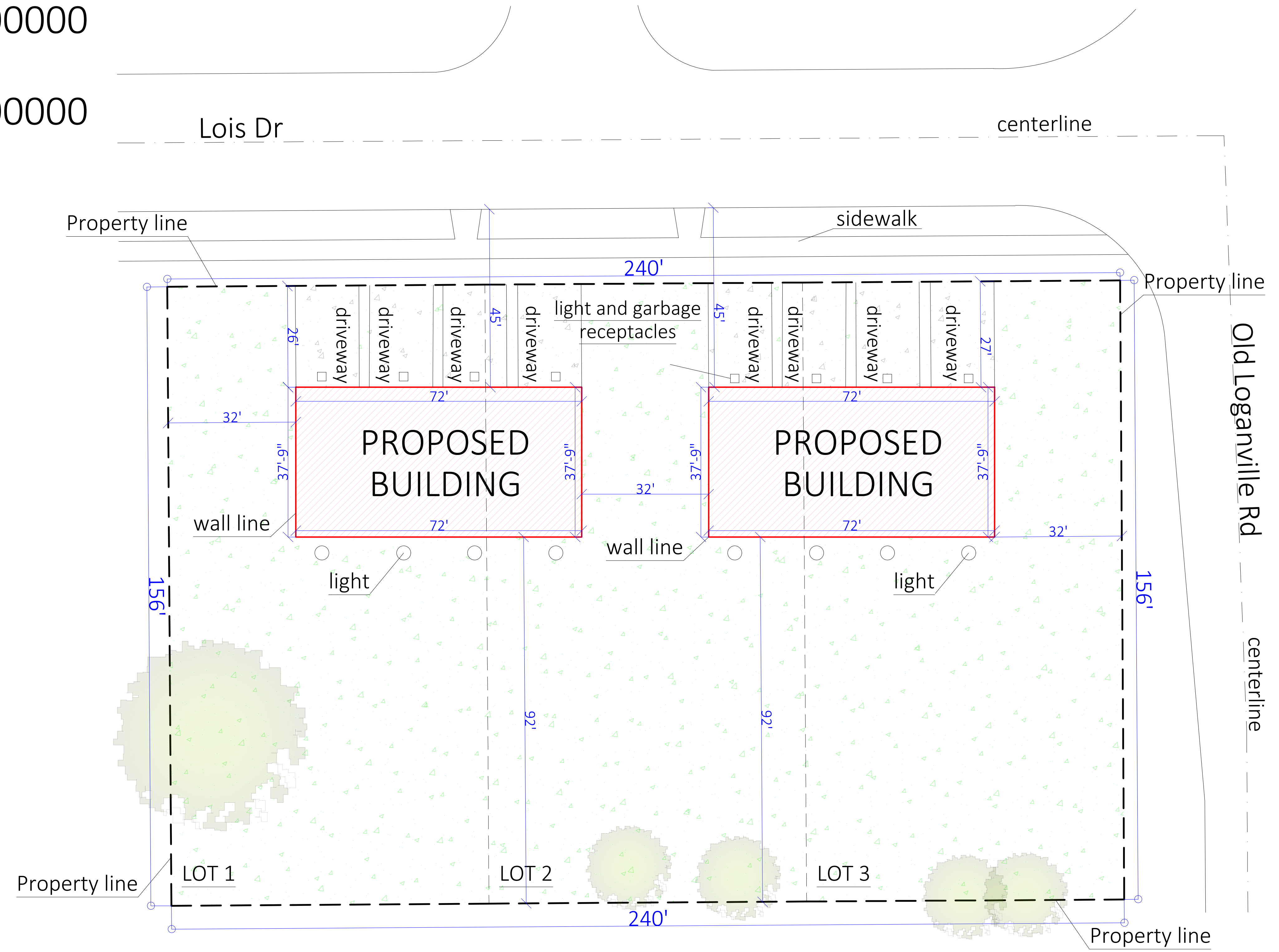
SITE PLAN

17, 27, 37 Lois Dr
Reedsburg, WI 53941
Parcel ID 1: 276 2556-00000
Lot area 1: 0.29 Acres
Parcel ID 2: 276 2555-00000
Lot area 2: 0.29 Acres
Parcel ID 3: 276 2554-00000
Lot area 3: 0.29 Acres
Paper Size: 11"x17"





ORDINANCE NO. 1959-23

(Zoning Change – 2423 E Main St; parcel #276-2256-00000**)**

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

SECTION I: PURPOSE.

Consider rezoning property from B-2 Business to B-3 Business.

SECTION II: PROVISION AMENDED.

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

SECTION III: PROPERTY ZONING

Lot 1 of Parcel 276-2256-00000 as based on attached Certified Survey Map
Reedsburg, Wisconsin, is hereby zoned B-3 Business.

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

SECTION IV: VALIDITY.

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

SECTION V: CONFLICTING PROVISIONS REPEALED.

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

SECTION VI: EFFECTIVE DATE.

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

SECTION VII: PART OF CODE:

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

Dated this 24th day of July 2023.

David G. Estes, Mayor	Jacob Crosetto, Clerk/Treasurer
1st Reading at Council:	June 26, 2023
Public Hearing Noticed:	July 6, 2023 & July 13, 2023
2nd Reading at Council/Public Hearing:	July 24, 2023
Published, Enactment Date:	August 3, 2023

Revised 10/22

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: Ken Dale

ADDRESS: 2423 E. Main St. **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 720-699-9800 x 140 **PARCEL #:** 2256-00000

E- MAIL: Kenneth.Dale@impactmhc.com

PROPERTY OWNER: (if different from Applicant) WIRE Courtyard MHP, LLC

LOCATION: (if different from address above)__________

LAND USE REQUEST

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

- ☐ **Certified Survey Map (CSM):** __________
- ☐ **Conditional Use Permit:** __________

  For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page.
- ☐ **Preliminary Plat:** ____ **Final Plat:** ____ **Name of Plat:** __________
- ☑ **Rezoning - From:** B-2 **To:** B-3 **TID #** 030-0285-00000
- ☐ **Site Plan Review:** (See "B & C" on back page)__________
- ☐ **Zoning Appeal / Interpretation:** __________
- ☐ **Zoning Variance:** __________

  For *VARIANCE* requests, also answer "D" on back page.
- ☐ **Other or Annexation:** __________

AFFIDAVIT

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

[signature] / 6/5/23
Applicant Signature / Date

[signature] / 6/5/23
Owner Signature / Date

Account #10-461500-00

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

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

Cond Use Permit $200	
Cond Use-Agriculture $400	
Variance $125	
Rezoning $200	X
C.S.M. $175	
Subdivision Plat $610	
- w/ Stormwater Plan $100	
Site Plan Review $175	
Annexation $200	
Plan Amend $200	
Date Paid	6/6/2023
Receipt #	

Staff Report

DATE OF MEETING: June 13, 2023; 6:00 PM – Plan Commission
July 24, 2023; 6:00PM – City Council

APPLICANT: Ken Dale

LOCATION: 2423 E Main St; parcel #276-2256-00000

PROPOSED LAND USE CHANGE: Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider rezoning property from B-2 Business to B-3 Business per § 690-13.

General Findings

SURROUNDING LAND USES:

- North – Vacant
- West – Commercial
- South – Commercial
- East – Commercial

ZONING:

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

TOPOGRAPHY: Flat slopes

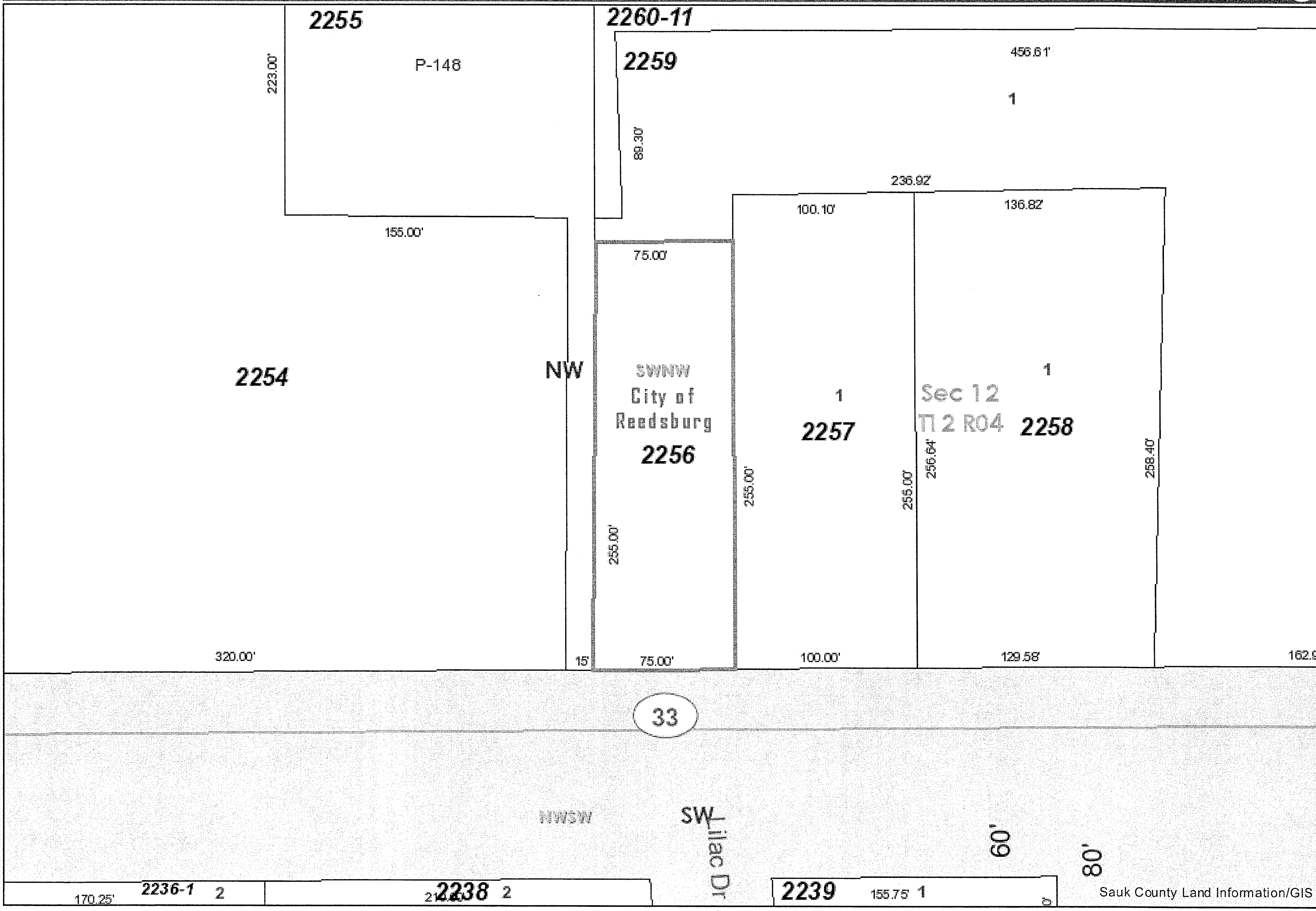
STREET R.O.W./TRAFFIC/ACCESS: E Main St; 110' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS
AMBULANCE:
FIRE:
POLICE:
PUBLIC WORKS:
SCHOOL:
UTILITIES:

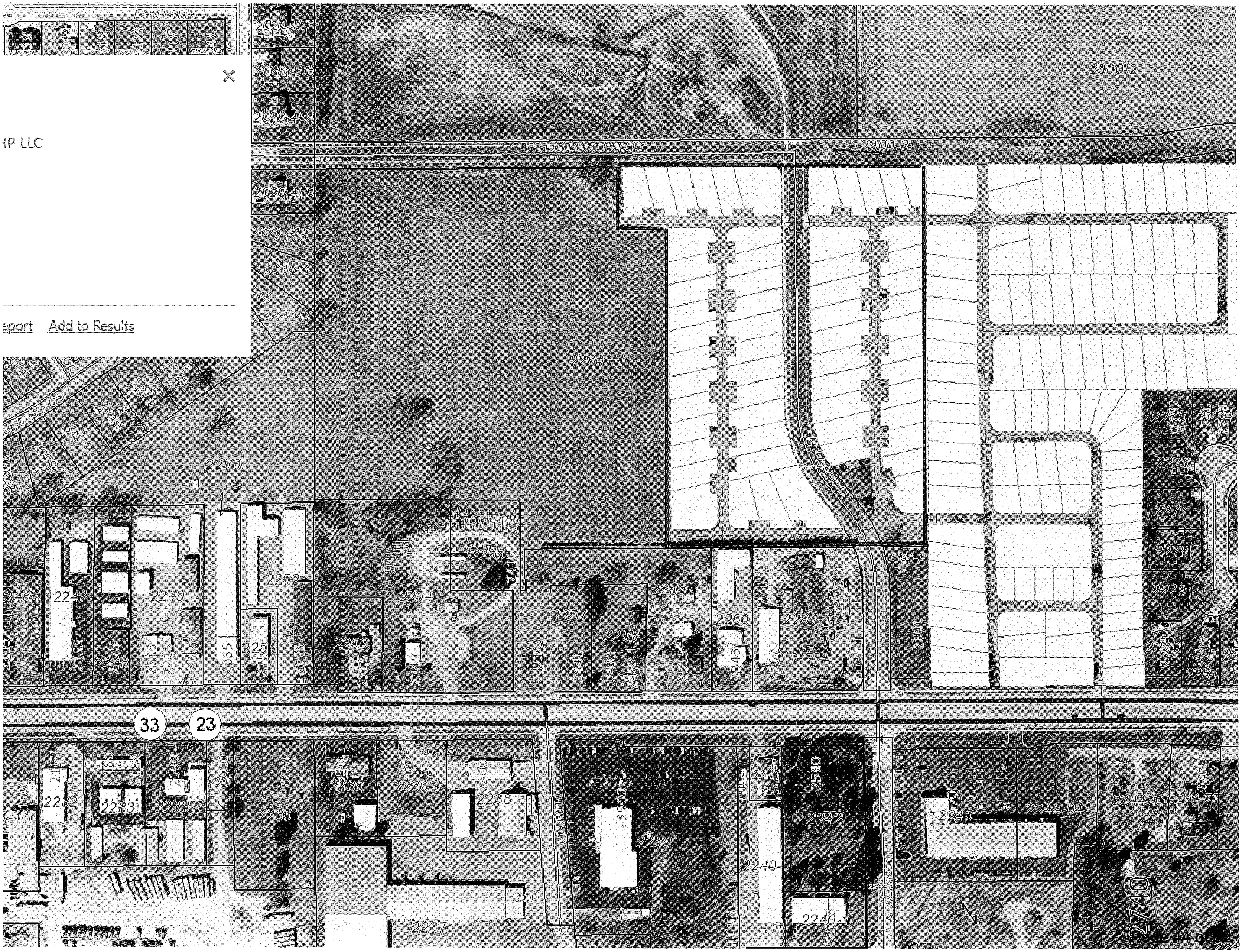
STAFF COMMENTS: The property contains a single-family dwelling that was built in 1955. I received a call form an appraiser asking about the non-conforming status of the dwelling, which could not be re-built as a residence in case of fire, etc. therefore the prospective buyer cannot get a loan for it. I advised her that rezoning is the only option.



Sauk County Land Information/GIS

5/11/2023

FOR INFORMATIONAL PURPOSES ONLY Sauk County does not attest to the accuracy of the data contained herein and makes no warranty with respect to its correctness or validity. Data contained in this map is limited by the method and accuracy of its collection.


HP LLC
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Add to Results
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2252
2254
2260
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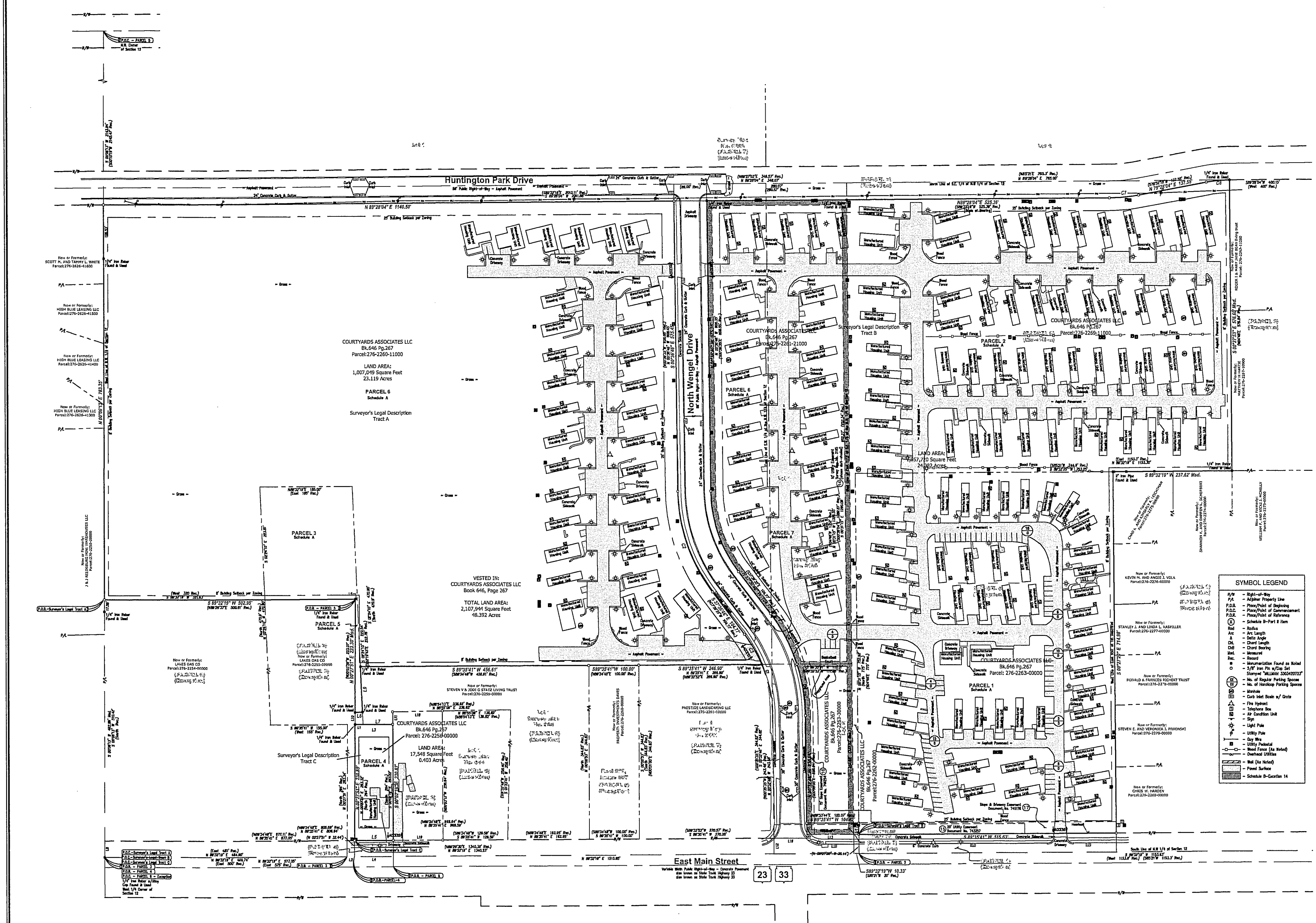
2238
2240



millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review

Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

IMPACT MHC
PO Box 457
Cedaredge, Colorado 81413

2423, 2601, 2625 and 2701
East Main Street
City of Reedsburg
County of Sauk
State of Wisconsin

Surveyor's Seal

Sheet No. 2 of 4

MSI Project No. 51588
PC: ERF
PM: TAR Drafter: BLA

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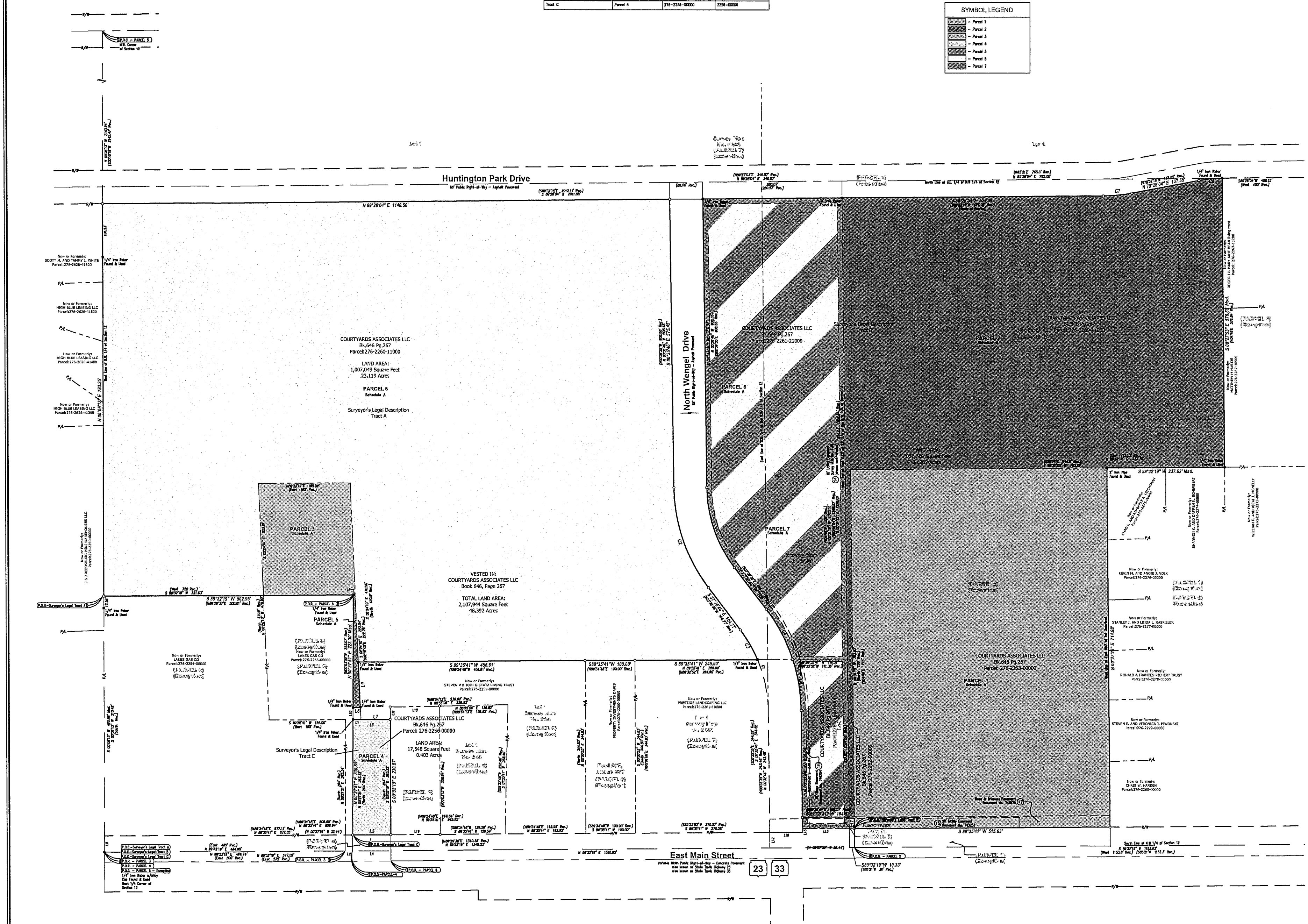
Surveyor's Description Tract	Schedule A Parcel	County's Parcel No.	Tax Parcel ID Number
Tract A	Parcel 3 Parcel 5 West part of Parcel 6	276-2260-11000	2260-11000
Tract B	Parcel 1	276-2263-00000	2263-00000
	Parcel 5	276-2269-11000 276-2262-00000	2269-11000 2262-00000
	Parcel 7 and East part of Parcel 6	276-2261-21000 276-2263-30000	276-2261-21000 276-2263-30000
Tract C	Parcel 4	276-2258-00000	2258-00000



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ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:

IMPACT MHC
PO Box 457
Cedaredge, Colorado 81413

2423, 2601, 2625 and 2701
East Main Street
City of Reedsburg
County of Sauk
State of Wisconsin

NORTH
GRAPHIC SCALE
0 60 120
1 INCH = 60 FT.

TIMOTHY L. FISH
LS 3152
WISCONSIN
LAND SURVEYOR
Surveyor's Seal

Sheet No. 4 of 4

MSI Project No. 51588
PC: ERF
PM: TAR Drafter: BLA

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City of Reedsburg GIS

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

SCALE: 1" = 69 '

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

Print Date: 6/6/2023

Tax Increment District No. 11 Project Plan

City of Reedsburg, WI

Prepared For:
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Prepared By:
Vierbicher
201 E. Main St., Suite 100
Reedsburg, WI 53959

Adopted by the Common Council:
August 14, 2023

vierbicher
planners | engineers | advisors

Acknowledgements

Common Council
David Estes, Mayor
Sonny Hyde
Craig Braunschweig
Mike Gargano
Jason Schulte
Missy Frenz
Phil Peterson
Dave Knudsen
Tom Seamonson
Adam Kaney

City Plan Commission
David Estes, Chair
Dan Debaets
Jay Brunken
Beth Stoughtenger-DeForge
Sonny Hyde
Mike Gargano
Steve Zibell

City Staff / Advisors
Timothy Becker, City Administrator
Jacob Crosetto, Clerk-Treasurer/Finance Director
Steve Zibell, Public Works
Brian Duvalle, Building Inspector/Planning/Zoning

Joint Review Board
Timothy Becker, City of Reedsburg
Elizabeth Goeghegan, Sauk County
Gary Woolever, Reedsburg School District
Shawna Marquardt, Madison College
Todd Polk, At-Large Member

City Attorney
Maximilian J. Buckner, Boardman and Clark, LLP

Municipal Financial Advisor
Greg Johnson, Ehlers

City Assessor
Associated Appraisals

Vierbicher Associates, Inc.
Kurt R. Muchow, Project Manager

TABLE OF CONTENTS

Introduction

This Project Plan for Tax Increment District No. 11 (TID No. 11) in the City of Reedsburg has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f). The plan establishes a need for the district, the proposed improvements within the district, an estimated time schedule, and an estimated budget. The plan also includes a detailed description of the Tax Increment District (TID) and boundaries.

As authorized in Wisconsin Statutes 66.1105, TID No. 11 was created to promote the orderly development of the City of Reedsburg by promoting Mixed-Use development. TID No. 11 includes commercial and residential property. The expected results of this TID include greater employment opportunities, affordable housing and an increase in tax base in the City. This plan also allows expenditures that benefit TID No. 11 to be made within a half-mile of the TID No. 11 boundary.

TID No. 11 was created as a tool to assist the City with promotion of commercial development by making the City competitive with other communities and offering an environment that will positively influence business development and help existing businesses to expand. TID No. 11 may be used to acquire land, extend infrastructure, prepare sites, and provide incentives to developers and businesses to encourage new business and residential development. These activities may be located within the boundaries of TID No. 11, or within the one-half mile radius of TID No. 11.

TID No. 11 will also promote the development of new housing to ensure adequate housing is available for residents and people wanting to move to Reedsburg. TID No. 11 may be used to acquire land, extend infrastructure, prepare sites, and provide incentives to developers and homeowners to encourage new housing construction and rehab conversion of existing buildings to create housing. These activities may be located within the boundaries of TID No. 11, or within the one-half mile radius of TID No. 11.

The Common Council is not mandated to make public expenditures described in this Plan; however, they are limited to implementing only those projects identified in the original Plan and its amendments.

As required by Wisconsin Statutes Chapter 66.1105(5)(b), a copy of this Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of the creation of TID No. 11.

Approval Process

The Reedsburg Common Council met on May 22, 2023, and authorized the Plan Commission to begin the planning process to create TID No. 11. The Common Council also authorized the formation of a Joint Review Board at that time.

A draft TID boundary, project plan and potential projects were reviewed by the Plan Commission on June 13, 2023. As a result of the discussion a public hearing date was set.

Notice of the Public Hearing was sent to the overlying taxing jurisdictions and Joint Review Board members on June 16, 2023. Public Hearing notices were published on June 22, 2023 and June 29, 2023. A Joint Review Board notice was published on June 22, 2023. The initial meeting of the Joint Review Board was held on ______________________, 2023.

A Public Hearing was held by the Plan Commission on July 11, 2023 at 5:30 PM. After the public hearing, the Plan Commission approved the TID No. 11 Project Plan and Boundary and recommended it to the Common Council for adoption. This Project Plan and Boundary was adopted by resolution of the Common Council on August 14, 2023. The TID No. 11 Project Plan is to be used as the official Plan for the district.

The TID No. 11 Project Plan and Boundary has been reviewed and approved by a Joint Review Board as required by Wisconsin Statutes. A notice for the final meeting of the Joint Review Board was published on August 24, 2023. The final meeting of the JRB was held on ___________________, 2023. The Joint Review Board approved the creation of TID No. 11.

As required by Wisconsin Statutes Chapter 66 Section1105(5)(b), a copy of the Project Plan will be submitted to the Wisconsin Department of Revenue and used as the basis for the certification of TID No. 11 in the City of Reedsburg.

The Project Plan will be used as the official plan that guides development activities within TID No. 11. Implementation of the plan and completion of the proposed activities will require a case by case authorization by the Common Council. Public expenditures for projects listed in the Plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. The Common Council is not mandated to make expenditures described in this plan and is limited to implementing only those project cost categories identified. Changes in boundaries or additional project categories not identified will require formal amendment to the plan involving public review and Common Council approval.

It is also the intent of this Project Plan to allow expenditures within a half-mile of the TID No. 11 boundary. Improving select areas in this radius will assist with promoting mixed use development and the attraction of residents and businesses to the City.

As stated in the Common Council resolution approving this plan (see attachments), this Project Plan shall conform to the Comprehensive Plan of the City of Reedsburg.

Plan of Development for TID No. 11

TID No. 11 includes land in the northeast portion of the City that is targeted for residential and commercial development. The City intends to use the powers authorized by TIF statutes to promote residential and commercial development. The TID boundary includes the following areas for new development:

- Single and multi-family housing to the west of Nishan Park
- Single and multi-family housing to the south of Retzlaff Drive
- Multi-family housing on the north end of the proposed TID boundary
- Commercial development along Viking Drive
- Lands' End's campus.

The proposed development in TID No. 11 includes newly platted single family and multi-family development, as well as commercial development.

Proposed Projects

TID No. 11 is being created in order to promote mixed-use development of property, improve a portion of the City, create jobs, enhance the value of property, and broaden the property tax base. The City may spend funds on planning, public improvements, financial incentives, and site improvements to promote development activities.

Costs directly or indirectly related to achieving the objective of promoting mixed-use development are considered "project costs" and eligible to be paid from tax increments of this tax increment district, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, construction and other expenses for all projects are included as project costs. Funds may be expended within the TID No. 11 boundary and up to a half-mile outside the TID No. 11 boundary.

Listed below are major public improvement categories, which are necessary and standard improvements for promoting mixed use development. Table #1 in Section 3 summarizes total costs by category. Appendix B contains financial attachments which show the estimated timing and financing for proposed public works and TID expenditures.

A. Infrastructure & Capital Costs

Infrastructure Improvements

That portion of costs related to the planning, design, financing, construction or alteration of infrastructure improvements located within the TID and within the one-half mile radius of the district boundary that serves the district. Infrastructure improvements include: streets, sanitary sewer, storm sewer, storm water management and water main; parking and vehicular access; street lighting, streetscaping and enhancements; and improving dry utilities such as electric, natural gas, telephone and internet. Infrastructure improvements also include community-wide infrastructure systems including: wastewater treatment, lift stations and downstream collection system; water supply wells, reservoirs and distributions system; and downstream storm sewer system improvements.

TID No. 11 boundary includes parcels to the west, north, southeast, and east of Nishan Park. It is not possible to predict all of the specific infrastructure improvement projects that will be necessary to implement the project plan. The detailed projects shown in Attachment #1 in Appendix B include infrastructure projects that are not specific to a street or project name. It is the intent of this project plan to include these general infrastructure projects located within the TID and within the one-half mile radius of the district boundary that benefit the TID to be considered eligible project costs.

Improvements may also include activities to promote quality of life and community enhancements which will aid in the recruitment of business and workers to the City which will promote and support development within TID No. 11. Improvements located within the TID and within the one-half mile radius of the district boundary include but are not limited to the following: urban design enhancements such as streetscape and place making amenities; park and recreational facilities including recreational trails and local park improvements: and improvements to enhance pedestrian connections and safety.

Streets Improvements
That portion of costs related to the design and construction of street, parking, utilities, lighting, and enhancements within the TID and within the one-half mile radius of the district boundary. Eligible improvements include: traffic safety improvements, street, sanitary sewer, storm sewer and water main; parking and vehicular access; improving dry utilities such as electric, natural gas, telephone and internet; and street lighting, streetscaping, plantings and landscaping, informational and directional signs, decorative lighting, and sidewalk improvements.

Pedestrian, Bicycle & Recreation Facilities
That portion of costs related to the planning, design, financing and construction of pedestrian, bicycle and recreation improvements located within the TID and within the one-half mile radius of the district boundary that serves the district. Projects include creating spaces for pedestrians to congregate and socialize, such as pocket parks and other parks. General pedestrian and bicycle facilities, multi-use trails, sidewalks, street crossing safety improvements, signage, and related.

Capital Costs
Including, but not limited to, the actual costs of the construction of new public works; the demolition, alteration, remodeling, repair or reconstruction of existing public works and the acquisition of public works, and emergency services equipment to service the district.

B. Community Development, Redevelopment, Building Renovation and Low-Cost Housing

Community Development, Redevelopment & Low-Cost Housing
Costs related to undertaking community development, urban redevelopment, and low-cost housing related projects within the TID and the one-half mile radius of the TID. Eligible TID expenditures include: acquisition, relocation, demolition, infrastructure improvements, grading and excavation, environmental studies and remediation, access drives and parking areas, landscaping, storm water drainage, relocating utility lines and other infrastructure, abandonment of existing utilities and installation of new utility services, signage, direct business assistance grants, development related fees, consulting and legal fees, and other activities deemed necessary to make the projects feasible.

C. Site Development & Redevelopment

Site development and redevelopment activities required to make sites suitable for development within the TID and the one-half mile radius of the TID including, but not limited to: grading and excavation; environmental studies and remediation; access drives and parking areas; landscaping; storm water drainage; acquisition, relocation and demolition of existing structures relocating utility lines and other infrastructure; abandonment of existing utilities and installation of new utility services; signage; and related activities.

D. Land Acquisition & Assembly

This may include but is not limited to fee title, easements, appraisals, environmental evaluations, consultant, and broker fees, closing costs, surveying and mapping, lease and/or the sale of property at below market price to encourage or make feasible an economic development project within the TID and the one-half mile radius of the TID.

This could also include the cost of relocating existing businesses or residents to allow redevelopment.

E. Development Incentives

The City may use TID funds to provide incentives to developers and businesses to promote and stimulate new development in the TID and/or within the one-half mile radius of the district boundary that serves the district. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, or loan guarantee or annual "pay-as-you-go" TIF payments.

F. Professional Services – Market Research and Community Plans

Preparation of market research and community plans to assist with the implementation of the project plan. Plans may include, but are not limited to, capital improvement plans, comprehensive plan, economic recovery plans, targeted industry studies, market studies, marketing plan, community-wide bicycle plan, design guidelines, streetscape plans and property evaluations.

G. Discretionary Payments & Sustainable Development

Discretionary Payments
Payments made, at the discretion of the local legislative body, which are found to be necessary or convenient to the implementation of the TID No. 11 Project Plan. This could include expenditures to remove social obstacles to development, provide labor force training, day care services, or neighborhood improvements to improve the quality of life or safety of the residents, workers, or visitors and other payments which are necessary or convenient to the implementation of this Project Plan.

Sustainable Development Related Project Costs
Costs related to projects that will encourage sustainable development and create a more sustainable community. These projects may be located within the existing TID, within the one-half mile radius of the TID or located elsewhere as long as the project serves the TID. Eligible TID expenditures include: facilities for producing alternative energy, facilities that help conserve energy, incentives to encourage green building and development, or other activities that will promote sustainable development.

H. Administration and Marketing Costs

Administrative costs including, but not limited to, a reasonable portion of the salaries of the City Administrator, City Clerk-Treasurer, Building Inspector, Attorney, Auditor, Assessor, Municipal Financial Advisor, Public Works employees, City Engineer, consultants, and others directly involved with planning and administering the projects and overall District.

Administration costs also include money budgeted for ongoing marketing and promotional City activities throughout the TID's expenditure period. These activities include such things as advertising, mailings, web site, collateral material, staff salaries, coordination of development activities and negotiations with developers.

I. TID Organizational

Organization costs including, but not limited to, the fees of the financial consultant, attorney, engineers, planners, surveyors, map makers, environmental consultants, appraisers and other contracted services related to the planning and creation of the TID.

Also included as an eligible administrative cost is the $1,000 Certification Fee charged by the Wisconsin Department of Revenue.

J. Inflation Costs

An annual inflation rate of 0.0% is included to adjust the budget for the increase in cost in 2023 versus when the projects will be implemented in the future.

K. Financing Costs

Including, but not limited to, all interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations prior to maturity. The actual amount will vary depending upon the interest rates at the time of issuance.

The projects listed above will provide necessary facilities and support to enable and encourage the development of TID No. 11. These projects may be implemented in varying degrees in response to development needs. The financial attachments in Appendix B list specific amounts associated with the cost categories above. Map #3 in Appendix A shows public works that are planned as part of this TID.

Detailed Project Costs

Table #1 describes the detailed project costs for project categories anticipated to be implemented during the expenditure period of TID No. 11. This format follows Department of Revenue guidance on detailed project costs, which states "this list should show estimated expenditures expected for each major category of public improvements."

All costs listed are based on 2023 prices and are preliminary estimates. The City reserves the right to revise these cost estimates to reflect change in project scope, inflation, and other unforeseen circumstances between 2023 and the time of construction or implementation. The City should pursue grant programs to help share project costs included in this Project Plan, as appropriate. Planned project costs are listed in the table below. A more detailed list of planned project costs is included as part of the Financial Attachments.

The City may fund specific project cost items shown below in significantly greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of TID No. 11. The City will generally use overall benefit to the City and economic feasibility (i.e. the availability of future revenue to support additional project costs) in determining the actual budget for project cost items over the course of the TID's expenditure period.

Table 1: City of Reedsburg TID No. 11 Planned Project Costs

Proposed Improvements	Total Cost	Others' Share*	TID Share
A. Infrastructure & Capital Costs	$3,846,190	$0	$3,846,190
B. Comm. Dev., Redev., Building Renovation & Low-Cost Housing	$100,000	$0	$100,000
C. Capital Improvements	$100,000	0	$100,000
D. Site Development & Redev.	$100,000	$0	$100,000
E. Land Acquisition	$1,00,000	$0	$1,000,000
F. Development Incentives	$1,620,000	$0	1,620,000
G. Professional Services – Market Research and Comm. Plans	$30,000	$0	$30,000
H. Discretionary Payments & Sustainability	$50,000	$0	$50,000
I. Administration and Marketing	$40,000	$0	$40,000
J. TIF Organizational Costs	$10,000	$0	$10,000
K. Inflation	$150,000	$0	$150,000
Subtotal	$7,046,190	$0	$7,046,190
L. Financing Costs (less Capitalized Interest)			$3,024,455
M. Capitalized Interest			$330,000
Total TID Expenditure			**$10,350,645**

***** The City will pursue grant funds to help fund projects, however, 100% of the estimated project costs are TID eligible in the event grant funds are not available.

Appendix B gives a more detailed breakdown of anticipated costs within each category.

Economic Feasibility

In order to evaluate the economic feasibility of the TID, it is necessary to project the amount of tax incremental revenue that can reasonably be generated from the district over its life. The ability of the municipality to finance proposed projects must also be determined. The TID No. 11 is economically feasible if the tax incremental revenue projected to be generated over the life of the TID is sufficient to pay all project and financing costs incurred during the TID's expenditure period. The components of such an analysis include:

A. The expected increase in property valuation due to inflation and the impact of general economic conditions on the TID.
B. The expected increase in property valuation due to new development encouraged by the TID.
C. Any change that may take place in the full value tax rate.
D. The expected TID revenues.
E. The expected TID cash flow (the *timing* of the revenue).

Following is a discussion of these components. Financing issues are discussed in the next section.

A. Inflation

Throughout the past twenty years, the annual rate of inflation in the construction industry has averaged 2.5 percent (source: Engineering News-Record *Construction Cost Index History* - http://enr.construction.com/cost/costcci.asp). The inflation rate, for the purpose of making projections of equalized value, will be 0.0 percent. Inflation for the purposes of projecting future project costs is assumed to be 2.0 percent.

B. Increase in Property Value

Please see Attachment #7 in Appendix B for projected value increment within the TID. The creation of TID No. 11 will enable the City to provide developer incentives that will stimulate development in the area and invest in infrastructure. The new development promoted by new infrastructure and development incentives will create increased property valuation.

The planned development plan for TID No. 11 includes commercial, single-family, and multi-family residential development. The projected value increment included in Attachment #7 assumes the following development will take place during the 20-year life of TID No. 11.

1.	Parkside Housing Development	= $ 22,160,000
2.	Viking Drive Housing Development	= $ 9,120,000
3.	Retzlaff Drive Housing Development	= $ 4,400,000
4.	Commercial Development	= $ 6,883,300
	Total Projected Value Increment	**= $ 41,463,300**

C. Full Value Tax Rate

The third variable to consider in projecting TID revenues is the full value tax rate (Table #2). The full value tax rate is adjusted annually based on property valuation and the amount of funds required by all taxing jurisdictions to support their adopted annual budgets. The following chart summarizes the historic full value tax rate in the City between 2017 and 2022 (mill rate shown for the year the taxes are levied).

Though there have been some fluctuations, the mill rate has remained relatively steady with an average decrease of -0.79% per year. For the purpose of projecting the mill rate for the remainder of the district's life a 0% change per year will be used to be conservative. The steady tax rate will provide a conservative estimate, since an increase in the full value tax rate would result in an increase in tax increment for the District.

Year	Mill Rate /$1,000*	Percent Change
2017	$23.45	0.06%
2018	$24.16	3.03%
2019	$24.56	1.66%
2020	$21.04	-14.34%
2021	$20.38	-3.15%
2022	$21.90	7.50%

D. TIF Revenues

A total of approximately $41,463,300 in value increment is expected over the life of TID No. 11 through construction, which will generate a projected $15,647,208 in TIF revenue. The projected TIF Revenue from TID No. 11 is shown in the Tax Increment Proforma in Attachment #4 of Appendix B. The total tax increment revenue is sufficient to pay all TID-related costs for the projects and amounts shown in the Planned Project Costs in Attachment #1 of Appendix B.

E. Land Sale Revenue

The project plan assumes the City will receive no revenue from land sales.

F. Cash Flow

Another consideration regarding the adequacy of TID revenues toward paying TID project costs is the relative timing of revenue and expenditure, or cash flow. There are sufficient TID revenues over the life of the TID to pay all costs. In addition, there are sufficient TID revenues in each year to pay all costs for most years. The City may borrow additional funds to pay interest expense on borrowings (capitalized interest) to bridge temporary cash flow gaps caused by the two year lag in collecting tax revenue on new increment. The Tax Increment Cash Flow Worksheet shown on Attachment #5 in Appendix B summarizes the assumed cash flow.

Financing Methods & Timetable

A. Financing Methods

An important aspect to consider in assessing the economic feasibility of TID No. 11 is the ability of the City to finance desired projects to encourage development. Financial resources available to the City include general obligation notes and bonds, TIF revenue bonds, utility revenue bonds, special assessments, and federal and state programs.

General obligations of the City are limited by state law to five percent of the equalized property value. As of December 31, 2022 the City had total debt capacity of $41,347,265 and $24,355,000 in existing General Obligation debt on January 1, 2021. Using this data, the current remaining debt capacity is $16,992,265. There is approximately $3,161,522 in anticipated project costs within the TID. Not all anticipated project costs will need to be borrowed. For example, development incentives and TID administration costs can be paid out of City operating funds and reimbursed from the TID when funds are available. Other expenses can be paid out of TID cash flow as projects are constructed, assessed, and begin paying property taxes. The estimated amount to be borrowed is $6,735,000.

The City has the capacity to finance some of the project costs through direct debt or bond instruments, utilizing the general revenue capacity of the City to secure those instruments. However, the City will not be able to fund all anticipated TID No. 11 costs using general obligation debt. The City may use the following methods to pay for some project costs that would not count against the City's constitutional debt capacity.

- Developer-Financed TIF, where the developer borrows funds that the City would have borrowed under a traditional TIF and is then reimbursed by the City.
- Annual Pay-As-You-Go TIF payments to developers.
- Lease Revenue Bonds issued by the CDA.
- Revenue Bonds issued by the Wastewater Utility for wastewater improvements.
- Revenue Bonds issued by the Water Utility for water improvements.
- TIF Revenue Loans issued by the Wis. State Trust Fund Program.
- Assessment B Bonds, which are secured by special assessments.

B. Timetable

The maximum life of TID No. 11 is twenty years. The City has a maximum of fifteen years, until 2038, to incur TIF expenses for the projects outlined in this plan. The Common Council is not mandated to make the improvements defined in this plan; each project will require case-by-case review and approval. The decision to proceed with a particular project will be based on the economic conditions and budgetary constraints at the time a project is scheduled for consideration. Actual implementation of the projects may be accelerated or deferred, depending on conditions existing at the time.

Timing for each of the planned projects is shown in the TID Pro Forma (Attachment #4 in Appendix B) and TID Cash Flow (Attachment #5 in Appendix B) worksheets.

C. Financing Methods and Costs to be Incurred

Financing for the projects shown above will be done as shown in the Financing Summary and the Debt Service plans for the borrowing shown in Attachments #2 and #3 in Appendix B. The actual number, timing, and amounts of debt issues will be determined by the City at its convenience and as dictated by the nature of the projects as they are implemented. All monetary obligations will be incurred within the fifteen-year expenditure period unless relocation requires extending beyond the given period.

Overlying Taxing Jurisdictions

Taxing Districts overlying TID No. 11 in the City of Reedsburg includes Sauk County, the Reedsburg School District and Madison Area Technical College. Impact on the overlying taxing districts is based on the percentage of tax collections in TID No. 11 in 2022. Total TIF value increment over the life of the district is taken by the proportionate share from each taxing jurisdiction. An analysis of the impact on overlying taxing districts is included as Attachment #6 in Appendix B.

Many of the projects planned for the TID would not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID No. 11 is a mechanism to make improvements in an area of the City that is capable of supporting mixed use development, and to support growth in the City's tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality which will result from the projects planned in TID No. 11.

"12% Test

§66.1105(4)(gm)4.c states that the equalized value of taxable property of the new TID plus the value increments of all existing districts cannot exceed 12 percent of the total equalized value of the taxable property within the municipality. The charts below use values contained in the Wisconsin Department of Revenue's 2020 TIF Value Limitation Report.

Table 4: TID Capacity

Equalized Value	%	Maximum TID Capacity*
$826,945,300	x 12%	$99,233,436

* New TIDs cannot be created or properties added to existing TIDs if this level is exceeded.

Table 5: Proposed TID Equalized Values

Active TID & Proposed TID	Increment or Base Value	Percent of Total Equalized Value
TID No. 4, active	$15,525,800	1.88%
TID No. 6, active	$4,611,600	0.56%
TID No. 8, active	$4,058,400	0.49%
TID No. 9, active	$35,483,400	4.30%
TID No. 10, active	$898,300	0.11%
TID No. 11, proposed	$26,172,997	3.17%
TOTAL:	$86,750,497	10.49%

The base value of TID No. 11, plus the increment value in existing TIDs is equal to $86,750,497, or 10.49%. Therefore, the City is in compliance with the statutory equalized value test for creating TID No. 11.

Changes to Maps, Plans, Ordinances

The City's Comprehensive Plan and Zoning map will need to be amended to reflect the proposed land uses within TID No. 11. The zoning district boundaries may need to include new platted residential development that is included as part of this plan. The zoning district boundaries should be modified to align with this proposed plan. Rezoning of property may occur consistent with the district's intent to promote development. The Future Land Use is shown on Map #5 in Appendix A. The Existing Zoning is shown on Map #6 in Appendix A.

Relocation

Persons are not expected to be displaced or relocated as a result of proposed projects in TID No. 11. If relocations occur, the following is the method proposed by the City for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statues and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). If any person is to be displaced as a result of the acquisition, they will be given a pamphlet on "Relocation Benefits" as prepared by the DOA. The City will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The City will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

Promoting Orderly Development

The creation of TID No. 11 will encourage new development consistent with the Comprehensive Plan. Creation of the TID will also promote development of new tax base of the City, create jobs, and, in general, promote the public health, safety and general welfare. Successful implementation of the projects planned in TID No. 11 will build tax base for the City and overlying taxing jurisdictions while creating infrastructure that will serve new development.

Following is a partial summary of how TID No. 11 is consistent with the Comprehensive Plan.

A. Economic Development
- Develop incentive programs for existing and new businesses through TIF and Grants
- Goal – Increase vibrant manufacturing, retail and service industries

B. Housing
- Goal – increase the amount of available housing for residents.
- Work with the CDA and CDBG Committees regarding funding for housing rehabilitation
- Provide additional R-3 – Residential zoning

C. Land Use
- Goal – Propose, implement, and encourage more sustainable and smart growth methods.
- Amend the zoning ordinance to offer a range of residential lot sizes and permit existing non-conforming structures applicable with State law.
- Future development shall be compatible with surrounding properties based on its use, impact, topography, and infrastructure, while following the overall intent of the Land Use Maps.

D. Transportation / Utilities and Community Facilities

- Goal – Propose and encourage safer and more efficient travel through the City using multiple transportation methods.
- Develop alternative bike and pedestrian pathways through the City.
- Develop a more efficient truck route to minimize impacts on residential areas.
- Review current parking regulations and amend Zoning Ordinance as needed.

E. Natural, Cultural & Agricultural Resources

- Goal – Maintain current levels of resources protection and development while adding improvements and funding where needed.
- Maintain membership in Tree City USA

F. Intergovernmental Cooperation

- Goal – Continue to have good working relationships between the City, towns and Sauk County

G. Utilities & Community Facilities

- Goal – Provide adequate space for operational needs in order to offer quality services.
- Continue and encourage coordination between the City and civic organizations & youth sport organizations to fund park improvements.
- Update the space needs study and develop a new study as needed.

District Boundaries

Prior to considering the specific area to include within the TID, the Community Development Authority established criteria to act as guidelines in their work. The boundary criteria are as follows:

1. The equalized value of taxable property of the district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City.
2. TID No. 11 is being created to promote mixed use development. More than 50% of the District is suitable for development and less than 35% shall be designated as mixed use.
3. All lands within the TID shall be contiguous.

City of Reedsburg TID No. 11 Boundary Description is Included in Appendix A.

A Parcel List & Maps

Appendix A: Parcel List & Maps

TID No. 11 Parcel List

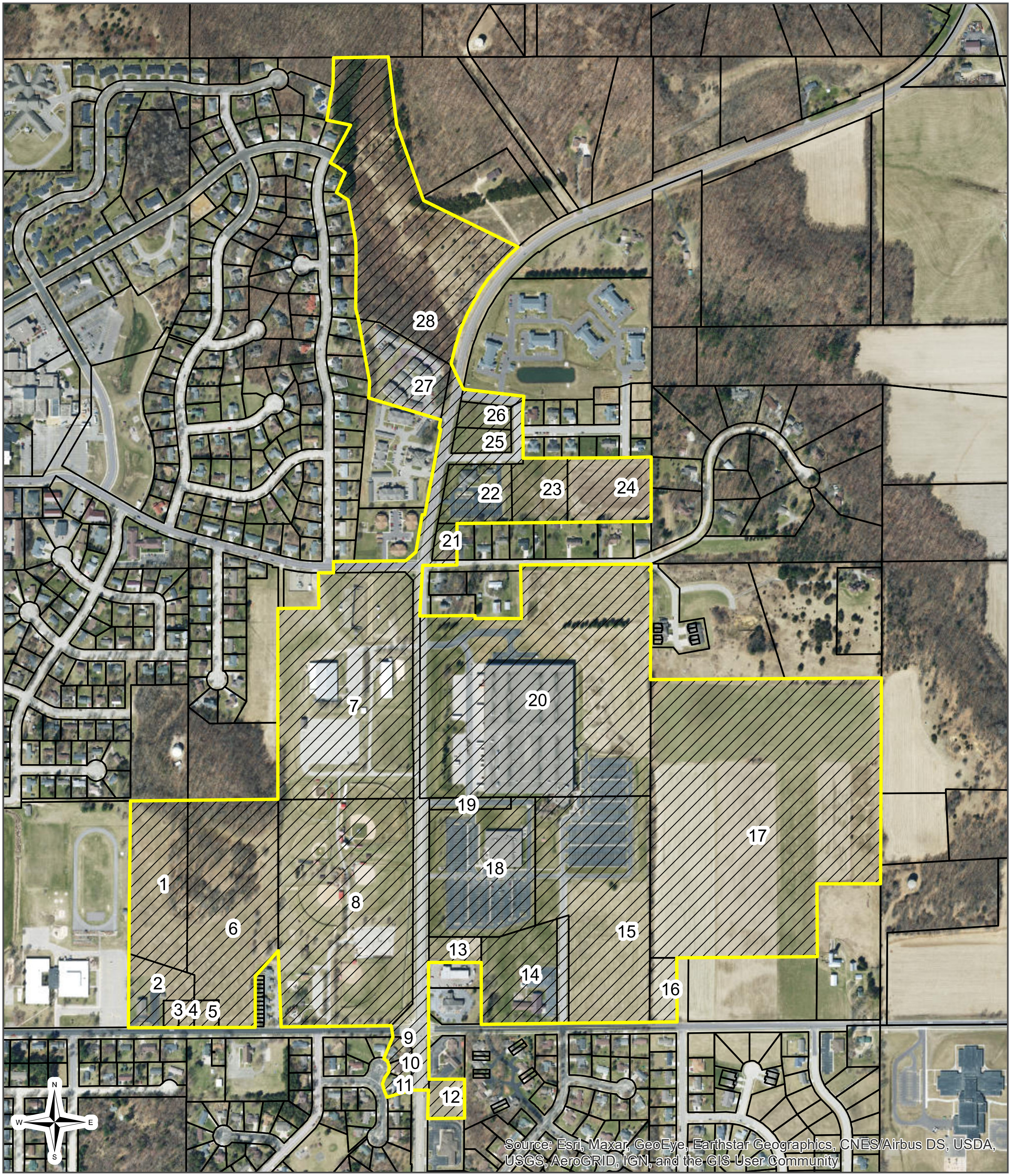
Map #1: District Boundary and Parcel Numbers – Overall Map

TID Parcel Information List

TID No. 11

Reedsburg TID No. 11

Map ID	Basic Parcel Information				Supplemental Parcel Information (Place "X" In Column)										Current Assessment Information				Equalized DOR Full Value Assessment Information			
										Land Use Classification									86.74% Value			
	Parcel Number	Existing TID (x)	Owner	Lot GIS Acres	Rehab/ Conservation Status	Vacant (by assessment def)	Other Tax Exempt	Municipal Owned	Retail	Commercial/Mixed Use	Zoned/ Suitable Industrial	Residential (Current)	Residential (New Platted)	Manufacturing (DOR List)	Land Value	Improvement Value	Personal Property Value	Total Value	Land Value	Improvement Value	Personal Property Value	Total Value
1	276-1380-00000		City of Reedsburg	8.250				X		X					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	276-1380-10000		New Life Assembly of God	2.470			X			X					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3	276-1380-20000		New Life Assembly of God	0.300			X			X					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4	276-1380-30000		New Life Assembly of God	0.300			X			X					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5	276-1380-40000		City of Reedsburg	0.480				X					X		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6	276-2031-00000		City of Reedsburg	13.130				X					X		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7	276-2046-00000		City of Reedsburg	21.700				X							$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8	276-2044-00000		City of Reedsburg	22.500				X							$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9	276-2128-00000		Randy G. & Joan M. Check	0.340								X			$ 23,900.00	$ 139,200.00	$ -	$ 163,100.00	$ 27,553.61	$ 160,479.59	$ -	$ 188,033.20
10	276-2129-00000		Kelli R. Crawford	0.290								X			$ 23,100.00	$ 140,500.00	$ -	$ 163,600.00	$ 26,631.31	$ 161,978.33	$ -	$ 188,609.64
11	276-2130-00000		Jerry L. & Mary E. Zuhlke Living Trust	0.350								X			$ 25,000.00	$ 151,500.00	$ -	$ 176,500.00	$ 28,821.77	$ 174,659.90	$ -	$ 203,481.67
12	276-2217-15000		Harris N.A.	1.050						X					$ 228,100.00	$ -	$ -	$ 228,100.00	$ 262,969.79	$ -	$ -	$ 262,969.79
13	276-2046-40100		Duane DeYoung	0.990						X					$ 73,500.00	$ -	$ -	$ 73,500.00	$ 84,735.99	$ -	$ -	$ 84,735.99
14	276-2046-20000		Bible Baptist Church of Reedsburg	5.300			X								$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
15	276-2046-50000		Lands' End, Inc.	16.800						X					$ 410,900.00	$ -	$ -	$ 410,900.00	$ 473,714.55	$ -	$ -	$ 473,714.55
16	246-2046-71000		Lands' End, Inc.	1.300						X					$ 200.00	$ -	$ -	$ 200.00	$ 230.57	$ -	$ -	$ 230.57
17	276-2046-70000		Lands' End, Inc.	44.520						X					$ 10,500.00		$ -	$ 10,500.00	$ 12,105.14	$ -	$ -	$ 12,105.14
18	276-2046-30000		Lands' End, Inc.	10.210						X					$ 555,900.00	$ 2,258,400.00	$ -	$ 2,814,300.00	$ 640,880.79	$ 2,603,643.07	$ -	$ 3,244,523.86
19	276-2046-60000		Lands' End, Inc.	0.710						X					$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20	276-2046-11000		Lands' End, Inc.	36.130						X					$ 865,200.00	$ 13,027,800.00	$ -	$ 13,893,000.00	$ 997,463.68	$ 15,019,368.23	$ -	$ 16,016,831.91
21	276-1928-10000		Mary A. Brantley	0.620									X		$ 32,900.00	$ -	$ -	$ 32,900.00	$ 37,929.44	$ -	$ -	$ 37,929.44
22	276-1928-53010		SBK Reedsburg, LLC	3.010						X					$ 221,100.00	$ 735,500.00	$ -	$ 956,600.00	$ 254,899.70	$ 847,936.36	$ -	$ 1,102,836.06
23	276-1928-53023		City of Reedsburg	2.690				X		X					$ -		$ -	$ -	$ -	$ -	$ -	$ -
24	276-1928-53024		Adam T. Lindloff	4.000									X		$ 1,000.00	$ -	$ -	$ 1,000.00	$ 1,152.87	$ -	$ -	$ 1,152.87
25	276-2725-00000		L&L Farm Properties, LLC	1.050						X					$ 11,400.00		$ -	$ 11,400.00	$ 13,142.73	$ -	$ -	$ 13,142.73
26	276-2726-00000		L&L Farm Properties, LLC	0.960						X					$ 10,400.00	$ -	$ -	$ 10,400.00	$ 11,989.85	$ -	$ -	$ 11,989.85
27	276-2377-20600		Hart to Hart, LLC	4.270								X			$ 168,558.00	$ 3,351,000.00	$ -	$ 3,519,558.00	$ 194,325.57	$ 3,863,269.54	$ -	$ 4,057,595.11
28	276-1930-20000		Hart to Hart, LLC	19.470									X		$ 236,900.00	$ -	$ -	$ 236,900.00	$ 273,115.06	$ -	$ -	$ 273,115.06
			Total Real Property	223.190	0.00	0.00	8.37	68.75	0.00	130.74	0.00	5.25	37.70	0.00	$ 2,898,558.00	$ 19,803,900.00	$ -	$ 22,702,458.00	$ 3,341,662.44	$ 22,831,335.02	$ -	$ 26,172,997.46
			Total ROW and Waterways	8.11	0%	0%	4%	31%	0%	59%	0%	2%	17%	0%			Total Assessed Value	$ 22,702,458			Removal of Overlapping TID Values	
			Total TID Boundary	231.300																	Total DOR Equalized Value	$ 26,172,997.46



TID No. 11 Boundary

City of Reedsburg

0 500 1,000 2,000 Feet

Legend

TID 11 Boundary

Parcel Boundaries

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE - GREEN BAY
201 E. Main Street, Reedsburg, WI 53959
Phone: (608) 524-6468 Fax: (608) 524-8218

File Path:

Data Sources:

B Financial Attachments

Appendix B: Financial Attachments

Attachment #1: Planned Project Costs

Attachment #2: Financing Summary

Attachment #3: Debt Service Plan

Attachment #4: Tax Increment Pro Forma

Attachment #5: Tax Increment Cash Flow

Attachment #6: Analysis of Impact to Overlying Taxing Jurisdictions

Attachment #7: Increment Projections

Attachment #1: Planned Project Costs

Reedsburg TID No. 11

TID No. 11

Type of Expenditure	Budget Amount	% Paid By TID Project	% Paid By Other	TID Costs Allocated to Project
A. Infrastructure				
1. Parkside Village Phase 1 Infrastructure Cost	$2,486,190	100%	50%	$2,486,190
2. Parkside Village Phase 2 Infrastructure Costs	$500,000	100%		$500,000
3. Retzlaff Drive Infrastructure	$360,000	100%		$360,000
4. Other Infrastructure to serve TID No. 11	$500,000	100%		$500,000
Total Capital Costs	**$3,846,190**			**$3,846,190**
B. Community Development, Urban Redevelopment and Low-Cost Housing Projects				
Comm. Dev., Urban Redev. and Low-Cost Housing	$100,000	100%		$100,000
Building Façade & Building Renovation Program				
Total TID Infrastructure	**$100,000**	**100%**		**$100,000**
C. Capital Improvements				
Capital Improvements	**$100,000**			**$100,000**
Total Capital Improvements	**$100,000**			**$100,000**
D. Site Development & Redevelopment Costs				
	$100,000	100%		$100,000
Total TID Site Development Costs	**$100,000**			**$100,000**
E. Land Acquisition & Assembly				
Land Acquisition & Assembly - Phase 1	$1,000,000	100%	0%	$1,000,000
Total TID Land Acquisition & Assembly	**$1,000,000**			**$1,000,000**
F. Development Incentives				
Development Incentives - Upfront	$620,000	100%	0%	$620,000
Development Incentives - Pay Go	$1,000,000	100%		$1,000,000
Total TID Development Incentives	**$1,620,000**			**$1,620,000**
G. Professional Services – Market Research and Community Plans				
Predevelopment Planning, TIF Analysis & Legal	$30,000	100%	0%	$30,000
Total TID Professional Services	**$30,000**			**$30,000**
H. Discretionary Payments				
Sustainable Development Related Costs	$50,000	100%	0%	$50,000
or neighborhood improvements, etc.		100%	0%	$0
Total TID Discretionary Payments	**$50,000**			**$50,000**
I. Administration & Marketing Costs				
Admin & Marketing	$40,000	100%	0%	$40,000
DOR Fees		100%	0%	$0
Town Tax Payments		100%	0%	$0
Total TID Administration Costs	**$40,000**			**$40,000**
J. TID Organizational Costs				
Department of Revenue Fee, Professional Fee, Publishin	$10,000	100%	0%	$10,000
Total TID Organization Costs	**$10,000**			**$10,000**
K. Inflation	**$100,000**			**$100,000**
Total TID Project Costs	**$6,896,190**			**$6,896,190**
L. Financing Costs				
Total Interest, Fin. Fees, Less Cap. Interest (2019)	$2,337,480			$2,337,480
Total Interest, Fin. Fees, Less Cap. Interest (2024)	$228,596			$228,596
Total Interest, Fin. Fees, Less Cap. Interest (2026)	$252,820			$252,820
Plus Capitalized Interest	$330,000			$330,000
Total Financing Costs	**$3,148,896**			**$3,148,896**
TOTAL TID EXPENDITURE				***$10,045,086***

Attachment #2: Financing Summary

Reedsburg TID No. 11

TID No. 11

	TID Activities	Phase/Loan #1 9/1/2023	Phase/Loan #2 6/1/2026	Phase/Loan #3 5/1/2030	Phase/Loan #4 5/1/2029	Phase/Loan #5 5/1/2033	Paid with TID Revenue	Total
A.	Infrastructure	$2,846,190	$500,000	$500,000	$0	$0	$0	$3,846,190
B.	Com Dev, Urban Redev, LowCost Houseing	$0	$0	$100,000	$0	$0	$0	$100,000
C.	Capital Improvements	$0	$0	$100,000				
D.	Site Development & Redevelopment	$0	$0	$100,000	$0	$0	$0	$100,000
E.	Land Acquisition & Assembly	$1,000,000	$0	$0	$0	$0	$0	$1,000,000
F.	Development Incentives	$1,620,000	$0	$0	$0	$0	$0	$1,620,000
G.	Professional Services	$30,000	$0	$0	$0	$0		$30,000
H.	Discretionary Payments	$0	$0	$50,000				
I.	Administration & Marketing Costs	$0	$0	$0	$0	$0	$40,000	$40,000
J.	Organizational Costs	$0	$0	$10,000	$0	$0	$0	$10,000
	Subtotal	**$5,496,190**	**$500,000**	**$860,000**	**$0**	**$0**	**$40,000**	**$6,746,190**
K.	Inflation Factor Cost Adj. @ 2% per year	$0	$100,000	$0	$0	$0	$0	$100,000
	Grants	$0	$0	$0	$0	$0	$0	$0
	Reduction for Land Sale Revenue	$0	$0	$0	$0	$0	$0	$0
	Total Cost For Borrowing	**$5,496,190**	**$600,000**	**$860,000**	**$0**	**$0**	**$40,000**	**$6,846,190**
	Capitalized Interest	$450,000	$60,000	$20,000			-	$530,000
	Financing Fees (2%)	$30,000	$12,000	$17,200	$0	$0	-	$59,200
	Debt Reserve	$0	$0	$0	$0	$0	-	$0
	Subtotal	$5,976,190	$672,000	$897,200	$0	$0	$40,000	$7,545,390
	Less Interest Earned	$0	$0	$0	$0	$0	$0	$0
	BORROWING REQUIRED	**$5,976,190**	**$672,000**	**$897,200**	**$0**	**$0**	**$40,000**	**$7,545,390**
	BORROWING AMOUNT	**$5,980,000**	**$675,000**	**$900,000**	**$0**	**$0**	**$40,000**	**$7,555,000**

Attachment 3A: Debt Service Plan - Phase 1

Reedsburg TID No. 11
TID No. 11

06/08/20203

Principal: (rounded to $5,000)	**$5,980,000**	**Project Cost:**	**$3,516,190**
Interest Rate:	**3.50%**	**Finance Fees:**	**$30,000**
Term (Years):	**21**	**Interest Earned:**	**$0**
# of Principal Payments:	**19**	**Capitalized Interest:**	**$280,000**
Date of Issue:	**9/1/2023**	**Total TID Cost of Loan:**	**$8,287,480**

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2023	0	$5,980,000	$0	$0	$0	$0
2024	0	$5,980,000	$0	$0	$0	$0
2025	0	$5,980,000	$0	$280,000	$280,000	$0
2026	1	$5,980,000	$226,883	$209,300	$436,183	$0
2027	2	$5,753,117	$234,824	$201,359	$436,183	$0
2028	3	$5,518,293	$243,043	$193,140	$436,183	$0
2029	4	$5,275,250	$251,549	$184,634	$436,183	$0
2030	5	$5,023,701	$260,354	$175,830	$436,183	$0
2031	6	$4,763,347	$269,466	$166,717	$436,183	$0
2032	7	$4,493,881	$278,897	$157,286	$436,183	$0
2033	8	$4,214,984	$288,659	$147,524	$436,183	$0
2034	9	$3,926,325	$298,762	$137,421	$436,183	$0
2035	10	$3,627,563	$309,218	$126,965	$436,183	$0
2036	11	$3,318,345	$320,041	$116,142	$436,183	$0
2037	12	$2,998,304	$331,243	$104,941	$436,183	$0
2038	13	$2,667,061	$342,836	$93,347	$436,183	$0
2039	14	$2,324,225	$354,835	$81,348	$436,183	$0
2040	15	$1,969,390	$367,255	$68,929	$436,183	$0
2041	16	$1,602,135	$380,108	$56,075	$436,183	$0
2042	17	$1,222,027	$393,412	$42,771	$436,183	$0
2043	18	$828,615	$407,182	$29,002	$436,183	$0
2044	19	$421,433	$421,433	$14,750	$436,183	$0
Total			**$5,980,000**	**$2,587,480**	**$8,567,480**	**$0**

Attachment 3B: Debt Service Plan - Phase 2

Reedsburg TID No. 11

TID No. 11

06/08/20203

Principal: (rounded to $5,000)	**$675,000**	**Project Cost:**	**$600,000**
Interest Rate*:	**3.50%**	**Finance Fees:**	**$10,600**
Term (Years):	**18**	**Interest Earned:**	**$0**
# of Principal Payments:	**16**	**Capitalized Interest:**	**$40,000**
Date of Issue:	**6/1/2026**	**Total TID Cost of Loan:**	**$892,996**

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2023	0	$0	$0	$0	$0	$0
2024	0	$0	$0	$0	$0	$0
2025	0	$0	$0	$0	$0	$0
2026	0	$675,000	$0	$0	$0	$0
2027	0	$675,000	$0	$20,000	$20,000	$0
2028	0	$675,000	$0	$20,000	$20,000	$0
2029	1	$675,000	$32,187	$23,625	$55,812	$0
2030	2	$642,813	$33,314	$22,498	$55,812	$0
2031	3	$609,499	$34,480	$21,332	$55,812	$0
2032	4	$575,019	$35,687	$20,126	$55,812	$0
2033	5	$539,333	$36,936	$18,877	$55,812	$0
2034	6	$502,397	$38,228	$17,584	$55,812	$0
2035	7	$464,169	$39,566	$16,246	$55,812	$0
2036	8	$424,602	$40,951	$14,861	$55,812	$0
2037	9	$383,651	$42,384	$13,428	$55,812	$0
2038	10	$341,267	$43,868	$11,944	$55,812	$0
2039	11	$297,399	$45,403	$10,409	$55,812	$0
2040	12	$251,995	$46,992	$8,820	$55,812	$0
2041	13	$205,003	$48,637	$7,175	$55,812	$0
2042	14	$156,366	$50,339	$5,473	$55,812	$0
2043	15	$106,026	$52,101	$3,711	$55,812	$0
2044	16	$53,925	$53,925	$1,887	$55,812	$0
Total			**$675,000**	**$257,996**	**$932,996**	**$0**

Attachment 3C: Debt Service Plan - Phase 3

Reedsburg TID No. 11

TID No. 11

06/08/20203

Principal: (rounded to $5,000)	**$900,000**	**Project Cost:**	**$621,687**
Interest Rate*:	**3.50%**	**Finance Fees:**	**$17,200**
Term (Years):	**14**	**Interest Earned:**	**$0**
# of Principal Payments:	**13**	**Capitalized Interest:**	**$20,000**
Date of Issue:	**5/1/2030**	**Total TID Cost of Loan:**	**$1,135,620**

Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2023	0	$0	$0	$0	$0	$0
2024	0	$0	$0	$0	$0	$0
2025	0	$0	$0	$0	$0	$0
2026	0	$0	$0	$0	$0	$0
2027	0	$0	$0	$0	$0	$0
2028	0	$0	$0	$0	$0	$0
2029	0	$0	$0	$0	$0	$0
2030	0	$655,000	$0	$0	$0	$0
2031	0	$900,000	$0	$20,000	$20,000	$0
2032	1	$900,000	$55,855	$31,500	$87,355	$0
2033	2	$844,145	$57,810	$29,545	$87,355	$0
2034	3	$786,334	$59,834	$27,522	$87,355	$0
2035	4	$726,501	$61,928	$25,428	$87,355	$0
2036	5	$664,573	$64,095	$23,260	$87,355	$0
2037	6	$600,477	$66,339	$21,017	$87,355	$0
2038	7	$534,139	$68,661	$18,695	$87,355	$0
2039	8	$465,478	$71,064	$16,292	$87,355	$0
2040	9	$394,414	$73,551	$13,804	$87,355	$0
2041	10	$320,863	$76,125	$11,230	$87,355	$0
2042	11	$244,738	$78,790	$8,566	$87,355	$0
2043	12	$165,949	$81,547	$5,808	$87,355	$0
2044	13	$84,401	$84,401	$2,954	$87,355	$0
Total			**$900,000**	**$255,620**	**$1,155,620**	**$0**

Exhibit C: Tax Increment ProForma

Reedsburg TID No. 11

TID No. 11

06/08/20203

Assumptions				
TID Creation Date	**8/14/23**	Projected Equalized Base Value	$ 26,172,997	
Valuation Date	**1/1/23**	Projected Tax Rate	0.02190	For County, City, Technical College, and School District
Last Expenditure Year	**2038**	Annual Change in Tax Rate	0.00%	
Termination Year	**2044**	Property Appreciation Rate	0%	For Existing Construction
TID Category	Mixed-Use	Construction Inflation Rate	0%	For New Construction After Creation Year

Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment Construction	TIF Increment Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2023	2024	2025	26,172,997	$0	0	$0	26,172,997	$0	0.021900	$0	2025
2024	2025	2026	26,172,997	0	13,815,000	0	39,987,997	13,815,000	0.021900	$302,549	2026
2025	2026	2027	39,987,997	0	6,683,300	0	46,671,297	20,498,300	0.021900	$448,913	2027
2026	2027	2028	46,671,297	0	8,055,000	0	54,726,297	28,553,300	0.021900	$625,317	2028
2027	2028	2029	54,726,297	0	5,675,000	0	60,401,297	34,228,300	0.021900	$749,600	2029
2028	2029	2030	60,401,297	0	4,955,000	0	65,356,297	39,183,300	0.021900	$858,114	2030
2029	2030	2031	65,356,297	0	0	0	65,356,297	39,183,300	0.021900	$858,114	2031
2030	2031	2032	65,356,297	0	2,280,000	0	67,636,297	41,463,300	0.021900	$908,046	2032
2031	2032	2033	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2033
2032	2033	2034	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2034
2033	2034	2035	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2035
2034	2035	2036	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2036
2035	2036	2037	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2037
2036	2037	2038	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2038
2037	2038	2039	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2039
2038	2039	2040	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2040
2039	2040	2041	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2041
2040	2041	2042	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2042
2041	2042	2043	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2043
2042	2043	2044	67,636,297	0	0	0	67,636,297	41,463,300	0.021900	$908,046	2044
Total					**$41,463,300**	**$0**				**$15,647,208**	

Attachment 5
Tax Increment Cash Flow
Reedsburg TID No. 11
TID No. 11
06/08/20203

		Revenues			Expenses								
Year	Beginning Balance	Capital Interest	Tax Increment Revenue	Land Sale Income*	Phase 1 Debt Service Payments	Phase 2 Debt Service Payments	Phase 3 Debt Service Payments	Phase 4 Debt Service Payments	Upfront Dev. Costs 10 year Loan	PayGo Payments	Admin & Marketing	Annual Surplus (Deficit)	Cumlative Surplus (Deficit)
2023		270,000	0	0	0	0	0	0	0	0	0	270,000	270,000
2024	270,000	0	0	0	0	0	0	0	0	0	0	0	270,000
2025	270,000	0	0	0	280,000	0	0	0	0	0	4,000	(284,000)	(14,000)
2026	(14,000)	40,000	302,549	0	436,183	0	0	0	0	20,000	4,000	(117,635)	(131,635)
2027	(131,635)	0	448,913	0	436,183	20,000	0	0	0	20,000	4,000	(31,270)	(162,905)
2028	(162,905)	0	625,317	0	436,183	20,000	0	0	0	20,000	4,000	145,134	(17,771)
2029	(17,771)	0	749,600	0	436,183	55,812	0	0	0	40,000	4,000	213,604	195,833
2030	195,833	20,000	858,114	0	436,183	55,812	0	0	0	40,000	4,000	342,119	537,952
2031	537,952	0	858,114	0	436,183	55,812	20,000	0	0	40,000	4,000	302,119	840,071
2032	840,071	0	908,046	0	436,183	55,812	87,355	0	0	60,000	4,000	264,695	1,104,767
2033	1,104,767	0	908,046	0	436,183	55,812	87,355	0	0	60,000	4,000	264,695	1,369,462
2034	1,369,462	0	908,046	0	436,183	55,812	87,355	0	0	60,000	4,000	264,695	1,634,158
2035	1,634,158	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	1,878,853
2036	1,878,853	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	2,123,548
2037	2,123,548	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	2,368,244
2038	2,368,244	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	2,612,939
2039	2,612,939	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	2,857,635
2040	2,857,635	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	3,102,330
2041	3,102,330	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	3,347,026
2042	3,347,026	0	908,046	0	436,183	55,812	87,355	0	0	80,000	4,000	244,695	3,591,721
2043	3,591,721	0	908,046	0	436,183	55,812	87,355	0	0	0	4,000	324,695	3,916,417
2044	3,916,417	0	908,046	0	436,183	55,812	87,355	0	0	0	4,000	324,695	4,241,112
Total	0	**330,000**	**15,647,208**	**0**	**6,822,747**	**932,996**	**1,155,620**	**0**	**0**	**1,000,000**	**80,000**		

Attachment #6: Analysis of Impact on Overlying Jurisdictions

Reedsburg TID No. 11
TID No. 11

Taxing Jurisdiction	% of Mill Rate by Jurisdiction*	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	**34.3%**	$196,833	$508,656	$311,823
Tech. College	**3.8%**	$21,781	$56,287	$34,506
County	**19.0%**	$109,135	$282,027	$172,892
Local	**42.8%**	$245,497	$634,413	$388,916
State	**0.0%**	$0	$0	$0
Total	**100.0%**	**$573,246**	**$1,481,383**	**$908,137**

* 2022 Report Year

Exhibit B: Increment Projections

Reedsburg TID No. 11

TID No. 11

06/08/20203

Year	Description	Parkside Multi Family	Parkside Single Family Row Houses	Parkside Single Family Twin Homes	Parkside Single Family Homes	Clubhouse	Total Housing Units	Development Phase	Viking Drive Multi Family	Retzlaff Dr Twin Homes	Commercial Development
	Value	48 Units $95,000/unit	40 Units $225,000/unit	22 Units $275,000/Unit	6 Units $325,000/unit		116 Units		96 Units $95,000/unit	16 Units $275,000/Unit	
2023	$ -								$ -	$ 1,100,000	$ -
2024	$ 13,815,000	$ 4,560,000	$ 1,800,000	$ 1,650,000	$ 325,000	$ 600,000	63	1	$ 2,280,000	$ 2,200,000	$ 400,000
2025	$ 6,683,300		$ 1,800,000	$ 1,650,000	$ 650,000		16	1	$ -	$ 1,100,000	$ 1,483,300
2026	$ 8,055,000		$ 1,800,000	$ 1,650,000	$ 325,000		15	1	$ 2,280,000	$ -	$ 2,000,000
2027	$ 5,675,000		$ 1,800,000	$ 550,000	$ 325,000		11	2	$ -	$ -	$ 3,000,000
2028	$ 4,955,000		$ 1,800,000	$ 550,000	$ 325,000		11	2	$ 2,280,000	$ -	$ -
2029	$ -								$ -	$ -	$ -
2030	$ 2,280,000								$ 2,280,000	$ -	$ -
2031	$ -								$ -	$ -	$ -
2032	$ -								$ -	$ -	$ -
2033	$ -								$ -	$ -	$ -
2034	$ -								$ -	$ -	$ -
2035	$ -								$ -	$ -	$ -
2036	$ -								$ -	$ -	$ -
2037	$ -								$ -	$ -	$ -
2038	$ -								$ -	$ -	$ -
2039	$ -								$ -	$ -	$ -
2040	$ -								$ -	$ -	$ -
2041	$ -								$ -	$ -	$ -
2042	$ -								$ -	$ -	$ -
2043	$ -								$ -	$ -	$ -
									$ -	$ -	$ -
Total	**$ 41,463,300**	$ 4,560,000	$ 9,000,000	$ 6,050,000	$ 1,950,000	$ 600,000	116		$ 9,120,000	$ 4,400,000	$ 6,883,300

C Resolutions, Notices, Minutes

Appendix C: Resolutions, Notices, Minutes, and Other Attachments

Attachment #1: Timetable

Attachment #1:

Timetable

City of Reedsburg
Tax Increment District (TID) No. 11 Creation
May 22, 2023

Key Dates: Council Meetings – 2nd & 4th Monday
: Newspaper Publication Date – Thursday (Notice deadline is 2:00 p.m. on Friday)
: Plan Commission Meetings – 2nd Tuesday

Action	Party Responsible	Date
1. **Common Council Meeting:** Authorization to proceed	Common Council	5/22/23
2. **TID No. 11 Creation**		
3. Mail letters to taxing jurisdictions notifying them of TID creation and requesting Joint Review Board (JRB) appointments.	Vierbicher	5/25/23
4. Prepare draft TID No. 11Project Plan and Boundary Map	Vierbicher / City Staff	5/23/23 – 6/13/23
5. **Plan Commission Meeting**: • Review draft TID No. 11 Project Plan and Boundary Map • Set Public Hearing Date for TID No. 11 Creation	Plan Commission	6/13/23
6. Mail Public Hearing Notices to Joint Review Board (JRB)	Vierbicher	6/16/23
7. Mail Public Hearing Notices to taxing entities.	Vierbicher	6/16/23
8. Deliver JRB Meeting Notice to Newspaper.	City Staff	6/16/23
9. Deliver Public Hearing Notices to Newspaper.	City Staff	6/16/23
10. Mail JRB packets.	Vierbicher	6/16/23
11. Publish Notice for JRB first meeting *(Class I)*.	Newspaper	6/22/23
12. Publish Notice for TID No. 11 Creation Public Hearing *(Class II)*.	Newspaper	6/22/23 & 6/29/23
13. **Joint Review Board - First Meeting**: • Elect chairperson • Elect an at-large member • Review draft TID No.11 Creation Project Plan & District Boundary *(at least 5 days after publication of JRB meeting notice; latest date 14 days after first notice of Public Hearing)*.	JRB	6/27/23 to 7/06/23
14. **Plan Commission Meeting:** • Public Hearing for TID No.11 Creation • Adopt Resolution approving TID No. 11 Creation	Plan Commission	7/11/23
15. Obtain City Attorney opinion letter for TID No. 11 Creation, TID No. 6 Amendment and TID No. 9 Amendment	City Attorney	8/01/23
16. **Common Council Meeting**: (Not less than 14 days after public hearing) • Adopt Resolution approving TID No. 11 Creation • Adopt Resolution for TID No. 8 - 3 Year Tech College Extension	Common Council	8/14/23

17. Deliver JRB meeting notice to newspaper.	City Staff	8/18/23
18. Mail JRB packets.	Vierbicher	8/18/23
19. Publish Notice for JRB second meeting *(Class I)*.	Newspaper	8/24/23
20. **Joint Review Board – Final Meeting**: • Annual JRB Meeting to Review TID Annual Reports • Adopt Resolution for TID No. 8 - 3 Year Tech College Extension • Adopt Resolution approving TID No. 11 Creation *(At least 5 days after publication of meeting notice and within 30 days of Council approval)*.	JRB	8/29/23 to 9/13/23
21. Notify DOR of TID No. 11 Creation	Vierbicher	After JRB
22. Submit TID Base Year Packet to Wisconsin Department of Revenue.	Vierbicher / City Clerk / Assessor	Before 10/31/23