

City Plan Commission Agenda

August 8, 2023

Joint Meeting of Plan Commission & Zoning Board of Appeals

at Reedsburg City Hall Council Chambers

6:00 PM

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

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

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON JULY 11, 2023 (PC) AND JUNE 20, 2023 (ZBA):

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 to divide existing tax parcel into Lot 1 – E7742A & E7742B N Reedsburg Rd; Parcel # 010-0123-00000 – Jeffrey & Pamela Coy
- B. Consider recommending Certified Survey Map to divide existing tax parcel into Lot 1 & Lot 2 – E6120 Lane Dr; Parcel # 030-0593-00000 – Paul & Kathy Grosskrueger
- C. Consider a Conditional Use Permit for a rural health clinic addition to Reedsburg Area Medical Center. – 2000 N Dewey Ave; parcel #276-1932-10000 – Eppstein Uhen Architects
- D. Consider Final Plat for proposed zero-lot line subdivision. – South end of Retzlaff Dr; parcel #276-1928-53024 – Maxwell Dvorak
- E. Consider Site Plan Review to amend previous site plan. The new plan would replace the currently approved 110 X 120 and 225 X 120 buildings with 215 X 120 building. – 410 South Ave; parcel #s 0480, 0481 & 0482– Wade Riffey
- F. Consider zoning variance per § 690 Schedule 3 for a 21.5' side yard setback as well as per § 690-52 and § 690-53 to construct a 10'-high fence along the west side lot line. – 410 South Ave; Parcel #276-0481-00000 – Wade Riffey

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 July 11, 2023



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

Present: Alder Sonny Hyde, Alder Mike Gargano, Beth DeForge, Steve Zibell

Absent: Jay Brunken, Dan DeBaets

Staff: Tim Becker, Brian Duvalle

Approval of Minutes: Motion by Gargano, seconded by DeForge to approve the 6/13/23 meeting minutes.

Motion approved

Consider variance as part of subdivision plat review to allow a cul-de-sac street per § 674-7(D)(5). – South end of Retzlaff Dr; parcel #276-1928-53024 – KMD Development / Adam Lindloff

The subdivision ordinance was amended in 2013 that prohibited cul-de-sacs unless approved by variance. The newer city park eliminated access from Cottontail Ln leaving only Retzlaff Dr access.

Motion by Gargano, seconded by DeForge to approve the variance as presented.

Motion approved

Public Hearing for TID No.11 Creation

Kurt Muchow from Vierbicher reviewed the proposed TID. It's been tentatively reviewed by the Joint Review Board. The TID would be mixed use with no less than 50% suitable land to build, have a maximum 35% new platted residential, contains a list of possible future projects and soft costs, and generate an estimated \$4M surplus. DeForge asked if incentives would be for both residential and commercial, which they would. There were no public comments.

Adopt Resolution approving TID No. 11 Creation

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

Motion approved

Discuss minimum dwelling size and accessory dwelling standards

Review was held on small house examples of around 500 SF. Such houses could be part of bungalow courts and possibly owner/occupied.

Motion by DeForge, seconded by Zibell to adjourn at 7:01 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

City of Reedsburg
Zoning Board of Appeals Minutes
June 20, 2023

Present: Nathan Johnson, Jessie Phalen, Walter Luepke, Richard Braun
Absent:
Others: Jessica & Aaron Bauer and Brian Duvalle

Chair Nathan Johnson called the meeting to order at 12:00 PM.

Motion by Phalen, seconded by Luepke to approve the minutes from the 5/22/2023 meeting.

Motion approved 4-0

Consider zoning variance per § 690 Schedule 1 to construct a new 16' X 36' X 21.5' detached garage with less than the 5' minimum side setback and greater than the 15' height limit – 203 S Willow St; Parcel #276-1283-00000 – Aaron & Jessica Bauer

The Bauer's would like to build a new garage at the existing location which is approximately 2' from the lot line; 5' is the minimum side setback. The owner would also like to build the garage greater than the 15' height limit for additional storage.

Brian Duvalle spoke with the neighbor to the north and they are ok with it. However, that neighbor is selling the property and have been unable to contact the new owner.

Aaron Bauer spoke about how the current garage is not functional to put even one car in. They would like to get both vehicles in the garage. They would also like to get some storage space in their new garage because they are unable to store anything in their basement due to water issues. The Bauer's also indicated the reason they want to go above the height limit and because they want it to match the house height.

The neighbor to the south has their garage closer to the lot line and works out fine. They are asking for the garage to be approximately 21' height. Luepke asked about where the overhang on the north side would be and Bauer indicated it would be close to the lot line and would drain down their driveway. Bauer would like to enlarge the original plan on the size from 38' X 16' to 40' X 16' to accommodate 2 vehicles. This increase in size would go towards their driveway, not towards the backyard. They would be the required 10' away from the house for fire reasons. All neighbors are in support of the Bauer's building the new garage. Brian asked about how close the north lot line would be and Bauer's indicated it would be about 1-1/2' from the lot line and maintain the present footings on the north and south of the garage.

Motion by Braun, seconded by Phalen to grant variance with the following conditions: need to have a survey done on north lot line, require gutters to be installed on the garage and have the footings where they are now on the north and south side of the garage.

Motion approved 4-0

Motion by Braun, seconded by Luepke to adjourn at 12:32 PM.

Motion approved 4-0

Respectfully submitted,

Julie Strutz
Deputy Clerk-Treasurer

RESOLUTION
(CSM – E7742A & E7742B N Reedsburg Rd; Parcel # 010-0123-00000)

File No. 4515-23

Resolved, that this Certified Survey located in the Town of Excelsior 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 14th day of August, 2023, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 14th day of August, 2023.

Jacob Crosetto
City Clerk

Staff Report

DATE: 7/25/2023

APPLICANT: Jeffrey & Pamela Coy

LOCATION: E7742A & E7742B N Reedsburg Rd; Parcel # 010-0123-00000

ZONING: Agricultural

DESCRIPTION OF REQUEST: Consider recommending Certified Survey Map to divide existing tax parcel into Lot 1

General Findings

SURROUNDING LAND USES:

- North – Agricultural
- West – Agricultural
- South – Residential
- East – Agricultural

ZONING:

- North – Ag
- West – Ag
- South – R-2
- East – Ag

TOPOGRAPHY: Slopes up to north

STREET R.O.W./TRAFFIC/ACCESS: N Reedsburg Rd; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Low-density residential; Industrial

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. July 25, 2023, RADC Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

City of Reedsburg Land Use Application

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

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

APPLICANT: Jr Frey + Pamela Coy

ADDRESS: EL632 SK. HILL Rd **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-393-5176 **PARCEL #:** _____

E-MAIL: pamela.coy@vikingvillageinc.com

PROPERTY OWNER: (if different from Applicant) JP Real Estate Leasing LLC

LOCATION: (if different from address above) 10 Box 350 Reedsburg WI 53959

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** _____

☐ **Conditional Use Permit:** _____

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

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

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

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

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

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

☐ **Other or Annexation:** _____

AFFIDAVIT

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

Pamela K. Coy 16-22-23

Applicant Signature / Date

Pamela K. Coy 16-22-23

Owner Signature / Date

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	<u>Y</u> _____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>16-26-2023</u>	
Receipt #	<u>1044538</u>	

SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED IN THE SE1/4 OF THE FRACTIONAL SW1/4 OF SECTION 6,
T12N, R5E, TOWN OF EXCELSIOR, SAUK COUNTY, WISCONSIN.

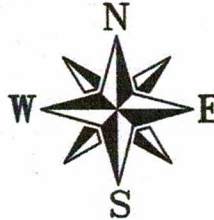
OWNERS:
JP REAL ESTATE LEASING LLC
P.O. BOX 350
REEDSBURG, WI 53959

PROPERTY ADDRESS:
E7442A NORTH REEDSBURG ROAD
REEDSBURG, WI 53959

UNPLATTED LANDS

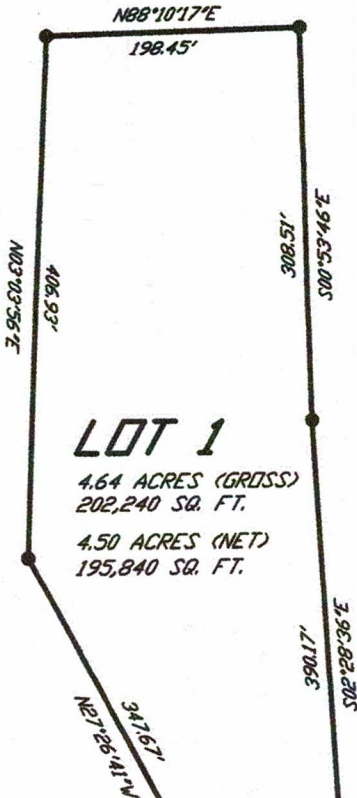
SE1/4 OF THE
FRACTIONAL SW1/4
SECTION 6

ZONED: E.T.



BEARINGS ARE REFERENCED TO THE SOUTH LINE
OF THE FRACTIONAL SW1/4 OF SECTION 6, COMPUTED
TO BEAR S89°10'13"W USING THE SAUK COUNTY
COORDINATE SYSTEM. (NAD 83/2011)

UNPLATTED LANDS

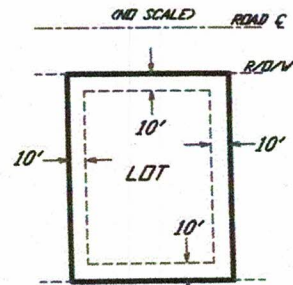


LOT 1

4.64 ACRES (GROSS)
202,240 SQ. FT.
4.50 ACRES (NET)
195,840 SQ. FT.

UNPLATTED LANDS

SE1/4 OF THE
FRACTIONAL SW1/4
SECTION 6



UTILITY EASEMENTS

THE LOT BEING CREATED ON THIS C.S.M. WILL
HAVE UTILITY EASEMENTS AS DEDICATED AND
SHOWN. THE UTILITY EASEMENTS SHOWN ON THIS
CERTIFIED SURVEY MAP ARE BEING DEDICATED
BY THIS INSTRUMENT AND ARE GRANTED TO
THE CITY OF REEDSBURG AS HOLDER AND BENEFICIARY.

LEGEND

- STANDARD HARRISON MONUMENT FOUND
(TIES FD & VERIFIED)
- 3/4" X 18" REBAR SET WEIGHING
1.50 LBS./LIN. FT.
- ▲ COMPUTED POSITION
- (REC) RECORDED DATA

SE1/4 OF THE
FRACTIONAL SW1/4
SECTION 6

UNPLATTED LANDS

UNPLATTED LANDS

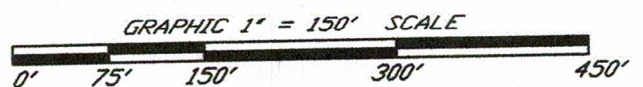
SW CORNER OF
SECTION 6

SOUTH LINE OF THE
FRACTIONAL SW1/4 OF SECTION 6



FIELD WORK COMPLETED ON
JUNE 26, 2023

RICHARD T. BLAKESLEE
PROFESSIONAL LAND SURVEYOR S-1614



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

SURVEYOR'S CERTIFICATE

I, Richard T. Blakeslee, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in the SE1/4 of the fractional SW1/4 of Section 6, T12N, R5E, Town of Excelsior, Sauk County, Wisconsin; being more fully described as follows:

Commencing at the South 1/4 corner of Section 6; thence S89°10'13"W, 579.76 feet along the South line of the fractional Southwest 1/4 of Section 6 to the point of beginning; thence continuing S89°10'13"W, 199.68 feet along the aforesaid South line; thence North, 187.34 feet; thence N42°38'38"W, 137.91 feet; thence N27°26'41"W, 347.67 feet; thence N03°03'56"E, 406.93 feet; thence N88°10'17"E, 198.45 feet; thence S00°53'46"E, 308.51 feet; thence S02°28'36"E, 390.17 feet; thence S89°18'42"E, 211.54 feet; thence South, 306.30 feet to the point of beginning.

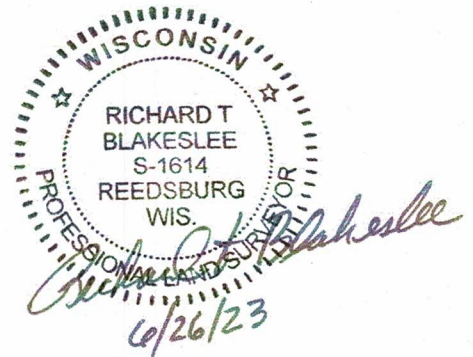
Said parcel contains 4.64 acres, more or less, and is subject to the rights-of-way of North Reedsburg Road, all utility easements of record and the utility easements dedicated on this survey.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, City and Township of Excelsior Subdivision regulations and the Sauk County Land Resources and Environment Department regulations. Also that this map is in compliance with Chapter A.E. 7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief in surveying, dividing and mapping the same.

That such plat is a true and correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have performed such Certified Survey under the direction of JP Real Estate Leasing LLC, P.O. Box 350, Reedsburg, WI 53959; owners of said lands.

Richard T. Blakeslee
Professional Land Surveyor S-1614



Soil Certificate

Lot 1 of this Certified Survey Map has not had a Soil's Evaluation done. No construction for human habitation will be allowed on Lot 1 until an approved sanitary septic site has been approved by the office of Sauk County Land Resources and Environment Department.

Excelsior Town Board Approval

Resolved, that this Certified Survey in the Town of Excelsior, be and is hereby approved. I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Excelsior Town Board and made effective this _____ day of _____, 2023.

Town Board Chairman

Sauk County Land Resources and Environment Department Approval

Resolved, that this Certified Survey in the Town of Excelsior, be and is hereby approved in compliance with Chapter 236 of the Wisconsin Statutes, and the zoning requirements of the Sauk County Land Resources and Environment Department regulations.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County Land Resources and Environment Department and made effective this _____ day of _____, 2023.

Date

Administrator

COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey located in the Town of Excelsior be and is hereby approved.

Date

Approved _____
Mayor

Date

Approved _____
Clerk

OWNERS CERTIFICATE OF DEDICATION

JP Real Estate Leasing LLC as owner does hereby certify that they have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map. JP Real Estate Leasing LLC does further certify that the Certified Survey is required by s.236.10 or 236.12 to be submitted to the following for approval or rejection: The City of Reedsburg, The Town of Excelsior and the Sauk County Land Resources and Environment Department.

Jeffrey Coy (Member)

Pamela Coy (Member)

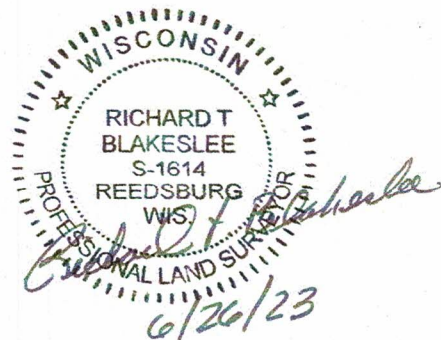
State of Wisconsin:
Sauk County:

Personally came before me this _____ day of _____, 2023, JP Real Estate Leasing LLC, to me known to be the persons who executed the foregoing instrument and acknowledged that they have executed the foregoing instrument.

Notary Public; Sauk County, Wisconsin.

My commission expires _____.

Richard T. Blakeslee
Professional Land Surveyor S-1614



RESOLUTION
(CSM – E6120 Lane Dr; Parcel # 030-0593-00000)

File No. 4516-23

Resolved, that this Certified Survey located in the Town 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 14th day of August, 2023, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 14th day of August, 2023.

Jacob Crosetto
City Clerk

Staff Report

DATE: 7/25/2023

APPLICANT: Paul & Kathy Grosskrueger

LOCATION: E6120 Lane Dr; Parcel # 030-0593-00000

ZONING: Agricultural

DESCRIPTION OF REQUEST: Consider recommending Certified Survey Map to divide existing tax parcel into Lot 1 & Lot 2

General Findings

SURROUNDING LAND USES:

- North – Vacant
- West – Agricultural, Residential
- South – Agricultural
- East – Agricultural

ZONING:

- North – Conservancy
- West – Ag, R-2
- South – Ag
- East – Ag

TOPOGRAPHY: Slopes down to north

STREET R.O.W./TRAFFIC/ACCESS: Lane Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: Wetlands; Floodplain

COMPREHENSIVE PLAN DESIGNATION: Low-density residential

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. July 25, 2023, RADC Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

Revised
7/2/2023

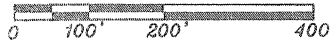
SHEET 1 OF 4
51623

FAUERBACH SURVEYING & ENGINEERING
1105 KNOWER AVE., PO Box 140, HILLSBORO, WI 54634 608-489-3363

SAUK CO. CERTIFIED SURVEY MAP No. _____
PART OF THE NW1/4 OF THE NW1/4, SECTION 15, T12N,
R4E, TOWN & CITY OF REEDSBURG, SAUK COUNTY, WIS.
(IN ET ZONE OF THE CITY OF REEDSBURG).

OWNER/CLIENT: PAUL E. & KATHRYN GROSSKRUEGER REV. TRUST
E6120 LANE DRIVE
REEDSBURG, WI 53959

SCALE 1" = 200'

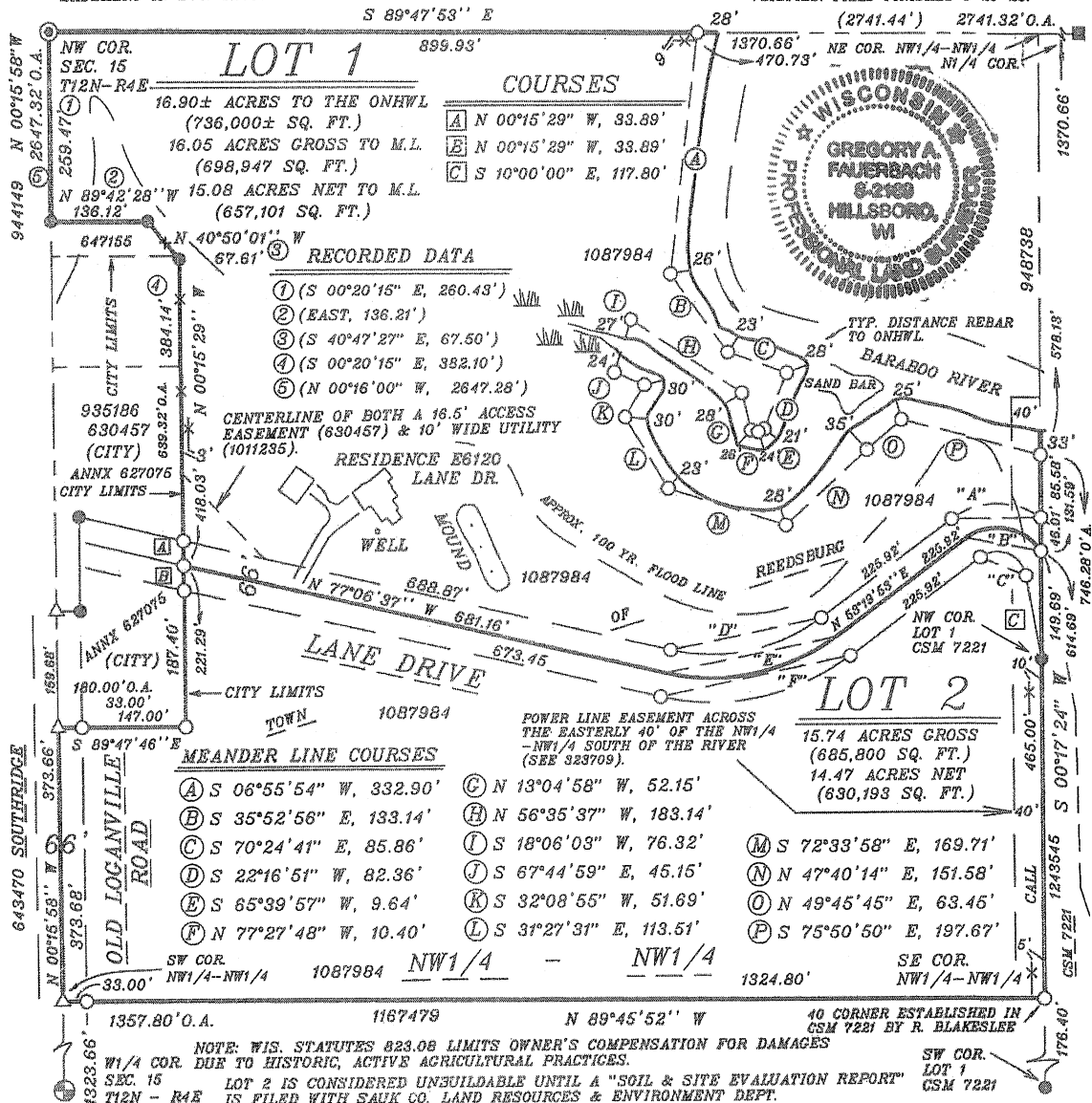


CURVE DATA

CURVE	"A"	"B"	"C"	"D"	"E"	"F"
I	71°33'47"	92°40'48"	116°39'05"	49°38'30"	49°33'30"	49°33'30"
R	105.53'	72.53'	39.53'	253.48'	286.48'	319.48'
L	131.81'	117.32'	80.48'	219.25'	247.79'	276.34'
CH	123.41'	104.94'	67.28'	212.48'	240.14'	267.80'
CH. BRG.	S89°06'52"W	N80°19'32"W	S68°20'03"E	S78°06'38"W	S78°06'38"W	N78°06'38"E
TANG. IN	N55°06'15"W	N39°59'08"W	N53°20'24"E	S53°19'53"W	S53°19'53"W	S77°06'37"E
TANG. OUT	S53°19'58"W	S53°20'04"W	S10°00'31"E	N77°06'37"E	N77°06'37"E	N63°19'53"E

LOTS 1 & 2 ARE SUBJECT TO AN ELECTRIC LINE
EASEMENT IN DOC. 324851.

SECTION CORNER TIES WERE FOUND &
VERIFIED. FIELD FINISHED 5-20-23.



SURVEYOR'S CERTIFICATE:

I, Gregory A. Fauerbach, Professional Land Surveyor, hereby certify that under the direction of Paul E. Grosskrueger, I have surveyed, monumented and mapped a part of the NW1/4 of the NW1/4, Section 15, T12N, R4E, Town and City of Reedsburg, Sauk County, Wisconsin, more fully described as follows:

Beginning at the NW Corner of said Section 15, T12N, R4E:

Thence S 89°47'53" E along the northerly line of the NW1/4 of the NW1/4 of Section 15, 899.93 feet to a point lying westerly 28 feet from the ordinary normal high water line of the Baraboo River and the beginning of a meander line along the right descending bank of the river;

Thence S 06°55'54" W, 332.90 feet along said meander line;
Thence S 35°52'56" E, 133.14 feet along the meander line;
Thence S 70°24'41" E, 85.86 feet along the meander line;
Thence S 22°16'51" W, 82.36 feet along the meander line;
Thence S 65°39'57" W, 9.64 feet along the meander line;

Thence N 77°27'48" W, 10.40 feet along the meander line;
Thence N 13°04'58" W, 52.15 feet along the meander line;
Thence N 56°35'37" W, 183.14 feet along the meander line;
Thence S 18°06'03" W, 76.32 feet along the meander line;
Thence S 67°44'59" E, 45.15 feet along the meander line;

Thence S 32°08'55" W, 51.69 feet along the meander line
Thence S 31°27'31" E, 113.51 feet along the meander line;
Thence S 72°33'58" E, 169.71 feet along the meander line;
Thence N 47°40'14" E, 151.58 feet along the meander line;
Thence N 49°45'45" E, 63.45 feet along the meander line;

Thence S 75°50'50" E, 197.67 feet to a point 33 feet southerly of the ordinary normal high water line of the Baraboo River and the end of the meander line at it's intersection with the easterly line of the NW1/4 of the NW1/4 of said Section 15;

Thence S 00°17'24" W along said easterly line, 85.58 feet to the northerly right-of-way curve of Lane Drive;

Thence continuing S 00°17'24" W, 46.01 feet to the centerline of Lane Drive;

Thence continuing S 00°17'24" W, 149.69 feet to the westerly right-of-way of Lane Drive and NW Corner of Lot 1, CSM 7221;

Thence continuing S 00°17'24" W along the easterly line of the NW1/4 of the NW1/4 of Section 15 and westerly line of Lot 1, CSM 7221, 465.00 feet to the SE Corner of the NW1/4 of the NW1/4 of Section 15;

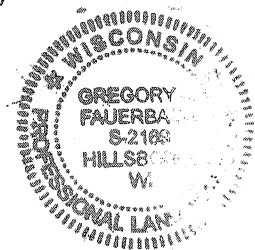
Thence N 89°45'52" W along the southerly line of the NW1/4 of the NW1/4 of Section 15, 1324.80 feet to the easterly right-of-way of Old Loganville Road;

Thence continuing N 89°45'52" W, 33.00 feet to the SW Corner of the NW1/4 of the NW1/4 and centerline of Old Loganville Road;

Thence N 00°15'58" W along the westerly line of the NW1/4 of the NW1/4 and centerline, 373.66 feet;

Thence S 89°47'46" E, 33.00 feet to the easterly right-of-way of Old Loganville Road;

Thence continuing S 89°47'46" E, 147.00 feet;



Thence N 00°15'29" W, 187.40 feet to the southerly right-of-way of Lane Drive;

Thence continuing N 00°15'29" W, 33.89 feet to the centerline of Lane Drive;

Thence continuing N 00°15'29" W, 33.89 feet to the northerly right-of-way of Lane Drive;

Thence continuing N 00°15'29" W, 384.14 feet;

Thence N 40°50'01" W, 67.61 feet;

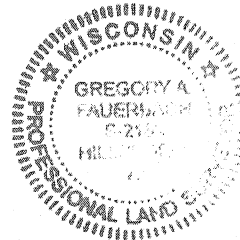
Thence N 89°42'28" W, 136.12 feet to the westerly line of the NW1/4 of the NW1/4 of Section 15;

Thence N 00°15'58" W along said westerly line, 259.47 feet to the point of beginning.

Contains 31.79 acres (1,384,747 sq. ft.) to the meander line of the Baraboo River, 32.7 acres more or less, to the ordinary normal high water line of the river, and is subject to the right-of-way of Lane Drive and all easements of record.

I certify that I have fully complied with Chapter 236.34 of Wisconsin Statutes, Chapter AE 7 of the Wisconsin Administrative Code, the Sauk County Land Division Ordinance and Regulations of the Town of Reedsburg and City of Reedsburg. I certify that the above map is a true and correct representation of the exterior boundaries of the land surveyed, to the best of my knowledge and belief.

Fauerbach Surveying & Engineering, LLC
1105 Knower Ave., PO Box 140
Hillsboro, WI 54634-0140
Ph/fax 608-489-3363
fse1@comantenna.com



OWNER'S CERTIFICATE

We certify that we caused the land herein described to be surveyed and agree with the survey as shown. We also acknowledge that under Wis. Stat. 236.10 or 236.12, this CSM must be submitted for Review to the following Agencies for Approval or Rejection: 1) The Town of Reedsburg, 2) the City of Reedsburg, 3) Sauk County Land Resources and Environment Dept.

Dated Paul E. Grosskrueger-owner

Dated Kathryn Grosskrueger-owner

State of Wisconsin)

Sauk County) ss

Personally came before me this _____ day of _____, 2023,
the above named person (s), to me known to be the person (s) who executed the
foregoing instrument and acknowledge the same.

Notary Public

Printed Name

Notary Public, _____ County, Wisconsin.

My Commission Expires: _____

This Instrument Drafted by:
Gregory A. Fauerbach PE PLS

TOWN OF REEDSBURG BOARD APPROVAL:

Resolved that this Certified Survey Map is hereby approved by the Town of Reedsburg Board on Recommendation of the Town Plan Commission.

Dated Chad Allen - Town Chairman

CITY OF REEDSBURG - COMMON COUNCIL RESOLUTION:

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

Dated David Estes - Mayor

I hereby certify that the foregoing is a copy of a
resolution adopted by the Common Council of the City of
Reedsburg.

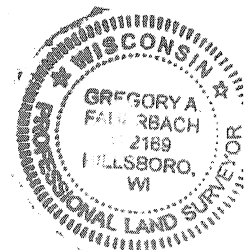
Dated Jacob Crosetto - City Clerk

SAUK COUNTY LAND RESOURCES & ENVIROMENT DEPARTMENT APPROVAL:

Approved by the above department this

_____ day of _____, 2023.

Brian Simmert - Planning Mgr.



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" = 277'

CITY OF REEDSBURG

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

Print Date: 7/14/2023

City of Reedsburg Land Use Application

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

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

APPLICANT: Eppstein Uhen Architects

ADDRESS: 333 E Chicago Ave **CITY:** Milwaukee **STATE:** WI

ZIP: 53202 **PHONE:** 414-291-8104 **PARCEL #:** _____

E-MAIL: jeffreyh@eua.com

PROPERTY OWNER: (if different from Applicant) Reedsburg Area Medical Center

LOCATION: (if different from address above) 2000 N Dewey Ave, Reedsburg, WI

LAND USE REQUEST

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

☐ **Certified Survey Map (CSM):** _____

☒ **Conditional Use Permit:** Rural Health Clinic addition to existing hospital

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:** _____

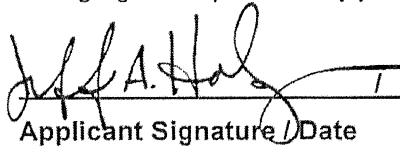
☐ **Zoning Variance:** _____

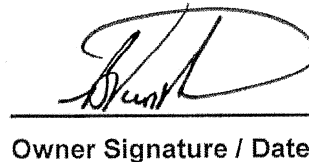
For *VARIANCE* requests, also answer "D" on back page.

☐ **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.

 7/13/2023
Applicant Signature / Date

 7-13-23
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	\$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	7-21-2023	
Receipt #	1044874	

Plan Commission

DATE: 8/8/2023

APPLICANT: Eppstein Uhen Architects (RAMC)

LOCATION: 2000 N Dewey Ave; parcel #276-1932-10000

ZONING: R-2 Residential

PROPOSED LAND USE CHANGE: Conditional Use Permit

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider a Conditional Use Permit for a rural health clinic addition to Reedsburg Area Medical Center.

General Findings

SURROUNDING LAND USES:

- North – Two-family residential
- West – Single-family residential
- South – Multi-family residential
- East – Single-family residential, North Park

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: N Dewey, 19th, 21st, Ridgeview Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Government & Institutional

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 one of the existing parcels contains an existing medical center, clinic and specialty center.
2. The Board finds that a clinic expansion is proposed.
3. The Board finds that the parcel is zoned R-2 Residential.
4. The Board finds that No proposed changes to the operation of the hospital. Clinic services will be maintained but access to the clinic will be primarily from the 19th Street lower-level parking lot in lieu of the North Dewey Avenue parking lot.
5. The Board finds that surrounding properties contain single-family residential, multi-family residential, two-family residential and Wellness Park.

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

1. The Board finds that a stormwater plan is attached.

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 has an ER entrance located at on Ridgeview Dr

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 building lighting will be incorporated to provide safe egress from the building and for patients utilizing the clinic parking lot. The new lighting will be deflected away from adjacent properties, will not impede the vision of traffic along adjacent streets and does not unnecessarily illuminate the night skies.

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

1. The Board finds that the property is located at Ridgeview/19th/N Dewey/21st.
2. The Board finds that the clinic patients will enter from the South 19th Street Ridgeview Drive entrances to the existing parking lot. Staff parking will be offset to the existing North Dewey Avenue and the Ridgeview Drive parking lots.

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.

Conditional Use Permit Findings of Fact for Section 690-19(A-C)

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 one of the existing parcels contains an existing medical center, clinic and specialty center.
2. The Board finds that a clinic expansion is proposed.
3. The Board finds that the parcel is zoned R-2 Residential.
4. The Board finds that No proposed changes to the operation of the hospital. Clinic services will be maintained but access to the clinic will be primarily from the 19th Street lower-level parking lot in lieu of the North Dewey Avenue parking lot.
5. The Board finds that surrounding properties contain single-family residential, multi-family residential, two-family residential and Wellness Park.

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 properties contain single-family residential, multi-family residential, two-family residential and Wellness Park.
2. The Board finds that the area is zoned R-3, G 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 will be adequately served by the campus electrical, water, and sewer facilities. Refuse collection will be adjusted to accommodate the larger clinic space and be shielded by a masonry enclosure with operable gates for access and removal.

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

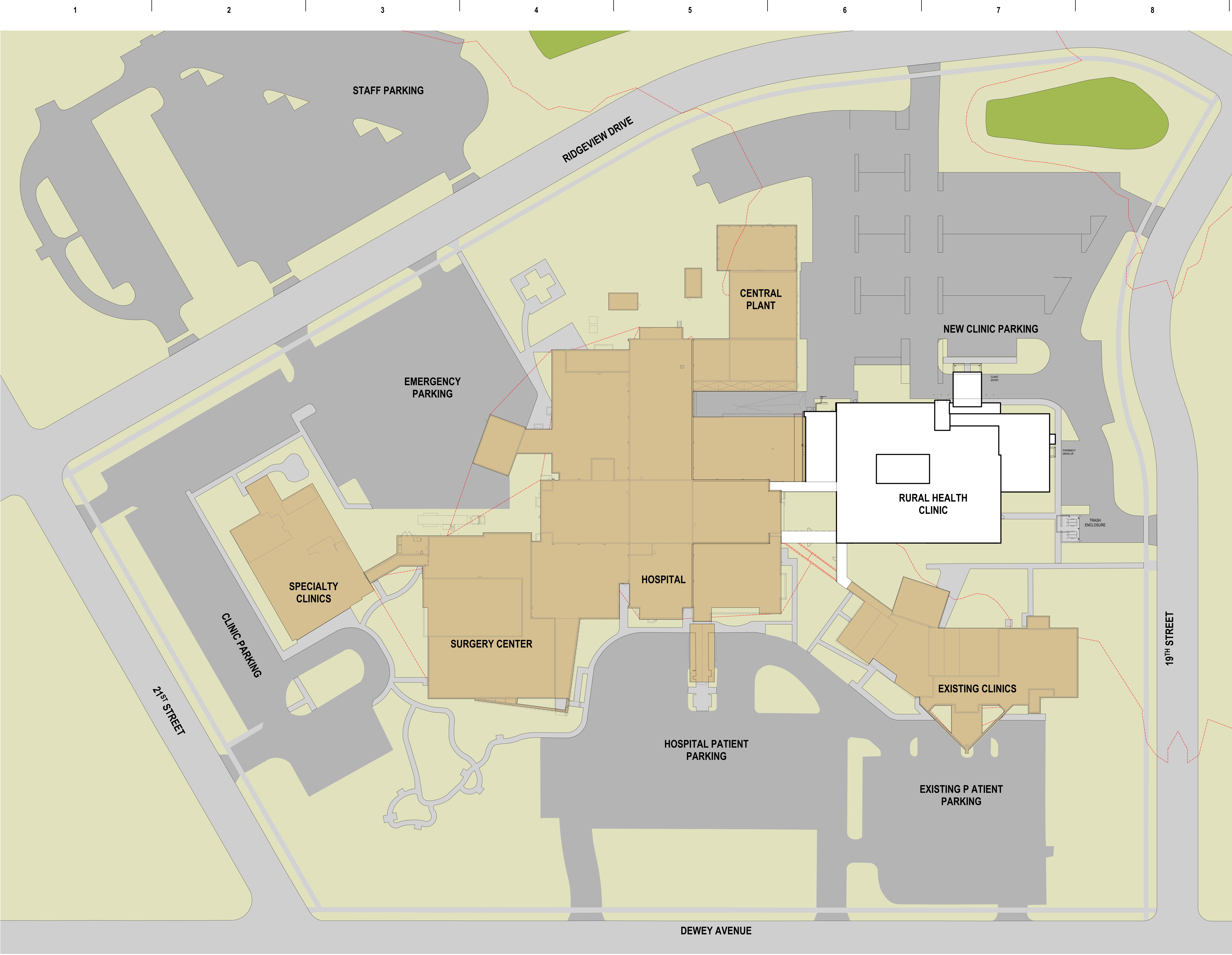
ADMINISTRATOR:

OTHER:

STAFF COMMENTS: The current east side employee parking would swap and move to the west with public parking moved to the east side lot. The ordinance was amended to 10 X 18 parking spaces however the replacement parking spaces would be 9 X 18, same as the current existing spaces.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. August 8, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting



KEYNOTES PER SHEET



333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/13/2023	CITY SUBMITTAL SET

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

REEDSBURG AREA MEDICAL CENTER -
CLINIC ADDITION

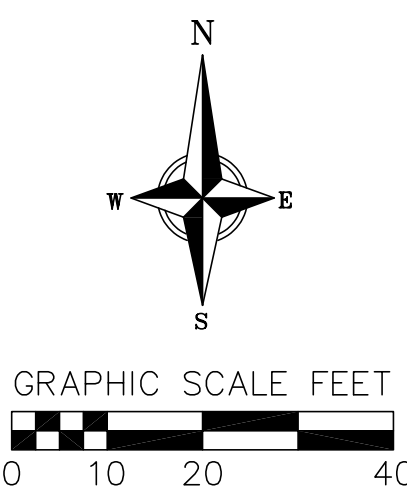
2000 N Dewey Ave
Reedsburg, WI 53959

PROJECT NUMBER: 422033
PROJECT MANAGER: JH

SHEET INFORMATION

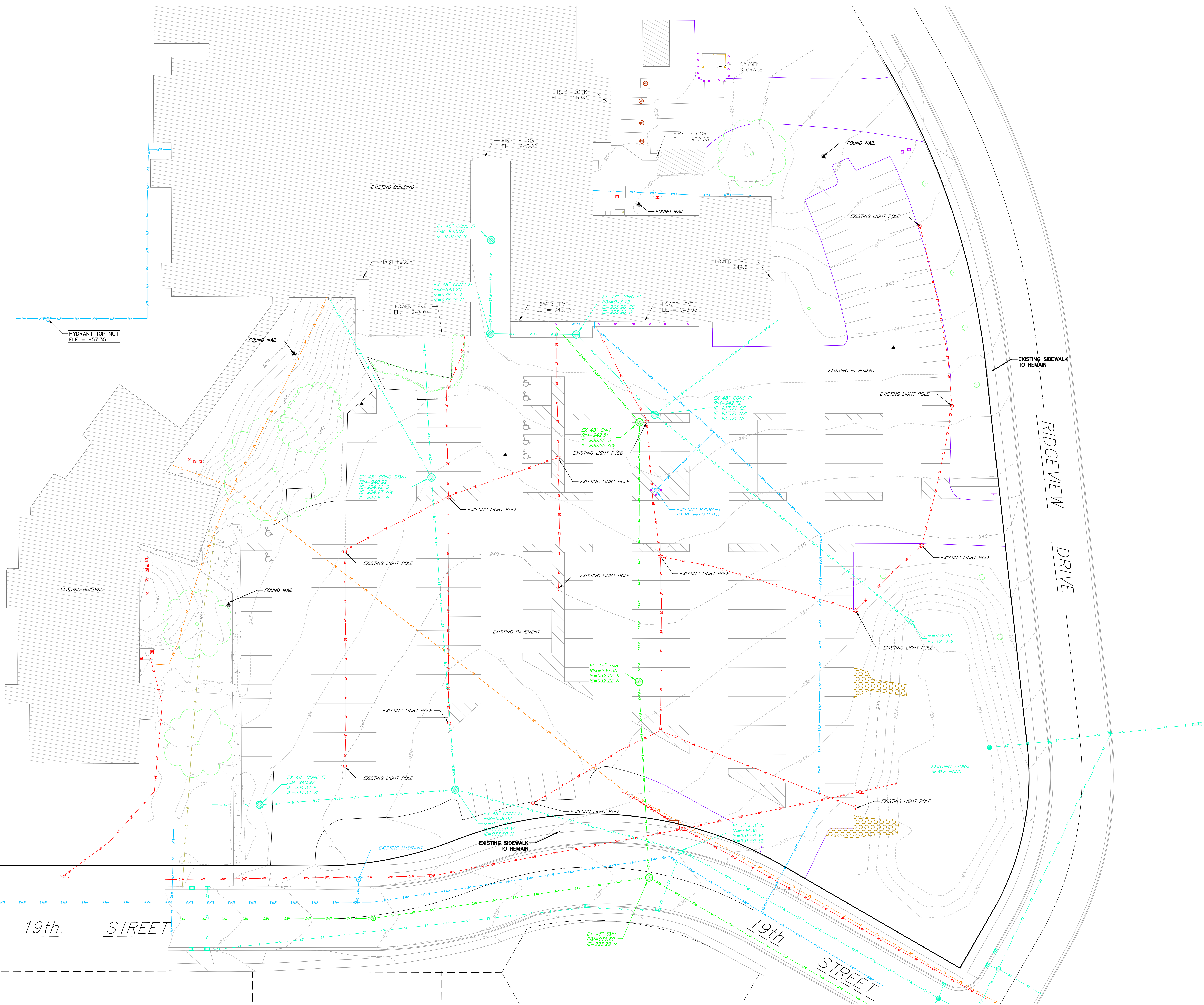
ARCHITECTURAL SITE
PLAN
AS100

SHEET NAME:
SHEET NUMBER:



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING SIGN (TYPE NOTED)
- EXISTING POST
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING HANDICAP PARKING
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- FOUND NAIL
- FOUND P.K. NAIL



KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
03/09/2023	SCHEMATIC DESIGN
07/12/2023	CITY SUBMITTAL SET

PROJECT INFORMATION

REEDSBURG AREA MEDICAL CENTER -
CLINIC ADDITION

2000 N Dewey Ave
Reedsburg, WI 53959

SHEET INFORMATION

SHEET NAME: EXISTING CONDITIONS

C100

PROJECT NUMBER: 422033

PROJECT MANAGER: JH

SHEET NUMBER:

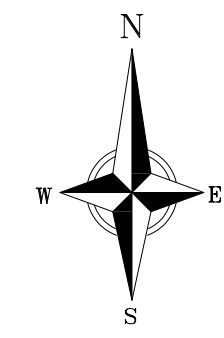


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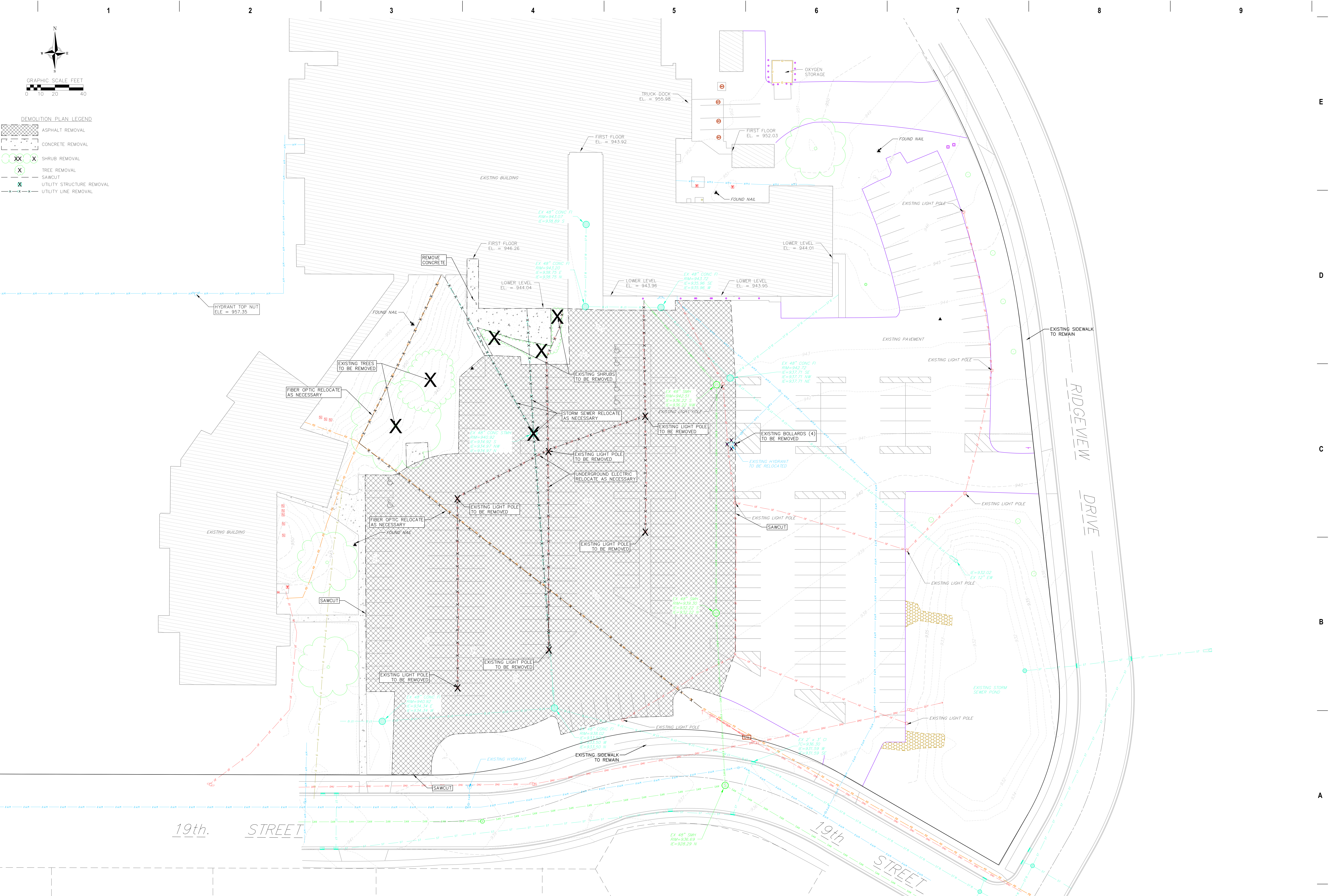
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GRAPHIC SCALE FEET
0 10 20 40

DEMOLITION PLAN LEGEND

- ASPHALT REMOVAL
- CONCRETE REMOVAL
- SHRUB REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL



KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/10/2023	CITY SUBMITTAL SET

PROJECT INFORMATION

REEDSBURG AREA MEDICAL CENTER -
CLINIC ADDITION

2000 N Dewey Ave
Reedsburg, WI 53959

SHEET INFORMATION

SHEET NAME: DEMO PLAN
SHEET NUMBER: C200

PROJECT NUMBER: 422033
PROJECT MANAGER: JH

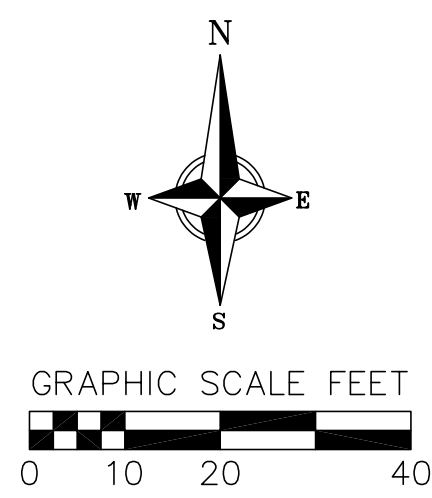


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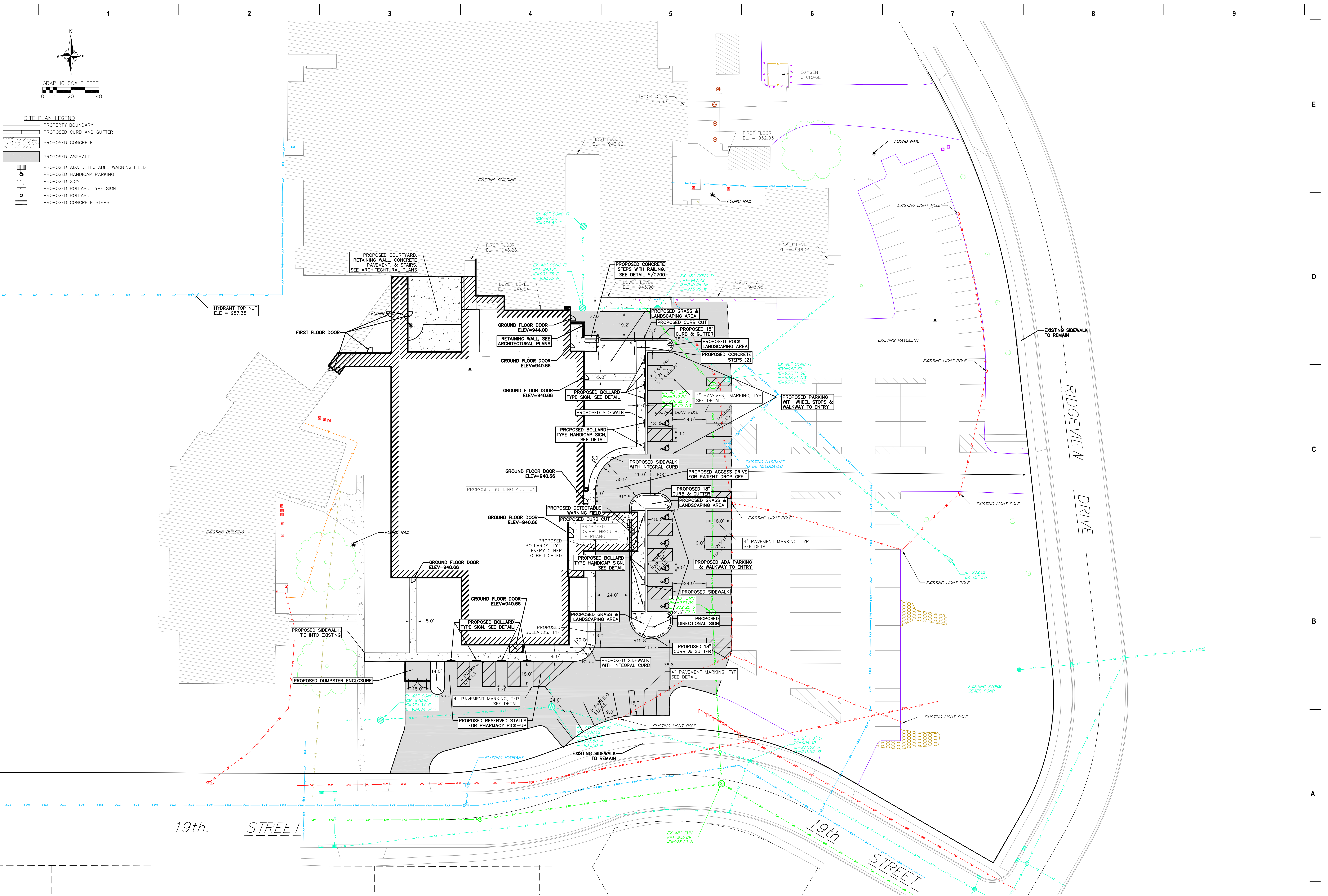


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SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING
- PROPOSED SIGN
- PROPOSED BOLLARD TYPE SIGN
- PROPOSED BOLLARD
- PROPOSED CONCRETE STEPS



KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06/08/2023	SCHEMATIC DESIGN
07/12/2023	CITY SUBMITTAL SET

PROJECT INFORMATION

REEDSBURG AREA MEDICAL CENTER - CLINIC ADDITION

2000 N Dewey Ave
Reedsburg, WI 53959

SHEET INFORMATION

SHEET NAME: SITE PLAN

C300

PROJECT NUMBER: 422033

PROJECT MANAGER: JH

SHEET NUMBER:

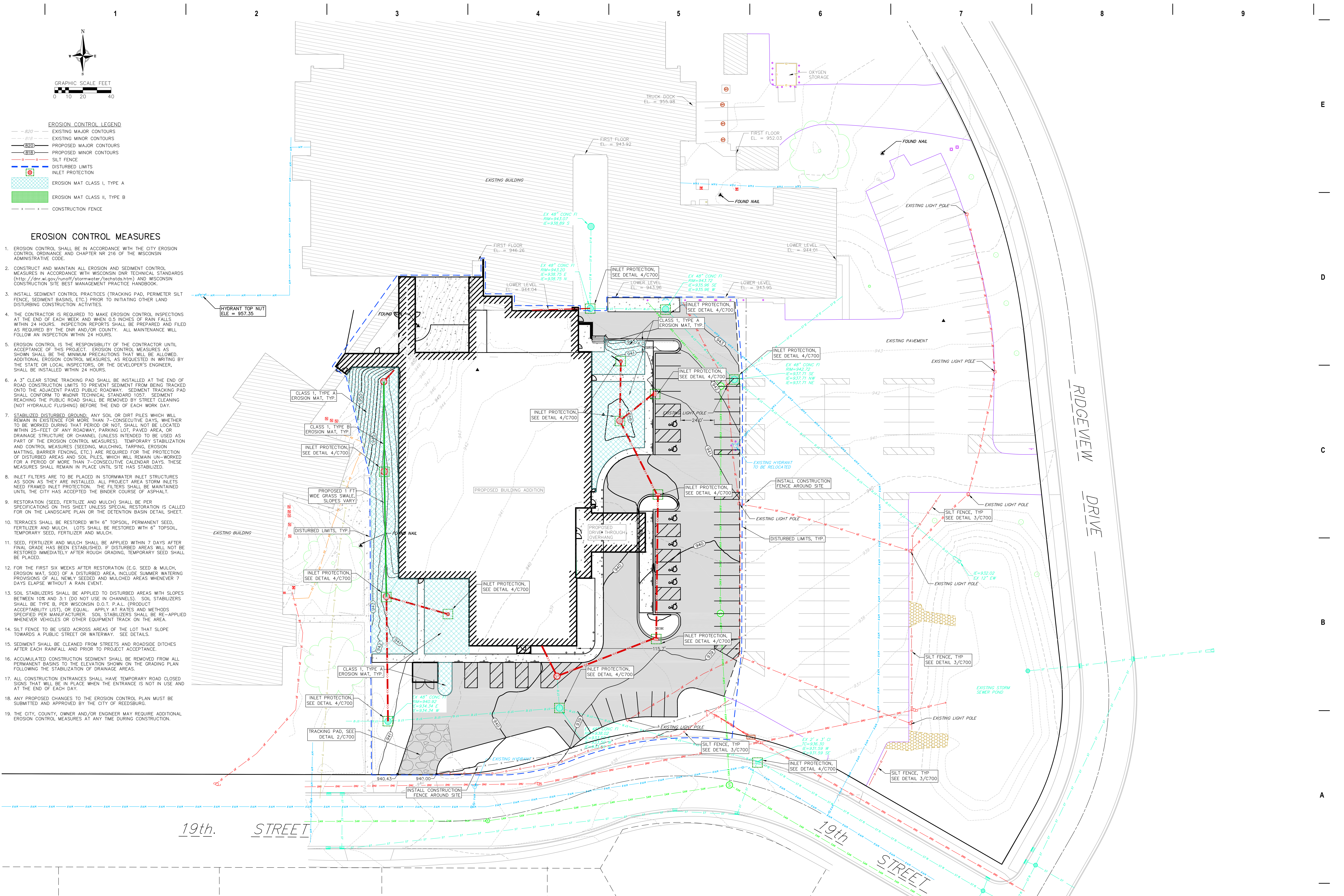


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- EROSION CONTROL LEGEND**
- 820 — EXISTING MAJOR CONTOURS
 - 818 — EXISTING MINOR CONTOURS
 - (820) — PROPOSED MAJOR CONTOURS
 - (818) — PROPOSED MINOR CONTOURS
 - S — SILT FENCE
 - D — DISTURBED LIMITS
 - I — INLET PROTECTION
 - E — EROSION MAT CLASS I, TYPE A
 - G — EROSION MAT CLASS II, TYPE B
 - X — CONSTRUCTION FENCE

EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASIN, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- STABILIZED DISTURBED GROUND. ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED FRAMED INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDING AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF REEDSBURG.
- THE CITY, COUNTY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

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KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/10/2023	CITY SUBMITTAL SET

PROJECT INFORMATION

REEDSBURG AREA MEDICAL CENTER - CLINIC ADDITION

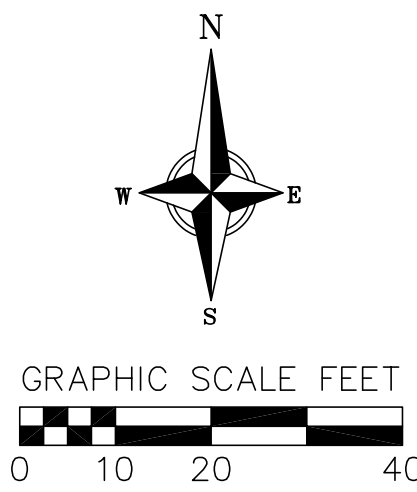
2000 N Dewey Ave
Reedsburg, WI 53959

SHEET INFORMATION

SHEET NAME: **EROSION CONTROL PLAN**
C400

SHEET NUMBER:

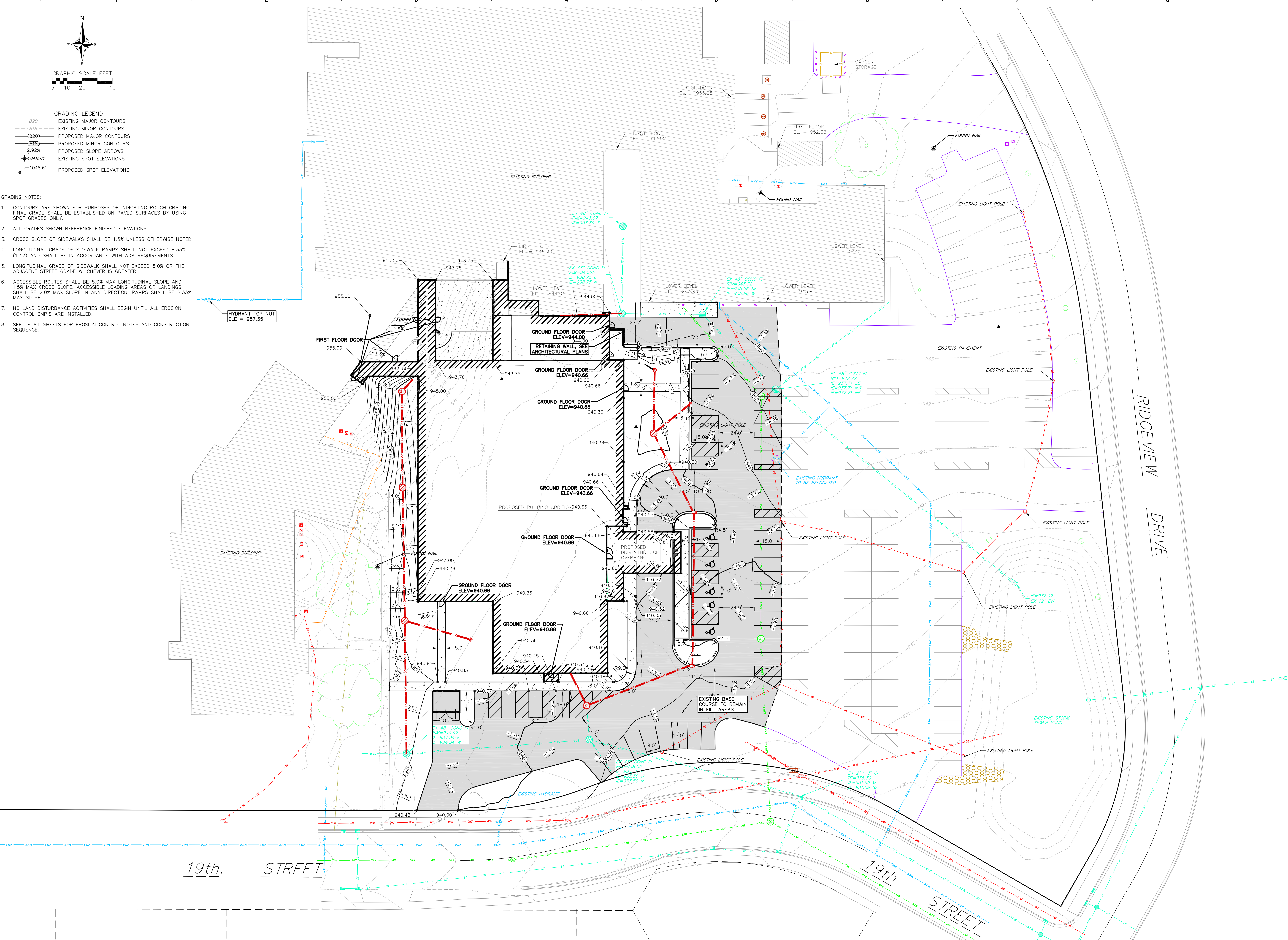
PROJECT NUMBER: 422033
PROJECT MANAGER: JH



- GRADING LEGEND**
- 820 --- EXISTING MAJOR CONTOURS
 - 818 --- EXISTING MINOR CONTOURS
 - 820 --- PROPOSED MAJOR CONTOURS
 - 818 --- PROPOSED MINOR CONTOURS
 - 2.92% --- PROPOSED SLOPE ARROWS
 - 1048.61 --- EXISTING SPOT ELEVATIONS
 - 1048.61 --- PROPOSED SPOT ELEVATIONS

GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.



KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/12/2023	CITY SUBMITTAL SET

PROJECT INFORMATION

REEDSBURG AREA MEDICAL CENTER - CLINIC ADDITION

2000 N Dewey Ave
Reedsburg, WI 53959

SHEET INFORMATION

SHEET NAME: GRADING PLAN

C500

PROJECT NUMBER: 422033

PROJECT MANAGER: JH

SHEET NUMBER:

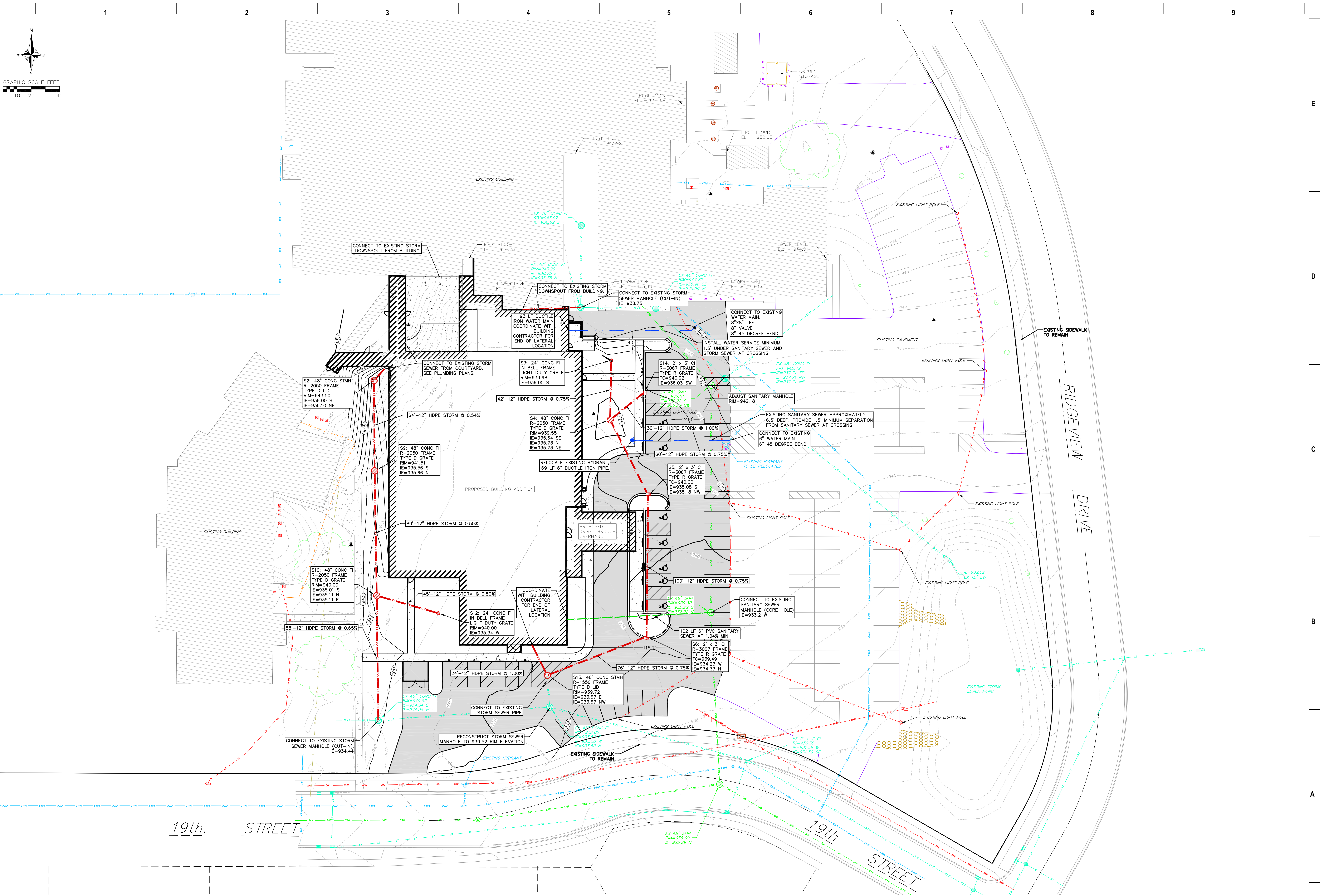
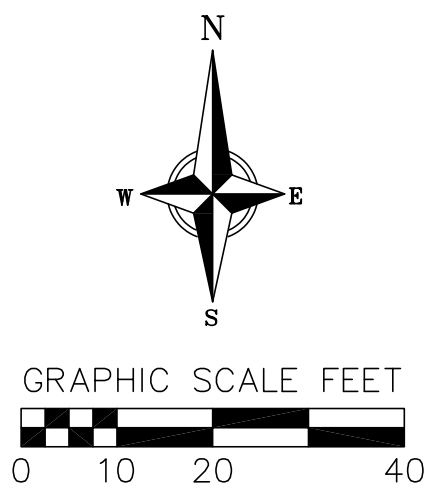


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19th. STREET

19th STREET

RIDGEVIEW DRIVE

KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02/08/2023	SCHEMATIC DESIGN
07/18/2023	CITY SUBMITTAL SET

PROJECT INFORMATION

REEDSBURG AREA MEDICAL CENTER - CLINIC ADDITION

2000 N Dewey Ave
Reedsburg, WI 53959

SHEET INFORMATION

SHEET NAME: UTILITY PLAN

PROJECT NUMBER:
PROJECT MANAGER:

SHEET NUMBER:

C600



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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF REEDSBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF, FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
17. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
18. EROSION MAT (CLASS 1, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
19. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
20. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
21. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
22. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
23. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
24. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
25. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY SAUK COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
26. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

SEEDING RATES:

TEMPORARY:

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

PERMANENT:

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

FERTILIZING RATES:

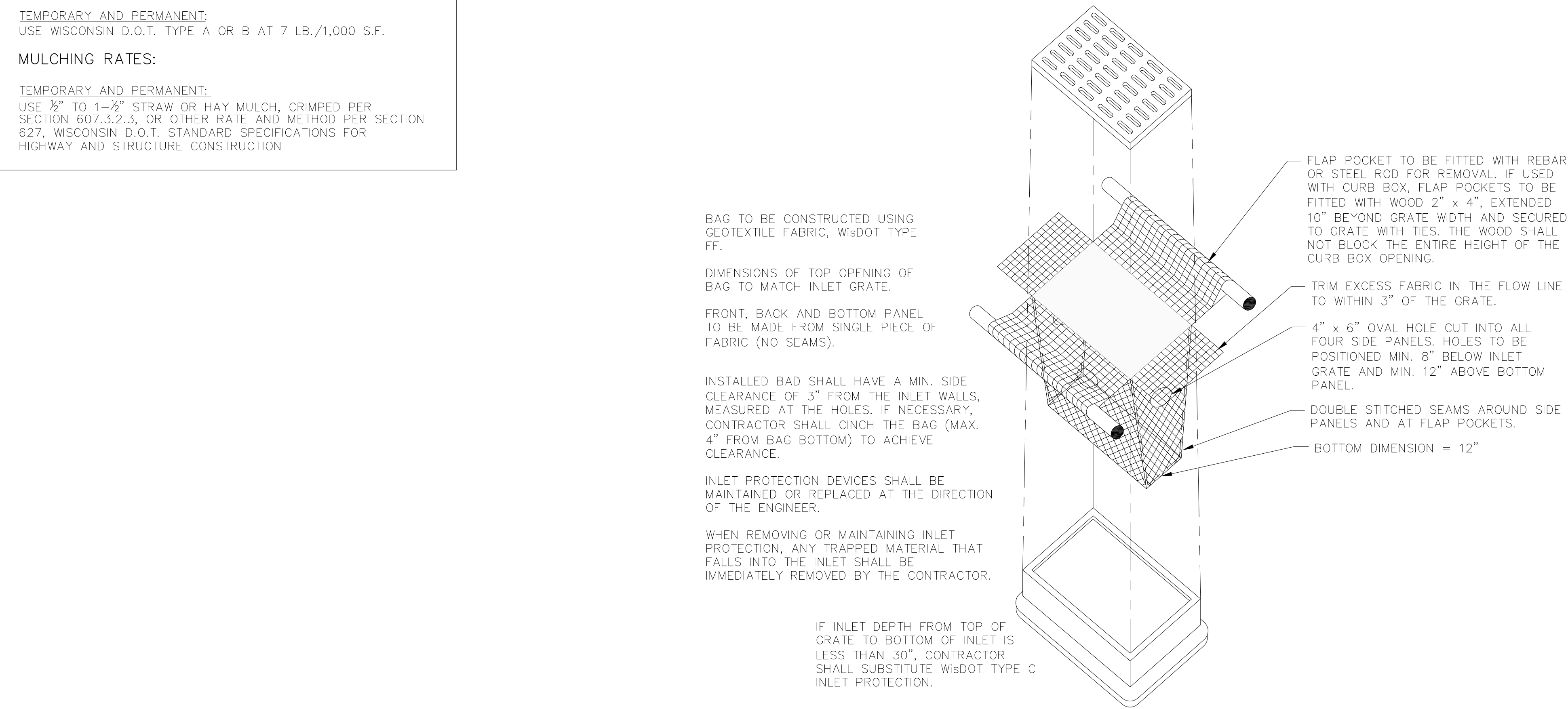
TEMPORARY AND PERMANENT:

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

MULCHING RATES:

TEMPORARY AND PERMANENT:

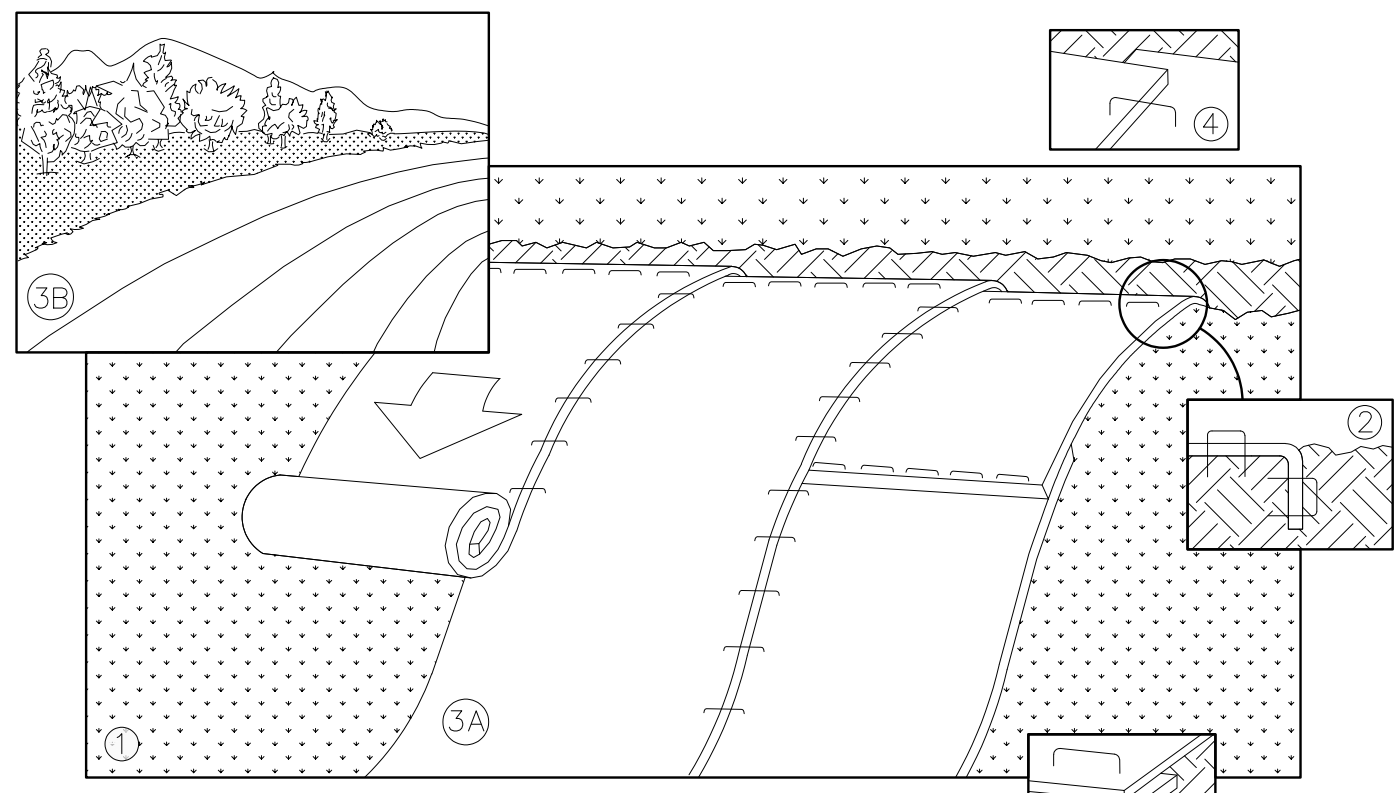
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



4 INLET PROTECTION TYPE D
NOT TO SCALE

CONSTRUCTION SEQUENCE:

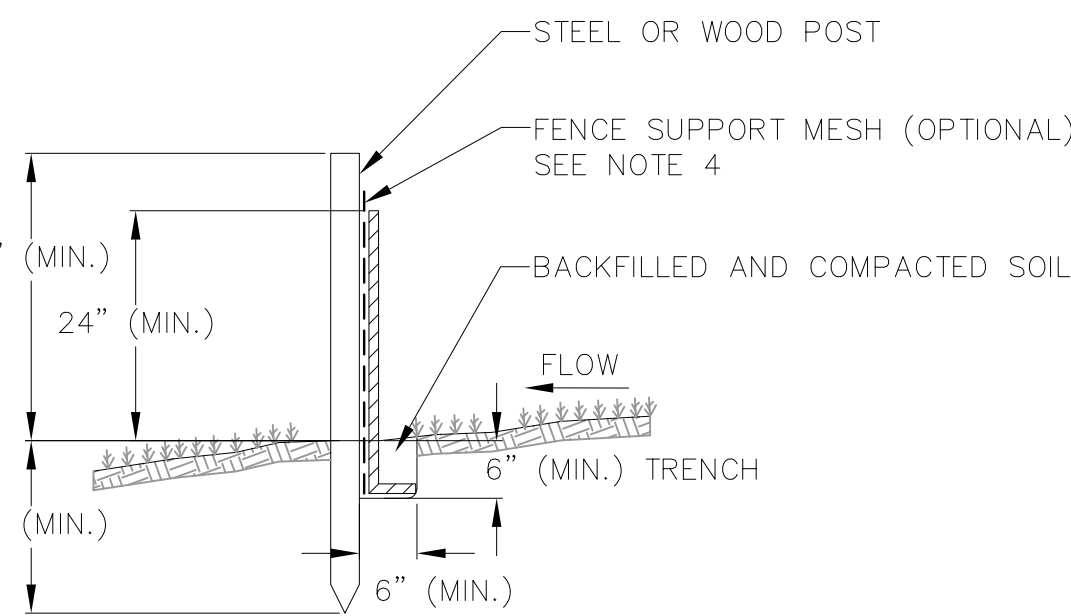
1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-STREETS & LOTS
3. ROUGH GRADE STREETS & LOTS
4. SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION
7. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALKS). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
8. RESTORE TERRACES
9. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A> DOWN OR HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

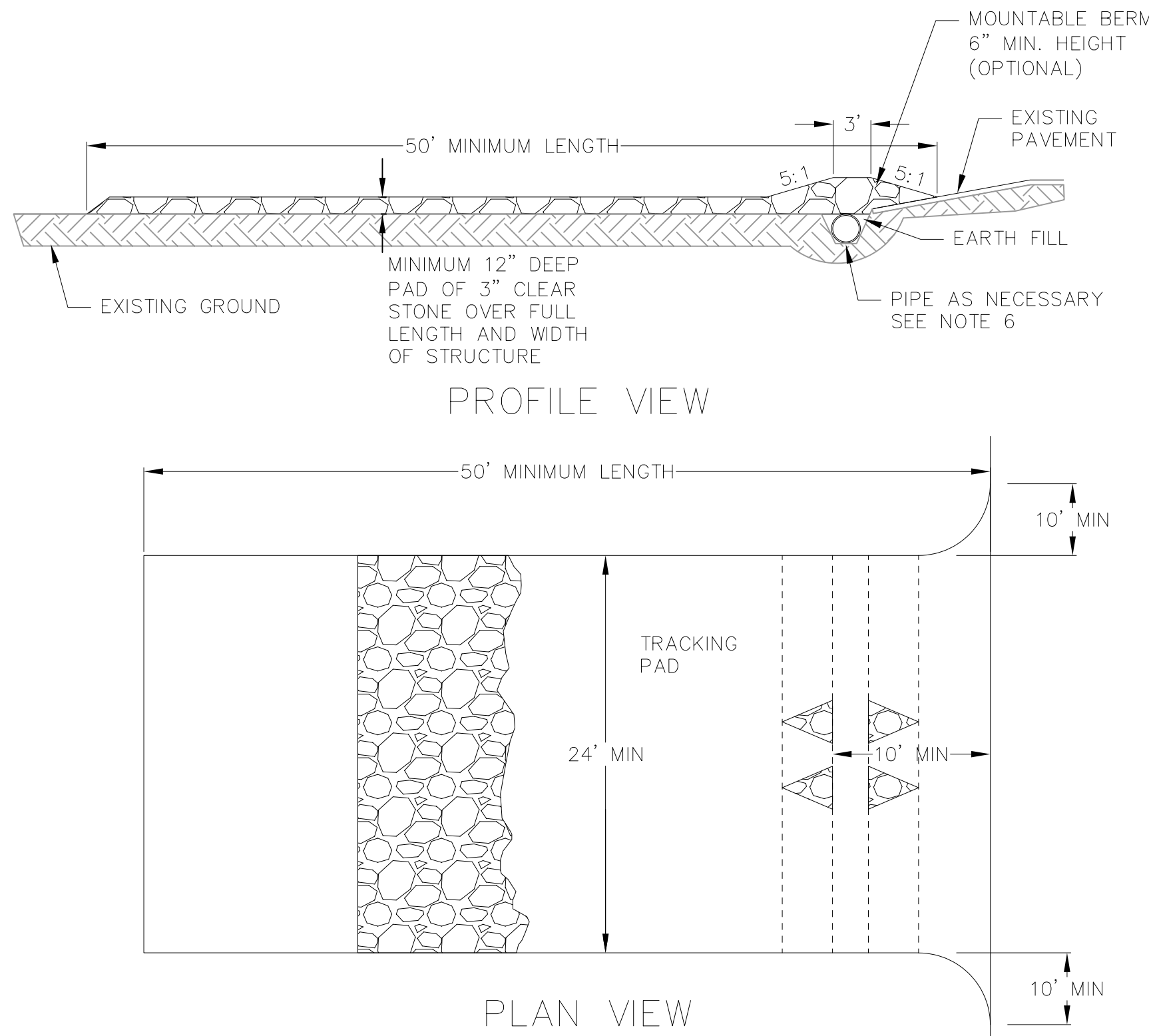
1 EROSION MAT
NOT TO SCALE



NOTES:

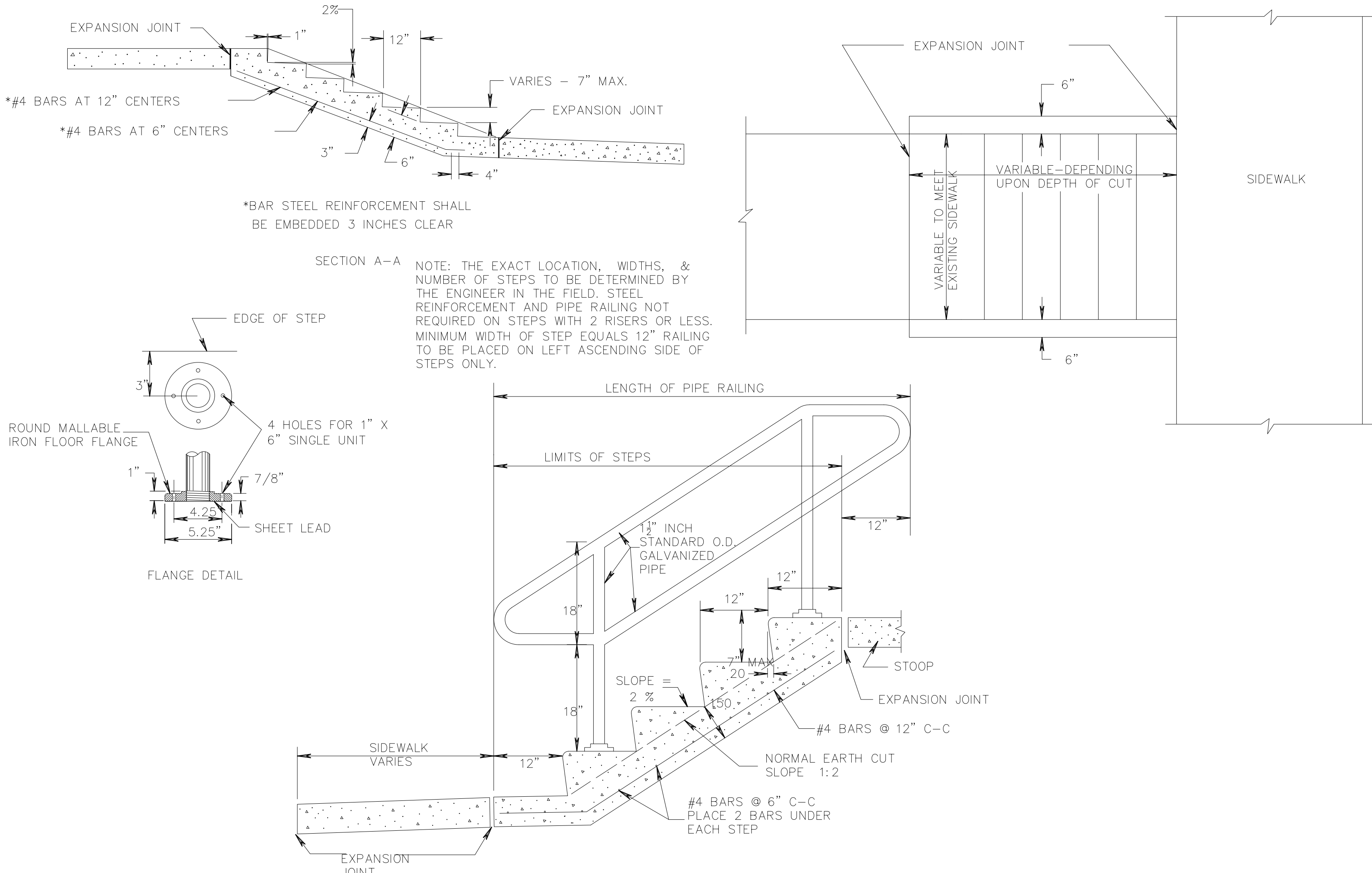
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

3 SILT FENCE
NOT TO SCALE



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

2 TRACKING PAD
NOT TO SCALE



5 CONCRETE STAIRS
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ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/12/2023	CITY SUBMITTAL SET

PROJECT INFORMATION

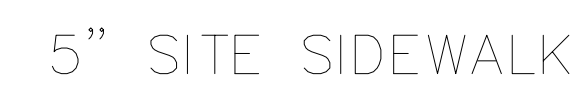
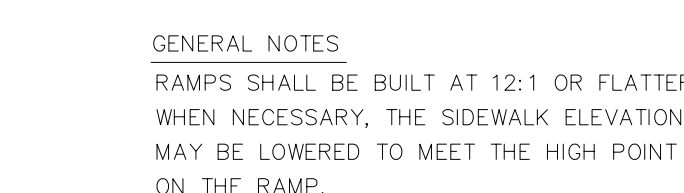
REEDSBURG AREA MEDICAL CENTER -
CLINIC ADDITION

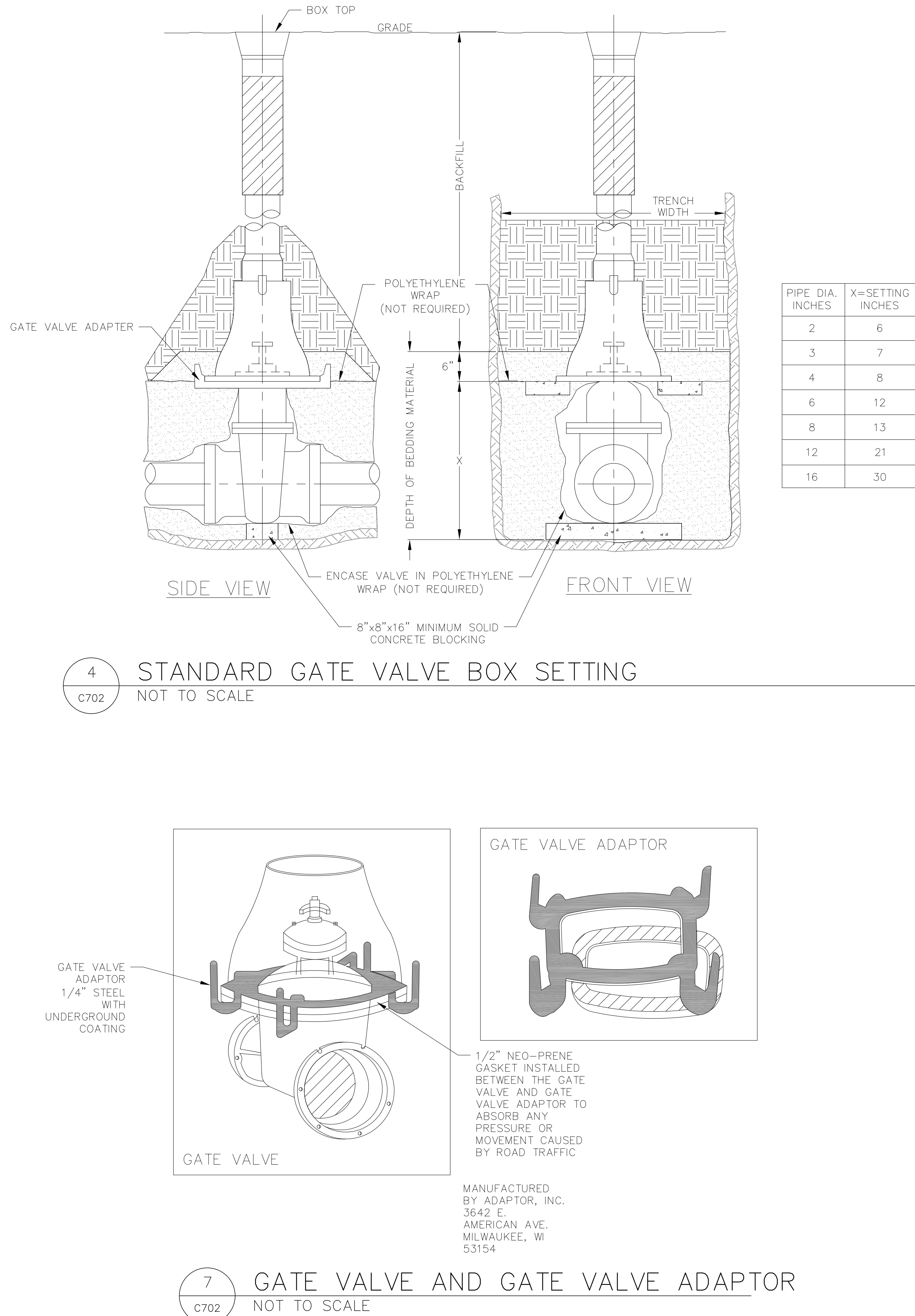
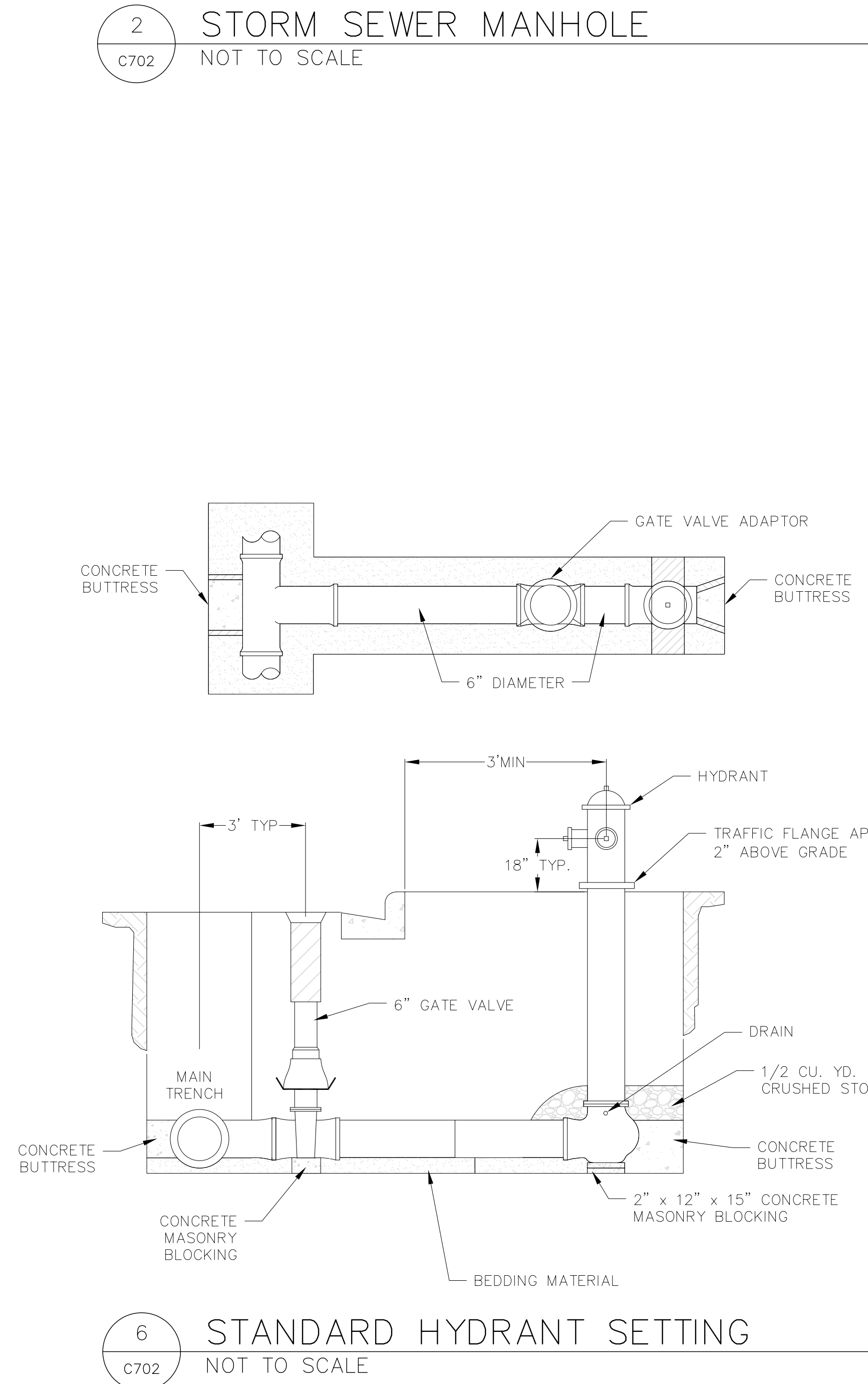
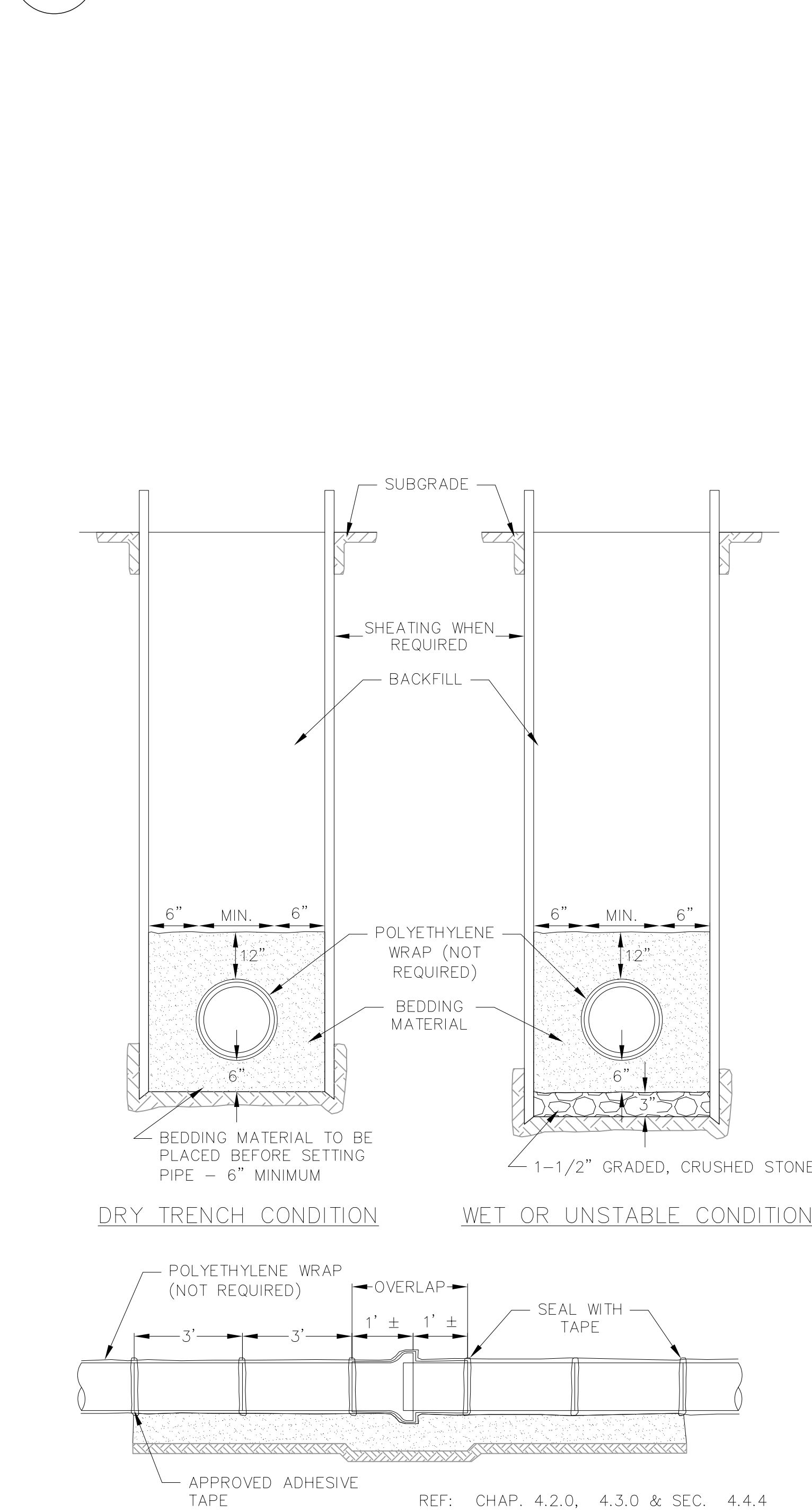
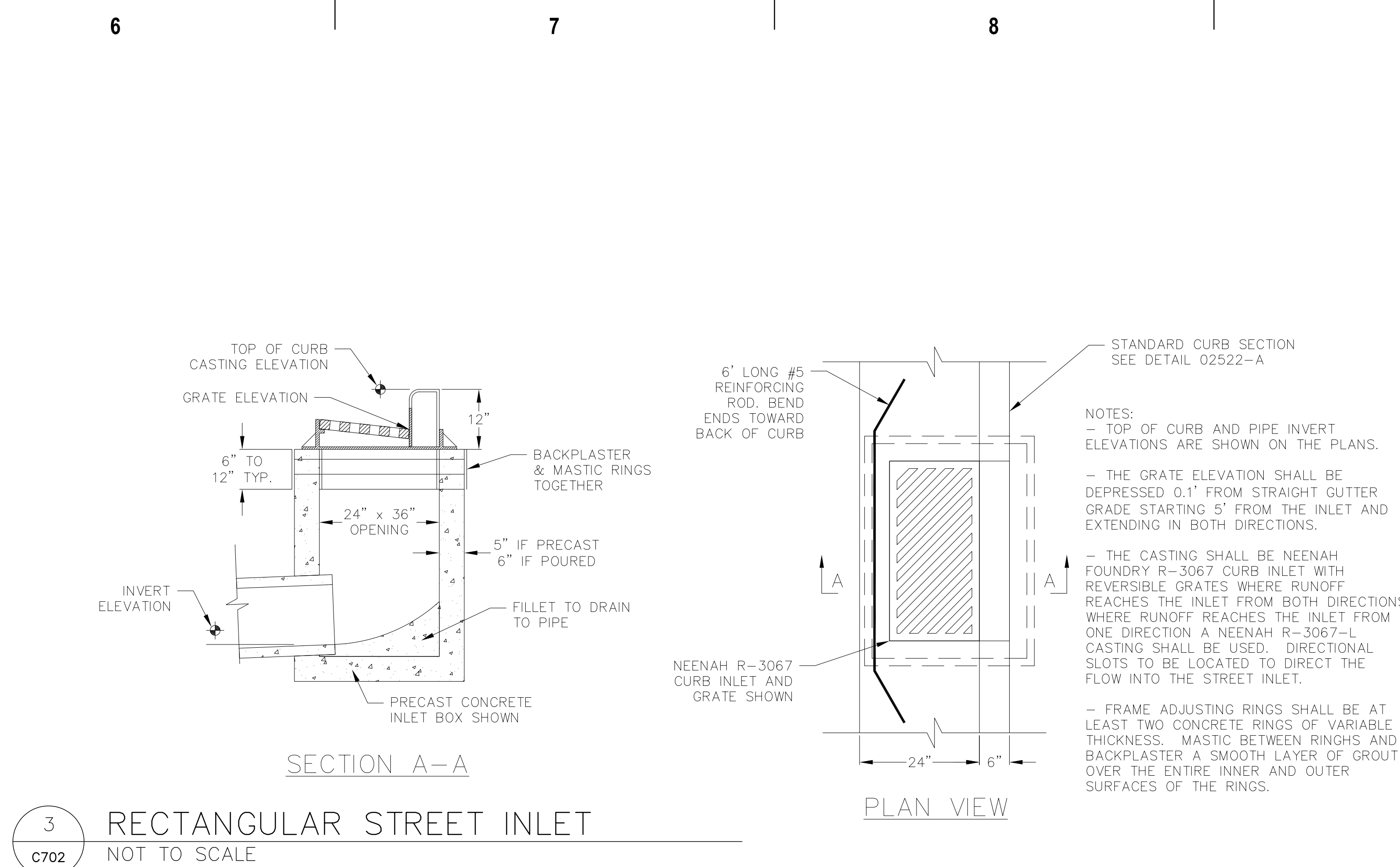
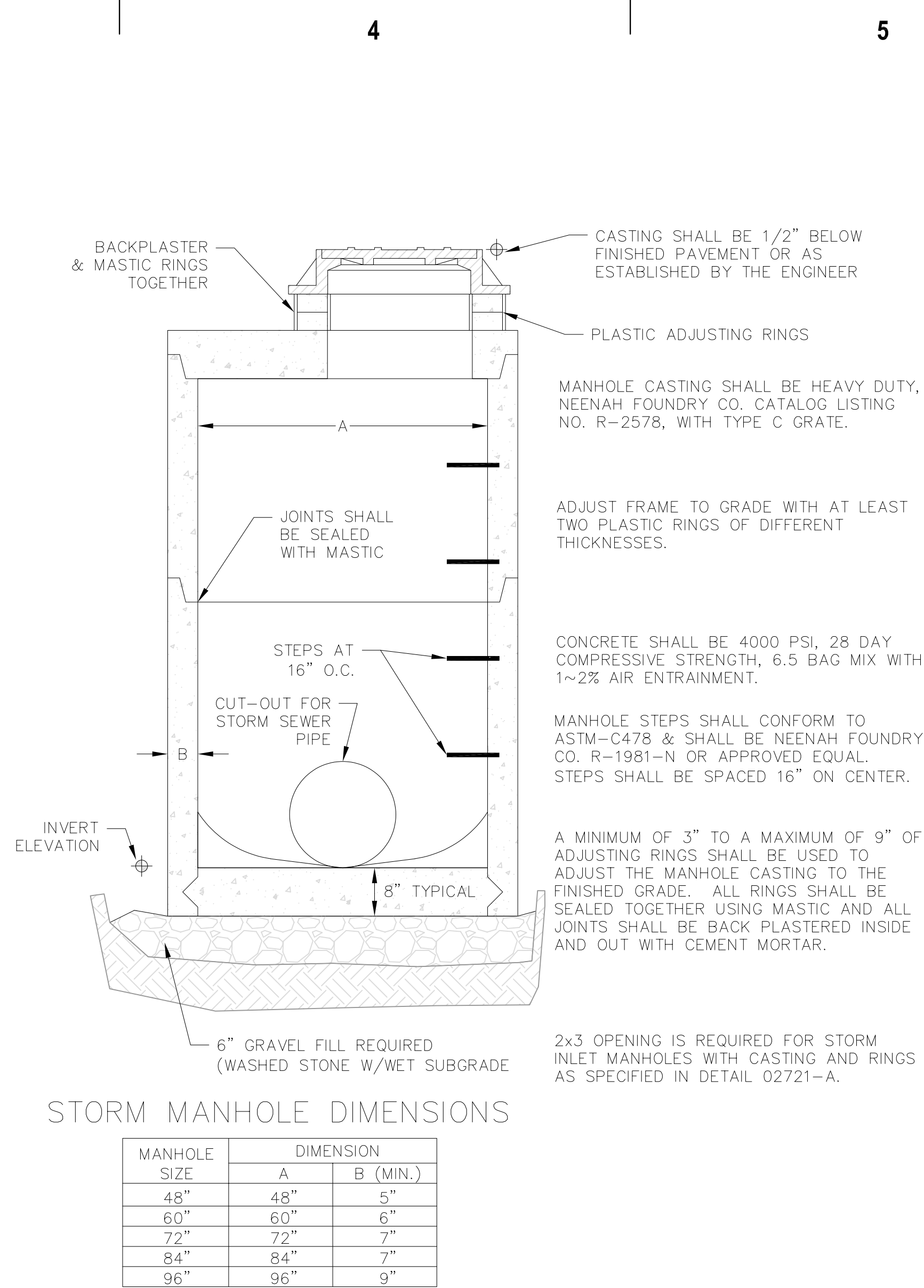
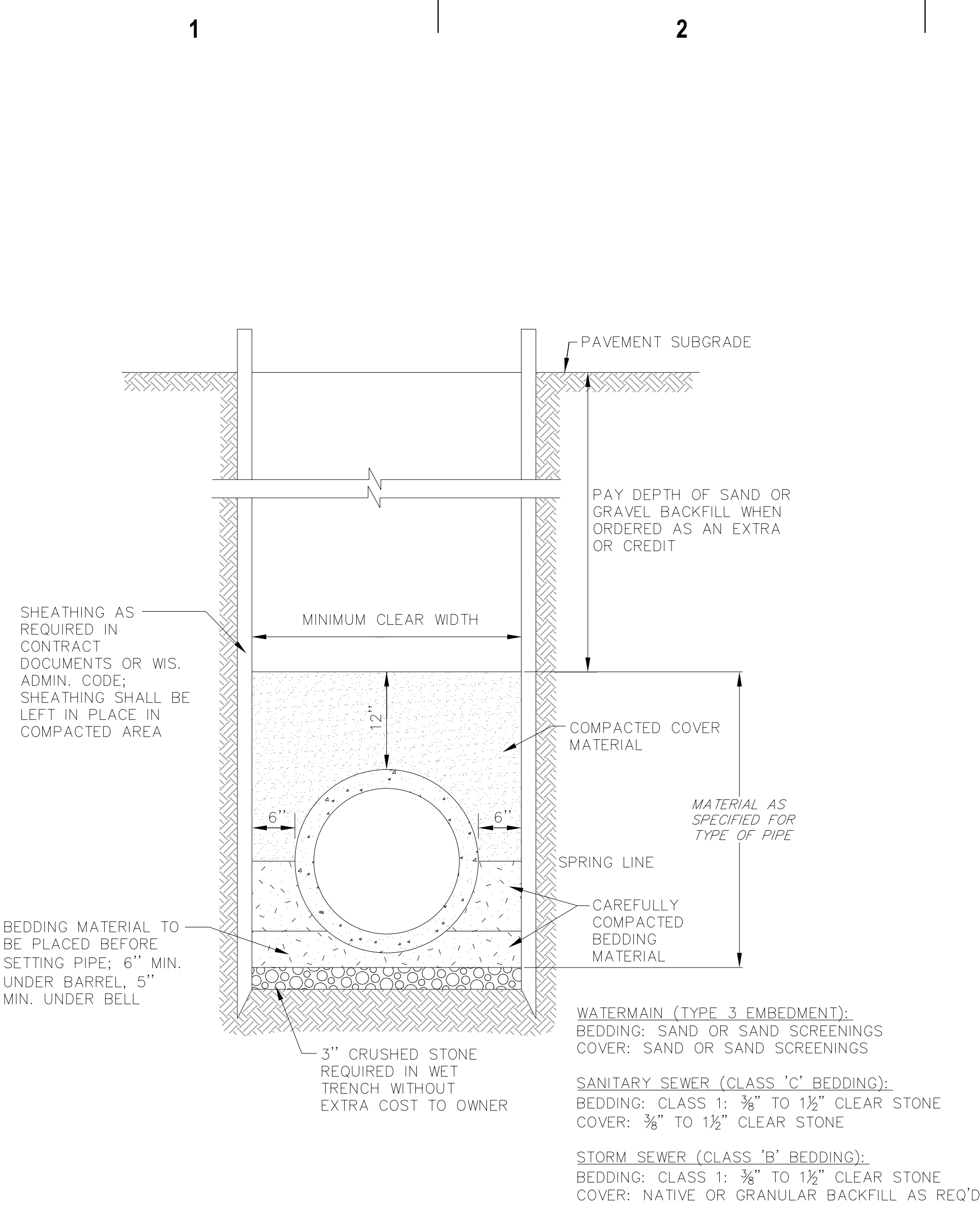
2000 N Dewey Ave
Reedsburg, WI 53959

PROJECT NUMBER: 422033
PROJECT MANAGER: JH

SHEET INFORMATION

SHEET NAME: CONSTRUCTION DETAILS
SHEET NUMBER: C700





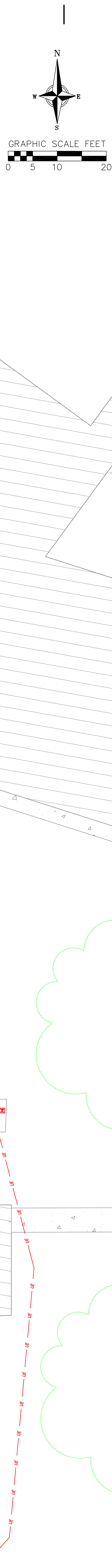
DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/12/2023	CITY SUBMITTAL SET

REEDSBURG AREA MEDICAL CENTER -
CLINIC ADDITION

2000 N Dewey Ave
Reedsburg, WI 53959

PROJECT NUMBER: 422033
PROJECT MANAGER: JH

SHEET NAME: CONSTRUCTION DETAILS
C702
SHEET NUMBER:



TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Jb	Juniperus virginiana 'Burkii' / Burk Eastern Redcedar	B & B	4' ht.	5
DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Qa	Quercus alba / White Oak	B & B	2.5' Cal	1
SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Rg2	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Pot	1 Gal.	10
Vr	Viburnum rafinesquianum / Downy Arrowwood	Pot	1 Gal.	2
GRASS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Ss	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	Pot	1 Gal.	47
Sl	Sorghastrum nutans 'Indian Steel' / Indian Steel Indian Grass	Pot	1 Gal.	34
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Al	Amorpha canescens / Leadplant	Pot	Quart	10
Ab	Amsonia x 'Blue Ice' / Blue Ice Bluestar	Pot	Pint	14
A1	Asclepias tuberosa / Butterfly Milkweed	Pot	Quart	10
Al2	Aster dumosus 'Wood's Purple' / Woods Purple Aster	Pot	Pint	33
Dp	Dalea purpurea / Purple Prairie Clover	Pot	Quart	7
Ms	Monarda didyma 'Gardenview Scarlet' / Gardenview Scarlet Bee Balm	Pot	Quart	11

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
5. EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE.

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
4. CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.

1. CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDDED/SODDED.
2. SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
3. LANDSCAPE BORDERS IDENTIFIED AS STONE BORDERS ARE TO BE INSTALLED USING STONE AS SPECIFIED – TO MATCH EXISTING STONE BORDERS. WASHED STONE TO A DEPTH OF 3" MINIMUM. LAY COMMERCIAL GRADE LANDSCAPE FABRIC BETWEEN GRADE AND STONE.
4. LANDSCAPE BEDS AND STONE BORDERS ARE SEPARATED FROM SEEDDED AREAS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE $\frac{3}{16}$ "X4" OR EQUAL, COLOR BLACK ANODIZED.
5. ALL TREES AND/OR SHRUBS PLANTED IN SEEDDED AREAS TO BE INSTALLED WITH A 6" DIAMETER MULCH RING AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION. APPLICATION RATES TO REFLECT MANUFACTURER SPECIFICATIONS.



- ### SHEET NOTES - FLOOR PLAN
- BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
 - ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
 - VERIFY STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO POST-TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHODS WITH OWNER-ENGINEER REPRESENTATIVE-BUILDING FACILITY MANAGER.
 - REFER TO SHEET <A000> FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE <SA-S11>.
 - ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL BE REPAIR, PATCH, AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. NAME APPEAR NEW MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SHIM COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.
 - LOCATE ALL DOOR JAMBES 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
 - REPAIR, PATCH AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. NAME APPEAR NEW MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SHIM COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.
 - PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.
 - PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS. BLANK COVER PLATES ARE NOT ACCEPTABLE.
 - PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH EXISTING PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR. ALL AREAS DISTURBED BY DEMOLITION SHALL BE PATCHED AND PROPERLY PREPARED FOR NEW FINISH APPLICATIONS, WHERE ADJACENT FINISHES ARE EXISTING TO REMAIN. PATCH AND MATCH EXISTING FINISHES. CONSULT WITH THE OWNER TO IDENTIFY ATTIC STOCK AND/OR PREVIOUS MATERIAL SPECIFICATIONS.
 - PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
 - PROVIDE 3/4" FIRE-RETARDANT TREATED BURNWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT ROOM NAME AND NUMBER. INSTALL AT 1'-0" AFF TO PREPARED CEILING. PAINT FLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH TENANT-OWNER.
 - COORDINATE NEW LEAD LINED WALLS, WINDOW AND DOORS WITH PHYSICIST REPORT.

18" = 1'-0"

A1 GROUND FLR PLAN

eu.a

333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/13/2023	CITY SUBMITTAL SET

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT INFORMATION

**REEDSBURG AREA MEDICAL CENTER -
CLINIC ADDITION**

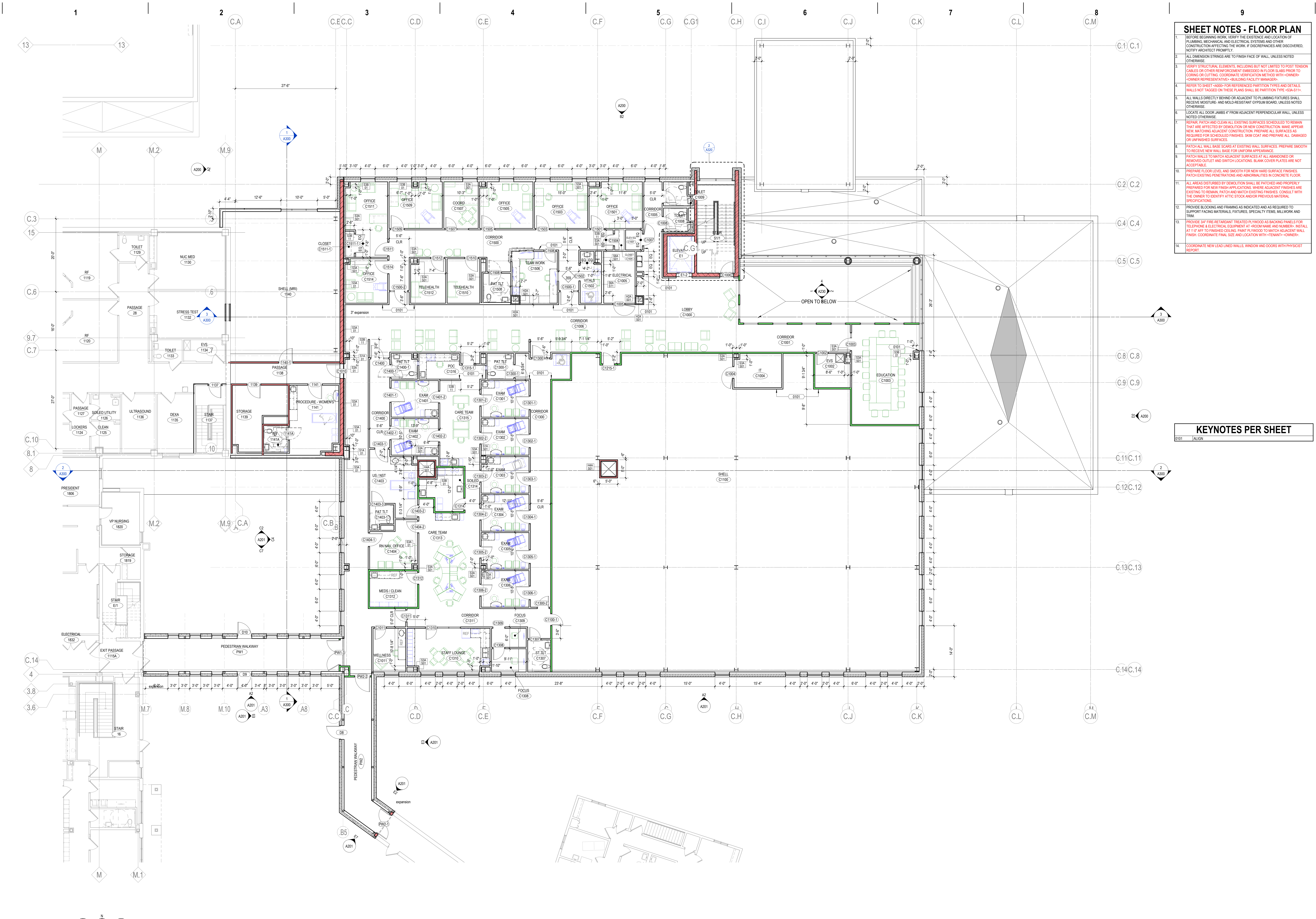
2000 N Dewey Ave
Reedsburg, WI 53959

PROJECT NUMBER: 422033
PROJECT MANAGER: JH

SHEET INFORMATION

SHEET NAME: GROUND FLR PLAN
A100

SHEET NUMBER:



- ### SHEET NOTES - FLOOR PLAN
- BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
 - ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
 - VERIFY STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> -<OWNER REPRESENTATIVE> -<BUILDING FACILITY MANAGER>.
 - REFER TO SHEET <A000> FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE <SA-S11>.
 - ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL RECEIVE MORTAR, AND MOLD-RESISTANT GYPSONUM BOARD, UNLESS NOTED OTHERWISE.
 - LOCATE ALL DOOR JAMBES 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
 - REPAIR, PATCH AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. NAME APPEAR NEW MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SAND COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.
 - PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.
 - PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS. BLANK COVER PLATES ARE NOT ACCEPTABLE.
 - PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH EXISTING PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR.
 - ALL AREAS DISTURBED BY DEMOLITION SHALL BE PATCHED AND PROPERLY PREPARED FOR NEW FINISH APPLICATIONS. WHERE ADJACENT FINISHES ARE EXISTING TO REMAIN, PATCH AND MATCH EXISTING FINISHES. CONSULT WITH THE OWNER TO IDENTIFY BY AT-TIC STOCK AND/OR PREVIOUS MATERIAL SPECIFICATIONS.
 - PROVIDE BACKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
 - PROVIDE 3/4" FIRE RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT FL WOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> -<OWNER>.
 - COORDINATE NEW LEAD LINED WALLS, WINDOW AND DOORS WITH PHYSICIST REPORT.

KEYNOTES PER SHEET

0101	ALIGN
------	-------

1ST FLR PLAN
1/8" = 1'-0"

ewa
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.ewa.com

KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/13/2023	CITY SUBMITTAL SET

**PROGRESS DOCUMENTS
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PROJECT INFORMATION

REEDSBURG AREA MEDICAL CENTER -
CLINIC ADDITION

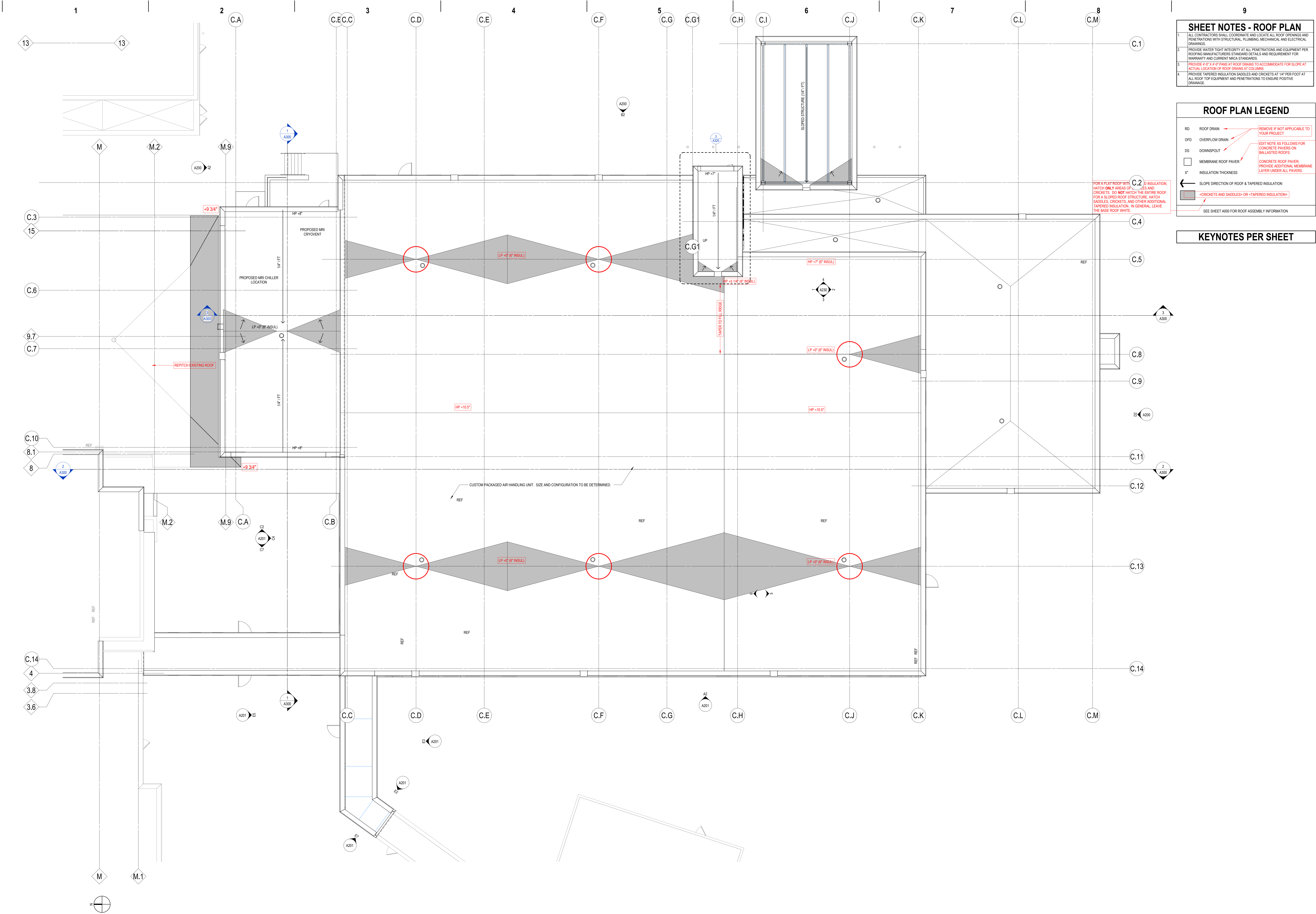
2000 N Dewey Ave
Reedsburg, WI 53959

PROJECT NUMBER: 422033
PROJECT MANAGER: JH

SHEET INFORMATION

SHEET NAME:
SHEET NUMBER:

1ST FLR PLAN
A101



- SHEET NOTES - ROOF PLAN**
- ALL CONTRACTORS SHALL COORDINATE AND LOCATE ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
 - PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENT FOR WARRANTY AND CURRENT NRCA STANDARDS.
 - PROVIDE 4\"/>
 - PROVIDE TAPERED INSULATION SADDLES AND CRICKETS AT 1/4\"/>

ROOF PLAN LEGEND

RD	ROOF DRAIN	REMOVE IF NOT APPLICABLE TO YOUR PROJECT
OFD	OVERFLOW DRAIN	EDIT NOTE AS FOLLOWS FOR CONCRETE PAVERS ON BALLASTED ROOFS.
DS	DOWNSPOUT	CONCRETE ROOF PAVES: PROVIDE ADDITIONAL MEMBRANE LAYER UNDER ALL PAVERS.
	MEMBRANE ROOF PAVES	
X"	INSULATION THICKNESS	
	SLOPE DIRECTION OF ROOF & TAPERED INSULATION	
	CRICKETS AND SADDLES OR TAPERED INSULATION	
SEE SHEET A000 FOR ROOF ASSEMBLY INFORMATION		

KEYNOTES PER SHEET

A1 RHC ROOF
1/8" = 1'-0"

KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/13/2023	CITY SUBMITTAL SET

**PROGRESS DOCUMENTS
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PROJECT INFORMATION

**REEDSBURG AREA MEDICAL CENTER -
CLINIC ADDITION**

2000 N Dewey Ave
Reedsburg, WI 53959

PROJECT NUMBER: 422033
PROJECT MANAGER: JH

SHEET INFORMATION

SHEET NAME:
SHEET NUMBER:

**ROOF PLAN
A102**

- SHEET NOTES -
EXTERIOR ELEVATIONS
1. USE SHEET A300 FOR EXTERIOR FRAME, TYPES AND DIMENSIONS.

2. PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.

3. ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED.

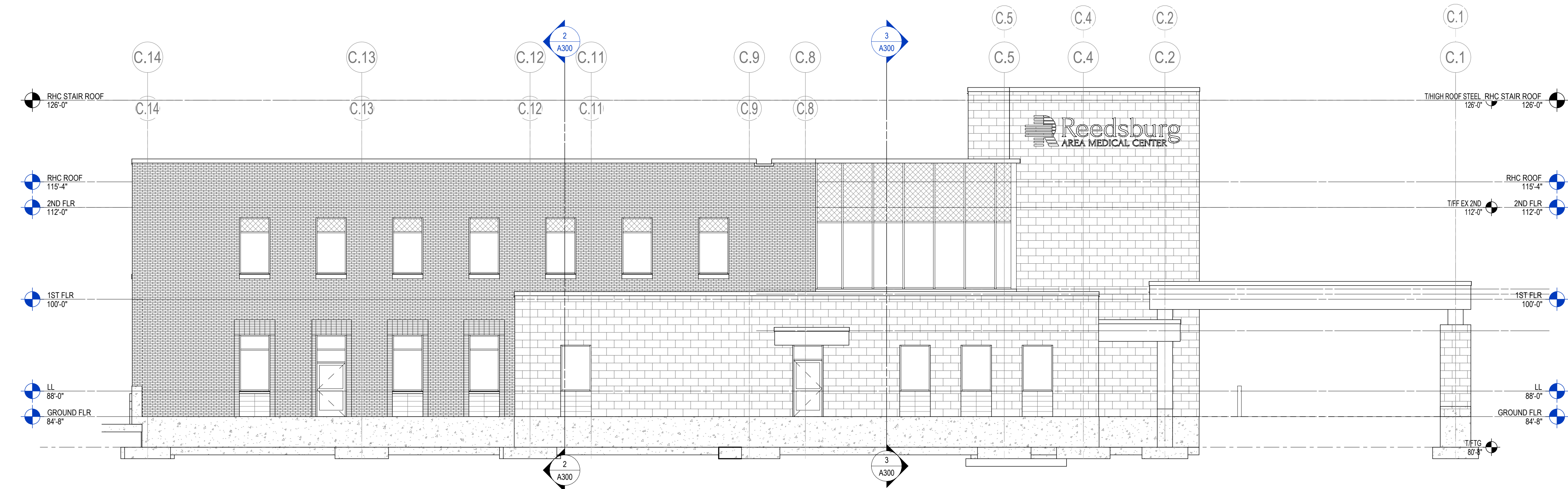
4. EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.

5. ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.

6. MJ = INDICATES MOVEMENT JOINT - 1/2" GAP.

7. PJ = INDICATES PANEL JOINT - 1/2" GAP.

KEYNOTES PER SHEET



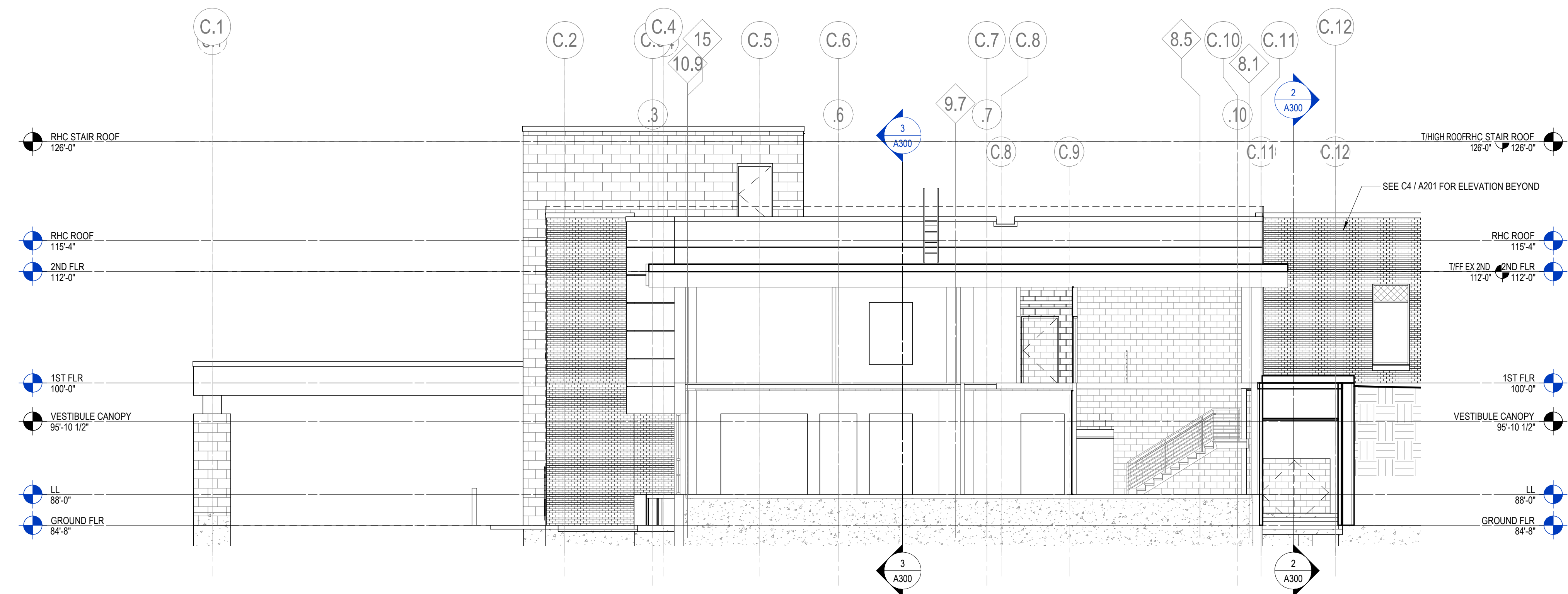
D2 RHC SOUTH ELEVATION

1/8" = 1'-0"



B2 RHC EAST ELEVATION

1/8" = 1'-0"



A2 NORTH - HOSPITAL ADDITION

1/8" = 1'-0"



333 East Chicago Street
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milwaukee | madison | green bay | denver | atlanta

KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/13/2023	CITY SUBMITTAL SET

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

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PROJECT INFORMATION

REEDSBURG AREA MEDICAL CENTER -
CLINIC ADDITION

2000 N Dewey Ave
Reedsburg, WI 53959

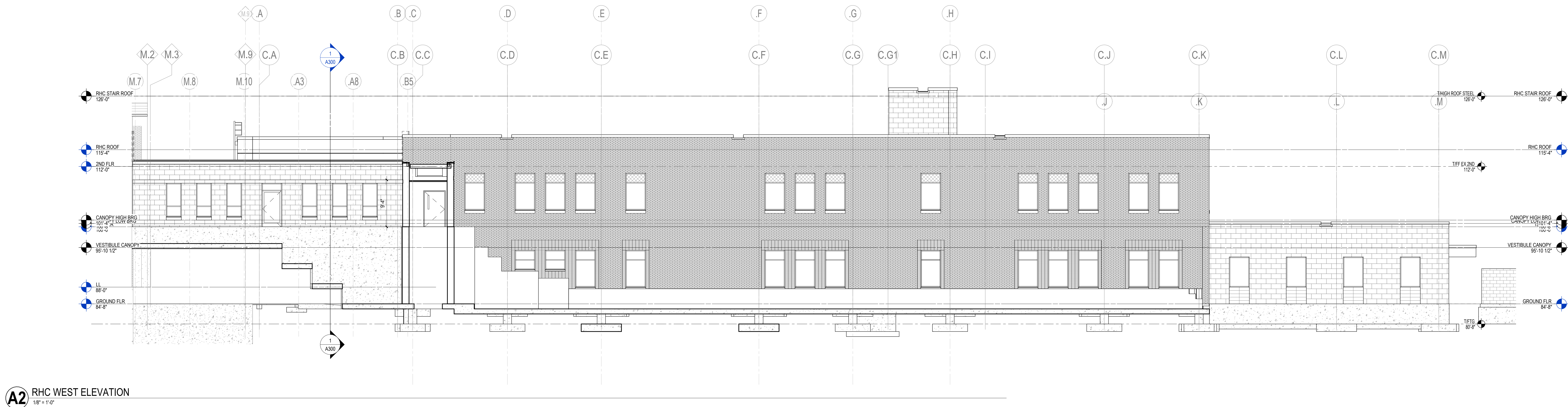
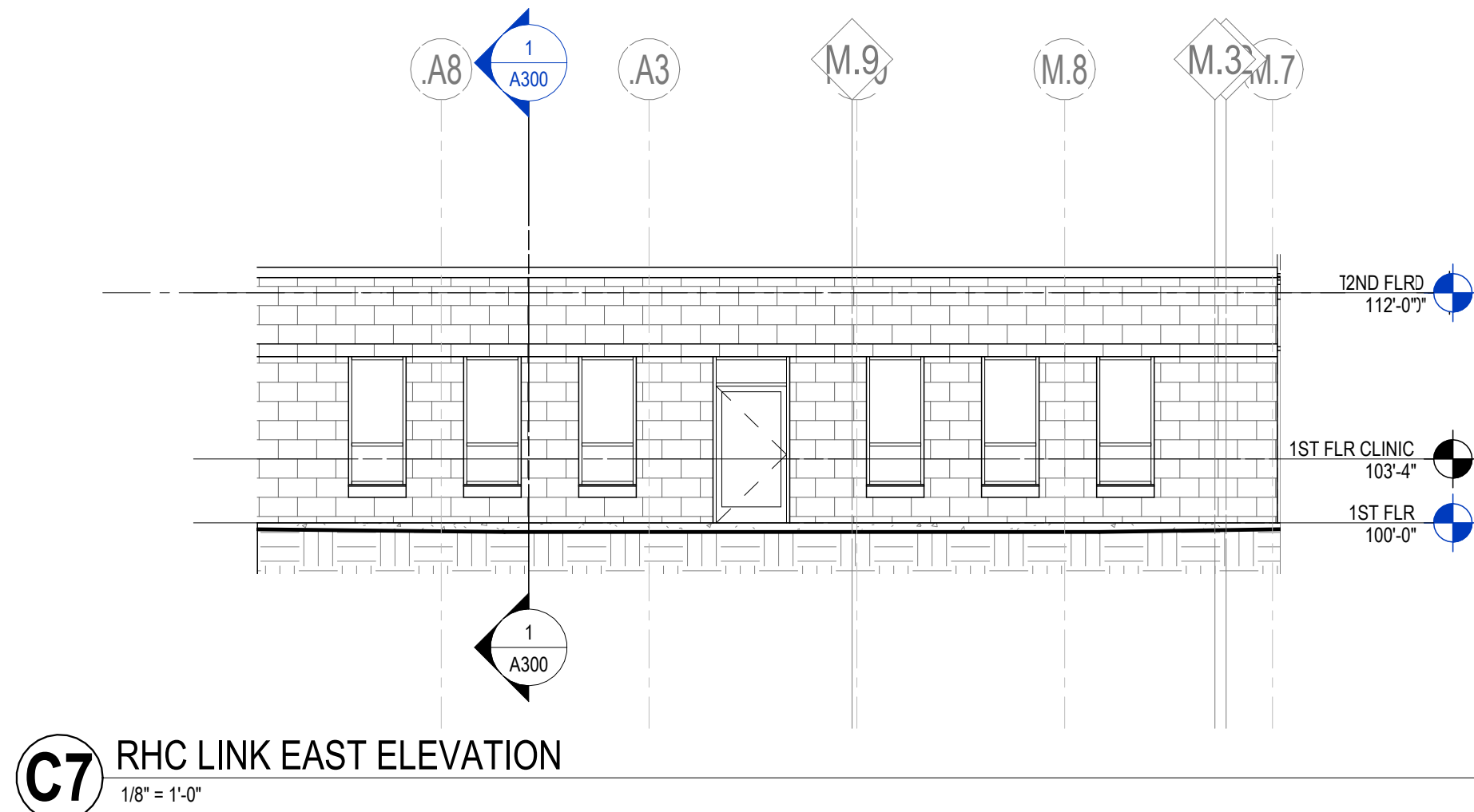
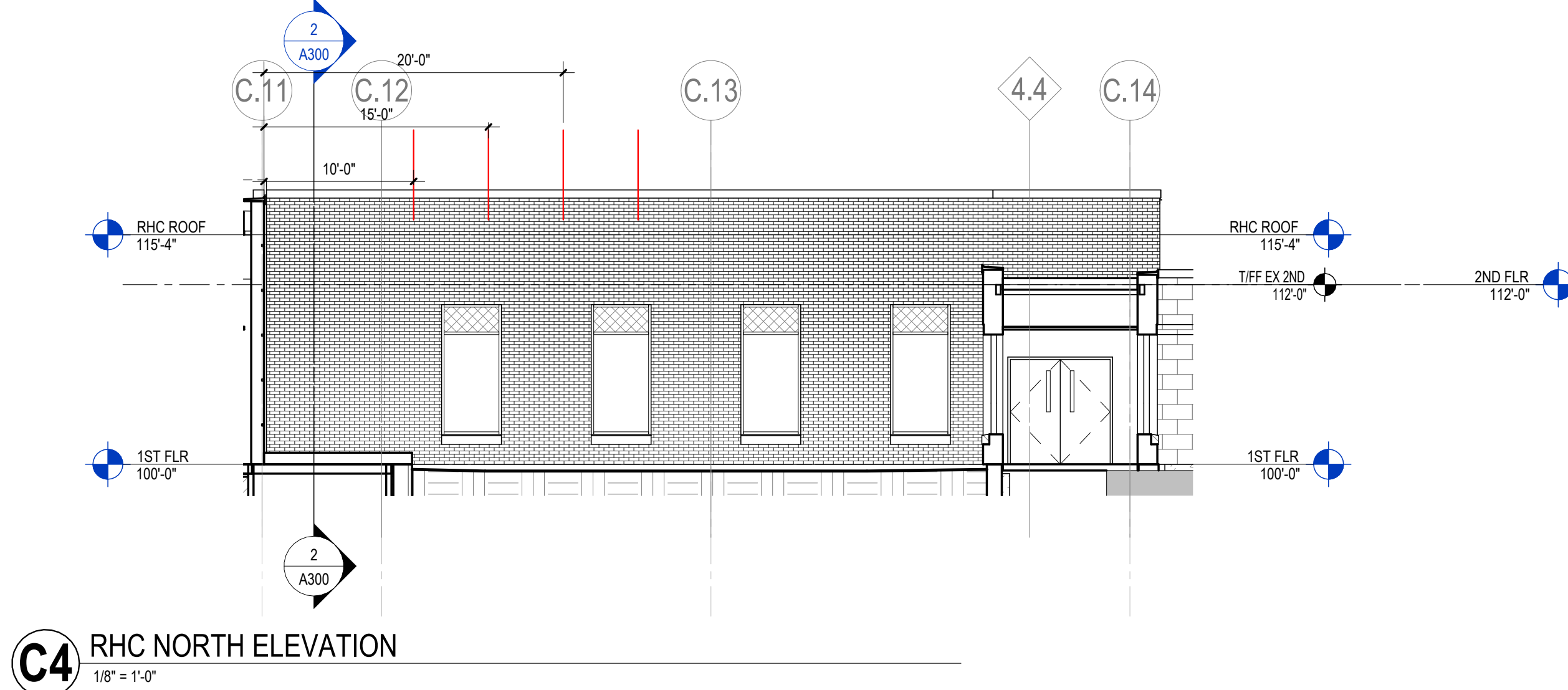
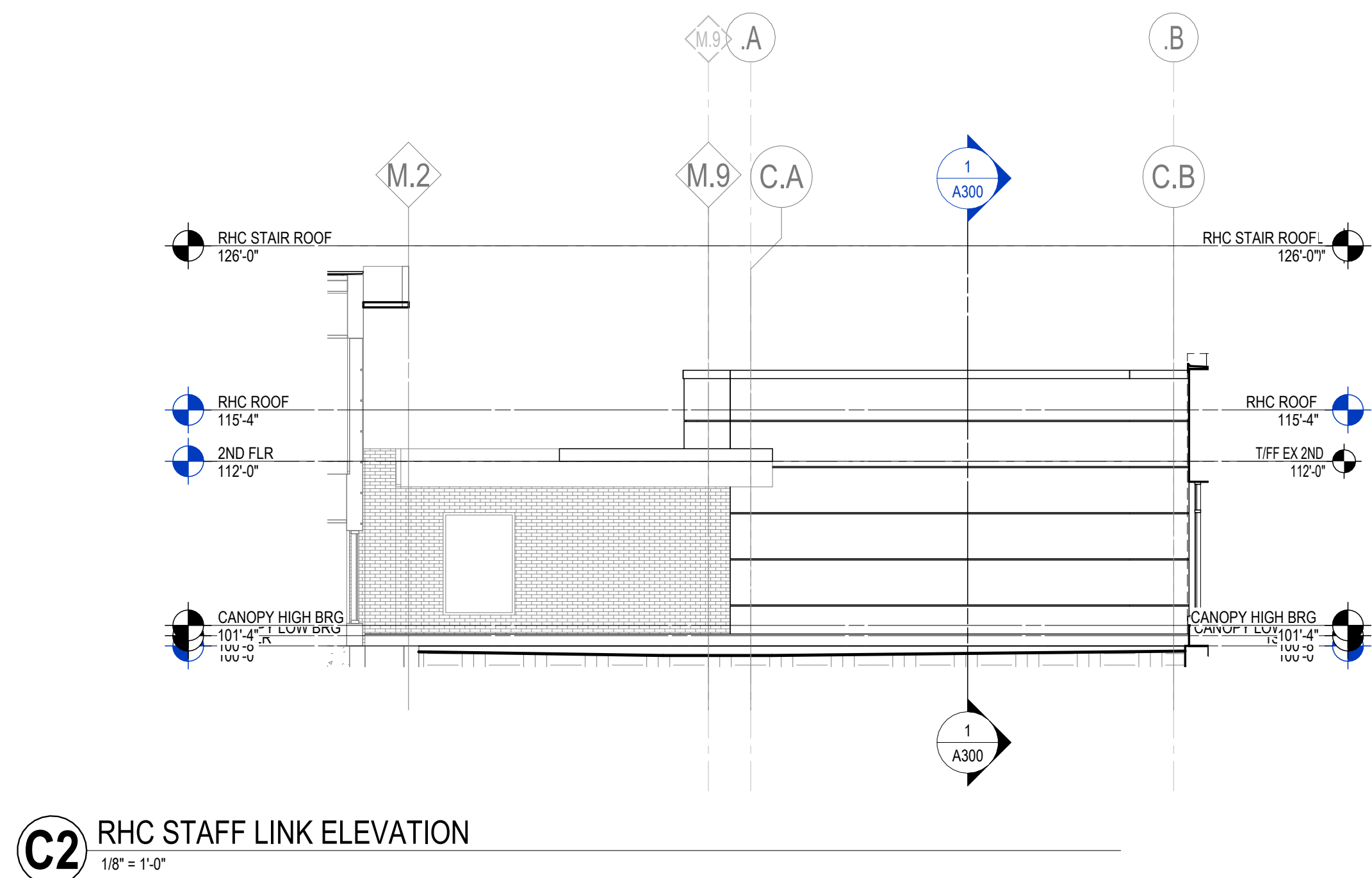
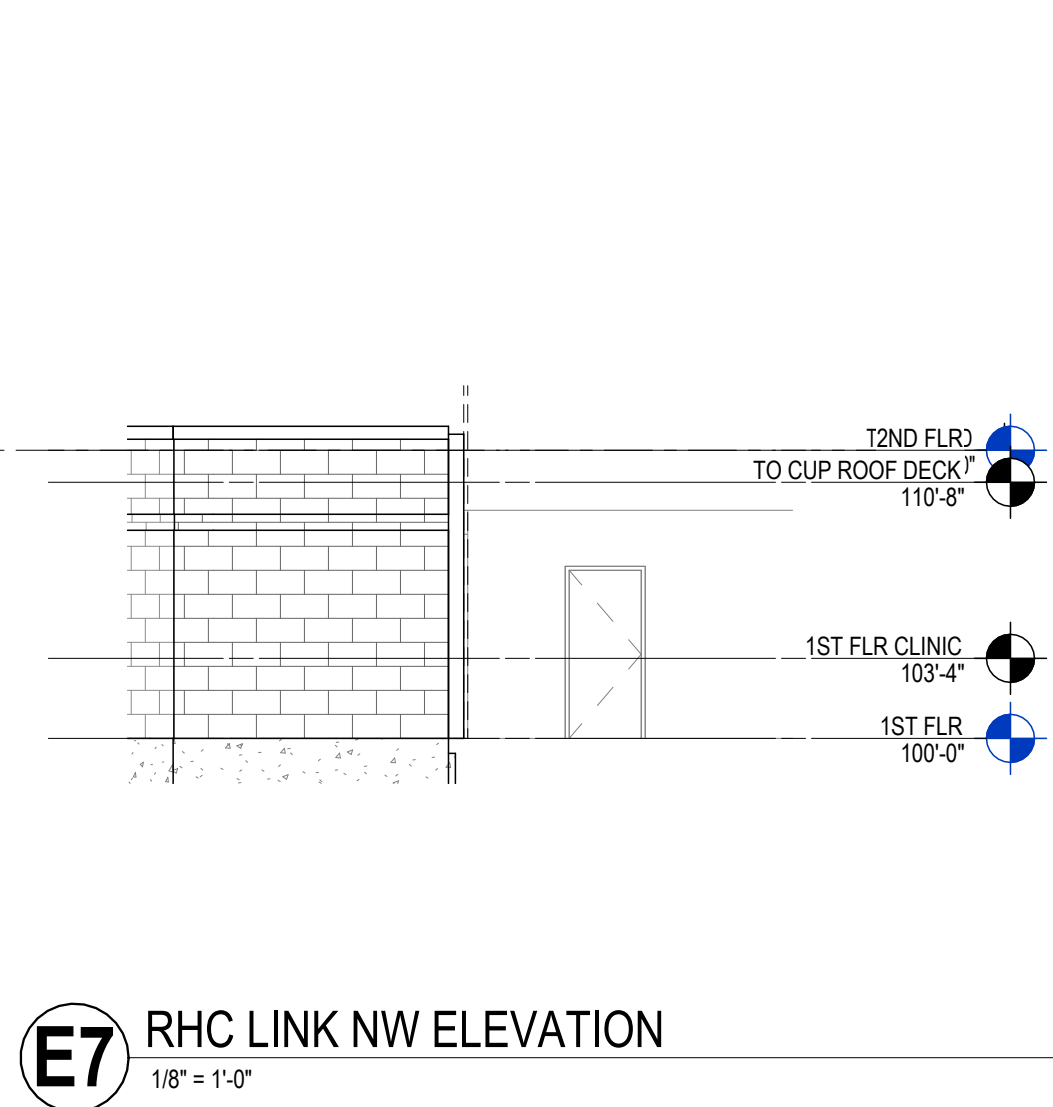
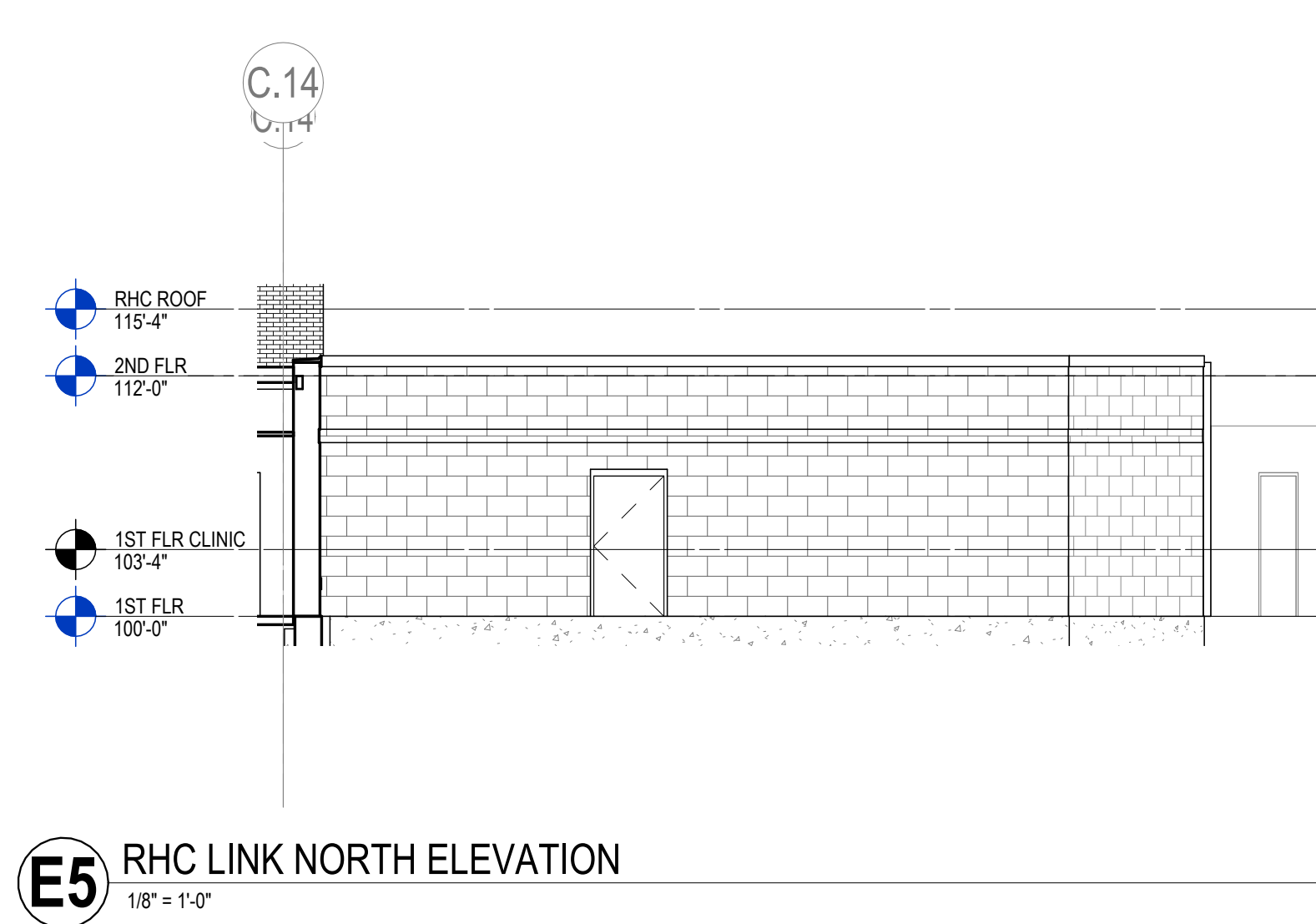
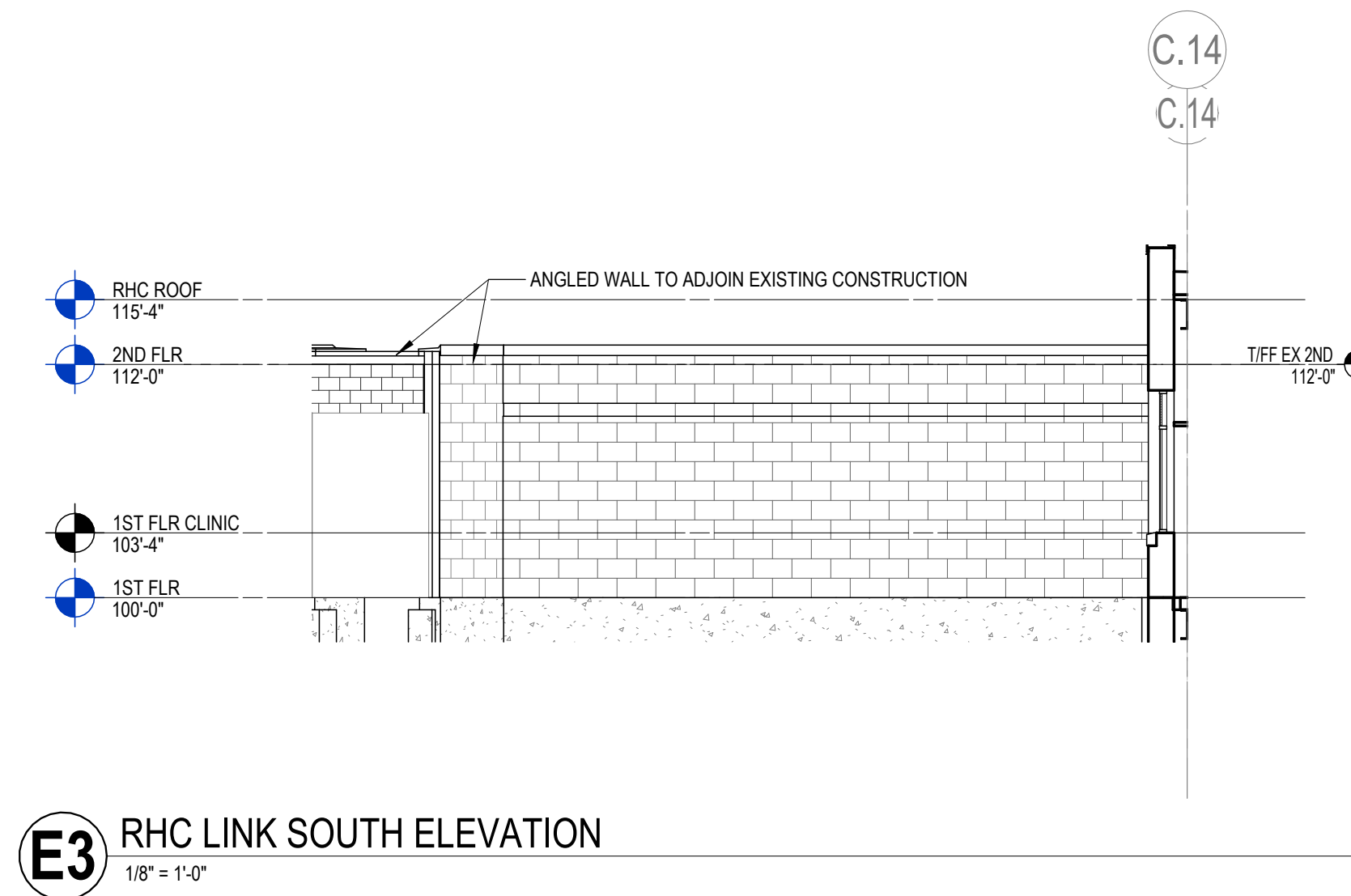
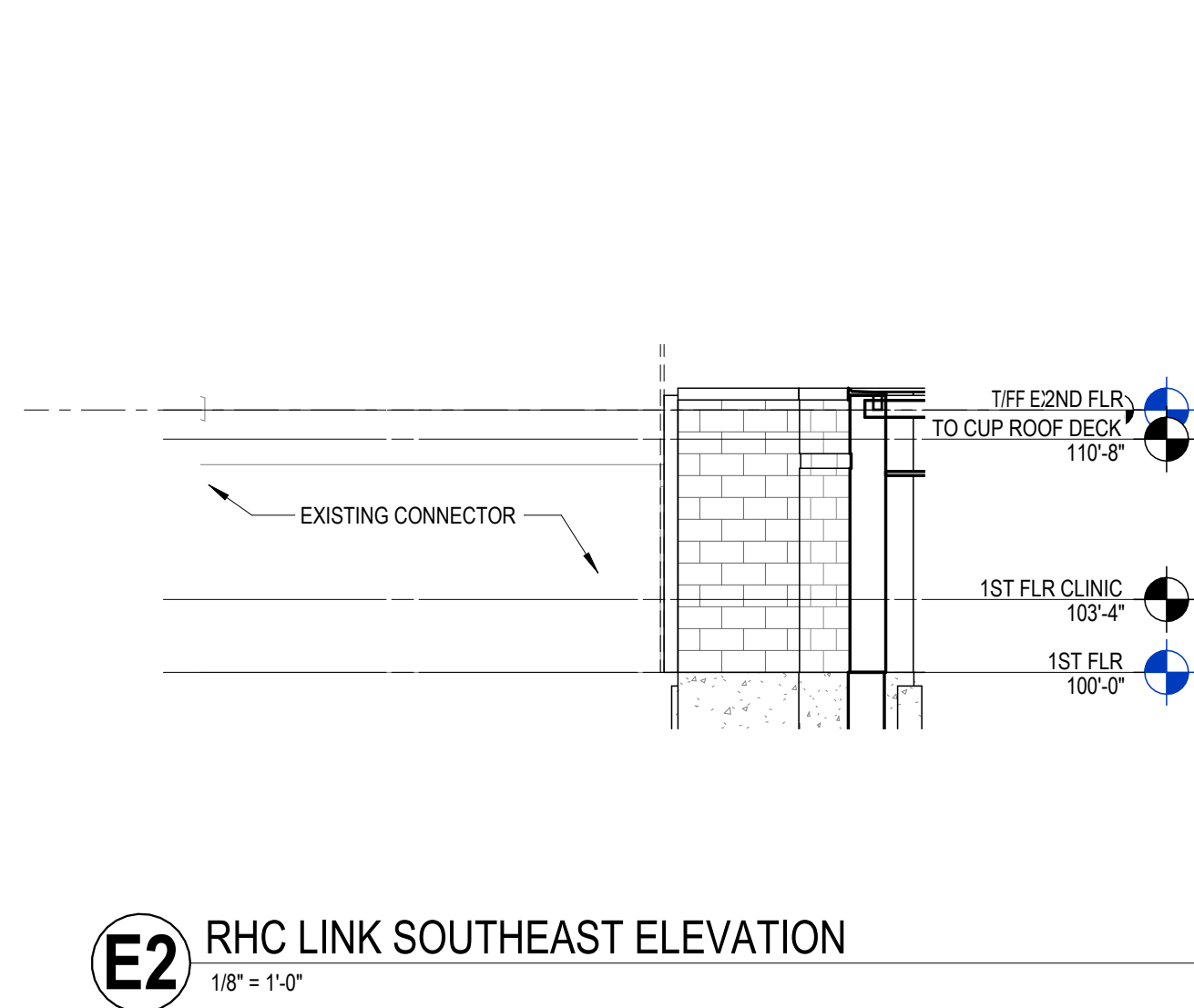
PROJECT NUMBER: 422033
PROJECT MANAGER: JH

SHEET INFORMATION

SHEET NAME: EXTERIOR ELEVATIONS
SHEET NUMBER: A200

SHEET NOTES - EXTERIOR ELEVATIONS	
1	SEE SHEET A-XXXX FOR EXTERIOR FRAME TYPES AND DIMENSIONS.
2	PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.
3	ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED.
4	EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE CHOICE.
5	ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.
6	MJ = INDICATES MOVEMENT JOINT - 1/2" GAP.
7	MF = INDICATES METAL PANEL JOINT - 1/2" GAP.

KEYNOTES PER SHEET



KEY PLAN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/13/2023	CITY SUBMITTAL SET

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

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PROJECT INFORMATION

REEDSBURG AREA MEDICAL CENTER - CLINIC ADDITION

2000 N Dewey Ave
Reedsburg, WI 53959

PROJECT NUMBER: 422033
PROJECT MANAGER: JH

SHEET INFORMATION

SHEET NAME: EXTERIOR ELEVATIONS
SHEET NUMBER: **A201**



SOUTHEAST VIEW

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/13/2023	CITY SUBMITTAL SET



EAST VIEW

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/13/2023	CITY SUBMITTAL SET



SOUTH VIEW

DATE	DESCRIPTION
02/06/2023	SCHEMATIC DESIGN
07/13/2023	CITY SUBMITTAL SET

City of Reedsburg Land Use Application

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

Ph: 608-524-6404
Fax: 608-524-8453
bduvalle@ci.reedsburg.wi.us

APPLICANT: Maxwell Dvorak

ADDRESS: E9290 Heasback Rd **CITY:** Baraboo **STATE:** WI

ZIP: 53913 **PHONE:** 608-345-1905 **PARCEL #:** 276-1923-53024

E-MAIL: truemusicmax@gmail.com

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) extension to the south of existing Retzoff Drive

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:** X **Name of Plat:** Retzoff Addition to the City of Reedsburg

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

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

☐ **Zoning Appeal / Interpretation:** _____

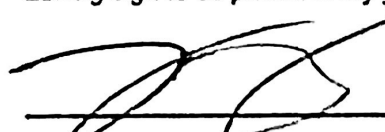
☐ **Zoning Variance:** _____

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.

 18-2-23
Applicant Signature / Date

 18-2-23
Owner Signature / Date

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 #	_____	_____

Staff Report

DATE: 8/8/23

APPLICANT: KMD Development / Adam Lindloff

LOCATION: South end of Retzlaff Dr; Parcel #1928-53024

ZONING: R-2 Residential

PROPOSED LAND USE REQUEST: Final Plat

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider final plat for zero-lot line duplexes.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Park
- South – Residential
- East – Residential

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Retzlaff Dr; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: High-density Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS:

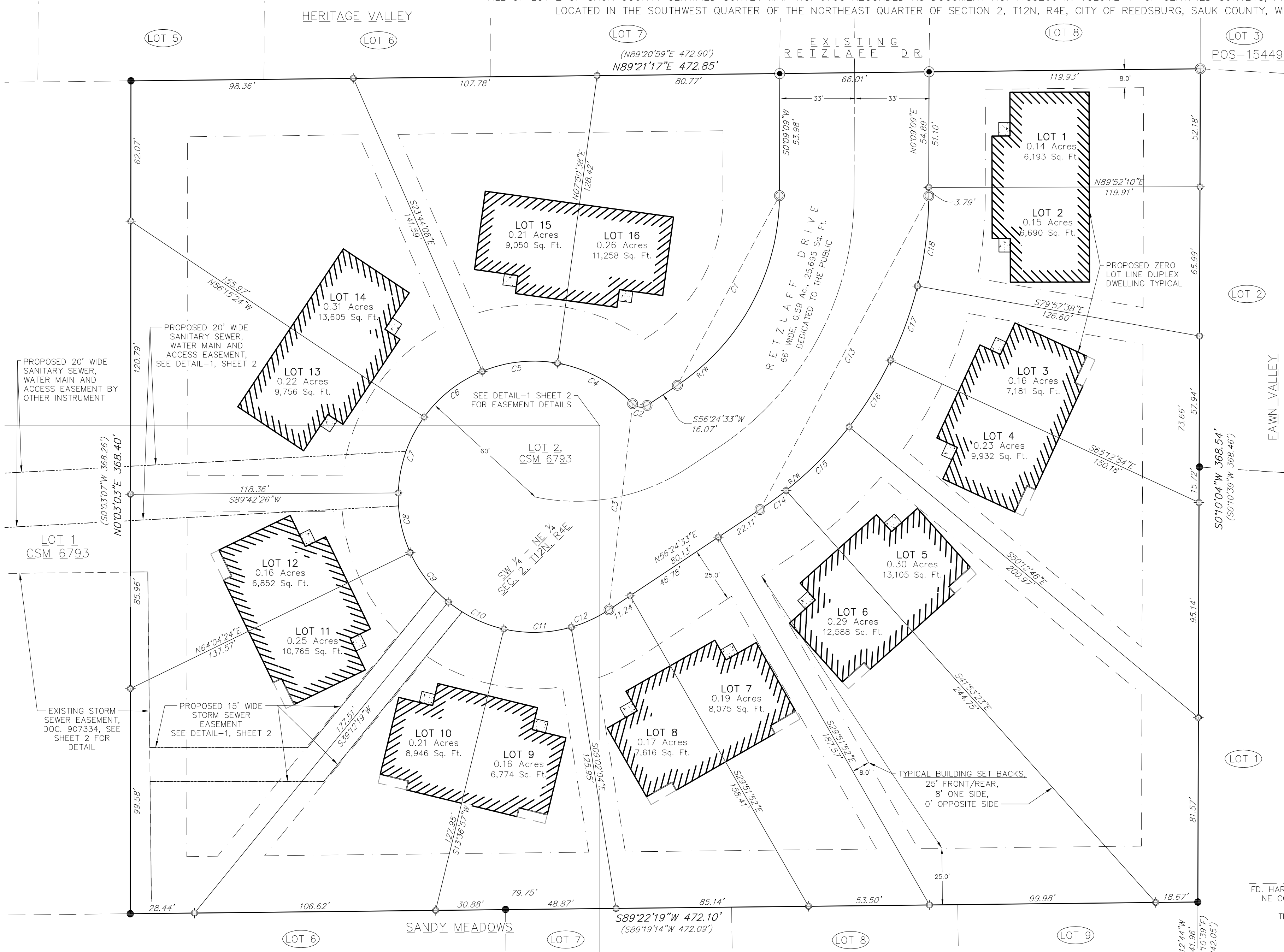
The access easement between lots 12 and 13 can be used for public access to the adjacent park. A zero-lot line agreement will be required to apply to each lot; the agreement is currently being worked on.

Exhibit List

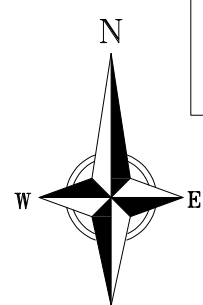
- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. August 8, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

RETZLAFF ADDITION TO THE CITY OF REEDSBURG

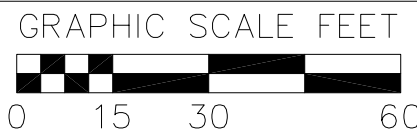
ALL OF LOT 2 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6793 RECORDED AS DOCUMENT NO. 1183266 IN VOLUME 41 OF CERTIFIED SURVEYS, PAGES 6793 & 6793A, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



Curve Table						
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Tangent Out
C1	99.22'	101.05'	56°15'25"	95.28'	S28°16'51"W	S00°09'09"W
C2	7.00'	5.00'	80°15'25"	6.45'	N83°27'44"W	S56°24'33"W
C3	272.54'	60.00'	260°15'25"	91.75'	S06°32'16"W	N43°20'02"W
C4	38.38'	60.00'	36°39'12"	37.73'	N61°39'38"W	N43°20'02"W
C5	33.90'	60.00'	32°22'28"	33.45'	S83°49'32"W	N79°59'14"W
C6	33.12'	60.00'	31°37'30"	32.70'	S51°49'33"W	S67°38'18"W
C7	35.98'	60.00'	34°21'46"	35.45'	S18°49'55"W	S36°00'48"W
C8	27.17'	60.00'	25°56'48"	26.94'	S11°19'22"E	S01°39'02"W
C9	27.85'	60.00'	26°35'29"	27.60'	S37°35'30"E	S24°17'46"E
C10	27.55'	60.00'	26°18'18"	27.31'	S64°02'24"E	S50°53'15"E
C11	30.16'	60.00'	28°48'04"	29.84'	N88°24'26"E	S77°11'32"E
C12	18.43'	60.00'	17°35'51"	18.36'	N65°12'29"E	N74°00'24"E
C13	164.02'	167.05'	56°15'25"	157.51'	N28°16'51"E	N56°24'33"E
C14	14.27'	167.05'	4°53'45"	14.27'	N53°57'41"E	N56°24'33"E
C15	39.75'	167.05'	13°38'01"	39.66'	N44°41'48"E	N51°30'49"E
C16	34.81'	167.05'	11°56'16"	34.74'	N31°54'40"E	N37°52'48"E
C17	34.93'	167.05'	11°58'52"	34.87'	N19°57'06"E	N25°56'32"E
C18	40.26'	167.05'	13°48'32"	40.16'	N07°03'24"E	N13°57'40"E

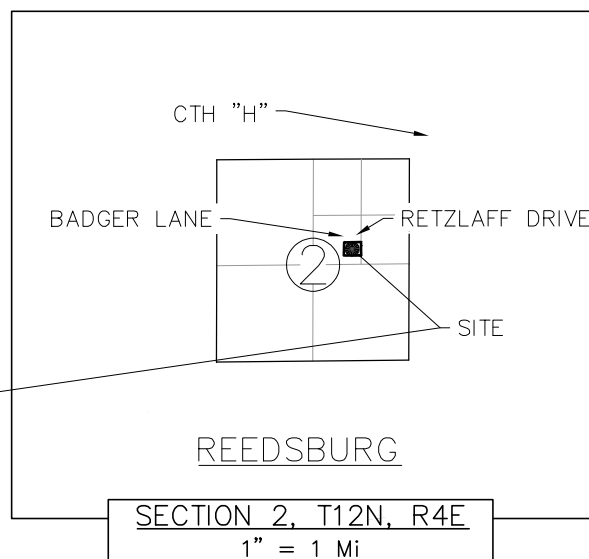


RETZLAFF ADDITION TO THE CITY OF REEDSBURG
4.00 Ac., 174,081 Sq. Ft.,
(3.41 Ac., 148,386 Sq. Ft. EXCLUDING RIGHTS-OF-WAY)



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED, TIES VERIFIED
- FOUND 1-1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- SET 1-1/4" Ø IRON ROD, 4.3 Lb./Ft.
- SET 3/4" Ø x 18" IRON ROD, 1.5 Lb/Ft.



SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Reedsburg, and under the direction of Max Dvorak, owner of KMD Enterprises, I have surveyed, divided, mapped and dedicated Retzlaff Addition To The City of Reedsburg, being Lot 2 of Sauk County Certified Survey Map No. 6793 recorded as Document No. 1183266 in Volume 41 of Certified Surveys Pages 6793 & 6793A, located in part of the Southwest Quarter of the Northeast Quarter of Section 2, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, described as follows:

Lot 2 of Sauk County Certified Survey Map No. 6793 recorded as Document No. 1183266 in Volume 41 of Certified Surveys, Pages 6793 & 6793A, located in part of the Southwest Quarter of the Northeast Quarter of Section 2, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin Statutes and The City of Reedsburg subdivision regulations.

Dated this _____ day of _____, 2023.

Marc A. Londo, PLS-2696
Vierbicher Assoc.



KMD DEVELOPMENT, LLC OWNER'S CERTIFICATE

KMD Development, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, I, Max Dvorak, as owner do hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat of subdivision, I, Max Dvorak, owner of KMD Development, LLC, further certify that this plat is required by s.236.10 or s.236.12 of the Wisconsin Statutes, to be submitted to the following for approval or objection:

The City of Reedsburg Board
The State of Wisconsin Department of Administration

IN WITNESS WHEREOF, the said KMD Development, LLC, has caused these presents to be signed by Max Dvorak, its President, at Reedsburg Wisconsin, and its corporate seal to be

hereunto affixed on this _____ day of _____, 2021, in the presence of:

Max Dvorak, Owner
KMD Development, LLC
STATE OF WISCONSIN
SAUK COUNTY) SS

Personally came before me this _____ day of _____, 2023, Max Dvorak, Owner, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Owner of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____, Notary Public, _____
My commission expires _____

THE CITY OF REEDSBURG APPROVAL CERTIFICATE

Resolved, that the plat of Retzlaff Addition to the City of Reedsburg, KMD Development, LLC owner, is hereby approved by the The City of Reedsburg.

David G. Estes, Mayor
City of Reedsburg Wisconsin

CITY CLERK/TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
SAUK COUNTY) SS

I, Jacob Crossetto, being the duly appointed qualified and acting city clerk/treasurer of the City of Reedsburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of

_____ on any of the land included in the Retzlaff Addition to the City of Reedsburg.

Jacob Crossetto, Clerk/Treasurer
City of Reedsburg

SURVEYOR'S NOTES:

- Bearings are referenced to the Wisconsin Coordinate Reference System, Sauk County, (WICRS, Sauk, NAD 83/2011). The east line of the northeast quarter of Section 2, T12N, R4E bears N00°09'38"E.
- The area of dedicated right-of-way within this subdivision plat total 0.59 Ac., (25,695 Sq Ft.).
- There are no existing buildings within the boundary of the Retzlaff Addition to the City of Reedsburg.
- See sheet 2 of 2 for details of proposed Sanitary Sewer, Water and Trail Easement and Storm Water Easement.
- See Sheet 2 of 2 for general utility easement details.
- Zero lot line parcels shown in this subdivision are allowable under the City of Reedsburg Code of Ordinance § 690-28.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

RETZLAFF ADDITION TO THE CITY OF REEDSBURG

LOT 2, SAUK COUNTY CERTIFIED SURVEY MAP NO. 6793
PART OF THE SW 1/4 OF THE NE 1/4, SECTION 2, T12N, R4E
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

REVISIONS		NO.	DATE	REMARKS
NO.	DATE			

DATE
7/25/2023

DRAFTER
mlon

CHECKED
sdis

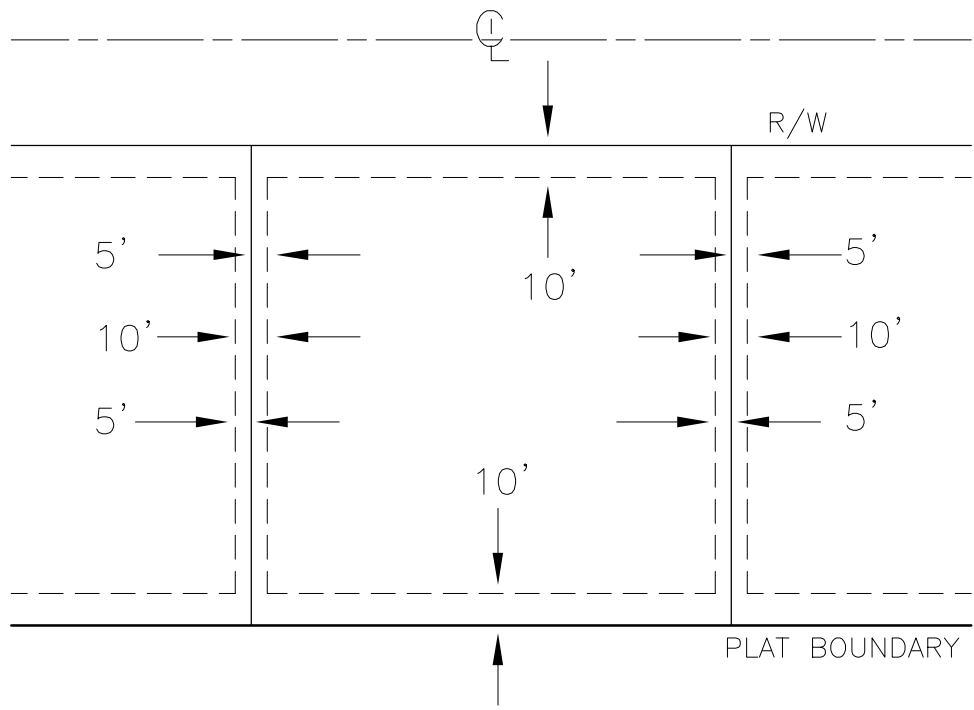
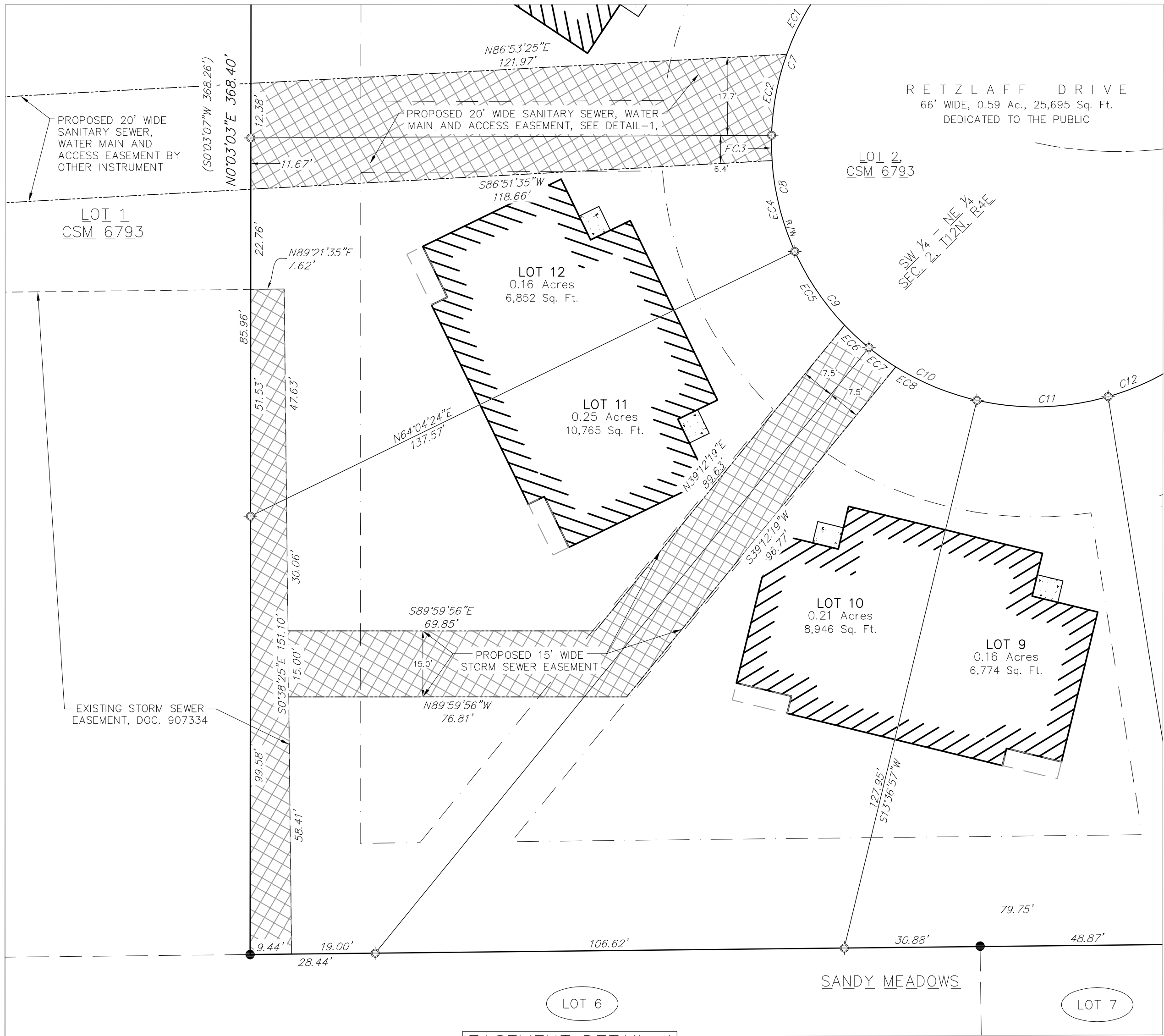
PROJECT NO.
230178

SHEET

1 OF 2

RETZLAFF ADDITION TO THE CITY OF REEDSBURG

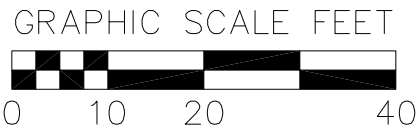
ALL OF LOT 2 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6793 RECORDED AS DOCUMENT NO. 1183266 IN VOLUME 41 OF CERTIFIED SURVEYS, PAGES 6793 & 6793A, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



TYPICAL EXISTING UTILITY EASEMENT DETAIL
Not to Scale

SURVEYOR'S NOTE:
Each lot of Retzlaff Addition to the City of Reedsburg has utility easements as shown on this detail, except as specifically noted differently on the subdivision plat. The City of Reedsburg is the holder and beneficiary of these easements. Any vacation of these existing easements must be done through separate documents.

EASEMENT DETAIL-1
1" = 20'



SURVEY LEGEND

SET 3/4" ϕ x 18" IRON ROD, 1.5 Lb./Ft.

Easement Curve Table						
Curve #	Arc Len.	Radius	Delta	Ch. Len.	Ch. Dir.	Ch. Len.
EC1	17.20'	60.00'	16°25'23"	17.14'	S27°48'07"W	S19°35'25"W
EC2	18.79'	60.00'	17°56'24"	18.71'	S10°37'14"W	S19°35'26"W
EC3	5.78'	60.00'	5°30'56"	5.77'	S01°06'26"E	S01°39'02"W
EC4	21.40'	60.00'	20°25'53"	21.28'	S14°04'50"E	S03°51'53"E
EC5	20.32'	60.00'	19°24'41"	20.23'	S34°00'06"E	S24°17'46"E
EC6	7.82'	60.00'	7°10'48"	7.51'	S47°17'51"E	S43°42'27"E
EC7	7.52'	60.00'	7°10'53"	7.52'	S54°28'42"E	S50°53'15"E
EC8	20.03'	60.00'	19°07'24"	19.93'	S67°37'50"E	S58°04'08"E



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
DATE		DATE	
7/25/2023		DATE	
DRAFTER		DATE	
mlon		DATE	
CHECKED		DATE	
sdis		DATE	
PROJECT NO.		DATE	
230178		DATE	
SHEET		DATE	
2 OF 2		DATE	

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: Wade Rife
ADDRESS: N605 Smith Rd CITY: Wausau STATE: WI
ZIP: 53968 PHONE: 608-479-1813 PARCEL #: 0481
E-MAIL: wade@rife-transportllc.com
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) 410 S. Avenue

LAND USE REQUEST

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

☐ Certified Survey Map (CSM): _____

☐ Conditional Use Permit: _____

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

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

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

☒ Site Plan Review: (See "B & C" on back page) _____

☐ Zoning Appeal / Interpretation: _____

☐ Zoning Variance: _____

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

☐ Other or Annexation: _____

AFFIDAVIT

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

Wade Rife 7.27.23
Applicant Signature / Date

Wade Rife 7.27.23
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	<u>X</u>
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	<u>X</u>
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	7-27-23	_____
Receipt #	1.044937	_____
Pd \$ 325.00		

**CITY OF REEDSBURG
FLOODPLAIN DEVELOPMENT PERMIT**

Applicant's Name: Wade R. Key Phone: 608-479-1813

Address: N605 Smith Rd.

Developer/Contractor's Name: _____ Phone: _____

Address: _____

1. Address of Development Site: _____ Parcel # 0481

2. Type of Development:

☒ Filling	_____ Grading
☒ Excavation	_____ Routine Maintenance
☐ Minor Improvement	_____ Substantial Improvement
☒ New Construction	

3. Description of Development: New Hoop Barn @ 882.1, fill site to 880.1, on-site flood storage/storm water pond

4. Pre-Improvement Value of Structure: _____ % Damage: _____

5. Cost of Improvement: _____

6. Is Property Located in a Designated Floodway? No

7. Is Property Located in a Designated Flood Fringe? Yes

8. Elevation of Base (100 year) Flood: 880.1

9. Elevation/Floodproofing Requirement: 2 feet above BFE

10. Elevation of the Proposed Development Site: 880.1 to 882.1

11. FIRM Panel Number: _____ FIRM Zone: AE FIRM Revision Date: 12/17/09

12. Source of Base Flood Elevation Data (if not available on FIRM): _____

All provisions of the City of Reedsburg Floodplain Zoning Ordinance (Chapter 23) shall be complied with.

Conditions of Approval: This permit issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

This permit is issued with the condition that the lowest floor (including the basement floor) of any new or substantially improved structure will be elevated a minimum of two (2) feet above the base 1% chance flood elevation. If the proposed development is an accessory structure this permit is issued with the condition that the lowest floor (including the basement floor) will be elevated at or above the base 1% chance flood elevation.

This permit is issued with the condition that the developer/property owner will provide certification by a registered engineer, architect or land survey of the "as built" lowest floor (including the basement floor) elevation of any new or substantially improved structure covered by this permit.

Additional Conditions: _____

Wade R. Key 7.27.23
Signature of Applicant Date Floodplain Manager Date

Permit No.	Fee \$
------------	--------

Staff Report

DATE: 8/8/2023

APPLICANT: Wade Riffey

LOCATION: 410 South Ave; parcel #s 0480, 0481 & 0482

ZONING: I-1 Light Industrial

PROPOSED LAND USE CHANGE: Site Plan Review and Zoning Variance

DESCRIPTION OF PROPERTY/IMPROVEMENTS:

Consider Site Plan Review to amend previous site plan. The new plan would replace the currently approved 110 X 120 and 225 X 120 buildings with new 215 X 120 building.

Consider zoning variance per § 690 Schedule 3 for a 21.5' side yard setback as well as per § 690-52 and § 690-53 to construct a 10'-high fence along the west side lot line.

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Flat slopes

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

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

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 is zoned I-1 Light Industrial.
2. The Board finds that the property contained an office building and storage buildings that are intended to be razed.
3. The Board finds that the request is to amend with a 215 X 120 building.
4. The Board finds that the premises consists of three tax parcels and is approximately 4.8 acres in size.
5. The Board finds that § 690 Schedule 3 permits assembly and warehouse use.
6. The Board finds that the premises is located in a flood fringe area with flood storage.
7. The Board finds that § 650-20 requires compensatory storage.

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

1. The Board finds that the premises consists of three tax parcels and is approximately 4.8 acres in size.
2. The Board finds that flood storage area is proposed (see site plan).

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

1. The Board finds that dryland access is to be provided to each structure.
2. The Board finds that most of the site be will be raised to the base flood elevation (BFE)

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 the proposed buildings would have exterior lights attached.

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 a new driveway would be located on S Pine St.
2. The Board finds that additional access is from South Ave and Plymouth St.

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.

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 Industrial.

Variance Findings – § 690-12(B)

- 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.**
- a. The Board finds that the parcel is zoned I-1 Light Industrial.
 - b. The Board finds that the existing parcel contains the former Friede Construction yard.
 - c. The Board finds that § 690 Attachment 3 requires a 25' side setback when next to a residential zone.
 - d. The Board finds that a 215 X 120 storage building is proposed.
 - e. The Board finds that a 10'-high fence along the west side lot line is proposed.
 - f. The Board finds that § 690-53 limits fence height to 8' height.
 - g. Board finds that the use of the property is a rail and truck loading/unloading business.
 - h. The Board finds that there are residences to the west.
 - i. The Board finds that there are existing utility easements on the property.
 - j. The Board finds that there is a 16' public right-of-way along the west lot line.
 - k. The Board finds that a previous setback variance was approved for a 5' side setback.

STAFF COMMENTS:

- The new building is proposed because there is no other feasible option for flood storage than onsite. Therefore the proposed building is smaller to allow for more storage area.
- The side setback on the west side would be 2.5' instead of the approved 5'. However 25' is minimum so a variance is again needed.
- A 10' high fence is proposed because of the smaller building and requires a variance for exceeding 8' height.
- The original site plan was approved in February 2022. Since that time none of the conditions have been met. This has cause much strife with the neighbors on S Park St, especially now that large fill piles were brought in. Therefore if approved, specific dates should be added for completion or citations and/or operations are ceased until corrected. Likewise, you could order operations cease now until such conditions are met.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. August 8, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting



Brian Duvalle

From: Martin Beranek <mberanek@mhtc.net>
Sent: Wednesday, July 19, 2023 11:11 AM
To: Brian Duvalle; Steve Zibell
Cc: Wade Riffey; Matthew M Filus; Jon Macaulay
Subject: Revised Site Plan Including Compensatory Storage Pond-Riffey Ag, South Ave., Reedsburg
Attachments: Riffey Grading Plan for on Site Compensatory Storage Rev 07-19-2023.pdf

Good Morning Brian and Steve,

Based on the joint meeting held last week with Wade, attached is the revised site plan for his South Ave. transload site. Note the following w/r/t this revised site plan:

1. The hoop-type, 120'W x215'L structure footprint is indicated along the west site of the site; this will sit above the existing water main and sanitary main utilities; the hoop structure and future office are set with floor elevations of 882.1 (two feet above the BFE) as required; dryland access at or above 880.1 is provided at the northeast corner of the site from S. Pine St. as it has been in previous site plans
2. Existing on-site storm sewer will be abandoned in-place and replaced with new on-site storm sewer for proper drainage of the site
3. The overall fill volume required to raise the site to the BFE of 880.1 is just over 7,000 cy (computed value of 7,013 cy)
4. The compensatory storage basin/pond is constructed at the south end of the site and outside (north) of the DNR wetlands delineation and buffer zone. Some construction traffic and work will be required within the buffer zone to construct basin/pond. Existing debris and rubble within the basin/pond area will need to be removed, as well as brush and vegetation. The basin/pond floor elevation is set at 868; a 15" diameter outfall pipe is provided at the floor that discharges to the existing drainage ditch; the discharge point is the same as that of the existing on-site storm sewer; the basin is graded at 4:1 side-slope and is intended to be low-maintenance grass vegetated requiring infrequent mowing; the overall cut volume (the compensatory storage volume) of the basin/pond is 7,800 cy (computed volume of 7,853 cy); this excess cut volume is considered appropriate to provide sufficient long-term compensatory storage volume
5. The west side of the hoop structure is graded at 3:1 side-slope with a rip-rap covering and a 3' wide pea-gravel drainage trench at the toe of the slope to intercept building runoff; the hoop structure won't have any type of rain gutter system so the most effective way to collect the building runoff is with this drainage trench; the trench is provided with a 6" diameter tile routed to the basin/pond (see detail of drainage trench for proposed construction)
6. A gravel access drive is provided along the west side of the site from South Ave. to Plymouth St.; this is intended to be a private drive for Wade's use.
7. A privacy fence, 10' in height, is provided that runs along the west property line, extending from the southwest corner of the hoop structure to the south 125' to block the view of an adjacent resident as requested (see detail of privacy fence for proposed construction)

We've begun the permitting process with DNR. This site plan, along with other supporting documentation of the site, has been forwarded to Will Disser and Kathi Kramasz.

Brian Duvalle

From: Jon Macaulay <jmacaulay@mhtc.net>
Sent: Thursday, July 27, 2023 2:57 PM
To: Brian Duvalle; Wade Riffey
Cc: Mfilus; Martin Beranek
Subject: Re[8]: 410 South Ave., Reedsburg

Brian,

There is no real change to the dryland access. We are still planning to come off of South Pine Street at the same location as before. Almost the entire site will be at 880.1 or above. Dryland access is provided to the building at or above 880.1. Let us know if you have any other questions. Thanks.

Jon Macaulay
KD Engineering Consultants, Inc.
2600 County Road Y
Dodgeville, WI 53533
(608) 935-3310

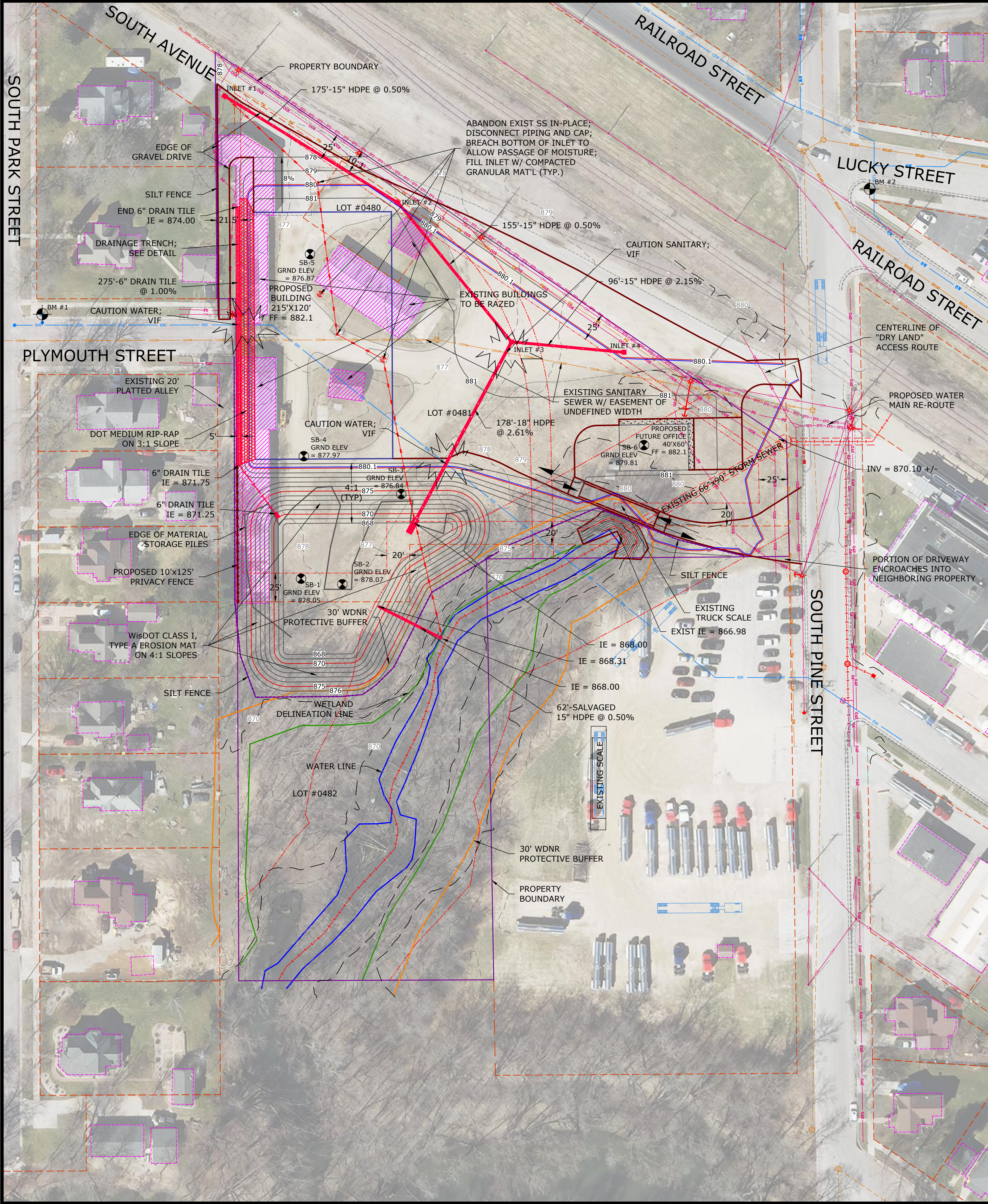
Any accompanying files are supplied as a matter of courtesy and are in no way to be taken as appurtenant to, associated with or as a replacement of copies of the officially sealed documents. The data is provided "as is" without warranty of any kind either expressed or implied. Any person(s) or organization(s) making use of or relying upon this data, is solely responsible for this use or reliance, and is responsible for confirming its accuracy and completeness

From: Brian Duvalle (bduvalle@reedsburgwi.gov)
Date: 07/27/23 14:35
To: Jon Macaulay (jmacaulay@mhtc.net), Wade Riffey (wade@riffeytransportllc.com)
Cc: Mfilus (mfilus@eg.wi.com), Martin Beranek (mberanek@mhtc.net)
Subject: RE: Re[6]: 410 South Ave., Reedsburg

Got it, thanks

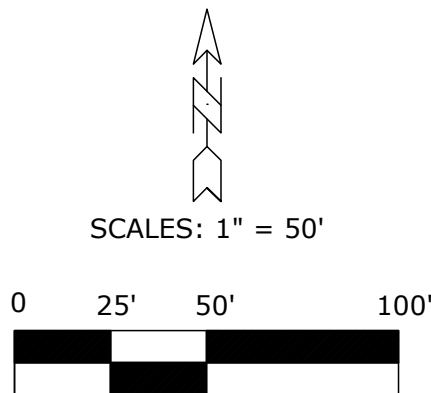
Is there any difference with the dryland access routes?

From: Jon Macaulay <jmacaulay@mhtc.net>
Sent: Thursday, July 27, 2023 9:01 AM
To: Brian Duvalle <bduvalle@reedsburgwi.gov>; Wade Riffey <wade@riffeytransportllc.com>



LEGEND

- PROPERTY LINES
- SETBACK LINES
- EASEMENT LINES
- EXISTING CONTOURS - MAJOR
- EXISTING CONTOURS - MINOR
- EXISTING BUILDINGS TO BE RAZED
- EXISTING TREES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING ASPHALT
- EXISTING GRAVEL
- PROPOSED BUILDING
- PROPOSED GRAVEL
- PROPOSED CONTOURS - MAJOR
- PROPOSED CONTOURS - MINOR
- PROPOSED SILT FENCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED RIP-RAP
- PROPOSED PEA GRAVEL
- ACCESS ROUTE/DIRECTION OF TRAVEL
- PROPOSED SPOT ELEVATION
- PROPOSED SOIL BORING LOCATION



BENCH MARK TABLE					
SYMBOL	LABEL	DESCRIPTION	ELEVATION	NORTHING	EASTING
	BM #1	TOP OF HYDRANT NW CORNER OF PLYMOUTH & PARK STREETS	881.77'	258362.574	580771.214
	BM #2	TOP OF HYDRANT SW CORNER OF LUCKY & PINE STREETS	881.73'	258471.720	581492.070

SITE EARTHWORK QUANTITIES ESTIMATES:
APPROX. FILL VOLUME TO 880.1: 7,013 CY
APPROX. CUT VOLUME TO BALANCE FILL VOLUME: 7,833 CY

SITE EARTHWORK QUANTITIES ESTIMATED ARE PROVIDED FOR INFORMATION ONLY;
CONTRACTOR IS RESPONSIBLE FOR EARTHWORK QUANTITIES DETERMINATION

APPROXIMATE AREA FILLED TO 880.1 IS 87,750 SQ. FT.

EXCAVATION AND GRADING CONSTRUCTION NOTES:

- CONTRACTOR shall contact DIGGERS HOTLINE at 1-800-242-8511 not less than three (3) days prior to commencing any work. Once the utilities have been located the CONTRACTOR shall locate all conflicts with pipes, cables and fiber by hand digging as required by state statute. CONTRACTOR shall be responsible for any support of exposed pipes, cables and fiber deemed necessary by the Utility Company or its representative. CONTRACTOR shall maintain a uniform depth of cover for the pipes, cables, fiber and the marking tape while backfilling. The depth of cover over the cable or fiber shall be the same as prior to construction in areas where the proposed ground elevation is the same as the existing ground elevation. CONTRACTOR shall consult with the Utility Company in areas where the existing ground elevation is to be changed to determine if the Utility Company would like to raise or lower the cable of pipe.
- CONTRACTOR shall supervise, inspect and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. CONTRACTOR shall be solely responsible for the means, methods, techniques, sequences and procedures of construction, but CONTRACTOR shall not be responsible for the negligence of others in the design or specification of a specific means, method, technique, sequence or procedure of construction which is shown or indicated in and expressly required by the Contract Documents. CONTRACTOR shall be responsible to see that completed Work complies accurately with the Contract Documents.
- Existing municipally owned water and sanitary sewer utilities to remain. CONTRACTOR shall verify-in-field (VIF) location of these existing utilities at crossing(s) indicated. CONTRACTOR shall resolve any conflicts with these existing utilities following consultation with ENGINEER and Municipal Utility Authority (MUA). Conflict resolution which requires pipe offset shall require ENGINEER and MUA authorization prior to execution.
- CONTRACTOR shall provide a minimum of a one (1) year warranty on all work, workmanship, materials, machinery and labor from the date of final payment by OWNER. If defects appear in any work or materials supplied or provided by CONTRACTOR, CONTRACTOR agrees to forthwith repair the same upon notification by OWNER as set forth in the General Conditions.



REVISIONS

07/19/2023
7/26/2023

INDEX OF SHEETS

- C101 GRADING PLAN FOR ON-SITE COMPENSATORY STORAGE
- C201 CIVIL DETAILS-EROSION CONTROL & CONSTRUCTION
- C301 CIVIL SPECIFICATIONS (1 OF 3)
- C302 CIVIL SPECIFICATIONS (2 OF 3)
- C303 CIVIL SPECIFICATIONS (3 OF 3)

RIFFEY TRANSPORT
SOUTH AVENUE
REEDSBURG, WI
GRADING PLAN FOR ON-SITE COMPENSATORY STORAGE

ENGINEERING
SURVEYING
ENVIRONMENTAL
(608) 835-3310

ENGINEERING
CONSULTANTS, INC.
2600 C.T.H. Y - DODGEVILLE, WI 53533

DATE: 07/18/2023

DESIGNED: MB

DRAFTED: JM

PROJECT #: 21-075

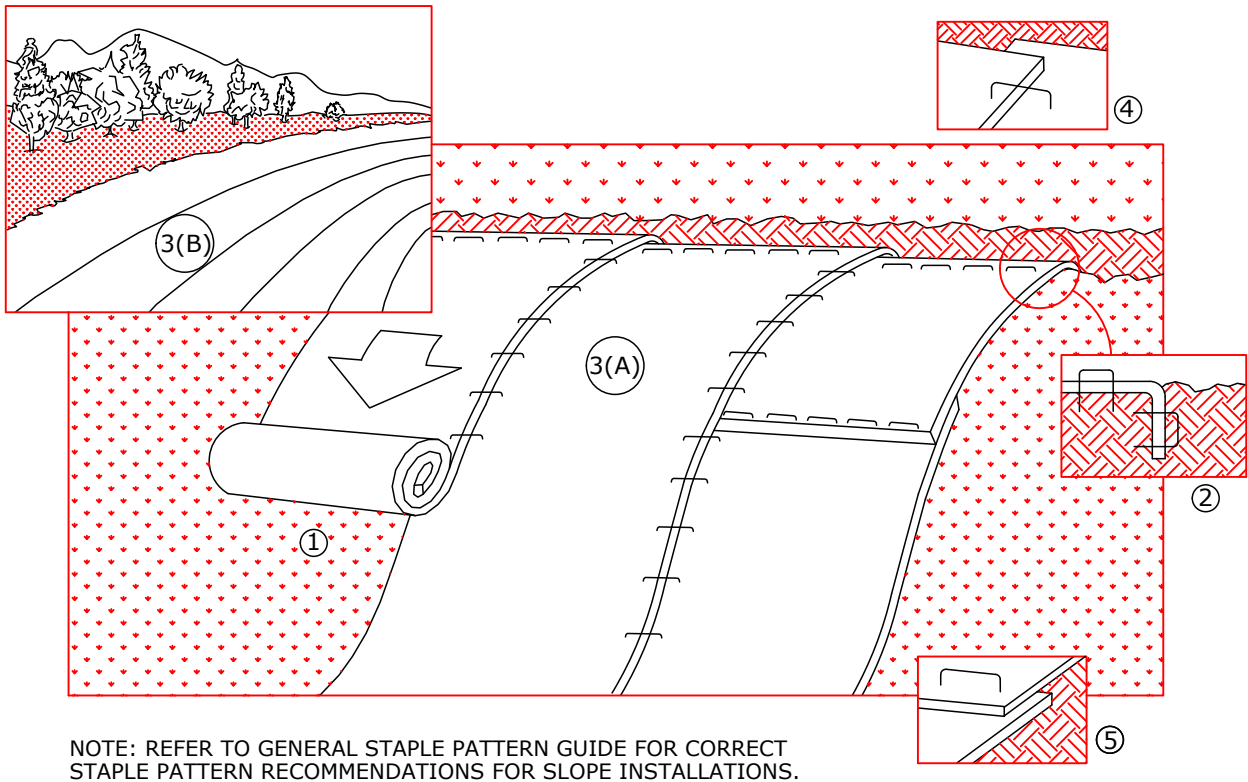
C101

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASURES IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF EXCAVATION AND OR OTHER CONSTRUCTION ACTIVITIES.
2. EROSION CONTROL MEASURES SHALL COMPLY WITH WISCONSIN ADMINISTRATIVE CODE, COMM CHAPTER 21, AND CHAPTER 65 COMMERCIAL CONSTRUCTION.
3. ALL SILT FENCE SHALL BE INSPECTED DAILY. CLEANING, ADJUSTING AND REPLACING EROSION CONTROL MEASURES SHALL BE DONE AS NECESSARY THROUGHOUT CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE DETAILS IN LOCATIONS DESIGNATED ON THE PLANS, OR AS MAY OTHERWISE BE DIRECTED BY THE ENGINEER.
5. SEDIMENT FROM OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING SILT FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL OF THE WORK SITE.
6. EXISTING VEGETATION SHALL BE REMOVED ONLY TO THE EXTENT NECESSARY TO PERFORM CONSTRUCTION ACTIVITIES. CLEARING OF AREAS THAT ARE CLEARLY OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE PERMITTED.
7. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBANCE IS COMPLETED. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL AT LEAST 70% OF THE AREA SERVED HAS ESTABLISHED A UNIFORM, VIGOROUS VEGETATED COVER.
8. STONE TRACKING PADS (AS REQUIRED BY ENGINEER) SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO PREVENT TRACKING OF SOIL ONTO PUBLIC ROADWAYS. ANY TRACKED SOIL SHALL BE REMOVED BY MECHANICAL STREET CLEANING AT THE END OF EACH DAY. ADD NEW STONE TO THE TOP IF SURFACE STONE BECOMES SOIL CONTAMINATED.
9. ALL DISTURBED AREAS SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE AFTER DISTURBANCE. IN GENERAL, STABILIZATION OF DISTURBED AREAS SHALL BE COMPLETED WITHIN 30 DAYS OF THE INITIAL DISTURBANCE, OR WITHIN 7 DAYS OF FINAL GRADING AND TOPSOIL PLACEMENT.
10. REFER TO THE DNR TECHNICAL STANDARDS AVAILABLE AT [HTTP://WWW.DNR.STATE.WI.US/ORG/WATER/WM/NPS/STORMWATER/TECHSTDs.HTML](http://www.dnr.state.wi.us/org/water/wm/nps/stormwater/techstds.html).
11. CONTRACTOR SHALL WATER NEWLY SEEDED AREAS IF 7 DAYS PASS WITHOUT A RAINFALL DURING THE FIRST 6 WEEKS AFTER INITIAL STABILIZATION.
12. MULCHING OF DISTURBED AREAS SHALL BE AT A RATE OF 2 TONS PER ACRE. MULCH SHALL BE ANCHORED INTO THE SOIL BY DISCING.
13. AFTER ATTEMPTS TO STABILIZE DISTURBED AREAS WITH SEEDING AND MULCH FAIL, THOSE AREAS SHALL BE TEMPORARILY STABILIZED USING POLYACRYLAMIDE UNDER DIRECTION OF THE ENGINEER.
14. A MINIMUM OF ONE EROSION CONTROL INSPECTION SHALL BE PERFORMED EACH WEEK, AND ONE INSPECTION SHALL BE PERFORMED AFTER ANY RAINFALL EVENT OF 0.5" OR GREATER. ALL REPAIRS OR MODIFICATIONS SHALL BE COMPLETED WITHIN 24 HOURS OF THE INSPECTION.

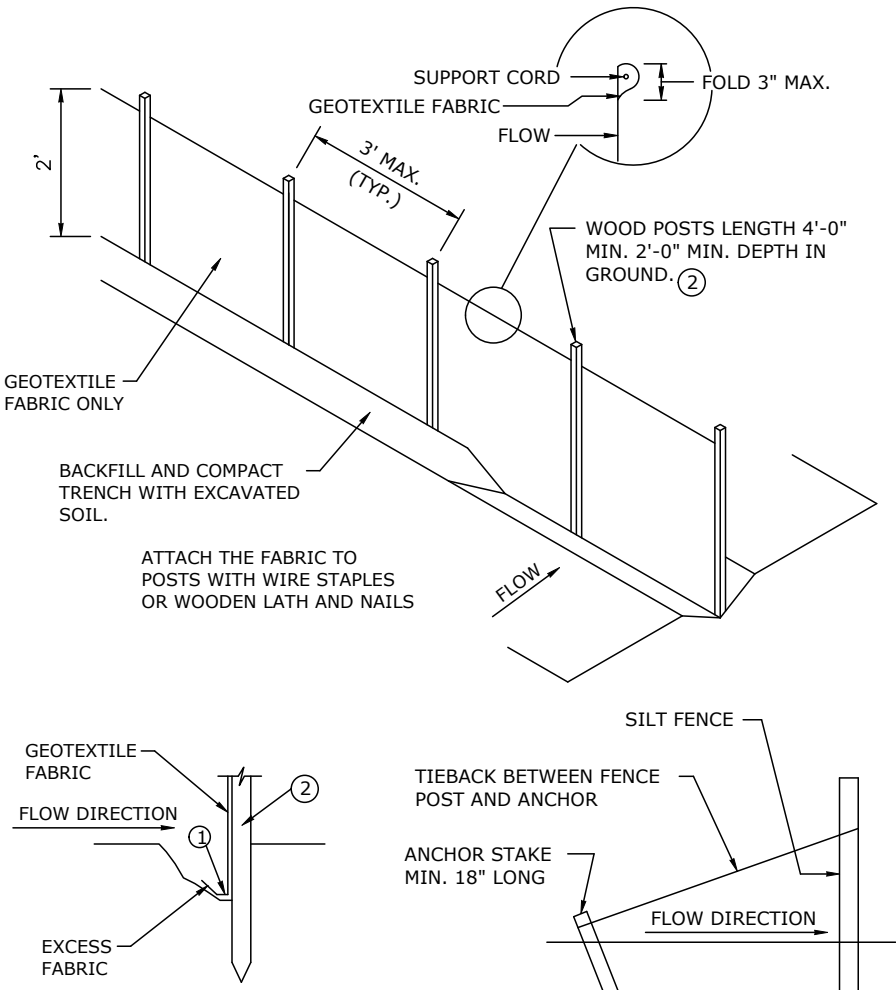
SITE RESTORATION CONSTRUCTION NOTES:

1. WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", OF STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, 2023 EDITION.
2. FERTILIZER SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AND SHALL CONFORM TO THE REQUIREMENTS SPEDIFIED; FERTILIZER SHALL HAVE A 20-10-10 RATIO OF NITROGEN, PHOSPHORIC ACID AND POTASH.
3. STRAW MULCH OVER NEW SEEDING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT A RATE OF 2 TONS PER ACRE AND SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN SECTION 627 OF THE STATE SPECIFICATIONS. ALL MULCH SHALL BE STABILIZED BY ANCHORING. THIS CAN BE ACHIEVED BY LIGHT DISCING.
4. ENGINEER WILL MAKE PERIODIC ON-SITE OBSERVATIONS OF THE WORK IN PROGRESS.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
7. EROSION MAT SHALL BE WISDOT CLASS I, TYPE A FOR ALL AREAS OF 3:1 SLOPE AND LESS; EROSION MAT SHALL BE WISDOT CLASS III, TYPE A FOR AREAS WITH SLOPE STEEPER THAN 3:1.

EROSION CONTROL MAT - SLOPE INSTALLATION



TRENCH DETAIL

SILT FENCE TIE BACK
(WHEN REQUIRED BY ENGINEER)

GENERAL NOTES

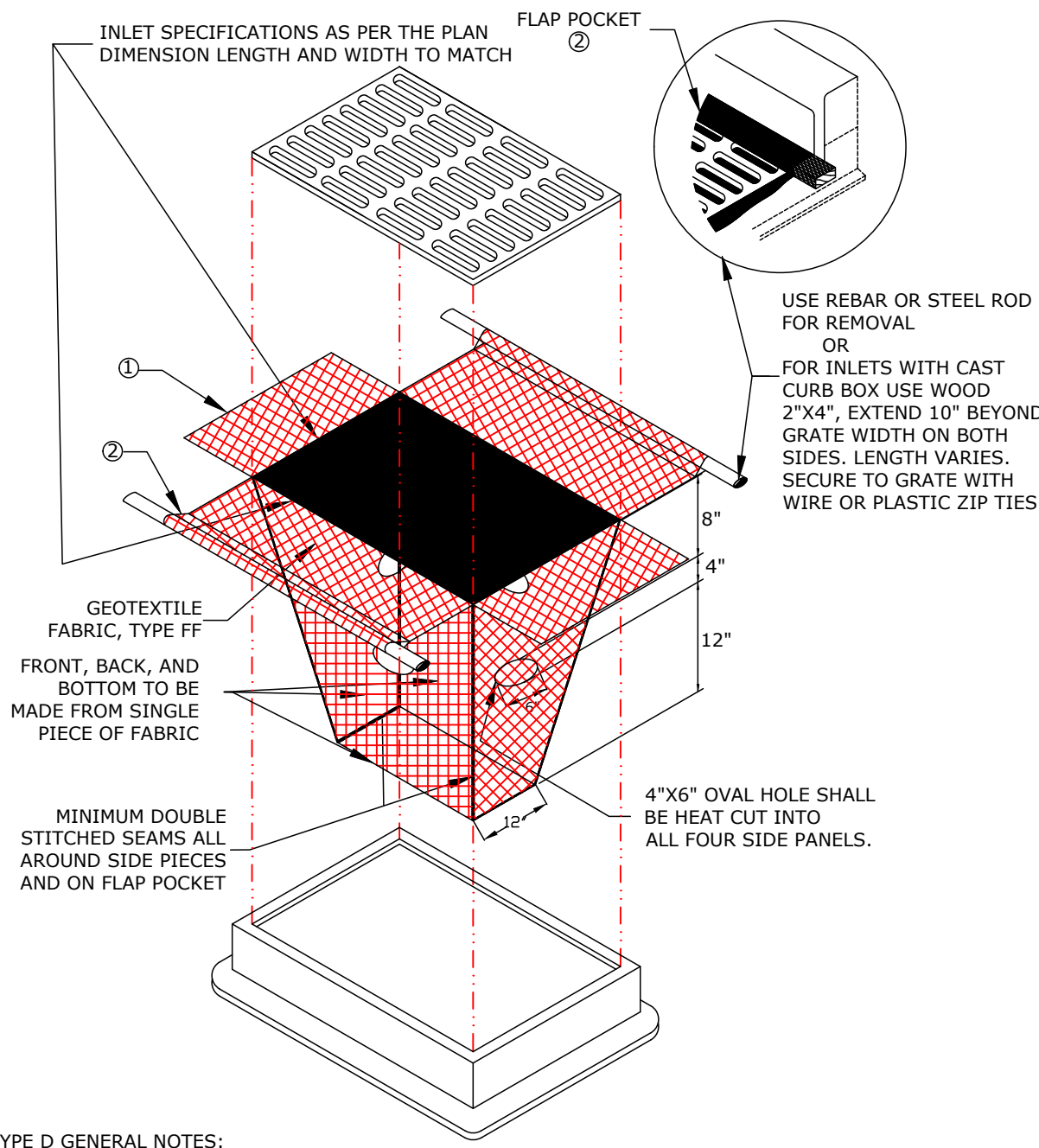
1. TRENCH SHALL BE MINIMUM OF 4" WIDE X 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF OAK OR HICKORY.

SILT FENCE DETAIL

NOT TO SCALE

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

NOTE: AT LOCATIONS AS DIRECTED BY ENGINEER

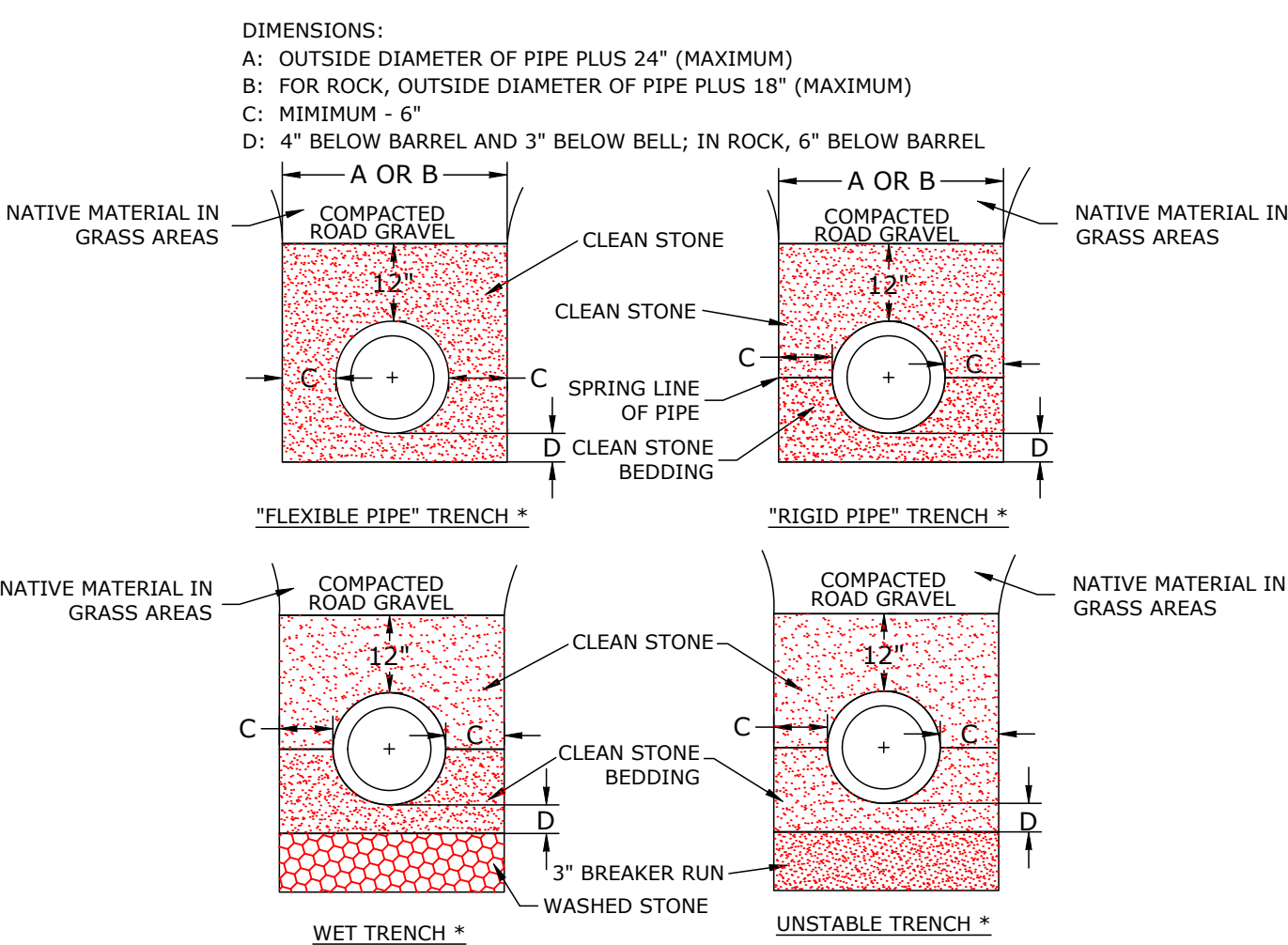


TYPE D GENERAL NOTES:

1. INLET PROTECTION AND ANCILLARY EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO OTHER CONSTRUCTION. INLET PROTECTION AND ANCILLARY EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT OF TRANSPORTATION'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
4. FINISH SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL; SEE ①.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4"; SEE ②.
6. DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
7. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
8. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MINIMUM OF 4" FROM THE BOTTOM OF THE BAG.

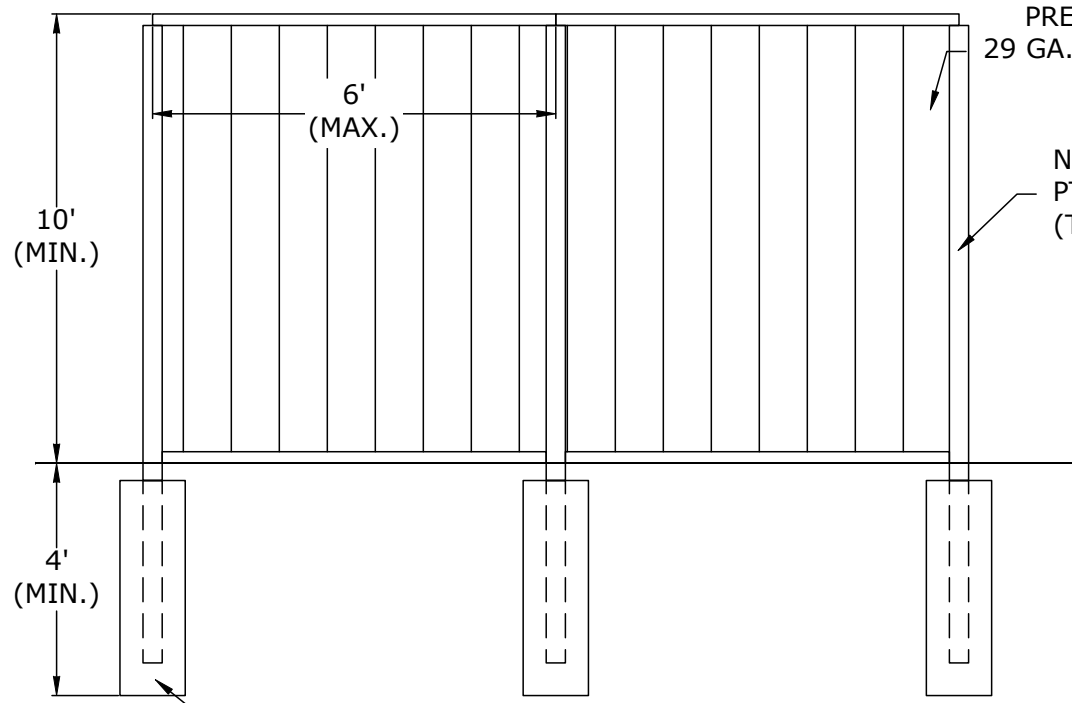
INLET PROTECTION TYPE D

(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER ①)
NOT TO SCALE



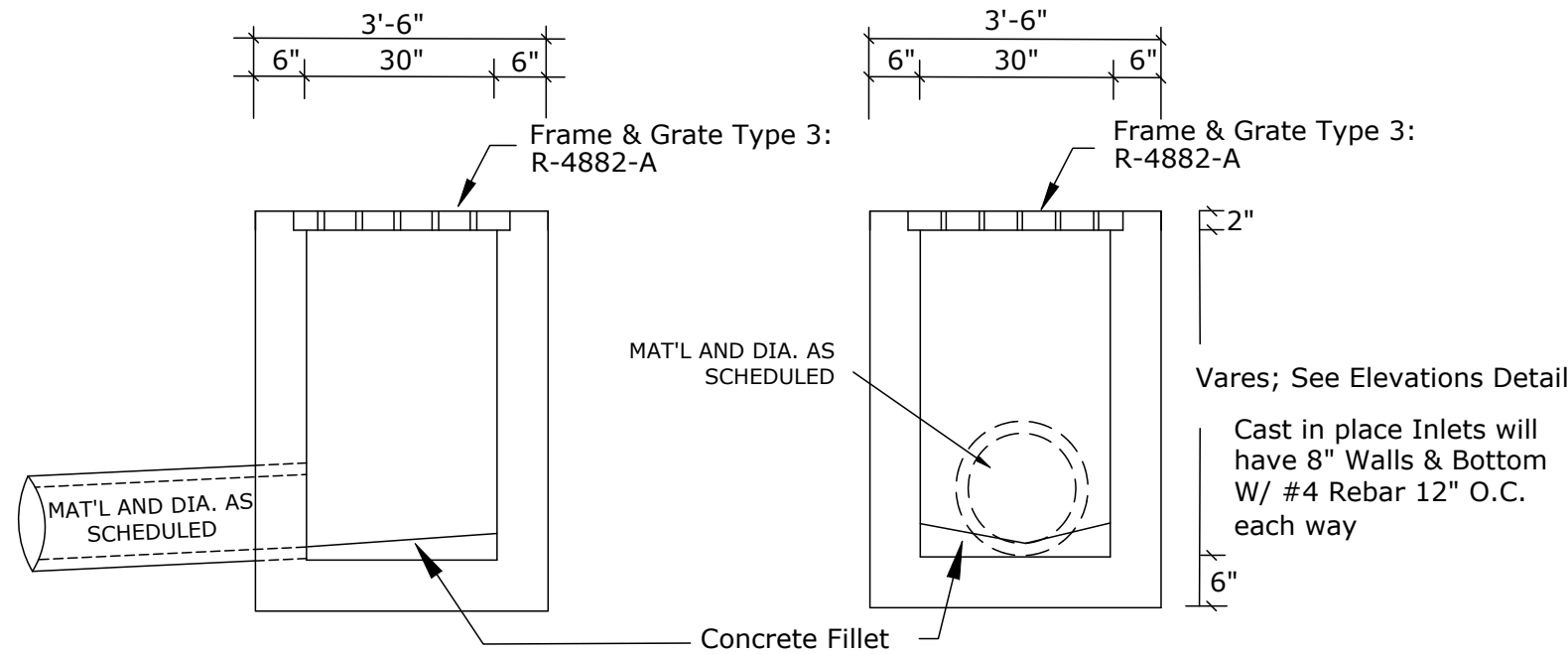
* "RIGID PIPE" INCLUDES REINFORCED CONCRETE PIPE AND DUCTILE IRON PIPE ONLY. ALL OTHER PIPE MATERIALS SHALL BE CONSIDERED "FLEXIBLE PIPE". THE WET TRENCH AND UNSTABLE TRENCH DETAILS ARE DRAWN SHOWING A "RIGID PIPE" TRENCH INSTALLATION.

TRENCH WIDTH AND BEDDING DETAILS



PRIVACY FENCE DETAIL

NOT TO SCALE



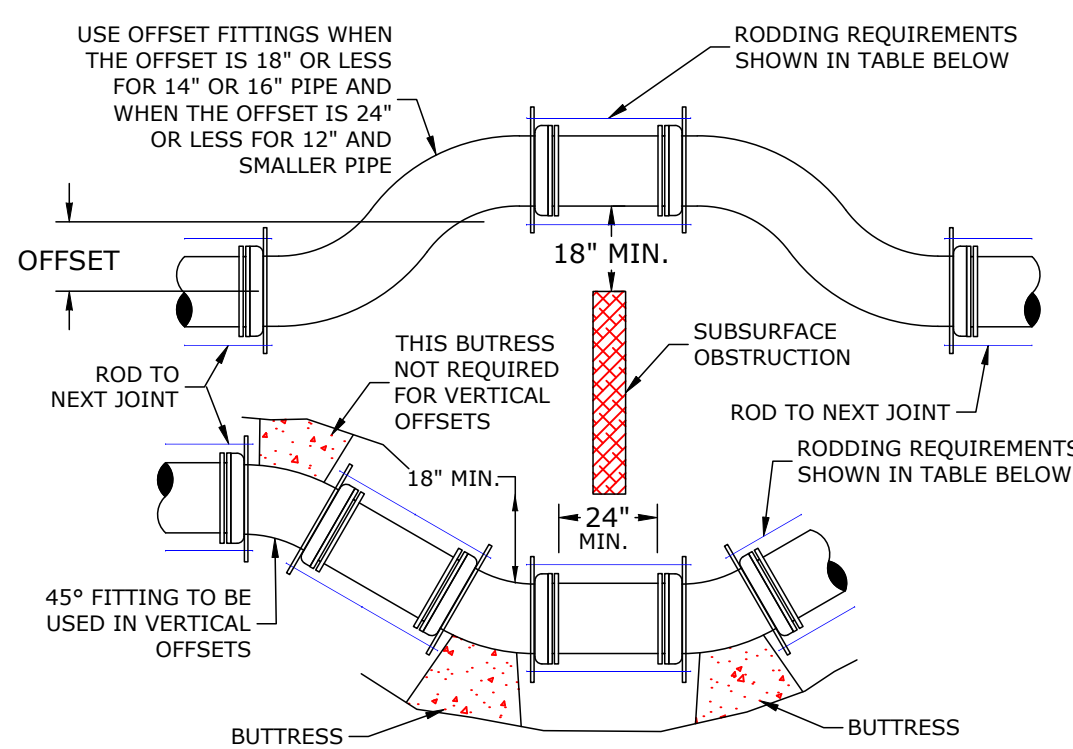
STORM SEWER STRUCTURE TYPE 1

Precast or Cast in Place
NOT TO SCALE



STORM SEWER FRAME TYPE 1 (R-4882-A)

NOT TO SCALE



NOTES:

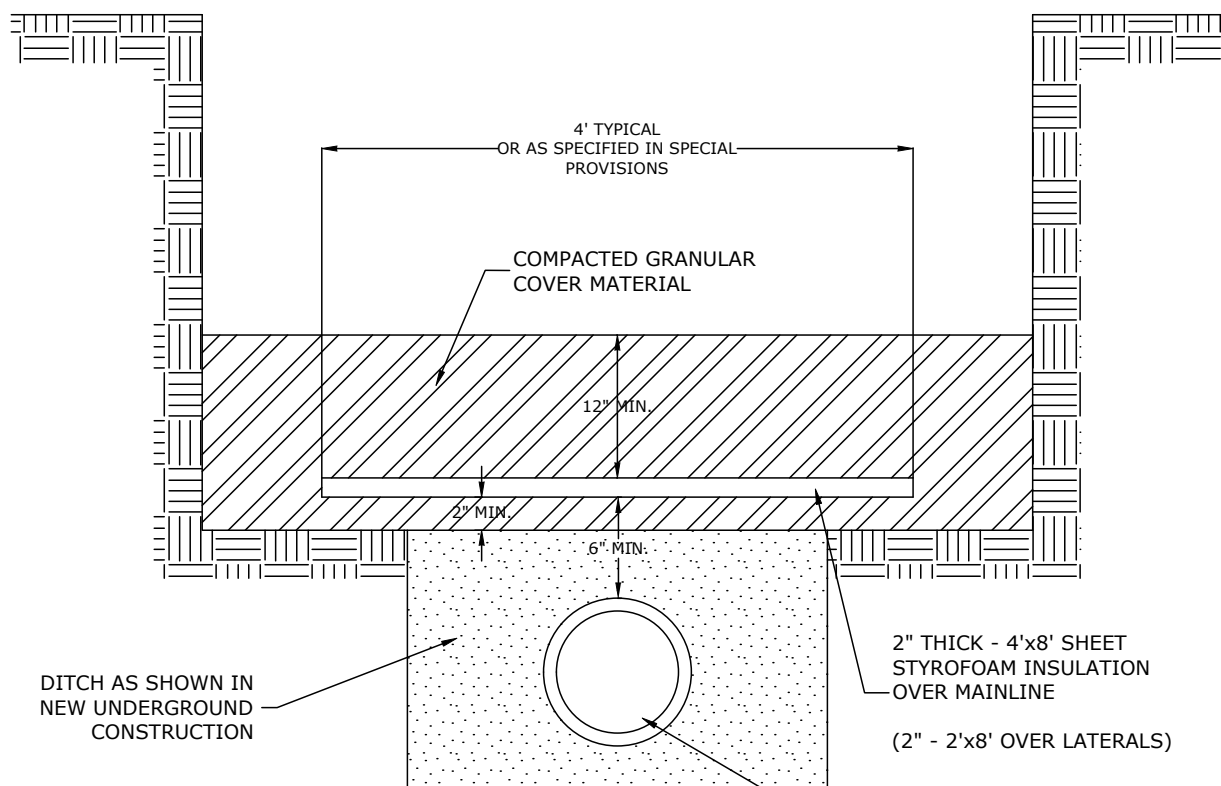
- TIE RODS, BOLTS, NUTS, BANDS AND WASHERS TO BE FURNISHED AND ASSEMBLED BY THE CONTRACTOR.
- ALL STEEL MATERIAL TO BE THOROUGHLY COATED WITH KOPPERS NO. 50 BITUMASTIC.
- OFFSET FITTINGS REQUIRE CONTINUOUS RODDING IN ALL POSITIONS.
- VERTICAL OFFSETS SHALL NOT CREATE A HIGH POINT IN THE WATER MAIN. VERTICAL OFFSETS REQUIRE THE SAME RODDING AND BUTTRESSING AS SHOWN ABOVE.
- MEGALUG RESTRAINTS MAY BE USED IN LIEU OF RODDING.

OFFSET AND RODDING DETAILS

NOMINAL PIPE SIZE	RODS		STRAP SIZE	BOLT DIA.	WASHER SIZE
	NO.	DIA.			
6	3	¾	½ x 2	¾	½ x 3 x 5
8	4	¾	½ x 2	¾	½ x 3 x 5
10	4	¾	½ x 2½	1	½ x 3 x 5
12	4	¾	½ x 2½	1	½ x 3 x 5
14	4	¾	½ x 2½	1	½ x 3 x 5

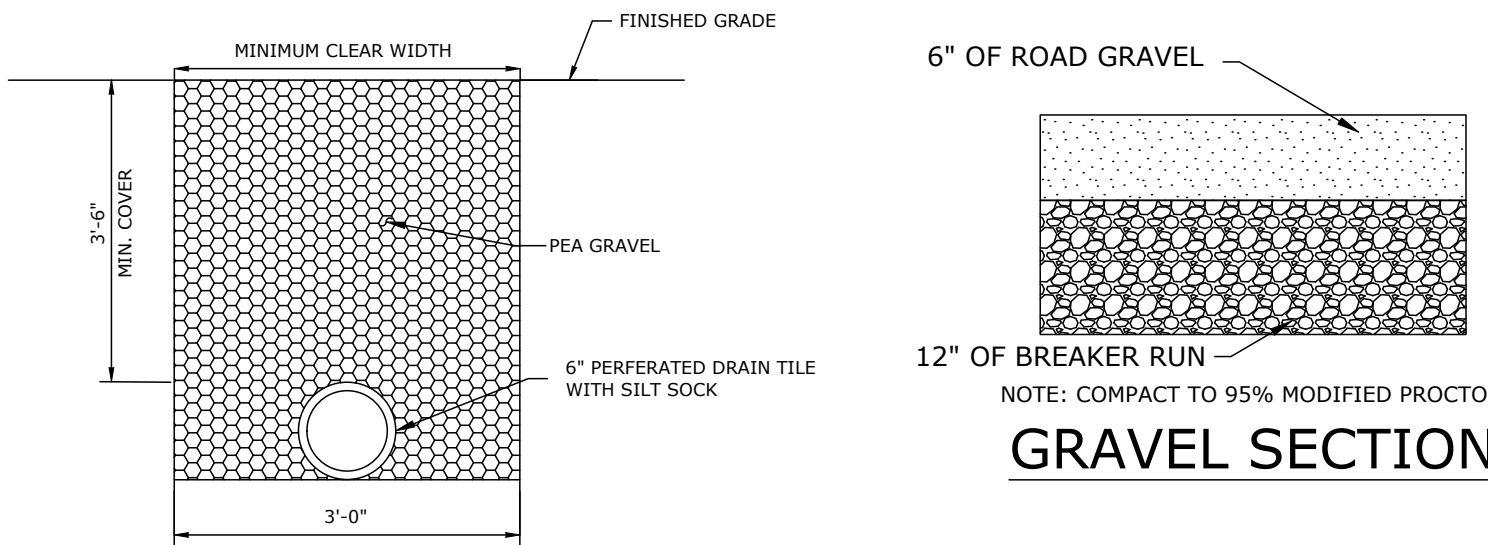
ALL DIMENSIONS IN THIS TABLE ARE IN INCHES

ALL DIMENSIONS IN THIS TABLE ARE IN INCHES



PIPE INSULATION DETAIL

Not to Scale



DRAINAGE TRENCH DETAIL

NOT TO SCALE

Storm Sewer Structure Elevations Detail						
SS Inlet #	Frame Type	Structure Type	TOC/Rim	Outlet INV	Outlet Pipe	Inlet INV
1	1	1	877.50	874.50	15" HDPE	873.62
2	1	1	880.00	873.52	15" HDPE	872.74
3	1	1	880.10	872.64	18" HDPE	872.74
4	1	1	879.80	874.80	15" HDPE	872.74
Frame Type 1: R-4882-A						
Structure Type 1 = 3'6"x3'6" Precast or Cast in place Catch Basin						

REVISIONS

NO.	DESCRIPTION

DATE: 07/18/2023

DESIGNED: MB

DRAFTED: JM

PROJECT #: 21-075

C201

DATE: 07/18/2023

DESIGNED: MB

DRAFTED: JM

PROJECT #: 21-075

C201

DATE: 07/18/2023

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DATE: 07/18/2023

DESIGNED: MB

DRAFTED: JM

PROJECT #: 21-075

C201

STORM DRAINAGE UTILITIES			REVISIONS
SUMMARY			
A. Work for this Contract consists of furnishing labor, materials, equipment, testing and miscellaneous for the execution and construction of storm drainage utilities. The Project is located in the CITY OF REEDSBURG at the following location: 410 SOUTH AVE.			
B. All work, labor, materials, equipment and testing, in this section, are considered incidental and included in the Price Bid Items. Bid item prices shall include all necessary work for complete construction of said bid item, including specified materials and testing required by CONTRACTOR.			
C. The work shall include, but not be limited to, all necessary preparation, excavation, subgrae, embankment, impoundment, slope, ditch or other drainage, grading, shaping and placing as needed to complete earthwork, backfilling to protect the work as needed to complete earthwork required by these specifications and as indicated on the plans.			
D. Traffic control methods are considered incidental to the work and are the responsibility of CONTRACTOR.			
E. Erosion control methods are considered incidental to the work and are the responsibility of CONTRACTOR. Erosion control practices shall conform to the local municipal, county, state and federal authorities and shall conform to the Wisconsin Administrative Code, NASECA-Wisconsin Construction Site Erosion Control Field Guide; SPS 360-Erosion Control, Sediment Control, and Storm Water Management; and the State of Wisconsin Department of Natural Resources "Wisconsin Construction Site Best Management Practices Handbook.			
F. CONTRACTOR shall contact DIGGERS HOTLINE at 1-800-242-8511 not less than three (3) days prior to commencing any work. Once the lines have been located the CONTRACTOR shall locate all conflicts with pipes, cables and fiber by hand digging as required by state statute. CONTRACTOR shall be responsible for any support of exposed pipes, cables and fiber deemed necessary by the Utility Company or its representative. CONTRACTOR shall maintain a uniform depth of cover for the pipes, cables, fiber and the marking tape while backfilling. The depth of cover over the pipes, cables or fiber shall be the same as prior to construction in areas were the proposed ground elevation is the same as the existing ground elevation. CONTRACTOR shall consult with the Utility Authority in areas where the existing ground elevation is to be changed to determine if the Utility Authority needs to adjust the affected utility pipes, cables or fiber.			
G. CONTRACTOR shall supervise, inspect and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. CONTRACTOR shall be solely responsible for the means, methods, techniques, sequences and procedures of construction, but CONTRACTOR shall not be responsible for the negligence of others in the design or specification of a specific means, method, technique, sequence or procedure of construction which is shown or indicated in and expressly required by the Contract Documents. CONTRACTOR shall be responsible to see that the completed Work complies accurately with the Contract Documents.			
REFERENCES AND STANDARDS:			
A. "Standard Specifications for Highway and Structure Construction", published by the State of Wisconsin Department of Transportation, 2023 Edition, here after referred to as "State Specifications".			
B. "Standard Specifications for Sewer and Water Construction in Wisconsin" Sixth Edition, December 22, 2003 with Addendum No.1, December 22, 2004, hereafter referred to as "Standard Specifications".			
C. "American Society for Testing and Materials" standards for test procedures and materials, here after referred to as "ASTM".			
D. "American Association of State Highway and Transportation Officials" construction standards and design guides here after referred to as "AASHTO".			
E. "American Water Works Association" construction and testing standards here after referred to as "AWWA".			
F. "The Construction Plan hereinafter referred to as the "plans" or "drawings".			
SUBMITTALS			
A. Provide manufacturer's product information (cut sheets), shop drawings and O&M information for storm drainage materials including: - Pipe - Fittings - Pre-Cast and Cast-in-Place Structures - Outfalls - Castings			
B. Provide reports documenting all required testing and televising.			
C. Provide AS-BUILT DRAWINGS Show the actual locations of storm drainage facilities and service lines and structures on drawings. Show changes to proposed storm drainage facilities, alignment, or grades. Show the actual locations, sizes and types of underground utilities and other features encountered during construction.			
PRODUCTS			
A. POLYETHYLENE PIPING High density polyethylene (HDPE) piping, shall meet the requirements of AWWA C906, current version. Pipe dimensions and workmanship shall be in accordance with ASTM F714 and ASTM D2122. Pipe shall be of diameter shown on the drawings, with dimension ratio (DR) of DR11, unless otherwise noted.			
B. INLETS & CATCH BASINS - Provide details in drawings showing inlet sizes needed for project specific hydrology, pipe size, location and orientation as well as wall thickness and bottom thickness needed for external loads including depth, soils and vehicular traffic. - Inlets and catch basins shall be round or rectangular precast concrete unless otherwise shown or required. Cast-in-place inlets may only be used after receiving written approval by the ENGINEER for customized sizes and shapes. - Submit manufacturer's preproduction (shop) drawings for approval prior to the start of manufacturing. - CONTRACTOR shall verify pipe locations, sizes, orientation and elevation prior to ordering new inlets. - Precast Inlets & Catch Basins - Precast inlets, shall meet the requirements of ASTM C478. - If field conditions require a larger structure than shown on drawings contact the ENGINEER.			
D. Joints - Inlets requiring separate base and riser sections must be provided with standard pipe tongue and groove joints. - Seal joints watertight with prefabricated rubber or plastic gaskets or formed in place butyl rubber seal. - Joint sealers: Kent Seal, ConSeal, MultiSeal Butyl-Tite or approved equal.			
E. Pipe Connections - A minimum of 2" of the precast structure is required between the top of a knock-out/cut-out and the top of the structure. A minimum of 2" of precast structure is required between the side of a knock-out/cut-out and the inside face of an adjacent sidewall. - Inlet Flowline - Provide either pre-cast or cast-in-place flowline that provides positive flow through the structure. Provide bench that directs water towards the flowline. - Flowlines and benches shall be formed with gradual, uniform sweeps directed towards the downstream pipe. Provide smooth, troweled finish for flowlines.			
F. Adjusting Rings - Fiber-reinforced pre-cast concrete adjusting rings meeting the requirements of ASTM C-478. Provide rings of 2" or 4" thickness. - Precompressed butyl gasket, 3/8" x 3½" shall be used between the top of the inlet and first adjustment ring, and between all			
subsequent rings. Butyl material shall be E-Z Stick, or equal.			
G. CASTINGS All castings shall be heavy duty iron conforming to ASTM A48, Class 20 and rated for AASHTO H-20 loading. Provide non-rocking or machined castings with concealed pickhole.			
H. APRON ENDWALLS - Provide apron endwalls where shown on the drawings and at the following locations: - Where storm sewers outfall into ditches, swales or other surface water body - On both ends of a culvert pipe (pipe that crosses under a road, sidewalk, trail or other surface feature) - Unless otherwise indicated, apron endwalls shall be constructed of the same material, same sidewall thickness and to the same design standards as the pipe they are connected to. Apron endwalls shall be the same diameter as the pipe that they are connected to. - Pipe ties shall be constructed using galvanized ¾" diameter steel rod and hardware, or other approved materials.			
I. Pipe Gates Apron endwalls for pipe greater than 18" in diameter shall be provide with pipe gates. Pipe gates shall be constructed of 1" diameter standard steel pipe members with welded connections and spaced no greater than 12" O.C.E.W. Pipe gate shall be attached to endwall at a minimum of 4 locations using 4"x4"x3/16" thick steel angles and 3/8" galvanized machine bolts. Pipe gates shall be provided with a galvanized finish, unless noted.			
EXECUTION			
A. PIPE INSTALLATION - Install pipe in accordance with the SSSWC and ASTM specifications that pertain to the specified type of pipe material and the installation situation. - Do not use any pipe or fittings cracked in cutting or handling or otherwise not free from defects. - Clean all pipe of any dirt and/or debris both inside and outside prior to placing in the trench. - Make joints in accordance with manufacturer's directions with due care to avoid damaging pipe and/or disturbing previously laid pipe. - Cut pipe only according to manufacturer's directions. - Lay all drainage pipes to horizontal alignment and grade shown on the drawings with bell ends up hill. Establish and maintain horizontal alignment using total station, transit or theodolite. Discrepancies from the required horizontal alignment or grade at any location shall not be greater than 0.10' or 0.05', respectively.			
B. BEDDING/UTILITY COVER - Note to the designer: Determine the materials to be used for bedding and utility cover based on the project specifics. Coordinate the materials to be used with those defined in Part 2 of Trenching. Provide bedding and utility cover in accordance with the applicable requirements of Part 3 of Trenching. - Where excavation extends below the bottom of the structure's base or the trench, bring the excavation to the required elevation by the use of compacted Road Gravel. - A minimum of 12" of compacted Road Gravel shall be placed below the structure base. - A minimum of 8" of compacted Road Gravel shall be placed below the bottom of the apron endwall. - A minimum of 6" of compacted Road Gravel shall be placed below the storm drainage pipe and 12" of cover material shall be placed over the storm drainage pipe (both measured at the bell of the pipe).			
C. STRUCTURES (MANHOLES, INLETS, CATCH BASINS) - Structures having improper location and/or orientation of the pipe connections will be rejected. Field repairs or adjustments of connection points are not permitted. - Do not connect abandoned pipes to new structures. - Limit the excavation for structures so as to provide only the necessary amount of space to sufficiently prepare the subgrade, set the base, set the structure, and lay pipe. Provide adequate clearance for compaction equipment and operator between structure and trench soil retention for adequate backfilling and compaction. - Set structure base in accordance with elevation and location as indicated on the drawings. Install base plumb and level. Install subsequent pre-cast sections in accordance with shop drawing layout. Provide watertight gaskets between each section. - Inlets and Manholes - Pour inverts with smooth surface draining to downstream pipe. Where two or more lines meet at an angle, provide curved channel. Slope bench or floor at 2 inches/ft towards flow channel. - Catch Basins - Verify sump is clean and watertight after connecting pipes to catch basin. - Structures shall be provided with between 4" and 8" of adjusting rings, with the top adjusting ring being 2" thick. Provide butyl sealant material between rings. Once rings are in place, tuck point the exterior joint and provide the entire exterior surface of the adjusting ring riser with a coating of mortar.			
D. APRON ENDWALLS - Limit the excavation for apron endwalls so as to provide only the necessary amount of space to sufficiently prepare the subgrade, set the apron endwall, and lay pipe. Provide adequate clearance for compaction equipment and operator between apron endwall and trench soil retention for adequate backfilling and compaction. - Where excavation occurs below the bottom elevation of the apron endwall bottom, bring the excavation to the required elevation by the use of compacted crushed stone bedding. - Set apron endwall in accordance with elevation and location as indicated on the drawings. Install base plumb and level. - Apron endwalls for pipe greater than 18" in diameter shall be restrained using a minimum of two pipe ties per section. Pipe ties shall also be used to restrain the first two pipes located immediately upstream of the apron endwall. Pipe ties shall be bolted through the sidewall of the pipe. - Provide riprap downstream of apron endwalls at all storm drainage outfalls and at other locations as indicated on the drawings.			
E. CASTING INSTALLATION Provide butyl sealant material between last adjusting ring and casting base. Adjust casting elevation and slope to match adjacent proposed grades.			
END OF SECTION			

RIFFEY TRANSPORT
SOUTH AVENUE
REEDSBURG, WI
CIVIL SPECIFICATIONS (2 OF 3)

ENGINEERING
SURVEYING
ENVIRONMENTAL
(608) 835-3310

ENGINEERING
CONSULTANTS, INC.
C.T.H. Y - DODGEVILLE, WI 53533
2600

DATE: 07/18/2023
DESIGNED: MB
DRAFTED: JM
PROJECT #: 21-075

C302

SEEDING

SUMMARY

- A. Work for this Contract consists of furnishing labor, materials, equipment and miscellaneous for providing and installing seeding, fertilizer and mulching. The project is located in the CITY OF REEDSBURG at the following location: 410 SOUTH AVE.
- B. All work, labor, materials, equipment and testing, in this section, are considered incidental and included in the Lump Sum for Contract. The Lump Sum Bid shall include all necessary work for complete furnishing and installation of the following items, including specified materials, and necessary finishing work by the CONTRACTOR.
- C. All work shall include, but not be limited to, all necessary topsoil preparation, fine grading, scarifying, raking, finishing, fertilizing, and placing seeding materials, mulching and watering.
- D. Erosion control methods are considered incidental to the work and are the responsibility of CONTRACTOR. Erosion control practices shall conform to the local municipal, county, state and federal authorities and shall conform to the Wisconsin Administrative Code, NASECA-Wisconsin Construction Site Erosion Control Field Guide; SPS 360-Erosion Control, Sediment Control, and Storm Water Management; and the State of Wisconsin Department of Natural Resources "Wisconsin Construction Site Best Management Practices Handbook.
- E. CONTRACTOR shall supervise, inspect and direct the work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the work in accordance with the Contract Documents.

PRODUCTS

- A. All seed shall conform to the requirements of the Wisconsin Statutes and the Wisconsin Administrative Code Chapter Agriculture 20 regarding noxious weed seed content and labeling. Seed shall not be used on the work later than one (1) year after the test date, which appears on the label.

MIXTURES

- A. Seed mixtures for use on this Contract, unless otherwise provided or approved, shall be composed of seeds of the purity, germination and proportions, by weight, as given below in the Table of Seed Mixtures.
- | TABLE OF SEED MIXTURES | | | | | | | | | |
|------------------------|---------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|--------------------|
| SPECIES | MIN. % PURITY | MIN. % GERM | MIXTURE | | | | % IN NO.3 | % IN NO.4 | % IN NO.5 |
| | | | % IN NO.1 | % IN NO.2 | % IN NO.3 | % IN NO.4 | | | |
| Kentucky | 97 | 85 | - | - | 65 | - | - | - | Fescue |
| Kentucky | 85 | 80 | 45 | 20 | 15 | 60 | - | - | Bluegrass |
| Creeping Red | 97 | 80 | 35 | 55 | 15 | 30 | - | - | Fescue |
| Perennial | 95 | 90 | 5 | 10 | 5 | 10 | - | - | Ryegrass |
| White Clover | 95 | 90 | 15 | - | - | - | - | - | |
| Empire | 95 | 80 | - | 15 | - | - | 50 | - | Birdsfoot Treefoil |
| Crownvetch | 95 | 70 | - | - | - | - | 50 | - | |
- B. The selection of the seed mixture or mixtures for use on the project shall meet with the approval of the ENGINEER, and unless otherwise provided in the Contract, on the Site Grading Plans and Details or on the Erosion Control Plan and Details shall be in accordance with the following:

INOCULATION

- A. White Clover, Alsike Clover, Empire Birdsfoot Trefoil and Crown Vetch species shall be inoculated. In the performance of such inoculation care shall be exercised to follow the instructions, which ordinarily accompany such culture purchases. When the seed is applied according to Method B, seeds requiring inoculation shall be treated with five times the amount of inoculate recommended in the instructions.
- B. Particular care shall be exercised to avoid exposure of the culture or inoculated seed to the sunlight, and in no case shall such exposure exceed 1/2 hour. CONTRACTOR may purchase the culture for inoculation from the Department of Bacteriology, College of Agriculture, University of Wisconsin, Madison, Wisconsin 53706.

STORAGE OF SEED

- A. Any seed delivered prior to use shall be used in such manner that it will be protected from damage by heat, moisture, rodents or other causes. Any previously tested and accepted seed that has become damaged shall be discarded and replaced by the CONTRACTOR.

SEEDING RATES

- A. Seeding shall be done with the selected and approved seed mixture sown at the specified rate. The sowing rate for seeds, in pounds per 1,000 square feet of area, shall be as follows:
- Seed Mixture No. 1 at 1-1/2 pounds
 - Seed Mixture No. 2 at 2 pounds
 - Seed Mixture No. 3 at 3 pounds
 - Seed Mixture No. 4 at 4 pounds
 - Seed Mixture No. 5 at 1/2 pound

SOWING

- A. Sowing shall not take place until the seedbed has been approved by the ENGINEER. Unless otherwise specified, seeds may be sown at the option of the CONTRACTOR, by either Method A or Method B described below:
- METHOD A: The selected seed mixture shall be sown by means of equipment adapted to the purpose, or it may be scattered uniformly over the areas to be seeded, and lightly raked or dragged to cover the seed with approximately one-fourth inch of soil. After seeding, the areas shall be lightly rolled or compacted by means of suitable equipment, preferably of the cluti-packer type when such equipment can be operated, or by means of light hand tampers.
 - METHOD B: Upon the prepared seedbed, the seed shall be sown or spread by means of a stream or spray of water under pressure operated from an approved type of machine designed for that purpose. The selected seed mixture and water shall be placed into a tank, provided within the machine, in sufficient quantities that when the contents of the tank are sprayed on a given area the seed will be uniformly spread at the required rate of application. During the process the contents of the tank shall be kept stirred or agitated to provide uniform distribution of the seed. Seeding shall be limited to a period from April 15 to first frost, or as approved by the ENGINEER.

FERTILIZING

CONTENTS

- A. Fertilizers intended for use in connection with seeding, sodding or other planting, should be standard commercial products conforming to the requirements of the Wisconsin Statutes. Each package of fertilizer shall be plainly marked with the analysis of the contents showing minimum percentages of total nitrogen, available phosphoric acid and soluble potash.
- B. Fertilizers shall meet the following minimum requirements: Nitrogen, not less than 10%, Phosphoric Acid, not less than 10%, Potash, not less than 10%.

- C. Sum of nitrogen, phosphoric acid and potash, shall not be less than 32%.

D. Testing of fertilizers shall be in accordance with Fertilizer-Methods of Analysis by the Association of Official Agricultural Chemist (AOAC) in its latest revision.

EXECUTION

FERTILIZING

- A. The fertilizer selected for the seeding areas shall be uniformly spread thereon and incorporated into the soil by light discing and harrowing. The fertilizer shall be well pulverized and free from lumps when applied.
- B. Fertilizer shall be applied at the rate of 7 pounds per 1,000 square feet of area, unless otherwise specified in the Contract.

C. In the event fertilizer is incorporated with topsoil, the fertilizer may be applied just prior to, and in conjunction with, the final discing or harrowing to a depth of several inches and the fertilizer then incorporated as set forth above.

D. In the event fertilizer is to be placed on seeding areas where the seed is to be sown by means of a spray or stream of water under pressure, the required amount of fertilizer may be placed in the tank, mixed together with the water and the seed, and applied in the seeding operation. Fertilizer applied by this method will not require discing and harrowing after being placed.

E. When the fertilizing of sod or sodded areas is required, the fertilizer shall be spread uniformly over the sod or sodded areas at the rate specified above, after which the area plus fertilizer shall be moistened by sprinkling sufficiently to allow the fertilizer to soak into the sod. The rate of sprinkling shall be slow enough to permit the sod to absorb the water, and shall not cause any appreciable runoff from the areas sprinkled.

MULCHING

GENERAL

A. Mulch shall be placed on all areas that are seeded, unless otherwise specified, within three (3) days after seeding has been completed. Mulching operations shall not take place during periods of excessively high winds. The placed mulch shall be loose enough to allow some sunlight to penetrate and air to slowly circulate, but thick enough to shade the ground, conserve soil moisture, and prevent or reduce erosion. CONTRACTOR shall maintain the mulched areas and shall repair any areas damaged by wind, erosion, traffic, fire, or other causes prior to acceptance of the work.

MULCH PLACEMENT

- A. CONTRACTOR shall perform the work by either Method "A", Method "B," or Method "C", or a combination thereof, unless a specific method is specified in the contract.
- B. METHOD A:
- The mulching material shall be uniformly spread over the designated areas to a loose depth of one (1) to two (2) inches, using seventy (70) to ninety (90) pounds of mulch per 1,000 square feet. The mulch material from compacted bales shall be well loosened or made fluffy before being spread in place. Unless otherwise directed, mulching operations shall begin at the top of the slopes and proceed downward. The mulch cover, except when composed of wood excelsior fiber, shall be securely anchored in place by means of heavy twine fastened by pegs or staples to form a grid of from six (6) to ten (10) feet spacing.
- C. METHOD B:
- Straw or hay shall be treated with bituminous material blown from a machine and uniformly deposited over designated areas in one operation. The mulch shall be placed uniformly over the area to a loose depth of one (1) to two (2) inches, using one and one-half to two tons of mulch per acre and 75 to 100 gallons of emulsified asphalt per ton of straw or hay. Within the above-designated limits, the Engineer will determine, on the job, the rate of application of the mulch and the asphalt, and the right is reserved for the ENGINEER to vary the rates during mulching operations to produce the desired results. The machine for placing the mulch shall be of an approved type, which will blow or eject by constant air stream a controlled amount of mulch and which will introduce into the air stream a spray of asphalt to coat the straw or hay, producing a spotty tack sufficient to hold together and retain in place the deposited straw or hay.
- D. METHOD C:
- The mulching material shall be uniformly spread over the designated areas to a loose depth of one (1) to two (2) inches, using one and one half to two tons of mulch per acre, by blowing from a machine, as described in Method "B," or by other approved methods. Immediately after spreading, the mulch shall be anchored in the soil by the use of a mulch tiller consisting of a series of dull, flat discs with notched edges. The discs shall be approximately 20 inches in diameter and shall be spaced at about 8-inch centers. The tiller shall be equipped with a ballast compartment to permit adjustment of the mass for depth control. The mulch shall be impressed into the soil to a depth of approximately one and one half to two and one-half inches in one pass of the tiller traveling longitudinally. Mulch tillers shall not be operated on slopes so steep that damage to the mulch, seedbed or soil occurs. Either Method "A" or Method "B" shall anchor the mulch on such areas. Tractors shall be equipped and operated to minimize the disturbance or displacement of the soil. More than one pass of the tiller may be required to assure adequate anchoring of the mulch. Method "C" shall not be used if the mulch cannot be impressed into the soil a minimum of one and one-half inches. Wood fiber shall be applied in the same manner as straw or hay except that the wood excelsior fiber shall not be treated with bituminous material. Throughout the process, the mulch material shall be fed into the blowing machine to produce a constant and uniform ejection from the discharge spout, operated in a position to produce a mulch of uniform depth and coverage. The mulch material shall not contain moisture in excess of that which will permit uniform feeding through the machine. All areas within twenty (20) feet of the curb and all areas exceeding a 12% slope shall require double mulch to prevent sediment from leaving the lot.

WATERING

- A. All seeded areas shall be watered immediately after seeding and shall be kept moist by watering or sprinkling by the CONTRACTOR until the perennial grass seed has germinated and grown to a height of two (2) inches.

END OF SECTION

EROSION MAT

PRODUCTS

- A. OWNER must prequalify erosion mat products before use. Furnish erosion mat products from the WisDOT PAL.
- B. The PAL identifies prequalified erosion mat products by class and type. Use the required class and type of erosion mat the drawings show or the ENGINEER specifies. The CONTRACTOR may furnish any prequalified erosion mat product of the class and type the drawings show or that the ENGINEER specifies.
- C. If using jute fabric for a Class II Type A erosion mat, use a woven fabric of a uniform open weave of single jute yarn. Use a jute yarn of loosely twisted construction with an average twist of not less than 1 1/2 turns per one inch. Ensure the average size of the warp and weft yarns are approximately the same. Furnish the woven fabric in rolled strips. Submit a certificate of compliance certifying that the jute fabric erosion mat conforms to the following:

- Is a minimum 48 inches wide with a tolerance of minus one inch.
- Has 78 warp ends, +/- one for each 48 inches of width. Has 45 weft yarns, +/- 2, per linear yard of length.
- Weights 92 pounds per 100 square yards +/- 10 percent, measured under average atmospheric conditions.
- Is non-toxic to vegetation.

EXECUTION

A. EROSION MAT PLACEMENT

- Erosion Mat shall be placed on all areas that are seeded, unless otherwise specified, after seeding has been completed. CONTRACTOR shall maintain the erosion mat areas and shall repair any areas damaged by wind, erosion, traffic, fire, or other causes prior to acceptance of the work.
- Provide protective covering mats or soil retention mats for erosion control on prepared planting areas of slopes, ditches, channels, or shorelines, at locations the plans show or the ENGINEER directs. Conform to the seasonal limitations designated in the PAL for photodegradable products.
- Install as the manufacturer specifies except as follows:
 - Do not use single roll material less than 6 feet wide in channels.
 - Entrench mats approximately 3 inches deep along the edge facing traffic for installations within 5 feet of active traffic lanes.
 - Overlap mats by 3 inches or less and anchor with anchoring devices selected from the PAL for mats the PAL designates as urban.
- Cover TRM's immediately after installation with materials from the PAL as follows:

- On slopes use either an ECRM or a type A soil stabilizer. If using a soil stabilizer, apply at the manufacturer's recommended rate unless the contract or ENGINEER specifies otherwise.
 - In channels use an ECRM of a class and type the PAL allows for channel applications.
- Remove stones, clods, roots, sticks, or other foreign material that prevent the mat from bearing completely on the surface before placing the mat.
 - Reseed any seeded areas damaged or destroyed during placement of the erosion mat as specified for the original seeding.
 - Dispose of surplus excavation or materials, and stones, clods, or other foreign material removed in preparing for placing the mat.
 - Maintain the erosion mat and repair any damaged areas until the work is accepted.
 - Do not overlap type urban erosion mat with type urban or other type erosion mat.

ACCEPTANCE

- A. CONTRACTOR will measure the Erosion Mat bid items by the square yard acceptably completed. OWNER will not make allowance for portions of the mat that must be entrenched in the soil for any end or junction slot, or for required overlaps.
- B. Payment for the Erosion Mat bid items is full compensation for providing, protecting, and storing erosion mat materials on the project; for placing and anchoring the mat, including staples; for preparing the seeded areas; for installing end and junction slots; and for repairing and reseeding damaged areas.
- C. OWNER will pay separately for covering class III types B, C, and D mats with an ECRM under the applicable Erosion Mat bid item, or with type A soil stabilizer under the Soil Stabilizer Type A bid item.

END OF SECTION

REVISIONS

RIFFEY TRANSPORT
SOUTH AVENUE
REEDSBURG, WI
CIVIL SPECIFICATIONS (3 OF 3)

ENGINEERING
SURVEYING
ENVIRONMENTAL
(608) 835-3310
2600 C.T.H. Y - DODGEVILLE, WI 53533
ENGINEERING
CONSULTANTS, INC.

RD

DATE: 07/18/2023

DESIGNED: MB

DRAFTED: JM

PROJECT #: 21-075

C303

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: Wade Rife
ADDRESS: N605 Smith Rd CITY: Wausau STATE: WI
ZIP: 53968 PHONE: 608-479-1813 PARCEL #: 0481
E-MAIL: wade@rife-transportllc.com
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) 410 S. Avenue

LAND USE REQUEST

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

☐ Certified Survey Map (CSM): _____

☐ Conditional Use Permit: _____

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

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

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

☒ Site Plan Review: (See "B & C" on back page) _____

☐ Zoning Appeal / Interpretation: _____

☐ Zoning Variance: _____

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

☐ Other or Annexation: _____

AFFIDAVIT

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

Wade Rife 7.27.23
Applicant Signature / Date

Wade Rife 7.27.23
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	<u>X</u>
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	<u>X</u>
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	7-27-23	_____
Receipt #	1.044937	_____
Pd \$ 325.00		

**CITY OF REEDSBURG
FLOODPLAIN DEVELOPMENT PERMIT**

Applicant's Name: Wade R. Key Phone: 608-479-1813

Address: N605 Smith Rd.

Developer/Contractor's Name: _____ Phone: _____

Address: _____

1. Address of Development Site: _____ Parcel # 0481

2. Type of Development:

☒ Filling	_____ Grading
☒ Excavation	_____ Routine Maintenance
☐ Minor Improvement	_____ Substantial Improvement
☒ New Construction	

3. Description of Development: New Hoop Barn @ 882.1, fill site to 880.1, on-site flood storage/storm water pond

4. Pre-Improvement Value of Structure: _____ % Damage: _____

5. Cost of Improvement: _____

6. Is Property Located in a Designated Floodway? No

7. Is Property Located in a Designated Flood Fringe? Yes

8. Elevation of Base (100 year) Flood: 880.1

9. Elevation/Floodproofing Requirement: 2 feet above BFE

10. Elevation of the Proposed Development Site: 880.1 to 882.1

11. FIRM Panel Number: _____ FIRM Zone: AE FIRM Revision Date: 12/17/09

12. Source of Base Flood Elevation Data (if not available on FIRM): _____

All provisions of the City of Reedsburg Floodplain Zoning Ordinance (Chapter 23) shall be complied with.

Conditions of Approval: This permit issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

This permit is issued with the condition that the lowest floor (including the basement floor) of any new or substantially improved structure will be elevated a minimum of two (2) feet above the base 1% chance flood elevation. If the proposed development is an accessory structure this permit is issued with the condition that the lowest floor (including the basement floor) will be elevated at or above the base 1% chance flood elevation.

This permit is issued with the condition that the developer/property owner will provide certification by a registered engineer, architect or land survey of the "as built" lowest floor (including the basement floor) elevation of any new or substantially improved structure covered by this permit.

Additional Conditions: _____

[Signature] 7.27.23

Signature of Applicant _____ Date _____ Floodplain Manager _____ Date _____

Permit No. _____	Fee \$ _____
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Staff Report

DATE: 8/8/2023

APPLICANT: Wade Riffey

LOCATION: 410 South Ave; parcel #s 0480, 0481 & 0482

ZONING: I-1 Light Industrial

PROPOSED LAND USE CHANGE: Site Plan Review and Zoning Variance

DESCRIPTION OF PROPERTY/IMPROVEMENTS:

Consider Site Plan Review to amend previous site plan. The new plan would replace the currently approved 110 X 120 and 225 X 120 buildings with new 215 X 120 building.

Consider zoning variance per § 690 Schedule 3 for a 21.5' side yard setback as well as per § 690-52 and § 690-53 to construct a 10'-high fence along the west side lot line.

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Flat slopes

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

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Industrial

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 is zoned I-1 Light Industrial.
2. The Board finds that the property contained an office building and storage buildings that are intended to be razed.
3. The Board finds that the request is to amend with a 215 X 120 building.
4. The Board finds that the premises consists of three tax parcels and is approximately 4.8 acres in size.
5. The Board finds that § 690 Schedule 3 permits assembly and warehouse use.
6. The Board finds that the premises is located in a flood fringe area with flood storage.
7. The Board finds that § 650-20 requires compensatory storage.

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

1. The Board finds that the premises consists of three tax parcels and is approximately 4.8 acres in size.
2. The Board finds that flood storage area is proposed (see site plan).

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

1. The Board finds that dryland access is to be provided to each structure.
2. The Board finds that most of the site be will be raised to the base flood elevation (BFE)

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 the proposed buildings would have exterior lights attached.

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 a new driveway would be located on S Pine St.
2. The Board finds that additional access is from South Ave and Plymouth St.

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.

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 Industrial.

Variance Findings – § 690-12(B)

- 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.**
- a. The Board finds that the parcel is zoned I-1 Light Industrial.
 - b. The Board finds that the existing parcel contains the former Friede Construction yard.
 - c. The Board finds that § 690 Attachment 3 requires a 25' side setback when next to a residential zone.
 - d. The Board finds that a 215 X 120 storage building is proposed.
 - e. The Board finds that a 10'-high fence along the west side lot line is proposed.
 - f. The Board finds that § 690-53 limits fence height to 8' height.
 - g. Board finds that the use of the property is a rail and truck loading/unloading business.
 - h. The Board finds that there are residences to the west.
 - i. The Board finds that there are existing utility easements on the property.
 - j. The Board finds that there is a 16' public right-of-way along the west lot line.
 - k. The Board finds that a previous setback variance was approved for a 5' side setback.

STAFF COMMENTS:

- The new building is proposed because there is no other feasible option for flood storage than onsite. Therefore the proposed building is smaller to allow for more storage area.
- The side setback on the west side would be 2.5' instead of the approved 5'. However 25' is minimum so a variance is again needed.
- A 10' high fence is proposed because of the smaller building and requires a variance for exceeding 8' height.
- The original site plan was approved in February 2022. Since that time none of the conditions have been met. This has cause much strife with the neighbors on S Park St, especially now that large fill piles were brought in. Therefore if approved, specific dates should be added for completion or citations and/or operations are ceased until corrected. Likewise, you could order operations cease now until such conditions are met.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. August 8, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting



Brian Duvalle

From: Martin Beranek <mberanek@mhtc.net>
Sent: Wednesday, July 19, 2023 11:11 AM
To: Brian Duvalle; Steve Zibell
Cc: Wade Riffey; Matthew M Filus; Jon Macaulay
Subject: Revised Site Plan Including Compensatory Storage Pond-Riffey Ag, South Ave., Reedsburg
Attachments: Riffey Grading Plan for on Site Compensatory Storage Rev 07-19-2023.pdf

Good Morning Brian and Steve,

Based on the joint meeting held last week with Wade, attached is the revised site plan for his South Ave. transload site. Note the following w/r/t this revised site plan:

1. The hoop-type, 120'W x215'L structure footprint is indicated along the west site of the site; this will sit above the existing water main and sanitary main utilities; the hoop structure and future office are set with floor elevations of 882.1 (two feet above the BFE) as required; dryland access at or above 880.1 is provided at the northeast corner of the site from S. Pine St. as it has been in previous site plans
2. Existing on-site storm sewer will be abandoned in-place and replaced with new on-site storm sewer for proper drainage of the site
3. The overall fill volume required to raise the site to the BFE of 880.1 is just over 7,000 cy (computed value of 7,013 cy)
4. The compensatory storage basin/pond is constructed at the south end of the site and outside (north) of the DNR wetlands delineation and buffer zone. Some construction traffic and work will be required within the buffer zone to construct basin/pond. Existing debris and rubble within the basin/pond area will need to be removed, as well as brush and vegetation. The basin/pond floor elevation is set at 868; a 15" diameter outfall pipe is provided at the floor that discharges to the existing drainage ditch; the discharge point is the same as that of the existing on-site storm sewer; the basin is graded at 4:1 side-slope and is intended to be low-maintenance grass vegetated requiring infrequent mowing; the overall cut volume (the compensatory storage volume) of the basin/pond is 7,800 cy (computed volume of 7,853 cy); this excess cut volume is considered appropriate to provide sufficient long-term compensatory storage volume
5. The west side of the hoop structure is graded at 3:1 side-slope with a rip-rap covering and a 3' wide pea-gravel drainage trench at the toe of the slope to intercept building runoff; the hoop structure won't have any type of rain gutter system so the most effective way to collect the building runoff is with this drainage trench; the trench is provided with a 6" diameter tile routed to the basin/pond (see detail of drainage trench for proposed construction)
6. A gravel access drive is provided along the west side of the site from South Ave. to Plymouth St.; this is intended to be a private drive for Wade's use.
7. A privacy fence, 10' in height, is provided that runs along the west property line, extending from the southwest corner of the hoop structure to the south 125' to block the view of an adjacent resident as requested (see detail of privacy fence for proposed construction)

We've begun the permitting process with DNR. This site plan, along with other supporting documentation of the site, has been forwarded to Will Disser and Kathi Kramasz.

Brian Duvalle

From: Jon Macaulay <jmacaulay@mhtc.net>
Sent: Thursday, July 27, 2023 2:57 PM
To: Brian Duvalle; Wade Riffey
Cc: Mfilus; Martin Beranek
Subject: Re[8]: 410 South Ave., Reedsburg

Brian,

There is no real change to the dryland access. We are still planning to come off of South Pine Street at the same location as before. Almost the entire site will be at 880.1 or above. Dryland access is provided to the building at or above 880.1. Let us know if you have any other questions. Thanks.

Jon Macaulay
KD Engineering Consultants, Inc.
2600 County Road Y
Dodgeville, WI 53533
(608) 935-3310

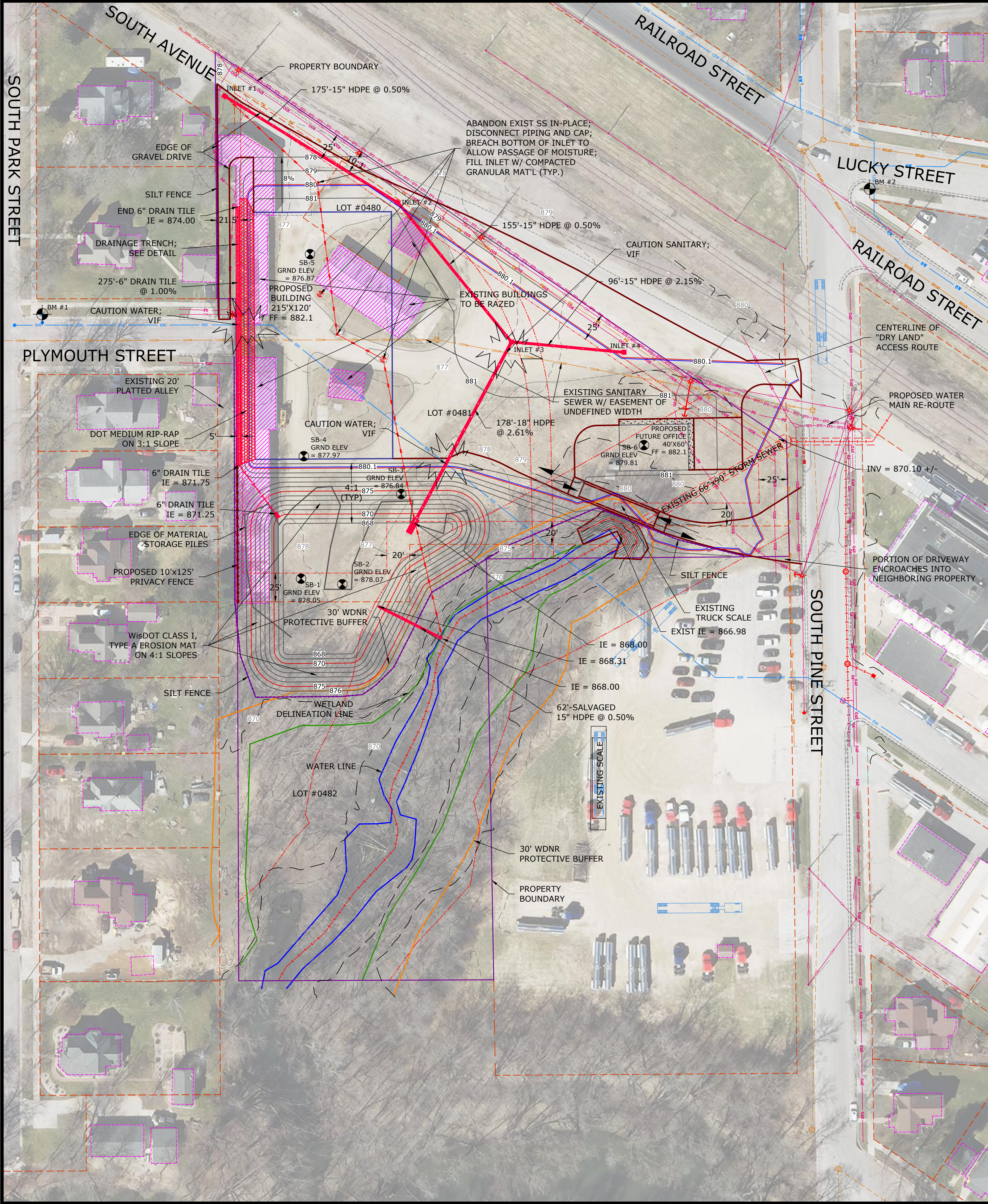
Any accompanying files are supplied as a matter of courtesy and are in no way to be taken as appurtenant to, associated with or as a replacement of copies of the officially sealed documents. The data is provided "as is" without warranty of any kind either expressed or implied. Any person(s) or organization(s) making use of or relying upon this data, is solely responsible for this use or reliance, and is responsible for confirming its accuracy and completeness

From: Brian Duvalle (bduvalle@reedsburgwi.gov)
Date: 07/27/23 14:35
To: Jon Macaulay (jmacaulay@mhtc.net), Wade Riffey (wade@riffeytransportllc.com)
Cc: Mfilus (mfilus@eg.wi.com), Martin Beranek (mberanek@mhtc.net)
Subject: RE: Re[6]: 410 South Ave., Reedsburg

Got it, thanks

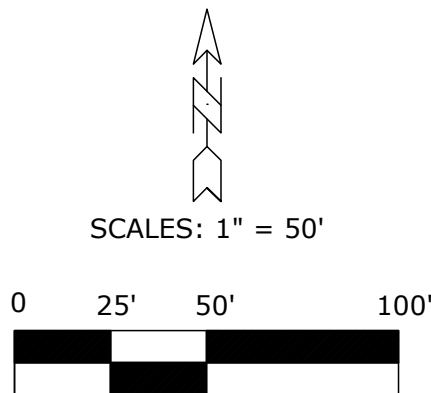
Is there any difference with the dryland access routes?

From: Jon Macaulay <jmacaulay@mhtc.net>
Sent: Thursday, July 27, 2023 9:01 AM
To: Brian Duvalle <bduvalle@reedsburgwi.gov>; Wade Riffey <wade@riffeytransportllc.com>



LEGEND

- PROPERTY LINES
- SETBACK LINES
- EASEMENT LINES
- EXISTING CONTOURS - MAJOR
- EXISTING CONTOURS - MINOR
- EXISTING BUILDINGS TO BE RAZED
- EXISTING TREES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING ASPHALT
- EXISTING GRAVEL
- PROPOSED BUILDING
- PROPOSED GRAVEL
- PROPOSED CONTOURS - MAJOR
- PROPOSED CONTOURS - MINOR
- PROPOSED SILT FENCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED RIP-RAP
- PROPOSED PEA GRAVEL
- ACCESS ROUTE/DIRECTION OF TRAVEL
- PROPOSED SPOT ELEVATION
- PROPOSED SOIL BORING LOCATION



BENCH MARK TABLE					
SYMBOL	LABEL	DESCRIPTION	ELEVATION	NORTHING	EASTING
	BM #1	TOP OF HYDRANT NW CORNER OF PLYMOUTH & PARK STREETS	881.77'	258362.574	580771.214
	BM #2	TOP OF HYDRANT SW CORNER OF LUCKY & PINE STREETS	881.73'	258471.720	581492.070

SITE EARTHWORK QUANTITIES ESTIMATES:
APPROX. FILL VOLUME TO 880.1: 7,013 CY
APPROX. CUT VOLUME TO BALANCE FILL VOLUME: 7,833 CY

SITE EARTHWORK QUANTITIES ESTIMATED ARE PROVIDED FOR INFORMATION ONLY;
CONTRACTOR IS RESPONSIBLE FOR EARTHWORK QUANTITIES DETERMINATION

APPROXIMATE AREA FILLED TO 880.1 IS 87,750 SQ. FT.

EXCAVATION AND GRADING CONSTRUCTION NOTES:

- CONTRACTOR shall contact DIGGERS HOTLINE at 1-800-242-8511 not less than three (3) days prior to commencing any work. Once the utilities have been located the CONTRACTOR shall locate all conflicts with pipes, cables and fiber by hand digging as required by state statute. CONTRACTOR shall be responsible for any support of exposed pipes, cables and fiber deemed necessary by the Utility Company or its representative. CONTRACTOR shall maintain a uniform depth of cover for the pipes, cables, fiber and the marking tape while backfilling. The depth of cover over the cable or fiber shall be the same as prior to construction in areas where the proposed ground elevation is the same as the existing ground elevation. CONTRACTOR shall consult with the Utility Company in areas where the existing ground elevation is to be changed to determine if the Utility Company would like to raise or lower the cable of pipe.
- CONTRACTOR shall supervise, inspect and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. CONTRACTOR shall be solely responsible for the means, methods, techniques, sequences and procedures of construction, but CONTRACTOR shall not be responsible for the negligence of others in the design or specification of a specific means, method, technique, sequence or procedure of construction which is shown or indicated in and expressly required by the Contract Documents. CONTRACTOR shall be responsible to see that completed Work complies accurately with the Contract Documents.
- Existing municipally owned water and sanitary sewer utilities to remain. CONTRACTOR shall verify-in-field (VIF) location of these existing utilities at crossing(s) indicated. CONTRACTOR shall resolve any conflicts with these existing utilities following consultation with ENGINEER and Municipal Utility Authority (MUA). Conflict resolution which requires pipe offset shall require ENGINEER and MUA authorization prior to execution.
- CONTRACTOR shall provide a minimum of a one (1) year warranty on all work, workmanship, materials, machinery and labor from the date of final payment by OWNER. If defects appear in any work or materials supplied or provided by CONTRACTOR, CONTRACTOR agrees to forthwith repair the same upon notification by OWNER as set forth in the General Conditions.



REVISIONS

07/19/2023
7/26/2023

INDEX OF SHEETS

- C101 GRADING PLAN FOR ON-SITE COMPENSATORY STORAGE
- C201 CIVIL DETAILS-EROSION CONTROL & CONSTRUCTION
- C301 CIVIL SPECIFICATIONS (1 OF 3)
- C302 CIVIL SPECIFICATIONS (2 OF 3)
- C303 CIVIL SPECIFICATIONS (3 OF 3)

RIFFEY TRANSPORT
SOUTH AVENUE
REEDSBURG, WI
GRADING PLAN FOR ON-SITE COMPENSATORY STORAGE

ENGINEERING
SURVEYING
ENVIRONMENTAL
(608) 835-3310

ENGINEERING
CONSULTANTS, INC.
2600 C.T.H. Y - DODGEVILLE, WI 53533

DATE: 07/18/2023

DESIGNED: MB

DRAFTED: JM

PROJECT #: 21-075

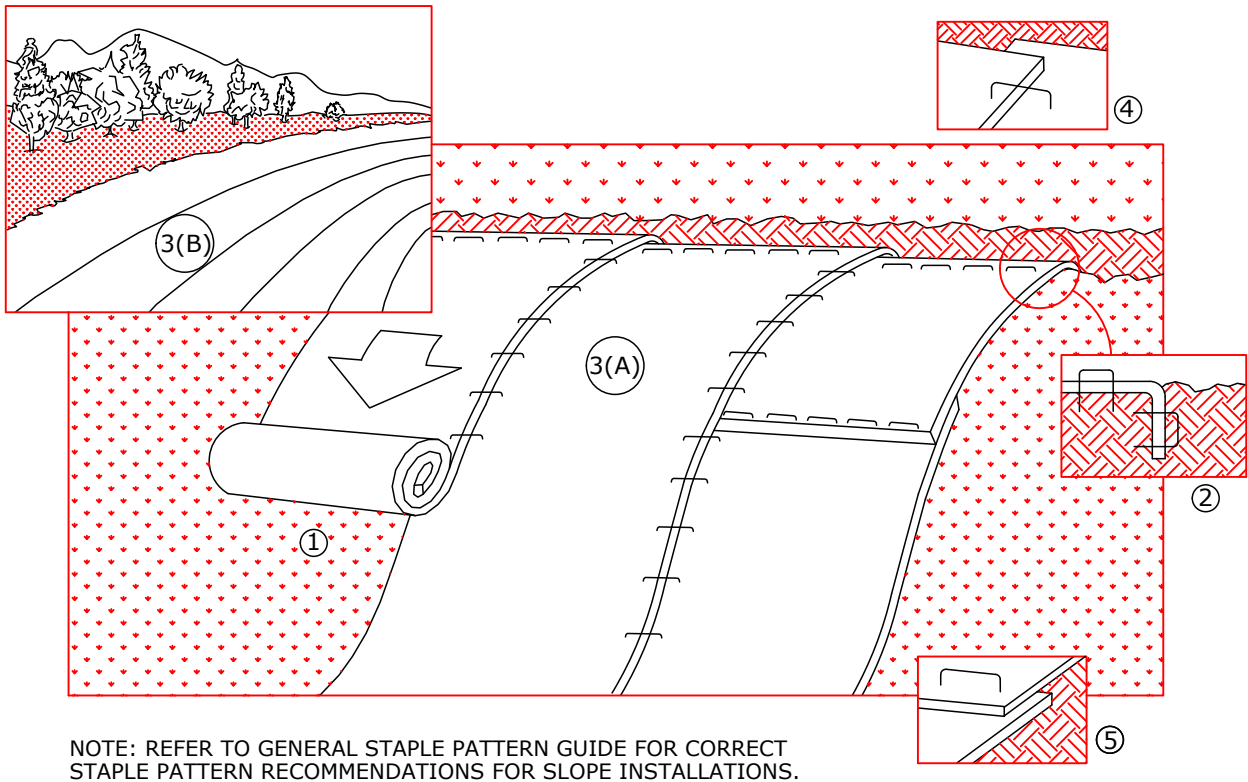
C101

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASURES IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF EXCAVATION AND OR OTHER CONSTRUCTION ACTIVITIES.
2. EROSION CONTROL MEASURES SHALL COMPLY WITH WISCONSIN ADMINISTRATIVE CODE, COMM CHAPTER 21, AND CHAPTER 65 COMMERCIAL CONSTRUCTION.
3. ALL SILT FENCE SHALL BE INSPECTED DAILY. CLEANING, ADJUSTING AND REPLACING EROSION CONTROL MEASURES SHALL BE DONE AS NECESSARY THROUGHOUT CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE DETAILS IN LOCATIONS DESIGNATED ON THE PLANS, OR AS MAY OTHERWISE BE DIRECTED BY THE ENGINEER.
5. SEDIMENT FROM OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING SILT FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL OF THE WORK SITE.
6. EXISTING VEGETATION SHALL BE REMOVED ONLY TO THE EXTENT NECESSARY TO PERFORM CONSTRUCTION ACTIVITIES. CLEARING OF AREAS THAT ARE CLEARLY OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE PERMITTED.
7. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBANCE IS COMPLETED. DO NOT REMOVE EROSION CONTROL MEASURES UNTIL AT LEAST 70% OF THE AREA SERVED HAS ESTABLISHED A UNIFORM, VIGOROUS VEGETATED COVER.
8. STONE TRACKING PADS (AS REQUIRED BY ENGINEER) SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO PREVENT TRACKING OF SOIL ONTO PUBLIC ROADWAYS. ANY TRACKED SOIL SHALL BE REMOVED BY MECHANICAL STREET CLEANING AT THE END OF EACH DAY. ADD NEW STONE TO THE TOP IF SURFACE STONE BECOMES SOIL CONTAMINATED.
9. ALL DISTURBED AREAS SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE AFTER DISTURBANCE. IN GENERAL, STABILIZATION OF DISTURBED AREAS SHALL BE COMPLETED WITHIN 30 DAYS OF THE INITIAL DISTURBANCE, OR WITHIN 7 DAYS OF FINAL GRADING AND TOPSOIL PLACEMENT.
10. REFER TO THE DNR TECHNICAL STANDARDS AVAILABLE AT [HTTP://WWW.DNR.STATE.WI.US/ORG/WATER/WM/NPS/STORMWATER/TECHSTDS.HTML](http://www.dnr.state.wi.us/org/water/wm/nps/stormwater/techstds.html).
11. CONTRACTOR SHALL WATER NEWLY SEEDED AREAS IF 7 DAYS PASS WITHOUT A RAINFALL DURING THE FIRST 6 WEEKS AFTER INITIAL STABILIZATION.
12. MULCHING OF DISTURBED AREAS SHALL BE AT A RATE OF 2 TONS PER ACRE. MULCH SHALL BE ANCHORED INTO THE SOIL BY DISCING.
13. AFTER ATTEMPTS TO STABILIZE DISTURBED AREAS WITH SEEDING AND MULCH FAIL, THOSE AREAS SHALL BE TEMPORARILY STABILIZED USING POLYACRYLAMIDE UNDER DIRECTION OF THE ENGINEER.
14. A MINIMUM OF ONE EROSION CONTROL INSPECTION SHALL BE PERFORMED EACH WEEK, AND ONE INSPECTION SHALL BE PERFORMED AFTER ANY RAINFALL EVENT OF 0.5" OR GREATER. ALL REPAIRS OR MODIFICATIONS SHALL BE COMPLETED WITHIN 24 HOURS OF THE INSPECTION.

SITE RESTORATION CONSTRUCTION NOTES:

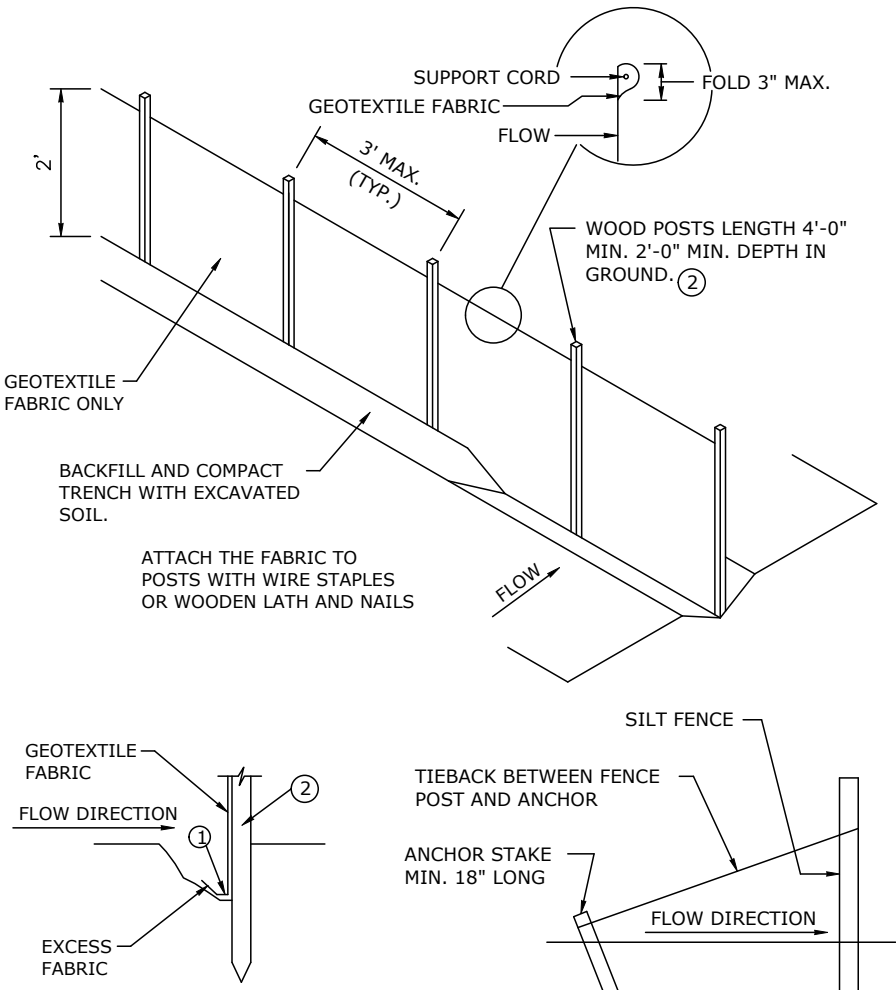
1. WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", OF STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, 2023 EDITION.
2. FERTILIZER SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AND SHALL CONFORM TO THE REQUIREMENTS SPEDIFIED; FERTILIZER SHALL HAVE A 20-10-10 RATIO OF NITROGEN, PHOSPHORIC ACID AND POTASH.
3. STRAW MULCH OVER NEW SEEDING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT A RATE OF 2 TONS PER ACRE AND SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN SECTION 627 OF THE STATE SPECIFICATIONS. ALL MULCH SHALL BE STABILIZED BY ANCHORING. THIS CAN BE ACHIEVED BY LIGHT DISCING.
4. ENGINEER WILL MAKE PERIODIC ON-SITE OBSERVATIONS OF THE WORK IN PROGRESS.



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
7. EROSION MAT SHALL BE WISDOT CLASS I, TYPE A FOR ALL AREAS OF 3:1 SLOPE AND LESS; EROSION MAT SHALL BE WISDOT CLASS III, TYPE A FOR AREAS WITH SLOPE STEEPER THAN 3:1.

EROSION CONTROL MAT - SLOPE INSTALLATION



TRENCH DETAIL

NOTE: 6" SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE TIE BACK

(WHEN REQUIRED BY ENGINEER)

GENERAL NOTES

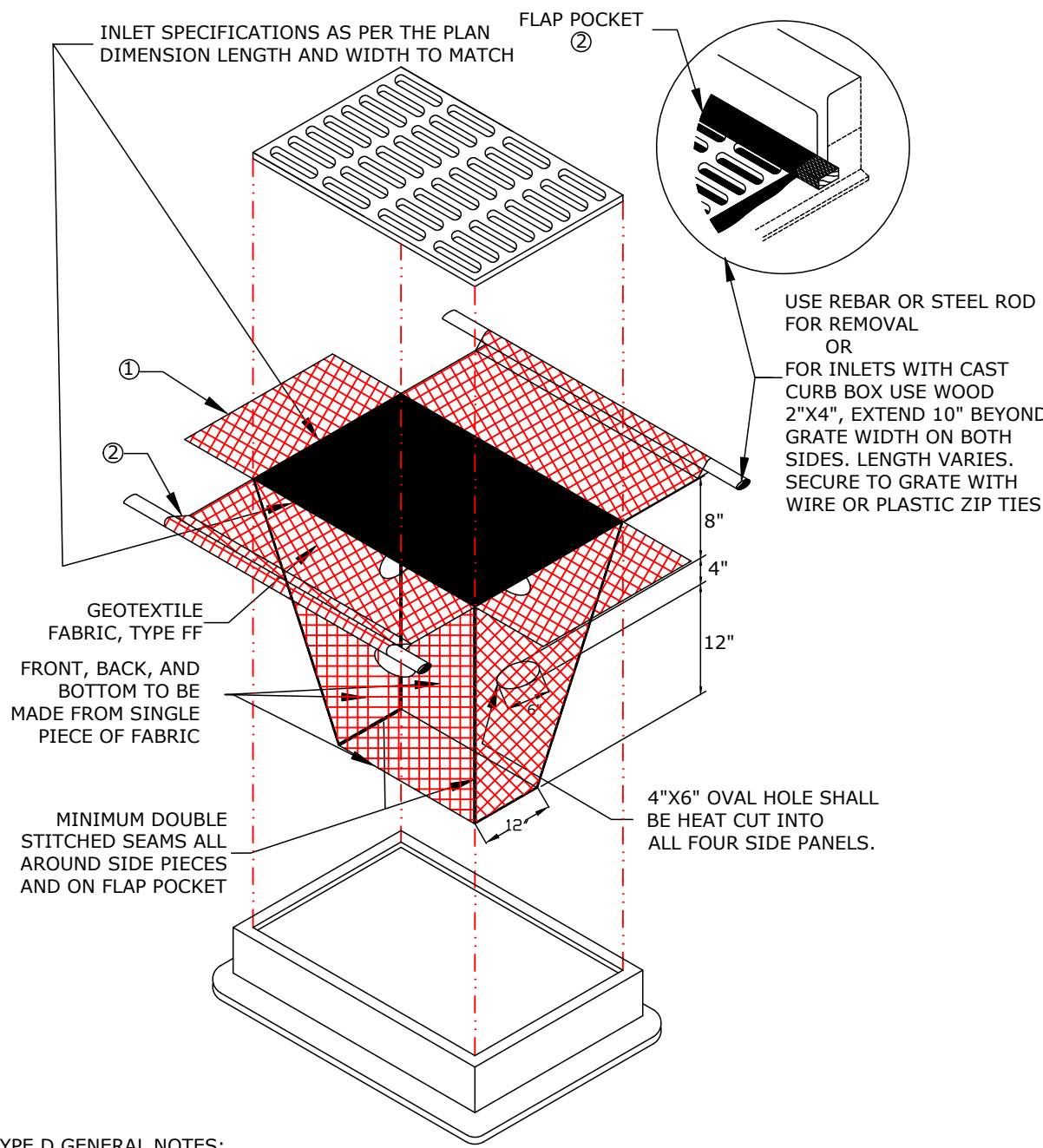
1. TRENCH SHALL BE MINIMUM OF 4" WIDE X 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF OAK OR HICKORY.

SILT FENCE DETAIL

NOT TO SCALE

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

NOTE: AT LOCATIONS AS DIRECTED BY ENGINEER



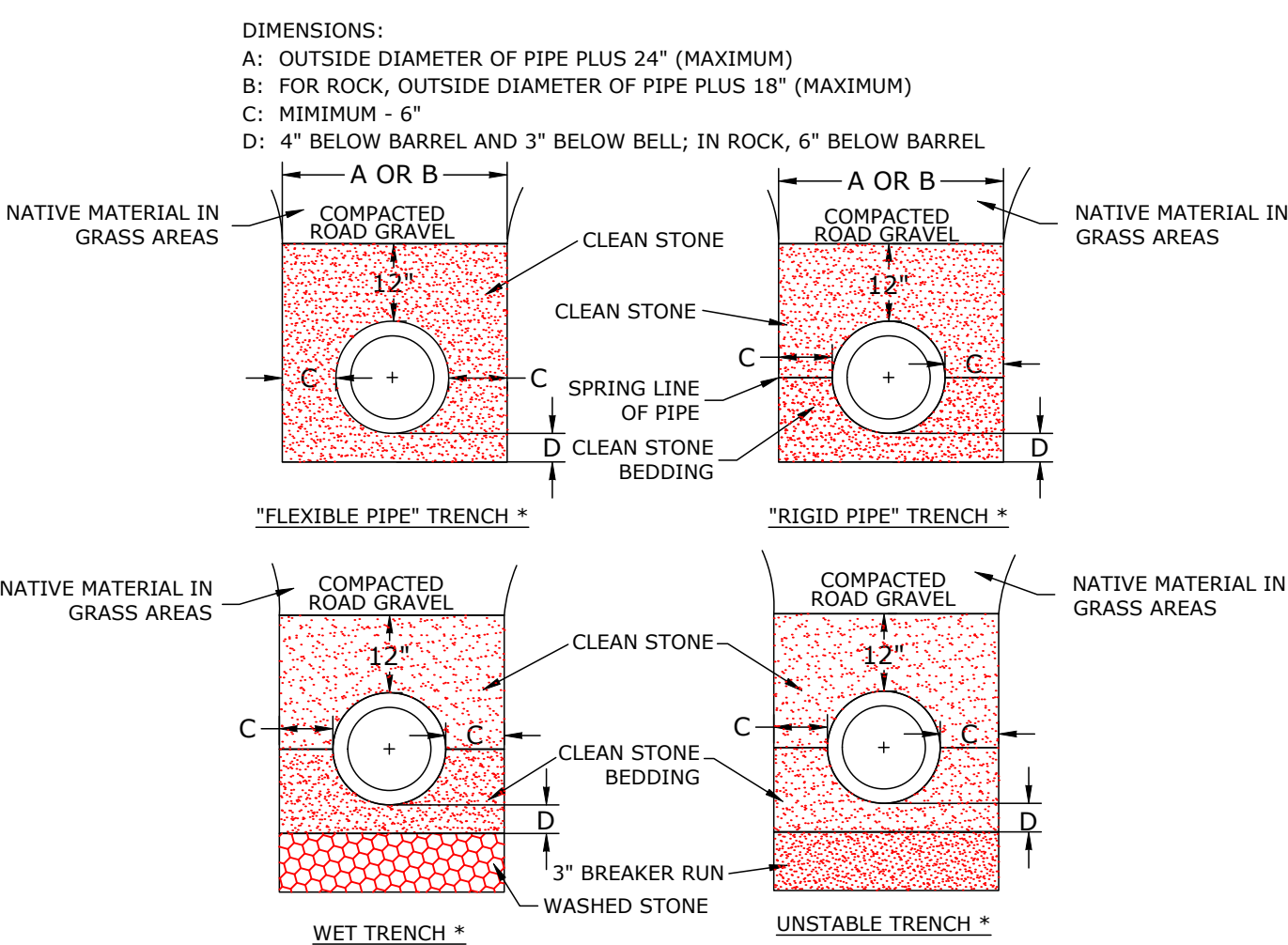
TYPE D GENERAL NOTES:

1. INLET PROTECTION AND ANCILLARY EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO OTHER CONSTRUCTION. INLET PROTECTION AND ANCILLARY EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT OF TRANSPORTATION'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
4. FINISH SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL; SEE ①
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4"; SEE ②
6. DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
7. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
8. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MINIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION TYPE D

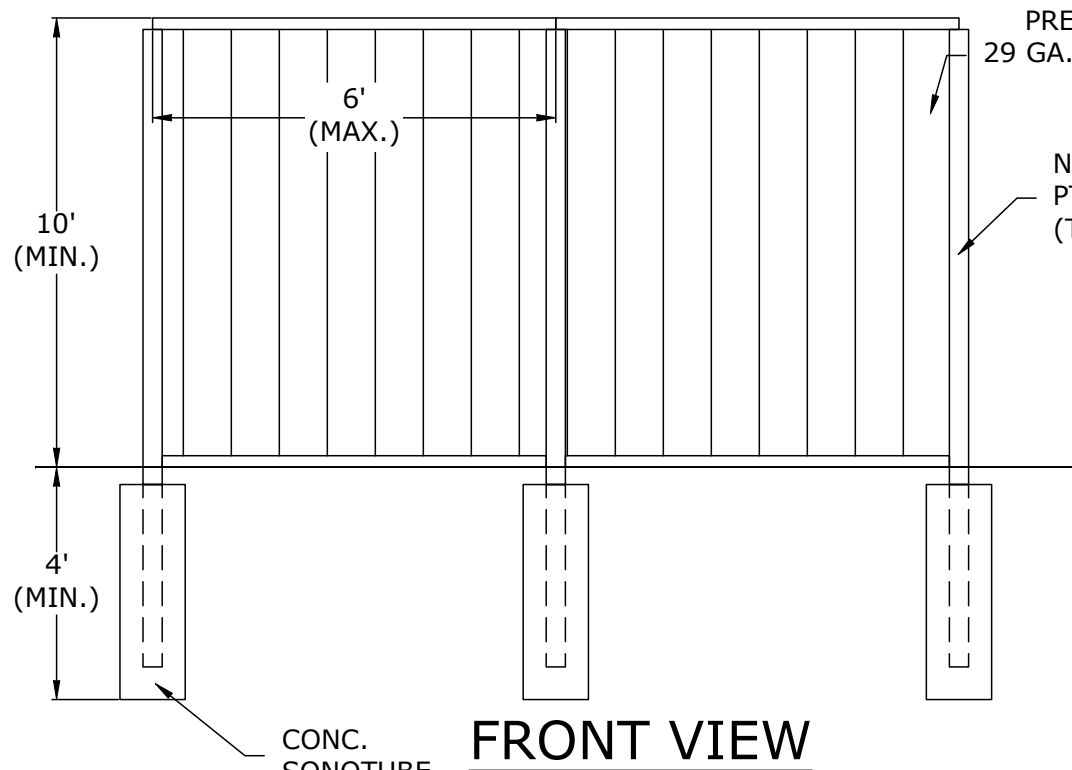
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER ②)

NOT TO SCALE



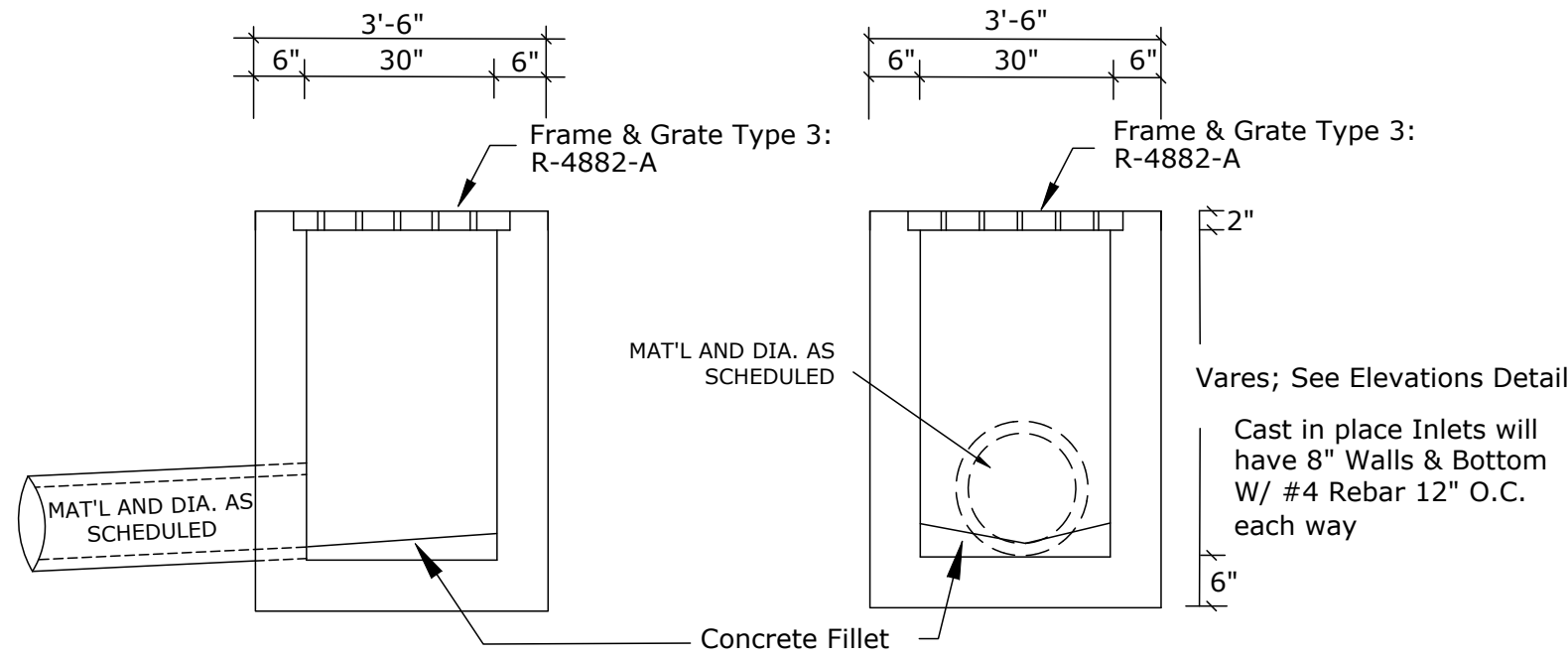
* "RIGID PIPE" INCLUDES REINFORCED CONCRETE PIPE AND DUCTILE IRON PIPE ONLY. ALL OTHER PIPE MATERIALS SHALL BE CONSIDERED "FLEXIBLE PIPE". THE WET TRENCH AND UNSTABLE TRENCH DETAILS ARE DRAWN SHOWING A "RIGID PIPE" TRENCH INSTALLATION.

TRENCH WIDTH AND BEDDING DETAILS



PRIVACY FENCE DETAIL

NOT TO SCALE



STORM SEWER STRUCTURE TYPE 1

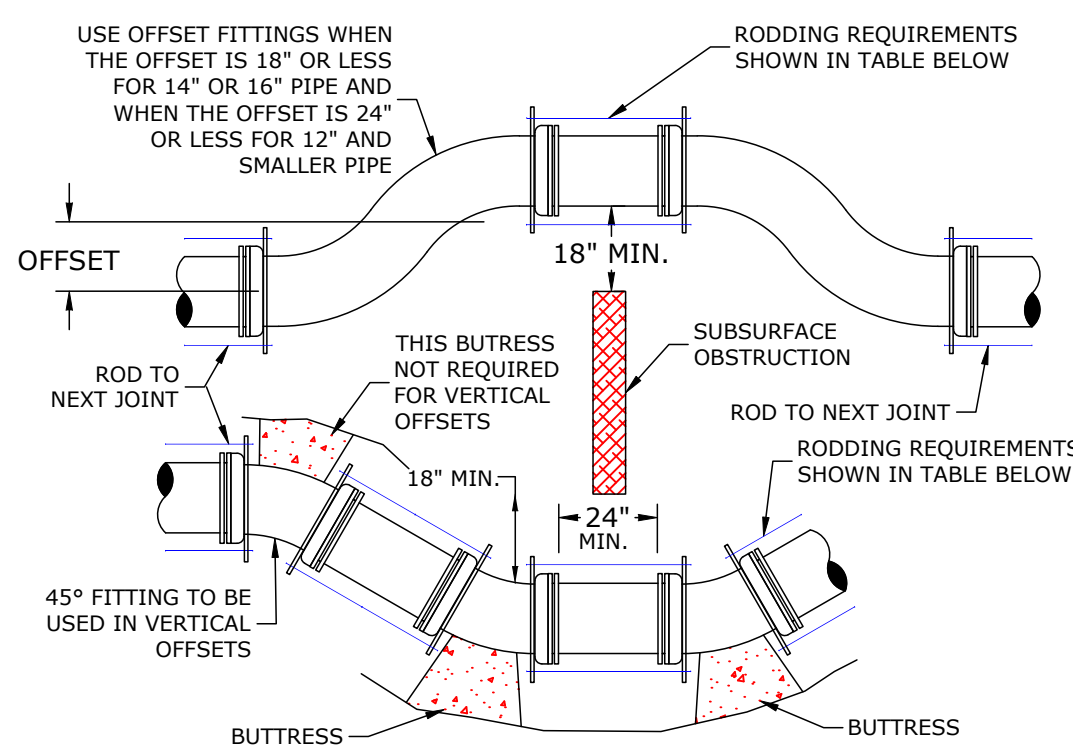
Precast or Cast in Place

NOT TO SCALE



STORM SEWER FRAME TYPE 1 (R-4882-A)

NOT TO SCALE



NOMINAL PIPE SIZE	RODS		STRAP SIZE	BOLT DIA.	WASHER SIZE
	NO.	DIA.			
6	3	¾	½ x 2	¾	½ x 3 x 5
8	4	¾	½ x 2	¾	½ x 3 x 5
10	4	¾	½ x 2½	1	½ x 3 x 5
12	4	¾	½ x 2½	1	½ x 3 x 5
14	4	¾	½ x 2½	1	½ x 3 x 5

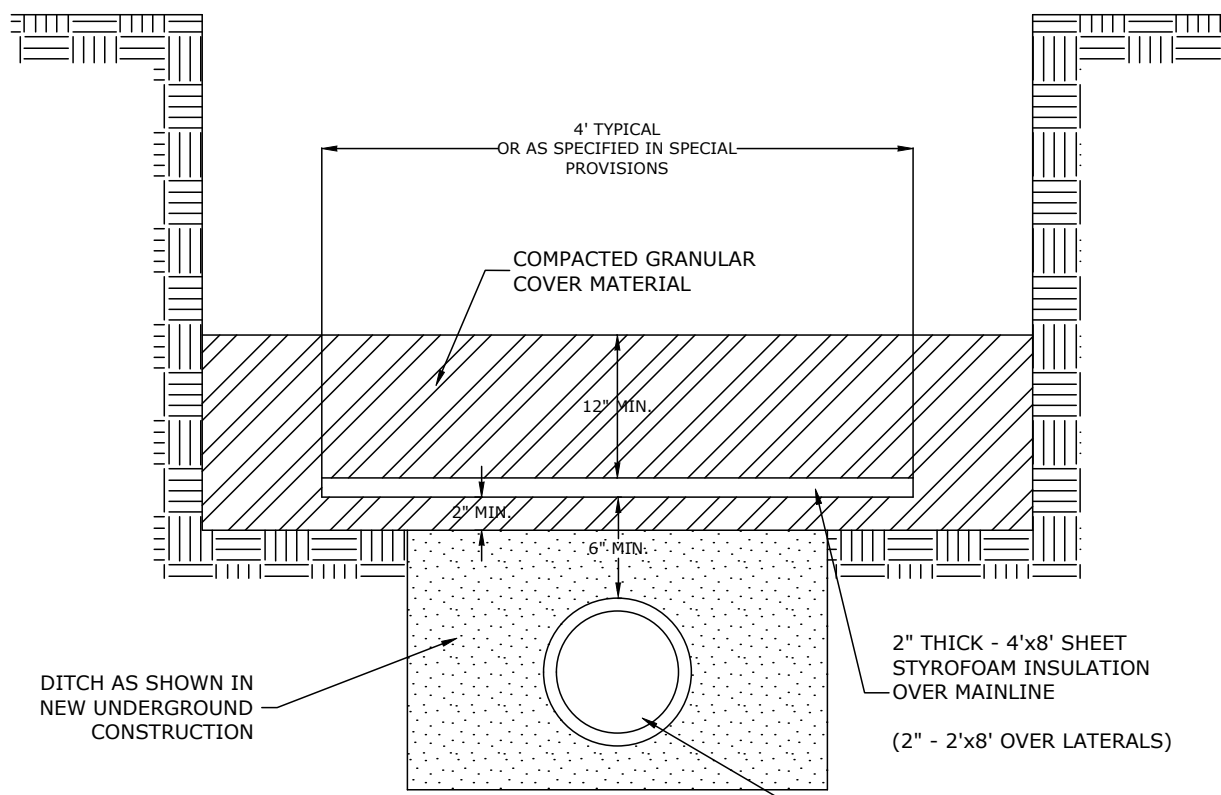
ALL DIMENSIONS IN THIS TABLE ARE IN INCHES

ALL DIMENSIONS IN THIS TABLE ARE IN INCHES

NOTES:

- TIE RODS, BOLTS, NUTS, BANDS AND WASHERS TO BE FURNISHED AND ASSEMBLED BY THE CONTRACTOR.
- ALL STEEL MATERIAL TO BE THOROUGHLY COATED WITH KOPPERS NO. 50 BITUMASTIC.
- OFFSET FITTINGS REQUIRE CONTINUOUS RODDING IN ALL POSITIONS.
- VERTICAL OFFSETS SHALL NOT CREATE A HIGH POINT IN THE WATER MAIN. VERTICAL OFFSETS REQUIRE THE SAME RODDING AND BUTTRESSING AS SHOWN ABOVE.
- MEGALUG RESTRAINTS MAY BE USED IN LIEU OF RODDING.

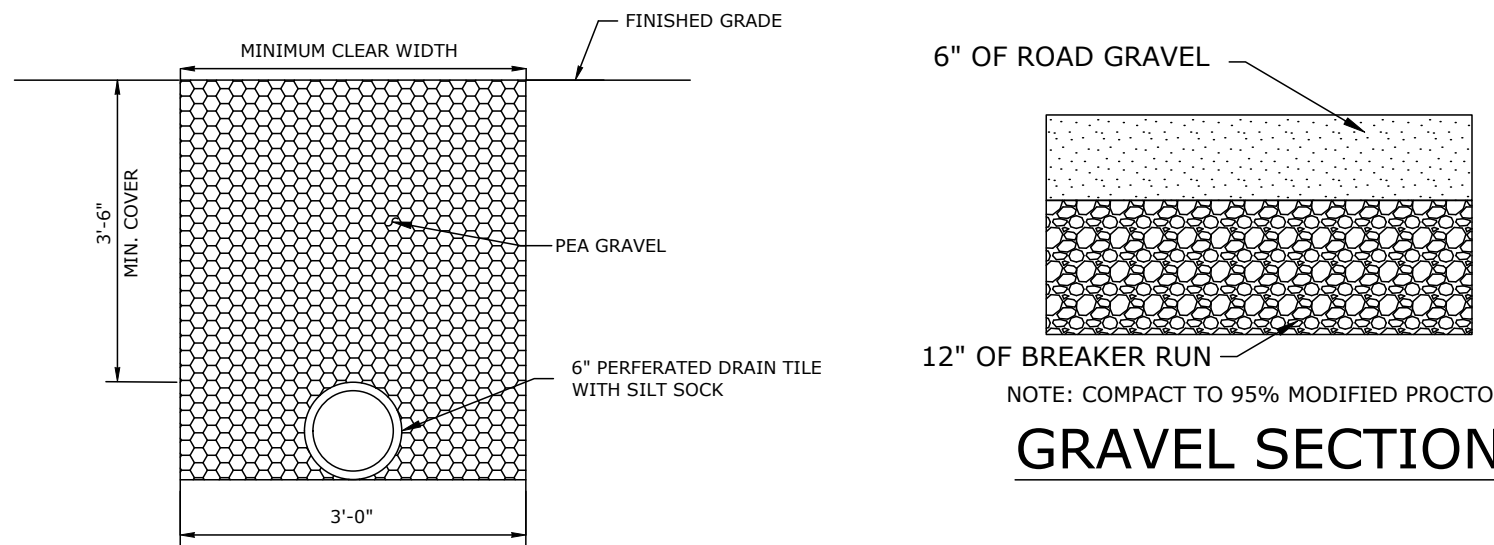
OFFSET AND RODDING DETAILS



NOTE: INSULATION STANDARDS SHALL BE AS FOLLOWS:
WATER MAIN: INSULATED AT DEPTHS LESS THAN 6.5 FEET
WATER MAIN SERVICES: INSULATE AT DEPTHS LESS THAN 6.5 FEET
SANITARY MAIN SERVICES: INSULATE AT DEPTHS LESS THAN 5.0 FEET
NOTE: WHERE STORM SEWERS CROSS WATER MAIN, SANITARY SEWERS AND FORCE MAINS, INSULATE BETWEEN PIPES.

PIPE INSULATION DETAIL

Not to Scale



DRAINAGE TRENCH DETAIL

NOT TO SCALE

Storm Sewer Structure Elevations Detail						
SS Inlet #	Frame Type	Structure Type	TOC/Rim	Outlet INV	Outlet Pipe	Inlet INV
1	1	1	877.50	874.50	15" HDPE	---
2	1	1	880.00	873.52	15" HDPE	873.62
3	1	1	880.10	872.64	18" HDPE	872.74
4	1	1	879.80	874.80	15" HDPE	---
Frame Type 1: R-4882-A						
Structure Type 1 = 3'6"x3'6" Precast or Cast in place Catch Basin						

REVISIONS

1. WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" BY THE STATE OF WISCONSIN DEPT. OF TRANSPORTATION, 2023 EDITION.
2. WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" BY THE STATE OF WISCONSIN DEPT. OF TRANSPORTATION, 2023 EDITION.
3. WATER MAIN AND SERVICES SHALL HAVE A MINIMUM COVER OF 6.5 FEET. IN AREAS WHERE LESS COVER, USE 2" RIGID INSULATION OVER THE CLEAN STONE IN THE TRENCH.
4. AT INTERSECTIONS WITH SANITARY SEWERS, THE VERTICAL SEPARATION FROM EXTERIOR OF PIPES SHALL BE 6" WHEN WATER MAIN IS ABOVE THE SANITARY SEWER AND 18" WHEN THE WATER MAIN IS BELOW THE SANITARY SEWER. IN CROSSINGS UNDER STORM SEWER, USE 2" RIGID INSULATION OVER THE CLEAN STONE IN THE TRENCH.
5. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM OR SANITARY SEWER SHALL BE 8".
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY LOCATIONS.
7. WATER MAIN PIPE SHALL MEET THE REQUIREMENTS OF AWWA C900 "POLYVINYL CHLORIDE (PVC) PRESSURE PIPE", CLASS 150, AND A DIMENSION RATIO (DR) OF 18. JOINTS SHALL BE ELASTOMERIC GASKETS WHICH MEET THE REQUIREMENTS OF ASTM F-477 AND BELL SECTIONS WHICH MEET THE REQUIREMENTS OF AWWA C900.
8. ENGINEER WILL MAKE PERIODIC ON SITE OBSERVATIONS OF THE WORK IN PROGRESS.

1. WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" BY THE STATE OF WISCONSIN DEPT. OF TRANSPORTATION, 2023 EDITION.
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7. WATER MAIN PIPE SHALL MEET THE REQUIREMENTS OF AWWA C900 "POLYVINYL CHLORIDE (PVC) PRESSURE PIPE", CLASS 150, AND A DIMENSION RATIO (DR) OF 18. JOINTS SHALL BE ELASTOMERIC GASKETS WHICH MEET THE REQUIREMENTS OF ASTM F-477 AND BELL SECTIONS WHICH MEET THE REQUIREMENTS OF AWWA C900.
8. ENGINEER WILL MAKE PERIODIC ON SITE OBSERVATIONS OF THE WORK IN PROGRESS.

RIFFEY TRANSPORT
SOUTH AVENUE
REEDSBURG, WI
CIVIL DETAILS-EROSION CONTROL & CONSTRUCTION

ENGINEERING
SURVEYING
ENVIRONMENTAL
(608) 835-3310

ENGINEERING
CONSULTANTS, INC.
2600 C.T.H. Y - DODGEVILLE, WI 53533

DATE: 07/18/2023

DESIGNED: MB

DRAFTED: JM

PROJECT #: 21-075

C201

			REVISIONS
EARTHWORK			
SUMMARY			
A. Work for this Contract consists of furnishing labor, materials, equipment, testing and miscellaneous for the execution and construction of earthwork. The Project is located in the CITY OF REEDSBURG at the following location: 410 SOUTH AVE.			
B. All work, labor, materials, equipment and testing, in this section, are considered incidental and included in the Price Bid Items. Bid item prices shall include all necessary work for complete construction of said bid item, including specified materials and testing required by CONTRACTOR.			
C. The work shall include, but not be limited to, all necessary preparation, excavation, subgrae, embankment, impoundment, slope, ditch or other drainage, grading, shaping and placing as needed to complete earthwork, backfilling to protect the work as needed to complete earthwork required by these specifications and as indicated on the plans.			
D. Traffic control methods are considered incidental to the work and are the responsibility of CONTRACTOR.			
E. Erosion control methods are considered incidental to the work and are the responsibility of CONTRACTOR. Erosion control practices shall conform to the local municipal, county, state and federal authorities and shall conform to the Wisconsin Administrative Code, NASECA-Wisconsin Construction Site Erosion Control Field Guide; SPS 360-Erosion Control, Sediment Control, and Storm Water Management; and the State of Wisconsin Department of Natural Resources "Wisconsin Construction Site Best Management Practices Handbook.			
F. CONTRACTOR shall contact DIGGERS HOTLINE at 1-800-242-8511 not less than three (3) days prior to commencing any work. Once the lines have been located the CONTRACTOR shall locate all conflicts with pipes, cables and fiber by hand digging as required by state statute. CONTRACTOR shall be responsible for any support of exposed pipes, cables and fiber deemed necessary by the Utility Company or its representative. CONTRACTOR shall maintain a uniform depth of cover for the pipes, cables, fiber and the marking tape while backfilling. The depth of cover over the pipes, cables or fiber shall be the same as prior to construction in areas were the proposed ground elevation is the same as the existing ground elevation. CONTRACTOR shall consult with the Utility Authority in areas where the existing ground elevation is to be changed to determine if the Utility Authority needs to adjust the affected utility pipes, cables or fiber.			
G. CONTRACTOR shall supervise, inspect and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. CONTRACTOR shall be solely responsible for the means, methods, techniques, sequences and procedures of construction, but CONTRACTOR shall not be responsible for the negligence of others in the design or specification of a specific means, method, technique, sequence or procedure of construction which is shown or indicated in and expressly required by the Contract Documents. CONTRACTOR shall be responsible to see that the completed Work complies accurately with the Contract Documents.			
SCOPE			
A. The work under this section shall consist of providing all work, materials, labor, equipment, and supervision necessary to complete earthwork required in these specifications and on the drawings. Included are the following topics:			
REFERENCE STANDARDS			
A. American Society for Testing and Materials (ASTM): D4318 Standard Test Methods for Liquid Limit, Plastic Limit and Plasticity Index of Soils D698 Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft3) D1140 Standard Test Methods for Determining the Amount of Material Finer than 75 um (No. 200) Sieve in Soils by Washing D1557 Standard Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft3) D2922 Standard Test Methods for Density of Soil and Soil-Aggregate In-Place by Nuclear Methods (Shallow Depth) D3017 Standard Test Method for Water Content of Soil and Rock In-Place by Nuclear Methods (Shallow Depth) D4253 Standard Test Methods for Maximum Index Density and Unit Weight of Soils Using a Vibratory Table D6938 Standard Test Method for In-Place Density and Water Content of Soil and Soil-Aggregate by Nuclear Methods (Shallow Depth) E329 Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection			
QUALITY ASSURANCE			
A. CONTRACTOR shall conduct sampling, testing, and analysis as required by this section and elsewhere in the Contract Documents either by retaining the services of an independent construction materials testing consultant or with internal certified testers. The materials testing personnel shall meet the requirements of ASTM E329.			
SUBMITTALS			
A. Provide samples of each type of soil or aggregate proposed for use on the project. Samples shall consist of a minimum of 50 pounds of soil.			
B. Provide copies of all material testing reports completed for the project within 48 hours of completing the individual tests. Along with each individual test result, provide a running spreadsheet of all individual test results.			
QUANTITIES			
A. Finished topsoil depth shall be as specified or as shown on the drawings.			
B. CONTRACTOR shall be solely responsible for determining all earthwork quantities based on the existing and proposed elevations provided on the drawings. Any earthwork quantities provided on the drawings are informational only and are CONTRACTOR'S responsibility to verify. Any geotechnical investigations provided by the OWNER apply only to those locations that the data was collected, and may not be indicative of conditions elsewhere on the site. CONTRACTOR is responsible for collecting any additional geotechnical or survey data he deems necessary to complete an accurate estimate of earthwork quantities.			
C. If onsite grading, excavation and borrow operations do not provide enough suitable material for fill areas, CONTRACTOR shall coordinate and pay for excavation, transport and placement of imported material meeting the specifications of the contract documents. If excavation results in excess materials, coordinate with OWNER for suitable disposal site or location to stockpile on site; if OWNER has no suitable site, CONTRACTOR shall coordinate and pay for loading, transport and offsite disposal of excess materials.			
D. CONTRACTOR shall notify the ENGINEER immediately if geotechnical information, existing grades, or proposed grades shown on the drawings appears to be inaccurate.			
MATERIALS			
EARTH FILL			
A. Use clean material consisting of inorganic soil or a mixture of inorganic soil and rock, stone or gravel. The material shall be free of topsoil, sod, stumps, wood, asphalt, concrete, debris, and other deleterious material. The maximum dimension of any material shall not exceed 2' in any dimension.			
EXECUTION			
GENERAL			
A. Complete earthwork excavation for elevation changes, utility trenches, minor structures and building foundations in accordance with this section:			
TOPSOIL REMOVAL			
A. Comply with erosion control requirements of the DNR and as shown on the drawings relative to topsoil removal and storage.			
B. Coordinate topsoil stockpile locations with OWNER and other contractors working onsite.			
C. Remove all topsoil from proposed locations of buildings, structures, roads, walks and other paved areas. Also, remove topsoil from proposed lawn or turf areas where the proposed elevation exceeds the existing elevation by 1' or greater, or where fill will be placed.			
D. Stockpile reusable topsoil for use in restoration. Salvaged topsoil shall not be removed from the site without prior approval of the ENGINEER.			
E. Do not excavate, grade or work topsoil in frozen or muddy condition.			
F. Minimize compaction of topsoil to the extent possible.			
EXCAVATION			
A. Excavate to the elevations shown on the drawings. Allow for placement of fill, base course, pavements, and topsoil as required by the drawings and other Contract Documents.			
B. Transfer lines and grades as shown on the drawings.			
C. Excavate areas to provide positive drainage. CONTRACTOR shall notify the ENGINEER immediately if the final proposed elevations shown on the drawings do not provide drainage away from buildings, structures, roads, walks and other paved areas.			
D. Remove excess and spoil material from the site in a timely fashion.			
E. Do not excavate below design grades without prior authorization by the ENGINEER.			
PLACING AND COMPACTING MATERIAL			
A. Place material in fill areas only after all topsoil has been removed.			
B. Place fill to the elevations shown on drawings; allow for placement of base course, pavements and topsoil as required by the drawings and other Contract Documents.			
C. Do not place fill on areas consisting of organic soil, debris or soft and yielding material.			
D. Do not place fill on frozen or muddy areas.			
E. Moisture condition subgrade as necessary to provide a firm surface prior to placing fill.			
F. Place fill in horizontal lifts having thickness of 8".			
G. Compact fill material; compact to 95% modified proctor density in accordance with ASTM standard.			
H. Moisture condition fill material as necessary to achieve density required for given use.			
I. Place and compact backfill so as to minimize settlement and avoid damage to walls, utility lines and other work in place. Place backfill simultaneously on both sides of free-standing structures.			
J. It is the responsibility of CONTRACTOR to provide all necessary compaction equipment and other grading equipment that may be required to obtain the specified compaction. Compaction of controlled backfill by travel of grading equipment will not be considered adequate for uniform compaction. Hand guided vibratory or tamping compactors will be required whenever controlled backfill may be placed adjacent to walls, footings, and columns or in confined areas.			
GRADING			
A. Grading shall include areas necessary to establish new grades as required, additional areas disturbed by construction activities, storage, equipment including all trenching, where excess fill is deposited and where cutting is required.			
B. New grades are designed to produce desired configuration of site and do not represent a balance between cut and fill.			
C. Excavated materials shall be disposed of by CONTRACTOR at a suitable off-site location. Coordinate with OWNER for suitable disposal site; if OWNER has no suitable site available CONTRACTOR shall be responsible for securing suitable disposal site(s) and for all off-site disposal costs.			
D. Grades not indicated shall be uniform levels or slopes between point elevations as shown. Adjust all grades as necessary to provide positive drainage away from structures.			
E. Grades for earthwork shall not deviate from established elevations as shown in excess of 1 inch unless otherwise directed by ENGINEER.			
F. Do all cutting, filling, compacting fill, rough grading required to bring entire project to within respective base course elevations or 6 inches below finished topsoil elevations.			
SOIL STABILIZATION			
A. Notify the ENGINEER if a solid subgrade cannot be established through drying and grading.			
CLEAN UP			
A. Level off all waste disposal areas and clean up all areas used for the storage of materials or the temporary deposit of excavated earth. Remove all surplus material, tools and equipment.			
B. Thoroughly clean all drainage ways, roads, parking lots, sidewalks, and paved surfaces and remove and dispose of all debris and mud.			
END OF SECTION			
GRANULAR MATERIALS			
SUMMARY			
A. Work for this Contract consists of furnishing labor, materials, equipment, testing and miscellaneous for the delivery and installation of specified road gravel and breaker run. The Project is located in the CITY OF REEDSBURG at the following location: 410 SOUTH AVE.			
B. All work, labor, materials, equipment and testing, in this section, are considered incidental and included in the Price Bid Items. Bid item prices shall include all necessary work for complete construction of said bid item, including specified materials and testing required by CONTRACTOR.			
C. The work shall include, but not be limited to, all necessary preparation of subgrade and base, shaping and placing of granular materials as needed to install curb and gutter and flatwork, stoops, shallow foundations, footings, frost walls, slabs, walls, aprons, approaches, and specialty construction, forming, expansion-contraction joint material, dowel bars and cups, specified concrete, reinforcement, mechanical vibration, finishing, curing and rough backfilling to protect the work.			
D. Traffic control methods are considered incidental to the work and are the responsibility of CONTRACTOR.			
E. Erosion control methods are considered incidental to the work and are the responsibility of CONTRACTOR. Erosion control practices shall conform to the local municipal, county, state and federal authorities and shall conform to the Wisconsin Administrative Code, NASECA-Wisconsin Construction Site Erosion Control Field Guide; SPS 360-Erosion Control, Sediment Control, and Storm Water Management; and the State of Wisconsin Department of Natural Resources "Wisconsin Construction Site Best Management Practices Handbook.			
F. CONTRACTOR shall contact DIGGERS HOTLINE at 1-800-242-8511 not less than three (3) days prior to commencing any work. Once the lines have been located the CONTRACTOR shall locate all conflicts with pipes, cables and fiber by hand digging as required by state statute. CONTRACTOR shall be responsible for any support of exposed pipes, cables and fiber deemed necessary by the Utility Company or its representative. CONTRACTOR shall maintain a uniform depth of cover for the pipes, cables, fiber and the marking tape while backfilling. The depth of cover over the pipes, cables or fiber shall be the same as prior to construction in areas were the proposed ground elevation is the same as the existing ground elevation. CONTRACTOR shall consult with the Utility Authority in areas where the existing ground elevation is to be changed to determine if the Utility Authority needs to adjust the affected utility pipes, cables or fiber.			
G. CONTRACTOR shall supervise, inspect and direct the Work competently and efficiently, devoting such attention thereto and applying			
such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. CONTRACTOR shall be solely responsible for the means, methods, techniques, sequences and procedures of construction, but CONTRACTOR shall not be responsible for the negligence of others in the design or specification of a specific means, method, technique, sequence or procedure of construction which is shown or indicated in and expressly required by the Contract Documents. CONTRACTOR shall be responsible to see that the completed Work complies accurately with the Contract Documents.			
REFERENCES AND STANDARDS			
A. "Standard Specifications for Highway and Structure Construction", published by the State of Wisconsin Department of Transportation, 2023 Edition, here after referred to as "State Specifications".			
B. "Standard Specifications for Sewer and Water Construction in Wisconsin" Sixth Edition, December 22, 2003, with Addendum No.1, December 22, 2004 here after referred to as "Standard Specifications".			
C. "American Society for Testing and Materials" standards for test procedures and materials, here after referred to as "ASTM".			
D. "American Association of State Highway and Transportation Officials" construction standards and design guides here after referred to as "AASHTO".			
E. "American Water Works Association" construction and testing standards here after referred to as "AWWA".			
F. "Contract Construction Plans here after referred to as the "plans" or "drawings".			
PRODUCTS			
A. Typical Sections (See details on drawings)			
B. Materials			
1. Road Gravel shall meet the requirements of Sections 301 and 305 of the "State Specifications" and as follows. a. Moisture content not to exceed 7%. b. 1-1/4" Gradation according to "State Specifications" for Road Gravel and Road Gravel Picked Up.			
2. Road Gravel shall meet the requirements of the "State Specifications" or as follows:			
GRADING REQUIREMENTS FOR CRUSHED LIMESTONE (As determined by Sieve Analysis - AASHTO Designation: T27, washed sample)			
Sieve Size	Percentage Passing by Weight		
1 in.	100		
3/4 in.	70-90		
3/8 in.	50-90		
No. 4	35-70		
No. 10	25-55		
No. 40	10-35		
No. 200	5-10		
a. At least 60%, by count, of the number of particles of aggregate retained on the No. 4 sieve shall have at least one machine fracture face.			
b. Testing will be done at intervals as determined by ENGINEER to ensure compliance with this specification.			
3. Breaker Run: Breaker run shall meet the requirements of Sections 301, 305 and 311 of the "State Specifications", except as modified below: a. Moisture content shall not exceed 7.0%. b. 3" gradation according to the "State Specifications for breaker run shall conform to the following gradations:			
Sieve Size	Percentage Passing by Weight		
6 in.	100		
3 in.	75-100		
No. 4	25-75		
No. 40	Not more than 85% of the material passing No. 4 sieve		
No. 100	Not more than 25% of the material passing No. 4 sieve		
No. 200	Not more than 10% of the material passing No. 4 sieve		
4. Clean stone shall conform to the requirements of 501.2.5.4.4 of the "State Specifications", Size No. 1.			
5. Clean stone for unstable trench bottom shall conform to the requirements of Section 8.43.6 of "Standard Specifications", or the following gradation:			
Sieve Size	Percentage Passing by Weight		
2 in.	100		
1 1/2 in.	35-90		
1 in.	20-65		
3/4 in.	10-45		
3/8 in.	0-15		
No. 8	0-2		
At least 85% by count, of the number of particles of aggregate retained on the 3/8 in. sieve shall have at least one machine fractured face.			
EXECUTION			
A. ROAD GRAVEL, BREAKER RUN, AND CLEAN STONE			
1. Utility work for installation of water main and sanitary sewer specifies that Clean Stone, and Road Gravel be used for trench backfill for utility construction under areas to be paved and for backfill around structures. The CONTRACTOR shall furnish and install these materials associated with the Utility work. 2. Building and Access Area Excavation: Typically, the lower limit of excavation for this project shall be 6 to 12" below proposed finished grade for Road Gravel placement. This will allow for installation of the new 6" concrete slab and the new 6" aggregate base under the slab. As necessary, should poor existing soils be encountered, the lower limit of excavation shall be increased to 12 to 18" below proposed finish grade for Road Gravel and Breaker Run placement (6" Breaker Run and 6" Road Gravel). The increased depth of excavation shall be considered "Over Excavation" and shall be done only as directed by the OWNER or ENGINEER. See "drawings" for proposed and existing grades and typical sections.			
B. MATERIAL TESTS			
1. OWNER may perform gradation, soundness, abrasion and miscellaneous testing to verify compliance to these specifications and the "State Specifications". OWNER will pay costs associated with initial testing. If CONTRACTOR is not satisfied with test results CONTRACTOR can perform testing at his own expense by using an independent testing laboratory. 2. A "Report of Tests of Aggregates" shall be supplied by the CONTRACTOR for his aggregate source. CONTRACTOR shall pay all costs associated with such Report.			
C. FIELD QUALITY CONTROL			
1. The OWNER or ENGINEER will be collecting weight tickets for each individual load of Road Gravel and Breaker Run delivered. If a Representative is not present to collect weight tickets the CONTRACTOR shall deliver said weight tickets to the OWNER at the end of each workday. CONTRACTOR'S payment will be based on collected weight tickets which shall be marked with; a. Date and Time of delivery. b. Empty weight of Truck. c. Loaded weight of Truck. d. Net weight of Road Gravel, Breaker Run, or Clean Stone. e. Location of Delivery. f. List material delivered. g. Delivery Truck Identification Number. 2. OWNER reserves the right to randomly verify weight tickets at a scale located within or near the CITY OF SHULLSBURG or to be present when weighing operations are occurring at the CONTRACTOR'S scales. 3. OWNER will be taking random samples of materials supplied by the CONTRACTOR to insure compliance to the gradation, soundness and abrasion requirements as set forth in these specifications and the "State Specifications".			
END OF SECTION			

RIFFEY TRANSPORT
SOUTH AVENUE
REEDSBURG, WI
CIVIL SPECIFICATIONS (1 OF 3)

ENGINEERING
SURVEYING
ENVIRONMENTAL
(608) 835-3310

ENGINEERING
CONSULTANTS, INC.
C.T.H. Y - DODGEVILLE, WI 53533
2600

DATE: 07/18/2023

DESIGNED: MB

DRAFTED: JM

PROJECT #: 21-075

C301

SEEDING

SUMMARY

- A. Work for this Contract consists of furnishing labor, materials, equipment and miscellaneous for providing and installing seeding, fertilizer and mulching. The project is located in the CITY OF REEDSBURG at the following location: 410 SOUTH AVE.
- B. All work, labor, materials, equipment and testing, in this section, are considered incidental and included in the Lump Sum for Contract. The Lump Sum Bid shall include all necessary work for complete furnishing and installation of the following items, including specified materials, and necessary finishing work by the CONTRACTOR.
- C. All work shall include, but not be limited to, all necessary topsoil preparation, fine grading, scarifying, raking, finishing, fertilizing, and placing seeding materials, mulching and watering.
- D. Erosion control methods are considered incidental to the work and are the responsibility of CONTRACTOR. Erosion control practices shall conform to the local municipal, county, state and federal authorities and shall conform to the Wisconsin Administrative Code, NASECA-Wisconsin Construction Site Erosion Control Field Guide; SPS 360-Erosion Control, Sediment Control, and Storm Water Management; and the State of Wisconsin Department of Natural Resources "Wisconsin Construction Site Best Management Practices Handbook.
- E. CONTRACTOR shall supervise, inspect and direct the work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the work in accordance with the Contract Documents.

PRODUCTS

- A. All seed shall conform to the requirements of the Wisconsin Statutes and the Wisconsin Administrative Code Chapter Agriculture 20 regarding noxious weed seed content and labeling. Seed shall not be used on the work later than one (1) year after the test date, which appears on the label.

MIXTURES

- A. Seed mixtures for use on this Contract, unless otherwise provided or approved, shall be composed of seeds of the purity, germination and proportions, by weight, as given below in the Table of Seed Mixtures.
- | TABLE OF SEED MIXTURES | | | | | | | | | |
|------------------------|---------------|-------------|-----------|-----------|-----------|-----------|-----------|--------------------|--|
| SEEDS | | MIXTURE | | | | | | | |
| SPECIES | MIN. % PURITY | MIN. % GERM | % IN NO.1 | % IN NO.2 | % IN NO.3 | % IN NO.4 | % IN NO.5 | | |
| Kentucky | 97 | 85 | - | - | 65 | - | - | Fescue | |
| Kentucky | 85 | 80 | 45 | 20 | 15 | 60 | - | Bluegrass | |
| Creeping Red | 97 | 80 | 35 | 55 | 15 | 30 | - | Fescue | |
| Perennial | 95 | 90 | 5 | 10 | 5 | 10 | - | Ryegrass | |
| White Clover | 95 | 90 | 15 | - | - | - | - | | |
| Empire | 95 | 80 | - | 15 | - | - | 50 | Birdsfoot Treefoil | |
| Crownvetch | 95 | 70 | - | - | - | - | 50 | | |
- B. The selection of the seed mixture or mixtures for use on the project shall meet with the approval of the ENGINEER, and unless otherwise provided in the Contract, on the Site Grading Plans and Details or on the Erosion Control Plan and Details shall be in accordance with the following:

INOCULATION

- A. White Clover, Alsike Clover, Empire Birdsfoot Trefoil and Crown Vetch species shall be inoculated. In the performance of such inoculation care shall be exercised to follow the instructions, which ordinarily accompany such culture purchases. When the seed is applied according to Method B, seeds requiring inoculation shall be treated with five times the amount of inoculate recommended in the instructions.
- B. Particular care shall be exercised to avoid exposure of the culture or inoculated seed to the sunlight, and in no case shall such exposure exceed 1/2 hour. CONTRACTOR may purchase the culture for inoculation from the Department of Bacteriology, College of Agriculture, University of Wisconsin, Madison, Wisconsin 53706.

STORAGE OF SEED

- A. Any seed delivered prior to use shall be used in such manner that it will be protected from damage by heat, moisture, rodents or other causes. Any previously tested and accepted seed that has become damaged shall be discarded and replaced by the CONTRACTOR.

SEEDING RATES

- A. Seeding shall be done with the selected and approved seed mixture sown at the specified rate. The sowing rate for seeds, in pounds per 1,000 square feet of area, shall be as follows:
- Seed Mixture No. 1 at 1-1/2 pounds
 - Seed Mixture No. 2 at 2 pounds
 - Seed Mixture No. 3 at 3 pounds
 - Seed Mixture No. 4 at 4 pounds
 - Seed Mixture No. 5 at 1/2 pound

SOWING

- A. Sowing shall not take place until the seedbed has been approved by the ENGINEER. Unless otherwise specified, seeds may be sown at the option of the CONTRACTOR, by either Method A or Method B described below:
- METHOD A: The selected seed mixture shall be sown by means of equipment adapted to the purpose, or it may be scattered uniformly over the areas to be seeded, and lightly raked or dragged to cover the seed with approximately one-fourth inch of soil. After seeding, the areas shall be lightly rolled or compacted by means of suitable equipment, preferably of the cluti-packer type when such equipment can be operated, or by means of light hand tampers.
 - METHOD B: Upon the prepared seedbed, the seed shall be sown or spread by means of a stream or spray of water under pressure operated from an approved type of machine designed for that purpose. The selected seed mixture and water shall be placed into a tank, provided within the machine, in sufficient quantities that when the contents of the tank are sprayed on a given area the seed will be uniformly spread at the required rate of application. During the process the contents of the tank shall be kept stirred or agitated to provide uniform distribution of the seed. Seeding shall be limited to a period from April 15 to first frost, or as approved by the ENGINEER.

FERTILIZING

CONTENTS

- A. Fertilizers intended for use in connection with seeding, sodding or other planting, should be standard commercial products conforming to the requirements of the Wisconsin Statutes. Each package of fertilizer shall be plainly marked with the analysis of the contents showing minimum percentages of total nitrogen, available phosphoric acid and soluble potash.
- B. Fertilizers shall meet the following minimum requirements: Nitrogen, not less than 10%, Phosphoric Acid, not less than 10%, Potash, not less than 10%.

- C. Sum of nitrogen, phosphoric acid and potash, shall not be less than 32%.

D. Testing of fertilizers shall be in accordance with Fertilizer-Methods of Analysis by the Association of Official Agricultural Chemist (AOAC) in its latest revision.

EXECUTION

FERTILIZING

- A. The fertilizer selected for the seeding areas shall be uniformly spread thereon and incorporated into the soil by light discing and harrowing. The fertilizer shall be well pulverized and free from lumps when applied.
- B. Fertilizer shall be applied at the rate of 7 pounds per 1,000 square feet of area, unless otherwise specified in the Contract.

C. In the event fertilizer is incorporated with topsoil, the fertilizer may be applied just prior to, and in conjunction with, the final discing or harrowing to a depth of several inches and the fertilizer then incorporated as set forth above.

D. In the event fertilizer is to be placed on seeding areas where the seed is to be sown by means of a spray or stream of water under pressure, the required amount of fertilizer may be placed in the tank, mixed together with the water and the seed, and applied in the seeding operation. Fertilizer applied by this method will not require discing and harrowing after being placed.

E. When the fertilizing of sod or sodded areas is required, the fertilizer shall be spread uniformly over the sod or sodded areas at the rate specified above, after which the area plus fertilizer shall be moistened by sprinkling sufficiently to allow the fertilizer to soak into the sod. The rate of sprinkling shall be slow enough to permit the sod to absorb the water, and shall not cause any appreciable runoff from the areas sprinkled.

MULCHING

GENERAL

A. Mulch shall be placed on all areas that are seeded, unless otherwise specified, within three (3) days after seeding has been completed. Mulching operations shall not take place during periods of excessively high winds. The placed mulch shall be loose enough to allow some sunlight to penetrate and air to slowly circulate, but thick enough to shade the ground, conserve soil moisture, and prevent or reduce erosion. CONTRACTOR shall maintain the mulched areas and shall repair any areas damaged by wind, erosion, traffic, fire, or other causes prior to acceptance of the work.

MULCH PLACEMENT

- A. CONTRACTOR shall perform the work by either Method "A", Method "B," or Method "C", or a combination thereof, unless a specific method is specified in the contract.
- B. METHOD A:
- The mulching material shall be uniformly spread over the designated areas to a loose depth of one (1) to two (2) inches, using seventy (70) to ninety (90) pounds of mulch per 1,000 square feet. The mulch material from compacted bales shall be well loosened or made fluffy before being spread in place. Unless otherwise directed, mulching operations shall begin at the top of the slopes and proceed downward. The mulch cover, except when composed of wood excelsior fiber, shall be securely anchored in place by means of heavy twine fastened by pegs or staples to form a grid of from six (6) to ten (10) feet spacing.
- C. METHOD B:
- Straw or hay shall be treated with bituminous material blown from a machine and uniformly deposited over designated areas in one operation. The mulch shall be placed uniformly over the area to a loose depth of one (1) to two (2) inches, using one and one-half to two tons of mulch per acre and 75 to 100 gallons of emulsified asphalt per ton of straw or hay. Within the above-designated limits, the Engineer will determine, on the job, the rate of application of the mulch and the asphalt, and the right is reserved for the ENGINEER to vary the rates during mulching operations to produce the desired results. The machine for placing the mulch shall be of an approved type, which will blow or eject by constant air stream a controlled amount of mulch and which will introduce into the air stream a spray of asphalt to coat the straw or hay, producing a spotty tack sufficient to hold together and retain in place the deposited straw or hay.
- D. METHOD C:
- The mulching material shall be uniformly spread over the designated areas to a loose depth of one (1) to two (2) inches, using one and one half to two tons of mulch per acre, by blowing from a machine, as described in Method "B," or by other approved methods. Immediately after spreading, the mulch shall be anchored in the soil by the use of a mulch tiller consisting of a series of dull, flat discs with notched edges. The discs shall be approximately 20 inches in diameter and shall be spaced at about 8-inch centers. The tiller shall be equipped with a ballast compartment to permit adjustment of the mass for depth control. The mulch shall be impressed into the soil to a depth of approximately one and one half to two and one-half inches in one pass of the tiller traveling longitudinally. Mulch tillers shall not be operated on slopes so steep that damage to the mulch, seedbed or soil occurs. Either Method "A" or Method "B" shall anchor the mulch on such areas. Tractors shall be equipped and operated to minimize the disturbance or displacement of the soil. More than one pass of the tiller may be required to assure adequate anchoring of the mulch. Method "C" shall not be used if the mulch cannot be impressed into the soil a minimum of one and one-half inches. Wood fiber shall be applied in the same manner as straw or hay except that the wood excelsior fiber shall not be treated with bituminous material. Throughout the process, the mulch material shall be fed into the blowing machine to produce a constant and uniform ejection from the discharge spout, operated in a position to produce a mulch of uniform depth and coverage. The mulch material shall not contain moisture in excess of that which will permit uniform feeding through the machine. All areas within twenty (20) feet of the curb and all areas exceeding a 12% slope shall require double mulch to prevent sediment from leaving the lot.

WATERING

- A. All seeded areas shall be watered immediately after seeding and shall be kept moist by watering or sprinkling by the CONTRACTOR until the perennial grass seed has germinated and grown to a height of two (2) inches.

END OF SECTION

EROSION MAT

PRODUCTS

- A. OWNER must prequalify erosion mat products before use. Furnish erosion mat products from the WisDOT PAL.
- B. The PAL identifies prequalified erosion mat products by class and type. Use the required class and type of erosion mat the drawings show or the ENGINEER specifies. The CONTRACTOR may furnish any prequalified erosion mat product of the class and type the drawings show or that the ENGINEER specifies.
- C. If using jute fabric for a Class II Type A erosion mat, use a woven fabric of a uniform open weave of single jute yarn. Use a jute yarn of loosely twisted construction with an average twist of not less than 1 1/2 turns per one inch. Ensure the average size of the warp and weft yarns are approximately the same. Furnish the woven fabric in rolled strips. Submit a certificate of compliance certifying that the jute fabric erosion mat conforms to the following:

- Is a minimum 48 inches wide with a tolerance of minus one inch.
- Has 78 warp ends, +/- one for each 48 inches of width. Has 45 weft yarns, +/- 2, per linear yard of length.
- Weights 92 pounds per 100 square yards +/- 10 percent, measured under average atmospheric conditions.
- Is non-toxic to vegetation.

EXECUTION

A. EROSION MAT PLACEMENT

- Erosion Mat shall be placed on all areas that are seeded, unless otherwise specified, after seeding has been completed. CONTRACTOR shall maintain the erosion mat areas and shall repair any areas damaged by wind, erosion, traffic, fire, or other causes prior to acceptance of the work.
- Provide protective covering mats or soil retention mats for erosion control on prepared planting areas of slopes, ditches, channels, or shorelines, at locations the plans show or the ENGINEER directs. Conform to the seasonal limitations designated in the PAL for photodegradable products.
- Install as the manufacturer specifies except as follows:
 - Do not use single roll material less than 6 feet wide in channels.
 - Entrench mats approximately 3 inches deep along the edge facing traffic for installations within 5 feet of active traffic lanes.
 - Overlap mats by 3 inches or less and anchor with anchoring devices selected from the PAL for mats the PAL designates as urban.
- Cover TRM's immediately after installation with materials from the PAL as follows:

- On slopes use either an ECRM or a type A soil stabilizer. If using a soil stabilizer, apply at the manufacturer's recommended rate unless the contract or ENGINEER specifies otherwise.
 - In channels use an ECRM of a class and type the PAL allows for channel applications.
- Remove stones, clods, roots, sticks, or other foreign material that prevent the mat from bearing completely on the surface before placing the mat.
 - Reseed any seeded areas damaged or destroyed during placement of the erosion mat as specified for the original seeding.
 - Dispose of surplus excavation or materials, and stones, clods, or other foreign material removed in preparing for placing the mat.
 - Maintain the erosion mat and repair any damaged areas until the work is accepted.
 - Do not overlap type urban erosion mat with type urban or other type erosion mat.

ACCEPTANCE

- A. CONTRACTOR will measure the Erosion Mat bid items by the square yard acceptably completed. OWNER will not make allowance for portions of the mat that must be entrenched in the soil for any end or junction slot, or for required overlaps.
- B. Payment for the Erosion Mat bid items is full compensation for providing, protecting, and storing erosion mat materials on the project; for placing and anchoring the mat, including staples; for preparing the seeded areas; for installing end and junction slots; and for repairing and reseeding damaged areas.
- C. OWNER will pay separately for covering class III types B, C, and D mats with an ECRM under the applicable Erosion Mat bid item, or with type A soil stabilizer under the Soil Stabilizer Type A bid item.

END OF SECTION

REVISIONS

RIFFEY TRANSPORT
SOUTH AVENUE
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CIVIL SPECIFICATIONS (3 OF 3)

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C303