

City Plan Commission Agenda
September 12, 2023
Reedsburg City Hall Council Chambers
6:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](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 AUGUST 8, 2023:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. GENERAL BUSINESS:

- A. Consider recommending Certified Survey Map to divide existing tax parcel into two lots with a zero-lot line – 2462 & 2464 Russell Ct; Parcel # 276-2758-00000 – LP LLC
- B. Consider Planned Development Group site plan for new apartment building with detached garages, rec facilities, duplexes, and townhomes. – 1351 8th St, Parcel #s 276-2031-00000, 276-1380-00000, 276-1380-40000 – Third Act Development, LLC
- C. Consider final Plat for new duplexes and townhomes. – 1351 8th St, Parcel #s 276-2031-00000, 276-1380-00000, 276-1380-40000 – Third Act Development, LLC
- D. Consider recommending zoning ordinance amendment for § 690-28.1, § 690-28.2, § 690-28.3, § 690-106 – street frontages, bungalow court minimum dwelling size & existing signs; also for § 690-28.4 – adding Accessory Dwelling Units (ADU) to the zoning ordinance.

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 &
Zoning Board of Appeals (ZBA)**

August 8, 2023



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

Present: Alder Mike Gargano, Beth DeForge, Dan DeBaets

Absent: Alder Sonny Hyde, Jay Brunken, Steve Zibell

ZBA – Present: Nathan Johnson, Jessica Phalen, Richard Braun, Walter Luepke

Staff: Tim Becker, Max Buckner, Brian Duvalle

Approval of Plan Commission Minutes: Motion by Gargano, seconded by DeForge to approve the 7/11/23 meeting minutes.

Motion approved

Approval of ZBA Minutes: Motion by Phalen, seconded by Luepke to approve the 6/20/23 meeting minutes.

Motion approved

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
This CSM was updated to reflect the RC-5 zone and is recommended by the Town and RADC.

Motion by Estes, seconded by Gargano to recommend approval.

Motion approved

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
This CSM would split the house from the farm land and is recommend by the Town and RADC.

Motion by Gargano, seconded by DeBaets to recommend approval.

Motion approved

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
The proposed addition would extend into the east side parking lot and that parking would be shifted to the west side for employees. The parking spaces would replace and match the existing 9 X 18 spaces. Doug Mittelstaedt from RAMC stated that there would be a drive-up pharmacy, ground-level east entrance and in-house MRI. There were no public comments.

Motion by Gargano, seconded by DeBaets to approve the CUP as presented.

Motion approved

Consider Final Plat for proposed zero-lot line subdivision. – South end of Retzlaff Dr; parcel #276-1928-53024 – Maxwell Dvorak
The plat would install 16 zero-lot line duplexes. A public access would be included to the 20th St

Park. A zero-lot line agreement is still required.

Motion by Gargano, seconded by DeForge to recommend approval.

Motion approved

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

Discussion was held on past reviews of the site since 2021. The amended site plan would have a smaller building to provide for onsite flood storage.

Wade Riffey stated that the first rail cars started two years ago. The originally proposed silos were deemed too expensive. Flood storage does not work at the former city shop site, they hope to start this fall with enclosure of the building by winter. There is a water line and sewer under the proposed building but could be allowed with access to them and installing a casing. He would install a fence and/or vegetation along the west lot line.

Korin Maier stated there is sound and dust and would prefer trees instead of a fence.

Jay Utley is concerned about the berm in the SW corner and the fill has been allowed to remain. He stated concern about timeline for DNR approval and possibility of a flood. The increased threat of flooding from the fill placement is a hazard to houses on S Park St. He wants the property owners to be protected and things done correctly. He wants to see the flood storage removed and is concerned about run-off and sound barrier of the hoop shed.

Rodney Sonnenberg stated concern about the water table and nearby central drainage ditch regarding the proposed flood storage area.

Attorney John Orton replied that water retention will control the flow out of the storage area. Wade Riffey added that the current plan has a 5' side setback and he is now proposing 16.5'.

Ray Fry is concerned about future flooding and if water will be permanent in the flood storage area.

Luke Baker questioned why Riffey was allowed to start without meeting all the conditions. Riffey responded that he hoped to have DNR approval by now, but plans changed.

Kay Fry stated that Riffey is not being held accountable and would like to see timelines for development.

Dave Knudson stated he was on the Plan Commission when originally approved and that city officials agreed this to be an appropriate site. It was known this would be a multi-year project. Riffey is complying except for the fill, which was brought in from the Korth project which received TIF funds. He encourages a new approval with timeframes added.

Dave Hahn is concerned about dust and loss of property value.

Discussion held on erecting the building within 4 weeks of DSPS approval and adding the fence/trees after the flood storage is finished. Currently Riffey is still on Phase I. Discussion held on a vegetative buffer, which Sauk County addresses in their ordinance as a guide.

Motion by Estes, seconded by Gargano to approve the CUP with the following conditions:

1. Two weeks to submit applications to DNR; CC city staff
2. Submit DSPS application within three weeks of DNR approvals
3. 90 days to build out hoop shed w/ fence
4. Resolve any utility conflicts
5. Receive zoning variances from ZBA
6. Use Sauk County vegetative buffer guidelines
7. Install millings as part of final grading
8. Submit Elevation Certificate once grading and hoop shed are complete

Motion approved

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

The previous variance approval had a larger building. The current proposal is for a fence to help shield the neighboring properties instead. The fence would have 4X4 posts and steel. The building width is the same, but more space is needed for drainage due to the lack of gutters, and underground utilities still block further placement to the east.

Motion by Luepke, seconded by Phelan to approve the variances as submitted.

Motion approved

Motion by Gargano, seconded by DeBaets to adjourn at 7:54 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

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: LP, LLC

ADDRESS: S2037 Park Lane CITY: Reedsburg STATE: WI

ZIP: 53959 PHONE: 608-393-1881 PARCEL #: 2758-00000

E- MAIL: pfaff.neil@gmail.com

PROPERTY OWNER: (if different from Applicant) LP, LLC

LOCATION: (if different from address above) _____

LAND USE REQUEST

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

☒ **Certified Survey Map (CSM):** Lot 1 & 2 of CSM # XXXXX _____

☐ **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

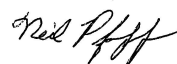
I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

LP, LLC - Member



08/29/2023

Applicant Signature / Date



08/29/2023

Owner Signature / Date

Account #10-461500-00

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

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

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

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

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

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

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

C. Site Plan Requirements, as applicable.

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

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

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

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

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

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

Staff Report

DATE: 9/12/2023

APPLICANT: LP LLC

LOCATION: 2462 & 2464 Russell Ct; Parcel # 276-2758-00000

ZONING: R-2

DESCRIPTION OF REQUEST: Consider recommending Certified Survey Map to divide existing tax parcel into two lots with a zero-lot line

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Slopes up to the east

STREET R.O.W./TRAFFIC/ACCESS: Hay Creek Tr & Russell Ct; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Low-density residential

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Exhibit List

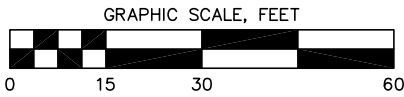
- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Sept 12, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report

CERTIFIED SURVEY MAP No. _____

LOT 17, HAY CREEK ESTATES, LOCATED IN SE 1/4 - SE 1/4 OF SECTION 34,
TOWN 13 NORTH, RANGE 04 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



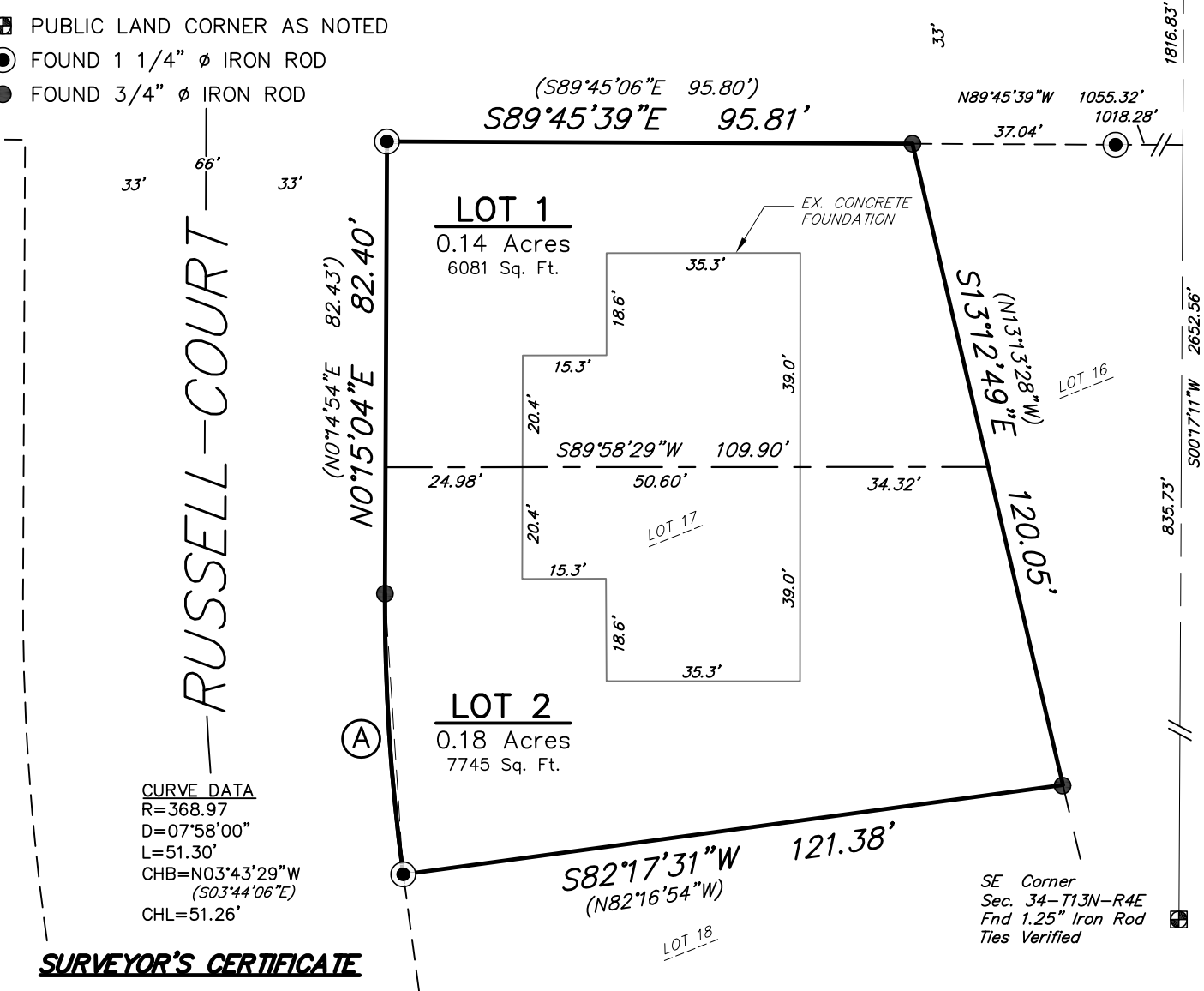
BEARINGS ARE BASED UPON THE WISCONSIN
COUNTY COORDINATE SYSTEM, SAUK COUNTY,
THE EAST LINE OF THE SE 1/4 OF SECTION
34-13-04 MEASURED
AS BEARING S00°17'11"W



E1/4 Corner
Sec. 34-T13N-R4E
Fnd Std. Harrison
Ties Verified

SURVEY LEGEND HAY-CREEK-TRAIL

- PUBLIC LAND CORNER AS NOTED
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD



CURVE DATA
R=368.97
D=07°58'00"
L=51.30'
CHB=N03°43'29"W
(S03°44'06"E)
CHL=51.26'

SURVEYOR'S CERTIFICATE

I, Scott F. Dischler, Wisconsin Professional Land Surveyor No. 2605, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Reedsburg, and under the direction of Neil Pfaff, I have surveyed, divided and mapped this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the SE1/4 of the SE1/4 of Section 34, T13N, R04E, City of Reedsburg, Sauk County, Wisconsin, containing 0.32 acres of land and described as follows:

All of Lot 17, Hay Creek Estates

Scott F. Dischler, WI PLS #2605
Verbicher Associates, Inc



vierbicher
planners | engineers | advisors



Job #:
Date: 08/23/23
Rev:
Drafted By: sdls
Checked By: mlon

SURVEYED FOR:
Neil Pfaff
S2037 Park Lane
Reedsburg, WI 53959

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

SHEET
1 OF 2

©Vierbicher Associates, Inc.
23 Aug 2023 - 6:39p J:\NPFA\Lot 17 Hay Creek\Lot 17 CSM.dwg by: sdls

CERTIFIED SURVEY MAP No. _____

LOT 17, HAY CREEK ESTATES, LOCATED IN SE ¼ – SE ¼ OF SECTION 34,
TOWN 13 NORTH, RANGE 04 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

OWNER’S CERTIFICATE OF DEDICATION

As owner, I Neil Pfaff, hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this Certified Survey Map. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

The City of Reedsburg

WITNESS the hand and seal of said owners agent this _____ day of _____, 2023.
In presence of:

Neil Pfaff Date

STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this _____ day of _____, 2023, the above named Neil Pfaff, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____
Wisconsin
My commission expires _____

CITY OF REEDSBURG APPROVAL CERTIFICATE

Resolved, that this Certified Survey Map in the SE1/4 of Section 34, T13N, R4E, City of Reedsburg, is hereby approved by the City of Reedsburg Common Council.

Dave G. Estes, Mayor DATE

I, Jacob Crosetto, being the duly elected, qualified and acting clerk of the City of Reedsburg, Sauk County do hereby certify that the Common Council of the is City of Reedsburg has approved this Certified Survey Map.

Jacob Crosetto, Clerk DATE



Declarant, LP LLC, hereby establishes the following Minimum Zero Lot Line Covenants covering the following described real estate in the City of Reedsburg, Sauk County, Wisconsin:

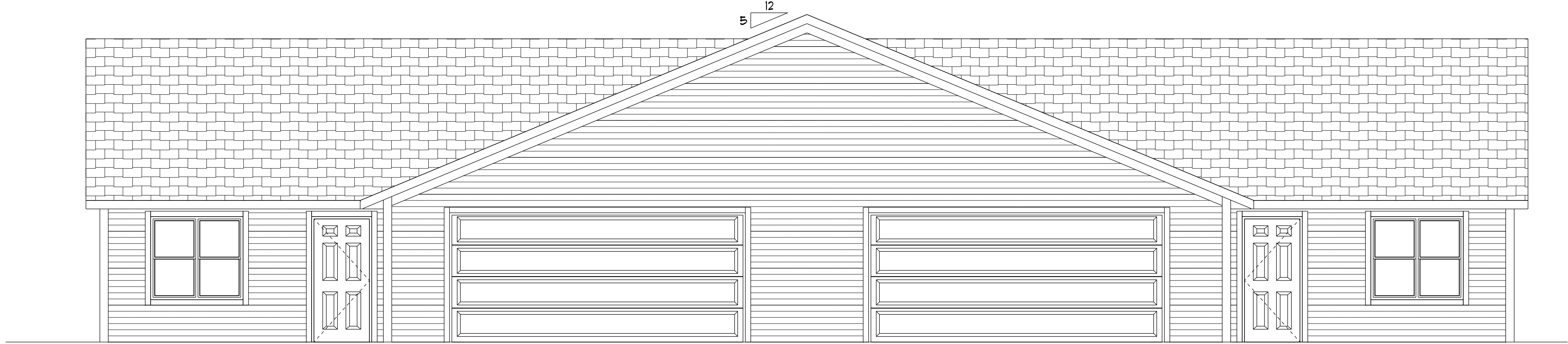
Legal Description: Lot 17 Hay Creek Estates, Located in SE ¼ - SE ¼ of Section 34, Town 13 North, Range 04 East, City of Reedsburg, Sauk County WI

Property Address: TBD

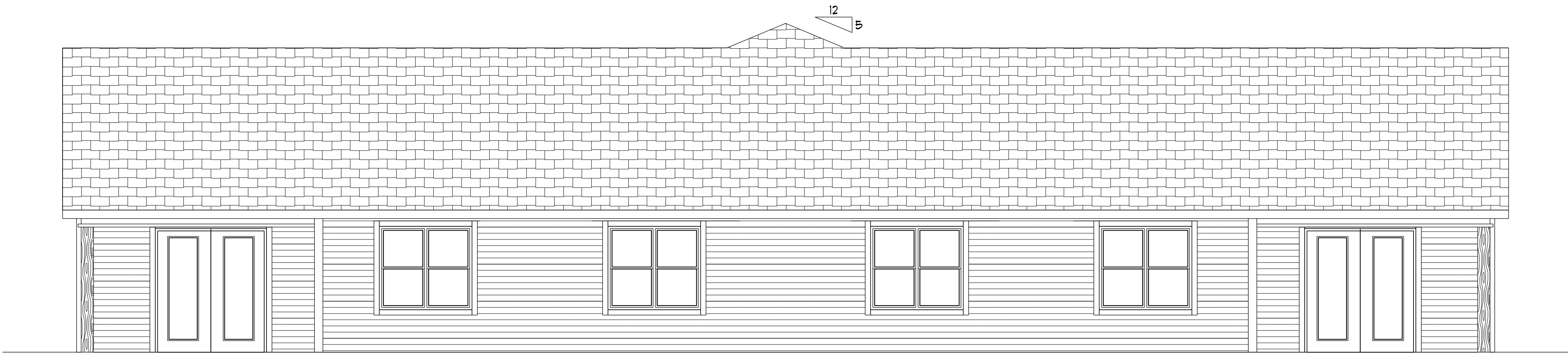
Tax Parcel Identification Number: TBD

1. Maintenance standards for common wall and roof. The cost of reasonable repair and maintenance for each property wall shall be shared by the owners in equal shares.
2. Restriction against destruction. No detached single family residence may be constructed on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed.
3. Termination. These covenants may not be terminated, amended or otherwise altered without the approval of the Reedsburg Plan Commission.
4. These covenants meet the minimum standards for zero lot line construction covenants required by City of Reedsburg Code section 690-28.1 and are subject to planning commission approval and shall be recorded by the Developer upon such approval and prior to any issuance of a building permit and site plan approval.
5. All persons with an interest in the attached dwelling units are advised to be aware of matters of mutual concern to adjacent property owners due to construction catastrophe and maintenance and may wish to consider additional private covenants and deed restrictions.

THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. IN ADDITION TO AND WITHOUT LIMITING ANY AGREED CONTRACT TERMS, THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM.
ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



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



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

A1

AMERICAN DESIGN CONCEPTS

1334 APPLGATE, MADISON WI 53713 (608) 273-OTTO AMERICANDESIGNCONCEPTS.COM

KMD DEVELOPMENT LLC
CONDOR DUPLEX

ELEVATIONS
SCALE: 1/4" = 1'

PLAN START DATE 06/09/23
REVISED 06/14/23

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purchaser has been granted a one-time license
to build the structure shown herein (or, if CAD
files have been purchased, a license for the purchase
to use such files internally for purposes of building
multiple buildings); please see license terms. Any
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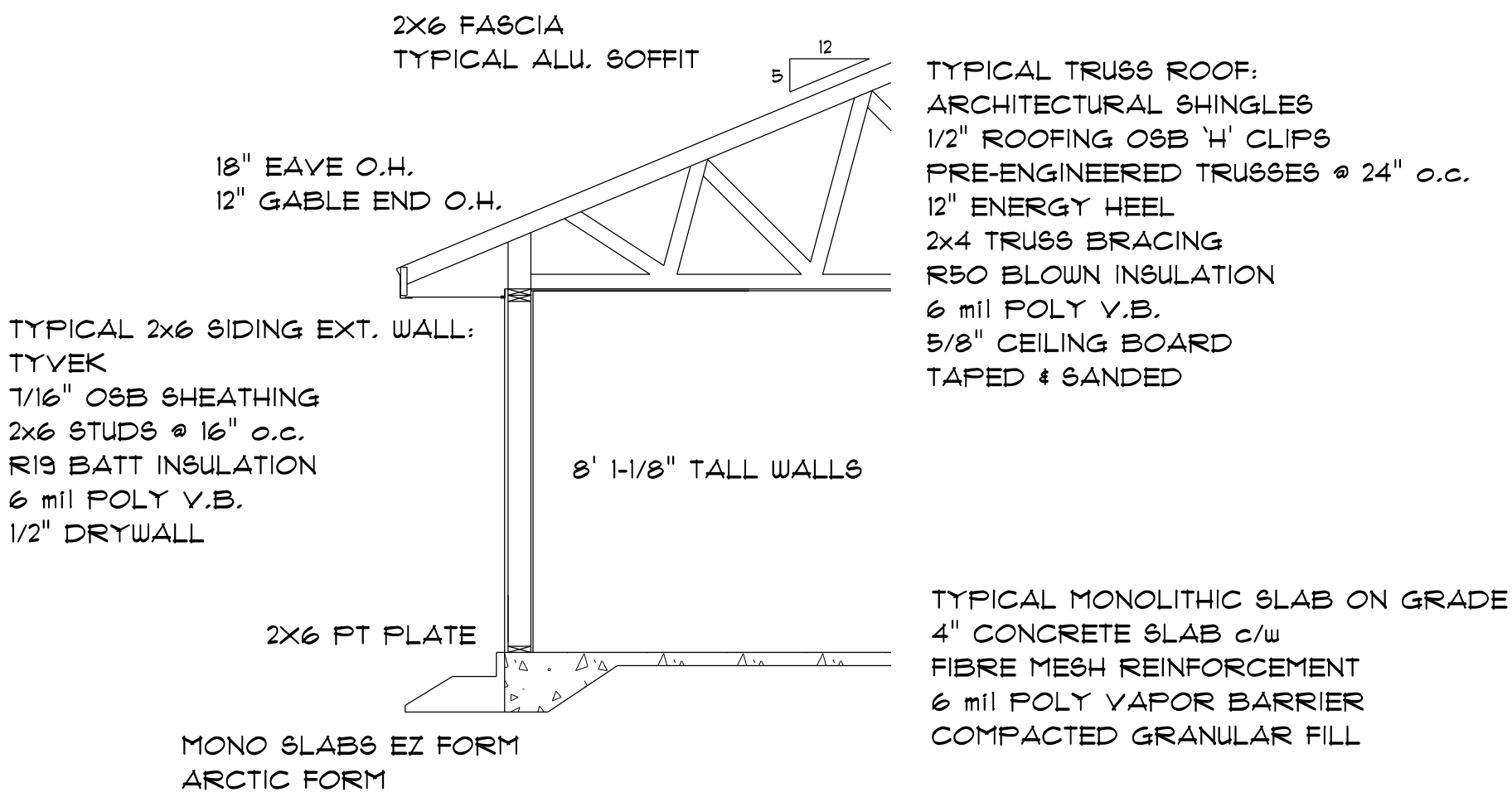
SIDE ELEVATIONS	
SCALE: 1/4" = 1'	
PLAN START DATE 06/09/23	
REVISED 06/14/23	

AMERICAN DESIGN CONCEPTS

1334 APPLGATE, MADISON WI 53713 (608) 273-0770 AMERICANDESIGNCONCEPTS.COM

KMD DEVELOPMENT LLC
CONDOR DUPLEX

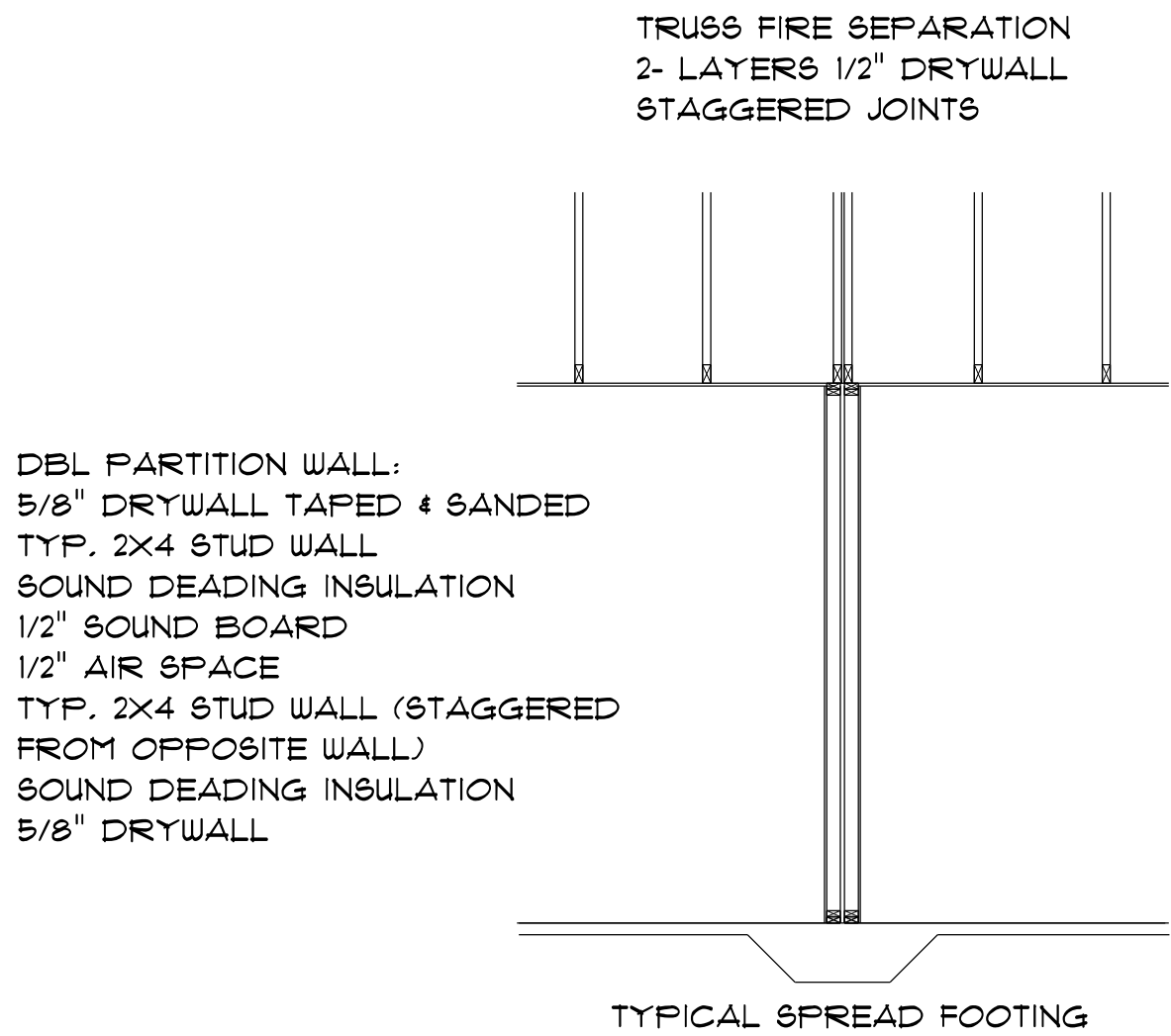
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 purchaser has been granted a one-time license
 to build the structure shown herein (or, if CAD
 files have been purchased, a license for the purchase
 to use such files internally for purposes of building
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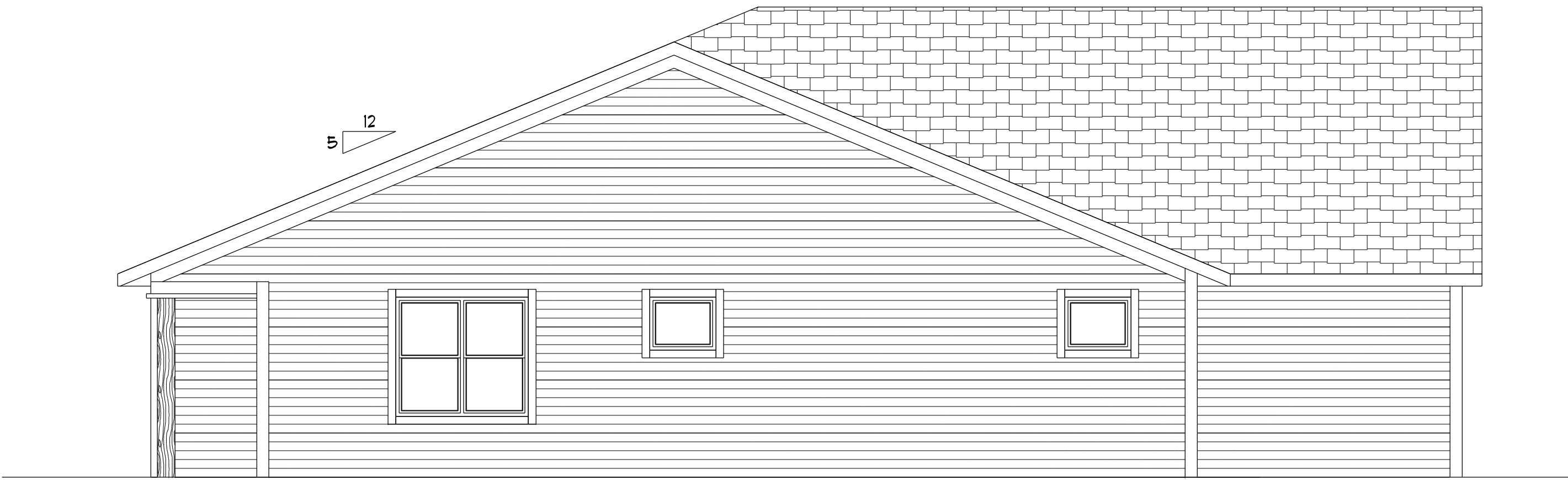
SECTION THROUGH

TYPICAL

GENERAL HEADER NOTE (UNLESS OTHERWISE NOTED)
-ALL OPENINGS ≤ 5'-0" TO BE 2X10 - 2-PLY SPF
-ALL OPENINGS > 5'-0" TO 7'-0" TO BE 2-PLY 11-7/8" LVL
-ALL OPENINGS > 7'-0" TO BE ENGINEERED PER SUPPLIER

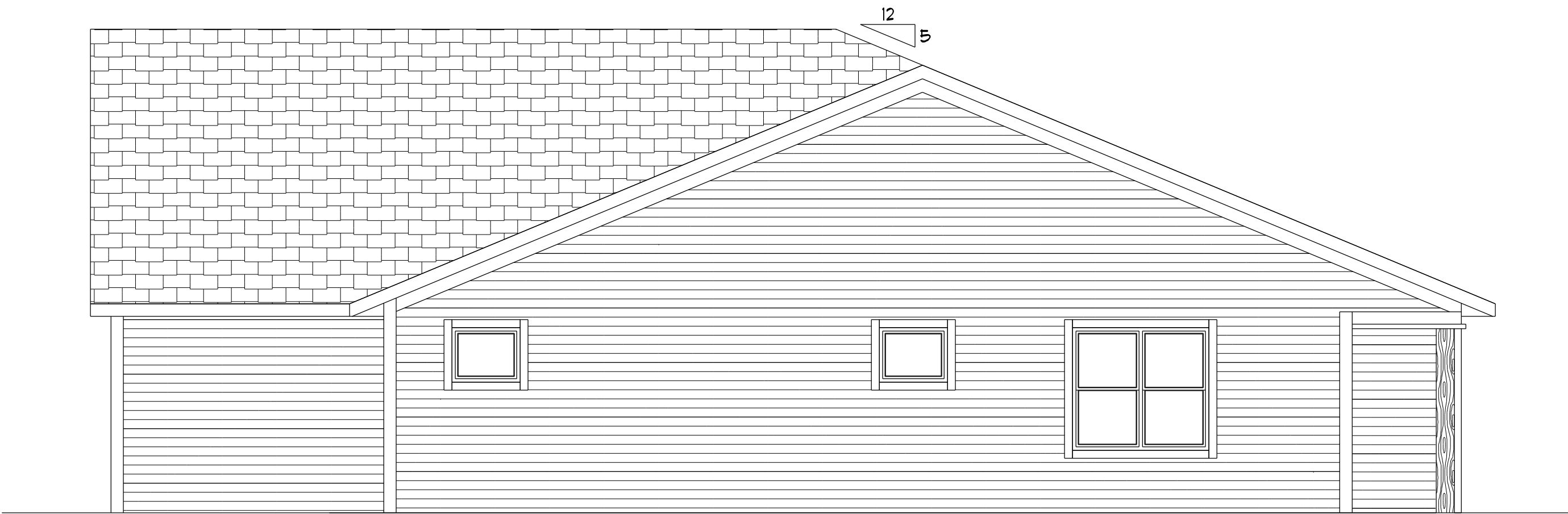


NOTE:
G.C. TO ENSURE COMMON WALLS MEET
OR EXCEED MINIMUM STANDARDS SET IN
WISCONSIN CONSTRUCTION STANDARDS COMM. 21.08,
AS WELL AS ALL APPLICABLE LOCAL CODES
OWNER TO BE CONSULTED ON ANY CHANGES



LEFT ELEVATION

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



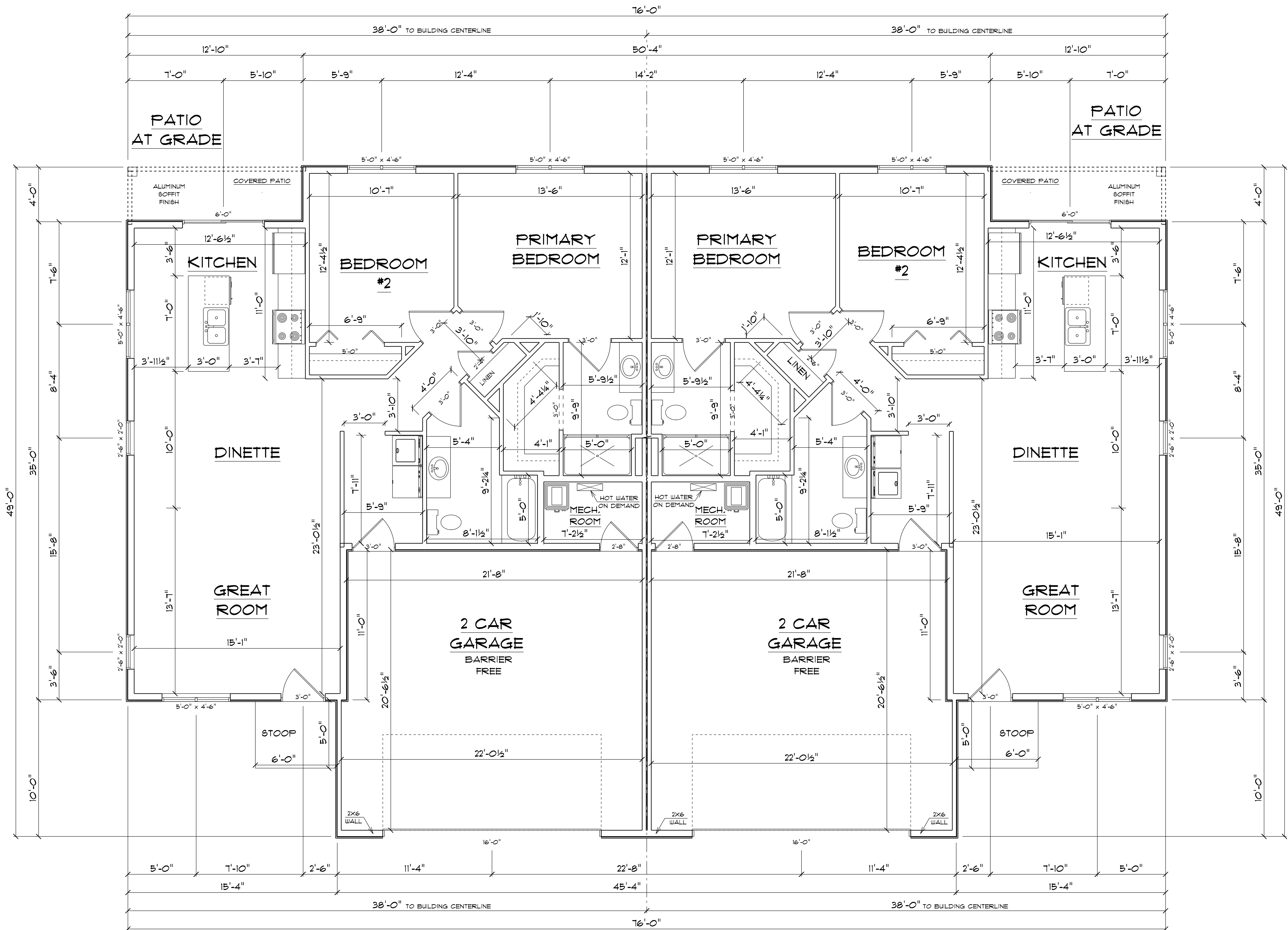
RIGHT ELEVATION

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

THIS PLAN WAS CREATED AS A DRAFTING SERVICE ONLY. IN
ADDITION TO AND WITHOUT LIMITING ANY AGREED CONTRACT
TERMS, THE DESIGNER IN NO WAY EXPRESSES OR ASSUMES
ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE
OF THESE PLANS IN ANY FORM.
ALL TALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER.

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1190 SQFT FINISHED AREA PER UNIT



AMERICAN DESIGN CONCEPTS

1334 APPLGATE, MADISON WI 53713 (608) 273-0770 AMERICANDESIGNCONCEPTS.COM

KMD DEVELOPMENT LLC
CONDOR DUPLEX

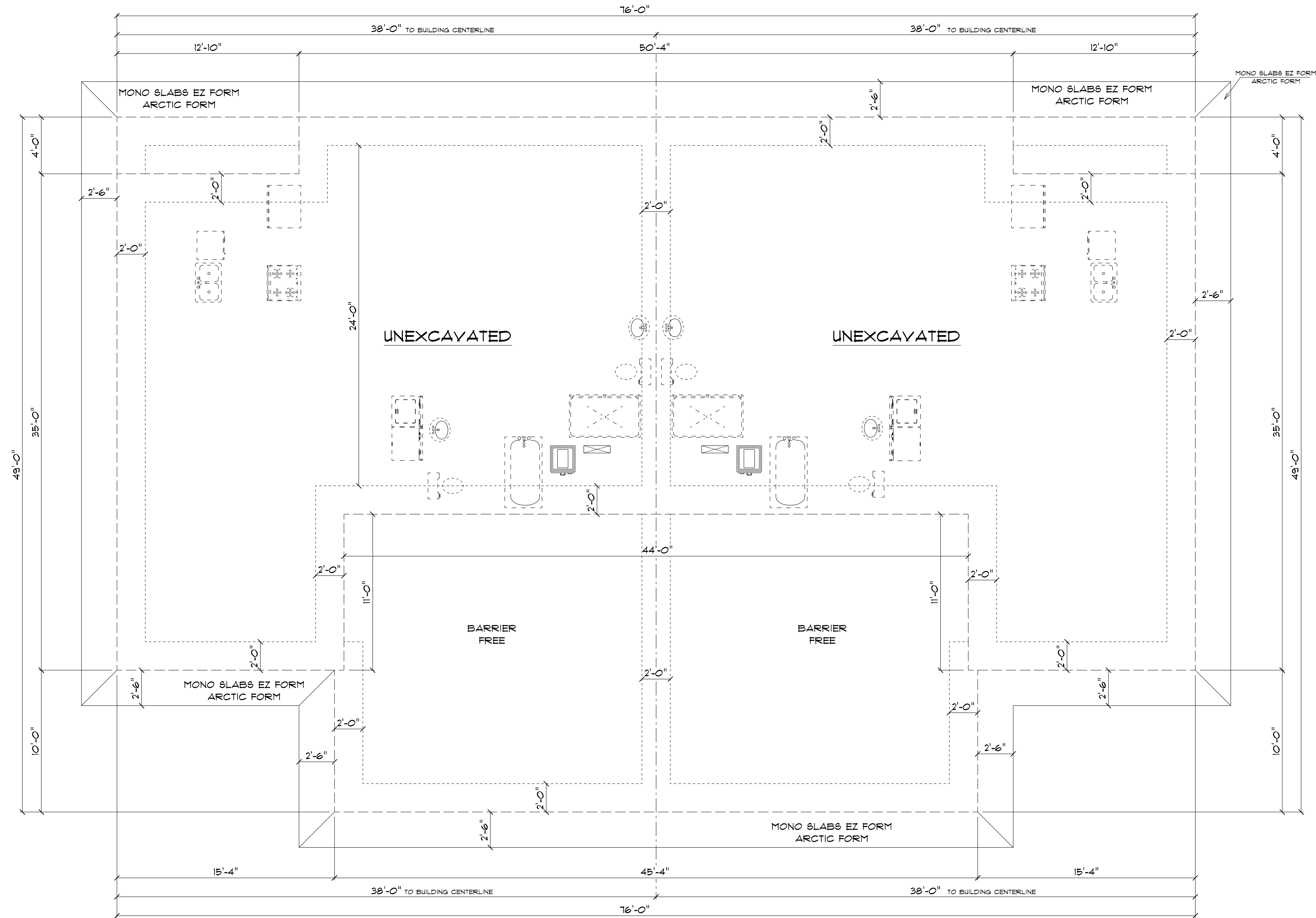
FIRST FLOOR PLAN
2380 SQFT FINISHED AREA
SCALE: 1/4" = 1'

PLAN START DATE 06/09/23
REVISED 06/14/23

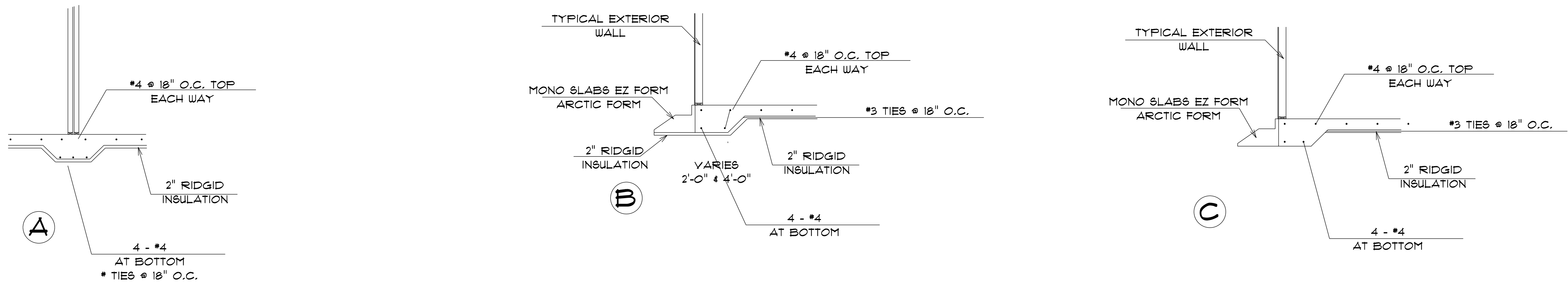
A3

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purchaser has been granted a one-time license
to build the structure shown herein (or, if CAD
files have been purchased, a license for the purchase
to use such files internally for purposes of building
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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



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



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KMD DEVELOPMENT LLC
CONDOR DUPLEX

FOUNDATION PLAN

SCALE: 1/4" = 1'

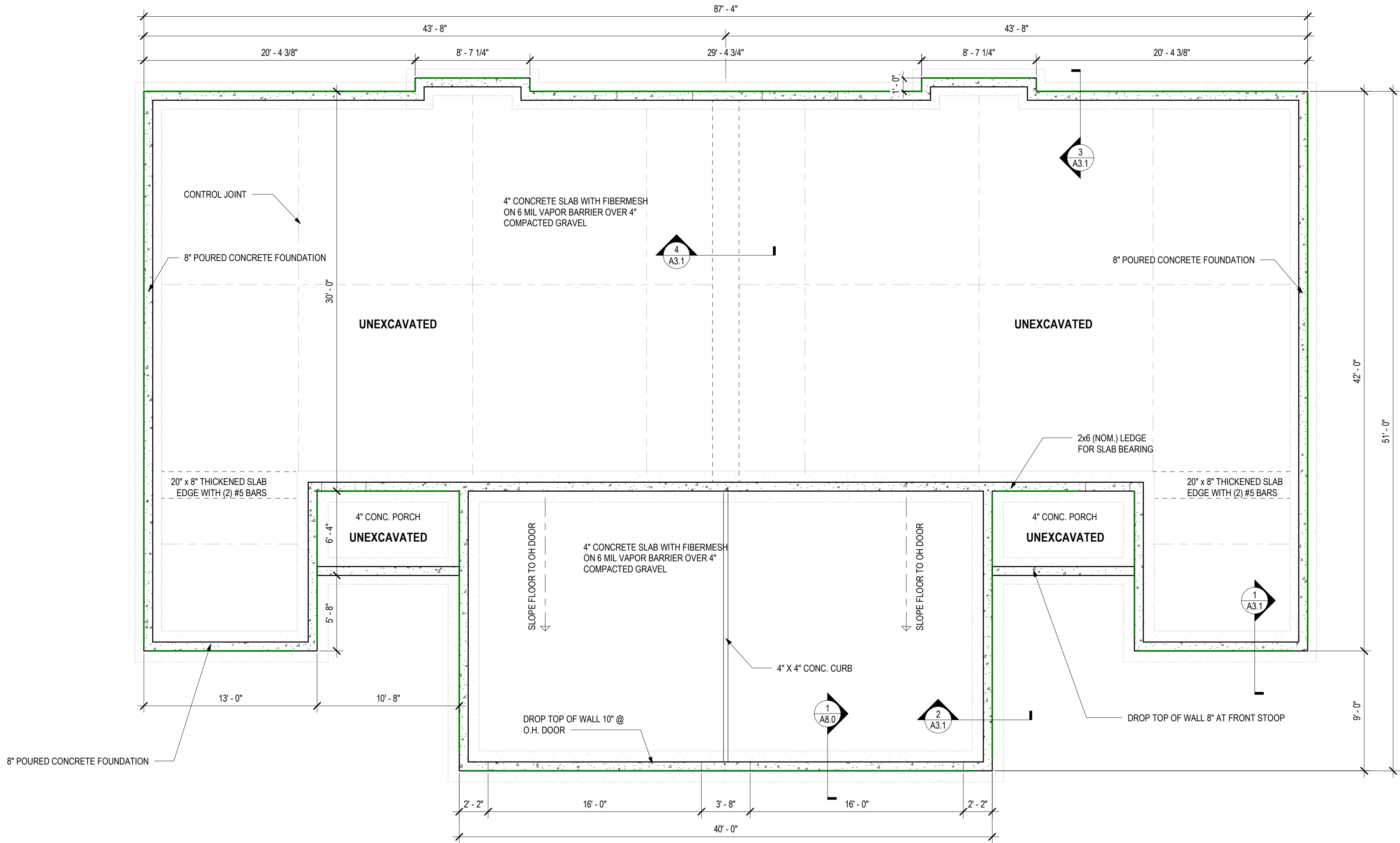
PLAN START DATE 06/09/23

REVISED 06/14/23

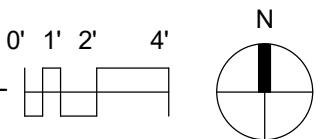
A4

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LOUIS LANE, SMALL
DUPLEX
BARABOO, WI



1 FOUNDATION PLAN SMALL DUPLEX
3/16" = 1'-0"



DATE OF ISSUE: 03/01/2023

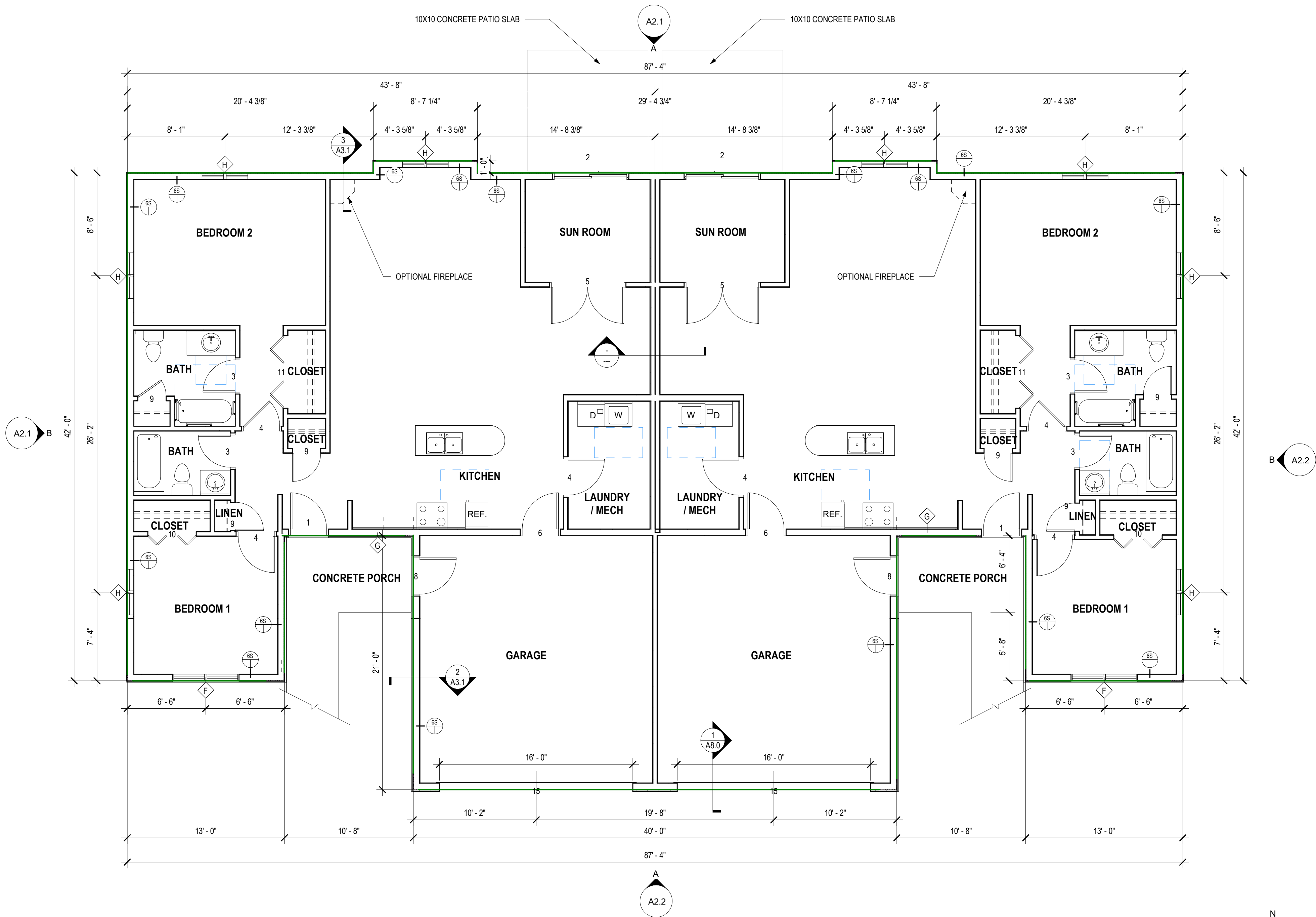
REVISIONS:

PROJECT # 22036

FOUNDATION PLAN

A1.0

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

FLOOR PLAN GENERAL NOTES

- A. SEE SHEET A5.1 FOR LARGE SCALE UNIT PLANS.
- B. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- C. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- D. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
- E. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- F. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- G. EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.
- H. ADD GARBAGE DISPOSAL TO ALL KITCHEN SINKS, COORDINATE WITH PLUMBING AND ELECTRICAL

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LOUIS LANE, SMALL
DUPLEX
BARABOO, WI

DATE OF ISSUE: 03/01/2023

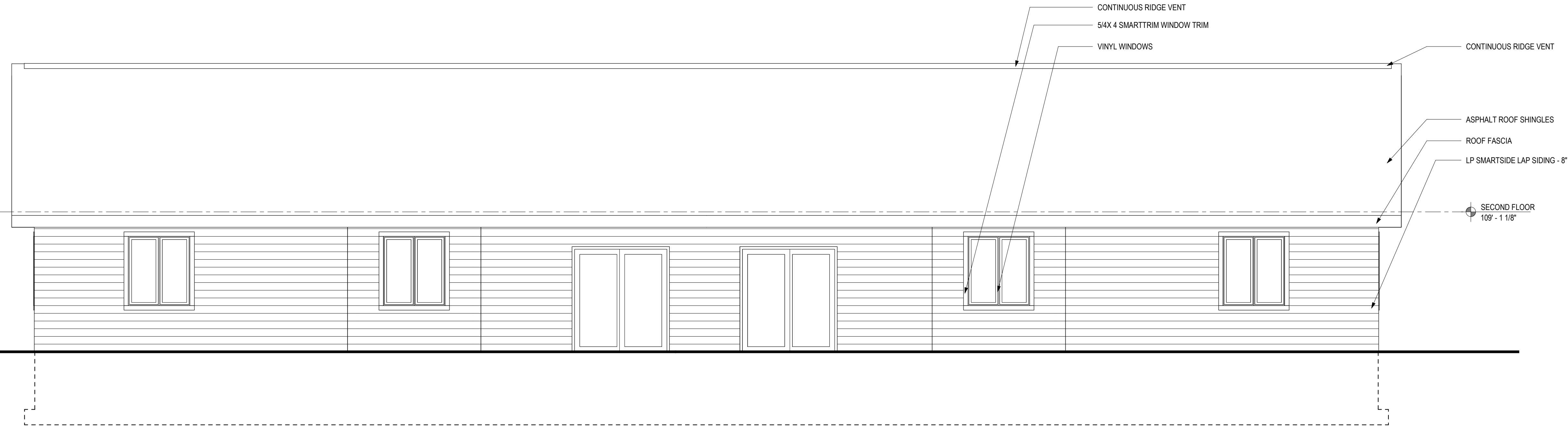
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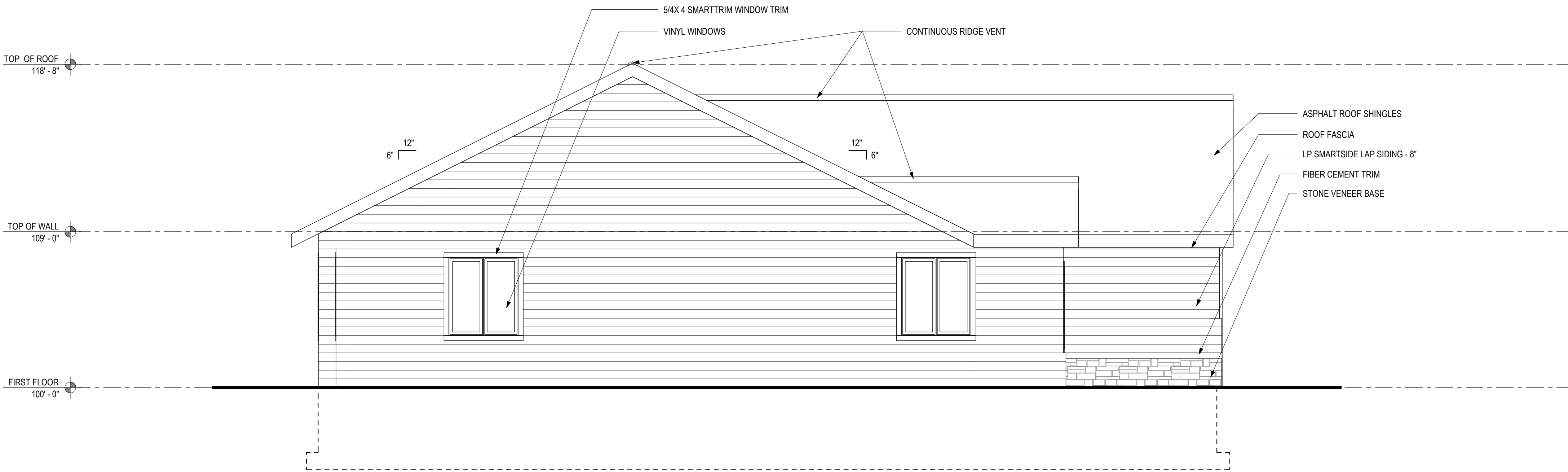
FIRST FLOOR PLAN

A1.1

LOUIS LANE, SMALL
DUPLEX
BARABOO, WI



A BACK ELEVATION
1/4" = 1'-0"



B SIDE ELEVATION B
1/4" = 1'-0"

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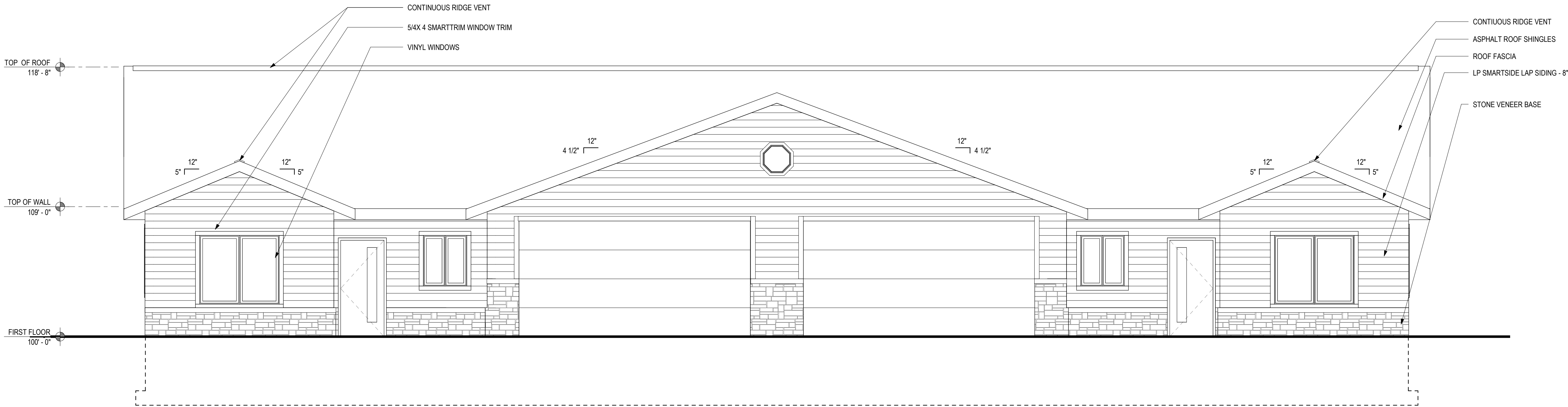
REVISIONS:

PROJECT # 22036

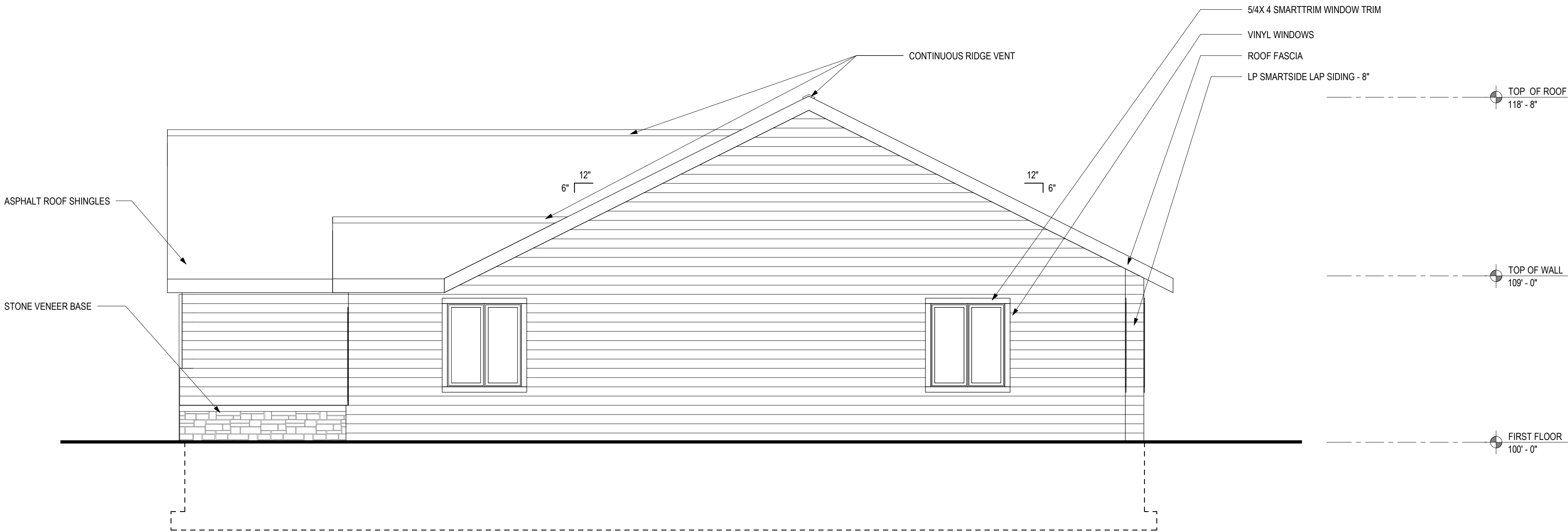
EXTERIOR
ELEVATIONS

A2.1

LOUIS LANE, SMALL
DUPLEX
BARABOO, WI



A FRONT ELEVATION
1/4" = 1'-0"



B SIDE ELEVATION A
1/4" = 1'-0"

DATE OF ISSUE: 03/01/2023

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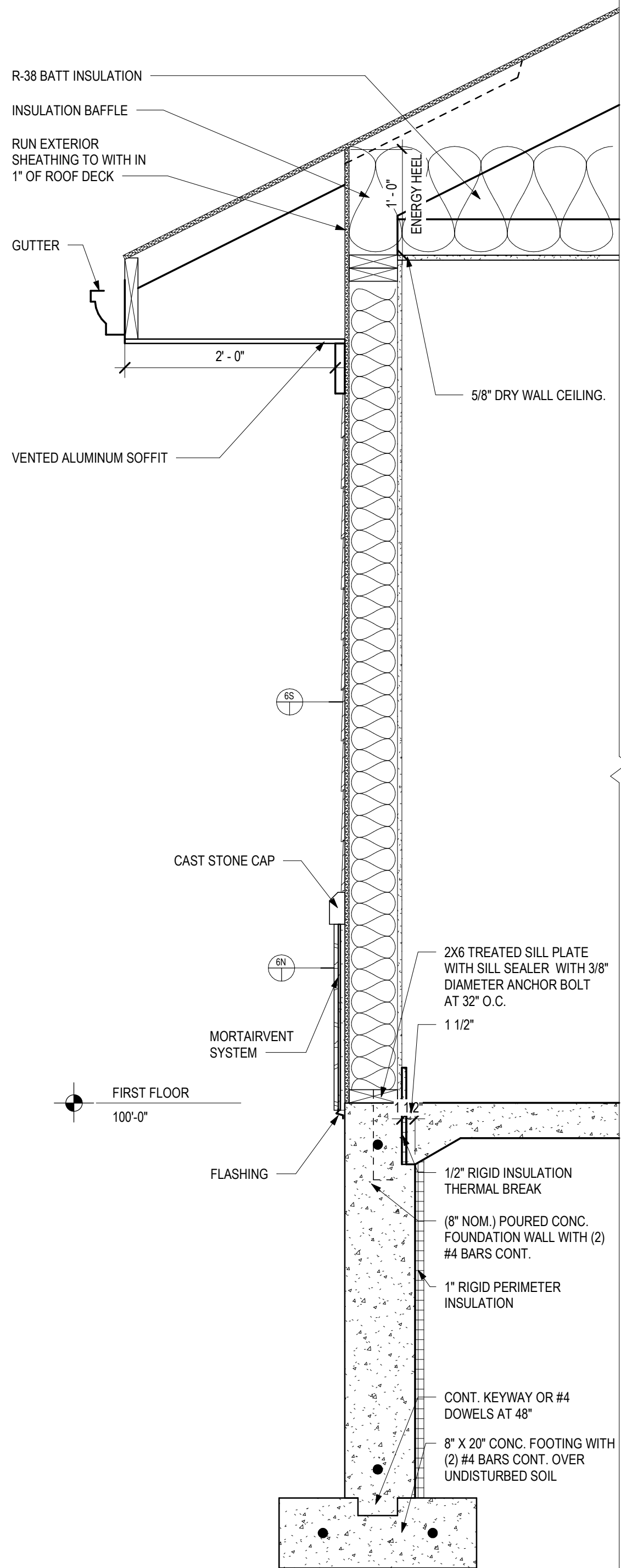
PROJECT # 22036

EXTERIOR
ELEVATIONS

A2.2

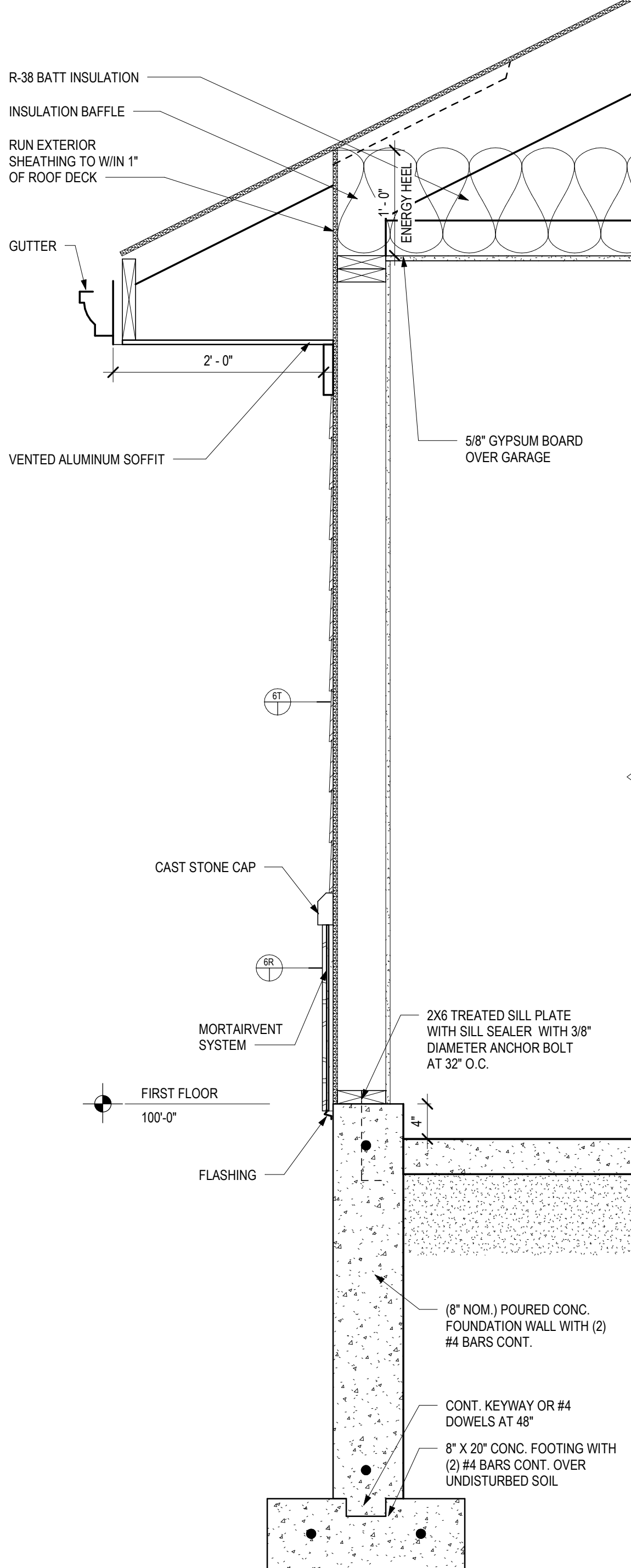
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ROOF CONSTRUCTION
WOOD ROOF TRUSSES WITH ENERGY HEEL, DESIGN BY MANUFACTURER
1/2" OSB ROOF SHEATHING WITH CLIPS
15# FELT PAPER, ICE & WATER SHIELD AT EAVES, 72" WIDE
SELF SEALING FIBERGLASS SHINGLES, STYLE AND COLOR BY OWNER
VENTED ALUM. SOFFIT
METAL GUTTER WITH DOWNSPOUT
ALUM. FASCIA ON 2X6 SUBFASCIA



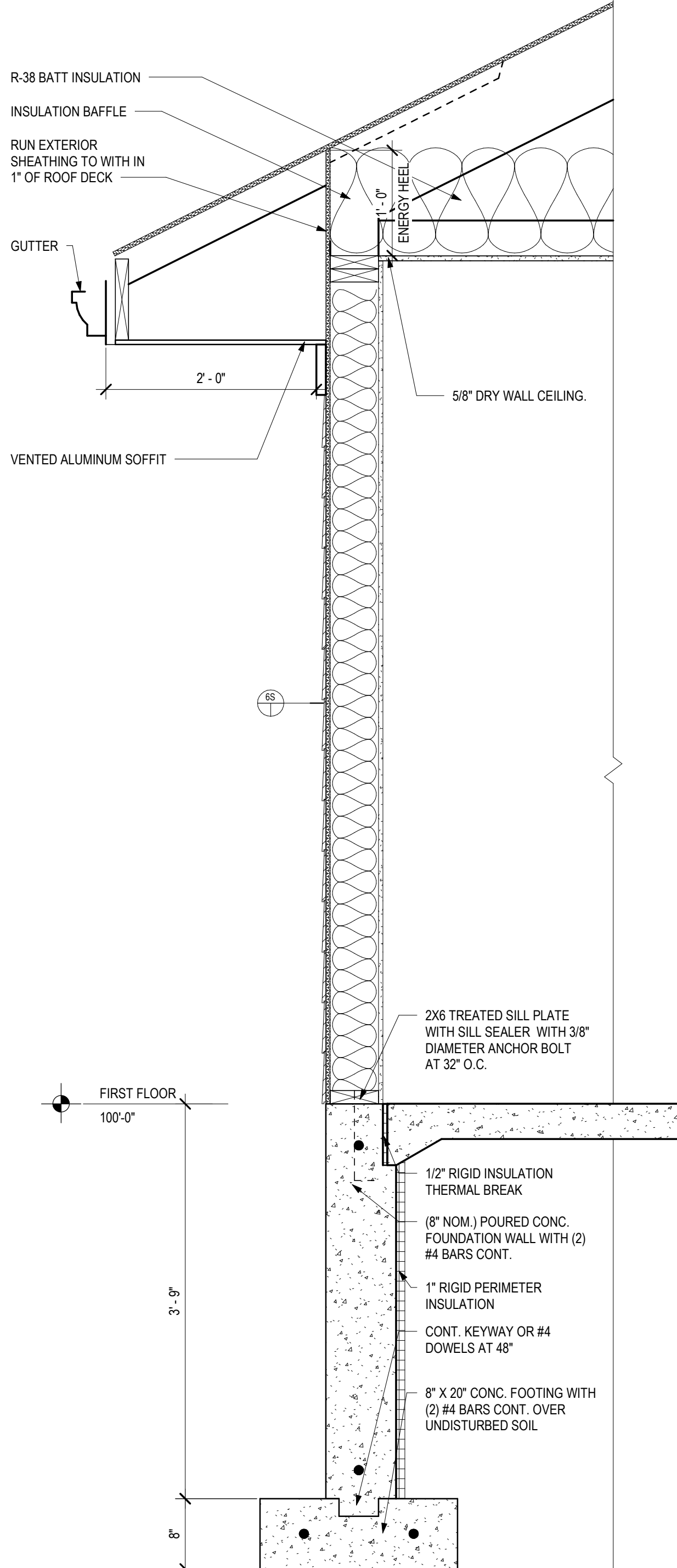
1 WALL SECTION W/ STONE BASE
1" = 1'-0"

ROOF CONSTRUCTION
WOOD ROOF TRUSSES WITH ENERGY HEEL, DESIGN BY MANUFACTURER
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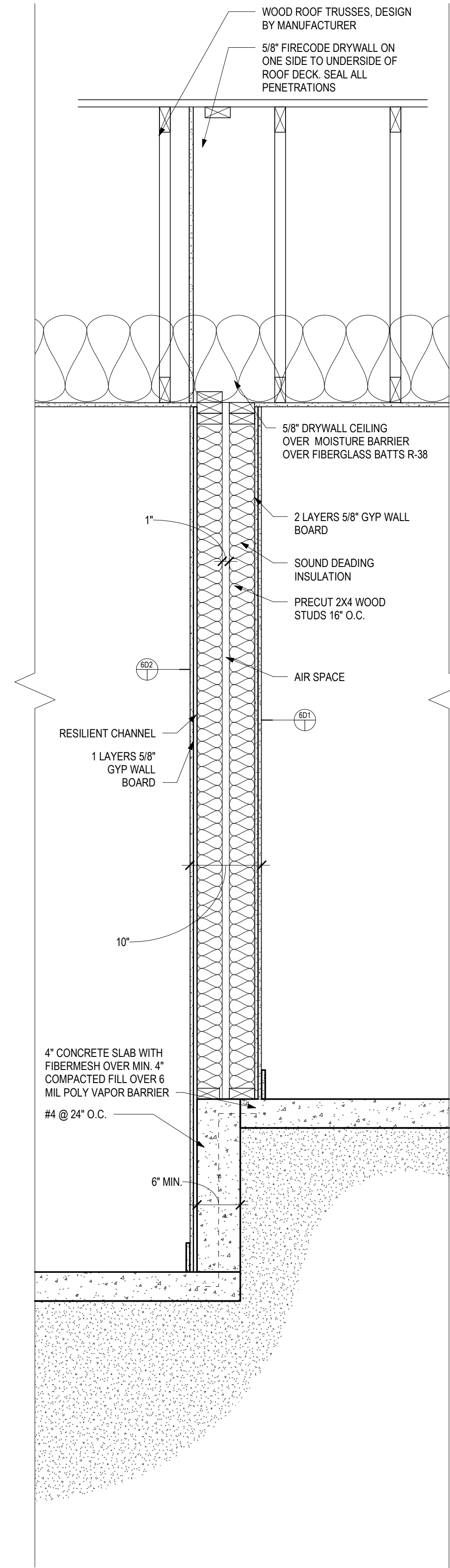


2 GARAGE WALL SECTION
1" = 1'-0"

ROOF CONSTRUCTION
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3 STANDARD WALL SECTION
1" = 1'-0"



4 PARTY WALL SECTION STEPPED ELEV.
1" = 1'-0"

LOUIS LANE, SMALL DUPLEX BARABOO, WI

DATE OF ISSUE: 03/01/2023

REVISIONS:

PROJECT # 22036

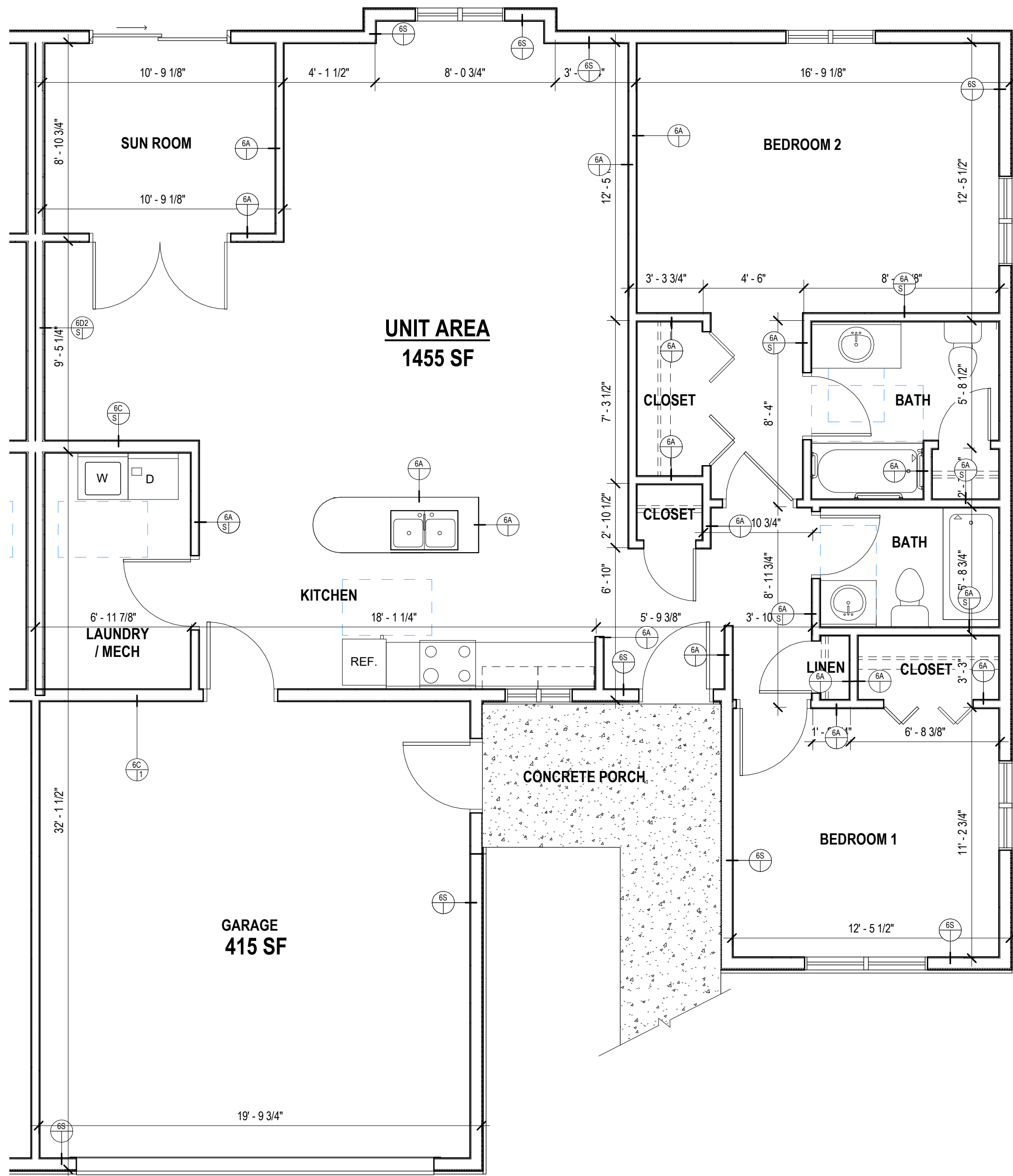
WALL SECTIONS

A3.1

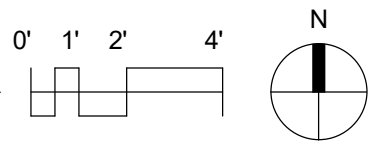
UNIT FLOOR PLAN GENERAL NOTES

- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- B. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- C. DEMISING WALLS SHOWN AS 1/2 OF TOTAL WALL THICKNESS.
- D. COORDINATE INTERIOR PARTITION LAYOUT WITH SHOWER, TUB, APPLIANCE, CABINETRY AND VANITY DIMENSIONS.
- E. SEE OVERALL PLAN FOR EXTERIOR WALL AND CORE ELEMENT WALL TYPES
- F. COORDINATE WALL THICKNESS AND FURRING BEHIND WASHERS/DRYERS WITH HVAC AND PLUMBING CONTRACTORS.
- G. LOCATE DOORS WITHIN WALLS CENTERED ON WALL, HALL, CLOSET OR 5" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- H. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY DEMISING, BEARING AND RATED WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY MANUFACTURER.

LOUIS LANE, SMALL
DUPLEX
BARABOO, WI



1 SMALL DUPLEX ENLARGED UNIT PLAN
1/4" = 1'-0"



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UNIT PLANS

A5.1

DOOR SCHEDULE - Small Duplex									
Unit Number	TYPE	DOOR					FRAME	FIRE RATING	COMMENTS
		W	H	T	ELEV	MATERIAL	MATERIAL		
1	Single	3' - 0"	6' - 8"	1 3/4"	GL	V / INS	CT		WEATHERSTRIPPING
2	Bi-pass	6' - 0"	6' - 8"	1 3/4"	PATIO	GL / INS	CT		
3	Single	2' - 8"	6' - 8"	1 3/8"	F	WD	WD		
4	Single	3' - 0"	6' - 8"	1 3/8"	F	WD	WD		
5	Double	6' - 0"	6' - 8"	1 3/8"	F	WD	WD		WEATHERSTRIPPING
6	Single	3' - 0"	6' - 8"	1 3/4"	F	V / INS	CT		WEATHERSTRIPPING
8	Single	3' - 0"	6' - 8"	1 3/4"	F	V	CT		
9	Single	2' - 4"	6' - 8"	1 3/8"	F	WD	WD		
10	Bifold Double	4' - 0"	6' - 8"	1 3/8"	F	WD	WD		
11	Bifold Double	6' - 0"	6' - 8"	1 3/8"	F	HC	WD		
15	Overhead	16' - 0"	8' - 0"	2"	OH	M	CT		

DOOR SCHEDULE GENERAL NOTES

- A. WOOD DOORS TO BE PRE-FINISHED. PROVIDE FINISHED SAMPLES TO OWNER AND ARCHITECT FOR FINAL SELECTION.
- B. ALL SWING DOORS TO RECEIVE 1-1/2 PAIR OF HINGES (3 HINGES TOTAL), U.N.O.
- C. ALL EXTERIOR DOORS TO HAVE A MINIMUM U-FACTOR OF 0.3

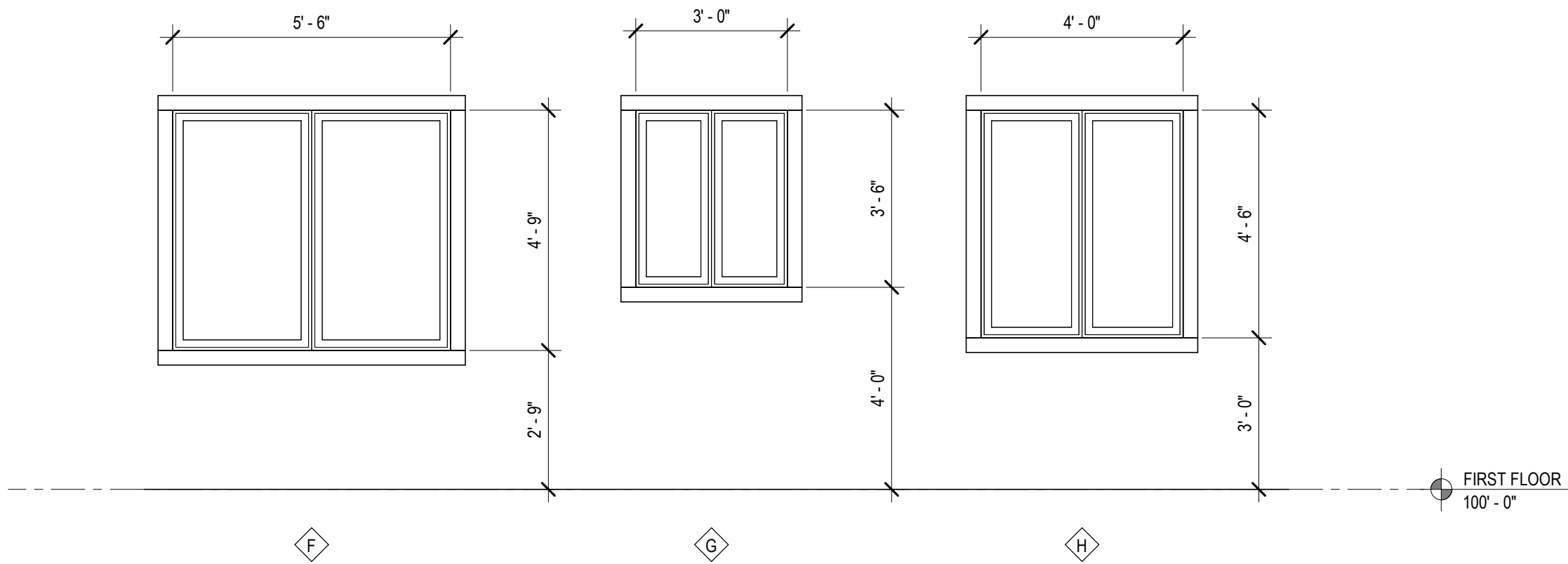
DOOR SCHEDULE LEGEND

SYMBOL	ITEM DESCRIPTION
HC	HOLLOW CORE
WD	WOOD
INS	INSULATED
V	VINYL
M	METAL
CT	COMPOSITE TRIM
GL-1	GLAZED TRIM

WINDOW TYPE GENERAL NOTES

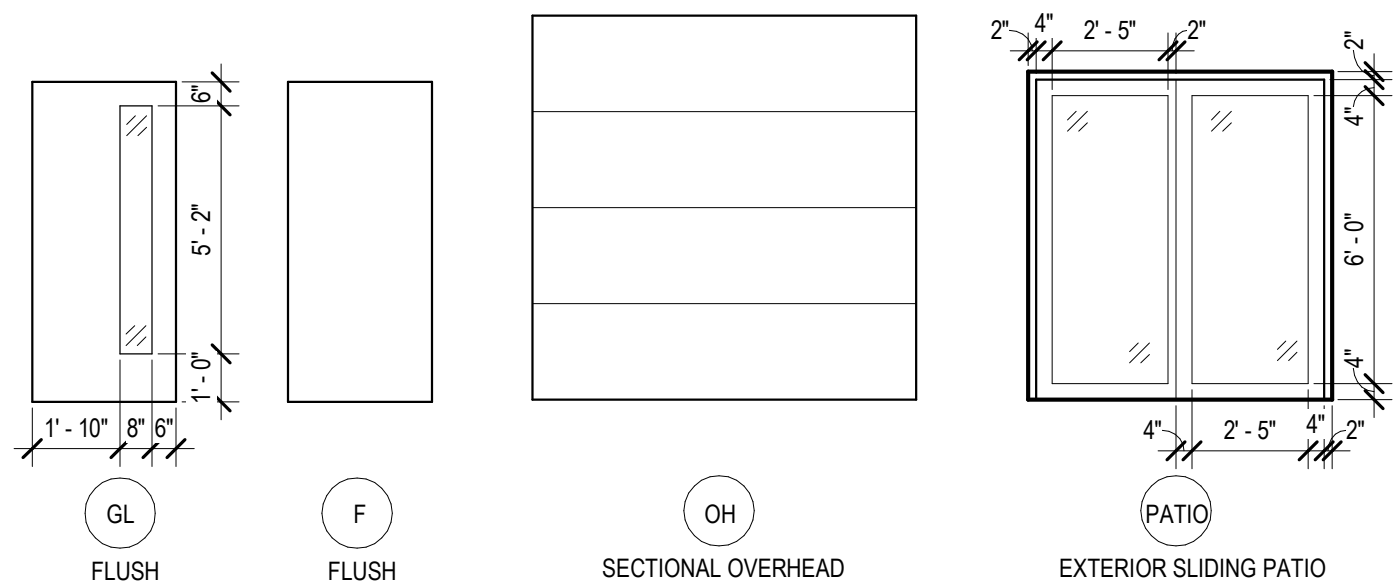
1. PROVIDE VINYL FRAME WINDOWS WITH DOUBLE PANE LOW-E GLAZING TYPICAL IN ALL RESIDENTIAL UNITS. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE AND AS INDICATED ON DRAWINGS. MINIMUM WINDOW PERFORMANCE SHALL MEET OR EXCEED A U-VALUE OF 0.300 AND A SHGC OF 0.32.
2. WINDOW UNITS SHALL BE FABRICATED TO THE SIZE INDICATED, MULLED BY SUPPLIER AND SHALL HAVE OPERABLE PARTS AS INDICATED ON THE DRAWINGS. OPERABLE SASHES SHALL BE PROVIDED WITH FULL-PERIMETER WEATHER STRIPING.
3. WINDOWS TO BE FACTORY FINISHED. PROVIDE FINISH SAMPLES TO OWNER AND ARCHITECT FOR FINAL SELECTION

LOUIS LANE, SMALL
DUPLEX
BARABOO, WI



2 WINDOW ELEVATIONS

3/8" = 1'-0"



1 DOOR TYPE ELEVATIONS

1/4" = 1'-0"

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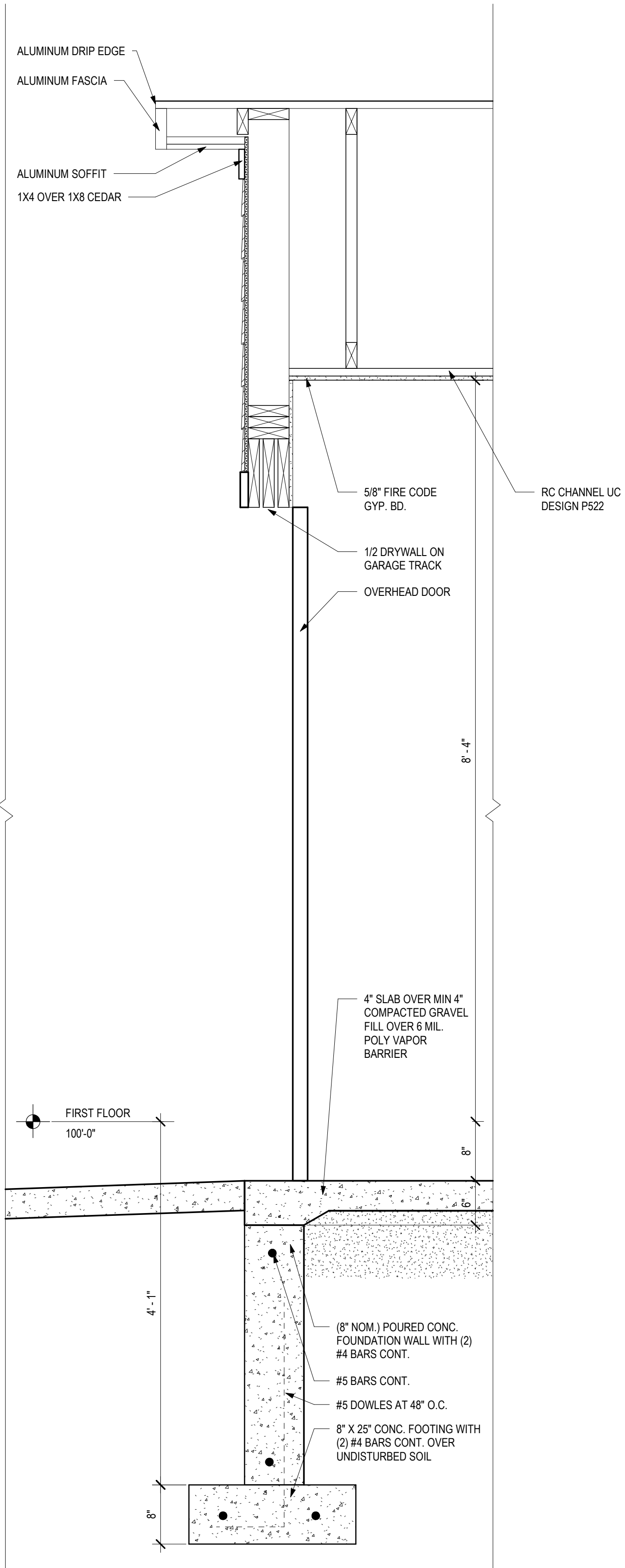
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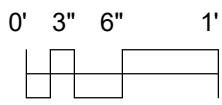
DOOR AND
WINDOW
SCHEDULES AND
ELEVATION
A6.1

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SELF SEALING FIBERGLASS SHINGLES, STYLE AND COLOR BY OWNER
VENTED ALUM. SOFFIT
METAL GUTTER WITH DOWNSPOUT
ALUM. FASCIA ON 2X6 SUBFASCIA



1 GARAGE DOOR WALL SECTION
1" = 1'-0"



WALL DETAIL NOTES

SOUND INSULATION
(IF INDICATED)

WALL TYPE DESIGNATION

WALL FIRE RATING (IF
INDICATED)
THIS WALL WOULD
HAVE A 1 HOUR
RATING

WALL IS NOT A
SOUND WALL

WALL TYPE DESIGNATION

WALL HAS NO FIRE
RATING

1. TO ACHIEVE STC RATING, ADD FIBERGLASS BATT INSULATION TO THE
ENTIRE WIDTH OF STUD CAVITY, TYP.

2 WALL TYPE DETAILS
1 1/2" = 1'-0"

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**LOUIS LANE, SMALL
DUPLEX
BARABOO, WI**

DATE OF ISSUE: 03/01/2023

REVISIONS:

PROJECT # 22036

DETAILS

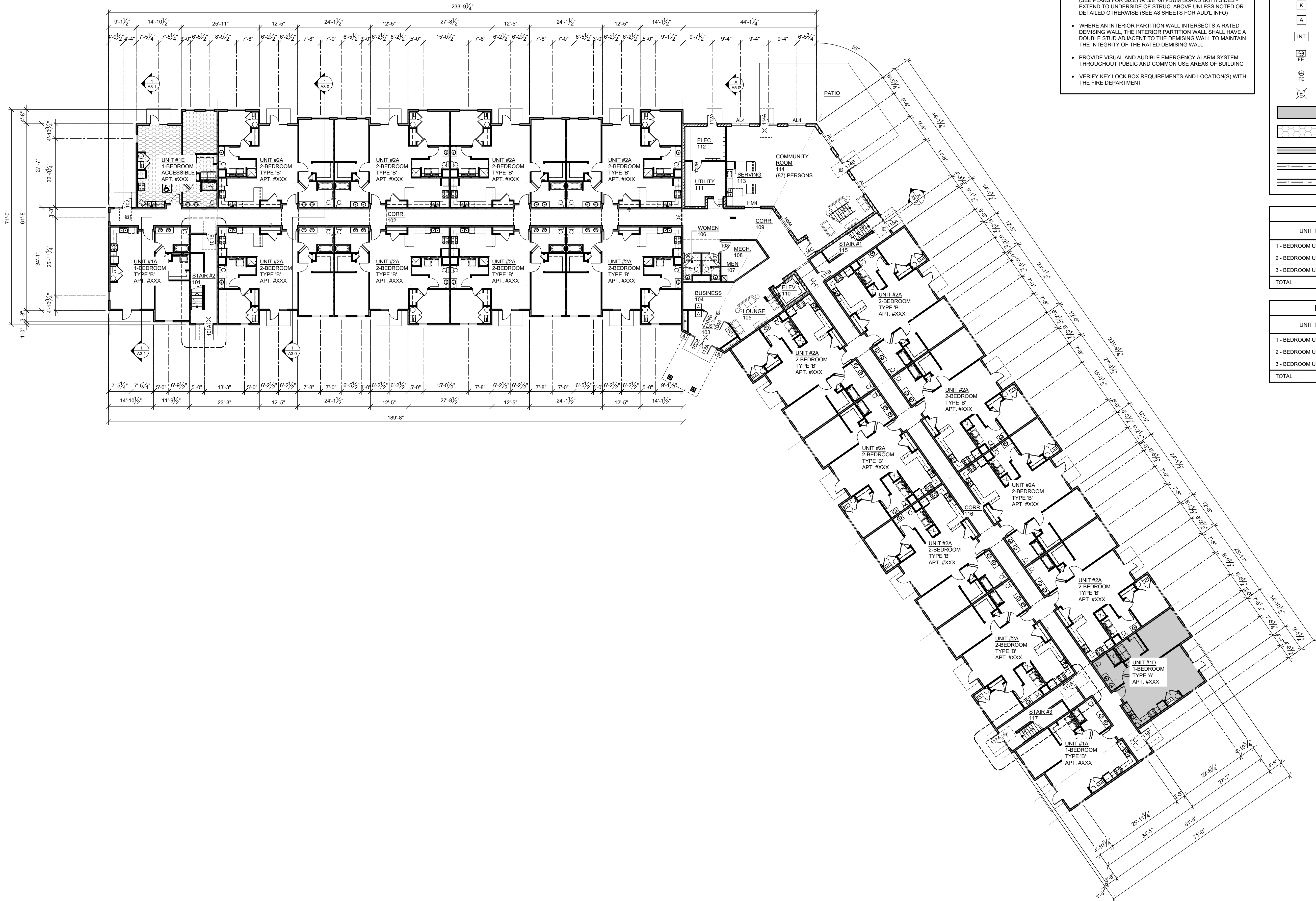
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Blowfish Architects, llc
752 S. Grove St.
Ripon, WI 54971
920-810-5561
William F Hoch, AIA



- TYPICAL FLOOR PLAN NOTES:**
- SEE A5 SHEETS FOR ENLARGED UNIT AND COMMON USE PLANS
 - ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF SHEATHING UNLESS NOTED OTHERWISE
 - ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF STUD UNLESS NOTED OTHERWISE
 - ALL INTERIOR WALLS TO BE 2x4 OR 2x6 WOOD STUDS AT 16" O.C. (SEE PLANS FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO UNDERSIDE OF STRUC. ABOVE UNLESS NOTED OR DETAILED OTHERWISE (SEE A8 SHEETS FOR ADDL INFO)
 - WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL
 - PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING
 - VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATION(S) WITH THE FIRE DEPARTMENT

- TYPICAL FLOOR PLAN SYMBOLS:**
- ◇ WALL TYPE - SEE A8 SHEETS
 - DS DOWNSPOUT CONNECTED TO STORM SEWER SYSTEM - SEE CIVIL PLANS
 - ⊠ ACCESSIBLE UNIT DESIGNATION
 - ⊠ HEARING / VISUALLY IMPAIRED UNIT
 - ⊠ K KEY LOCK (KNOX BOX)
 - ⊠ A AUTOMATIC DOOR OPENER
 - ⊠ INT VOICE INTERCOM CONNECTED TO UNITS W/ METHOD OF OPENING DOOR
 - ⊠ FE 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE A6 SHEETS
 - ⊠ FE 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE A6 SHEETS
 - ⊠ EXIT SIGN LOCATION
 - ⊠ INDICATES TYPE 'A' UNIT LOCATION
 - ⊠ INDICATES ACCESSIBLE UNIT LOCATION
 - ⊠ NEW STUD WALL CONSTRUCTION
 - ⊠ (1) HOUR RATED FIRE PARTITION
 - ⊠ (1) HOUR RATED FIRE BARRIER

BUILDING UNIT COUNT				
UNIT TYPE	QUANTITY			
	TYPE 'B'	TYPE 'A'	ACCESSIBLE	
1 - BEDROOM UNIT	6	1	1	
2 - BEDROOM UNIT	42	1	1	
3 - BEDROOM UNIT	2	1	1	
TOTAL	56 UNITS	50	3	3

FIRST FLOOR UNIT COUNT				
UNIT TYPE	QUANTITY			
	TYPE 'B'	TYPE 'A'	ACCESSIBLE	
1 - BEDROOM UNIT	2	1	1	
2 - BEDROOM UNIT	16			
3 - BEDROOM UNIT				
TOTAL	20 UNITS	18	1	1

22,902 S.F.
FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"
16' 0' 16' 32'

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

My Home Estates
Apartment Building

PRELIMINARY
AUG. 3, 2023
AUG. 4, 2023
AUG. 11, 2023
AUG. 28, 2023
SEPT. 5, 2023

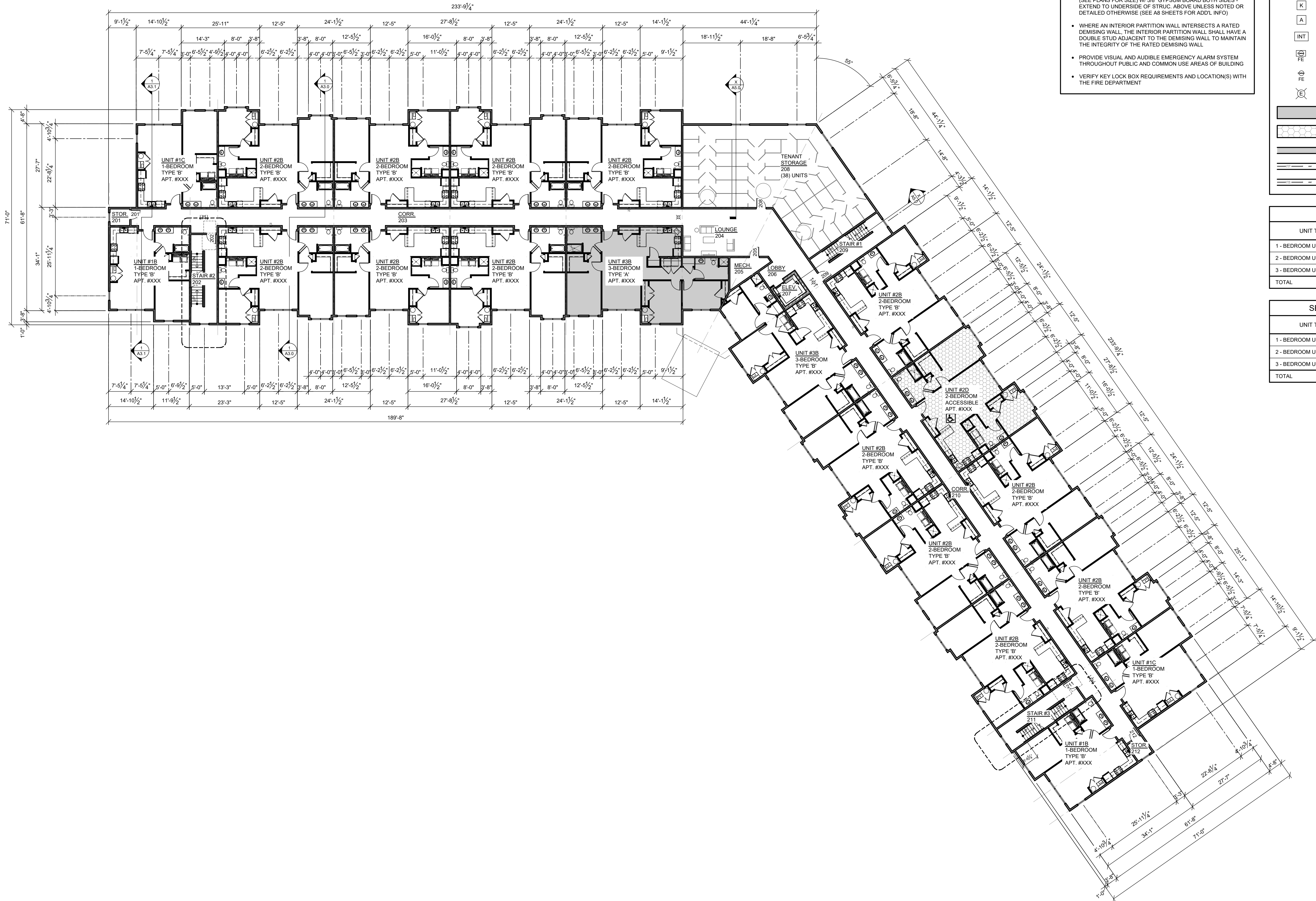
230540
SHEET

A1.1



Blowfish Architects, llc

752 S. Grove St.
Ripon, WI 54971
920-810-5561
William F Hoch, AIA



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 - ALL INTERIOR WALLS TO BE 2x4 OR 2x6 WOOD STUDS AT 16" O.C. (SEE PLANS FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO UNDERSIDE OF STRUC. ABOVE UNLESS NOTED OR DETAILED OTHERWISE (SEE A8 SHEETS FOR ADDL INFO)
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 - VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATION(S) WITH THE FIRE DEPARTMENT

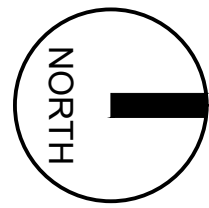
- TYPICAL FLOOR PLAN SYMBOLS:**
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 - ⊠ ACCESSIBLE UNIT DESIGNATION
 - ⊠ HEARING / VISUALLY IMPAIRED UNIT
 - ⊠ K KEY LOCK (KNOX BOX)
 - ⊠ A AUTOMATIC DOOR OPENER
 - ⊠ INT VOICE INTERCOM CONNECTED TO UNITS W/ METHOD OF OPENING DOOR
 - ⊠ FE 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE A6 SHEETS
 - ⊠ FE 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE A6 SHEETS
 - ⊠ EXIT SIGN LOCATION
 - INDICATES TYPE 'A' UNIT LOCATION
 - INDICATES ACCESSIBLE UNIT LOCATION
 - NEW STUD WALL CONSTRUCTION
 - (1) HOUR RATED FIRE PARTITION
 - (1) HOUR RATED FIRE BARRIER

BUILDING UNIT COUNT				
UNIT TYPE	QUANTITY			
	TYPE 'B'	TYPE 'A'	ACCESSIBLE	
1 - BEDROOM UNIT	6	1	1	
2 - BEDROOM UNIT	42	1	1	
3 - BEDROOM UNIT	2	1	1	
TOTAL	56 UNITS	50	3	3

SECOND FLOOR UNIT COUNT				
UNIT TYPE	QUANTITY			
	TYPE 'B'	TYPE 'A'	ACCESSIBLE	
1 - BEDROOM UNIT	4			
2 - BEDROOM UNIT	13		1	
3 - BEDROOM UNIT	1	1		
TOTAL	20 UNITS	18	1	1

22,902 S.F.
SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

My Home Estates
Apartment Building

Reedsburg, WI 53959

PRELIMINARY

AUG. 3, 2023
AUG. 4, 2023
AUG. 11, 2023
AUG. 28, 2023
SEPT. 5, 2023

230540

SHEET

A1.2



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William F Hoch, AIA

My Home Estates
Apartment Building
Reedsburg, WI 53959

PRELIMINARY

AUG. 3, 2023
AUG. 4, 2023
AUG. 11, 2023
AUG. 28, 2023
SEPT. 5, 2023

230540

SHEET

A1.3

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

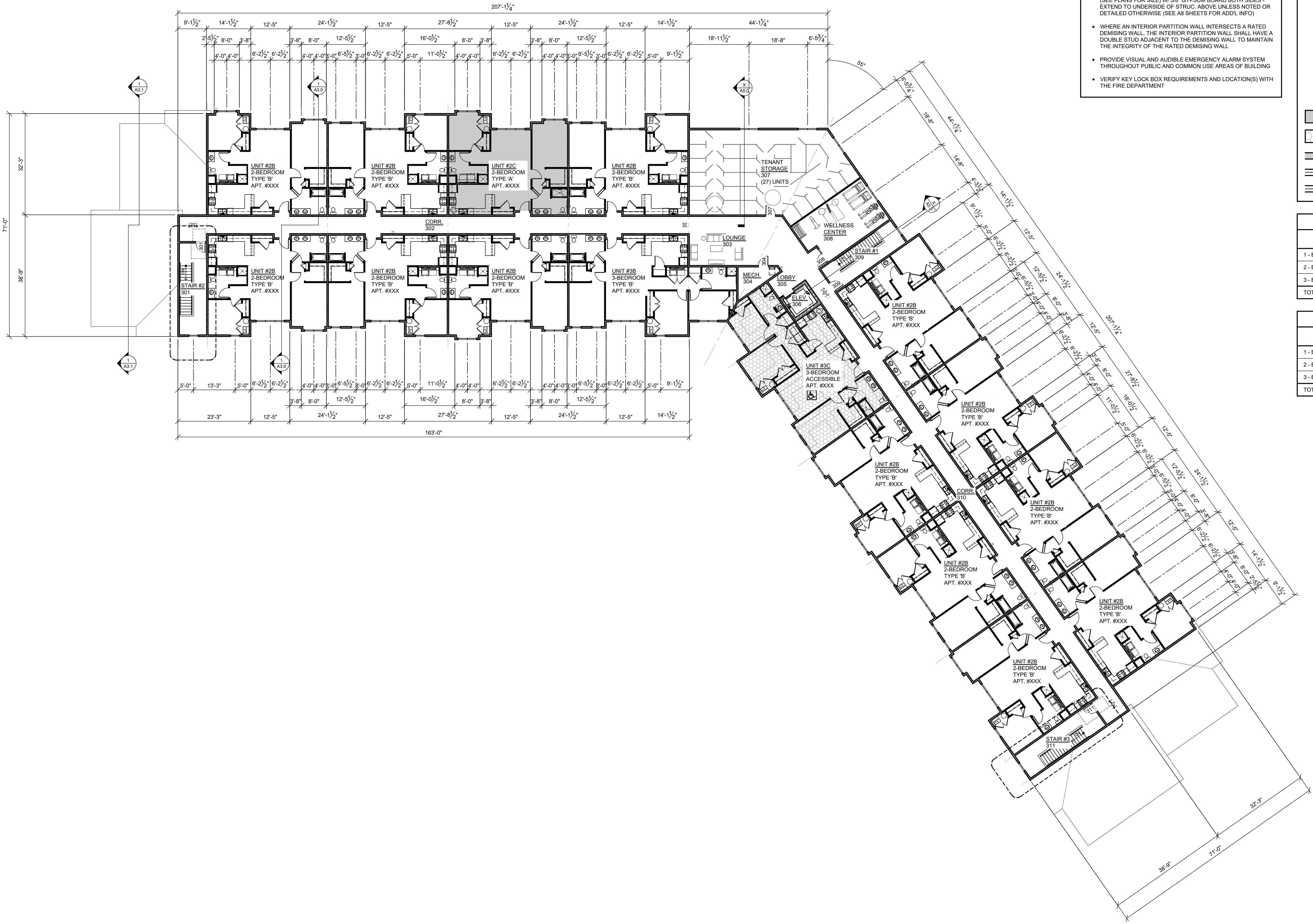
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TYPICAL FLOOR PLAN SYMBOLS:

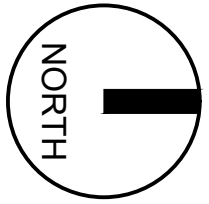
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- ACCESSIBLE UNIT DESIGNATION
- HEARING / VISUALLY IMPAIRED UNIT
- K KEY LOCK (KNOX BOX)
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1 - BEDROOM UNIT	6	1	1
2 - BEDROOM UNIT	42	1	1
3 - BEDROOM UNIT	2	1	1
TOTAL	56 UNITS	50	3

THIRD FLOOR UNIT COUNT			
UNIT TYPE	QUANTITY		
	TYPE 'B'	TYPE 'A'	ACCESSIBLE
1 - BEDROOM UNIT			
2 - BEDROOM UNIT	13	1	
3 - BEDROOM UNIT	1		1
TOTAL	16 UNITS	14	1

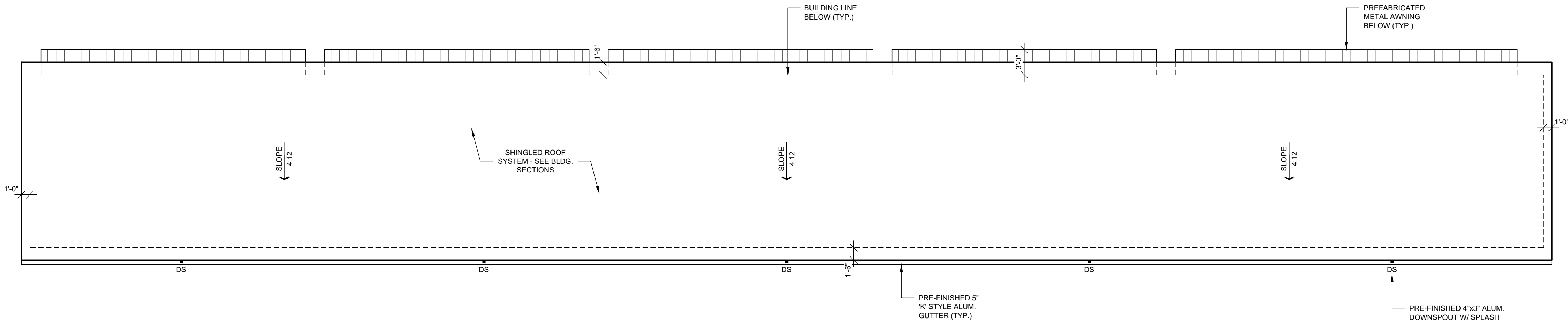


22,902 S.F.
THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"
16' 0' 16' 32'



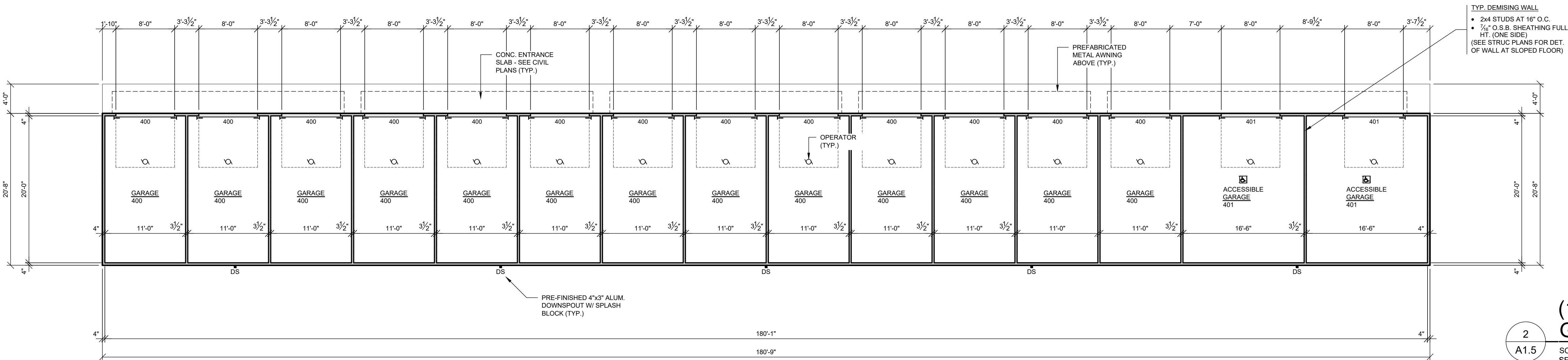


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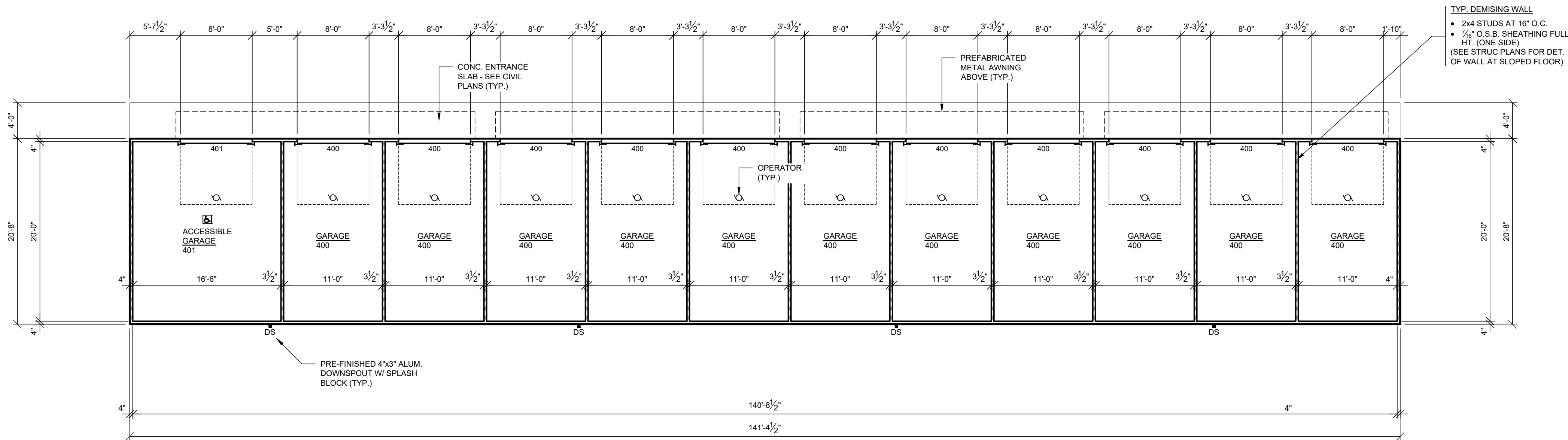
(15) STALL
GARAGE ROOF PLAN

3
A1.5
SCALE: 1/4" = 1'-0"
(15) STALL GARAGE ROOF SHOWN - (12) STALL GARAGE ROOF SIMILAR



(15) STALL
GARAGE ROOF PLAN

2
A1.5
SCALE: 1/4" = 1'-0"
SEE SITE PLAN FOR LOCATION AND ORIENTATION



(12) STALL
GARAGE ROOF PLAN

1
A1.5
SCALE: 1/4" = 1'-0"
SEE SITE PLAN FOR LOCATION AND ORIENTATION

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

My Home Estates
Apartment Building
Reedsburg, WI 53959
PRELIMINARY
SEPT. 5, 2023

230540
SHEET

A1.5



EAST ELEVATION

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



SOUTHEAST ELEVATION

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



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SHEET

A2.0



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CONTINUATION - SEE BELOW

NORTHWEST ELEVATION

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



CONTINUATION - SEE ABOVE

WEST ELEVATION

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

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Apartment Building

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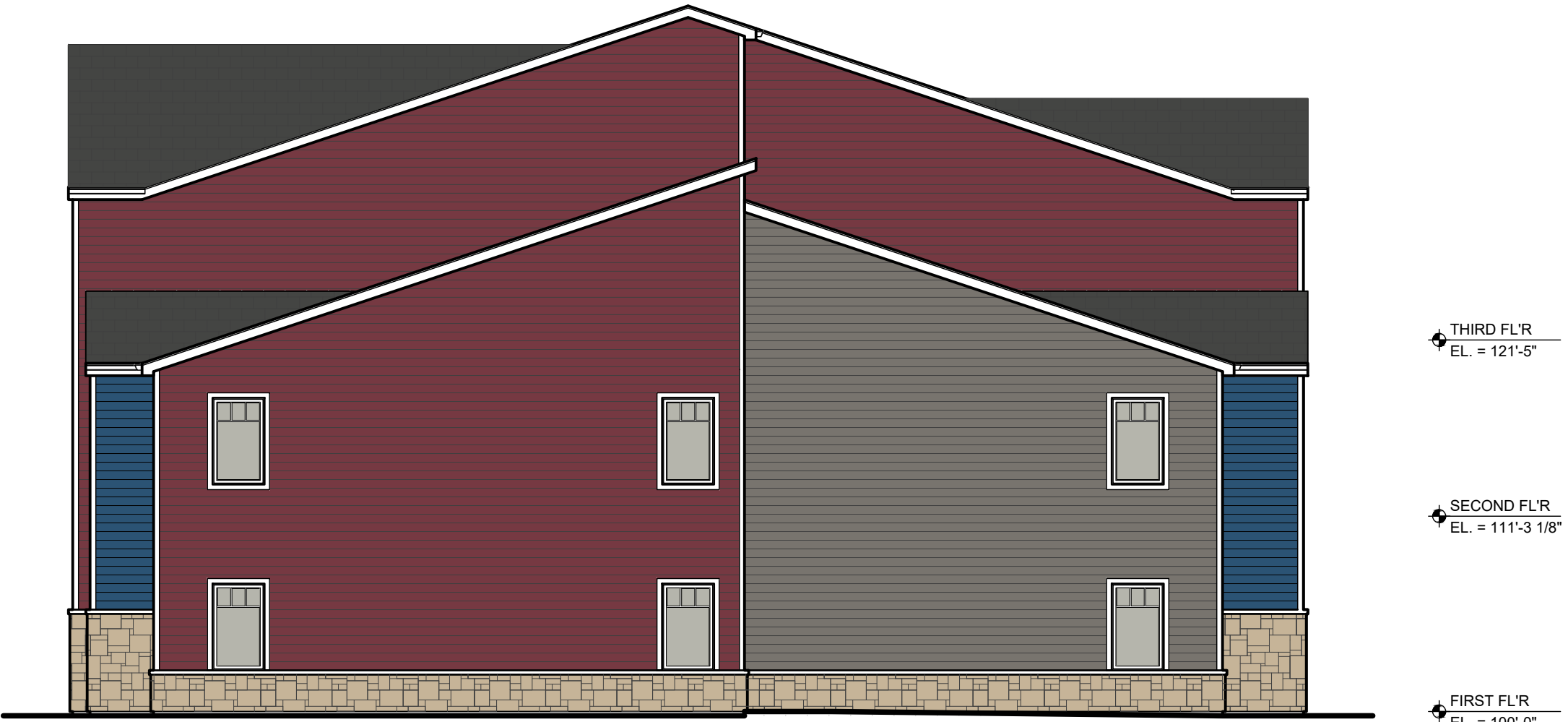
230540

SHEET

A2.1



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



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



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SHEET

A2.2

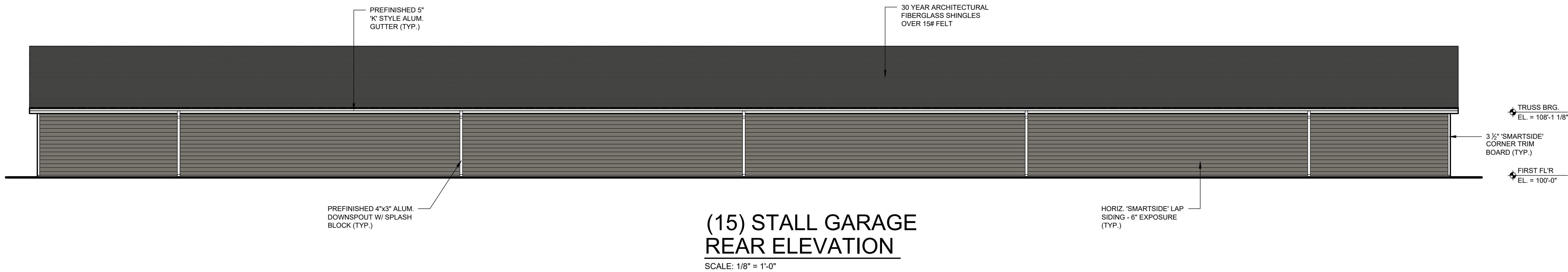
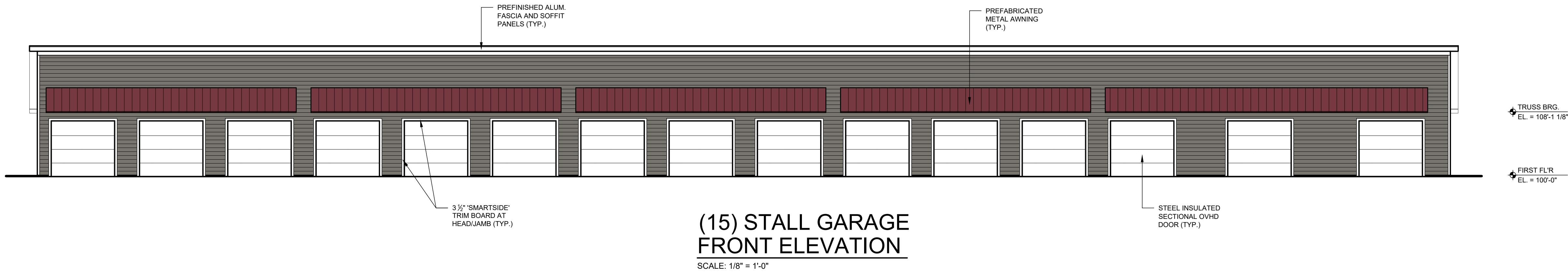
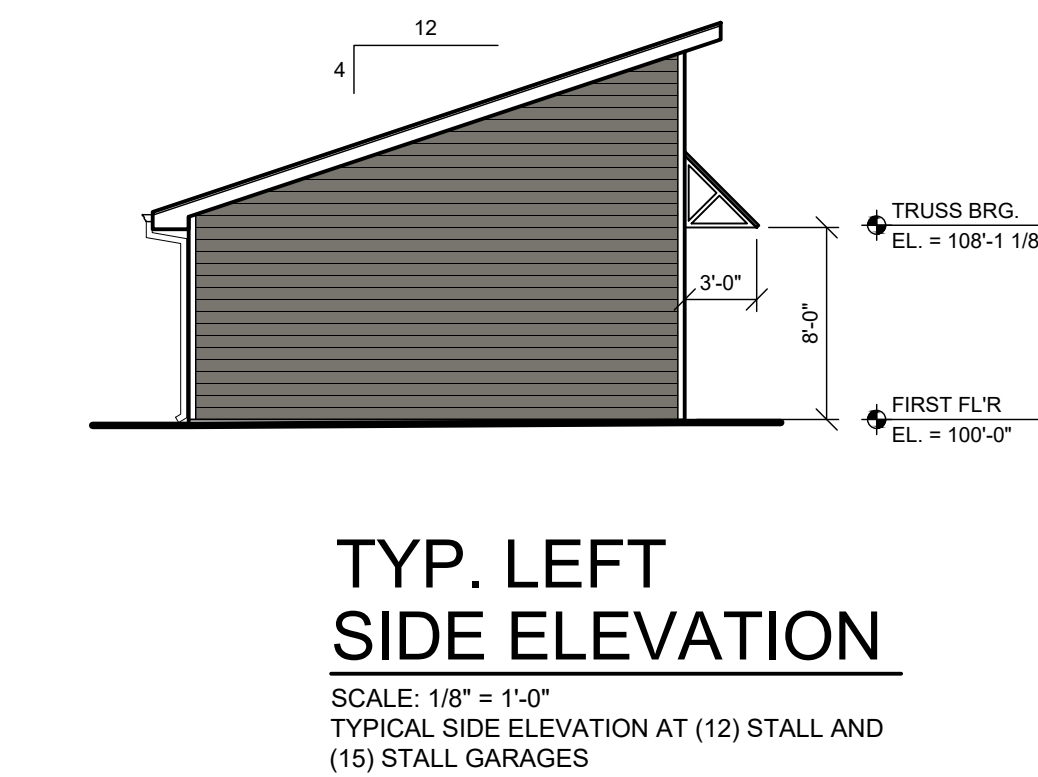
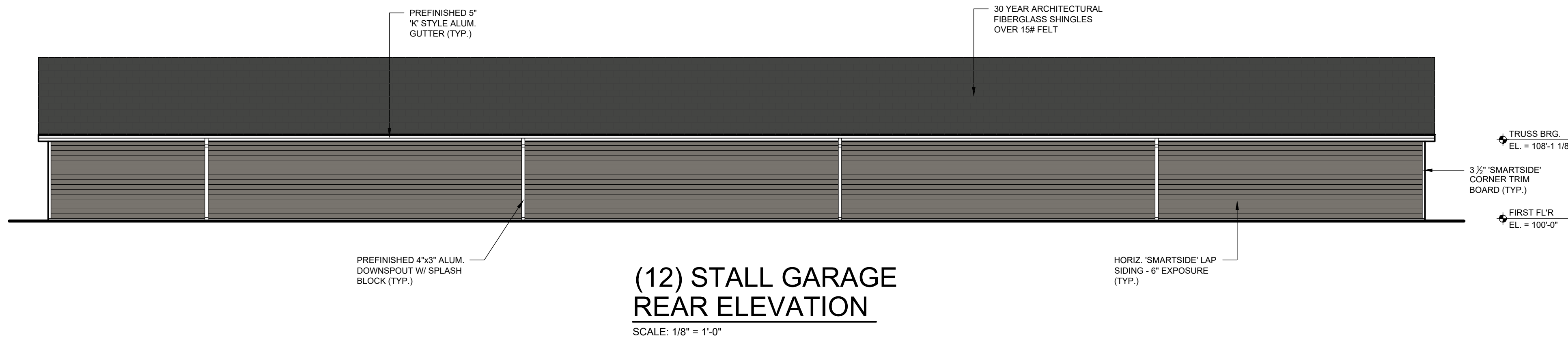
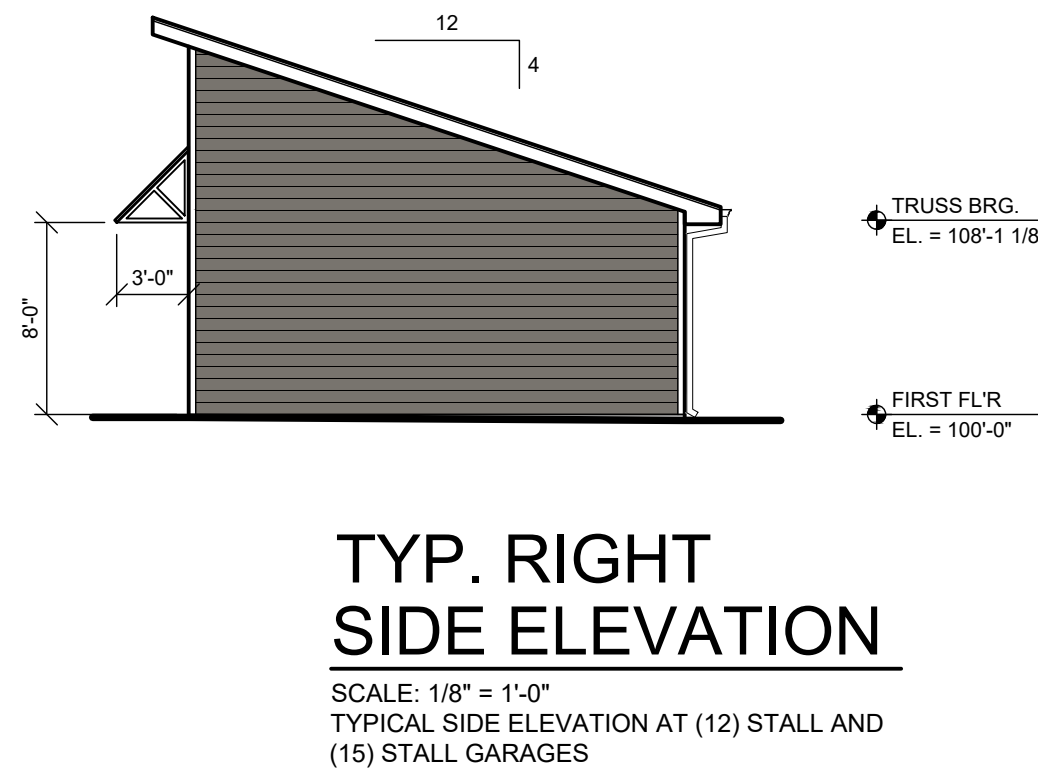
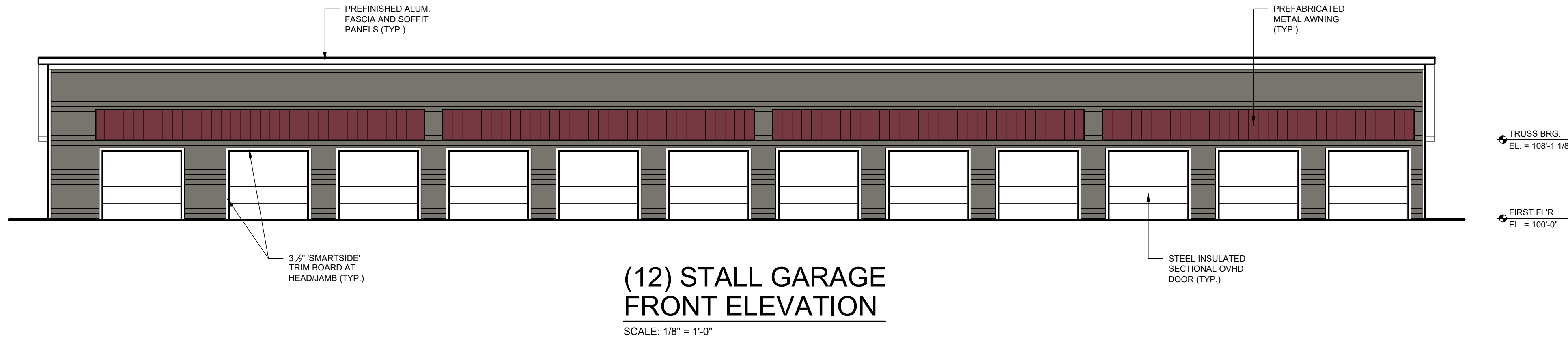


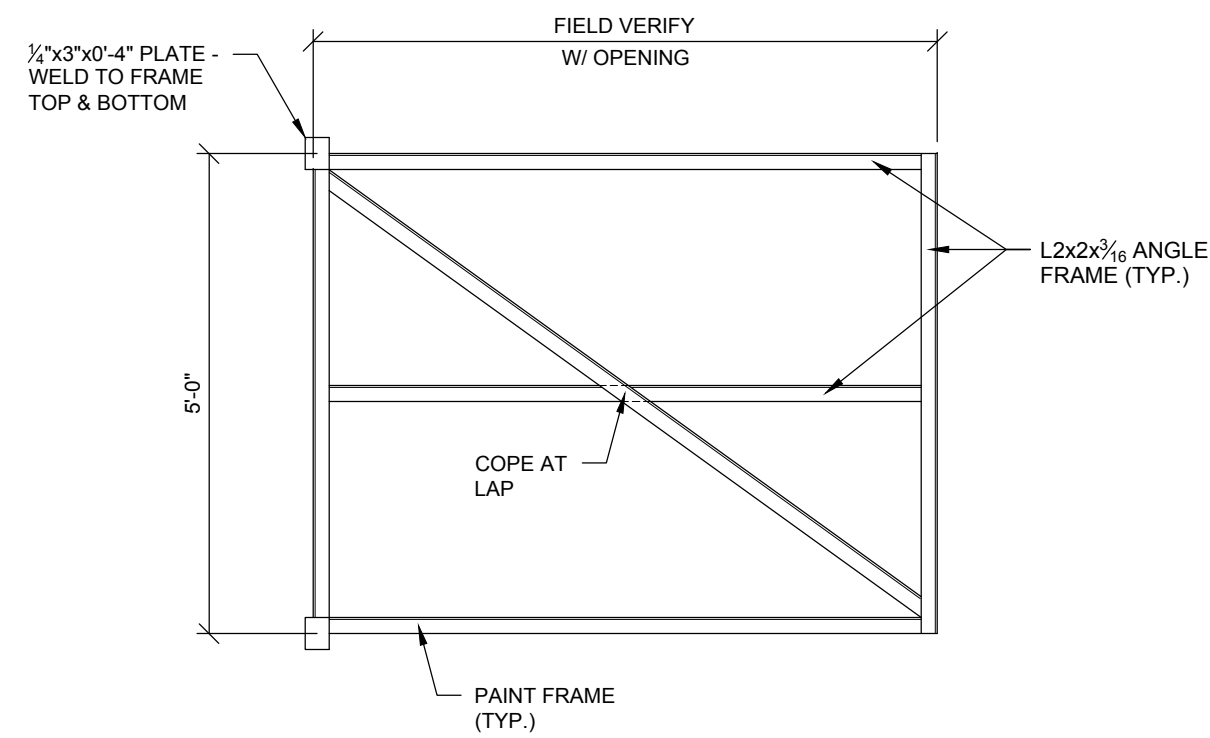
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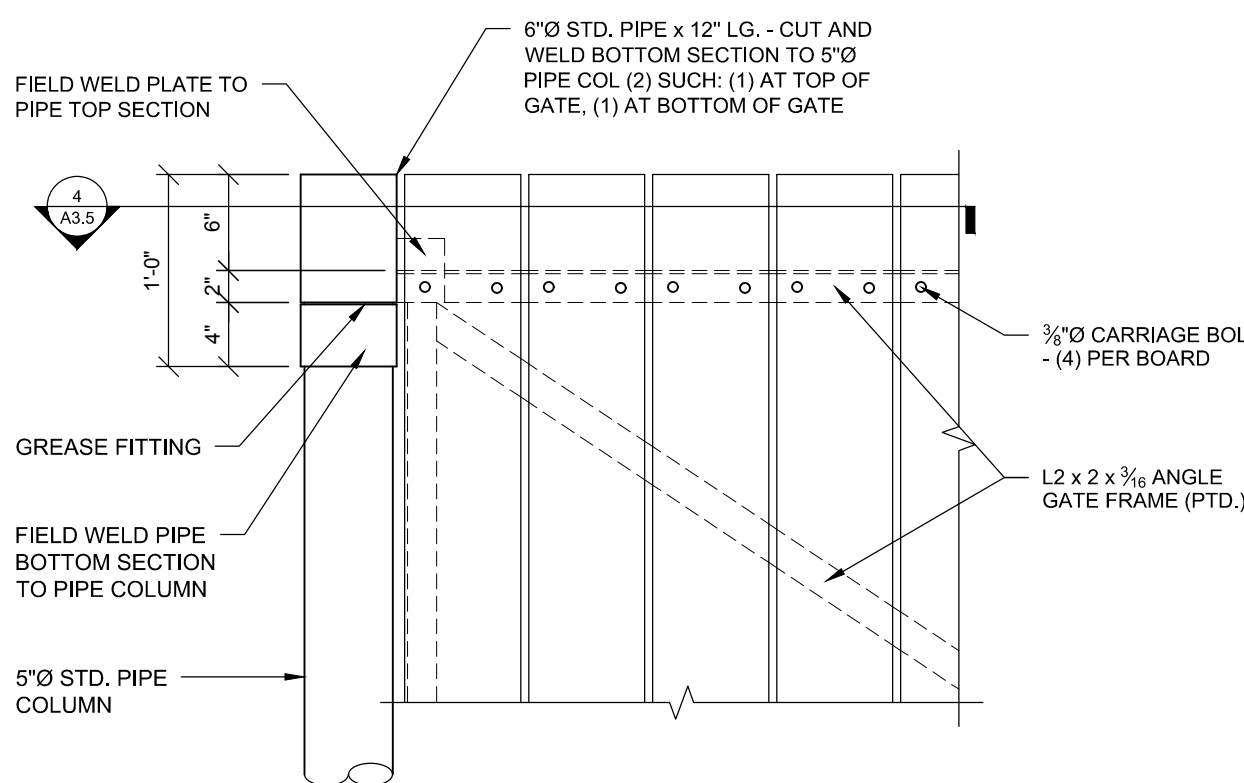
230540
SHEET
A2.3

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

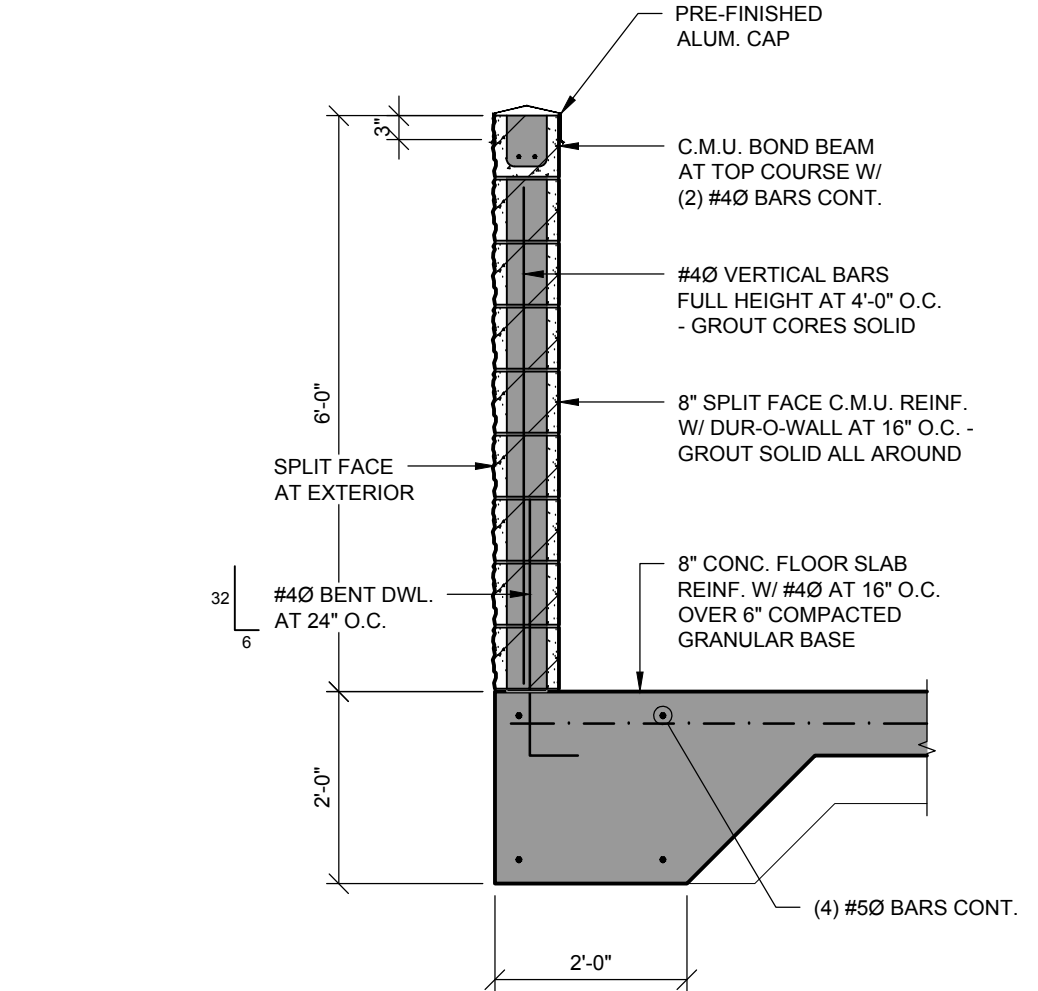




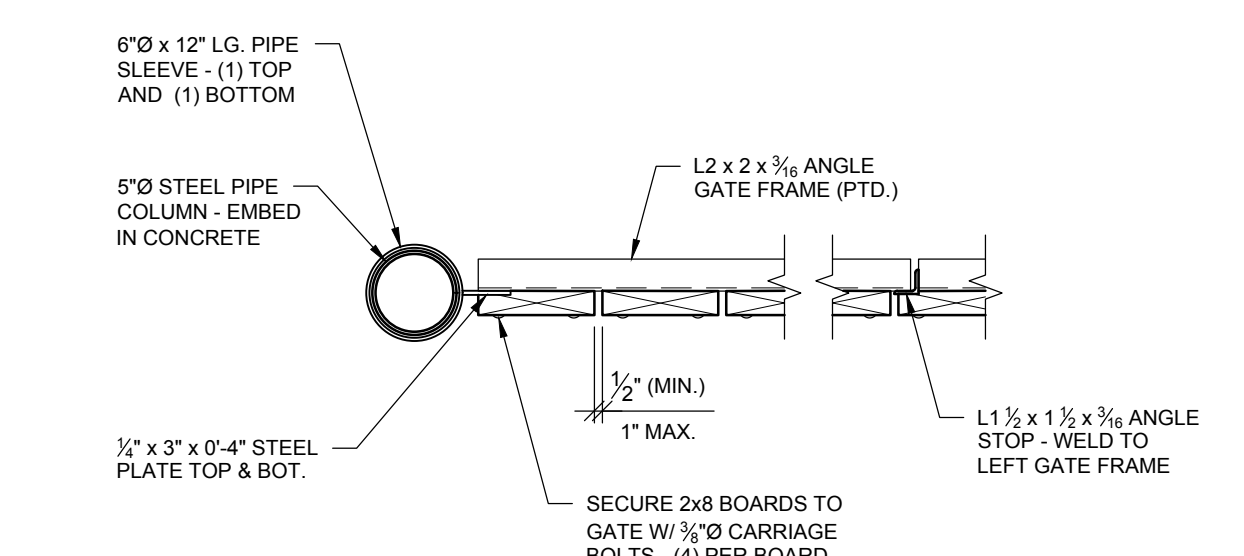
3 TYP. GATE FRAME
A3.5 SCALE: 1/2" = 1'-0"



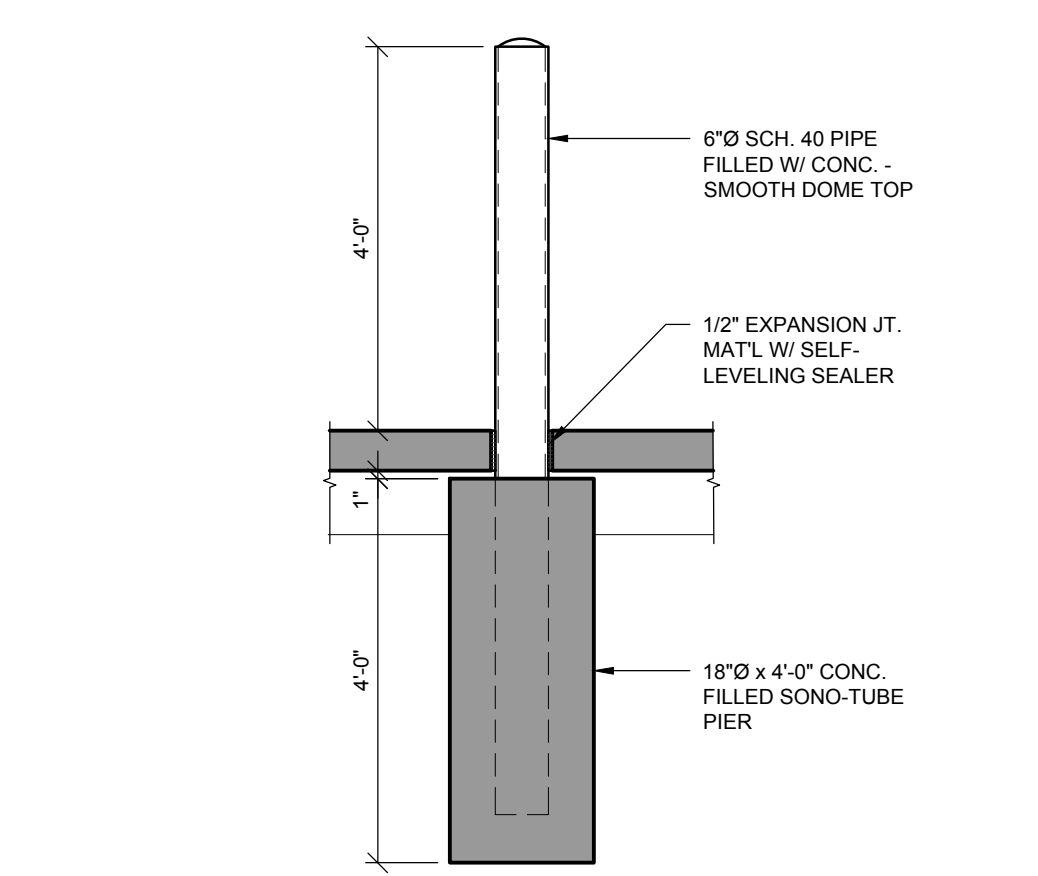
2 GATE HINGE ELEV.
A3.5 SCALE: 1" = 1'-0"



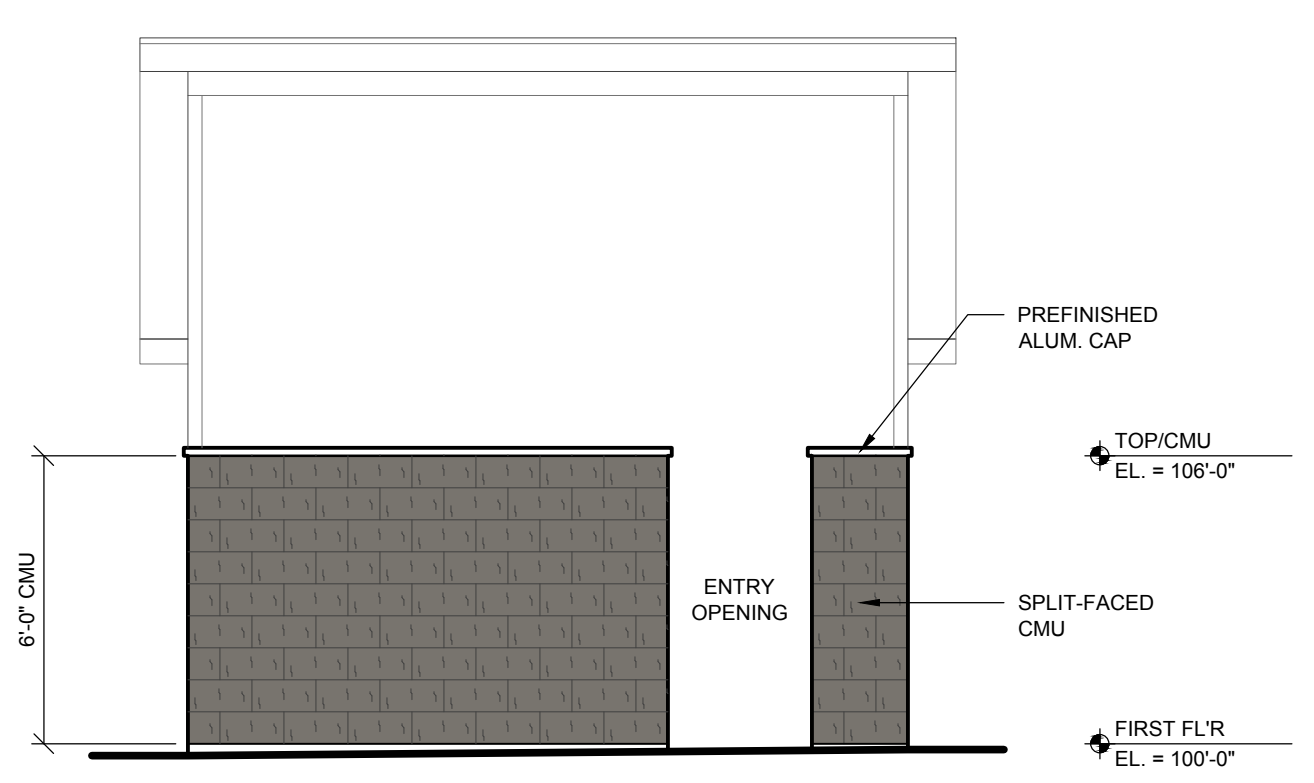
5 TYP. WALL SECTION
A3.5 SCALE: 1/2" = 1'-0"



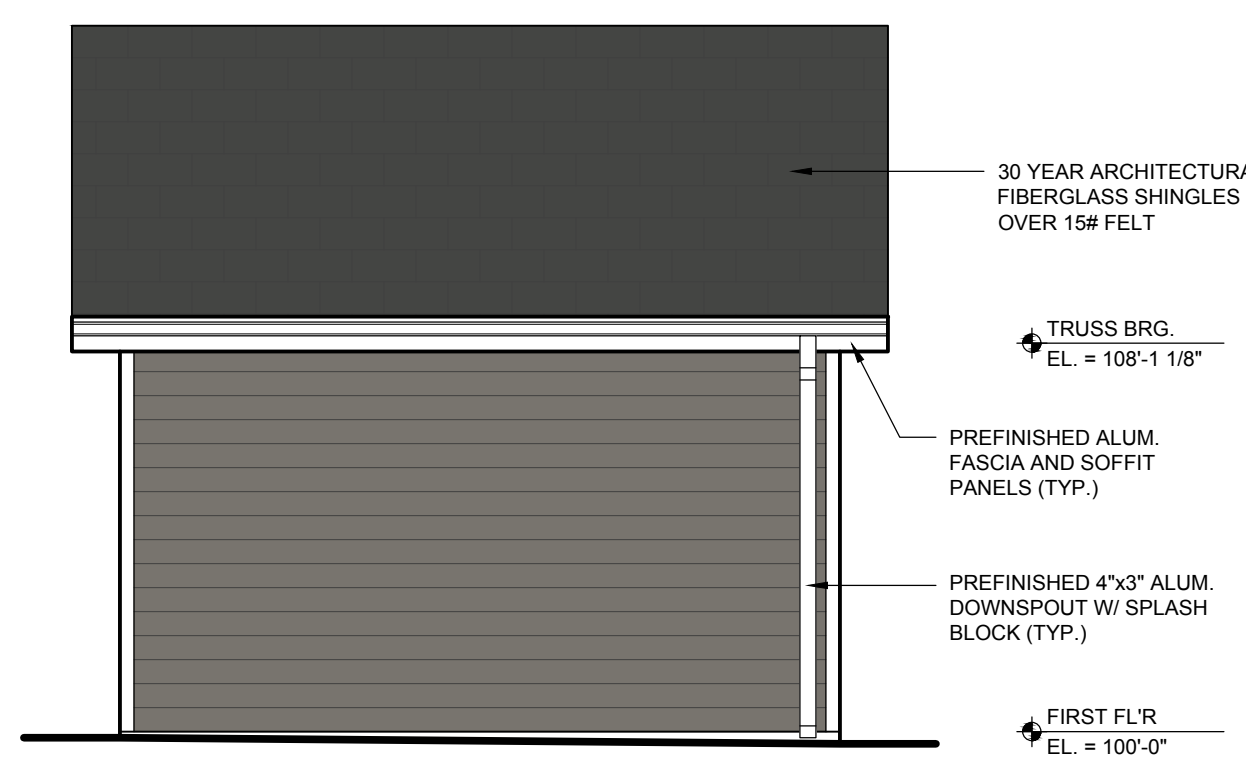
4 GATE HINGE PLAN
A3.5 SCALE: 1" = 1'-0"



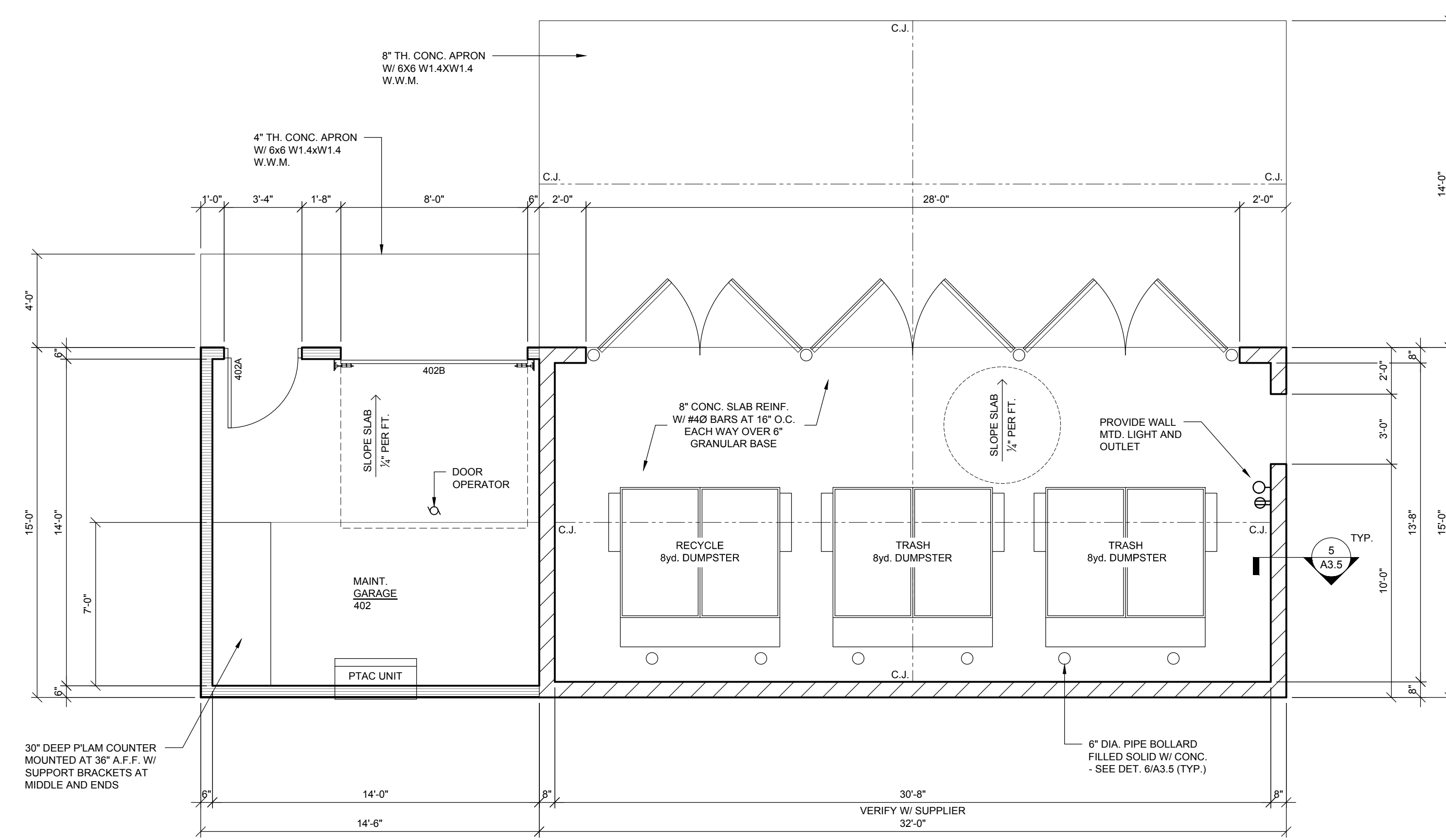
6 TYP. PIPE BOLLARD
A3.5 SCALE: 1/2" = 1'-0"



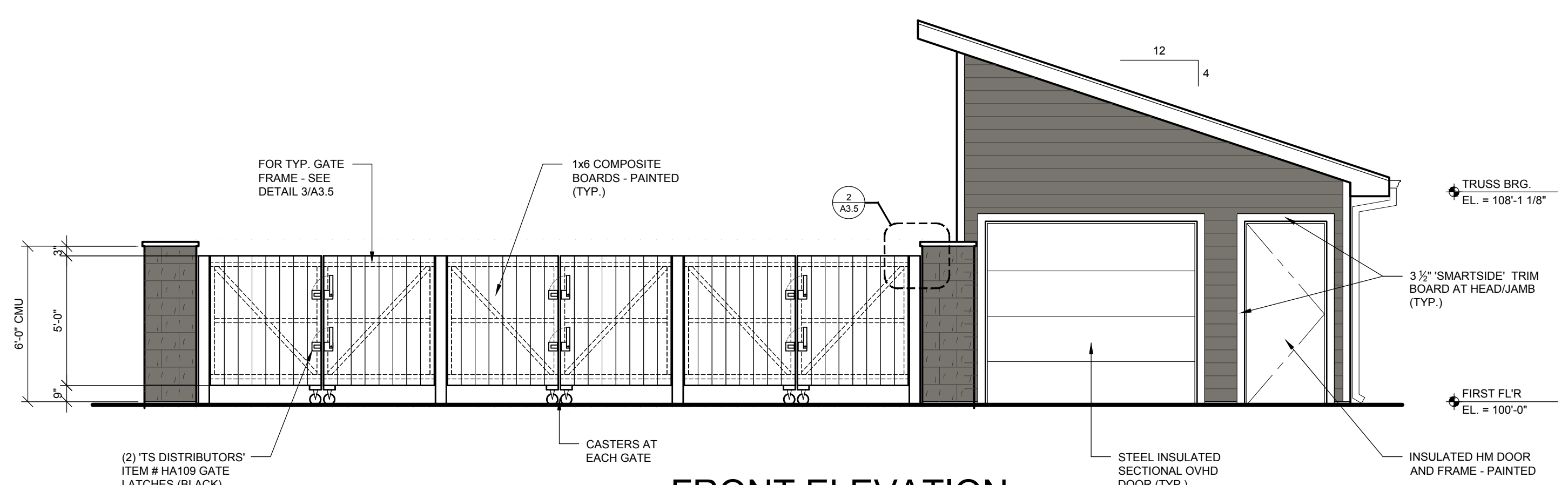
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



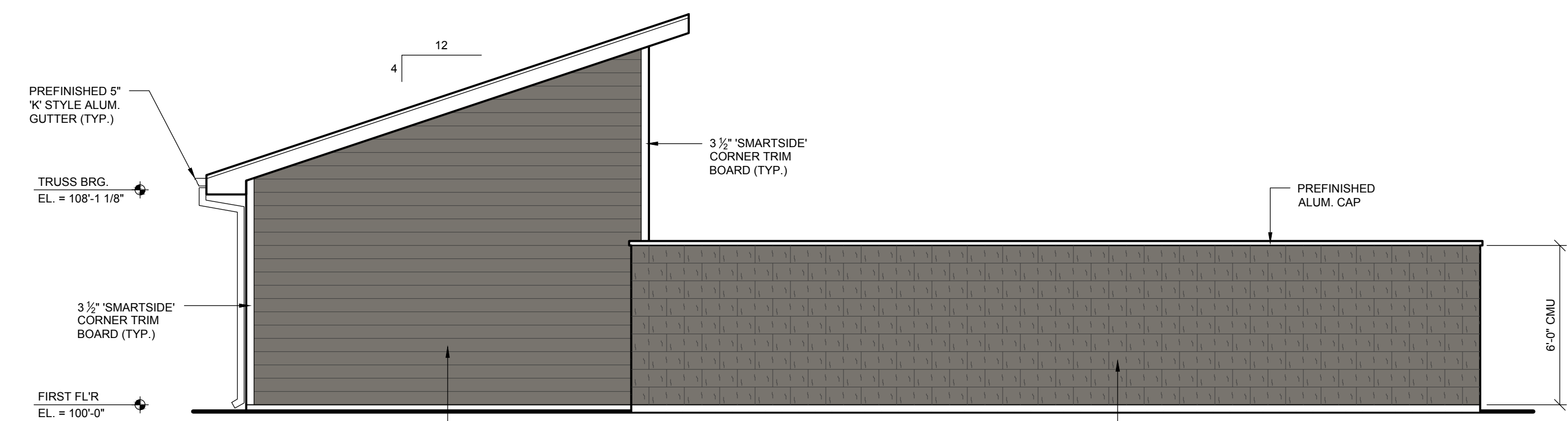
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 DUMPSTER ENCLOSURE / MAINTENANCE SHED FLOOR PLAN
A3.5 SCALE: 1/4" = 1'-0"
SEE SITE PLAN FOR LOCATION AND ORIENTATION



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



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

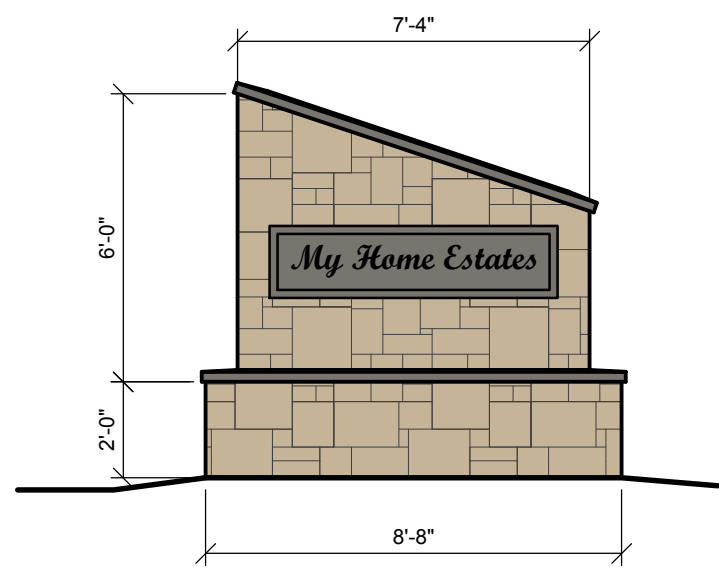


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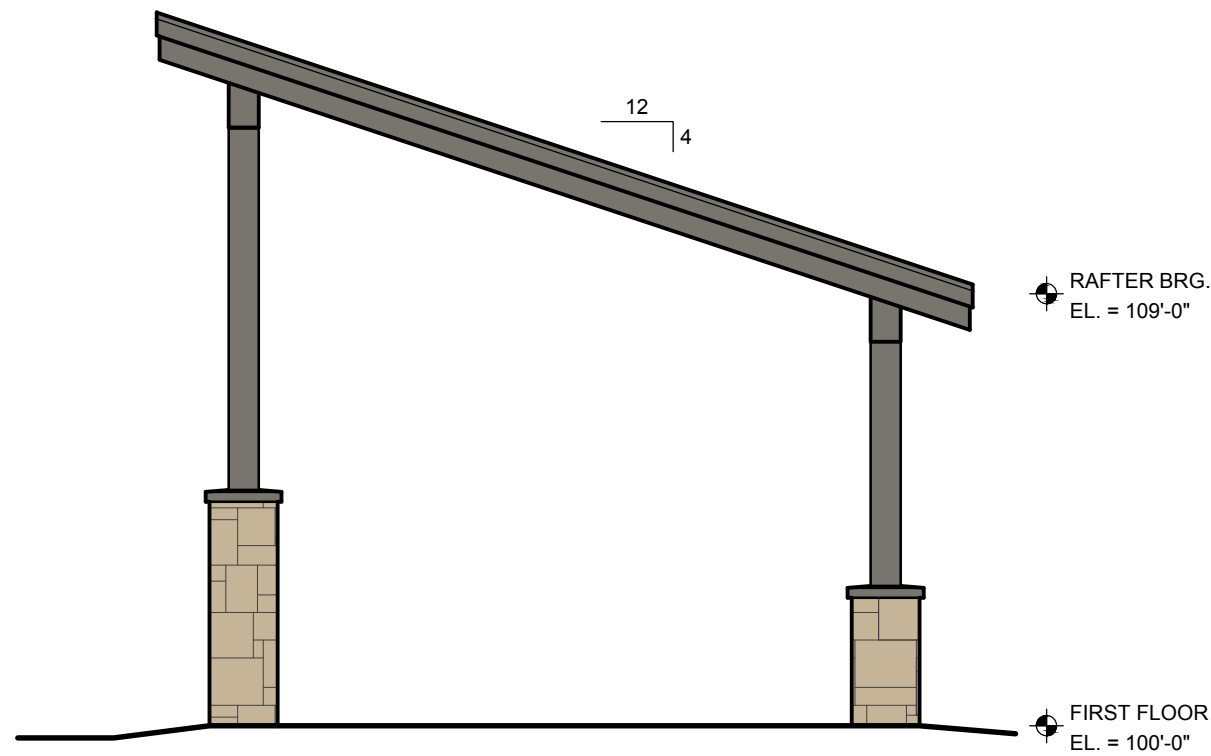
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Apartment Building
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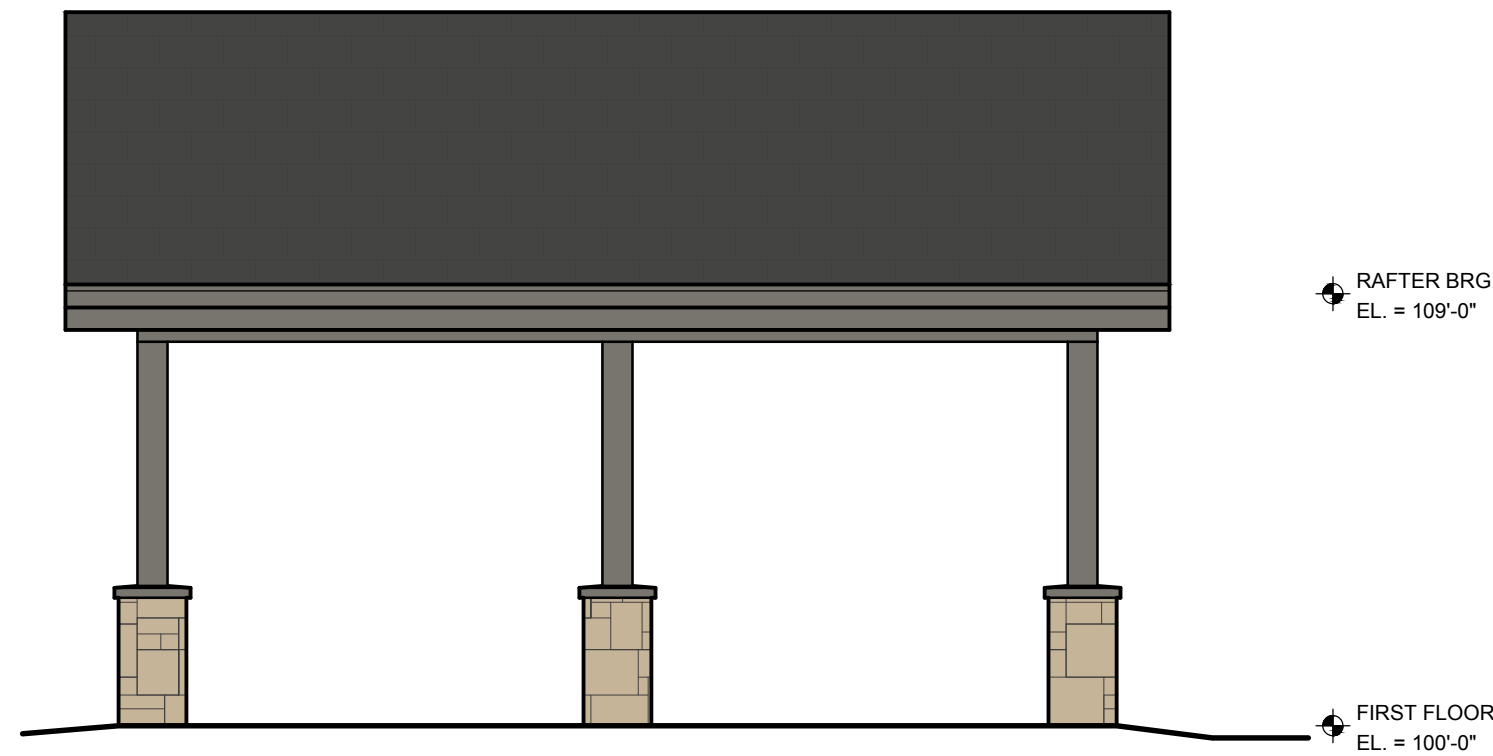
230540
SHEET
A3.5



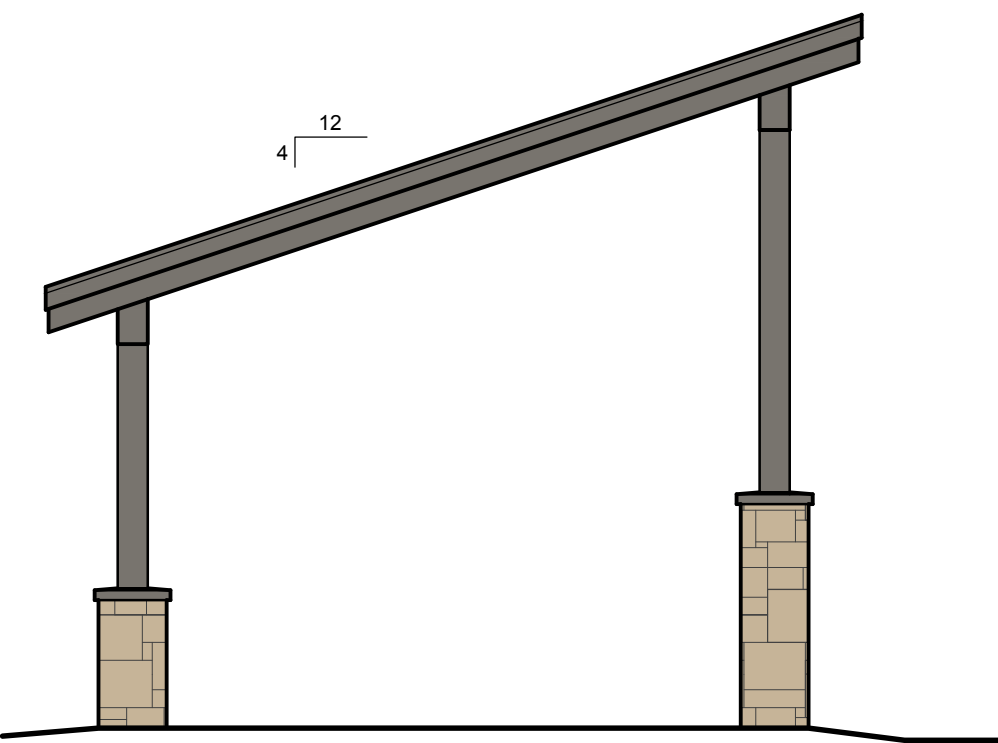
6 SIGN ELEVATION
A3.6 SCALE: 1/4" = 1'-0"



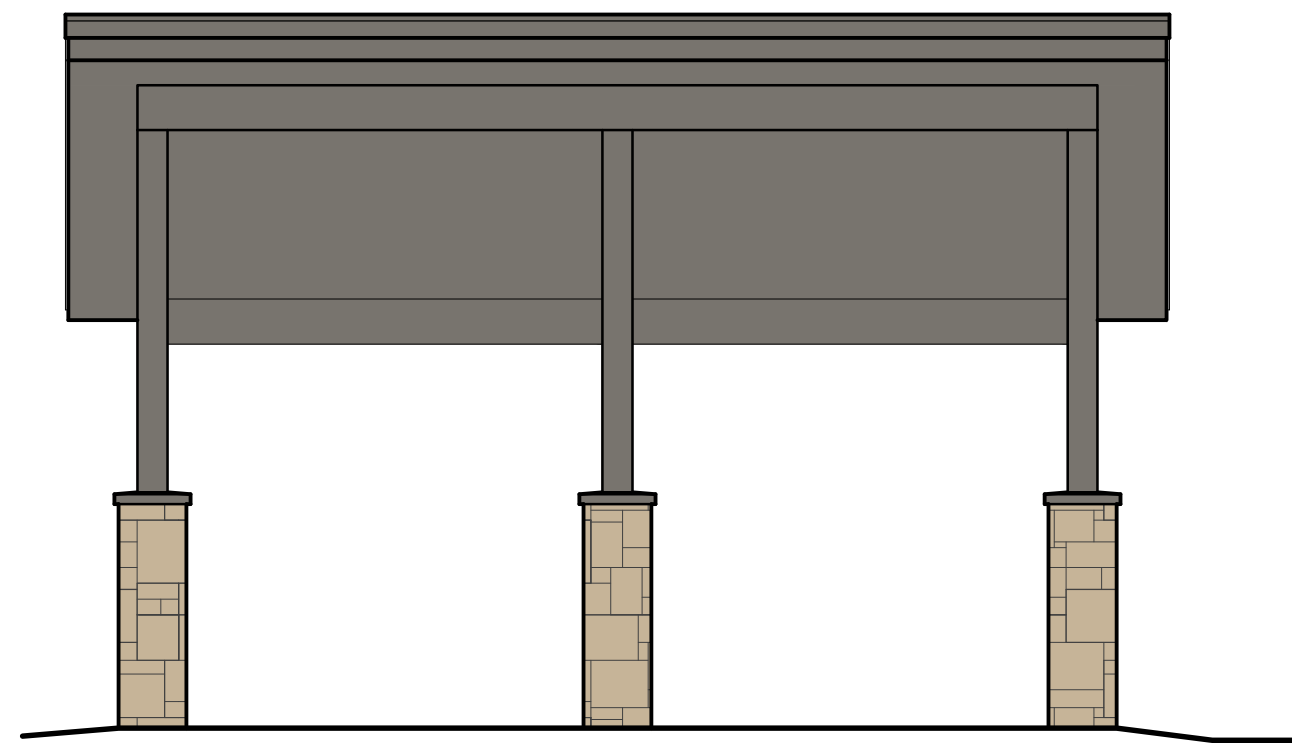
5 PAVILION SIDE ELEVATION
A3.6 SCALE: 1/4" = 1'-0"



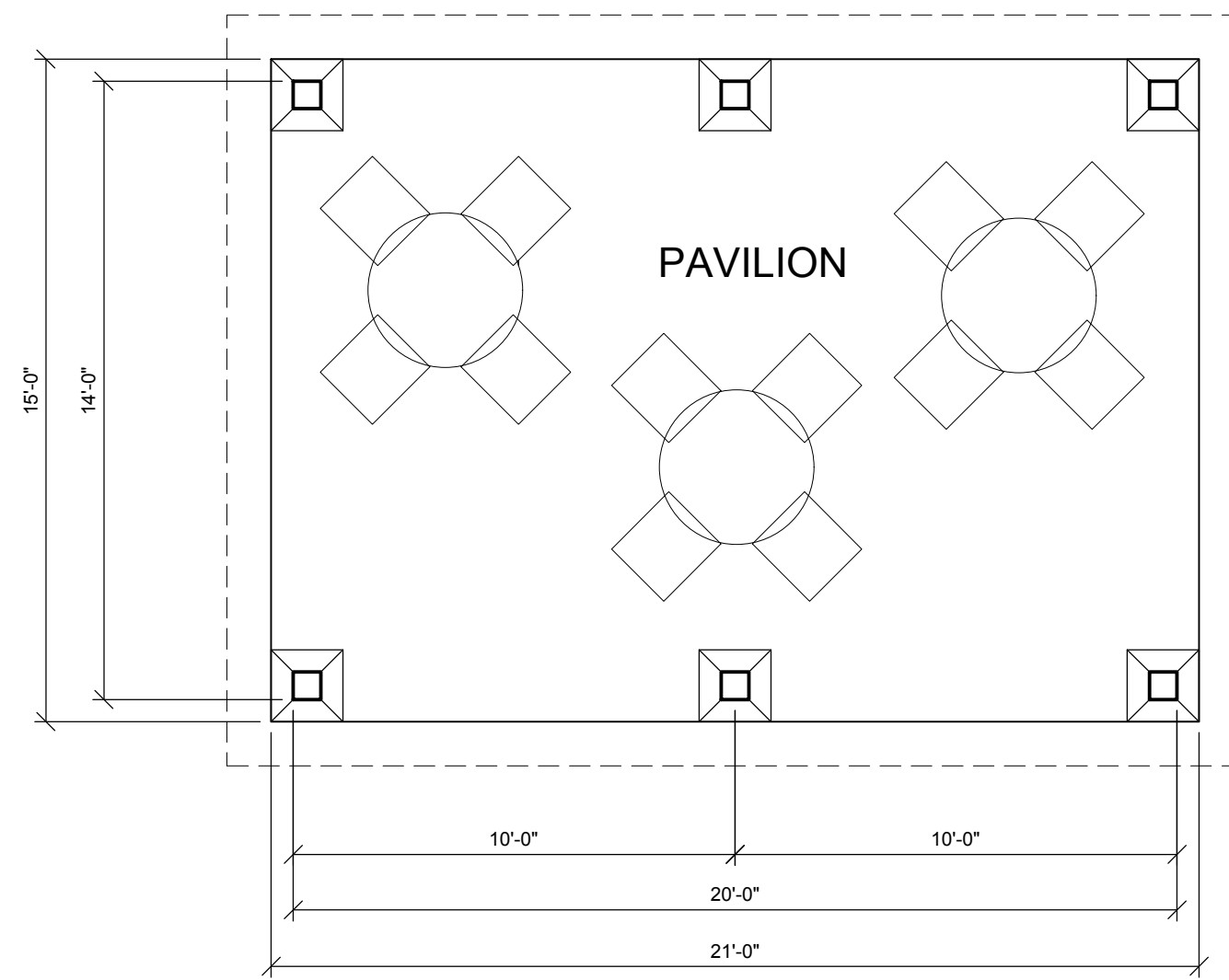
3 PAVILION REAR ELEVATION
A3.6 SCALE: 1/4" = 1'-0"



4 PAVILION SIDE ELEVATION
A3.6 SCALE: 1/4" = 1'-0"



2 PAVILION FRONT ELEVATION
A3.6 SCALE: 1/4" = 1'-0"



1 PAVILION FLOOR PLAN
A3.6 SCALE: 1/4" = 1'-0"
SEE SITE PLAN FOR LOCATION AND ORIENTATION



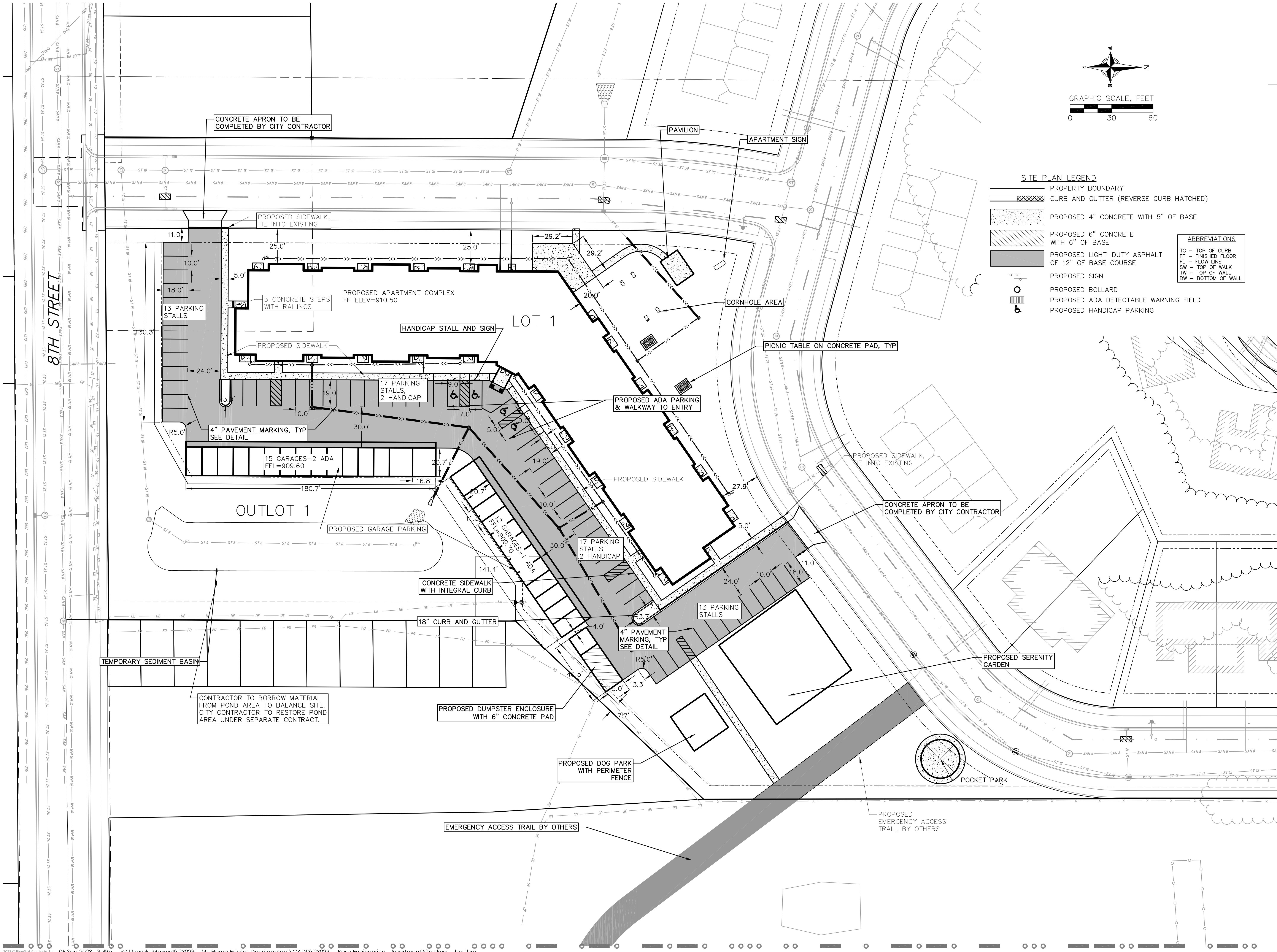
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A3.6





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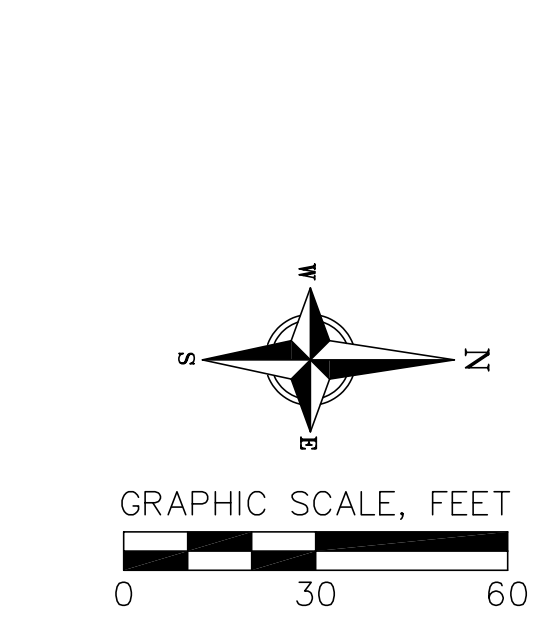
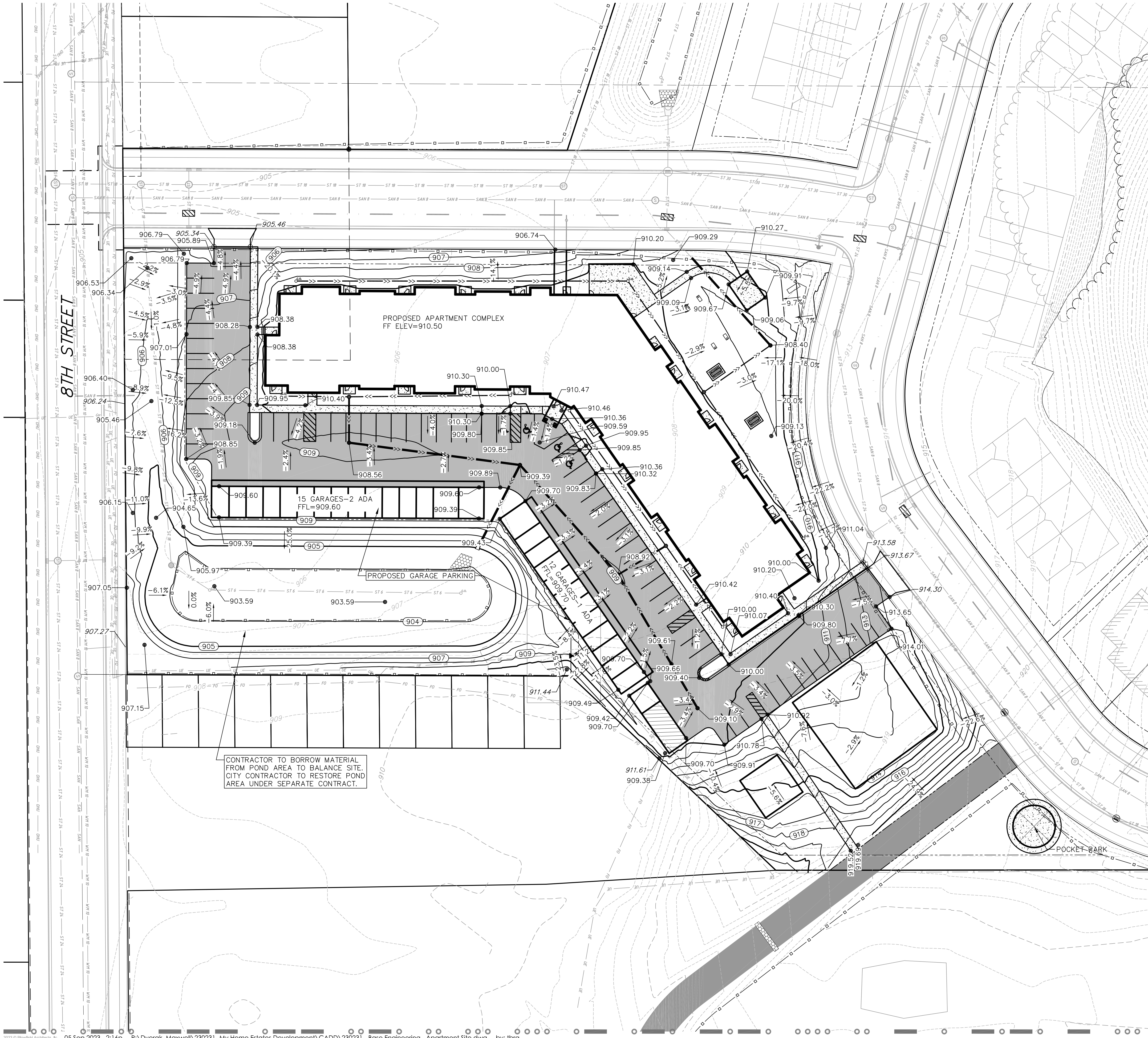
My Home Estates
Site Plan

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230540

SHEET

C2.0



- GRADING LEGEND**
- 820 — EXISTING MAJOR CONTOURS
 - 818 - EXISTING MINOR CONTOURS
 - 820 — PROPOSED MAJOR CONTOURS
 - 818 - PROPOSED MINOR CONTOURS
 - - - DITCH CENTERLINE
 - — SILT FENCE
 - - - DISTURBED LIMITS
 - — BERM
 - DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - 1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS
 - STONE WEEPER
 - VELOCITY CHECK
 - INLET PROTECTION
 - EROSION MAT CLASS I, TYPE A
 - EROSION MAT CLASS II, TYPE B
 - EROSION MAT CLASS III, TYPE C
 - EROSION MAT CLASS II, TYPE A
 - TRACKING PAD
 - RIP RAP

CONTRACTOR TO BORROW MATERIAL FROM POND AREA TO BALANCE SITE. CITY CONTRACTOR TO RESTORE POND AREA UNDER SEPARATE CONTRACT.

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Grading Plan

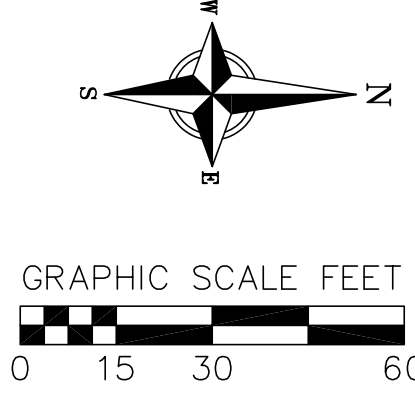
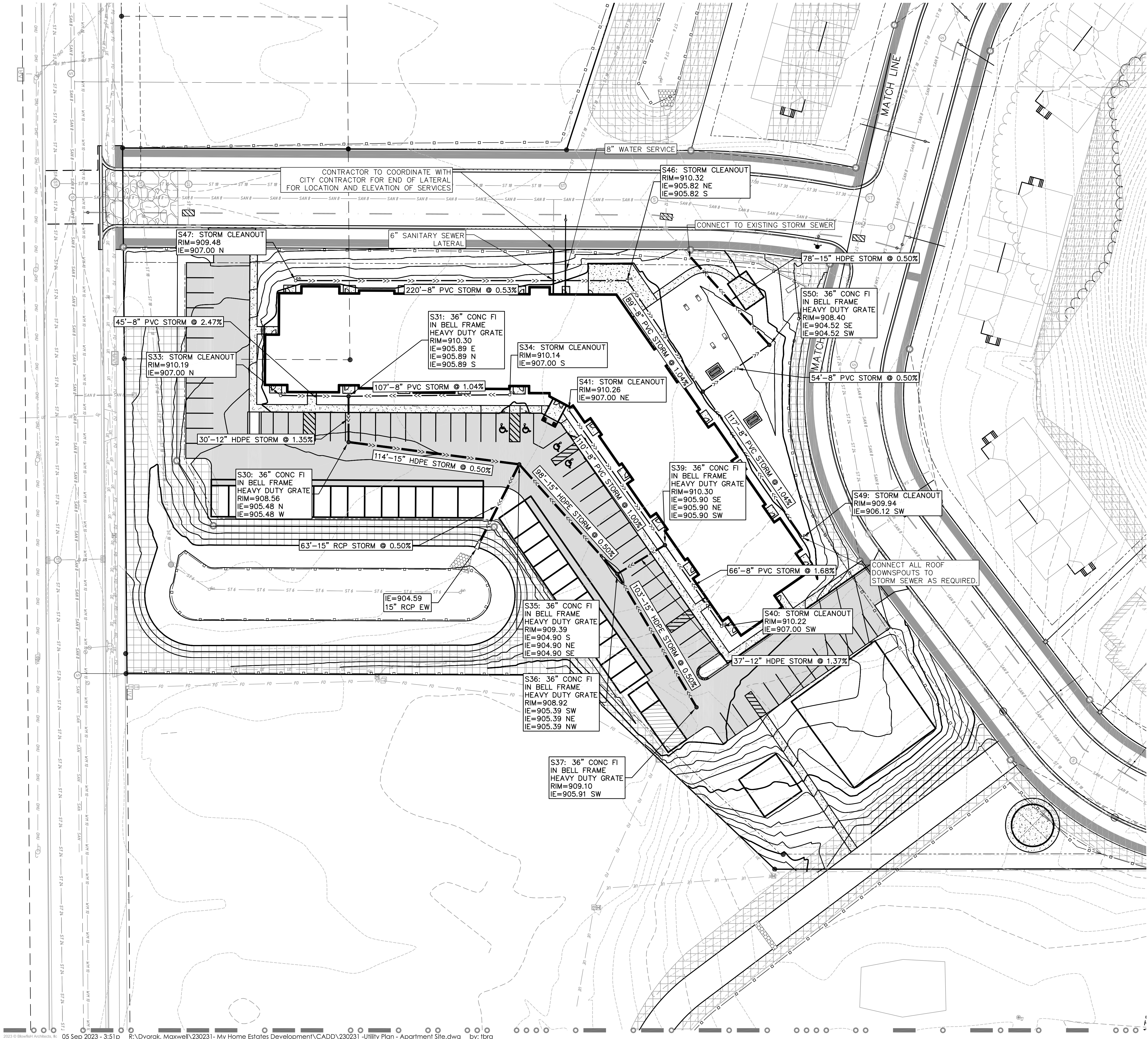
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C3.0



- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER CURB INLET W/MANHOLE
 - STORM SEWER FIELD INLET
 - ROOF DRAIN CLEANOUT
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER PIPE (FORCE MAIN)
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - CURB STOP
 - WATER VALVE MANHOLE
 - PROPOSED PIPE INSULATION
 - GAS MAIN
 - ELECTRIC SERVICE

ABBREVIATIONS

STMH	=	STORM MANHOLE
FI	=	FIELD INLET
CI	=	CURB INLET
CB	=	CATCH BASIN
EW	=	ENDWALL
SMH	=	SANITARY MANHOLE

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My Home Estates
Utility Plan

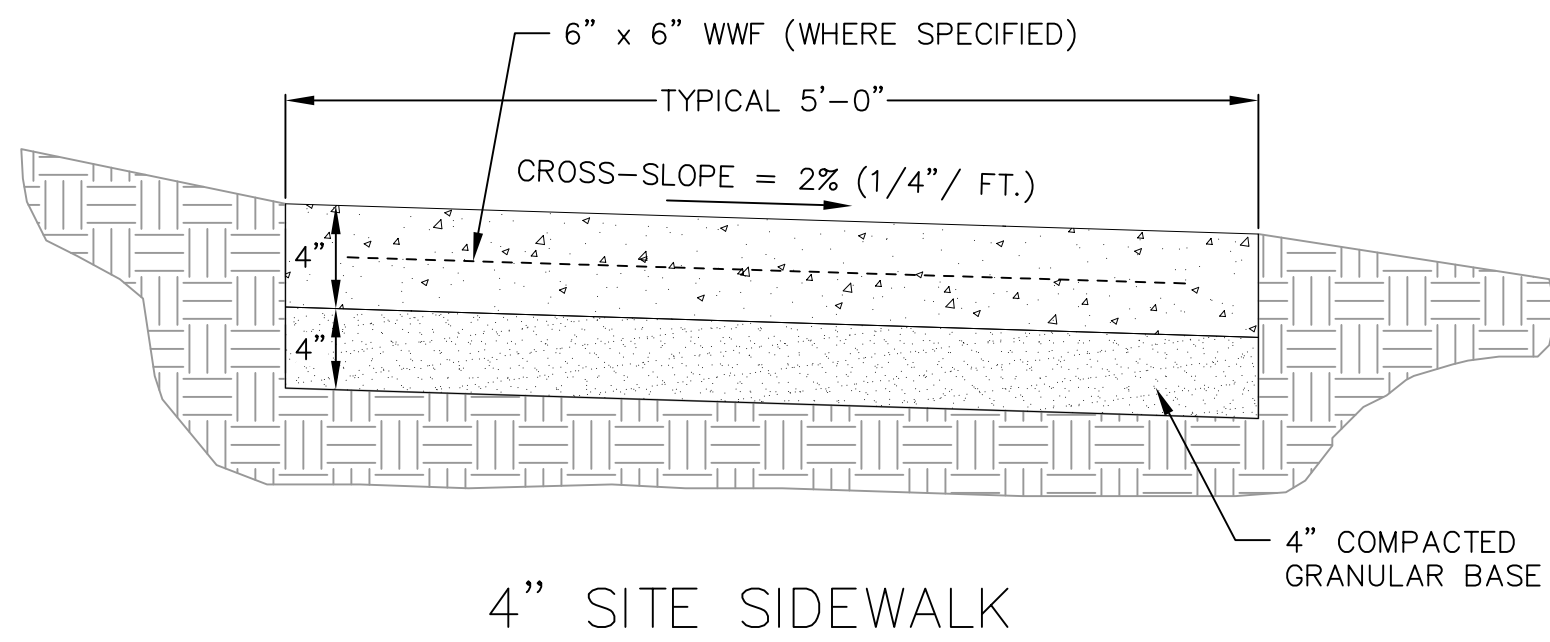
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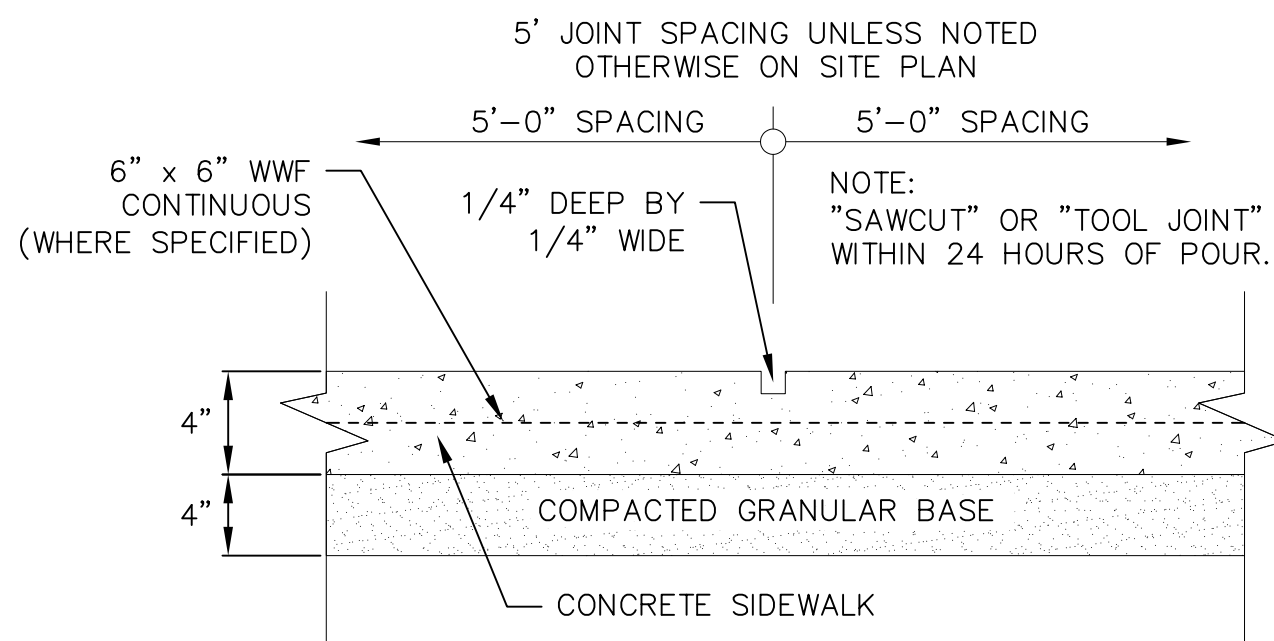
230540

SHEET

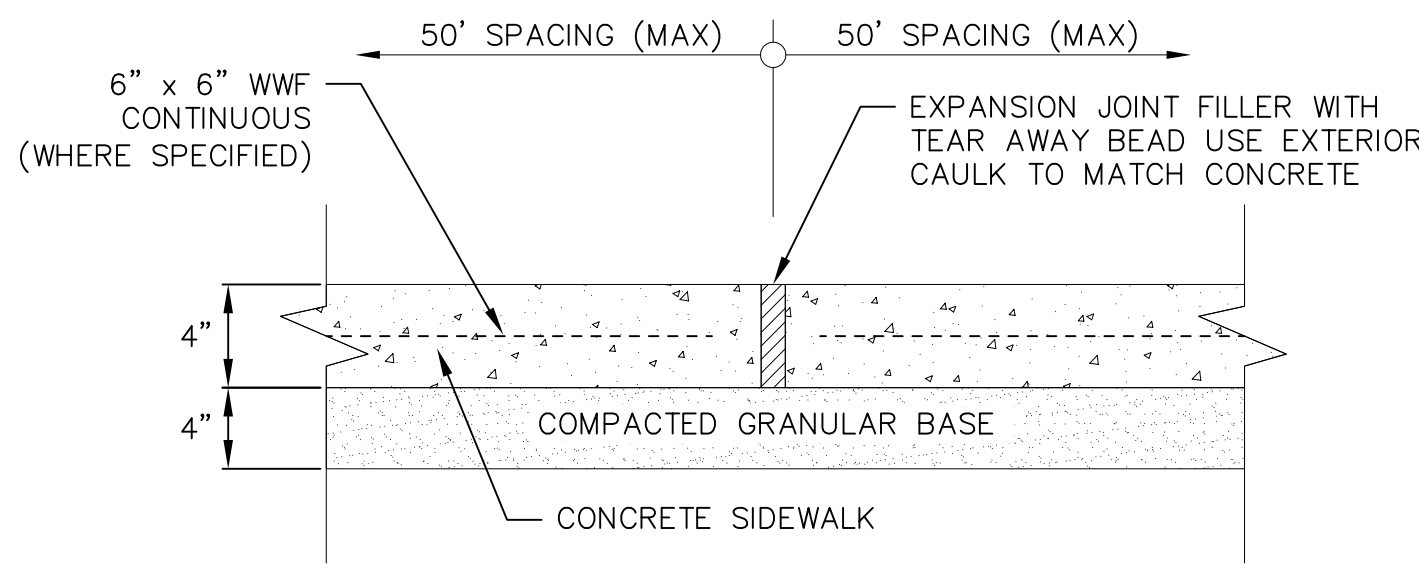
C4.0



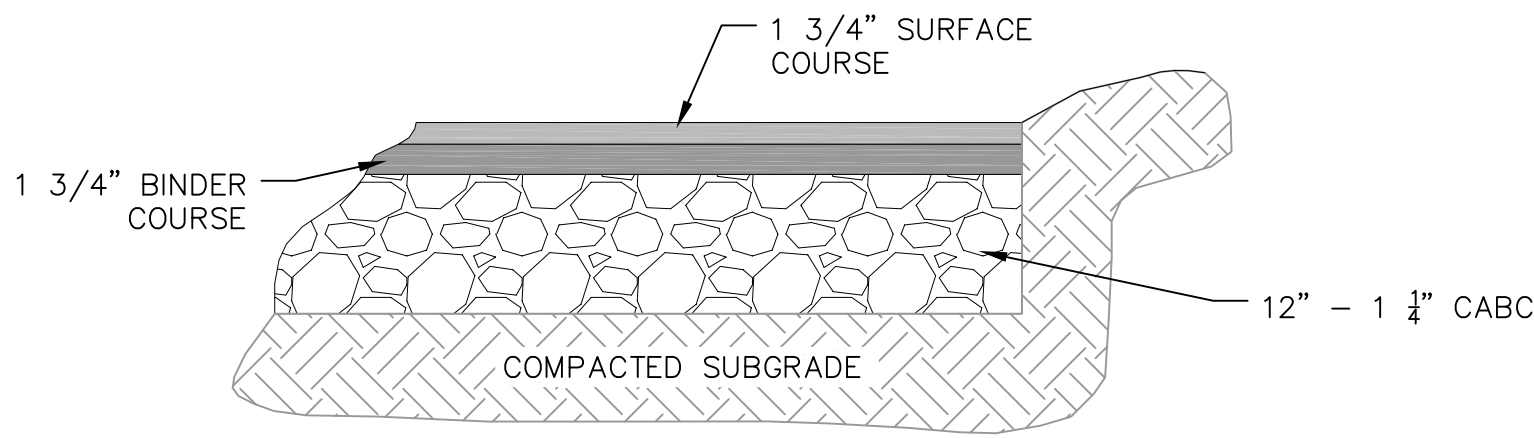
4" SITE SIDEWALK



SIDEWALK CONTROL JOINT



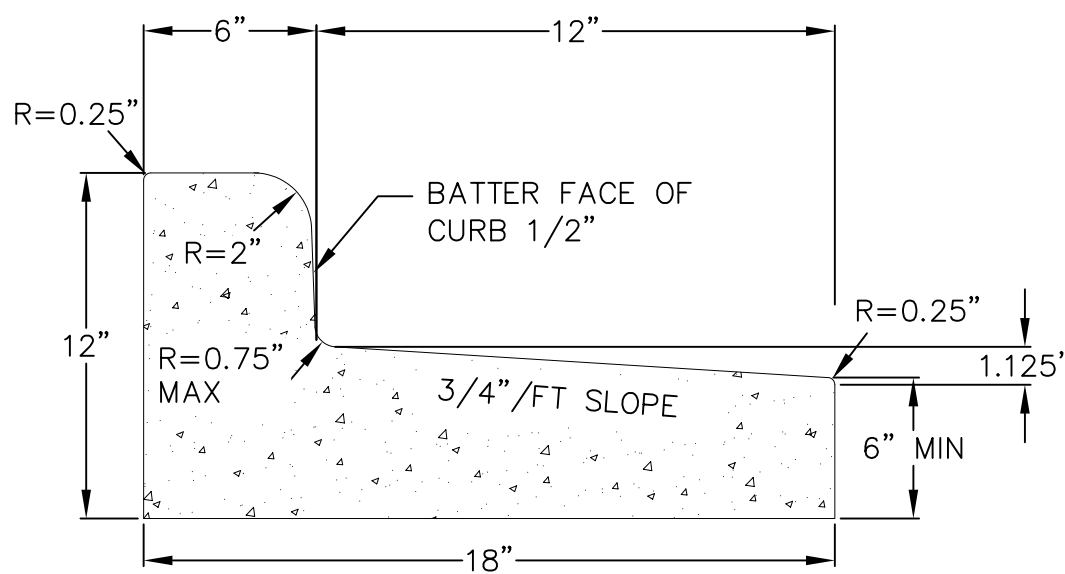
SIDEWALK EXPANSION JOINT



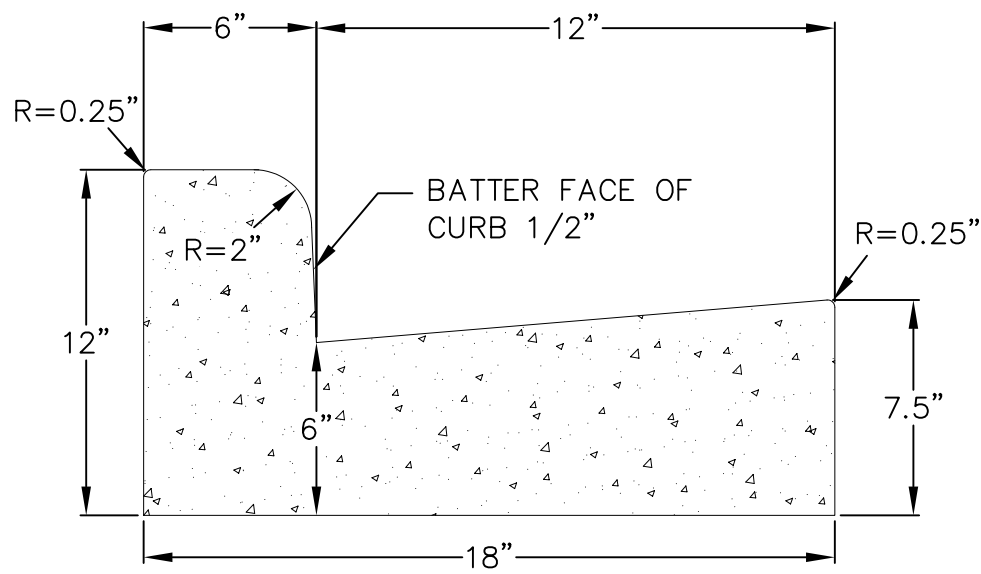
BITUMINOUS PAVEMENT DRIVES

3
C5.0

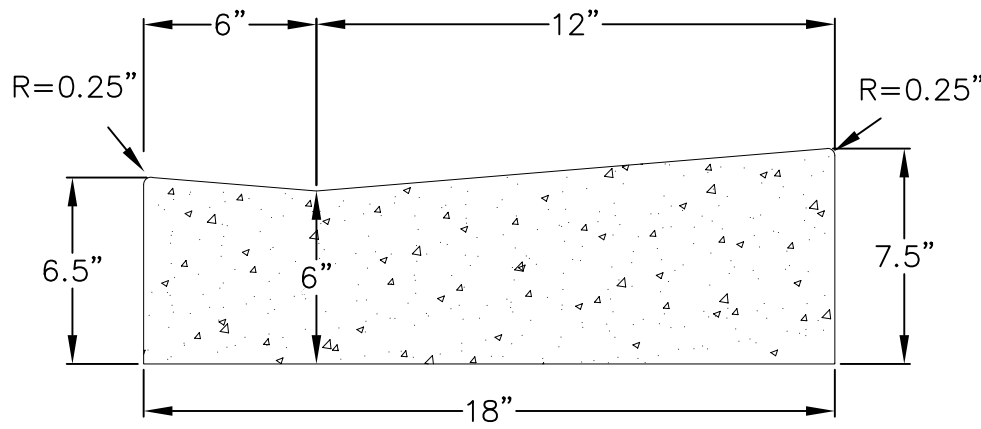
SITE PAVEMENT
NOT TO SCALE



CURB AND GUTTER
REJECT SECTION



CURB AND GUTTER
CROSS SECTION



DRIVEWAY AND HANDICAP
RAMP GUTTER CROSS SECTION

1
C5.0

4" SIDEWALK
NOT TO SCALE

2
C5.0

18" CONCRETE CURB AND GUTTER
NOT TO SCALE



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CIVIL DETAILS

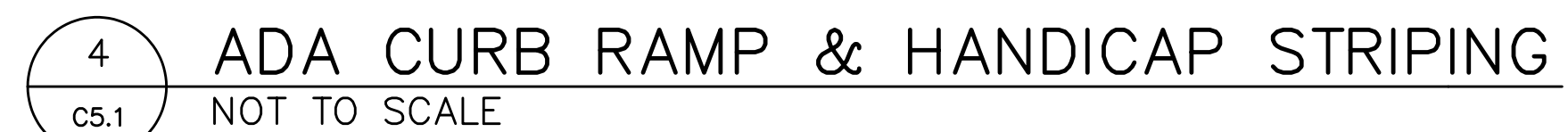
Reedsburg, WI 53959

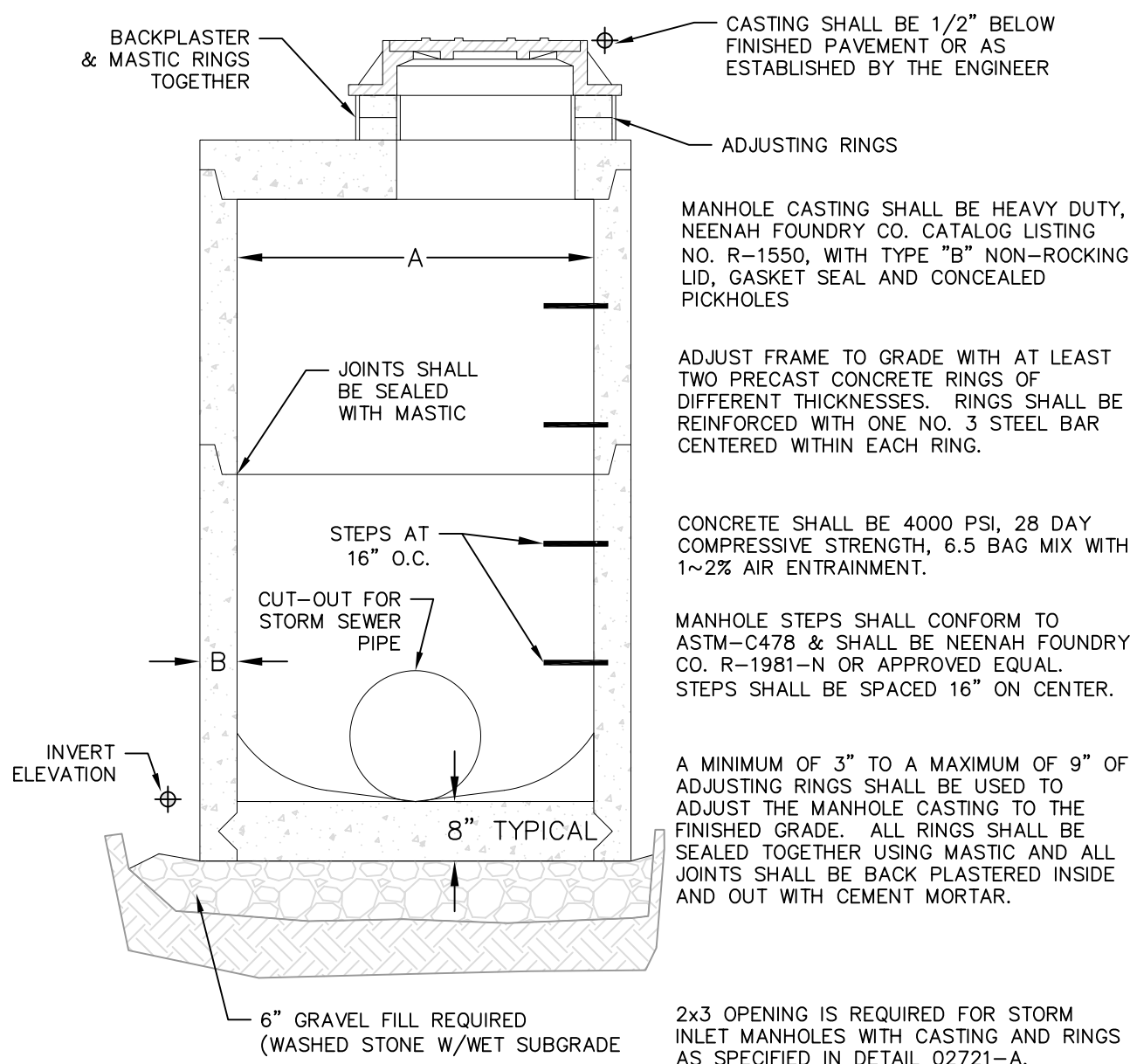
SEPT. 05, 2023

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SHEET

C5.0

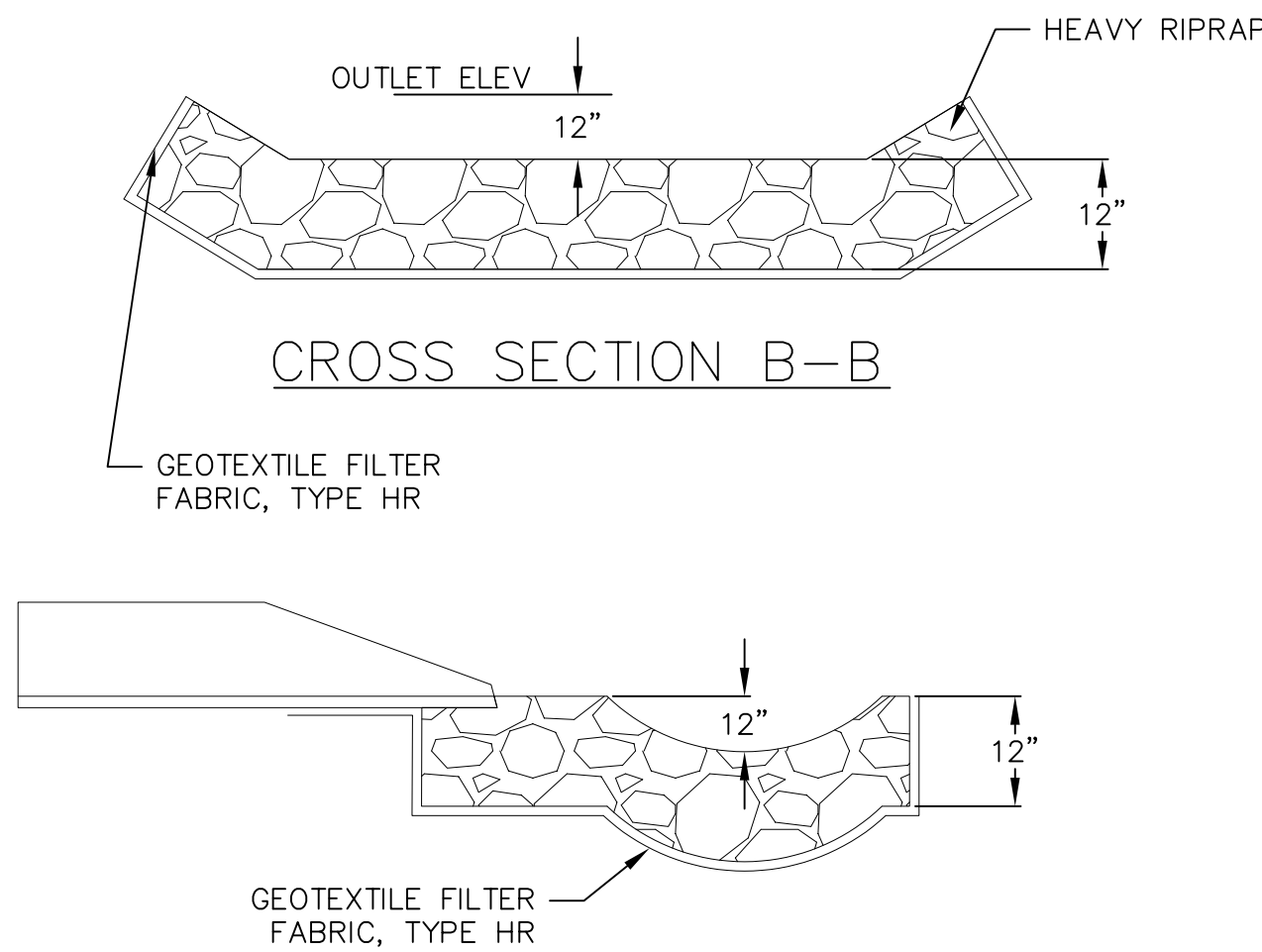




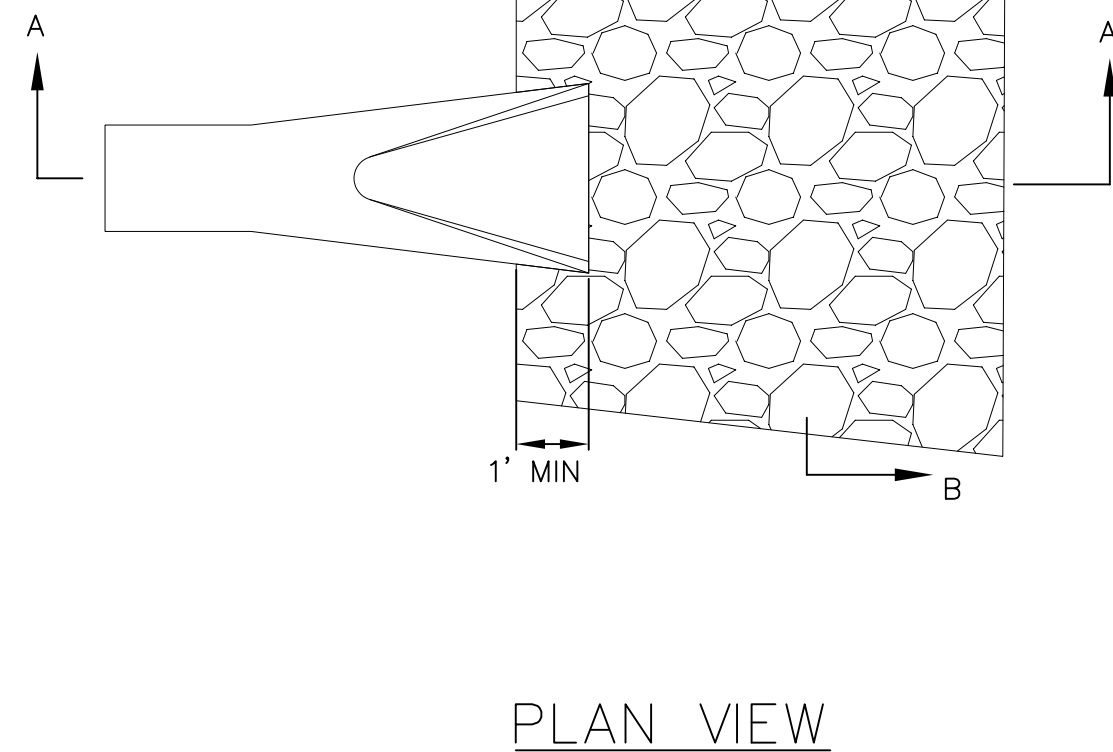
STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

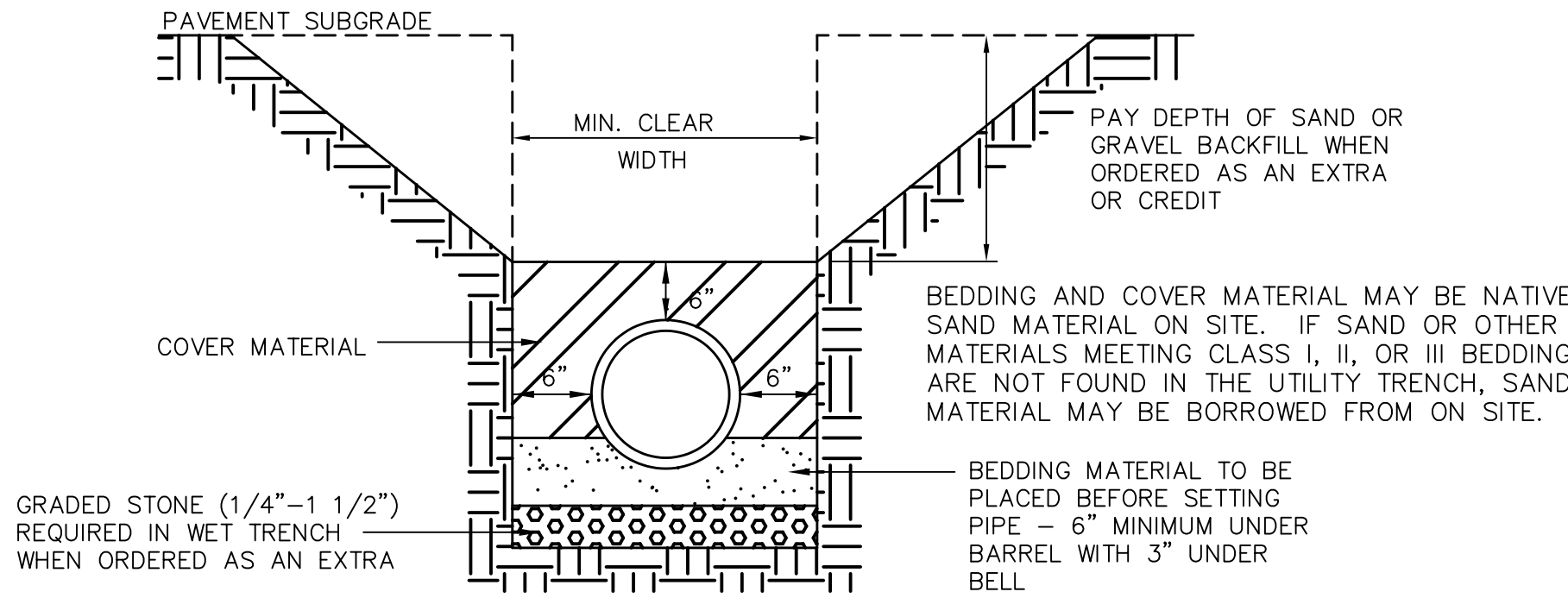
1 STORM SEWER MANHOLE
C5.2 NOT TO SCALE



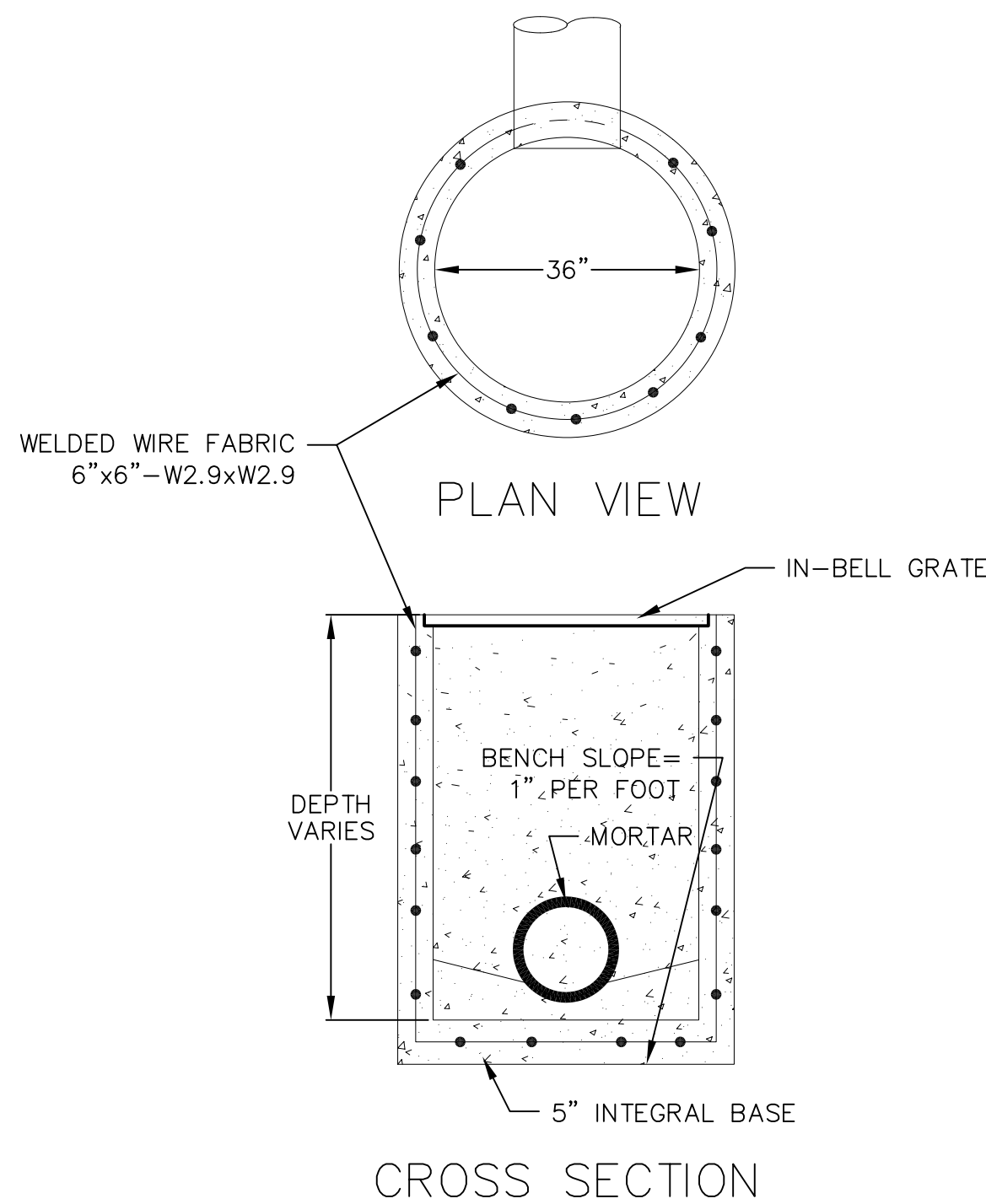
2 RIP-RAP OUTLET
C5.2 NOT TO SCALE



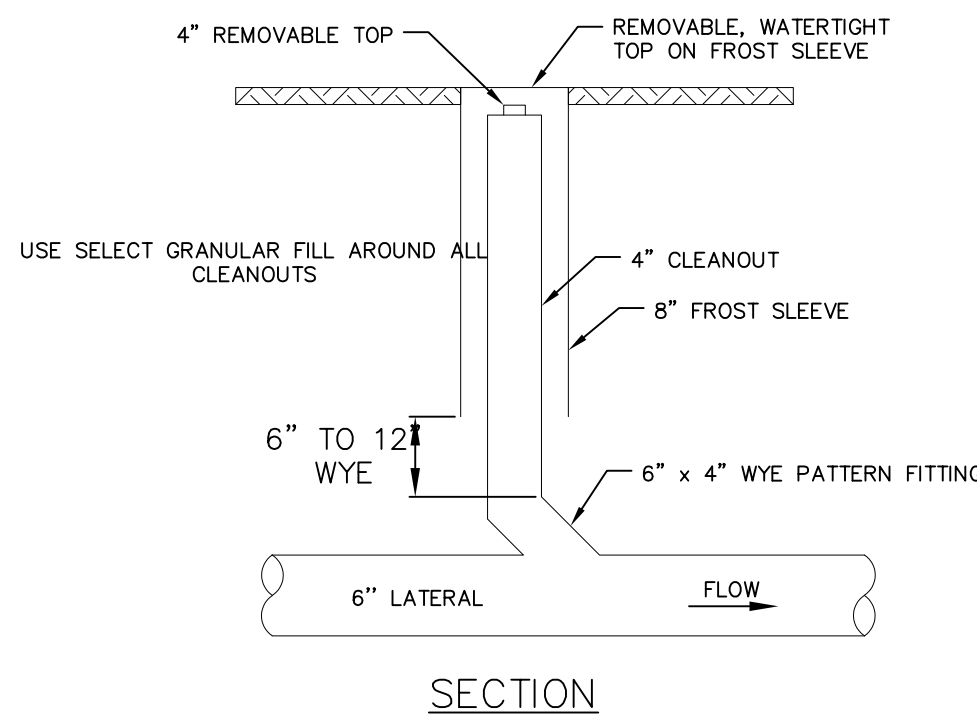
PLAN VIEW



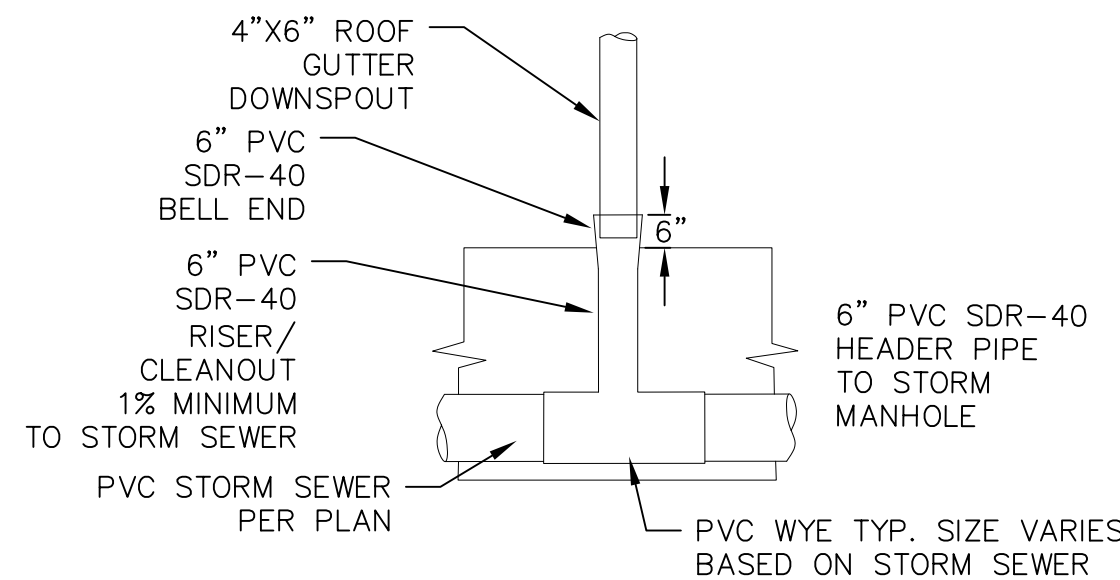
3 CLASS "C" BEDDING
C5.2 NOT TO SCALE



4 FIELD INLET (36" DIA. BASIN)
C5.2 NOT TO SCALE (MANUFACTURED BY COUNTY MATERIALS)



5 6" SANITARY CLEANOUT
C5.2 NOT TO SCALE



6 ROOF DRAIN HEADER
C5.2 NOT TO SCALE



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CIVIL DETAILS

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C5.2

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF RHINELANDER 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 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 CONSTRUCTION SITE ENTRANCE 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 14-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. RESTORATION (SEED, FERTILIZE 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.
14. LAWNS SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
15. 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.
16. 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.
17. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
18. 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.
19. 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.
20. INSTALL MINIMUM 6'-7' WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.
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. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY OR PERMITTING MUNICIPALITY.
24. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. CONSTRUCT TEMPORARY SEDIMENT TRAP
3. STRIP TOPSOIL
4. ROUGH GRADE STREETS AND HOTEL SITE
5. CONSTRUCT HOTEL FOUNDATION
6. CONSTRUCT UNDERGROUND UTILITIES
7. INSTALL INLET PROTECTION
8. CONSTRUCTION STORMWATER TREATMENT FACILITIES.
9. RESTORE TERRACES.
10. RESTORE STORMWATER TREATMENT FACILITIES.
11. REMOVE TRACKING PAD AND SILT FENCE AFTER DISTURBED AREAS ARE RESTORED

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:

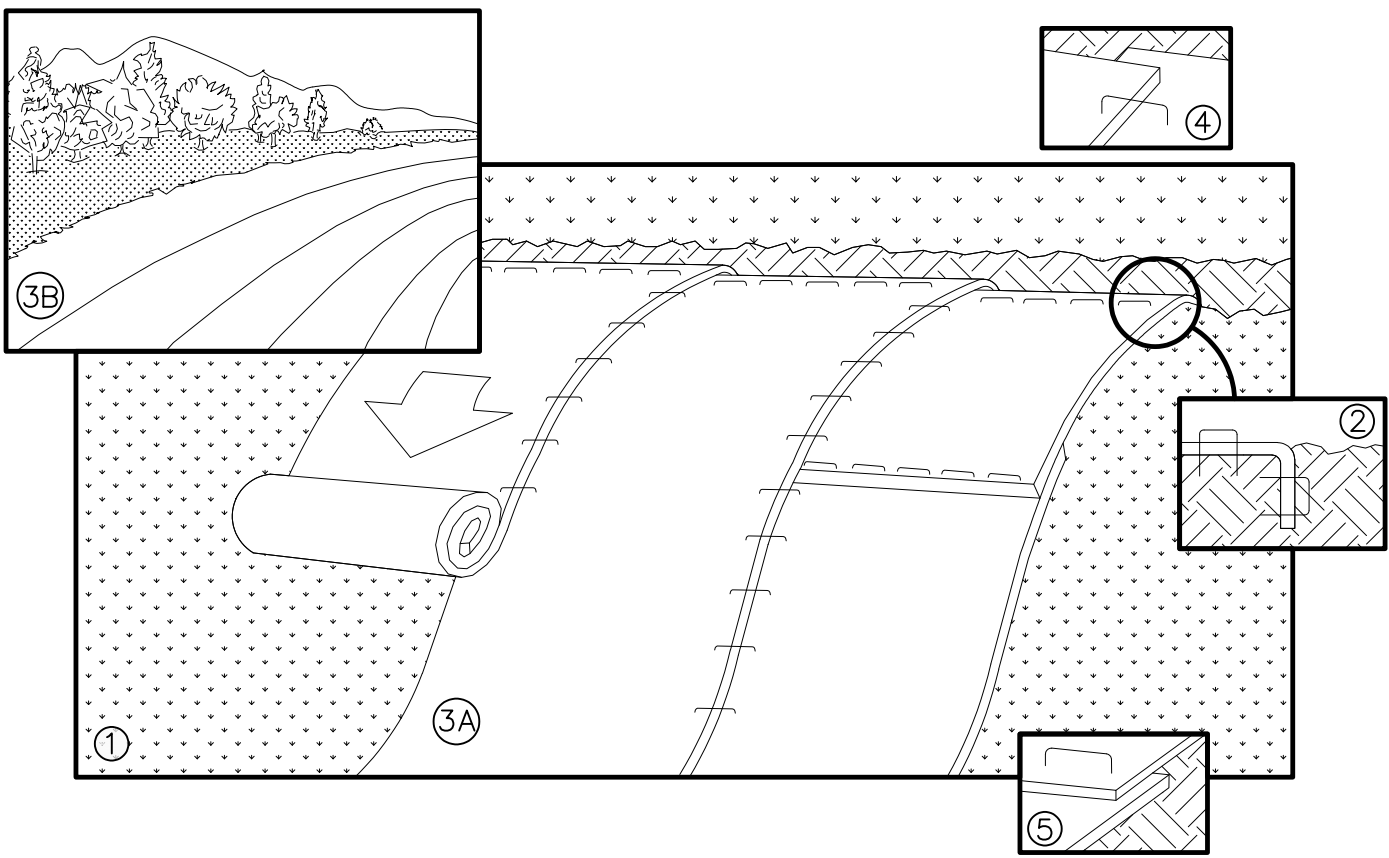
TEMPORARY AND PERMANENT:

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

MULCHING RATES:

TEMPORARY AND PERMANENT:

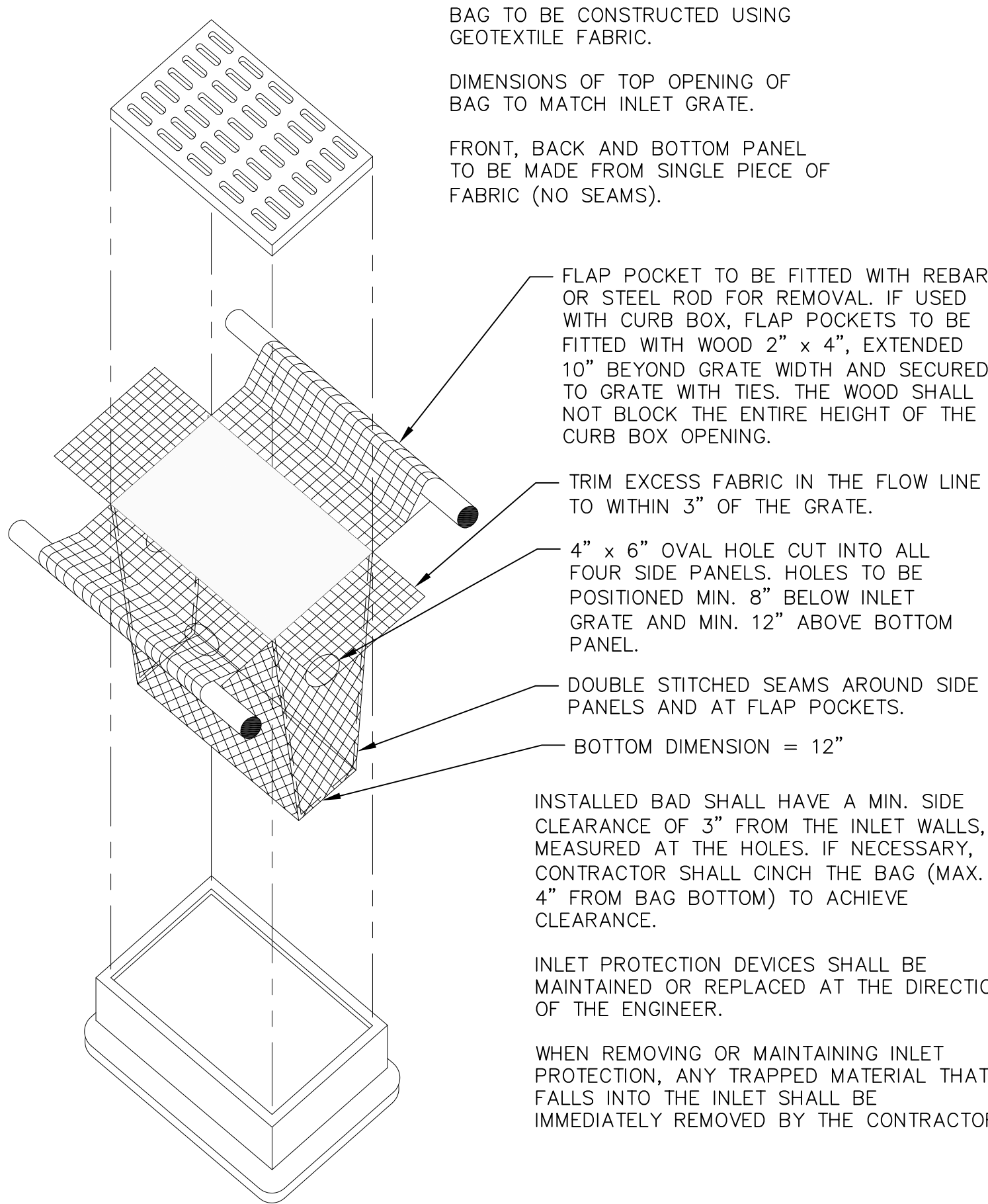
- USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



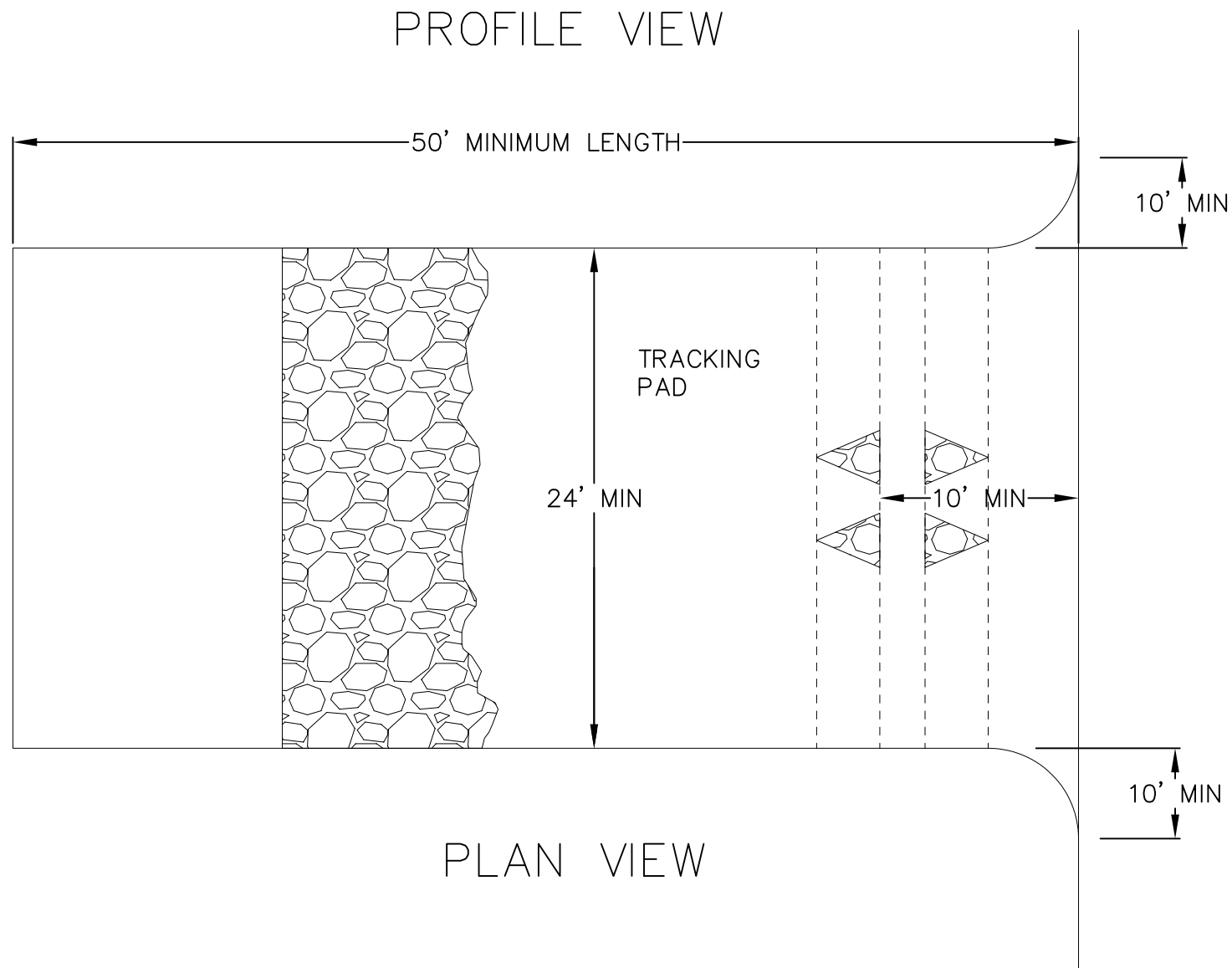
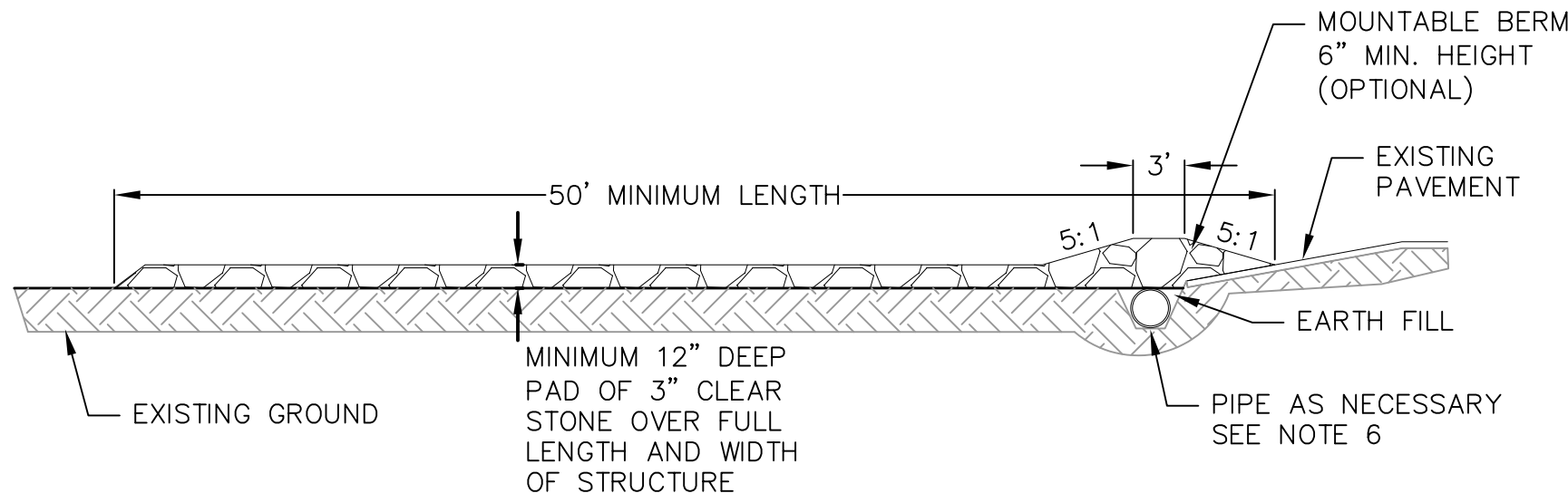
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

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
C5.3
EROSION MAT
NOT TO SCALE

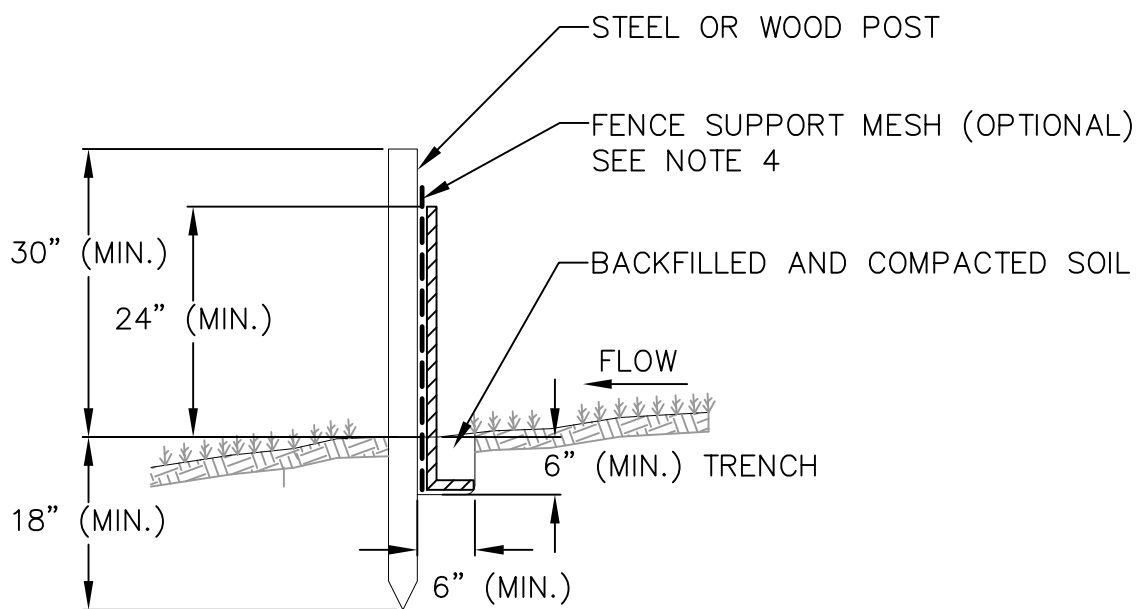


3
C5.3
INLET PROTECTION TYPE D
NOT TO SCALE



1. LENGTH – MINIMUM OF 50'.
2. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. 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.
4. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
5. 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.
6. 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
C5.3
TRACKING PAD
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

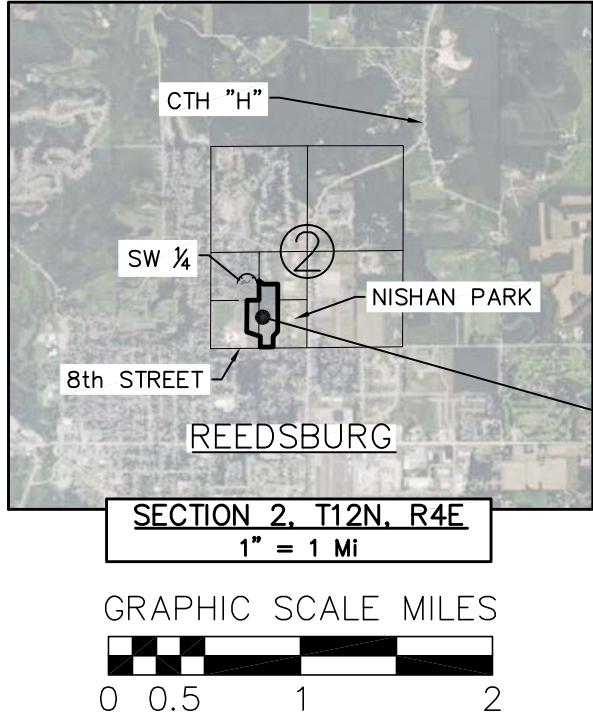
4
C5.3
SILT FENCE
NOT TO SCALE

MY HOME ESTATES

ALL OF LOT 4 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 1740 RECORDED AS DOCUMENT NO. 489000 IN VOLUME 7 OF CERTIFIED SURVEYS, PAGES 1740 & 1740A, PART OF LOT 2 OF THE CITY OF REEDSBURG ASSESSOR'S PLAT, LOCATED IN AND PART OF THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

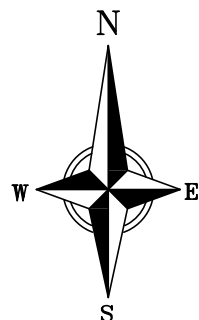
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R:\Reedsburg, City of\230214 - My Home Estates\CADD\230214 - 08-21-2023 - My Home Estates Phase 1 Subdivision Plat.dwg by:mlm 05 Sep 2023 - 7:45a



SURVEY LEGEND

- Public Land Corner, Recovered from Ties
- Found 2" Ø Iron Pipe
- Found 1 1/4" Ø Iron Rod
- Found 3/4" Ø Iron Rod
- Set 3/4" Ø c 18" Iron Rod, 1.5 Lb./Ft
- Set 1 1/4" x 18" Iron Rod, 4.3 Lb./Ft.
- Computed Location



SW COR. SEC. 2
T12N, R4E, FALLS IN
SANITARY MANHOLE,
NO MONUMENT SET

SURVEYOR'S NOTES:

- Bearings are referenced to the Wisconsin Coordinate Reference System, Sauk County, (WICRS, Sauk, NAD 83/2011). The south line of the northwest quarter of Section 2, T12N, R4E Bears N89°27'36"E.
- The area of dedicated right-of-way of Roads "A", "B" and "C" within this subdivision plat total 4.33 Ac., (188,811 Sq. Ft.).
- There are no existing buildings within the boundary of the My Home Estates. Building shown on Lot 1 is a proposed apartment building and on lots 2, 3, 4, 5, 6 and 7 are zero lot line residential duplex structures.
- 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.
- Outlots 1 and 2 are dedicated to the City of Reedsburg for storm water management purposes.
- Outlot 3 is intended for the purpose of a pocket park for the exclusive use of the residents of this development with the exception of the 20' wide access easement to access Outlot 4.
- Outlot 4 is dedicated to the public for park purposes.
- EC# denotes Easement Curve measurements.

MY HOME ESTATES

LOT 4, CSM 1740 AND PART OF THE NE, SE & SW QUARTERS
OF THE SW QUARTER, SECTION 2, T12N, R4E
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

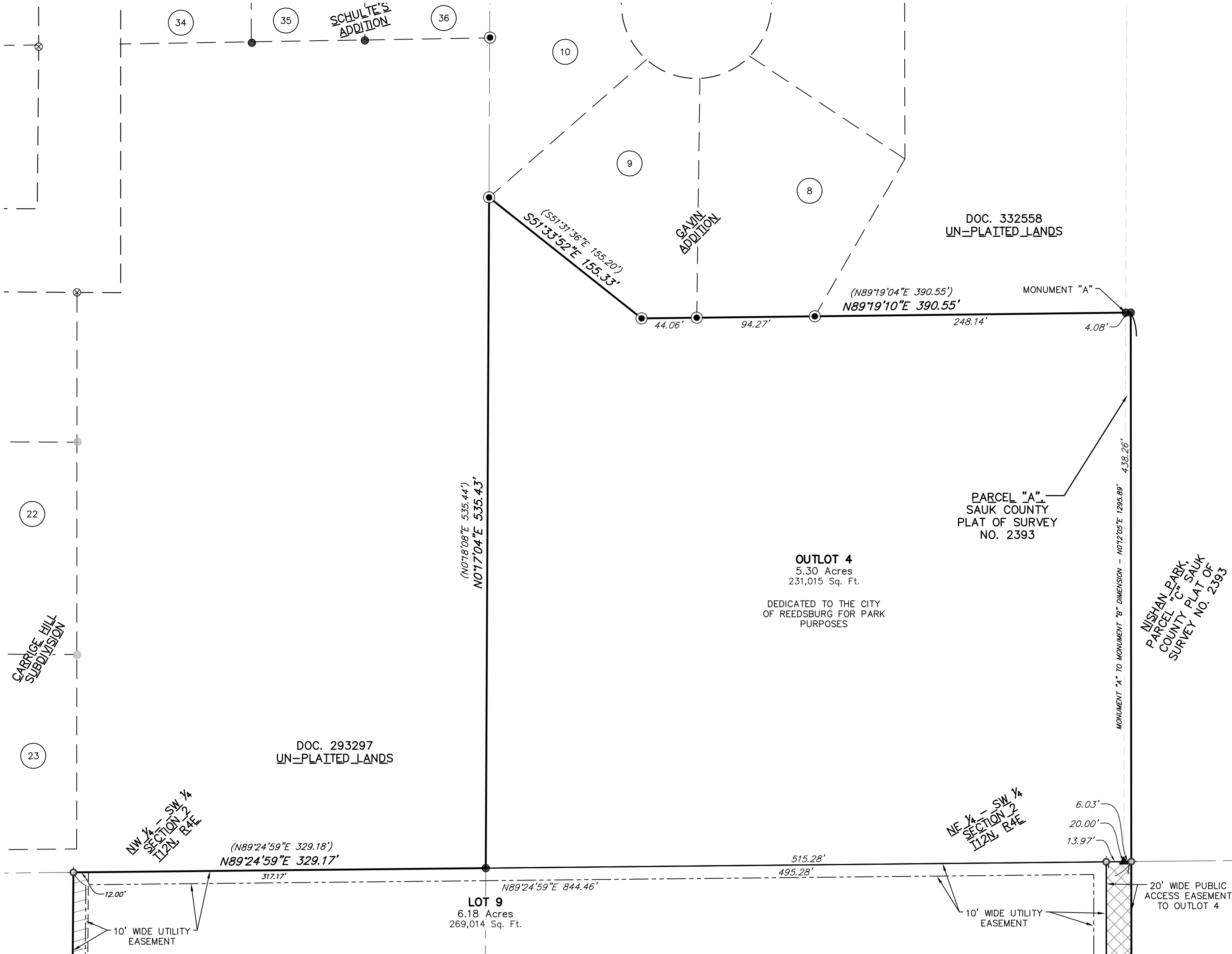
vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



MY HOME ESTATES

ALL OF LOT 4 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 1740 RECORDED AS DOCUMENT NO. 489000 IN VOLUME 7 OF CERTIFIED SURVEYS, PAGES 1740 & 1740A, PART OF LOT 2 OF THE CITY OF REEDSBURG ASSESSOR'S PLAT, LOCATED IN AND PART OF THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 2, T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN



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, Chapter A-E7 of the Wisconsin Administrative Codes 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, dedicated and monumented this subdivision plat named My Home Estates, being part of Assessor's Lot 2 of the Assessor's Plat of the City of Reedsburg and Lot 4 of Sauk County Certified Survey Map No. 1740, located in part of the Northeast quarter of the Southwest quarter, part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southwest Quarter of Section 2 T12N, R4E, City of Reedsburg, Sauk County, Wisconsin, more particularly described as follows:

All of Lot 4 of Sauk County Certified Survey Map No. 1740 recorded as Document No. 489000 in Volume 7 of Certified Surveys, Pages 1740 & 1740A, part of Lot 2 of the City of Reedsburg Assessor's Plat, located in part of the Northeast, Southeast and Southwest Quarters of the Southwest quarter of Section 2, T12N, R4E, City of Reedsburg, Sauk County, Wisconsin and bounded by a line described as follows:

Commencing at the South One-Quarter Corner of Section 2, T12N, R4E; Thence, S89°27'36"W, along the south line of the Southwest Quarter of said Section 2, 931.60 feet to its intersection with the southerly extension of the west line of Park Place Condominium; Thence, N00°11'38"E, along said southerly extension of the west line of Park Place Condominium, 31.12 feet, to a found 3/4" diameter iron rod at the southwest corner thereof, the north right-of-way line of Eighth Street and the Point of Beginning (P.O.B.) of this description;

Thence, S89°31'01"W, along the said north right-of-way line of Eighth Street, 349.24 feet, to a found 3/4" inch diameter iron rod at the southwest corner of Lot 4 of Sauk County Certified Survey Map No. 1740;

Thence, N00°15'34"E, along the west line of said Lot 4 and the east line of Lot 1 of said Sauk County Certified Survey Map No. 1740, 295.00 feet, to a found 3/4" inch diameter iron rod at the northeast corner thereof;

Thence, N89°24'59"W, along the northeast line of said Lot 1, 393.74 feet to a found 3/4" inch diameter iron rod at the northwest corner thereof and the west line of Lot 2 of said City of Reedsburg Assessor's Plat;

Thence, N00°27'36"E, along the west line of said Lot 2, 871.24 feet to a found 3/4" inch diameter iron rod at the northwest corner thereof and the south line of lands described in Sauk County Register of Deeds Document No. 293297;

Thence, N89°24'59"E, along the said south line of said lands described in Sauk County Register of Deeds Document No. 293297, 329.17 feet, to a found 3/4" inch diameter iron rod at the southeast corner thereof;

Thence, N00°17'04"E, along the east line of said lands described in Sauk County Register of Deeds Document No. 293297, 535.43 feet, to a found 1-1/4" inch diameter iron rod at the southwest corner of Lot 9 of Gavin Addition.

Thence, S51°13'52"E, along the southwest line of said Lot 9, 155.33 feet to a found 1-1/4" inch diameter iron rod;

Thence, N89°19'10"E, along the south line of said Gavin Addition and the south line of lands described in Sauk County Register of Deeds Document No. 332558, 390.55 feet, to a found 3/4" inch diameter iron rod at the west line of Parcel "C" shown in Sauk County Plat of Survey No. 2393;

Thence, S00°03'10"E, along the west line of said Parcel "C" shown in Sauk County Plat of Survey No. 2393, 1301.58 feet, to a found 3/4" inch diameter iron rod at the northeast corner of said Park Place Condominium;

Thence, S43°27'53"W, along the northwest line of Park Place Condominium, 187.36 feet, to a found 3/4" inch diameter iron rod at the northwest corner thereof;

Thence, S00°11'38"W, along the west line of said Park Place Condominium, 294.37 feet, returning to the Point of Beginning;

Described lands contain 26.36 Ac., 1,148,105 Sq. Ft., (22.02 Ac., 959,294 Sq. Ft. excluding the rights-of-way of Roads "A", "B" and "C") and is subject to all other easements and rights-of-way of record.

That such plat is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the requirements of Chapter 235 of the Wisconsin Statutes Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Reedsburg.

Marc A. Londo, WI PLS-2696 Date
Vierbicher Associates, Inc.

SAUK COUNTY REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____

at _____ o'clock _____m. and recorded in Volume _____ of Plats on

pages _____, as Doc. No. _____

Brent Bailey
Sauk County Register of Deeds

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, _____
Wisconsin
My commission expires _____

THE CITY OF REEDSBURG APPROVAL CERTIFICATE

Resolved, that the plat of My Home Estates, KMD Development, LLC owner, is hereby approved by the The City of Reedsburg.

David G. Estes, Mayor Date
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 My Home Estates.

Jacob Crossetto, Clerk/Treasurer Date
City of Reedsburg



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



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planners | engineers | advisors

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MY HOME ESTATES

LOT 4, CSM 1740 AND PART OF THE NE, SE & SW QUARTERS OF THE SW QUARTER, SECTION 2, T12N, R4E
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

REVISIONS

NO. DATE REMARKS

1 9/5/2023 Street Names

REVISIONS

NO. DATE REMARKS

DATE

8/25/2023

DRAWN

CHECKED

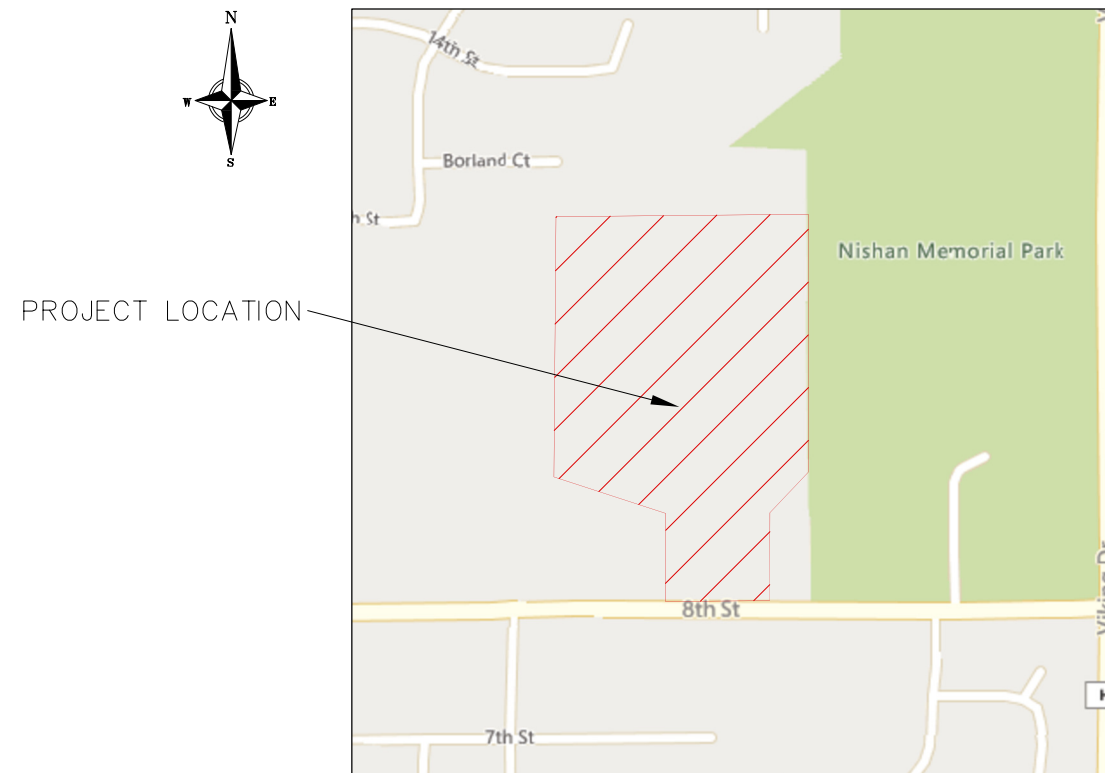
PROJECT NO.

230214

SHEET

2 OF 2

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SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LEGEND & GENERAL NOTES
3	EXISTING CONDITIONS
4	OVERALL SITE PLAN
5	OVERALL GRADING & EROSION CONTROL PLAN
6	OVERALL UTILITY PLAN
7	PLAN & PROFILE – MY HOME WAY
8–11	PLAN & PROFILE – RUSALKA CIRCLE
12	PLAN & PROFILE – ARMIDA COURT
13	PLAN & PROFILE – WATER MAIN CONNECTION
14	PLAN & PROFILE – EMERGENCY ACCESS TRAIL
15	NORTH SW POND – PLAN & PROFILE
16	SOUTH SW POND – PLAN & PROFILE
17	NORTH TRAIL PLAN
18–22	DETAILS

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ELEV = 906.22
- CENTER EXISTING HYDRANT
ELEV = 907.14
- EAST EXISTING HYDRANT
ELEV = 909.84

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DATE		REVISIONS		REVISIONS		TITTLE SHEET
NO.	DATE	REMARKS	NO.	DATE	REMARKS	
SEPTEMBER 2023						MY HOME ESTATES STREET AND UTILITY CONSTRUCTION CITY OF REEDSBURG SAUK COUNTY, WI
DRAFTER						
NADE						
CHECKED						
MMJC						
PROJECT NO.						
230214						
SHEET						
1		OF		22		

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING WETLANDS
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- STONE WEEPER

- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" Ø IRON PIPE
- FOUND 2" Ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- FOUND RAILROAD SPIKE
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL
- SET 1 1/4" Ø IRON ROD
- SET 3/4" Ø IRON ROD
- SET RAILROAD SPIKE
- GENERAL CONTROL POINT

GENERAL NOTES:

INSTALL A 50'L x 20'W x 1.5'D ANTI TRACKING PAD AT ENTRANCES TO THE PROJECT. ANTI TRACKING PAD SHALL BE REPLACED AS NECESSARY TO ACCOMMODATE UTILITY CONSTRUCTION.

CONTRACTOR SHALL HAVE A MECHANICAL BROOM ON SITE ON A DAILY BASIS AND SHALL SWEEP THE STREET PAVEMENT OF ADJACENT STREETS DAILY OR MORE AS NEEDED. INSTALL FRAMED INLET PROTECTION IN EXISTING CURB INLETS AND WI DOT TYPE A IN FIELD INLETS.

ELEVATIONS ON PLAN ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB AND GUTTER AND BASE COURSE HAVE BEEN INSTALLED.

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. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. REPORTS SHALL BE SUBMITTED TO ENGINEER WEEKLY.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM

R.O.W. AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SANITARY SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.

EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.

ALL FINAL GRADES FOR HYDRANTS ARE FINISHED GRADES AT BASE (FLANGE EL) OF HYDRANT.

CONTRACTOR SHALL DISPOSE OF TREES AND STUMPS OFF SITE. NO TREES ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE CITY OR ENGINEER.

CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED.

COST OF COORDINATION SHALL BE INCIDENTAL TO CONSTRUCTION, INCLUDING ANY SCHEDULING CONFLICTS. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF REEDSBURG, WDNR, WIDOT AND LOCAL AUTHORITIES. COST OF COOPERATION AND COORDINATION SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL NOT BE A CAUSE FOR ANY EXTRA COMPENSATION FOR TIME EXTENSION AND NO EXTRA COST TO THE OWNER.

CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF REMOVED PIPE, ASPHALT, CONCRETE AND EXCESS MATERIAL OFF SITE.

ALL WATER MAIN FITTING (BENDS, TEES, REDUCERS, CROSSES, ETC.) WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE CONSIDERED INCIDENTAL TO THE WATER MAIN. CONTRACTOR SHALL COORDINATE W/ PROPERTY OWNERS/RESIDENTS REGARDING ACCESS TO DRIVEWAYS AND UTILITY SHUT-OFFS.

THE WATER MAIN SHALL BE INSTALLED WITH A TRACER WIRE. TRACER WIRE SHALL BE LAID FLAT AND SHALL BE SECURELY FASTENED TO THE PIPE AT TEN-FOOT INTERVALS. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING INSTALLATION AND BACKFILLING.

WHEN THE CONTRACT USES LUMP SUM PAYMENT FOR EXCAVATION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE QUANTITY TO THEIR SATISFACTION PRIOR TO BIDDING. NO ADDITIONAL PAYMENT WILL BE MADE FOR COMMON EXCAVATION BID AS A LUMP SUM

GRADING AND SITE WORK MAY BE OCCURRING BY OTHERS IN LOT AREAS THAT ARE ABUTTING THE PROJECT AREA. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE CONSTRUCTION ACTIVITIES AND PHASING WITH OTHERS. ACCESS TO ALL LOTS UNDER CONSTRUCTION MUST BE MAINTAINED AND CONSTRUCTION SEQUENCING MUST ALLOW FOR OTHERS TO ACCESS THEIR SITES. COORDINATION WITH OTHER CONTRACTORS SHALL BE INCIDENTAL TO CONSTRUCTION.

WHEN THE CONTRACT USES A LUMP SUM MEASUREMENT, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMMON EXCAVATION QUANTITIES TO THEIR SATISFACTION PRIOR TO BIDDING.

AGENCIES

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

CITY OF REEDSBURG
STEVE ZIBELL, DIRECTOR OF PUBLIC WORKS
134 S. LOCUST ST
REEDSBURG, WI 53959
608-524-6404
szibell@ci.reedsburg.wi.us

BRETT SCHUPPNER, GENERAL MANAGER
REEDSBURG UTILITY COMMISSION
501 UTILITY COURT
REEDSBURG, WI 53959
608-524-4381
bretts@rucls.net

UTILITIES

GAS
ALLIANT ENERGY
MICHAEL LONG
520 COMMERCE AVENUE
BARABOO, WI 53913
608-356-0608
michaelong@alliantenergy.com

TELEVISION
CHARTER COMMUNICATIONS
GLEN JAKUSZ
E10704 STATE HIGHWAY 33
608-209-3202
glen.jakusc@charter.com

FIBER OPTIC
REEDSBURG UTILITY COMMISSION
BRETT SCHUPPNER
501 UTILITY COURT
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TELEPHONE
FRONTIER
CHRIS BLUMER
100 COMMUNICATION DRIVE
SUN PRARIE, WI 53590
608-622-3807
christopher.blumer@ftr.com

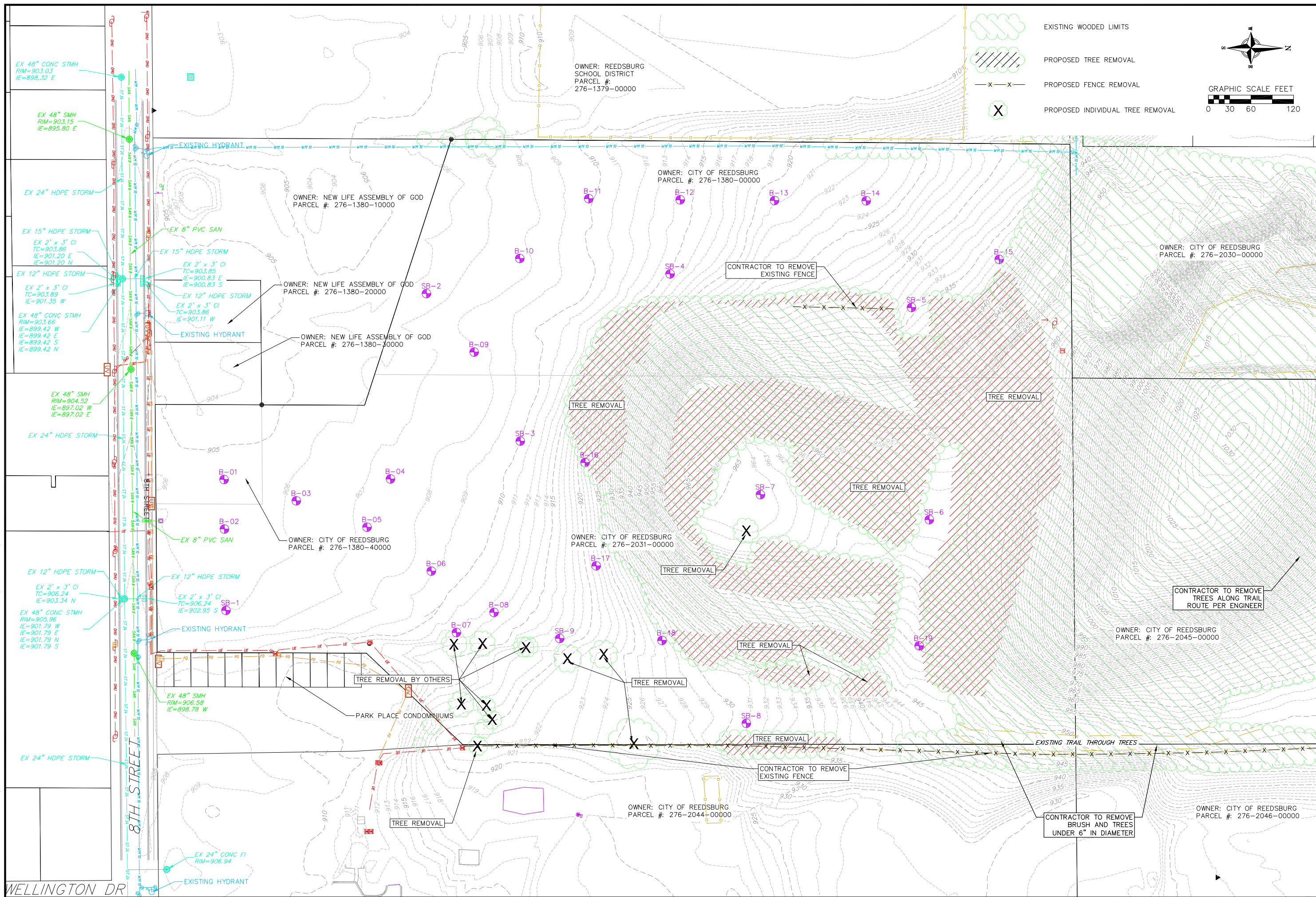
ELECTRIC, CABLE, WATER
REEDSBURG UTILITY COMMISSION
501 UTILITY COURT
REEDSBURG, WI 53959
608-768-1000
ruc@rucls.net

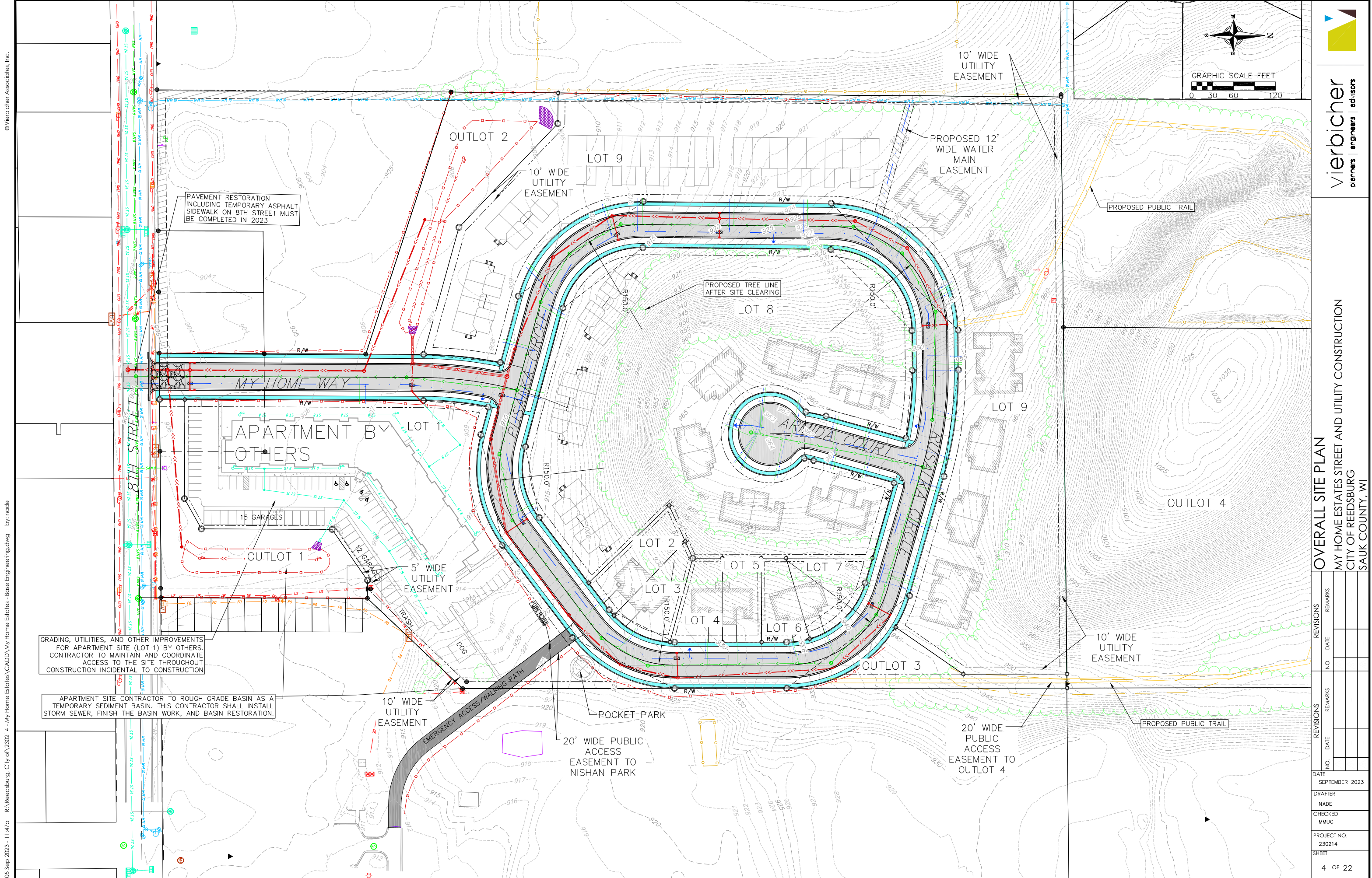
SANITARY SEWER
CITY OF REEDSBURG
STEVE ZIBELL, DIRECTOR OF PUBLIC WORKS
134 S. LOCUST ST
REEDSBURG, WI 53959
608-524-6404
szibell@ci.reedsburg.wi.us

LEGEND & GENERAL NOTES

MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

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OVERALL SITE PLAN
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

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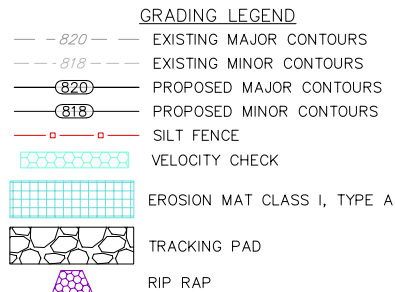
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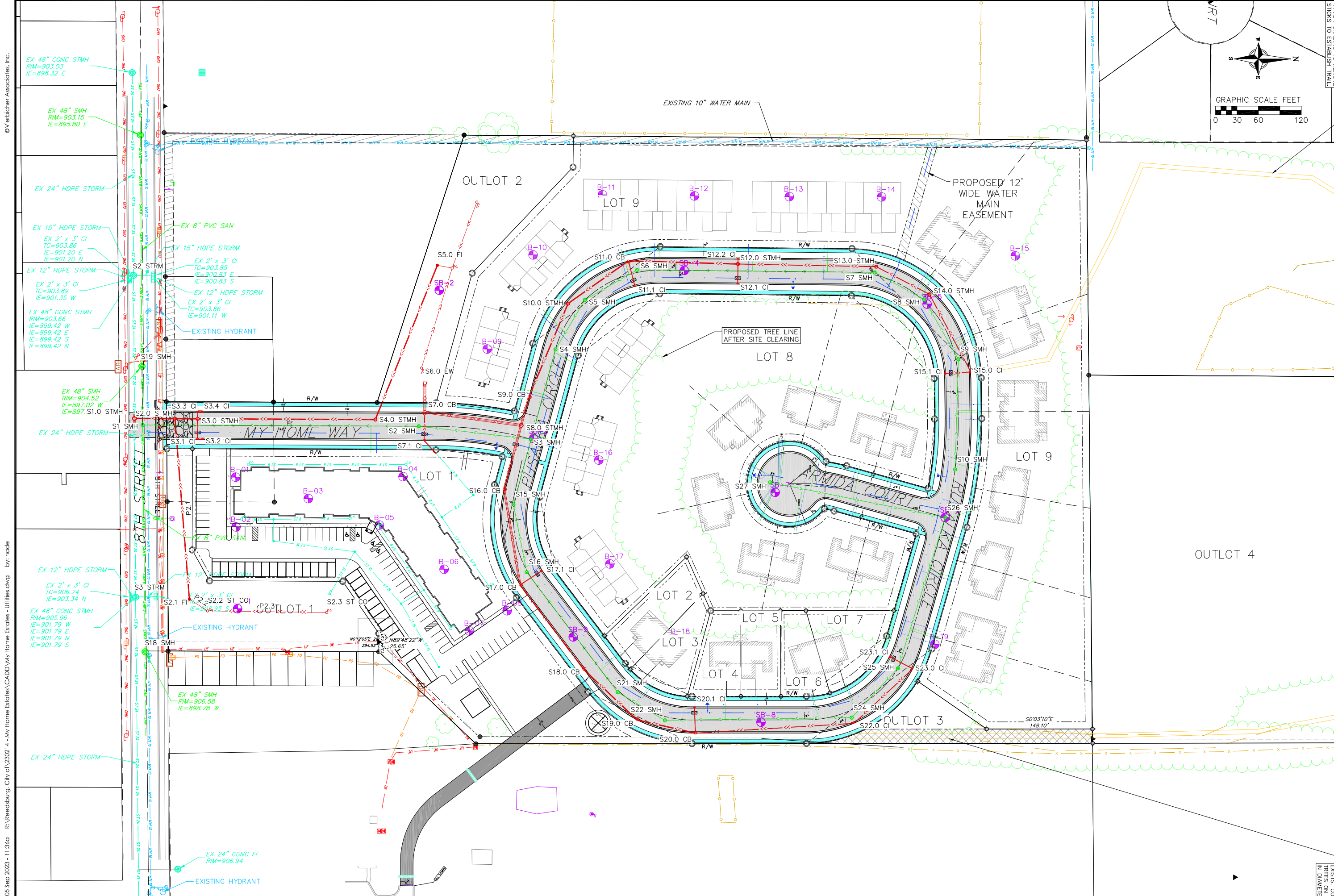
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OVERALL UTILITY PLAN
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

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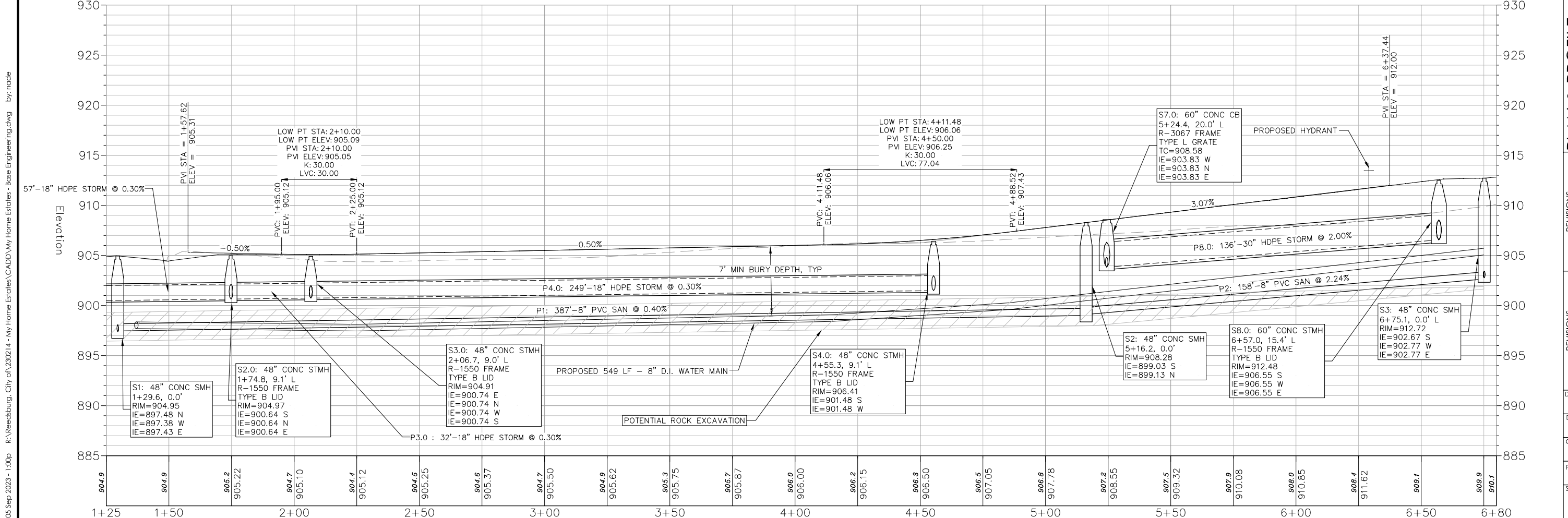
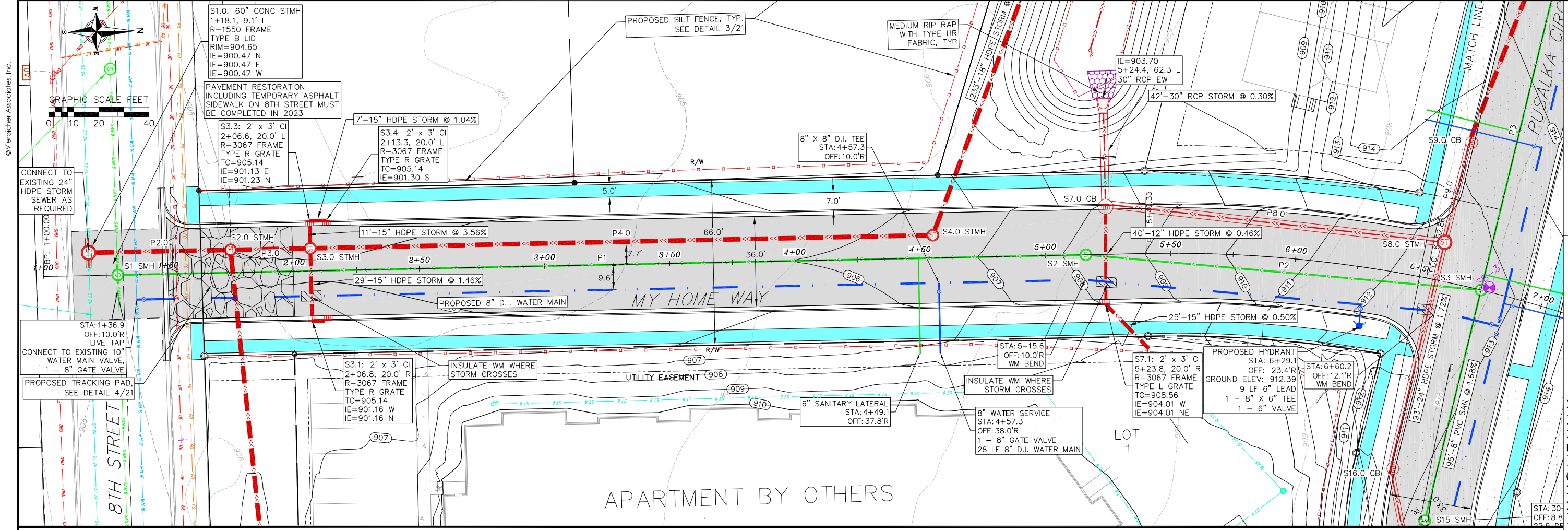
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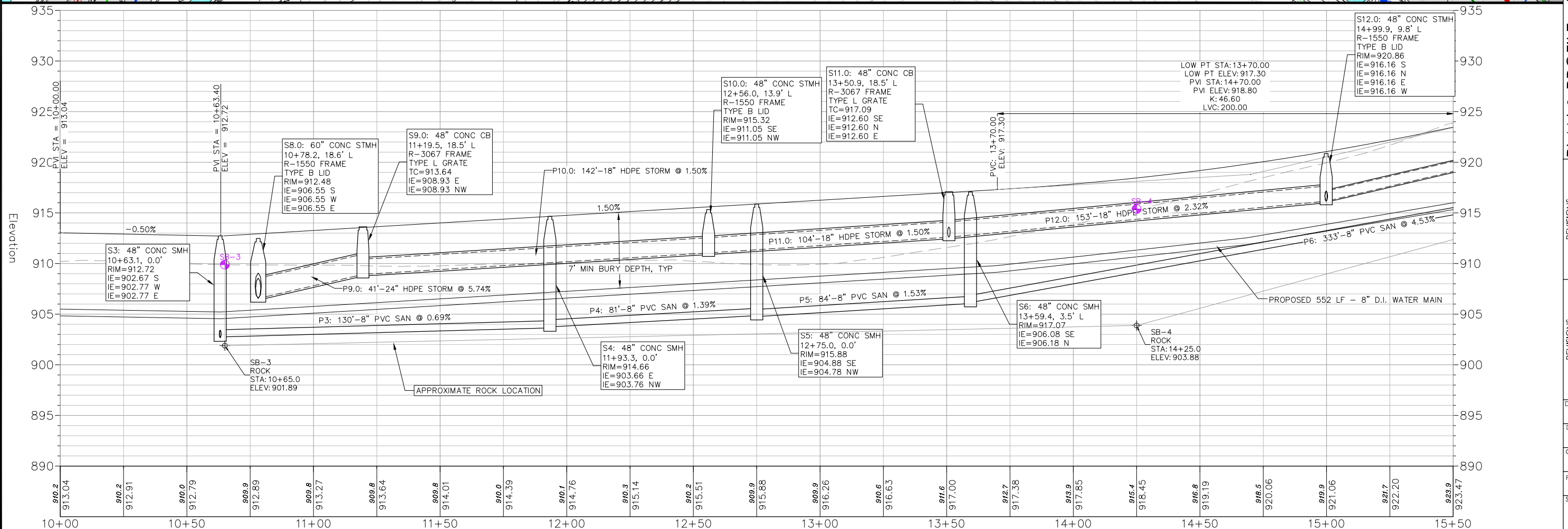
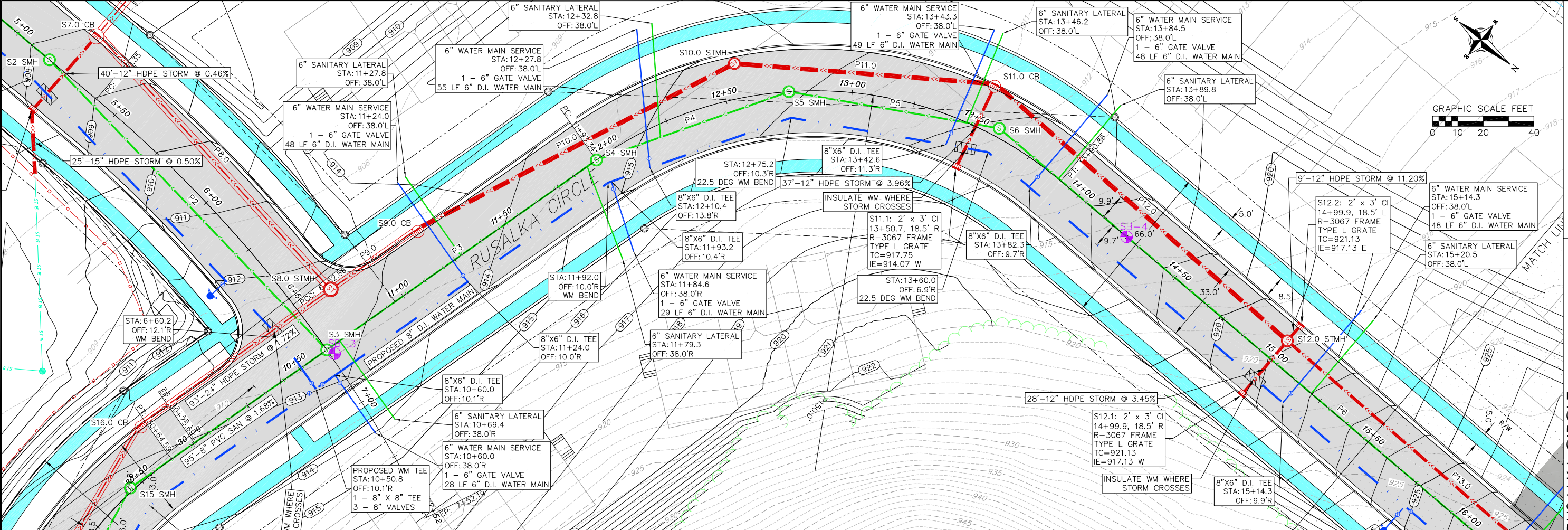
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MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

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CITY OF REEDSBURG
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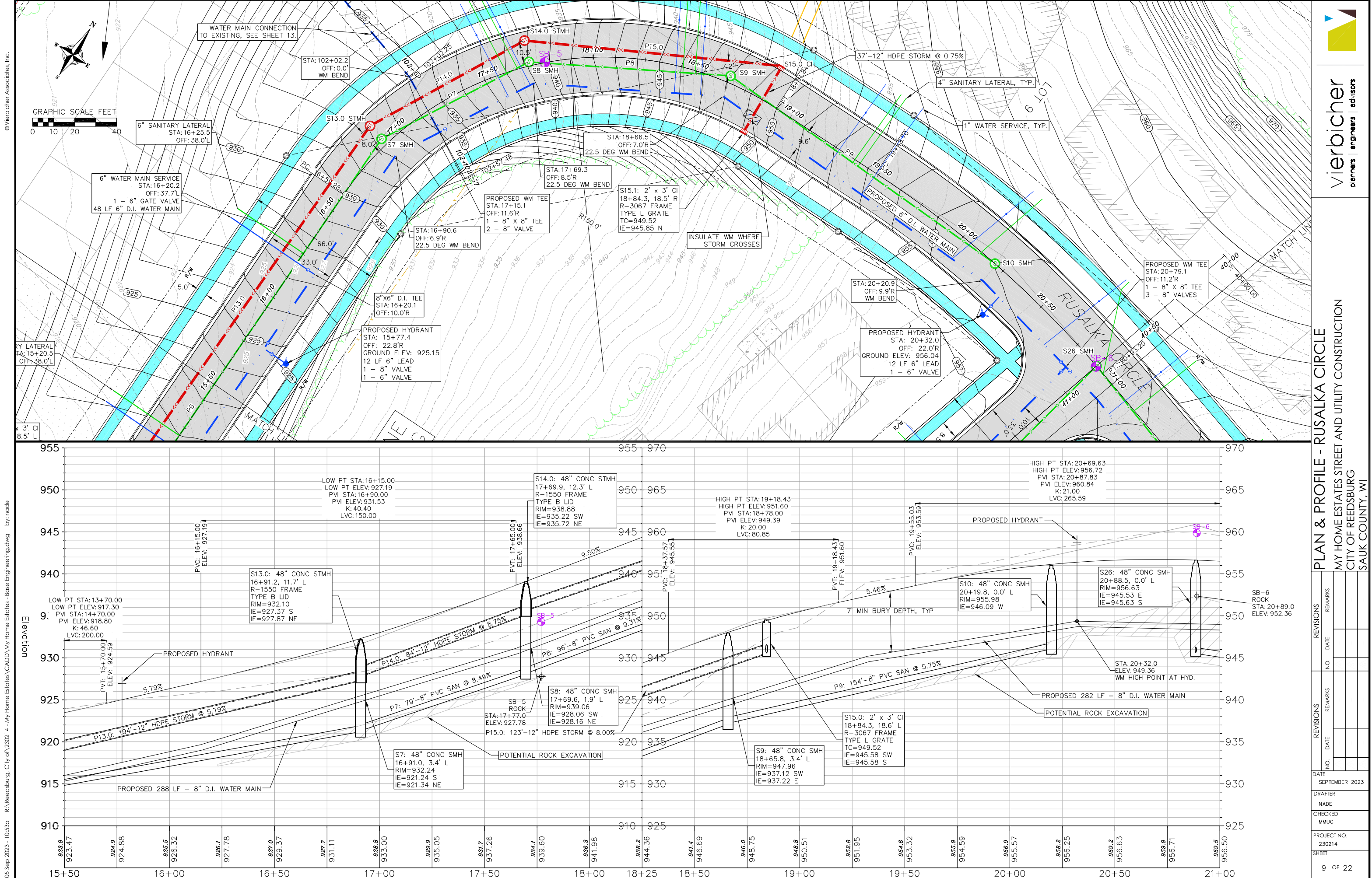
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CITY OF REEDSBURG
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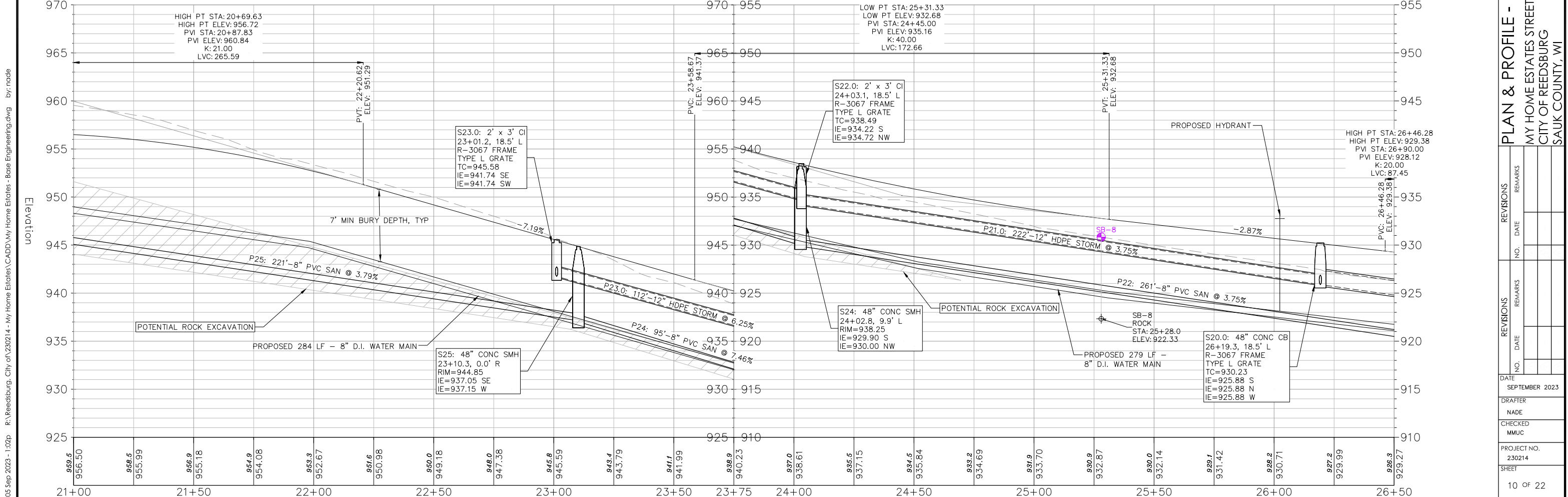
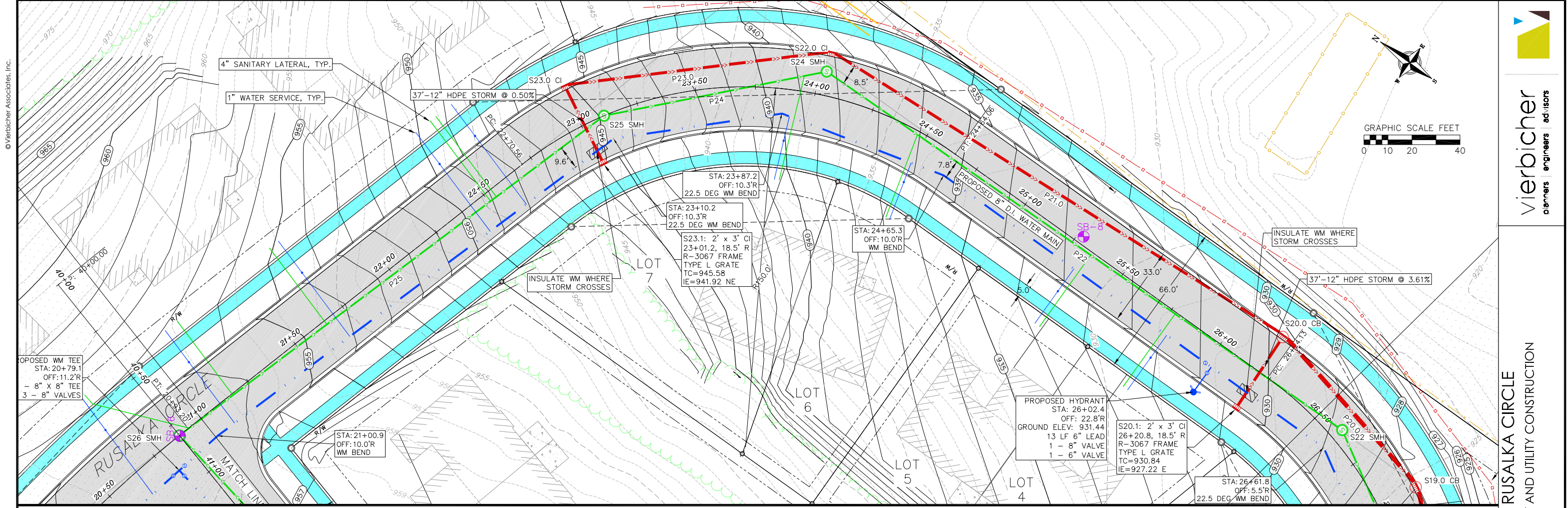
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CITY OF REEDSBURG
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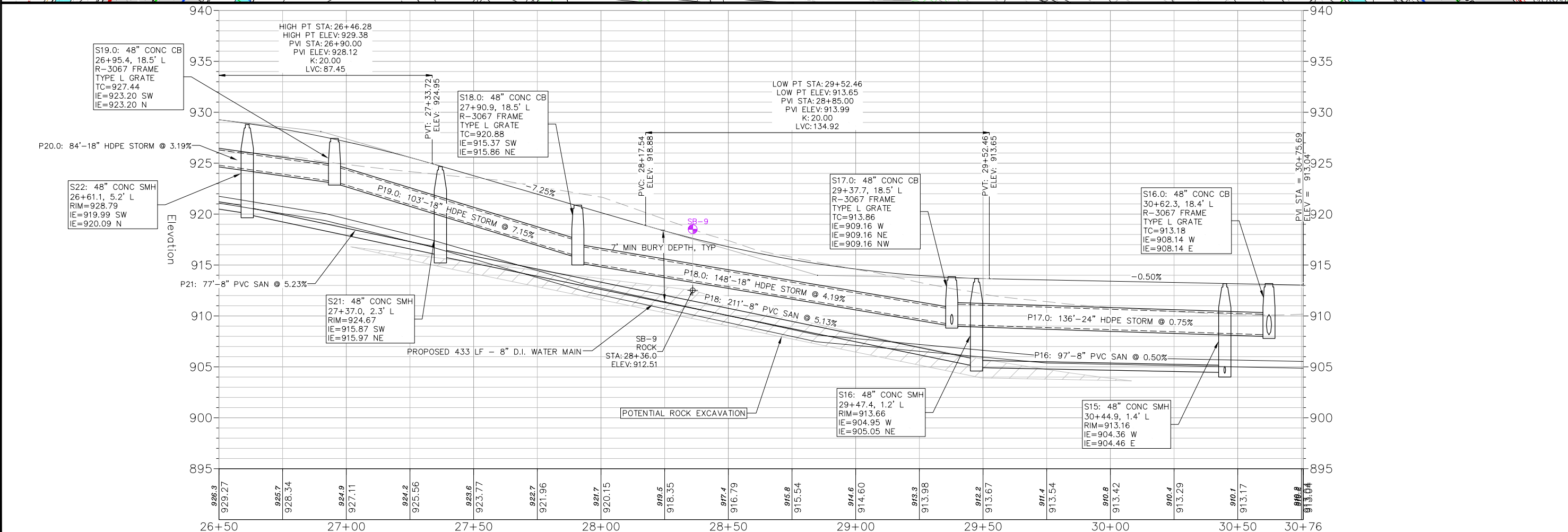
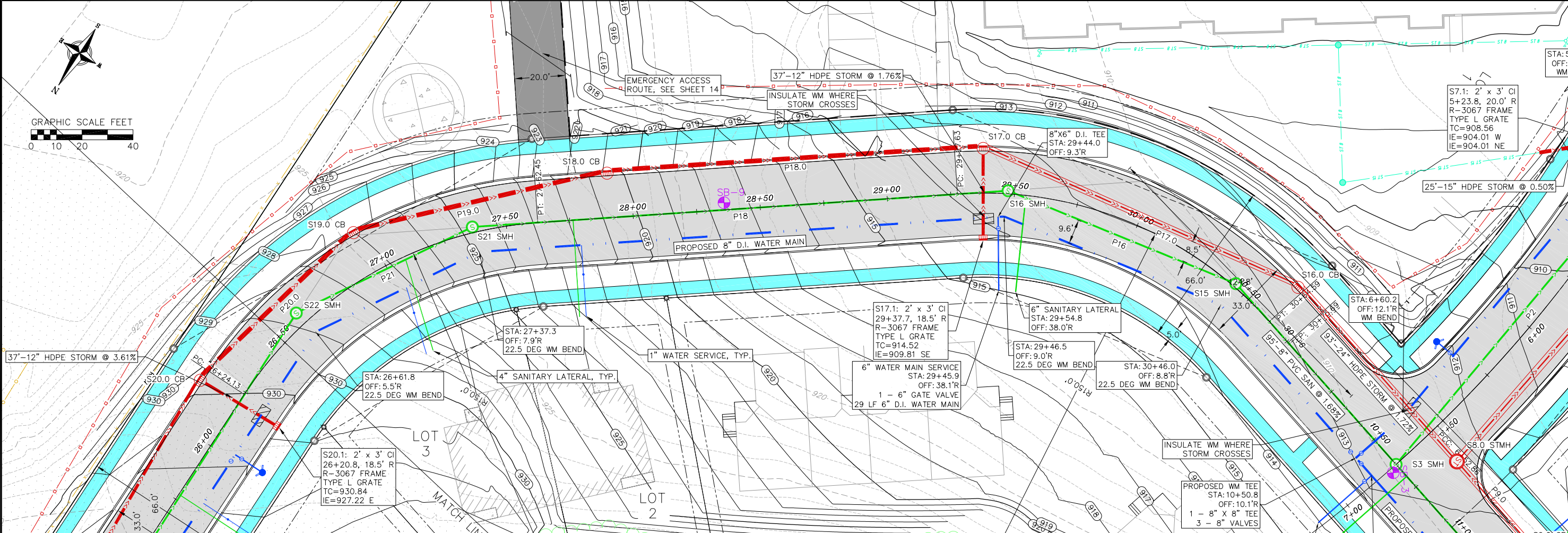
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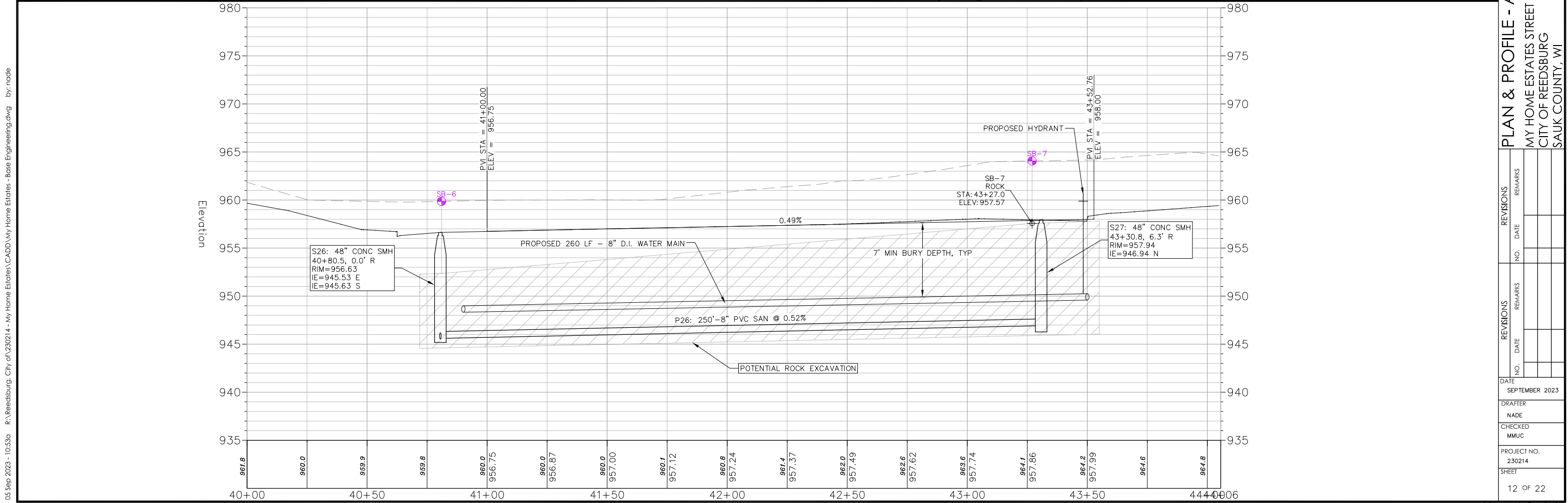
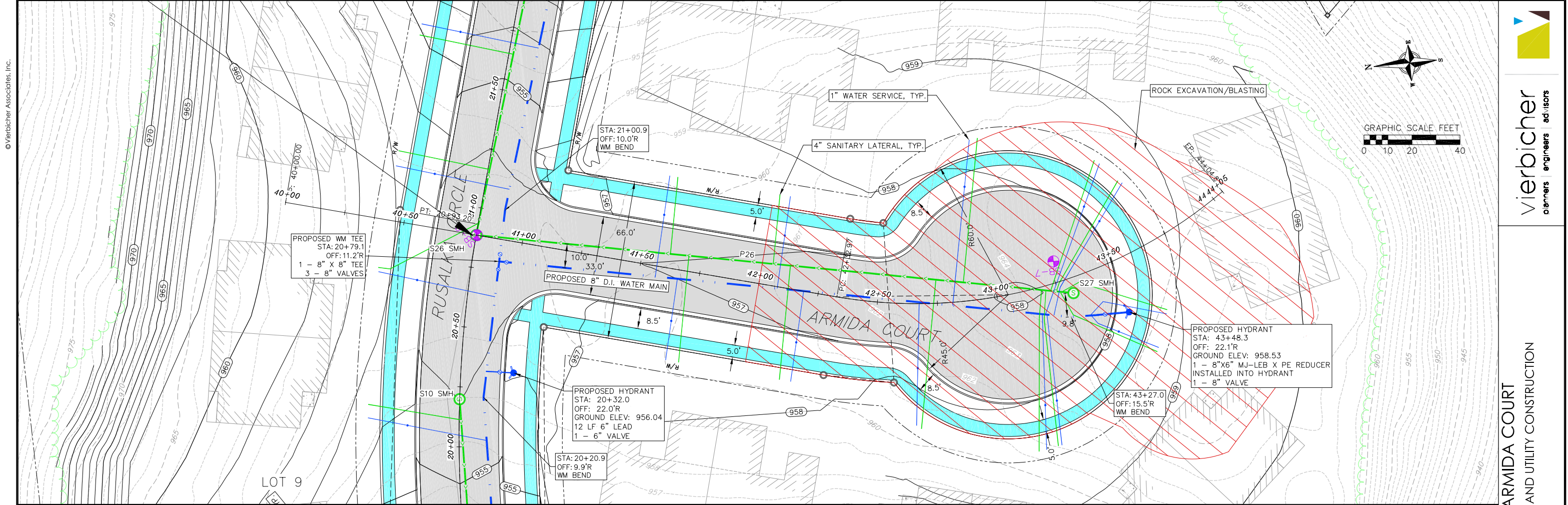
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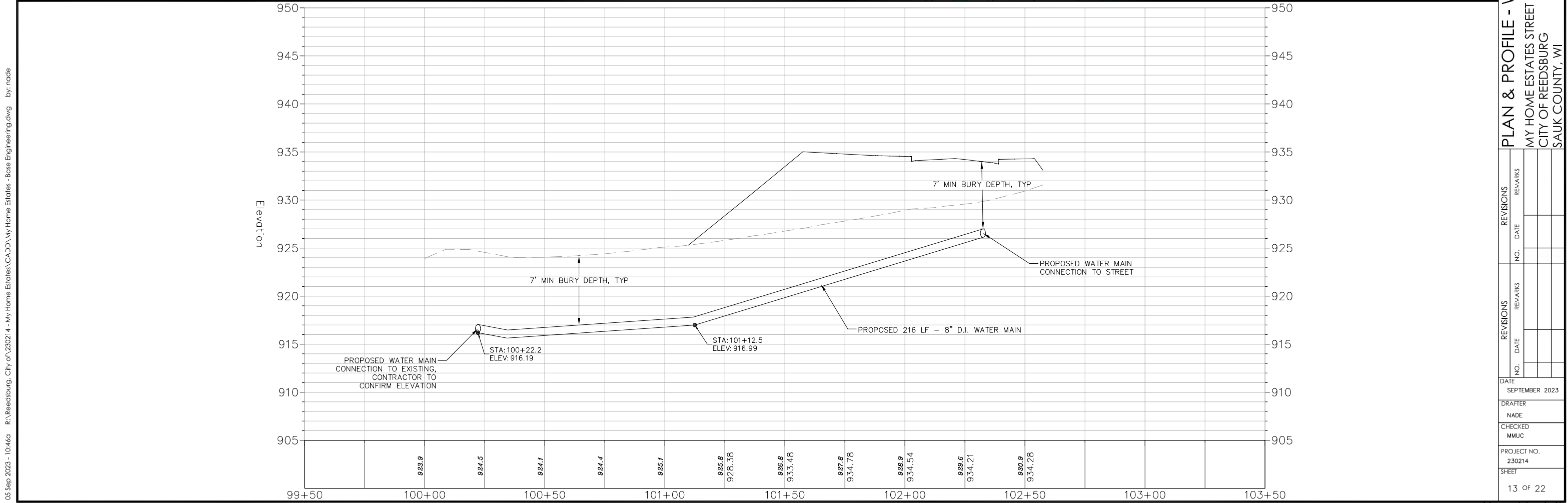
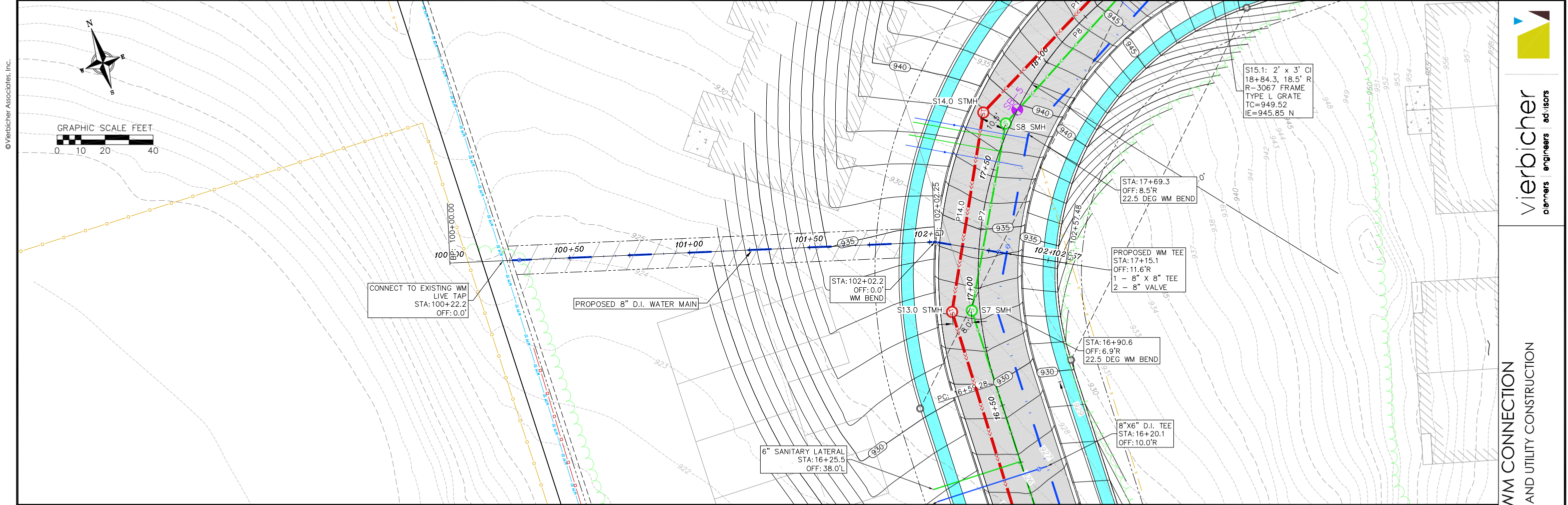
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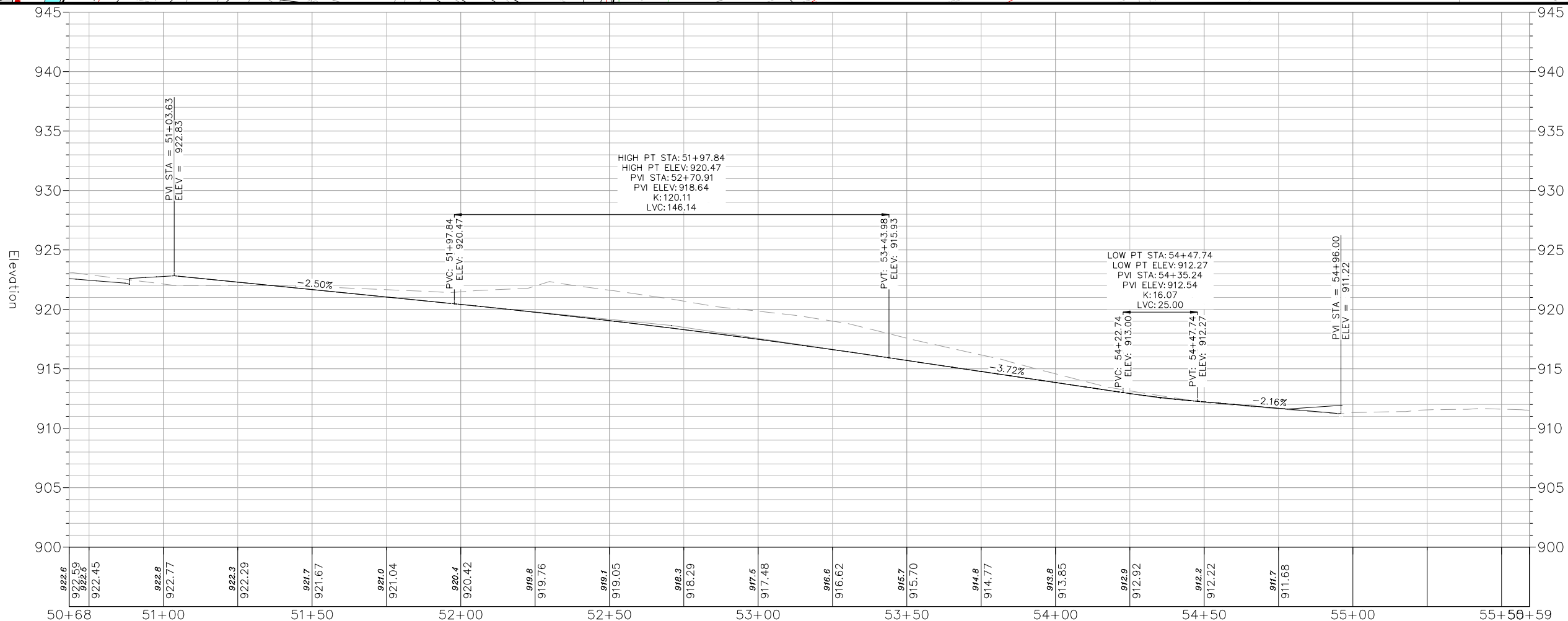
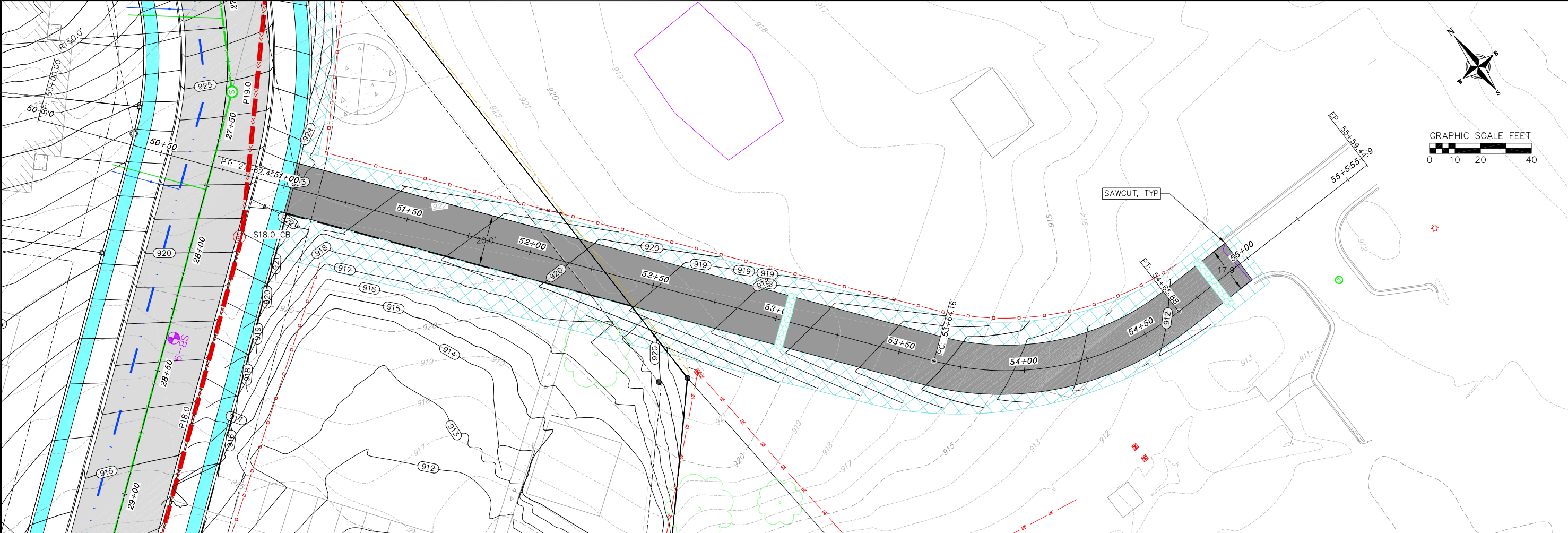
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MY HOME ESTATES STREET AND UTILITY CONSTRUCTION

CITY OF REEDSBURG

SAUK COUNTY, WI

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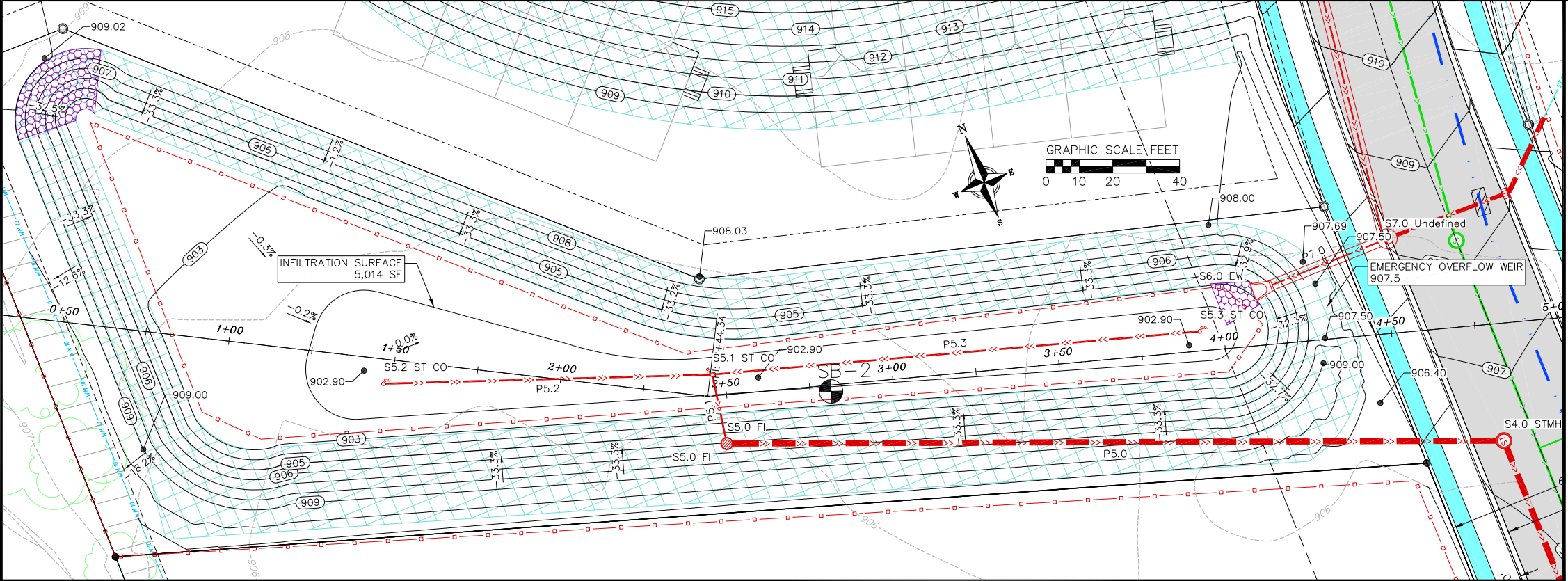
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BIO-RETENTION AREA RESTORATION SPECIFICATIONS:
NOTE: BIO-RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO-RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

USE RAINWATER GARDEN SEED MIX FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) – OR ENGINEER APPROVED EQUAL.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):

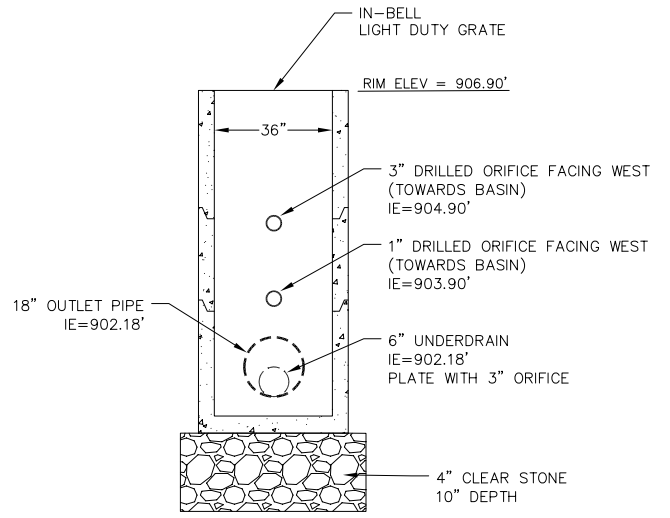
- OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
- CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
- PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
- PLACE 18 INCHES OF ENGINEERED SOIL, COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)

NORTH PROPOSED BIORETENTION BASIN
TOP:
AREA=29,455 SF
ELEV=909.00'

BOTTOM:
AREA=5,014 SF
ELEV=902.90'

OVERFLOW ELEV=907.5

24-HOUR STORM PEAK ELEV
1-YEAR=905.52
2-YEAR=905.94
5-YEAR=906.82
10-YEAR=907.08
25-YEAR=907.42
50-YEAR=907.86
100-YEAR=908.24

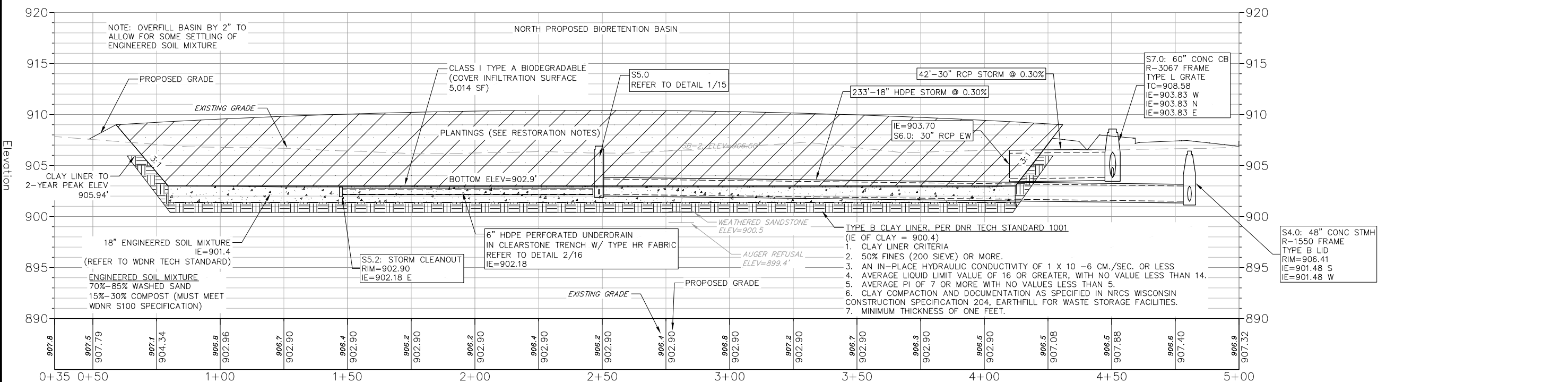


PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS

CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990

PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923

1 36" FIELD INLET (S5.0)
15 NOT TO SCALE



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NORTH SW POND - PLAN & PROFILE
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

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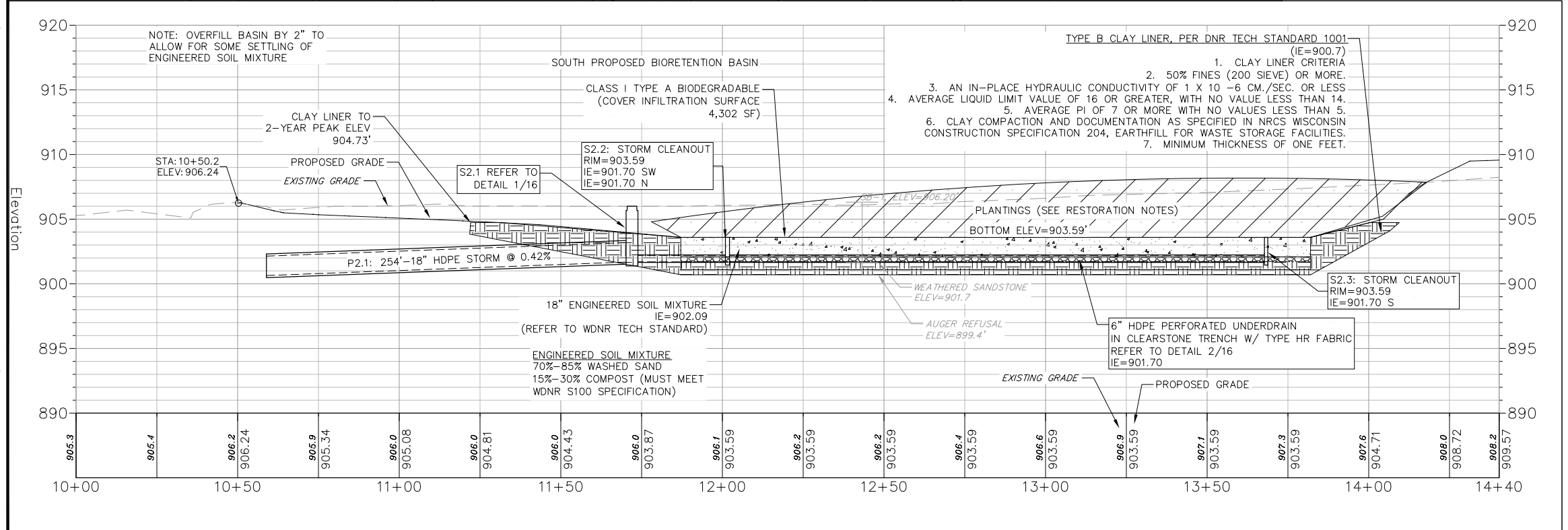
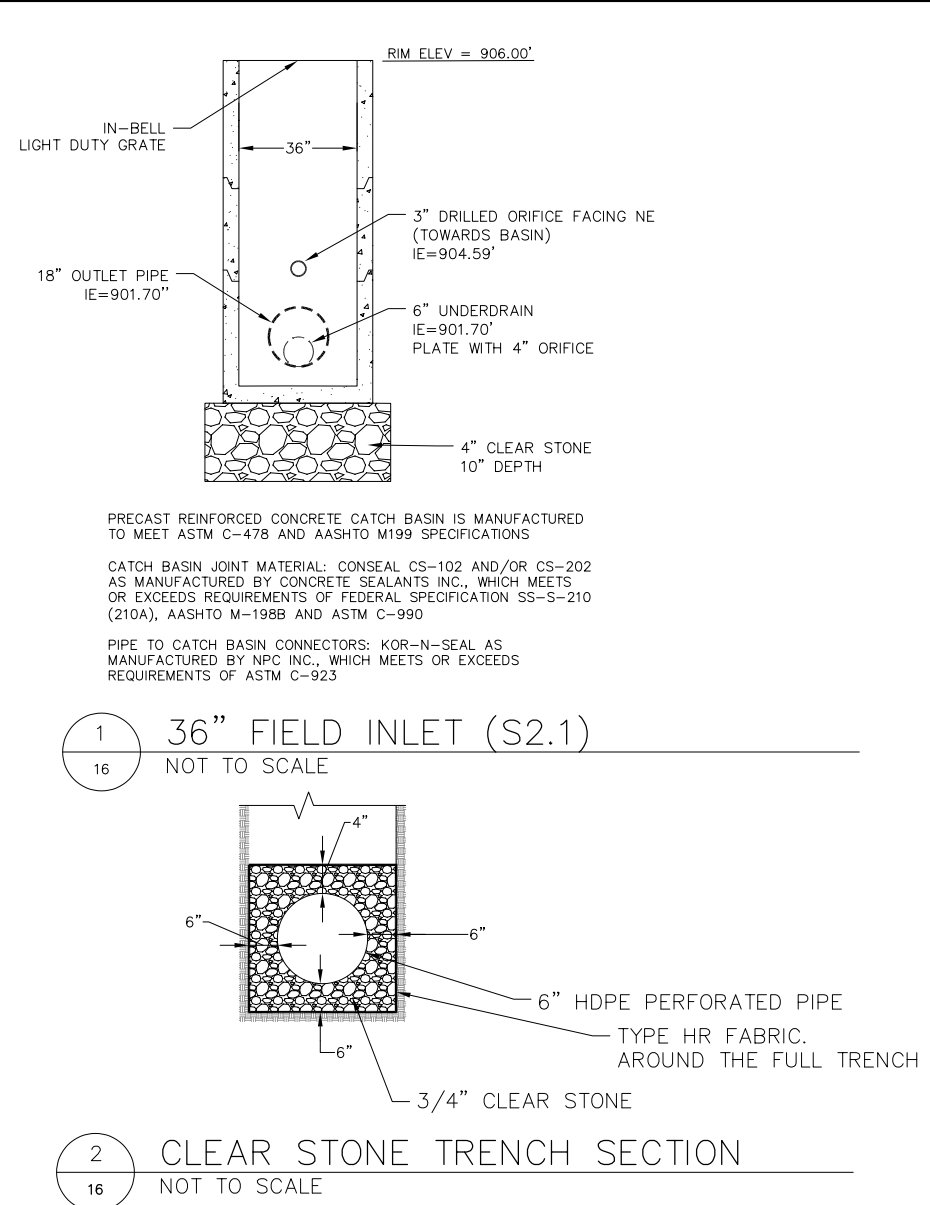
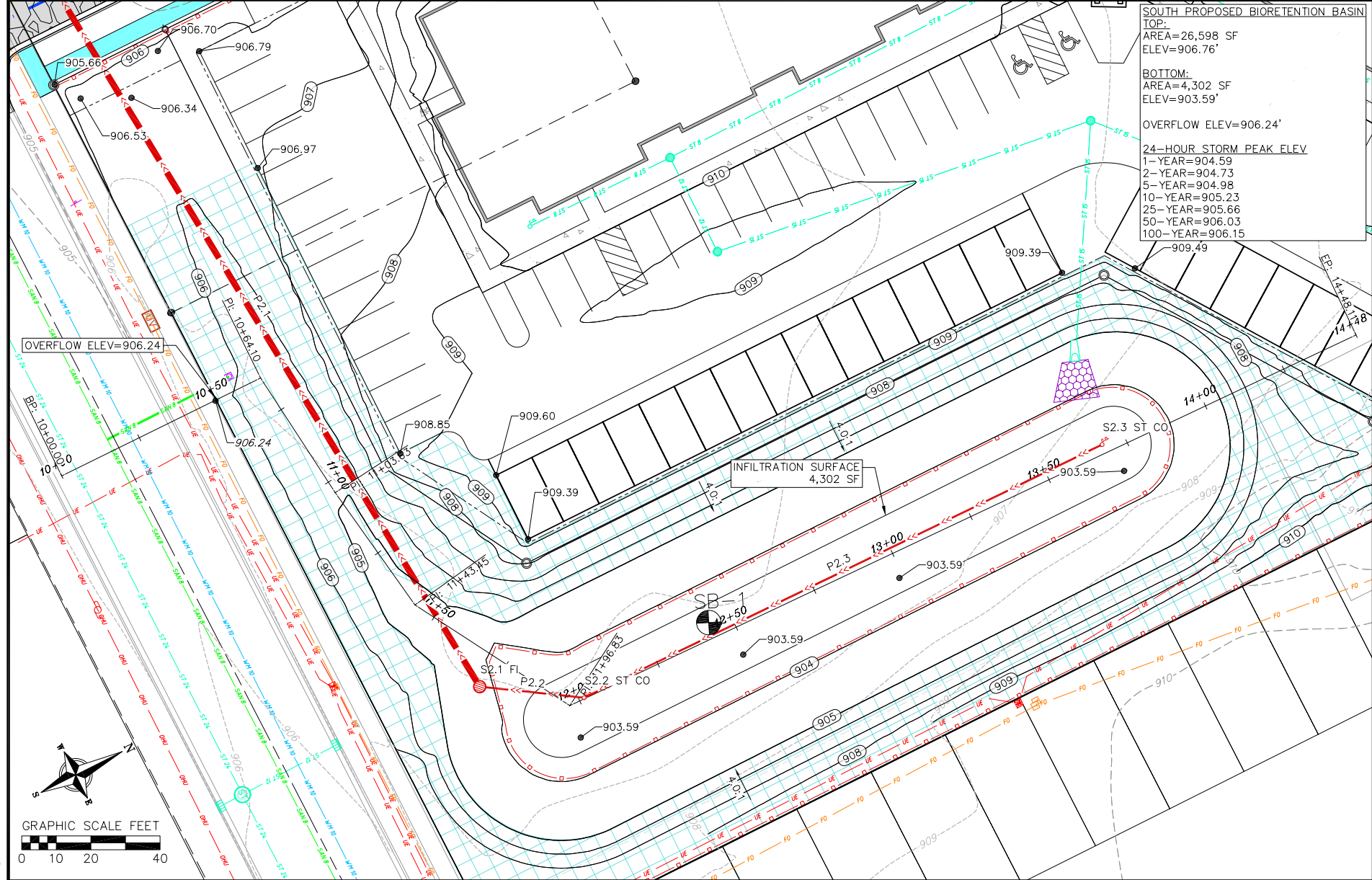
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PROJECT NO.: 230214

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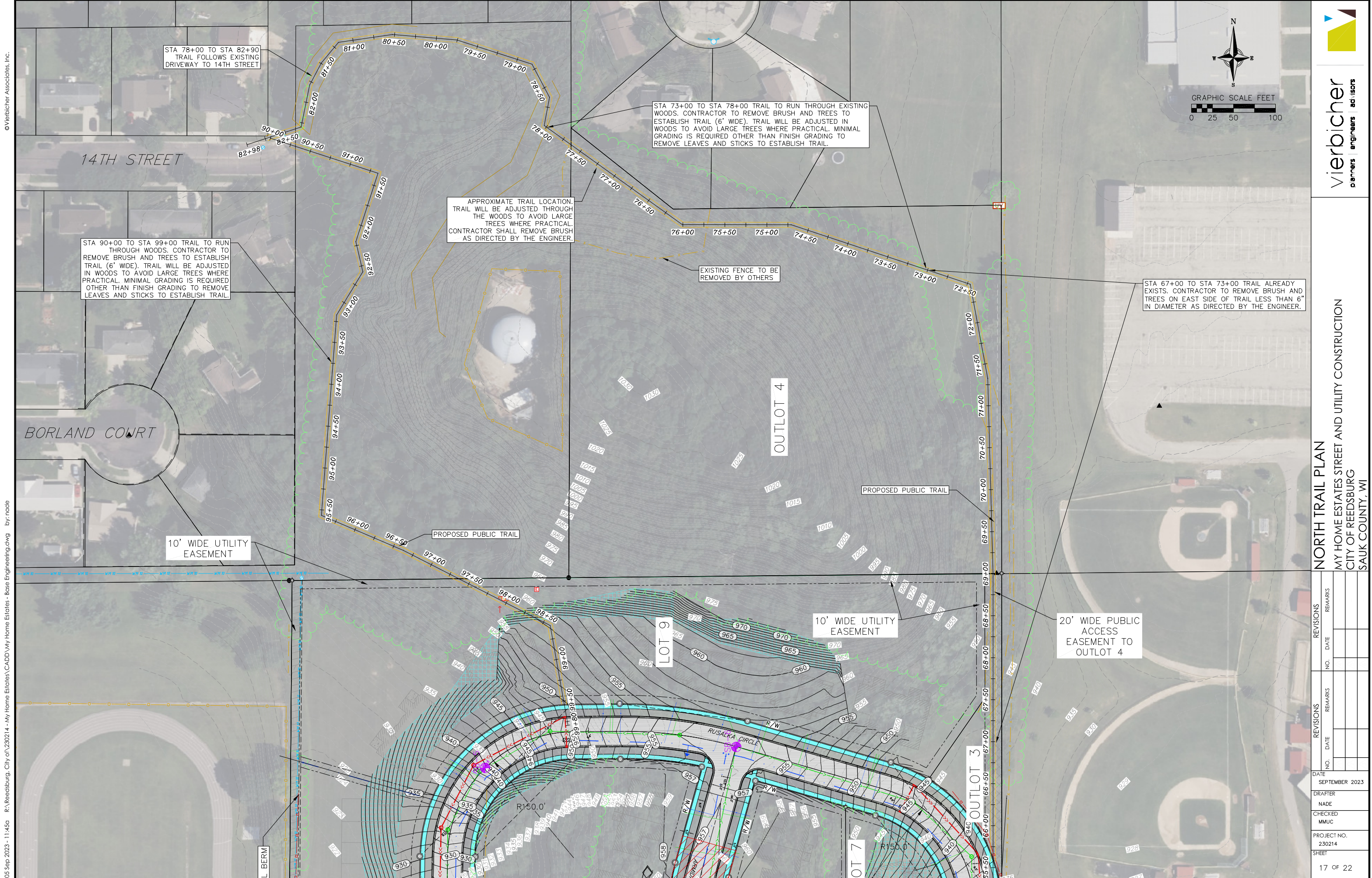
APARTMENT SITE CONTRACTOR TO ROUGH GRADE BASIN AS A TEMPORARY SEDIMENT BASIN. THIS CONTRACTOR SHALL INSTALL STORM SEWER, FINISH THE BASIN WORK AND BASIN RESTORATION.

BIO-RETENTION AREA RESTORATION SPECIFICATIONS:
NOTE: BIO-RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO-RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

USE RAINWATER GARDEN SEED MIX FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) - OR ENGINEER APPROVED EQUAL.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):
1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
4. PLACE 18 INCHES OF ENGINEERED SOIL, COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)



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NORTH TRAIL PLAN

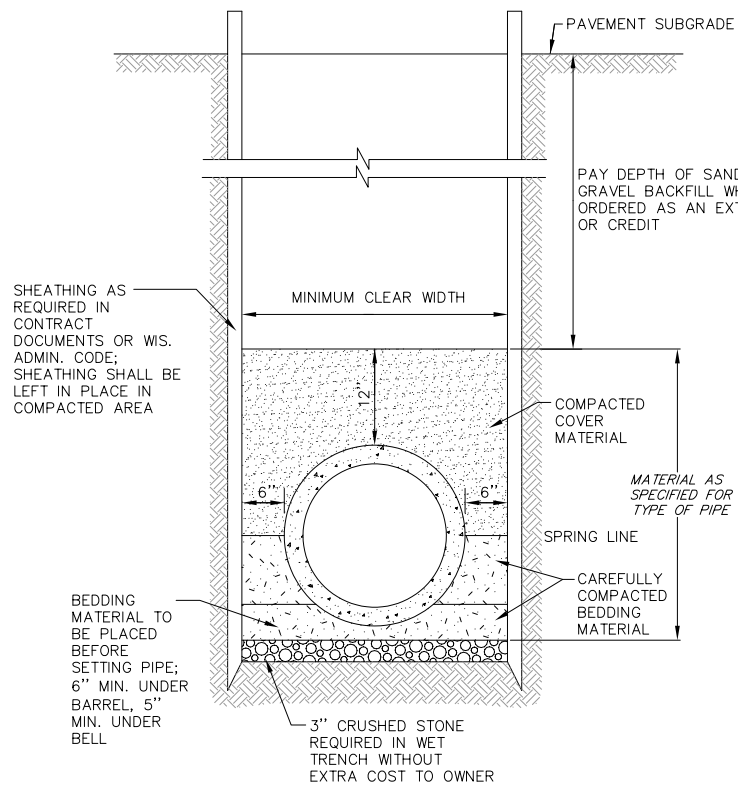
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION

CITY OF REEDSBURG

SAUK COUNTY, WI

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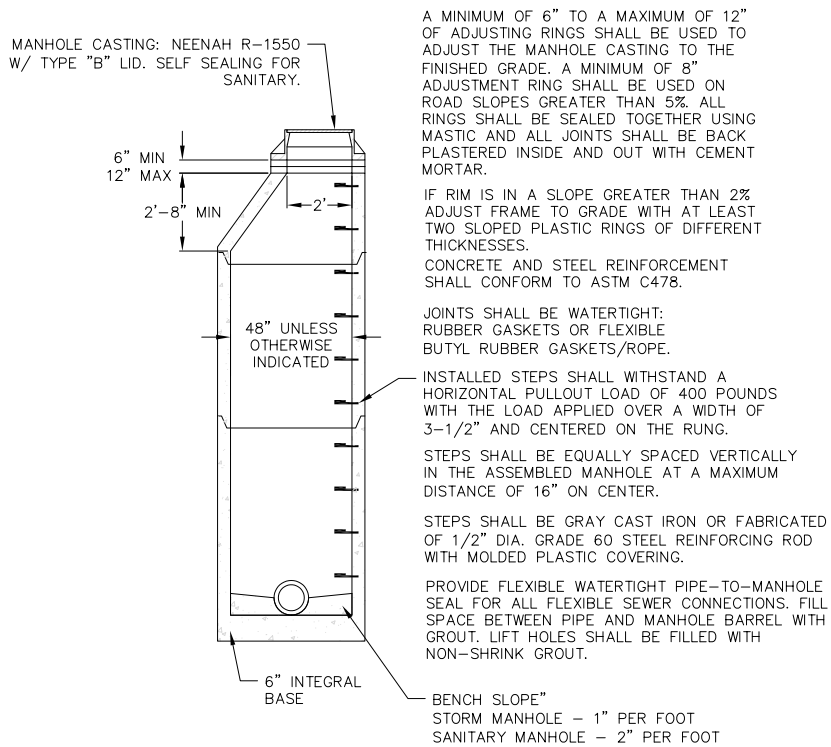


1 STANDARD TRENCH SECTION
17 NOT TO SCALE

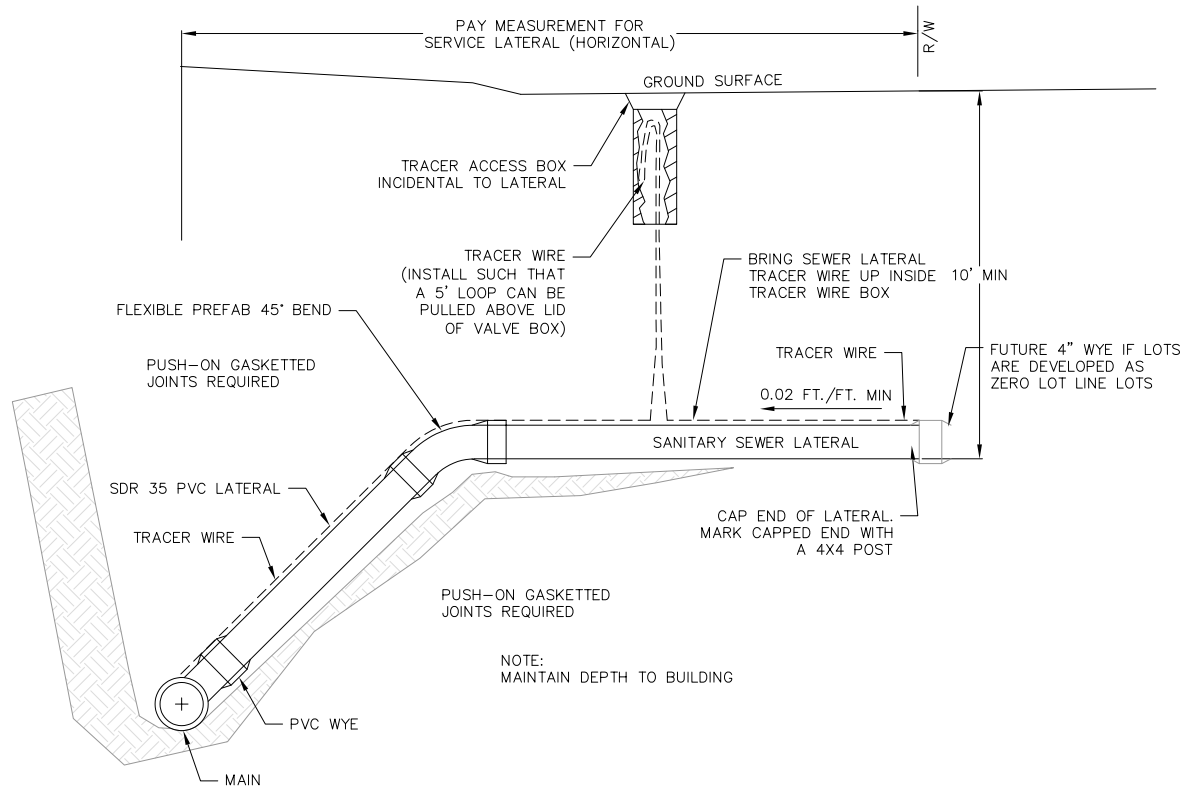
WATERMAIN (TYPE 3 EMBEDMENT):
BEDDING: SAND OR SAND SCREENINGS
COVER: SAND OR SAND SCREENINGS

SANITARY SEWER (CLASS 'C' BEDDING):
BEDDING: CLASS 1: 3/8" TO 1 1/2" CLEAR STONE
COVER: 3/8" TO 1 1/2" CLEAR STONE

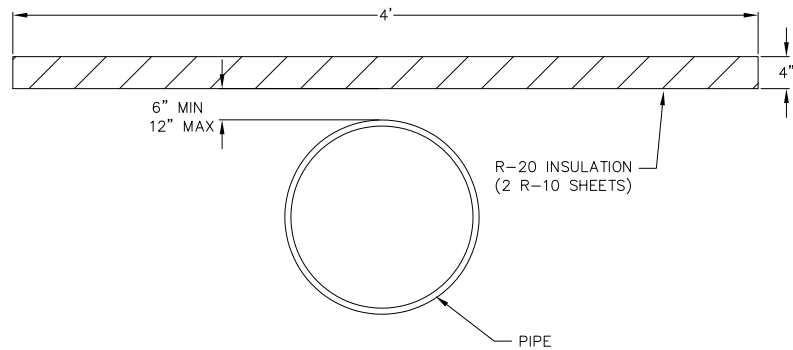
STORM SEWER (CLASS 'B' BEDDING):
BEDDING: CLASS 1: 3/8" TO 1 1/2" CLEAR STONE
COVER: NATIVE OR GRANULAR BACKFILL AS REQ'D



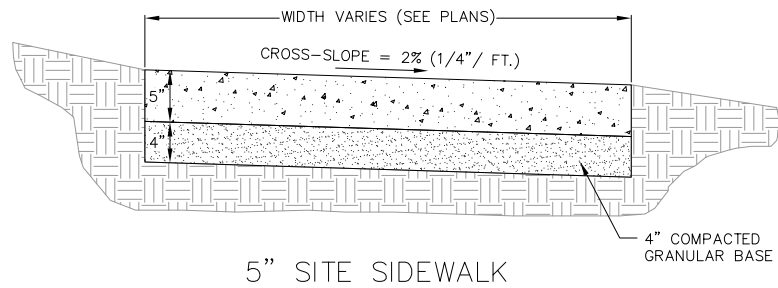
3 PRECAST CONCRETE MANHOLE
17 NOT TO SCALE



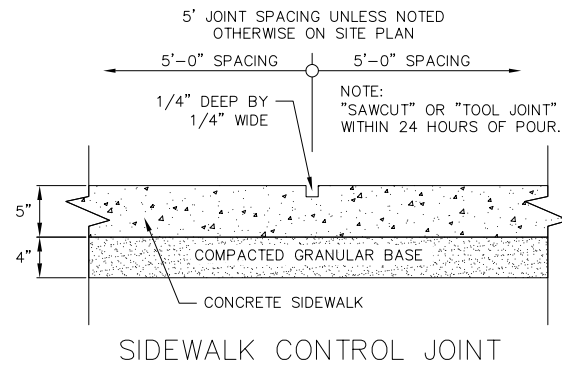
2 SANITARY SEWER LATERAL
17 NOT TO SCALE



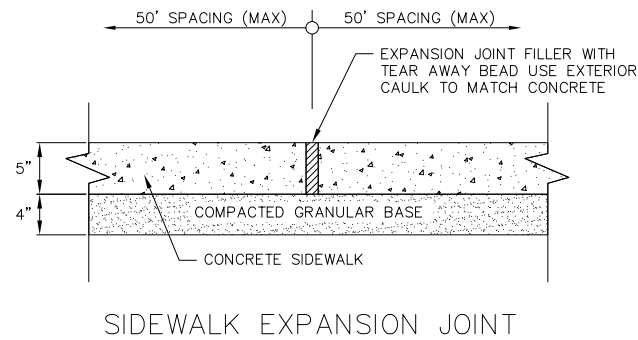
4 SANITARY & WATER SERVICE INSULATION DETAIL
17 NOT TO SCALE



5" SITE SIDEWALK

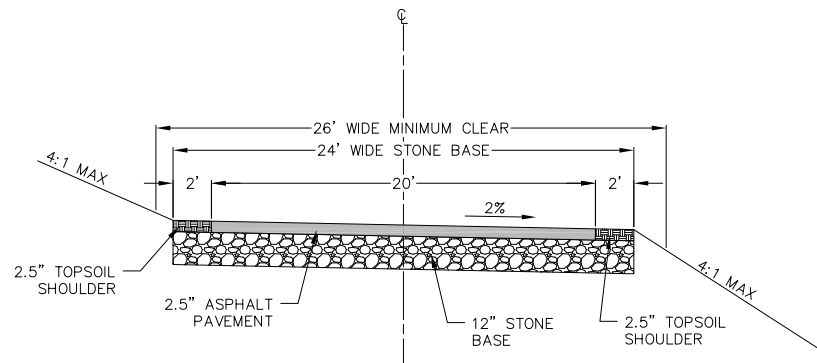


SIDEWALK CONTROL JOINT

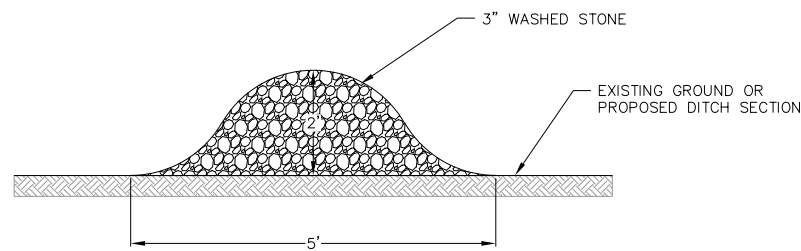


SIDEWALK EXPANSION JOINT

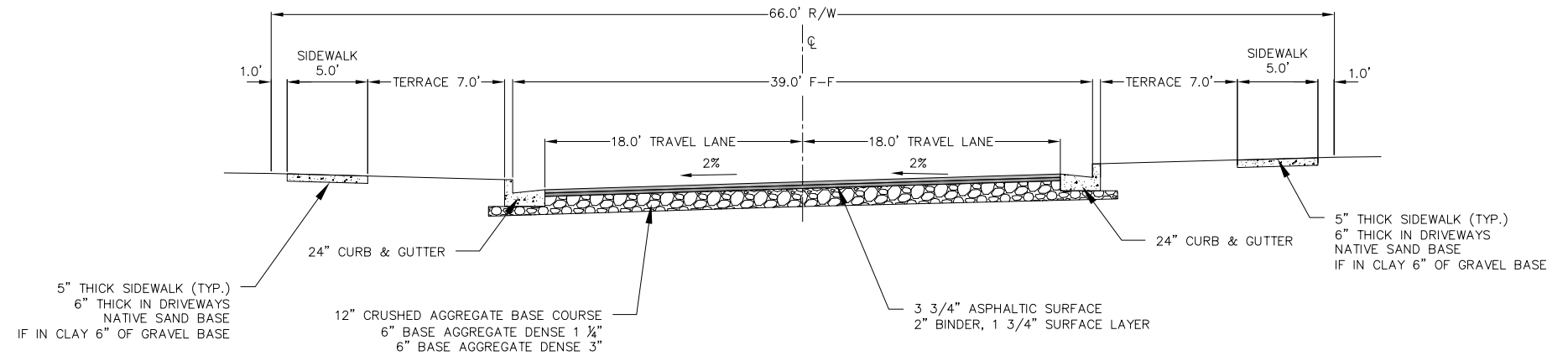
1 5" CONCRETE SIDEWALK
15 NOT TO SCALE



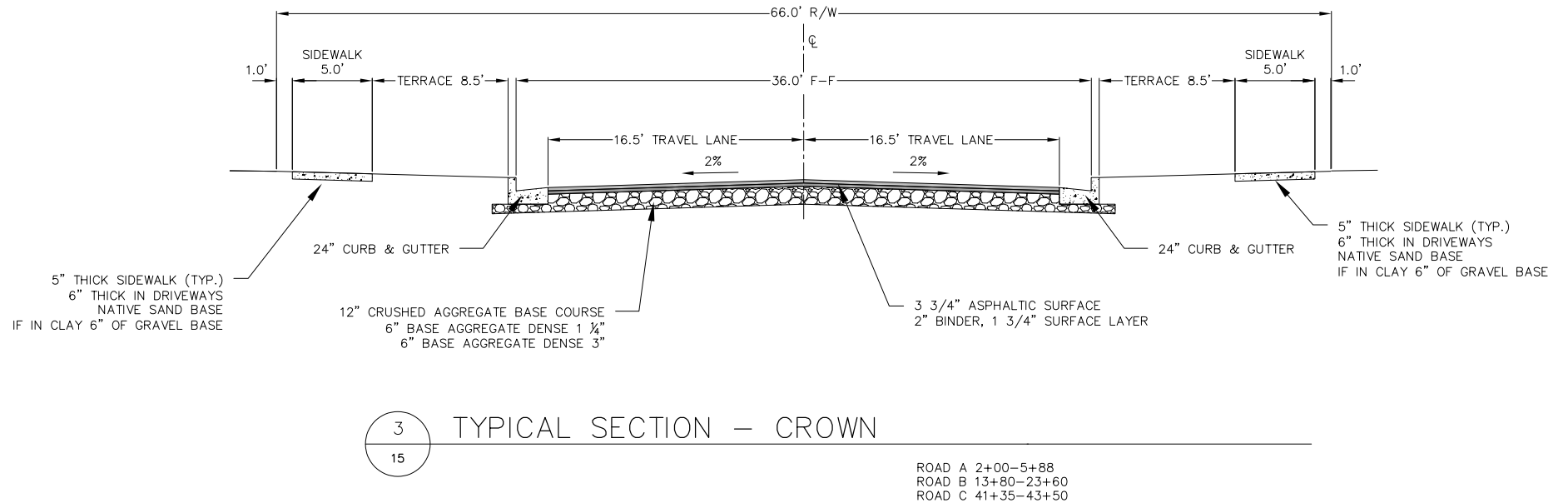
4 TRAIL TYPICAL SECTION
15 NOT TO SCALE



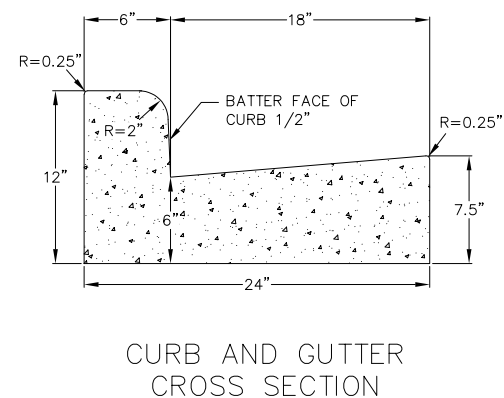
5 TEMPORARY STONE WEEPER BERM
15 NOT TO SCALE



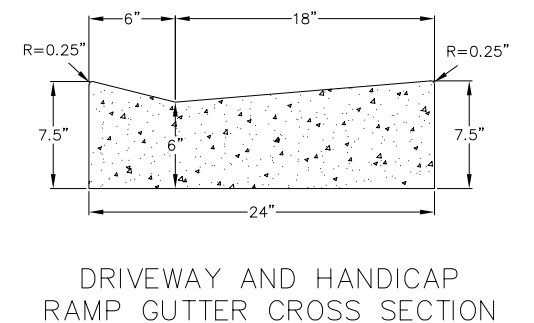
2 TYPICAL SECTION - CROSSED SLOPE
15 ROAD B 10+00-13+80, 23+60-30+60



3 TYPICAL SECTION - CROWN
15 ROAD A 2+00-5+88
ROAD B 13+80-23+60
ROAD C 41+35-43+50



CURB AND GUTTER
CROSS SECTION



DRIVEWAY AND HANDICAP
RAMP GUTTER CROSS SECTION

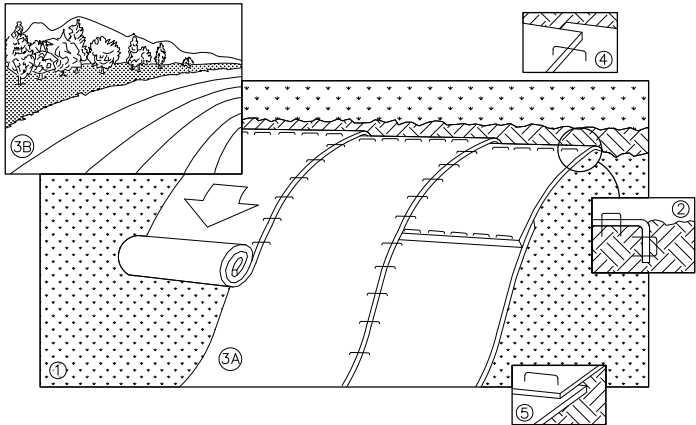
6 24" CONCRETE CURB AND GUTTER
16 NOT TO SCALE

05 Sep 2023 - 10:42a R:\Reedsburg_City of\230214 - My Home Estates\CADD\My Home Estates - Details.dwg by: node

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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 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 14-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 OR AS DIRECTED BY ENGINEER 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. RESTORATION (SEED, FERTILIZE 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.
14. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
15. 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.
16. 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.
17. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
18. EROSION MAT (TYPE I, CLASS B 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. 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.
20. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
21. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
22. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
23. 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.
24. THE CITY AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



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 <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.

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:

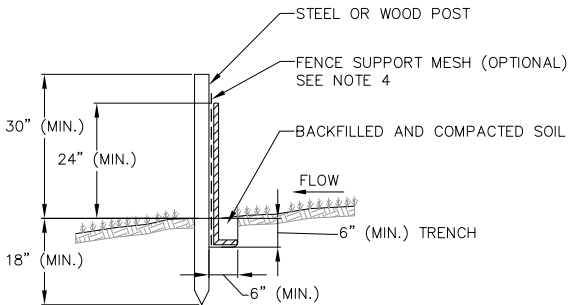
TEMPORARY AND PERMANENT:

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



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

BAG TO BE CONSTRUCTED USING GEOTEXTILE FABRIC, WisDOT TYPE FF.

DIMENSIONS OF TOP OPENING OF BAG TO MATCH INLET GRATE.

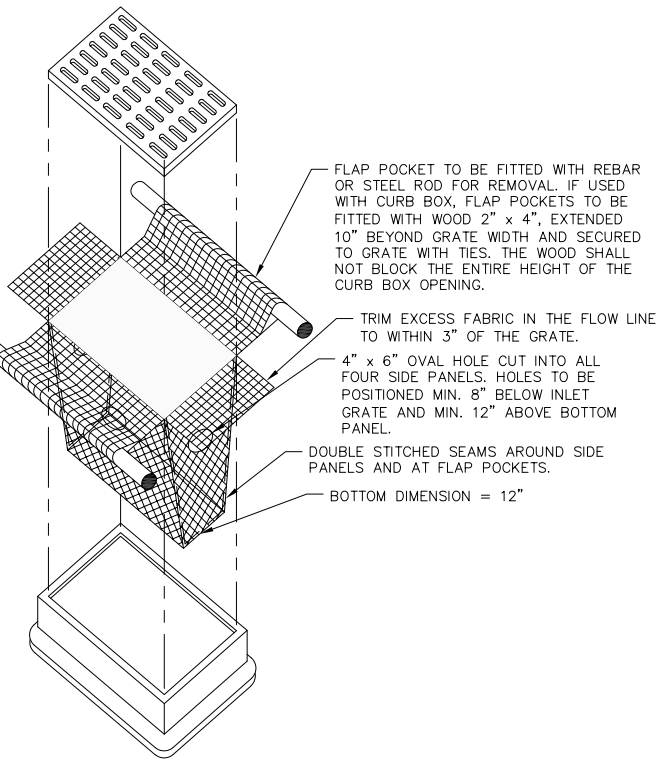
FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF FABRIC (NO SEAMS).

INSTALLED BAG SHALL HAVE A MIN. SIDE CLEARANCE OF 3" FROM THE INLET WALLS, MEASURED AT THE HOLES. IF NECESSARY, CONTRACTOR SHALL CINCH THE BAG (MAX. 4" FROM BAG BOTTOM) TO ACHIEVE CLEARANCE.

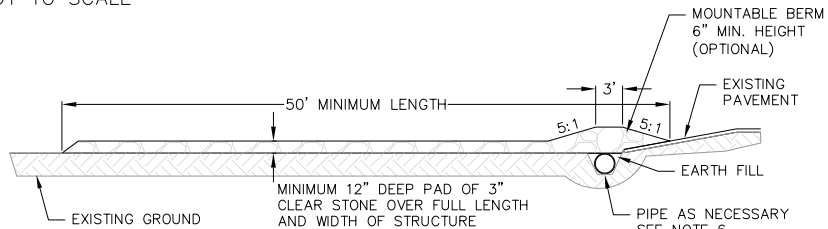
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

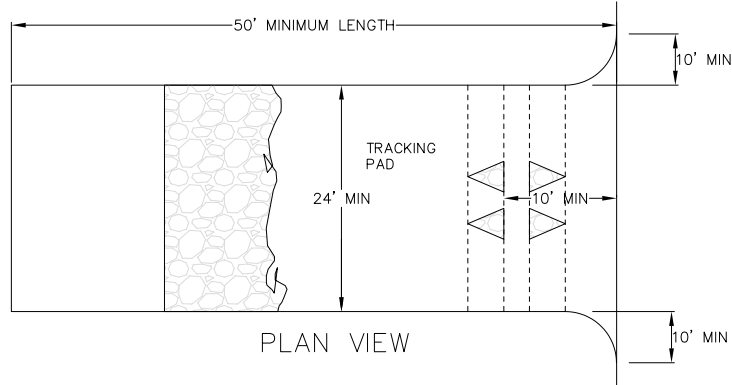
IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS LESS THAN 30", CONTRACTOR SHALL SUBSTITUTE WisDOT TYPE C INLET PROTECTION.



1 INLET PROTECTION TYPE D 14 NOT TO SCALE



PROFILE VIEW



PLAN VIEW

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 FABRICSHALL 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 EROSION MAT 14 NOT TO SCALE

3 SILT FENCE 14 NOT TO SCALE

4 TRACKING PAD 14 NOT TO SCALE

EROSION CONTROL DETAILS
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

REVISIONS	NO.	DATE	REMARKS
DATE			
SEPTEMBER 2023			
DRAFTER			
NADE			
CHECKED			
MMUC			
PROJECT NO.			
230214			
SHEET			
22 OF 22			

City of Reedsburg Land Use Application

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

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

APPLICANT: Third Act Development, LLC
ADDRESS: E9290 Hogsback Rd **CITY:** Baraboo **STATE:** WI
ZIP: 53913 **PHONE:** 608-345-1905 **PARCEL #:** 276-2031-00 & 276-1380-00
E-MAIL: truemusicmax@gmail.com
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) 276-2031-00 & 276-1380-00

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:** My Home Estates
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____
- ☐ **Site Plan Review:** (See “B & C” on back page) 56-Unit Apartment Building & 3 Zero Lot Line Duplex Units
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____
For *VARIANCE* requests, also answer “D” on back page.
- ☐ **Other or Annexation:** _____

AFFIDAVIT

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

Applicant Signature / Date

Owner Signature / Date

Account #10-461500-00

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

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

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

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

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

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

C. Site Plan Requirements, as applicable.

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

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

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

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

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

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

Staff Report

DATES: September 12, 2023; September 25, 2023

APPLICANT: Third Act Development, LLC

LOCATION: 1351 8th St, Parcel #s 276-2031-00000, 276-1380-00000, 276-1380-40000

PROPOSED LAND USE CHANGE: Planned Development Group; Plat

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Planned Development Group site plan for new apartment building with detached garages and rec facilities.

Consider final Plat for duplexes and townhomes.

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Slopes up to north

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

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMP PLAN DESIGNATION: Medium & High Density Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE: Ensure room for cots in elevator

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Site Plan Review Findings of Fact for Section 690-33

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

1. The Board finds that the existing parcels are vacant.
2. The Board finds that a 56-Unit apartment building and will include a mix of one bedroom, two bedroom, and 3 bedroom apartments.
3. The Board finds that there would be 36 townhomes and 15 duplexes (30 units).
4. The Board finds that the use is permitted under section 690 Schedule 1 and Article XXV.
5. The Board finds that the parcel is zoned R-3 Residential.
6. The Board finds that the parcel is on 8th St.
7. The Board finds that 84 parking spaces are required and 87 are proposed – garages and surface spaces.
8. The Board finds that there are Airport height limits of 968' and 1008' on the property with proposed buildings at 958'.
9. The Board finds that the development includes a community center to serve the senior housing development for social activities.
10. The Board finds that the development includes an outdoor patio is included adjacent to the community room.
11. The Board finds that the development includes other outdoor features including a pavilion, outdoor picnic tables, a serenity garden, and an open area for cornhole courts and other lawn games.
12. The Board finds that the development includes walking paths and pocket parks overlooking Nishan Park are also included.
13. The Board finds that Final Plat for Phase 1 includes right of way for the new public streets, outlots for stormwater ponds, the 56-unit apartment building, and 3 zero lot line duplex buildings on the east side of Rusalka Circle. It is anticipated an additional Plat will be provided in the future to address the remaining duplex sites.
14. The Board finds that the development includes Phase 1 duplex buildings include 2 different floor plans. Both floor plans are attached.
15. The Board finds that the development includes Phase 1 Public Infrastructure plans are also attached. These plans include the construction of all the Public infrastructure including the City streets, utilities, and stormwater basins.

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 56-Unit apartment building and will include a mix of one bedroom, two bedroom, and 3 bedroom apartments.
2. The Board finds that there would be 36 townhomes and 15 duplexes (30 units).
3. The Board finds that a stormwater would require state DNR submittal.

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

1. The Board finds that a 56-Unit apartment building and will include a mix of one bedroom, two bedroom, and 3 bedroom apartments.

2. The Board finds that Final Plat for Phase 1 includes right of way for the new public streets, outlots for stormwater ponds, the 56-unit apartment building, and 3 zero lot line duplex buildings on the east side of Rusalka Circle.
3. The Board finds that there will be access on 8th St with emergency access to Nishan Park.

Exterior lighting shall be arranged as follows:

1. It is deflected away from adjacent properties.
2. It does not impede the vision of traffic along adjacent streets.
3. It does not unnecessarily illuminate night skies.
1. The Board finds that a 56-Unit apartment building and will include a mix of one bedroom, two bedroom, and 3 bedroom apartments.
2. The Board finds that there would be 36 townhomes and 15 duplexes (30 units).
3. The Board finds that lighting will need to meet Section 690-33(D).

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

1. The Board finds that a 56-Unit apartment building and will include a mix of one bedroom, two bedroom, and 3 bedroom apartments.
2. The Board finds that there would be three new streets. One is a cul-de-sac that will require a variance.
3. The Board finds that Final Plat for Phase 1 includes right of way for the new public streets, outlots for stormwater ponds, the 56-unit apartment building, and 3 zero lot line duplex buildings on the east side of Rusalka Circle.
4. The Board finds that there will be access on 8th St with emergency access to Nishan Park.

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 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 the future use map indicates both medium- and high-density residential.

Multi-Family Standards – Section 17.42

- (3) **Standards – General.** In addition to standards applicable to regular subdivisions, no MFRD shall be approved unless the following items have been submitted and approved by the City:
 - (A) A development plan of the project including location and sizes of structures, parking layout, access areas and exterior elevations;
 - (B) A preliminary landscaping plan of the project, indicating types and sizes of landscaping materials and permanent irrigation facilities, prepared by a person licensed by the state to prepare such plans;
 - (C) A preliminary lighting plan of the project, indicating location and nature of exterior lighting and

- lighting fixtures in common areas;
- (D) The proposed condominium documents, including those portions of the covenants, conditions and restrictions that apply to the conveyance of units, the assignment of parking and the management of common areas within the project;
- (E) Preliminary construction plans of any proposed new buildings. For existing buildings proposed to be converted, original construction plans or a set of plans accurately showing existing construction shall be submitted; and
- (F) Such other information, which the City Engineer determines, is necessary to evaluate the proposed project.
- (4) Environmental Preservation. The location and orientation of all buildings shall, whenever feasible, preserve natural features by minimizing the disturbance to the physical environment. Natural features such as trees, waterways, historic landmarks or slopes shall be delineated in the development plan and considered when planning the location and orientation of buildings, open spaces, underground services, walks, paved areas, play areas, parking areas and finished grade elevations.
- (5) Landscaping. The following standards shall be met:
- (A) All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Parking lots are allowed in the setback area if approved by the Plan Commission;
- (B) Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as a part of the landscaping plan; and,
- (6) Lighting. All on-site lighting systems shall be required on all vehicular access ways and along major walkways. Such lighting shall be directed onto the driveways and walkways within the development and away from the adjacent properties. Lighting shall also be installed within all covered and enclosed parking areas.
- (7) Lot Coverage. Lot coverage shall conform to zoning ordinance requirements for the zoning district in which the MFRD project is proposed.
- (8) Open Space – Common. The following requirements shall apply:
- (A) Minimum grass or vegetated open space for MFRD's shall be thirty (30.0%) percent of the parcel being developed.
- (B) Common open space areas shall be designed and located within the project to afford use by all residents of the project. These common areas may include, but are not limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.
- (C) Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.
- (D) Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50.0%) percent of the required open space.
- (9) Open Space – Private. Notwithstanding the common open space requirement, each unit may directly access private open space.
- (10) Trash Collection Areas. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry or wood walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

Planned Development Groups.

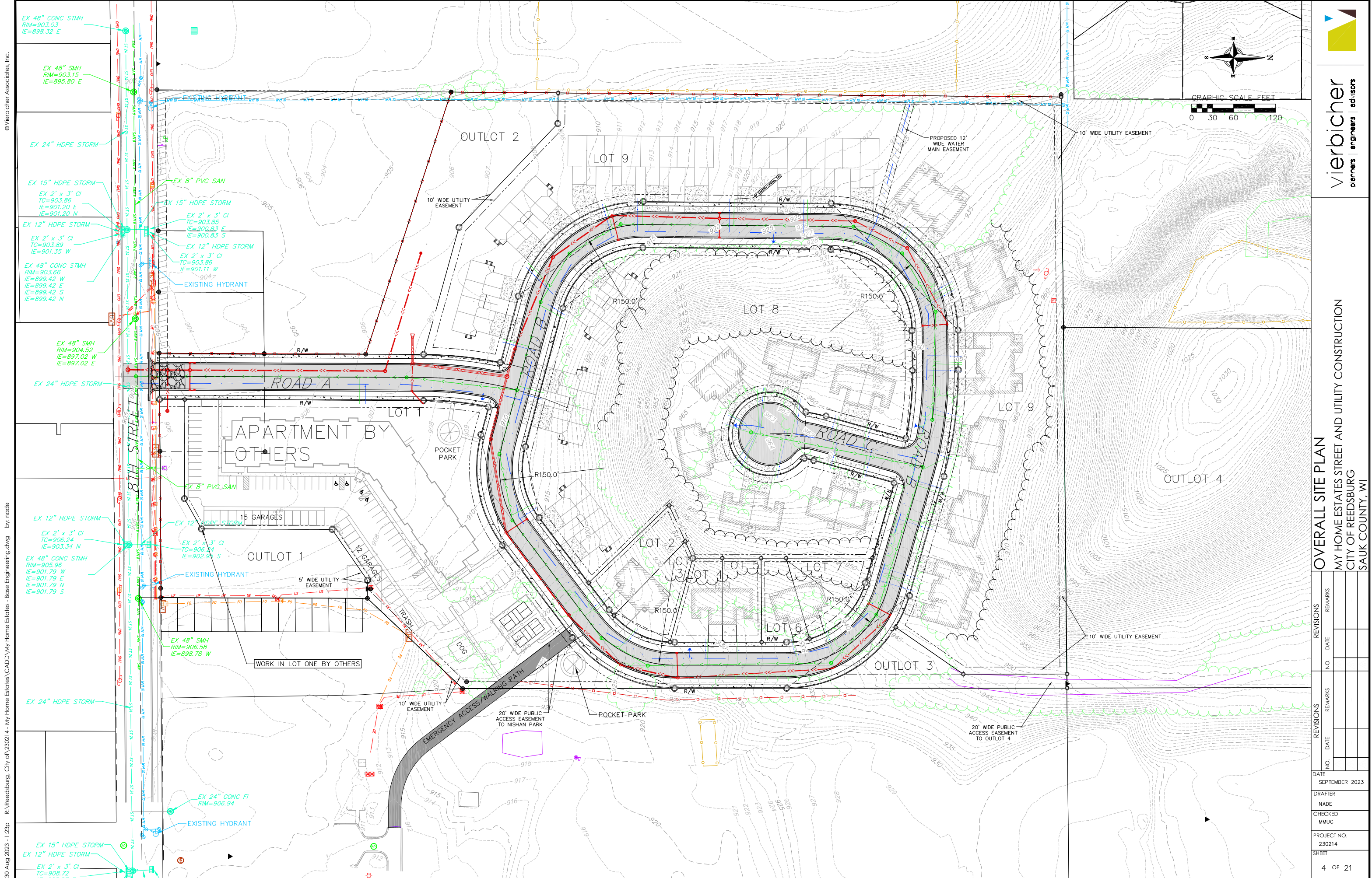
- (A) Planned development groups shall be permitted in appropriate zones only after specific approval by the Plan Commission and the governing body.
- (B) The application shall show the proposed use or uses, dimensions and locations of proposed structures and of areas to be reserved for vehicular and pedestrian traffic, parking, public uses such as schools, and playgrounds, landscaping, other open spaces, architectural drawings and sketches showing design structures and their relationship, and such other information as may be requested by such bodies for a determination that it is desirable to deviate from certain other provisions of this Ordinance.
- (C) The following regulations shall apply:
 1. Spacing and Orientation of Building Center. Exterior walls of opposite building shall be located no closer than a distance equal to the height of the taller building.
A building group shall not be so arranged that any permanently or temporarily occupied building is inaccessible to emergency vehicles.
 2. Circulation. There shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space. There shall be an adequate amount, in a suitable location, of pedestrian walks, malls and landscape spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities. Buildings and vehicular circulation open spaces shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.
 3. Paving and Drainage. There shall be adequate design of grades, paving, gutters, drainage and treatment of turf to handle storm waters and prevent erosion and formation of dust.
 4. Signs and Lighting. Signs and lighting devices shall be properly arranged with respect to traffic control devices and adjacent residential districts.

STAFF COMMENTS:

- Parking spaces will be at least 10 X 18
- The dog area will include a chain link fence
- The detached garages will be at least 6' from the lot line with Outlot 1
- The cul-de-sac will be reviewed for a variance on 10/10/23
- The apartment building height (40.8') exceeds the maximum (35'), so the Plan Commission decision will be a recommendation to Council as a PDG

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, September 12, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting



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vierbicher
planners engineers advisors

OVERALL SITE PLAN

MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
SEPTEMBER 2023

DRAFTER
NADE

CHECKED
MMUC

PROJECT NO.
230214

SHEET
4 OF 21

Declarant, Third Act Development, LLC, hereby establishes the following Minimum Zero Lot Line Covenants covering the following described real estate in the City of Reedsburg, Sauk County, Wisconsin:

Legal Description:

Property Address:

Tax Parcel Identification Number:

1. Maintenance standards for common wall, common driveway, and common roof. The cost of reasonable repair and maintenance for each property wall shall be shared by the owners in equal shares.
2. Restriction against destruction. No detached single family residence may be constructed on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed.
3. Termination. These covenants may not be terminated, amended or otherwise altered without the approval of the Reedsburg Plan Commission.
4. These covenants meet the minimum standards for zero lot line construction covenants required by City of Reedsburg Code section 690-28.1 and are subject to planning commission approval and shall be recorded by the Developer upon such approval and prior to any issuance of a building permit and site plan approval.
5. All persons with an interest in the attached dwelling units are advised to be aware of matters of mutual concern to adjacent property owners due to construction catastrophe and maintenance and may wish to consider additional private covenants and deed restrictions.

ORDINANCE NO. 19XX-23
(Zoning Ordinance Amendments)

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

SECTION I: PURPOSE

These amendments would address minimum street frontages and dwelling sizes for various housing developments, existing signs and add a new section for accessory dwelling units.

SECTION II: PROVISIONS AMENDED

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

§ 690-28.1 Zero lot line

C. (1) Lot width at minimum building setback line: The aggregate widths of both lots that a duplex occupies shall total not less than 80 feet. No single lot width shall be less than 40 feet. **Street frontage shall be no less than 22 feet per lot.**

§ 690-28.2 Townhouses

C. (2) Minimum lot width **and street frontage** is 24 feet per unit.

§ 690-28.3 Bungalow courts

C. (1) Maximum height is 20 feet ~~or 1 1/2 stories.~~

C. (2) Minimum first floor area is ~~720~~ **300** square feet; maximum first floor area is 1,500 square feet.

§ 690-106 Existing/nonconforming signs.

~~A. No sign presently erected which is altered, damaged or destroyed beyond 50% of its replacement cost shall be reconstructed, rebuilt, or relocated unless it complies with all requirements of this article.~~

Existing legal non-conforming signs shall comply with § 690-38(B).

~~B. The only alterations allowed of nonconforming signs are minor repairs and maintenance to keep it structurally safe and sound assuming the costs do not exceed 50% of the sign's replacement cost.~~

~~C. B.~~ Any sign that is moved to a new location either on the same or different parcel shall be considered a new sign and must meet the requirements of this article.

SECTION II: PROVISIONS ADDED

The following City of Reedsburg Code Sections are hereby added to this Ordinance.

§ 690-28.4 Accessory Dwelling Units (ADU)

- A. Definition. An ADU is a smaller, independent residential dwelling unit located on the same lot as a detached single-family dwelling.
- B. Approval process. ADUs are conditional on all parcels that contain a single-family dwelling and require site plan approval by the Plan Commission. Variances of ADU standards may be granted by the Plan Commission if the request is not contrary to the public interest and the spirit of this chapter is observed.
- C. Standards. The standards of § 690-18 shall apply. In addition the following standards shall apply and may supersede any that conflict with § 690-18:
 - (1) The principal dwelling must be a single-family dwelling and owner-occupied.
 - (2) No more than one (1) ADU may be located on a lot.
 - (3) The number of occupants of the ADU shall not exceed one (1) family.
 - (4) The ADU shall not be sold separately from the principal dwelling.
 - (5) The ADU height and lot line setbacks shall correspond with the underlying zoning district.
 - (6) The maximum size of an ADU shall be **300-1200** square feet.
 - (7) An ADU shall contain no more than two (2) bedrooms.
 - (8) An ADU entryway shall be connected to a street frontage by a paved walkway or driveway.
 - (9) An accessory dwelling unit shall comply with all UDC building codes in effect at the time of application. Conversion of existing structures may require verification from a licensed designer.
 - (10) The ADU shall not be used as a tourist rooming house (Chapter 556).
 - (11) Park impact fee shall apply; sanitary sewer impact fee shall apply if there is an additional sewer connection. Additional utility impact fees may be required.

SECTION IV: VALIDITY

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

SECTION V: CONFLICTING PROVISIONS REPEALED

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

SECTION VI: EFFECTIVE DATE

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

SECTION VII: PART OF CODE

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

Dated this 23rd day of October 2023.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:	September 25, 2023
Public Hearing Noticed:	October 5 & 12, 2023
2nd Reading at Council/Public Hearing:	October 23, 2023
Published, Enactment Date:	November 2, 2023