

COMMON COUNCIL AGENDA
September 25, 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)

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

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

I. CONSENT AGENDA (ONE MOTION APPROVES ALL ITEMS):

1. Approve minutes for the meeting held on September 11, 2023
2. Approve/Deny: Appointment of Derek Horkan to the Plan Commission.

II. GENERAL BUSINESS:

1. Approve/Deny: Memorandum of Understanding with D2 Property Construction, LLC for construction of an approximate 5,700 square foot commercial building in the Reedsburg Business Park, specifically on parcel 276-2243-11000, generally located on the southeast corner of Greenway Court and Zinga Drive.
2. Approve/Deny: Initial Resolution 4523-23 Authorizing \$3,650,000 General Obligation Bonds for Community Development Projects in Tax Incremental Districts
3. Approve/Deny: Initial Resolution 4524-23 Authorizing \$2,000,000 General Obligation Bonds for Regional Projects
4. Approve/Deny: Resolution 4525-23 Directing Publication of Notice to Electors Relating to Bond Issue
5. Approve/Deny: Resolution 4526-23 Providing for the Sale of Not to Exceed \$5,650,000 General Obligation Corporate Purpose Bonds
6. Approve/Deny: Resolution 4527-23 Providing for the Sale of Approximately \$2,260,000 Taxable General Obligation Promissory Notes
7. Approve/Deny: Agreement with the State of Wisconsin Department of Transportation for the repaving and updating of curb ramps on STH 23 (E. Main Street) from Viking Drive to Dewey Avenue. City to replace water and sanitary sewer, if needed.

III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:



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.

1. Parks Committee: Approve/Deny: Resolution 4520-23 CORP adopting the 2023-2028 Comprehensive Outdoor Recreational Plan.
2. Plan Commission: First Reading and set a Public Hearing for October 23, 2023 for Ordinance 1964-23 amending Chapter 690 - Zoning as it relates to Zero Lot Line, Townhouses, Bungalows and Signage.
3. Plan Commission: Approve/Deny: Planned Development Group site plan for 56-unit apartment building in the 1300 block of Eighth Street. Applicant: Third Act Development, LLC.
4. Plan Commission: Approve/Deny: Resolution 4522-23 Certified Survey Map dividing parcel 276-2758-00000 with a zero lot line, generally located at 2462/2464 Russell Court. Applicant: LP, LLC
5. Public Works: Approve/Deny: Bid for infrastructure at My Home Estates.
6. Public Works: Approve/Deny: Bid for site clearing and grubbing for new WWTP.

IV. CITY ADMINISTRATOR REPORTS:

1. FY 2024 Budget workshop dates: October 26, 2023 & November 9, 2023 (if needed)

V. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. 2nd Meeting Committees: Parks & Recreation, Public Works, Utility Commission, Plan Commission, Zoning Board, (any other committees or commissions with reports).

VI. OFFICE OF THE MAYOR:

VII. CLOSED SESSION:

1. Per section 19.85(1)(e) of the Wisconsin statutes, the Common Council will consider entering closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically as it relates to the financial support of the Reedsburg Area Ambulance Service/Commission.

VIII. ADJOURN:



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City of Reedsburg Meeting of the Common Council
September 11, 2023

Present: Mayor Dave Estes, Alderpersons Craig Braunschweig, Jason Schulte, Mike Gargano, Missy Frenz, Phil Peterson, Dave Knudsen, Tom Seamonson, and Adam Kaney.

Absent: Alderperson Sonny Hyde.

Others Present: Timothy M. Becker, City Administrator, Finance Director/City Clerk-Treasurer Jacob Crosetto, City Attorney Max Buckner, Police Chief Pat Cummings, Public Works Director Steve Zibell, Parks and Recreation Director Matt Scott, Building Inspector/Zoning Administrator Brian Duvalle, Citizens, Press.

Mayor Dave Estes called the regular session of the Common Council to order at 6:00 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on August 28, 2023; Monthly Expenditure Report for August 2023; Approval of Original Class "A" Alcohol Beverage License for La Bombita, LLC, 2670 E. Main Street; August 2022 Building Permit Report; and the Mayoral Appointment of Jesse Arias to Zoning Board of Appeals.

Motion: Knudsen, Second: Seamonson to approve the consent agenda. Motion carried 8-0.

GENERAL BUSINESS:

- A. Approve/Deny: Second Reading and Public Hearing for Ordinance 1962-23 amending Chapter 423 Parks and Playgrounds - Park Hours.
 - a. **Motion: Schulte, Second: Peterson to approve Ordinance 1962-23 as presented. Motion carried 8-0.**
- B. Approve/Deny: First Reading and set a Public Hearing for October 9, 2023 for Ordinance 1963-23 amending Article III - Common Council Committees - Chapter 104-5 - Residency.
 - a. **Motion: Gargano, Second: Peterson to approve setting the Public Hearing on Ordinance 1963-23 for October 9, 2023. Motion carried 8-0.**
- C. Approve/Deny: Resolution 4521-23 declaring intent to reimburse expenditures for the Clean Water Fund Program Project related to the WWTP.
 - a. **Motion: Schulte, Second: Kaney to approve Resolution 4521-23 as presented. Motion carried 8-0.**
- D. Approve/Deny: Memorandum of Understanding with JNB Reedsburg Family, LP for a 54-unit multi-family development in TID 8 generally located at the intersection of Southridge Boulevard and S. Albert Avenue.
 - a. **Motion: Peterson, Second: Braunschweig to approve the MOU with JNB Reedsburg Family, LP as presented. Motion carried 8-0.**
- E. Approve/Deny: Replace the City-owned digital sign at the Reedsburg Municipal Airport.
 - a. **Motion: Gargano, Second: Seamonson to approve the digital sign purchase for the Reedsburg Municipal Airport from TID No. 9 funding. Motion carried 8-0.**

Motion: Seamonson, Second: Braunschweig to adjourn.
Motion carried 8-0. Meeting adjourned at 6:32 p.m.

Respectfully submitted,

Jacob Crosetto
City Clerk-Treasurer/Finance Director

MEMORANDUM OF UNDERSTANDING
Between
D2 Property Construction, LLC
And The
City Of Reedsburg, Wisconsin

D2 Property Construction, LLC (Developer) is proposing to construct a new facility in Reedsburg's Business Park. The project will enable the continued expansion of their current business. This Memorandum of Understanding is intended to summarize the commitments of the Developer and City of Reedsburg (City).

WITNESSETH:

Whereas, the Developer has an existing flooring and construction business in Reedsburg; and,

Whereas, the Developer is proposing to construct a new facility in the Reedsburg Business Park, which will result in the expansion of the flooring business; and,

Whereas, the City recognizes the importance of growing the local economy and working cooperatively with local business to help facilitate business expansion;

Whereas, the City recognizes the economic benefits created by the proposed project is good for the citizens of Reedsburg; and

Whereas, it has been concluded that it is in the City's best interest to have this project be implemented in Reedsburg.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

I. Developer agreement

1. Developer agrees to purchase a 1.98 acre parcel from the City as shown on Exhibit A. Approximately 1.2 acres of the parcel is located outside of the wetland. The purchase price for the parcel is One and 00/100 Dollars (\$1.00).
2. Construct a 5,724 square foot building before December 31, 2024, as illustrated on Exhibit B. The estimated cost of the building is \$425,000.
3. Increase the equalized taxable value of real estate on the parcel by approximately \$340,000 on or before December 31, 2024.
4. The expansion will enable the Developer to continue to expand their Reedsburg flooring business operation.
5. Obtain all necessary permits and approvals. Comply with all local, state, and federal requirements. Developer shall be responsible to pay all permit fees and City impact and connection fees.
6. Submit a site plan and building plan for the City to review and approve.
7. Developer shall not seek a reduction of the property tax assessment during the term of this agreement.
9. Any costs expended by the Developer will be exclusive to the Developer and will not be a cost of the City.

II. City of Reedsburg agreement

1. Sell the 1.98 acre parcel of land shown on Exhibit A to the Business for One and 00/100 dollars (\$1.00). The City will provide Title Insurance and pay for closing costs.
2. Any money expended exclusively by the City for this project will not be reimbursed by the Developer.

III. Security

1. First Position Real Estate Mortgage. The parties acknowledge and agree that the Tax Increment received by the City from TID No. 9 is intended to be sufficient to pay the City those sums which the City has incurred in the acquisition and development of the Development Site. The parties agree that solely for purposes of this Agreement, the amount the City considers attributable to the Net Development Site is Thirty Seven Thousand Eight Hundred Forty and no/100's Dollars (\$37,840.00) ("City Upfront Development Cost"). The City Upfront Development Costs includes the City's cost to acquire the land, improve the site, construct public infrastructure and soft costs.

It is specifically agreed by and between the parties hereto that the City shall have a first position real estate mortgage against the parcel to guarantee the Developer shall convey the parcel back to the City in the event the Developer does not construct the proposed facility. Said conveyance shall be free and clear of all liens and encumbrances. The first position real estate mortgage shall be in the amount of Thirty Seven Thousand Eight Hundred Forty and no/100's Dollars (\$37,840.00), which is equal to the City's Net Upfront Development Cost. It is also specifically agreed by and between the parties hereto that the City shall subordinate to the first mortgage lenders once construction is started and funds are disbursed by the lender. Upon completion on the new facility, the Real Estate Mortgage shall be in a subordinate security position to the first mortgage lenders, but shall remain against the parcel for the term of the Agreement.

2. Insurance. The Developer shall maintain insurance on the Parcel, in an amount not less than the full insurable value of the improvements, for fire, casualty, and external damage coverage and shall name the City as an additional insured, for the term of the Development Agreement. The City shall be in a subordinate position to any bank and/or other lender (collectively, the "Lender") providing construction or long-term financing for the Facility or to the Developer. A copy of an insurance binder or certificate of insurance demonstrating compliance with this Section shall be submitted to the City within thirty (30) days after commencement of construction at the Facility. Thereafter, the Developer shall provide the City with written evidence of compliance with this Section on an annual basis. In the event the improvements on the Parcel are damaged or destroyed before the City has totally recovered its expenditures for this project, the proceeds from the insurance shall be payable to the Developer, and subject to the Lender's requirements, shall be applied toward (a) the reconstruction of the improvements so destroyed or damaged, or (b) the then outstanding amount of upfront Development Costs that have not been recouped by the annual tax increment revenue generated by the project. The parties agree that solely for purposes of this Agreement, the amount of the City's Net Upfront Development Cost is Thirty Seven Thousand Eight Hundred Forty and no/100's Dollars (\$37,840.00).

IV. Acknowledgements & Contingencies

The parties to this MOU acknowledge the commitments included in this document are subject the following contingents:

1. Approval by the Reedsburg Economic Development Commission and the Reedsburg Common Council.

With the approval of this MOU, the City of Reedsburg Common Council is granting authority to the Mayor, City Administrator, City Clerk, and City Attorney to prepare and execute a Development Agreement and other documents necessary for the implementation of the project, provided they are consistent with the terms of the MOU.

The term of the Development Agreement is until July 31, 2037, which is the final year to collect revenue for TID No. 9.

Both parties mutually understand the City and Developer will execute a Development Agreement. This MOU will expire once both parties sign a Development Agreement, or on November 30, 2023, whichever comes first. The terms stated herein constitute the entire agreement between the Developer and City. The City and the Developer must agree to any amendment to this agreement in writing.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on:

_____, 2023.

For the Reedsburg Economic Development Commission

Kurt R. Muchow, Chair

Date

Witness

Date

For the City of Reedsburg

David Estes, Mayor

Date

Jacob Crosetto, Clerk/Treasurer

Date

D2 Property Construction, LLC

Freeman Decorah, Owner

Date

Witness

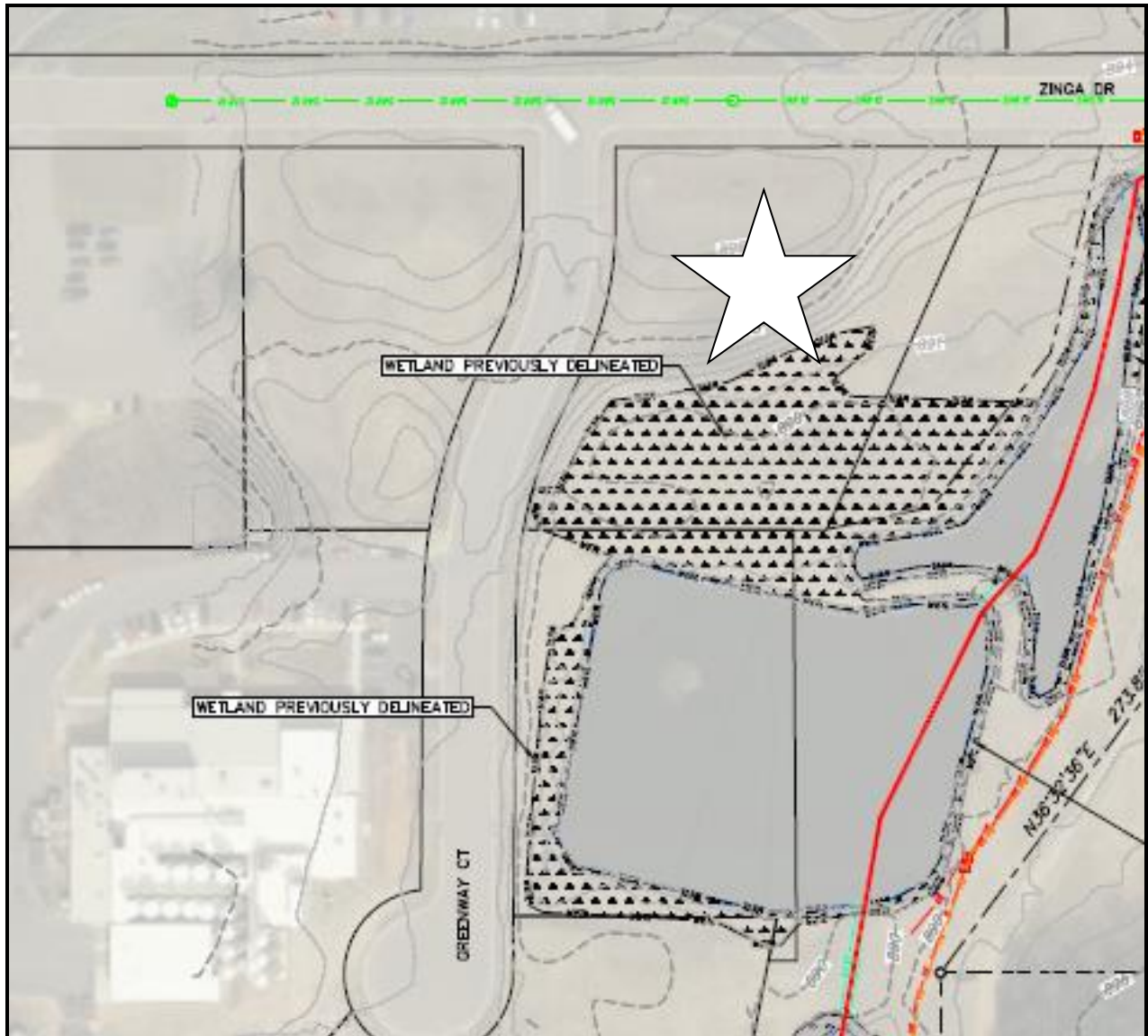
Date

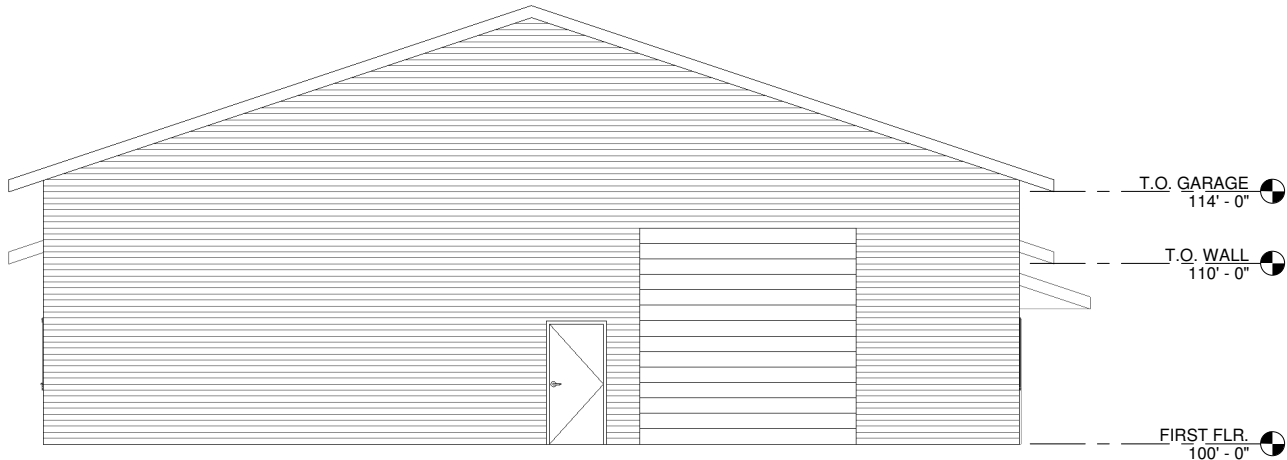
Exhibit A

Decorah Flooring Center

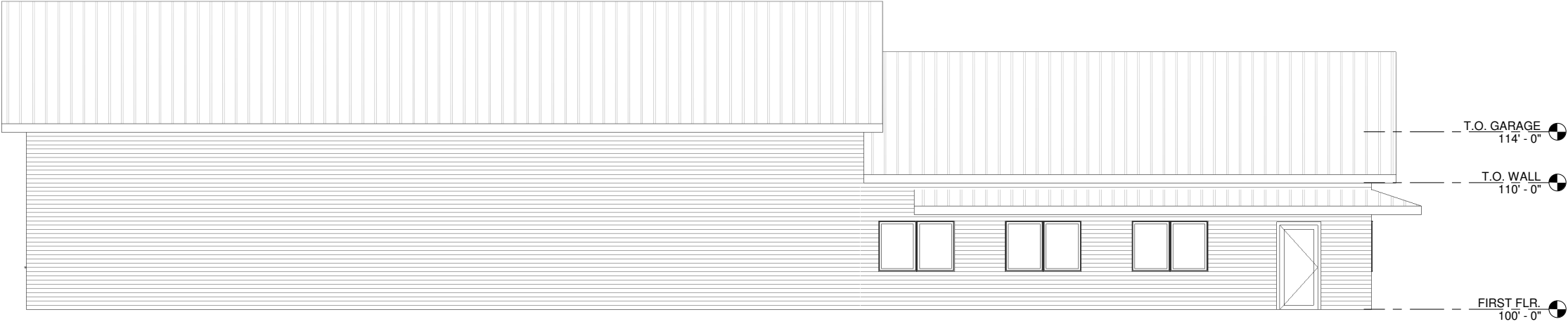
Proposed Site: Total Lot Size = 1.98 Acres

Usable Area = +/- 1.2 Acres

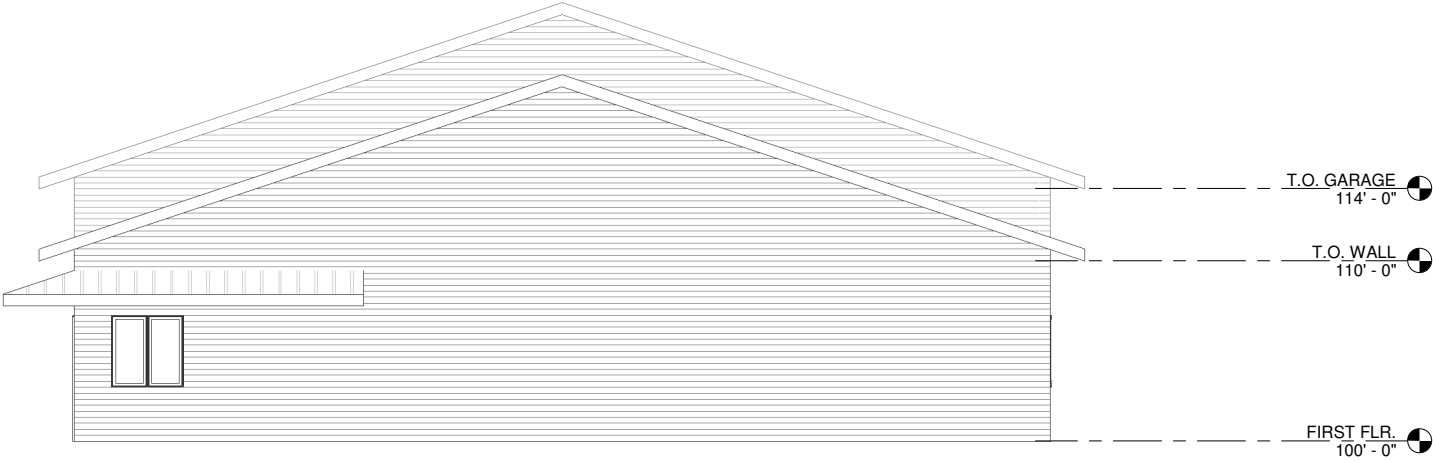




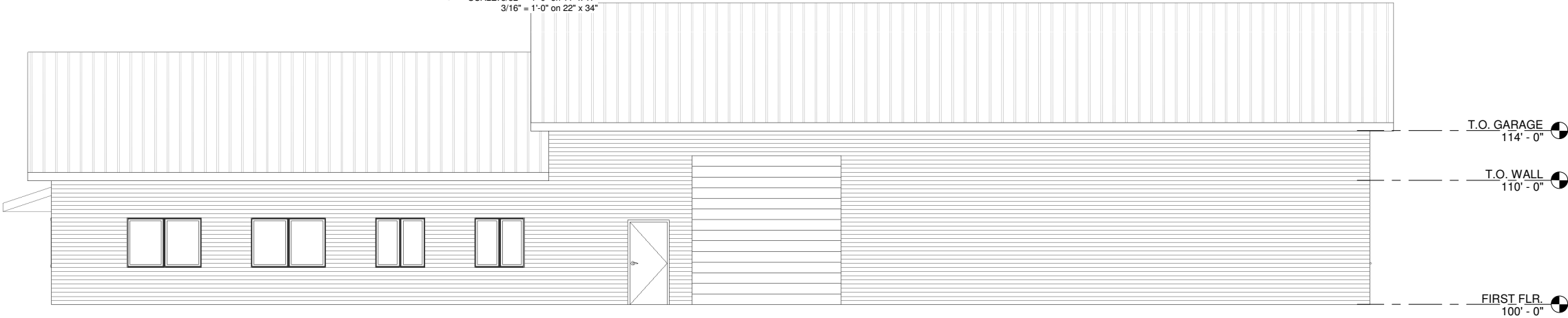
1 EAST ELEVATION
SCALE: 3/32" = 1'-0" on 11" x 17"
3/16" = 1'-0" on 22" x 34"



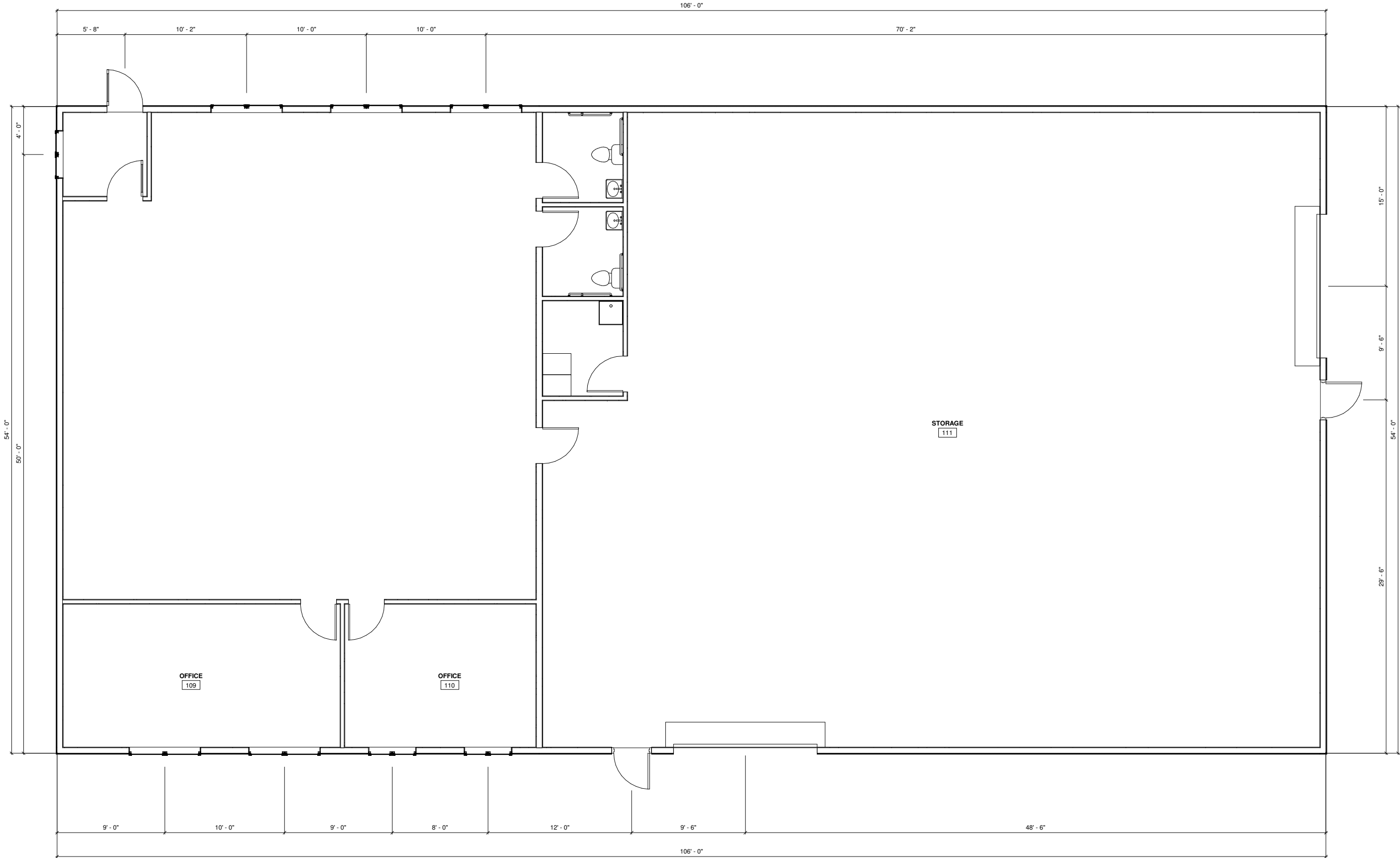
2 NORTH ELEVATION
SCALE: 3/32" = 1'-0" on 11" x 17"
3/16" = 1'-0" on 22" x 34"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0" on 11" x 17"
3/16" = 1'-0" on 22" x 34"



4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0" on 11" x 17"
3/16" = 1'-0" on 22" x 34"



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0" on 11" x 17"
1/8" = 1'-0" on 22" x 34"

Resolution No. 4523-23

INITIAL RESOLUTION AUTHORIZING \$3,650,000 GENERAL
OBLIGATION BONDS FOR COMMUNITY DEVELOPMENT
PROJECTS IN TAX INCREMENTAL DISTRICTS

BE IT RESOLVED by the Common Council of the City of Reedsburg, Sauk County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$3,650,000 for the public purpose of providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, by paying project costs included in the project plans for the City's Tax Incremental Districts.

Adopted, approved and recorded September 25, 2023.

David G. Estes
Mayor

ATTEST:

Jacob Crosetto
City Clerk

(SEAL)



CITY OF REEDSBURG - Report on 2023 Financings – September 25, 2023

Presented by: Carol Wirth, President, Wisconsin Public Finance Professionals, LLC

Not to Exceed \$5,650,000 General Obligation Corporate Purpose Bonds – Two Purposes

Purpose #1 - Initial Resolution Authorizing \$3,650,000 TID 11 Projects

Approximately \$3,650,000 will be issued to provide funds for infrastructure projects in Tax Increment District No. 11. Principal will be repaid beginning in 2026 through 2043 (beyond 10 years) and requires the use of a general obligation “bond” as the borrowing instrument. The TID 11 projects include infrastructure improvements – road extensions, curb and gutter, storm, water and sewer utilities. The statutory authorization process for “bonds” begins with the adoption of an Initial Resolution which provides the Council with authority to borrow at a future date.

The Initial Resolution describes the purpose, in statutory language, for which the borrowed funds may be used and includes a not-to-exceed borrowing amount (\$3,650,000). In addition, Wisconsin Statutes require a Notice to Electors be published in the City’s official newspaper within 15 days of its adoption, giving electors notice of such adoption, and providing for a 30-day petition period. A resolution directing this publication requires Council action.

Repayment Structure of \$3,640,000 Tax-Exempt G.O. Corporate Purpose Bonds

Following, is a preliminary repayment schedule in the amount of \$3,640,000 using current market, tax-exempt, interest rates. Interest due in 2024 and 2025 is capitalized during construction of the project and prior to increment becoming available to pay debt service. Because the final interest rates will not be known until the bids are received for the Bonds, the amount of capitalized interest is an estimate, and the amount of Bonds authorized by the Initial Resolution was increased to provide for the potential of higher capitalized interest costs. The interest rates include all estimated expenses of issuance to be paid by the winning bidder of the Bonds. The Bonds are general obligations of the City, pledging the tax levy as the security for bondholders. However, the debt service levy may be abated by other revenues from Tax Increment District 11.

The repayment schedule also reflects the estimated debt service for a portion of 2023 taxable G.O. Notes, which will be discussed later in this report.

\$3,640,000 (TID 11 Portion) G.O. Bonds Combined with 2023 Est. Taxable Notes Debt Service

Calendar Year	Principal (3/01)	Coupon	Estimated Interest	2023 Bonds Total Est. Debt Service	Capitalized Interest	2023 Tax Notes Estimated Debt Service	Combined TID 11 Estimated Debt Service
2023	-	-	-	-	-	-	-
2024	-	-	121,771.88	121,771.88	(121,771.88)	-	-
2025	-	-	162,362.50	162,362.50	(162,362.50)	-	-
2026	30,000.00	5.500%	161,537.50	191,537.50	-	231,250.00	422,787.50
2027	35,000.00	5.500%	159,750.00	194,750.00	-	228,249.00	422,999.00
2028	40,000.00	5.500%	157,687.50	197,687.50	-	230,091.00	427,778.50
2029	40,000.00	5.500%	155,487.50	195,487.50	-	231,495.00	426,982.50
2030	40,000.00	5.500%	153,287.50	193,287.50	-	232,326.00	425,613.50
2031	45,000.00	5.500%	150,950.00	195,950.00	-	232,524.00	428,474.00
2032	45,000.00	5.500%	148,475.00	193,475.00	-	232,075.00	425,550.00
2033	50,000.00	5.500%	145,862.50	195,862.50	-	230,850.00	426,712.50
2034	280,000.00	4.250%	138,537.50	418,537.50	-	-	418,537.50
2035	295,000.00	4.250%	126,318.75	421,318.75	-	-	421,318.75
2036	305,000.00	4.250%	113,568.75	418,568.75	-	-	418,568.75
2037	320,000.00	4.250%	100,287.50	420,287.50	-	-	420,287.50
2038	330,000.00	4.250%	86,475.00	416,475.00	-	-	416,475.00
2039	345,000.00	4.250%	72,131.25	417,131.25	-	-	417,131.25
2040	355,000.00	4.500%	56,812.50	411,812.50	-	-	411,812.50
2041	355,000.00	4.500%	40,837.50	395,837.50	-	-	395,837.50
2042	365,000.00	4.500%	24,637.50	389,637.50	-	-	389,637.50
2043	365,000.00	4.500%	8,212.50	373,212.50	-	-	373,212.50
-	\$3,640,000.00	TIC 4.33%	\$2,284,990.63	\$5,924,990.63	(284,134.38)	\$1,848,860.00	\$7,489,716.25

Purpose #2 – Initial Resolution Authorizing \$2,000,000 for Ambulance Commission Purposes

This initial resolution authorizes borrowing \$2,000,000 for the purpose of financing the Ambulance Commission “regional project.” The principal will be repaid beginning in 2024 through 2038 and requires the use of a general obligation “bond” as the borrowing instrument. The borrowing for the ambulance commission purposes will be combined with the bonds issued for the TID 11 projects as a single General Obligation Corporate Purpose Bond issue.

Because the purpose is for a “regional project,” Wisconsin Statutes do not require a Notice to Electors to be published.

Repayment Structure of \$2,000,000 Tax-Exempt G.O. Corporate Purpose Bonds

Following is a preliminary schedule in the amount of \$2,000,000 which is structured for repayment over 15 years, using current market, tax-exempt, interest rates. The debt service is combined with all other existing “city purposes” debt service that is supported by tax levy. The 2024 debt service may be offset with premium received from investors which will be known when bids are received.

\$2,000,000 (City Ambulance) G.O. Bonds 2023 Combined with Existing City Debt Service

Calendar Year	Principal (3/01)	Coupon	Estimated Interest	2023 Bonds Total Est. Debt Service	City Purposes Existing Debt Service	City Purposes Combined Est. Debt Service
2023	-	-	-	-	991,045.00	991,045.00
2024	100,000.00	5.500%	67,421.88	167,421.88	996,927.00	1,164,348.88
2025	100,000.00	5.500%	85,312.50	185,312.50	1,007,538.00	1,192,850.50
2026	70,000.00	5.500%	80,637.50	150,637.50	1,008,837.00	1,159,474.50
2027	65,000.00	5.500%	76,925.00	141,925.00	1,020,863.00	1,162,788.00
2028	60,000.00	5.500%	73,487.50	133,487.50	1,030,112.00	1,163,599.50
2029	60,000.00	5.500%	70,187.50	130,187.50	1,022,012.00	1,152,199.50
2030	60,000.00	5.500%	66,887.50	126,887.50	1,019,144.00	1,146,031.50
2031	55,000.00	5.500%	63,725.00	118,725.00	1,021,344.00	1,140,069.00
2032	55,000.00	5.500%	60,700.00	115,700.00	1,012,500.00	1,128,200.00
2033	60,000.00	5.500%	57,537.50	117,537.50	1,012,300.00	1,129,837.50
2034	255,000.00	4.250%	50,468.75	305,468.75	249,000.00	554,468.75
2035	260,000.00	4.250%	39,525.00	299,525.00	247,750.00	547,275.00
2036	265,000.00	4.250%	28,368.75	293,368.75	246,000.00	539,368.75
2037	265,000.00	4.250%	17,106.25	282,106.25	-	282,106.25
2038	270,000.00	4.250%	5,737.50	275,737.50	-	275,737.50
-	\$2,000,000.00	TIC 4.33%	\$844,028.13	\$2,844,028.13	\$11,885,372.00	\$14,729,400.13

Combined \$5,640,000 General Obligation Corporate Purpose Bonds 2023 (Both Purposes)

The two purposes and repayment structures are combined as a single Bond issue. Below is the combined debt service schedule to be used for marketing the Bonds. The issue size is subject to change based on actual interest rates bid.

\$5,640,000 General Obligation Corporate Purpose Bonds 2023 Est. Debt Service Schedule

Calendar Year	Principal (3/01)	Coupon	Estimated Interest	2023 Bonds Estimated Debt Service
2023	-	-	-	-
2024	100,000.00	5.500%	189,193.76	289,193.76
2025	100,000.00	5.500%	247,675.00	347,675.00
2026	100,000.00	5.500%	242,175.00	342,175.00
2027	100,000.00	5.500%	236,675.00	336,675.00
2028	100,000.00	5.500%	231,175.00	331,175.00
2029	100,000.00	5.500%	225,675.00	325,675.00
2030	100,000.00	5.500%	220,175.00	320,175.00
2031	100,000.00	5.500%	214,675.00	314,675.00
2032	100,000.00	5.500%	209,175.00	309,175.00
2033	110,000.00	5.500%	203,400.00	313,400.00
2034	535,000.00	4.250%	189,006.25	724,006.25
2035	555,000.00	4.250%	165,843.75	720,843.75
2036	570,000.00	4.250%	141,937.50	711,937.50
2037	585,000.00	4.250%	117,393.75	702,393.75
2038	600,000.00	4.250%	92,212.50	692,212.50
2039	345,000.00	4.250%	72,131.25	417,131.25
2040	355,000.00	4.500%	56,812.50	411,812.50
2041	355,000.00	4.500%	40,837.50	395,837.50
2042	365,000.00	4.500%	24,637.50	389,637.50
2043	365,000.00	4.500%	8,212.50	373,212.50
-	\$5,640,000.00	TIC 4.33%	\$3,129,018.76	\$8,769,018.76

A preliminary pricing schedule for the Bonds is shown below. The Bonds would be subject to prepayment beginning March 1, 2033. The interest rates are not guaranteed and will be subject to change until rates are locked in on the day bids are received and awarded.

\$5,640,000 Tax-Exempt G.O. Bonds 2023 Est. Pricing Summary 9-14-23

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	YTM	Call Date	Call Price	Dollar Price
03/01/2024	Serial Coupon	5.500%	3.750%	100,000.00	100.420%	-	-	-	100,420.00
03/01/2025	Serial Coupon	5.500%	3.650%	100,000.00	102.234%	-	-	-	102,234.00
03/01/2026	Serial Coupon	5.500%	3.550%	100,000.00	104.175%	-	-	-	104,175.00
03/01/2027	Serial Coupon	5.500%	3.450%	100,000.00	106.245%	-	-	-	106,245.00
03/01/2028	Serial Coupon	5.500%	3.400%	100,000.00	108.239%	-	-	-	108,239.00
03/01/2029	Serial Coupon	5.500%	3.350%	100,000.00	110.266%	-	-	-	110,266.00
03/01/2030	Serial Coupon	5.500%	3.350%	100,000.00	112.027%	-	-	-	112,027.00
03/01/2031	Serial Coupon	5.500%	3.350%	100,000.00	113.731%	-	-	-	113,731.00
03/01/2032	Serial Coupon	5.500%	3.400%	100,000.00	114.991%	-	-	-	114,991.00
03/01/2033	Serial Coupon	5.500%	3.450%	110,000.00	116.110%	-	-	-	127,721.00
03/01/2034	Serial Coupon	4.250%	3.550%	535,000.00	105.473%	c 3.606%	03/01/2033	100.000%	564,280.55
03/01/2035	Serial Coupon	4.250%	3.650%	555,000.00	104.669%	c 3.737%	03/01/2033	100.000%	580,912.95
03/01/2036	Serial Coupon	4.250%	3.800%	570,000.00	103.477%	c 3.890%	03/01/2033	100.000%	589,818.90
03/01/2037	Serial Coupon	4.250%	4.000%	585,000.00	101.911%	c 4.062%	03/01/2033	100.000%	596,179.35
03/01/2038	Serial Coupon	4.250%	4.100%	600,000.00	101.139%	c 4.143%	03/01/2033	100.000%	606,834.00
03/01/2039	Serial Coupon	4.250%	4.200%	345,000.00	100.374%	c 4.216%	03/01/2033	100.000%	346,290.30
03/01/2040	Serial Coupon	4.500%	4.250%	355,000.00	101.889%	c 4.336%	03/01/2033	100.000%	361,705.95
03/01/2041	Serial Coupon	4.500%	4.350%	355,000.00	101.126%	c 4.406%	03/01/2033	100.000%	358,997.30
03/01/2042	Serial Coupon	4.500%	4.450%	365,000.00	100.369%	c 4.470%	03/01/2033	100.000%	366,346.85
03/01/2043	Serial Coupon	4.500%	4.500%	365,000.00	100.000%	-	-	-	365,000.00
Total	-	-	-	\$5,640,000.00	-	-	-	-	\$5,836,415.15
Par Amount of Bonds									\$5,640,000.00
Reoffering Premium or (Discount)									196,415.15
Gross Production									\$5,836,415.15
Total Underwriter's Discount (2.539%)									\$(143,200.00)
Total Purchase Price									\$5,693,215.15
True Interest Cost (TIC)									4.3331029%

Resolution Providing for the Sale of Not to Exceed \$5,650,000 General Obligation Corporate Purpose Bonds

This resolution formalizes the sale of the Bonds to occur for the combined purposes at a future date and directs Wisconsin Public Finance Professionals LLC to assist the City Clerk with that process. An Official Notice of Sale is prepared and distributed to potential bidders to solicit bids for the Bonds. An Official Statement is also prepared and distributed into the bond market in accordance with SEC regulations.

Simultaneously with the issuance of the \$5,640,000 General Obligation Corporate Purpose Bonds, the City will issue \$2,260,000 Taxable General Obligation Promissory Notes

Approximately \$2,260,000 Taxable General Obligation Promissory Notes – Two Purposes

Purpose #1 - \$1,525,000 Developer Incentive, Capitalized Interest and Expenses – TID 11

Approximately \$1,525,000 will be issued to provide funds for a \$1,345,000 developer incentive for TID 11 projects, plus approximately \$180,000 for 2024 and 2025 capitalized interest and estimated issuance expenses. Principal will be repaid beginning in 2026 through 2033 (within 10 years) and using a general obligation promissory note as the borrowing instrument. General obligation notes do not require the adoption of an Initial Resolution and the Council has the statutory authority to issue the notes.

Repayment Structure of \$1,525,000 Taxable G.O. Notes

Following, is a preliminary repayment schedule in the amount of \$1,525,000 using current market, taxable, interest rates. The purpose of borrowing for “developer incentives” is not eligible for borrowing at tax-exempt interest rates. Interest due in 2024 and 2025 is capitalized during construction of the project and prior to increment becoming available to pay debt service. Because the final interest rates will not be known until the bids are received for the Notes, the amount of capitalized interest is an estimate, and the amount of Notes ultimately issued may be increased to provide for higher capitalized interest costs. The interest rates include all estimated expenses of issuance to be paid by the winning bidder of the Notes. The Notes are general obligations of the City, pledging the tax levy as the security for bondholders. However, the debt service levy may be abated by other revenues from Tax Increment District 11.

The repayment schedule below is also reflected in the estimated debt service for a portion of 2023 G.O. Bonds, previously discussed on page 2 in this report.

\$1,525,000 (TID 11 Portion) Taxable G.O. Notes 2023 Est. Debt Service

Calendar Year	Principal (3/01)	Coupon	Estimated Interest	Total 2023 Notes Est. Debt Service	Capitalized Interest	Net 2023 Notes Est. Annual Debt Service
2023	-	-	-	-	-	-
2024	-	-	56,437.50	56,437.50	(56,437.50)	-
2025	-	-	75,250.00	75,250.00	(75,250.00)	-
2026	160,000.00	5.000%	71,250.00	231,250.00	-	231,250.00
2027	165,000.00	4.850%	63,248.75	228,248.75	-	228,248.75
2028	175,000.00	4.750%	55,091.25	230,091.25	-	230,091.25
2029	185,000.00	4.800%	46,495.00	231,495.00	-	231,495.00
2030	195,000.00	4.850%	37,326.25	232,326.25	-	232,326.25
2031	205,000.00	4.950%	27,523.75	232,523.75	-	232,523.75
2032	215,000.00	5.000%	17,075.00	232,075.00	-	232,075.00
2033	225,000.00	5.200%	5,850.00	230,850.00	-	230,850.00
-	\$1,525,000.00	TIC 5.58%	\$455,547.50	\$1,980,547.50	(131,687.50)	\$1,848,860.00

Purpose #2 - \$735,000 Developer Incentive and Expenses – TID 8

Approximately \$735,000 will be issued to provide funds for a \$710,000 developer incentive for TID 8 projects, plus estimated issuance expenses. Principal will be repaid beginning in 2025 through 2031, the maximum life of TID 8.

Repayment Structure of \$735,000 Taxable G.O. Notes

Following is a preliminary repayment schedule in the amount of \$735,000 using current market, taxable, interest rates. The 2023 Notes debt service is “wrapped around” TID 8’s existing debt service for an overall level debt service result.

\$735,000 (TID 8 Portion) G.O. Notes 2023 Est. Debt Service with Existing TID 8 Debt Service

Calendar Year	Principal (3/01)	Coupon	Estimated Interest	Total 2023 Notes Est. D/S	Existing TID 8 Debt Service	TID 8 Combined Est. Debt Service
2023	-	-	-	-	-	-
2024	-	-	26,985.00	26,985.00	15,250.00	42,235.00
2025	55,000.00	5.250%	34,536.25	89,536.25	83,500.00	173,036.25
2026	60,000.00	5.000%	31,592.50	91,592.50	84,875.00	176,467.50
2027	60,000.00	4.850%	28,637.50	88,637.50	86,000.00	174,637.50
2028	70,000.00	4.750%	25,520.00	95,520.00	82,000.00	177,520.00
2029	155,000.00	4.800%	20,137.50	175,137.50	-	175,137.50
2030	165,000.00	4.850%	12,416.25	177,416.25	-	177,416.25
2031	170,000.00	4.950%	4,207.50	174,207.50	-	174,207.50
-	\$735,000.00	TIC 5.58%	\$184,032.50	\$919,032.50	\$351,625.00	\$1,270,657.50

Combined \$2,260,000 Taxable General Obligation Promissory Notes 2023 – Both Purposes

The two purposes and repayment structures are combined as a single Note issue. Below is the combined debt service schedule to be used for marketing the Notes. The issue size is subject to change based on bids received.

\$2,260,000 Taxable General Obligation Promissory Notes 2023 Est Debt Service

Calendar Year	Principal (3/01)	Coupon	Estimated Interest	2023 Notes Estimated Debt Service
2023	-	-	-	-
2024	-	-	83,422.50	83,422.50
2025	55,000.00	5.250%	109,786.25	164,786.25
2026	220,000.00	5.000%	102,842.50	322,842.50
2027	225,000.00	4.850%	91,886.25	316,886.25
2028	245,000.00	4.750%	80,611.25	325,611.25
2029	340,000.00	4.800%	66,632.50	406,632.50
2030	360,000.00	4.850%	49,742.50	409,742.50
2031	375,000.00	4.950%	31,731.25	406,731.25
2032	215,000.00	5.000%	17,075.00	232,075.00
2033	225,000.00	5.200%	5,850.00	230,850.00
-	\$2,260,000.00	TIC 5.58%	\$639,580.00	\$2,899,580.00

A preliminary pricing schedule for the taxable Notes is shown below. The Notes would be subject to prepayment beginning March 1, 2030. The interest rates are not guaranteed and will be subject to change until rates are locked in on the day bids are received and awarded.

\$2,260,000 Taxable General Obligation Promissory Notes 2023 Est. Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
03/01/2025	Serial Coupon	5.250%	5.250%	55,000.00	100.000%	55,000.00
03/01/2026	Serial Coupon	5.000%	5.000%	220,000.00	100.000%	220,000.00
03/01/2027	Serial Coupon	4.850%	4.850%	225,000.00	100.000%	225,000.00
03/01/2028	Serial Coupon	4.750%	4.750%	245,000.00	100.000%	245,000.00
03/01/2029	Serial Coupon	4.800%	4.800%	340,000.00	100.000%	340,000.00
03/01/2030	Serial Coupon	4.850%	4.850%	360,000.00	100.000%	360,000.00
03/01/2031	Serial Coupon	4.950%	4.950%	375,000.00	100.000%	375,000.00
03/01/2032	Serial Coupon	5.000%	5.000%	215,000.00	100.000%	215,000.00
03/01/2033	Serial Coupon	5.200%	5.200%	225,000.00	100.000%	225,000.00
Total	-	-	-	\$2,260,000.00	-	\$2,260,000.00
Par Amount of Notes						\$2,260,000.00
Gross Production						\$2,260,000.00
Total Underwriter's Discount (3.081%)						\$(69,640.00)
Total Purchase Price						\$2,190,360.00
True Interest Cost (TIC)						5.5866061%

Resolution Providing for the Sale of Approximately \$2,260,000 Taxable General Obligation Promissory Notes

This resolution formalizes the sale of the Notes to occur for the combined purposes at a future date and directs Wisconsin Public Finance Professionals LLC to assist the City Clerk with that process. An Official Notice of Sale is prepared and distributed to potential bidders to solicit bids for the Bonds. An Official Statement is also prepared and distributed into the bond market in accordance with SEC regulations.

Bond Market Preparations

The City is preparing to enter the bond market for both issues, by reviewing structuring options, preparation of the Official Statement and application for a Moody's rating. The City's existing Moody's rating of "A1" was confirmed in November of 2022. Documents are distributed to the marketplace, the sale of the 2023 Bonds and 2023 Taxable Notes will be advertised and placed on various bidding platforms where underwriters are instructed how to place their bids on a specific date and time. Bids are received and verified and the winning underwriter is notified, subject to approval by the City.

City's Statutory General Obligation Debt Limit (5% of Equalized Value)

2023 Equalized Valuation	\$944,802,500
Statutory General Obligation Debt Limit – 5%	<u>\$ 47,240,125</u>
City's Existing G.O. Debt Prior to 2023 Bonds & Notes	\$ 25,940,000
Plus: 2023 G.O. Bonds and Notes (Est).	<u>\$ 7,900,000</u>
Net G.O. Debt Outstanding as of December 31, 2023	\$ 33,840,000
City's G.O. Debt Limit Available as of December 31, 2023	\$ 13,400,125 or 28.37%

Note: As of February 1, 2024, the City's net G.O. Debt Outstanding will be reduced by \$1,890,000 of 2024 principal payments, resulting in an increase in the City's available G.O. debt limit.

Municipal Market

Interest rates shown in this report reflect market sales for Wisconsin tax-exempt and taxable general obligation issues sold during the month of September 2023 with a similar bond rating as the City. These rates are not guaranteed and are subject to change until final rates are locked in on the date of sale. Market conditions are very volatile as investors continue to contemplate the Fed's reaction to economic conditions at the November 1 Federal Open Market Committee meeting.

Authorizing/Parameters Resolutions

On October 9, 2023, the Council will consider the adoption of two parameters resolutions. The parameters resolution delegates authority to the City Administrator or the City Clerk-Treasurer/Finance Director, to accept the bid and award the 2023 G.O. Bonds and Notes to the respective winning bidder, with the execution of Approving Certificates, on the date the bids are actually received, subject to certain parameters described in Section 1 and 2 of each resolution. The other sections include provisions typically found in a standard award resolution including the borrowing terms, levy of taxes, State and Federal requirements, etc. The issue size for both the Bonds and the Notes are subject to change based on the amount of capitalized interest and/or the underwriter's premium or discount offered in the winning bid.

Timeline

Presentation to Council/Adopt Initial Resolution	September 25
Coordinate Financing Team; Prepare Official Statement	
Council Adopts Parameters Resolutions	October 9
Moody's Investors Service Rating Call	October 19
Bids Received (Sale) of 2023 G.O. Bonds and Notes	November 9
Closing/Delivery of Funds to City	December 1

Resolution No. 4524-23

INITIAL RESOLUTION AUTHORIZING \$2,000,000 GENERAL
OBLIGATION BONDS FOR REGIONAL PROJECTS

BE IT RESOLVED by the Common Council of the City of Reedsburg, Sauk County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$2,000,000 for the public purpose of financing regional projects related to the Reedsburg Area Ambulance Service Commission.

Adopted, approved and recorded September 25, 2023.

David G. Estes
Mayor

ATTEST:

Jacob Crosetto
City Clerk

(SEAL)

Resolution No. 4525-23

RESOLUTION DIRECTING PUBLICATION OF NOTICE TO ELECTORS
RELATING TO BOND ISSUE

WHEREAS, an initial resolution authorizing general obligation bonds has been adopted by the Common Council of the City of Reedsburg, Sauk County, Wisconsin (the "City") and it is now necessary that said initial resolution be published to afford notice to the residents of the City of its adoption;

NOW, THEREFORE, BE IT RESOLVED that the City Clerk shall, within 15 days, publish a notice to the electors in substantially the form attached hereto in the official City newspaper as a class 1 notice under ch. 985, Wis. Stats.

Adopted, approved and recorded September 25, 2023.

David G. Estes
Mayor

ATTEST:

Jacob Crosetto
City Clerk

(SEAL)

Resolution No. 4526-23

RESOLUTION PROVIDING FOR THE SALE OF NOT TO EXCEED
\$5,650,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS

WHEREAS, the City of Reedsburg, Sauk County, Wisconsin (the "City") has adopted initial resolutions (the "Initial Resolutions") authorizing the issuance of general obligation bonds for the following public purposes and in the following not to exceed amounts:

- (a) \$3,650,000 for providing financial assistance to community development projects under Section 66.1105, Wisconsin Statutes, by paying project costs included in the project plans for the City's Tax Incremental Districts; and
- (b) \$2,000,000 for regional projects related to the Reedsburg Area Ambulance Service Commission.

WHEREAS, the Common Council hereby finds and determines that the projects described in the Initial Resolutions are within the City's power to undertake and therefore serve a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Combination of Issues. The issues referred to above are hereby combined into one issue of bonds designated "General Obligation Corporate Purpose Bonds" (the "Bonds") in an amount not to exceed \$5,650,000 for the purposes above specified.

Section 2. Sale of the Bonds. The Common Council hereby authorizes and directs that the Bonds be offered for public sale. At a subsequent meeting, the Common Council shall set parameters for the sale of the Bonds.

Section 3. Notice of Sale. The City Clerk (in consultation with Wisconsin Public Finance Professionals, LLC ("WPFP")) be and hereby is directed to cause notice of the sale of the Bonds to be disseminated in such manner and at such times as the City Clerk may determine and to cause copies of a complete Official Notice of Sale and other pertinent data to be forwarded to interested bidders as the City Clerk may determine.

Section 4. Official Statement. The City Clerk (in consultation with WPFP) shall cause an Official Statement to be prepared and distributed. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Section 5. Reimbursement. The Common Council hereby officially declares its intent pursuant to Treasury Regulation Section 1.150-2 to reimburse any expenditures made in connection with the projects described in the Initial Resolutions prior to the issuance of the Bonds with the proceeds of the Bonds in an amount not to exceed \$5,650,000.

Adopted, approved and recorded September 25, 2023.

David G. Estes
Mayor

ATTEST:

Jacob Crosetto
City Clerk

(SEAL)

RESOLUTION PROVIDING FOR THE SALE OF APPROXIMATELY
\$2,260,000 TAXABLE GENERAL OBLIGATION PROMISSORY NOTES

WHEREAS, the City of Reedsburg, Sauk County, Wisconsin (the "City") is presently in need of approximately \$2,260,000 for public purposes, including paying the cost of developer incentives for development in Tax Incremental Districts No. 8 and 11 (the "Project");

WHEREAS, it is desirable to borrow said funds through the issuance of general obligation promissory notes pursuant to 67.12(12), Wisconsin Statutes; and

WHEREAS, due to certain requirements of the Internal Revenue Code of 1986, as amended, it is necessary that such notes be issued on a taxable rather than tax-exempt basis.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Issuance of the Notes. The City shall issue its Taxable General Obligation Promissory Notes (the "Notes") in the approximate amount of \$2,260,000 for the purpose of paying the cost of the Project.

Section 2. Sale of the Notes. The Common Council hereby authorizes and directs that the Notes be offered for public sale. At a subsequent meeting, the Common Council shall set parameters for the sale of the Notes.

Section 3. Notice of Sale. The City Clerk (in consultation with Wisconsin Public Finance Professionals, LLC ("WPFP")) be and hereby is directed to cause notice of the sale of the Notes to be disseminated in such manner and at such times as the City Clerk may determine and to cause copies of a complete Official Notice of Sale and other pertinent data to be forwarded to interested bidders as the City Clerk may determine.

Section 4. Official Statement. The City Clerk (in consultation with WPFP) shall cause an Official Statement to be prepared and distributed. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Adopted, approved and recorded September 25, 2023.

David G. Estes
Mayor

ATTEST:

Jacob Crosetto
City Clerk

(SEAL)



**STATE/MUNICIPAL FINANCIAL
AGREEMENT FOR A STATE- LET
HIGHWAY PROJECT**

Date: September 20, 2023
I.D.: 5050-01-07/ 77/ 78
Road Name: STH 23
Title: C Reedsburg, Main Street
Limits: Dewey Avenue to Viking Street
County: Sauk
Roadway Length: 0.52 mile

The signatory **City of Reedsburg**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 86.25(1), (2), and (3) of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

Existing Facility - Describe and give reason for request: STH 23, a connecting highway, is a principal urban arterial. There is no parking along the project length. The existing pavement is aged and deteriorated with spalled joints, corner breaks, faulting, and linear cracking.

Proposed Improvement - Nature of work: Replace the existing pavement. Update curb ramps as needed to meet ADA compliance.

Describe non-participating work included in the project and other work necessary to finish the project completely which will be undertaken independently by the municipality: The replacement or addition of water main and sanitary sewer, including design, construction costs, mobilization, oversight, and acceptance of the work. Additionally, backfill necessary for the replacement of the Municipal-owned utilities, water and sanitary cover and valve adjustments.

TABLE 1: SUMMARY OF COSTS

Phase	Total Est. Cost	Federal/State Funds	%	Municipal Funds	%
Preliminary Engineering:					
Plan Development 5050-01-07	\$ 312,900	\$ 234,675	75%	\$ 78,225	25%
Real Estate Acquisition:					
Acquisition	\$ -	\$ -	100%	\$ -	
¹ Construction: 5050-01-77					
Roadway	\$ 1,500,000	\$ 1,500,000	100%		
² Non-Participating: 5050-01-78					
Sanitary Sewer	\$ 794,760	\$ -		\$ 794,760	100%
Water Main	\$ 899,875	\$ -		\$ 899,875	100%

Total Cost Distribution \$ **3,507,535** \$ **1,734,675** \$ **1,772,860**

1. Estimates include 15% construction engineering.

2. Estimates include 1% construction engineering.

This request shall constitute agreement between the Municipality and the State; is subject to the terms and conditions that follow (pages 3 – 4); is made by the undersigned under proper authority to make such request for the designated Municipality, upon signature by the State, and delivery to the Municipality. The initiation and accomplishment of the improvement will be subject to the applicable federal and state regulations. No term or provision of neither the State/Municipal Financial Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Financial Agreement.

Signed for and in behalf of the **City of Reedsburg** (please sign in blue ink)

Name (print)

Title

Signature

Date

Signed for and in behalf of the **State** (please sign in blue ink)

Name **Steve Flottmeyer**

Title **WisDOT Southwest Region Planning Chief**

Signature

Date

TERMS AND CONDITIONS:

1. The Municipality shall pay to the State all costs incurred by the State in connection with the improvement which exceeds federal/state financing commitments or are ineligible for federal/state financing. Local participation shall be limited to the items and percentages set forth in the Summary of Costs table, which shows Municipal funding participation. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from General Transportation Aids or any moneys otherwise due and payable by the State to the Municipality.
2. Funding of each project phase is subject to inclusion in an approved program and per the State's Facility Development Manual (FDM) standards. Federal aid and/or state transportation fund financing will be limited to participation in the costs of the following items as specified in the Summary of Costs:
 - (a) Design engineering and state review services.
 - (b) Real Estate necessitated for the improvement.
 - (c) Compensable utility adjustment and railroad force work necessitated for the project.
 - (d) The grading, base, pavement, curb and gutter, and structure costs to State standards, excluding the cost of parking areas.
 - (e) Storm sewer mains, culverts, laterals, manholes, inlets, catch basins, and connections for surface water drainage of the improvement; including replacement and/or adjustments of existing storm sewer manhole covers and inlet grates as needed.
 - (f) Construction engineering incidental to inspection and supervision of actual construction work, except for inspection, staking, and testing of sanitary sewer and water main.
 - (g) Signing and pavement marking necessitated for the safe and efficient flow of traffic, including detour routes.
 - (h) Replacement of existing sidewalks necessitated by roadway construction.
 - (i) Replacement of existing driveways, in kind, necessitated by the project.
 - (j) New installations or alteration resulting from roadway construction of standard State street lighting and traffic signals or devices. Alteration may include salvaging and replacement of existing components.
3. Work necessary to complete the improvement to be financed entirely by the Municipality or other utility or facility owner includes the following items:
 - (a) New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
 - (b) New installation or alteration of signs not necessary for the safe and efficient flow of traffic.
 - (c) Roadway and bridge width in excess of standards.
 - (d) Construction inspection, staking, and material testing and acceptance for construction of sanitary sewer and water main.
 - (e) Provide complete plans, specifications, and estimates for sanitary sewer and water main work. The Municipality assumes full responsibility for the design, installation, inspection, testing, and operation of the sanitary sewer and water system. This relieves the State and all of its employees from the liability for all suits, actions, or claims resulting from the sanitary sewer and water system construction.
 - (f) Parking lane costs.

- (g) Coordinate, clean up, and fund any hazardous materials encountered during construction. All hazardous material cleanup work shall be performed in accordance to state and federal regulations.
 - (h) Damages to abutting property due to change in street or sidewalk widths, grades, or drainage.
 - (i) Conditioning, if required, and maintenance of detour routes.
 - (j) Repair of damages to roads or streets caused by reason of their use in hauling materials incidental to the improvement.
- 4. As the work progresses, the Municipality will be billed for work completed which is not chargeable to federal/state funds. Upon completion of the project, a final audit will be made to determine the final division of costs.
 - 5. If the Municipality should withdraw the project, it shall reimburse the State for any costs incurred by the State in behalf of the project.
 - 6. The work will be administered by the State and may include items not eligible for federal/state participation.
 - 7. The Municipality shall assume general responsibility for all public information and public relations for the project and to make a fitting announcement to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the project.
 - 8. Basis for local participation:
 - (a) Design Engineering (5050-01-07):

The Municipality is responsible for 25% of the design engineering costs for improvements on a Connecting Highway.
 - (b) Roadway Construction (5050-01-77):

Construction costs necessitated by the roadway improvement are 100% eligible for Federal/ State funding. As items are identified during the design phase that require cost participation or are ineligible for Federal/ State funding, this agreement will be amended to reflect those costs.
 - (c) Non-Participating Construction (5050-01-78):

Construction estimates were provided by the Municipality. The Municipality is responsible for 100% of the costs for improvements to the sanitary sewer and water main. The Municipality is responsible for all construction costs associated with the utility project, including mobilization. The Municipality is responsible for 100% of the costs for backfill necessary for the replacement or addition of the Municipal-owned utilities. The Municipality is responsible for the removal and replacement of the sidewalk necessary for the replacement of the Municipality-owned utilities.

Comments and Clarification: This agreement is an active agreement that may need to be amended as the project is designed. It is understood that these amendments may be needed as some issues have not been fully evaluated or resolved. The purpose of this agreement is to specify the local and state involvement in funding the project. A signed agreement is required before the State will prepare or participate in the preparation of detailed designs, acquire right-of-way, or participate in construction of a project that merits local involvement.

RESOLUTION 4520-23
2023 CORP Plan

FILE NO. 4520-23

WHEREAS, The City of Reedsburg has need for a continuing outdoor recreation planning program based on sound planning principles and long-range goals and objectives for the City's recreation development; and;

WHEREAS, a draft of the outdoor recreation plan was prepared and thoroughly reviewed by the Reedsburg Park and Recreation Committee, and the necessary revision were included in the final report; and

WHEREAS, the plan will serve as a guide for making future decision related to the expansion and development of needed recreation areas in Reedsburg

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Reedsburg that it goes on record to adopt the Reedsburg Outdoor Recreation Plan 2023 - 2028; and

BE IT FURTHER RESOVED, that the Common Council does hereby request the Department of Natural Resources to provide continued eligibility to Reedsburg for participation in the various recreation cost sharing programs administered by the Department; and

BE IT FURTHER RESOLVED, that this Resolution shall be effective immediately upon its passage.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 25th day of September 2023. And that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 25th day of September, 2023

City Clerk

City of Reedsburg

Comprehensive Outdoor Recreation Plan (CORP) 2023-2028



Acknowledgments

We would like to thank the following individuals and entities for their roles in this Plan's Process!

City Residents

City Staff

Matt Scott, Parks and Recreation Director
Timothy Becker, City Administrator
Jacob Crosetto, City Clerk-Treasurer

The City of Reedsburg Parks & Recreation Committee

Phil Peterson, Alderperson 1 & Chair
Tom Seamonson, Alderperson 2
Missy Frenz, Alderperson 3
Aaron Bauer, Seat 1
Jake Stanek, Seat 2
Matt Scott, Parks and Recreation Director
Timothy Becker, City Administrator

The City of Reedsburg Common Council

Dave G. Estes, Mayor
Sonny Hyde, Alderperson District 1
Craig Braunschweig, Alderperson District 1
Jason Schulte, Alderperson District 2
Mike Gargano, Alderperson District 2
Missy Frenz, Alderperson District 3
Phil Peterson, Alderperson District 3 & Common Council President
Dave Knudsen, Alderperson District 4
Tom Seamonson, Alderperson District 4
Adam Kaney, Alderperson At-Large
Maximilian Buckner, City Attorney

Comprehensive Outdoor Recreation Plan prepared by:

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Plan Adopted by Common Council on August 28, 2023

RESOLUTION -23

WHEREAS, The City of Reedsburg has need for a continuing outdoor recreation planning program based on sound planning principles and long-range goals and objectives for the City's recreation development; and

WHEREAS, a draft of the outdoor recreation plan was prepared and thoroughly reviewed by the Reedsburg Park and Recreation Committee, and the necessary revision were included in the final report; and

WHEREAS, the plan will serve as a guide for making future decision related to the expansion and development of needed recreation areas in Reedsburg

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Reedsburg that it goes on record to adopt the Reedsburg Outdoor Recreation Plan 2023 - 2028; and

BE IT FURTHER RESOLVED, that the Common Council does hereby request the Department of Natural Resources to provide continued eligibility to Reedsburg for participation in the various recreation cost sharing programs administered by the Department; and

BE IT FURTHER RESOLVED, that this Resolution shall be effective immediately upon its passage.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 28th day of August 2023. And that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 28th day of August, 2023

City Clerk

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NRPA Classifications

Play/Tot Lot

The play lot is the smallest unit of the park system in terms of size and area that it would serve and is generally considered a substitute for a backyard. The primary function of a play lot is intended to serve preschool children and usually in areas of high-density housing as well as areas with a high concentration of multiple family housing.

Neighborhood Playground/Park

A neighborhood playground/park is a “walk to” park serving the people of a residential area with a service radius of one-half mile. The playground often coincides with an elementary school and may often adjoin and complement the school facility if it is intended to serve the same age group. The age of the user group ranges from 6-11 years old. These parks should be placed away from busy streets and should have easy access.

Neighborhood Park

A neighborhood park is a “walk to” park serving the people of a residential area with a service radius of approximately one-half mile. The park is to provide recreational activities for all age groups. Some things you may see at a neighborhood park are picnic tables, benches, walkways, play equipment, plaques, statues, and special plantings. The most important function of the neighborhood park is to meet the distinctive recreation needs of the neighborhood it serves. Since recreation needs vary from one neighborhood to another, depending upon age, income, and preferences of its residents, the facilities and programs of a neighborhood should not be rigidly standardized, but should be designed to meet the particular requirements of each individual neighborhood. Neighborhood parks should not be located on arterial streets in order that people using the facility can walk or ride bikes to the park more safely.

Street Islands

Street Islands are generally located in proximity to a street intersection and separate lanes of traffic. These areas can be as large as 6,500 sq. feet and some features may include benches and plantings.

Community Park

A community park is a facility designed to provide a combination of passive and active recreational activities for the entire community. A community park is larger and contains more facilities than a neighborhood park and may provide community playfield facilities for organized leagues and teams in which are not provided at neighborhood parks.

Community parks should be dispersed throughout the community; however, their location is highly dependent on securing a site of large enough size, which provides a variety of natural amenities and physical features. Community parks, including both land-based and water-based activities is preferable.

Community parks should be located on collector or arterial streets to provide easy access by residents of the community. In addition, since these parks attract a large number of people, they should be well buffered from adjacent residential areas.

Special Area Facilities

Special area facilities play an important role in fulfilling the community's needs for special outdoor recreation activities. These activities are provided for the benefit of the entire community, but for various reasons have not been incorporated into the community park setting. Rather, these facilities have been designed to provide one major activity on site with secondary activities provided only if the area is of sufficient size. Although these facilities may operate separately from the other parks in the city, they are a valuable component of the entire park system.

Waterfront Corridors

A waterfront corridor is a land owned by the city which abuts either a lake or a river but which is not part of any specific park. The width of these corridors ranges from 10 feet to over 100 feet and provide the opportunity for public access to portions of a city's waterways.

Introduction

The City of Reedsburg lies in the heart of Sauk County, Wisconsin along the Baraboo River. Reedsburg has been a member city of “[Tree City USA](#)” since 2013, and a member of “[Bird City Wisconsin](#)” since 2014. To serve its estimated 10,181 residents, the City of Reedsburg Parks and Recreation Department oversees more than two dozen recreational facilities with indoor and outdoor, passive and active uses such as parks, conservancies, nature areas, and more. The facilities offer a wide variety of recreational opportunities to residents, guests, and folks visiting from elsewhere.

The parks system reflects community pride while preserving scenic and natural areas. Given the vital roles recreational spaces play in a community, the City of Reedsburg Parks and Recreation Department pursues proper park planning to meet residents' recreational needs and desires while providing beautiful natural areas. To accomplish this, understanding trends in the community's social and physical characteristics plus existing conditions compared to facility standards is essential.

This document is the 2023-2028 Comprehensive Outdoor Recreation Plan (CORP) for the City of Reedsburg, Sauk County, Wisconsin. The introduction covers social and physical characteristics of the City, a summary of the preceding CORP's successes and dreams yet to be realized, how this Plan was prepared, and the goals, objectives, and action items that inform the Implementation Matrix. The Outdoor Recreation Supply Inventory evaluates current and planned facilities, while the Outdoor Recreation Needs Assessment evaluates the needs and desires of residents for certain facilities alongside the potential budgeting implications. This Plan concludes with the “Implementation Matrix,” which recommends projects that fulfill residents' needs while outlining budget, timeframes, and potential partners. Expanded information on community information, such as demographics, may be viewed within the appendices.

Reedsburg – Demographics

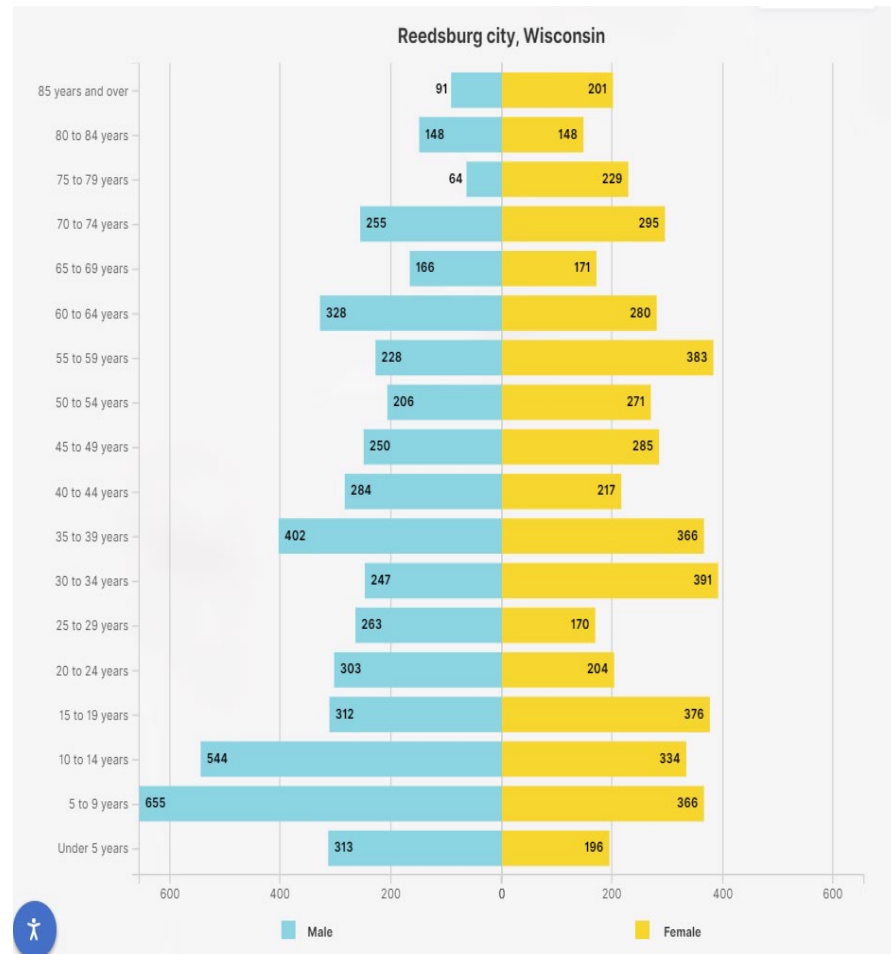
Figure 1: Population Pyramid

The Wisconsin Department of Administration estimates the City of Reedsburg has 10,181 residents, while the 2020 U.S. Census estimates 9,984 people live in the City of Reedsburg, a 7.85 percent population increase from the 2010 U.S. Census count of 9,200. This growth exceeds Sauk County's 5.75 percent population growth during the same timeframe, from 61,976 to 65,763 residents (**Appendix A**). Ninety-five percent of residents were one race, with 'White' (88.3 percent of city pop.) and 'Black or African-American' (1.3 percent of city pop.) being the largest cohorts, while five percent of city residents were two or more races. The Reedsburg School District has a 2022-2023 enrollment of 2,628 students from Early Childhood (EC) to 12th grade (**Appendix A**). Population growth necessitates sufficient recreation space for the number of residents plus the amenities that serve certain age groups.

To determine population trends, U.S. Census Bureau American Community Survey (ACS) 5-year estimates from 2011 and 2021 were used (**Appendix A**). Reedsburg, like many communities, has an aging population, as reflected in the median age increasing from an estimated 34.6 years old in 2011 to 36.4 years old in 2021.

An aging population has implications for provisioning park facilities and their amenities, among other things. As an example, the 55- to 59-year-old population cohort represents 611 residents, and the 65-to-69-year-old cohort represents 377 residents in 2021 (**Figure 1**). As the 55- to 59-year-old population cohort ages ten years, the group will be nearly twice the population size as the 65-to-69-year-old age group currently in Reedsburg. As a result, recreation spaces and programming must continue to adapt, welcoming people of all ages and physical abilities. The workout equipment in Wellness Park (park #9 on the **City of Reedsburg Parks Map**) is an infrastructure example, while an adult yoga class is a programming example of adapting to population trends.

The city's largest cohort – the 5-to-9-year-old cohort comprising 1,021 residents (655 boys, 366 girls) in 2021 – has its own needs now and as it ages. Youth sports over the next decade will have a larger resident pool to support with activities such as youth football, and then will be followed by the current under-5-years-old cohort that is half the size (an estimated 509 residents in 2021). This represents a cautionary tale about expanding infrastructure to support an age group with many people, only to be followed by a cohort smaller in size that may not use expanded facilities to their maximum potential.



Source: U.S. Census Bureau, S0101 2021 ACS 5-Year Estimates. Accessed by Vierbicher staff April 20, 2023.

<https://data.census.gov/table?q=160XX00US5566800&tid=ACST5Y2021.S0101>

Reedsburg – Demographics

Employment Fast Facts:

- The City of Reedsburg has an estimated 7,395 residents aged sixteen (16) or older: 4,952 residents are in the labor force, while 2,443 residents are not in the labor force.
- The unemployment rate is an estimated 2.0 percent
- The city's employment rate is 65.6 percent.
- Median household income is \$56,080.
- Around 21.2 percent of the city's population possesses a bachelor's degree or higher education.

Notable local employers:

- Lands End Inc.
- Grede Foundries, Inc.
- Seats, Inc.
- NUK USA, LLC
- Primex Plastics Corporation
- Lakeside Foods
- Reedsburg Area Medical Center
- Reedsburg School District
- Sauk County Health & Human Services

Figure 2: Industry by Occupation for Residents Sixteen Years and Older

Label	Estimate
Civilian employed population 16 years and over	4,851
Agriculture, forestry, fishing and hunting, and mining	82
Construction	164
Manufacturing	1,065
Wholesale trade	84
Retail trade	833
Transportation and warehousing, and utilities	218
Information	83
Finance and insurance, and real estate and rental and leasing	157
Professional, scientific, and management, and administrative and waste management services	152
Educational services, and health care and social assistance	1,065
Arts, entertainment, and recreation, and accommodation and food services	590
Other services, except public administration	217
Public administration	141

Source: U.S. Census Bureau, S2405 2021 ACS 5-Year Estimates. Accessed by Vierbicher staff April 20, 2023.
<https://data.census.gov/table?q=160XX00US5566800&tid=ACSSST5Y2021.S2405>

Reedsburg – Geography

The City of Reedsburg experiences a Warm Summer Continental Climate per the Köppen Climate Classification with hot, humid summers and cold winters (**Appendix A**).

Reedsburg lies north of the Baraboo Range, whose western extents mark the farthest glaciation during the last Ice Age. Going further west, one enters the Driftless Area, which did not experience glaciation during the Last Ice Age.

Several water bodies exist within or near Reedsburg. Babb Creek, Hay Creek, and Copper Creek are tributaries to the Baraboo River, which passes through the city's western extents. Additionally, Lake Virginia lies east of the city near State Highway 23 (STH 23) and the privately owned Plenke's Pond is in Reedsburg's southwestern extents and open to the public.

Several city facilities, such as the Haycreek Nature Area, Popple Nature Area, Webb Park, future Farmer's Market (former Star Cinema site), Monument Park, Granite Avenue Recreation Area boat ramp, Smith Conservancy, and South Park (including the dog park) enjoy water access. This affords Reedsburg residents ample access to water and its recreational opportunities. At the same time, it represents a challenge to park maintenance and planning. Given the flooding experienced in 2008 and 2018 along the Baraboo River and future potential for higher variance weather events, current and future recreational areas or facilities near water must balance accessibility with maintenance and survivability.

Former 2018-2022 CORP Summary

The 2018 to 2022 City of Reedsburg CORP served as a guide for park planning and maintenance in addition to outlining future paths forward for amenities. Several assumptions were made in the course of the plan, including: population growth lower than what was seen post-2000, flat school population projections, and increased input / demand from citizen groups to upgrade or develop recreational facilities. These assumptions tracked accurately with conditions seen during the life of the plan.

The former CORP contained a Policy Plan, with the goal:

Develop the City of Reedsburg's parks and open space resources to their fullest recreational potential while meeting the diverse recreational needs of the community.

This goal had four (4) objectives supported by several policies apiece. What follows are highlights of accomplished activities, plus some things that were not accomplished under the former plan that now represent opportunities this new CORP plan hopes to fulfill for the City.

Accomplishments: Former Objective 1-1 aimed to "provide adequate park, recreation, and open space facilities to meet the diverse needs of the community." In the years since the former CORP's passage, several parks have received new equipment, including a splash pad at Webb Park (see **Figure 3**), while new areas to be further developed have come under the City's control, such as the former Star Cinema site at the corner of Main St. and Webb Ave.

Objective 1-2 sought to minimize cost for park and open space development. **Grant opportunities, sponsors, and benefitted parties donating time, talent, and treasure have helped the City create or maintain recreational facilities.**

Objective 1-3 pursued safe and hazard-free parks and recreational facilities. In the intervening time, equipment deemed dangerous under CPSC or ATSM regulations, such as animal swings, seesaws, merry-go-rounds, and metal slides were removed from several park facilities.

Figure 3: Webb Park Splash Pad



Source: Vierbicher staff, April 25 2023.

Former 2018-2022 CORP Summary

Opportunities Yet To Be Fulfilled: The Reedsburg Parks and Recreation Department has done a great job maintaining and updating existing recreation facilities while also bringing new public lands under their management. Of course, it is impossible to do everything, and so some objectives and policies from the former CORP plan were not completed due to time and/or monetary constraints. It is the intention that these important progress markers are not cast aside; their brief reference here is done to help inform the goals, objectives, and action items for this new CORP.

Some supporting policies for former Objective 1-1 have not been completed. Policies 1-1.3 & 1-1.5 regarding fulfilling needs of residents with disabilities (ADA standards) and park access leave room for improvement. For example, Sauey Park has an entry gate that would be challenging for a wheelchair user to navigate, and the gate for mower / maintenance access that could work takes a person through grass (**Figure 4**). In conjunction with the pavilion / shelter discussion below, a new amenity's location should try to lean on existing sidewalk access (if any) to bolster accessibility while lessening cost.

Reedsburg covers an estimated 6.19 square miles, with an estimated 2.13 square miles zoned for residential land uses. Nearly 87.8 percent of the City's residentially-zoned lands are within a quarter-mile of city-owned park or recreation facilities. Approximately 96.2 percent of the City's residentially-zoned land is within a quarter mile from school district sites or city-owned park and recreation facilities.

Some of former Objective 1-4's policies to support "keep[ing] our parks beautiful and well maintained" have not reached fruition. For example, Policy 1-4.2 desired to "construct picnic pavilions at all parks that don't have one now or are in need of a new a one." The **Outdoor Recreation Supply Inventory Chart** on page 16 reports that some parks, such as 20th St. Park, do not have a pavilion (shelter). Similarly, Policy 1-4.4 desired "to maintain and improve restroom facilities at parks." While some places have received new or renovated bathroom facilities, such as City Park, other parks such as Oak Park, Anna Stone Park, Ramsay Park, and Sorom Park would benefit from bathroom renovation or replacement.

Figure 4: Sauey Park Entrance



Source: Vierbicher staff, May 7, 2023.

CORP Process

Planning Process

Recreational facilities planning is essential to a community's health, happiness, desirability, and pride. The City of Reedsburg contracted with Vierbicher to complete this CORP update, working alongside City Parks and Recreation Director Matt Scott to gather citizen feedback on future priorities for the next five years from the Reedsburg Parks and Recreation Committee.

The process involved one (1) kick-off meeting, two (2) staff meetings, three (3) Parks and Recreation Committee Meetings, one (1) public hearing held prior to plan adoption, and one (1) City Council meeting for approval (**Appendix A**). Data collection used the U.S. Census Bureau, discussions with Parks and Recreation Director Matt Scott as well as the Parks and Recreation Committee, and the recently completed [City of Reedsburg 2042 Comprehensive Plan](#). This CORP was developed following the [Guidelines for Development of Local Comprehensive Outdoor Recreation Plans](#) created by the Wisconsin Department of Natural Resources.

Amending the Plan

The Parks and Recreation Committee does not need to wait five years before amending the CORP. Plan amendments are common and prolong the effectiveness of the original plan. As such, amendments should be considered part of the planning process, following the same process as when the original plan was prepared. There should be opportunity for public input in the planning process with a full and open discussion of the need for the amendment by the Parks and Recreation Committee, a draft amendment that is reviewed and acted on by the Parks and Recreation Committee at an official public meeting, a referral to the City Council, a public hearing held by the Parks and Recreation Committee or City Council, and finally, the adoption of the plan amendment by the City Council.

Outdoor Recreation Supply Inventory

Did you know?

The City of Reedsburg has **twenty-eight (28)** existing or proposed parks and recreational facilities!

This section contains:

- A list of available city, school district, and private open space recreation locations
- An amenities inventory for Reedsburg parks and recreation facilities
- The City of Reedsburg Parks Map
- A Quarter-Mile Walkability Map to City plus Reedsburg School District Recreational Areas
- Accessibility and ADA compliance efforts at parks



Outdoor Recreation Supply Inventory

There are numerous opportunities for recreation in and around the City of Reedsburg (**Figure 5**). Residents visit city parks and recreation facilities, Reedsburg School District sites, private open space, and even state recreation areas to relax and explore the outdoors.

The National Recreation and Park Association ([NRPA](#)) provides guidance on recreation facilities and amenities. It historically categorized park and recreation facilities into several categories, whose definitions may be viewed on page 6. Though some methodology has changed, the categories remain a good comparison tool and city facilities are categorized in **Figure 5** to the right. Please see the "How Does Reedsburg Compare?" on page 29 to see how Reedsburg compares with municipalities of a similar size or nationally on several key metrics!

The City has twenty-eight (28) recreation locations number-coded in the **City of Reedsburg Parks Map** (page 19). The City's new fieldhouse is currently under construction within the northern extents of Nishan Park. Some areas, such as the Granite Avenue Recreation Area (with boat ramp), Northwest Recreation Area, South School Park site, and former Star Cinema site ("Farmers' Market") may experience a name change in the future. At the present, the South School Park is 'undeveloped,' as the park at that location has not yet been completed to coincide with the conversion of the former South School to apartments. The Northwest Recreation Area has developed areas, with a playground, a full basketball court, and an archery range, but the bulk of the site is a blank slate for future passive and active recreation amenities. For that reason, the Northwest Recreation Area is labeled a "Community Park," since at future full-build-out it will surpass a neighborhood park's amenities. Lastly, the proposed trail in the Reedsburg Business Park is included in this list and mapped accordingly, though ground has not yet been broken for construction.

Please view the next page for the **City of Reedsburg's Outdoor Recreation Supply Inventory Chart (Figure 6)**.

Figure 5: List of Recreation Areas

Number	Park or Recreation Area Name	Address	Area (Acres)	NRPA Classification
1	Anna Stone Park	300 W. 2nd St.	0.6	Neighborhood Park
2	City Park	222 N. Park St.	2.5	Neighborhood Park
3	Ernstmeyer Park	946 Joseph Circle	0.2	Tot Lot
4	Harvest Park	26 Railroad St.	0.7	Special Area Facility
5	Haycreek Nature Area	Mittlesteadt Dr.	43.4	Special Area Facility
6	Huntington Park	1400 Wellington Dr.	2.0	Neighborhood Park
7	Monument Park	5 E. Main St.	0.2	Special Area Facility
8	Nishan Park	1700 8th St.	48.9	Community Park
9	Wellness Park	1301 19th St.	7.1	Neighborhood Park
10	Oak Park	550 N. Oak St.	4.0	Neighborhood Park
11	Popple Nature Area	425 N. Webb Ave.	74.2	Special Area Facility
12	Ramsay Park	433 S. Preston Ave.	1.1	Neighborhood Park
13	Skate Park	145 Granite Ave.	0.3	Special Area Facility
14	Smith Conservancy	333 S. Webb Ave.	33.8	Special Area Facility
15	South Park / Dog Park	850 Division St.	29.4	Special Area Facility
16	Webb Park	425 N. Webb Ave.	29.1	Community Park
17	Sorom Park	344 S. Willow St.	1.9	Neighborhood Park
18	Roloff Park	231 Barbara Ann Dr.	0.3	Neighborhood Park
19	Eastridge Park	2015 Cambridge Ct.	0.7	Neighborhood Park
20	20th St. Park	1830 20th St.	2.7	Neighborhood Park
21	Granite Avenue Recreation Area	239 Granite Ave.	6.5	Waterfront Corridor
22	Northwest Recreation Area	320 Dessa Rain Dr.	41.0	Community Park
23	Farmers' Market	115 N. Webb Ave.	1.5	Special Area Facility
24	South School Park	420 Plum St.	0.3	Neighborhood Park
25	Sauvey Park	1104 Maple St.	0.3	Neighborhood Park
26	519 N. Ave Street Island	519 N. Ave.	0.2	Special Area Facility
27	Hospital Hill	610 N. Walnut St.	0.9	Special Area Facility
28	Proposed Trail in Business Park	Off Zinga Dr.	~3800ft path	Special Area Facility
Letter	Reedsburg School District Locations	Address	Area (Acres)	
A	Reedsburg Area High School	1100 S. Albert Ave.	57.2	
B	Webb Middle School	707 N. Webb Ave.	22.5	
C	Prairie Ridge Intermediate School	2400 8th St.	75.3	
D	Westside Elementary School	401 Alexander Ave.	9.3	
E	Pineview Elementary School	1121 8th St.	28.2	
Letter	Private Open Space	Address	Area (Acres)	
F	Sacred Heart Catholic School	545 N. Oak St.	4.9	
G	St Peters Lutheran School	345 N. Pine St.	1.7	
H	Plenke's Pond & Park	615 Granite Ave.	8.4	
I	Reedsburg Country Club	3003 E. Main St.	158.6	
J	Green Wood Cemetery	1000 Myrtle St.	22.2	
K	Saint John's Lutheran Cemetery	1001 Myrtle St.	3.2	
L	Saint Peter's Evangelical Lutheran Cemetery	1000 Myrtle St.	6.6	
Letter	State Recreational Areas	Address	Area (Acres)	
M	Cady's Marsh State Natural Area	600 S. Golf Course Rd.	78.8	

Source: Sauk County Open Data Repository, accessed by Vierbicher staff May 15, 2023. <https://data-saukgis.opendata.arcgis.com/>

Figure 6: City of Reedsburg's Outdoor Recreation Supply Inventory Chart

#	PARK FACILITIES	Baseball Fields	Basketball Court	Bow Range	Camping	Disc Golf	Fishing	Horeseshoes	Ice Hockey	Ice Skating	Picnic Grills	Picnic Tables	Playground	Restrooms	Pickleball	Shelter	Skateboarding	Sledding	Softball Fields	Splash Pad	Swimming Pool	Tennis Courts	Walking Trails	Inclusive
1	Anna Stone Park 300 W. 2nd St.																							
2	City Park 222 N. Park St.																							
3	Ernstmeyer Park 946 Joseph Circle																							
4	Harvest Park 265 Railroad St.																							
5	Haycreek Nature Area Mittlesteadt Dr.																							
6	Huntington Park 1400 Wellington Dr.																							
7	Monument Park 5 E. Main St.																							
8	Nishan Park 1700 8th St.																							
9	Wellness Park 1301 19th St.																							
10	Oak Park 550 N. Oak St																							
11	Popple Nature Area 555 N Webb Ave																							
12	Ramsay Park 433 S. Preston Ave.																							
13	Skate Park 145 Granite Ave.																							
14	Smith Conservancy 333 S. Webb Ave.																							
15	South/ Dog Park 850 Division St.																							
16	Webb Park 425. N. Webb Ave.																							
17	Sorom Park 344 S. Willow St.																							
18	Roloff Park 231 Barbara Ann Dr.																							
19	Eastridge Park 2015 Cambridge Ct.																							
20	20th St. Park 800 20th St.																							
21	Granite Avenue Recreation Area (boat ramp) 239 Granite Ave.																							
22	Northwest Recreation Area 330 Dessa Rain Dr.																							
23	Farmers' Market 115 N. Webb Ave.																							
24	South School Park 420 Plum St.																							
25	Sauey Park 1104 Maple St.																							
26	519 N. Ave Street Island 519 N. Ave.																							
27	Hospital Hill 610 N. Walnut St.																							
28	Proposed Trail in Business Park Zinga Dr.																							

Figure 7: Playground Equipment Inventory

The City of Reedsburg has sixteen (16) of its twenty-eight (28) parks and recreation areas equipped with playgrounds. The chart below details playground amenities by recreational facility.

Number	Park or Recreation Facility	Slide(s)	Swing(s)	Climbing	Benches	Digger
1	Anna Stone Park 300 W. 2nd St.	X	X	X		
2	City Park 222 N. Park St	X	X	X	X	
3	Ernstmeyer Park 946 Joseph Circle	X	X			X
6	Huntington Park 1400 Wellington Dr.	X	X	X	X	
8	Nishan Park 1700 8th St.	X	X	X		
9	Wellness Park 1301 19th St.	X	X	X		
10	Oak Park 550 N. Oak St	X	X	X	X	
12	Ramsay Park 433 S. Preston Ave.	X	X	X	X	
16	Webb Park 425. N Webb Ave.	X	X	X	X	
17	Sorom Park 344 S. Williwow St.	X	X	X	X	
18	Roloff Park 231 Barbara Ann Dr.	X	X	X	X	
19	Eastridge Park 2015 Cambridge Ct.	X	X	X	X	
20	20th St. Park 800 20th St.	X	X	X	X	
22	Northwest Recreation Area 330 Dessa Rain Dr.	X	X	X	X	
24	South School Park 420 Plum St.	X	X	X	X	
25	Sauey Park 1104 Maple St.	X	X	X	X	

Reedsburg School District's Amenities

In addition to Reedsburg parks and recreational facilities, the Reedsburg School District has five (5) schools with outdoor recreational amenities outlined below. If interested in seeing the quarter-mile walkability to a school district school or city facility, please view the **City of Reedsburg Walkability Map** on page 20:

Reedsburg Area High School – Sitting on 57 acres, the school grounds contain eight (8) tennis courts, several practice fields, a baseball diamond, plus batting cage practice area. Millennium Field hosts football and soccer games plus track and field contests.

Webb Middle School – Has open fields, a baseball field, and two half basketball courts on the school's nearly 23-acre site.

Prairie Ridge Intermediate School – Sits on 75 acres, the largest school site in the Reedsburg School District. At the school, one can find open practice fields, two (2) full basketball courts, and a playground.

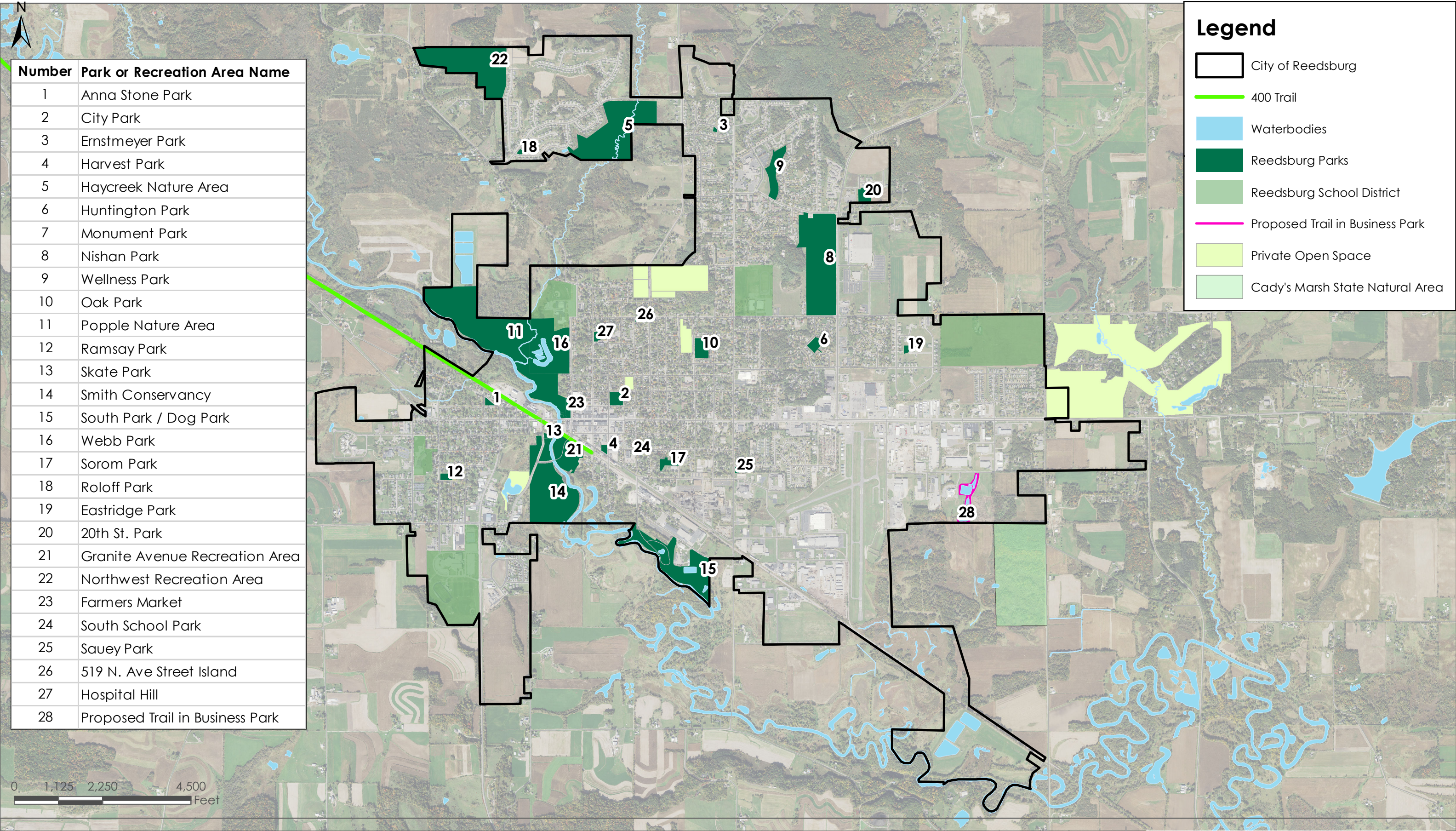
Pineview Elementary School – Has open practice fields, a track, and playground space on 28 acres. The Pineview Soccer Field is the home of the Soccer Club of Reedsburg.

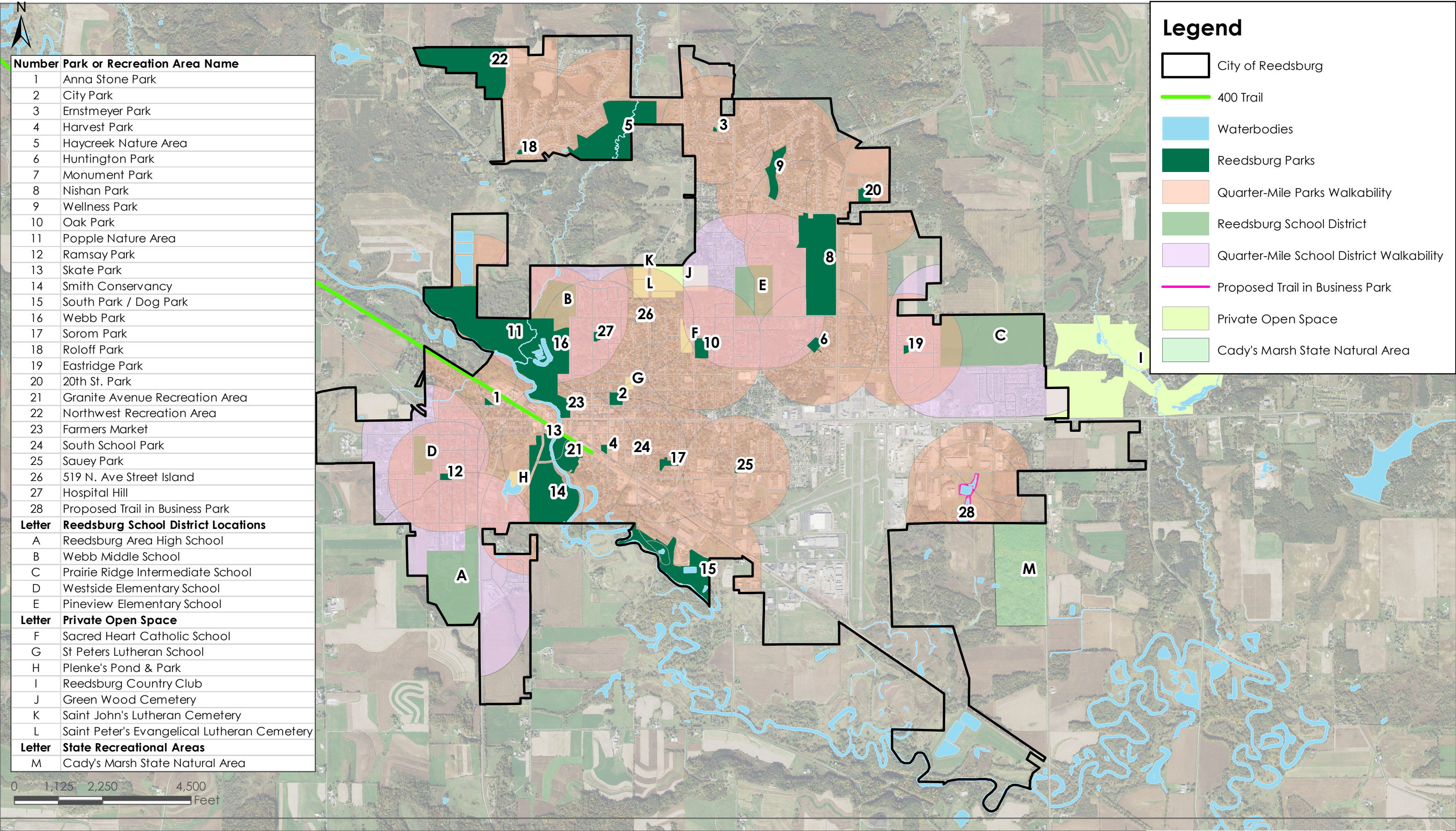
Westside Elementary School – Sits on a little over 9 acres, the smallest school site in the Reedsburg School District. The site has open fields including a baseball diamond, two (2) half-basketball courts, and a new playground as of 2023.

Figure 8: Westside Elementary School's New Playground

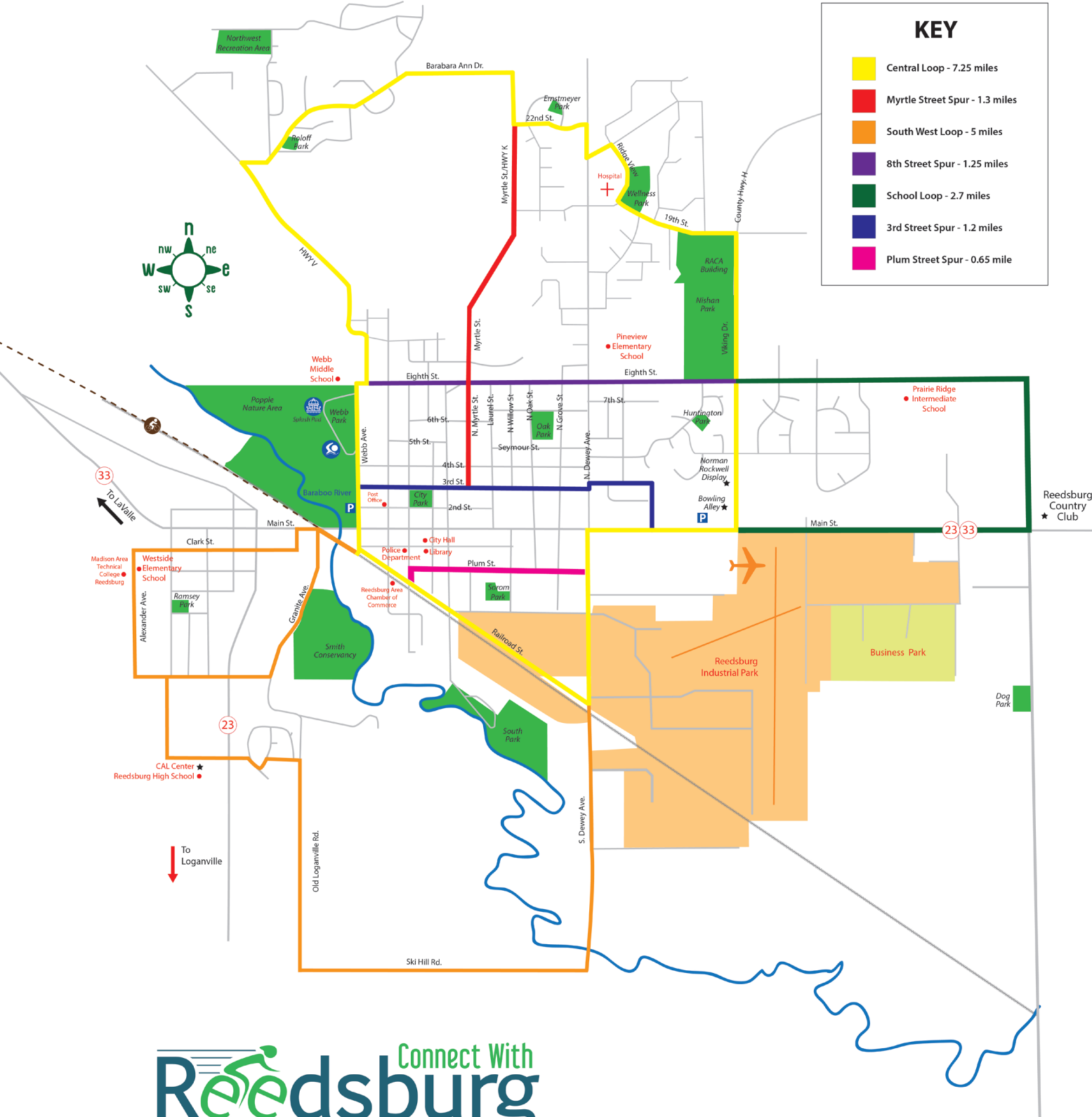


Source: Vierbicher staff, June 6, 2023.





Reedsburg Bicycle Routes



Reedsburg Connect With
www.reedsburgwi.gov • 608-524-6404

Detailed bike maps are available at
City Hall and the Reedsburg Area Chamber of Commerce.

Current Conditions

Reedsburg's parks and recreational facilities are well maintained and kept in a good state of repair. The May 2023 inventory noted several potential improvements for the parks below, as they are numbered on the **City of Reedsburg Parks Map**:

- 3. Ernstmeyer Park** – The wood boundary for the swing set is deteriorating (**Figure 9**). Consider replacement to a plastic / composite material the City uses successfully at other parks, or new wood.
- 6. Huntington Park** – No formal wood, plastic, or composite material as a boundary for the playground space is present to delineate the wood-chipped area from grass.
- 8. Nishan Park** – Improve signage to invite people to appreciate the space for the Veterans' Memorial Park.
- 9. Wellness Park** – No formal wood, plastic, or composite material as a boundary for the playground space is present to delineate the wood-chipped area from grass.
- 10. Oak Park** – The Pawlisch Tennis Courts have had sealing of the surface performed. Plan to resurface the courts in 2025-2026.
- 11. Popple Nature Area** – The concrete sidewalk near the Monument Park entrance is beginning to be covered by growth. Clear the sidewalks, or begin long-term plan for this section to revert to natural surface.
- 17. Sorom Park** – Painting lines for basketball court for consistency with other basketball courts in the park system.

Additionally, some parks such as **1. Anna Stone Park** or **18. Roloff Park** have not yet received the newer, rebranded signage other parks have received. Similarly, bathroom updates for **1. Anna Stone Park**, **10. Oak Park**, **12. Ramsay Park**, and **18. Sorom Park** would be beneficial.

Figure 9: Ernstmeyer Park Edging



Source: Vierbicher staff, May 7, 2023.

Accessibility for All

The City of Reedsburg aims to have its parks and recreation facilities be inclusive and accessible to all.

Accessibility refers to:

- the ability for people of all ages and abilities to access recreational spaces, plus
- the proximity of certain amenities close to residents, regardless of where they live within the City of Reedsburg.

Earlier, the review of the 2018-2022 City of Reedsburg CORP noted that park access could use some improvement, with Sauey Park's entrance (**Figure 4**) as an example.

As Reedsburg implements new park and recreation areas, or adds amenities to existing locations, many could benefit from sidewalk or walking paths to make visits easier for a resident in a wheelchair, or a visitor pushing a baby stroller. A good example would be bathroom access at Oak Park versus Sorom Park (**Figure 10**).

Oak Park has the bathroom accessible with a walkway from the sidewalk, plus good pavement provisioning with ample benches.

On the other hand, Sorom Park's bathroom and other amenities are far from the existing sidewalk, requiring a journey through grass.

Moving forward, this becomes even more important if the City includes park shelters (pavilions) at each existing or new facility. Planning access to the shelters should include accessible pathways, especially if they are a long distance from sidewalk and /or where vehicles are parked.

Figure 10: Oak Park vs. Sorom Park Access



Source: Vierbicher staff, May 7, 2023.

Accessibility to Amenities

As mentioned earlier, accessibility may also refer to the proximity of certain amenities close to residents, regardless of where they live within Reedsburg. Across the city, numerous amenities occur at different parks or recreation facilities, basketball courts are one example.

There are amenities, however, which currently only exist in one location. While a Reedsburg resident or their guests are free to travel to that amenity, some amenities may warrant additional locations.

In the coming years, Reedsburg should consider neighborhood surveys asking residents what amenities are desirable in more locations. Some examples include:

1. Pickleball courts. Nishan Park, as a community park, has pickleball courts that see good use, and the ice hockey rink sometimes has court lines drawn to host matches. The new fieldhouse will host pickleball as well, but the fieldhouse's location at the northern extents of Nishan Park mean this amenity is concentrated.
2. The splash pad at Webb Park has been well received, and some have wondered if an additional splash pad could be procured elsewhere in the city (read the next two pages for other community thoughts!)
3. Sledding currently occurs at the Wellness Park, Nishan Park, and Hospital Hill. The Northwest Recreation Area's varying topography could host a sled hill, in addition to amenities like mountain biking that make use of the terrain.
4. Additional amenities, such as volleyball courts, badminton courts, and bocce ball courts.

Outdoor Recreation Needs Assessment

To support this plan, the inventory on the preceding pages detailing the outdoor recreation facilities was prepared. Simultaneously, this section, the Outdoor Recreation Needs Assessment, was created based on the lived experience and testimony from City Parks and Recreation Staff, the Parks and Recreation Committee, plus insights learned from outreach efforts during the recently rewritten City of Reedsburg 2022-2042 Comprehensive Plan. Some of the major findings from city staff appear below, with Parks and Recreation Committee as well as resident feedback on the following page.

City Staff Insights

Given the strength of youth activities like baseball (read “Programming & Opportunities” on page 30 for more information!), it would be desirable to have new ball fields, with a minimum of one field being regulation. Such a ball field could be within a more-built-out Northwest Recreation Area. At the same time, a centralization of batting cages, existing and new, could occur at Nishan Park.

Aquatically, city staff noted the Webb Park splash pad has been a big success, with people asking for another one elsewhere in Reedsburg. The pool, built in 1957 and renovated in 1998, hosts many activities and provides relief on hot summer days. Fundraising for replacement of the pool facility in the next ten (10) years should begin in the five (5) year lifespan of this plan.

Touched on earlier, some amenities such as pickleball are increasing in popularity. It will have to be determined if the existing Nishan Park pickleball courts plus the new courts within the fieldhouse will be sufficient.

Signage has been replaced and standardized, though some parks still have their existing signage, and wayfinding to locations such as the Veteran's Memorial Park (within Nishan Park) could be improved.

The farmers' market will have a 40' by 88' shelter at the former Star Cinema site on the corner of Webb Avenue and STH 23. Given the flooding history of the site, any improvements would need to work with nature, such as permeable materials.

The former South School with its apartment conversion will host a gymnasium plus outdoor park space.

For maintenance, the Nishan Park parking lots are to be redone. The Oak Park Pawlisch tennis courts are to be redone in 2025-2026, after sealing occurred in 2023. Lighting conversion to LEDs would make sense at that time.

Lastly, bathrooms at Anna Stone Park, Oak Park, Ramsay Park, and Sorom Park are slated for renovation or replacement. The bathroom facility adjacent to the Veteran's Memorial at Nishan Park could be added to this list too.

Within Reedsburg government, conversations regarding more bicycle lanes, EV charging infrastructure at recreational facilities, and phone charging stations at recreational facilities should occur to bolster amenities for Reedsburg citizens plus our guests.

Outdoor Recreation Needs Assessment

Parks and Recreation Committee Insights

While there is a need to develop new parks, such as the Northwest Recreation Area, maintaining existing parks remains very important. Because there is an opportunity to use the city's abundant recreational opportunities to sell the city to guests and businesses alike, more thought needs to go towards asking what can parks do for the community, beyond serving as recreational space. Increased visitors to the 400 Trail, for example, represents one opportunity for growth.

Reedsburg has aquatic amenities, such as the Baraboo River, the private (but open to the public) Plenke's Pond, Webb Pool, plus the Webb Park splash pad. Greater ability to access the Baraboo River, which is the longest free-flowing river in the nation (nearly 100 miles!) would be welcomed, though any amenities would require careful siting or permeable designs to lessen flood damage risks. Trails would be especially welcomed in South Park, adjacent to the Dog Park.

Maintenance can be lessened and biodiversity increased with native grasses and vegetation.

Park and recreation facilities should be accessible and usable to varying ages and abilities plus activities. For example, which parks can a grandparent recovering from surgery visit with grandchildren? Or where can more residents enjoy winter sledding?

In the long term, recreation spaces improve the community and its desirability as a place to live. COVID showed the value in outdoor spaces for residents to enjoy.

The City has a plethora of activities for young and old in the parks. Inviting and hosting different events should continue, and the communication should be far-reaching.

Resident Insights

The 2021 Comprehensive Planning Survey (with 110 responses) found:

- 46 percent of respondents ranked "develop new parks, trails, and greenways," as very important.
- 79 percent of survey respondents chose "maintain existing parks" as very important.
- 66 percent of respondents supported the addition of an on-street bike lane on certain roads
- 88 percent of respondents supported the addition of recreation trails in the community.

Residents desire: maintained facilities, new facilities or amenities where appropriate, and the ability for the young and the elderly to enjoy Reedsburg's park space.

Coordination with Other Plans

This new Comprehensive Outdoor Recreation Plan (CORP) for the City of Reedsburg works alongside [The City of Reedsburg 2022-2042 Comprehensive Plan](#) and the [City of Reedsburg Americans with Disabilities Act Transition Plan](#) to plan for the future of the City of Reedsburg by leveraging resident feedback to inform this Plan's Implementation Matrix.

Additionally, plans such as the

- [Sauk County 2020-2024 CORP \(Appendix B\)](#)
- [Wisconsin Statewide 2019-2023 CORP \(Appendix C\)](#)

were evaluated to ensure consistency with recreation goals at higher county and state levels of government. At the same time, the information in these plans serves as a valuable benchmark for the city and its own goals.

The **Sauk County CORP's** action items for implementation include:

1. Further Development of the County Park System
2. Resource Management and Stewardship
3. Partnerships
4. Economic Development and Tourism

These action items for the County have broad similarities to the desires written about in this Plan. People want what exists to be well maintained, but also see parks or their amenities further developed. Partnerships have helped maintain and support youth activities such as baseball in Reedsburg, while also spurring people from elsewhere to visit the city.

The **Wisconsin Statewide CORP (SCORP)** touches upon similar desires and concerns as this Plan for Reedsburg, albeit at a larger scale. Demographic investigations on an aging state population highlight the importance of access, just as the condition of recreation facilities shows that a facility or amenity's condition matters for its usefulness to residents.

There are deficiencies at the state level that City residents have noted on a local scale, such as access to the Baraboo River. As a result, the City should continue to keep an eye on opportunities for collaboration with Sauk County or the State of Wisconsin's Department of Natural Resources to investigate, plan, and implement recreational possibilities.

Coordination with Others

The following is a brief list of partners and their potential activities that could strengthen the City's recreational spaces and available programming with mutually-beneficial relationships.

- Girls Scouts – Tree Planting
- Boy Scouts – Trail maintenance
- Schools – Ecological study
- Reedsburg Area Senior Life Center – Natural Field Trips
- Sauk County Aging & Disability Resource Center (ADRC) – Senior exercise best practices
- Reedsburg Area Medical Center – Health studies and outreach
- Reedsburg Athletic Club – High School sports' support and outreach
- Reedsburg Little League – Growing sportsmanship in the next generation
- Reedsburg Chamber of Commerce – Showcasing the benefits to business of recreation
- Realtors Association of South-Central Wisconsin – Highlight recreation amenities to new residents
- AND MORE

How Does Reedsburg Compare?

The National Recreation and Parks Association (NRPA) prepares an annual report on recreational spaces and programming. The [2023 NRPA Agency Performance Review](#) serves as a comparison tool: municipalities nationwide and municipalities under 20,000 residents may be compared to Reedsburg, and vice-versa.

A comparison amongst Reedsburg, other municipalities under 20,000 residents, and the national median reveals Reedsburg has fewer residents per park and more acres of parkland per 1,000 residents.

Reedsburg has fewer full-time employees (FTEs) than similarly sized municipalities or the national median. This reflects the efficiency of Reedsburg's Parks and Recreation team while also suggesting that, when new recreational facilities are provisioned, the staffing to care and curate those recreational resources will be efficient.

Residents per Park (Recreation Area)

National Median: 2,287

Municipalities less than 20,000 residents: 1,225

Reedsburg: 384

Acres of Parkland per 1,000 residents

National Median: 10.8 acres

Municipalities less than 20,000 residents: 13.0 acres

Reedsburg: 33.33 acres

Full-Time Employees (FTEs) per 10,000 residents

National Median: 8.9 FTEs

Municipalities less than 20,000 residents: 11.5 FTEs

Reedsburg: 4 FTEs, plus 4 summer mowers

Programming & Opportunities

The City of Reedsburg Parks and Recreation Department offers adventure to all ages and abilities! See some of the youth or adult offerings below based on the 2023 calendar year offerings.

Still have questions? Visit the website to learn how to [reserve a facility](#), know the [pool schedule](#) before you go, read about [recreational programs](#), or how to get reduced-cost tickets to nearby recreational amenities.

Youth Activities

- Tot-Lot program doing arts and crafts, story telling, and free-play time (ages 3-5)
- Rookie T-ball & T-ball (ages 4-5, 6-8)
- Youth Tennis (ages 8-15)
- Soccer Clinic (ages 6-11)
- Youth Gymnastics (pre-K through 12th grade)

Adult Activities

- Adult Volleyball or Adult Volleyball League (ages 18+)
- Adult Softball (ages 18+)
- Men's League Basketball (ages 18+)
- Adult Basketball (ages 18+)
- Open Ice Skating (all ages)
- Swim Lessons (bracketed ages/abilities)

Other Community Programs

- Youth Baseball
- Girls Softball Reedsburg Area Youth Softball (RAYS)
- RAYS Little Sluggers (Girls K – 2nd grade)
- Reedsburg Youth Wrestling Club (K – 8th grade)
- Flag Football (2nd – 4th grade)
- Tackle Football (4th – 8th grade)
- Youth Hockey (ages 3 - 14)
- Reedsburg Area Youth Basketball (RAYB) (K – 8th grade)
- Saturday Skills and Drills Clinics (K – 2nd grade)
- 3v3 League (2nd – 5th grade)
- Traveling Team Program (3rd – 8th grade)
- Raging Rapids Summer Swim Team (age 6 - 18)
- Youth Soccer (ages 4 - 19)
- Introduction to Basketball Fundamentals (Boys K – 2nd grade, Girls K – 3rd grade)
- Girls Basketball Camp (3rd grade – 12th grade)
- Youth Summer 2023 Wisconsin DNR ATV Training (ages 12+)
- Beginner Pickleball for Kids (ages 9 & 10)
- Boys and Girls Club of Reedsburg (1st grade – 12th grade)
- AND MORE!

IMPLEMENTATION MATRIX

The Implementation Matrix is a table summarizing the recommended actions, organized by related goals, that the City of Reedsburg has established to guide the implementation of the City of Reedsburg Comprehensive Outdoor Recreation Plan (CORP).

It is a useful tool for decision-making and for monitoring progress, as it is expected that the implementation will take place over the course of the next 5-10 years.

The table is meant to provide information on the expected timeframes, sponsors, partners, and funding sources necessary to accomplish each action. This table should be updated as part of the regular review of the Plan.

Each of these priority actions is assigned the following in the Implementation Matrix:

- Project Lead – who is most likely to be responsible for seeing that the action is pursued
- Potential Project Partners – who is most likely to assist, oversee, or advise during implementation
- Timeframe – Short-Term (0-3 years), Medium-Term (4-7 years), Long-Term (>7 years)

Please view the following sheet for the Implementation Matrix.

IMPLEMENTATION MATRIX

Action	Project Lead	Potential Partners	Time Frame	Potential Funding Sources
Goal 1 - Ensure Reedsburg’s parks and recreation facilities meet residents’ needs.				
Objective - Ensure age-friendly spaces – toddler friendly and senior-friendly.				
Action Item 1 : Monitor the use of parks and collect data to determine park usage for seniors and toddlers.	City of Reedsburg	Reedsburg Area Senior Life Center & Sauk Co. ADRC	Short - Term	
Action Item 2 : Mimic Wellness Parks' workout equipment at other current or new facilities.	City of Reedsburg	Sauk Co. ADRC & Reedsburg Area Medical Center Foundation	Mid - Term	CAPITAL EXPENDITURE
Objective – Fully accessible parks and spaces				
Action Item 3 : Ensure ADA-compliant access/wheelchair access to City parks and recreational facilities	City of Reedsburg	Local Volunteer organizations & Sauk Co. ADRC	Short - Term	National Recreation And Park Association
Action Item 4 : DREAM Park	City of Reedsburg	Sauk Co. ADRC	Long - Term	
Goal 2 - Maintain existing park and open space(s)				
Objective – Add amenities to existing parks.				
Action Item 1 : New volleyball court created.	City of Reedsburg	Reedsburg Youth Volleyball Club	Mid - Term	CAPITAL EXPENDITURE
Action Item 2 : Baseball batting area addition at Nishan Park.	City of Reedsburg	Reedsburg Athletic Club	Long - Term	City of Reedsburg
Action Item 3 : New fieldhouse will have a pickleball court; desire/need for a court elsewhere?	City of Reedsburg	City Staff, Fieldhouse employees	Short - Term	CAPITAL EXPENDITURE
Objective – Webb Pool (built 1957; 1998 pool work)				
Action Item 4 : Study on Pool condition	City of Reedsburg	City Staff	Mid - Term	City of Reedsburg
Action Item 5 : Prepare for Pool replacement	City of Reedsburg	City Staff	Long - Term	CAPITAL EXPENDITURE
Objective – Complete rebranding signage; signage for wayfinding				
Action Item 6 : Complete rebranding for signage	City of Reedsburg	City Staff/ Community	Short - Term	CAPITAL EXPENDITURE
Objective – Tennis Courts				
Action Item 7 : Rebuild Pawlisch tennis courts at Oak Park	City of Reedsburg	City Staff	Mid - Term	CAPITAL EXPENDITURE
Objective – Parking Lots				
Action Item 8 : Keep parking facilities in good state of repair with painted parking lines.	City of Reedsburg	City Staff	Long - Term	CAPITAL EXPENDITURE
Objective – Clean, modernized bathroom facilities				
Action Item 9 : Outline Repair/Replacement Schedule for bathrooms at Oak Park, Ramsay Park, Sorom Park.	City of Reedsburg	City Staff	Short - Term	CAPITAL EXPENDITURE
Goal 3 - Develop new parks, recreation areas, and facilities				
Objective – create new passive areas in parks and open space				
Action Item 1: Consider new amenities, such as trails or a kayak launch, along the River	City of Reedsburg	DNR South Central Region & Summer Outdoor Adventure Club	Mid - Term	Recreational Grants, KNOWLES-NELSON
Objective – Increase native biodiversity				
Action Item 2: Plant native grasses on former Granite Avenue homesites to boost native biodiversity while lessening City's mowing needs	City of Reedsburg	NRPA Parks and Pollinators, Landscape Architect	Mid - Term	CAPITAL EXPENDITURE
Objective – Trails in cemeteries as open space				
Action Item 3: Investigate trails in cemeteries as open space	City of Reedsburg	City Staff & Greenwood Cemetery Assn.	Short - Term	Recreational Trails Program funding
Objective – Ball Fields				
Action Item 4: New regulation-sized Ball Field(s) at Northwest Recreation Area	City of Reedsburg	Reedsburg School District & Reedsburg Little League	Mid - Term	CAPITAL EXPENDITURE
Objective – Splash Pad				
Action Item 5: Create additional Splash pad –preferably on NE side of the City	City of Reedsburg	Local Volunteer organizations	Long - Term	CAPITAL EXPENDITURE
Objective – Archery Range				
Action Item 6: Consider a more formal arrangement within the NW Recreation Area	City of Reedsburg	City Staff/ Reedsburg Outdoor Club	Mid - Term	CAPITAL EXPENDITURE
Objective – Winter Recreation				
Action Item 7: New parks shall use fill (that once would have been removed) onsite to create mounds for winter sledding.	City of Reedsburg	Local General Contractor	Short - Term	
Objective – Mountain Biking				
Action Item 8: Plan for mountain biking on part of the NW Recreation Area	City of Reedsburg	City Staff & Summer Outdoor Adventure Club	Mid - Term	CAPITAL EXPENDITURE
Goal 4 - Leverage parks facilities as a gateway to the City for economic development and marketing tool.				
Objective – Promote City’s parks and recreational facilities				
Action Item 1: Host a “Realtor Day.” Give information to realtors and prospective buyers about recreational amenities	City of Reedsburg	(RASCW) Realtors Association of South Central Wisconsin	Long - Term	Reedsburg Chamber of Commerce
Action Item 2: Work with local employers via Chamber to incorporate parks and recreation facilities into “amenity” discussions	City of Reedsburg	Reedsburg Economic Development Commission & Reedsburg Chamber of	Short - Term	Reedsburg Chamber of Commerce
Goal 5 - Provide proper budget to keep parks and recreation facilities clean, safe, comfortable, and beautiful.				
Objective – Safety in park				
Action Item 1: Cameras in parks	City of Reedsburg	Reedsburg Police Department	Mid - Term	CAPITAL EXPENDITURE

CAPITAL EXPENDITURE

Goal	Action Item	Capital Project	Project Lead	Fiscal Year (FY) Start
1	2	Workout equipment at current/new parks	City of Reedsburg	2027
2	1	New Volleyball Court	City of Reedsburg	2024
2	5	Webb Pool Replacement	City of Reedsburg	TBD
2	6	Signage rebranding	City of Reedsburg	2024
2	7	Rebuild Pawlisch Tennis Courts at Oak Park	City of Reedsburg	2025
2	8	Parking lots in good repair - repave Nishan Park parking lots	City of Reedsburg	2024
2	9	Repair/Replacement for bathrooms at:	City of Reedsburg	
		Anna Stone Park		2027
		Oak Park		2025
		Ramsay Park		2026
		Sorom Park		2025
3	1	Proposed Trail in Business Park	City of Reedsburg	2024
3	2	Native species reintroduction (Parks and Recreation Dept. currently plants 20-25 new trees annually)	City of Reedsburg	2024
3	4	New regulation-sized ball field at Northwest Recreation Area	City of Reedsburg	2026
3	5	Additional Splash pad - NE side of the city	City of Reedsburg	2027
3	6	More formal Archery Range at Northwest Recreation Area	City of Reedsburg	2028
3	7	Sledding Mounds at Parks	City of Reedsburg	2024
3	8	Mountain biking trail at Northwest Recreation Area	City of Reedsburg	2027
5	1	Cameras in parks for safety and security	City of Reedsburg	2024

*Projects and their timeframes may be amended due to funding availability or other considerations

Looking Forward

This Comprehensive Outdoor Recreation Plan (CORP) for the City of Reedsburg intends to be a living document, taking the plans, lessons, and successes of the past to better prepare Reedsburg's future parks and recreational facilities.

This Plan has outlined Reedsburg's social and physical characteristics, the former CORP's successes alongside desires yet-to-be achieved, and current recreational facility conditions. The Outdoor Recreation Needs Inventory and Outdoor Recreation Needs Assessment investigated parks and recreational facilities as they currently are to chart a path forward for maintenance and potential new amenities.

Over the life of this Plan, changes may – and should – be welcomed for actions that lead to amenities or programs that strengthen Reedsburg and its residents' joy playing outdoors.

If amendments to this Plan occur, it will use the "CORP Process" on page 13, and the new material will follow this page, being placed before the Appendices.

Appendices

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Appendix A – Community Information

Figure A-1 Growth Rates, Reedsburg versus Sauk County

Year	City of Reedsburg	Sauk County
2010 Census	9,200	61,976
2020 Census	9,984	65,763
2021 ACS	9,942	65,697
2010 to 2020 % change	+7.85%	+5.75%

Source: U.S. Census Bureau, P1 2020 Census. Accessed by Vierbicher staff April 20th, 2023. <https://data.census.gov/table?q=reedsburg+city&tid=DECENNIALPL2020.P1>

Appendix A – Community Information

Figure A-2 Reedsburg Population and Race

Label	Quantity	Percentage	Label	Quantity	Percentage
Total:	9,984	100.0%			
Population of one race:	9,488	95.0%	Population of three races:	24	0.2%
White alone	8,815	88.3%	White; Black or African American; American Indian and Alaska Native	6	0.1%
Black or African American alone	132	1.3%	White; Black or African American; Asian	0	0.0%
American Indian and Alaska Native alone	100	1.0%	White; Black or African American; Native Hawaiian and Other Pacific Islander	1	0.0%
Asian alone	68	0.7%	White; Black or African American; Some Other Race	5	0.1%
Native Hawaiian and Other Pacific Islander alone	1	0.0%	White; American Indian and Alaska Native; Asian	0	0.0%
Some Other Race alone	372	3.7%	White; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	0	0.0%
Population of two or more races:	496	5.0%	White; American Indian and Alaska Native; Some Other Race	5	0.1%
Population of two races:	472	4.7%	White; Asian; Native Hawaiian and Other Pacific Islander	1	0.0%
White; Black or African American	79	0.8%	White; Asian; Some Other Race	4	0.0%
White; American Indian and Alaska Native	103	1.0%	White; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0.0%
White; Asian	24	0.2%	Black or African American; American Indian and Alaska Native; Asian	0	0.0%
White; Native Hawaiian and Other Pacific Islander	5	0.1%	Black or African American; American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	2	0.0%
White; Some Other Race	251	2.5%	Black or African American; American Indian and Alaska Native; Some Other Race	0	0.0%
Black or African American; American Indian and Alaska Native	2	0.0%	Black or African American; Asian; Native Hawaiian and Other Pacific Islander	0	0.0%
Black or African American; Asian	0	0.0%	Black or African American; Asian; Some Other Race	0	0.0%
Black or African American; Native Hawaiian and Other Pacific Islander	0	0.0%	Black or African American; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0.0%
Black or African American; Some Other Race	2	0.0%	American Indian and Alaska Native; Asian; Native Hawaiian and Other Pacific Islander	0	0.0%
American Indian and Alaska Native; Asian	1	0.0%	American Indian and Alaska Native; Asian; Some Other Race	0	0.0%
American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander	0	0.0%	American Indian and Alaska Native; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0.0%
American Indian and Alaska Native; Some Other Race	2	0.0%	Asian; Native Hawaiian and Other Pacific Islander; Some Other Race	0	0.0%
Asian; Native Hawaiian and Other Pacific Islander	1	0.0%	Population of four+ races	0	0.0%
Asian; Some Other Race	2	0.0%			
Native Hawaiian and Other Pacific Islander; Some Other Race	0	0.0%			

Source: U.S. Census Bureau, P1 2020 Census. Accessed by Vierbicher staff April 20th, 2023. <https://data.census.gov/table?q=reedsburg+city&tid=DECENNIALPL2020.P1>

Appendix A – Community Information

Figure A-3 Reedsburg 2021 Population Cohort Estimates

Label	Total		Percent		Male		Percent Male		Female		Percent Female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total population	9,942	±47	(X)	(X)	5,059	±268	(X)	(X)	4,883	±256	(X)	(X)
AGE												
Under 5 years	509	±185	5.1%	±1.9	313	±161	6.2%	±3.1	196	±116	4.0%	±2.3
5 to 9 years	1,021	±222	10.3%	±2.2	655	±195	12.9%	±4.0	366	±96	7.5%	±2.0
10 to 14 years	878	±239	8.8%	±2.4	544	±234	10.8%	±4.4	334	±166	6.8%	±3.3
15 to 19 years	688	±187	6.9%	±1.9	312	±123	6.2%	±2.4	376	±116	7.7%	±2.4
20 to 24 years	507	±160	5.1%	±1.6	303	±128	6.0%	±2.5	204	±92	4.2%	±1.9
25 to 29 years	433	±132	4.4%	±1.3	263	±98	5.2%	±1.9	170	±74	3.5%	±1.5
30 to 34 years	638	±175	6.4%	±1.8	247	±90	4.9%	±1.8	391	±117	8.0%	±2.4
35 to 39 years	768	±218	7.7%	±2.2	402	±131	7.9%	±2.7	366	±142	7.5%	±2.9
40 to 44 years	501	±173	5.0%	±1.7	284	±131	5.6%	±2.5	217	±95	4.4%	±1.9
45 to 49 years	535	±184	5.4%	±1.9	250	±109	4.9%	±2.1	285	±107	5.8%	±2.3
50 to 54 years	477	±144	4.8%	±1.4	206	±83	4.1%	±1.7	271	±93	5.5%	±1.9
55 to 59 years	611	±173	6.1%	±1.7	228	±98	4.5%	±1.9	383	±125	7.8%	±2.5
60 to 64 years	608	±198	6.1%	±2.0	328	±130	6.5%	±2.7	280	±107	5.7%	±2.2
65 to 69 years	337	±144	3.4%	±1.5	166	±72	3.3%	±1.4	171	±113	3.5%	±2.3
70 to 74 years	550	±229	5.5%	±2.3	255	±136	5.0%	±2.6	295	±137	6.0%	±2.8
75 to 79 years	293	±125	2.9%	±1.3	64	±38	1.3%	±0.8	229	±111	4.7%	±2.3
80 to 84 years	296	±108	3.0%	±1.1	148	±68	2.9%	±1.3	148	±66	3.0%	±1.3
85 years and over	292	±120	2.9%	±1.2	91	±59	1.8%	±1.2	201	±103	4.1%	±2.1
Median age (years)	36.4	±2.0	(X)	(X)	34	±4.1	(X)	(X)	40.3	±4.5	(X)	(X)

Source: U.S. Census Bureau, S0101 2021 ACS 5-Year Estimates. Accessed by Vierbicher staff April 20, 2023.

<https://data.census.gov/table?q=160XX00US5566800&tid=ACST5Y2021.S0101>

Appendix A – Community Information

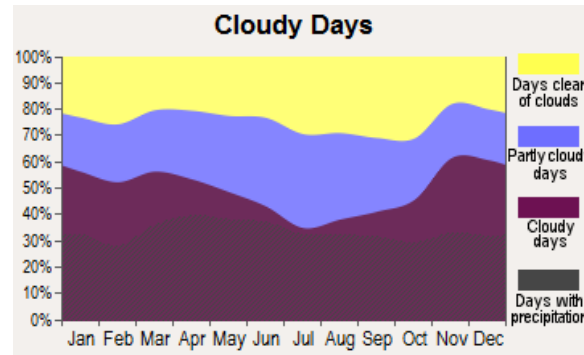
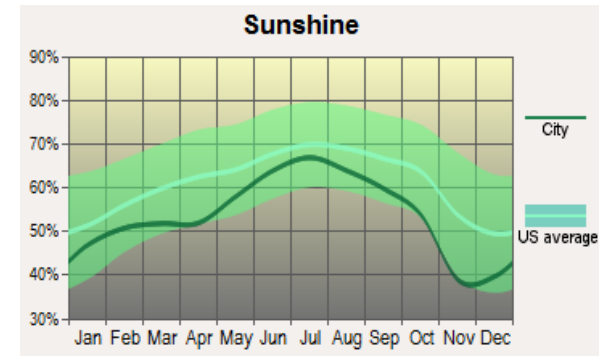
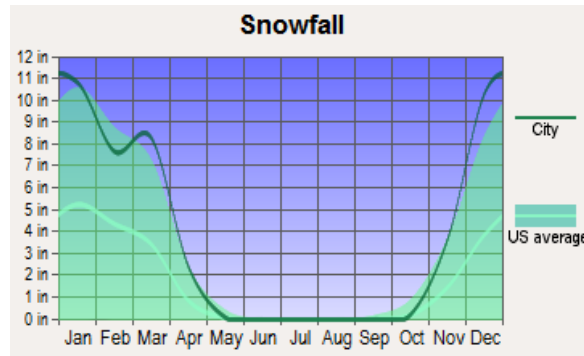
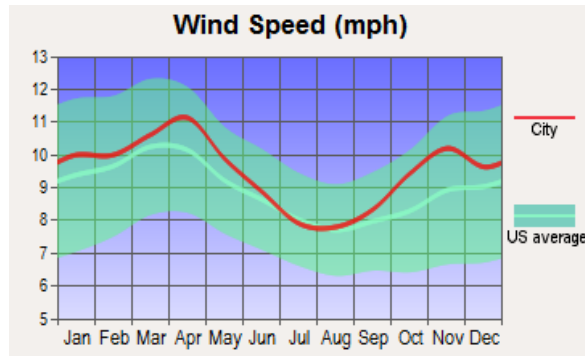
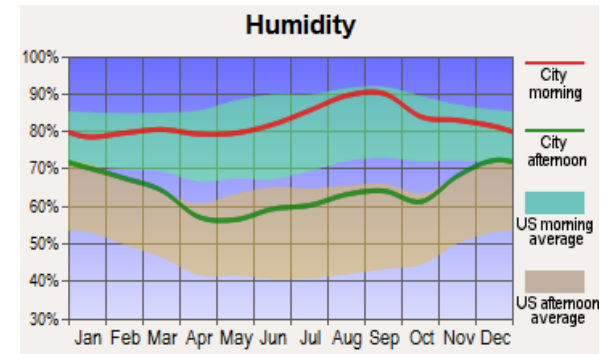
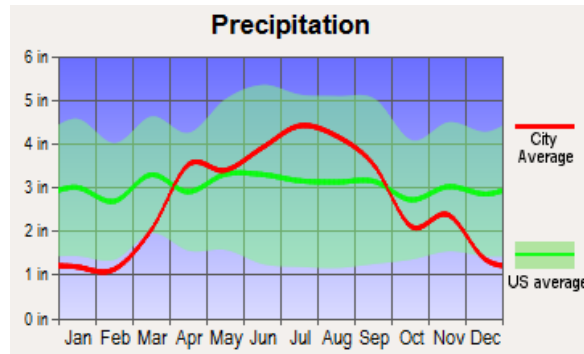
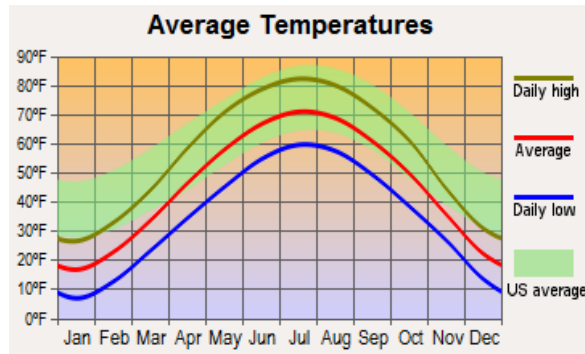
Figure A-4 Reedsburg School District 2022-2023 Enrollment

Reedsburg School District			
Grade	Enrollment		Percent Change
	(June) 2016	2022-2023	2016 to present
ECH	-	33	-
4-K	-	167	-
KGN	203	149	-36.24%
1	179	161	-11.18%
2	208	159	-30.82%
3	202	173	-16.76%
4	189	170	-11.18%
5	177	163	-8.59%
6	190	188	-1.06%
7	206	205	-0.49%
8	194	185	-4.86%
9	213	231	7.79%
10	220	218	-0.92%
11	209	217	3.69%
12	214	209	-2.39%
Total	2,604	2,628	

Source: School District communication with Vierbicher staff May 18, 2023.

Appendix A – Community Information

Figure A-5 Reedsburg Weather & Climate



Source: "Average Climate in Reedsburg Wisconsin."
Accessed by Vierbicher staff May 25, 2023.
<http://www.city-data.com/city/Reedsburg-Wisconsin.html>

Appendix A – Community Information

Figure A-6 CORP Process Timetable

City of Reedsburg
Comprehensive Outdoor Recreation Plan (CORP)
 Summary of Activities and Timetable

March 22, 2023

ACTION	Party Responsible	Date
1. Authorization to Proceed with Project	Vierbicher, Staff, Committee	March 3, 2023
2. Review Existing Plan	Vierbicher / City Staff	March 2023
3. Staff Meeting #1	Vierbicher / City Staff	April 11 th , 2023
4. Parks & Recreation Committee Kick-off Meeting	Vierbicher / Committee	April 18 th , 2023
5. Communications	Vierbicher / City Staff	April-August 2023
6. Parks & Recreation Committee Meeting #1 (Engagement)	Vierbicher / Committee	May 16 th , 2023
7. Document Preparation (Assessment, Strategy, Implementation)	Vierbicher	April – June 2023
8. Staff Meeting #2	Vierbicher / City Staff	June 6 th , 2023
9. Parks & Recreation Committee Meeting #2	Vierbicher / Committee	June 20 th , 2023
10. Reminder email Public Notice to City	Vierbicher	July 13 th , 2023
11. Parks & Recreation Committee Meeting #3, Recommend Approval	Vierbicher / Committee	July 18 th , 2023
12. Public Notice to <i>The Reedsburg Independent</i> (Class 1, 30-day notice)	City Staff	July 20 th , 2023
13. Public Notice Date of Publication	City Staff	July 27 th , 2023
14. Public Hearing and City Council Approval	Vierbicher / City Staff	August 28 th , 2023
15. Submit to DNR	City Staff	August 2023

- Parks and Recreation Committee meets the 3rd Tuesday of each month at 5:15 PM at Reedsburg City Hall
- Common Council Meets the 2nd and 4th Monday of every month at 6:00 PM at Reedsburg City Hall in the Common Council Chambers.
- Public Hearing host is the City Council.
- Official newspaper: *The Reedsburg Independent*
- SIX (6) MEETINGS: One (1) Kick-Off meeting; two (2) staff meetings; two (2) Parks & Rec meetings finalizing plan; one (1) Final Parks & Rec meeting to recommend approval.

R:\Reedsburg, City of\230066 - Comprehensive Outdoor Recreation Plan [CORP] Update\2023-03-22_City of Reedsburg_CORPTimetable.docx

Source: Vierbicher

Appendix B – Sauk County CORP

The [Sauk County CORP 2020-2024](https://www.co.sauk.wi.us/sites/default/files/fileattachments/land_resources_and_environment/page/97611/scorp_2020-2024.pdf) has four (4) priority areas with action items for implementation, including:

1. Further Development of the County Park System
2. Resource Management and Stewardship
3. Partnerships
4. Economic Development and Tourism

The Purpose – Establish outdoor recreation priorities; which protect, conserve and manage lands owned by Sauk County for current and future generations.

Mission Statement – the CORP offers a vision for the future, and sets the course for long-term preservation and expansion of outdoor recreation opportunities by setting goals and clearly defining objectives to achieve them.

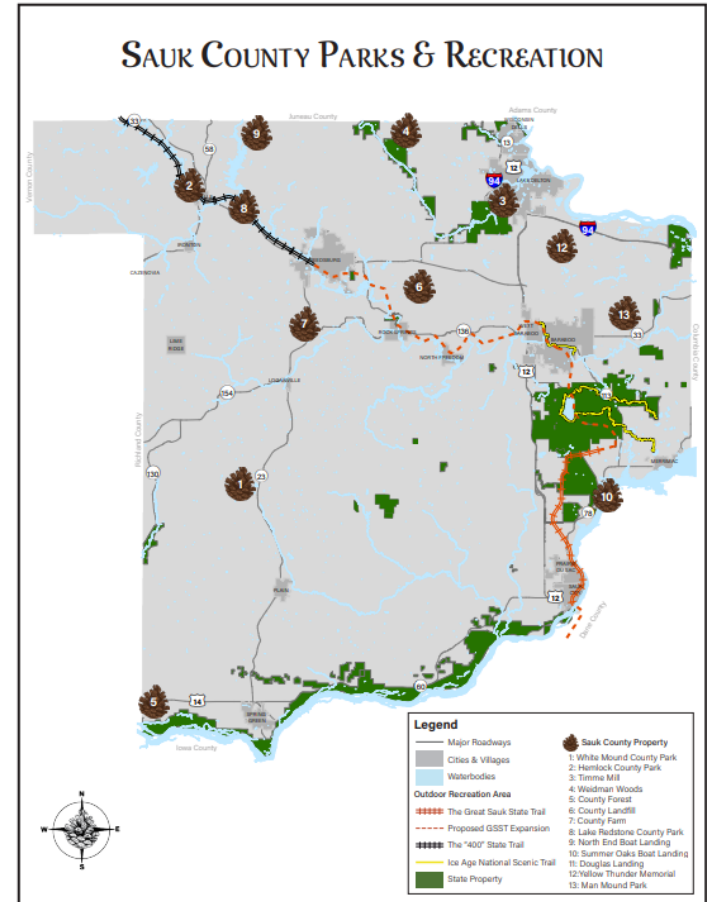
Did You Know?

- Sauk County has thirteen (13) properties for recreation
- The first CORP for Sauk County was developed in 1970
- In Sauk County, nearly 1 in 6 adults are physically inactive, and 1 in 5 adults lack access to exercise opportunities.

Source: Sauk County CORP, accessed by Vierbicher staff May 25, 2023.

https://www.co.sauk.wi.us/sites/default/files/fileattachments/land_resources_and_environment/page/97611/scorp_2020-2024.pdf

Figure B-1 Sauk County Parks and Recreation



Appendix C – State CORP (SCORP)

The [Wisconsin Statewide 2019-2023 CORP](#) laid out five overarching goals for outdoor recreation:

1. Boost participation in outdoor recreation
2. Grow partnerships
3. Provide high-quality experiences
4. Improve data to enhance visitor experiences and benefits
5. Enhance funding and financial stability

Did You Know?

- Survey respondents reported 58 “outdoor recreation activities”
- 95 percent of Wisconsin residents participate in some form of outdoor recreation
- Wisconsin has 2.4 million acres of County Forests
- Wisconsin residents’ top 5 nature-based outdoor activities are walking/hiking, fishing, hunting, bicycling, and camping

Figure C-1 Wisconsin Statewide CORP Cover



Source: Wisconsin State CORP, hosted by Wisconsin DNR, accessed by Vierbicher staff May 25, 2023. <https://dnr.wisconsin.gov/topic/fl/PropertyPlanning/Scorp>

ORDINANCE NO. 1964-23
(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~~ **574** 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 **576-1200** square feet **total**.
 - (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

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).***

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

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

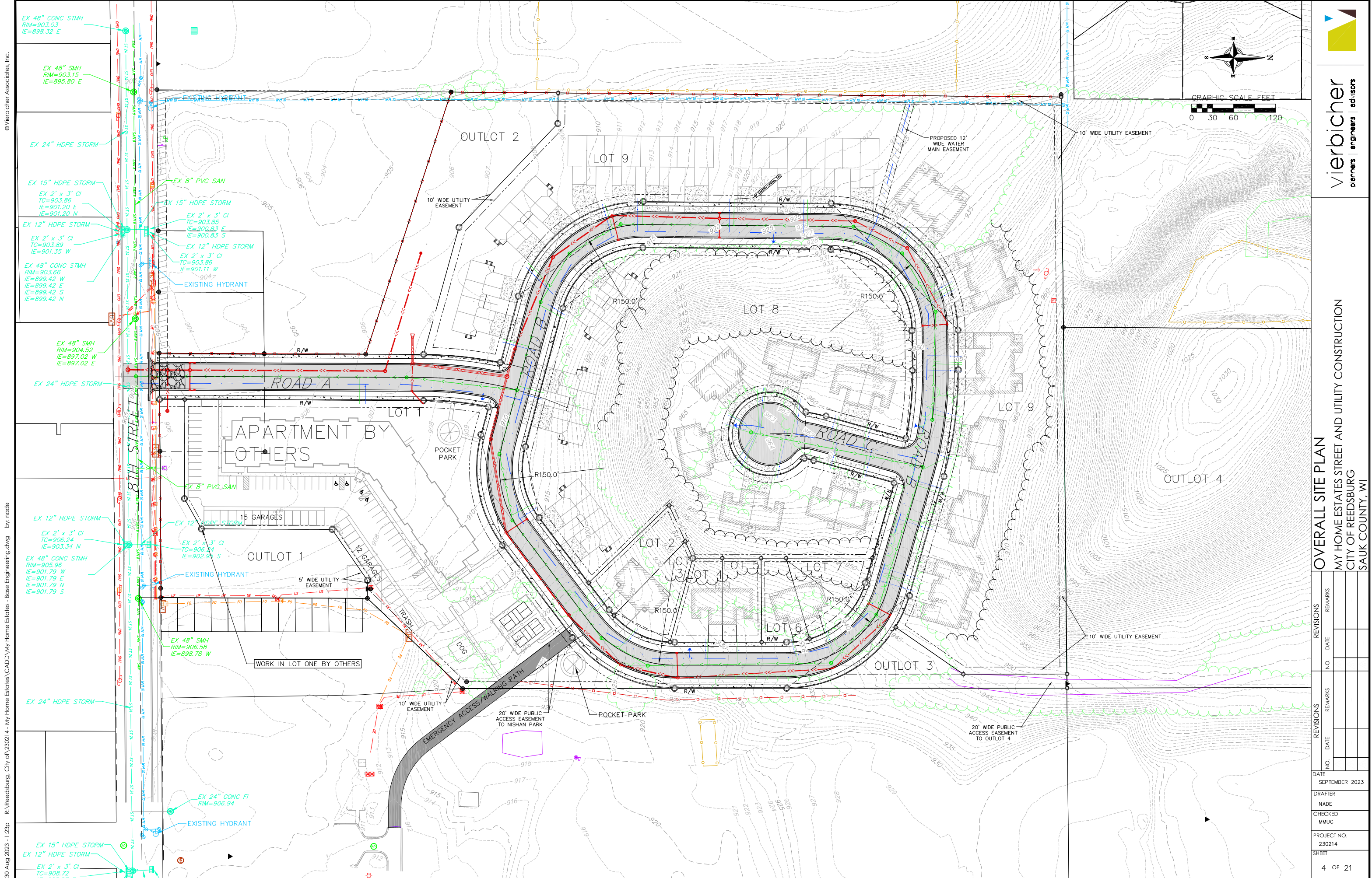
Declarant, Third Act Development, LLC, hereby establishes the following Minimum Zero Lot Line Covenants covering the following described real estate in the City of Reedsburg, Sauk County, Wisconsin:

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.



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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

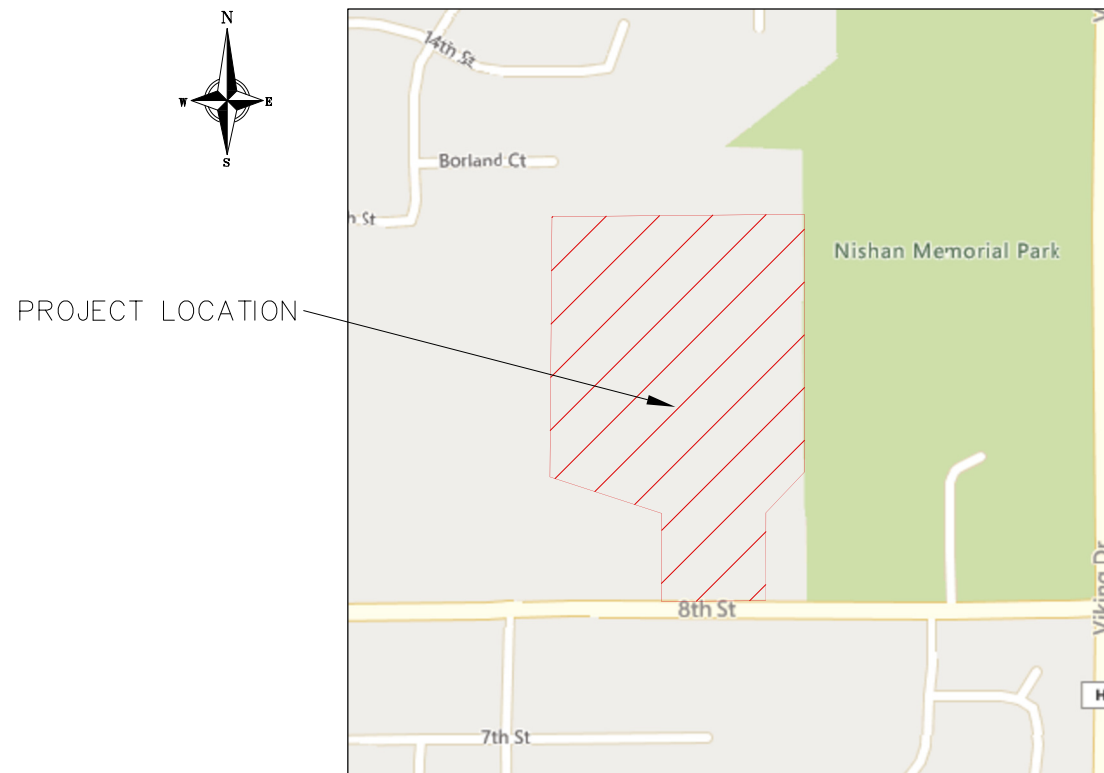
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SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LEGEND & GENERAL NOTES
3	EXISTING CONDITIONS
4	OVERALL SITE PLAN
5	OVERALL GRADING & EROSION CONTROL PLAN
6	OVERALL UTILITY PLAN
7	PLAN & PROFILE – MY HOME WAY
8–11	PLAN & PROFILE – RUSALKA CIRCLE
12	PLAN & PROFILE – 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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-  WEST EXISTING HYDRANT
ELEV = 906.22
-  CENTER EXISTING HYDRANT
ELEV = 907.14
-  EAST EXISTING HYDRANT
ELEV = 909.84

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

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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

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BRETT SCHUPPNER, GENERAL MANAGER
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501 UTILITY COURT
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FIBER OPTIC
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bretts@rucls.net

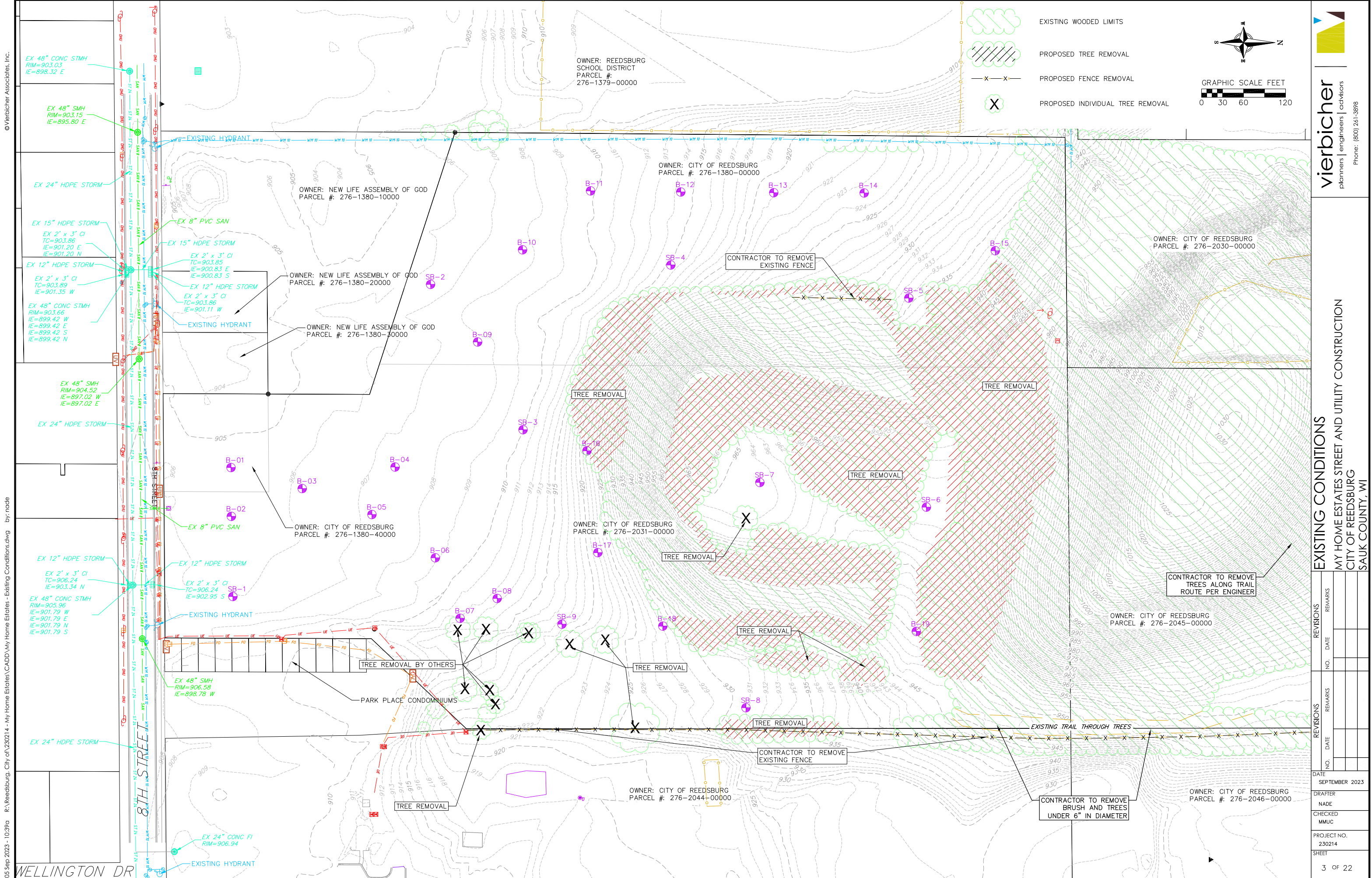
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FRONTIER
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szibell@ci.reedsburg.wi.us

LEGEND & GENERAL NOTES
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

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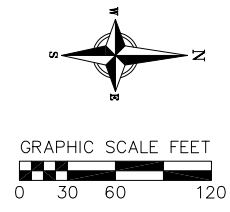


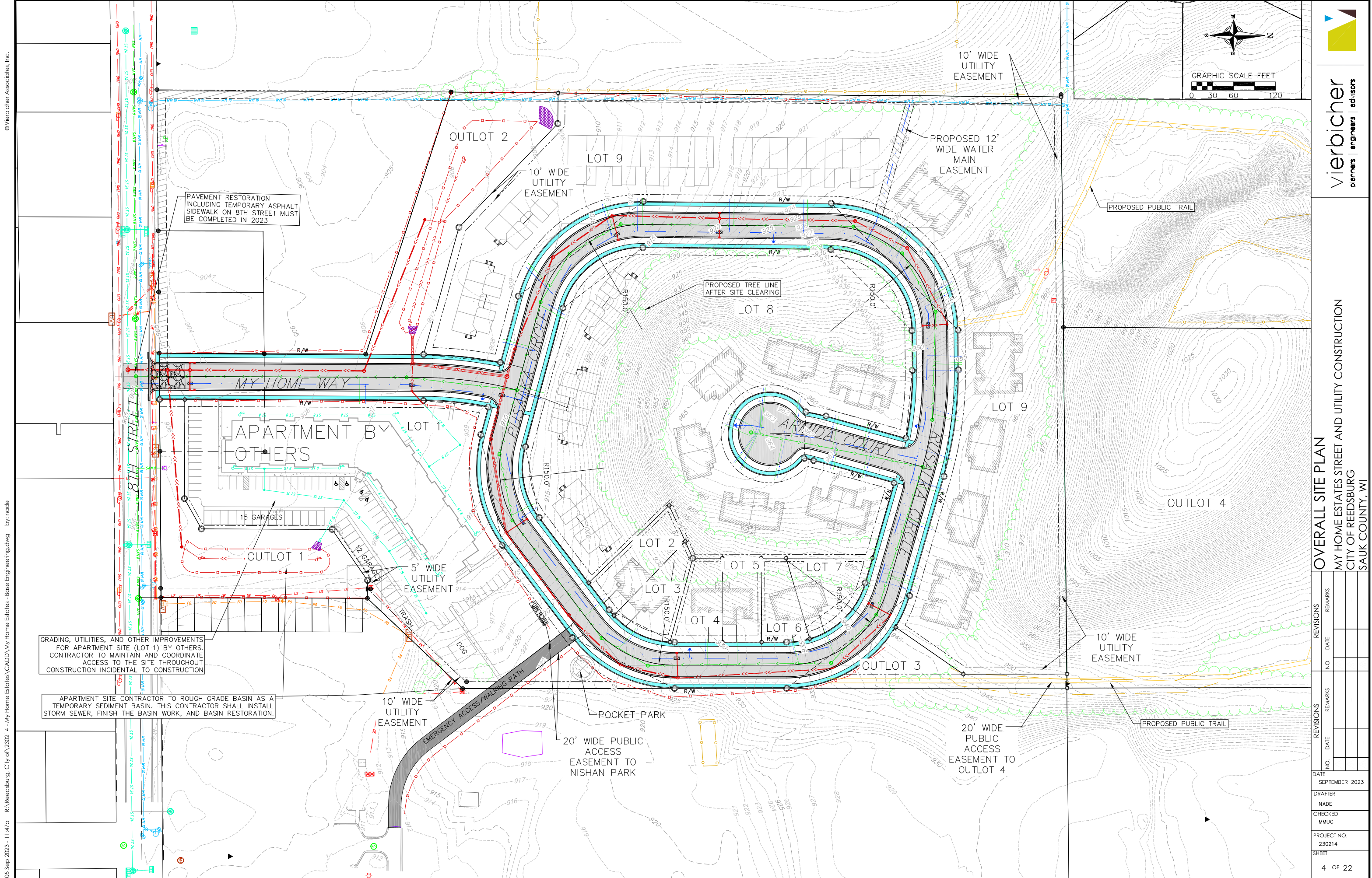
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EXISTING CONDITIONS
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

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

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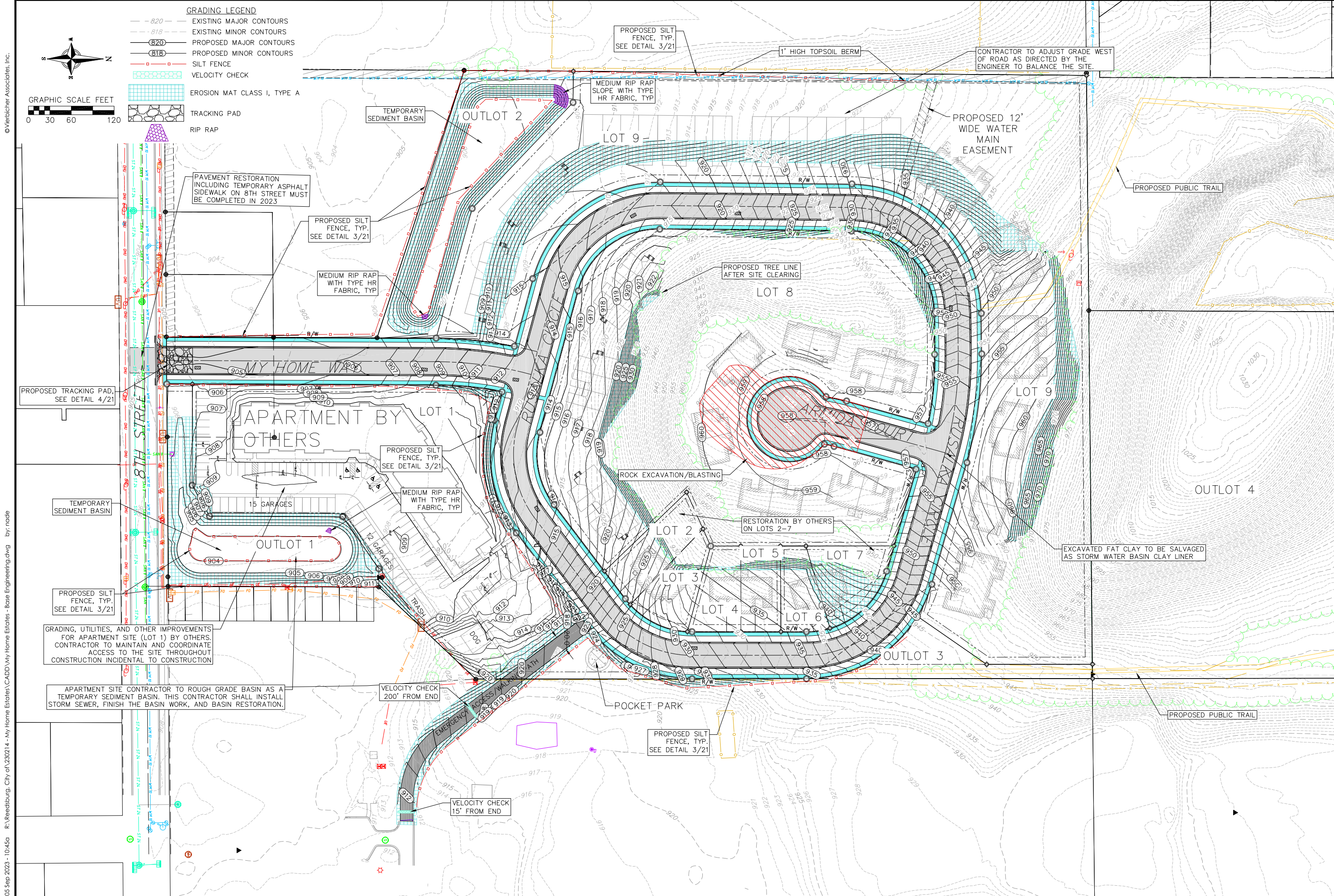
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OVERALL GRADING & EROSION CONTROL PLAN

MY HOME ESTATES STREET AND UTILITY CONSTRUCTION

CITY OF REEDSBURG

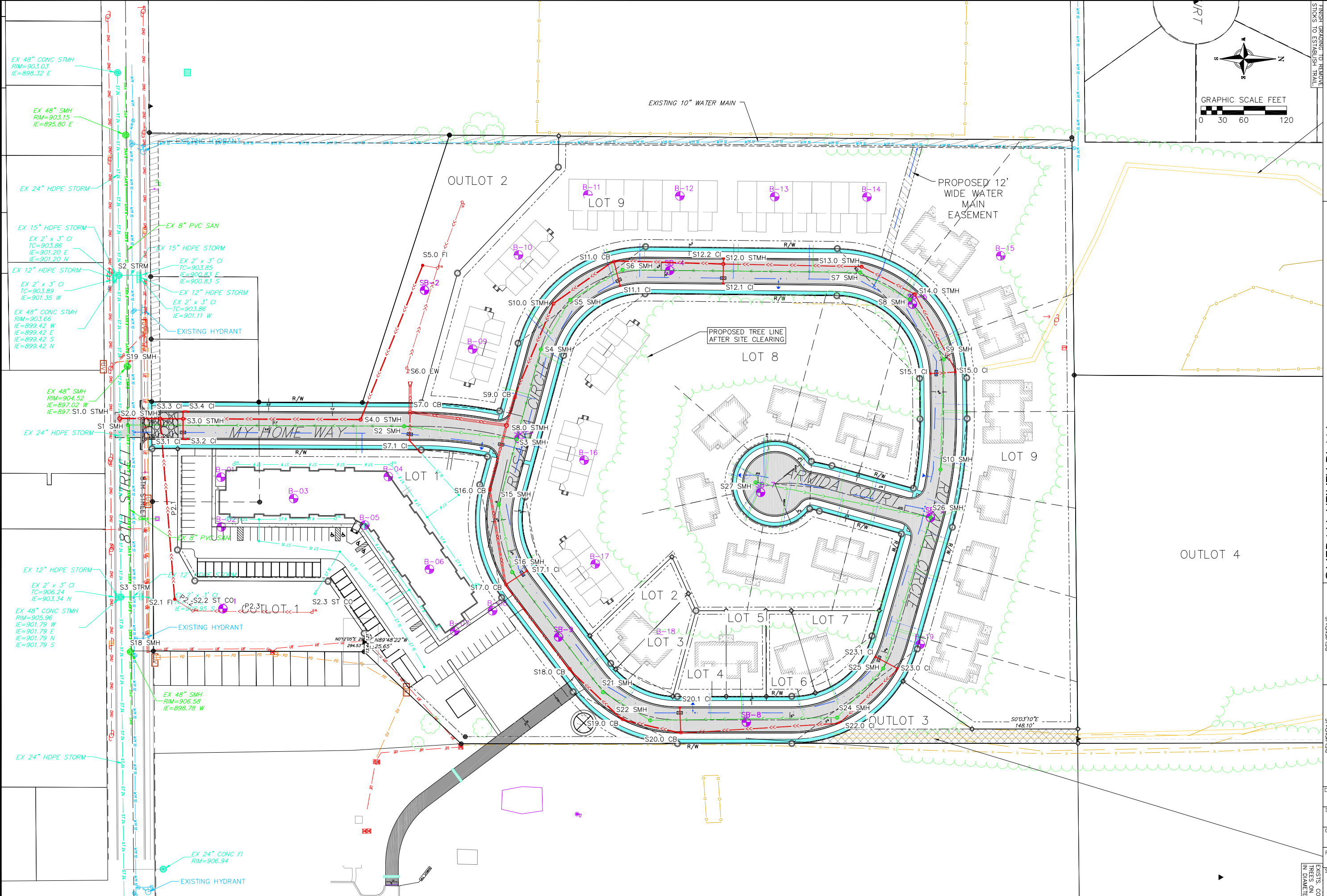
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OVERALL UTILITY PLAN
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

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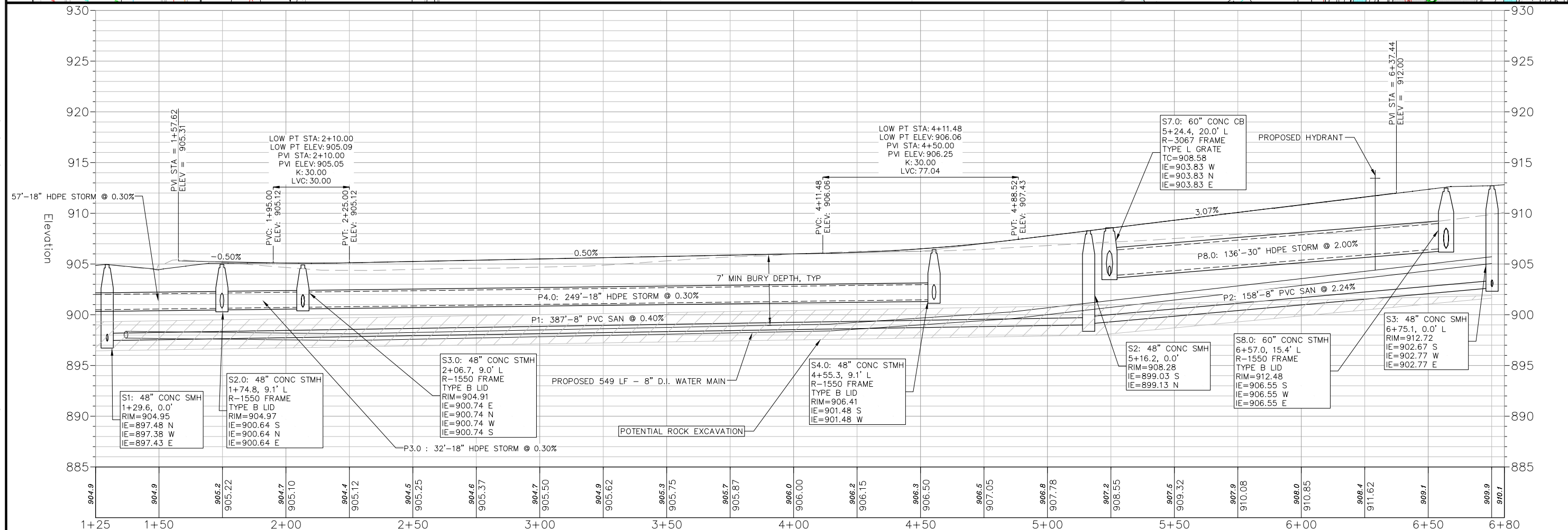
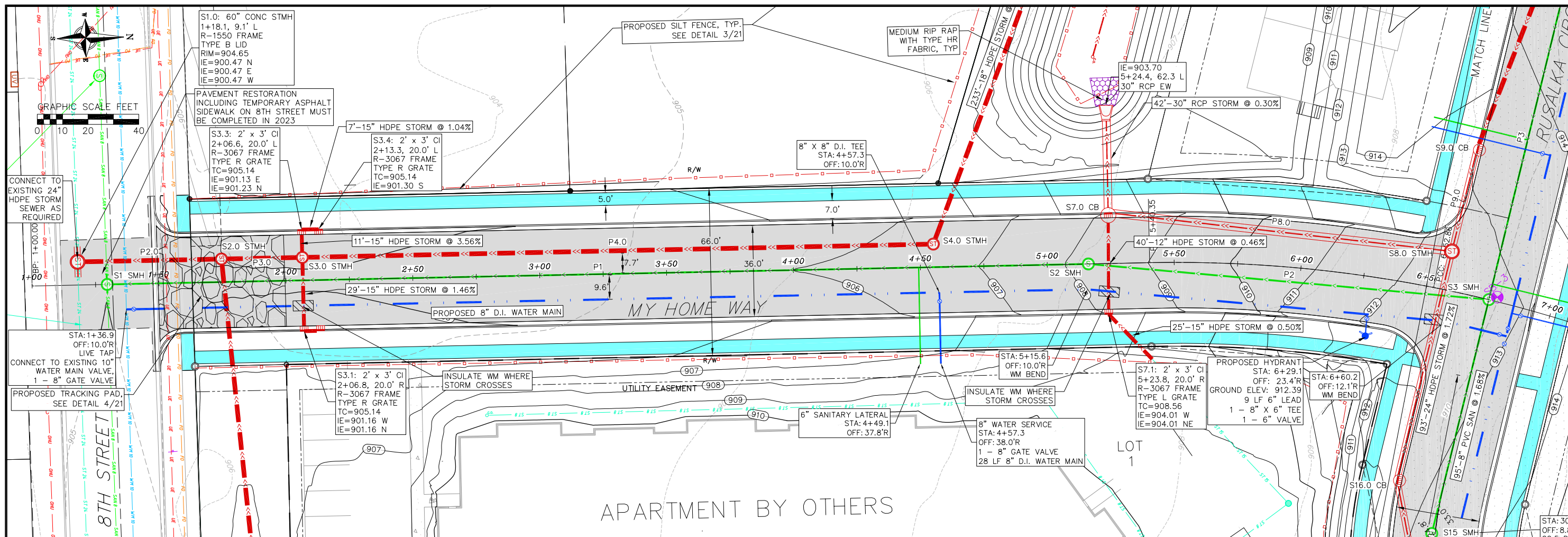
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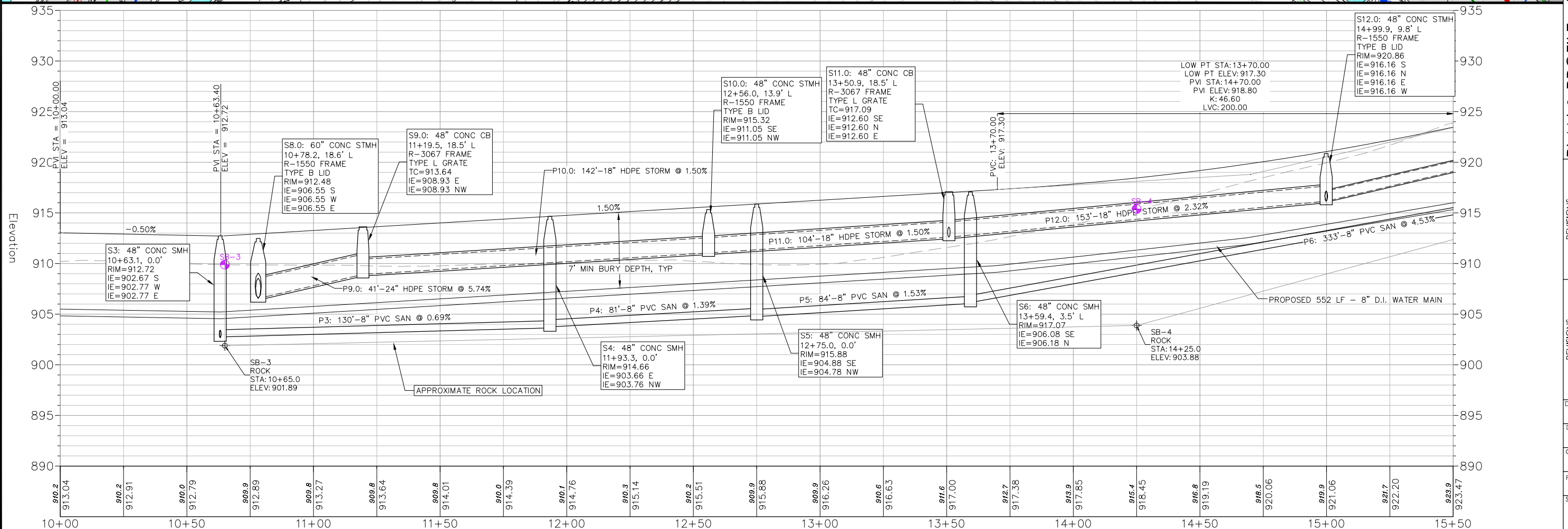
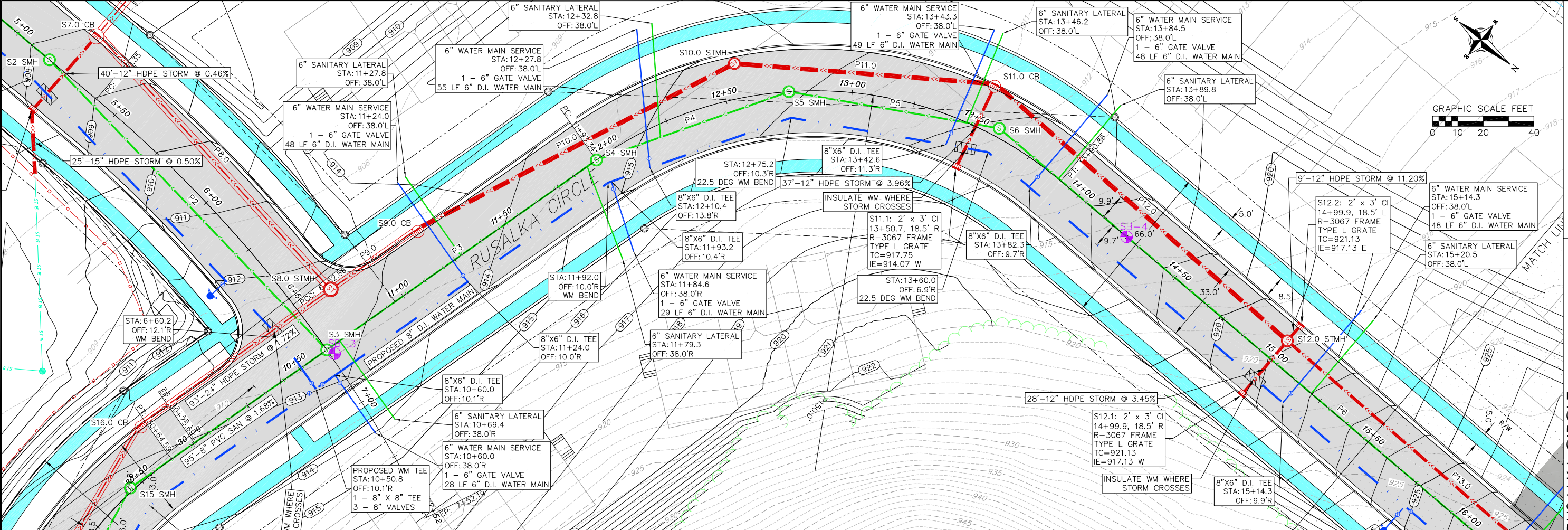
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PLAN & PROFILE - RUSALKA CIRCLE
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

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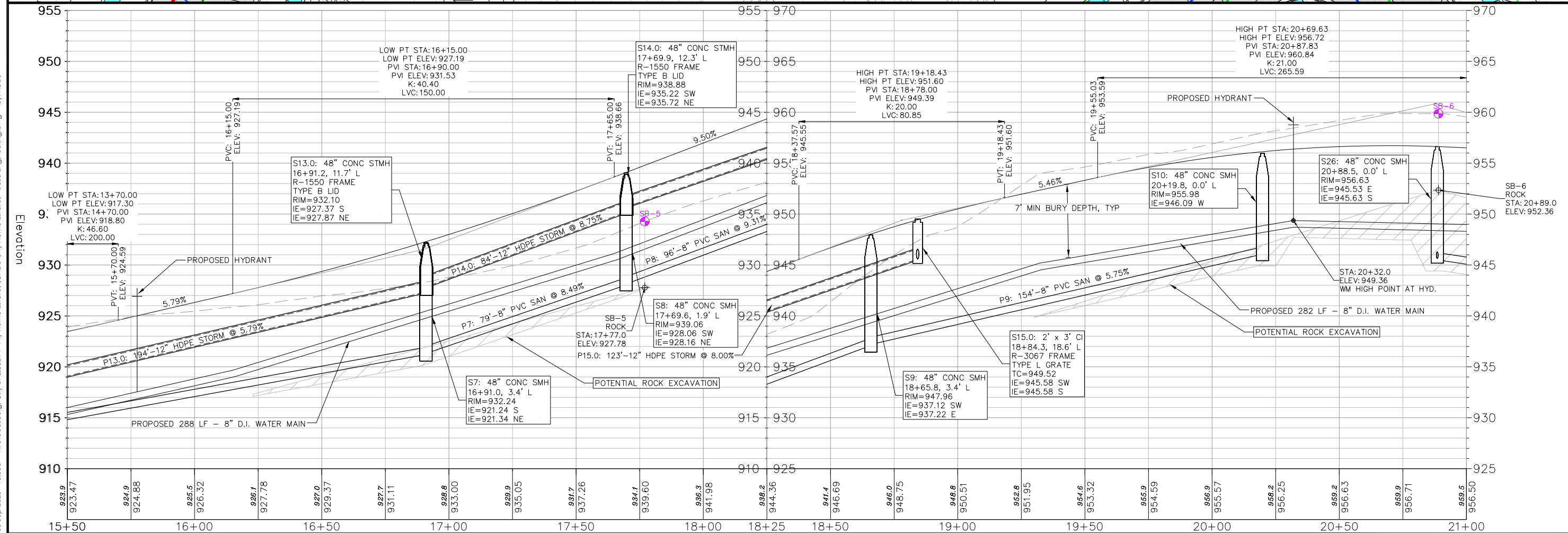
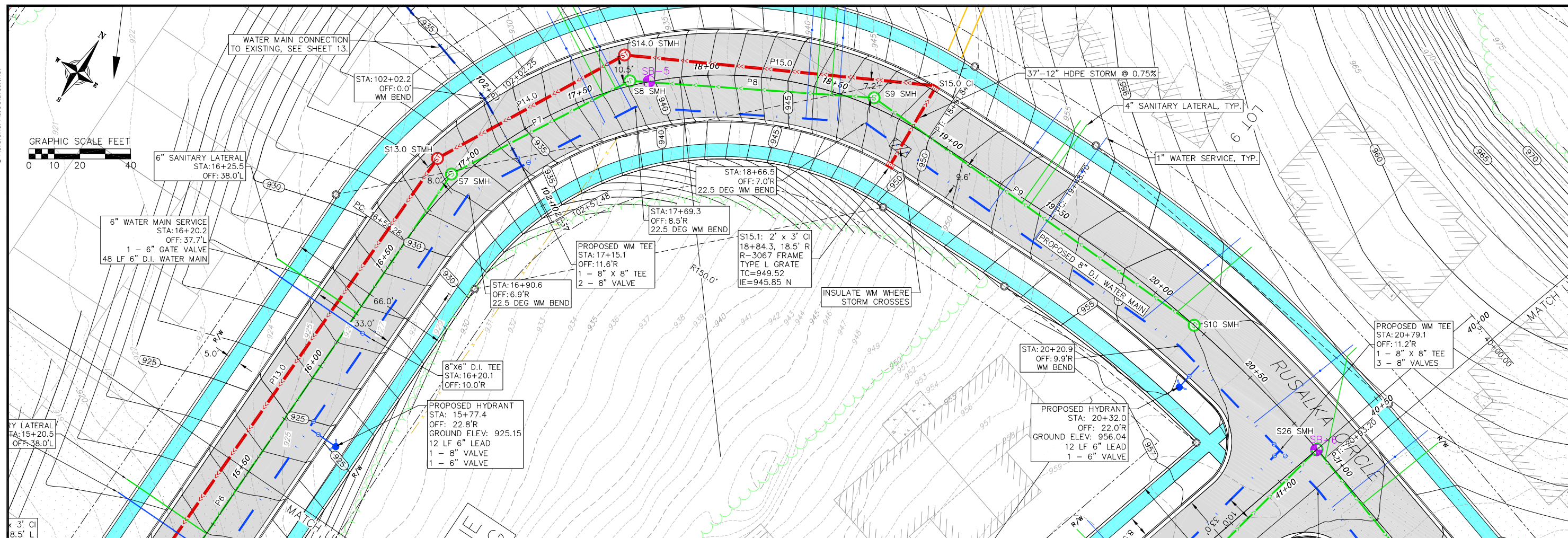
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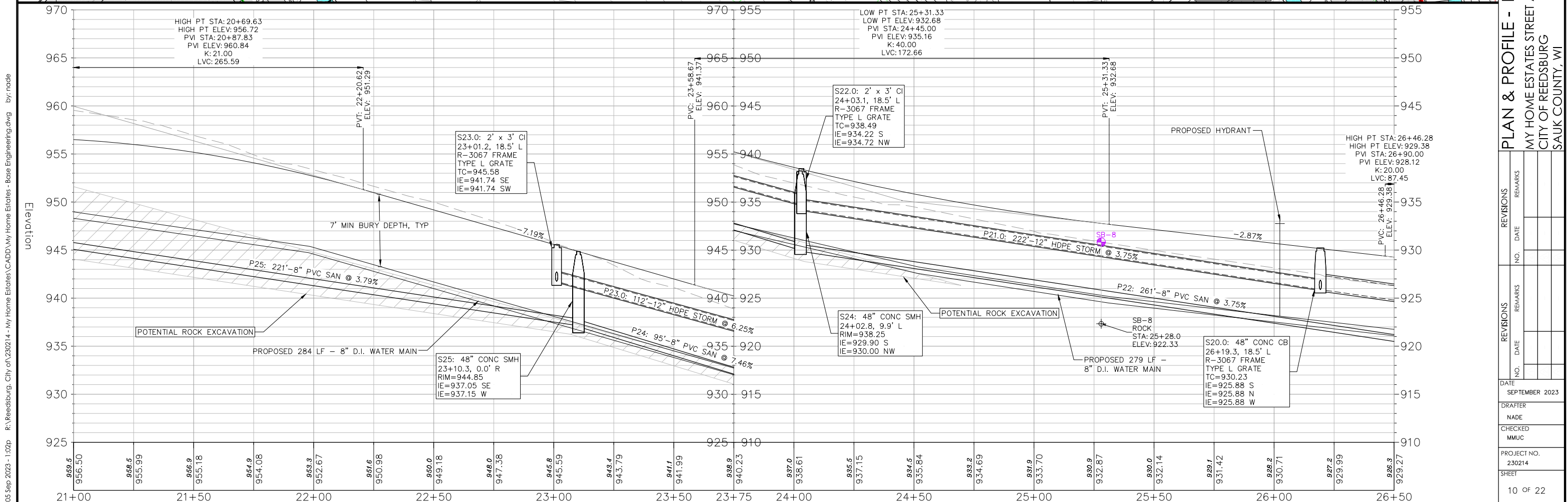
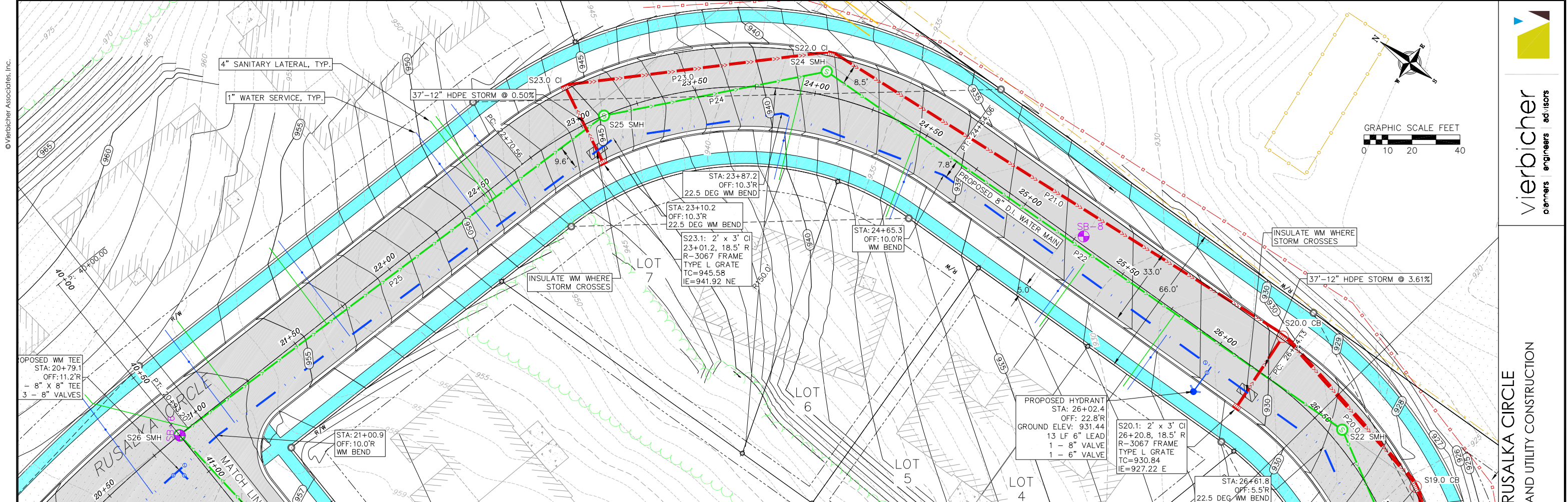
PROJECT NO.
230214

SHEET
8 OF 22



PLAN & PROFILE - RUSALKA CIRCLE
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

DATE	REVIEWS		REVIEWS	
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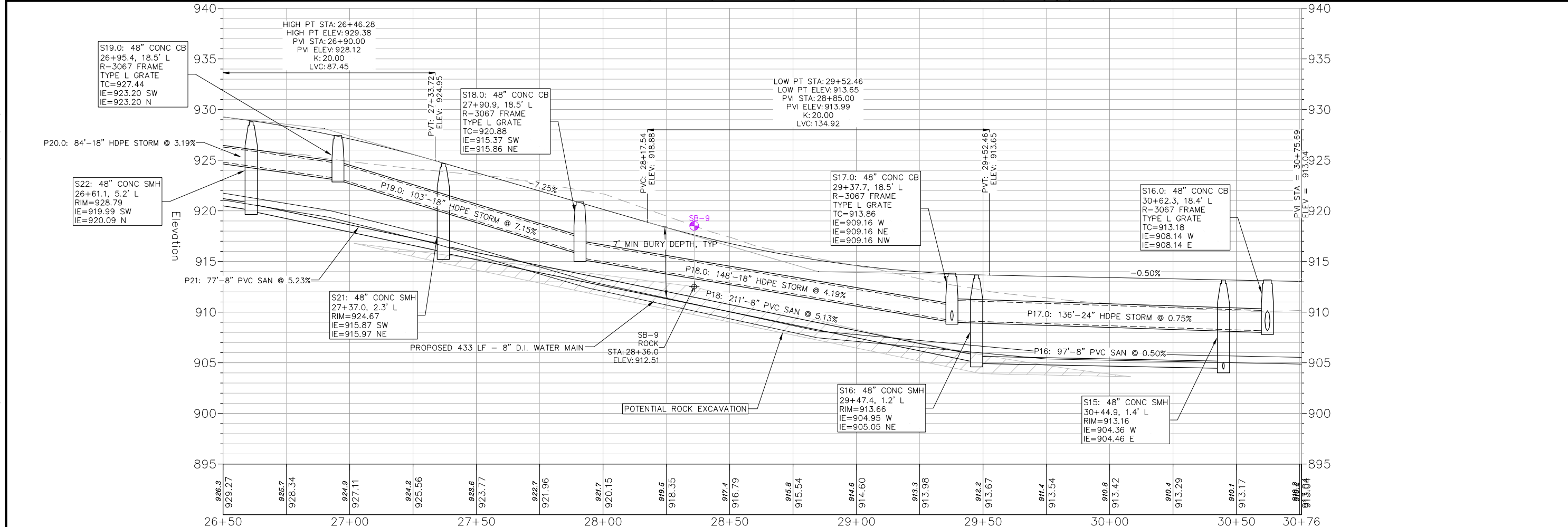
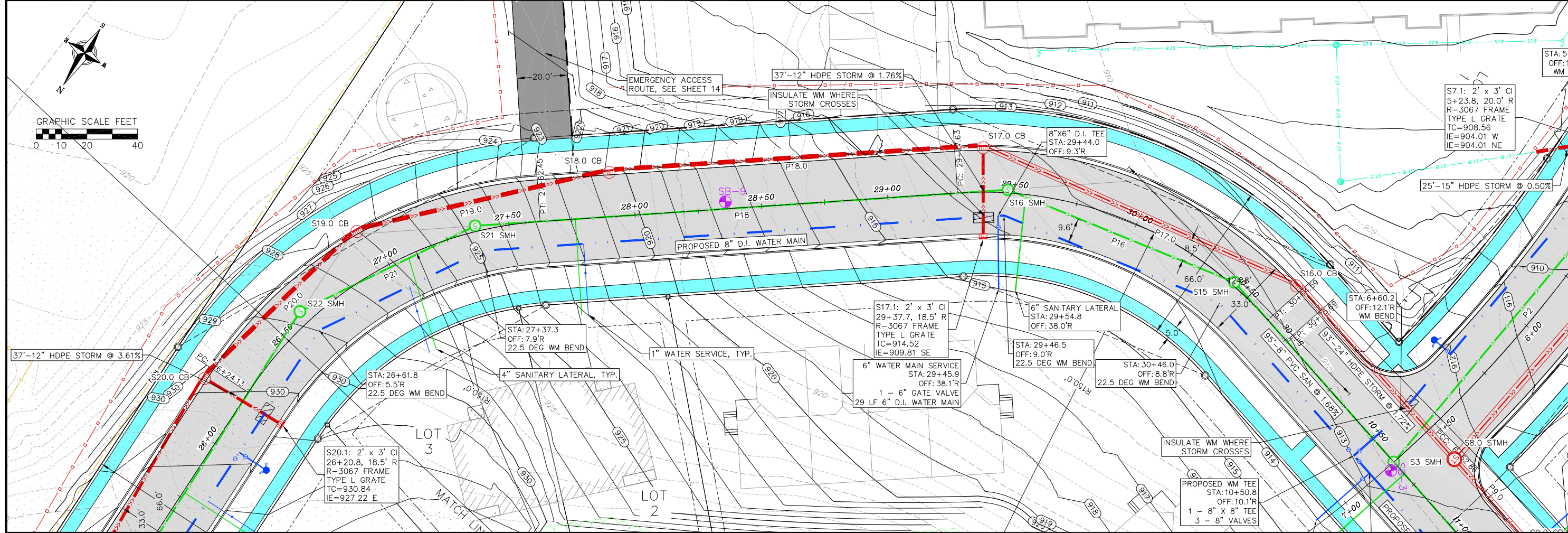


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NO.	DATE	REVISIONS	
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PROJECT NO. 230214			
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PLAN & PROFILE - RUSALKA CIRCLE

MY HOME ESTATES STREET AND UTILITY CONSTRUCTION

CITY OF REEDSBURG

SAUK COUNTY, WI

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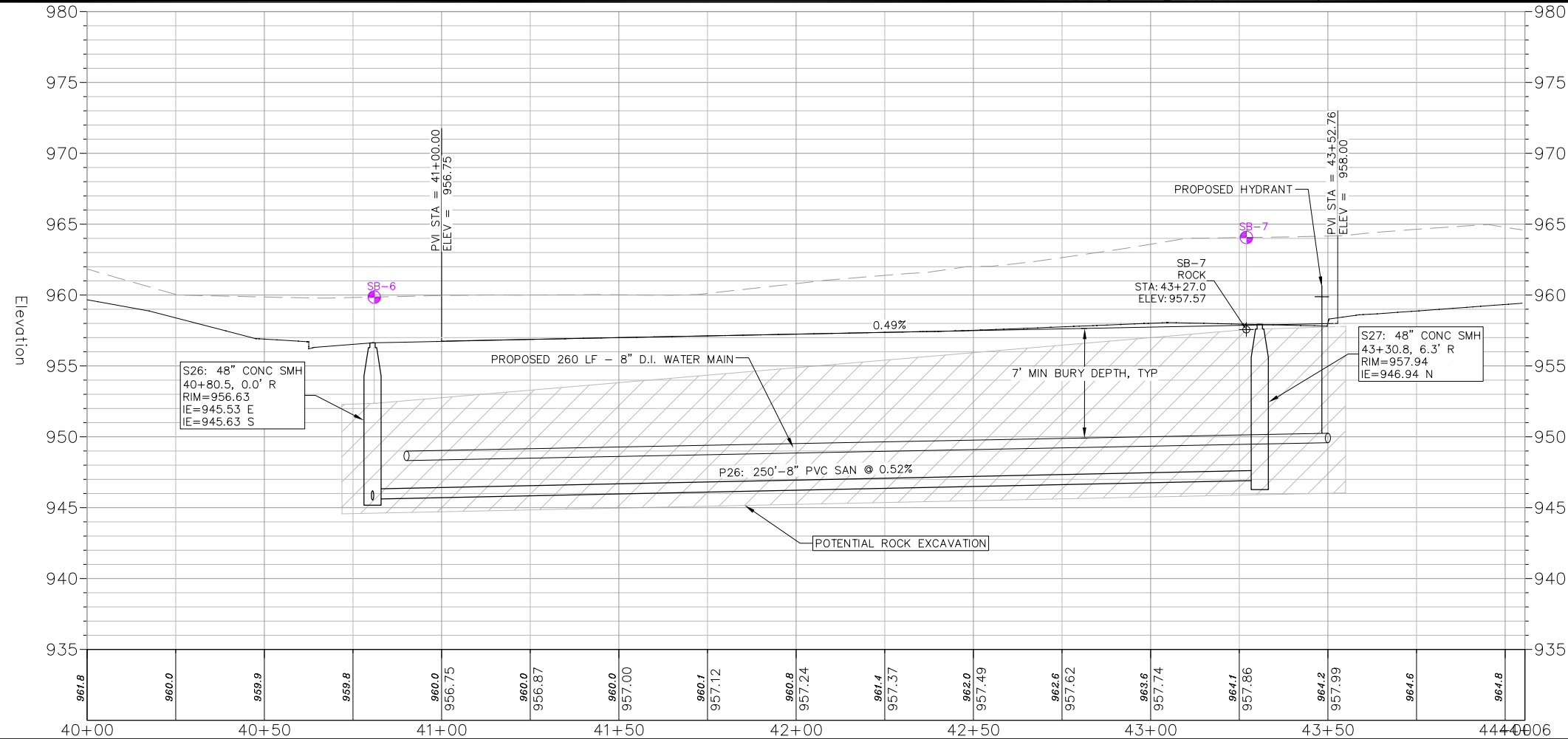
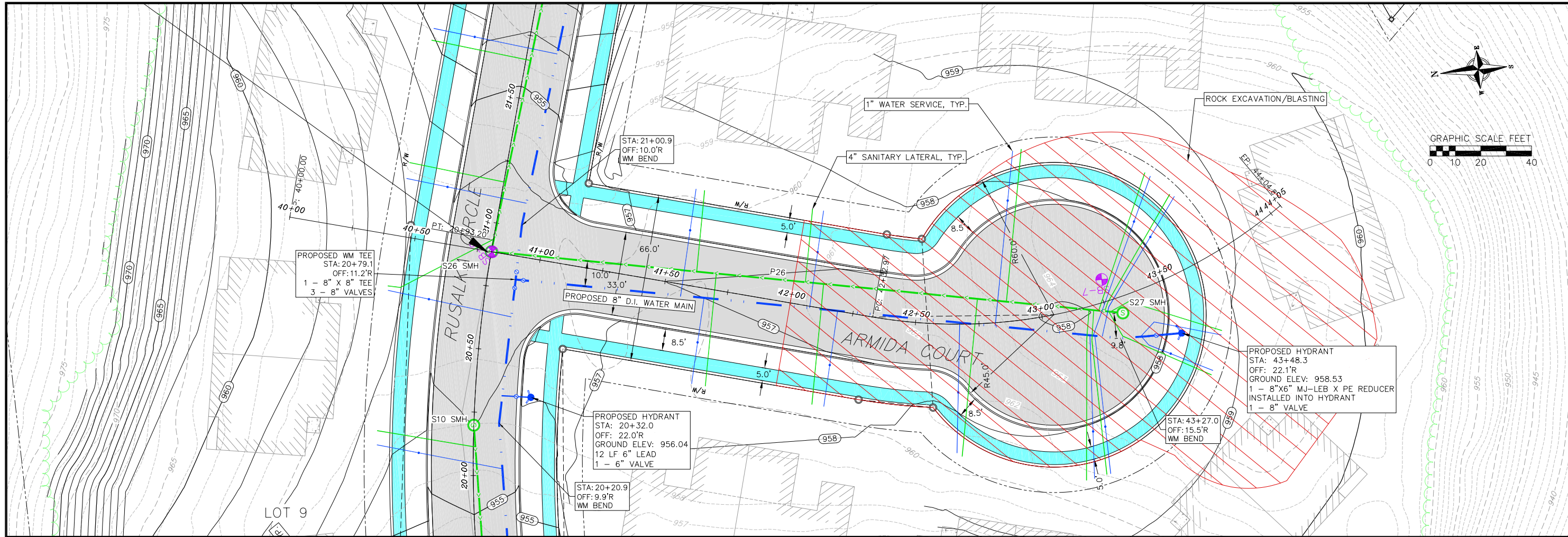
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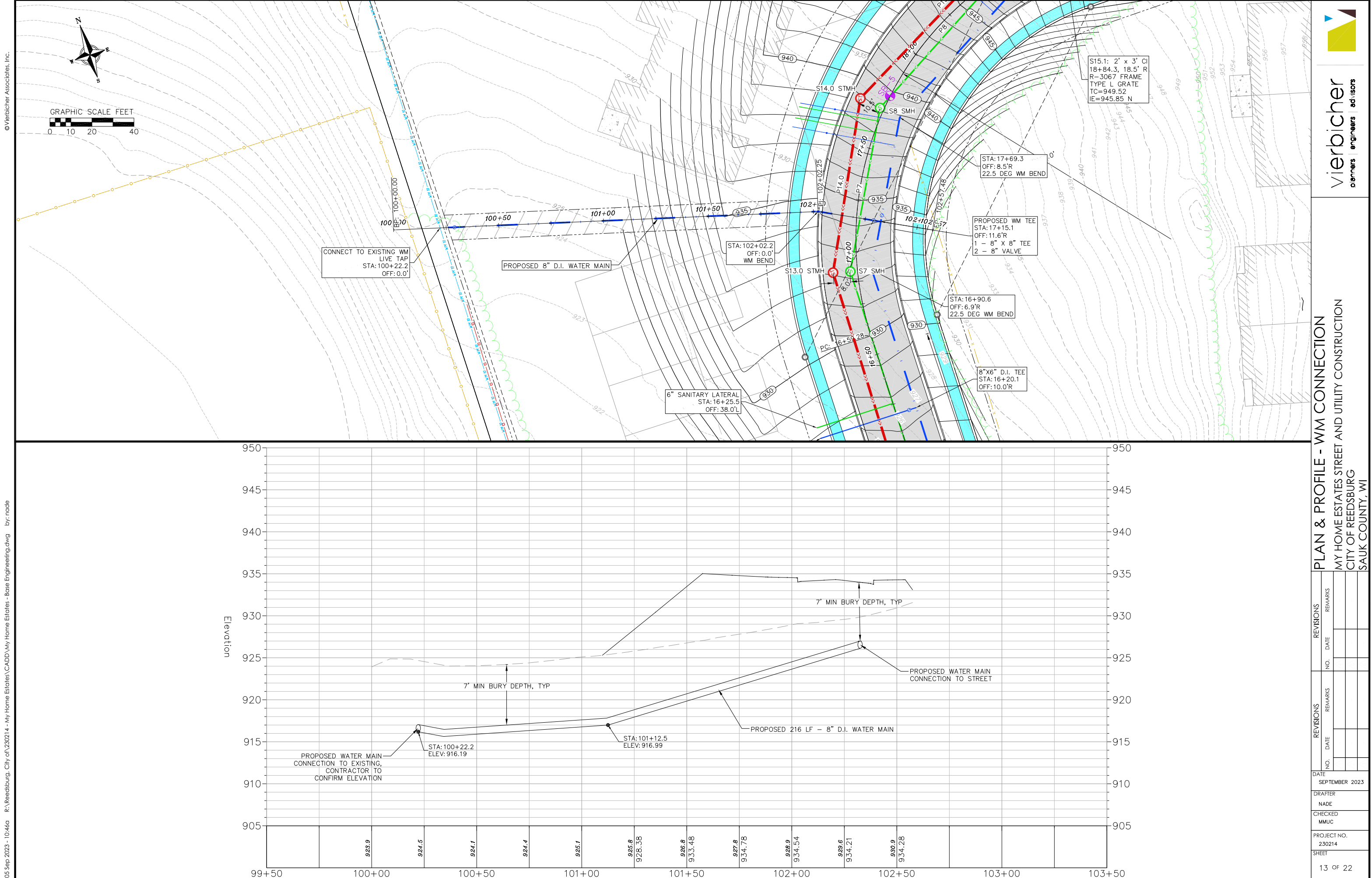
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PLAN & PROFILE - WM CONNECTION
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

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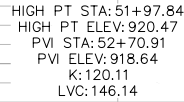
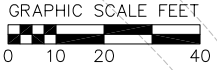
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PROJECT NO.
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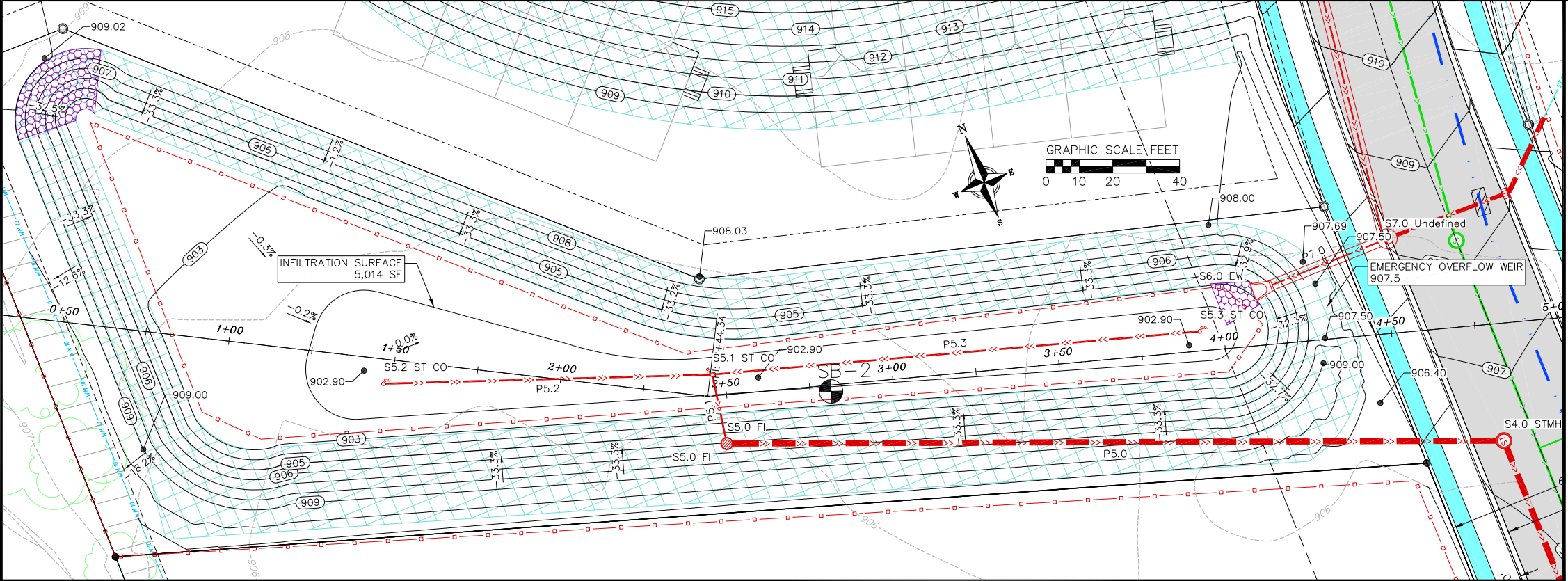
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PLAN & PROFILE - EMERGENCY ACCESS TRAIL
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI



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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):

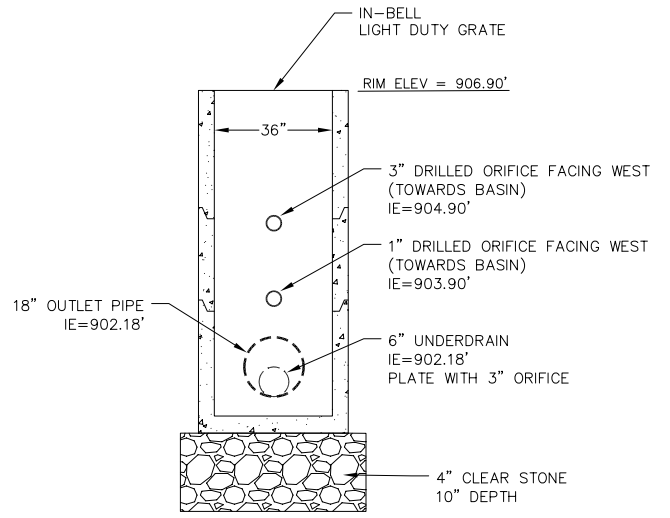
- OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
- CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
- PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
- 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

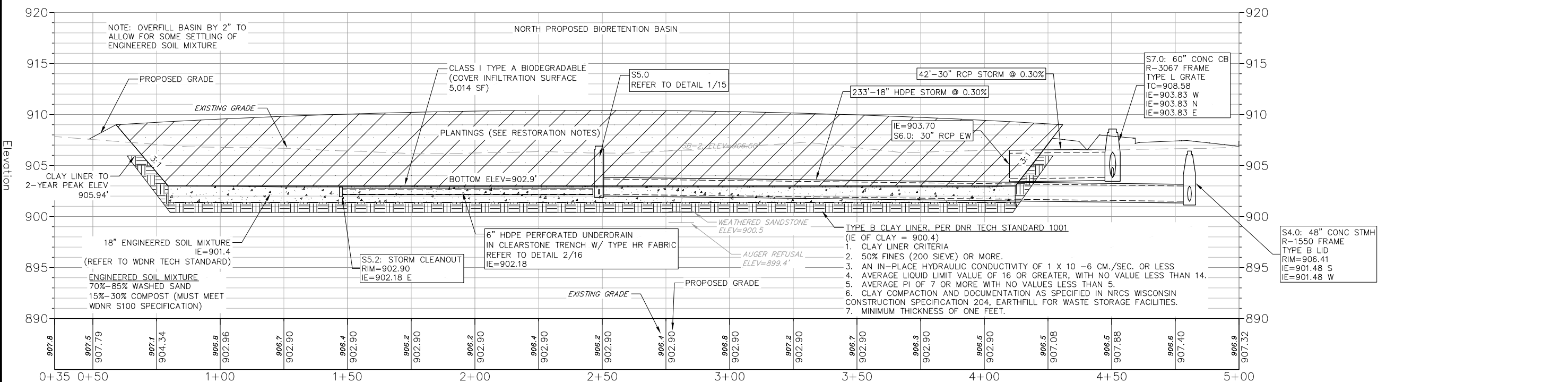


PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS

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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DATE: SEPTEMBER 2023

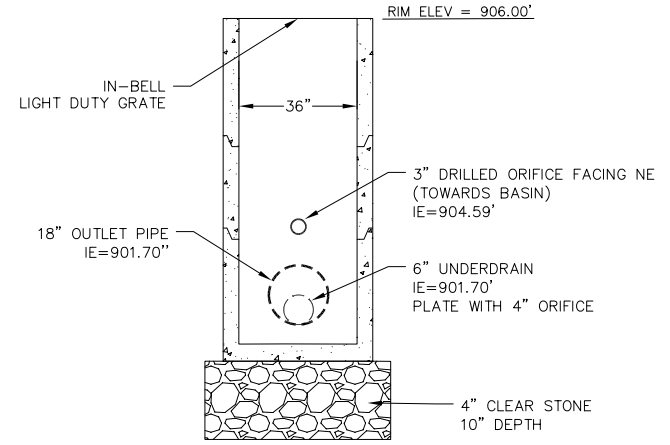
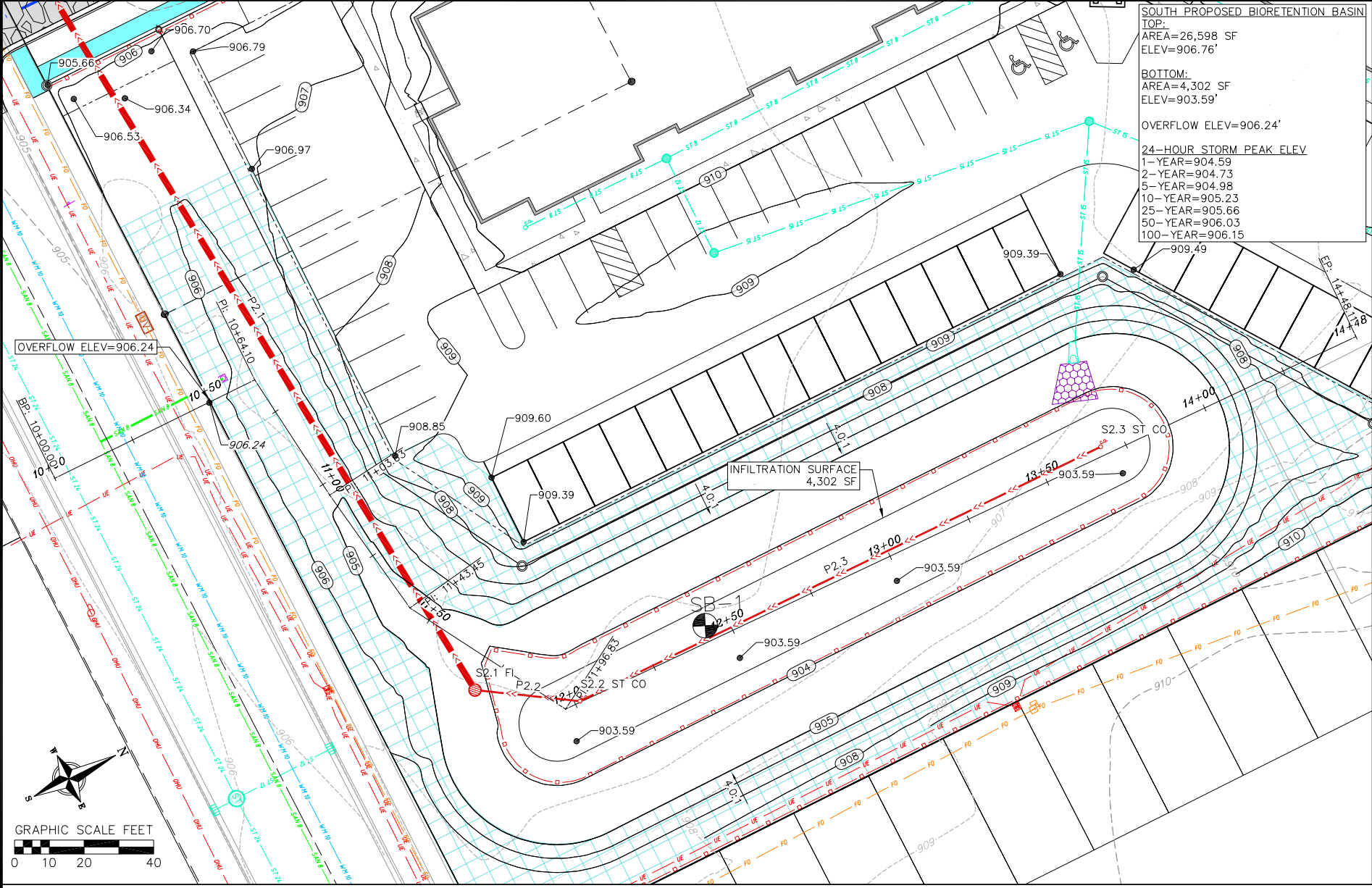
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PROJECT NO.: 230214

SHEET: 15 OF 22

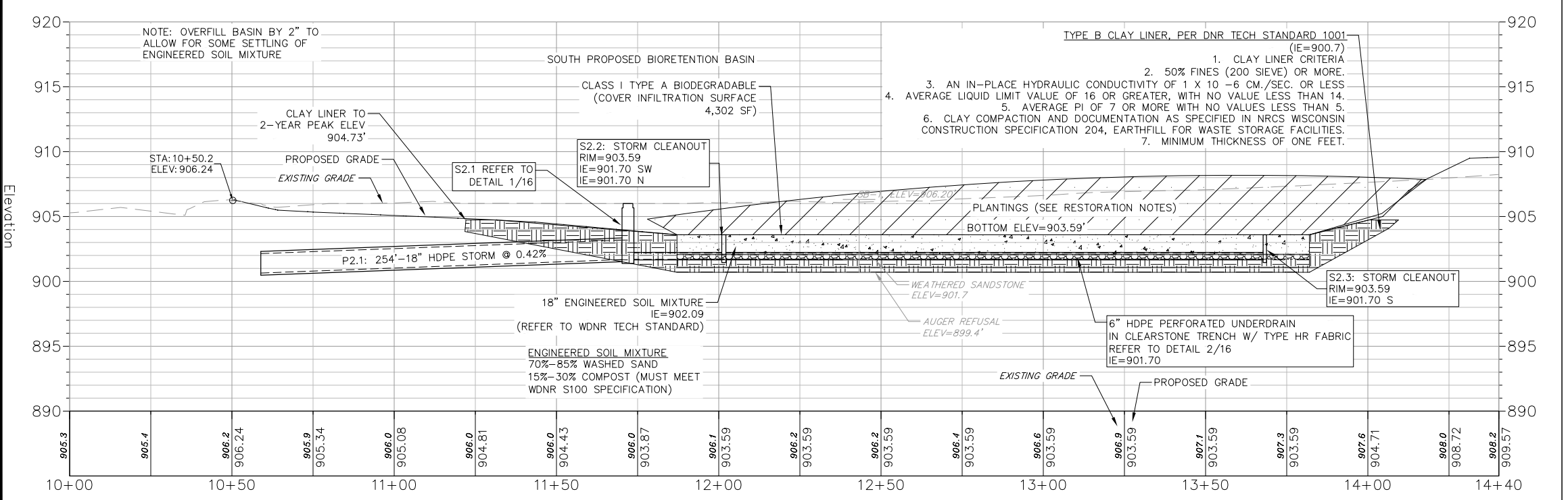
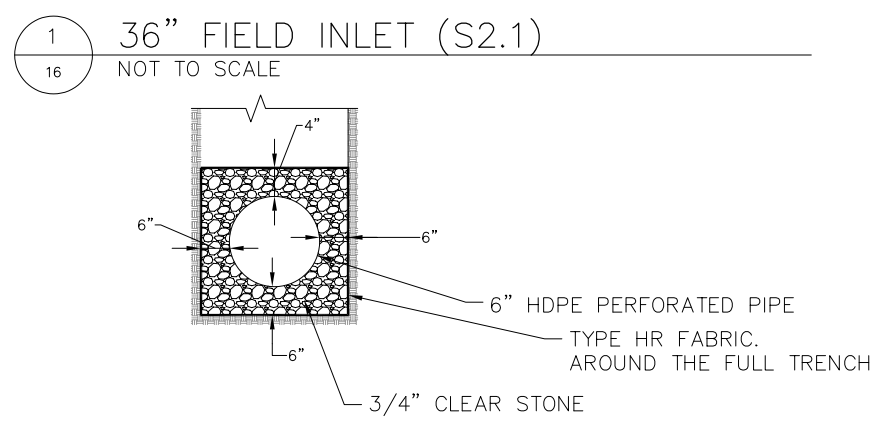
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PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS

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



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.

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

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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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SOUTH SW POND - PLAN & PROFILE

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

REVISIONS		DATE
NO.	DATE	REMARKS

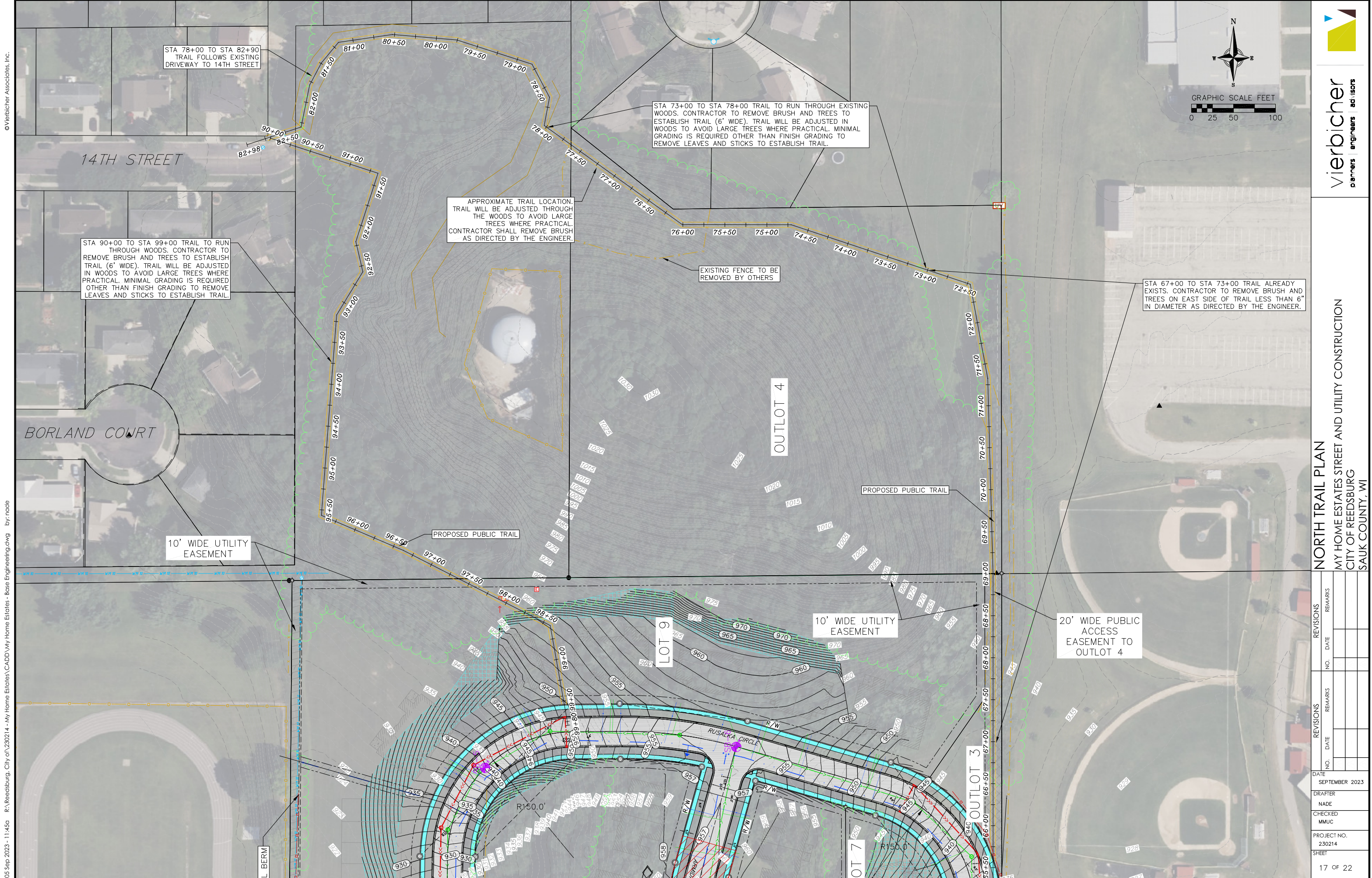
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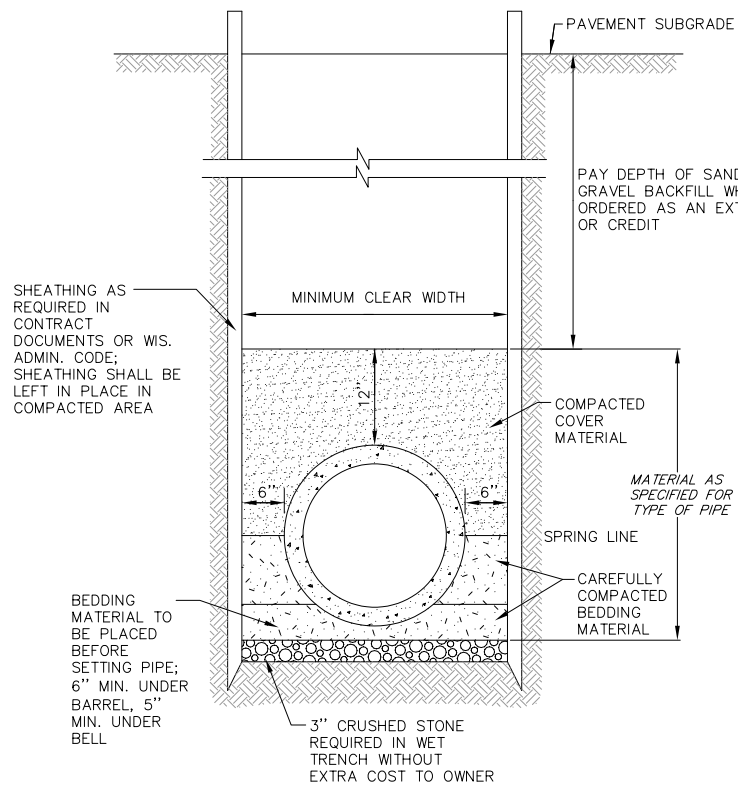


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NORTH TRAIL PLAN
MY HOME ESTATES STREET AND UTILITY CONSTRUCTION
CITY OF REEDSBURG
SAUK COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	SEPTEMBER 2023
DRAFTER	NADE
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PROJECT NO.	230214
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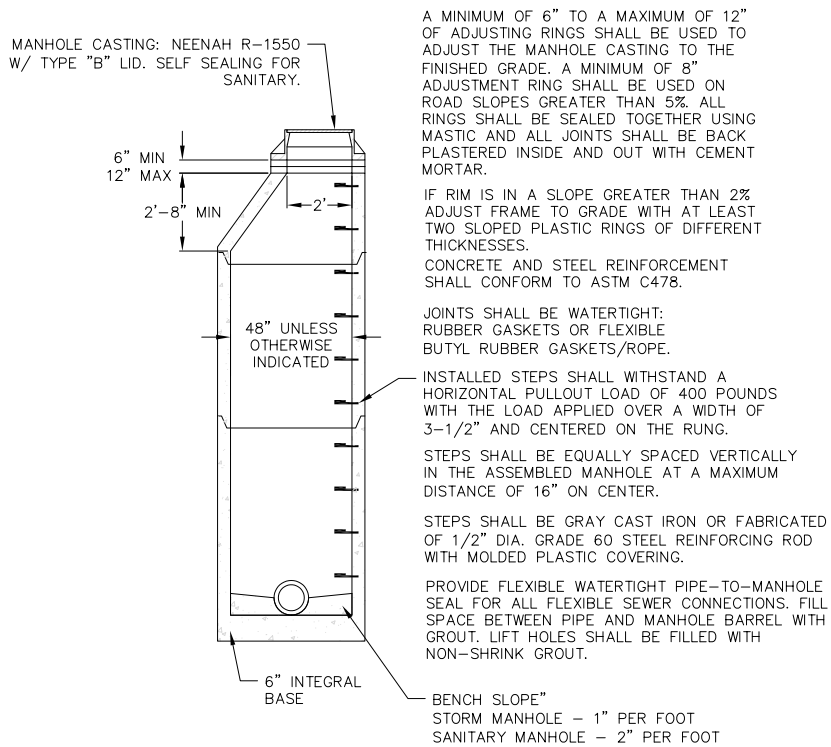


1 STANDARD TRENCH SECTION
17 NOT TO SCALE

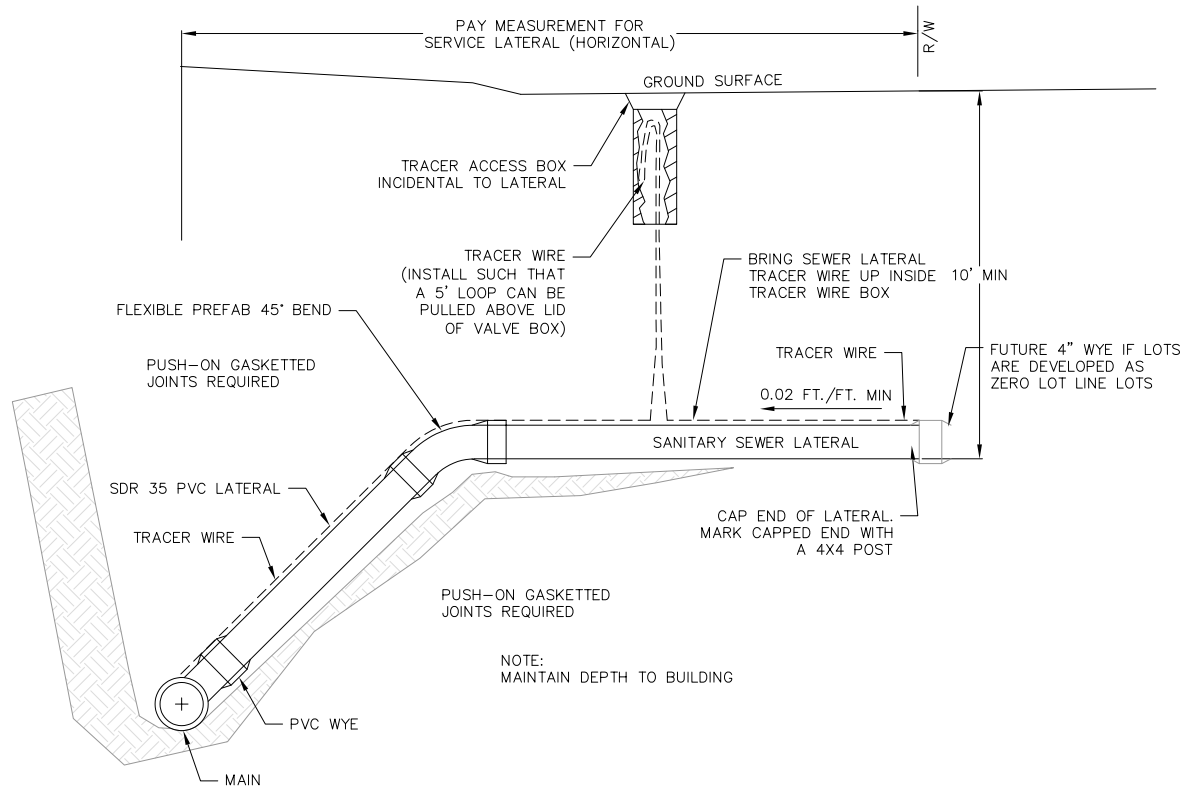
WATERMAIN (TYPE 3 EMBEDMENT):
BEDDING: SAND OR SAND SCREENINGS
COVER: SAND OR SAND SCREENINGS

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

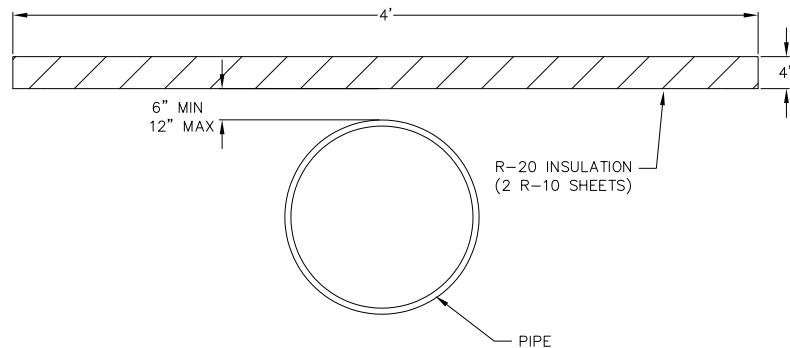
STORM SEWER (CLASS 'B' BEDDING):
BEDDING: CLASS 1: 3/8" TO 1 1/2" CLEAR STONE
COVER: NATIVE OR GRANULAR BACKFILL AS REQ'D



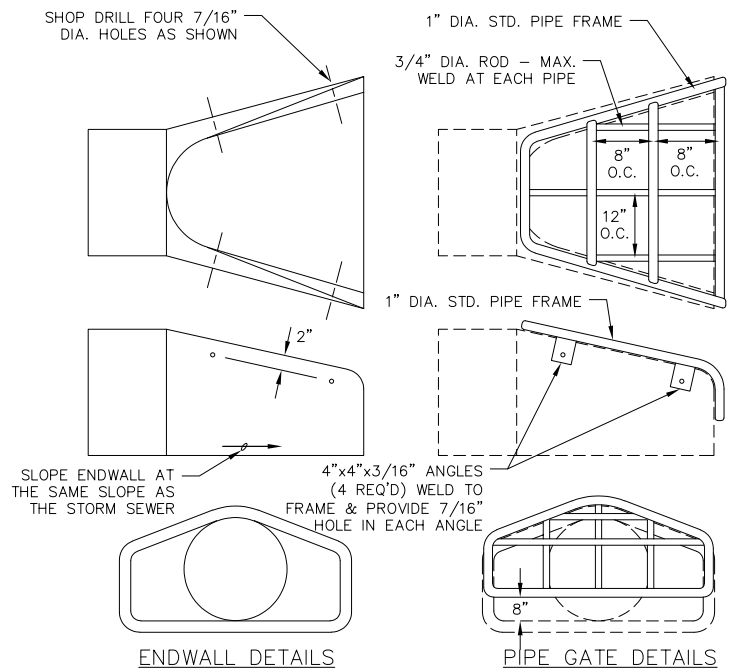
3 PRECAST CONCRETE MANHOLE
17 NOT TO SCALE



2 SANITARY SEWER LATERAL
17 NOT TO SCALE



4 SANITARY & WATER SERVICE INSULATION DETAIL
17 NOT TO SCALE



NOTES:

- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.

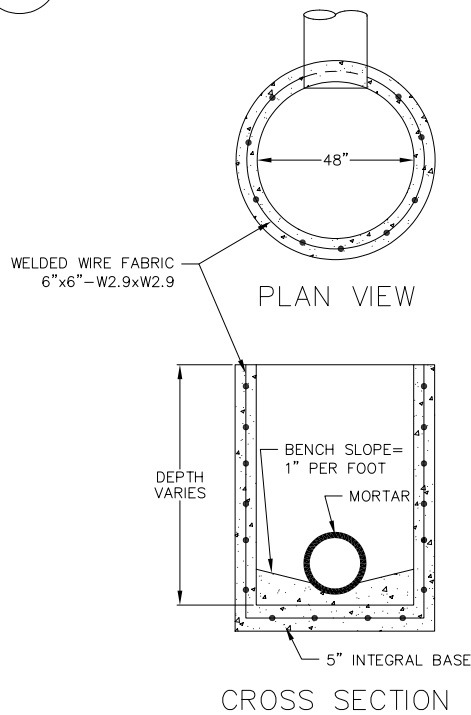
PAINTING SPECIFICATIONS:

- THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

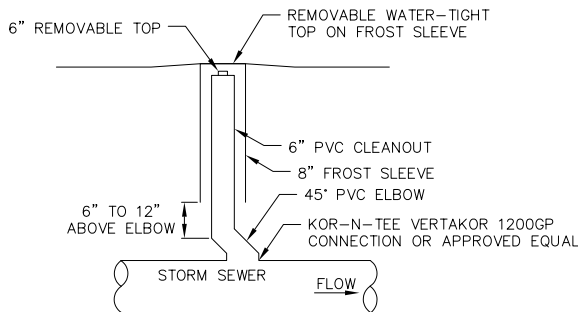
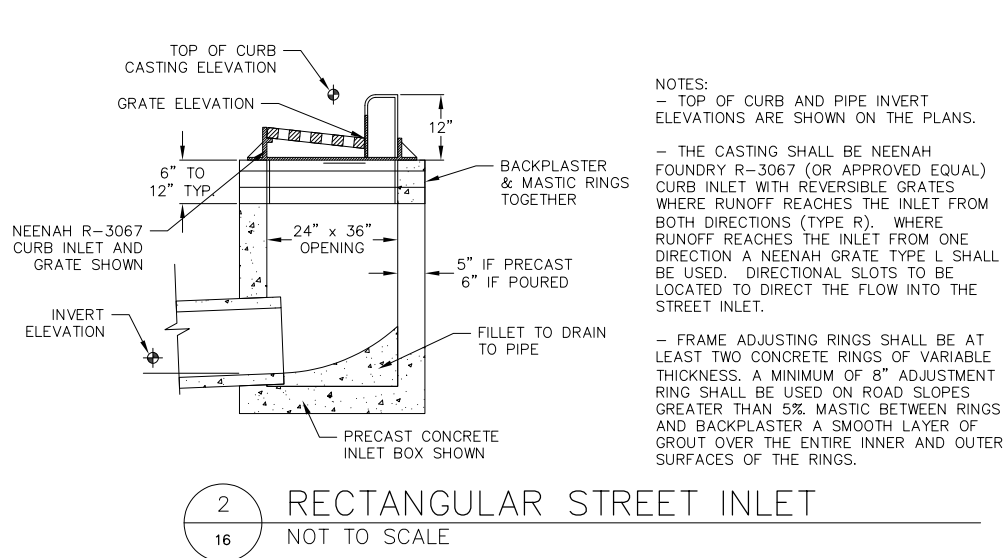
PREPARATION STEPS:

1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

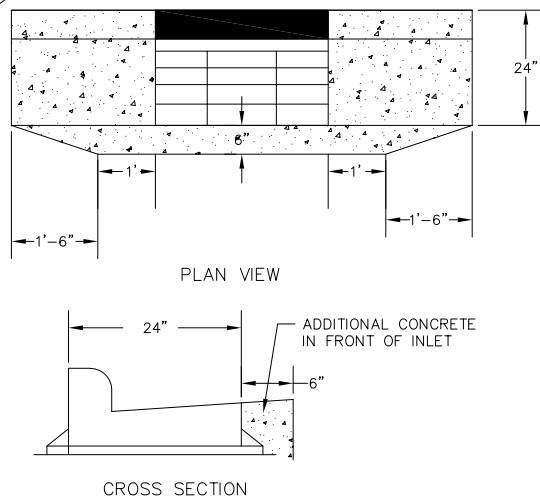
1 STANDARD ENDWALL
16 NOT TO SCALE



5 FIELD INLET (48" DIA)
16 NOT TO SCALE



3 STORM SEWER CLEANOUT
16 NOT TO SCALE



NOTES:

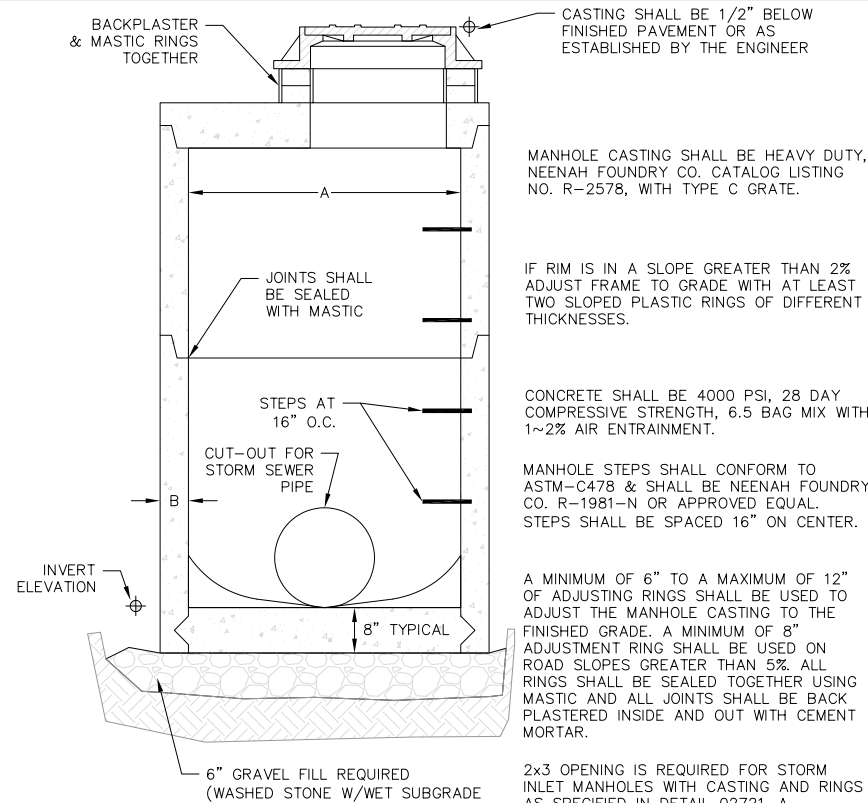
- TOP OF CURB AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.

THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.

THE CASTING SHALL BE NEENAH FOUNDRY R-3067 CURB INLET WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE INLET.

FRAME ADJUSTING RINGS SHALL BE AT LEAST TWO CONCRETE RINGS OF VARIABLE THICKNESS. MASTIC BETWEEN RINGS AND BACK PLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.

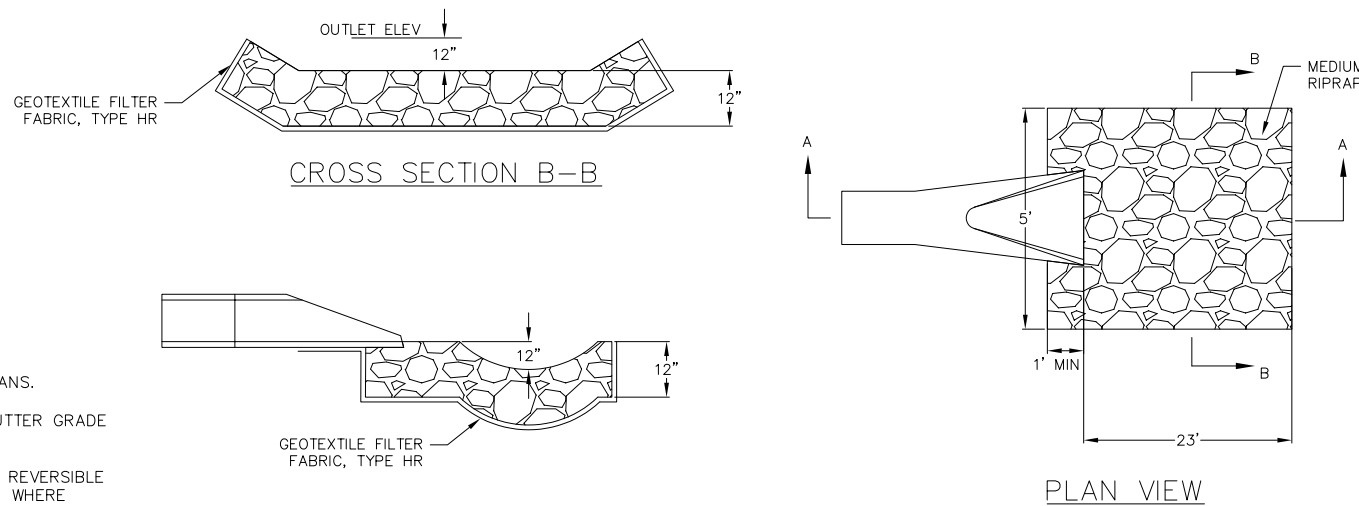
6 CURB DETAIL AT INLET
16 NOT TO SCALE



STORM MANHOLE DIMENSIONS

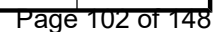
MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

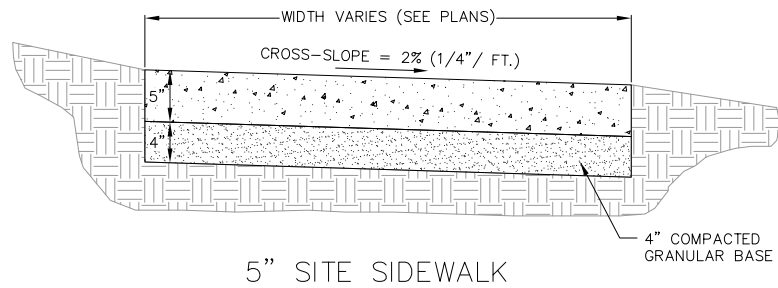
4 STORM SEWER MANHOLE
16 NOT TO SCALE



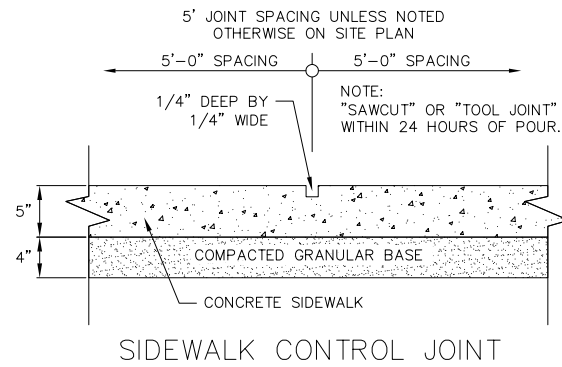
7 RIP-RAP OUTLET
16 NOT TO SCALE

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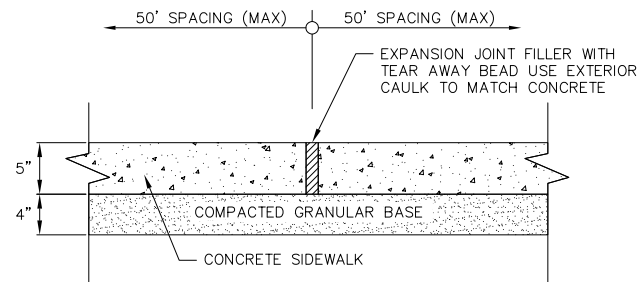




5" SITE SIDEWALK

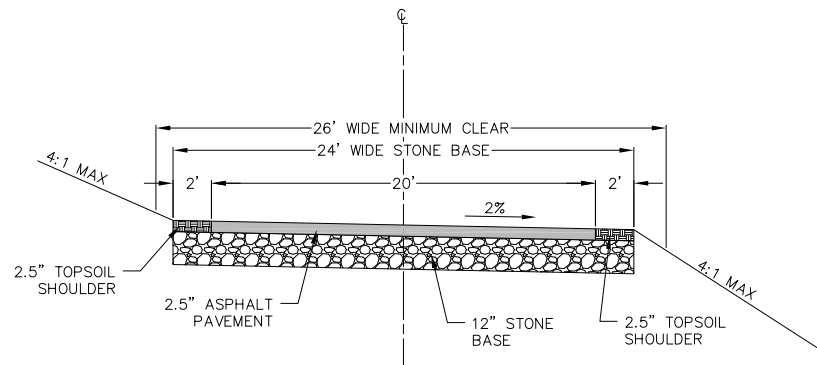


SIDEWALK CONTROL JOINT

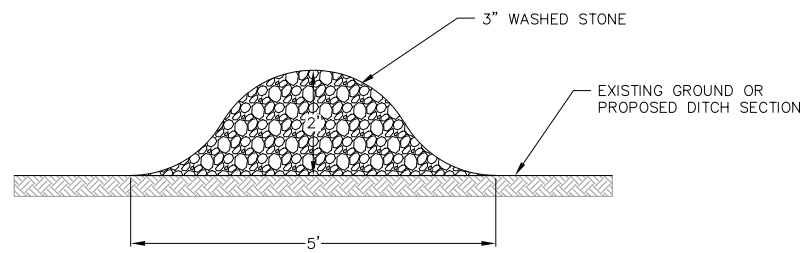


SIDEWALK EXPANSION JOINT

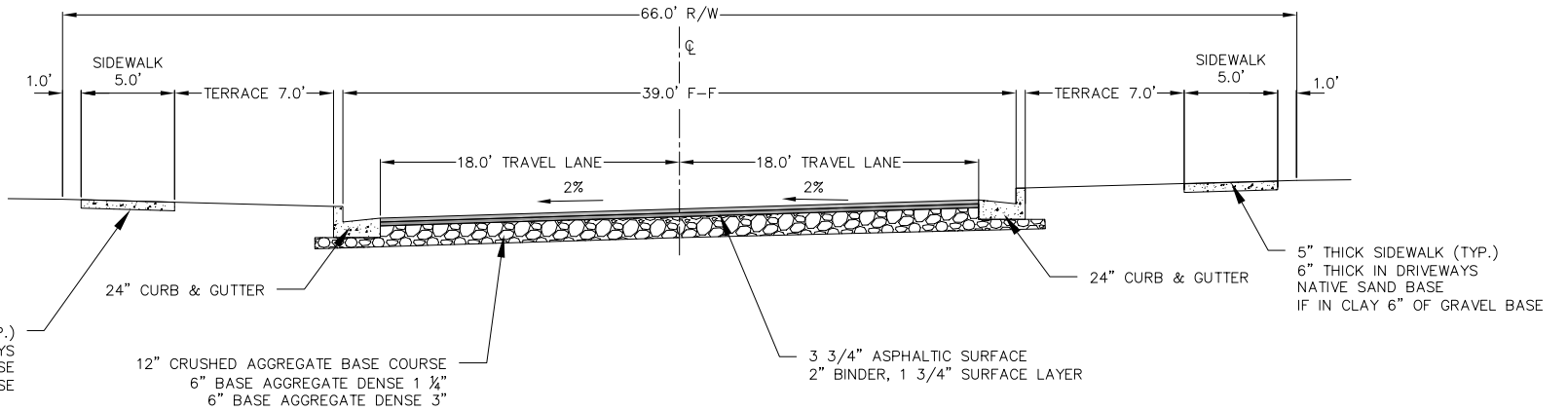
1 5" CONCRETE SIDEWALK
15 NOT TO SCALE



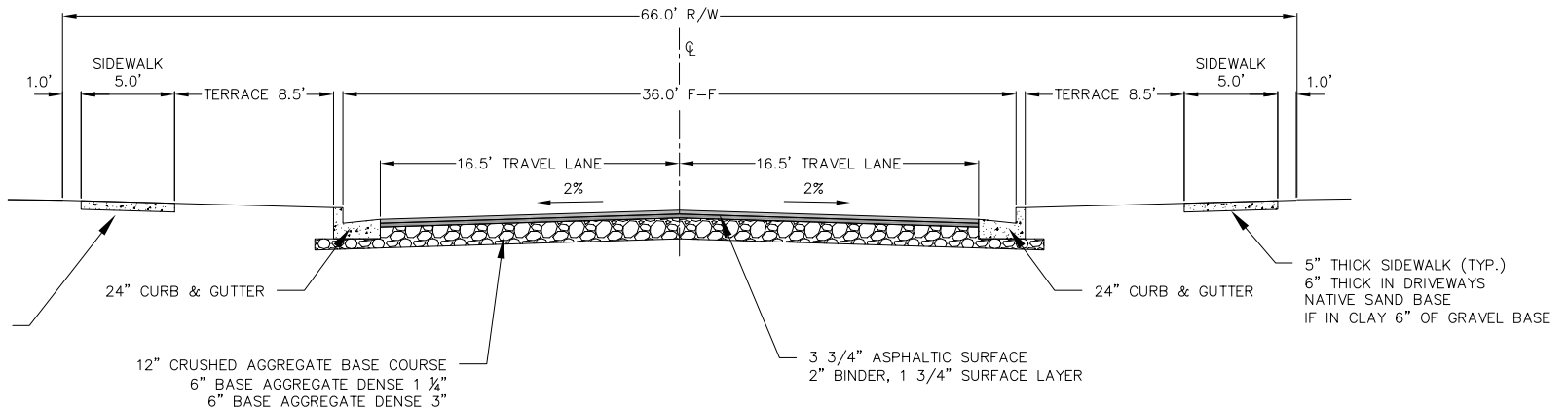
4 TRAIL TYPICAL SECTION
15 NOT TO SCALE



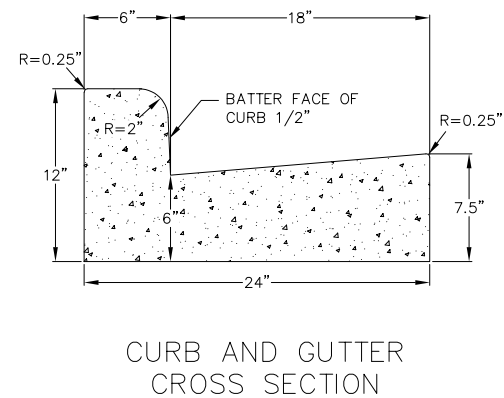
5 TEMPORARY STONE WEEPER BERM
15 NOT TO SCALE



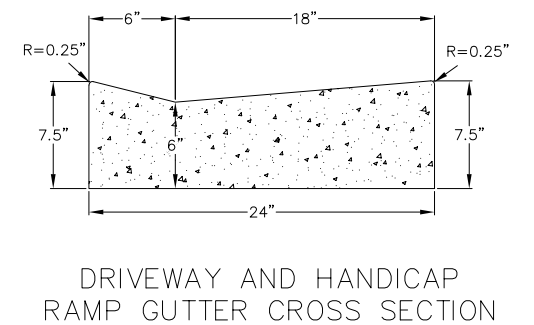
2 TYPICAL SECTION - CROSSED SLOPE
15 ROAD B 10+00-13+80, 23+60-30+60



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

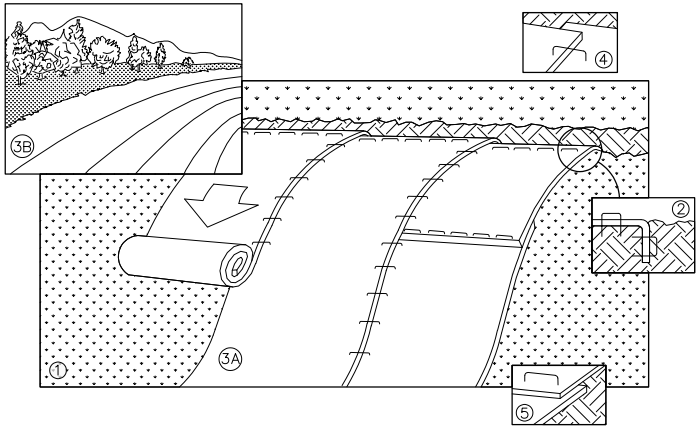
6 24" CONCRETE CURB AND GUTTER
16 NOT TO SCALE

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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 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.

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:

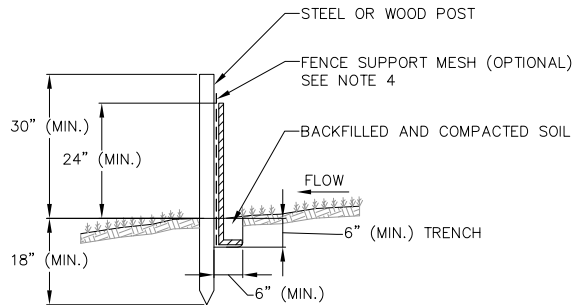
TEMPORARY AND PERMANENT:

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.

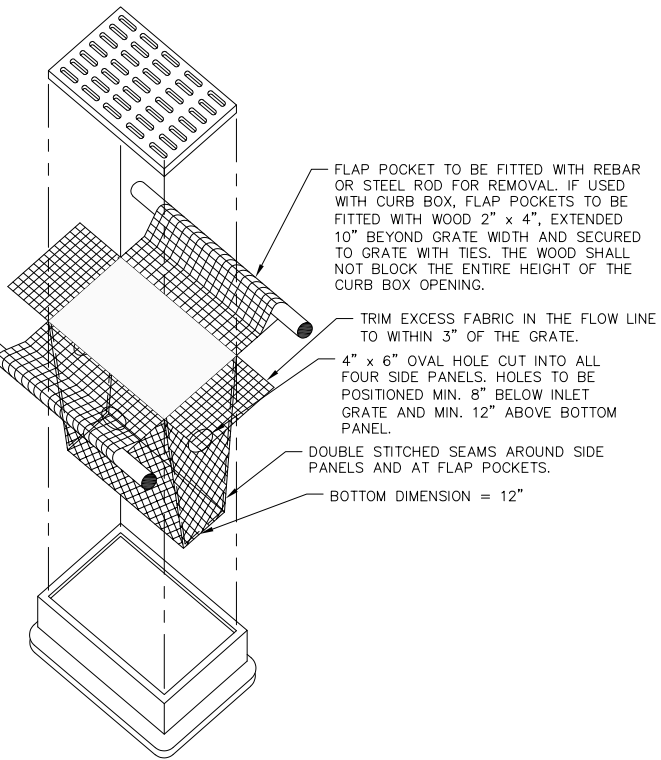
FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF FABRIC (NO SEAMS).

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.

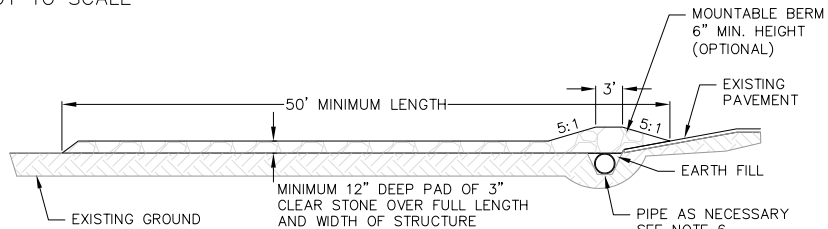
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

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

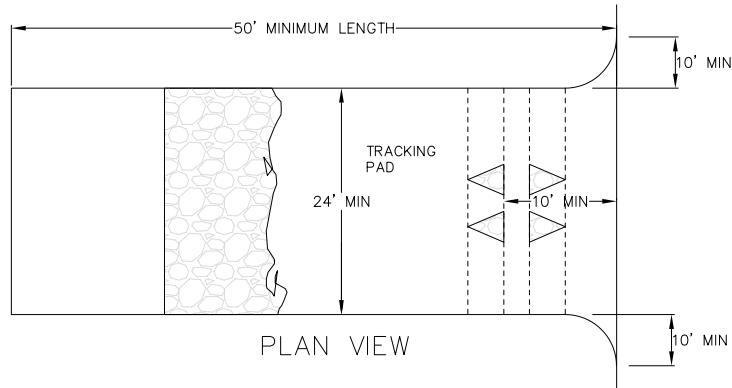
IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS LESS THAN 30", CONTRACTOR SHALL SUBSTITUTE WisDOT TYPE C INLET PROTECTION.



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 FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

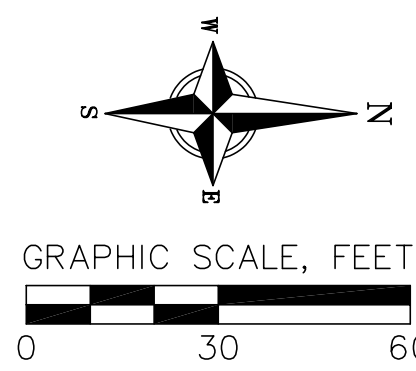
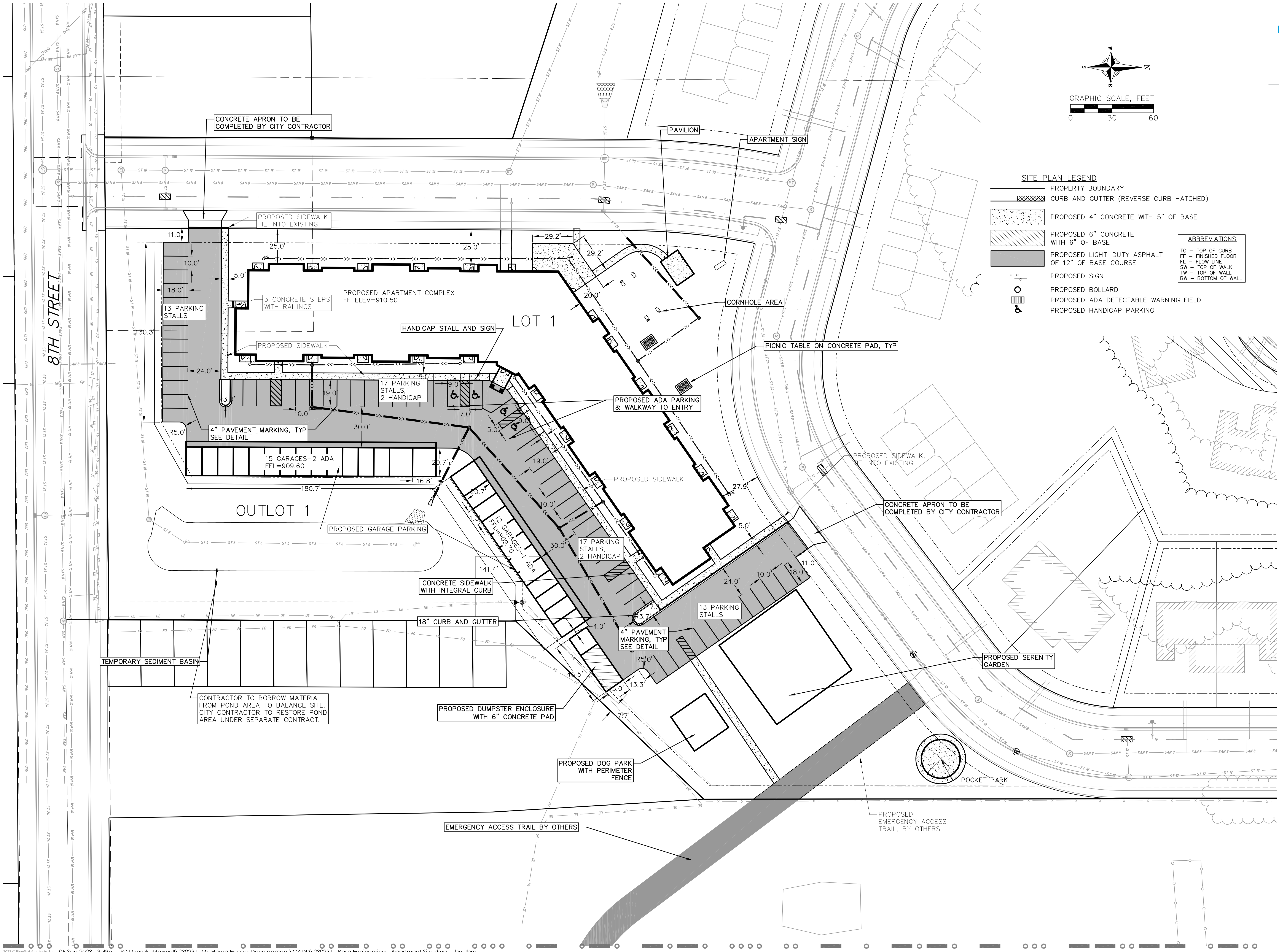
2 EROSION MAT 14 NOT TO SCALE

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			
SEPT 2023			
DRAFTER			
NADE			
CHECKED			
MMUC			
PROJECT NO.			
230214			
SHEET			
22 OF 22			



SITE PLAN LEGEND	
[Symbol]	PROPERTY BOUNDARY
[Symbol]	CURB AND GUTTER (REVERSE CURB HATCHED)
[Symbol]	PROPOSED 4" CONCRETE WITH 5" OF BASE
[Symbol]	PROPOSED 6" CONCRETE WITH 6" OF BASE
[Symbol]	PROPOSED LIGHT-DUTY ASPHALT OF 12" OF BASE COURSE
[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED BOLLARD
[Symbol]	PROPOSED ADA DETECTABLE WARNING FIELD
[Symbol]	PROPOSED HANDICAP PARKING

ABBREVIATIONS	
TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL



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advisors

Blowfish Architects, llc

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Ripon, WI 54971
920-810-5561
William F Hoch, AIA

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

My Home Estates
Site Plan

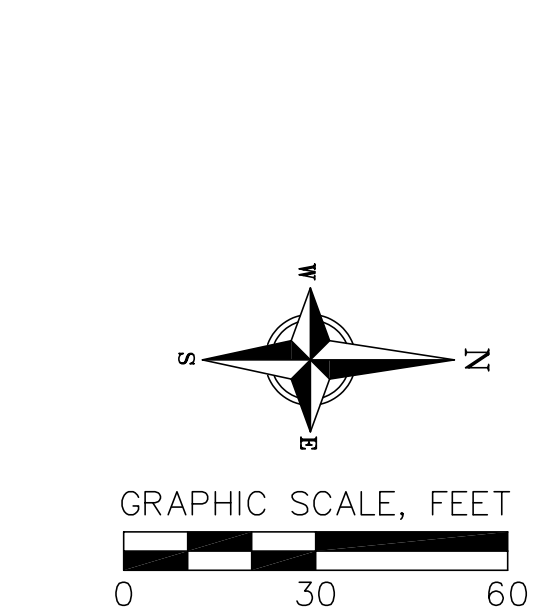
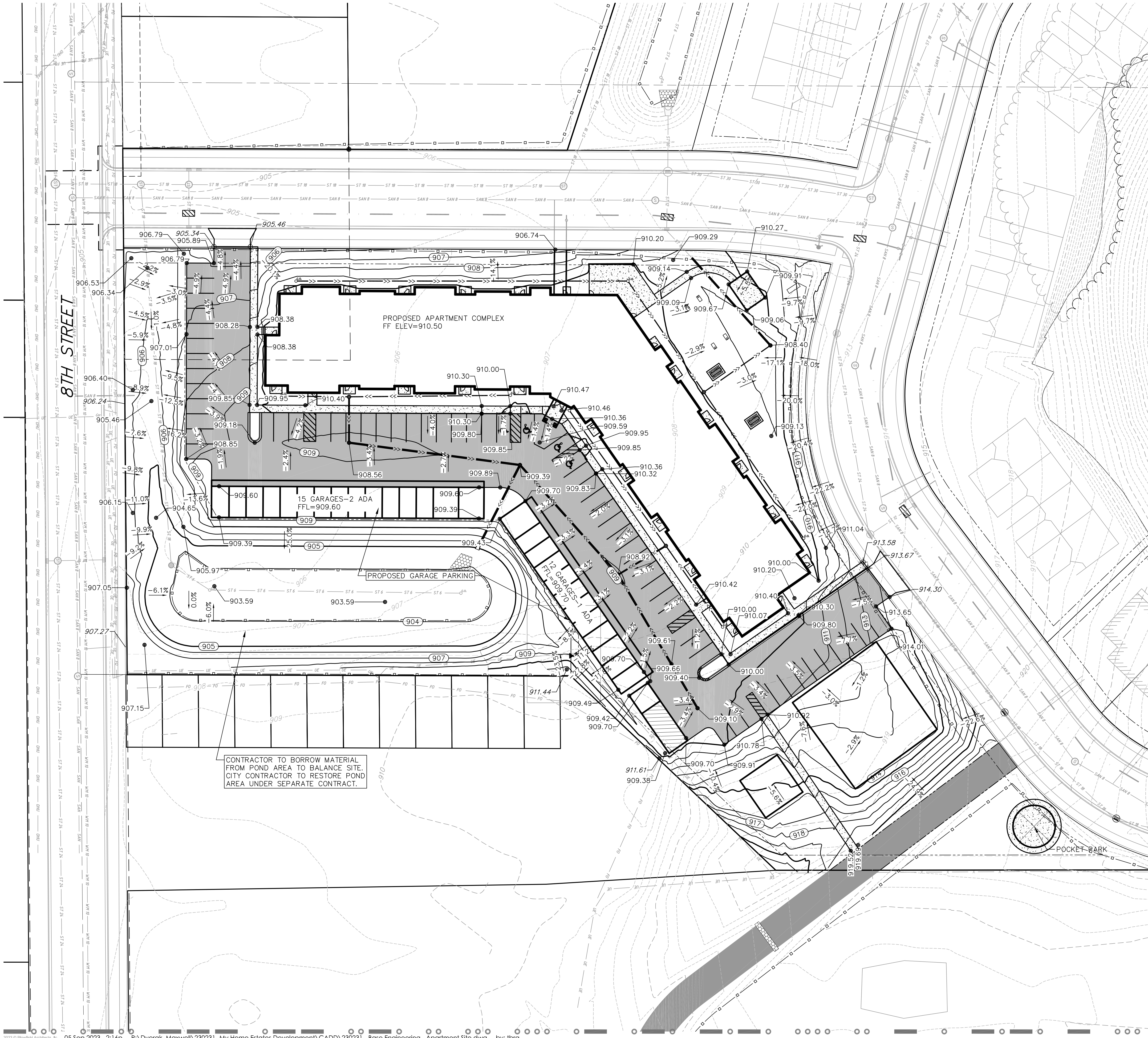
SEPT. 05, 2023

230540

SHEET

C2.0

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- 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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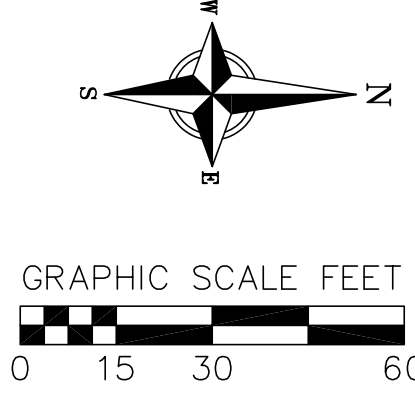
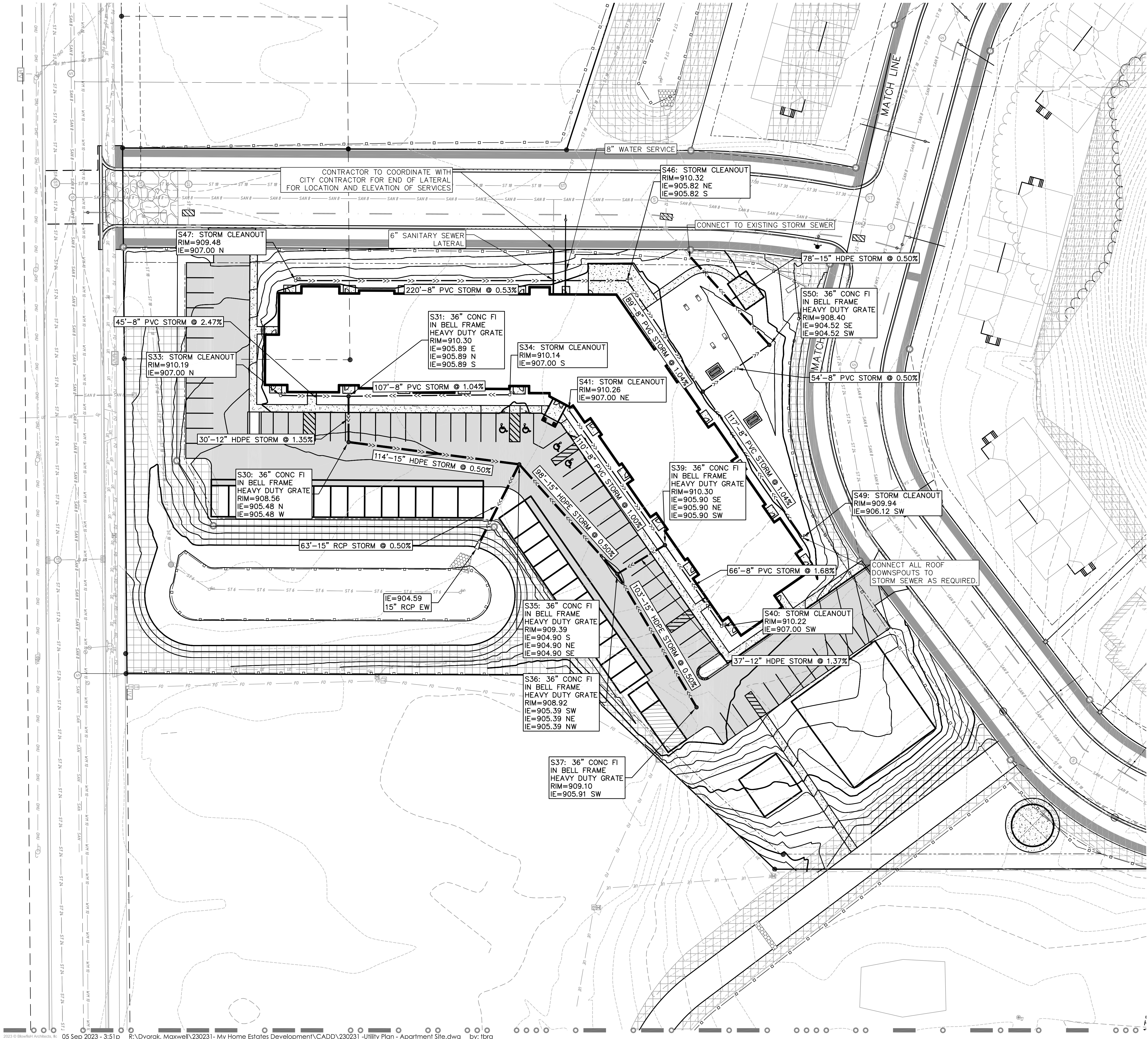
My Home Estates
Grading Plan
Reedsburg, WI 53959

SEPT. 05, 2023

230540

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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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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

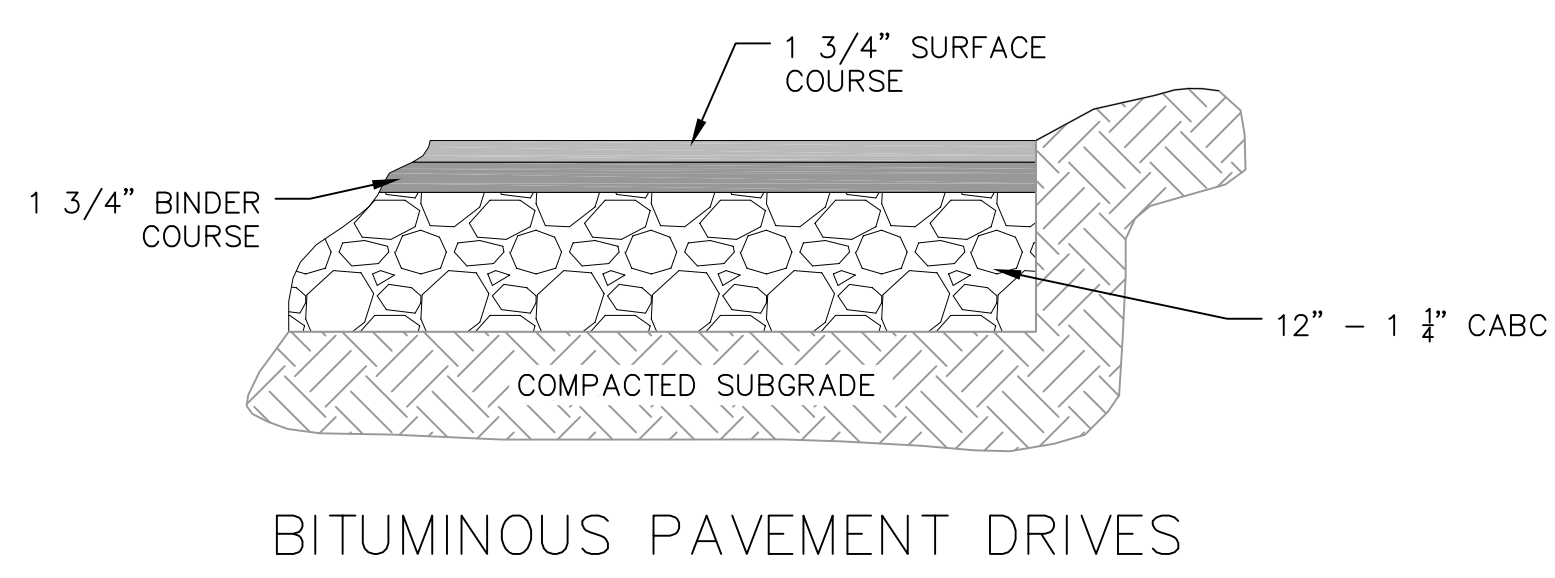
My Home Estates
Utility Plan
Reedsburg, WI 53959

SEPT. 05, 2023

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SHEET

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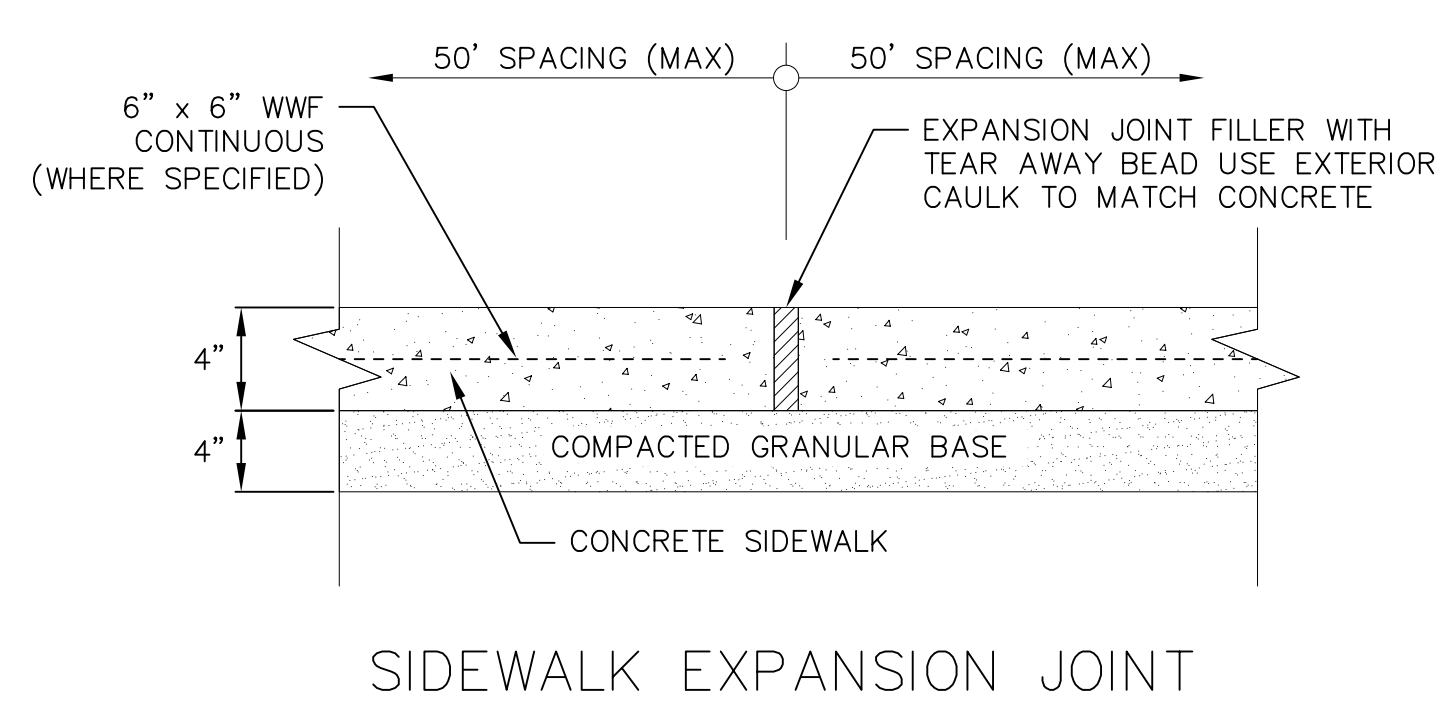
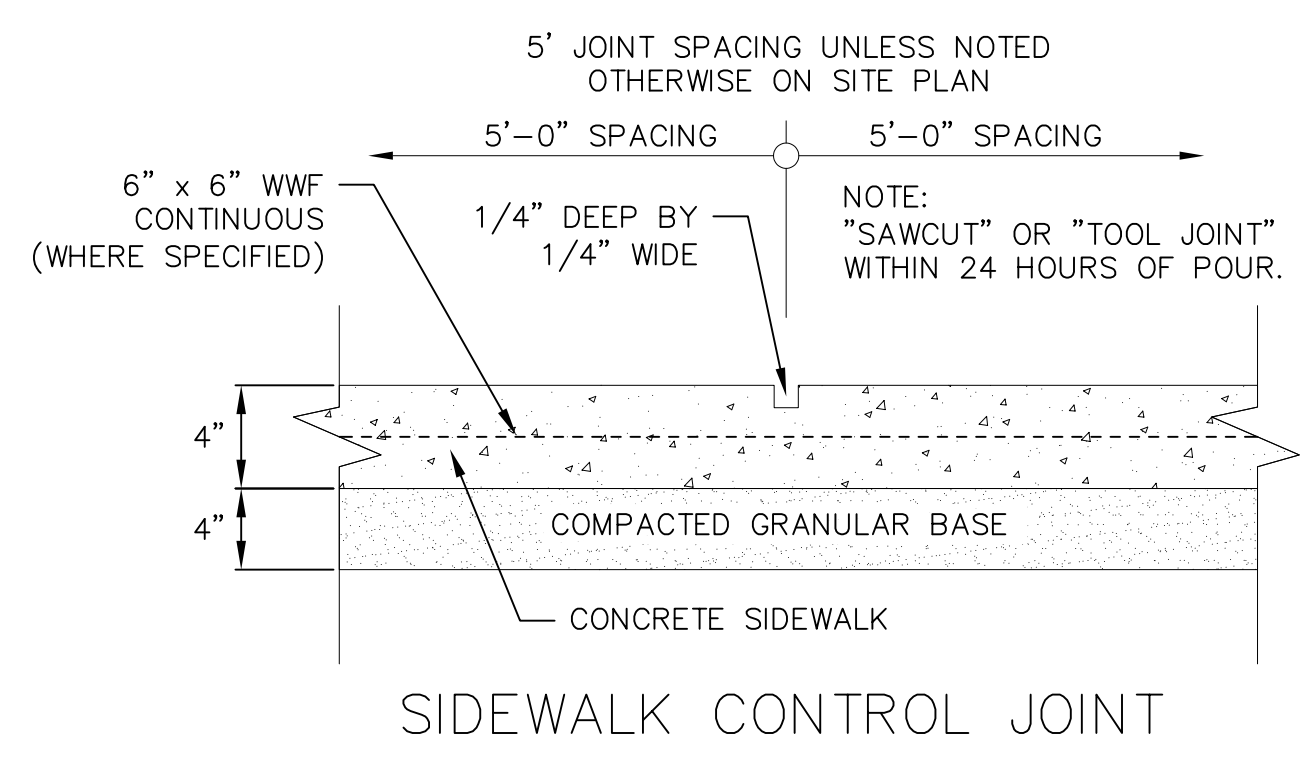
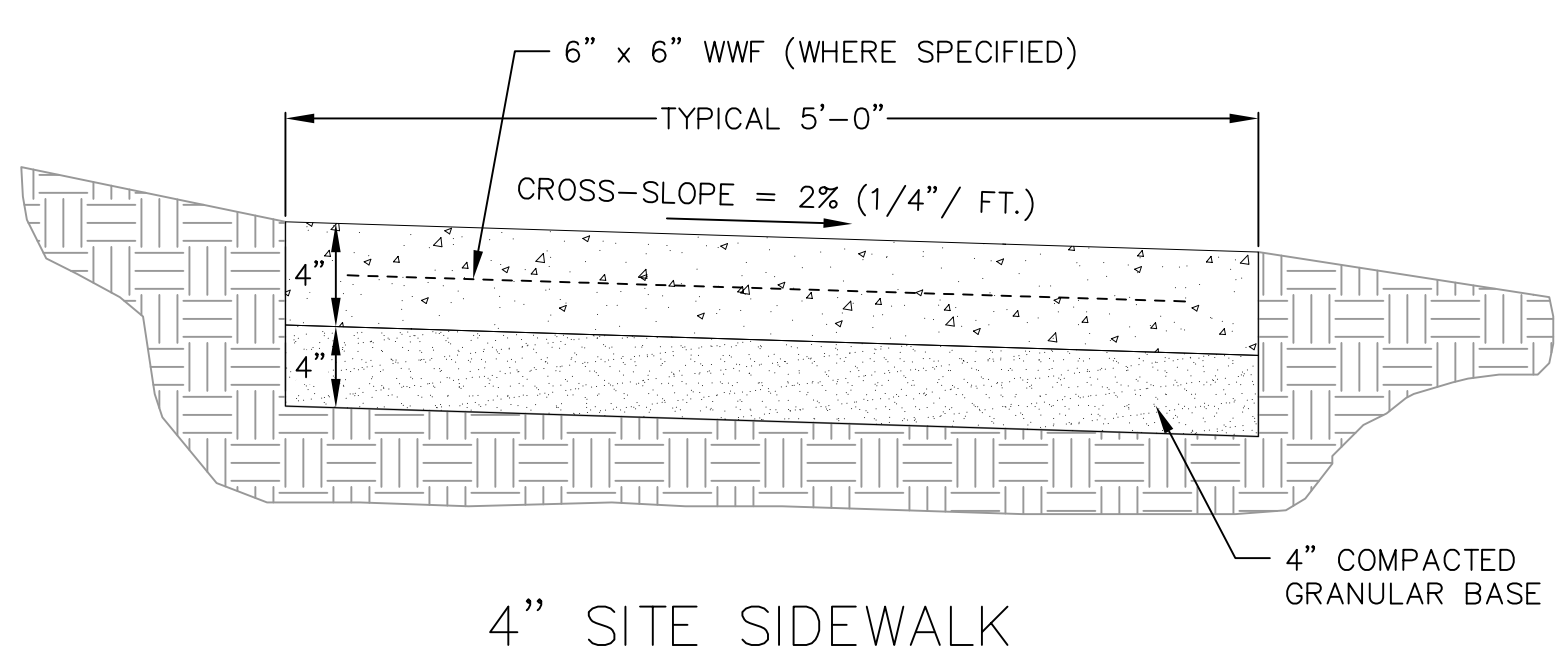


3

C5.0

SITE PAVEMENT

NOT TO SCALE

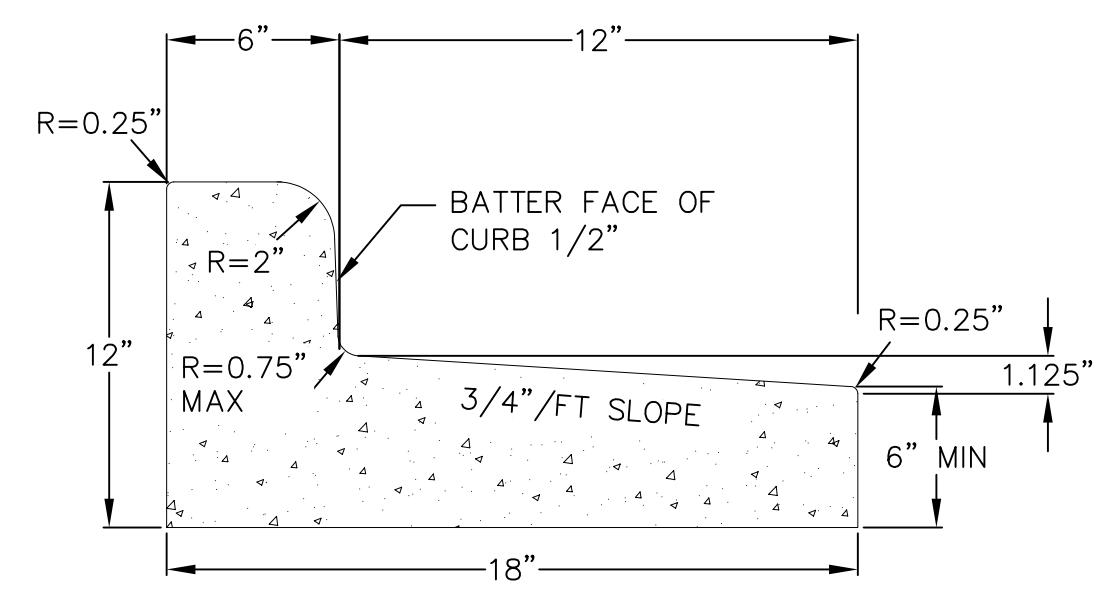


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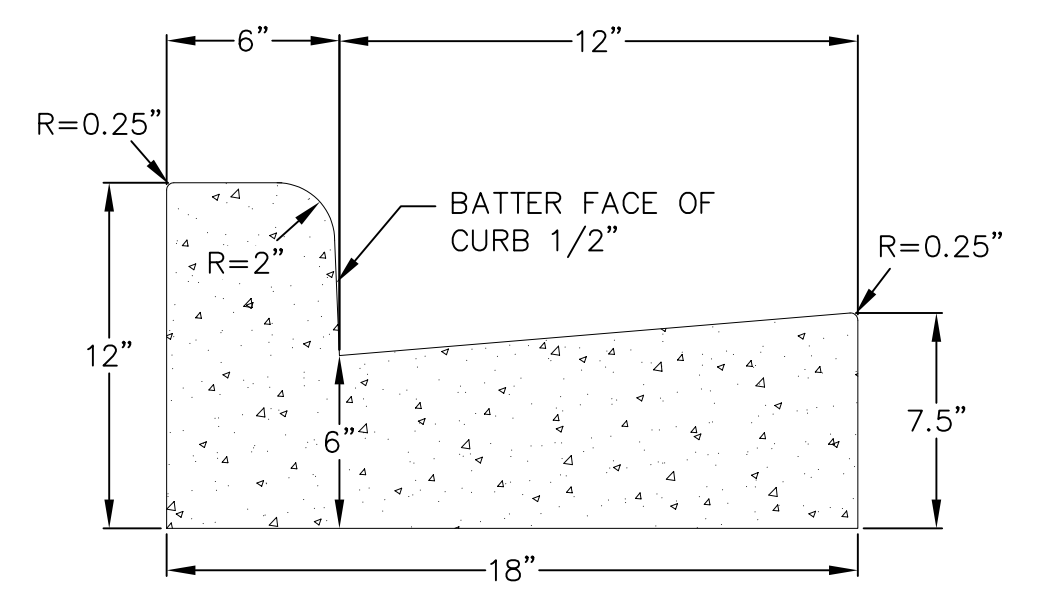
C5.0

4" SIDEWALK

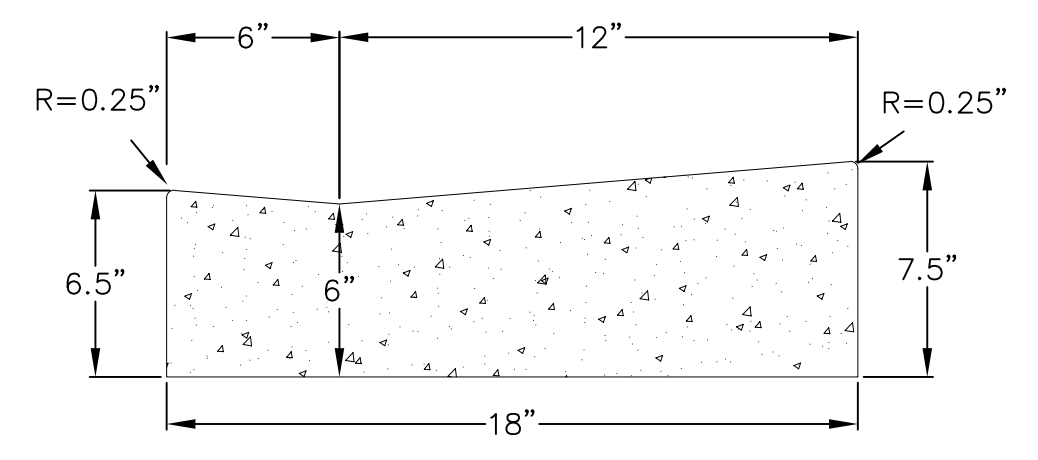
NOT TO SCALE



CURB AND GUTTER
REJECT SECTION



CURB AND GUTTER
CROSS SECTION



DRIVEWAY AND HANDICAP
RAMP GUTTER CROSS SECTION

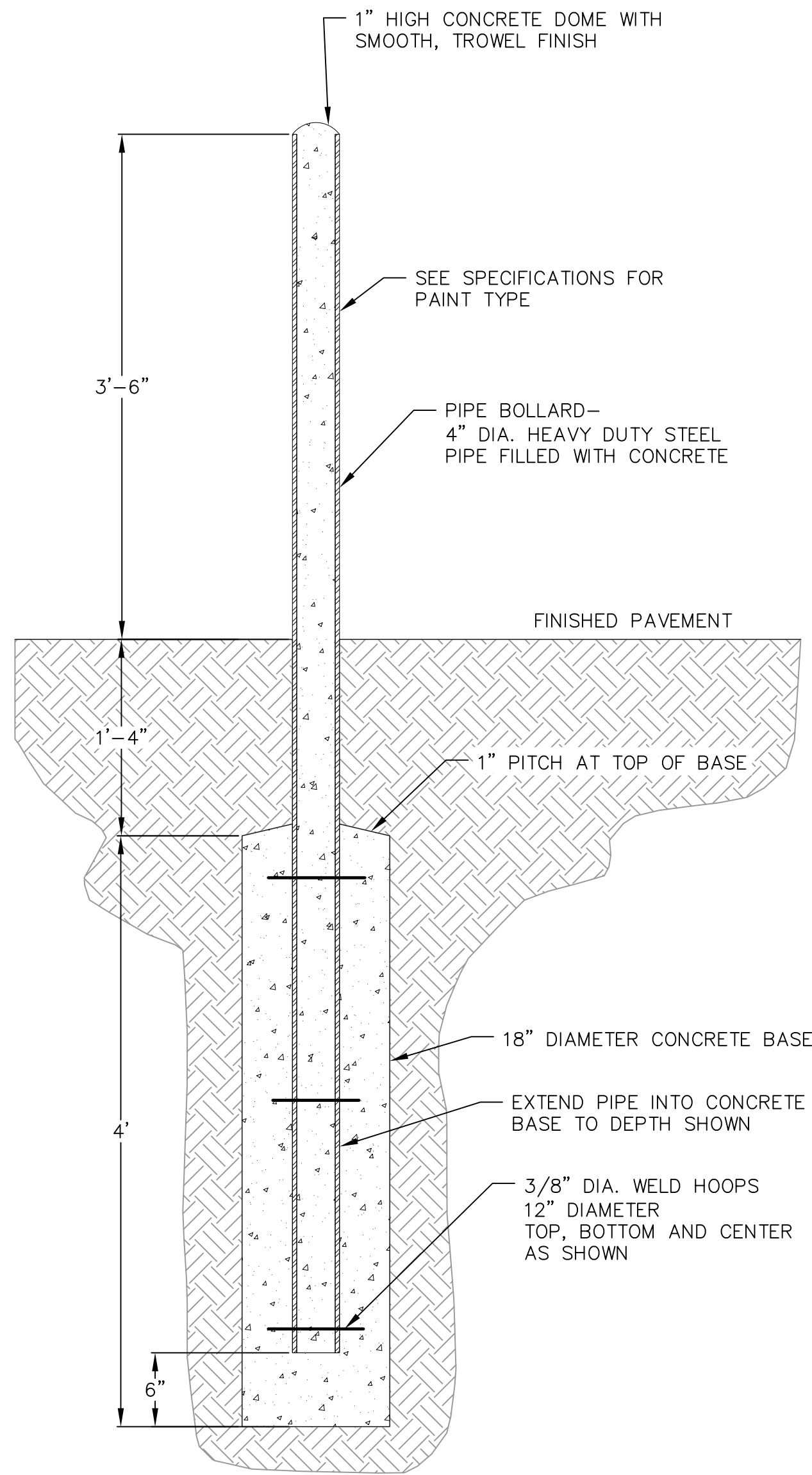
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C5.0

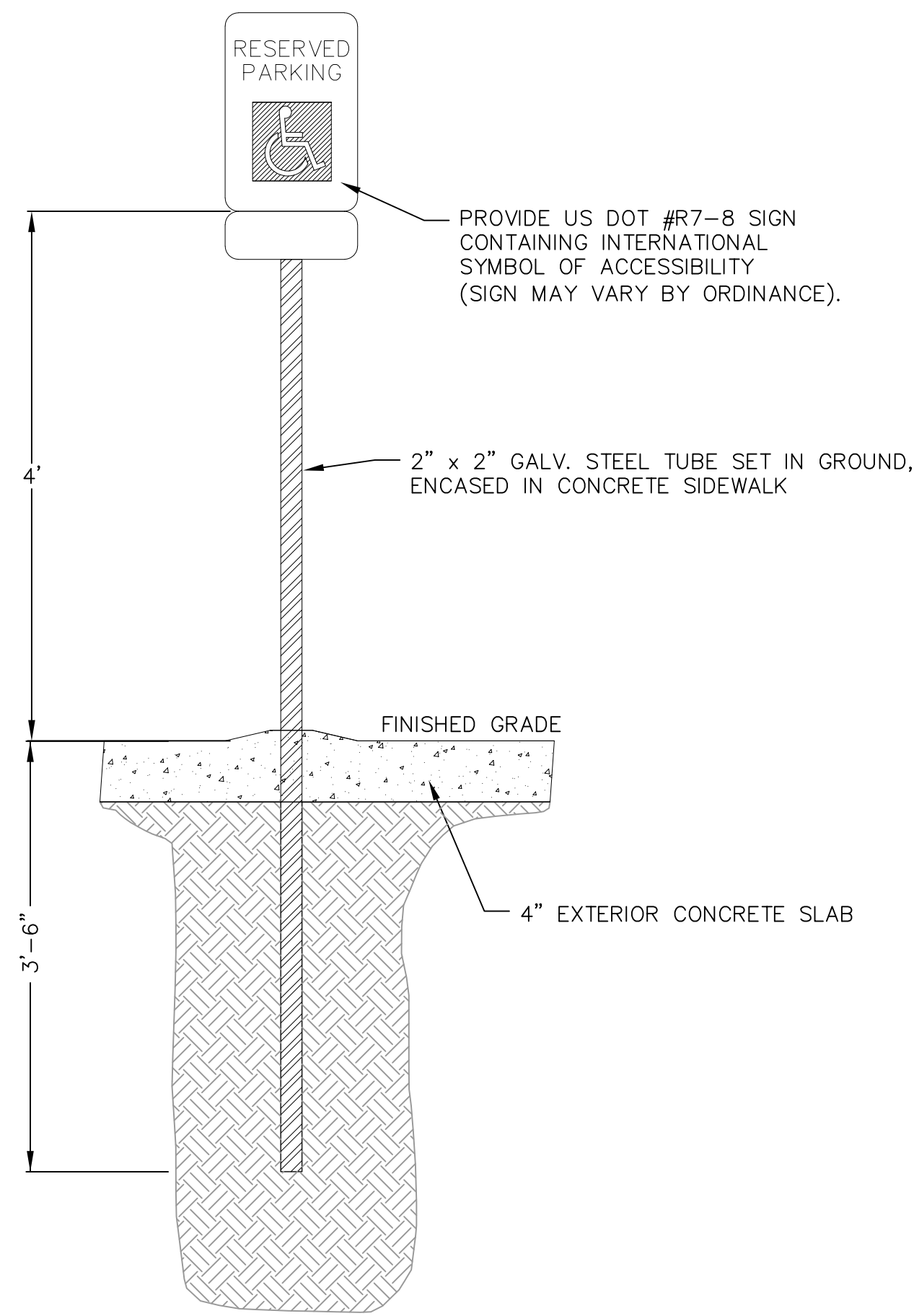
18" CONCRETE CURB AND GUTTER

NOT TO SCALE

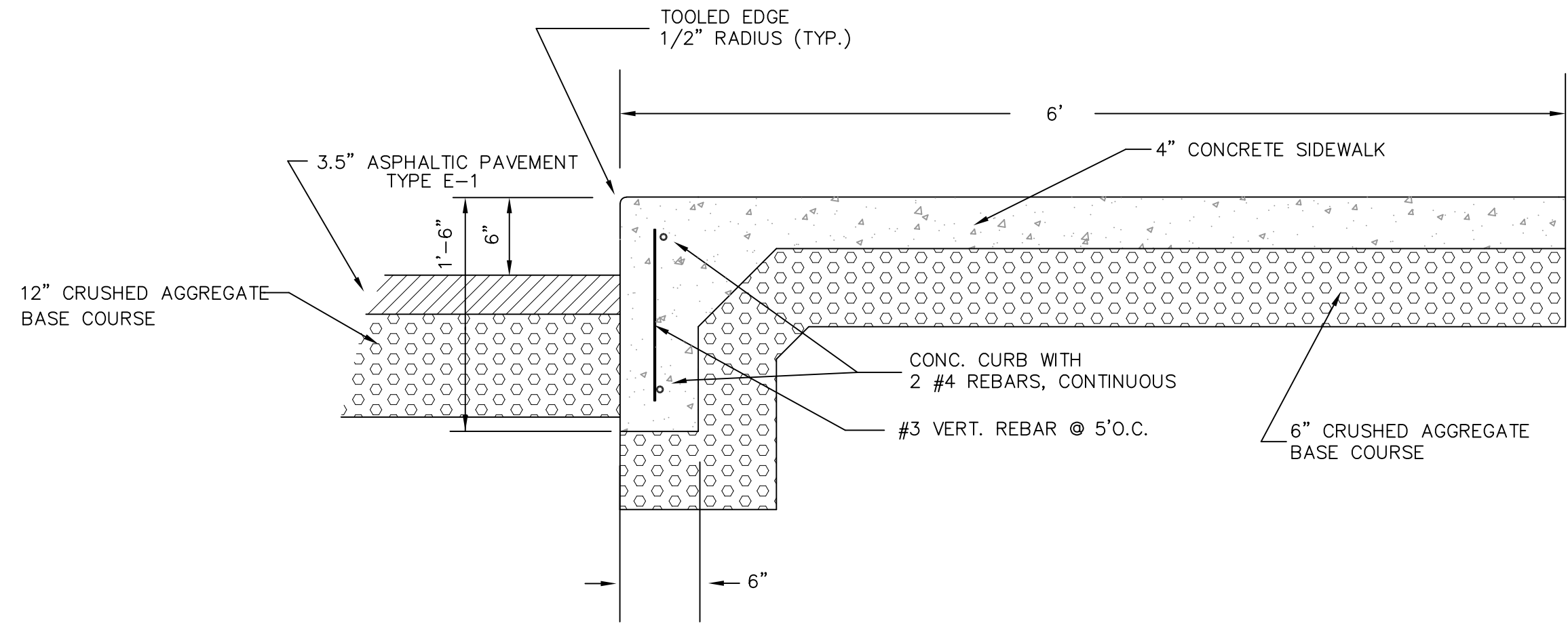
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



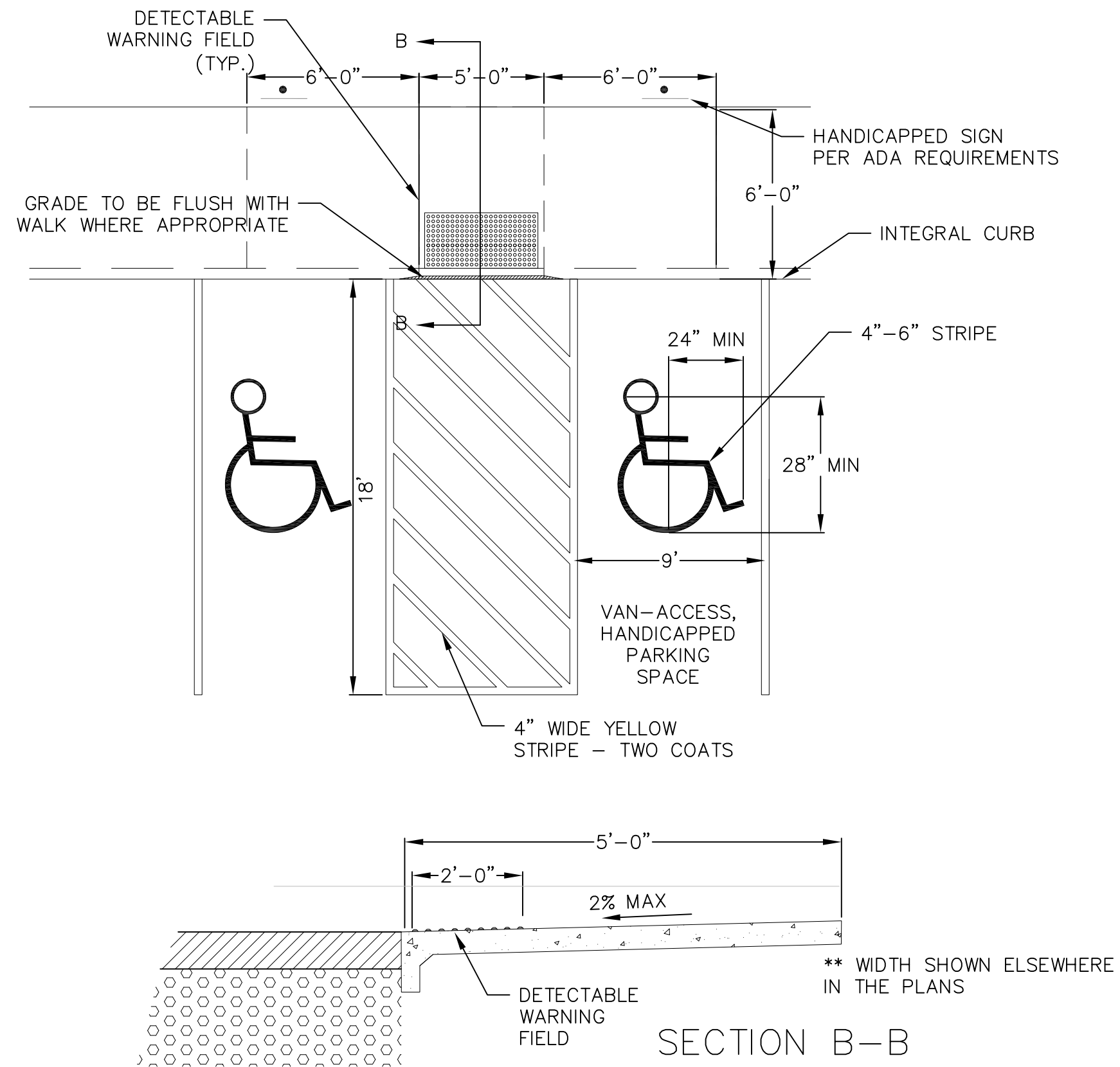
2 PIPE BOLLARD
C5.1 NOT TO SCALE



3 HANDICAP PARKING SIGN
C5.1 NOT TO SCALE



1 CONCRETE SIDEWALK W. INTEGRAL CURB
C5.1 NOT TO SCALE



4 ADA CURB RAMP & HANDICAP STRIPING
C5.1 NOT TO SCALE



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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

My Home Estates
CIVIL DETAILS

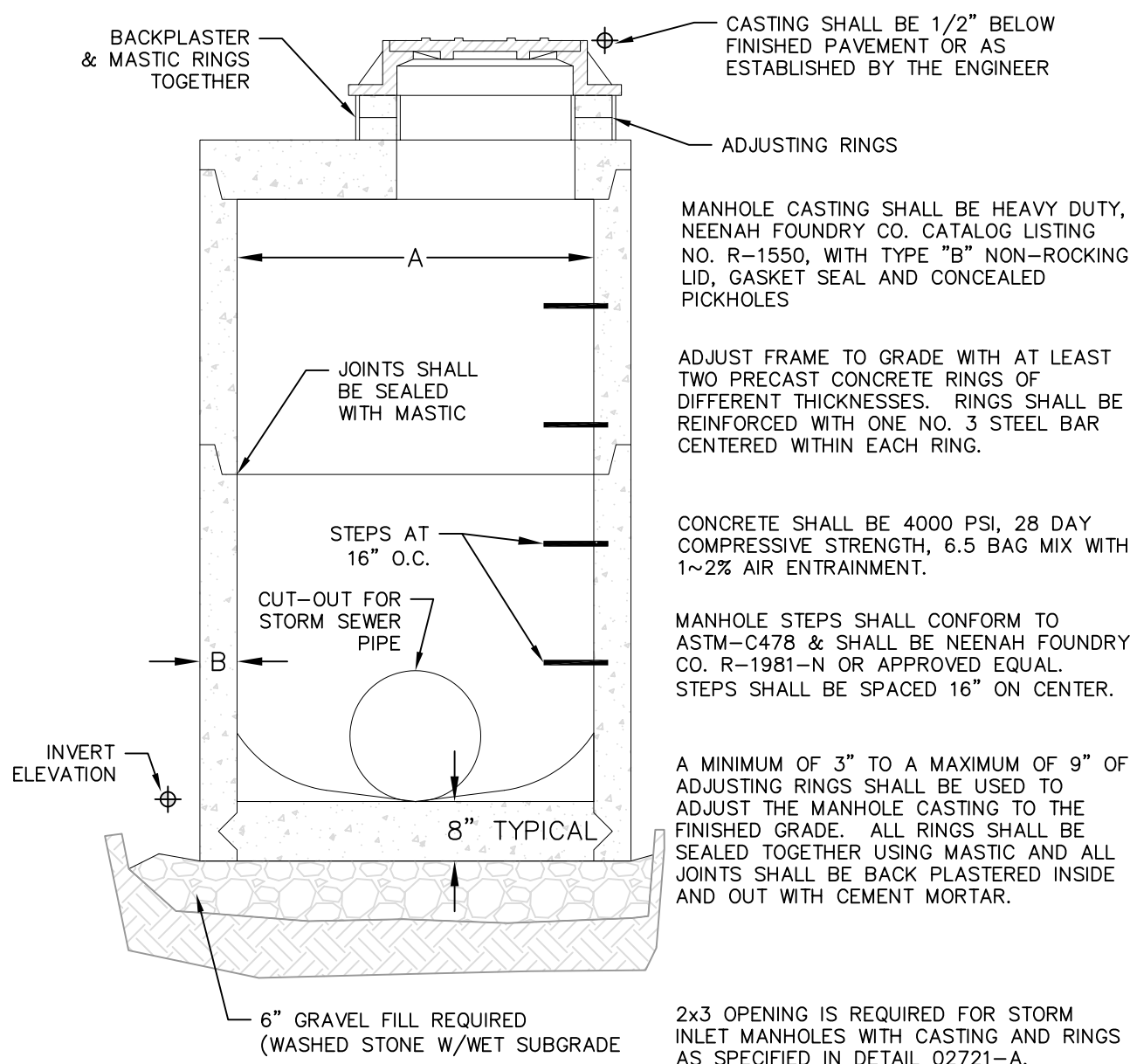
Reedsburg, WI 53959

SEPT. 05, 2023

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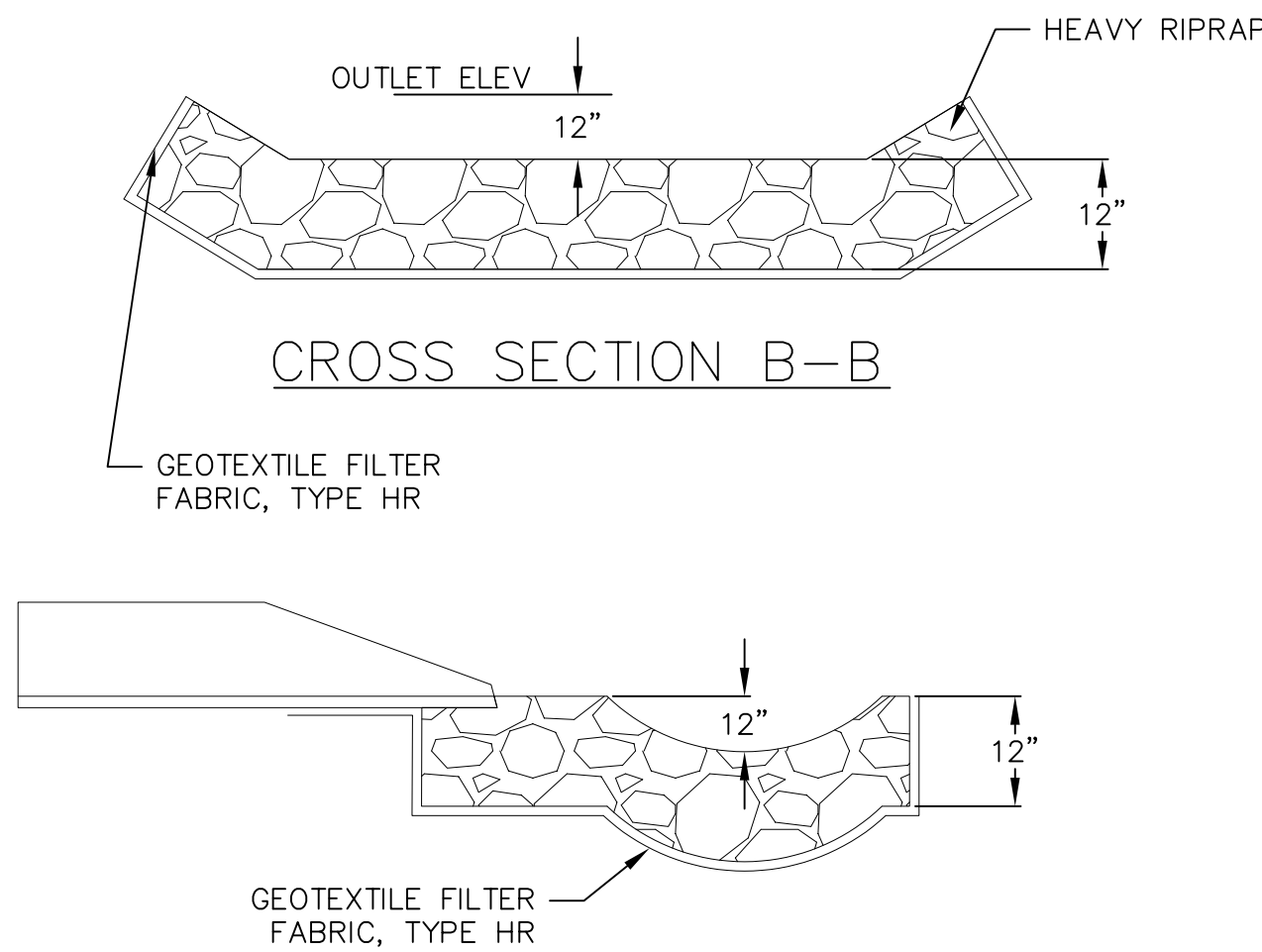
C5.1



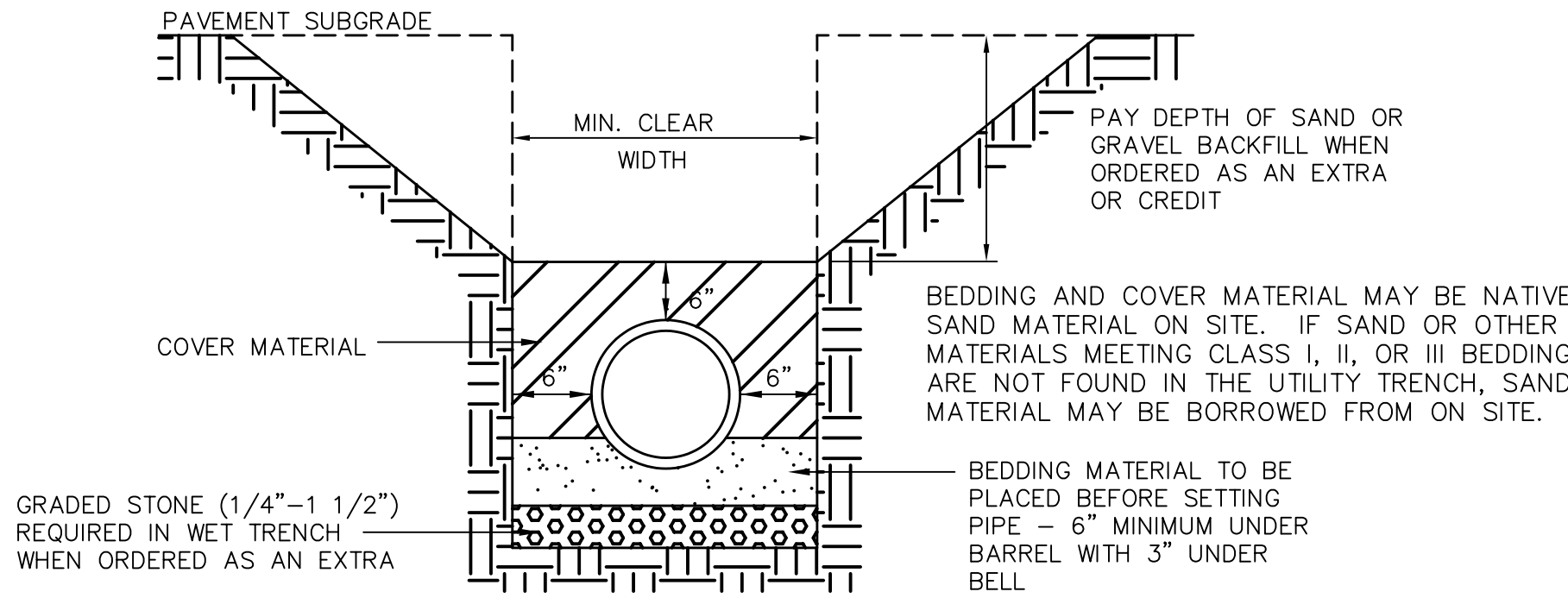
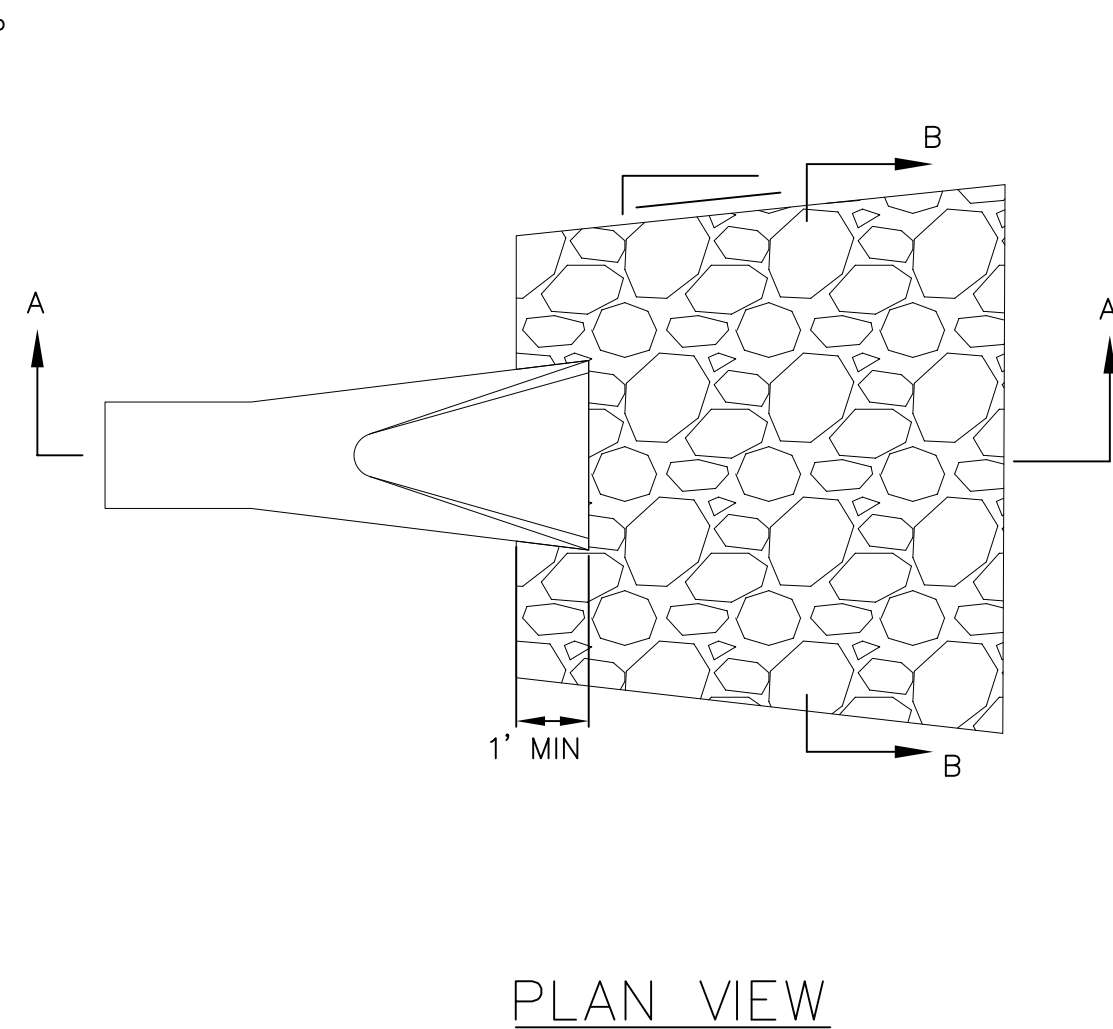
STORM MANHOLE DIMENSIONS

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

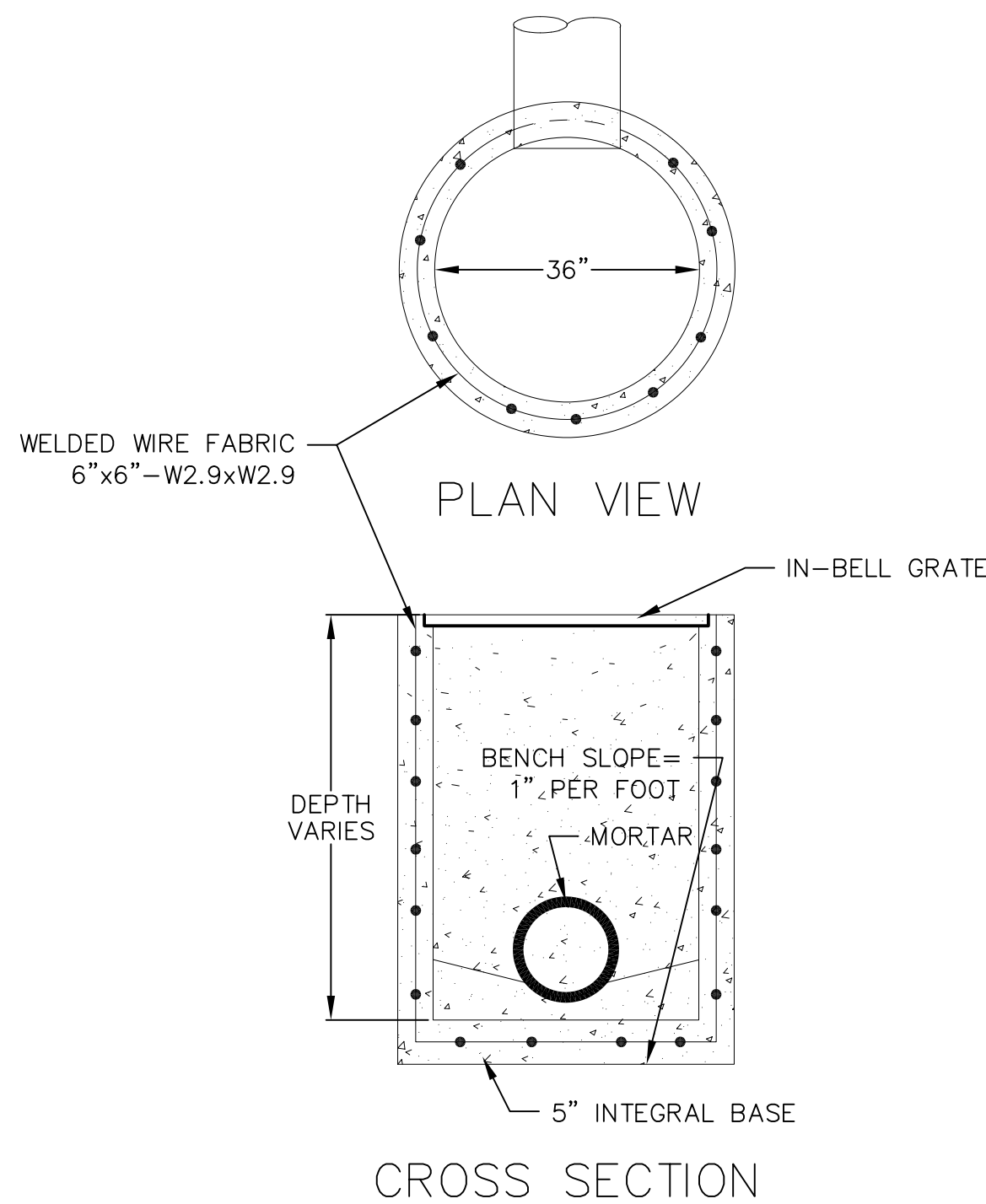
1 STORM SEWER MANHOLE
C5.2 NOT TO SCALE



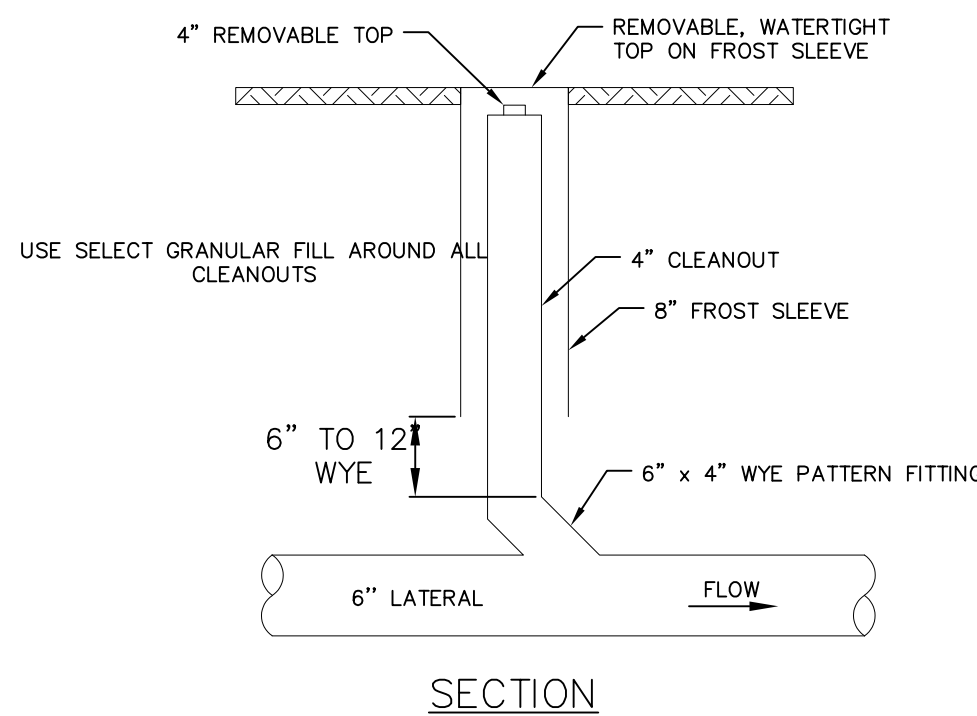
2 RIP-RAP OUTLET
C5.2 NOT TO SCALE



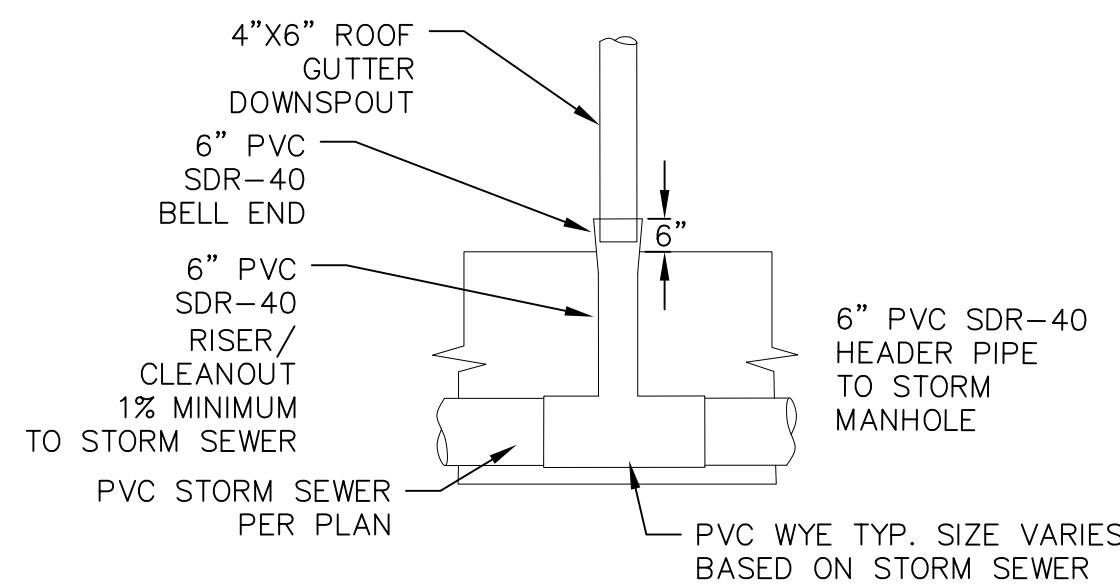
3 CLASS "C" BEDDING
C5.2 NOT TO SCALE



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

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:

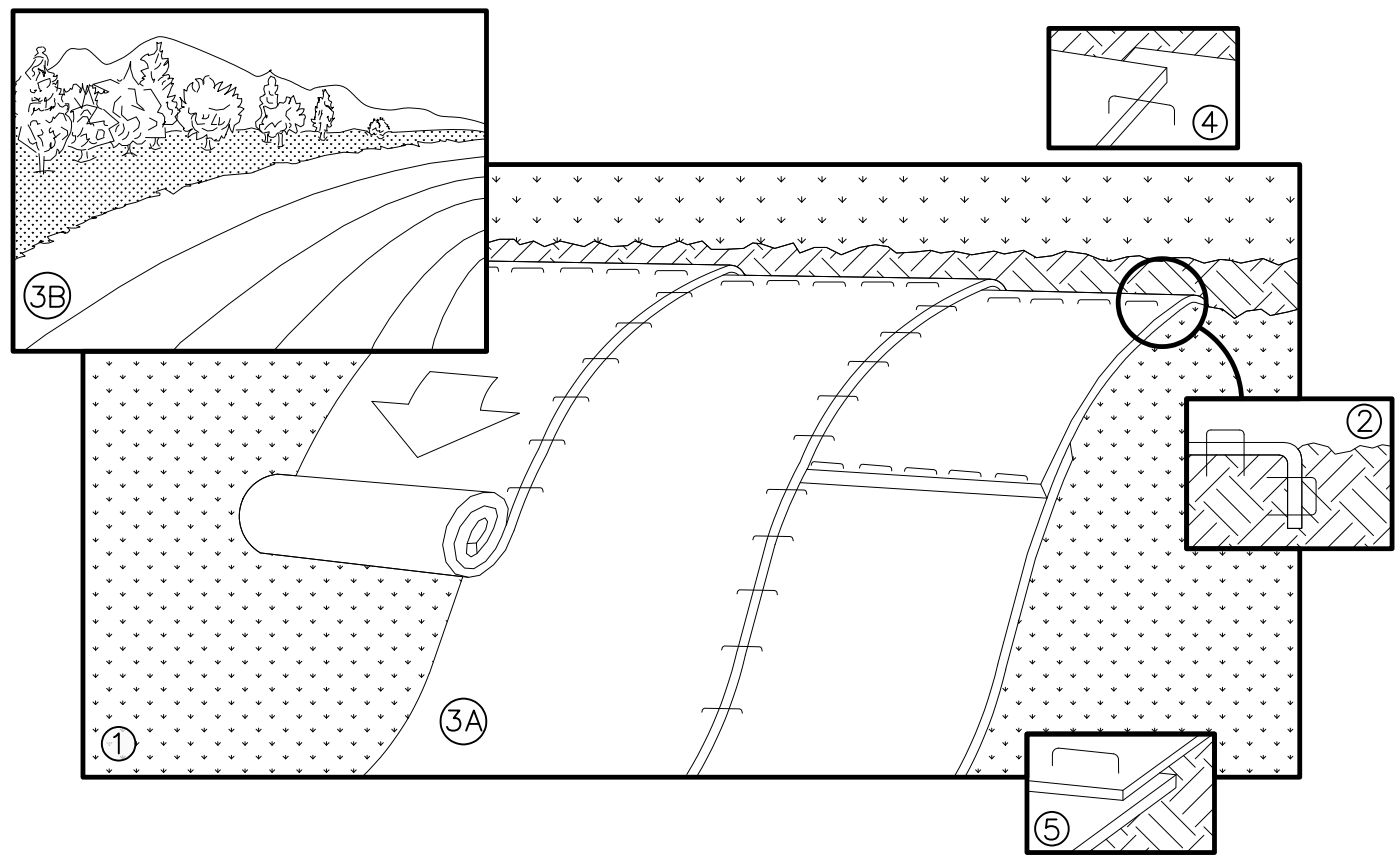
TEMPORARY AND PERMANENT:

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

MULCHING RATES:

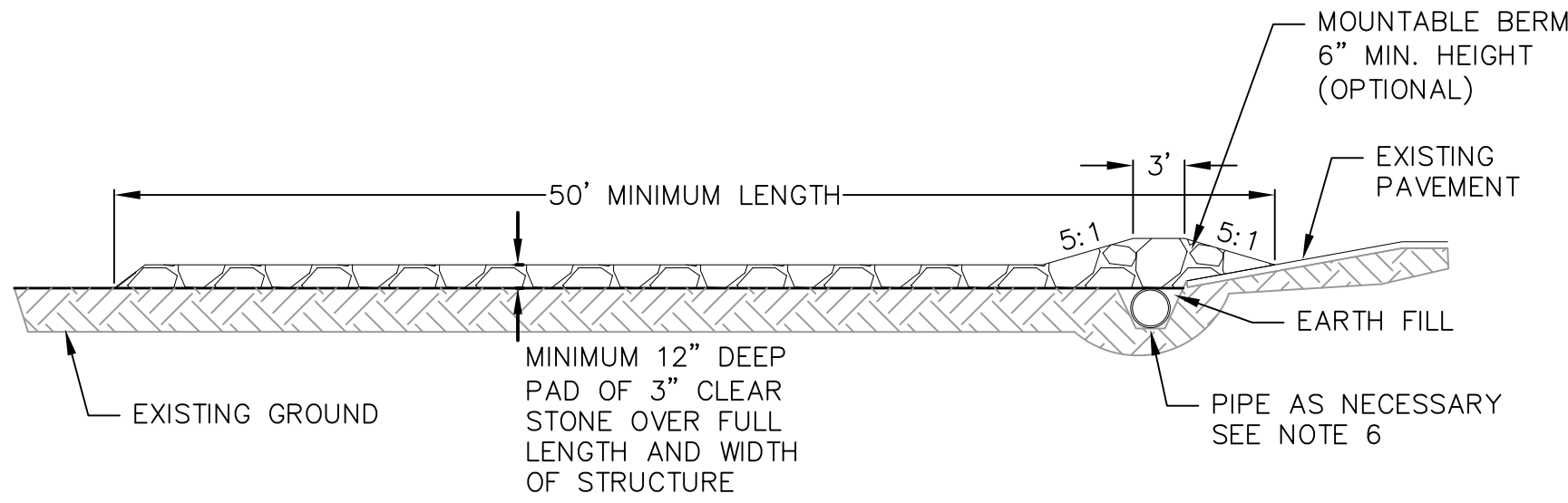
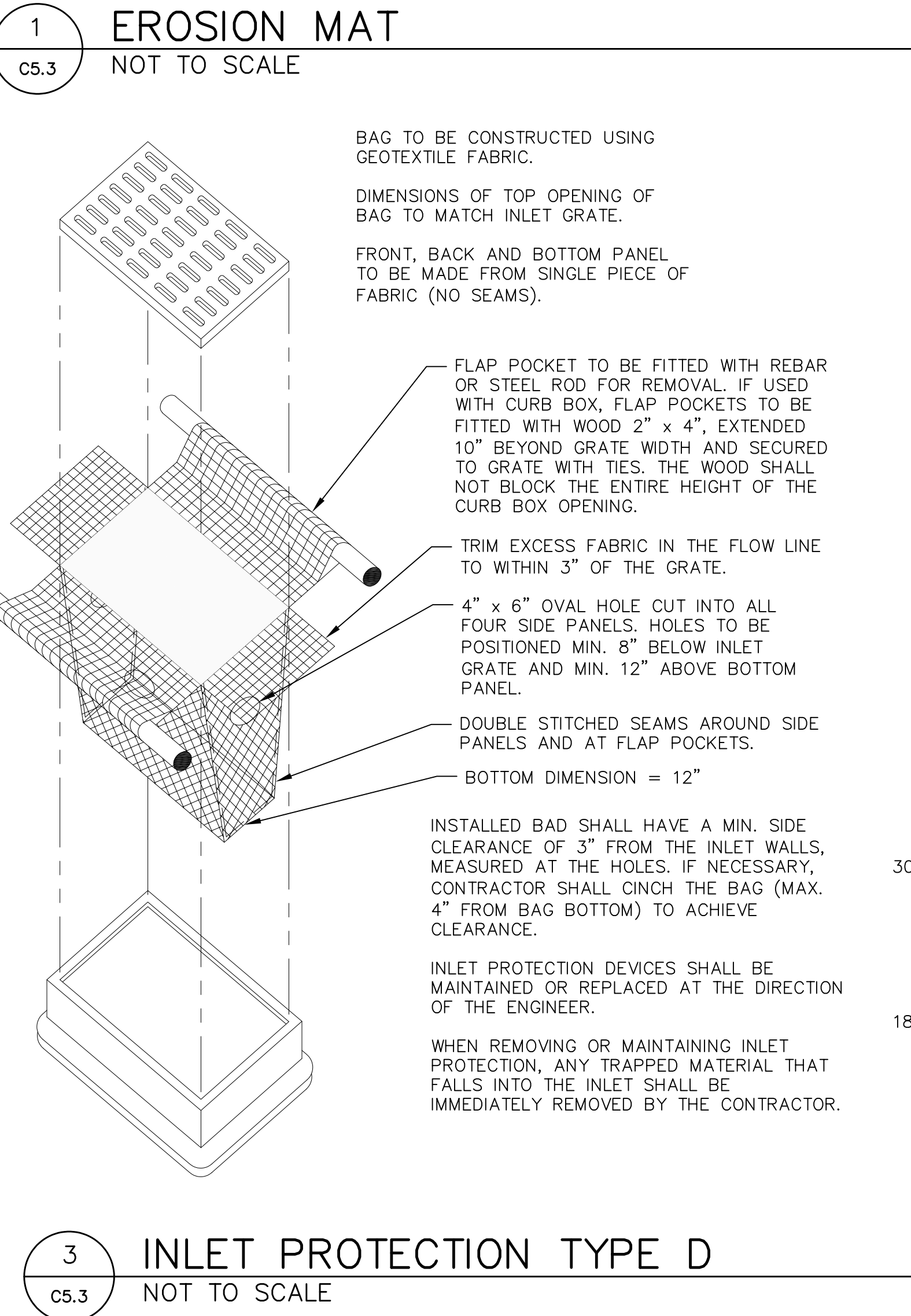
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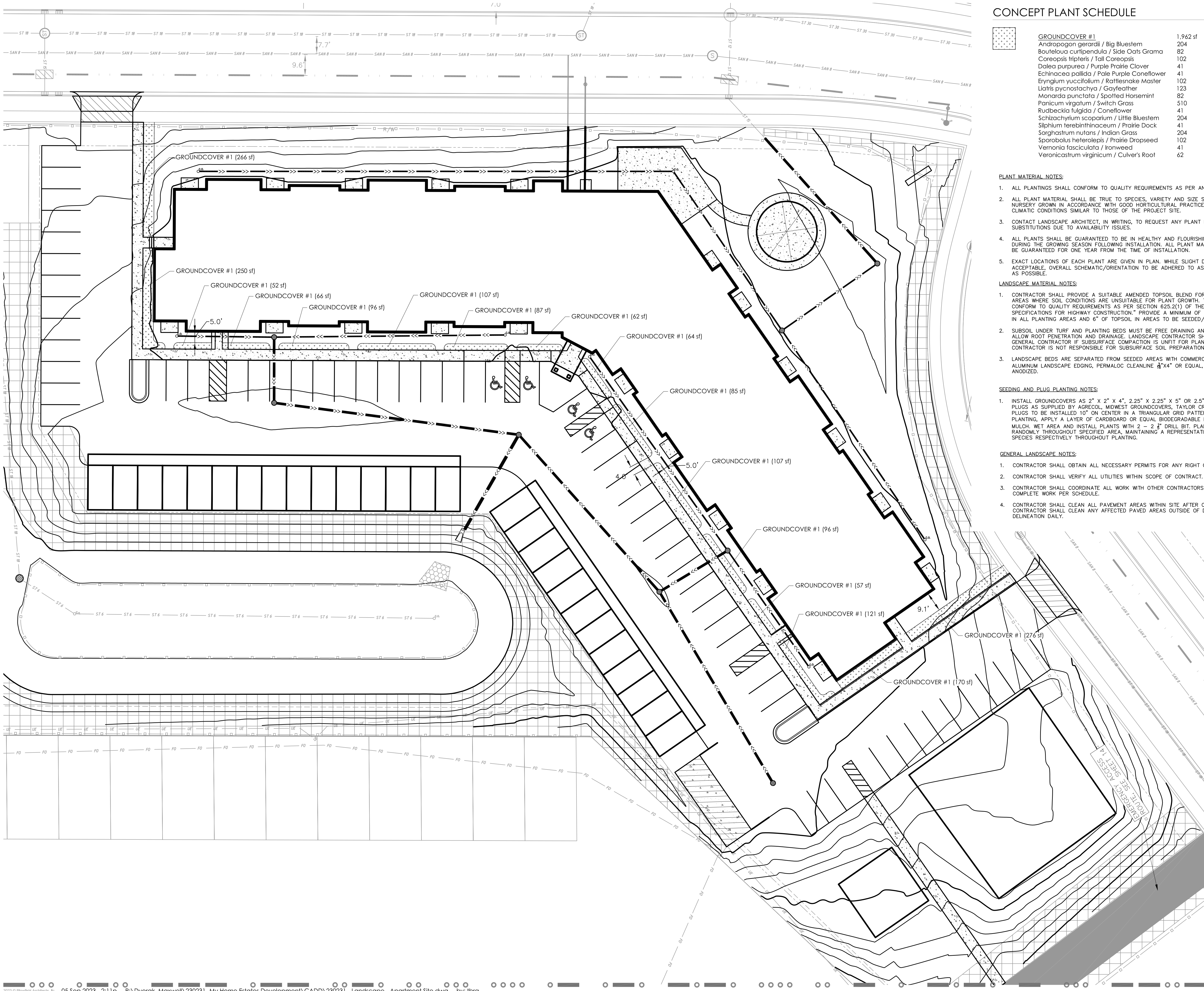
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



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.





CONCEPT PLANT SCHEDULE

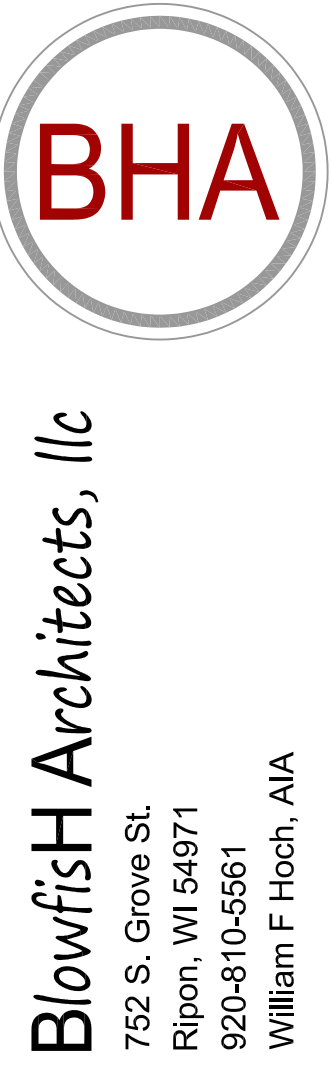
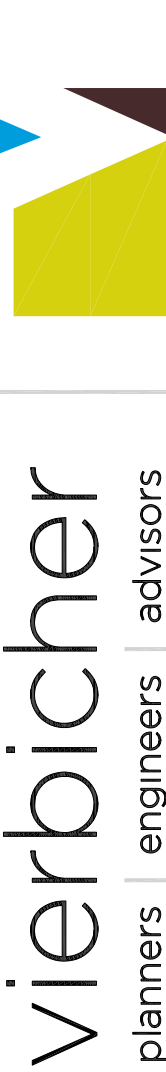
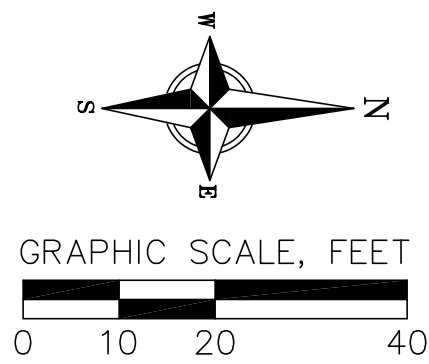
GROUNDCOVER #1	1,962 sf
Andropogon gerardii / Big Bluestem	204
Bouteloua curtipendula / Side Oats Grama	82
Coreopsis tripteris / Tall Coreopsis	102
Dalea purpurea / Purple Prairie Clover	41
Echinacea pallida / Pale Purple Coneflower	41
Eryngium yuccifolium / Rattlesnake Master	102
Liatris pycnostachya / Gayfeather	123
Monarda punctata / Spotted Horsemint	82
Panicum virgatum / Switch Grass	510
Rudbeckia fulgida / Coneflower	41
Schizachyrium scoparium / Little Bluestem	204
Silphium terebinthinaceum / Prairie Dock	41
Sorghastrum nutans / Indian Grass	204
Sporobolus heterolepis / Prairie Dropseed	102
Veronica fasciculata / Ironweed	41
Veronicastrum virginicum / Culver's Root	62

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

- LANDSCAPE MATERIAL NOTES:
- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDDED/SODDED.
 - SUBSOIL UNDER TURF AND PLANTING BEDS MUST BE FREE DRAINING AND LOOSE TO ALLOW ROOT PENETRATION AND DRAINAGE. LANDSCAPE CONTRACTOR SHOULD NOTIFY GENERAL CONTRACTOR IF SUBSURFACE COMPACTION IS UNFIT FOR PLANTING. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR SUBSURFACE SOIL PREPARATION.
 - LANDSCAPE BEDS ARE SEPARATED FROM SEEDDED AREAS WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 8"x4" OR EQUAL, COLOR BLACK ANODIZED.

- SEEDING AND PLUG PLANTING NOTES:
- INSTALL GROUNDCOVERS AS 2" X 2" X 4", 2.25" X 2.25" X 5" OR 2.5" X 2.5" X 3.5" PLUGS AS SUPPLIED BY AGRECOL, MIDWEST GROUNDCOVERS, TAYLOR CREEK OR EQUAL. PLUGS TO BE INSTALLED 10" ON CENTER IN A TRIANGULAR GRID PATTERN. PRIOR TO PLANTING, APPLY A LAYER OF CARDBOARD OR EQUAL BIODEGRADABLE BARRIER AND 3" MULCH. WET AREA AND INSTALL PLANTS WITH 2 - 2 # DRILL BIT. PLANT SPECIES RANDOMLY THROUGHOUT SPECIFIED AREA, MAINTAINING A REPRESENTATIVE RATIO OF SPECIES RESPECTIVELY THROUGHOUT PLANTING.

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



My Home Estates
Landscape Plan
Reedsburg, WI 53959

PRELIMINARY

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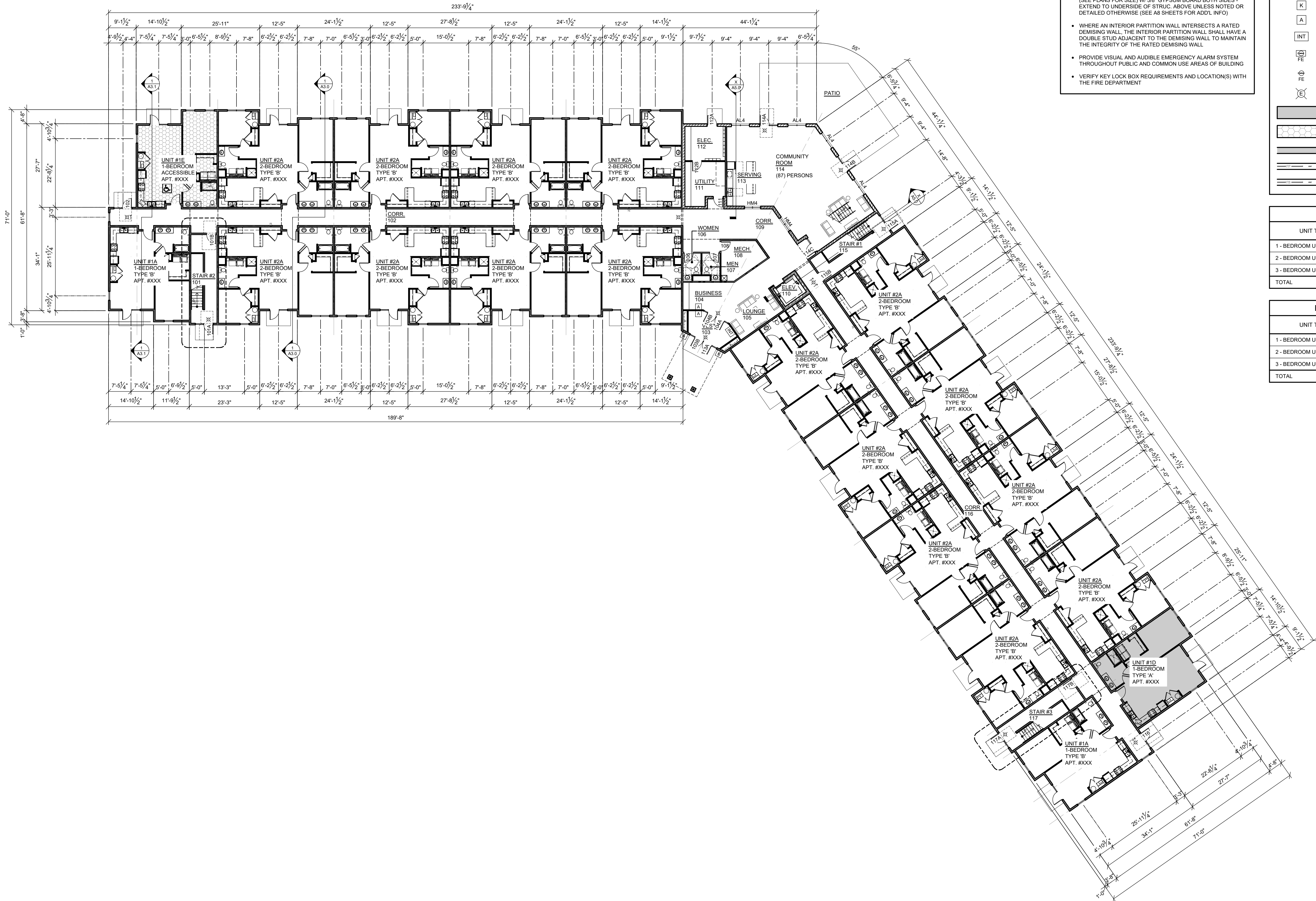
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- TYPICAL FLOOR PLAN NOTES:**
- SEE A5 SHEETS FOR ENLARGED UNIT AND COMMON USE PLANS
 - ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF SHEATHING UNLESS NOTED OTHERWISE
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 - ALL INTERIOR 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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- ◇ 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
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 - ⊞ 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

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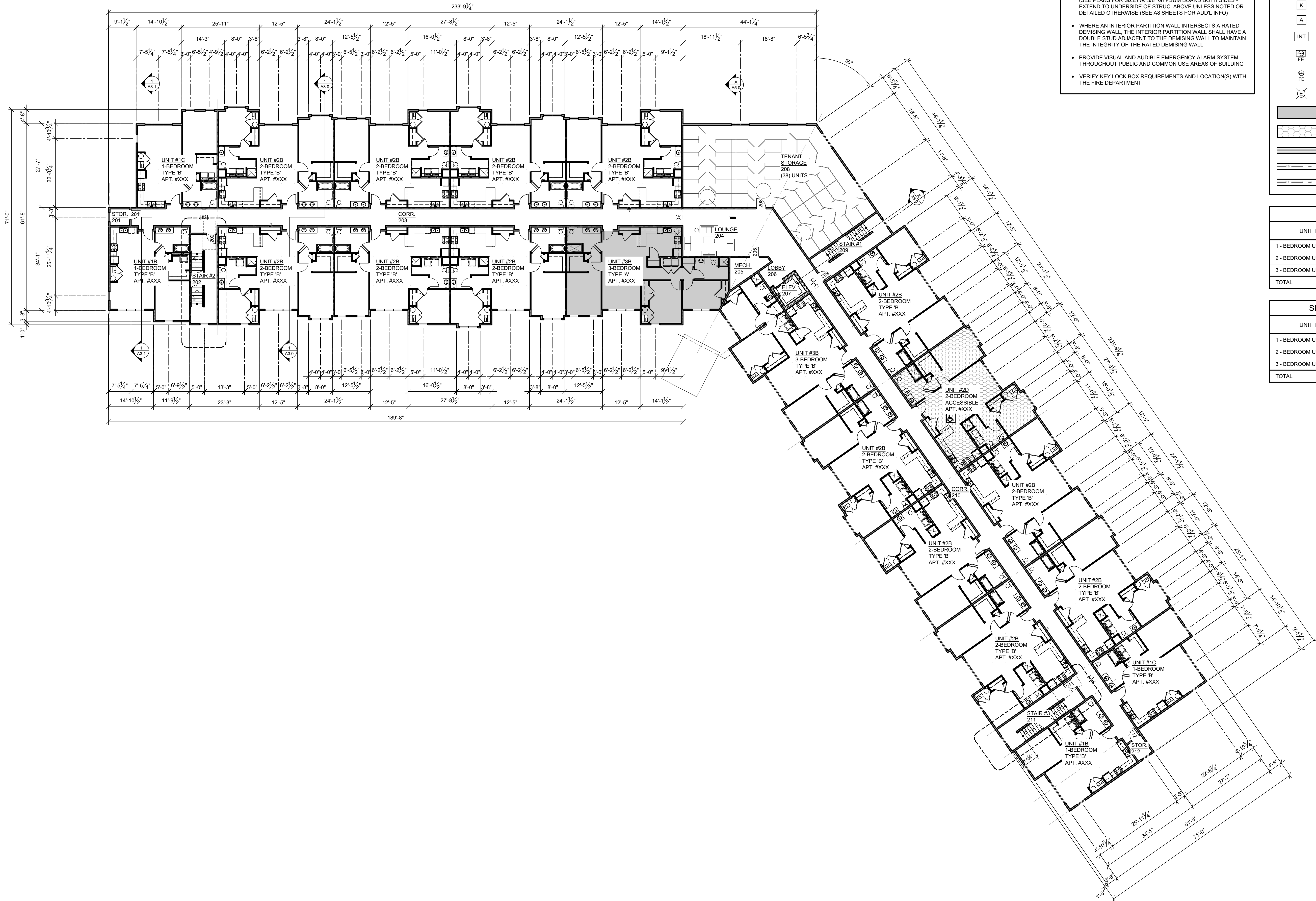
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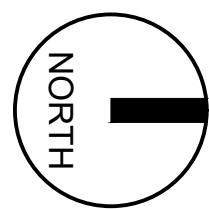
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 - ⊠ (1) HOUR RATED FIRE BARRIER

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"



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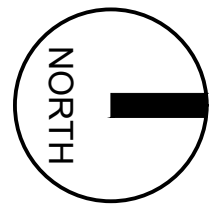
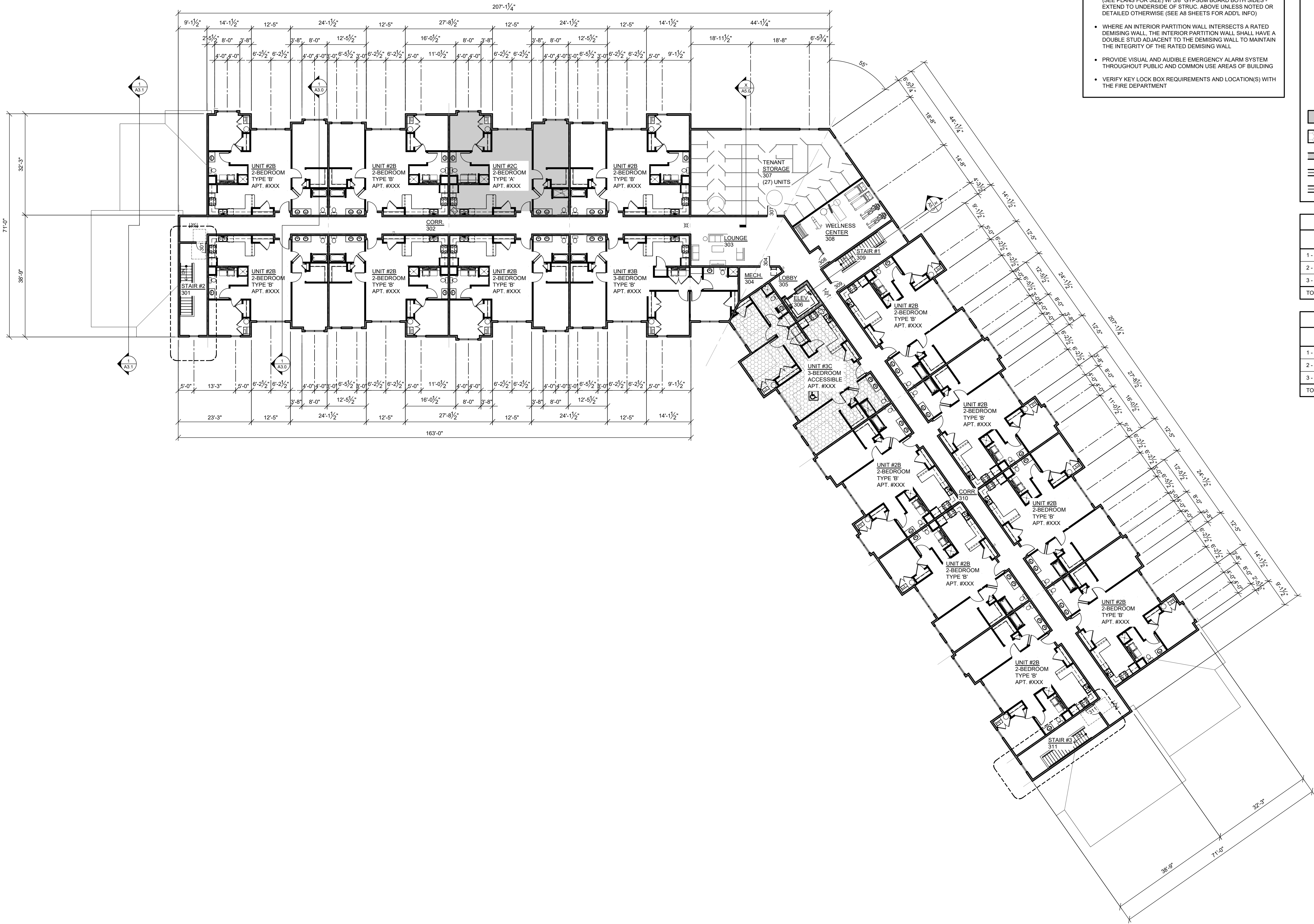
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UNIT TYPE	QUANTITY			
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2 - BEDROOM UNIT	42	1	1	
3 - BEDROOM UNIT	2	1	1	
TOTAL	56 UNITS	50	3	3

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	1



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



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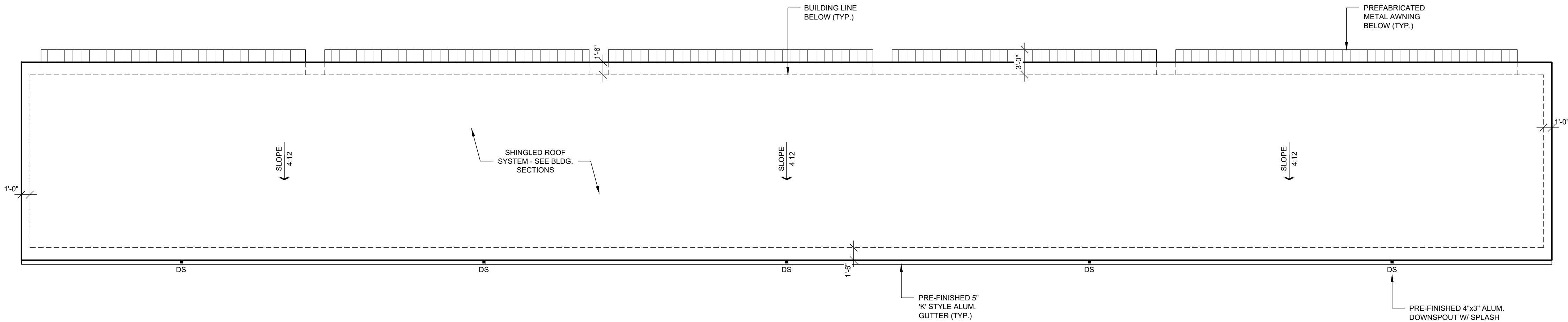
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PRELIMINARY
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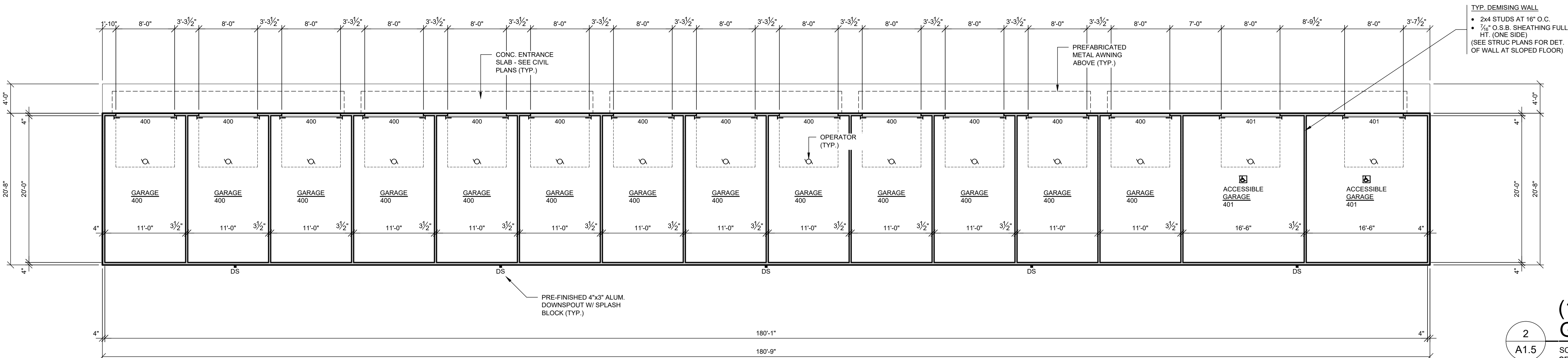
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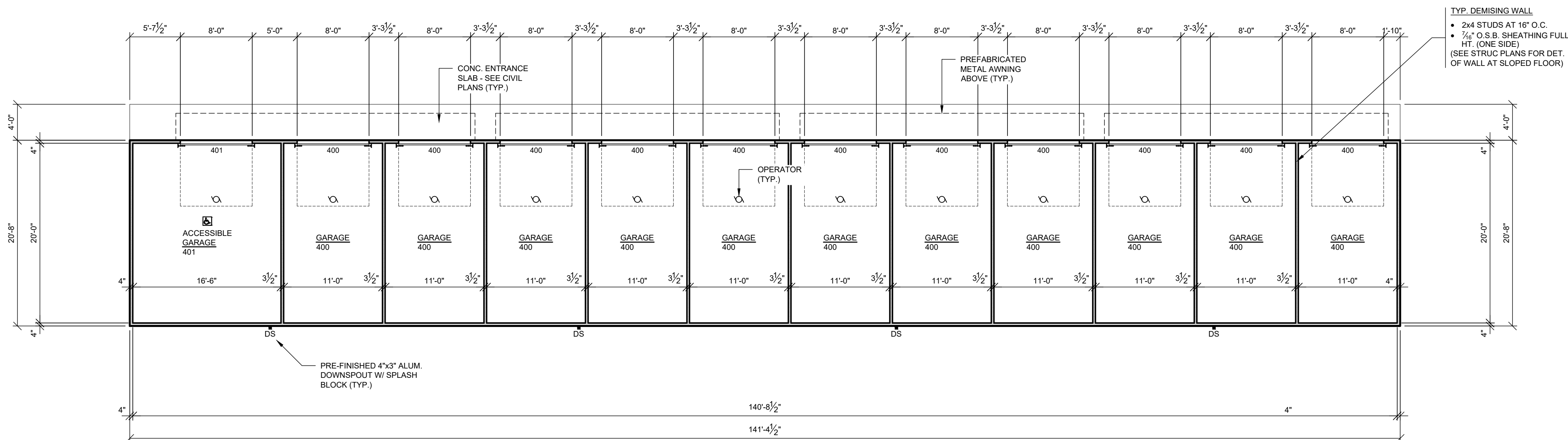
(15) STALL GARAGE ROOF PLAN

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



(15) STALL GARAGE ROOF PLAN

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



(12) STALL GARAGE ROOF PLAN

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



EAST ELEVATION

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



SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-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"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

My Home Estates
Apartment Building

Reedsburg, WI 53959

PRELIMINARY

AUG. 11, 2023
SEPT. 5, 2023

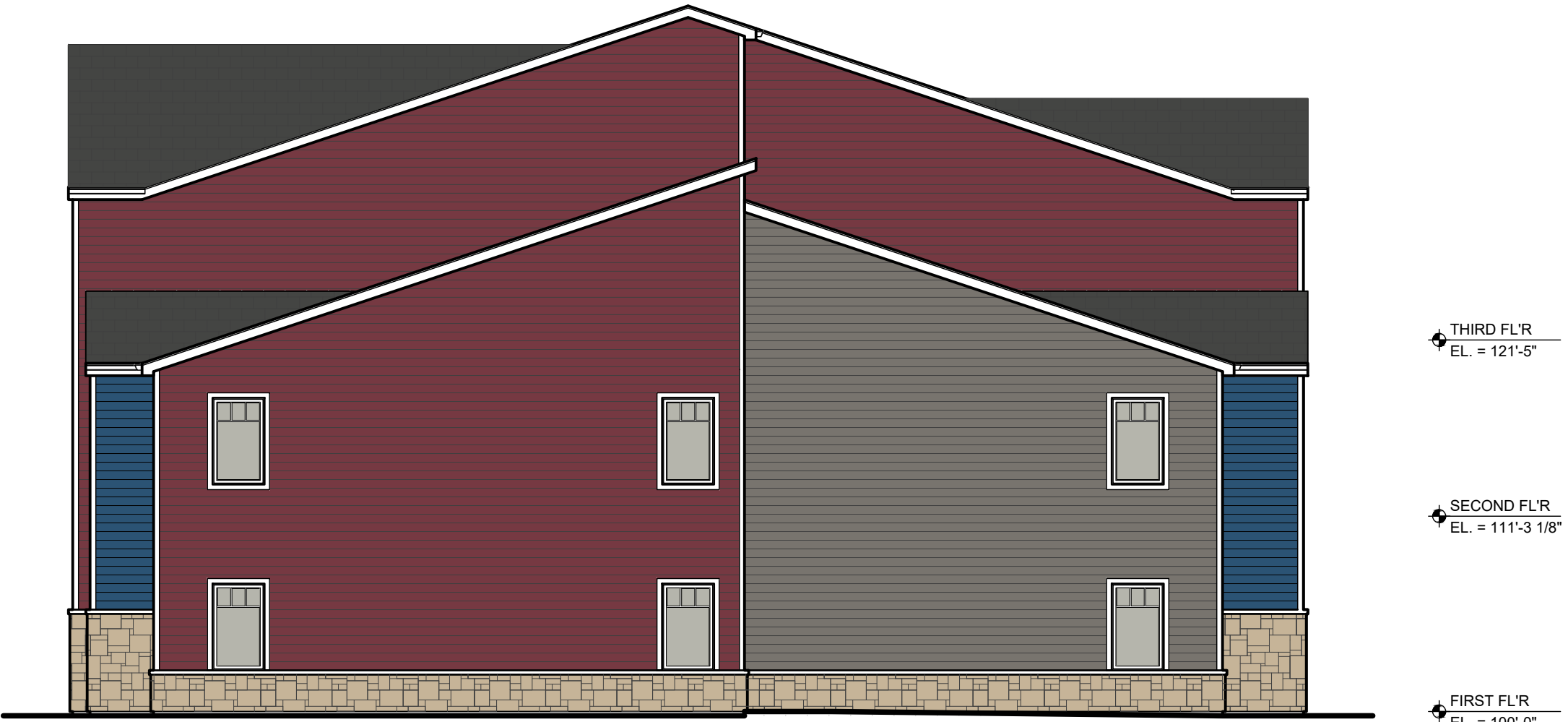
230540

SHEET

A2.1



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



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



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

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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Apartment Building
Reedsburg, WI 53959

PRELIMINARY
SEPT. 5, 2023

230540

SHEET

A2.2



Blowfish Architects, llc

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Ripon, WI 54971
920-810-5561
William F Hoch, AIA

My Home Estates

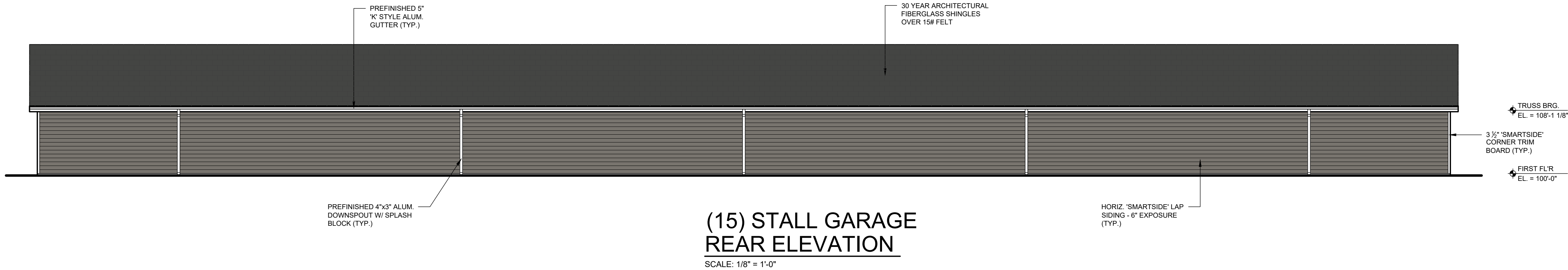
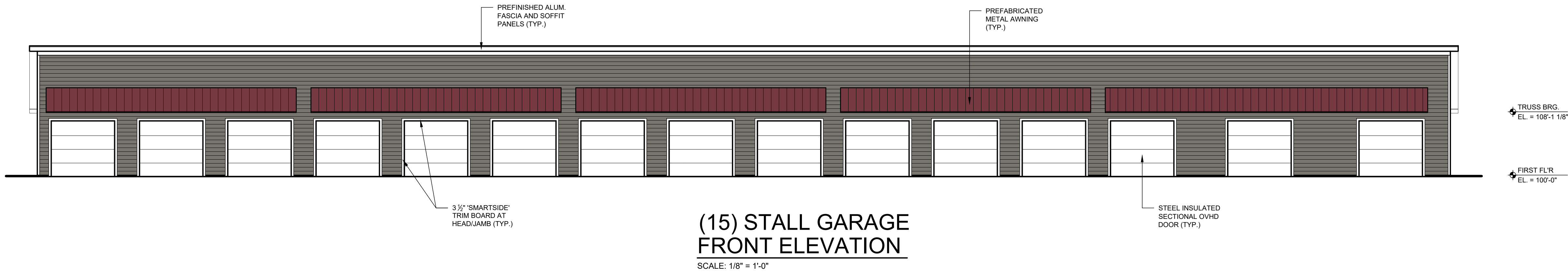
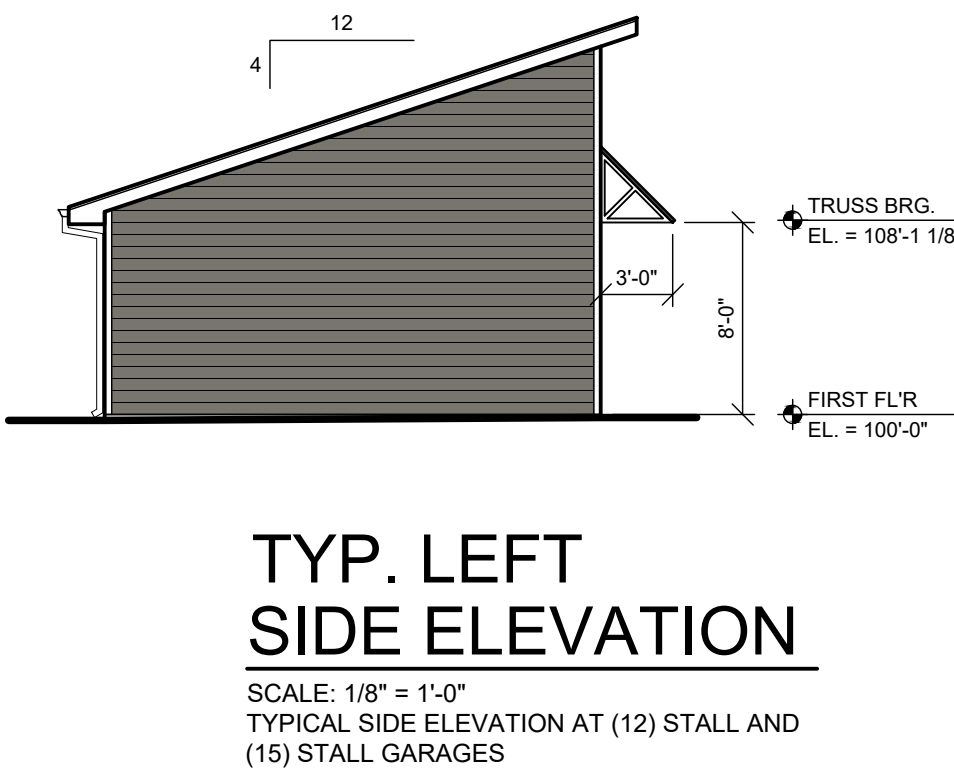
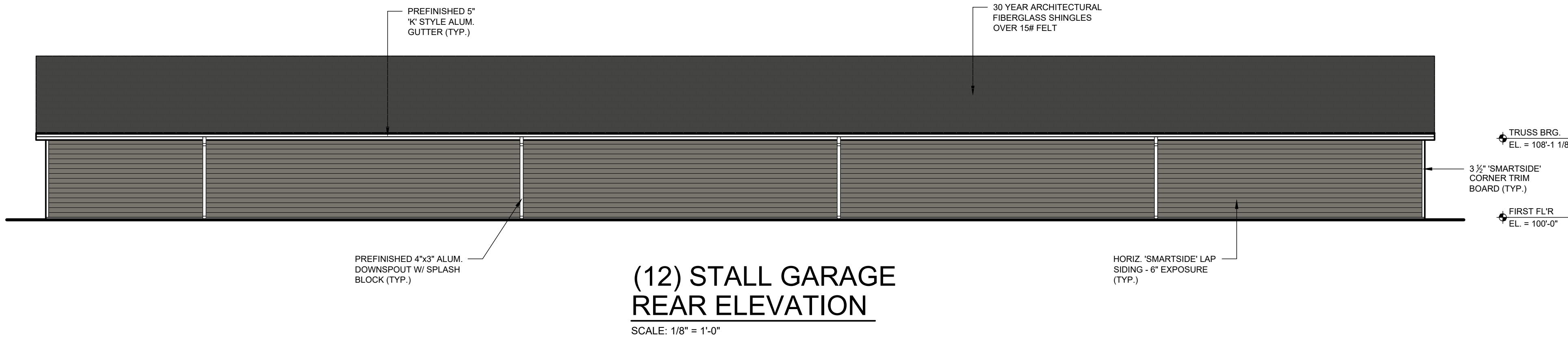
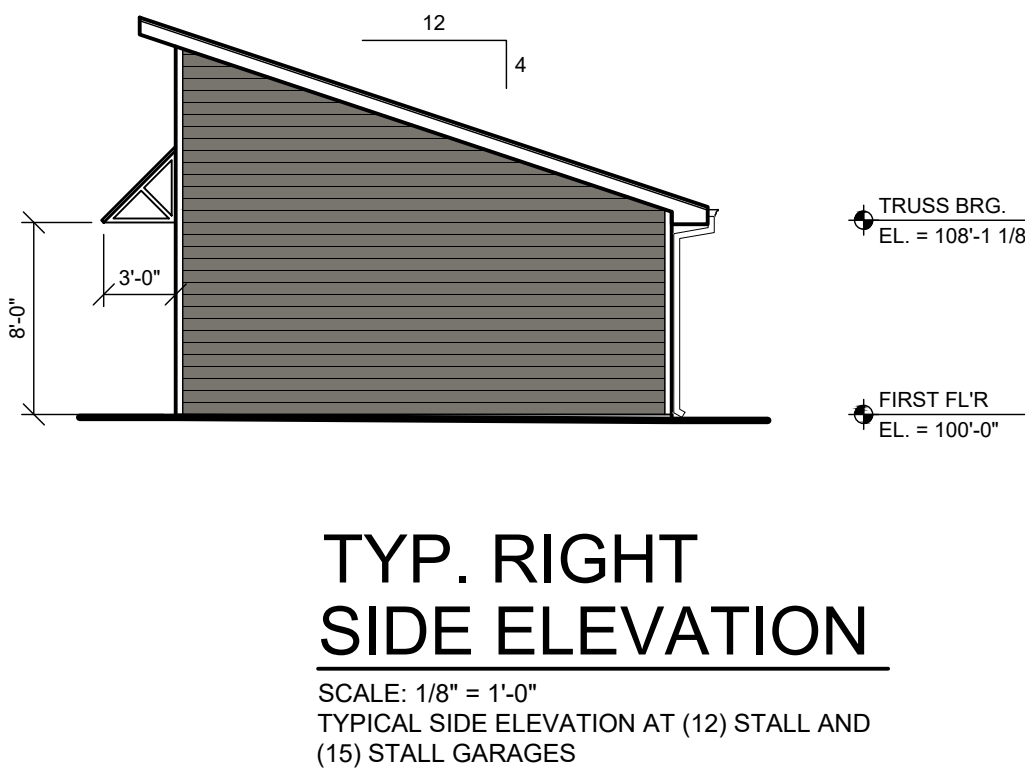
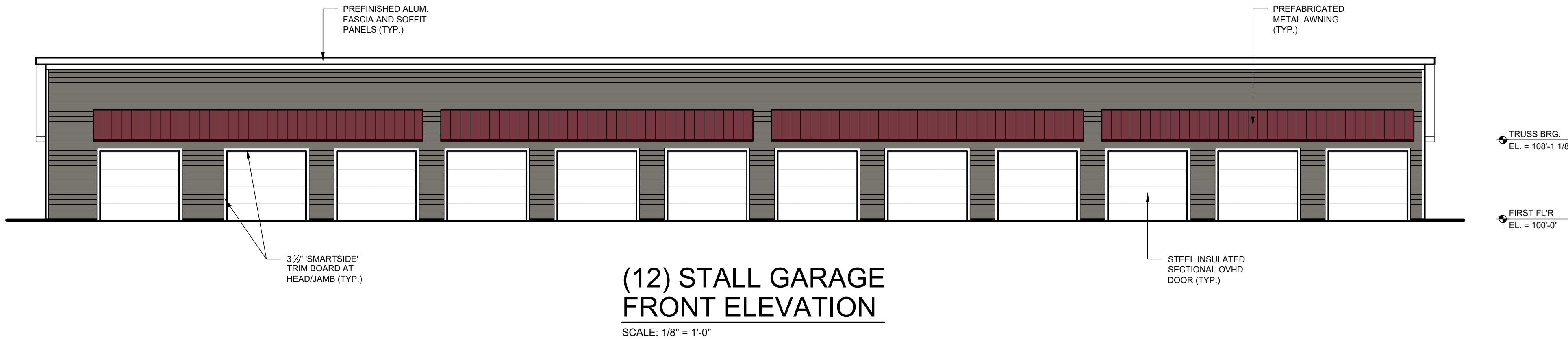
Apartment Building

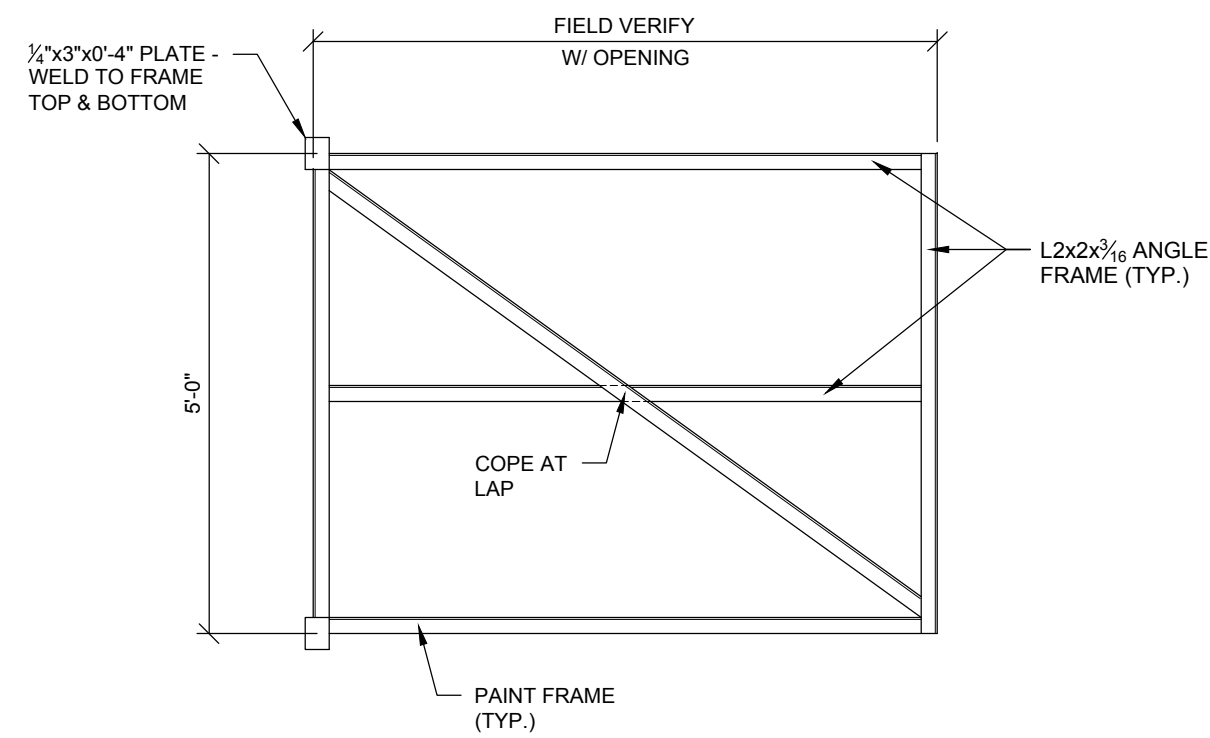
Reedsburg, WI 53959

PRELIMINARY
SEPT. 5, 2023

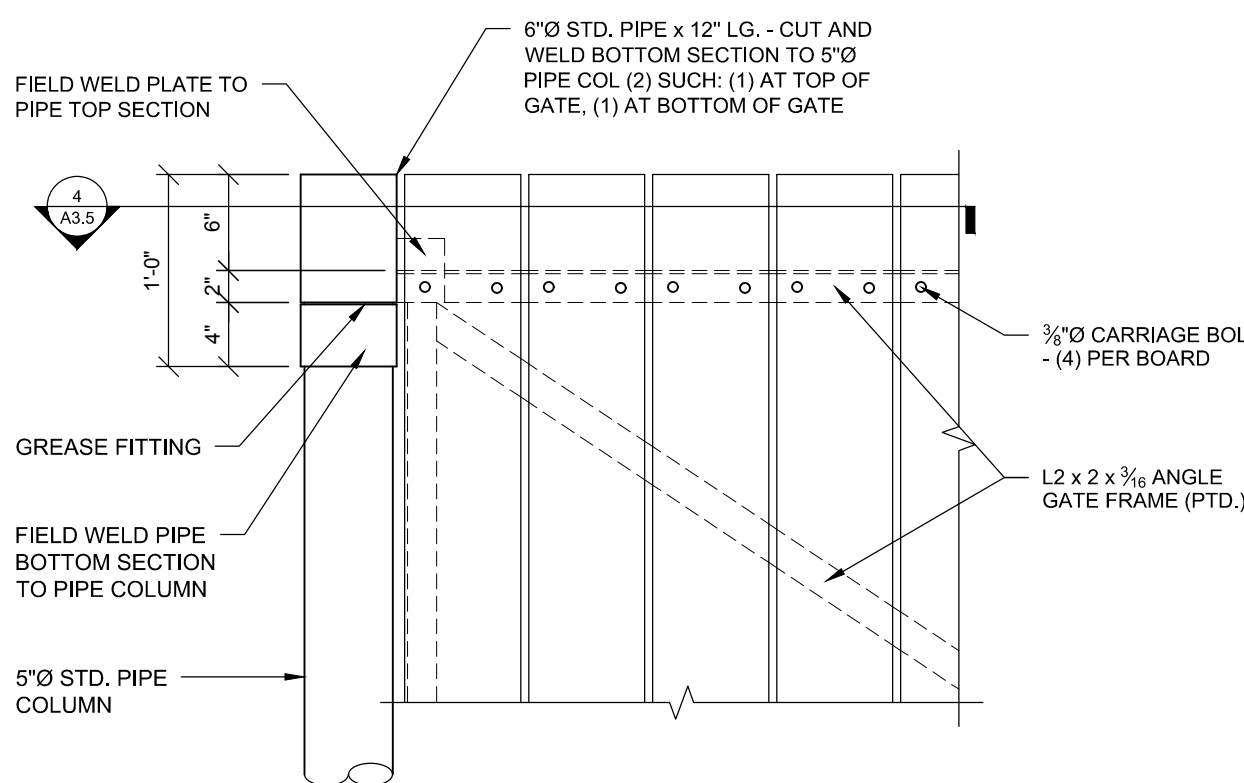
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A2.3

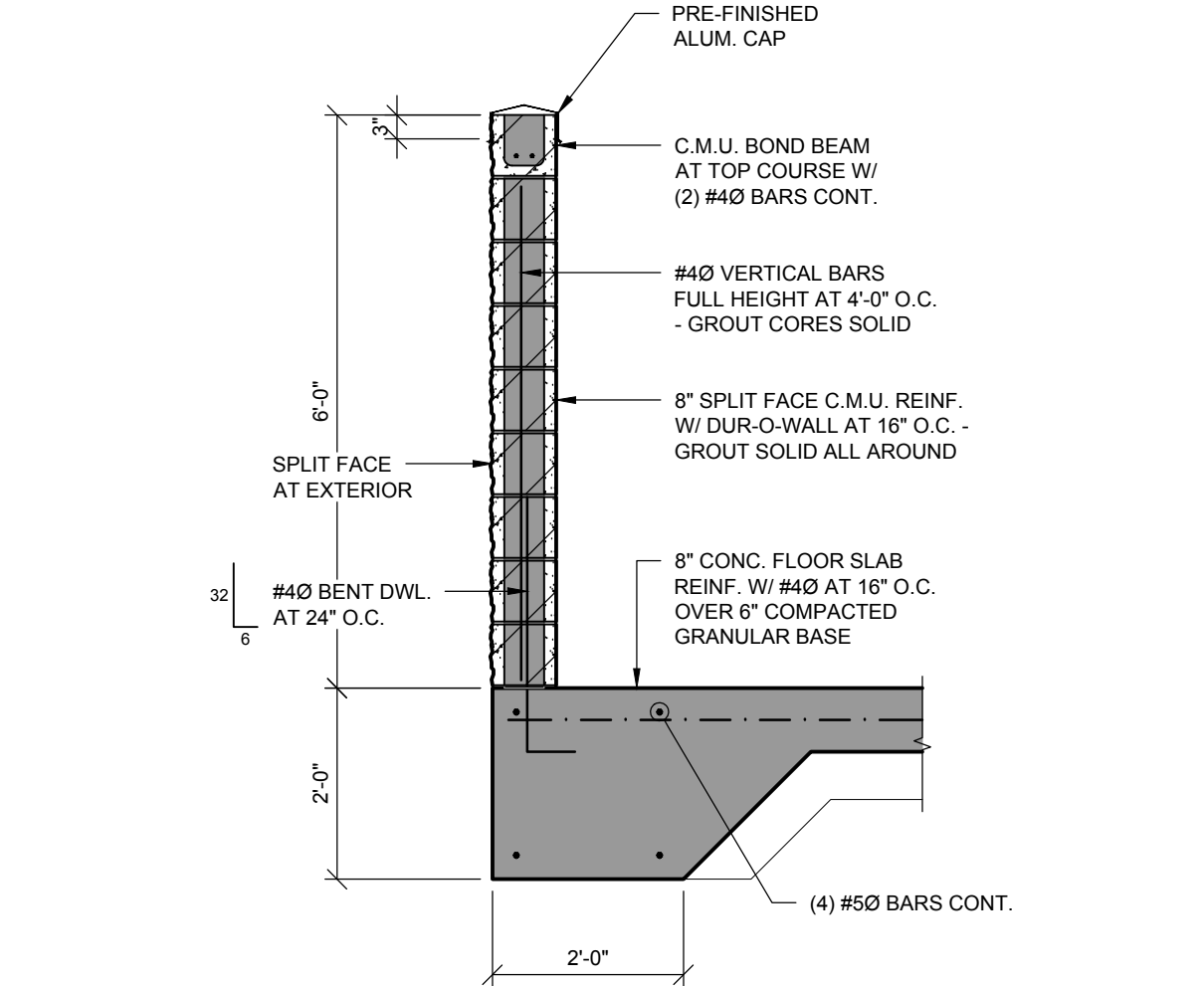




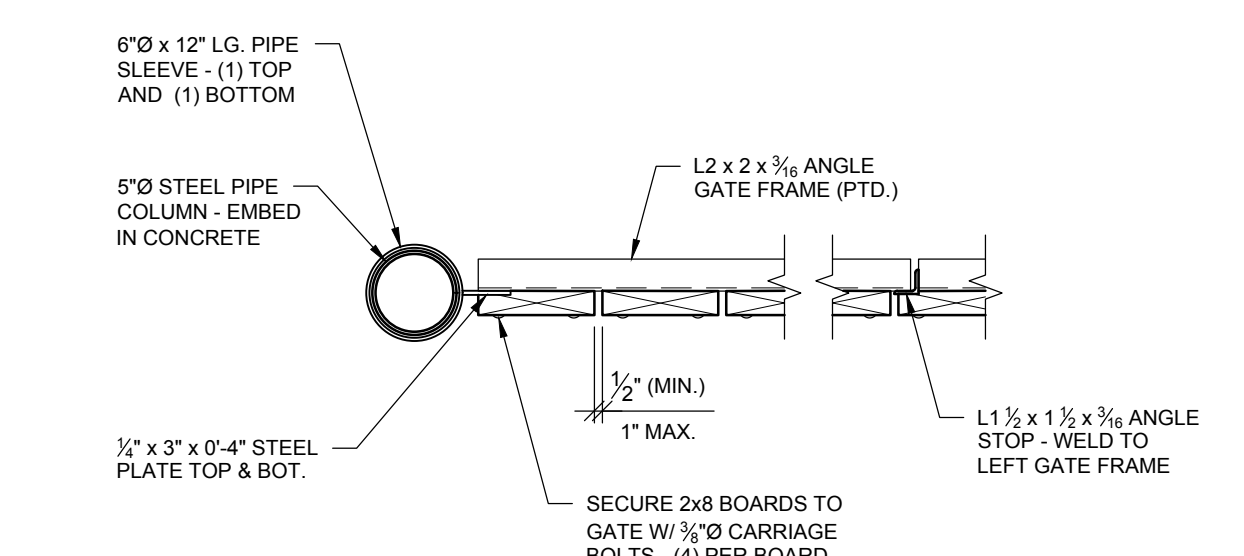
3 TYP. GATE FRAME
A3.5 SCALE: 1/2" = 1'-0"



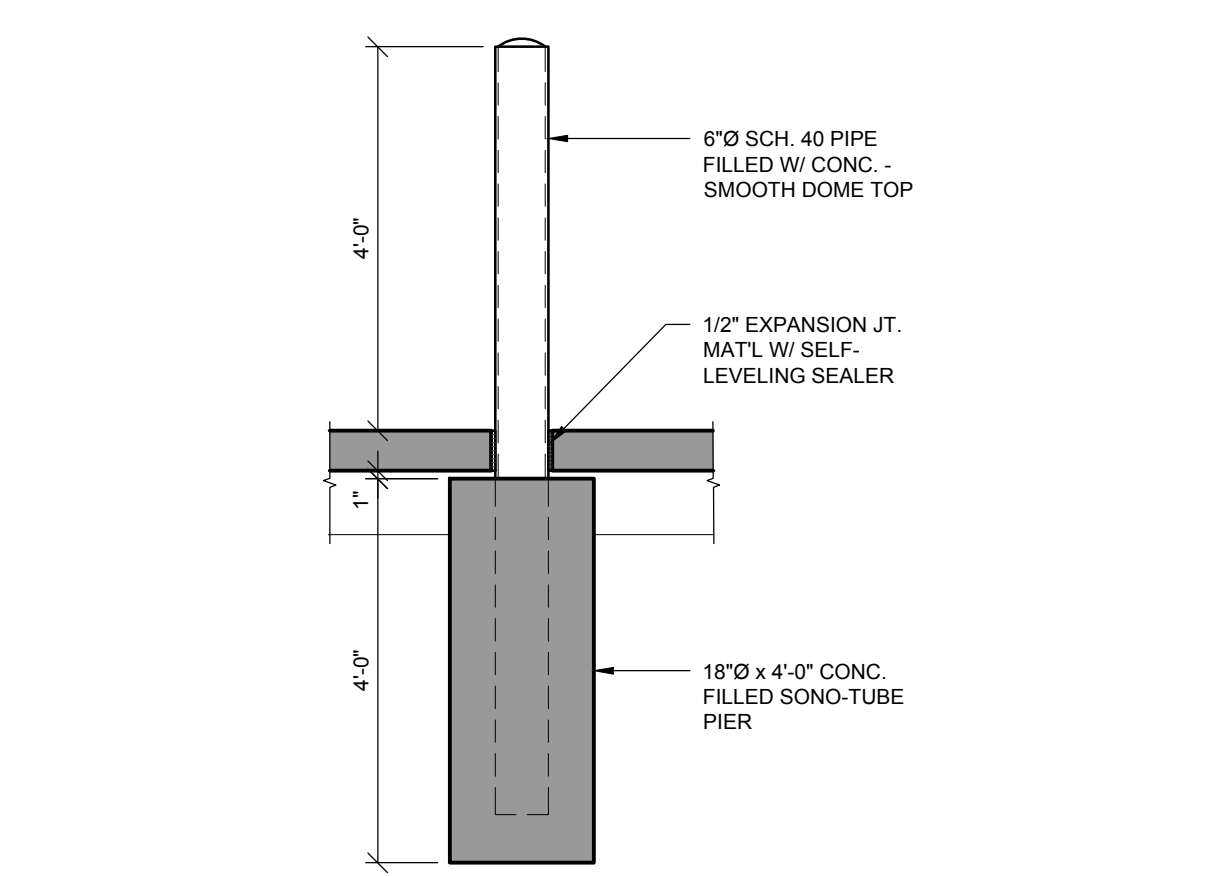
2 GATE HINGE ELEV.
A3.5 SCALE: 1" = 1'-0"



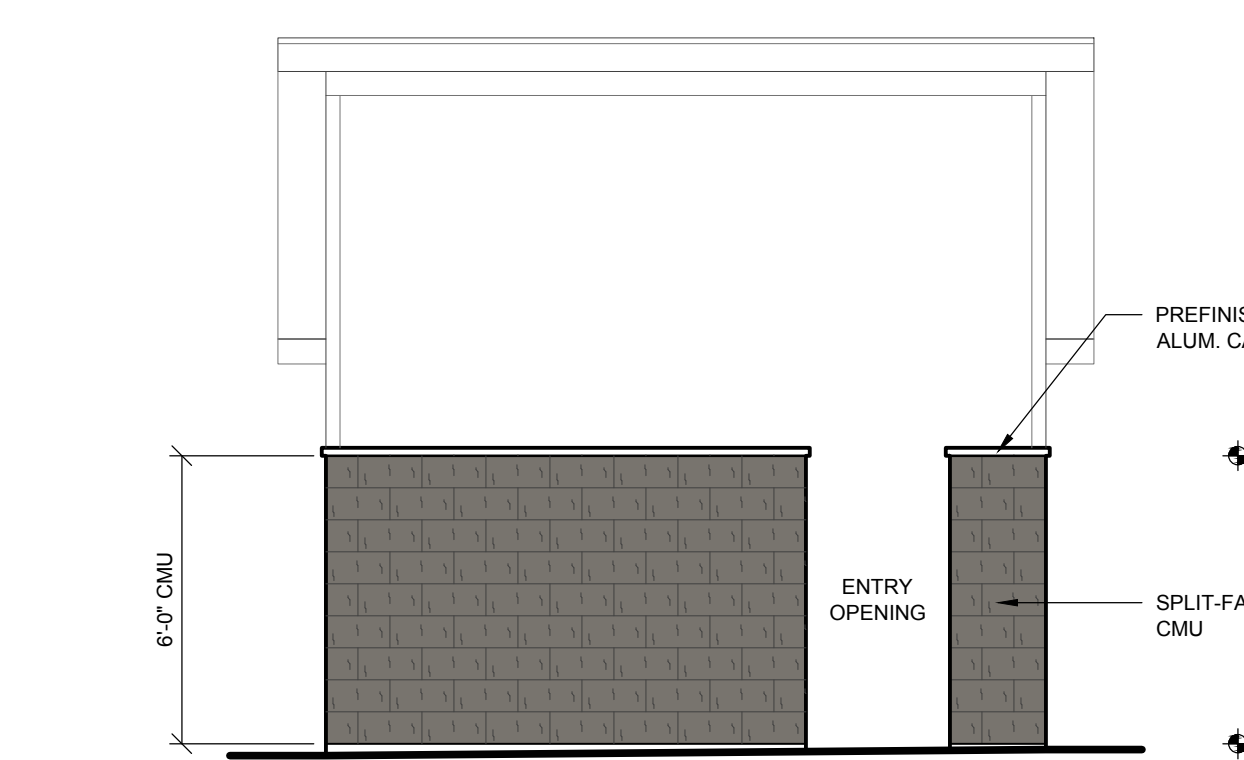
5 TYP. WALL SECTION
A3.5 SCALE: 1/2" = 1'-0"



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



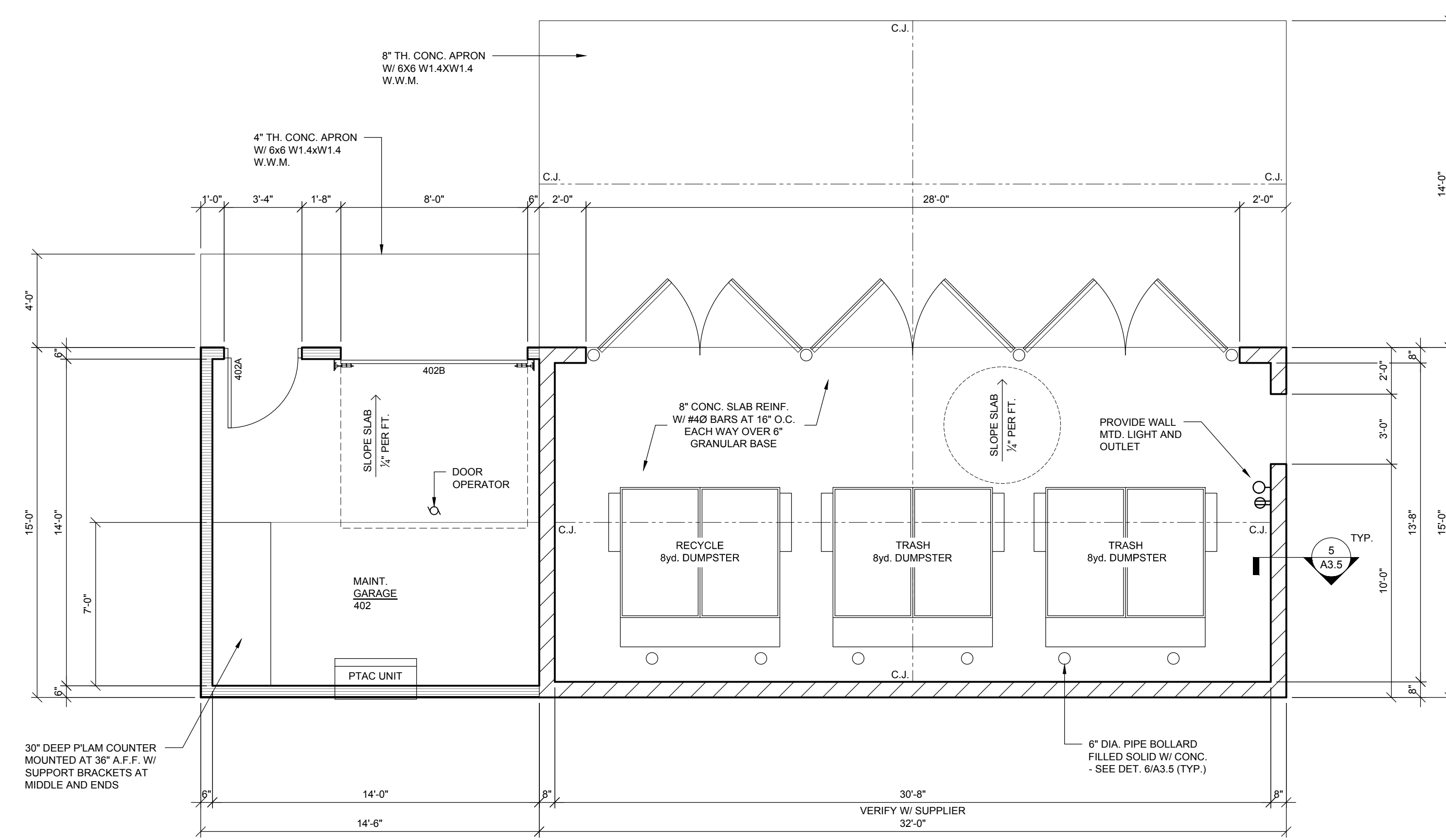
6 TYP. PIPE BOLLARD
A3.5 SCALE: 1/2" = 1'-0"



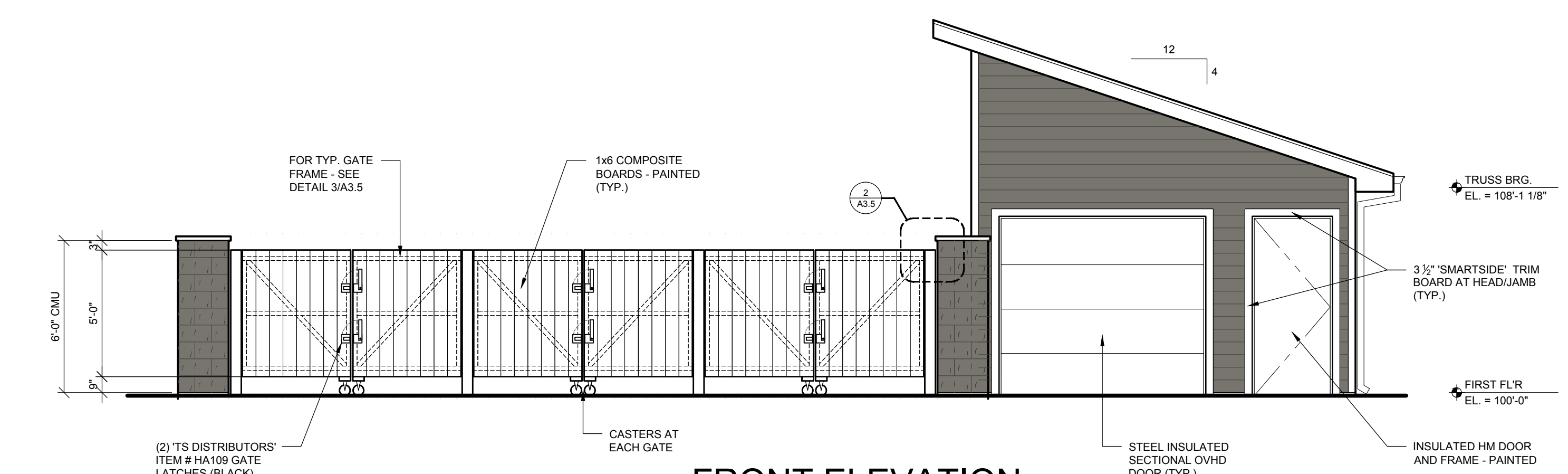
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



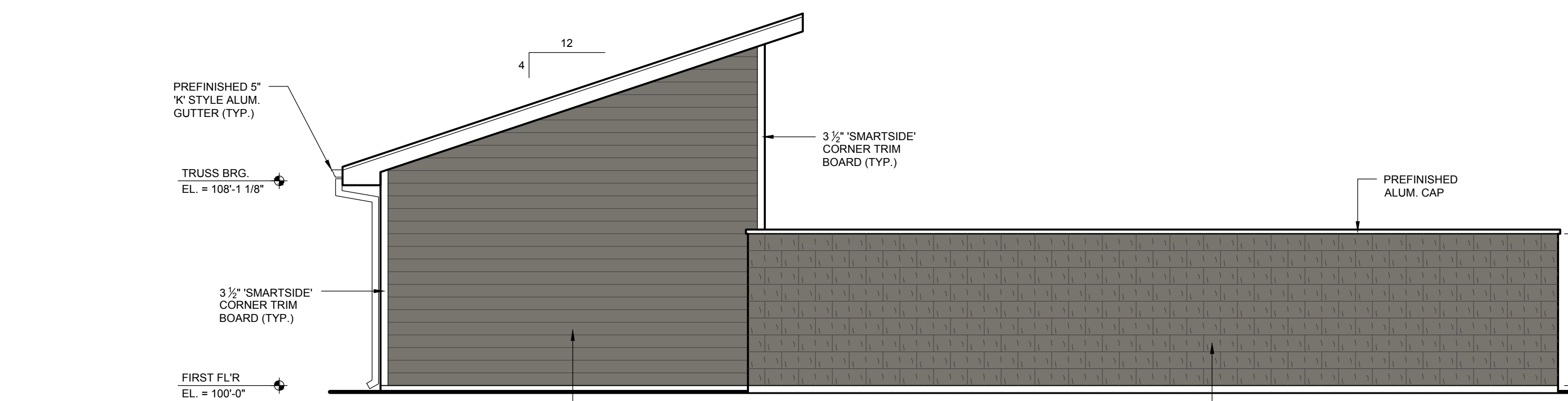
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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"

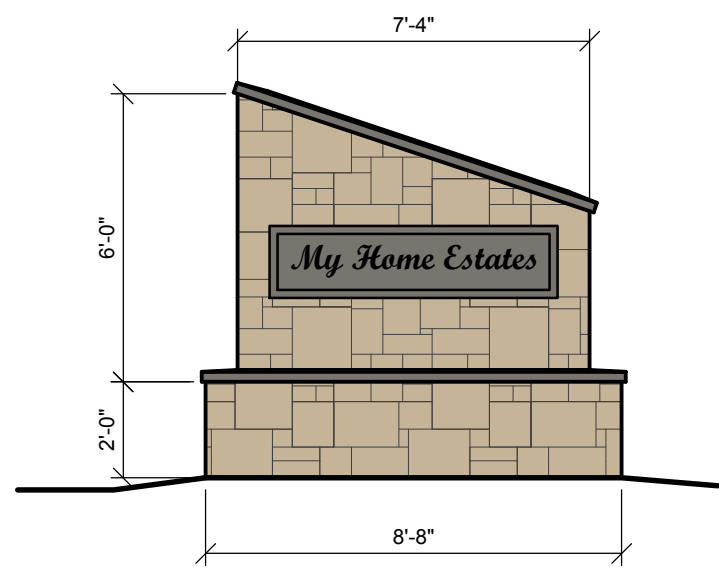


Blowfish Architects, llc
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Ripon, WI 54971
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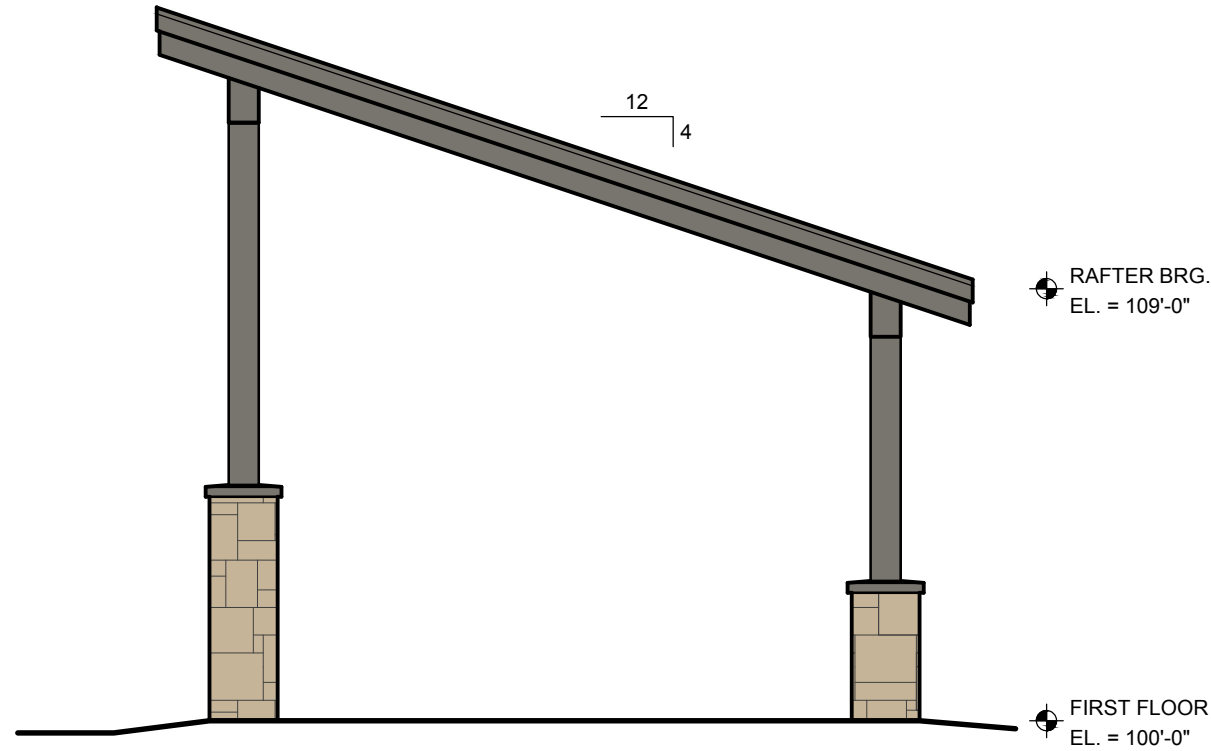
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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Apartment Building
Reedsburg, WI 53959
PRELIMINARY
SEPT. 5, 2023

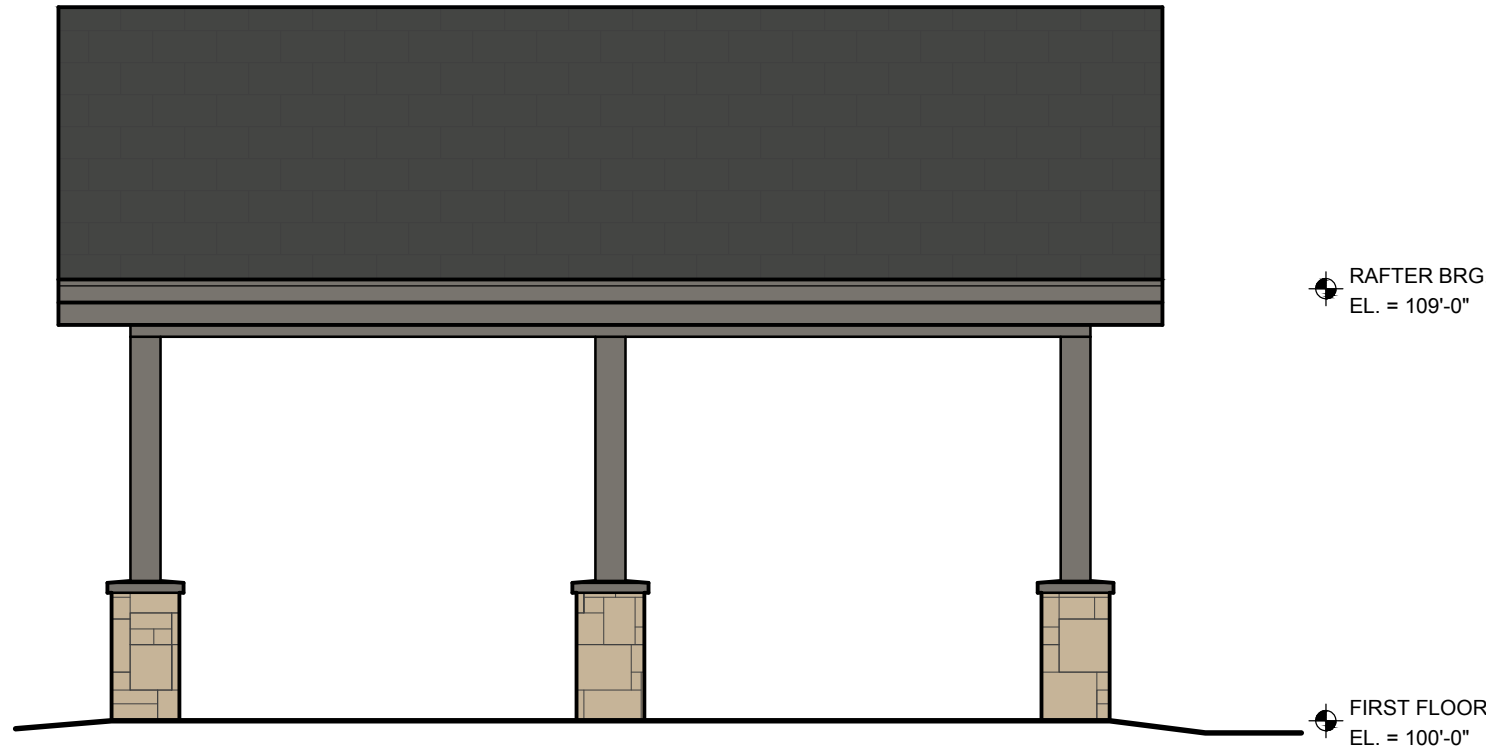
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SHEET
A3.5



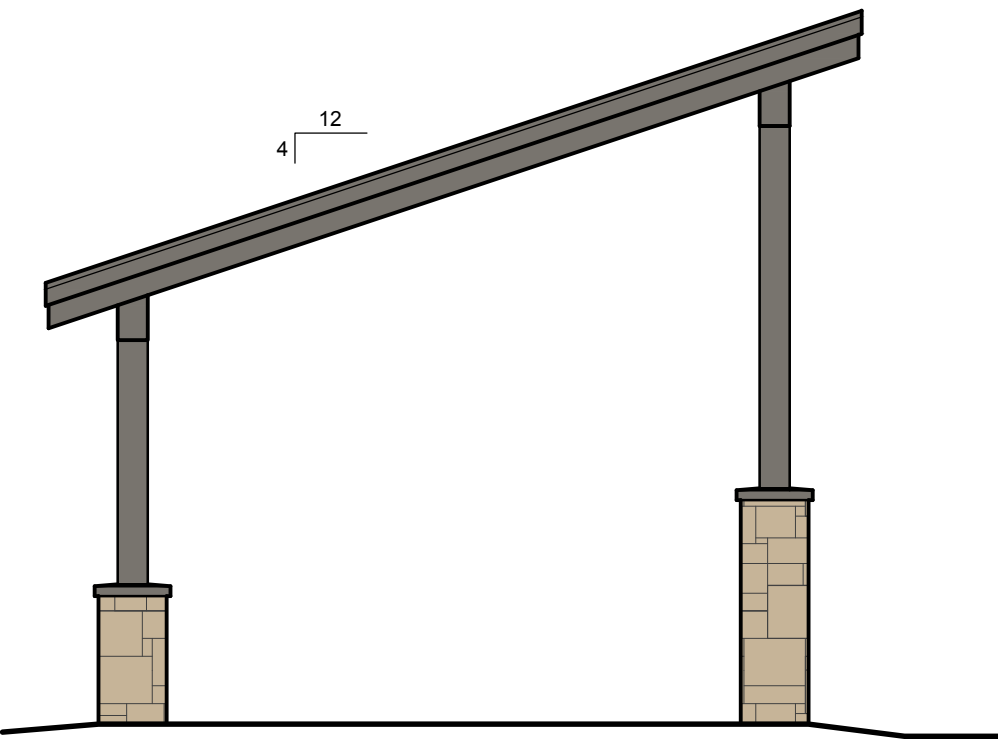
6 SIGN ELEVATION
A3.6 SCALE: 1/4" = 1'-0"



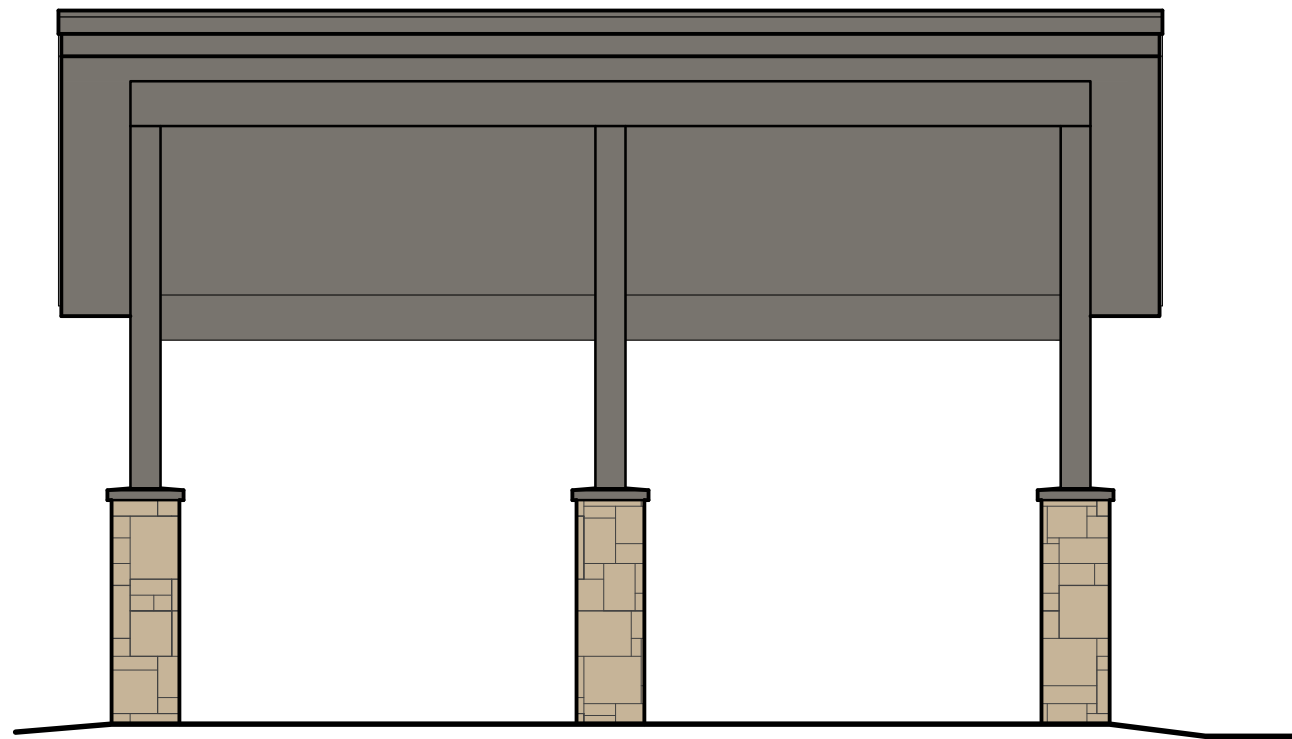
5 PAVILION SIDE ELEVATION
A3.6 SCALE: 1/4" = 1'-0"



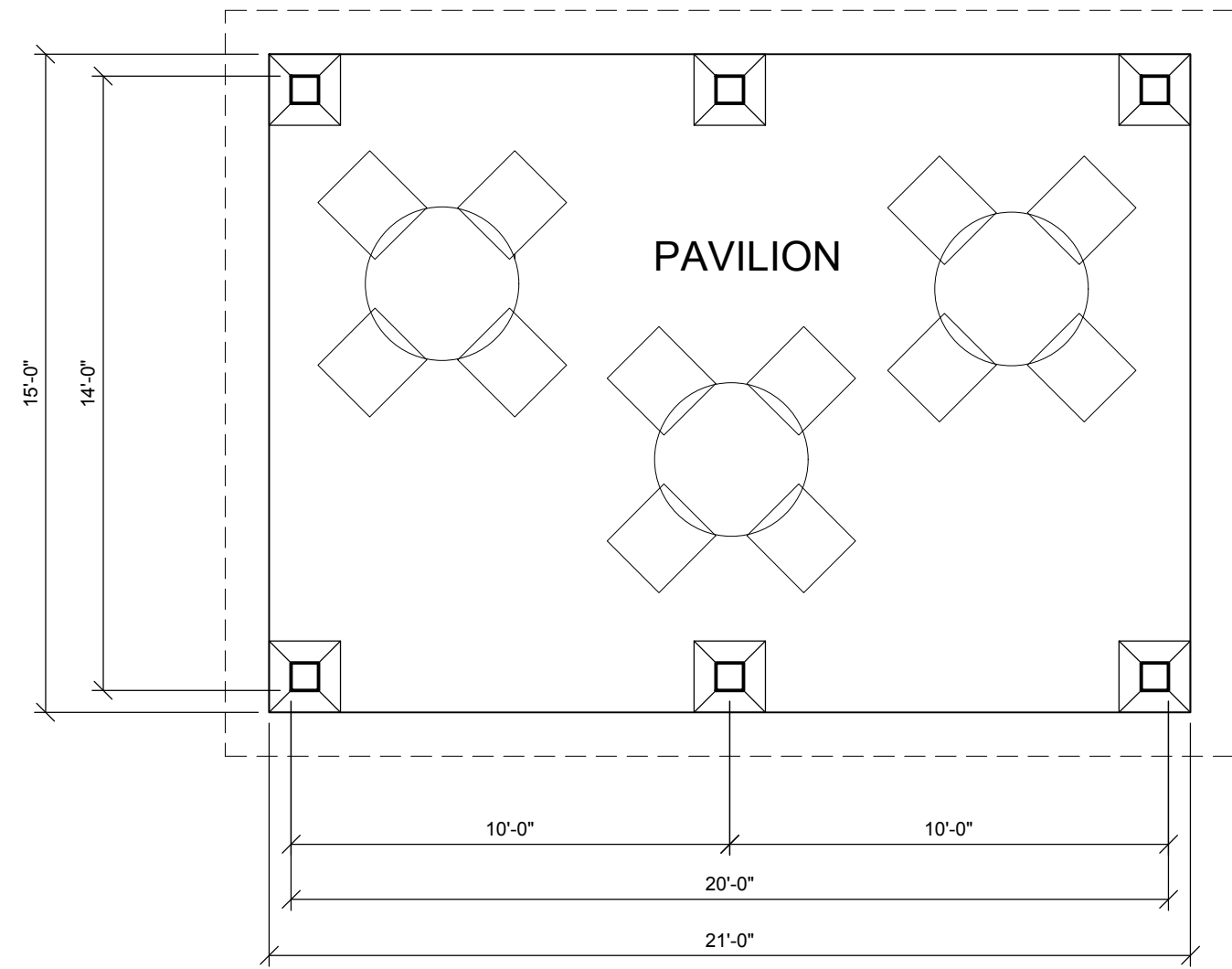
3 PAVILION REAR ELEVATION
A3.6 SCALE: 1/4" = 1'-0"



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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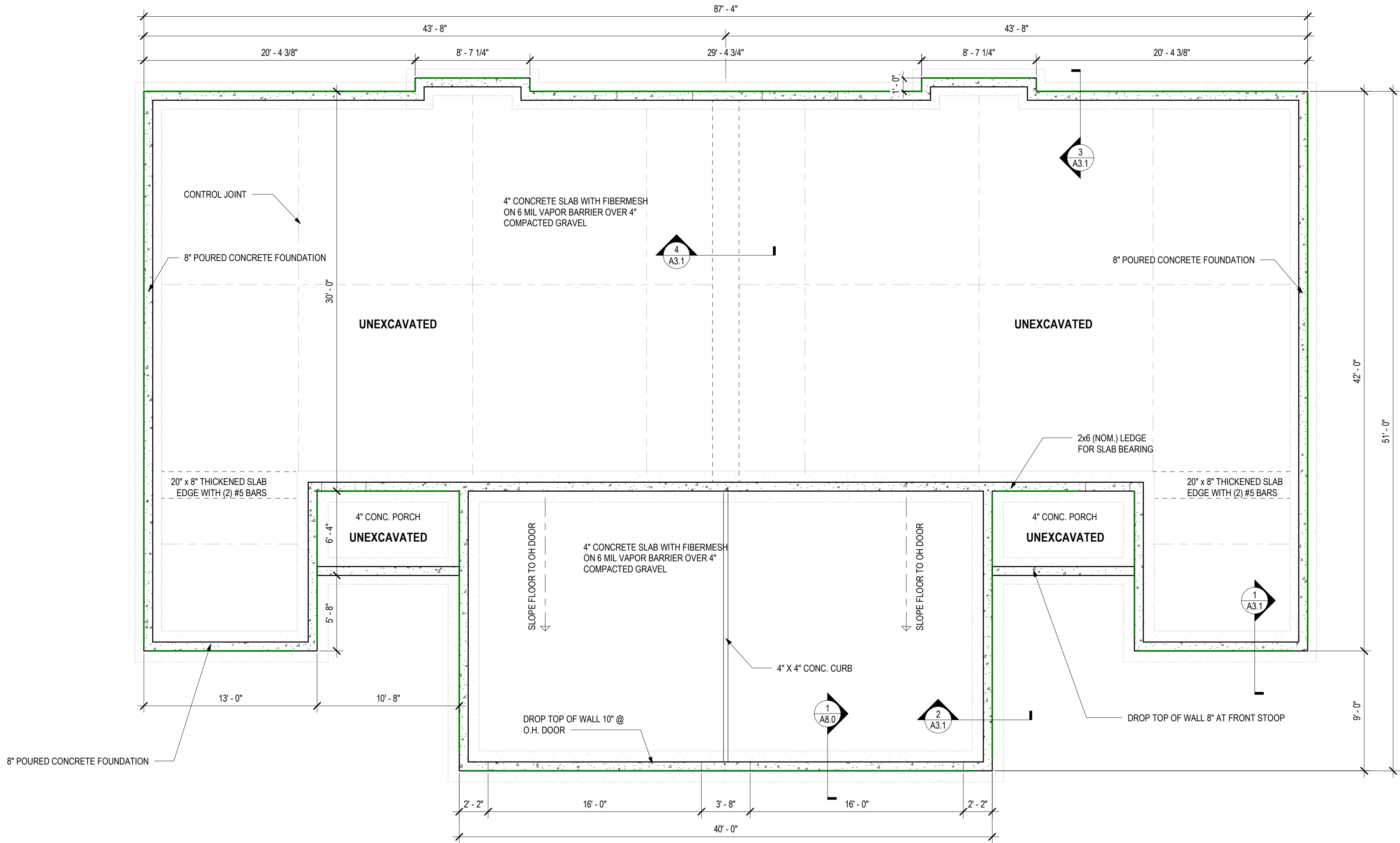
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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

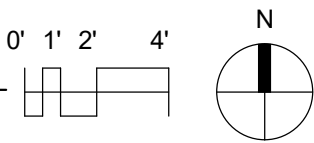
230540
SHEET

A3.6

LOUIS LANE, SMALL
DUPLEX
BARABOO, WI



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



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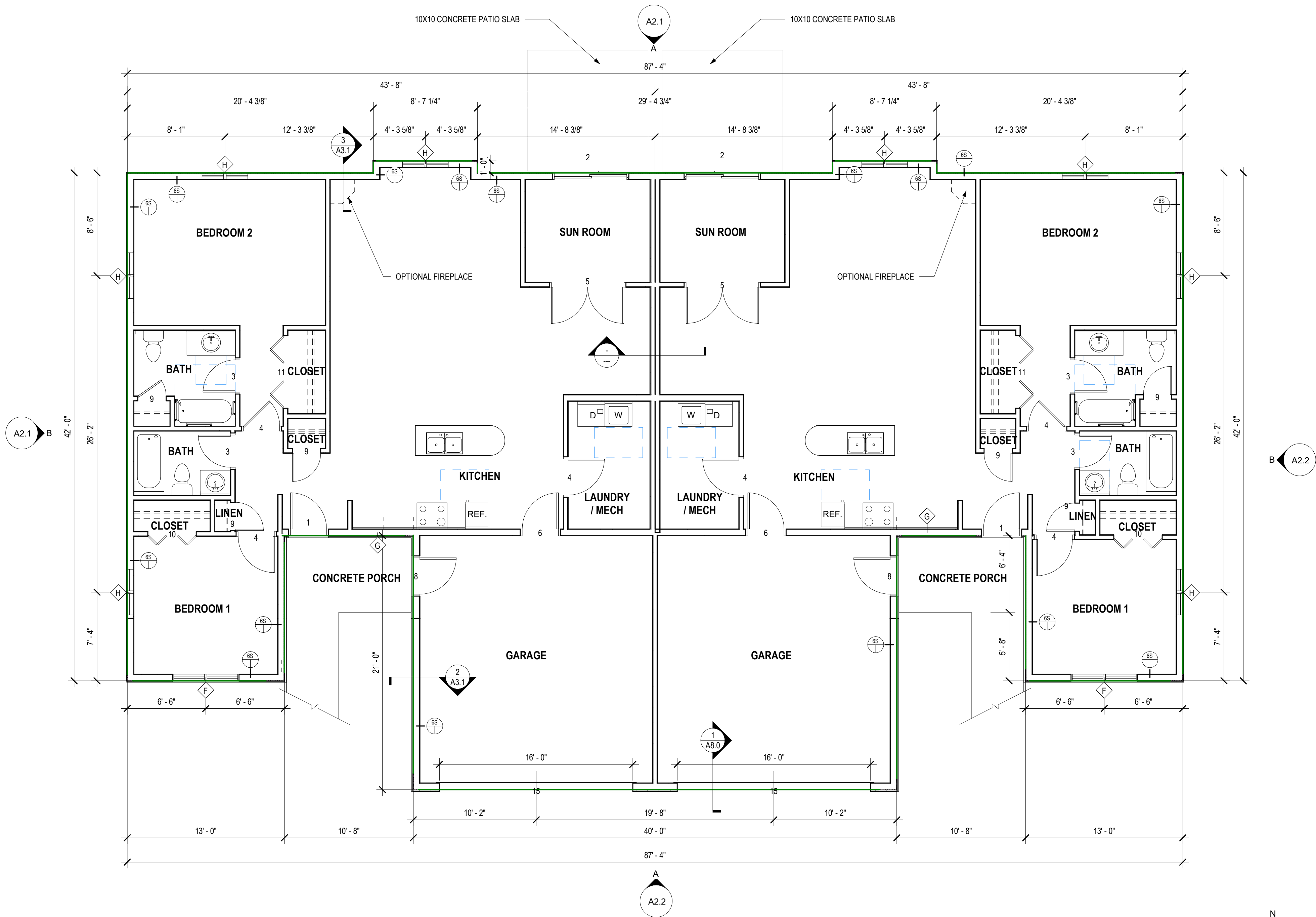
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PROJECT # 22036

FOUNDATION PLAN

A1.0

3/1/2023 3:50:02 PM BIM 360/Dimension IV Small Projects 202122036 - Baraboo Housing Master Plan.rvt



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

DIMENSION 
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LOUIS LANE, SMALL
DUPLEX
BARABOO, WI

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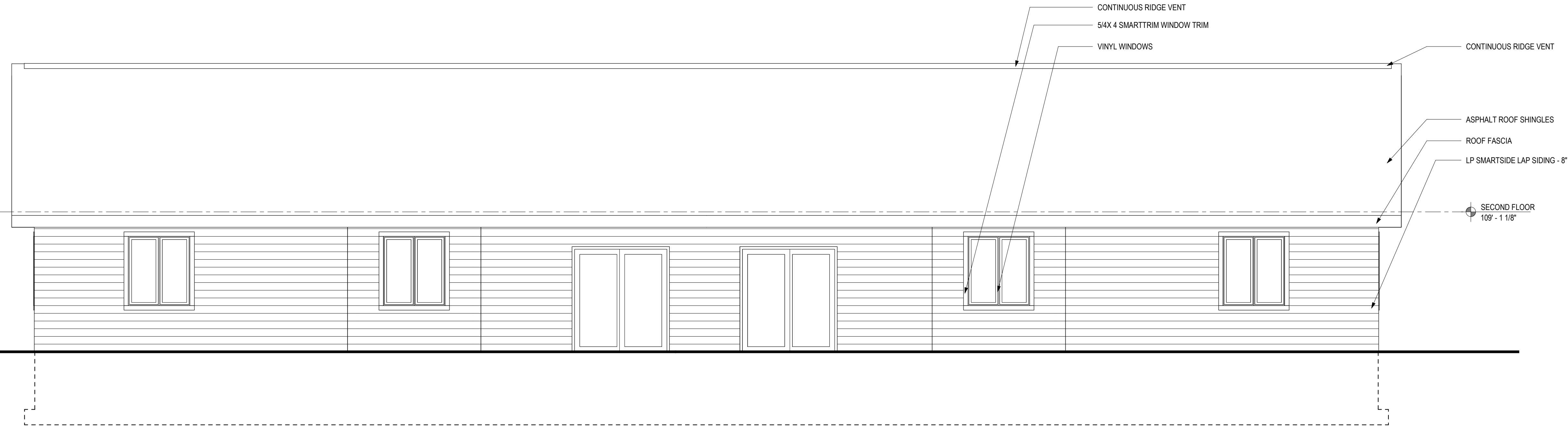
PROJECT # 22036

FIRST FLOOR PLAN

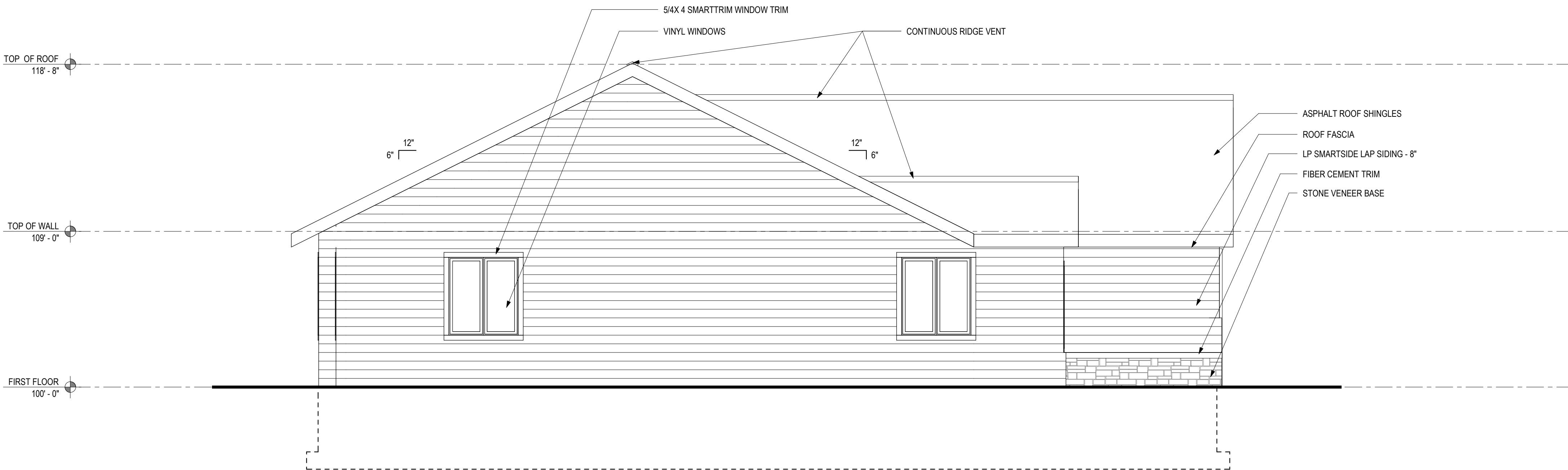
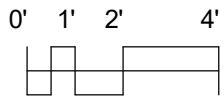
A1.1

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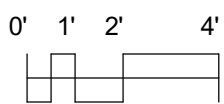
LOUIS LANE, SMALL
DUPLEX
BARABOO, WI



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



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



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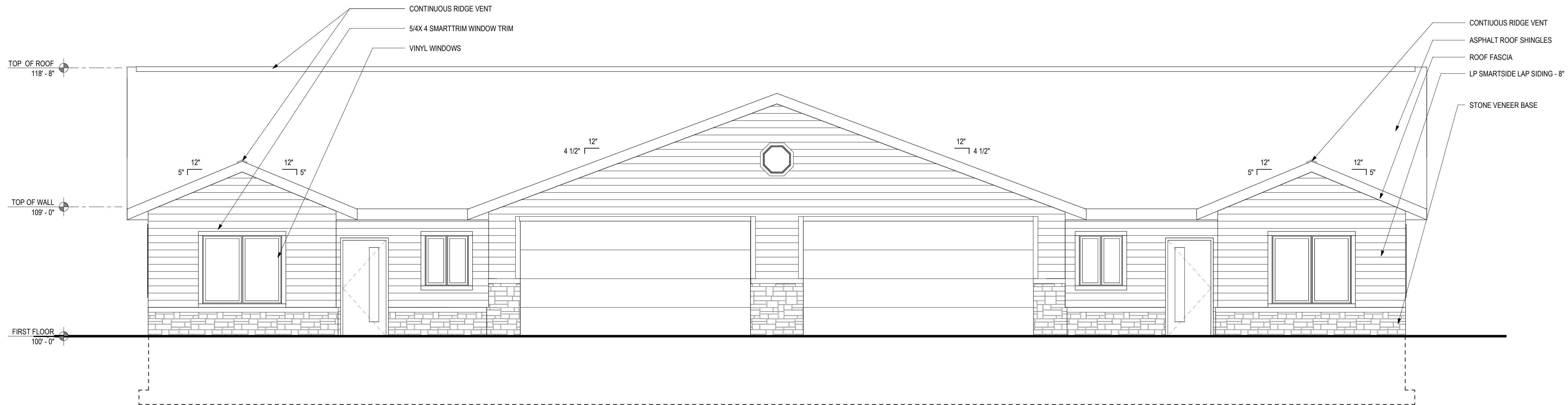
REVISIONS:

PROJECT # 22036

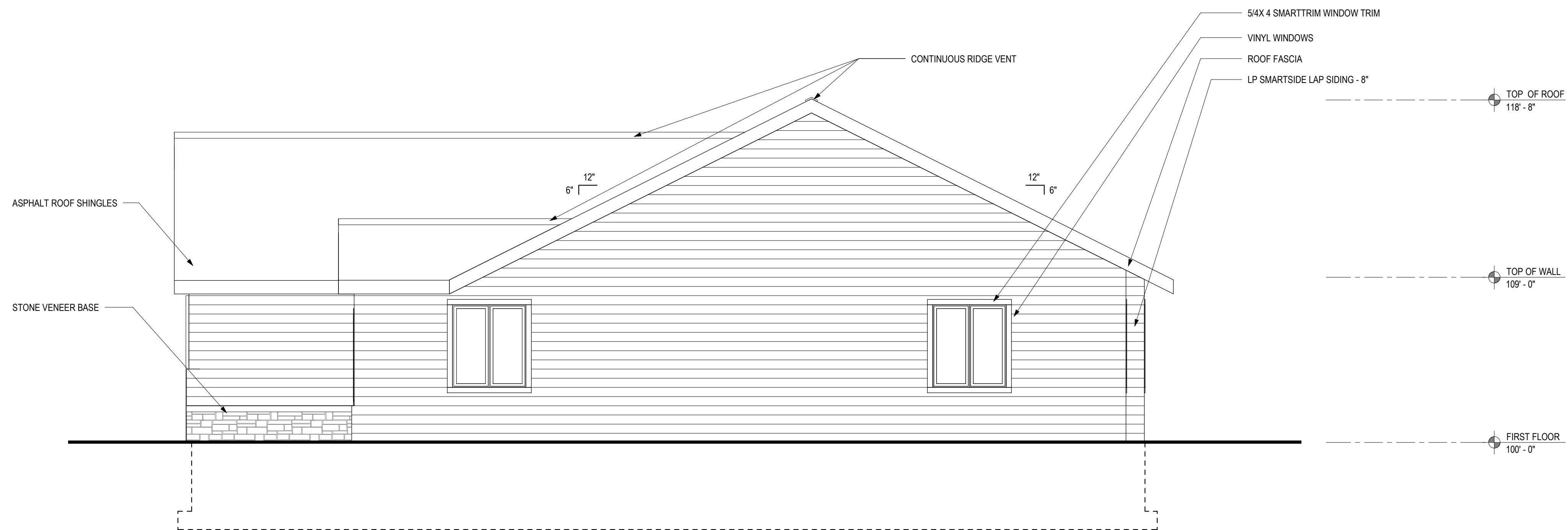
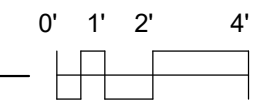
EXTERIOR
ELEVATIONS

A2.1

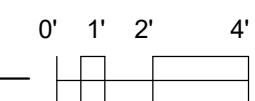
LOUIS LANE, SMALL
DUPLEX
BARABOO, WI



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



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

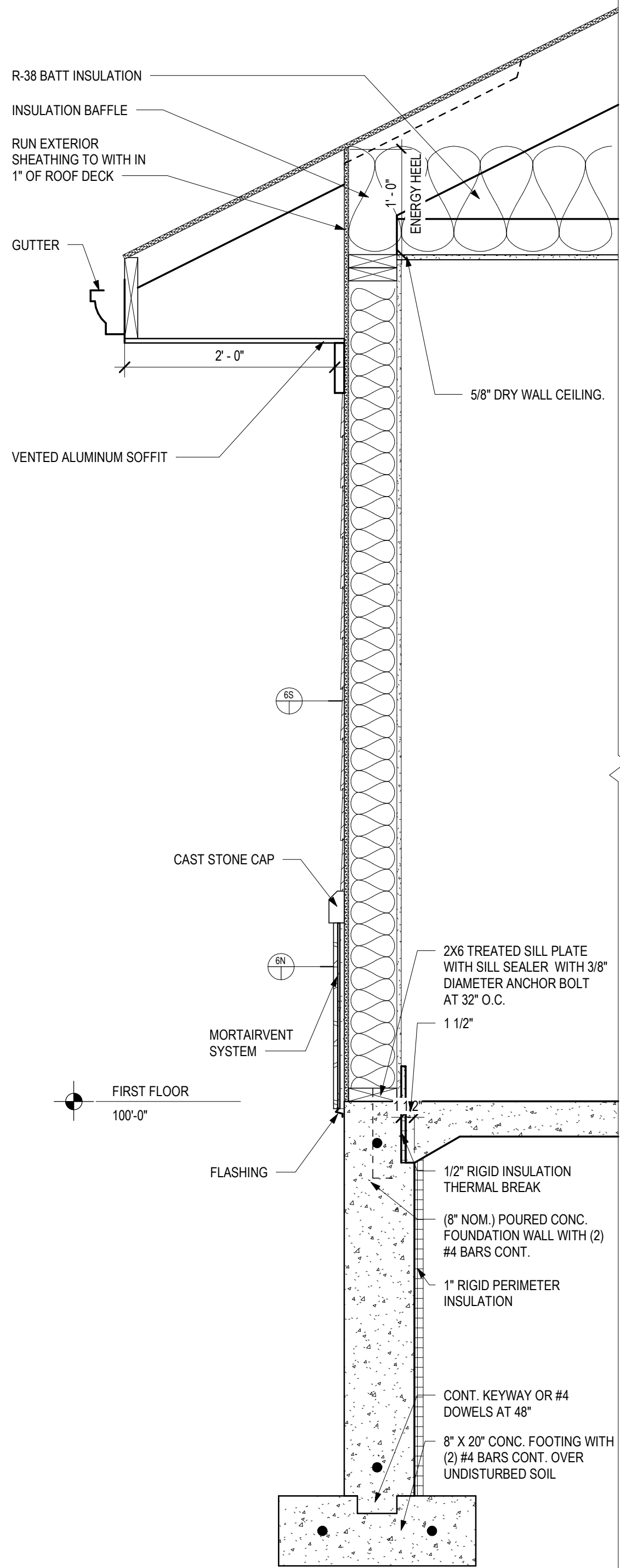


EXTERIOR ELEVATIONS

A2.2

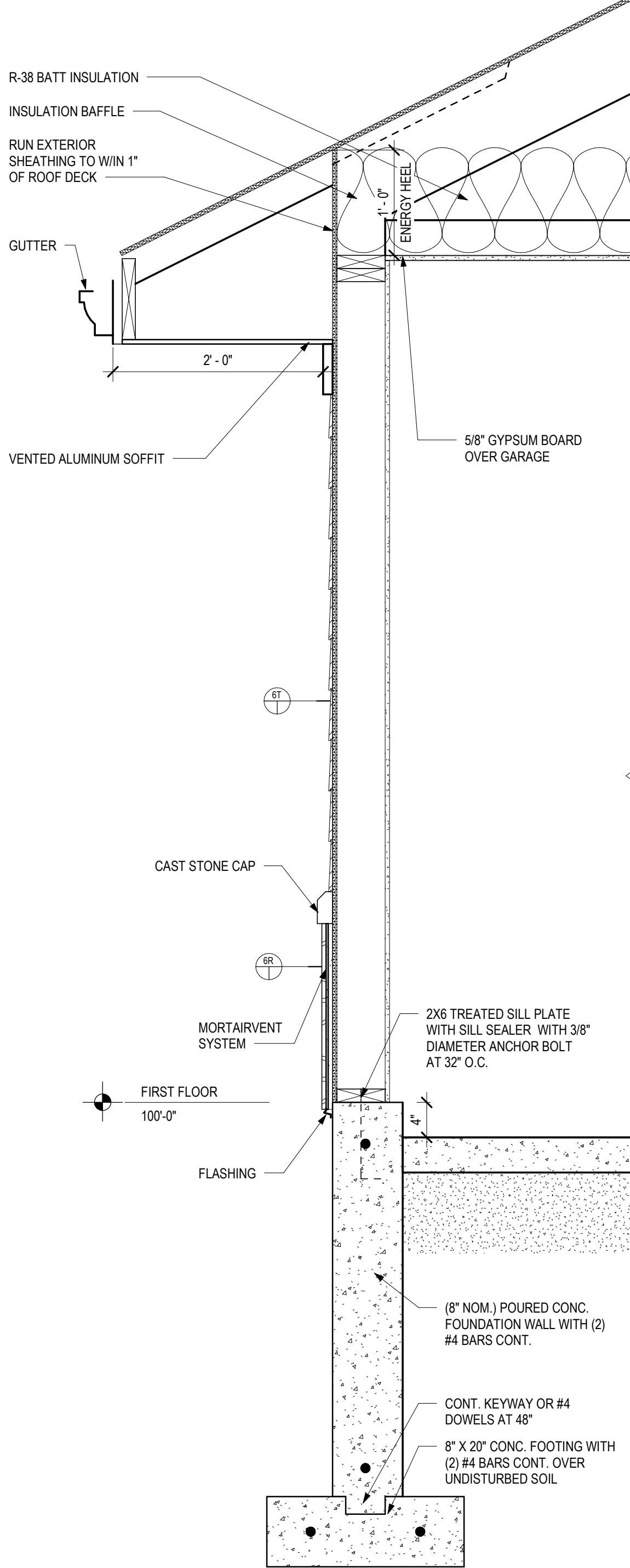
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ROOF CONSTRUCTION
WOOD ROOF TRUSSES WITH ENERGY HEEL, DESIGN BY MANUFACTURER
1/2" OSB ROOF SHEATHING WITH CLIPS
15# FELT PAPER, ICE & WATER SHEILD AT EAVES, 72" WIDE
SELF SEALING FIBERGLASS SHINGLES, STYLE AND COLOR BY OWNER
VENTED ALUM. SOFFIT
METAL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



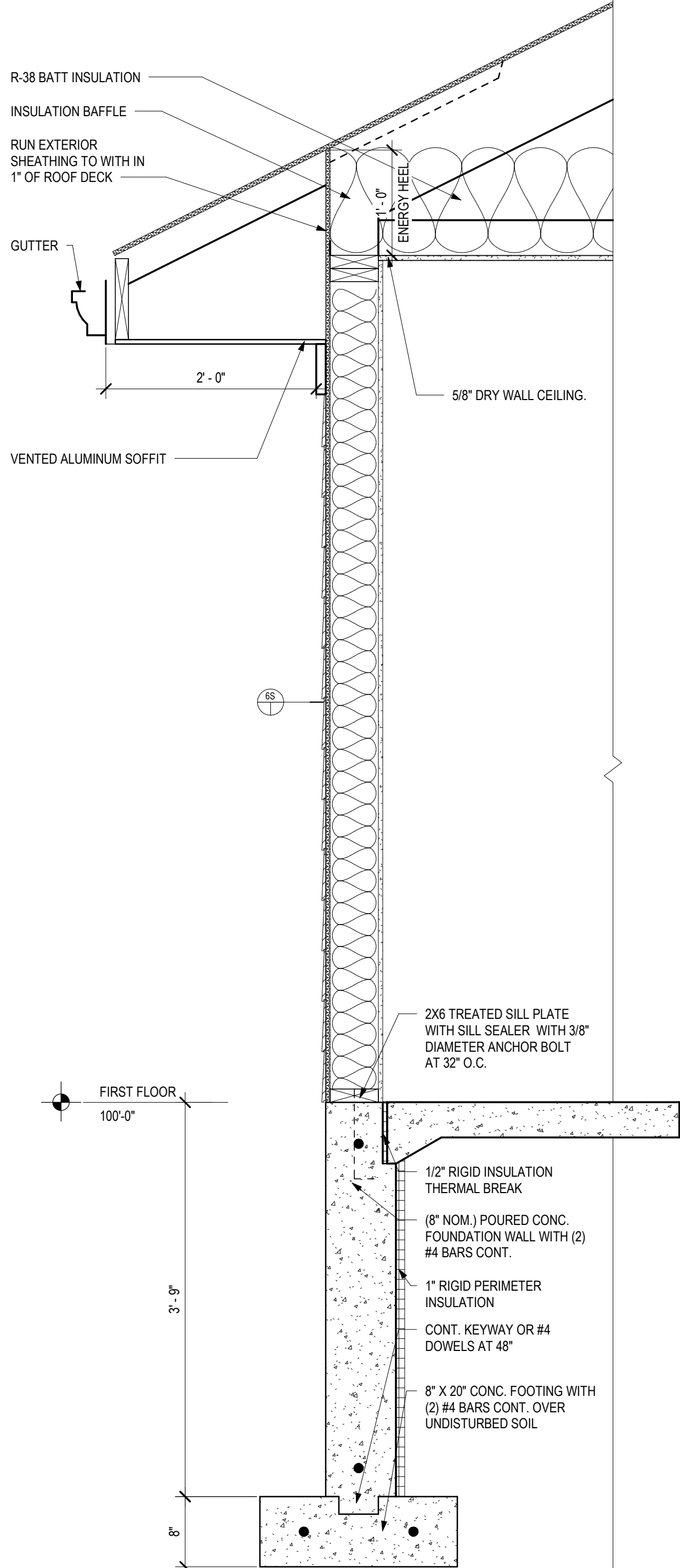
1 WALL SECTION W/ STONE BASE
1" = 1'-0"

ROOF CONSTRUCTION
WOOD ROOF TRUSSES WITH ENERGY HEEL, DESIGN BY MANUFACTURER
1/2" OSB ROOF SHEATHING WITH CLIPS
15# FELT PAPER, ICE & WATER SHEILD 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

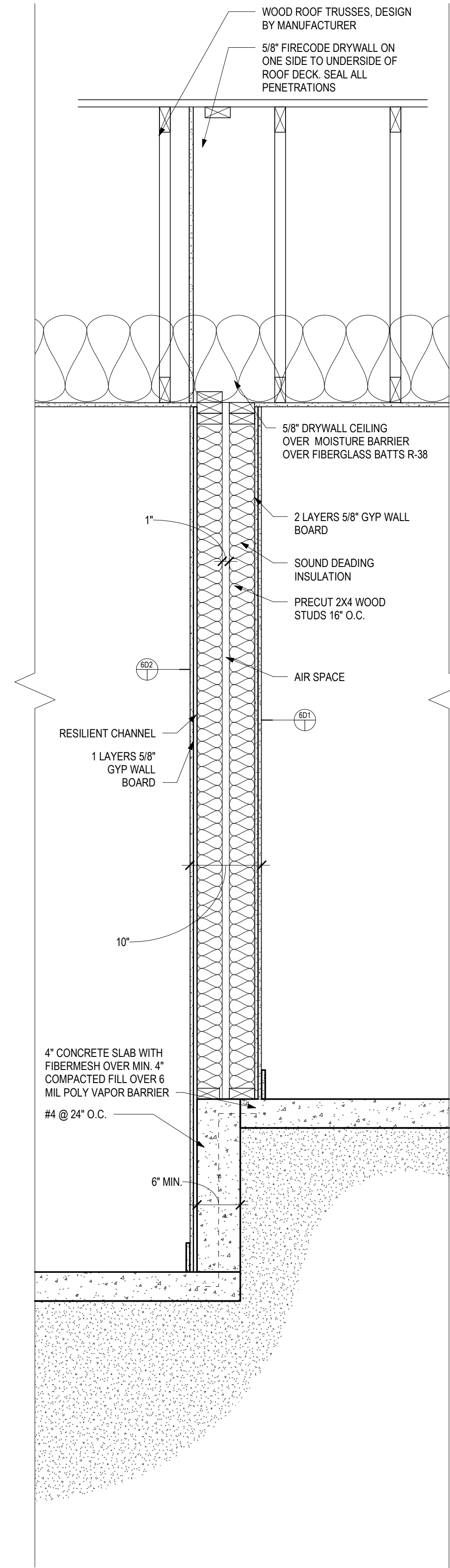


2 GARAGE WALL SECTION
1" = 1'-0"

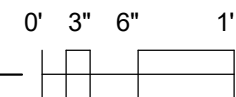
ROOF CONSTRUCTION
WOOD ROOF TRUSSES WITH ENERGY HEEL, DESIGN BY MANUFACTURER
1/2" OSB ROOF SHEATHING WITH CLIPS
15# FELT PAPER, ICE & WATER SHEILD AT EAVES, 72" WIDE
SELF SEALING FIBERGLASS SHINGLES, STYLE AND COLOR BY OWNER
VENTED ALUM. SOFFIT
METAL GUTTER WITH DOWNSPOUT
ALUM. FASCIA ON 2X6 SUBFASCIA



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

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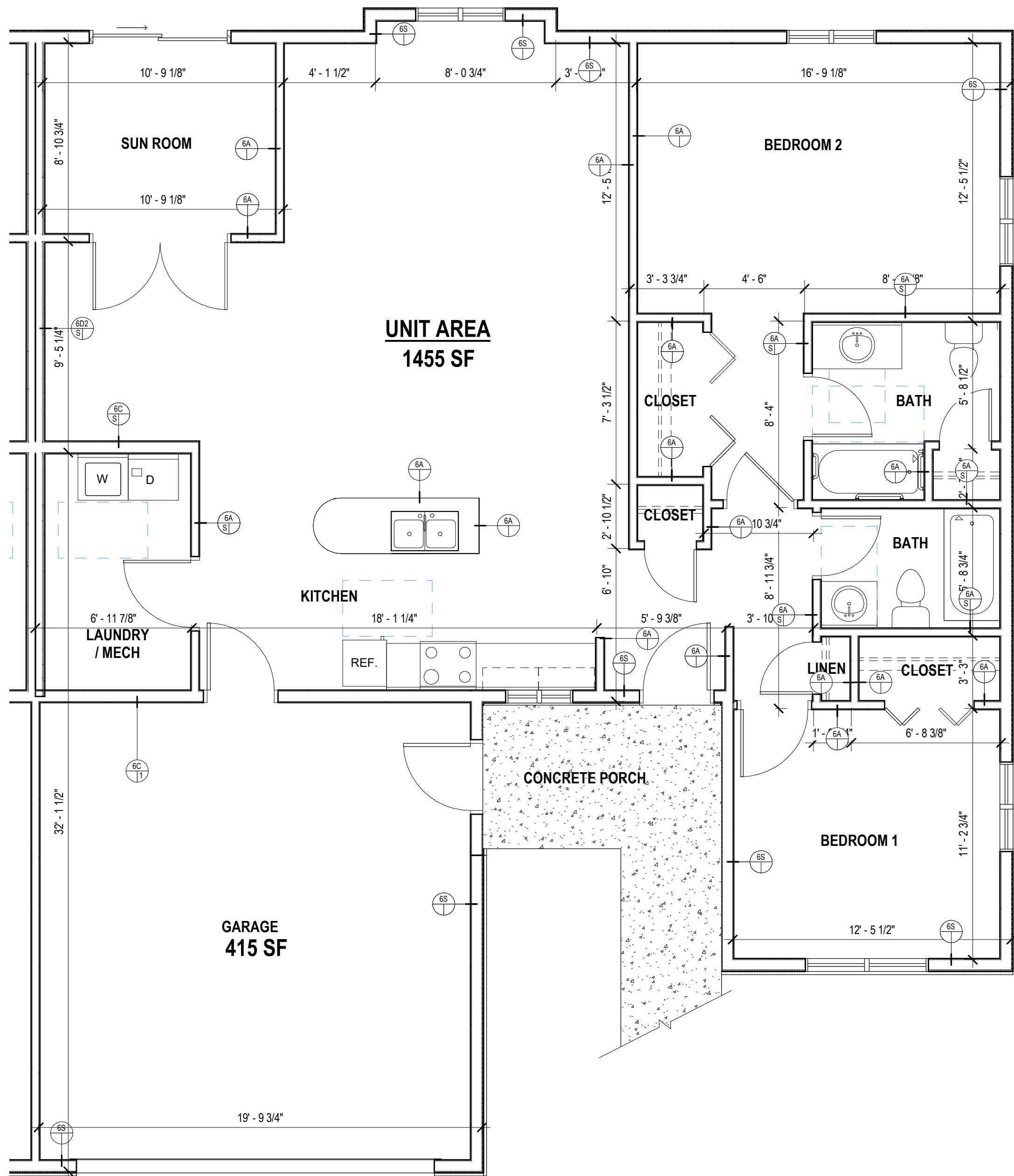
PROJECT # 22036

WALL SECTIONS

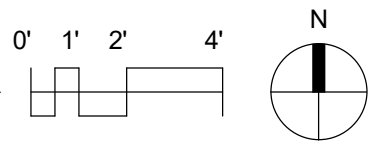
UNIT FLOOR PLAN GENERAL NOTES

- 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"



DATE OF ISSUE: 03/01/2023

REVISIONS:

PROJECT # 22036

UNIT PLANS

A5.1

3/1/2023 3:50:10 PM BIM 360://Dimension IV Small Projects 2021/22036 - Baraboo Housing Master Plan.rvt

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

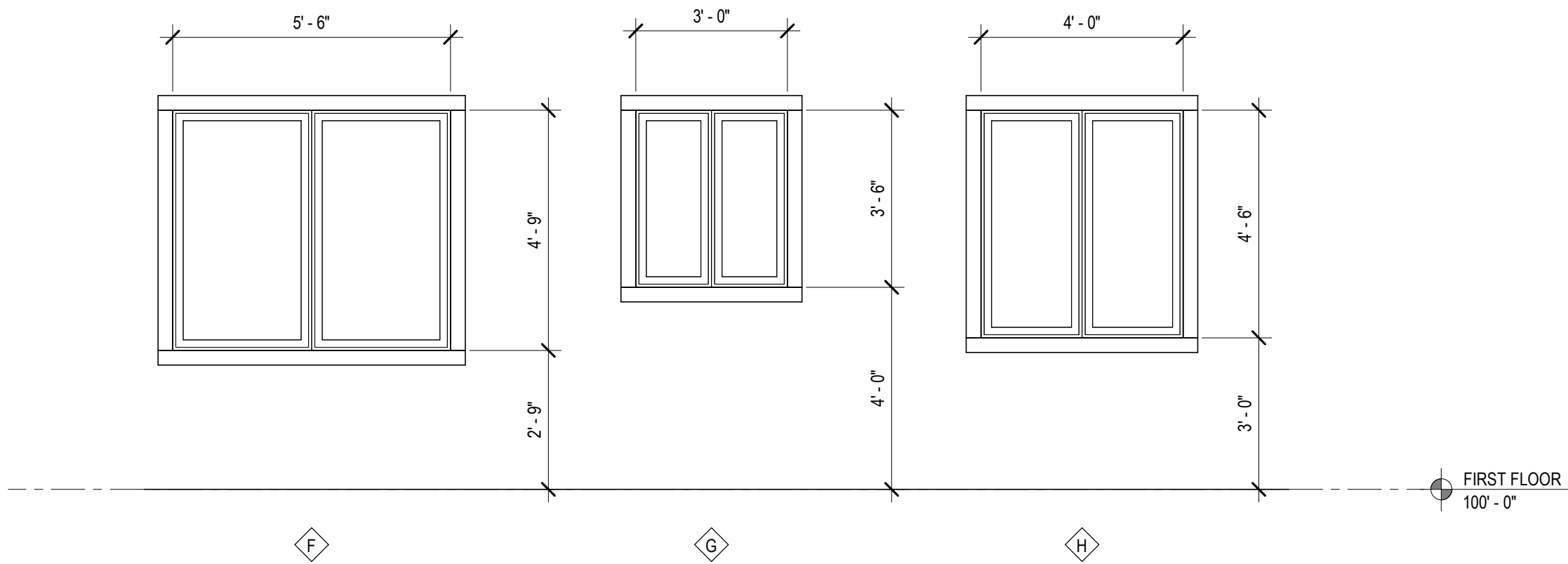
DOOR SCHEDULE LEGEND

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

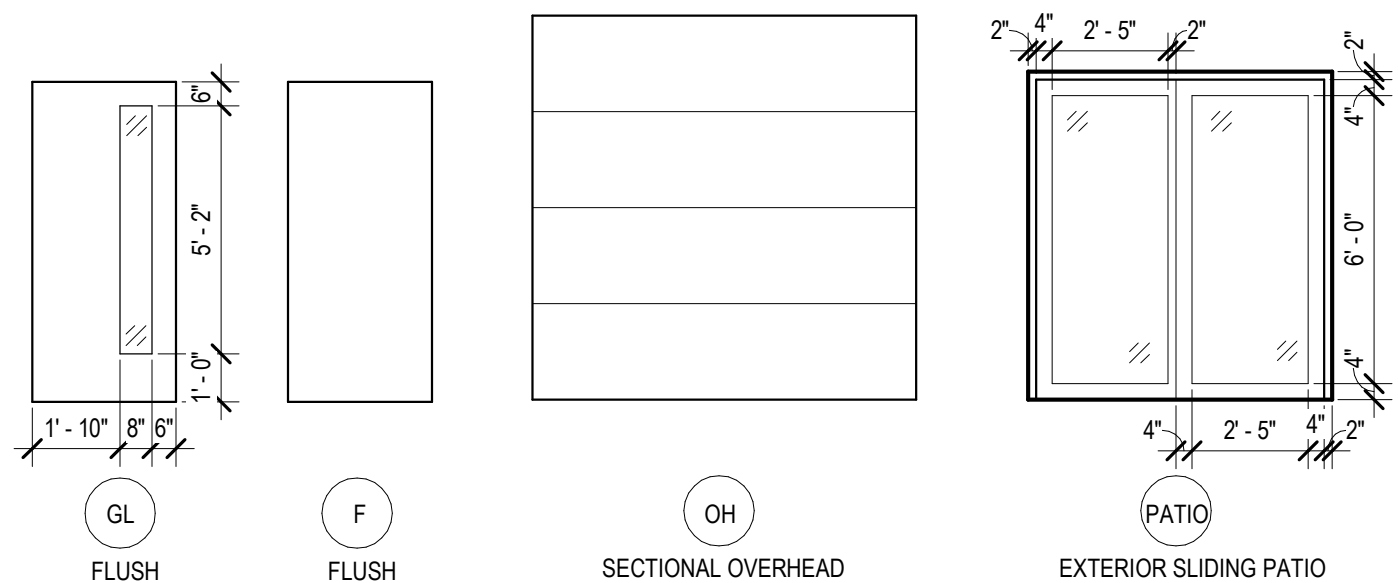
1. PROVIDE VINYL FRAME WINDOWS WITH DOUBLE PANE LOW-E GLAZING TYPICAL IN ALL RESIDENTIAL UNITS. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE AND AS INDICATED ON DRAWINGS. MINIMUM WINDOW PERFORMANCE SHALL MEET OR EXCEED A U-VALUE OF 0.300 AND A SHGC OF 0.32.
2. WINDOW UNITS SHALL BE FABRICATED TO THE 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



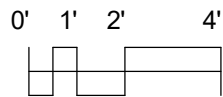
2 WINDOW ELEVATIONS

3/8" = 1'-0"



1 DOOR TYPE ELEVATIONS

1/4" = 1'-0"



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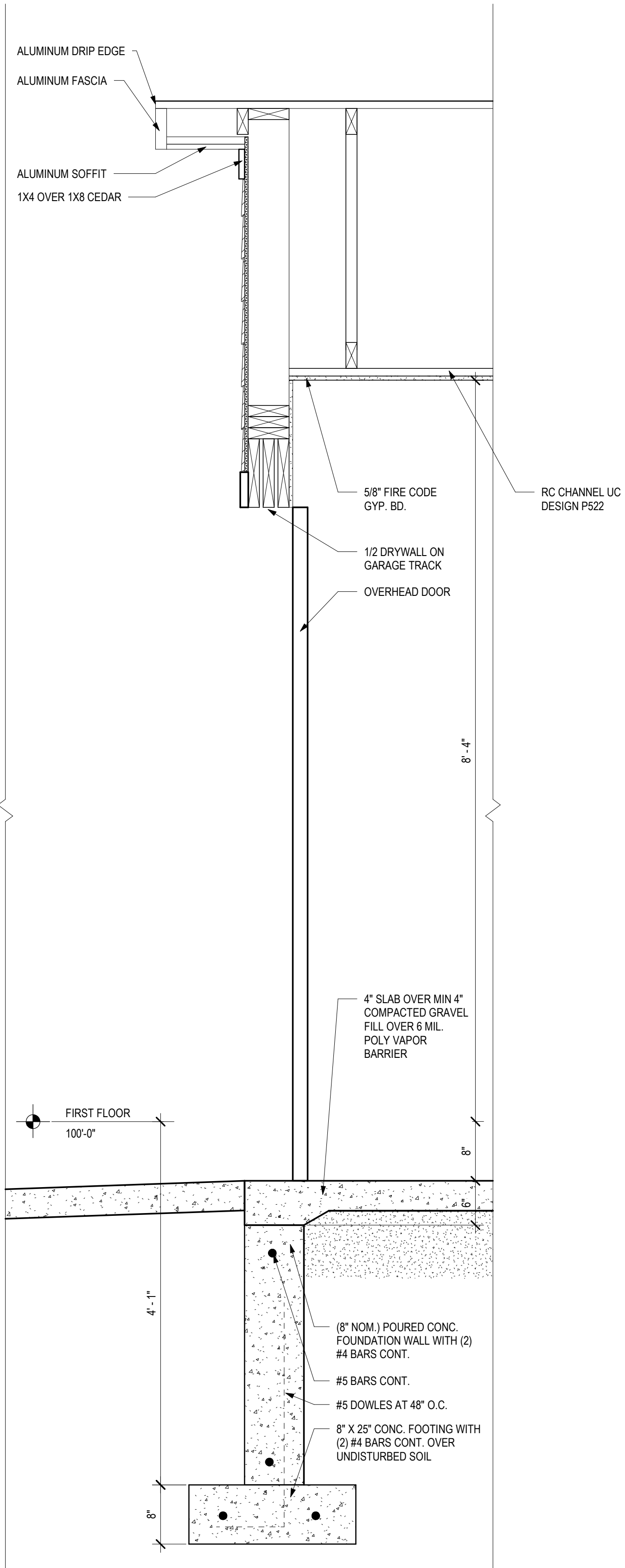
REVISIONS:

PROJECT # 22036

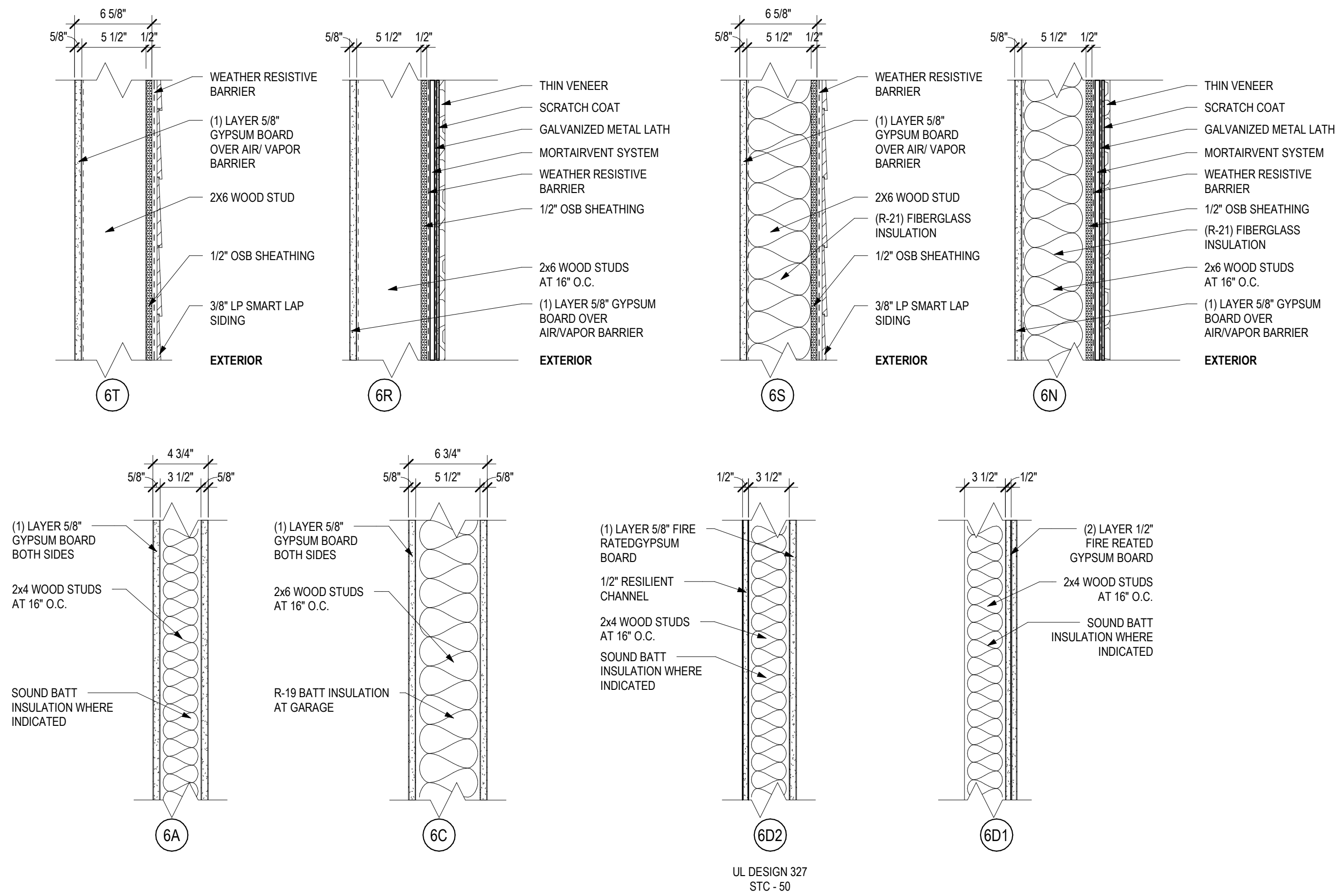
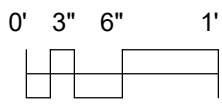
DOOR AND
WINDOW
SCHEDULES AND
ELEVATION
A6.1

3/1/2023 3:50:12 PM BIM 360/Dimension IV Small Projects 202122036 - Baraboo Housing Master Plan.rvt

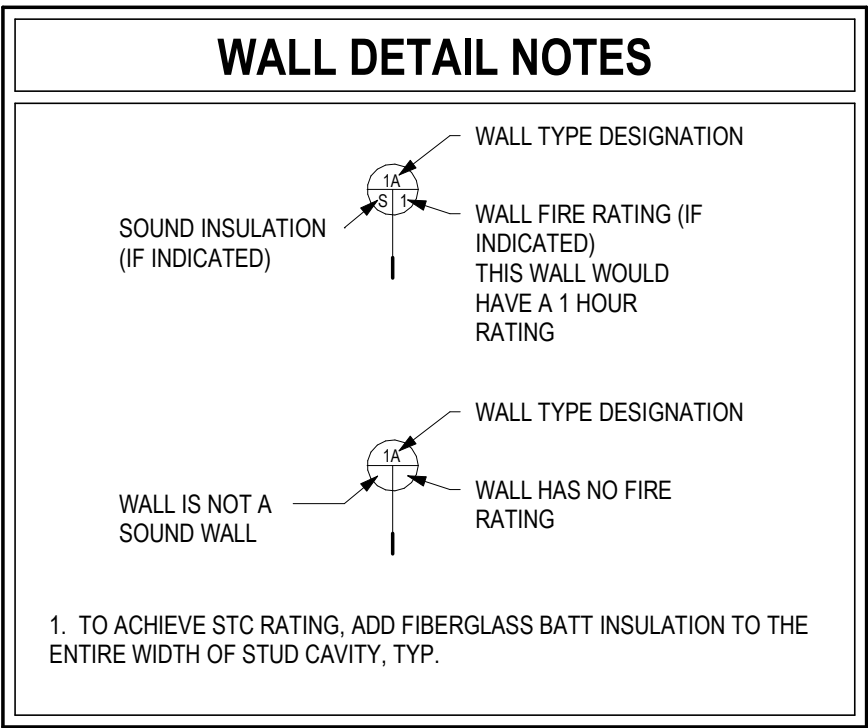
ROOF CONSTRUCTION
WOOD ROOF TRUSSES WITH ENERGY HEEL, DESIGN BY MANUFACTURER
1/2" OSB ROOF SHEATHING WITH CLIPS
15# FELT PAPER, ICE & WATER SHIELD AT EAVES, 72" WIDE
SELF SEALING FIBERGLASS SHINGLES, STYLE AND COLOR BY OWNER
VENTED ALUM. SOFFIT
METAL GUTTER WITH DOWNSPOUT
ALUM. FASCIA ON 2X6 SUBFASCIA



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



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



LOUIS LANE, SMALL DUPLEX BARABOO, WI

DATE OF ISSUE: 03/01/2023

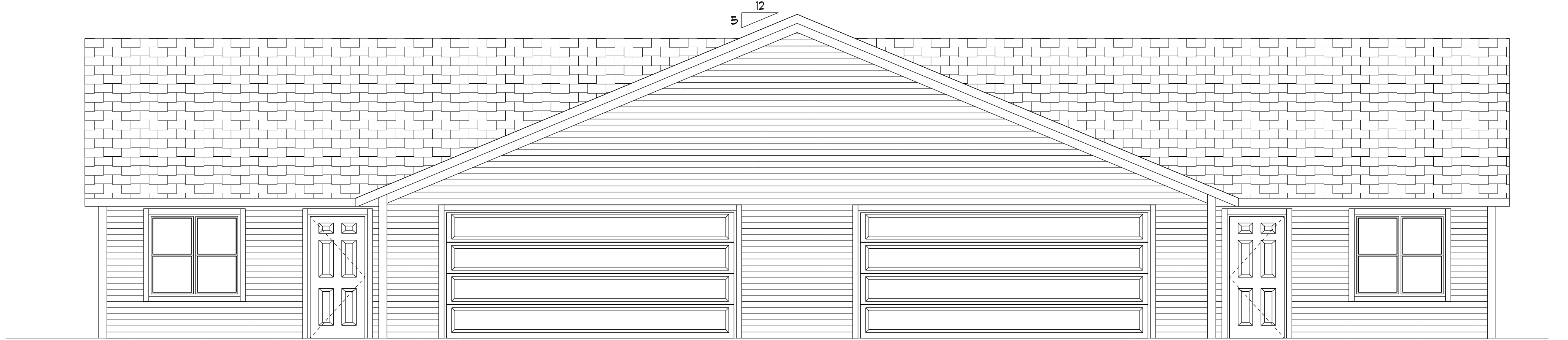
REVISIONS:

PROJECT # 22036

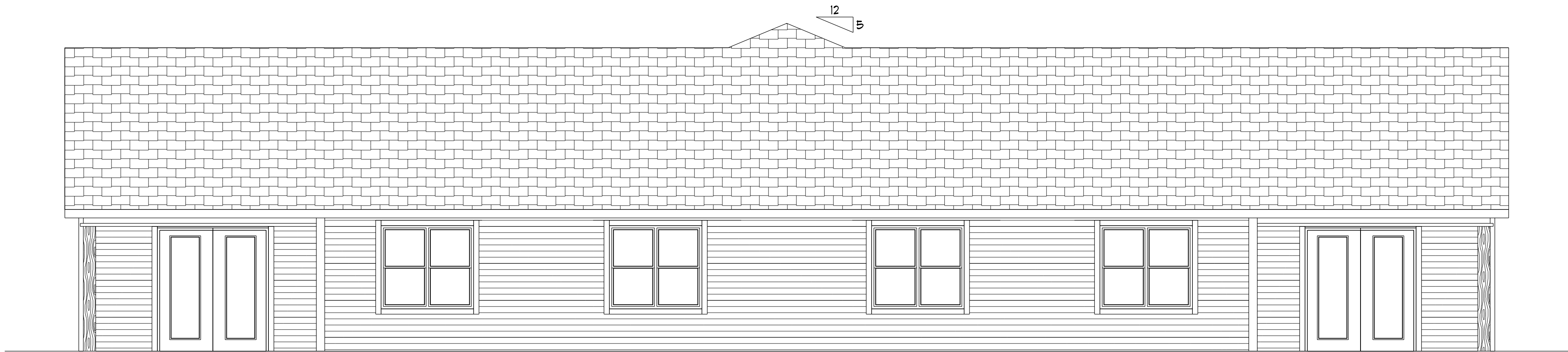
DETAILS

A8.0

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.



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



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

A1

AMERICAN DESIGN CONCEPTS

1334 APPLGATE, MADISON WI 53713 (608) 213-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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All use subject to applicable license terms.
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
unauthorized use, distribution, or disclosure is prohibited.

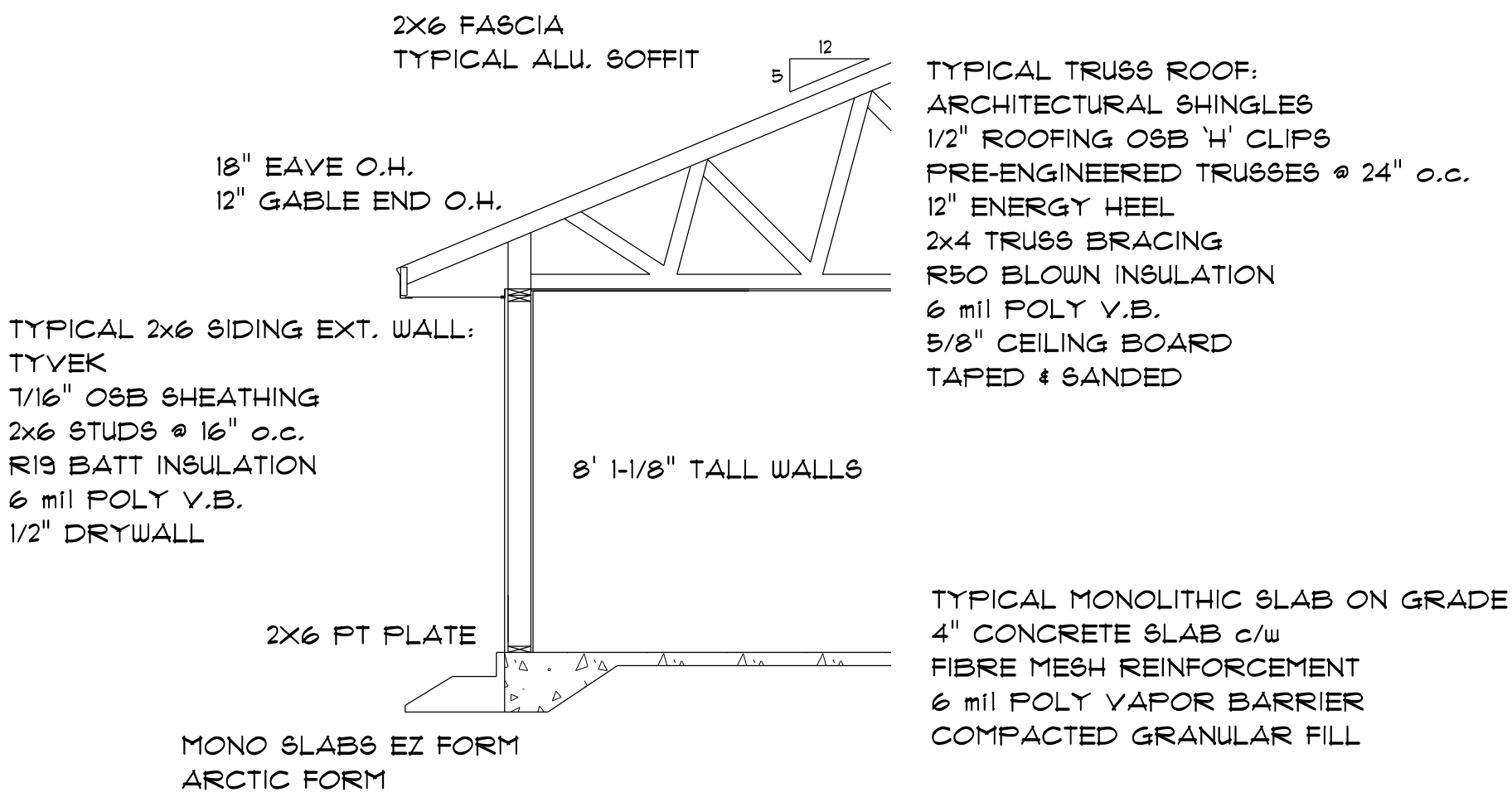
SIDE ELEVATIONS	
SCALE: 1/4" = 1'	
PLAN START DATE 06/09/23	REVISED 06/14/23

AMERICAN DESIGN CONCEPTS

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

KMD DEVELOPMENT LLC
CONDOR DUPLEX

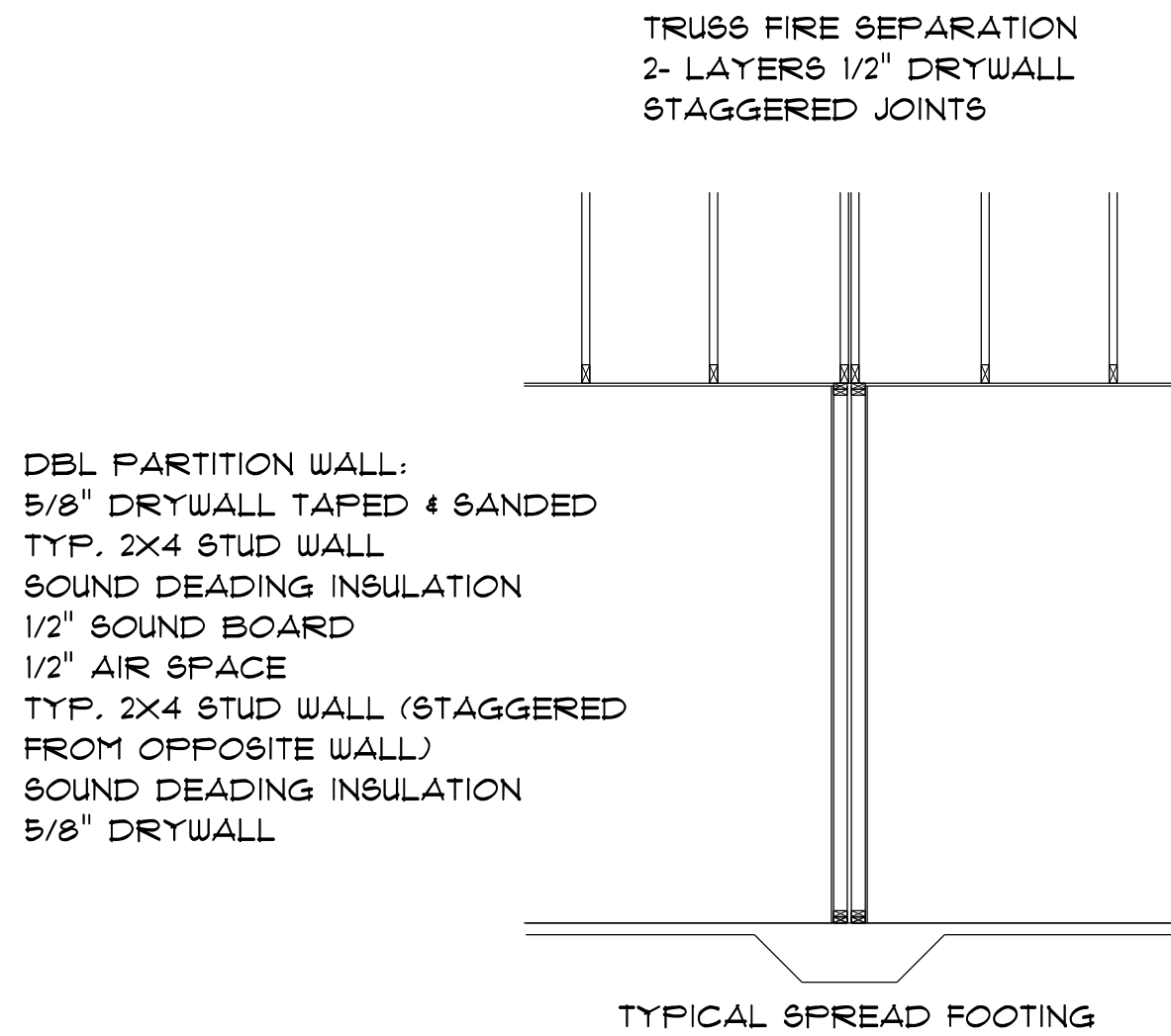
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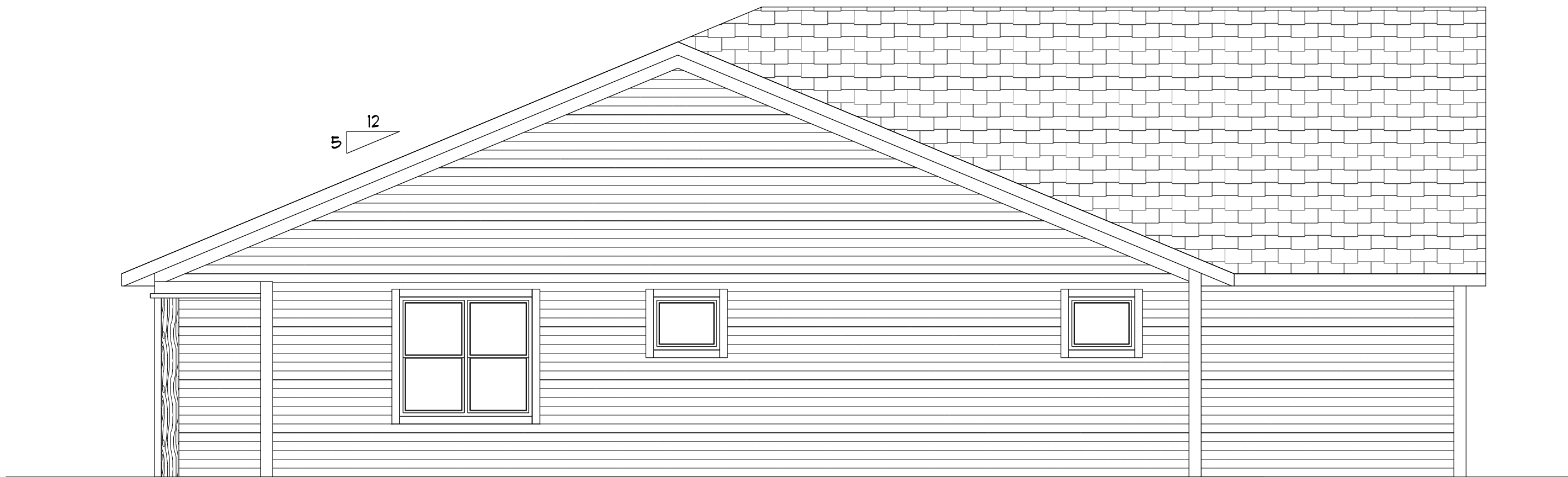
SECTION THROUGH

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

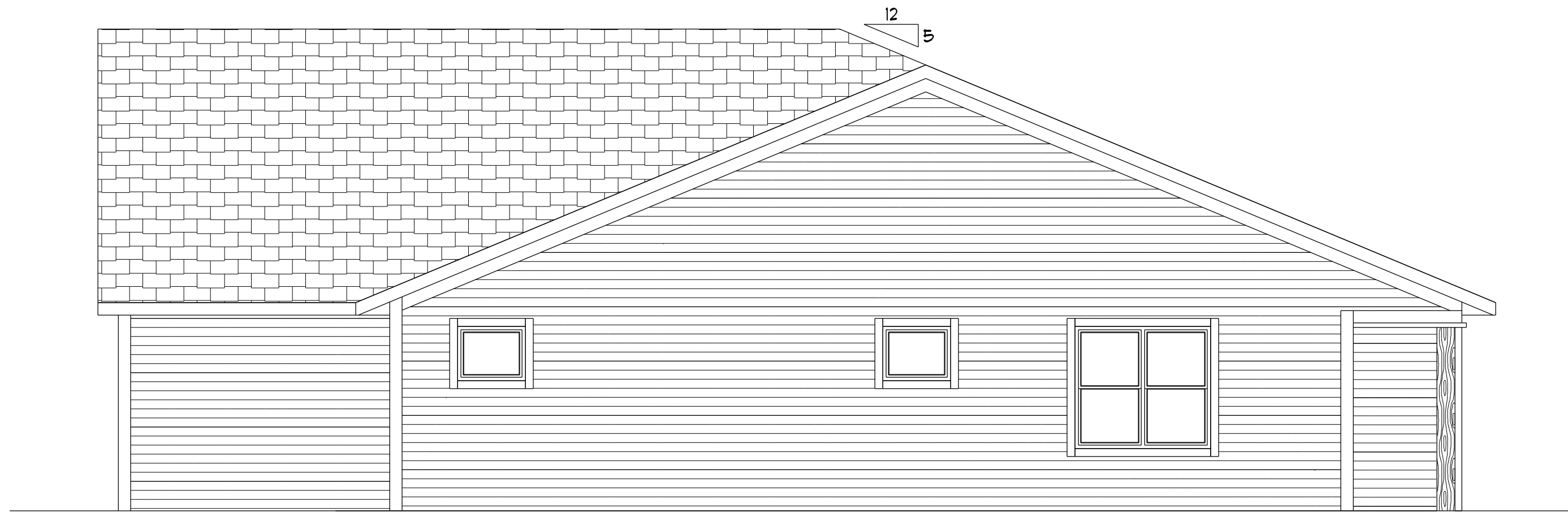


NOTE:
G.C. TO ENSURE COMMON WALLS MEET
OR EXCEED MINIMUM STANDARDS SET IN
WISCONSIN CONSTRUCTION STANDARDS COMM. 21.08,
AS WELL AS ALL APPLICABLE LOCAL CODES
OWNER TO BE CONSULTED ON ANY CHANGES



LEFT ELEVATION

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



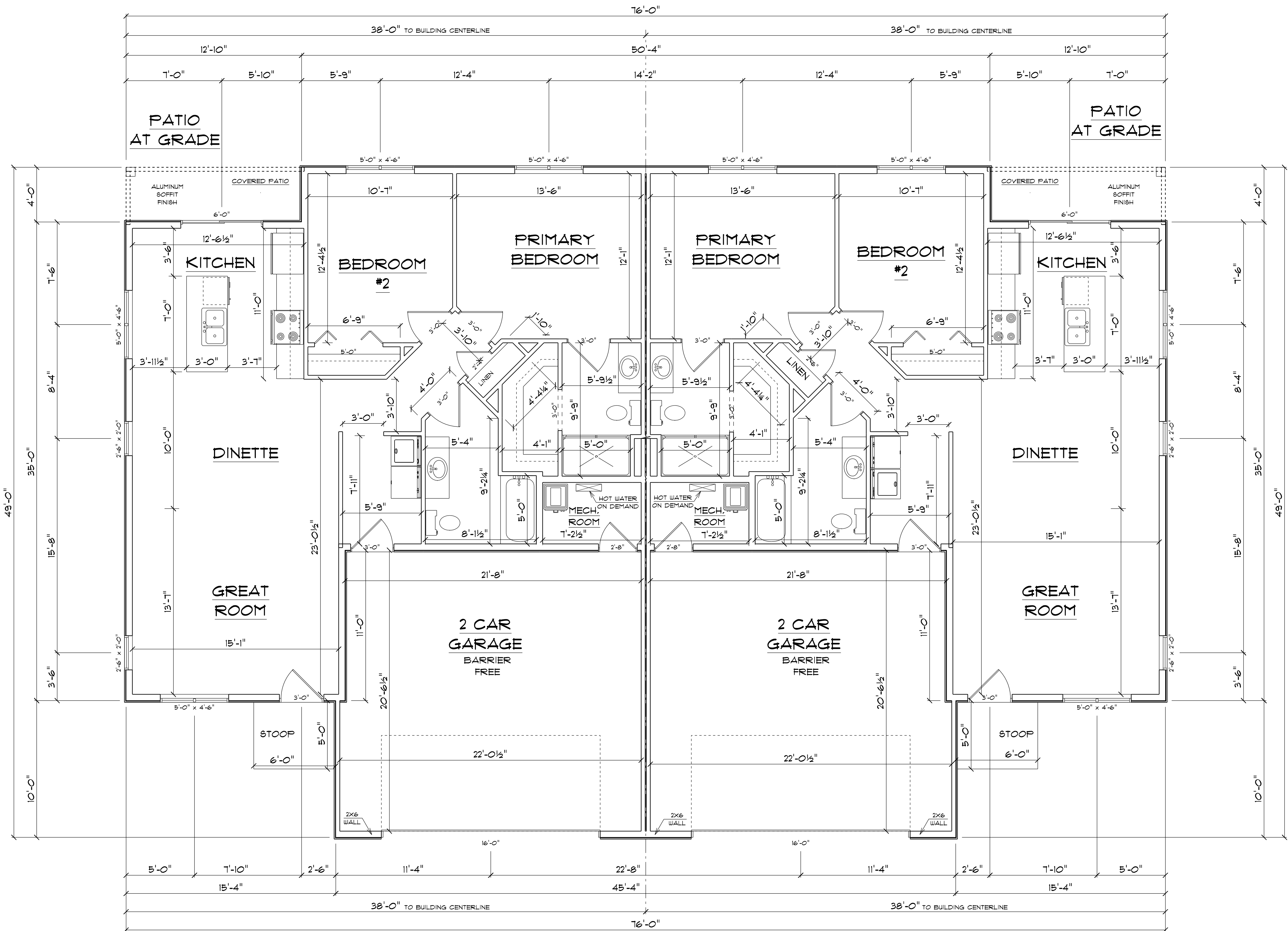
RIGHT ELEVATION

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.

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.

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



AMERICAN DESIGN CONCEPTS

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KMD DEVELOPMENT LLC
CONDOR DUPLEX

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

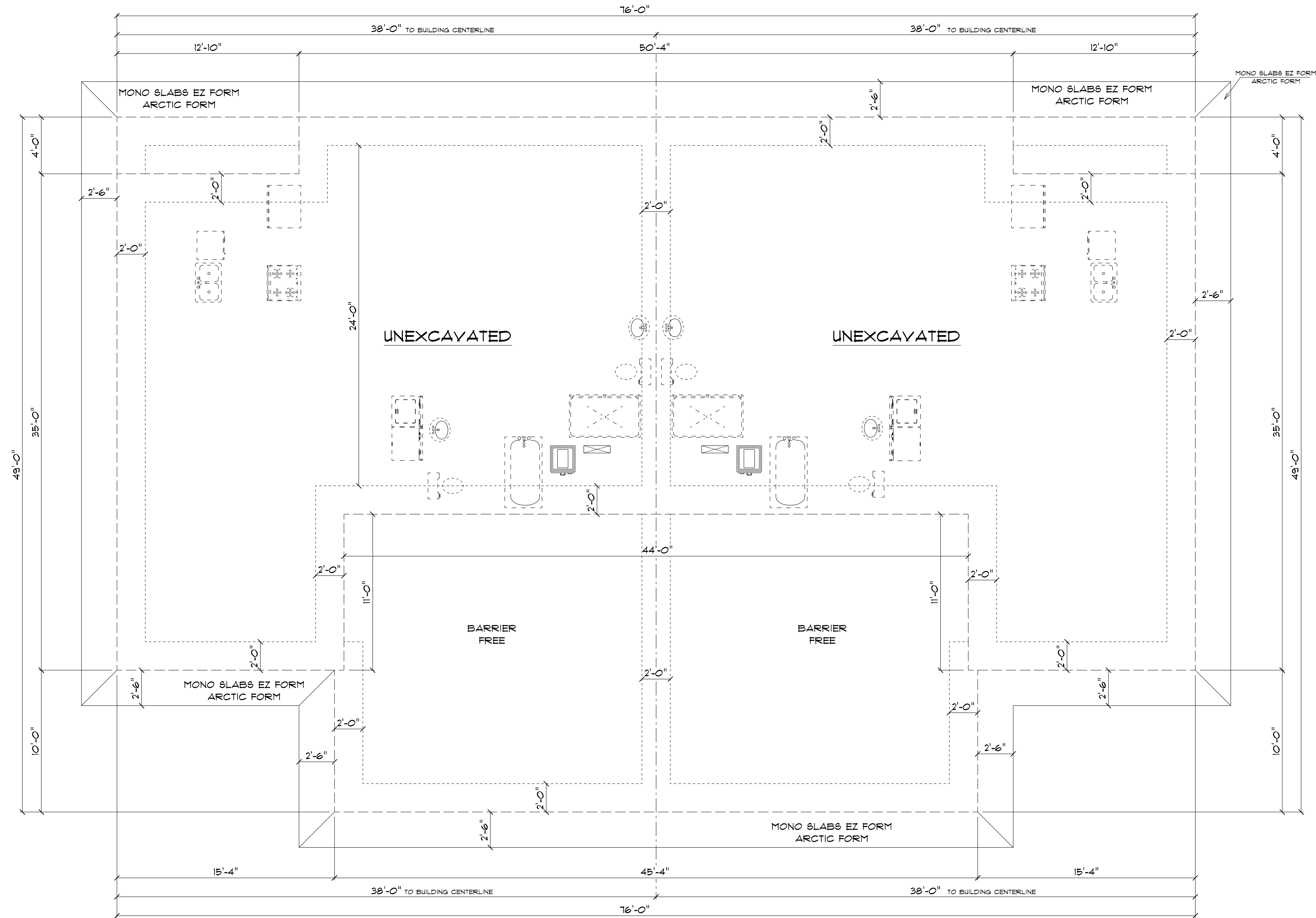
PLAN START DATE 06/09/23

REV/RED 06/14/23

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purchaser has been granted a one-time license
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to use such files internally for purposes of building
multiple buildings); please see license terms. Any
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A3

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.



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

AMERICAN DESIGN CONCEPTS

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KMD DEVELOPMENT LLC
CONDOR DUPLEX

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multiple buildings); please see license terms. Any
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A4

FOUNDATION PLAN

SCALE: 1/4" = 1'

PLAN START DATE 06/09/23

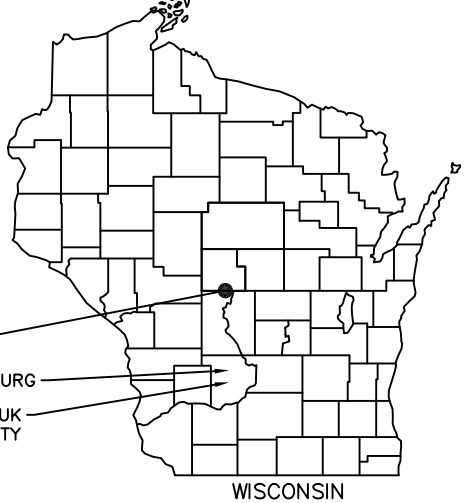
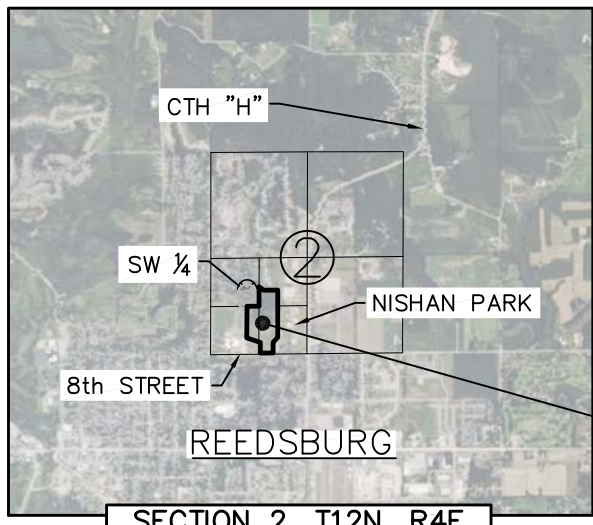
REVISED 06/14/23

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

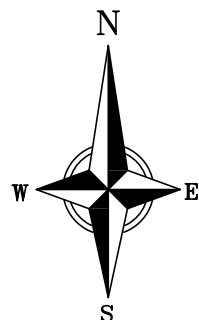
© Vierbicher Associates, Inc.

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" ϕ Iron Pipe
- Found 1 1/4" ϕ Iron Rod
- Found 3/4" ϕ Iron Rod
- Set 3/4" ϕ c 18" Iron Rod, 1.5 Lb./Ft
- Set 1 1/4" ϕ x 18" Iron Rod, 4.3 Lb./Ft.
- Computed Location



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

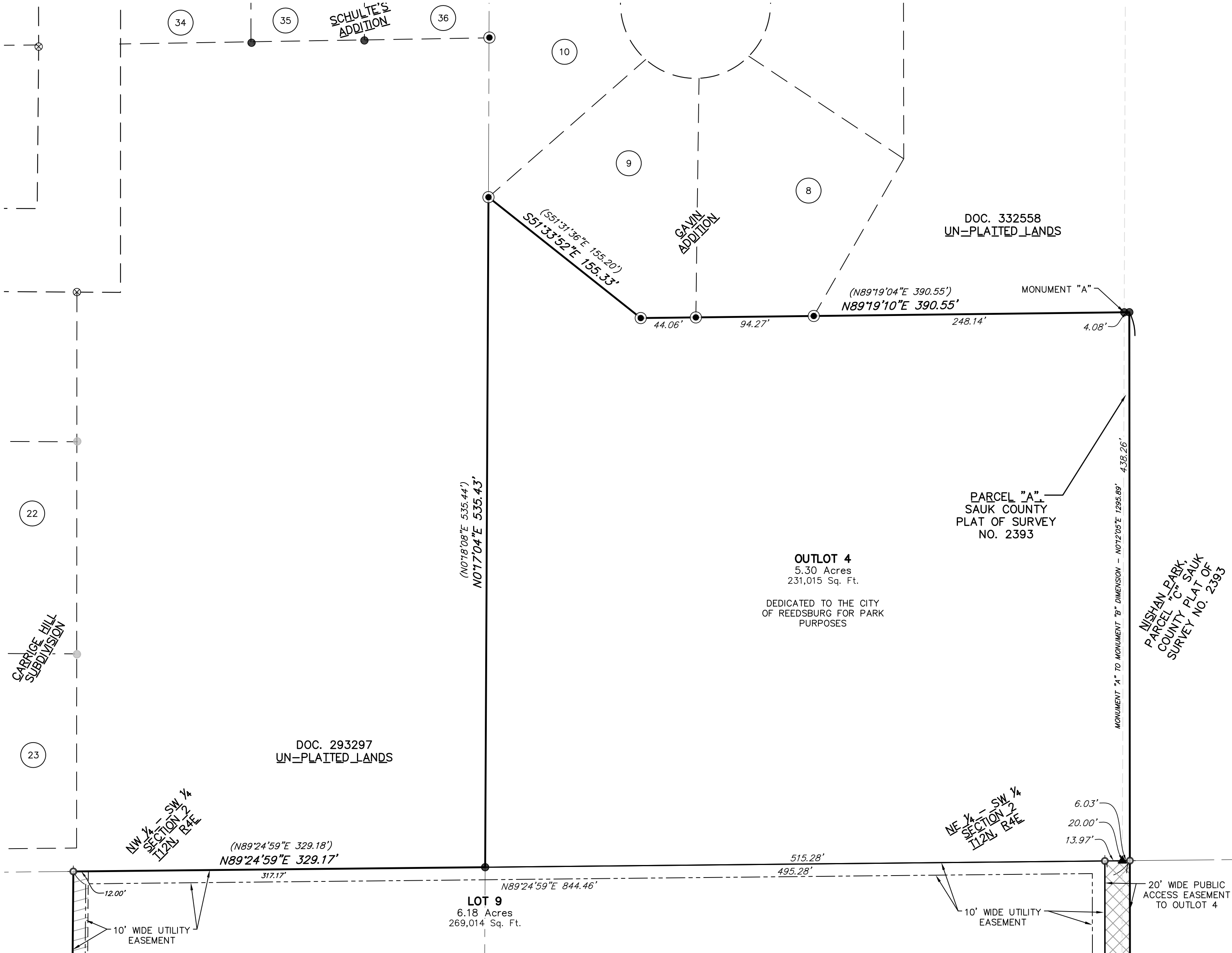
vierbicher
planners | engineers | advisors

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°24'36"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



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898



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

RESOLUTION
(CSM – 2462 & 2464 Russell Ct; Parcel # 276-2758-00000)

File No. 4522-23

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

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 25th day of September, 2023, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 25th day of September, 2023.

Jacob Crosetto
City Clerk

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

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

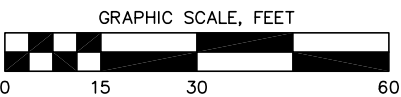
Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid		_____
Receipt #		_____

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



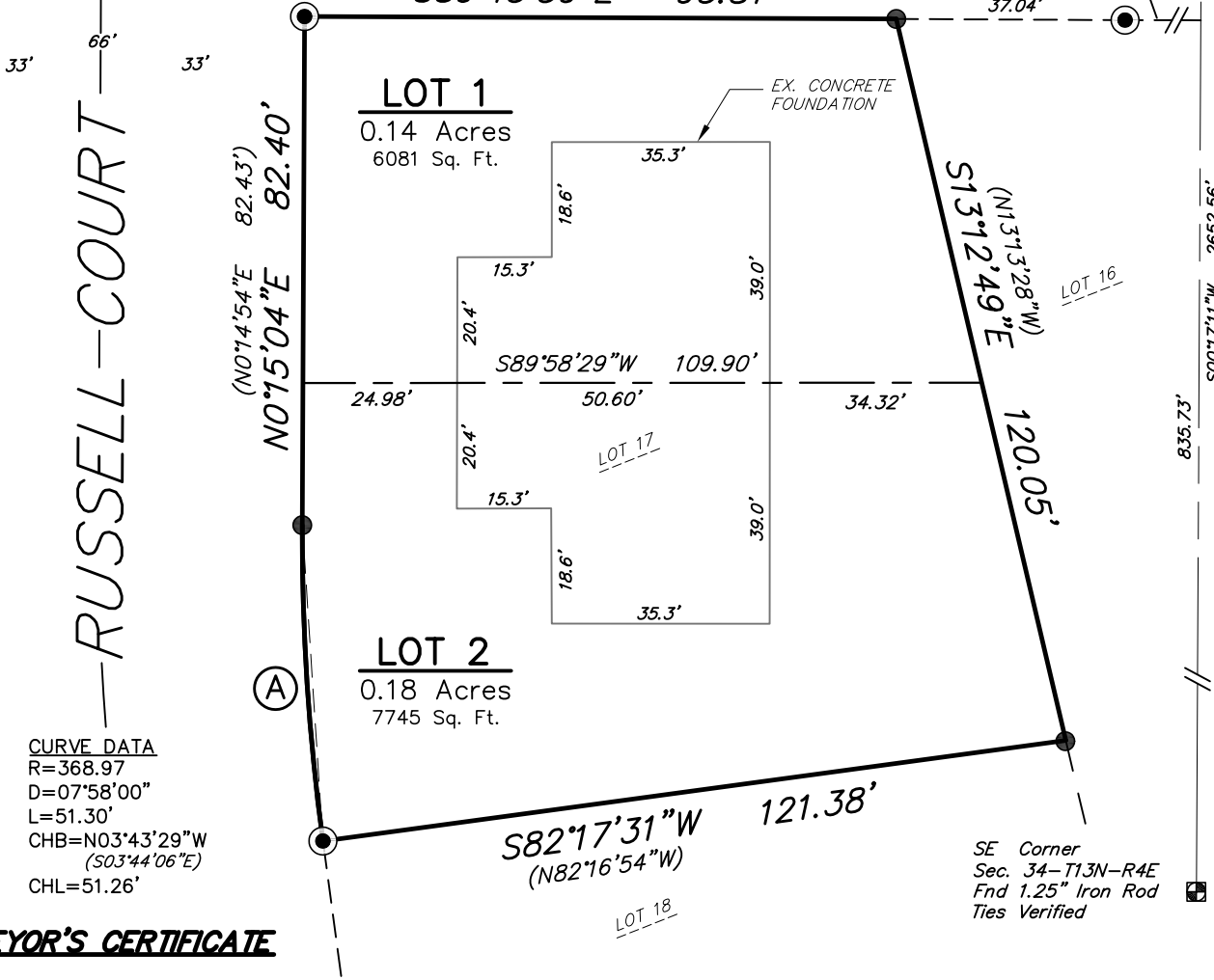
BEARINGS ARE BASED UPON THE WISCONSIN
COUNTY COORDINATE SYSTEM, SAUK COUNTY,
THE EAST LINE OF THE SE 1/4 OF SECTION
34-13-04 MEASURED
AS BEARING S00°17'11"W



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



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:
Verbicher 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: sdis

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



vierbicher planners engineers advisors		Job #:	SURVEYED FOR:	SURVEYED BY:	SHEET 2 OF 2
		Date: 08/23/23	Neil Pfaff	Vierbicher Associates, Inc.	
		Rev:	S2037 Park Lane	201 E Main St	
		Drafted By: sdis	Reedsburg, WI 53959	Suite 100	
		Checked By: mlon		Reedsburg, WI 53959	
				(608) 524-6468	

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.



September 19, 2023

Steve Zibell
City of Reedsburg
134 S. Locust St.
Reedsburg, WI 53959

Re: My Home Estates
Vierbicher Project No. 230214
Reedsburg, WI
Bid Results & Notice Of Award

Dear Steve:

We have reviewed the bids received on September 19, 2023, for the above-referenced project. Six (6) bids were received. The bids ranged in price from \$2,137,413.00 to \$2,358,592.41. A-1 Excavating, LLC was the low bidder. A tabulation of all bids received is attached.

The bid submitted by A-1 Excavating, LLC meets the requirements of the bidding documents and is therefore considered responsive. We therefore recommend acceptance of the bid submitted by A-1 Excavating, LLC.

Attached, please find the Notice of Award for the above referenced project. Once the contract has been awarded by the City of Reedsburg, please have the Notice of Award signed, then scan and email to our attention. We will then forward the documents onto the Contractor for execution.

We have transitioned to a paperless work atmosphere, if requested, hard copies shall be sent to and from our office.

If you have any questions, please let us know.

Sincerely,

Matt Muchow, PE

Enclosures Letter of Recommendation
Notice of Award
Bid Tabulation

SECTION 00 51 00

NOTICE OF AWARD

Date: _____

Project: My Home Estates

Owner: City of Reedsburg

Engineer's Project No.: 230214

Bidder: A-1 Excavating, LLC

Bidder's Address: PO Box 90, Bloomer, WI 54724

You are notified that your Bid dated September 19, 2023 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for

Extension of Road A (+/- 500 LF), Road B (+/-2,100 LF, and Road C (+/- 250 LF) including clearing and grubbing, grading, rock excvaton, base course, sanitary sewer, water main, storm sewer, curb and gutter, sidewalk, asphalt paving, restoration of the work area, and other miscellaneous items in conformance with the Contract Documents.

The Contract Price of your Contract is Two Million, One Hundred Thirty Seven Thousand, Four Hundred Thirteen Dollars (\$2,137,413.00).

1 copy of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

3 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner 1 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:
Insurance Certificates as indicated by the General Conditions (Paragraph 5.03)

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Reedsburg
Owner

By: _____
Authorized Signature

Title

Date



BID TABULATION

Reedsburg - My Home Estates

ENGINEER'S PROJECT # : 230214

Bid Open September 19, 2023 at 11:00 am

vierbicher
planners | engineers | advisors



Apparent Low Bid

Reedsburg - My Home Estates				A-1 Excavating LLC		Gerke Excavating Inc.		R.G. Huston Company, Inc.		Meise Construction Inc		S & L Underground, Inc.		James Peterson Sons, Inc. - Utility Division	
Bid Item Number	Item Description	Units of Measure	Estimated Quantity	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount	Unit Cost	Total Amount
Street & Sitework															
1	Mobilization, Performance & Payment Bonds	LS	1	\$66,600.00	\$ 66,600.00	\$23,831.13	\$ 23,831.13	\$98,999.35	\$ 98,999.35	\$65,000.00	\$ 65,000.00	\$22,000.00	\$ 22,000.00	\$53,750.93	\$ 53,750.93
2	Site Clearing & Grubbing (4.4 +/- Acres)	LS	1	\$28,800.00	\$ 28,800.00	\$28,801.50	\$ 28,801.50	\$33,000.00	\$ 33,000.00	\$50,600.00	\$ 50,600.00	\$70,686.00	\$ 70,686.00	\$31,122.50	\$ 31,122.50
3	Temporary Traffic Control	LS	1	\$2,000.00	\$ 2,000.00	\$2,291.10	\$ 2,291.10	\$2,500.00	\$ 2,500.00	\$7,000.00	\$ 7,000.00	\$2,500.00	\$ 2,500.00	\$1,623.12	\$ 1,623.12
4	Remove Existing Asphalt	SY	150	\$6.00	\$ 900.00	\$8.66	\$ 1,299.00	\$8.60	\$ 1,290.00	\$2.50	\$ 375.00	\$2.60	\$ 390.00	\$12.00	\$ 1,800.00
5	Common Excavation (Estimated 19,500 CY +/-)	LS	1	\$99,000.00	\$ 99,000.00	\$103,772.39	\$ 103,772.39	\$61,000.00	\$ 61,000.00	\$138,491.00	\$ 138,491.00	\$113,540.00	\$ 113,540.00	\$132,777.00	\$ 132,777.00
6	Strip, Salvage, & Re-Spread Topsoil (Estimated 13,500 CY +/-)	LS	1	\$77,000.00	\$ 77,000.00	\$110,930.89	\$ 110,930.89	\$66,000.00	\$ 66,000.00	\$43,704.00	\$ 43,704.00	\$99,620.00	\$ 99,620.00	\$60,750.00	\$ 60,750.00
7	Rock Excavation - Streets & Grading (Street C Sta. 44+00 to Sta. 42+00 Including Depth for Utilities in this area)	SF	18,000	\$2.00	\$ 36,000.00	\$1.80	\$ 32,400.00	\$1.55	\$ 27,900.00	\$2.30	\$ 41,400.00	\$1.55	\$ 27,900.00	\$1.65	\$ 29,700.00
8	Excavation Below Subgrade (EBS) (Excavation Only)	CY	550	\$9.00	\$ 4,950.00	\$7.38	\$ 4,059.00	\$12.50	\$ 6,875.00	\$10.00	\$ 5,500.00	\$16.50	\$ 9,075.00	\$7.00	\$ 3,850.00
9	Base Aggregate Dense - 1 1/4"	TON	4550	\$17.00	\$ 77,350.00	\$17.24	\$ 78,442.00	\$19.30	\$ 87,815.00	\$14.16	\$ 64,428.00	\$17.40	\$ 79,170.00	\$14.91	\$ 67,840.50
10	Base Aggregate Dense - 3" (Includes Base for EBS)	TON	5500	\$17.00	\$ 93,500.00	\$16.18	\$ 88,990.00	\$19.30	\$ 106,150.00	\$14.16	\$ 77,880.00	\$16.20	\$ 89,100.00	\$14.26	\$ 78,430.00
11	Finish Grading In Prep. Of Paving	LF	2840	\$3.00	\$ 8,520.00	\$3.15	\$ 8,946.00	\$4.40	\$ 12,496.00	\$3.00	\$ 8,520.00	\$3.00	\$ 8,520.00	\$3.00	\$ 8,520.00
12	Sawcut Asphalt	LF	100	\$4.00	\$ 400.00	\$2.36	\$ 236.00	\$2.25	\$ 225.00	\$3.00	\$ 300.00	\$2.50	\$ 250.00	\$2.25	\$ 225.00
13	Sawcut Concrete	LF	50	\$8.00	\$ 400.00	\$2.36	\$ 118.00	\$2.25	\$ 112.50	\$5.00	\$ 250.00	\$2.50	\$ 125.00	\$2.25	\$ 112.50
14	HMA Pavement - Upper Layer (1.75"), 4 LT 58-28S	TON	1200	\$77.00	\$ 92,400.00	\$80.48	\$ 96,576.00	\$76.65	\$ 91,980.00	\$76.65	\$ 91,980.00	\$76.65	\$ 91,980.00	\$76.65	\$ 91,980.00
15	HMA Pavement - Lower Layer (2"), 3 LT 58-28S	TON	1350	\$71.00	\$ 95,850.00	\$73.76	\$ 99,576.00	\$70.25	\$ 94,837.50	\$70.25	\$ 94,837.50	\$70.25	\$ 94,837.50	\$70.25	\$ 94,837.50
16	HMA Pavement - 8th Street Patch	TON	50	\$200.00	\$ 10,000.00	\$199.50	\$ 9,975.00	\$190.00	\$ 9,500.00	\$190.00	\$ 9,500.00	\$190.00	\$ 9,500.00	\$190.00	\$ 9,500.00
17	Asphaltic Tack Coat	SY	11,150	\$0.20	\$ 2,230.00	\$0.16	\$ 1,784.00	\$0.15	\$ 1,672.50	\$0.15	\$ 1,672.50	\$0.15	\$ 1,672.50	\$0.15	\$ 1,672.50
18	Base Aggregate Dense - 1 1/4" Emergency Access Trail	TON	750	\$19.00	\$ 14,250.00	\$17.64	\$ 13,230.00	\$26.00	\$ 19,500.00	\$15.00	\$ 11,250.00	\$17.40	\$ 13,050.00	\$14.91	\$ 11,182.50
19	HMA Pavement - Emergency Access Trail (2.5") 4 LT 58-28S	TON	150	\$82.00	\$ 12,300.00	\$85.47	\$ 12,820.50	\$81.40	\$ 12,210.00	\$82.00	\$ 12,300.00	\$81.40	\$ 12,210.00	\$81.40	\$ 12,210.00
20	Brush Removal (3" and Smaller) - Northern Trail	SY	400	\$12.00	\$ 4,800.00	\$12.60	\$ 5,040.00	\$7.00	\$ 2,800.00	\$3.00	\$ 1,200.00	\$16.16	\$ 6,464.00	\$11.87	\$ 4,748.00
21	Tree Removal (Greater than 3" Diameter (ID) - Northern Trail	ID	90	\$30.00	\$ 2,700.00	\$44.10	\$ 3,969.00	\$50.00	\$ 4,500.00	\$150.00	\$ 13,500.00	\$50.50	\$ 4,545.00	\$19.50	\$ 1,755.00
22	Finish Grading - 6' Wide Minimum Northern Trail	LF	1400	\$5.00	\$ 7,000.00	\$1.11	\$ 1,554.00	\$3.55	\$ 4,970.00	\$3.00	\$ 4,200.00	\$6.06	\$ 8,484.00	\$6.00	\$ 8,400.00
23	Pavement Markings - 6" White Epoxy Crosswalk	LF	72	\$35.00	\$ 2,520.00	\$32.55	\$ 2,343.60	\$31.00	\$ 2,232.00	\$36.00	\$ 2,592.00	\$31.00	\$ 2,232.00	\$31.00	\$ 2,232.00
24	Pavement Markings - 18" White Epoxy Stop Bar	LF	18	\$45.00	\$ 810.00	\$36.75	\$ 661.50	\$35.00	\$ 630.00	\$41.00	\$ 738.00	\$35.00	\$ 630.00	\$35.00	\$ 630.00
25	Street Sign - Stop Sign (R1-1) and Street Name Assembly	EA	3	\$490.00	\$ 1,470.00	\$472.50	\$ 1,417.50	\$450.00	\$ 1,350.00	\$450.00	\$ 1,350.00	\$450.00	\$ 1,350.00	\$450.00	\$ 1,350.00
26	Lot Restoration W/ Seed, Mulch, & Fertilizer (38,750 +/- SY)	LS	1	\$20,000.00	\$ 20,000.00	\$23,497.95	\$ 23,497.95	\$22,000.00	\$ 22,000.00	\$22,000.00	\$ 22,000.00	\$22,000.00	\$ 22,000.00	\$21,312.50	\$ 21,312.50
27	Terrace Restoration W/ Seed, Mulch, & Fertilizer	SY	3185	\$1.40	\$ 4,459.00	\$1.58	\$ 5,032.30	\$1.15	\$ 3,662.75	\$1.15	\$ 3,662.75	\$3.00	\$ 9,555.00	\$1.50	\$ 4,777.50
28	Terrace Restoration w/Erosion Mat DOT Class I, Type A w/ Seed & Fertilizer (Biodegradable Mat & Staples)	SY	2000	\$2.40	\$ 4,800.00	\$2.63	\$ 5,260.00	\$1.65	\$ 3,300.00	\$1.65	\$ 3,300.00	\$3.60	\$ 7,200.00	\$2.50	\$ 5,000.00
29	Lot Restoration W/ Erosion Mat DOT Class I, Type A w/ Seed & Fertilizer (Biodegradable Mat & Staples)	SY	11000	\$2.40	\$ 26,400.00	\$2.42	\$ 26,620.00	\$1.55	\$ 17,050.00	\$1.55	\$ 17,050.00	\$1.55	\$ 17,050.00	\$2.30	\$ 25,300.00
30	Infiltration Bottom- Erosion Mat DOT Class I, Type A w/ Native Seeding (Rainwater Renewal by Agrecol) & Fertilizer- Basin Bottoms	SY	3625	\$3.40	\$ 12,325.00	\$3.41	\$ 12,361.25	\$2.00	\$ 7,250.00	\$2.00	\$ 7,250.00	\$2.00	\$ 7,250.00	\$3.50	\$ 12,687.50
31	Inlet Protection - Type D	EA	23	\$100.00	\$ 2,300.00	\$131.25	\$ 3,018.75	\$145.00	\$ 3,335.00	\$145.00	\$ 3,335.00	\$145.00	\$ 3,335.00	\$125.00	\$ 2,875.00
32	Stone Weepers	TON	40	\$24.00	\$ 960.00	\$33.07	\$ 1,322.80	\$65.00	\$ 2,600.00	\$40.00	\$ 1,600.00	\$27.00	\$ 1,080.00	\$35.96	\$ 1,438.40
33	Clear Stone Tracking Pad	TON	150	\$1.00	\$ 150.00	\$32.05	\$ 4,807.50	\$25.00	\$ 3,750.00	\$30.00	\$ 4,500.00	\$12.50	\$ 1,875.00	\$38.35	\$ 5,752.50
34	Silt Fence	LF	5000	\$1.40	\$ 7,000.00	\$2.21	\$ 11,050.00	\$1.75	\$ 8,750.00	\$2.00	\$ 10,000.00	\$2.00	\$ 10,000.00	\$2.10	\$ 10,500.00
35	Remove Existing Curb & Gutter	LF	70	\$6.00	\$ 420.00	\$5.32	\$ 372.40	\$14.00	\$ 980.00	\$6.00	\$ 420.00	\$3.30	\$ 231.00	\$13.00	\$ 910.00
36	Concrete Curb & Gutter - 24"	LF	5650	\$19.50	\$ 110,175.00	\$19.95	\$ 112,717.50	\$19.19	\$ 108,423.50	\$16.65	\$ 94,072.50	\$19.20	\$ 108,480.00	\$19.19	\$ 108,423.50
37	Concrete Waterway - 48" Wide 7 Bag, High Early Strength	SF	400	\$11.00	\$ 4,400.00	\$10.50	\$ 4,200.00	\$10.10	\$ 4,040.00	\$15.00	\$ 6,000.00	\$10.10	\$ 4,040.00	\$10.10	\$ 4,040.00
38	Concrete Sidewalk (5")	SF	28,400	\$5.40	\$ 153,360.00	\$5.25	\$ 149,100.00	\$5.70	\$ 161,880.00	\$5.24	\$ 148,816.00	\$5.05	\$ 143,420.00	\$5.05	\$ 143,420.00
39	Concrete Driveway Apron (6")	SF	700	\$6.60	\$ 4,620.00	\$6.30	\$ 4,410.00	\$6.75	\$ 4,725.00	\$6.10	\$ 4,270.00	\$6.06	\$ 4,242.00	\$6.06	\$ 4,242.00
40	Stamped ADA Ramp	EA	10	\$150.00	\$ 1,500.00	\$105.00	\$ 1,050.00	\$101.00	\$ 1,010.00	\$100.00	\$ 1,000.00	\$101.00	\$ 1,010.00	\$101.00	\$ 1,010.00
41	Remove Existing Concrete (sw, driveway apron, driveways, etc.)	SF	500	\$1.00	\$ 500.00	\$0.74	\$ 370.00	\$1.50	\$ 750.00	\$1.00	\$ 500.00	\$2.70	\$ 1,350.00	\$2.00	\$ 1,000.00
Subtotal - Street & Sitework				\$ 1,095,119.00		\$ 1,098,254.56		\$ 1,104,051.20		\$ 1,076,344.25		\$ 1,111,949.00		\$ 1,063,687.95	

Sanitary Sewer														
42	Sanitary Sewer - 8" PVC SDR 35	LF	2820	\$42.00	\$ 118,440.00	\$39.87	\$ 112,433.40	\$51.00	\$ 143,820.00	\$54.00	\$ 152,280.00	\$47.50	\$ 133,950.00	\$51.50 \$ 145,230.00
43	Sanitary Sewer - Connect to Existing	LS	1	\$1,800.00	\$ 1,800.00	\$1,855.72	\$ 1,855.72	\$5,300.00	\$ 5,300.00	\$1,500.00	\$ 1,500.00	\$1,156.00	\$ 1,156.00	\$3,089.25 \$ 3,089.25
44	Rock Excavation - Utility Trenches	LF	3140	\$20.00	\$ 62,800.00	\$31.06	\$ 97,528.40	\$28.00	\$ 87,920.00	\$26.00	\$ 81,640.00	\$28.00	\$ 87,920.00	\$26.00 \$ 81,640.00
45	Sanitary Sewer Televising	LF	2820	\$1.00	\$ 2,820.00	\$1.58	\$ 4,455.60	\$2.79	\$ 7,867.80	\$2.00	\$ 5,640.00	\$2.00	\$ 5,640.00	\$3.50 \$ 9,870.00
46	Sanitary Sewer - 48" Dia. Manhole	EA	18	\$4,745.00	\$ 85,410.00	\$4,818.19	\$ 86,727.42	\$4,450.00	\$ 80,100.00	\$5,029.00	\$ 90,522.00	\$4,385.00	\$ 78,930.00	\$5,021.81 \$ 90,392.58
47	Sanitary Sewer Service Lateral - 4" PVC SDR 35	LF	1360	\$34.00	\$ 46,240.00	\$31.63	\$ 43,016.80	\$26.00	\$ 35,360.00	\$35.00	\$ 47,600.00	\$44.00	\$ 59,840.00	\$53.61 \$ 72,909.60
48	Sanitary Sewer Service Lateral - 6" PVC SDR 35	LF	350	\$37.00	\$ 12,950.00	\$36.20	\$ 12,670.00	\$33.00	\$ 11,550.00	\$40.00	\$ 14,000.00	\$49.00	\$ 17,150.00	\$77.02 \$ 26,957.00
49	Sanitary Sewer- 4" Wye Only	EA	31	\$120.00	\$ 3,720.00	\$302.20	\$ 9,368.20	\$87.00	\$ 2,697.00	\$206.00	\$ 6,386.00	\$127.00	\$ 3,937.00	\$114.80 \$ 3,558.80
50	Sanitary Sewer- 6" Wye Only	EA	9	\$130.00	\$ 1,170.00	\$321.95	\$ 2,897.55	\$114.00	\$ 1,026.00	\$256.00	\$ 2,304.00	\$147.00	\$ 1,323.00	\$138.60 \$ 1,247.40
Subtotal - Sanitary Sewer				\$	335,350.00	\$	370,953.09	\$	375,640.80	\$	401,872.00	\$	389,846.00	\$ 434,894.63
Water Distribution														
51	Water Main - 6" D.I. Class 52	LF	60	\$62.00	\$ 3,720.00	\$108.87	\$ 6,532.20	\$79.00	\$ 4,740.00	\$66.00	\$ 3,960.00	\$67.70	\$ 4,062.00	\$87.54 \$ 5,252.40
52	Water Main - 8" D.I. Class 52	LF	3040	\$71.00	\$ 215,840.00	\$76.63	\$ 232,955.20	\$74.00	\$ 224,960.00	\$84.00	\$ 255,360.00	\$77.60	\$ 235,904.00	\$70.95 \$ 215,688.00
53	Rock Excavation - Utility Trenches	LF	1400	\$20.00	\$ 28,000.00	\$26.09	\$ 36,526.00	\$23.50	\$ 32,900.00	\$22.00	\$ 30,800.00	\$23.50	\$ 32,900.00	\$22.00 \$ 30,800.00
54	Gate Valves - 6"	EA	5	\$1,875.00	\$ 9,375.00	\$1,972.36	\$ 9,861.80	\$1,930.00	\$ 9,650.00	\$2,038.00	\$ 10,190.00	\$2,278.00	\$ 11,390.00	\$2,186.80 \$ 10,934.00
55	Gate Valves - 8"	EA	10	\$2,615.00	\$ 26,150.00	\$2,726.34	\$ 27,263.40	\$2,630.00	\$ 26,300.00	\$2,846.00	\$ 28,460.00	\$3,020.00	\$ 30,200.00	\$3,064.60 \$ 30,646.00
56	Gate Valves - 8" Live Tap	EA	2	\$5,280.00	\$ 10,560.00	\$4,947.26	\$ 9,894.52	\$6,200.00	\$ 12,400.00	\$4,800.00	\$ 9,600.00	\$5,014.00	\$ 10,028.00	\$6,837.75 \$ 13,675.50
57	Gate Valves - 6" (Water Services)	EA	9	\$1,875.00	\$ 16,875.00	\$1,973.21	\$ 17,758.89	\$1,930.00	\$ 17,370.00	\$2,038.00	\$ 18,342.00	\$2,824.00	\$ 25,416.00	\$2,186.80 \$ 19,681.20
58	Water Main - 6" D.I. Class 52 (Water Services)	LF	385	\$74.00	\$ 28,490.00	\$66.19	\$ 25,483.15	\$73.00	\$ 28,105.00	\$69.00	\$ 26,565.00	\$69.00	\$ 26,565.00	\$90.75 \$ 34,938.75
59	Water Service Lateral - 1" Copper	LF	1400	\$32.00	\$ 44,800.00	\$28.86	\$ 40,404.00	\$26.00	\$ 36,400.00	\$34.00	\$ 47,600.00	\$38.00	\$ 53,200.00	\$47.20 \$ 66,080.00
60	Water Service - 1" Corporation, Curb Stop, Union, and Box	EA	31	\$585.00	\$ 18,135.00	\$587.49	\$ 18,212.19	\$700.00	\$ 21,700.00	\$730.00	\$ 22,630.00	\$587.00	\$ 18,197.00	\$439.60 \$ 13,627.60
61	Styrofoam Insulation	EA	9	\$80.00	\$ 720.00	\$128.42	\$ 1,155.78	\$115.00	\$ 1,035.00	\$150.00	\$ 1,350.00	\$110.00	\$ 990.00	\$200.00 \$ 1,800.00
62	Hydrant - New w/ Marker Flag	EA	5	\$5,480.00	\$ 27,400.00	\$6,285.14	\$ 31,425.70	\$5,150.00	\$ 25,750.00	\$6,027.00	\$ 30,135.00	\$6,220.00	\$ 31,100.00	\$5,982.96 \$ 29,914.80
Subtotal - Sanitary Sewer				\$	430,065.00	\$	457,472.83	\$	441,310.00	\$	484,992.00	\$	479,952.00	\$ 473,038.25
Storm Sewer & Storm Water Management														
63	Storm Sewer - 12" HDPE	LF	1000	\$31.00	\$ 31,000.00	\$28.43	\$ 28,430.00	\$34.00	\$ 34,000.00	\$34.00	\$ 34,000.00	\$46.00	\$ 46,000.00	\$49.80 \$ 49,800.00
64	Storm Sewer - 15" HDPE	LF	50	\$42.00	\$ 2,100.00	\$30.07	\$ 1,503.50	\$39.00	\$ 1,950.00	\$38.00	\$ 1,900.00	\$66.80	\$ 3,340.00	\$78.73 \$ 3,936.50
65	Storm Sewer - 18" HDPE	LF	1590	\$38.00	\$ 60,420.00	\$34.19	\$ 54,362.10	\$45.00	\$ 71,550.00	\$43.00	\$ 68,370.00	\$55.50	\$ 88,245.00	\$58.67 \$ 93,285.30
66	Storm Sewer - 24" HDPE	LF	285	\$53.00	\$ 15,105.00	\$52.87	\$ 15,067.95	\$57.00	\$ 16,245.00	\$57.00	\$ 16,245.00	\$68.90	\$ 19,636.50	\$76.09 \$ 21,685.65
67	Storm Sewer - 30" HDPE	LF	136	\$71.00	\$ 9,656.00	\$62.97	\$ 8,563.92	\$74.00	\$ 10,064.00	\$70.00	\$ 9,520.00	\$86.50	\$ 11,764.00	\$104.23 \$ 14,175.28
68	Storm Sewer - 30" RCP	LF	42	\$99.00	\$ 4,158.00	\$159.40	\$ 6,694.80	\$92.00	\$ 3,864.00	\$148.00	\$ 6,216.00	\$120.50	\$ 5,061.00	\$173.31 \$ 7,279.02
69	Storm Sewer - 6" HDPE Perforated Pipe Storm Sewer in a Clear Stone Trench with Type HR Fabric (includes Fittings)	LF	470	\$9.00	\$ 4,230.00	\$16.73	\$ 7,863.10	\$20.00	\$ 9,400.00	\$34.00	\$ 15,980.00	\$17.20	\$ 8,084.00	\$17.49 \$ 8,220.30
70	Storm Sewer- Cleanout	EA	5	\$880.00	\$ 4,400.00	\$881.65	\$ 4,408.25	\$850.00	\$ 4,250.00	\$730.00	\$ 3,650.00	\$614.00	\$ 3,070.00	\$561.07 \$ 2,805.35
71	30" RCP Endwall with Trash Gate	EA	1	\$2,400.00	\$ 2,400.00	\$4,802.76	\$ 4,802.76	\$2,750.00	\$ 2,750.00	\$3,275.00	\$ 3,275.00	\$2,960.00	\$ 2,960.00	\$5,299.73 \$ 5,299.73
72	Storm Sewer Manhole - 48"	EA	7	\$2,985.00	\$ 20,895.00	\$3,013.74	\$ 21,096.18	\$2,400.00	\$ 16,800.00	\$3,200.00	\$ 22,400.00	\$3,337.00	\$ 23,359.00	\$3,006.10 \$ 21,042.70
73	Storm Sewer Manhole - 60"	EA	2	\$4,335.00	\$ 8,670.00	\$4,561.15	\$ 9,122.30	\$3,370.00	\$ 6,740.00	\$5,170.00	\$ 10,340.00	\$4,158.00	\$ 8,316.00	\$4,618.78 \$ 9,237.56
74	Storm Sewer Curb Inlet - 2' x 3' Precast Box W/ Frame & Grate	EA	15	\$2,720.00	\$ 40,800.00	\$2,731.19	\$ 40,967.85	\$2,150.00	\$ 32,250.00	\$2,731.00	\$ 40,965.00	\$2,778.00	\$ 41,670.00	\$2,682.59 \$ 40,238.85
75	Storm Sewer Curb Inlet - 48" Manhole W/ Inlet Frame & Grate	EA	7	\$3,100.00	\$ 21,700.00	\$3,169.51	\$ 22,186.57	\$2,500.00	\$ 17,500.00	\$3,457.00	\$ 24,199.00	\$3,390.00	\$ 23,730.00	\$3,416.17 \$ 23,913.19
76	Storm Sewer Curb Inlet - 60" Manhole W/ Inlet Frame & Grate	EA	1	\$4,320.00	\$ 4,320.00	\$4,793.50	\$ 4,793.50	\$3,430.00	\$ 3,430.00	\$5,427.00	\$ 5,427.00	\$4,210.00	\$ 4,210.00	\$5,049.60 \$ 5,049.60
77	Storm Sewer Field Inlet - 36" DIA. W/ In-Bell Grate	EA	2	\$2,600.00	\$ 5,200.00	\$3,482.15	\$ 6,964.30	\$2,340.00	\$ 4,680.00	\$2,885.00	\$ 5,770.00	\$2,410.00	\$ 4,820.00	\$3,605.65 \$ 7,211.30
78	Basin Liner - Clay Tech Standard 1001 (borrowed onsite) - North Basin	CY	1600	\$1.00	\$ 1,600.00	\$7.33	\$ 11,728.00	\$13.00	\$ 20,800.00	\$12.00	\$ 19,200.00	\$10.10	\$ 16,160.00	\$10.10 \$ 16,160.00
79	Engineered Soil Per WisDNR Tech Standard S100 North Basin	CY	300	\$37.00	\$ 11,100.00	\$109.30	\$ 32,790.00	\$96.00	\$ 28,800.00	\$36.00	\$ 10,800.00	\$34.70	\$ 10,410.00	\$53.15 \$ 15,945.00
80	Pea gravel or 3/4" Clear Stone Drainage Layer - North Basin	TON	100	\$26.00	\$ 2,600.00	\$26.45	\$ 2,645.00	\$43.00	\$ 4,300.00	\$25.00	\$ 2,500.00	\$29.70	\$ 2,970.00	\$30.87 \$ 3,087.00
81	Medium Rip Rap with Type HR - North Basin	TON	100	\$45.00	\$ 4,500.00	\$32.22	\$ 3,222.00	\$72.00	\$ 7,200.00	\$50.00	\$ 5,000.00	\$47.00	\$ 4,700.00	\$38.00 \$ 3,800.00
82	Basin Liner - Clay Tech Standard 1001 (borrowed onsite) - South Basin	CY	600	\$1.00	\$ 600.00	\$7.59	\$ 4,554.00	\$13.00	\$ 7,800.00	\$12.00	\$ 7,200.00	\$13.13	\$ 7,878.00	\$10.10 \$ 6,060.00
83	Engineered Soil Per WisDNR Tech Standard S100 South Basin	CY	425	\$37.00	\$ 15,725.00	\$109.29	\$ 46,448.25	\$96.00	\$ 40,800.00	\$36.00	\$ 15,300.00	\$34.70	\$ 14,747.50	\$53.15 \$ 22,588.75
84	Pea Gravel or 3/4" Clear Stone Drainage Layer - South Basin	TON	150	\$26.00	\$ 3,900.00	\$25.76	\$ 3,864.00	\$43.00	\$ 6,450.00	\$25.00	\$ 3,750.00	\$29.70	\$ 4,455.00	\$30.87 \$ 4,630.50
85	Medium Rip Rap with Type HR - South Basin	TON	40	\$45.00	\$ 1,800.00	\$31.93	\$ 1,277.20	\$72.00	\$ 2,880.00	\$50.00	\$ 2,000.00	\$47.00	\$ 1,880.00	\$38.00 \$ 1,520.00
Subtotal - Storm Sewer & Storm Water Management				\$	276,879.00	\$	343,355.53	\$	354,503.00	\$	334,007.00	\$	357,466.00	\$ 386,971.58
TOTAL - Project Name				\$	2,137,413.00	\$	2,270,036.01	\$	2,275,505.00	\$	2,297,215.25	\$	2,339,213.00	\$ 2,358,592.41

September 14, 2023

City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959

Attention: Mr. Steve Zibell, City Engineer/Public Works Director

Subject: Analysis of Bids and Recommendation for Award of Contracts; 2023
Reedsburg WWTF Clearing and Grubbing; City of Reedsburg

Bid Deadline: September 14, 2023 at 2:00 p.m. local time

Ladies and Gentlemen:

The purpose of this letter is to analyze the bids received and recommend award of a contract for clearing and grubbing the future WWTF site. Eight general contractors, subcontractors, and material suppliers requested sets of the plans, specifications and bidding documents. Five contractors submitted bids.

A summary of the bids is as follows:

Contractor	Clearing and Grubbing Item
Meise Construction Inc.	\$50,651.00
Interstate Tree Land Clearing Co.	\$94,218.31
Homer Tree Service, Inc.	\$111,652.00
Bill Lepke Excavating	\$186,220.00
Holtz Lime, Gravel & Excavating, Inc.	\$374,200.00

The low bidder is Meise Construction of Sauk City, Wisconsin, an experienced contractor that completed a similar project for the City of Madison. The bid prices are lower than expected, but we have confirmed with the lower bidder that they understand the full scope of work. We recommend that Meise Construction be awarded a contract.

This will be a lump sum contract. This means that the final line item cost will be equal to the bid total. If you have any questions with respect to our thoughts on this matter, I am available at your convenience to discuss them with you.

Respectfully,
TOWN & COUNTRY ENGINEERING, INC.



Ben Heidemann, P.E.
Vice-President

CJR:sai \\10.10.0.6\Company\JOB#S\Reedsburg\RD-53-W2 WWTF Improvements\05 Construction Administration\5.1 Bidding\Clearing and Grubbing\Recommendation Ltr.docx

BID TABULATION

Project: 2023 Reedsburg WWTF Clearing and Grubbing; City of Reedsburg
Engineer's Project Number: RD 58 Bid Deadline: September 14, 2023 at 2:00 p.m. local time

ITEM NO.	DESCRIPTION OF WORK	BID		Meise Construction Inc		Interstate Tree Land Clearing Co.		Homer Tree Service, Inc.	
		QUANT.	UNITS	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
BASE BID									
	Clearing and Grubbing	1	lump sum	\$ 50,651.00	\$ 50,651.00	\$ 94,218.31	\$ 94,218.31	\$ 111,652.00	\$ 111,652.00

ITEM NO.	DESCRIPTION OF WORK	BID		Bill Lepke Excavating		Holtz Lime, Gravel & Excavating, Inc.			
		QUANT.	UNITS	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT		
BASE BID									
	Clearing and Grubbing	1	lump sum	\$ 186,220.00	\$ 186,220.00	\$ 374,200.00	\$ 374,200.00		