

City Plan Commission Agenda
November 14, 2023
Reedsburg City Hall Council Chambers
6:00 PM

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

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

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON OCTOBER 10, 2023:

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

I. GENERAL BUSINESS:

- A. Consider site plan review for new 10,640 square foot Dollar General store – Corner of W. Main St/Alexander Ave/City View Dr; Parcel #276-0314-20000 – Mark Bush
- B. Consider Conditional Use Permit for a new building addition and parking lot to existing funeral business – 312 N Park St; Parcel 276-0838-00000 & 276-0839-00000 – Excel Engineering, Inc (Grasse Funeral Service)
- C. Consider Conditional Use Permit for new mini storage units – 2315 E Main St; Parcel #2253 – Ervin Kempf. The previous conditional use permit expired in April 2023.

II. ADJOURN:



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Reedsburg Plan Commission

October 10, 2023



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

Present: Beth DeForge, Dan DeBaets, Steve Zibell

Absent: Mayor Dave Estes, Alder Sonny Hyde, Derek Horkan

Staff: Tim Becker, Brian Duvalle

Approval of Plan Commission Minutes: Motion by Gargano, seconded by DeBaets to approve the 9/12/23 meeting minutes.

Motion approved

Consider variance as part of subdivision plat review to allow a cul-de-sac street per § 674-7(D)(5). 1351 8th St; parcel #276-2031-00000 – Third Act Development, LLC

The proposed cul-de-sac would allow lots to be placed on top of the hill.

Motion by Zibell, seconded by DeBaets to approve the variance as presented.

Motion approved

Consider Site Plan Review for a new 106' X 54' Reedsburg Flooring building and parking lot – Corner of Greenway Ct & Zinga Dr; Parcel # 276-2243-11000 – D2 Property Construction LLC (Freeman Decorah)

Discussion was held on installing at least 25% brick/stone on the street-facing sides of the office building. The board determined that the east and north sides of the building would suffice. Discussion held on paint colors and landscaping.

Motion by DeBaets, seconded by DeForge to approve the site plan with conditions of:

- 25% brick/stone façade on east and north sides per §690-67(G)(4)
- Break up the massing of the building's west side with different paint color or landscaping per §690-67

Motion approved

Consider recommending Planned Development Group for nine new townhouse and one duplex – S. Dewey Ave between E Main St & Plum St; Parcel #s 276-1313-20000 & 276-1313-30000 – D2 Property Construction LLC (Freeman Decorah)

Waivers that are required to be approved by council include the front setback of the townhomes, rear setback of the duplex, and townhome width. Stormwater would run to the lowest point and tie into the sewer in S Dewey Ave. the S Dewey sewer's capacity was enlarged during the recent construction. Discussion was held on screening the parking lot.

Motion by DeForge, seconded by DeBaets to recommend approval of the site plan with condition of visual screening between the parking lot and adjacent house.

Motion approved

Consider recommending property rezone from R-3 Residential to B-3 Business per § 690 Schedule 1 – 420 Plum St; Parcel #276-1640-20000 – Dan DeBaets

The current zone was part of the original plans, but commercial uses have also been an intent of the property.

Motion by Zibell, seconded by DeForge to recommend approval of rezoning to B-3.

Motion approved

Motion by DeBaets, seconded by Zibell to adjourn at 6:40 PM.

Motion approved

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Brian Duvalle".

Brian Duvalle
Planner/Building Inspector

DOLLAR GENERAL - REEDSBURG, WI STORE #25774

ZONING REQUIREMENTS

ZONING

B-2 - GENERAL BUSINESS

SETBACKS

BUILDING SETBACKS:

FRONT = 25'

SIDE = NONE, EXCEPT 10' IF ADJACENT TO RESIDENTIAL

REAR = NONE, EXCEPT 25' IF ADJACENT TO RESIDENTIAL

PROPOSED USE

RETAIL STORE

PARKING

1 SPACE REQUIRED FOR EVERY 200 SFT OF PUBLIC FLOOR SPACE

8,504 SFT / 200 SFT = 42.52 SPACES

REQUIRED: 43 SPACES

PROVIDED: 35 SPACES*

*SEEKING PARKING WAIVER REDUCTION FROM PLANNING COMMISSION

BARRIER FREE SPACES 2

ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 10'x18' OR 20'

THE BUILDING IS SINGLE-STORY (18') WITH A TOTAL AREA OF 10,640 SFT. SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.

OWNER

REEDSBURG DG, LLC
361 SUMMIT BLVD, SUITE 110
BIRMINGHAM, AL 35243
205.968.9220

LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 9; THENCE NORTH 89°02'38" EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION A DISTANCE OF 1946.70 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF C.S.M. NO. 3047, RECORDED IN DOC# 610014, SAUK COUNTY RECORDS; THENCE NORTH 00°30'17" WEST ALONG THE EAST LINE OF SAID C.S.M. A DISTANCE OF 49.07 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF C.S.M. NO. 3744, RECORDED IN DOC # 660794, VOL. 19, PAGE 3744, SAUK COUNTY RECORDS, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°30'17" WEST ALONG THE WEST LINE OF LOT 1 OF C.S.M. NO. 3744 A DISTANCE OF 337.10 FEET; THENCE NORTH 88°58'00" EAST A DISTANCE OF 346.23 FEET TO THE NORTHEAST CORNER OF SAID LOT AND THE SOUTHERLY RIGHT OF WAY OF S.T.H. 33 (100' PUBLIC); THENCE SOUTH 22°18'16" EAST ALONG SAID LINE A DISTANCE OF 116.66 FEET TO THE EAST LINE OF SAID LOT 1 AND THE WESTERLY RIGHT OF WAY OF ALEXANDER AVENUE (66' PUBLIC); THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 153.59 FEET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 37°46'04", AND A CHORD BEARING SOUTH 18°42'52" WEST 150.82 FEET; THENCE SOUTH 00°10'10"E ALONG SAID LINE A DISTANCE OF 97.34 FEET (M&R) TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY OF CITY VIEW DRIVE (66' PUBLIC); THENCE NORTH 89°11'31" WEST ALONG SAID LINE A DISTANCE OF 339.41 FEET, (RECORDED AS NORTH 89°11'27" WEST A DISTANCE OF 339.42 FEET) TO THE POINT OF BEGINNING. CONTAINING 121,706 SQUARE FEET OR 2.794 ACRES.

NOTES

1. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
2. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE AMERICANS WITH DISABILITIES ACT (ADA).
3. SIGN DETAILS AND LOCATIONS SHOWN IN CONCEPT ONLY. CONTRACTOR TO PULL SIGN PERMIT AND ENSURE LOCAL SIGN ORDINANCE IS OBSERVED.
4. DRIVEWAY LAYOUT AND CONNECTION TO ALEXANDER AVENUE SHALL COMPLY WITH CITY OF REEDSBURG STANDARDS AND ALL ASPECTS OF THE DRIVE PERMIT.
5. ALL WORK REQUIRING PERSONS OR VEHICLES WITHIN ALEXANDER AVENUE R/W AND TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ITEM 614 (MAINTAINING TRAFFIC) OF THE CONSTRUCTION MATERIALS AND SPECIFICATIONS, CURRENT EDITIONS.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GC IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT AND INSTALLATION.
7. THE DEVELOPER (PERMITEE) IS RESPONSIBLE FOR ALL UTILITY RELOCATIONS.

DRAWING INDEX

SHT # DESCRIPTION

C-1 - SITE LAYOUT PLAN

C-2 - EXISTING CONDITIONS & DEMO PLAN

C-3 - UTILITY PLAN

C-4 - GRADING & SESC PLAN

C-5 - DETAILS

C-6 - DETAILS

C-7 - SESC DETAILS

L-1 - LANDSCAPE PLAN

L-2 - LANDSCAPE DETAILS

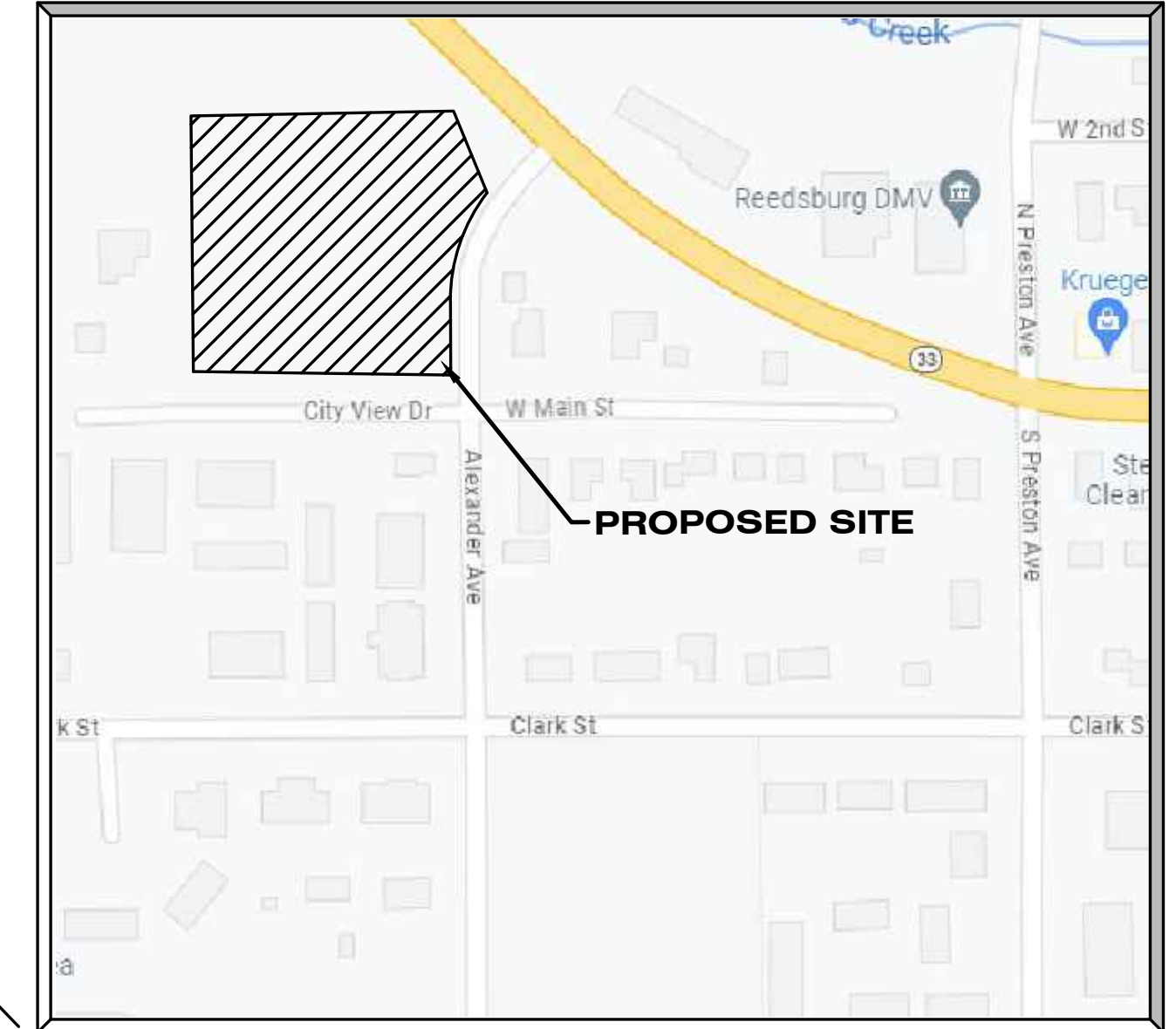
L-3 - PHOTOMETRIC PLAN

S-1 - LIGHT POLE FOUNDATION

LEGEND:

- STANDARD-DUTY BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK
- HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- BIORETENTION DEVICE

- HMA HMA PAVEMENT
- DE DUMPSTER ENCLOSURE (SEE DETAIL)
- IC INTEGRAL SIDEWALK/CURB (SEE DETAIL)
- DR DELIVERY ACCESS RAMP (SEE DETAIL)
- ADA ADA RAMP
- DS DOWNSPOUT (SEE DETAIL)
- CS CURB STOP (TYP.)
- BD BIORETENTION DEVICE
- BS PROPOSED BUILDING SIGN
- PS PROPOSED PYLON SIGN
- HV PROPOSED HVAC CONDENSERS
- A TYPE "A" CURB (SEE DETAIL)
- D TYPE "D" CURB (SEE DETAIL)
- EC ENTRANCE CURB
- SR SIDEWALK RAMP W/ DETECTABLE WARNING STRIP



SITE LOCATION MAP

NOT TO SCALE

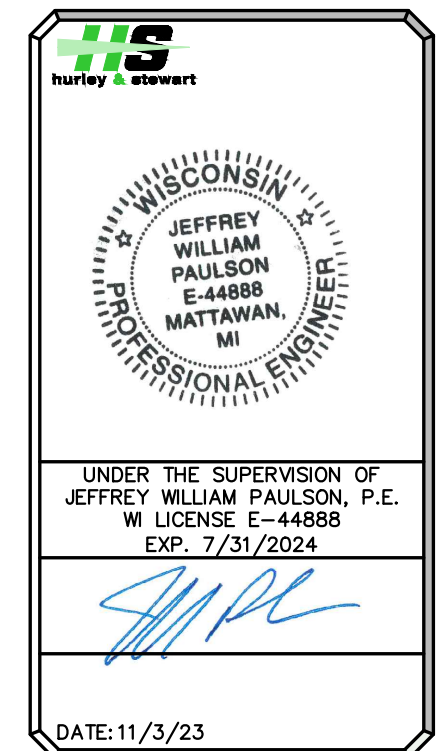
STRIPING LEGEND

YELLOW CURBING AND BOLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE

NOTE: IF PARKING LOT PAVING IS CONCRETE, ADD 4" WIDE SAFETY YELLOW STRIPE AT EDGE OF ALL SIDEWALK BORDERING PAVEMENT

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS
BM # 1 ELEVATION = 897.78
TOP OF IRON ON E. SIDE OF DRIVE ON S. SIDE OF CITY VIEW DRIVE
BM # 2 ELEVATION = 896.26
TOP OF FIRE HYDRANT ON S.W. CORNER OF CITY VIEW & ALEXANDER AVE.



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

FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

SITE LAYOUT PLAN
DOLLAR GENERAL - REEDSBURG, WI
CAPITAL GROWTH BUCHALTER

Sheet Title:
Project:
Client:

11/3/23
Sheet

C-1

hurley & Stewart, LLC
2800 S. 11th Street
Kalamazoo, Michigan 49009
269.552.4960 fax 269.552.4961
www.hurleyandstewart.com

Job No. 23-001C P.M.-EMB. Draft: N.R. O.A./Q.C. 11/3/23
ISSUED FOR REVISIONS:
1 SITE PLAN REVIEW 11/3/23
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NOTES

- ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH OSHA REGULATIONS INsofar AS THEY APPLY TO THE REQUIRED WORK. SOIL EROSION AND SEDIMENTATION CONTROL ITEMS SHALL BE IN PLACE PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL REMOVE AND CLEAR ALL TREES, BRUSH, FENCES, BUILDINGS, CURB, AND ASPHALT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING, IN ITS ENTIRETY, INCLUDING WALLS, FOUNDATIONS AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY PLUGGED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.

EASEMENTS OF RECORD

- [10] SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE CERTIFIED SURVEY MAP NO. 2847, AS RECORDED 11/24/1993, IN DOCUMENT NO. 593255 OF SAUK COUNTY RECORDS. [BLANKET IN NATURE, AFFECTS SUBJECT PARCEL, NOT PLOTTED]
- [11] SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE CERTIFIED SURVEY MAP NO. 3744, AS RECORDED 9/8/1997, IN DOCUMENT 660794 OF SAUK COUNTY RECORDS. [SHOWN HEREON]
- [12] CITY OF REEDSBURG ANNEXATION KRUEGER PROPERTY, RECORDED 01/24/2023, IN DOCUMENT NO. 1245722 OF THE SAUK COUNTY RECORDS. NOTE: CORRECTED IN CORRECTION INSTRUMENT, RECORDED 1/25/2023, IN DOCUMENT NO. 1245753 OF THE SAUK COUNTY RECORDS. [BLANKET IN NATURE, AFFECTS SUBJECT PARCEL, NOT PLOTTED]

ENCROACHMENTS OF RECORD

- ◇ A. ADJOINING PROPERTY'S WIRE FENCE ENCROACHES EASTERLY INTO SUBJECT PROPERTY AS SHOWN HEREON.

EXISTING STRUCTURE DATA

- ① EX. SAN MH
RIM = 901.52
INV. E 10" PLASTIC = 889.82
INV. W 10" PLASTIC = 890.02
- ② EX. SAN MH
RIM = 895.61
INV. E 10" PLASTIC = 887.41
INV. W 10" PLASTIC = 887.61
- ③ EX. STM MH
RIM = 895.62
INV. N 12" CONC. = 890.92
INV. E 12" CONC. = 890.82
INV. W 12" CONC. = 890.82
- ④ EX. STM MH
RIM = 895.65
INV. W 12" CONC. = 890.95
INV. NE 12" CONC. = 891.35
INV. S 18" PLASTIC = 890.85
- ⑤ EX. STM CB
RIM = 895.29
INV. SW 12" CONC. = 891.19
- ⑥ EX. STM CB
RIM = 895.37
INV. S 12" CMP = 891.40
INV. W 12" CMP = 891.25
- ⑦ EX. STM CB
RIM = 894.38
INV. E 12" CMP = 893.21
- ⑧ EX. STM CB
RIM = 894.97
INV. E 12" CONC. =
INV. SW 12" PVC = 892.47
- ⑨ EX. STM CB
RIM = 894.37
INV. NE 12" PVC = 892.06

BENCHMARKS

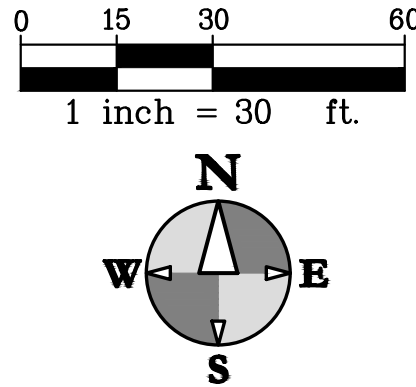
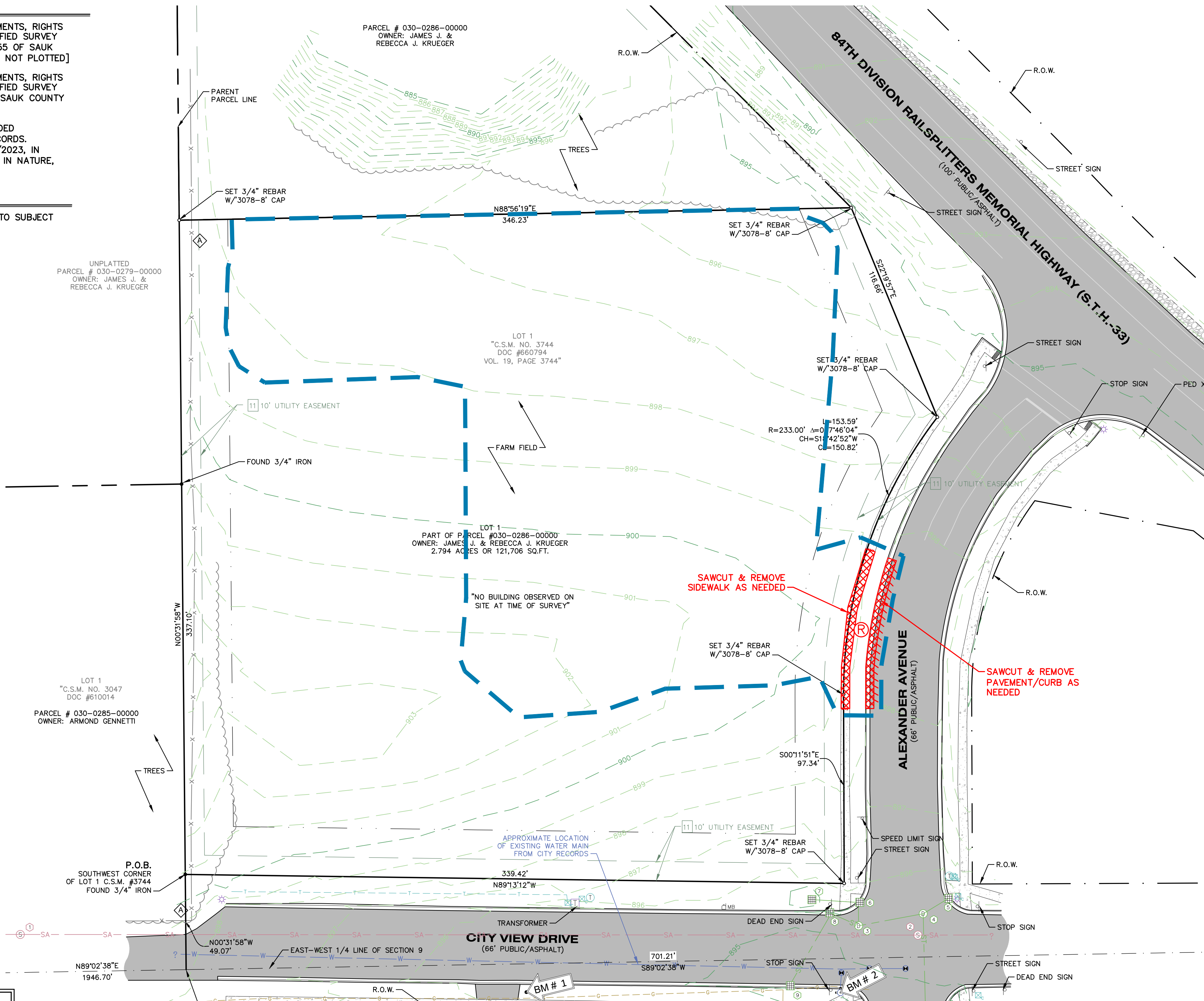
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CORNER OF CITY VIEW & ALEXANDER AVE.

FLOOD NOTE:

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

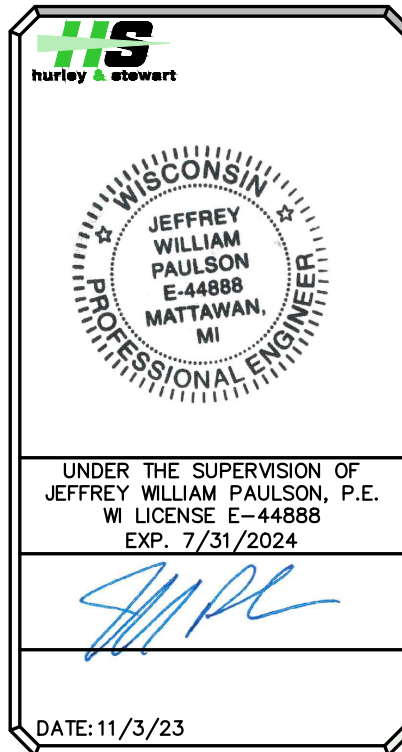


LEGEND

- EXISTING CONTOUR HIGHLIGHTED
- EXISTING CONTOUR NORMAL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CATV
- EXIST ELEC (OVERHEAD)
- EXIST ELEC (UNDERGROUND)
- EXISTING FIBEROPTIC CABLE
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING WATER MAIN
- EXISTING TREE LINE
- EXISTING FENCE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL SIGN
- MAILBOX
- CURB CATCH BASIN
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- MANHOLE STORM
- MANHOLE SANITARY
- SANITARY CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER VALVE IN VAULT
- WATER METER
- WATER REDUCER
- LIGHT POLE
- POWER POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- BENCH MARK
- POST/BOLLARD

REMOVALS LEGEND

- CURB REMOVAL
- SAWCUT
- PAVEMENT/SIDEWALK REMOVAL
- REMOVE
- PROTECT
- SALVAGE
- LIMITS OF CONSTRUCTION



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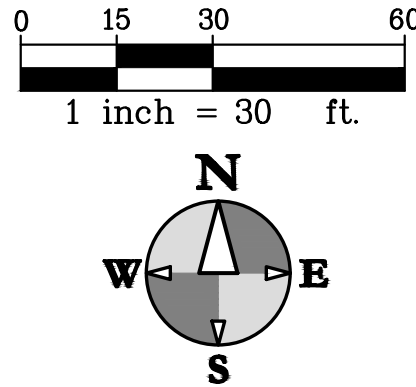
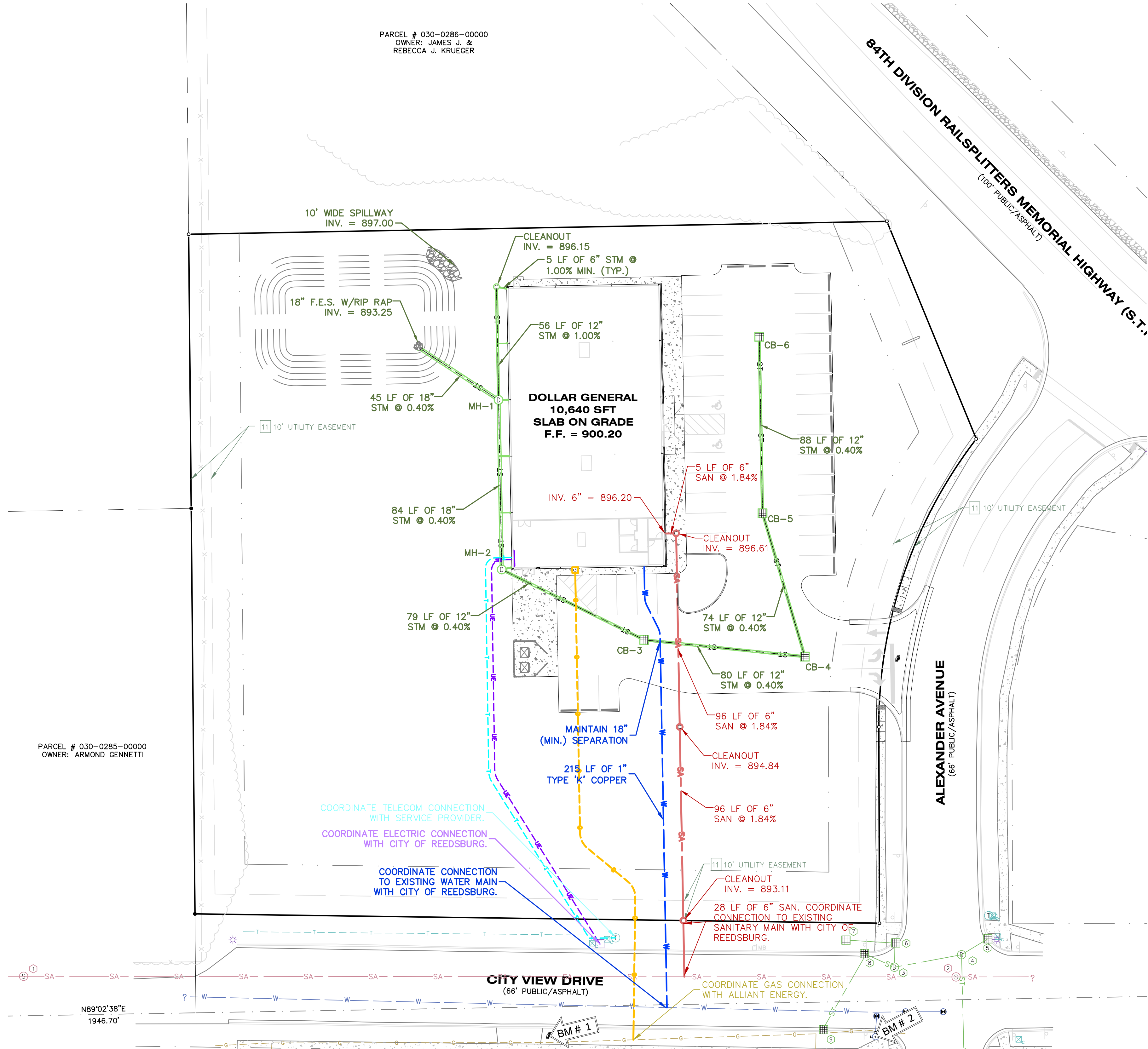
DRAWING LOCATION: H:\23-001C-001C (00 Readings) - WI - FINAL DRAWINGS-C-3 Utility Plan.dwg LAST SAVED BY: EMBROIDER ON 11/7/2023

UTILITY NOTES

- FOR PROTECTION OF UNDERGROUND UTILITIES, CALL THE WISCONSIN DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 48 HOURS PRIOR TO EXCAVATING.
- ALL MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE MOST RECENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT). WISDOT SPECIFICATIONS ARE SUBJECT TO THE CURRENT ADDENDA. IN ADDITION, ALL WORK WILL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL AND STATE STANDARDS AND REGULATIONS.
- ALL BEDDING AND BACKFILL MATERIAL TYPES ARE TO BE PER WISDOT SPEC. 301.2.2.
- GRANULAR MATERIAL OR CDF SHALL BE USED FOR BACKFILLING ALL TRENCHES UNDER PAVEMENT AND/OR ANY PORTION OF THE TRENCH THAT IS WITHIN 5 FT. OF THE PAVEMENT EDGE OR CURB. PAVEMENT SHALL INCLUDE BUT IS NOT LIMITED TO: ROADWAYS, SIDEWALKS, SERVICE WALKS, DRIVEWAY APPROACHES, PARKING LOTS OR ANY PROPOSED PAVED SURFACE.
- SOIL EROSION AND SEDIMENTATION BEST MANAGEMENT PRACTICE (BMP) MEASURES WILL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND WILL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES ARE IN PLACE.
- COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
- REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
- ALL EXTERIOR WATER MAIN AND SERVICE CONNECTION IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN WISCONSIN, LATEST EDITION. COORDINATE CONNECTIONS AND INSPECTIONS WITH THE CITY OF REEDSBURG.
- STORM SEWER MATERIALS SHALL BE ADS N-12(HDPE) UNLESS OTHERWISE NOTED ON THE PLAN.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY CONNECTIONS WITH UTILITY COMPANIES.
- PLACE SANITARY CLEANOUT EVERY 100' AND/OR AT BENDS ON ALL 6" SANITARY SEWER LEADS.
- ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE THE WISCONSIN EPA STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
- PROVIDE 1" BURIED CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE SIGN BASE. A TEMPORARY 3' TALL STAKE SHALL BE PROVIDED AT THE SIGN LOCATION UNTIL THE SIGN IS PERMANENTLY INSTALLED.
- UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

STORM SEWER STRUCTURE SCHEDULE

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
CB-3	898.52	4'	5105 M1	12" E: 894.07	12" NW: 894.07
CB-4	897.88	4'	5105 M1	12" N: 894.39	12" W: 894.39
CB-5	898.34	4'	5105 M1	12" N: 894.68	12" S: 894.68
CB-6	898.53	2'	5105 M1	12" S: 895.03	12" S: 895.03
MH-1	899.20	4'	1040 A	18" S: 893.43 12" N: 895.59 6" E: 896.15	18" NW: 893.43
MH-2	899.95	4'	1040 A	12" SE: 893.76 6" E: 896.15	18" N: 893.76

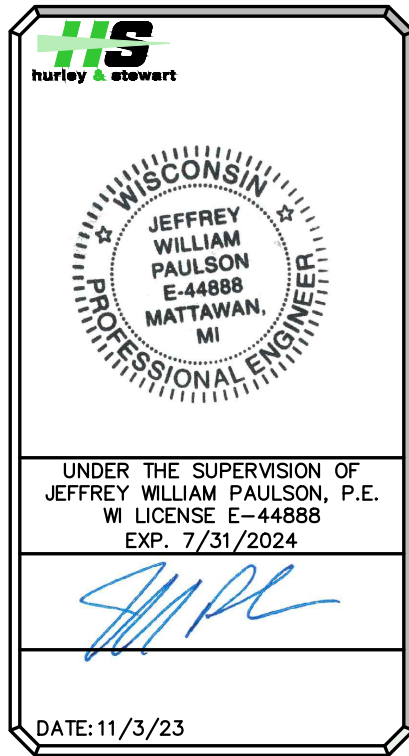


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INV. NE 12" PVC = 892.06

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS
BM # 1 ELEVATION = 897.78
TOP OF IRON ON E. SIDE OF DRIVE
ON S. SIDE OF CITY VIEW DRIVE
BM # 2 ELEVATION = 896.26
TOP OF FIRE HYDRANT ON S.W.
CORNER OF CITY VIEW & ALEXANDER AVE.



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LANDTECH PROFESSIONAL SURVEYING

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

Job No. 23-001C P.M.-EMB. Dtd: N.R. 04/QC: 11/3/23
ISSUED FOR/REVISIONS:
1 SITE PLAN REVIEW 11/9/23
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UTILITY PLAN
DOLLAR GENERAL - REEDSBURG, WI
CAPITAL GROWTH BUCHALTER

Sheet Title:
Project:
Client:

11/3/23
Sheet
C-3

DRAWING LOCATION: H:\3-0215 (06 Reedsburg, WI) - FINAL DRAWINGS\3-4 Grading & SESC Plan.dwg LAST SAVED BY: NICHOLSON ON 11/7/2023

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E9	MULCH BLANKETS		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
ES31	CHECK DAM		Used to reduce surface flow velocities within constructed and existing flow corridors.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

GRADING - SESC NOTES

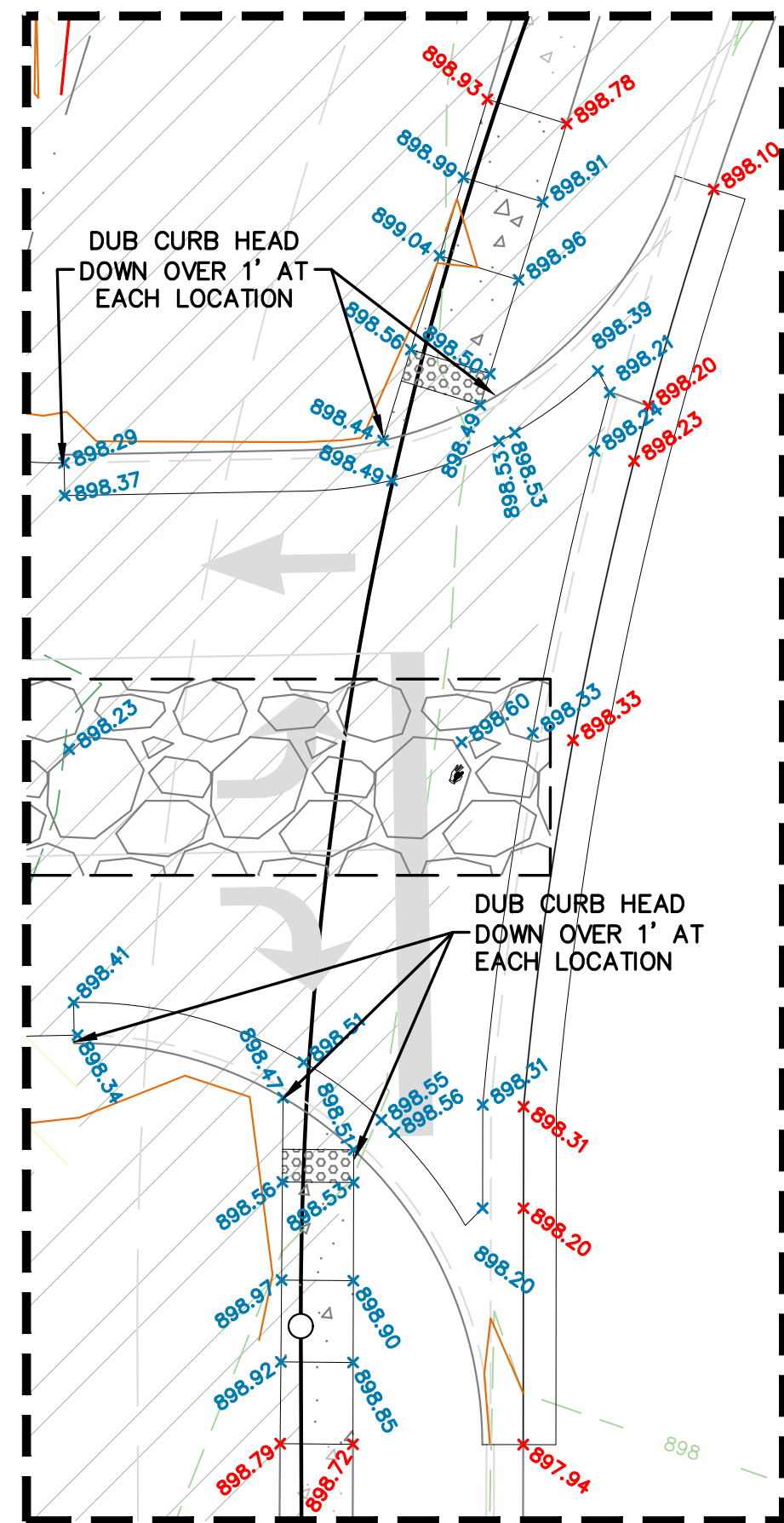
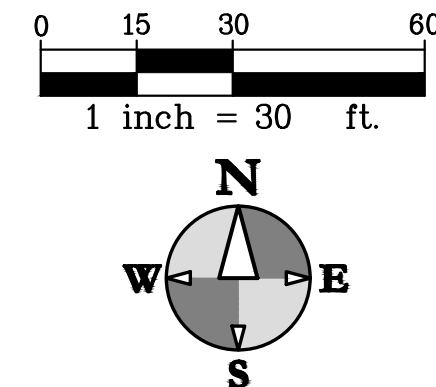
1. MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN.
2. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
3. ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
4. ALL EXCAVATION AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, KILO PROJECT NO. 23-1313 ISSUED 05/24/2023.
5. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
6. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. SCRAPE ROAD AT THE END OF EACH WORKDAY AND SWEEP AT LEAST ONCE A WEEK.
7. ANY DISTURBED AREA THAT WILL BE LEFT UNWORKED 5 DAYS OR LONGER MUST BE SEEDDED AND MULCHED OR SODDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
8. STRAW MULCH BLANKETS SHALL BE USED ON 3:1 SLOPES OR GREATER. ALL SLOPES ON SITE SHALL BE 4:1 OR LESS, UNLESS OTHERWISE DIRECTED BY ENGINEER.
9. ROAD RIGHTS-OF-WAY MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT-OF-WAY.
10. AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.
11. ACCUMULATED SEDIMENT TO BE REMOVED FROM STORM SYSTEM UPON COMPLETION OF CONSTRUCTION. ALL TEMPORARY CONTROLS TO BE REMOVED AFTER SITE IS STABILIZED AND VEGETATION ESTABLISHED.

Soil Loss & Sediment Discharge Calculation Tool														
for use on Construction Sites in the State of Wisconsin														
WISCONSIN DEPT. OF NATURAL RESOURCES														
WISCONSIN DEPT. OF NATURAL RESOURCES														
YEAR 1														
Developer: Reedsburg DG, LLC														
Project: Reedsburg Dollar General														
Date: 10/19/23														
County: Sauk														
Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	L.S. Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (tons) (15)
Bare Ground	02/01/24	03/08/24	2.8%	130	Silt Loam	0.43	3.7%	100	0.37	1.00	0.5	0.982	Silt Fence	0.3
Bare Ground	03/08/24	04/15/24	3.8%	130	Silt Loam	0.43	3.0%	54	0.23	1.00	0.5	0.963	Inlet Protection	0.3
Seed with Mulch or Er	04/15/24	06/15/24	22.5%	130	Silt Loam	0.43	2.4%	111	0.24	0.10	0.3	1.045	Ditch Check Sed	0.2
End	06/15/24						0.0%	111				0.000		0.0
							0.0%	0				0.000		0.0
							0.0%	0				0.000		0.0
TOTAL												1.3		0.8
													% Reduction Required	NONE
Notes:														
See Help Page for further descriptions of variables and items in drop-down boxes.														
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.														
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.														
Recommended Permanent Seeding Dates:														
6/14/15 and 7/15/15 Turf, introduced grasses and legumes														
Native Grasses, forbs, and legumes														
Designed By: Nick Richmond														
Date: 10/17/2023														

LEGEND

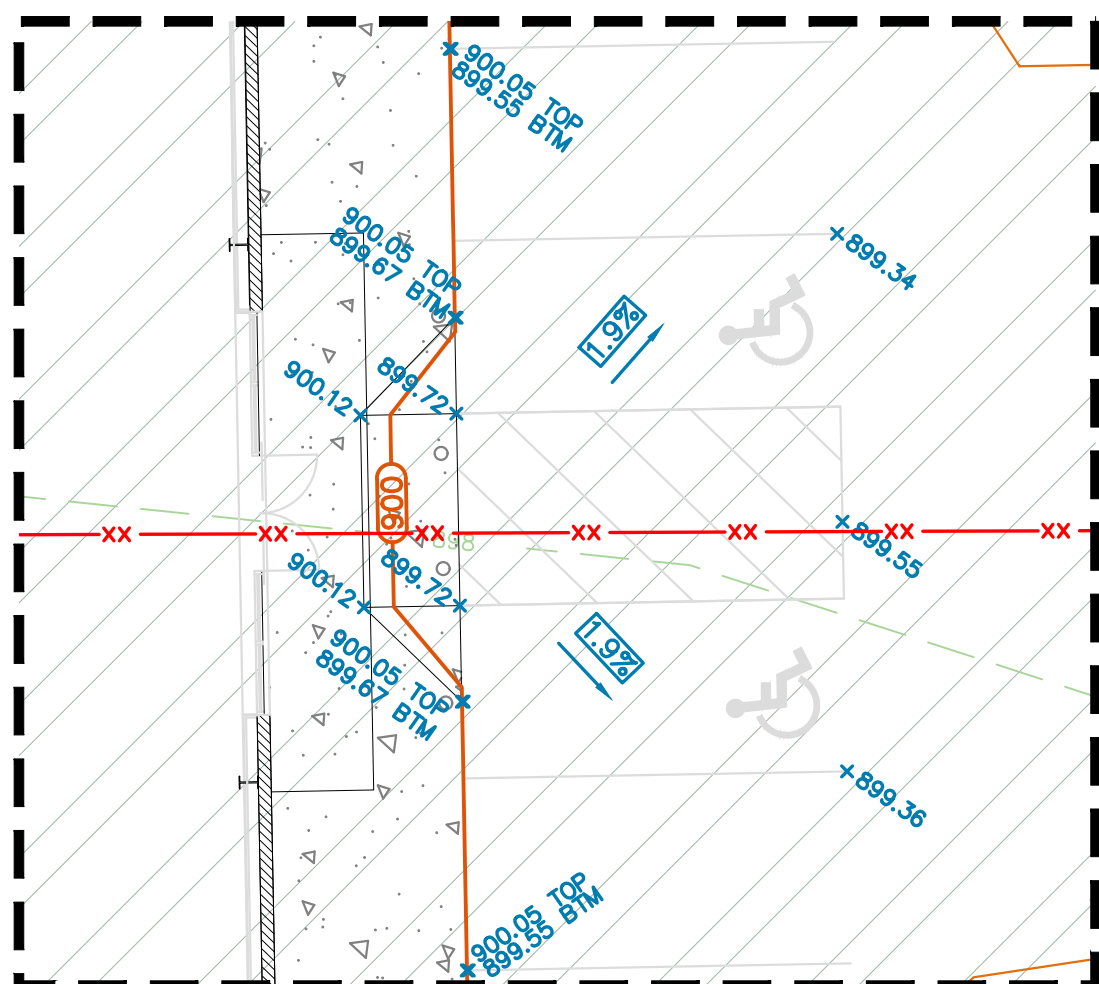
	PREScriptive COMPLIANCE AREA
	SEDIMENT DISCHARGE CALC AREA

SUMMARY REPORT NOTES:
INPUT VARIABLES FOR SOIL LOSS CALCULATIONS DETERMINED AT WORST CASE FOR DURING EACH ACTIVITY. WORST CASE OF EACH PHASE DETERMINED BY STEEPEST SLOPE AND LONGEST SLOPE LENGTH OF MOST ERODIBLE ACTIVITY. SEDIMENT CONTROL PRACTICE DETERMINED BY MOST RELEVANT TO ACTIVITY. PHASE/ACTIVITY 1 IS DEMOLITION AND TOPSOIL STRIPPING. PHASE/ACTIVITY 2 IS FINAL GRADING. PHASE/ACTIVITY 3 IS PAVING + SEEDING & MULCHING.



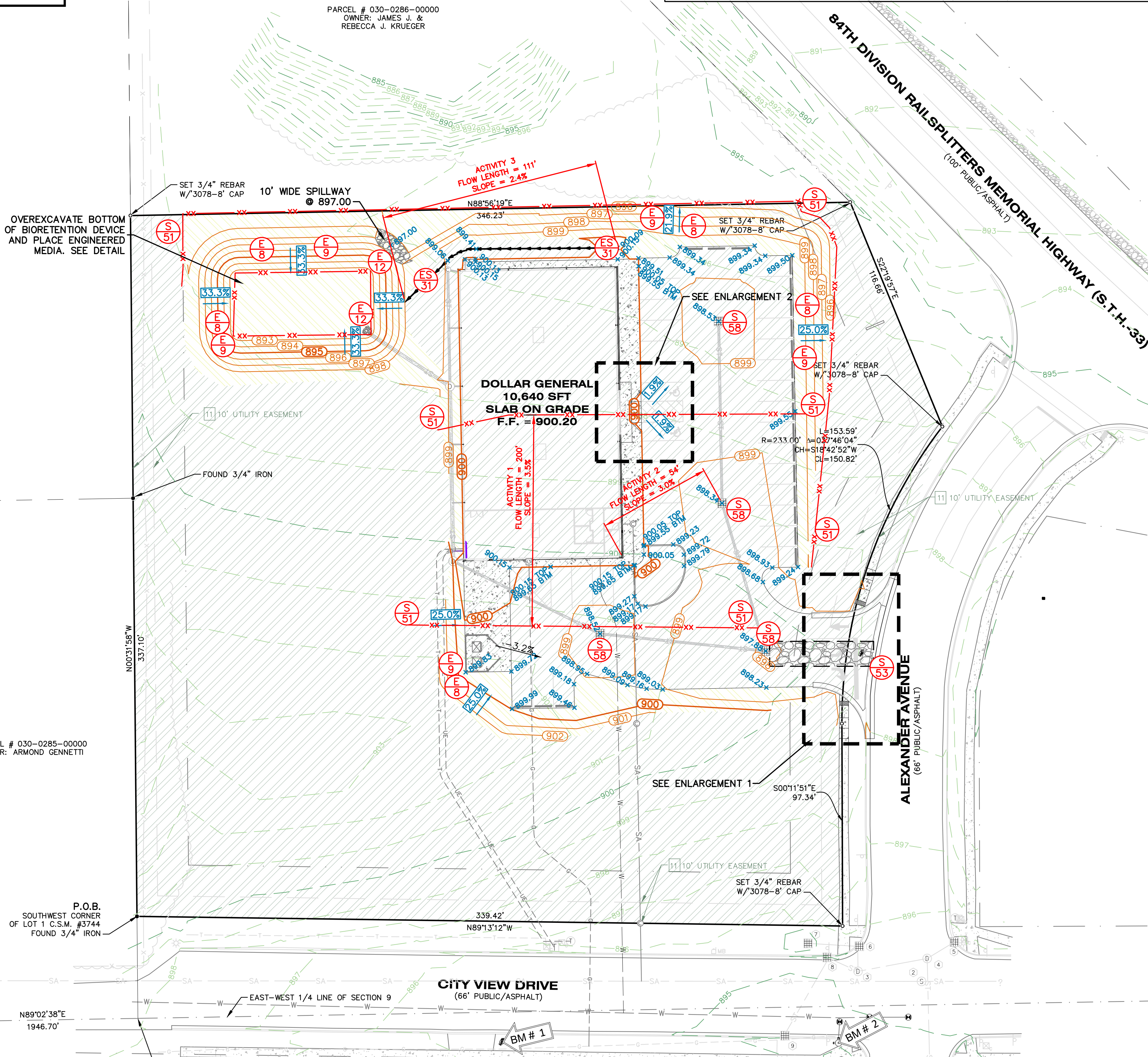
ENLARGEMENT 1

SCALE: 1" = 10'



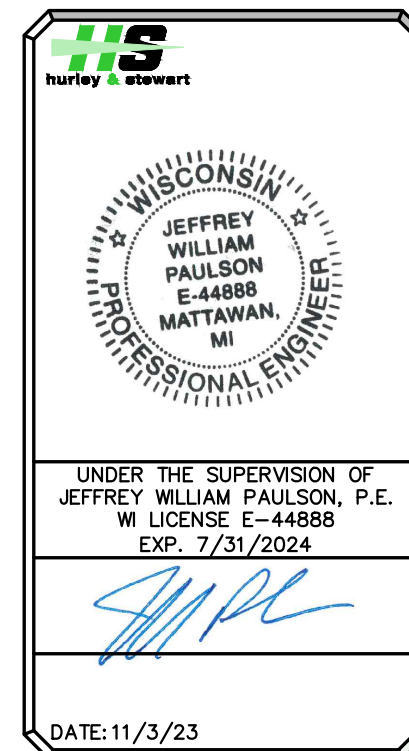
ENLARGEMENT 2

SCALE: 1" = 10'



GRADING PLAN LEGEND

	PROPOSED CONTOUR 5-FIT
	PROPOSED CONTOUR NORMAL
	EXISTING CONTOUR 5-FIT
	EXISTING CONTOUR NORMAL
	PROPOSED SPOT GRADE
	PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
	EXISTING SPOT GRADE
	PROPOSED SURFACE SLOPE
	PROPOSED SILT FENCE
	PROPOSED GRADED SWALE
	SOIL BORING
	BENCH MARK
	SOIL EROSION MEASURE
	SEDIMENT CONTROL MEASURE



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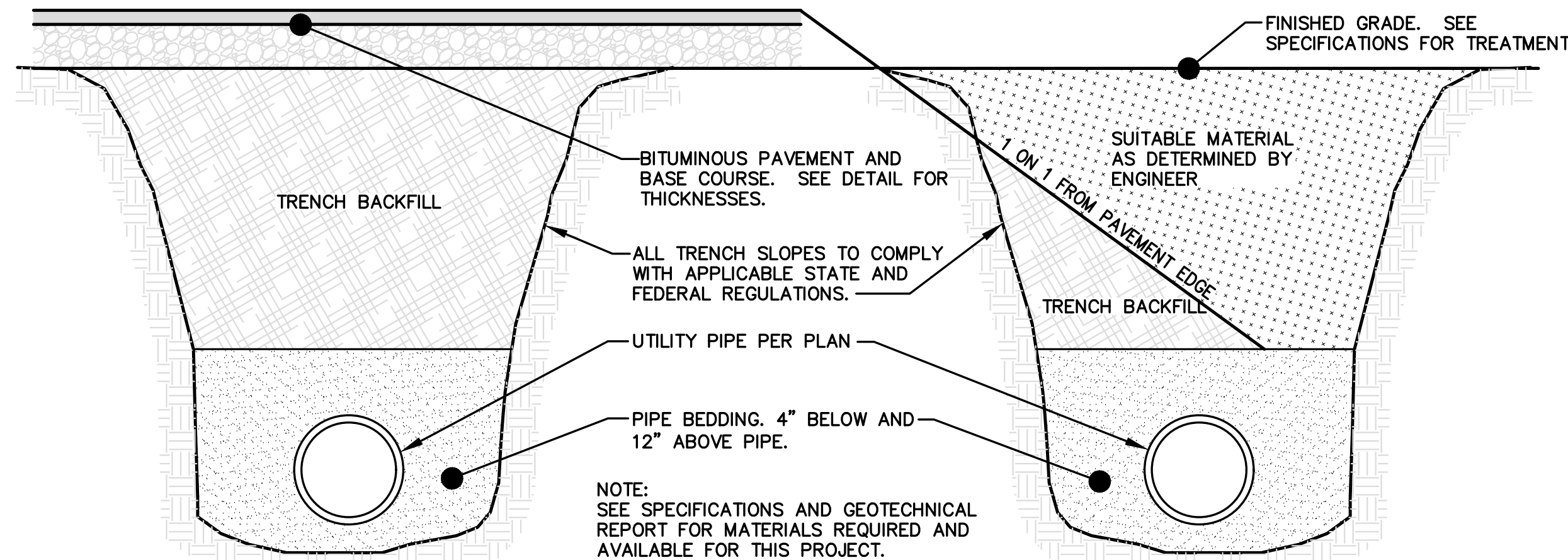
GRADING & SESC PLAN
DOLLAR GENERAL - REEDSBURG, WI
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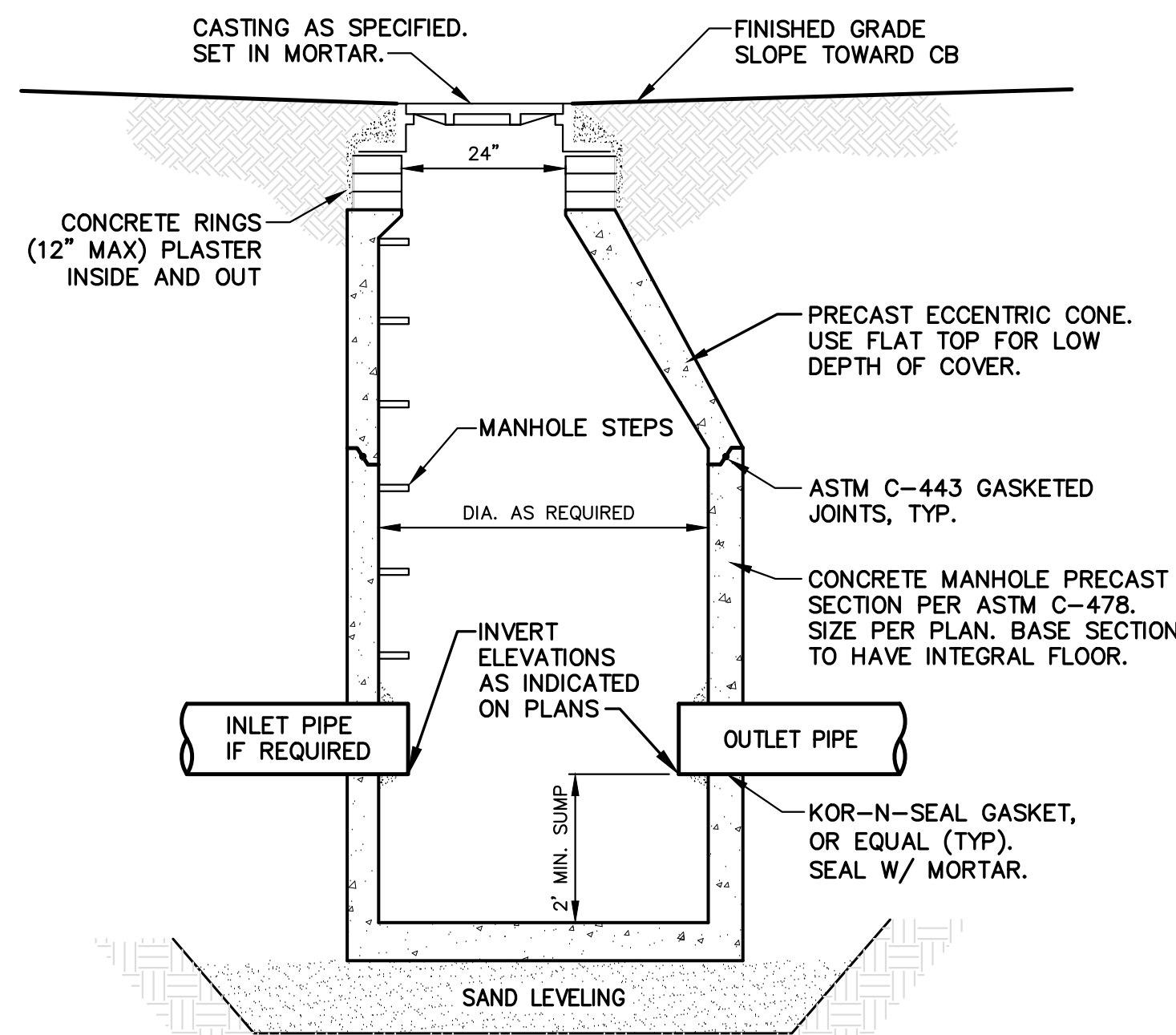
C-4

NOT UNDER PAVED AREA



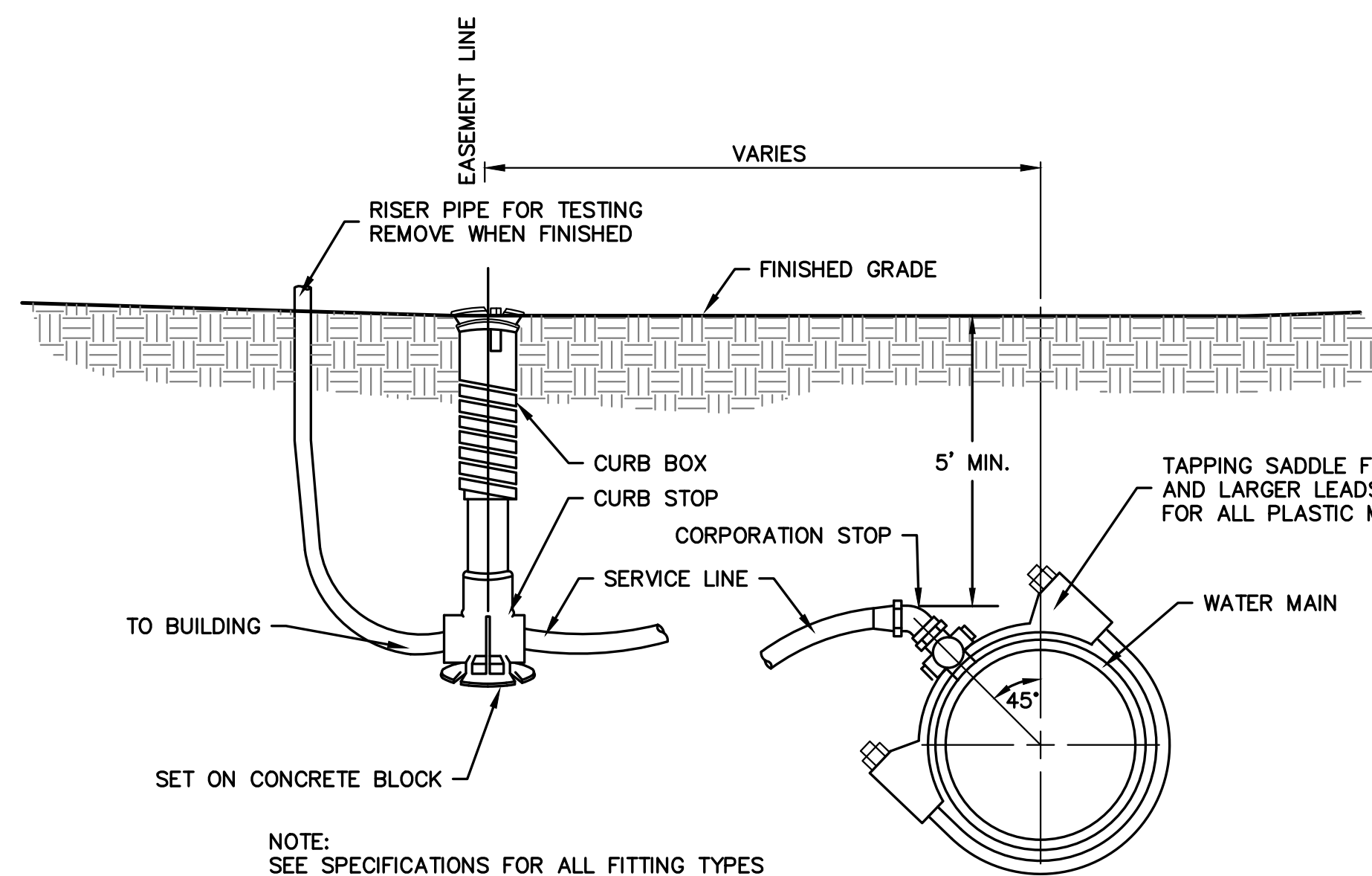
TRENCH DETAILS

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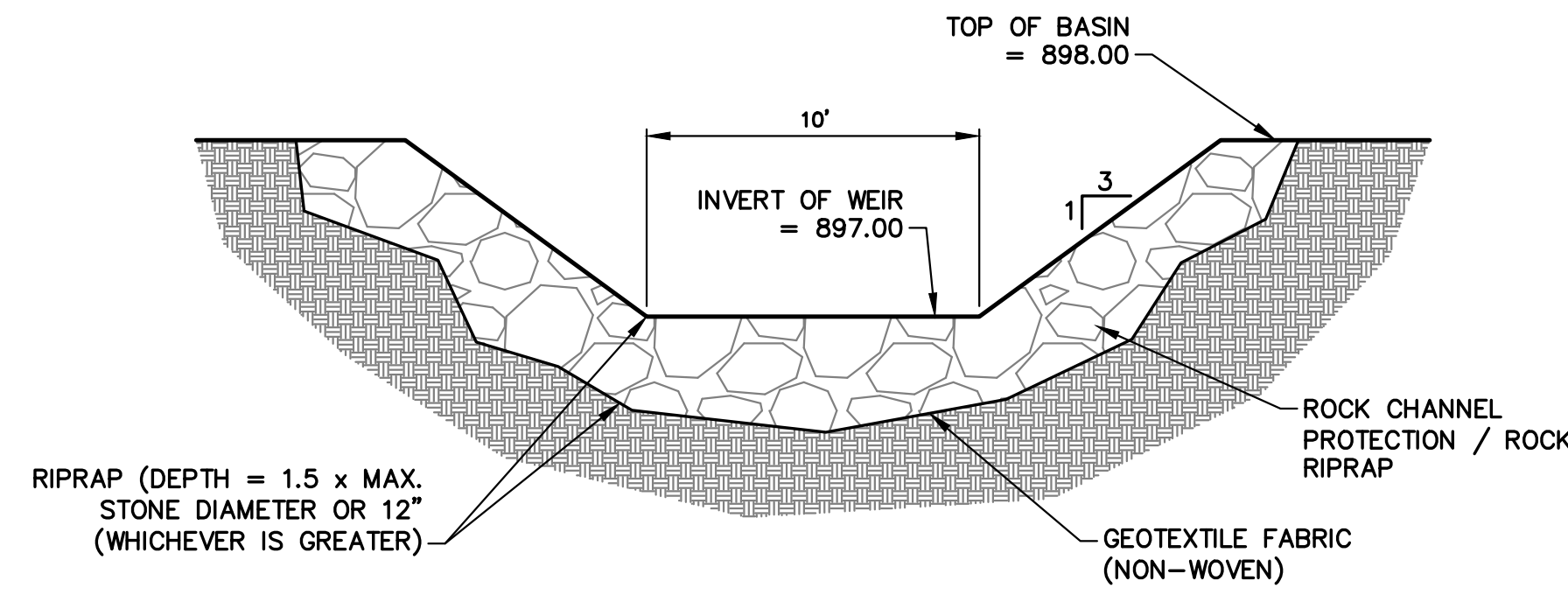
CATCH BASIN DETAIL

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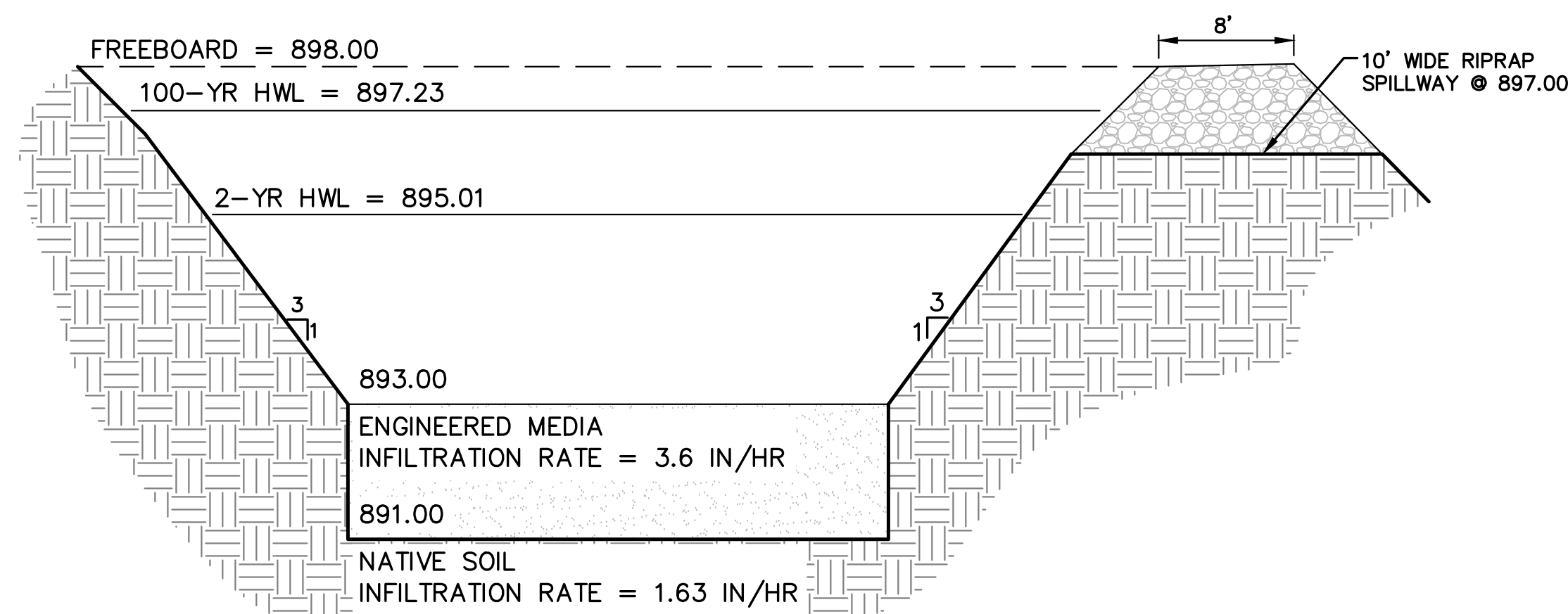
WATER SERVICE DETAIL

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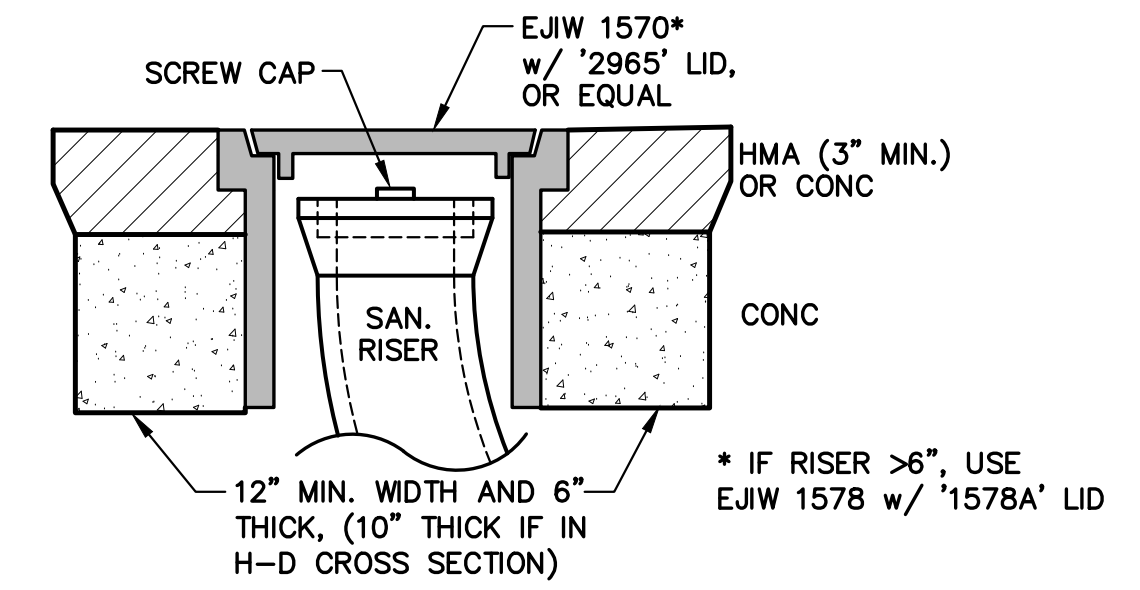
EMERGENCY OVERFLOW WEIR DETAIL

NO SCALE



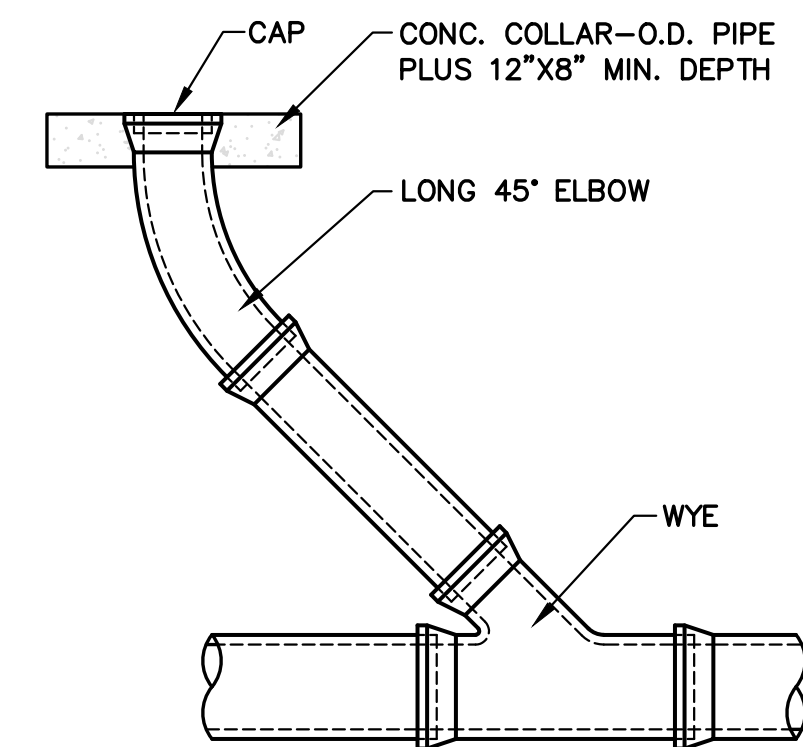
BIORETENTION BASIN DETAIL

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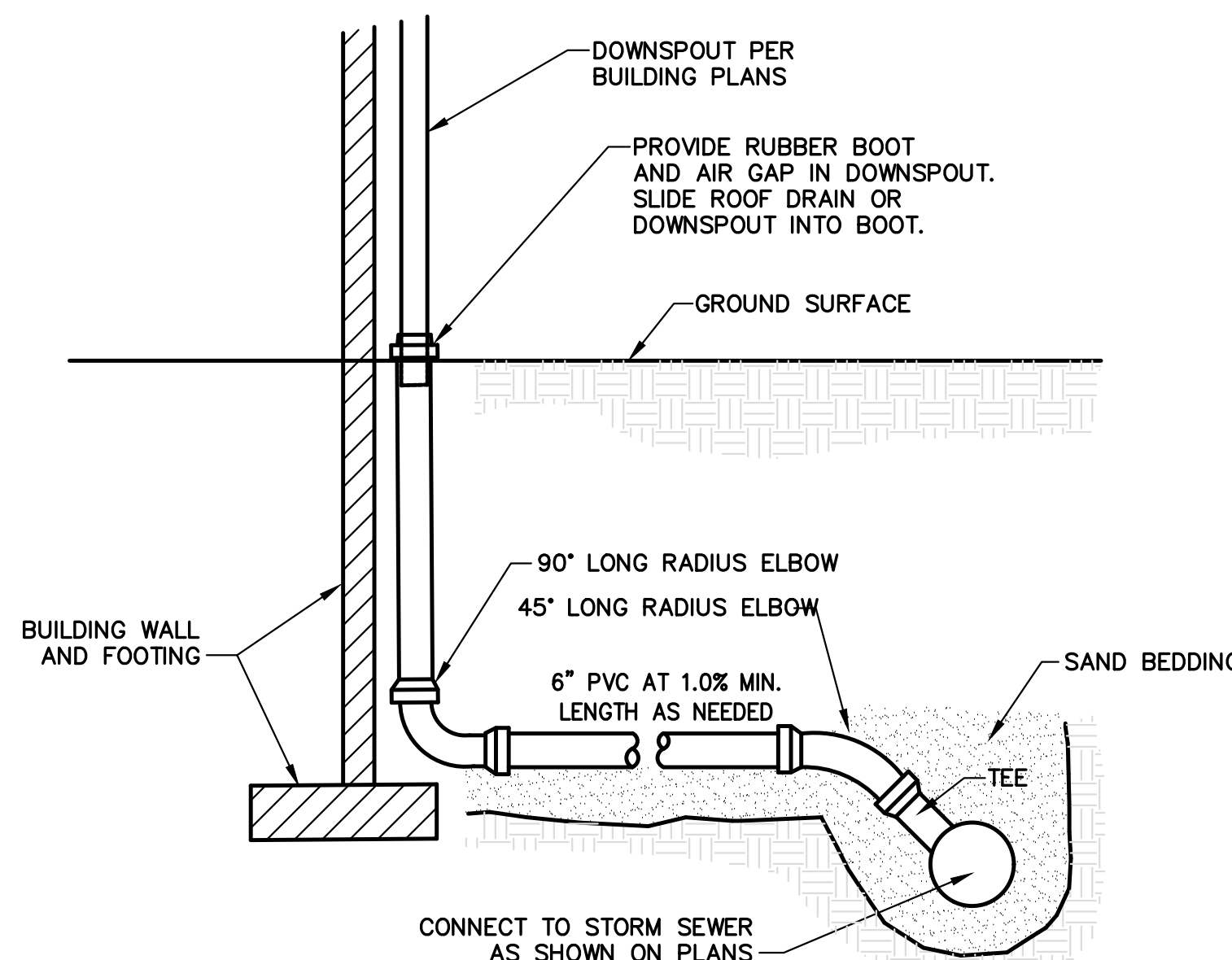
CLEANOUT IN PAVEMENT/CONC AREA

NO SCALE



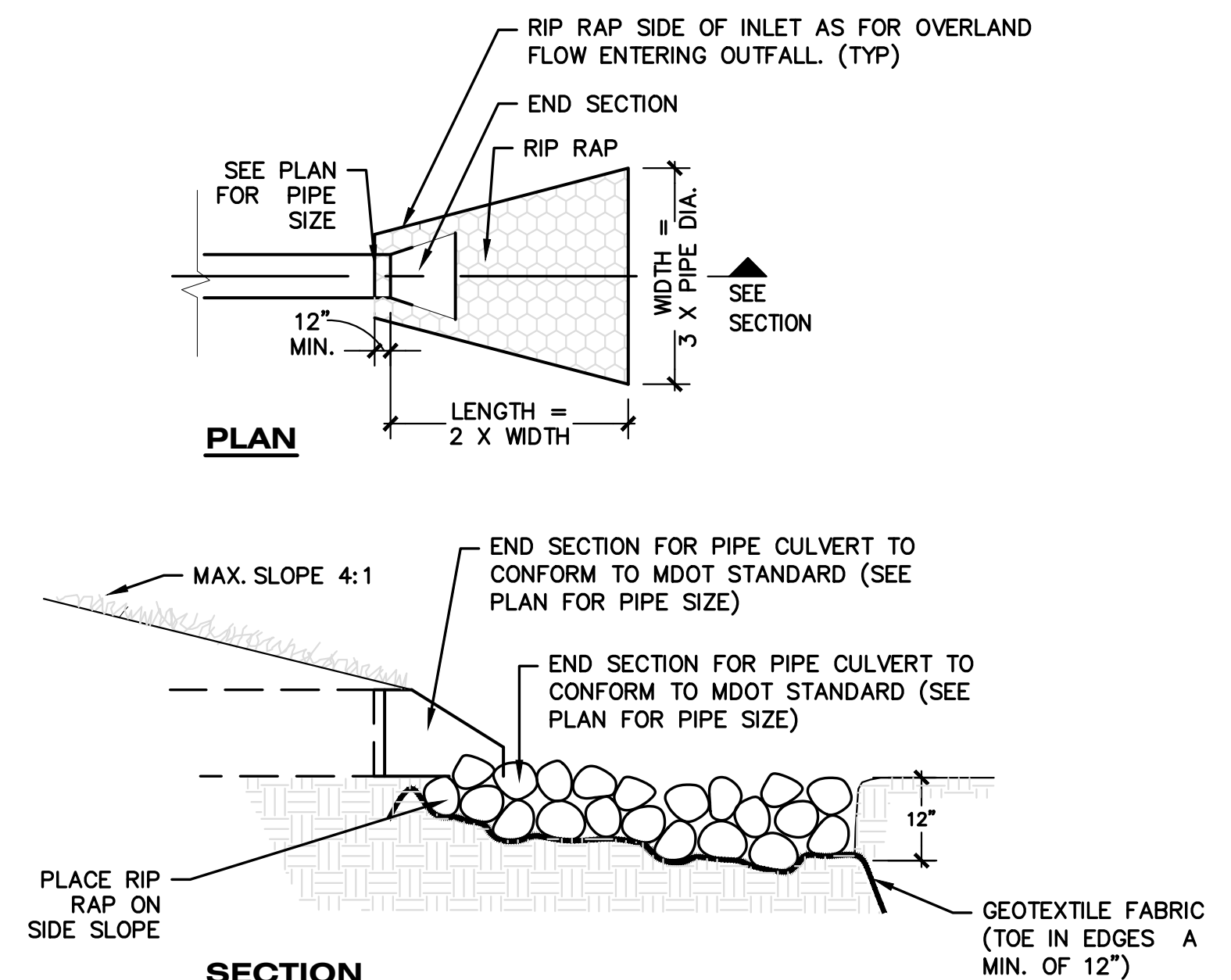
CLEANOUT DETAIL

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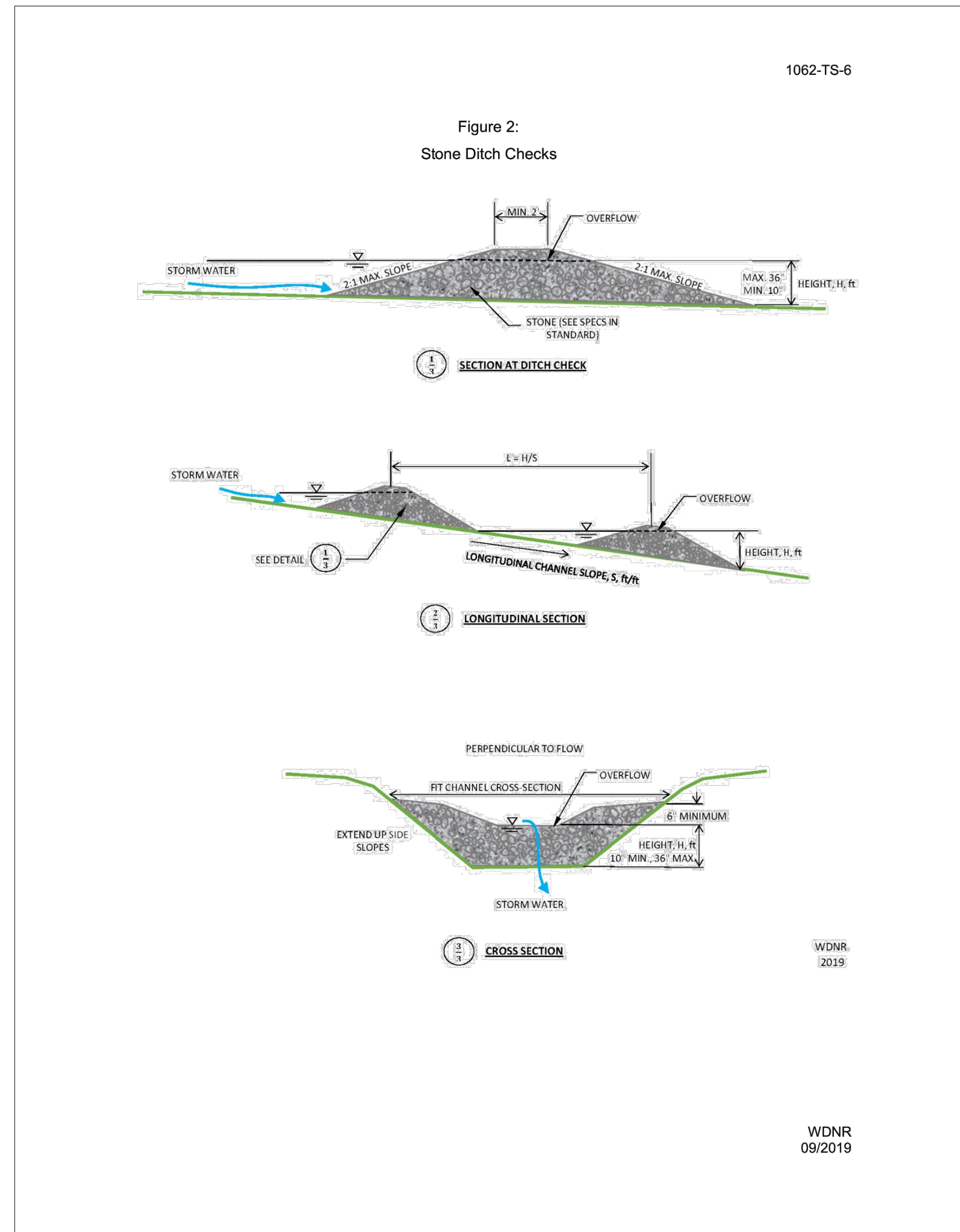
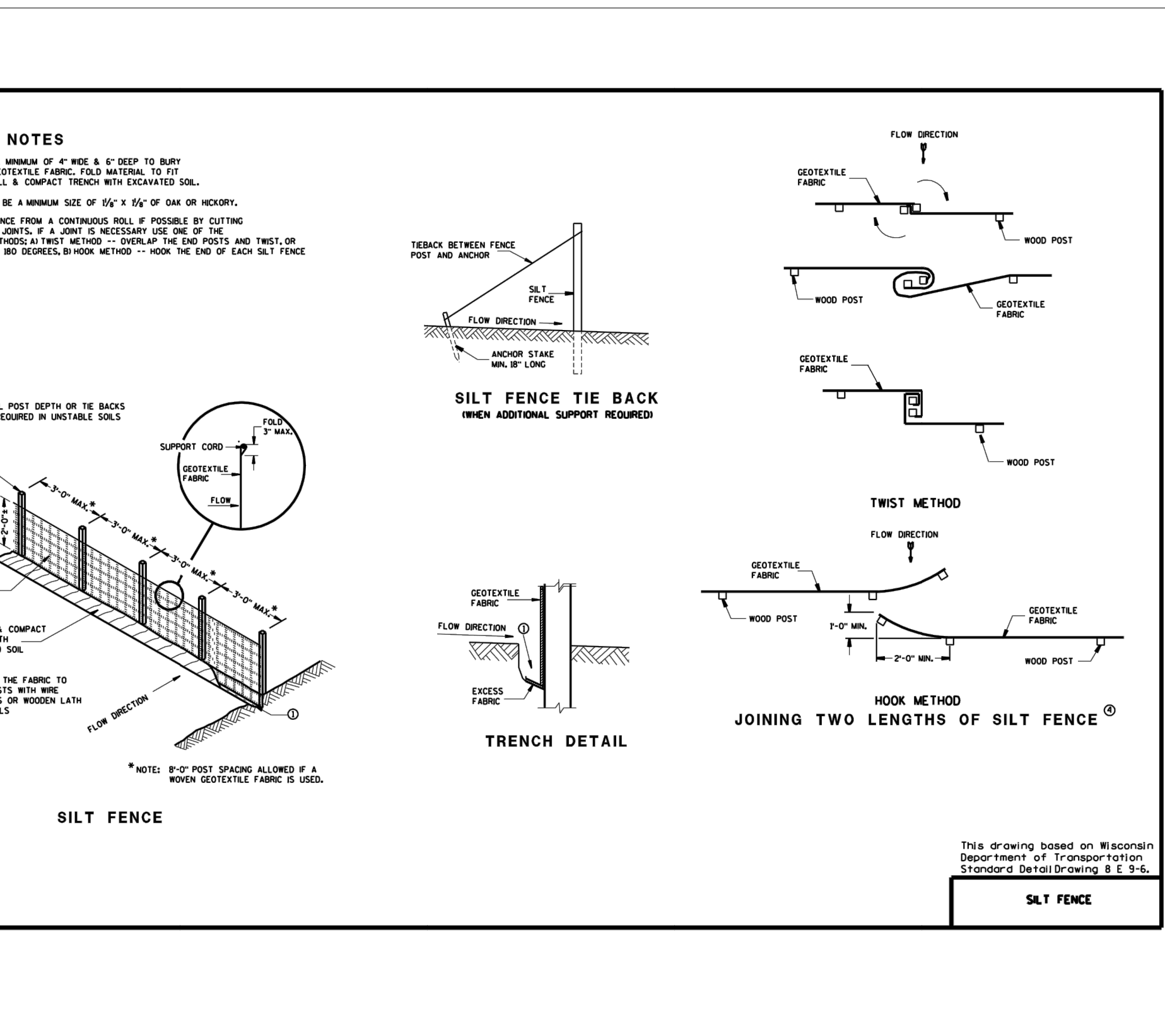
ROOF LEAD/ DOWNSPOUT DETAIL

NO SCALE



PIPE CULVERT WITH FLARED END SECTION DETAIL

NOT TO SCALE



DRAWING LOCATION: H:\3-3-001C.DG Reedsburg, WI - FINAL DRAWINGS\1-1 Landscape Planting - LAST SAVED BY: NICHOLSON ON 10/18/2023



Native Planting Schedule					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Aa	Angelica atropurpurea	Great Angelica	plug	flat	18" o.c.
Ai	Asclepias incarnata	Swamp Milkweed	plug	flat	18" o.c.
Bc	Boehmeria cylindrica	False Nettle	plug	flat	18" o.c.
Cv	Carex vulpinoidea	Brown Fox Sedge	plug	flat	18" o.c.
Ep	Eupatorium perfoliatum	Common Boneset	plug	flat	18" o.c.
Ev	Elymus virginicus	Virginia Wild Rye	plug	flat	18" o.c.
Gs	Glyceria striata	Fowl Manns Grass	plug	flat	18" o.c.
Je	Juncus effusus	Common Rush	plug	flat	18" o.c.
Pv	Panicum virgatum	Switch Grass	plug	flat	18" o.c.
Ps	Penthorum sedoides	Ditch Stonecrop	plug	flat	18" o.c.
Rl	Rudbeckia laciniata	Wild Golden Glow	plug	flat	18" o.c.
Rs	Rudbeckia subtomentosa	Sweet Black-Eyed Susan	plug	flat	18" o.c.
Sv	Scirpus validus	Great Bulrush	plug	flat	18" o.c.
Sh	Senna hebecarpa	Wild Senna	plug	flat	18" o.c.
Sp	Silphium perfoliatum	Cup Plant	plug	flat	18" o.c.
Td	Thalictrum dasycarpum	Purple Meadow Rue	plug	flat	18" o.c.
Vg	Vernonia gigantea	Smooth Tall Ironweed	plug	flat	18" o.c.

LEGEND

- 13**
Ca NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- PLANT SOD.**
- SEEDED LAWN.**
- PROPOSED DECIDUOUS TREE**
- PROPOSED EVERGREEN TREE**
- PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS**
- STORMWATER SEED MIX**
- NATIVE PLUG PLANTING MIX A. EVENLY DISTRIBUTE 15" O.C. OF Aa, Bc, Je, Pv, Ps, Pl, and Td WITH TRIANGULAR SPACING**
- NATIVE PLUG PLANTING MIX B. EVENLY DISTRIBUTE 15" O.C. OF Ai, Ep, Gs, Sv, Sh, Sp, and Vg WITH TRIANGULAR SPACING**
- NATIVE PLUG PLANTING MIX C. EVENLY DISTRIBUTE 15" O.C. OF Ai, Cv, Ev, Fv, Ps, Sv, Sh, and Td WITH TRIANGULAR SPACING**

Planting Schedule					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ac	Abies concolor	Concolor Fir	6' Ht.	B&B	Sheared well shaped
Af	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2 1/2" Cal.	B&B	
Cm	Cornus mas 'Golden Glory'	Golden Glory Cornelian Cherry	5' Ht.	B&B	
Pa	Platanus x acerfolia	London Plane Tree	2 1/2" Cal.	B&B	
Vr	Viburnum x rhytidophylloides 'Allegheny'	Allegheny Viburnum	42" Ht.	Cont.	

IRRIGATION NOTES:

- LANDSCAPE CONTRACTOR TO PROVIDE LAYOUT AND DETAILS FOR FULL IRRIGATION SYSTEM PRIOR TO INSTALLATION.
- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
- A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
- LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.

REEDSBURG PLANTING REQUIREMENTS

LANDSCAPE AROUND PERIMETER OF PARKING WITH A VARIETY OF TREE HEIGHTS, SHRUBS, AND PLANTING MATERIALS. IF LOT HAS A COMBINATION OF MULTIPLE DRIVE AISLES, 2 OR MORE ROWS OF PARKING, AND MORE THAN 15,00 SQFT OF PARKING, INTERIOR PARKING IS REQUIRED TO ACCOUNT FOR GREATER THAN 3% OF THE LOT WITH A CANOPY TYPE SHADE TREE. 582.9 SQFT OF REQUIRED INTERIOR LANDSCAPE. 816.4 SQFT PROVIDED.

LANDSCAPE NOTES:

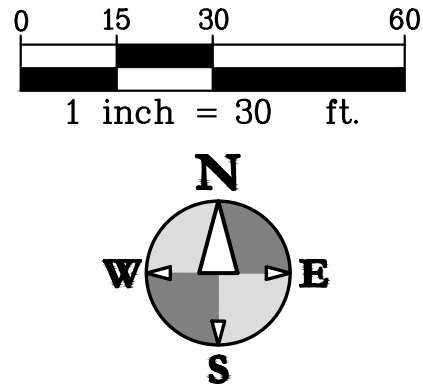
- ALL LAWN AREAS SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 8-10 LBS/ 1000 SFT. PROVIDE 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
- AREAS LABELED 'SOD' TO BE PLANTED WITH UPLAND MINERAL SOIL GROWN BLUEGRASS SOD. SOD TO HAVE BEEN HARVESTED WITHIN 24 HOURS OF PLANTING. ENSURE A SOURCE OF WATER BEFORE SCHEDULING SOD PLANTING. ENSURE A SOURCE OF WATER BEFORE SCHEDULING SOD PLANTING. PREPARE SOIL TO RECEIVE SOD WITH A 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
- ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/4" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
- ALL EDGING SHALL BE STANDARD COMMERCIAL GRADE BLACK DIAMOND POLYETHYLENE EDGING. EDGING TO BE 5.5" BY 20' SECTIONS WITH 4 METAL STAKES FOR SECTION.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
- WARRANT TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
- MAINTAIN TREES, SHRUBS, AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
- BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED. A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
- MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, USING CHEMICAL TREATMENT TO ELIMINATE BROADLEAF AND NOXIOUS WEEDS, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
- PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
- REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER FROM SITE.
- MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
- DO NOT PLACE STONE COBBLE DURING WET WEATHER. DO NOT PLACE DIRTY OR MUDDY COBBLE ON BARRIER FABRIC.
- APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS REAPPLY AS RECOMMENDED BY PRODUCT DURING ONE YEAR WARRANTY PERIOD.

Stormwater Seed Mix		
Botanical Name	Common Name	Oz./Acre
Permanent Grasses/Sedges		
Carex cristatella	Crested Oval Sedge	1.00
Carex lurida	Bottlebrush Sedge	2.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	12.00
Glyceria striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	1.00
Juncus torreyi	Torrey's Rush	0.25
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	8.00
Scirpus atrovirens	Dark Green Rush	1.00
Scirpus cyperinus	Wool Grass	0.50
Scirpus fluviatilis	River Bulrush	0.25
Scirpus validus	Great Bulrush	6.00
Temporary Cover		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
Forbs		
Alisma spp.	Water Plantain Mix	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens spp.	Bidens Mix	2.00
Helenium autumnale	Sneezeweed	2.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum pensylvanicum	Pinkweed	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Thalictrum dasycarpum	Purple Meadow Rue	2.00



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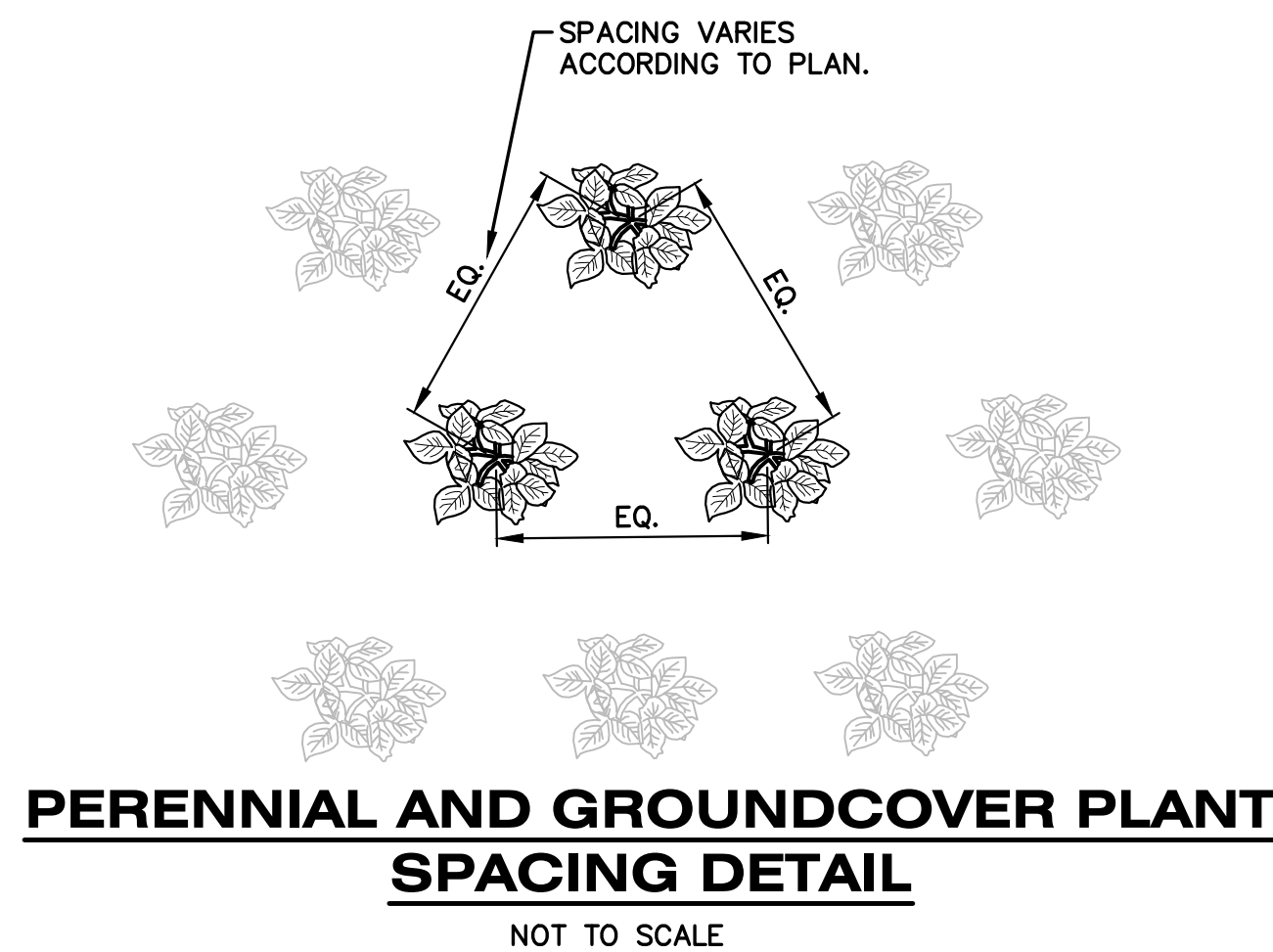
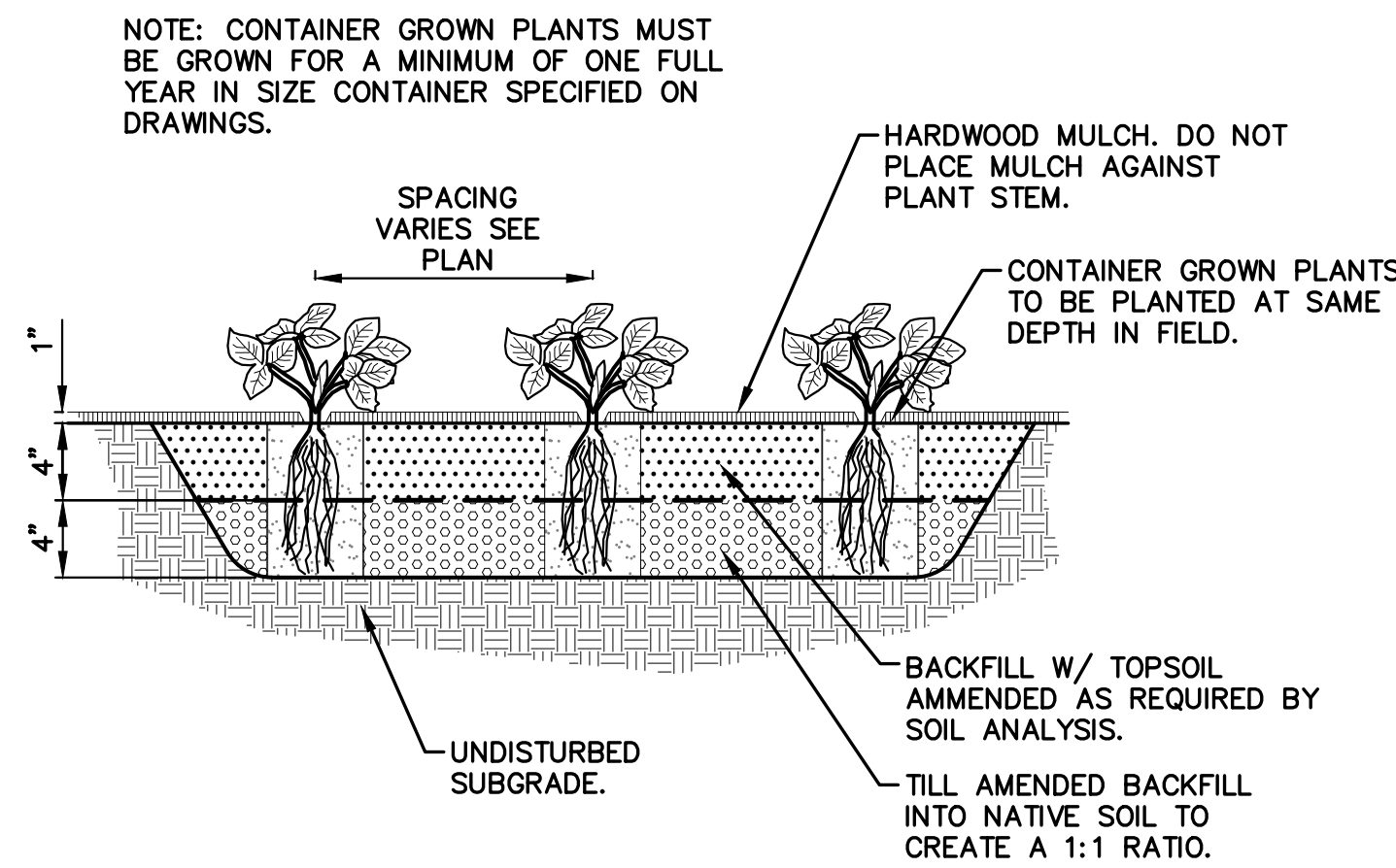
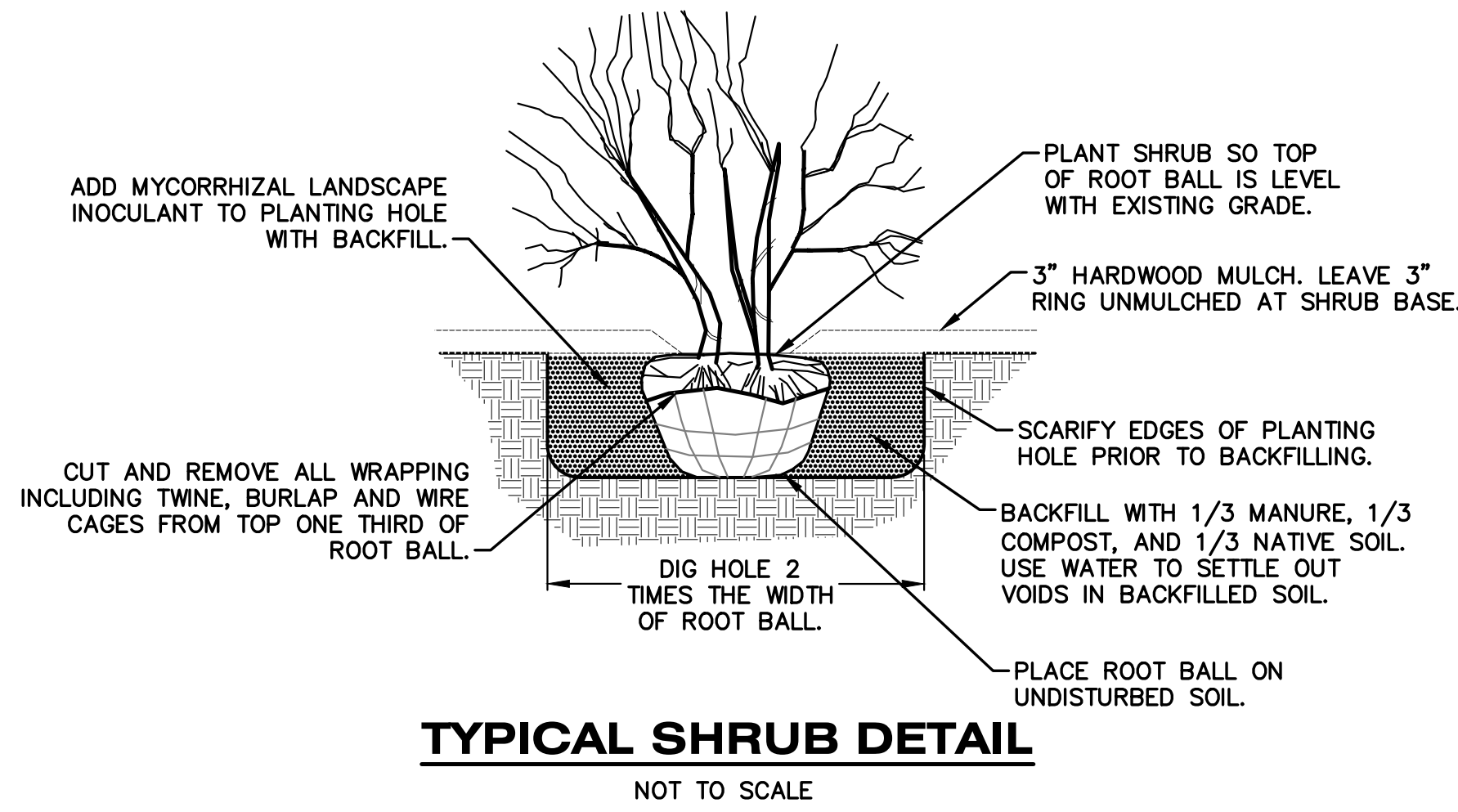
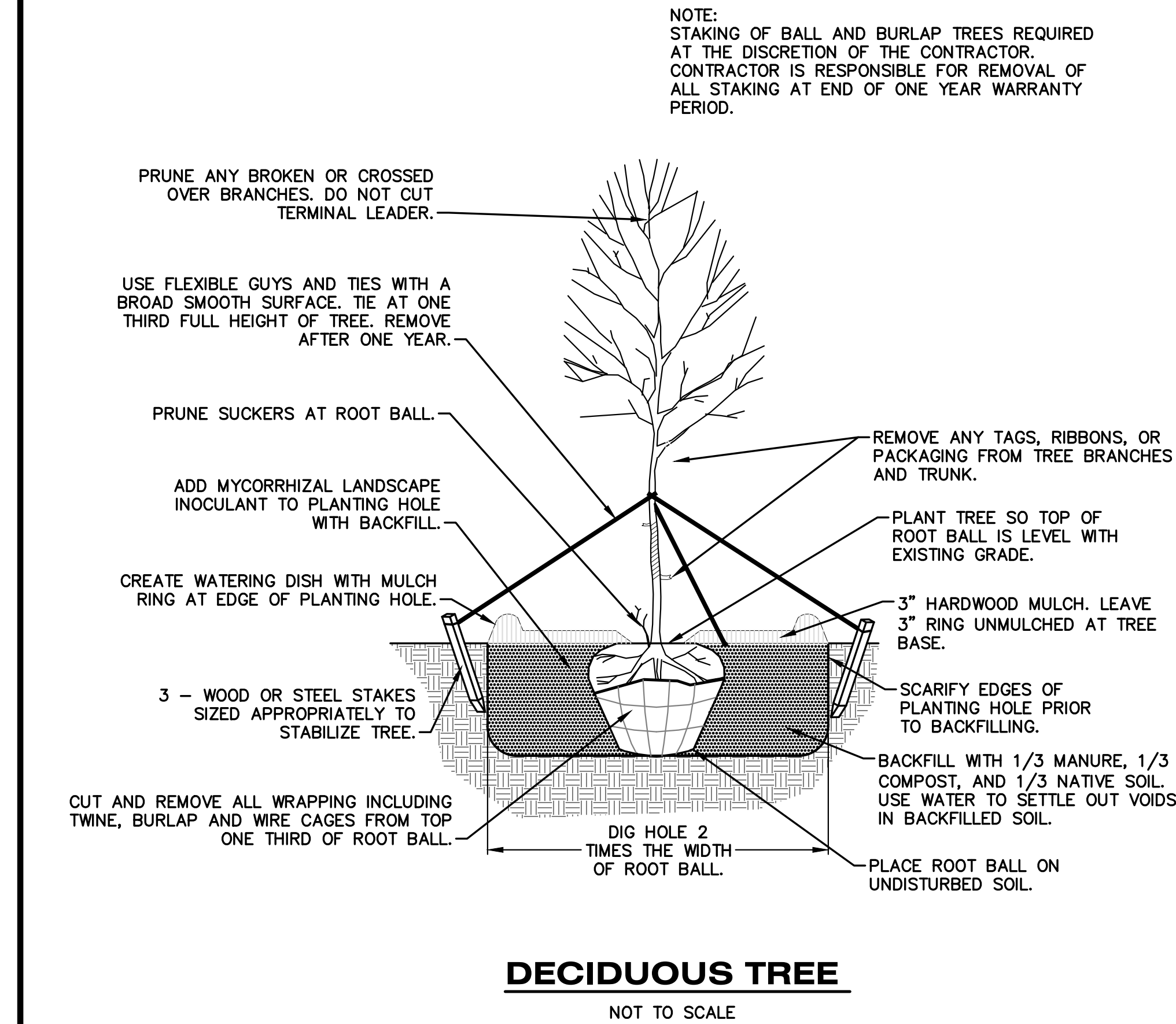
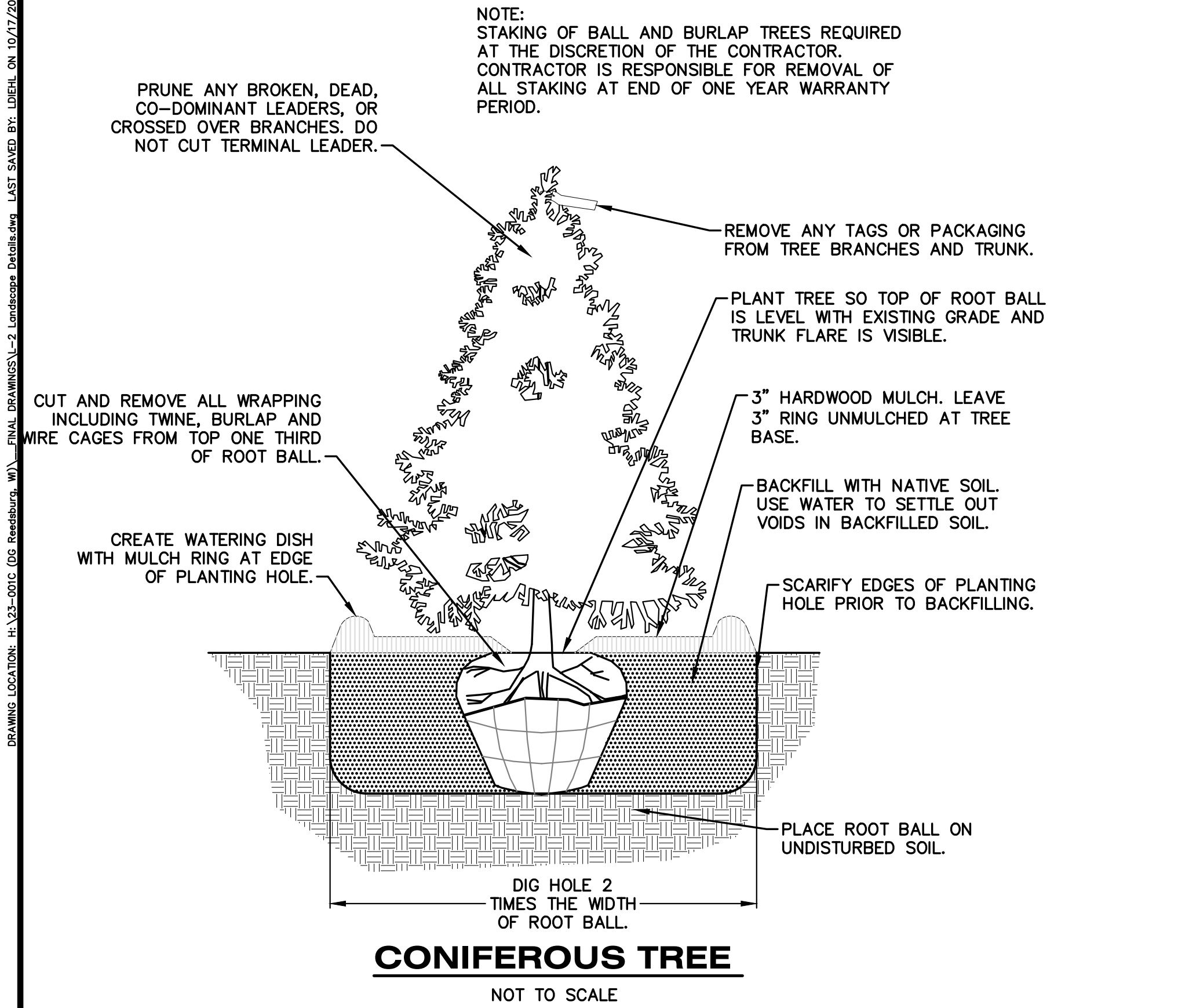
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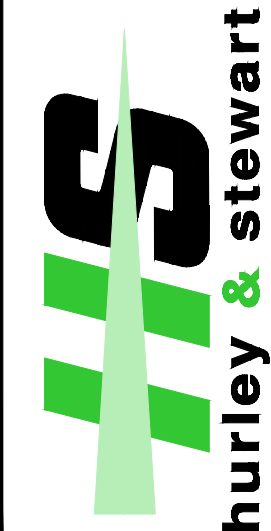
11/3/23
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DRAWING LOCATION: H:\31-001C (02 Reedsburg WI) FINAL DRAWINGS\1-2 Landscape Detailing.dwg LAST SAVED BY: LDEH ON 10/17/2023



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269.552.4960 fax 269.552.4961
www.hurleystewart.com



Job No. 23-001C P.M.-EMB. Drl: NLR QA/QC: 11/3/23
ISSUED FOR/REVISIONS:
1 SITE PLAN REVIEW 11/9/23
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LANDSCAPE DETAILS
DOLLAR GENERAL - REEDSBURG, WI
CAPITAL GROWTH BUCHALTER

Sheet Title:
Project:
Client:

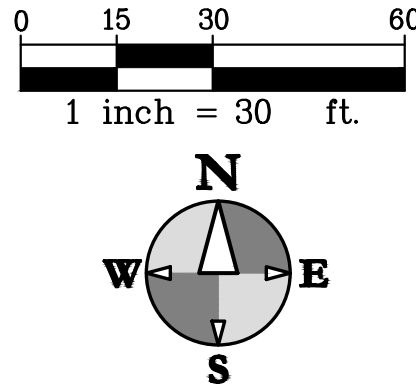
11/3/23
Sheet

L-2

DRAWING LOCATION: H:\23-001C (P.M.+EMB. Drt.)\NIR_OA\QC:11/3/23 LAST SAVED BY: HURLEIGH ON 10/24/2023

Luminaire Schedule											
Symbol	Qty	Label	Description	Arrangement	LLF	Lum. Watts	Total Watts	Lum. Lumens	MH		
	3	QDXLR-150-50-UNVL-1-3-N-Z5	Pole Single - Dorado XLR 19115lm 148W 120-277V 5000K 3M Lens	SINGLE	0.963	148.6	445.8	20790	20'		
	9	WPR3-UNVL-30-4-50-BZ	Wall Pack 37.1W 4701 Lumens 5000K Bronze	SINGLE	0.963	30	270	4616	12'		

Calculation Summary @ GRADE - Calculation Points = 10'x10'						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground 1_Planar	Fc	0.76	10.6	0.0	N.A.	N.A.



hurley & stewart, llc

2800 s. 11th street

kalamazoo, michigan 49009

269.552.4960 fax 269.552.4961

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hurley & stewart

Job No.: 23-001C	P.M.: EMB	Drft: NJR	QA/QC: 11/3/23
ISSUED FOR/REVISIONS:			
1	SITE PLAN REVIEW		11/3/23
	</		

PHOTOMETRIC PLAN

DOLLAR GENERAL - REEDSBURG, WI

CAPITAL GROWTH BUCHALTER

Sheet Title:

Project:

Client:

11/3/23

Sheet

L-3

UTILITY NOTES

- PROVIDE 1" BURIED CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE SIGN BASE. A TEMPORARY 3' TALL STAKE SHALL BE PROVIDED AT THE SIGN LOCATION UNTIL THE SIGN IS PERMANENTLY INSTALLED.
- UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.

LIGHTING PLAN BY:



US LED, LTD.

6807 PORTWEST DRIVE

HOUSTON, TEXAS

REMIT TO ADDRESS:

DEPARTMENT 508

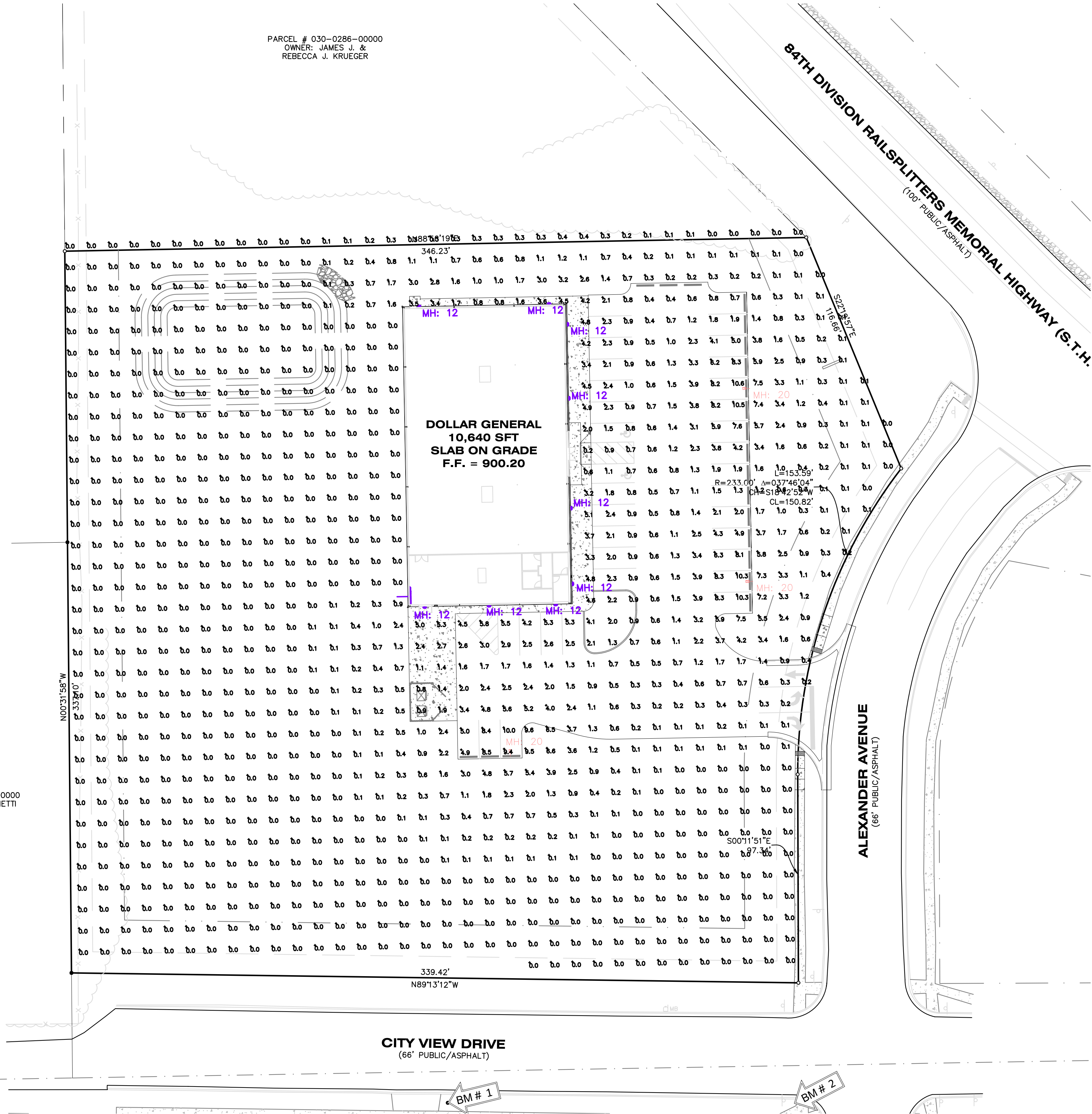
P.O. BOX 4346

PARCEL # 030-0285-00000

OWNER: ARMOND GENNETTI

PARCEL # 030-0286-00000

OWNER: JAMES J. & REBECCA J. KRUEGER



BENCHMARKS

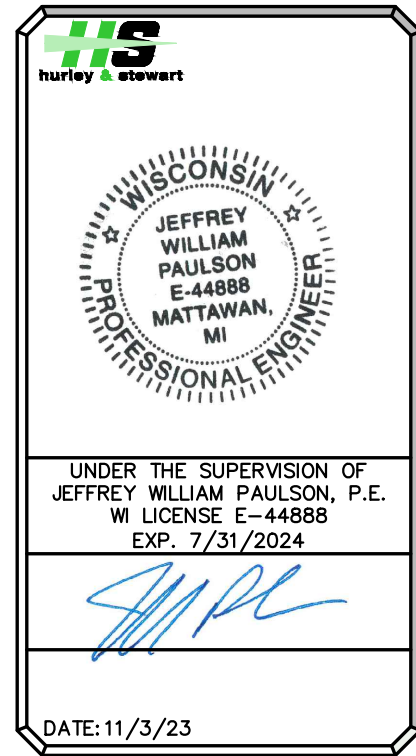
ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM # 1 ELEVATION = 897.78

TOP OF IRON ON E. SIDE OF DRIVE ON S. SIDE OF CITY VIEW DRIVE

BM # 2 ELEVATION = 896.26

TOP OF FIRE HYDRANT ON S.W. CORNER OF CITY VIEW & ALEXANDER AVE.



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

FIELD WORK PERFORMED BY:

LANDTECH PROFESSIONAL SURVEYING

STRUCTURAL NOTES

GENERAL

- The design of the structure is in accordance with International Building Code 2015 Edition, including the latest edition of the referenced standards given in the Code.
- Construction shall be in accordance with the soil report by Kilo Engineering, Kilo Project Number 23-1313, dated May 24, 2023. The Contractors shall obtain a copy of the soil report and become familiar with the requirements and recommendations therein.
- The Construction Documents include these notes and the drawings. In the event of conflict between the information on the Construction Documents, the contractor shall contact the structural engineer for clarification and follow the more stringent requirements until clarification is received.
- A Testing and Inspection Agency is required to complete tests and inspections as part of the Work. The Contractor shall coordinate the responsibility of, and requirements for testing and inspection, including special inspections, required in the Construction Documents with the Owner and Architect.
- The Contractors are responsible for coordinating the work shown in the Construction Documents with the other design professionals and contractors work, including but not limited to Architectural, Civil, Mechanical, Plumbing and Electrical professions.
- Contractors shall take field measurements, verify all dimensions and existing conditions before beginning work. Discrepancies shall be reported to the architect immediately.
- It is the contractor's responsibility to provide adequate shoring and bracing during construction to account for all forces, including but not limited to gravity, earth, wind, and unbalanced forces due to construction sequence.
- The structural integrity of the building shown on these plans is dependent upon completion according to the Construction Documents. Structural members are not self-bracing and shall be shored and/or braced by the contractor as necessary until stabilized by virtue of completed connections.
- For conditions not expressly shown use details shown for similar conditions.
- Contractors shall allow ten (10) working days, not including weekends or holidays, for each submittal and resubmittal review. Time for review shall commence on Engineer's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.

FIELD DRILLED FASTENERS

- Only one diameter bolt shall be present on the job site for a given bolt type, unless otherwise specified on the drawings.
- The contractor shall create a template at each bolt connection location prior to drilling holes in a structural member. Templates shall be made by first locating existing reinforcing steel with a pachometer and then drilling bolt holes such that no conflict exists with the existing reinforcing. Bolt locations in the field may be relocated a maximum of 1 1/2" from the dimensions shown on the drawings to avoid conflicts with the existing reinforcing steel. However, do not exceed minimum or maximum bolt spacings or edge distances required by manufacturer to achieve full anchor capacity.
- Clean existing surface to solid structural material. Grind smooth for full steel contact and to prevent gaps between steel and concrete. Alternatively, provide non-shrink grout in all voids between steel and base material.
- Use only code-approved anchors with valid ICC-ESR evaluation report for use in the base material shown on the Construction Documents. Submit ICC-ESR evaluation report to Structural Engineer and Special Inspection Agency for approval. Do not install anchors until submittal is returned "approved".
- Anchor of the diameter and embedment shown on the drawings shall be installed in strict accordance with manufacturer's recommendations under the continuous supervision of an independent testing agency. Where the provisions of the above referenced documents are in conflict, the most restrictive requirement shall govern. Provide minimum 3/4" diameter adhesive anchors, or 1/2" diameter expansion anchors, with standard embedment at locations not indicated.
- All abandoned holes drilled in concrete or masonry shall be completely filled with structural grade epoxy.
- Holes drilled in the concrete or masonry shall be the diameter as recommended by the manufacturer. The hole diameter shall not exceed the maximum diameter at any location along the length of the bolt.
- Holes in connection plates shall be no more than 1/16" larger than the bolt diameter. If larger diameter holes are used for erection purposes the contractor must provide plate washers. Plate washers must be welded to the connection plate to transfer the load. Welding must take place after holes are drilled, but prior to adhesive installation to avoid burning the adhesive.
- Field drilled bolts shall be installed perpendicular to the face of the material being drilled. The maximum tolerance for deviation from perpendicular shall be 10 degrees. All bolts installed outside of the specified tolerance shall be considered unacceptable.
- Foreign material shall not be placed in the holes that receive bolts.
- Follow manufacturer's requirements for minimum edge distance and spacing to obtain full anchor capacity.
- Installation of field drilled bolts shall be monitored by the Testing and Inspection Agency to ensure bolts are installed correctly and that manufacturer's required installation torques are obtained.
- Basis of design for field drilled adhesive anchors is Hilti HIT-HY200 Adhesive Anchors as manufactured by HILTI, or equivalent product by ITW Ramset/Redhead, Powers Fasteners, or Simpson Strong-Tie Anchor Systems. For substitution purposes, signed and sealed calculations shall be provided, indicating the substituted anchor meets the capacity requirements of the detailed anchor.
- All post-installed adhesive anchors shall conform to ACI-308. Installer of post-installed adhesive anchors shall be trained by anchor manufacturer.

CONCRETE

- All concrete work shall conform to the requirements of the American Concrete Institute ACI 301, 318, and SP-86 (315 included as a chapter), latest editions. Provide accessories and bar supports in accordance with "ACI Detailing Manual -2004" ACI SP-86, latest edition.
- All concrete shall be normal weight concrete having a minimum compressive strength at 28 days as follows:
 - Light Pole Foundations 4,500 psi
- No concrete shall be placed until concrete design mixes and previous tests have been submitted for each class of concrete noted above and have been approved by the engineer. Concrete proportions shall be based upon field experience and/or trial batches per ACI 301 and ACI 318. The concrete to be used shall conform to the approved design mix. The use of any additives not indicated in the design mix is prohibited.
- Representative test cylinders will be taken from the concrete placed each day in accordance with concrete specifications.
- Reinforcing steel shall be deformed bars of intermediate grade new billet steel conforming to current requirements of ASTM A 615 Grade 60 or ASTM A 706, Grade 60. All hooks shall be standard hooks, unless otherwise noted. All laps shall be class 'B' laps except the minimum lap length shall be 24" unless noted otherwise.
- All reinforcement shall be securely fixed in place prior to concrete placement. Tie wire, metal or plastic fixtures, or concrete dummies which prevent movement of the reinforcement are acceptable. Wet setting of reinforcement or embedded items is not acceptable unless specifically authorized in writing by the structural engineer.
- Minimum concrete cover over reinforcing, unless otherwise shown, shall be 1" for interior face of walls, 2" for exterior face of walls, 3" for footings and other structural concrete deposited against ground, 2" for concrete permanently exposed to earth or weather, 1 1/2" for pier ties and beam stirrups.
- All concrete structural members shall be placed for their full depths in one operation. Construction joints, such as day's end placement joints, shall be located in the middle third of the span, reinforcing to run through the joint, bulkhead, key and roughen joints. Remove balance prior to next pour.
- Concrete shall not be placed until preparations have been approved by the Testing and Inspection Agency, including formwork, reinforcement, embedments, and accessories.
- The Contractor shall safeguard and protect all excavations, and adjacent structures, pavements, and utilities. All excavations shall be kept free of water. The Contractor is responsible for the design, installation, maintenance, and removal of all shoring, bracing, and dewatering required to properly construct the foundations and to protect adjacent structures, pavements and utilities. Do not remove shoring such as sheet piling if it will cause settlement or damage to existing or new structures, pavement, and/or utilities.

Foundations

- All foundations shall bear on undisturbed soil, with a minimum safe bearing capacity of 2,000 psf. The Testing and Inspection Agency shall verify soil bearing capacity at each footing prior to placement of concrete. Notify structural engineer of any variation from the anticipated bearing capacity for appropriate redesign or lowering of footing.
- Isolated foundations shall be lowered, and piers shall be added or increased in height as approved by the architect, where soil of the specified bearing capacity is found at a lower or higher elevation than shown on drawings. Contact the Structural Engineer for additional requirements.
- The bottom of all exterior foundations shall be a minimum of 3'-6" below finished grade.
- Edges of foundations shall not be placed at a greater than 1 vertical to 2 horizontal slope with respect to any adjacent foundation or excavation, unless underpinning or shoring and bracing of existing foundation or excavation is provided. Underpinning shall be done so as not to cause settlements of existing structure and shall be such that complete contact is achieved between new underpinning and existing concrete.

IBC SPECIAL INSPECTIONS - MINIMUM REQUIREMENTS

THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROOVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK.

SPECIAL INSPECTIONS REQUIRED BY SECTION 1705 SHALL NOT BE REQUIRED WHERE THE WORK IS DONE ON THE PREMISIS OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INVESTIGATION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.

REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

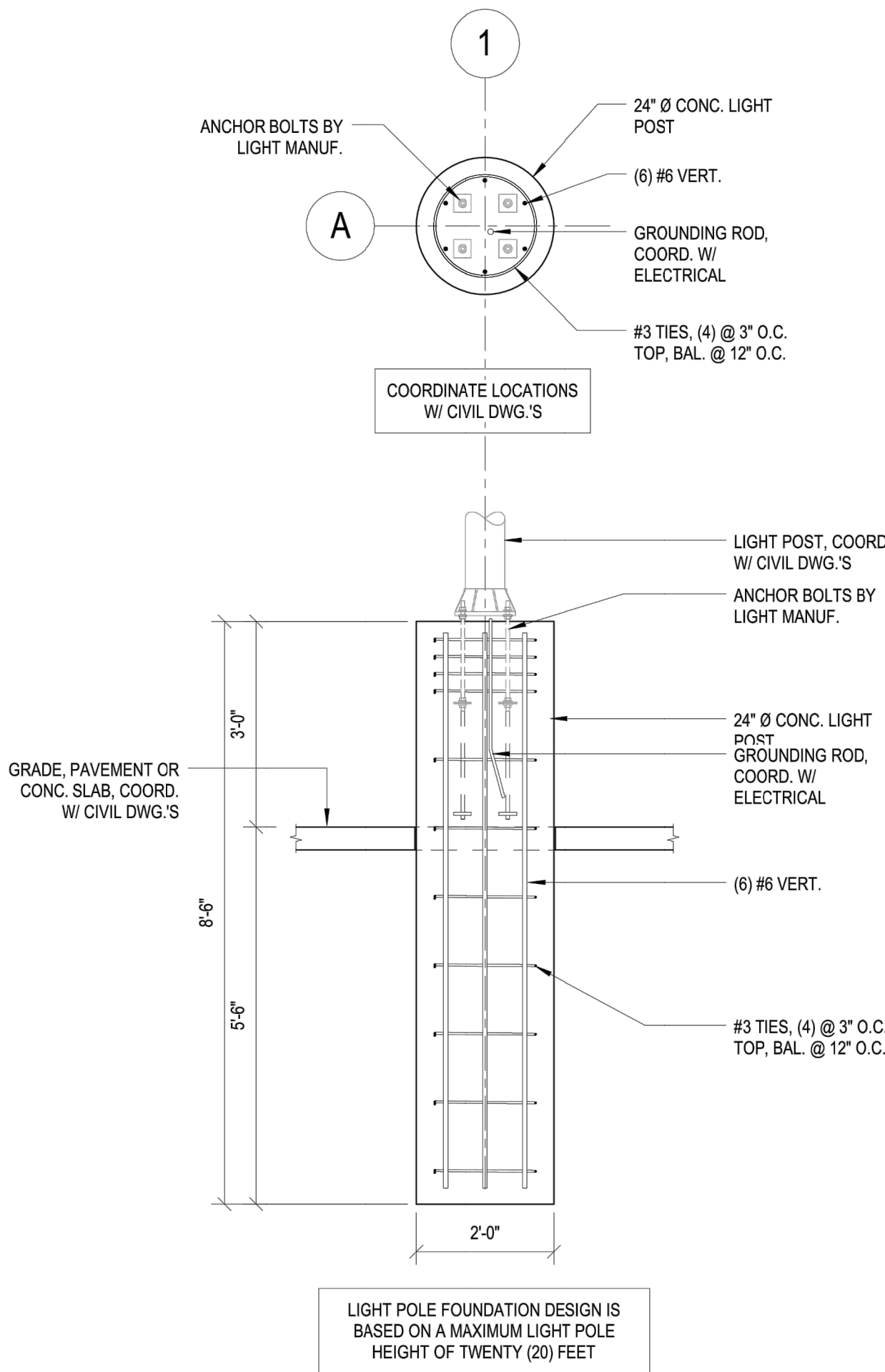
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
Inspection of reinforcing steel, including prestressing tendons, and placement.	--	X	ACI 318: 3.5, 7.1-7.7	1910.4
Inspection of reinforcing steel welding in accordance with Table 1705.2.2, Item 2b.	--	--	AWS D1.4 ACI 318: 3.5.2	--
Inspection of anchors cast in concrete where allowable loads have been increased or where strength design is used.	--	X	ACI 318: 8.1.3, 21.2.8	1908.5, 1909.1
Inspection of anchors post-installed in hardened concrete members.	--	X	ACI 318: 3.8.6, 8.1.3, 21.2.8	1909.1
Verify use of required design mix.	--	X	ACI 318: Ch. 4, 5.2-5.4	1904.2, 1910.2, 1910.3
At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	--	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	1910.10
Inspection of concrete and shotcrete placement for proper application techniques.	X	--	ACI 318: 5.9, 5.10	1910.8, 1910.7, 1910.8
Inspection for maintenance of specified curing temperature and techniques.	--	X	ACI 318: 5.11-5.13	1910.9
Inspect formwork shape, location, and dimensions of the concrete member being formed.	--	X	ACI 318: 6.1.1	--

REQUIRED VERIFICATION AND INSPECTION OF SOILS

MINIMUM REQUIREMENTS

THE APPROVED GEOTECHNICAL REPORT, AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE DURING FILL PLACEMENT. THE SPECIAL INSPECTOR SHALL DETERMINE THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIOS OF THE APPROVED GEOTECHNICAL REPORT.

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD
Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	--	X	
Verify excavations are extended to proper depth and have reached proper material.	--	X	
Perform classification and testing of compacted fill materials	--	X	
Verify use of proper materials, densities, and lift thicknesses during placement and compaction of compacted fill.	X	--	
Prior to placement of compacted fill, observe subgrade and verify that the site has been prepared properly.	--	X	



1
S1 | TYPICAL LIGHT POST
Scale: 1/2" = 1'-0"

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ATLANTES

STRUCTURAL ENGINEERING

734.780.7105

2562 NEWPORT ROAD
ANN ARBOR, MI 48103

emajcher@atlantesdesign.com



JOB NAME

**LIGHT POLE
FOUNDATION -
DOLLAR GENERAL
STORE -
REEDSBURG**

ADDRESS

**99 ALEXANDER
REEDSBURG, WI**

ISSUE DATE AND NAME

1 | 2023.10.20 | CONSTRUCTION

DWG. NAME

LIGHT POST

JOB. NO.

23_055

PRINTED DATE

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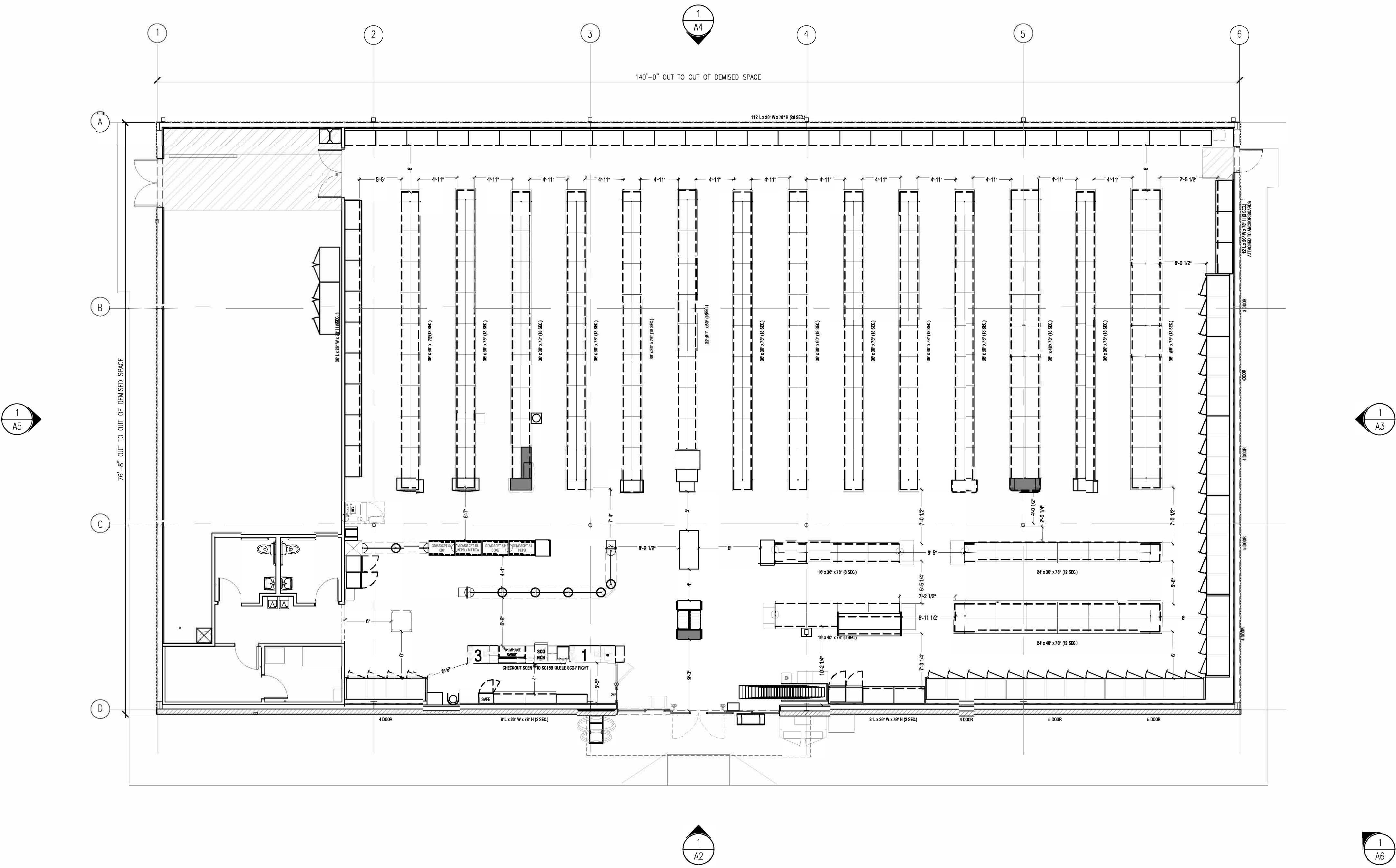
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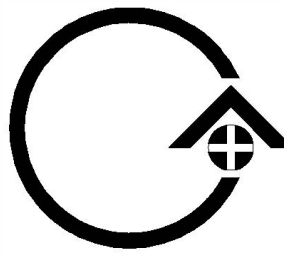
REEDSBURG, WI



FLOOR/FIXTURE PLAN
SCALE: NOT TO SCALE

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architecture + interiors + design



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PHONE: (205) 263-4584

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ISSUE FOR		

1.	DESIGN APPROVAL	02/02/2022
NO.	DESCRIPTION	DATE

FLOOR/FIXTURE
PLAN

SHEET NO.

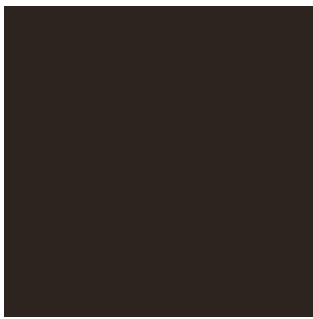
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C+A JOB NO. 5485-01

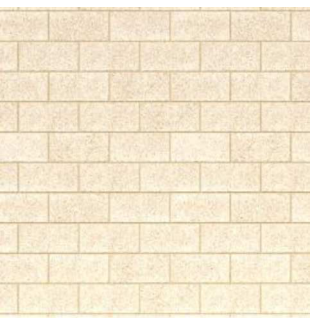
BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



METAL FASCIA BRONZE



KILM BEIGE SPLIT FACE
CMU

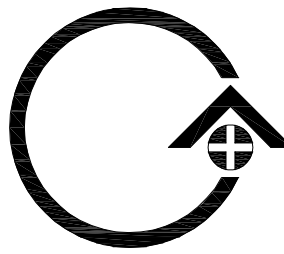


1
A2

SCALE: NOT TO SCALE

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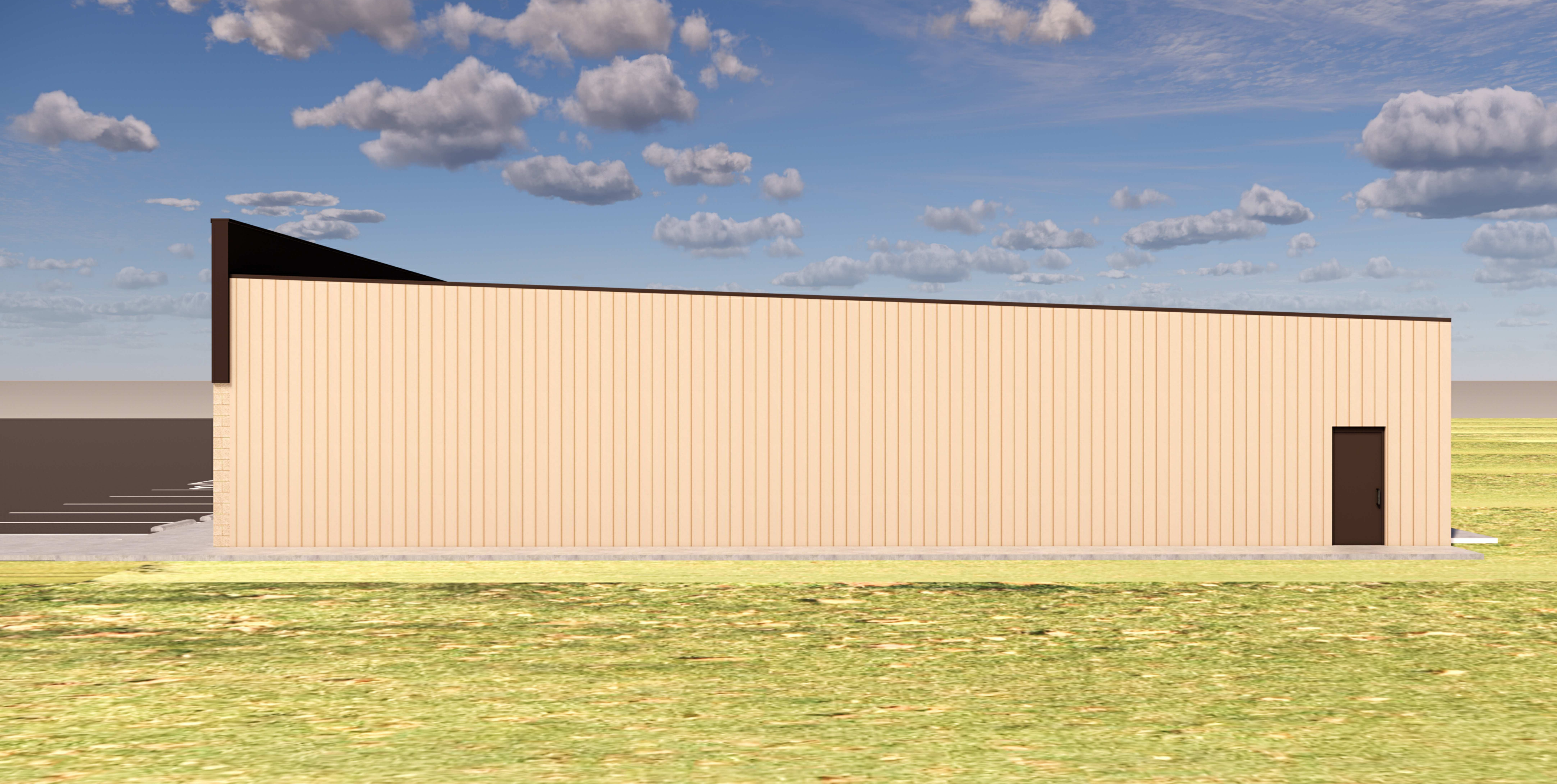
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C+A JOB NO. 5485-01

BUILDING FACADE MATERIALS

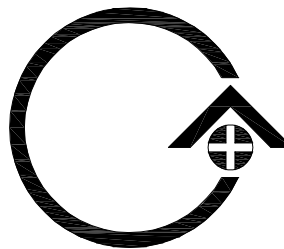


METAL PANEL
SANDSTONE



1
A3
RIGHT SIDE
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SHEET TITLE

RIGHT SIDE

SHEET NO.

A3

C+A JOB NO. 5485-01

BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



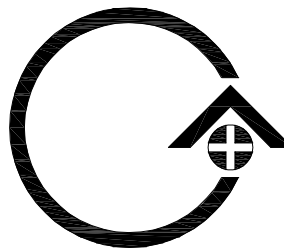
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A4

REAR

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SHEET TITLE

REAR

SHEET NO.

A4

C+A JOB NO. 5485-01

BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



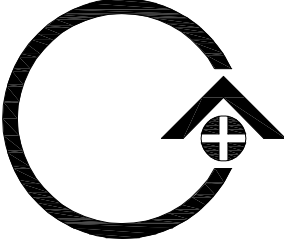
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DELIVERY SIDE

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ISSUE FOR

1. DESIGN APPROVAL 02/02/2022

NO. DESCRIPTION DATE

SHEET TITLE

DELIVERY SIDE

SHEET NO.

A5

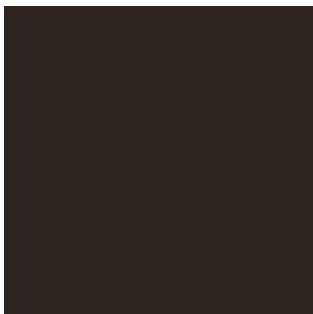
C+A JOB NO. 5485-01

Page 19 of 61

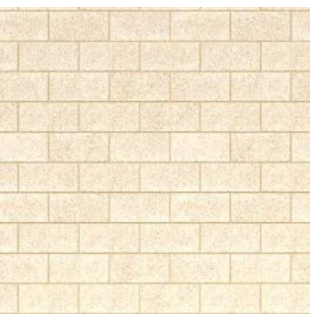
BUILDING FACADE MATERIALS



METAL PANEL
SANDSTONE



METAL FASCIA BRONZE



KILM BEIGE SPLIT FACE
CMU

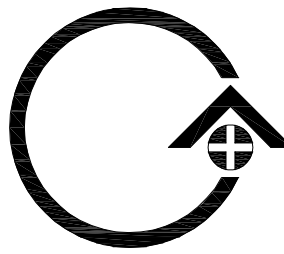


PERSPECTIVE VIEW

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ZORA STREET & ST. LOUIS AVENUE
JOPLIN, MISSOURI 64801

ISSUE FOR

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NO.	DESCRIPTION	DATE

SHEET TITLE

PERSPECTIVE VIEW

SHEET NO.

A6

C+A JOB NO. 5485-01

Revised 10/22

City of Reedsburg Land Use Application

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

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

APPLICANT: Mark Bush

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

ZIP: 35243 **PHONE:** 205-968-9220 **PARCEL #:** 0314-2

E-MAIL: mbush@cgpri.com

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

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

LAND USE REQUEST

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

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

☐ **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) Plans Attached - requesting Planning Commission parking waiver reduction from 43 spaces (ordinance required) to 35 spaces.

☐ **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.

Mark Bush / 10/30/23

Applicant Signature / Date

James J. Krueger 10/31/23
Rebecca Krueger 10-31-23

Owner Signature / Date

Account #10-461500-00

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

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

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	<u>X</u>
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>11-07-2023</u>	
Receipt #	<u>1,045863</u>	

Staff Report

DATE: November 14, 2023

APPLICANT: Mark Bush (Dollar General)

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

ZONING: B-2 Business

PROPOSED LAND USE REQUEST: Site Plan Review

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider site plan review for new 10,640 square foot Dollar General store.

General Findings

SURROUNDING LAND USES:

- North – Ag
- West – Ag, Residential
- South – Multi-family Residential
- East – Residential, Commercial

ZONING:

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

TOPOGRAPHY: Flat slopes

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

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

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

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

1. The Board finds that the parcel is currently vacant.
2. The Board finds that the current parcel was approved (but not yet recorded) to be split with a CSM.
3. The Board finds that the relevant parcel will be 2.794 acres.
4. The Board finds that a 10,640 square foot Dollar General store is proposed.
5. The Board finds that a new 35-space parking lot is proposed (43 required).
6. The Board finds that the parcel is zoned B-2 Business.
7. The Board finds that surrounding properties contain single-family residential, multi-family residential, commercial and Ag land.

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 new stormwater sewers are proposed – sheet C-3.

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

1. The Board finds that the property is located at corner of Hwy 23, Alexander Ave, & City View Dr.
2. The Board finds that a new 35'- wide driveway is proposed on Alexander Ave.

Exterior lighting shall be arranged as follows:

- It is deflected away from adjacent properties.
 - It does not impede the vision of traffic along adjacent streets.
 - It does not unnecessarily illuminate night skies.
1. The Board finds that lighting photometric plan is attached – sheet L-3.

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 10,640 square foot Dollar General store is proposed.
2. The Board finds that a new 35-space parking lot is proposed (43 required).
3. The Board finds that the property is located at corner of Hwy 23, Alexander Ave, & City View Dr.
4. The Board finds that a new 35'- wide driveway is proposed on Alexander Ave.

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

1. The Board finds that elevations plans are attached.
2. The Board finds that the exterior would consist of metal panel sandstone, metal fascia bronze & beige split face CMU.

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

1. The Board finds that future use is Commercial.

STAFF COMMENTS: 35 parking spaces still seems to be a high number but should well landscaped per the proposed plans. There is no indication of a ground sign, but that can be approved later thru a regular sign permit if needed.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. November 14, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting



Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

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

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

Timothy Becker, City Administrator:

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

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

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

Best Regards,

Bridges Cunningham

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



November 3, 2023

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

Re: Parking Reduction Request

Mr. Duvalle,

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

The project consists of a 10,640-sft (8,504 sft sales floor area) Dollar General store. The project will include building and parking lot construction, utility connections, storm water detention, lighting, and landscaping.

Parking Reduction Requested:

We are requesting a reduced parking count as required by The Reedsburg Code of Ordinances. This ordinance requires 1 space per 200 sft of public building area, resulting in 8,504 sft / 200 sft = 43 spaces required. We are requesting Planning Commission approval to reduce parking from 43 to 35 spaces. Dollar General has over 17,000 stores in productive operation including many that have been developed recently across the region. Based on the 10,640 sft store, more than 35 spaces are not needed even during peak shopping seasons and hours. The development is a quick, in-and-out service and parking turnover is short. Only 2-4 employees work at a time.

Narrative Statement

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

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

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

The ordinance parking requirements are in place to ensure that sufficient parking is provided for the particular use. In this case, 35 parking spaces are sufficient even during peak demand. The overall development and the requested parking reduction are in accord with the general purpose and intent of the zoning ordinance. The reduction will not permit a use of the property that is not otherwise permitted in the district, nor will they grant special privilege on the applicant.

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

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

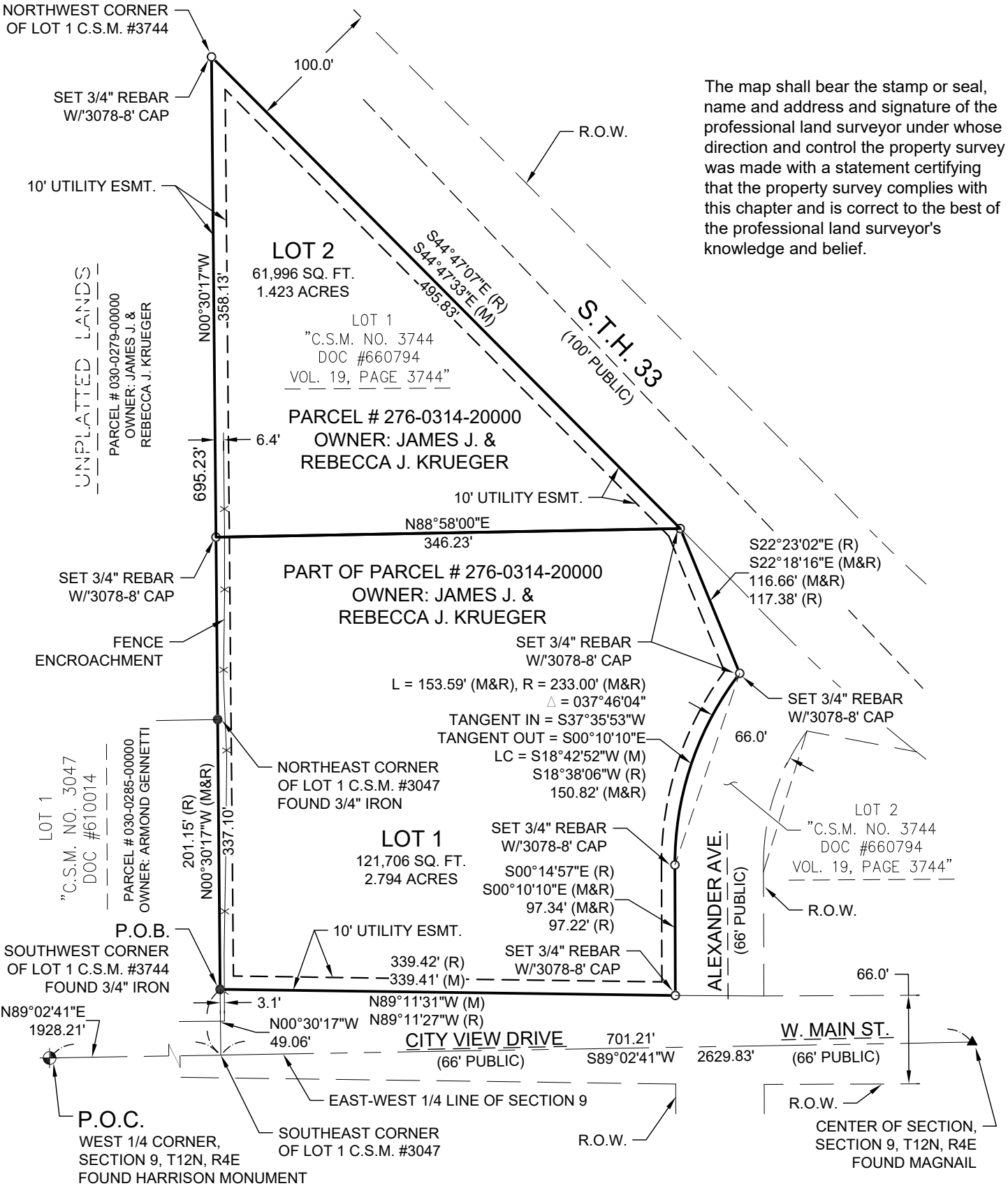
Sincerely,

Hurley & Stewart, LLC

Eric Barkovich, P.E.

CERTIFIED SURVEY MAP NO. _____

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



CERTIFIED SURVEY MAP NO. _____

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

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

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

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

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

THAT I HAVE FULLY COMPLIED WITH PROVISION OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF REEDSBURG, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

_____ DATED THIS _____ DAY OF _____, 2023.
MATTHEW T. MOKANYK PLS 3078-8

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

_____ DATED _____, 2023
JAMES J. & REBECCA J. KRUEGER

STATE OF WISCONSIN)
SAUK COUNTY) SS

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

_____ NOTARY PUBLIC, _____ WISCONSIN
MY COMMISSION EXPIRES _____

CITY OF REEDSBURG APPROVAL CERTIFICATE
APPROVED BY THE CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN, BY RESOLUTION
No. _____, THIS ____ DAY OF _____, 2023.

REBECCA MEYER

Staff Report

DATE: November 14, 2023

APPLICANT: Grasse Funeral & Cremation Service

LOCATION: 311 3rd St; Parcel 276-0839-00000

ZONING: R-1 Residential

PROPOSED LAND USE CHANGE: Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider rezoning of property from R-1 Residential to B-1, B-2, or B-3 Business. The Plan Commission may also consider rezoning from B-2 to B-1 or B-3 Business the adjacent parcel at 312 N Park St; Parcel 276-0838-00000.

General Findings

SURROUNDING LAND USES:

- North – Single-family residential
- West – Single-family residential
- South – City Park
- East – Single-family residential

ZONING:

- North – R-1 Residential
- West – R-1 Residential
- South – Government
- East – R-1 Residential

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: 3rd Street / N Park St; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial & Low density residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES: Water Utility requires disconnection of old water service

OTHER:

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

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

1. The Board finds that the parcels contain an existing funeral home business and a vacant house.
2. The Board finds that the house will be razed.
3. The Board finds that the two tax parcels will be combined into one.
4. The Board finds that a 478 SF addition is proposed along with an approximate 16' X 25.5' covered drop-off.
5. The Board finds that a new 17-space parking lot is proposed.
6. The Board finds that the parcel is zoned B-3 Business.
7. The Board finds that surrounding properties contain single-family residential and City Park.
8. The Board finds that a 6'-high vinyl fence is proposed along the east lot line.

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 new stormwater pipe will be added to the center of the parking lot, connected to the public curb inlet on northeast corner of 3rd Street and N. Park Street.

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

1. The Board finds that the property is located at N Park St and 3rd St.
2. The Board finds that the parking aisle would be 20' wide.

Exterior lighting shall be arranged as follows:

- It is deflected away from adjacent properties.
 - It does not impede the vision of traffic along adjacent streets.
 - It does not unnecessarily illuminate night skies.
1. The Board finds that lighting is proposed including (2) light poles in the new parking lot and wall mounted lights under the canopy.

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

1. The Board finds that the property is located at N Park St and 3rd St.
2. The Board finds that the parking entrance will be from the alley off N Park St.
3. The Board finds that the parking exit would be onto 3rd St.
4. The Board finds that a new 17-space parking lot is proposed.

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

1. The Board finds that elevations plans are attached.
2. The Board finds that Exterior materials will consist of LP SmartSide Lap Siding & stone veneer to match the existing building.

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

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

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

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

1. The Board finds that the parcels contain an existing funeral home business and a vacant house.
2. The Board finds that the house will be razed.
3. The Board finds that the two tax parcels will be combined into one.
4. The Board finds that a 478 SF addition is proposed along with an approximate 16' X 25.5' covered drop-off.
5. The Board finds that a new 17-space parking lot is proposed.
6. The Board finds that the parcel is zoned B-3 Business.
7. The Board finds that surrounding properties contain single-family residential and City Park.
8. The Board finds that a 6'-high vinyl fence is proposed along the east lot line.

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

1. The Board finds that surrounding properties contain single-family residential and City Park.
2. The Board finds that the surrounding area is zoned R-1 and G.

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

1. The Board finds that there are existing utilities at the site; no new proposed.

STAFF COMMENTS:

- The building addition will allow for a new ADA bathroom, which the current business does not have according to the plans.
- A parking waiver is required, but the site has never had off-street parking previously.
- The parking is angled to direct vehicles out onto 3rd St, but a sign (e.g. Do Not Exit) may be needed to help prevent vehicles from exiting onto the alley.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. November 14, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

October 16, 2023

Project Narrative

Project: Grasse Funeral Service
312 N. Park Street
Reedsburg, WI 53959

Grasse Funeral Properties LLC is requesting Conditional Use Permit review for funeral home and approval for a new entrance vestibule and canopy along with a new surface parking lot at their existing facility located at 312 N. Park Street in the City of Reedsburg (Parcel 276-0838-00000). The parcel to the east at 311 3rd Street (Parcel 76-0839-00000) is also owned by Grasse Funeral Properties LLC and a Certified Survey Map (CSM) is being submitted concurrently to combine the (2) properties. The existing residential home at 311 3rd Street is proposed to be razed for the new parking lot construction. Both properties were rezoned to B-3 earlier this year.

The proposed project involves the construction of a new 478 SF vestibule addition and covered drop-off canopy on the east side of the existing building. The interior remodeling consists of removing interior walls for the addition of seating. Exterior materials will consist of LP SmartSide Lap Siding & stone veneer to match the existing building. The new parking lot will contain 17 spaces (including 2 handicap accessible stalls). Per code requirements 22 spaces are required. Code allows parking waiver reduction by Plan Commission. The site is maximizing for parking stalls with the existing business. There is ample off-street parking that has served the funeral home prior to the addition of stalls. Requesting waiver to allow the proposed (17) parking stalls. Prior to construction (0) onsite parking, after construction (17). New access to the parking lot is proposed from the existing alley on the north side of the site to 3rd Street on the south side of the site to exit. New concrete stairs and walks are proposed to the existing west and south entrances. The public sidewalk along 3rd Street will be replaced to match the existing sidewalk for the new placement of storm sewer.

New site lighting is proposed including (2) light poles in the new parking lot and wall mounted lights under the canopy. The new lighting provides appropriate light intensities for safety with cut-off fixtures for minimal light trespass that are directed inward towards the development. Landscaping will be provided in accordance with City ordinance in an approach which ensures species resiliency and complimentary aesthetics. Screening to the east is provided with a 6' tall vinyl fence.

Stormwater management is not applicable since less than 1 acre will be disturbed. A storm catch basin with storm line is proposed to be added to capture site runoff. This is proposed to be connected to the public curb inlet on northeast corner of 3rd Street and N. Park Street.

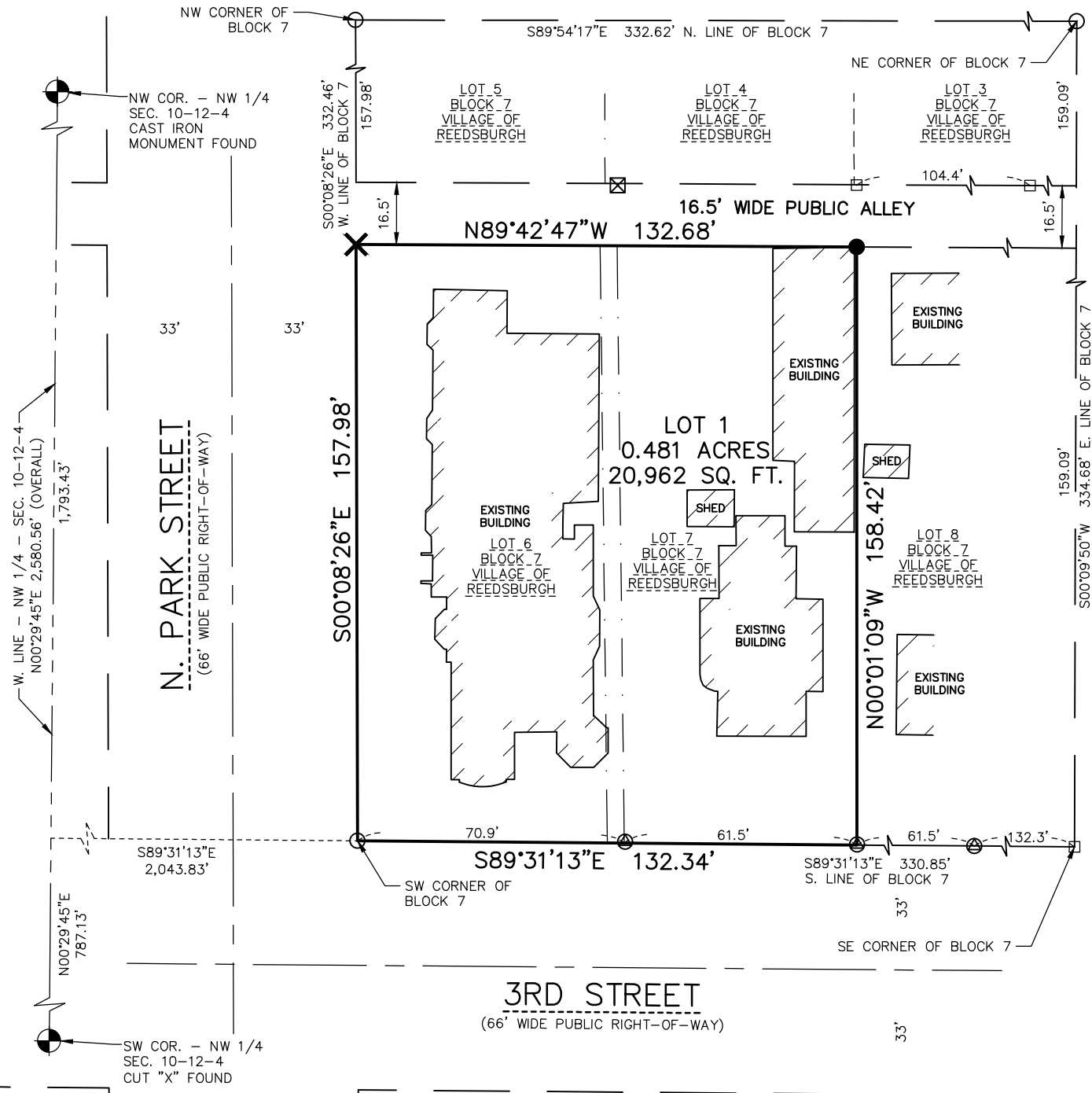
The request meets the City of Reedsburg Conditional Use Permit Standards. The proposed project will not endanger the public health, safety, or general welfare or any portion of the community. No hazards or nuisances to nearby neighbors are anticipated as a result of this

project. The project will not have any negative impacts of noise, smoke, fumes, glares or odors to existing properties in the area. There will be no additional demands on fire, police or other public resources. Adequate utilities (electric, water, sewer and refuse collection) already serve the property. Emergency vehicles can readily access the development. The addition of the new parking lot will remove congestion from the roadways.

The proposed project will conform to applicable ordinance requirements of the B-3 zoning districts. The proposed project will not have any negative impact on the community or neighboring properties. The building and site will continue to blend in with the character of the neighborhood.

CERTIFIED SURVEY MAP NO.

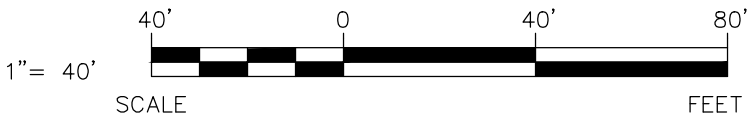
FOR
GRASSE FUNERAL PROPERTIES, LLC
LOT 6 & LOT 7, BLOCK 7, MAP OF THE VILLAGE
OF REEDSBURGH, LOCATED IN PART OF THE
SOUTHEAST 1/4 OF THE NORTHWEST 1/4,
SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURGH, SAUK COUNTY, WISCONSIN.



LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ✕ - CUT "X" SET
- ⊙ - 3/4" IRON PIPE FOUND
- ⊠ - 1/2" IRON PIPE FOUND
- ⊞ - MAG NAIL FOUND
- - 3/4" REBAR FOUND
- ⊙ - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SAUK COUNTY. THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 10 HAS A BEARING OF NORTH 00°-29'-45" EAST.



PIN:
276-0838-00000
276-0839-00000

OWNER:
GRASSE FUNERAL PROPERTIES, LLC
119 INDUSTRIAL DRIVE
PO BOX 296
PARDEEVILLE, WI 53954

SHEET 1 OF 3 SHEETS



EXCEL
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100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com
JOB NO. 230295000

CERTIFIED SURVEY MAP NO. _____

LOT 6 & LOT 7, BLOCK 7, MAP OF THE VILLAGE
OF REEDSBURGH, LOCATED IN PART OF THE
SOUTHEAST 1/4 OF THE NORTHWEST 1/4,
SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Grasse Funeral Properties, LLC
bounded and described as follows:

Lot 6 and Lot 7 in Block 7 of the Map of the Village of Reedsburgh, now known as City of
Reedsburg, being located in part of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 12
North, Range 4 East, City of Reedsburg, Sauk County, Wisconsin containing 0.481 acres (20,962 sq. ft.) of
land more or less.

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

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the
Subdivision Ordinance of the City of Reedsburg in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 230295000

CITY OF REEDSBURG APPROVAL

Resolved, that this Certified Survey Map is hereby approved for recording by the City of Reedsburg.

Dave G. Estes, Mayor

Date

Jacob Crosetto, City Clerk

Date

CERTIFIED SURVEY MAP NO. _____

LOT 6 & LOT 7, BLOCK 7, MAP OF THE VILLAGE
OF REEDSBURGH, LOCATED IN PART OF THE
SOUTHEAST 1/4 OF THE NORTHWEST 1/4,
SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST,
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Grasse Funeral Properties, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

Grasse Funeral Properties, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Reedsburg

WITNESS the hand and seal of said owner this _____ day of _____, 2023.

Grasse Funeral Properties, LLC

_____, _____
(Print) (Title)

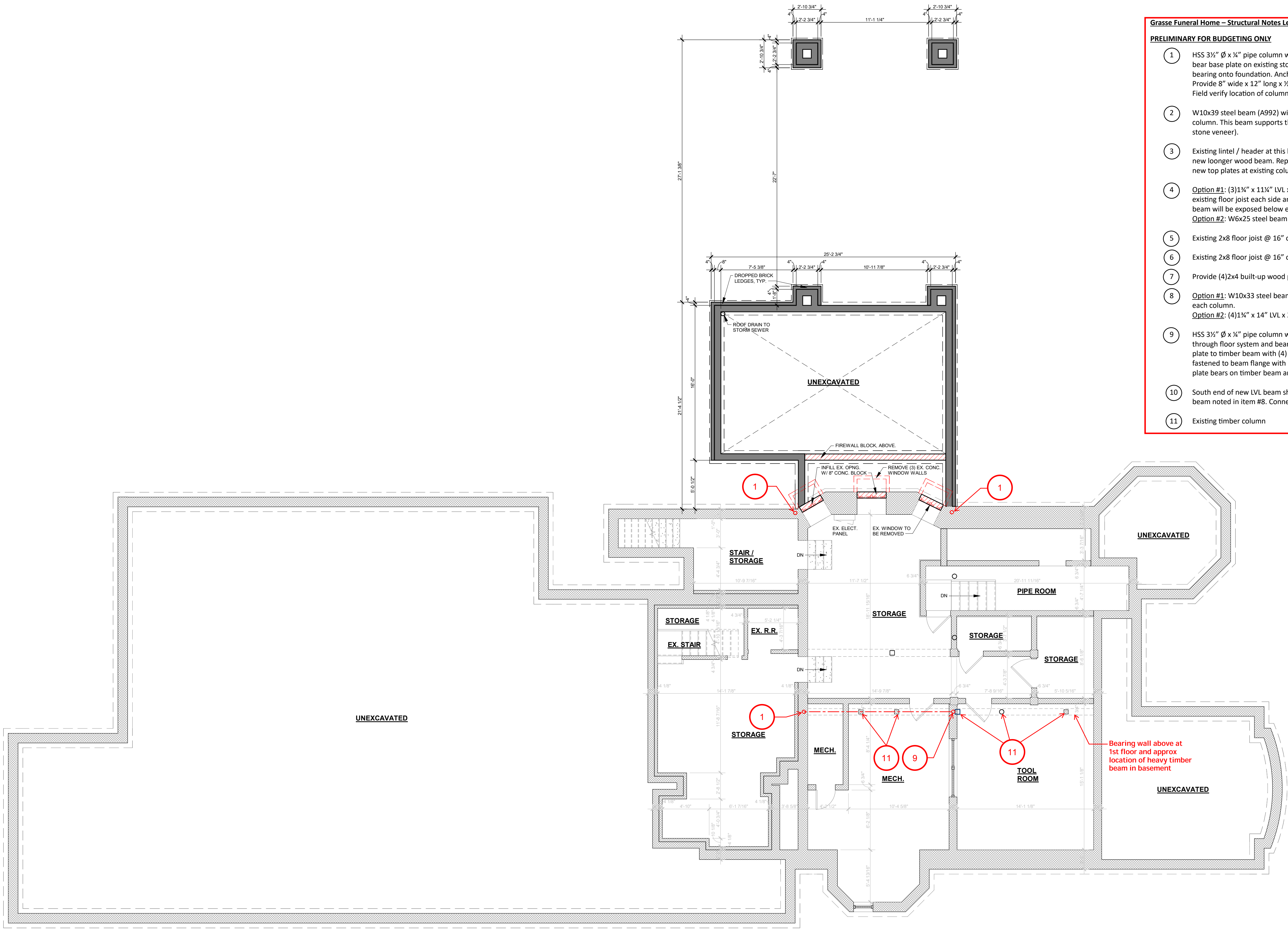
STATE OF _____)
_____COUNTY)SS

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

Notary Public, _____ County, _____
My Commission Expires: _____

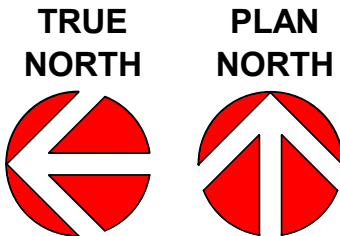
FOOTING SCHEDULE							
FTG.	FOOTING SIZE	FTG. REINFORCING	HAIRPIN SIZE	PIER SIZE	PIER REINFORCING	ANCHOR BOLTS	REMARKS

GENERAL NOTES							
1. ALL SPECIFIED FOOTING REBAR IS IN ADDITION TO LONGITUDINAL REBAR IN ADJACENT CONTINUOUS WALL FOOTING.							
2. #4 x 24" x 24" CORNER DOWELS AT 12" O.C. VERTICAL TO PASS THROUGH PIER CAGE.							
3. FINAL WALLS, FOOTINGS, & REINFORCING SIZES PER FINAL ENGINEERING.							



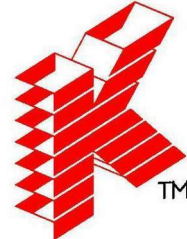
- Grasse Funeral Home – Structural Notes Legend**
- PRELIMINARY FOR BUDGETING ONLY**
- HSS 3½" Ø x ½" pipe column with 9" x 9" x ½" base plate. Extend through floor system and bear base plate on existing stone foundation below. Grout under base plate to get uniform bearing onto foundation. Anchor plate to foundation with (4) ¾" Simpson Titen HD anchors. Provide 8" wide x 12" long x ½" top plate fastened to beam flange with (4) ¾" A325 bolts. Field verify location of column so base plate bears fully on existing foundation.
 - W10x39 steel beam (A992) with 3/8" thk web stiffener each side of beam above each column. This beam supports the roof, attic floor, 2nd floor, and exterior wall (including the stone veneer).
 - Existing lintel / header at this location is unknown but should be removed anyway to install new longer wood beam. Replace with (3)1¾" x 7¾" LVL x 2.0E Microlam. Will likely need new top plates at existing columns.
 - Option #1: (3)1¾" x 11¾" LVL x 2.0E Microlam floor beam set up into 2x8 floor cavity. Cut existing floor joist each side and fasten to new LVL with standard joist hanger. Bottom of beam will be exposed below existing ceiling.
Option #2: W6x25 steel beam (A992). Install same as option #1.
 - Existing 2x8 floor joist @ 16" oc. Cut and hang from new beam per item #4 above.
 - Existing 2x8 floor joist @ 16" oc.
 - Provide (4)2x4 built-up wood post or solid blocking within existing wall.
 - Option #1: W10x33 steel beam (A992) with 3/8" thk web stiffener each side of beam above each column.
Option #2: (4)1¾" x 14" LVL x 2.0E Microlam.
 - HSS 3½" Ø x ½" pipe column with 8" wide x 12" long x ½" base plate. Extend column down through floor system and bear base plate on existing heavy timber beam below. Anchor plate to timber beam with (4) ¾" x 4" lag screws. Provide 8" wide x 12" long x ½" top plate fastened to beam flange with (4) ¾" A325 bolts. Field verify location of column so base plate bears on timber beam and directly above existing basement 8"x8" timber column.
 - South end of new LVL beam should bear on or be blocked solid down to top of new wall beam noted in item #8. Connection TBD.
 - Existing timber column

WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER



BASEMENT PLAN
3/16" = 1'-0"

(w/ PRELIM. STRUCTURAL FRAMING)



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PROPOSED FOR:
GRASSE FUNERAL SERVICE

WISCONSIN

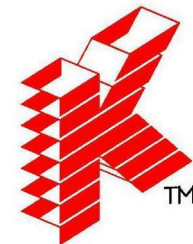
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2	09.28.2023	I. HAUN	
3	10.12.2023	I. HAUN	
4			
5			
6			

PROJECT MANAGER:		B. POCH
DESIGNER:		C. MANSKE
DRAWN BY:		I. HAUN
EXPEDITOR:		-----
SUPERVISOR:		-----
PRELIMINARY NO:		P23204
CONTRACT NO:		-----
DATE:		08.29.2023
SHEET:		A1.0

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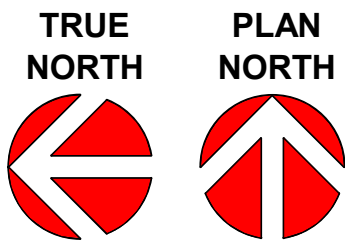
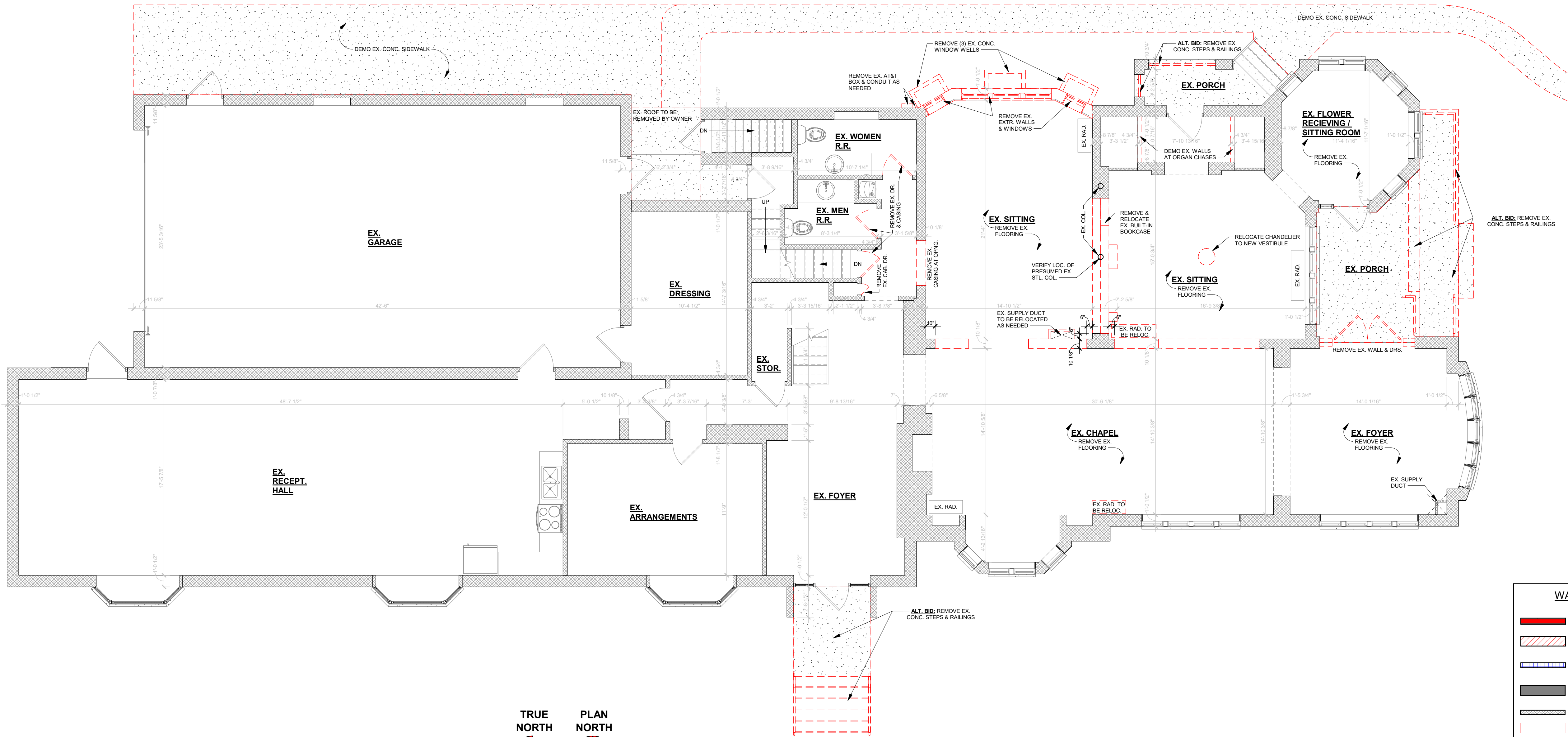
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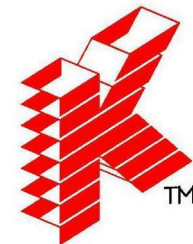
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DEMOLITION FLOOR PLAN
3/16" = 1'-0"

WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER



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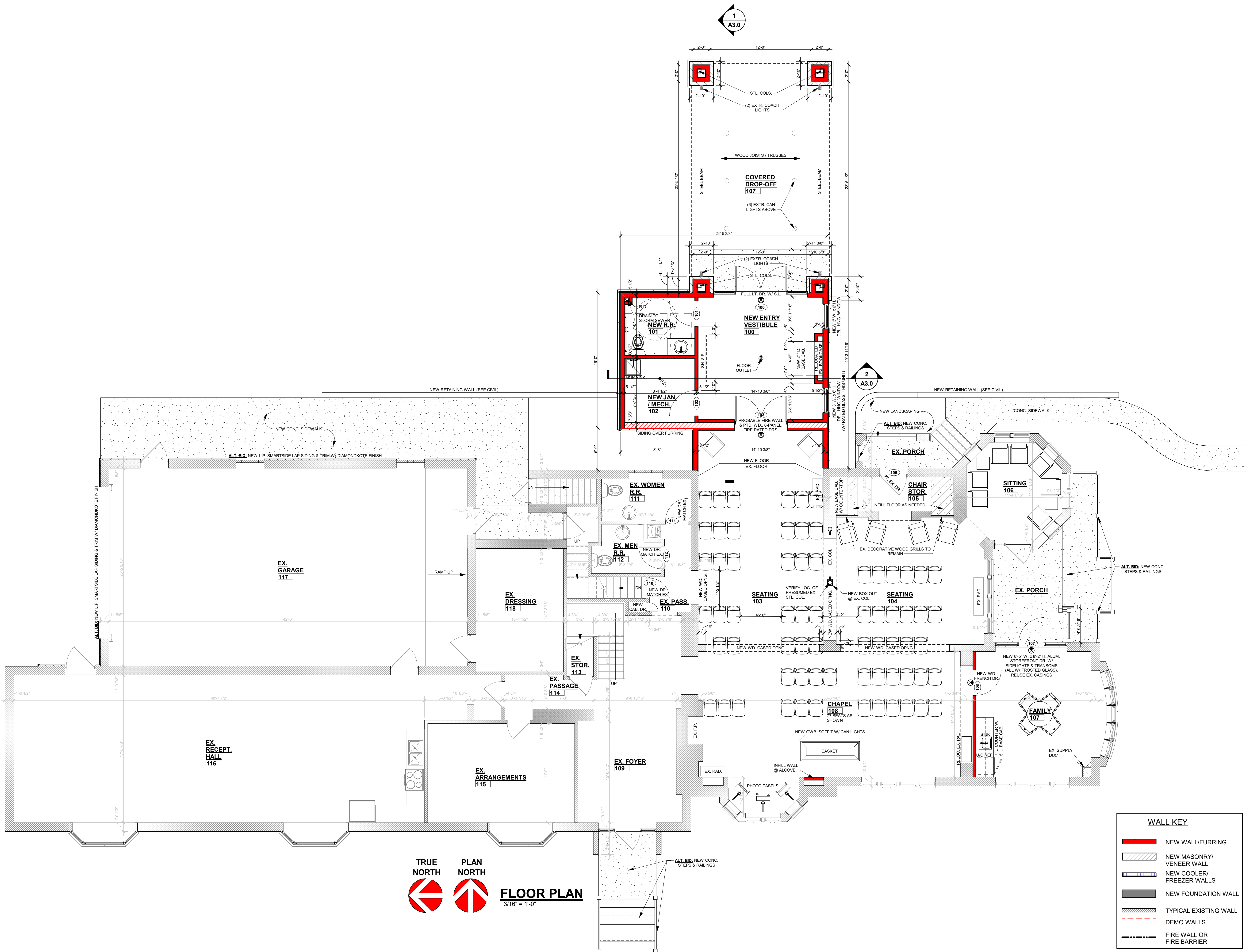
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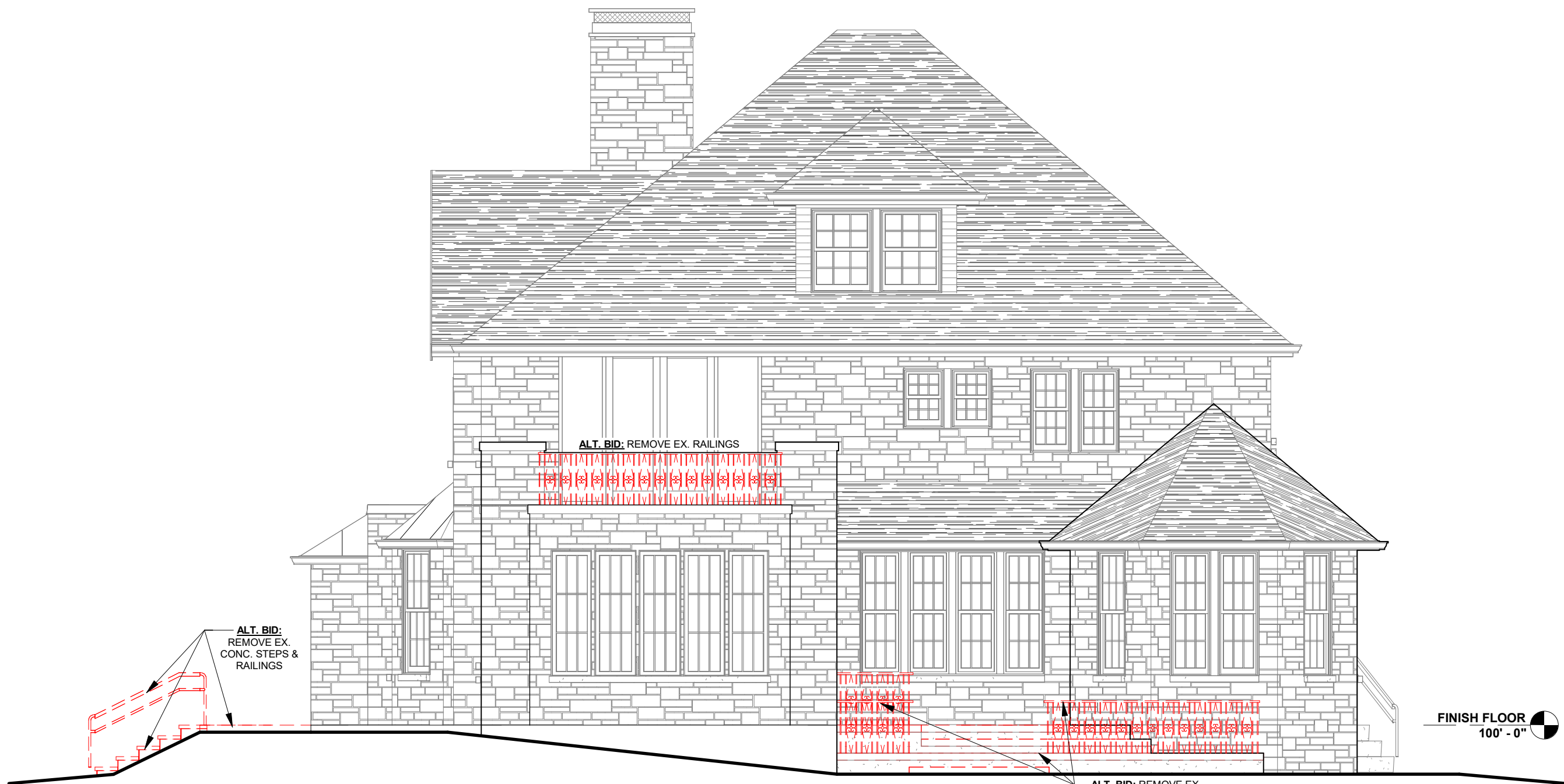
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TRUE NORTH
PLAN NORTH
FLOOR PLAN
3/16" = 1'-0"

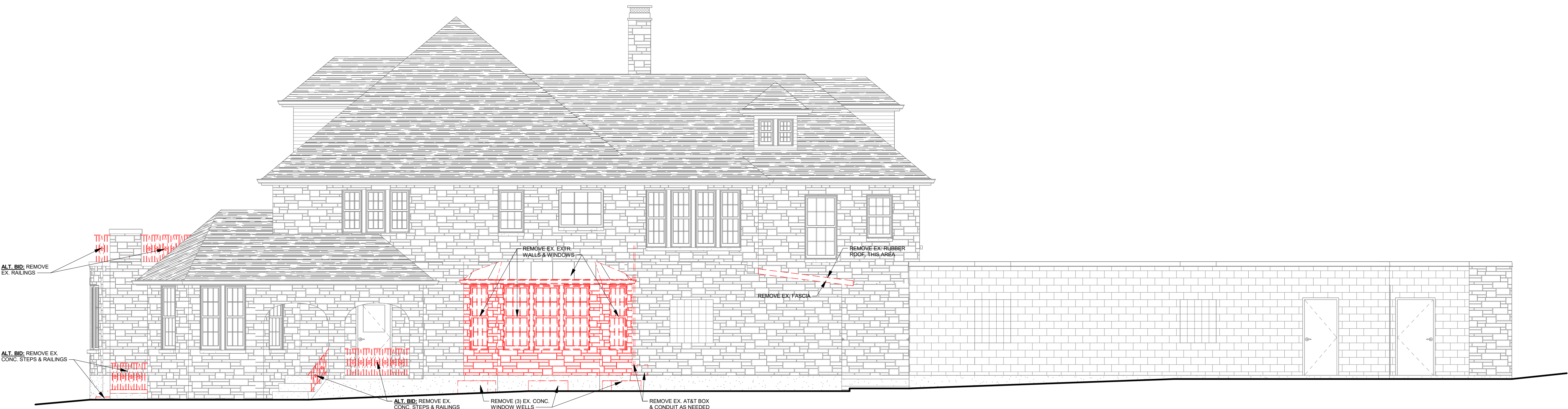
WALL KEY	
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	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER



EX. SOUTH ELEVATION
3/16" = 1'-0"

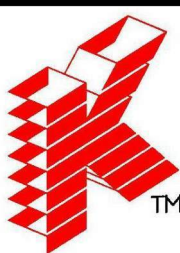


EX. WEST ELEVATION
3/16" = 1'-0"



EX. EAST ELEVATION
3/16" = 1'-0"

DR. & WINDOW VALUES			
WINDOWS:	U VALUE	0.37	0.38
	SHGC	0.37	0.38
	VT	0.37	0.38
DRS. (SWINGING)			
O.H. DRS. (NON-SWINGING)	U VALUE	0.37	0.38
	SHGC	0.37	0.38
	VT	0.37	0.38



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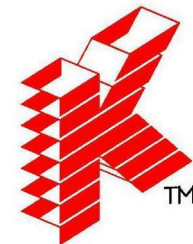
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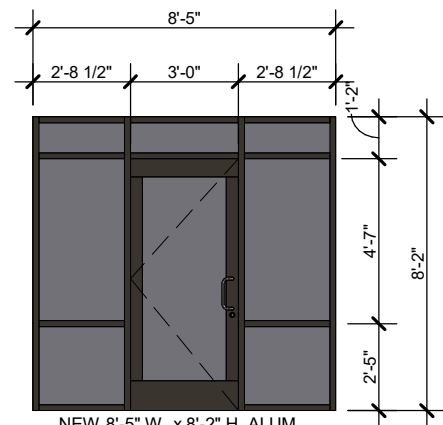
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EAST ELEVATION

3/16" = 1'-0"



DOOR 107
3/16" = 1'-0"



SOUTH ELEVATION

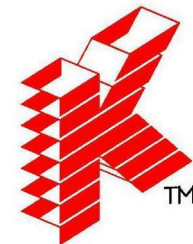
3/16" = 1'-0"



DECORATIVE VINYL FENCE

3/8" = 1'-0"

DR. & WINDOW VALUES			
WINDOWS:	U VALUE	0.37	0.37
	SHGC	0.37	0.37
	VT	0.37	0.37
DRS. (SWINGING)	U VALUE	0.37	0.37
	SHGC	0.37	0.37
	VT	0.37	0.37
O.H. DRS. (NON-SWINGING)	U VALUE	0.37	0.37
	SHGC	0.37	0.37
	VT	0.37	0.37
DRS. (40% GLAZING)	U VALUE	0.37	0.37
	SHGC	0.37	0.37
	VT	0.37	0.37



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PROJECT MANAGER:

B. POCH

DESIGNER:

C. MANSKE

DRAWN BY:

I. HAUN

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P23204

CONTRACT NO:

DATE:

08.29.2023

SHEET:

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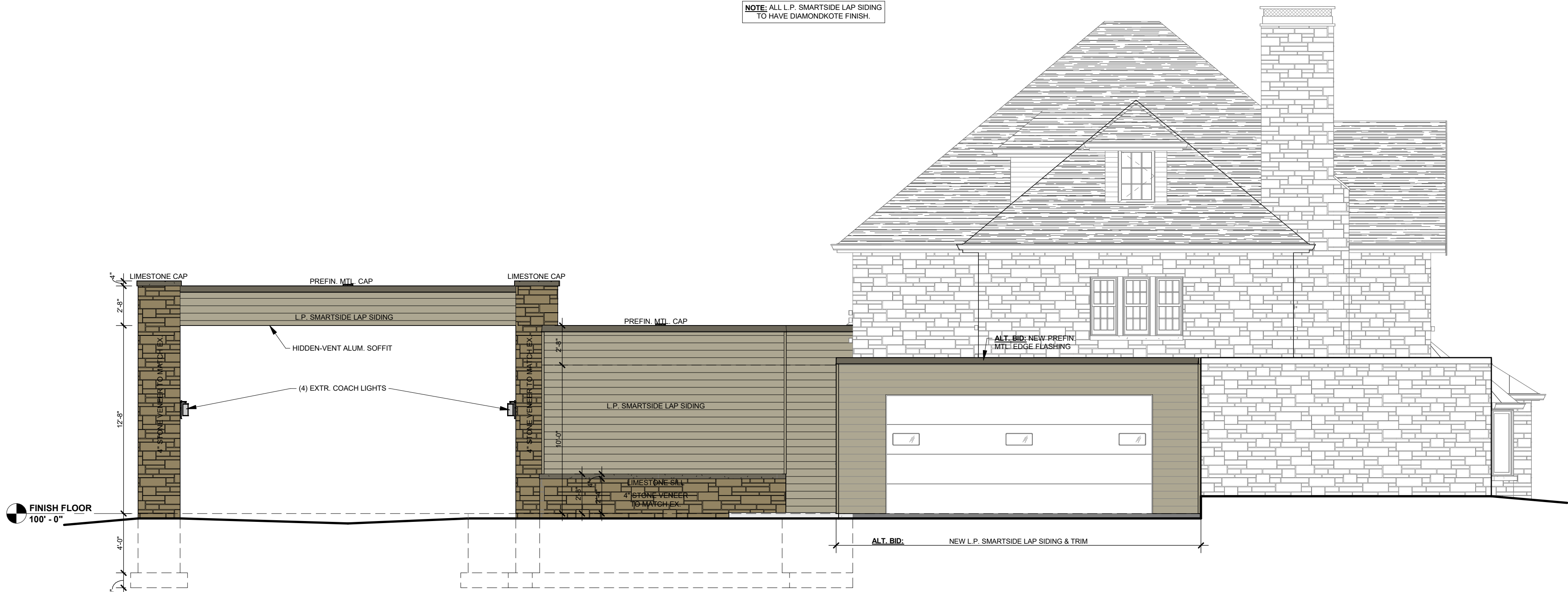


EXISTING WEST ELEVATION

3/16" = 1'-0"

ALT. BID: NEW DECOR. MTL.
RAILING W/ TOP 42" HT.;
HANDRAILS 36" HT.

NOTE: ALL L.P. SMARTSIDE LAP SIDING
TO HAVE DIAMONDKOTE FINISH.



NORTH ELEVATION

3/16" = 1'-0"



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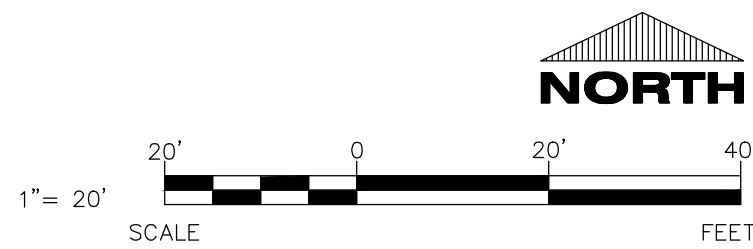
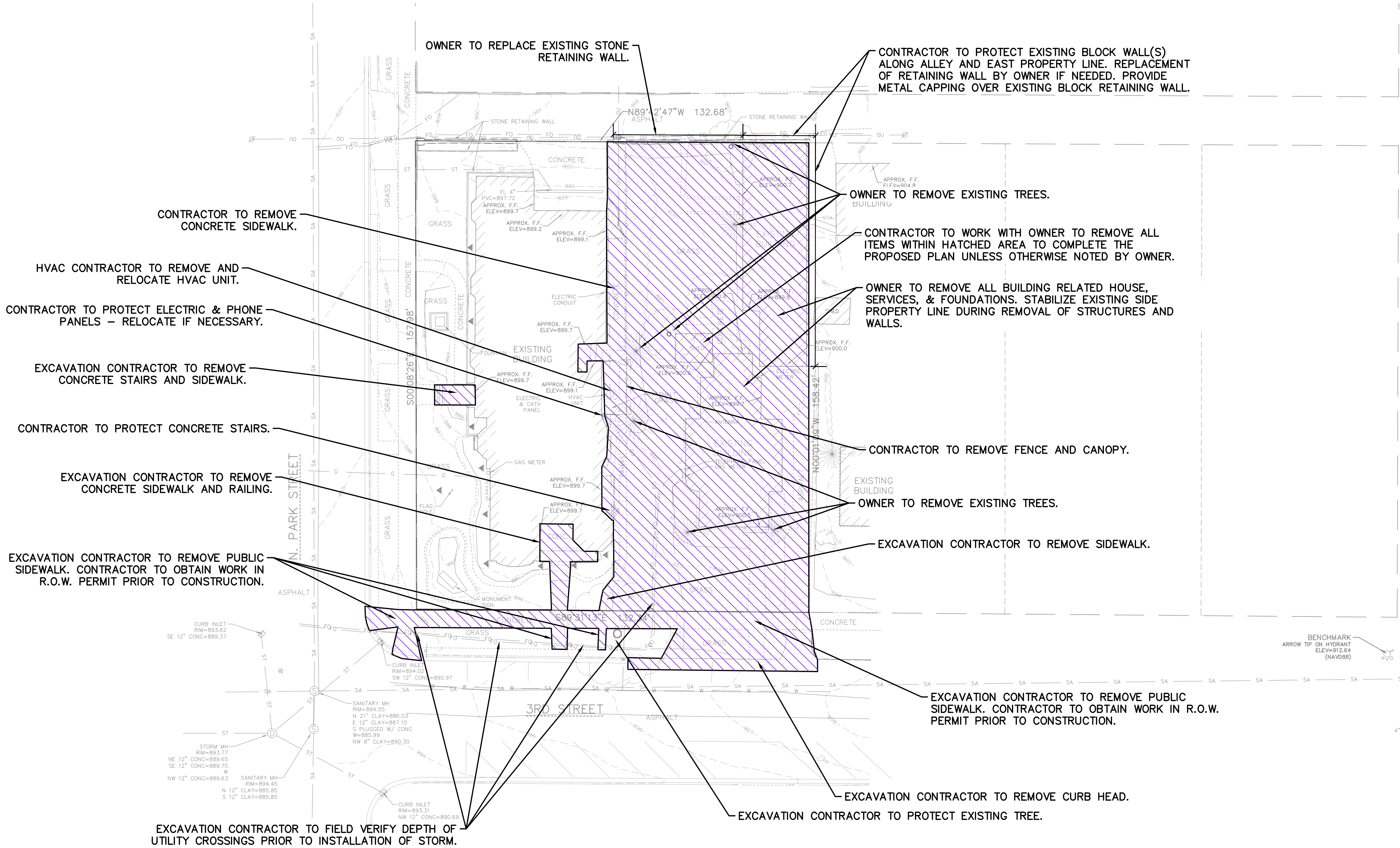
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SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET 20233014771, 20233014774 & 20233014880 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



CIVIL EXISTING SITE AND DEMOLITION PLAN

EXCEL JOB #: 230295000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PROPOSED FOR:

GRASSE FUNERAL SERVICE

312 N. PARK STREET

REEDSBURG, WI 53959

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PRELIMINARY PLAN DATE

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DESIGNER:

C. MANSKE

DRAWN BY:

EXCEL ENGINEERING

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

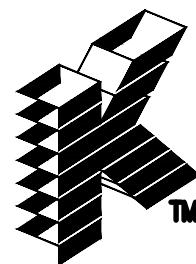
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DATE:

OCT. 13, 2023

SHEET:

C1.0



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SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

City of Reedsburg Original Plat Lot 6 & W 4.5' of Lot 7 Blk 7, and City of Reedsburg Original Plat E 61.5' of Lot 7 Blk7, S10, T12N, R04E, in the City of Reedsburg, Sauk County, Wisconsin

PROPERTY AREA: 20,960 S.F. (0.48 ACRES).

AREA OF SITE DISTURBANCE: 22,663 S.F. (0.52 ACRES).

EXISTING ZONING: B-2 COMMUNITY BUSINESS DISTRICT (EXISTING FUNERAL HOME);
R-1 SINGLE-FAMILY RESIDENCE DISTRICT (SITE TO EAST)

PROPOSED ZONING: B-3 GENERAL BUSINESS DISTRICT

PROPOSED USE: FUNERAL HOME ENTRANCE CANOPY AND SURFACE PARKING

SETBACKS: BUILDING: FRONT = 25'
SIDE = 10'
REAR = 10'
STREET = 25'

PAVEMENT: FRONT = 10'
SIDE = 10'
REAR = 10'
STREET = 10'

PROPOSED BUILDING HEIGHT: 15'-8" (MAX. HEIGHT ALLOWED: 45)

PARKING REQUIRED: ONE (1) STALL FOR EACH FOUR (4) SEATS (22 SPACES REQ.)

PARKING PROVIDED: 17 SPACES (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 2

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE PARKING LOT SURFACE RATIO: 3%

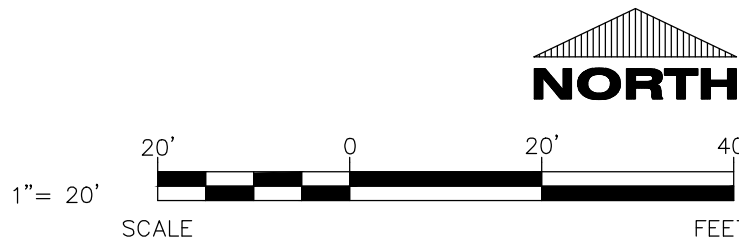
SITE PLAN KEYNOTES

- 1 STANDARD ASPHALT SECTION (TYP.)
- 3 CONCRETE SIDEWALK (TYP.)
- 4 LIGHT DUTY CONCRETE (TYP.)
- 5 PUBLIC SIDEWALK - REPLACED TO MATCH EXISTING.
- 7 APRON CONCRETE (TYP.)
- 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- 10 FLUSH WALK (TYP.)
- 14 18" CURB & GUTTER (TYP.)
- 16 CURB TAPER (TYP.)
- 19 HANDICAP SIGN (TYP.)
- 20 HANDICAP STALL & STRIPING PER STATE CODES.
- 22 6" CONCRETE STAIRS AND 4" SLAB WITH RAILINGS. SEE ARCH. PLANS FOR DETAILS - ALTERNATE/SEPARATE COST LINE ITEM.
- 23 6' SOLID VINYL DECOR FENCE. SEE ARCH. PLANS FOR DETAILS.
- 24 CONCRETE RETAINING WALL (TYP.). SEE ARCH. PLANS FOR DETAILS.
- 25 6" CONCRETE BOLLARD (TYP.)
- 29 TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
- 30 PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING.
- 31 HVAC CONCRETE EQUIPMENT PAD (TYP.) VERIFY PAD SIZE WITH CONTRACTOR REQUIRING PAD PRIOR TO CONSTRUCTION.
- 32 LIGHT POLE (TYP). SEE SITE PHOTOMETRIC PLAN (C3.1) FOR DETAILS.
- 33 CANOPY (TYP). SEE ARCH. PLANS FOR DETAILS.

X(X) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1

PAVEMENT HATCH KEY:

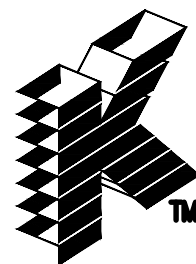
- STANDARD ASPHALT
- SIDEWALK CONCRETE
- APRON CONCRETE



CIVIL SITE PLAN

EXCEL JOB #: 230295000

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PRELIMINARY PLAN DATE

PROJECT MANAGER: B. POCH

DESIGNER: C. MANSKE

DRAWN BY: EXCEL ENGINEERING

EXPEDITOR: ---

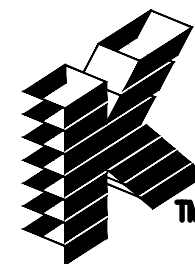
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Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Loe Drive
Sun Prairie, WI 53590
PHONE (608) 318-2336

MILWAUKEE
W204 N11509
Goldendale Rd
Cermantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Libac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

GRASSE FUNERAL SERVICE

REEDSBURG, WI 53959

312 N. PARK STREET

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PRELIMINARY PLAN DATE

PROJECT MANAGER:

B. POCH

DESIGNER:

C. MANSKE

DRAWN BY:

EXCEL ENGINEERING

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

CONTRACT NO:

DATE:

OCT. 13, 2023

SHEET:

C1.2

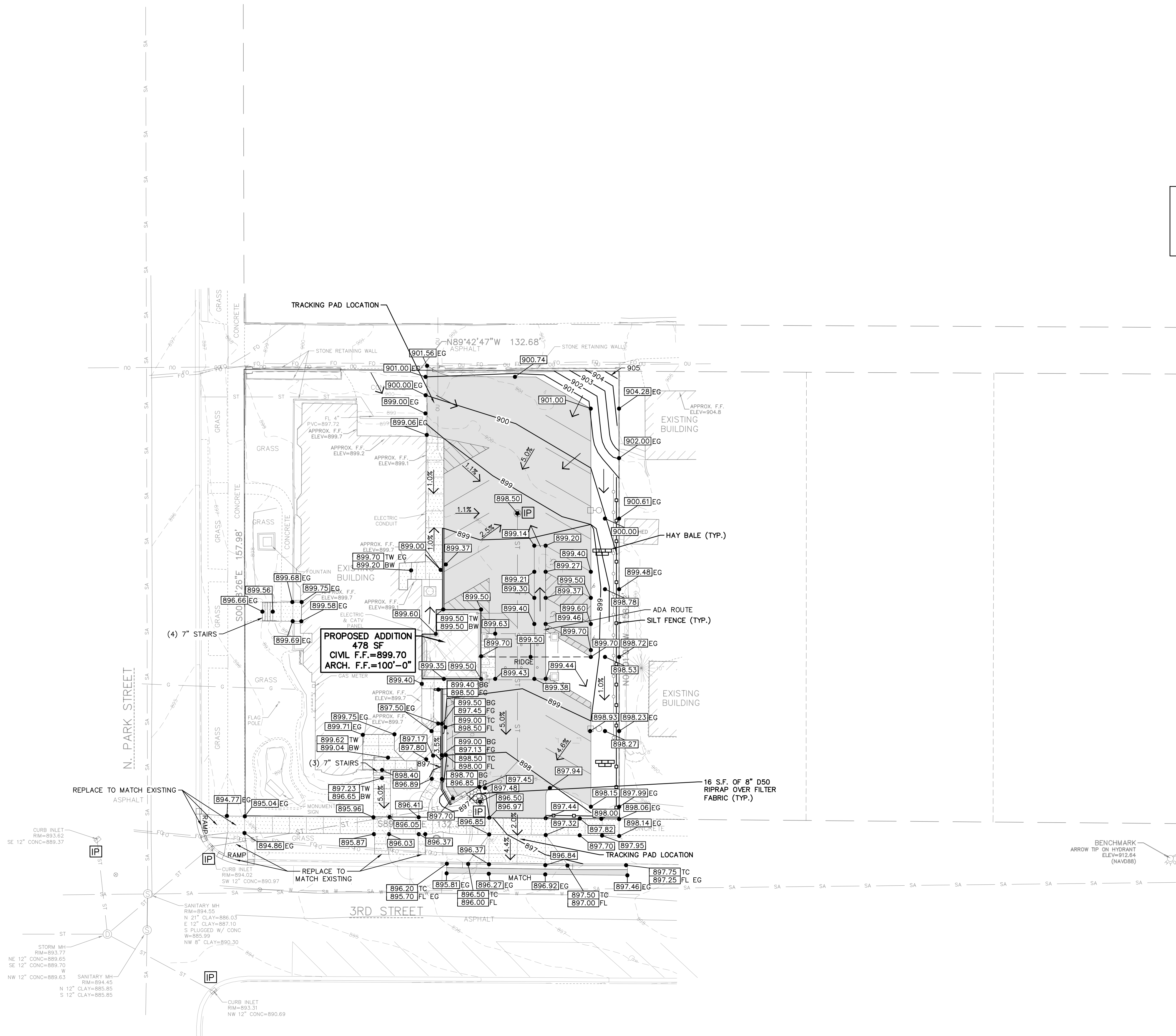
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

NOTES:
1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

INLET PROTECTION NOTE:
IP CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:
CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

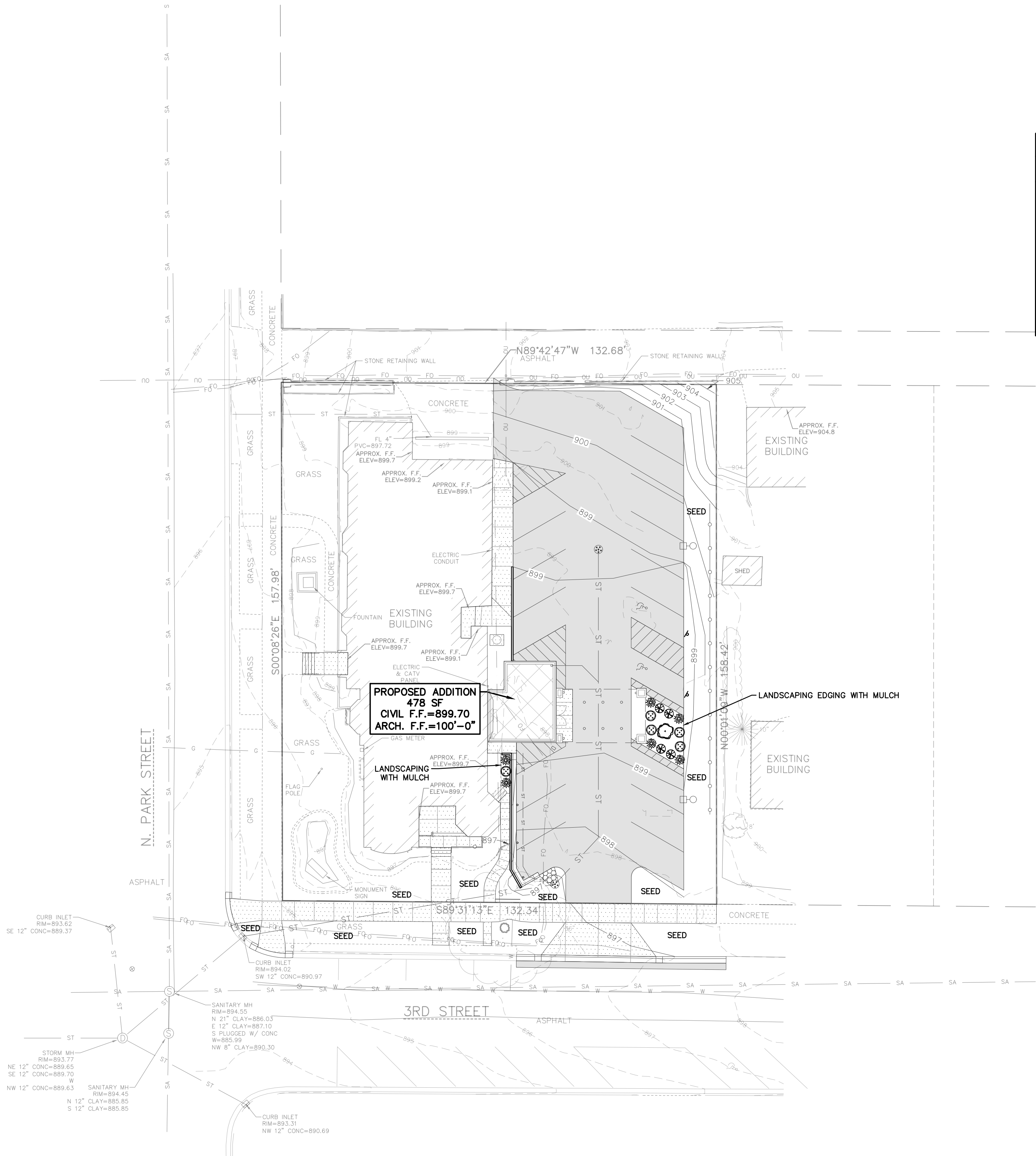


CIVIL GRADING AND EROSION CONTROL PLAN

EXCEL JOB #: 230295000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

• = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE CO.1 FOR SPECIFICATION.

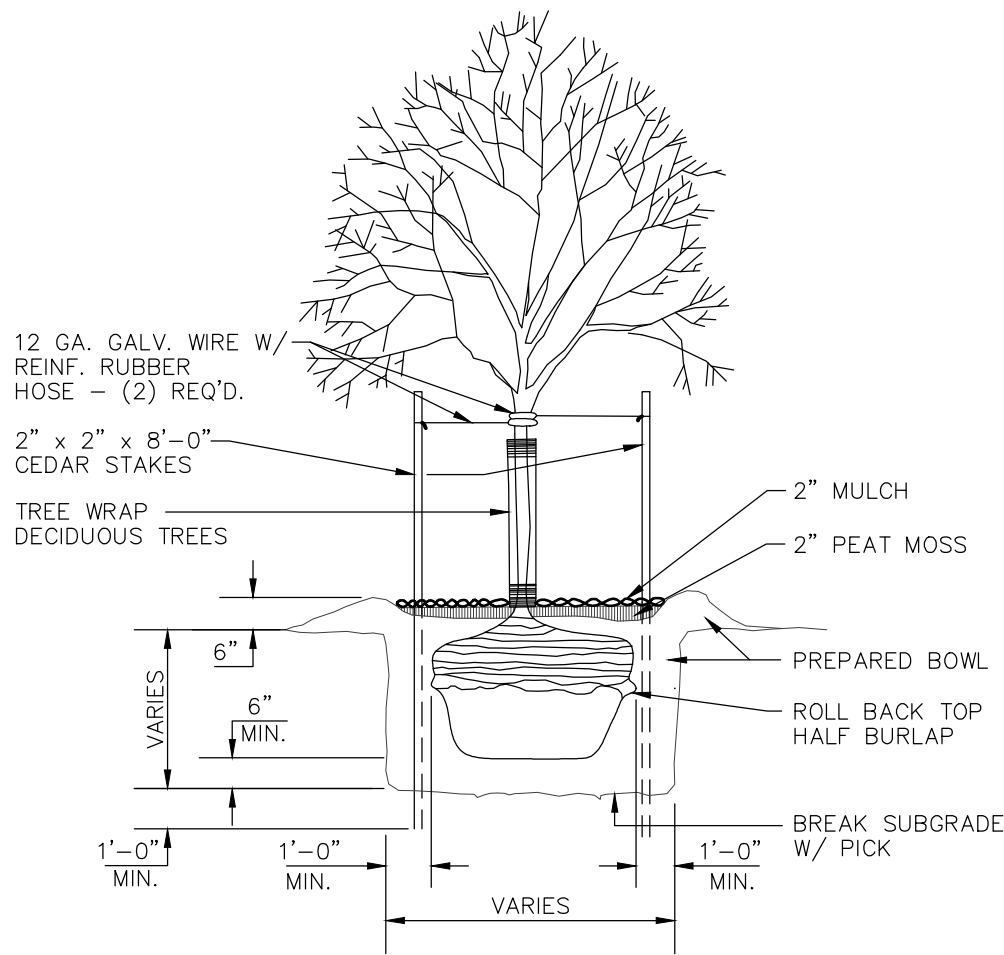


SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

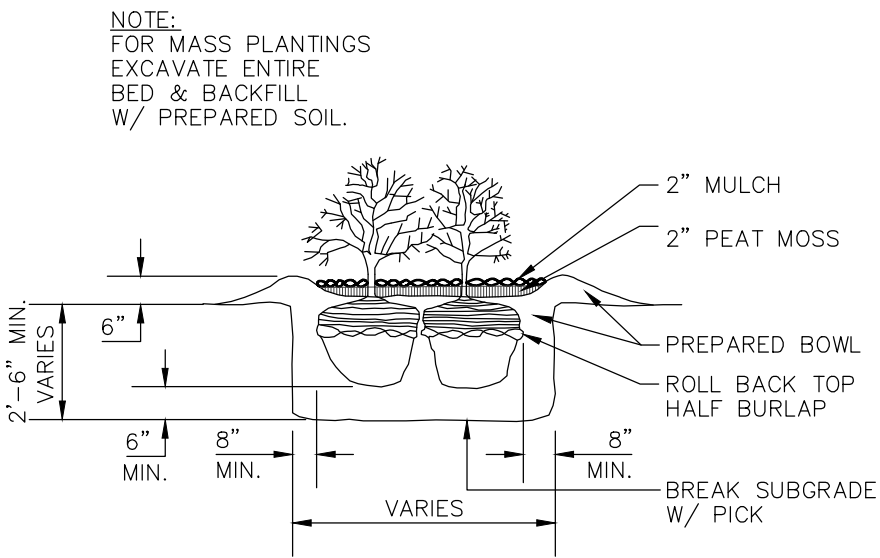
EROSION MATTING LOCATION

LANDSCAPING PLANTING SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
	Redmond Linden	Tilia americana	2"	1
DECIDUOUS SHRUBS				
	Barberry Golden	Berberis thunbergii aurea	24"	6
EVERGREEN SHRUBS				
	Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana'	12"-15"	4
	Taunton Yew	Tauntonii	24"	5

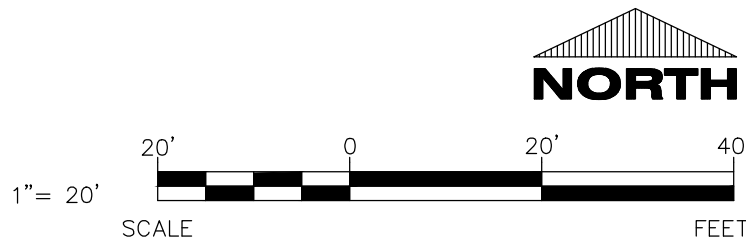
LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
PARKING	TREE ISLAND > 3% OF SURFACED LOT (7,430 SF * 3% = 223 SF REQUIRED)	253 SF ISLAND PROVIDED 1 DECIDUOUS TREE 4 DECIDUOUS SHRUBS 8 EVERGREEN SHRUBS



TREE PLANTING DETAIL
NO SCALE



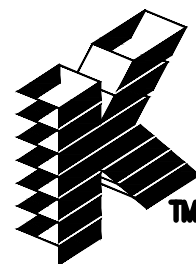
SHRUB PLANTING DETAIL
NO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN

EXCEL JOB #: 230295000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
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1-800-236-2534
FAX (920) 766-5004

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PRELIMINARY PLAN DATE

PROJECT MANAGER: B. POCH

DESIGNER: C. MANSKE

DRAWN BY: EXCEL ENGINEERING

EXPEDITOR: -----

SUPERVISOR: -----

PRELIMINARY NO: -----

CONTRACT NO: -----

DATE: OCT. 13, 2023

SHEET: C1.4



FOX CITIES N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE (920) 766-5795 / 1-800-236-2534 FAX (920) 766-5004	MADISON 711 Lois Drive Sun Prairie, WI 53590 PHONE (608) 318-23
---	---

MILWAUKEE	WAUSAU
W204 N11509	5605 Lilac Ave
Goldendale Rd	Wausau, WI 54401
Germantown, WI 53022	PHONE (715) 849-31
PHONE (262) 250-9710	FAX (715) 849-3181
1-800-236-2534	
FAX (262) 250-9740	

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PRELIMINARY PLAN DATE

PROJECT MANAGER:

DESIGNER:

DRAWN BY: EXCEL ENGINEERING

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

CONTRACT NO:

DATE: _____

SHEET: 0000

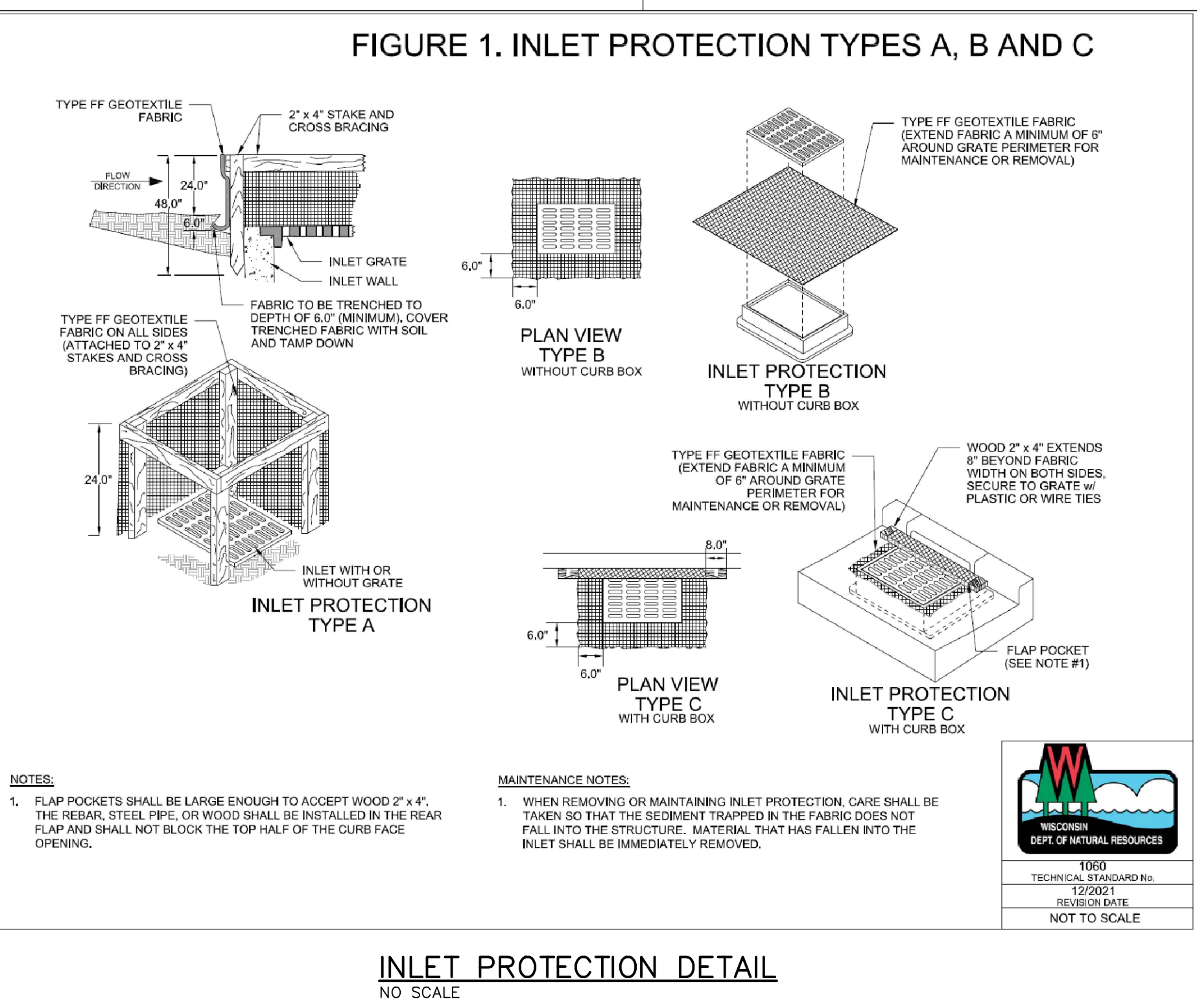
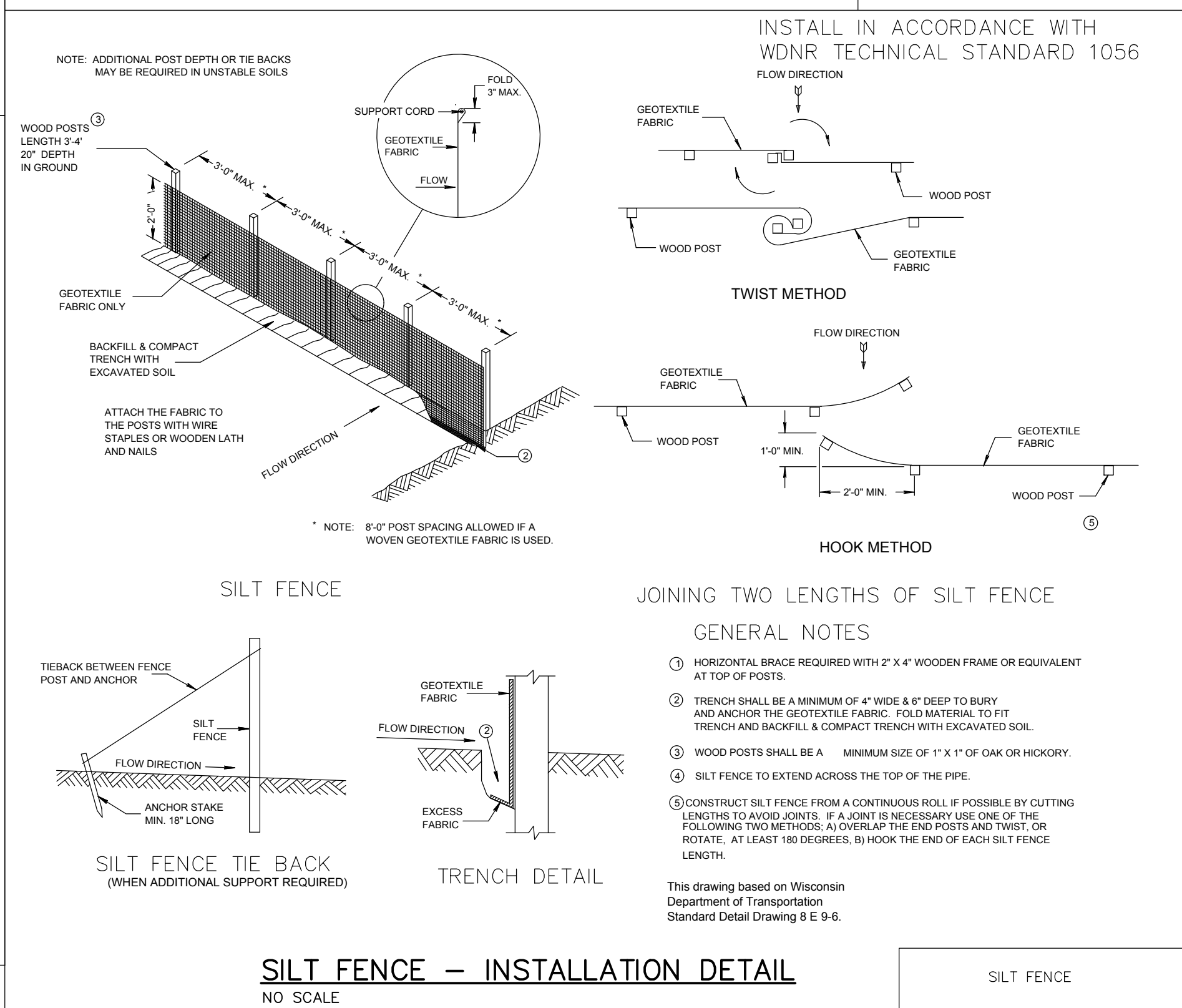
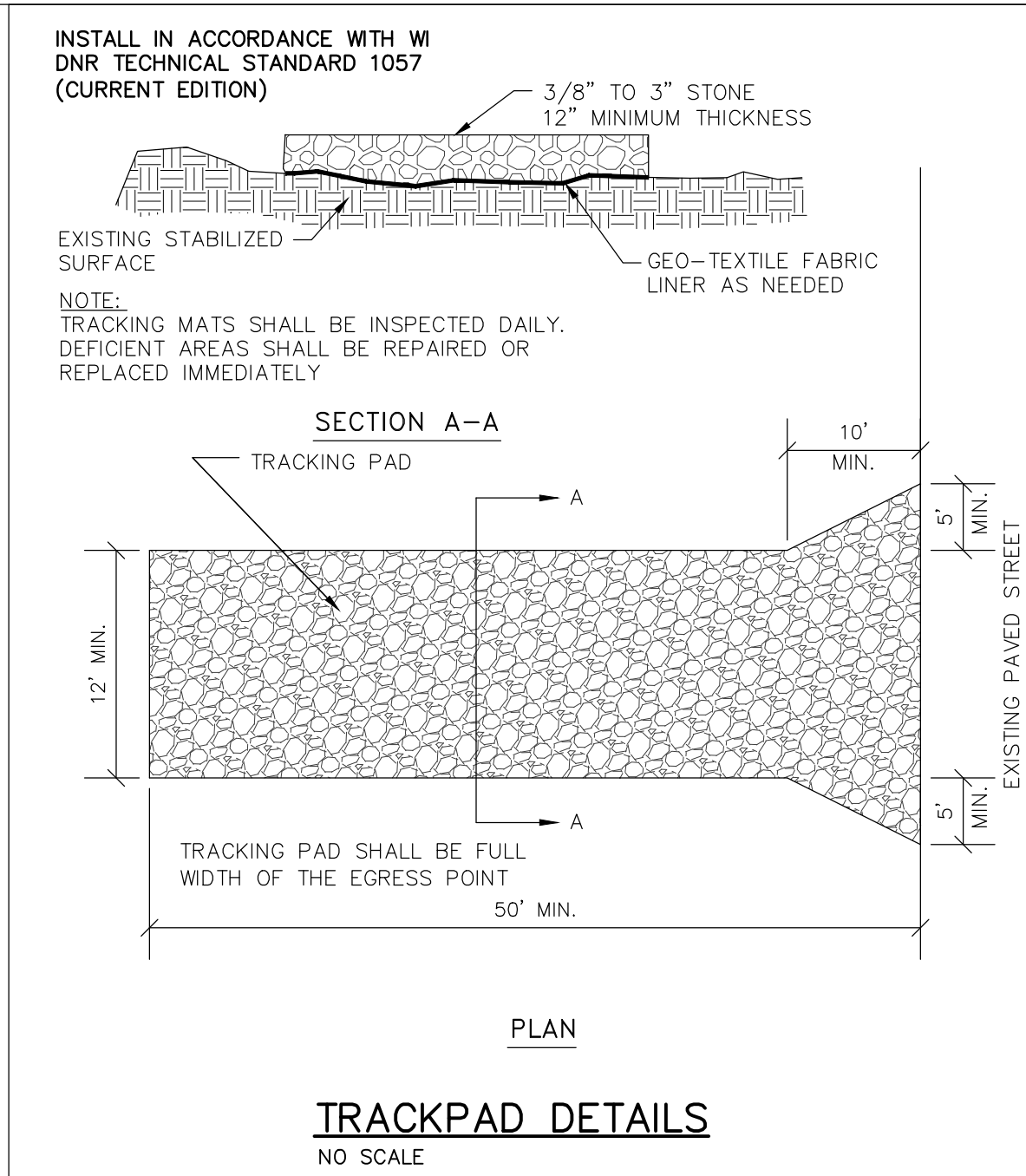
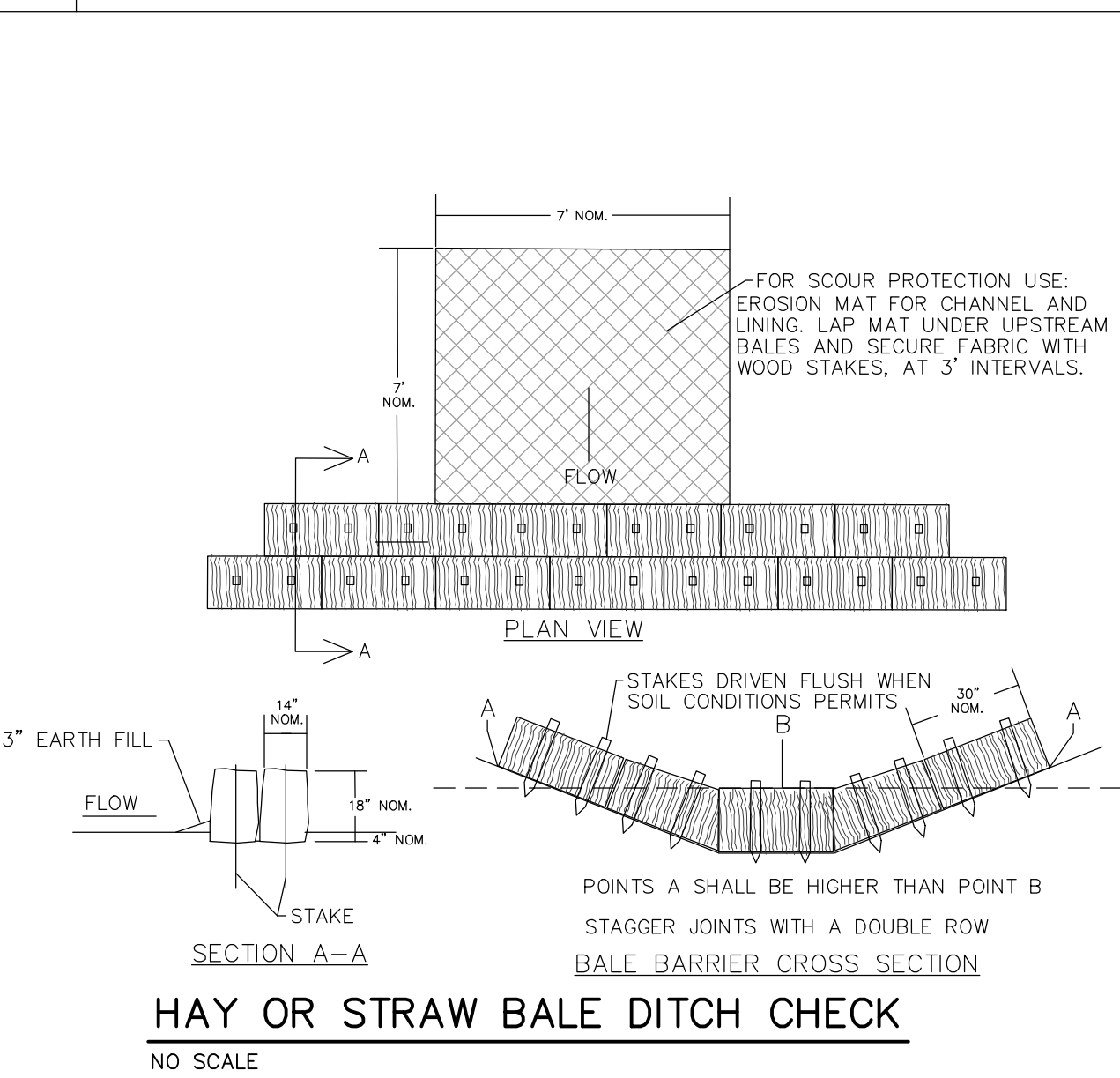
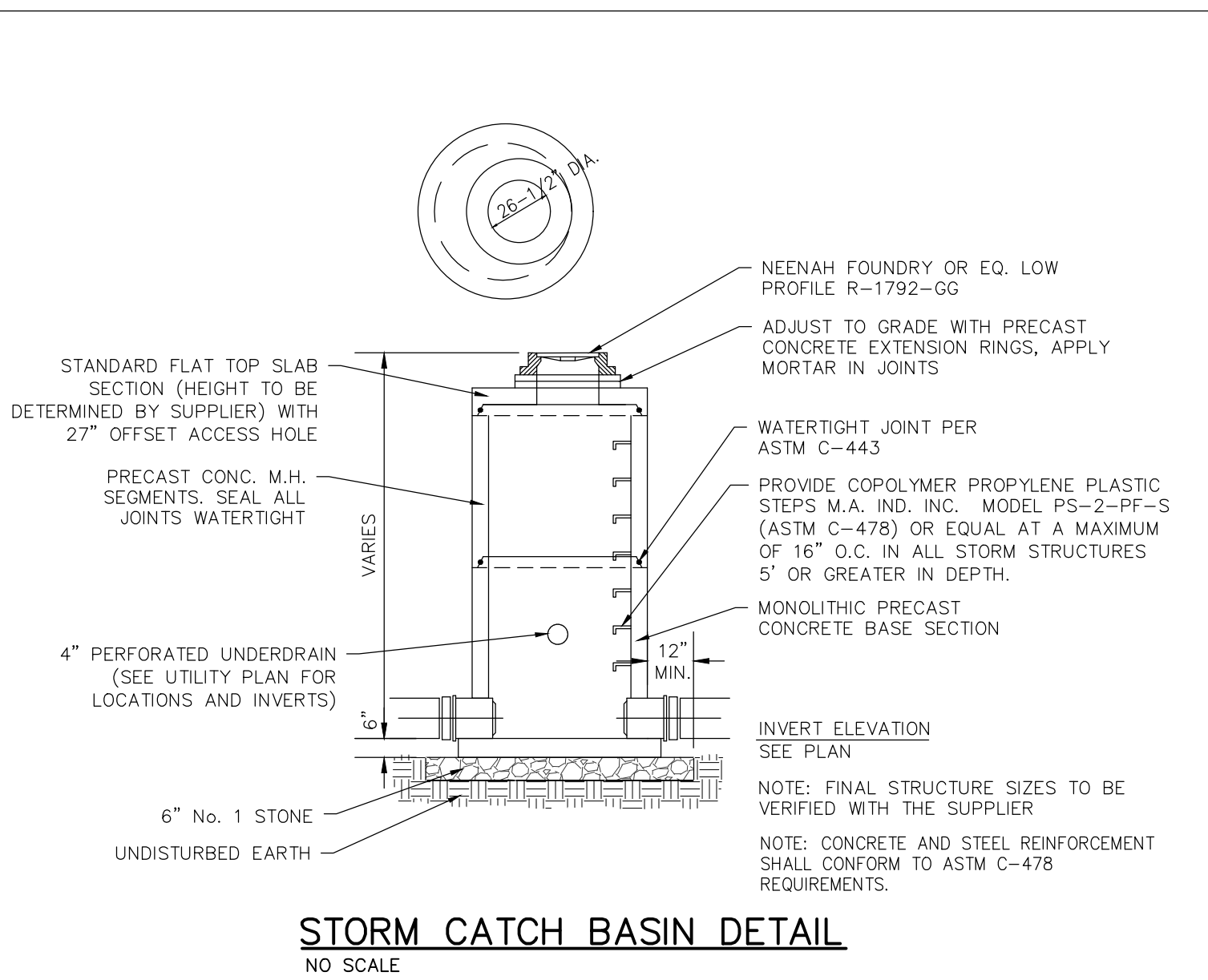
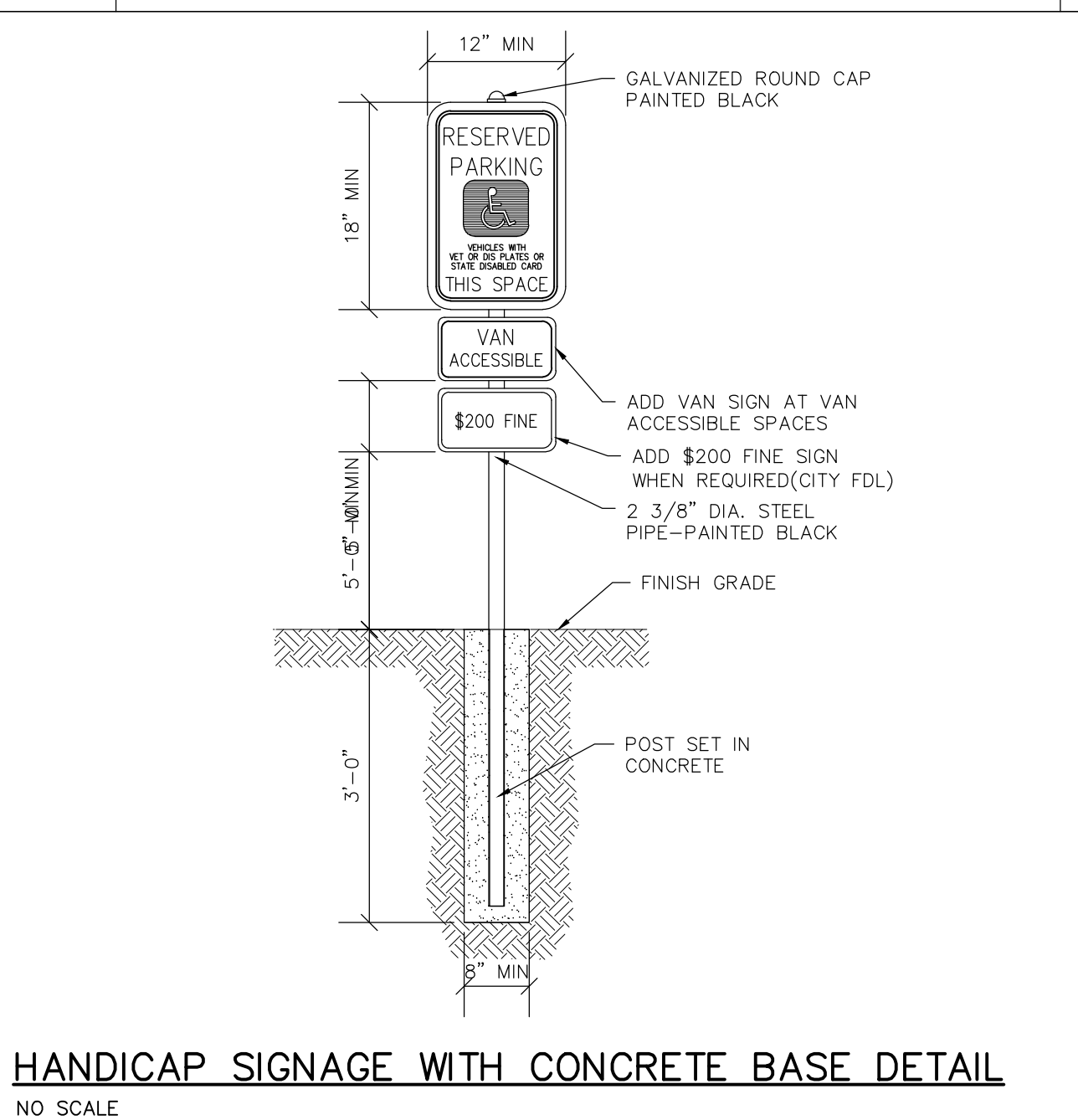
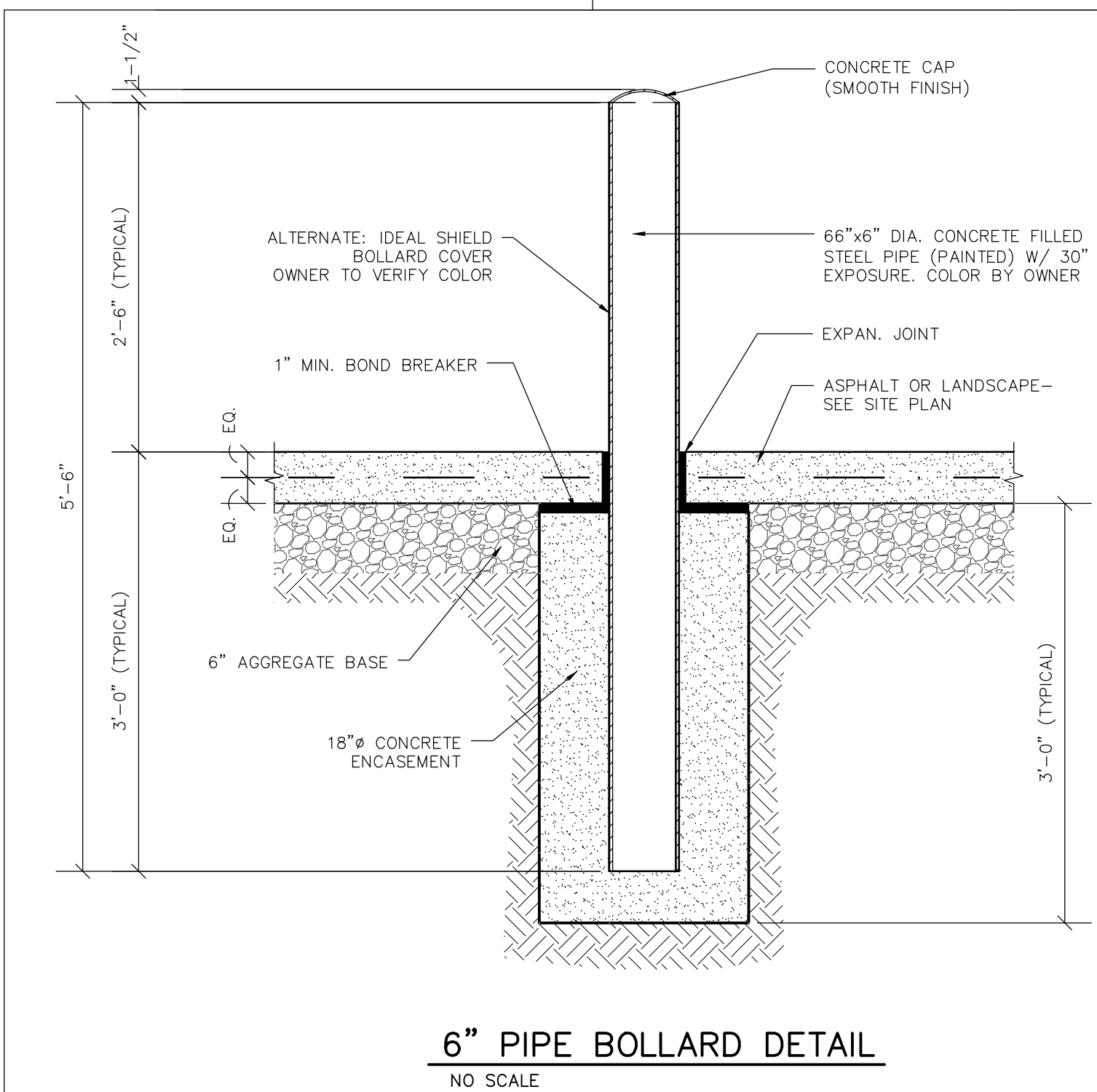
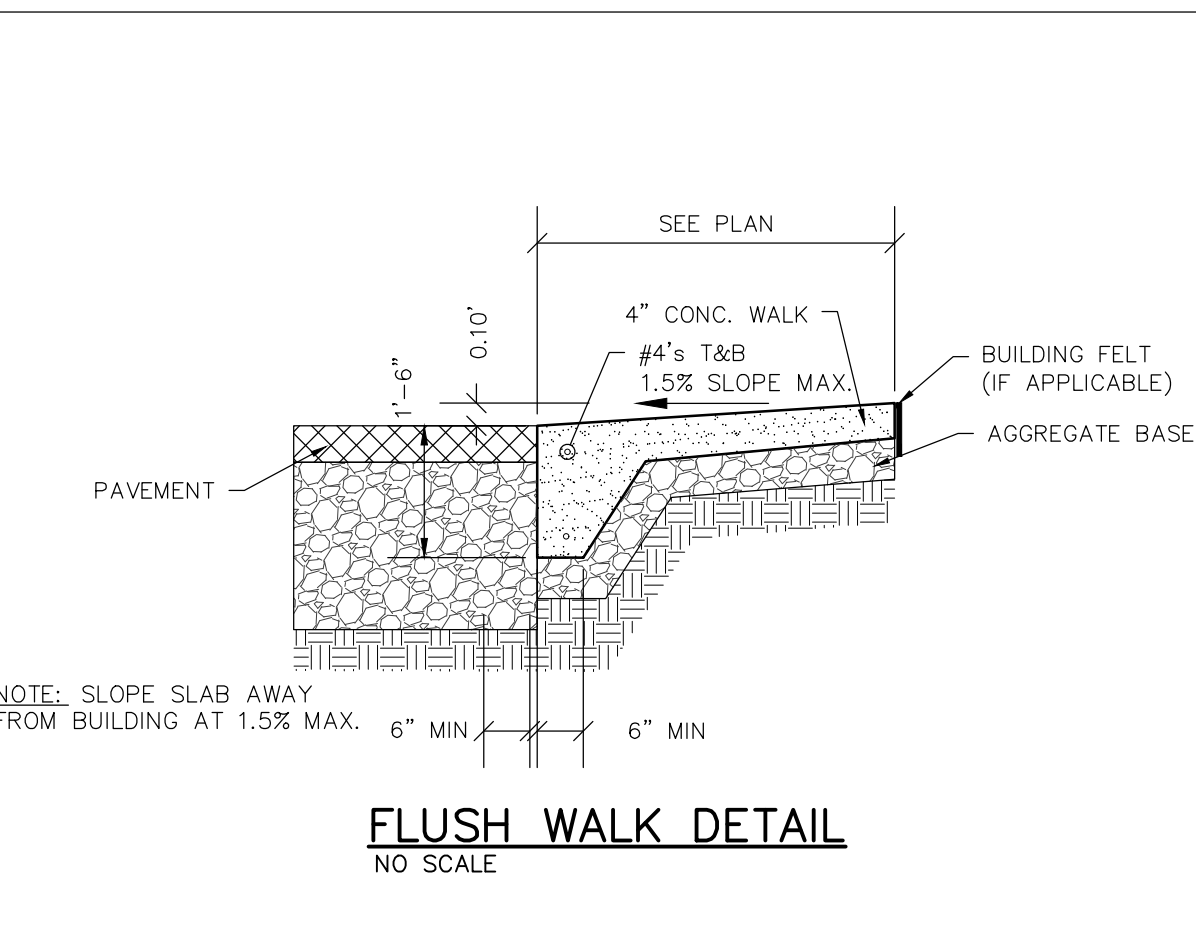
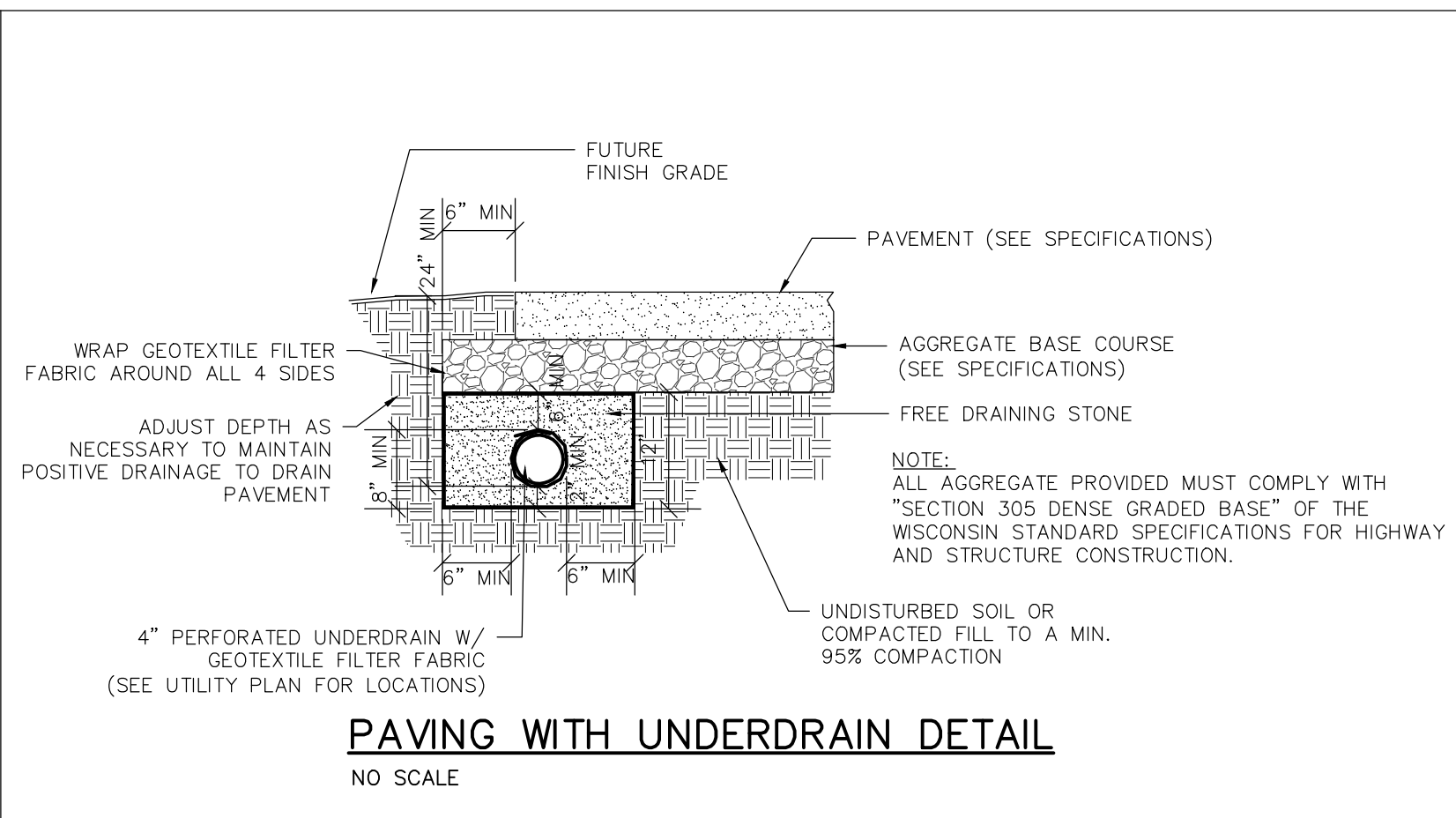
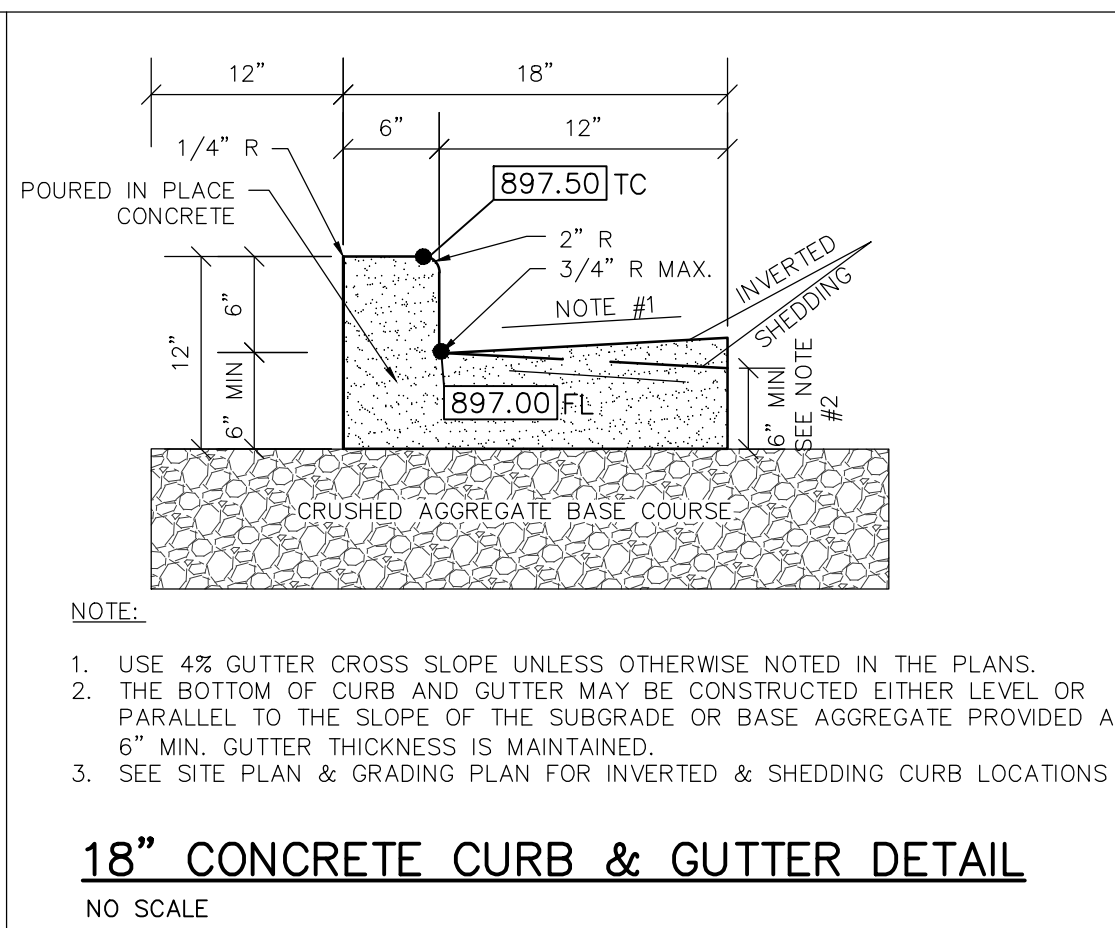
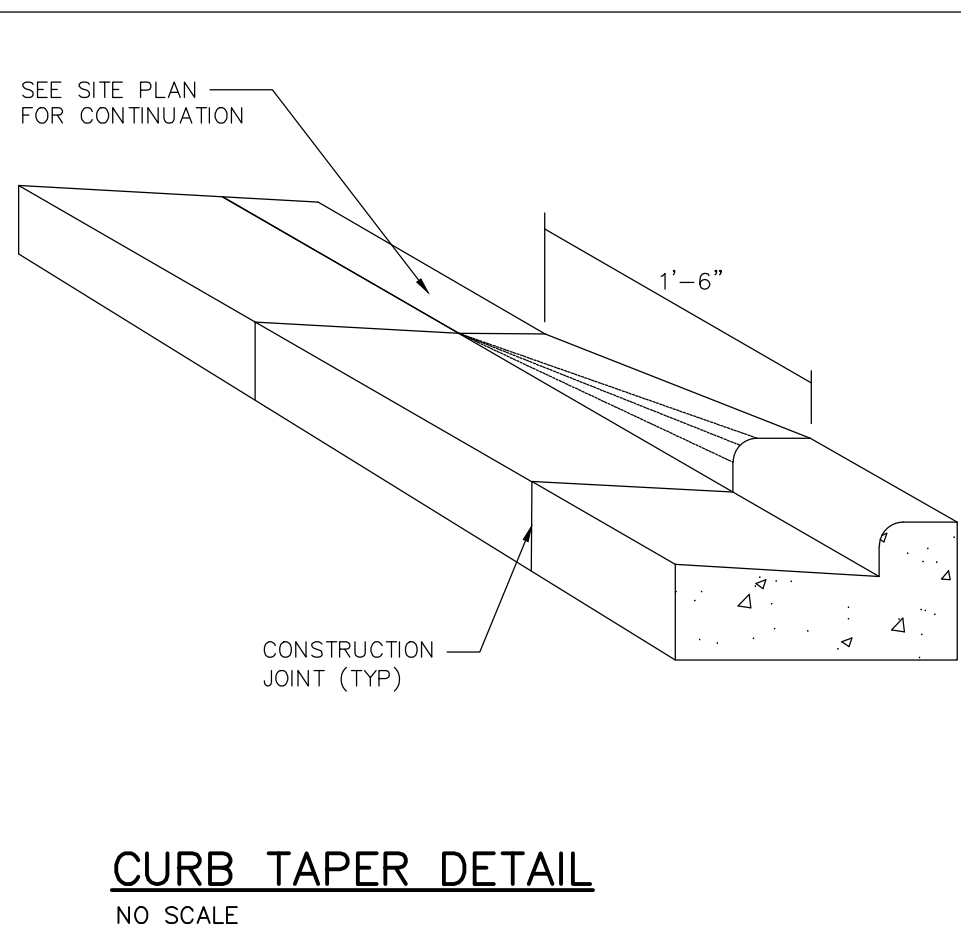
C2.0

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

CIVIL DETAILS

EXCEL JOB #: 230295000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



Page 54 of 61

Schedule						
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description
	A		2	Lithonia Lighting	DSX0 LED P4 40K 80CRI TFTM HS	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Forward Throw Houseside Shield

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	1.1 fc	10.0 fc	0.0 fc	N/A	N/A



d-Series

D-Series Size 2

LED Area Luminaire

Control	Yes
Power	Yes
Temp	Yes



DALI



0-10V



DALI



DALI



DALI



DALI



DALI



DALI



DALI



DALI



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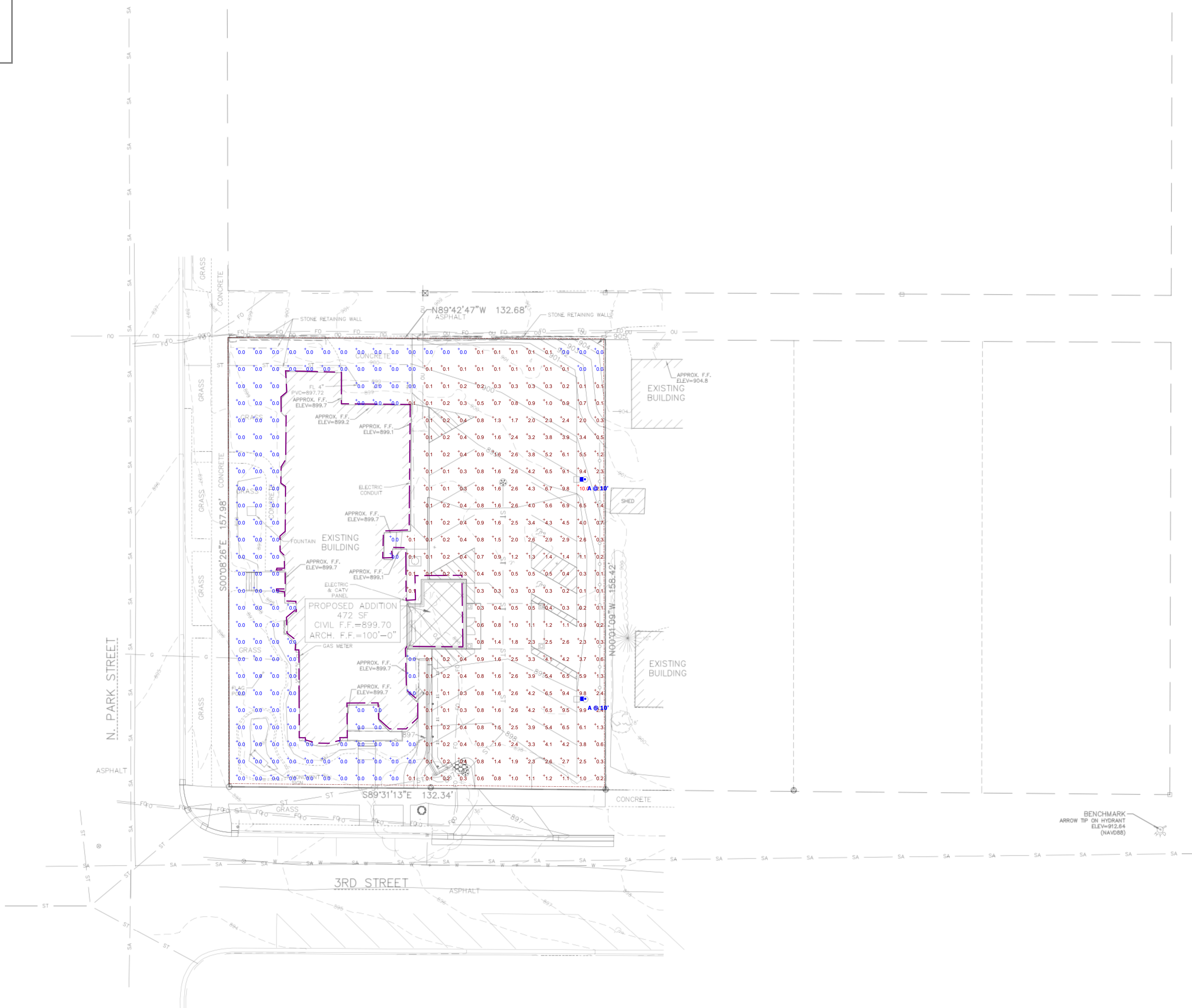
DALI



DALI



<



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PRELIMINARY PLAN DATE _____

PROJECT MANAGER: _____ B. POCH

DESIGNER: _____ C. MANSKE

DRAWN BY: _____ EXCEL ENGINEERING

EXPEDITOR: _____

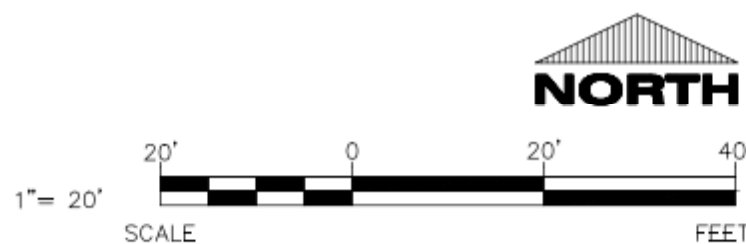
SUPERVISOR: _____

PRELIMINARY NO: _____

CONTRACT NO: _____

DATE: _____ OCT. 13, 2023

SHEET: _____



CIVIL SIT PHOTOMETRIC PLAN & DETAILS

EXCEL JOB #: 230295000

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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: Ervin A. Kempf

ADDRESS: 12193 Duran Dr **CITY:** Wazeeva **STATE:** WI

ZIP: 53924 **PHONE:** _____ **PARCEL #:** 276-2253-00000

E-MAIL: _____

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: (if different from address above) 2315 E. Main St., Reedsburg, WI 53959

LAND USE REQUEST

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

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

☒ **Conditional Use Permit:** storage unit building

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:** _____

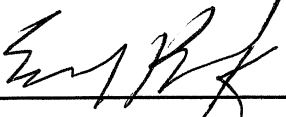
☐ **Zoning Variance:** _____

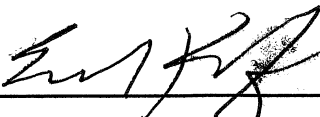
For *VARIANCE* requests, also answer "D" on back page.

☐ **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.

, 10/2/23
Applicant Signature / Date

, 10/2/23
Owner Signature / Date

Account #10-461500-00

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

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

Cond Use Permit	\$200	<u>1,200.00</u>
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	<u>10/13/2023</u>	
Receipt #	<u>1.045645</u>	

Staff Report

DATE: November 14, 2023

APPLICANT: Ervin Kempf

LOCATION: 2315 E Main St, Parcel #2253

ZONING: B-2 Business

PROPOSED LAND USE REQUEST: Conditional Use Permit

DESCRIPTION: The second request is for the PC to review a new mini storage building that would be constructed behind the existing house. The previous approval expired in April 2023.

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: E Main St, Hwy 23/33; 115' & 135' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

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

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

1. The Board finds that the property is zoned B-2 Business.
2. The Board finds that the property contains a two-family dwelling located in front of proposed storage site.
3. The Board finds that the dwelling was built in in 1930.
4. The Board finds that the request is to add a 100' X 40' mini storage building
5. The Board finds that 20 storage units are proposed.
6. The Board finds that the lot is 0.97 acres in size.
7. The Board finds that the property is located on E Main St.

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

1. The Board finds that the request is to add a 100' X 40' mini storage building
2. The Board finds that drainage flows to the SW, towards a stormwater culvert.

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

1. The Board finds that there is an existing driveway, about 24' wide.
2. The Board finds that a drive would encircle the proposed storage building.

Exterior lighting shall be arranged as follows:

- It is deflected away from adjacent properties.
 - It does not impede the vision of traffic along adjacent streets.
 - It does not unnecessarily illuminate night skies.
1. The Board finds that lighting would be located at exterior doors.

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 20 storage units are proposed.
2. The Board finds that the ZBA has approved converting the existing residence into two-family.

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 an elevation drawing is attached.
2. The Board finds that the request is to add a 100' X 40' mini storage building

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

1. The Board finds that future use is Commercial.

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

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

1. The Board finds that the property is zoned B-2 Business.
2. The Board finds that the property contains a two-family dwelling located in front of proposed storage site.
3. The Board finds that the dwelling was built in in 1930.
4. The Board finds that the request is to add a 100' X 40' mini storage building
5. The Board finds that 20 storage units are proposed.
6. The Board finds that the lot is 0.97 acres in size.
7. The Board finds that the property is located on E Main St.

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

1. The Board finds that the surrounding parcels are zoned B-2 Business.
2. The Board finds that surrounding parcels have commercial uses.

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

1. The Board finds that the site is and will be adequately served by utilities.

STAFF COMMENTS:

§ 690-35 Site plan expiration.

An approved site plan review shall expire one year following approval by the Plan Commission, unless construction has begun pursuant to the permit, and within two years if construction is not complete. Prior to the expiration, the property owner may apply to the Plan Commission for an extension prior to the expiration of the site plan review.

Otherwise the request is the same that was approved in April 2021.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. November 14, 2023, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

SITE PLAN

A PARCEL OF LAND LOCATED IN THE SW1/4-NW1/4 OF SECTION 12,
T12N, R4E, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.



CLIENT:

ERVIN KEMP
C/O FIRST WEBER REALTY
2175 EAST MAIN STREET
REEDSBURG, WI 53959

PROPERTY ADDRESS:

2315 EAST MAIN STREET
REEDSBURG, WI 53959

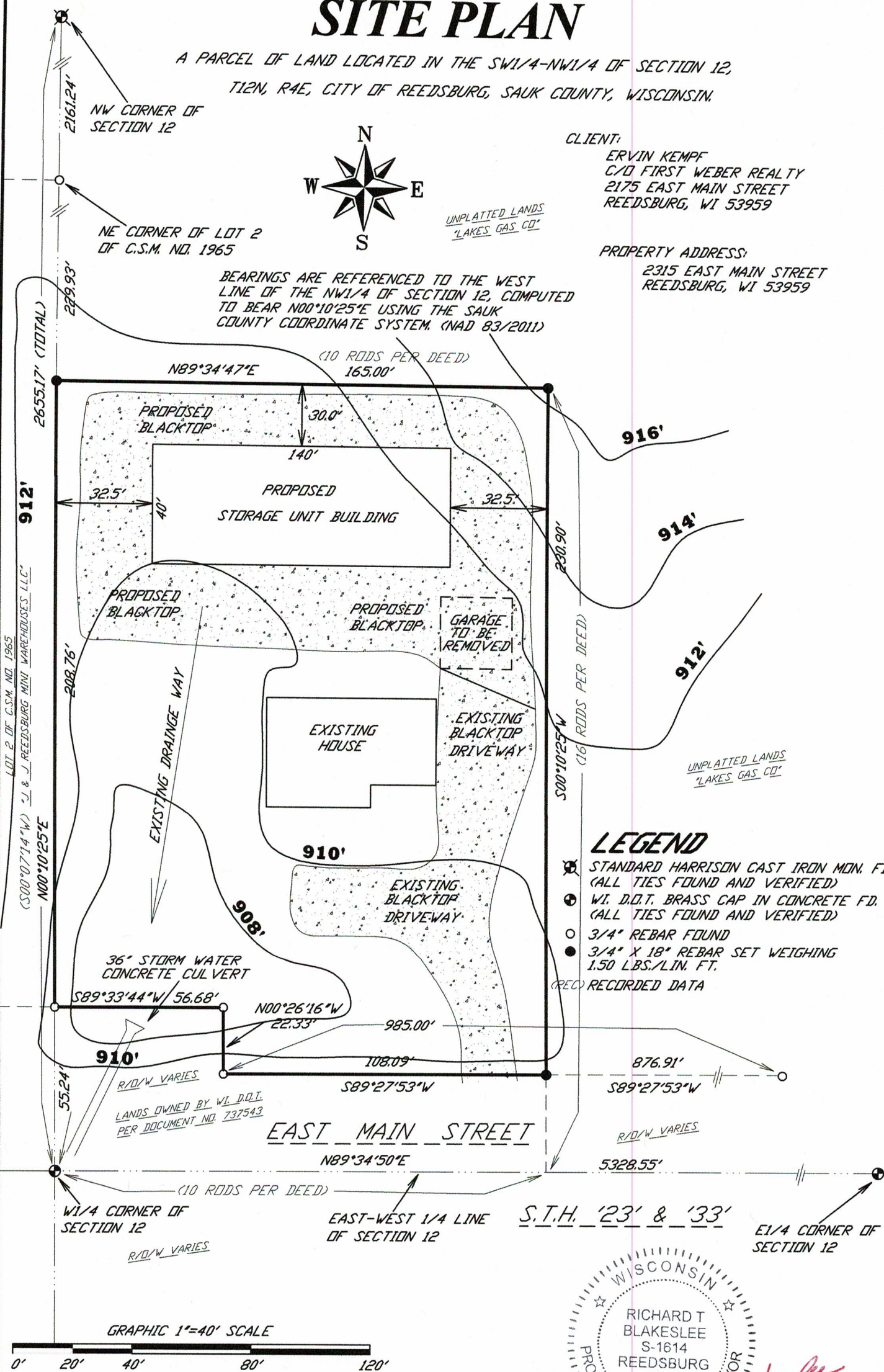
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NW1/4 OF SECTION 12, COMPUTED
TO BEAR N00°10'25"E USING THE SAUK
COUNTY COORDINATE SYSTEM. (NAD 83/2011)

UNPLATTED LANDS
"LAKES GAS CO"

UNPLATTED LANDS
"LAKES GAS CO"

LEGEND

- ⊗ STANDARD HARRISON CAST IRON MON. FD.
(ALL TIES FOUND AND VERIFIED)
- ⊕ WI. D.O.T. BRASS CAP IN CONCRETE FD.
(ALL TIES FOUND AND VERIFIED)
- 3/4" REBAR FOUND
- 3/4" X 18" REBAR SET WEIGHING
1.50 LBS./LIN. FT.
- (REC) RECORDED DATA



BLAKESLEE LAND SURVEYING

1228 EAST MAIN STREET

REEDSBURG, WI 53959

(608) 524-0402

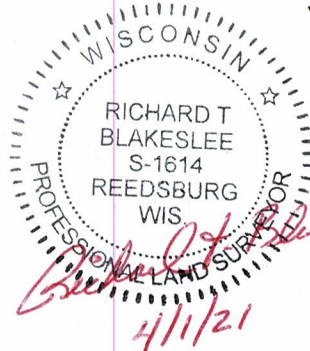
FIELD WORK COMPLETED ON APRIL 01, 2021

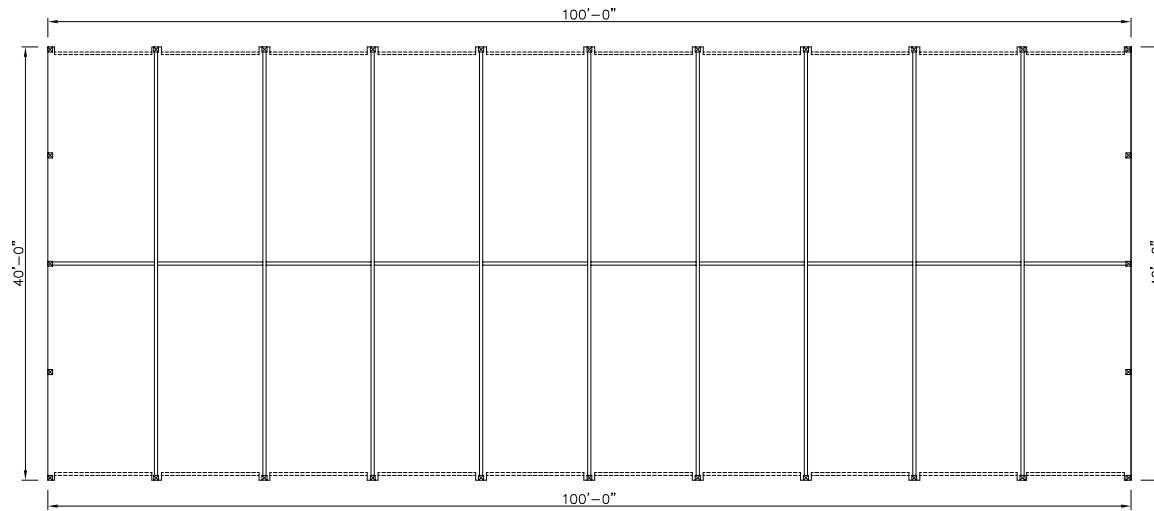
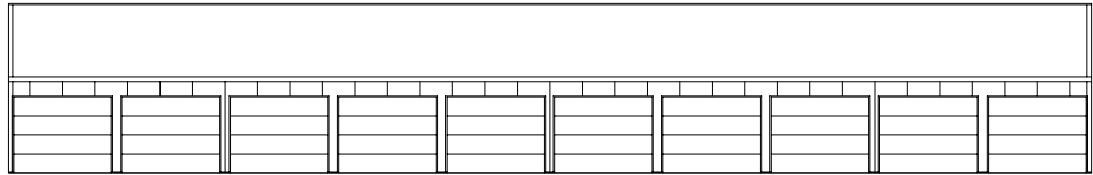
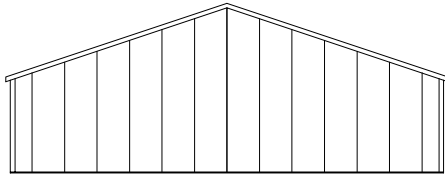
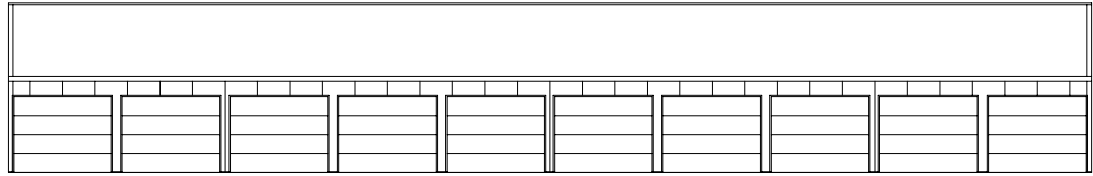
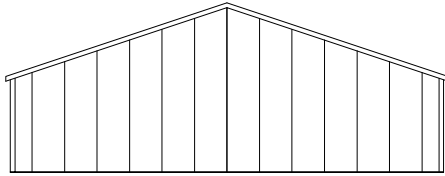
DRAFTED BY J. MURPHY / CHECKED BY R. BLAKESLEE

04-01-2021
DATE

SURVEYOR'S CERTIFICATE

I, RICHARD T. BLAKESLEE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I
HAVE SURVEYED, STAKED AND MAPPED THE ABOVE DESCRIBED PARCEL AND HAVE COMPLIED
WITH THE PROVISIONS OF A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE TO THE
BEST OF MY KNOWLEDGE AND BELIEF.





PRELIMINARY PLANS
Not For Construction



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DRAWN BY:	JC
DATE:	3-15-2021



HARTJE
LUMBER, INC.

E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207



OWNER:	
	Ervin Kemp
	-
	-

BUILDER:	-
	-
	-
PROJECT:	40'x100'x8' Mini-Storage
	-

SHEET
1 OF 1
JOB NO.
JC21-089

