

COMMON COUNCIL AGENDA
April 27, 2020
REEDSBURG CITY HALL COUNCIL CHAMBERS
6:00 PM

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

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

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

1. Approve minutes for the meetings held on April 13th & 21st, 2020.
2. Approve/Deny: Municipal Bond Schedule
3. Approve/Deny: Cancel May 25, 2020 Common Council Meeting in observance of Memorial Day.

II. GENERAL BUSINESS:

1. Approve/Deny: Adoption of a Safety Management Policy for the City of Reedsburg Transit system. (Tim Becker, Presenter)
2. Approve/Deny: Claim from Dakota Daniels for vehicle damage sustained from striking a missing manhole cover in the 200 block of S. Albert Avenue on March 18, 2020. (Jacob Crosetto, Presenter)
3. Approve/Deny: Resolution 4411-20 reducing the renewal fees for Class B License holders for 2020-2021 license year. (Tim Becker, Presenter)
4. Approve/Deny: Resolution 4404-20 to Discontinue Portions of S. Wengel Drive. (Brian DuValle & Steve Zibell, Presenters)
5. Approve/Deny: Proposal for Housing Developments posted February 10, 2020. (Tim Becker & Kevin McDonell - Commonwealth, Presenters)
6. Approve/Deny: Memorandum of Understanding with Commonwealth Development Corporation of America for the construction of 48 senior/workforce housing units on the South School site, 420 Plum Street. (Kurt Muchow, Presenter)
7. Conduct a PUBLIC HEARING regarding the application for CDBG Funding for the South School Rehab/Conversion to senior/workforce housing. (Kurt Muchow, Presenter)
8. Approve/Deny: Resolution 4412-20 Authorizing the submission of an application for CDBG funding for the South School Senior/Workforce Housing project. (Tim Becker, Presenter)



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.

III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Plan Commission: Approve/Deny: Planned Development Group - South School site. (Brian DuValle, Presenter)

IV. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

1. 2nd Meeting Committees: Ordinance Committee, Parks & Recreation, RICDC, Public Works, Utility Commission, Plan Commission, Historic Preservation, Library Board, Zoning Board, CDA (any other committees or commissions with report).

V. OFFICE OF THE MAYOR:

VI. ADJOURN:



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City of Reedsburg Meeting of the Common Council

April 13, 2020

Present: Mayor Dave Estes, Aldermen Brandt Werner, Craig Braunschweig, Dave Moon, Jason Schulte, Mike Gargano, Calvin Craker, Phil Peterson, Dave Knudsen, and Tom Seamonson.

Absent: None

Others Present: Tim Becker, Jacob Crosetto, Pat Cummings, Brian Duvalle, Derek Horkan, Steve Zibell, Matt Scott, Citizens, Press.

Mayor Estes called the regular session of the Common Council to order at 6:03 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on March 23, 2020; Paid Bills for March 2020; Original Alcohol Beverage Retail License for Calabria Pizza & Pasta, LLC, William Paukstat, member, 251 E. Main Street; March 2020 Building Permit Report; and appointing John Dietrich to the Ethics Committee.

Motion: Seamonson, Second: Craker to approve the consent agenda. Motion carried 9-0.

RECOMMENDATIONS FROM BOARDS, COMMITTEES, AND COMMISSIONS

- A. Public Works Committee: Approve/Deny: Award low bid to Friede and Associates for construction of the Public Works/Parks Department Building.
 - a. **Motion: Werner, Second: Knudsen to award the low bid for the Public Works/Parks Department Building to Friede and Associates as presented. Motion carried 9-0.**
- B. Public Works Committee: Approve/Deny: Award low bid to Koenig Construction for expansion of the Police Department
 - a. **Motion: Schulte, Second: Brasunschweig to award the low bid for the expansion of the Police Department to Koenig Construction as presented. Motion carried 9-0.**
- C. Approve/Deny: Initial Resolution #4407-20 Authorizing General Obligation Bonds in the Amount not to exceed \$5,525,000 for Buildings for the Housing of Machinery and Equipment.
 - a. **Motion: Werner, Second: Seamonson to approve Resolution 4407-20 as presented. Motion carried 9-0.**
- D. Approve/Deny: Initial Resolution #4408-20 Authorizing General Obligation Bonds in an Amount Not to Exceed \$1,900,000 for Construction of Police Facilities.
 - a. **Motion: Gargano, Second: Peterson to approve Resolution 4408-20 as presented. Motion carried 9-0.**
- E. Approve/Deny: Resolution #4409-20 Directing Publication of Notice to Electors Relating to Bond Issues
 - a. **Motion: Peterson, Second: Schulte to approve Resolution 4409-20 as presented. Motion carried 9-0.**
- F. Approve/Deny: Resolution #4410-20 Establishing Parameters for the Sale of Not to Exceed \$7,425,000 General Obligation Bonds, Series 2020A.
 - a. **Motion: Knudsen, Second: Craker to approve Resolution 4410-02 as presented. Motion carried 9-0.**
- G. Plan Commission: Approve/Deny: Second Reading and Public Hearing on Ordinance 1905-20 Tourist Rooming Houses - Amending Chapter 556.
 - a. **Motion: Knudsen, Second: Craker to refer Ordinance 1905-20 to Plan Commission for review and revision. Motion carried 9-0.**

GENERAL BUSINESS

- A. Approve/Deny: Resolution 4406-20 affirming the Small Business Emergency Fund Loan Program.
 - a. **Motion: Seamonson, Second: Gargano to approve Resolution 4406-20 as presented. Motion carried 9-0.**
- B. Approve/Deny: Staff recommendation to appoint the City's primary financial institution.
 - a. **Motion: Schulte, Second: Moon to approve selecting BMO Harris, NA as the City's primary financial institution. Motion carried 9-0.**

Motion: Knudsen, Second: Gargano to adjourn.

Motion carried 9-0. Meeting adjourned at 7:17 p.m.

Respectfully submitted,

Jacob Crosetto
City Clerk-Treasurer/Finance Director

City of Reedsburg
Special Reorganization Meeting of the Common Council
April 21, 2020

Present: Mayor Dave Estes, Aldermen Brandt Werner, Craig Braunschweig, Dave Moon, Jason Schulte, Mike Gargano, Calvin Craker, Phil Peterson, Dave Knudsen, and Tom Seamonson.
Absent: None
Others Present: Tim Becker, Jacob Crosetto, Derek Horkan, Citizens, Press.

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

GENERAL BUSINESS

- A. Approve/Deny: Mayoral appointments to Boards, Committees and Commissions.
 - a. **Motion: Seamonson, Second: Craker to approve the Mayor's appointments as presented. Motion carried 9-0.**
- B. Election of Common Council President for one-year term.
 - a. **Motion: Craker, Second: Werner to nominate Tom Seamonson as Council President for a one-year term. Motion carried 9-0.**
- C. Approve/Deny: Appointment of the office of LaRowe Gerlach Taggart, LLP as the City Attorney for one-year term.
 - a. **Motion: Moon, Second: Schulte to approve the office of LaRowe Gerlach Taggart, LLP to serve as the City Attorney for a one-year term. Motion carried 9-0.**
- D. Approve/Deny: Resolution 4401-20 Identifying Public Depositories for City funds.
 - a. **Motion: Schulte, Second: Braunschweig to approve Resolution 4401-20 as presented. Motion carried 9-0.**
- E. Approve/Deny: Resolution 4402-20 Identifying the Reedsburg Independent as the official newspaper for the City.
 - a. **Motion: Peterson, Second: Werner to approve Resolution 4402-20 as presented. Motion carried 9-0.**

Motion: Seamonson, Second: Craker to adjourn.

Motion carried 9-0. Meeting adjourned at 6:07 p.m.

Respectfully submitted,

Jacob Crosetto
City Clerk-Treasurer/Finance Director

CITY OF REEDSBURG
Certification of Municipal Bond Schedule
for
City Code Violations
(Reedsburg Municipal Code 434-7)

Jacob J. Crosetto, City Clerk/Treasurer

Patrick Cummings, Chief of Police

Introduced: April 27, 2020

Published: NA

Passed: April 27, 2020

Subscribed and Sworn to me
this 28th day of April, 2020.

Notary Public, Sauk County, Wisconsin

My commission expires on: _____
(Affix Seal)

City of Reedsburg Municipal Court - Bond Schedule

4/20/2020

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Ord. #	Description	Deposit	PA	Muni	Jail	Crime	Total
210-9(D)1	Failure to Confine Vicious Animal	\$25.00	\$6.50	\$38	\$10	\$13	\$92.50
210-9(D)2	Failure to Muzzle/Restrain Vicious Animal	\$25.00	\$6.50	\$38	\$10	\$13	\$92.50
210-9(D)3	Failure to Display Vicious Animal Sign	\$25.00	\$6.50	\$38	\$10	\$13	\$92.50
210-10	Animal at Large	\$25.00	\$6.50	\$38	\$10	\$13	\$92.50
210-11	Dog in Park	\$35.00	\$9.10	\$38	\$10	\$13	\$105.10
210-14	Barking Dog	\$35.00	\$9.10	\$38	\$10	\$13	\$105.10
210-15	Cruelty to Animal	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
210-16	Failure to Removal Animal Defecation	\$35.00	\$9.10	\$38	\$10	\$13	\$105.10
210-20(C)	Keeping Animals Leashed w/in 10 ft of Sidewalk	\$25.00	\$6.50	\$38	\$10	\$13	\$92.50
231-2	Blasting without Official Permission	\$30.00	\$7.80	\$38	\$10	\$13	\$98.80
282-1	Firearms and Ammunition - Discharge, Possession and Sale						
(A)	Discharge and Carrying	\$125.00	\$32.50	\$38	\$10	\$13	\$218.50
(B)	Possession/Sale of Ammo to Minor	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
(C)	Sale/Give Firearm To Minor	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
(D)	Accompanied by Parent Required	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
(E)	Hunting w/in City w/o Special Permit	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
282-2	Throwing or Shooting Objects Prohibited	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
282.3	Restrictions on the use of facsimile firearms	\$250.00	\$65.00	\$38	\$10	\$13	\$376.00
297-1	Sale and Discharge of Fireworks Prohibited						
297-1	Private Use and Sale	\$30.00	\$7.80	\$38	\$10	\$13	\$98.80
297-2	Permit and Indemnity Bond Required	\$30.00	\$7.80	\$38	\$10	\$13	\$98.80
315-9(A)	Use Tobacco Products within 20 feet of School	\$25.00	\$6.50	\$38	\$10	\$13	\$92.50
315-9(B)	In-door smoking where prohibited	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
374-1	Littering Prohibited	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
349-1	Adopts ss125 Wis Statutes						
349-1	Juvenile Drinking						
	First Offense	\$30.00	\$7.80	\$38	\$10	\$13	\$98.80
	Second Offense	\$60.00	\$15.60	\$38	\$10	\$13	\$136.60
	Third Offense	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
	Fourth Offense	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
	Fifth Offense	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
	Underage Drinking						
	First Offense	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
	Second Offense	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
	Third Offense	\$300.00	\$78.00	\$38	\$10	\$13	\$439.00
	Fourth Offense	\$400.00	\$104.00	\$38	\$10	\$13	\$565.00
	Fifth Offense	\$500.00	\$130.00	\$38	\$10	\$13	\$691.00

*Normally charged as State crime. If only "preponderance of evidence" exists, submit to Municipal Court

City of Reedsburg Municipal Court - Bond Schedule

4/20/2020

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Ord. #	Description	Deposit	PA	Muni	Jail	Crime	Total
349-1	Continued...						
	ID Card Violations (17 - 20 yoa)	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
	ID Card Violations (Under 16 yoa)	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
349-1	Sale of alcohol beverage to an intoxicated person	\$25.00	\$6.50	\$38	10	13	\$92.50
349-1	No responsible, licensed bartender on premise	\$25.00	\$6.50	\$38	10	13	\$92.50
349-12(C)	Open After Hours	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
349-14(A)	Open Intoxicants off of Licensed Premises	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
349-14(E)	Throwing Containers Prohibited	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
349-16(H)	Underage on Licensed Premises	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
349-17(D)	Nude Dancing Prohibited	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
382-1	Curfew	\$10.00	\$2.60	\$38	\$10	\$13	\$73.60
	Parent Responsibility	\$10.00	\$2.60	\$38	\$10	\$13	\$73.60
382-9	Habitual Truancy - Mandatory Appearance	\$500.00	\$130.00	\$38	\$10	\$13	\$691.00
382-12	Juvenile Drinking Offenses						
382-12	Furnishing Alcohol to Minors	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
382-12	Possess or Attempt to Procure Alcohol/Minor						
	First Offense	\$30.00	\$7.80	\$38	\$10	\$13	\$98.80
	Second Offense	\$60.00	\$15.60	\$38	\$10	\$13	\$136.60
	Third Offense	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
	Fourth Offense	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
	Fifth Offense	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
382-13	Purchase/Possession of Tobacco Products to Juve	\$25.00	\$6.50	\$38	\$10	\$13	\$92.50
382-14	Possession of Tobacco Products by Juvenile	\$25.00	\$6.50	\$38	\$10	\$13	\$92.50
382-15	Retail Sale/Give Tobacco Products by Juvenile	\$25.00	\$6.50	\$38	\$10	\$13	\$92.50
	Parks and Playgrounds - Regulations						
423-1	Damage Grass, Flowers, Trees, etc.	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
423-2	Damage Buildings, Fountains, Structures	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
423-3	Liquor After Hours	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
423-4	Loitering City Parks Sundown to Sunup	50.00	\$13.00	\$38	\$10	\$13	\$124.00
423-5	Glass Alcohol Container in Park	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
434-1(C)	Attempt	Same as Offense					
434-1(D)	Party to a Crime	Same as Offense					

*Normally charged as State crime. If only "preponderance of evidence" exists, submit to Municipal Court

City of Reedsburg Municipal Court - Bond Schedule

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Ord. #	Description	Deposit	PA	Muni	Jail	Crime	Total
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434-2(A) Offenses Against Bodily Security State Laws Adopted*

1	Battery	\$225.00	\$58.50	\$38	\$10	\$13	\$344.50
2	Abuse to Children	\$225.00	\$58.50	\$38	\$10	\$13	\$344.50
3	Battery Special Circumstances	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
4	Injury by Negligent Use of a Dangerous Weapon	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
5	False Imprisonment	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
6	Substantial/Aggravated Battery	\$500.00	\$130.00	\$38	\$10	\$13	\$691.00
7	Battery to an unborn child	\$500.00	\$130.00	\$38	\$10	\$13	\$691.00
8	Physical Abuse to a child	\$225.00	\$58.50	\$38	\$10	\$13	\$344.50

434-3(A) Offenses Against Public Safety and Welfare State Laws Adopted

1	Negligent Operation of Vehicle*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
2	Negligent Handling of Burning Materials	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
3	Unsafe Burning of Buildings	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
4	Interfering with Firefighters	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
5	False Alarms	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
6	Reckless Use of a Weapon	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
7	Possession of Pistol by Minor	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
8	Carry Concealed Weapon	\$250.00	\$65.00	\$38	\$10	\$13	\$376.00
9	Conduct Regardless of Life	\$500.00	\$130.00	\$38	\$10	\$13	\$691.00
10	Placing Objects in Edibles	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
11	Hazing	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
12	Hampering Emergency Call*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
13	Safe Use and Transport of Firearms and Bows	\$60.00	\$15.60	\$38	\$10	\$13	\$136.60

434-4(A) Offenses Against Public and Private Property - State Laws Adopted

1	Criminal Damage to Property	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
2	Arson of Property Other than Buildings	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
3	Arson with the Intent to Defraud	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
4	Placing Combustible Material*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
5	Molotov Cocktail*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
6	Burglary*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
7	Entry to Locked Vehicle	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
8	Possession of Burglary Tools*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
9	Criminal Trespass to Land	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
10	Criminal Trespass to Dwelling	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
11	Theft - First Offense	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
12	Defraud Innkeeper	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
13	Operate M/V without Owner's Consent*	\$300.00	\$78.00	\$38	\$10	\$13	\$439.00
14	Issue Worthless Check	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
15	Remove/Damage Encumbered/Real Property	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
16	Robbery*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
17	Receive Stolen Property	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
18	Receive Stolen Property from Child	\$300.00	\$78.00	\$38	\$10	\$13	\$439.00
19	Alter Property ID Markings	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
20	Forgery*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00

*Normally charged as State crime. If only "preponderance of evidence" exists, submit to Municipal Court

City of Reedsburg Municipal Court - Bond Schedule

4/20/2020

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Ord. #	Description	Deposit	PA	Muni	Jail	Crime L	Total
434-4(A) cont.							
21	Credit Card Crimes*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
22	Obtain Telecommunications by Fraud	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
23	Retail Theft/Shoplifting	\$200.00	\$52.00	\$38	\$10	\$13	\$313.00
434-4(A)24 Harassment of Police Animals							
	Cause Injury	\$175.00	\$45.50	\$38	\$10	\$13	\$281.50
	Cause Death	Felony					
		Felony					
434-4(C) Unlawful Trespass On Private Property							
1	Unlawful Trespass without Permission	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
2	Permit Animal to Trespass	\$30.00	\$7.80	\$38	\$10	\$13	\$98.80
3	Enter/Remain in Posted Lot	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
434-4(D) Loitering Prohibited							
		\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
434-4(E) Deposit Trash Private Dumpster							
		\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
434-5(A) Offenses Against Public Peace - State Laws Adopted							
1	Disorderly Conduct	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
2	Bomb Scares	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
3	Unlawful Assembly*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
4	False Swearing*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
5	Contribute to Delinquency of Children	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
6	Refuse to Aid Officer*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
7	Resist/Obstruct an Officer	\$175.00	\$45.50	\$38	\$10	\$13	\$281.50
8	Escape*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
9	Impersonate Peace Officer*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
10	Unlawful Use of License to Carry Weapons	\$500.00	\$130.00	\$38	\$10	\$13	\$691.00
11	Tamper with Public Records/Notice*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
12	Lewd/Lascivious Conduct	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
13	Prostitution*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
14	Patronizing Prostitute*	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
15	Pandering	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
16	Gambling	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
17	Permit Gambling on Premises	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
18	Commercial Gambling	\$250.00	\$65.00	\$38	\$10	\$13	\$376.00
19	Unlawful Use of Telephone	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
20	Harassment	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
21	Disobedient Witnesses	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
22	Unlawful Use of Computerized Communication	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
23	4th degree Sexual Assault	\$250.00	\$65.00	\$38	\$10	\$13	\$376.00
24	Representations Depecting Nudity	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
434-5(B) Noises Disturbing the Public Peace							
1	Make or Assist	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
434-5(C) Possession of False Identification							
		\$150.00	\$39.00	\$38	\$10	\$13	\$250.00

*Normally charged as State crime. If only "preponderance of evidence" exists, submit to Municipal Court

City of Reedsburg Municipal Court - Bond Schedule

4/20/2020

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Ord. #	Description	Deposit	PA	Muni	Jail	Crime	Total
434-5(D)	Possession of Controlled Substances/Paraphernalia						
1	Possession of Schedule I or II Narcotic	\$150.00	\$39.00	\$38	10	\$13	\$250.00
2	Possession of Non Con. Substance not Listed Below	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
3	Possession/Use of Marijuana (THC)	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
4	Possession/Use of Cocaine/Cocaine Base	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
5	Possession/Use of LSD	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
6	Possession/Use of Drug Paraphernalia	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
7	Manufacture/Delivery of Drug Paraphernalia	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
8	Delivery of Drug Paraphernalia to a Minor	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
9	Advertisement of Drug Paraphernalia	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
10	Synthetic Cannabinoids	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
434-5(E)	Consume Alcohol in Motor Vehicle on HWY	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
434-5(F)	Assisting in Escape of Prisoner	\$350.00	\$91.00	\$38	\$10	\$13	\$502.00
434-5(G)	Obscene Language and Sexual Conduct Prohibited						
	Language - words, sounds, gestures	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
	Obscene - language or conduct						
434-5(H)	Disorderly Conduct with Motor Vehicle	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
434-5(I)	Loud and Unnecessary Noise Prohibited	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
434-5(J)	Obstructing Streets/Sidewalks	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
434-5(K)	Unauthorized Presence on School Property	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
434-5(L)	Open Cisterns, Wells, Basements, Excavations	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
434-5(M)	Abandoned Refrigerators/Airtight Structures	\$25.00	\$6.50	\$38	\$10	\$13	\$92.50
434-5(N)	Posting Bills Prohibited	\$10.00	\$2.60	\$38	\$10	\$13	\$73.60
434-5(O)	Go-Carts to be Equipped with Mufflers	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
434-5(P)	Urinate in Public	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
434-5(Q)	Harboring or Assisting Runaway	\$150.00	\$39.00	\$38	\$10	\$13	\$250.00
485-6	Second-Hand Dealer Permit Violation						
	First Offense	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
	Second Offense	\$500.00	\$130.00	\$38	\$10	\$13	\$691.00
501-3	Sex Offender Domicile/Child Safety Zone	\$250.00	\$65.00	\$38	\$10	\$13	\$376.00
537-17	Deposit Snow/Ice in Streets Prohibited	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
537-18	Prohibited on Sidewalks- Coasting	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00

*Normally charged as State crime. If only "preponderance of evidence" exists, submit to Municipal Court

City of Reedsburg Municipal Court - Bond Schedule

4/20/2020

Page 6 of 6

Ord. #	Description	Deposit	PA	Muni	Jail	Crime	Total
608-1	Vehicle All-Terrain Adopt 23.33(2m) - (13)	State Bond Book					
608-5(A)	Operate ATV/UTV between 10P-6AM	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
608-5(B)	Operate ATV/UTV above posted speed limit	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
608-5(C)	Operate ATV/UTV under the age of 16	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
608-5(D)	Operate ATV/UTV w/o valid license	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
608-5(E)	Operate ATV/UTV with open intox	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
608-5(F)	Operate ATV/UTV w/o proof/valid insurance	\$50.00	\$13.00	\$38	\$10	\$13	\$124.00
608-7(B)	Operate ATV/UTV off designated trail	\$100.00	\$26.00	\$38	\$10	\$13	\$187.00
615-1	Traffic						
615-2	Speed						
615-31	Dynamic Braking Device (Jake Brake)	\$30.00	\$7.80	\$38	\$10	\$13	\$98.80

Parking Violations (Misc):

Wrong Side - Winter Parking	\$10.00
Overparked ___ Hour Zone	\$10.00
Double Parked	\$10.00
No Parking 9pm-6am Overwidth	\$10.00
Parking Where Official Sign Posted	\$10.00
Parking Against Traffic	\$10.00
Yellow Zone	\$10.00
No Parking 2am-6am	\$10.00
Fire Hydrant	\$10.00
Handicapped	\$150.00
Parking on Sidewalk	\$10.00
Lockout	\$20.00

4/20/2020

*Normally charged as State crime. If only "preponderance of evidence" exists, submit to Municipal Court

SAFETY MANAGEMENT POLICY

MAP-21 and Safety Management Systems (SMS)

Moving Ahead for Progress in the 21st Century (MAP-21) granted the Federal Transit Administration (FTA) the authority to establish and enforce a comprehensive framework to oversee the safety of public transportation throughout the United States. MAP-21 expanded the regulatory authority of FTA to oversee safety, providing an opportunity for FTA to assist transit agencies in moving towards a more holistic, performance-based approach in Safety Management Systems (SMS).

To ensure transit safety and in order to comply with Federal Transit Administration (FTA) requirements, **CITY OF REEDSBURG TRANSIT** has developed and adopted this Safety Management Policy to address FTA regulations established by Section 5329(d) of the Moving Ahead for Progress in the 21st Century (MAP-21) Act signed into law by President Barack Obama on July 6, 2012.

CITY OF REEDSBURG TRANSIT is committed to Safety Management Systems (SMS) as a systematic and comprehensive approach to identifying safety hazards and risks associated with transit system operations and related maintenance activities. **CITY OF REEDSBURG TRANSIT** has adopted a Safety Management Systems (SMS) framework as an explicit element of the agency's responsibility by establishing a safety policy; identifying hazards and controlling risks; goal setting, planning and measuring performance. Furthermore, **CITY OF REEDSBURG TRANSIT** has adopted SMS as means by which to foster agency-wide support for transit safety by establishing a culture where management is held accountable for safety and everyone in the organization takes an active role in securing transit safety.

Safety Beliefs

1. Safety is a core business value;
2. Safety excellence is a key component of our mission;
3. Safety is a source of our competitive advantage; our business will be strengthened by making safety excellence an integral part of all our public transportation activities; and
4. Accidents and serious incidents are preventable and do not occur out of the blue; they are preceded by precursors (events, behaviors, and conditions) that can be identified, assessed and mitigated through physical, administrative and behavioral defense strategies.

Safety Culture

CITY OF REEDSBURG TRANSIT believes safety promotion is critical to the success of SMS by ensuring that the entire organization fully understands and trusts the SMS policies, procedures, and structure. It involves establishing a culture that recognizes safety as a core value, training employees in safety principles, and allowing open communications of safety issues.

Positive safety culture must be generated from the top-down. The actions, attitudes, and decisions at the policy-making level must demonstrate a genuine commitment to safety. Safety must be recognized as the responsibility of each employee with the ultimate responsibility for safety resting with the CEO and Governing Board of **CITY OF REEDSBURG TRANSIT**. Employees must trust that they will have management support for decisions made in the interest of safety while recognizing that intentional breaches of safety will not be tolerated.

Safety Reporting

CITY OF REEDSBURG TRANSIT is committed to the safest transit operating standards possible. To achieve this, it is imperative that **CITY OF REEDSBURG TRANSIT** have uninhibited reporting of all incidents and occurrences which may compromise the safe conduct of our operations. To this end, every employee and contract service provider is responsible for the communication of any information that may affect the integrity of transit safety. Such communication must be completely free of any form of reprisal.

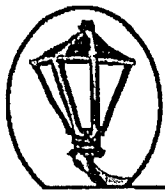
Adopted on April 27, 2020:

David G. Estes, Mayor

Tom Seamonson, Council President

Jacob Crosetto, City Clerk/Treasurer/Finance Director

Timothy M. Becker, City Administrator



CITY OF REEDSBURG

134 SOUTH LOCUST STREET
P.O. Box 490
REEDSBURG, WI 53959

PHONE: 608-524-6404
FAX: 608-524-8458

NOTICE OF CLAIM

Complainant's Name: Dakota Daniels
Address: 137 Lois Dr.
City: Reedsburg State: WI Zip: 53959
Phone: (608) 434-9431 E-Mail: dakotajames1231@gmail.com

INCIDENT/ACCIDENT INFORMATION

Date: 3/18/20 Time: 6:15 AM Place: _____

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary.) For auto damages attach a copy of police report, if any, and attach a diagram of the accident scene including north, south, east or west corners if the accident occurred at an intersection. For personal injury indicate nature of injury and whether or not medical attention was given and provide the name of the physician. Also identify any witnesses to the incident/accident.

Albert St. at intersection with Franklin St. - I was headed
North on Albert St., towards main and I suddenly lost
control of my vehicle. I got out to examine what happened +
I noticed a missing manhole cover. I am unsure if it was
already missing or if I jarred it loose myself. A couple people
that live directly across the street - next to Carpets Elite came
outside to see what happened

Signed: Dakota Daniel Date: 03/31/2020

Note: Return this Notice to the City Clerk at the address above.

CLAIM

(Note: You are not required to make a claim at this time. As long as you have filed the above Notice of Claim with the City Clerk, you may file a claim with the City at any time consistent with the applicable statute of limitations. However, in order for the City to formally accept or deny your claim at this time, the following claim must be completed and signed.)

The undersigned hereby makes a claim against the City of Reedsburg arising out of the circumstances described above.

To process this claim it is necessary to detail money damages being sought (and attach documentation) and return it to the City Clerk.

Amount of Claim: \$ _____

Signed: _____ Date: _____

Key 36

MATERIAL: ALL PARTS NEW UNLESS SPECIFIED

U - USED
R - REBUILT

STEVE'S AUTO SERVICE, INC.

60 WEST MAIN STREET • REEDSBURG, WI 53959
PHONE: (608) 524-3425

No 111881

DATE OF ORDER 3-18-2000
DELIVERY DATE
TIME PROMISED 4:34 PM
PHONE NO. 9431

ESTIMATE PRICE \$
LABOR CHARGE

LUBRICATE ☐

CHANGE OIL ☐

CHANGE OIL FILTER ☐

SERVICE BATTERY ☐

SERVICE AIR CLEANER ☐

ROTATE TIRES ☐

CHANGE TRANS. FLUID ☐

ALIGN FRONT END ☐

EMISSION CONTROL SERVICE ☐

WARRANTY IF CHECKED

NAME ADDRESS 137 Lois Dr.
CITY & STATE REEDSBURG
YEAR & MAKE 04 Honda
LICENSE NO. AL 5334
MODEL CR V
ODOMETER 186630
COLOR black
SERIAL NO. JH4R07744844033784
ADDITIONAL WORK AUTHORIZED BY: NAME

DATE TIME A.M. P.M.
CODE F.C. OPER. NO. LABOR INSTRUCTIONS

Just want cover top in
Franklin W.S. about one

TOTAL PARTS

SUBLET REPAIRS - TOWING

TOTAL SUBLET REPAIRS

Gals. Gas @

Qts. Oil @

Lbs. Grease @

TOTAL GAS, OIL & GREASE

TOTAL MATERIAL

YOU ARE ENTITLED TO A PRICE ESTIMATE FOR THE REPAIRS YOU HAVE AUTHORIZED. THE REPAIR PRICE MAY BE LESS THAN THE ESTIMATE, BUT WILL NOT EXCEED THE ESTIMATE WITHOUT YOUR PERMISSION YOUR SIGNATURE WILL INDICATE YOUR ESTIMATE SELECTION

1. I request an estimate in writing before you begin repairs.

2. Please proceed with repairs, but call me before continuing if the price will exceed \$

3. I do not want an estimate.

Do you want the replaced parts you are entitled to? ☐ Yes ☐ No

Payment will be made by: ☐ Cash ☐ Credit Card ☐ Charge

Motor vehicle repair trade practices are regulated by Wis. Adm. Code Chapter Ag 132, administered by the Trade Division, Wis. Dept. of Agriculture, 801 W. Badger Rd., Madison, WI 53713

Customer Representative Signature

Shop Representative Signature

Customer's Signature

DESCRIPTION	AMOUNT
TOTAL LABOR	
TOTAL PARTS	
OIL	
TOWING	100.00
SUBTOTAL	
SALES TAX	
GAS	
TOTAL	

I HEREBY AUTHORIZE the above repair work to be done, along with necessary materials, you and your employees may operate above vehicle for purposes of testing, inspection or delivery at my risk. An express mechanic's lien is acknowledged on above vehicle to secure the amount of repairs thereto. You will not be held responsible for loss of damage to vehicle or articles left in vehicle in case of fire, theft, or any other cause caused by unavailability of parts or delay in parts shipments by the supplier of parts or dealers. I UNDERSTAND THAT ALL CHARGES ARE DUE WITHIN 30 DAYS FROM BILLING DATE. IF PAYMENT IN FULL IS NOT MADE BY THEN, I HEREBY AGREE TO PAY SIMPLE INTEREST AT THE RATE OF 1% PER MONTH (12% PER ANNUAL) ON THE UNPAID BALANCE. I HAVE READ AND UNDERSTAND THE ABOVE AND I AGREE TO THIS AGREEMENT.

Customer Signature

~~B Recr Locom 257.00~~

Q Brake hose 52.00

R Park Brake cable 55.00

Locom control Arm 500.00

Align 1281.00

Laber 400.00

Tow 100.00

1235

+ 425

1660

Tax 91

1751

TOTAL

COPY FROM STEVES AUTO SERVICE

Steve Dupla

STORAGE \$25 A DAY SINCE TOW

541 Rk 6424 72 left

523 MOSW AAO1

Strutz 200

ext 4472 coming

Rims 90

180.00

Tires 234.00

Disptd 10.00

Stems 1.00

425

Citizen Involved Incident (General Liability) Incident Details

Accident Date 03/18/2020
Accident Time 6:15 AM

Detail Incident Description Vehicle was traveling northbound on S. Albert Ave. When the vehicle was in the 200 block, the tire struck an open manhole. The manhole cover was not located on the scene. The vehicle had damage to two tires and the undercarriage.

Contact Person Information

Enter name and phone number of person who can be contacted for further information

Name Jacob Crosetto
Phone 6085246404
Email  jcrosetto@ci.reedsburg.wi.us

2nd Contact Person Information

Enter name and phone number of 2nd person who can be contacted for further information

Department/Division Selection

Member Reedsburg, City of
Department Dept Public Works
Division 1790 - General

Person Involved

Is Company ☐
First Name Dakota
Last / Company Name Daniels

Address 1 137 Lois Drive
Address 2 134 S Locust St
City Reedsburg
State Wisconsin
Zip 53959

Jacob Crosetto

From: Allison C. De Franze <acd@cvmic.com>
Sent: Wednesday, April 1, 2020 3:38 PM
To: Jacob Crosetto
Subject: Dakota Daniels v City of Reedsburg

Hi Jacob,

I am in receipt of the claim that has been filed by Dakota Daniels against the City of Reedsburg. As you are aware, the City of Reedsburg is self-insured for this loss, and should the City decide to settle this matter, the settlement would come from City funds.

In reviewing your attached documentation, I note that it appears that the City is meeting the standard of reasonable care, which is the standard that municipalities are held to for these types of situations. I note that there was no prior knowledge of present danger or of any dangerous condition.

In addition, it is my opinion that the City would be immune from liability under Wis. Stat. 893.80 (4), which provides immunity for discretionary actions by municipalities. It is my opinion that when and how often a municipality inspects their streets is a discretionary decision, for which the City would have immunity based on the above statute.

Based on all of the above, we would recommend denial of this claim.

Thank you,



9898 W. Bluemound Road
Wauwatosa, WI 53226

Allison C. De Franze

Liability Claims Adjuster

tel: (414) 831-5989

office: (262) 784-5666 (ext 189)

email: acd@cvmic.com

web: cvmic.com

fax: (262) 784-5599

Sign-up to Receive the CVMIC Connection Newsletter.

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RESOLUTION

(Reducing Class B Intoxicating Beverage and Fermented Beverage Renewal Fee)

NO. 4411-20

The City Council of the City of Reedsburg, Sauk County, Wisconsin, by this resolution, adopted by a majority of the Common Council with a quorum present and voting and proper notice having been given, resolves and orders as follows:

WHEREAS, in December 2019 a novel strain of the coronavirus was detected, now named COVID-19, and has spread throughout numerous countries including the United States;

WHEREAS, international organizations, the federal government, state government, and local governments are all working together to contain the further spread of the disease and treat existing cases;

WHEREAS, the World Health Organization has declared a Public Health Emergency of International Concern, the United States Department of Health and Human Services has declared a Public Health Emergency, the State of Wisconsin has declared a Public Health Emergency, and Sauk County has declared an Emergency;

WHEREAS, the Mayor of the City of Reedsburg by Resolution No. 4405-20, passed March 23, 2020 to publish April 2, 2020 declared a Health Emergency Response to the COVID-19 Coronavirus.

WHEREAS, the COVID-19 response has caused a dire economic situation for the City of Reedsburg and its for-profit businesses having been closed or restricted in operation pursuant to Emergency Order #12 "Safer at Home" Order may need financial assistance in form of fee reduction and;

WHEREAS, Reedsburg City Code 349-2B & 349-2E require a Class "B" and a "Class B" renewal fee of \$100 and \$500 respectively; Wisconsin §125.26(4) provides a fee not to exceed \$100 for Class "B" licenses, Wisconsin §125.31(e)1 provides a fee of \$50-\$500 for "Class B" licenses.

NOW, THEREFORE, IT IS HEREBY ORDERED that the Common Council does hereby resolve that the fees for Class B license renewals be reduced from \$500 to \$250 and the accompanying fermented beverage license be reduced from \$100 to \$50 for the period beginning on July 1, 2020 – June 30, 2021.

ADOPTED on this 27th Day of April 2020.

David G. Estes, Mayor

Jacob Crosetto, City Clerk-Treasurer

Respectfully Submitted:

The above resolution has been authorized by the governing body of the City of Reedsburg by Resolution No. 4411-20, dated March 23, 2020.

Date Passed: April 27, 2020.

Vote: _____

RESOLUTION

RESOLUTION OF THE CITY OF REEDSBURG APPROVING THE DISCONTINUANCE OF PORTIONS OF A CITY STREET (WENGEL DRIVE)

(Property Owner Initiated)

NO. 4404-20

WHEREAS, City of Reedsburg, Sauk County, on its own motion, to discontinue S. Wengel Drive based on the below legal description:

Section 1: S. Wengel Drive Vacation Description

Part of South Wengel Drive depicted as a "PUBLIC STREET 66'" on Sauk County Certified Survey Map No. 3520, Located in part of the SW 1/4 of the SW 1/4 of Section 12, Town 12 North, Range 4 East, City of Reedsburg, Sauk County Wisconsin.

Commencing at the southwest corner of said Section 12;

Thence, S89°40'04"E along the south line of the Southwest Quarter of said Section 12, 1265.03 feet to the southwest corner of lands shown as "PUBLIC STREET 66'" on Sauk County Certified Survey Map No. 3520 and the Point of Beginning, (P.O.B.) of this vacation description;

Thence, N00°29'50"W, along the west line of said "PUBLIC STREET 66'" 1261.58 feet to the northwest corner thereof and the south right-of-way line of Zinga Drive;

Thence, N89°56'18"E, along the said south right-of-way line of Zinga Drive, 66.00 feet to the northeast corner of said lands shown as "PUBLIC STREET 66'" on Sauk County Certified Survey Map No. 3520 and the east line of the SW ¼ of the SW ¼ of said Section 12;

Thence, S00°29'50"E, along the said east line of lands shown as "PUBLIC STREET 66'" on Sauk County Certified Survey Map No. 3520 and the east line of said SW ¼ of the SW ¼ of said Section 12, 1262.03 feet to the southeast corner thereof;

Thence, N89°40'04"W, along the south line of said SW ¼ of the SW ¼ of said Section 12, and the south line of said lands shown as "PUBLIC STREET 66'" on Sauk County Certified Survey Map No. 3520, 66.00 feet to the southwest corner thereof, returning the Point of Beginning;

Vacated lands contain 1.91 Ac. (83,277 Sq. Ft.) and is subject to all other easements and rights-of-way of record.

WHEREAS, the discontinuance of the above described portion of S. Wengel Drive will make the realignment of the S. Wengel Drive street more feasible. And

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Reedsburg, by this resolution, adopted by a majority vote of the Common Council on a roll call vote, with a quorum present and voting, and proper notice having been given, resolves and declares as following.

The public way described in Section 1 is vacated and discontinued pursuant to Wis. Stat. 66.1003(4) with the City retaining the necessary utility easements in the discontinued streets. It is in the public interest that the public way described in Section 1 and on the attached Exhibit A-1 is vacated and discontinued.

The public way will not result in landlocked property and no owner or property abutting the discontinued way will be damaged by the discontinuance. This discontinued public way will be vacated and the land awarded to owners

of the real estate abutting the discontinued way.

The City Clerk-Treasurer will properly post or publish this resolution as required by state statute.

Presented for filing this 26th day of March, 2020 and for a hearing thereon April 27, 2020 by the following City Council action.

RESOLUTION NO. 4404-20

ADOPTED on this 27th Day of April, 2020.

David G. Estes, Mayor

Jacob Crosetto, City Clerk-Treasurer

Respectfully Submitted:

The above resolution has been authorized by the governing body of the City of Reedsburg by Resolution No. 4404-20, dated April 27, 2020.

Date Passed: April 27, 2020.

Vote: _____

STREET VACATION EXHIBIT

VACATION OF PART OF SOUTH WENGEL DRIVE DEPICTED AS A PUBLIC STREET ON SAUK COUNTY CERTIFIED SURVEY MAP 3520, LOCATED IN PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, TOWN 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY WISCONSIN

South Wengel DRIVE VACATION

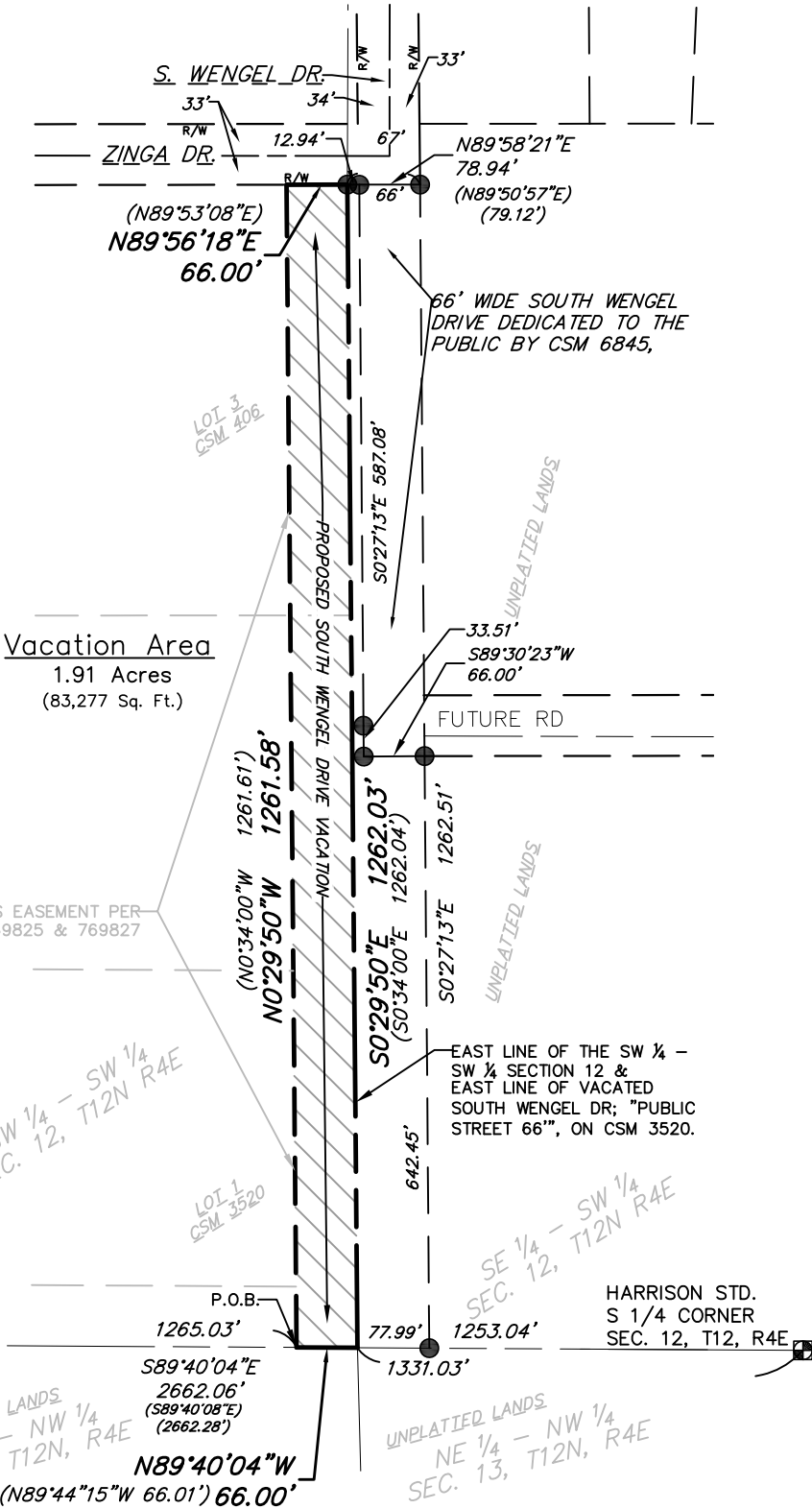
LEGAL DESCRIPTION

Part of South Wengel Drive depicted as a "PUBLIC STREET 66'" on Sauk County Certified Survey Map No. 3520, Located in part of the SW 1/4 of the SW 1/4 of Section 12, Town 12 North, Range 4 East, City of Reedsburg, Sauk County, Wisconsin.

Commencing at the southwest corner of said Section 12;
Thence, S89°40'04"E along the south line of the Southwest Quarter of said Section 12, 1265.03 feet to the southwest corner of lands shown as "PUBLIC STREET 66'" on Sauk County Certified Survey Map No. 3520 and the Point of Beginning, (P.O.B.) of this vacation description;

Thence, N00°29'50"W, along the west line of said "PUBLIC STREET 66'" 1261.58 feet to the northwest corner thereof and the south right-of-way line of Zinga Drive;
Thence, N89°56'18"E, along the said south right-of-way line of Zinga Drive, 66.00 feet to the northeast corner of said lands shown as "PUBLIC STREET 66'" on Sauk County Certified Survey Map No. 3520 and the east line of the SW 1/4 of the SW 1/4 of said Section 12;
Thence, S00°29'50"E, along the said east line of lands shown as "PUBLIC STREET 66'" on Sauk County Certified Survey Map No. 3520 and the east line of said SW 1/4 of the SW 1/4 of said Section 12, 1262.03 feet to the southeast corner thereof;
Thence, N89°40'04"W, along the south line of said SW 1/4 of the SW 1/4 of said Section 12, and the south line of said lands shown as "PUBLIC STREET 66'" on Sauk County Certified Survey Map No. 3520, 66.00 feet to the southwest corner thereof, returning the Point of Beginning;

Vacated lands contain 1.91 Ac. (83,277 Sq. Ft.) and is subject to all other easements and rights-of-way of record.



SURVEY LEGEND

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

SURVEYOR'S NOTES:

- Bearings are referenced to the Wisconsin County Coordinate System, Sauk County, Wisconsin; (WCCS NAD 83/2011 9556 Sauk), the South line of the SW 1/4 of Section 12 bears: S89°40'04"E.
- This vacation is to be added to information shown on Sauk County Certified Survey Map No. 6845.

SOUTH WENGEL DRIVE VACATION MAP

GRAPHIC SCALE FEET



0 100 200 400

19 Mar 2020 - 12:25p R:\Reedsburg City of 180342 - Reedsburg Public Works Building\CADD\180342 - Reedsburg Public Works - Wengel Dr Vacation Exhibit.dwg by: mlon

vierbicher planners engineers advisors Phone: (800) 261-3898		SCALE As Shown	SHEET 1 OF 1
		CHECKED JPOL	
		DRAFTER MLON	
		FILE 180342	
	JOB NO. 180342	DATE 03/12/2020	

**REQUEST FOR PROPOSALS
FOR
REDEVELOPMENTS
REEDSBURG, WISCONSIN**

CLOSING DATE: April 17, 2020 1:00p.m.

The City of Reedsburg is seeking qualified developers to provide housing development proposals to submit in the upcoming Wisconsin Housing and Economic Development Authority (WHEDA) Tax Credit application round. The developer to be selected must have experience with public-private partnerships, the WHEDA tax credit application process, and mixed-finance and mixed-income housing development and is encouraged to offer creative development options. Priority will be given to Tax Incremental Financing housing-goal appropriate projects.

The City of Reedsburg will accept proposals now through the submission deadline of 1:00p.m. CST on April 17, 2020. The City of Reedsburg reserves the right to reject any and all submissions. Mail submissions to Timothy M. Becker, City Administrator, 134 S. Locust Street, Reedsburg, WI 53959. Applications must be postmarked by 1:00pm on April 17, 2020.

REQUEST FOR PROPOSALS REEDSBURG, WISCONSIN

I. INVITATION

The City of Reedsburg is seeking qualified developers to provide housing development proposals to submit in the upcoming Wisconsin Housing and Economic Development Authority (WHEDA) Tax Credit application round.

The developer to be selected must have experience with public-private partnerships, the WHEDA tax credit application process, mixed-finance and mixed-income housing development and is encouraged to offer creative development options. The developer must demonstrate that their company has the capacity to take on the development.

The selected developer would be given priority to Tax Incremental Financing-project appropriate development. The City will agree to consider and negotiate the creation of a Tax Incremental District should the selected project require increment financing.

Evaluation and selection of the developers will be in accordance with the evaluation criteria specified in this Request for Proposals (RFP).

II. BASIC QUALIFICATIONS AND REQUIRED COMPLIANCE

Only proposals meeting the following Basic Qualifications will be considered. Any proposal not meeting these criteria will be deemed non-responsive.

1. A Registered Architect licensed in the State of Wisconsin must perform all architectural services.
2. All civil, mechanical and electrical engineering services must be performed by a Professional Engineer registered in the State of Wisconsin.

The selected Proposer must have:

1. At least ten (10) years of satisfactory experience in management of similar projects and the development process.

III. PROPOSAL SUBMISSION PROCEDURES AND REQUIREMENTS

Submit all proposals in response to this RFP to:

Timothy M. Becker, City Administrator
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Deadline for submissions: 1:00 p.m. CST - April 17, 2020.

City of Reedsburg will accept proposals at any time now through the above date and time. A submission received after this time will be considered non-responsive. The City of Reedsburg may cancel this RFP at any time without notice.

Number of copies: 1

Submit (1) ORIGINAL (with signatures).

Unnecessarily elaborate brochures or other presentation beyond those sufficient to present a complete and effective response to this RFQ are not desired and may be construed as an indication of the Proposer's lack of cost consciousness. Elaborate artwork, expensive paper and bindings, and expensive visual and other presentation aids are neither necessary nor desired.

1. Letter of Intent - The Letter of Intent must identify all members of the Proposer's team and be signed by an Officer of the lead Proposer. The Letter of Intent should identify all interested parties and the respective relationships between all principals, owners, agents or employees of the Proposer. Additionally, the Letter of Intent should address the organizational structure of the Proposer's team.

2. Qualifications - Provide a description of the qualifications of the Proposer, including resumes, and defined proposed roles and responsibilities of each member of the proposed team.

3. Sources and Uses - Provide a summary of the proposed financing as well as a breakdown of the construction expenses.

4. Statement Of Management Experience - The Proposer should provide a list of all applicable properties, along with the number, type of units, and description of the property under management by the Proposer which was developed under various development methods; particular emphasis should be placed on locations within the State of Wisconsin.

5. Statement of Financial Responsibility - The Proposer should demonstrate its ability to raise capital for the Development. It should clarify its financial strength and investor relationships and proposed sources of capital, which can move the Development to completion. This may include

such items as financial statements showing assets and liabilities and may include a plan for financing the Development.

6. List Of References - Provide a list of three (but not more than 6) past or current partners in projects where the Proposer's team has demonstrated its qualifications in any or all of the activities requested under this RFP; particular emphasis should be placed on locations within the State of Wisconsin. The list must include the name, title, organization, address, telephone and e-mail address of the person most familiar with the work completed.

7. Termination/Previous Default – The Proposer should indicate whether the Proposer or any member of the Proposer's team has been terminated for any instance of non-compliance or default in any development transaction and, if so, describe the circumstances and outcome.

8. Other Attachments – The Proposer may attach, at the end of its submission, other promotional materials or work products that would demonstrate its experience and qualifications if not otherwise elicited in this RFP.

IV. EVALUATION CRITERIA AND SELECTION PROCEDURES

Each Proposal received will be evaluated by Planning Staff based upon the following criteria:

1. Proposer's Relative Experience (10 Points)

Level of successful planning and development experience of other similar proposals and the quality of design of previous developments.

2. Proposer's Relative Management Experiences (10 points)

Level of success in management of similar type developments.

3. Proposal (15 Points)

Plan giving as much detail as is practical explaining how the proposer will approach the project. Provide an overview to the entire redevelopment process. Include an implementation schedule with key milestones or tasks and projected target dates for market studies, stakeholder meetings, tax credit applications, closing, resident relocation, start of construction, etc.

4. Physical and Financial Status of Current Projects And Financial Capacity Of Proposed Team (25 points)

5. Zoning in Place (20 Points)

6. Overall Impact on Community (20 Points)



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City of Reedsburg Commonwealth RFP Submittal

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I. Letter of Intent



Mr. Timothy Becker
City of Reedsburg
134 S. Locust Street
Reedsburg, WI 53959

Subject: Letter of Intent- South School Redevelopment

Dear Mr. Becker:

The Commonwealth Companies is pleased and excited to submit the attached Request for Proposals to partner with the City of Reedsburg on a housing development that will not only preserve the historic school, but also supports the communities growing need for additional housing options.

Commonwealth's ownership team is especially excited for the opportunity to expand our portfolio in a City that we've had a great relationship with over the years. In working with the City to develop housing for the benefit of the citizens of Reedsburg, we would be honored to be given the opportunity to expand our partnership with the City. Reedsburg is a dynamic city with a plethora of opportunities that will require a flexible and experienced developer to carry out the vision that the city has laid out. We are committed to the City's vision and commend you for taking the proactive approach to identify a partner to ensure the redevelopment of the South School becomes a reality.

We are confident we've put together the right team to ensure South School continues to serve the community for years to come. For almost 20 years Commonwealth Development Corporation of America, as the Developer, Commonwealth Construction Corporation, as the General Contractor, and Commonwealth Management Corporation, as the Property Manager has partnered with communities like Reedsburg to develop high-quality housing developments and we are excited for the opportunity to assist with the redevelopment of the South School.

Please contact us at your convenience if there is any additional information that we can provide to assist with this important decision. I can be reached at (608)824-2292 or k.morgan@commonwealthco.net with any questions. Additionally, our Vice President of Development for Wisconsin, Kevin McDonell, can be reached at (608)709-5677 or k.mcdonell@commonwealthco.net.

Sincerely,

Kristi Morgan
Principal

7447 University Avenue, Suite 210 · Middleton, WI 53562
Telephone: (608) 688-0755

www.commonwealthco.net

II. Qualifications

Development Team

Commonwealth's development team works effectively with investors, lenders, and communities to provide housing that meets the needs of residents, neighborhoods and communities. Our attention to detail, access to a variety of capital sources, and long-term commitment to our properties sets us apart from the competition. Each development team professional plays an active role in the acquisition, entitlement, construction, and asset management responsibilities and will be a part of each step of the development from start to finish.

Within The Commonwealth Companies, all development, construction, and management matters will be handled by Kristi Morgan, Principal; Louie A. Lange III, Principal; Christopher Jaye, Principal; Dan Kroetz, Senior Vice President of Development; and Kevin McDonell, Vice President of Development.

General Contractor Responsibilities & Relevant Experience

Commonwealth Construction Corporation will act as the general contractor for this development. Established in 2001, Commonwealth Construction is a highly recognized general contractor and construction manager with self-performing capabilities. While Commonwealth Construction has self-performing capabilities, Commonwealth utilizes local subcontractors for all of the major trades. By hiring local subcontractors Commonwealth is able to increase the impact that our projects have on the communities in which we work. By hiring local companies, we are able to create local jobs and make a direct financial impact within the community. Commonwealth takes tremendous pride in developing cost-efficient and sustainable projects that stand the test of time while maintaining a focus on thoughtful design. As a vertically integrated development firm we are able to leverage the expertise of our construction, property management, and development teams. Collaborating with our entire team early on in the process allows for us to identify construction cost-savings, operating efficiencies, while maintaining unmatched expectations for quality design with the end goal of developing apartments that our residents love to call home.

Our team has developed an expertise in finding cost-savings construction techniques over our history by leveraging the latest technologies. These construction techniques help to limit construction time and wasted materials. In the last few years State Housing Tax Credit Allocating Agencies have shifted their focus to conserving and spreading their valuable resources throughout the state. To conserve and spread their tax credit resources, the Qualified Allocation Plan has increased the emphasis on cost containment. As a leader in cost-efficient construction techniques Commonwealth was poised to capitalize on the new incentives to reduce the tax credits requested by each development.

Commonwealth Construction's key personnel will oversee all aspects of the construction process for the South School development. Between our on-site managers, project managers, Brent Schumacher, our Executive Vice President of Construction, and Chris Kyte, Senior Vice President of Construction, we will have constant oversight to ensure a project that finishes on-time and on-budget. Each month the entire team: Commonwealth Construction, Commonwealth Development, the architect, subcontractors, and

the lender attend monthly on-site draw meetings to provide an extra layer of oversight over the construction process.

Architect Responsibilities & Relevant Experience

M+A Design will be acting as the architect for the design and construction phase of the historic South School redevelopment. M+A Design is an architectural design firm with experience in retail, commercial office and hospitality design markets. M+A has extensive experience with multi-family housing and has completed numerous new construction projects, adaptive re-use, and preservation type designs.

They have experience in historic preservation with SHPO and NPS, Section 8 properties, Section 42 properties, tax credit deals, and projects with HUD insured loans. M+A Design believes that team cohesiveness with concise communication and the ability to implement inventive problem solving skills are the keys to making each project be successful in style, function and cost.

The firm maintains environmental and energy efficient designs in site development, building materials and effective mechanical systems, to provide healthy and comfortable environments for occupants and tenants throughout the life of the building.

Ben Marshall's Bio

Ben received his Bachelor's degree in Architecture from the University of Wisconsin – Milwaukee. He has over 25 years in architectural design and construction, encompassing a wide range of commercial and residential building types. The past 15 years of his career have been focused on multi-family and affordable housing. Ben has been involved with the design of over 5,000 units of housing including new construction, preservation of existing housing and historic adaptive reuse. Many of these projects have received awards for their design at the local and national level.

As Senior Vice President of Architecture, Ben collaborates with the M+A Design team, bringing many years of impressive architectural experience with him. Ben is a Registered Architect in the State of Wisconsin.

Lucus Petrie's Bio

Lucus Petrie started his career in Architecture in 2005, and completed his formal education in 2009 with a degree in Architecture and Urban Planning from UW-Milwaukee. During and since that time he has worked for architectural firms in Wisconsin developing and overseeing projects that offer innovated and traditional architectural technologies on numerous projects. Ranging from preliminary concepts and construction documenting/administration with high quality, cost effective design solutions in the hospitality industry to provide the best solutions.

As Director of Project Management, Lucas' primary role is to oversee all architectural aspects and functions of M+A Design, Inc. He began his foundation and skills at Design II, LLC and Excel Engineering, Inc. learning all aspects of the hospitality and LIHTC projects. M+A Design is a full-service architectural design firm having extensive experience in new construction, adaptive re-use and historic preservations.

III. Sources and Uses

Sources

			<u>Per Unit</u>
Housing Tax Credits	\$	6,475,987	\$ 134,916
Federal Historic Tax Credits	\$	1,101,757	\$ 22,953
State Historic Tax Credits	\$	1,101,757	\$ 22,953
First Mortgage	\$	1,242,216	\$ 25,880
TIF Loan	\$	480,000	\$ 10,000
AHP Grant	\$	600,000	\$ 12,500
CDBG	\$	283,792	\$ 5,912
Deferred Developer Fee	\$	278,756	\$ 5,807
Total Sources	\$	11,564,265	\$ 240,922

Uses

			<u>Per Unit</u>
Construction & Acquisition	\$	8,296,760	\$ 172,849
Design & Engineering	\$	324,500	\$ 6,760
Financing Costs	\$	1,397,114	\$ 29,107
Soft Costs	\$	1,256,874	\$ 26,185
Reserves	\$	289,017	\$ 6,021
Total Uses	\$	11,564,265	\$ 240,922

IV. Statement of Management Experience

Property Management Responsibilities & Relevant Experience

Commonwealth Management Corporation will act as the property manager for the proposed project. Commonwealth Management acts as the property manager for all of our developments, which consists of a portfolio of over 2,000 units in Wisconsin. As a regional investment management firm Commonwealth provides both multifamily and commercial real estate owners and investors with a broad scope of realty services, including rehabilitation, property management, and repositioning of real estate assets. Our senior management team has a combined total of 40 years in the industry and are well positioned to manage a development of any size. Our management team takes tremendous pride in the appearance of our properties, which we feel is the most important commitment we can make to the communities in which our properties are located.

Commonwealth Management is responsible for all leasing, maintenance, and overall property oversight. Commonwealth's management team meets with our construction and development teams on a weekly basis to ensure our properties operate in accordance with our high standards. Jenni Yeagley, Vice President of Property Management, Cally Schmal, Director of Property Management, and our many Regional Property Managers oversees all operational aspects of our portfolio. The on-site property manager will work out of the office space provided at South School Apartments and will be overseen by the entire Commonwealth team. In addition to the property management team, Commonwealth provides corporate oversight with regularly scheduled property visits to ensure we can be proud to show-off each and every one of our properties.

V. Statement of Financial Responsibility

The Commonwealth Companies brings unmatched financial strength to each and every development that we pursue. With strong banking and equity investor relationships with some of the largest banks in the country on down to the many local communities bank that we've partnered with across the country. Having completed over 100 developments with many different sources of financing across the country we have significant experience working with many different financing partners that work in communities both big and small. Corporate Financial Statements will gladly be provided upon request.

VI. List of References

<u>Name</u>	<u>Relationship</u>	<u>Address</u>	<u>Email Address</u>	<u>Phone</u>
Don Bernards	Partner- Baker Tilly	Ten Terrace Court, Madison, WI, 53718	Donald.Bernards@bakertilly.com	608-240-2643
Mike Kendhammer	Principal- SVA	1221 John Q Hammons Dr. Madison, WI 53717	KendhammerM@sva.com	608-826-2404
Dyann Benson	Director of Community Development- Fond du Lac	160 South Macy, Fond du Lac, WI 54935	dbenson@fdl.wi.gov	920-322-3440

VII. Termination/Previous Default

No member of our Development Team has been terminated for any instance of non-compliance or default in any development transaction.

VIII. Other Attachments

Commonwealth Portfolio List of Properties

Commonwealth Organizational Chart

Commonwealth Companies Bios for Principals

Commonwealth Development Corporation Bios

Commonwealth Construction Corporation Bios

Commonwealth Management Corporation Bios

M+A Design Bios

Site Plan

Historic Examples

Townhouse Examples

IX. Evaluation Criteria

1. Proposer's Relative Experience

Track Record

Since 2001 Commonwealth has become a leader in the development of affordable housing, superior and cost-efficient construction processes, and state of the-art property operations. Building off of a strong track record in Wisconsin and the addition of an Austin and Portland office, Commonwealth's reputation has expanded over the last few years as one of the top developers in the country. In addition, no developer has received as many tax credit awards from Wisconsin Housing and Economic Development Authority as Commonwealth since 2001. More specifically, Commonwealth has adaptively reused 12 historic schools into housing making our team uniquely qualified to historically preserve the former South School.

We attribute our strong track record to our meticulous attention to detail, focus on being at the forefront of affordable housing, and commitment to form a true partnership with the communities in which we work. Commonwealth has applied for and been awarded AHP funds from the Federal Home Loan Bank (FHLB) of Chicago every year for the past 6 years. We have a superior understanding of FHLB's implementation plan and know how to write a winning application. With our proven ability to access significant sources of soft funds we have been able to develop high-quality affordable housing that meets and exceeds the expectations of the communities that we work in.

2. Proposer's Relative Management Experience

Property Management Responsibilities & Relevant Experience

Commonwealth Management Corporation will act as the property manager for the proposed project. Commonwealth Management acts as the property manager for all of our developments, which consists of a portfolio of over 5,000 units across the country. As a nationwide investment management firm Commonwealth provides both multifamily and commercial real estate owners and investors with a broad scope of realty services, including rehabilitation, property management, and repositioning of real estate assets. Our senior management team has a combined total of 40 years in the industry and are well positioned to manage a development of any size. Our management team takes tremendous pride in the appearance of our properties, which we feel is the most important commitment we can make to the communities in which our properties are located.

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Commonwealth provides corporate oversight with regularly scheduled property visits to ensure we can be proud to show-off each and every one of our properties.

3. Proposal

Commonwealth's proposal is to redevelop the former South School into 48 housing units that will supply much needed housing to the community's seniors and workforce, while adaptively reusing a property with significant importance to the history of the City. The South School has a long history of educating Reedsburg's youth, and Commonwealth is dedicated to continuing that legacy. The project site is conveniently located in the heart of Reedsburg and has numerous amenities within walking distance (i.e., restaurants, parks, city hall, library and post office).

In addition to the housing component, the project will have a community space, an exercise room, a computer center, and on-site property management office to ensure our residents access to the resources that their busy lives demand. We are especially excited about the opportunity to partner with both the local School District and City of Reedsburg to much sure that the history of the school can be preserved, while ensuring the school is a valuable resource to the community for years to come.

The project will consist of 18 one-bedrooms, 18 two-bedrooms and 12 three-bedroom units that have been designed to match the pace of the existing surroundings. With the support of the community and the many local support providers, we are excited for the opportunity to work with these residents to help them achieve their goals. In total, the development will consists of 26 units within the historically preserved school and 22 new construction townhouse style units with individual entries on the balance of the site.

As with all of our projects, environmental sustainability, long-term efficiency, and affordability are paramount. We will provide basic integration and low-flow showerheads and faucets, high-efficiency lighting (CFLs), energy star appliances and air conditioning will be utilized at the project. The building envelope will exceed the State of Wisconsin's Building Envelope Requirements and ensure lower utility bills for residents of the project. In addition, Energy Efficient Heating and Ventilation systems along with Hot Water Heaters will be utilized to minimize utility costs. Commonwealth is also receiving technical assistance from Focus on Energy's Apartment and Condo Efficiency Services New Construction Program. Finally, the project will be designed to meet the Wisconsin Green Built Home standards, which will result in residents being able to have increased discretionary spending money and result in more investment in the local community.

Proposed Timeline

Fall 2020- Market Study Provider Engaged

Winter 2020- Application for Financing Submitted

Spring 2021- Decision on Financing Application

Summer 2021- Historic Tax Credit Approvals

Winter 2021- Closing on Land & Start of Construction

Winter 2022- Construction Completion

4. Physical & Financial Status of Current Developments

Below is a summary of the financial status for Commonwealth's Portfolio of Properties:

Average Occupancy- 97%

Average Debt Service Coverage Ratio- 1.82

Average Loan to Value- 36%

We are happy to provide Corporate Financial Statements & Balance Sheets upon request.

5. Zoning in Place

Zoning was approved in 2020, and we are working to have a specific development

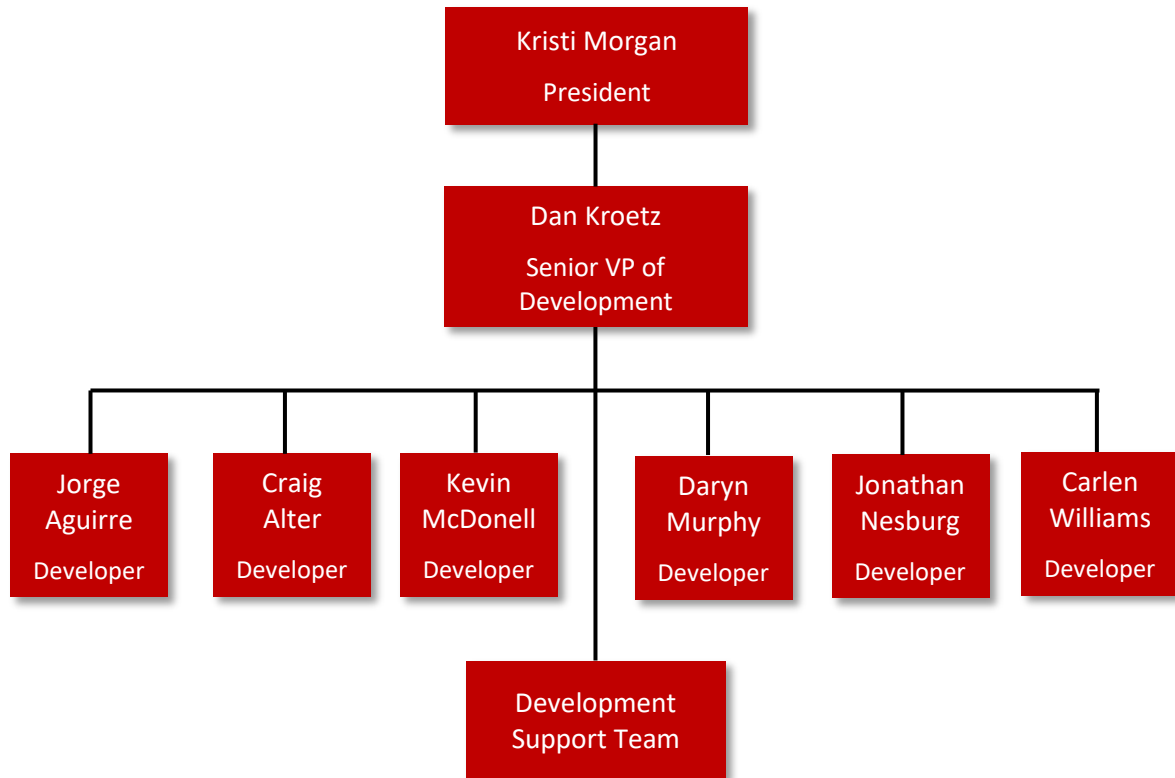
6. Overall Impact on Community

Our South School proposal will provide numerous positives impacts on the community by providing over \$11M in total investment in the heart of the community to one of the few remaining historic properties that are at-risk of becoming a blight on the community and falling into a condition that is beyond repair. With the School District and City Staff choosing to move quickly to save the former South School the impact on the community will be far greater and will ensure the neighborhood is stabilized before any potential of having a vacant school drain valuable City resources. With over \$11M invested in the community the development will have numerous spin-off effects by creating new jobs, supporting existing construction jobs, and expand the available discretionary spending money that will flow back into the local economy. We are very excited that the South School is ideally situation in the heart of the Community surrounded many City resources, but most notably the City Library that is adjacent to the property. Finally, the development will provide much needed affordable housing for young professionals, local families, and many seniors that will keep additional discretionary spending money in the hands of those in the community that need it most.

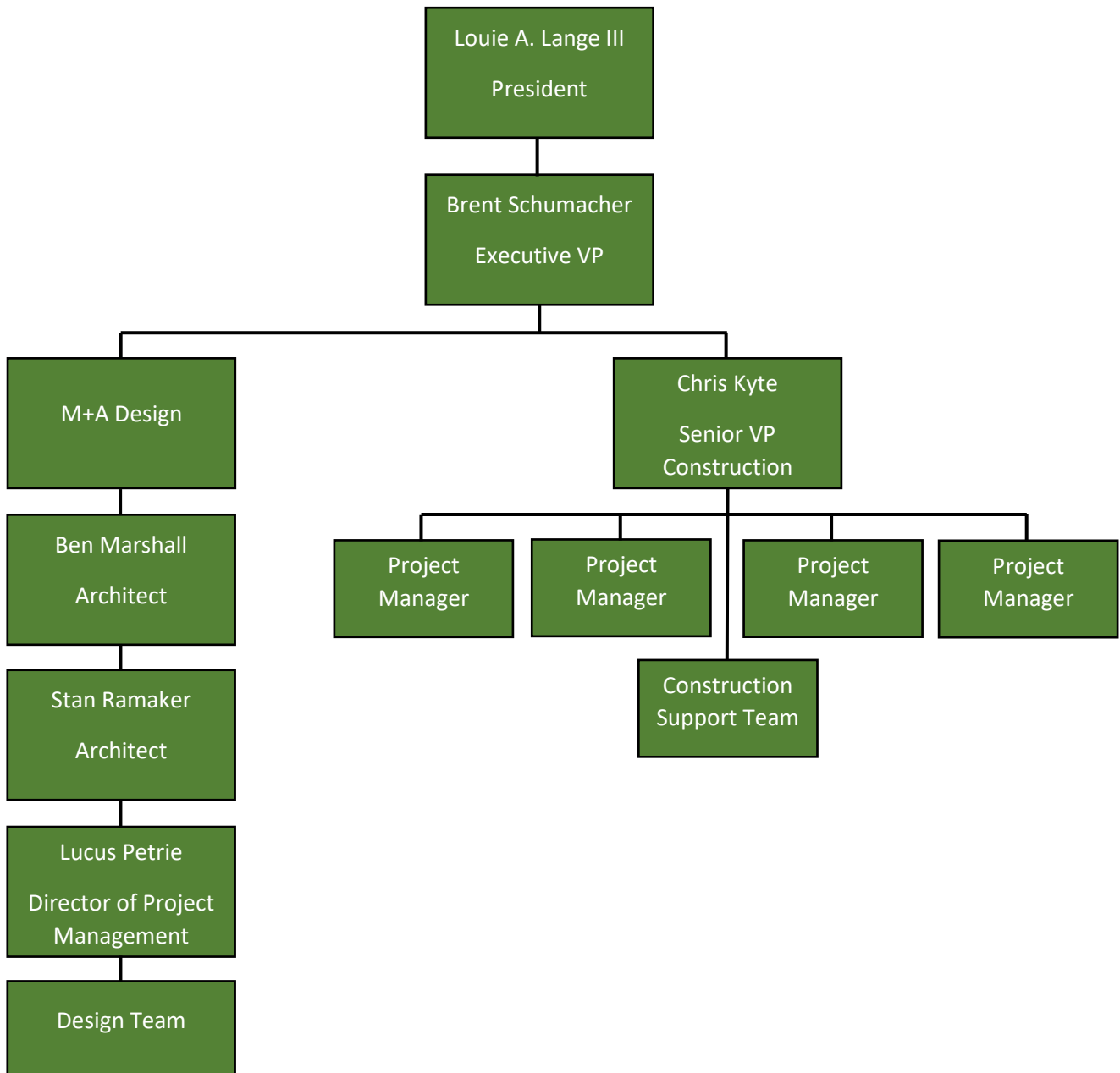
DEVELOPMENT PORTFOLIO										
	COMPLETE PROJECTS (PIS)	LOCATION	NUMBER OF UNITS	NUMBER OF LIHTC UNITS	TYPE OF PROPERTY	Building Type	CMC?	M+A?	Soft Funds	Dev Cost
2	OAKS	NEW ORLEANS, LA	400	388	FAMILY	Garden-Style	Yes	Not M+A	HOME	52,868,530
2	15TH STREET FLATS	WILLMAR, MN	47	47	FAMILY	Midrise	Metro Plains	Yes	N/A	9,206,609
3	ALGONQUIN MANOR	BROWN DEER, WI	80	34	SENIOR	Mid	Yes	Not M+A	N/A	7,130,000
4	ATTWOOD POINTE APARTMENTS	FLORENCE, SC	52	52	FAMILY	Midrise	Yes	Excel Engineering	HOME	8,945,944
5	AUXILIARY COURT	WEST BEND, WI	59	55	SENIOR	Midrise	Yes	Excel Engineering		9,401,552
6	AVENUE COMMONS	ANDREWS, TX	60	50	FAMILY	Garden-Style	Yes	Yes	N/A	11,075,400
7	BARTON SCHOOL APARTMENTS	WEST BEND, WI	40	34	FAMILY	Historic School	Yes	Yes	HOME	9,650,535
8	BEACON AVENUE APARTMENTS	NEW LONDON, WI	40	34	FAMILY	Cottages	Yes	Yes	AHP	7,305,944
9	BROOKSTONE COMMONS	NEENAH, WI	52	48	SENIOR	Midrise	Yes	Not M+A	N/A	4,640,200
10	COLUMBIA SQUARE	MILWAUKEE, WI	22	22	SENIOR	Midrise	Yes			
11	CORNERSTONE COMMONS	JOHNSTON, IA	62	62	SENIOR	Midrise	Yes			10,405,605
12	COTTAGES ON MAIN	HORTONVILLE	40	34	FAMILY	Cottages & Townhomes	Yes	Yes	HOME, AHP	7,546,326
13	CRAFTSMAN VILLAGE OF APPLETON	APPLETON, WI	64	64	FAMILY	Townhomes	Yes	Design II Architects	FHA	7,453,000
14	CRAFTSMAN VILLAGE OF PLOVER	PLOVER, WI	40	39	SENIOR	Cottages & Townhomes	Yes	Design II Architects	N/A	4,232,000
15	DUNBAR COMMONS	OKLAHOMA CITY, OK	52	52	FAMILY	Historic School	Yes	Yes	N/A	10,561,395
16	EASTLAND APARTMENTS	EVANSVILLE, IN	161	161	FAMILY	Garden-Style	Yes		IHCDA Dev. Fund	12,688,115
17	ELEMENTARY SCHOOL APARTMENTS	SCHOFIELD, WI	36	33	FAMILY	Historic School & Townhomes	Yes	Yes	HOME	6,774,808
18	FAIRVIEW CROSSING	LAKE CHARLES, LA	275	275	FAMILY	Garden-Style	Yes		HOME	20,267,048
19	FOND DU LAC CENTER	MILWAUKEE, WI	24	24	FAMILY	Midrise	Yes	Design II Architects	N/A	6,231,000
20	FOND DU LAC TOWNHOMES	FOND DU LAC, WI	48	48	FAMILY	Cottages	Yes	Excel Engineering	HOME, TCAP	10,678,000
21	FOURTEEN91 LOFTS	MUNCIE, IN	72	72	FAMILY	Historic Adaptive Reuse & Townhomes	Yes	Yes	IHCDA Dev. Fund	12,016,142
22	FRIAR HOUSE FLATS	GREEN BAY, WI	40	34	FAMILY	Historic Adaptive Reuse	Yes	Yes	HOME	8,902,298
23	GARDEN VIEW SENIOR APARTMENTS	ELKHART, IN	55	55	SENIOR	Historic Factory	Yes	Yes	DINO, IHCDA Dev. Fund	10,820,767
24	HARBORSIDE COMMONS	KENOSHA, WI	89	81	SENIOR	Midrise	Yes		TCAP	12,688,000
25	HISTORIC APARTMENTS ON 4TH	MANDAN, ND	39	39	FAMILY	Historic School	Metro Plains	Yes	NHTF	8,441,142
26	HISTORIC BERLIN SCHOOL APTS.	BERLIN, WI	40	34	FAMILY	Historic School	Yes	Yes	AHP	7,762,030
27	HISTORIC BLUE BELL LOFTS	COLUMBIA CITY, IN	52	52	SENIOR	Historic Adaptive Reuse	Yes	Yes	DINO, IHCDA Dev. Fund	9,990,985
28	HISTORIC LINCOLN SCHOOL	SHAWANO, WI	24	24	FAMILY	Historic School	Yes	Excel Engineering	HOME	3,946,380
29	INDIANHEAD COTTAGES	MOSINEE, WI	24	23	FAMILY	Cottages	Yes	Excel Engineering	HOME	4,662,973
30	LAKEFRONT MANOR & VILLAS	OSHKOSH, WI	64	58	SENIOR	Midrise & Cottages	Yes			
31	LAWLER SCHOOL LOFTS	PRAIRIE DU CHEIN, WI	40	34	FAMILY	Historic School	Yes	Yes	HOME, AHP	8,601,885
32	LISBON TERRACE	MILWAUKEE, WI	24	24	FAMILY	Midrise	Yes	Excel Engineering	N/A	5,754,000
33	LITTLE CROW APARTMENTS	WARSAW, IN	42	42	FAMILY	Historic Adaptive Reuse	Yes	Yes	DINO, IHCDA Dev. Fund	8,755,533
34	LYNNDALE VILLAGE	GRAND CHUTE, WI	60	52	SENIOR	Midrise & Cottages	Yes	Excel Engineering	HOME	9,401,552
35	MADISON PLACE	BEAVER DAM, WI	62	55	SENIOR	Midrise	Yes		N/A	6,992,000
36	MARQUETTE MANOR	MILWAUKEE, WI	74	32	SENIOR	Midrise	Yes			6,320,000
37	MEADOWLAWN PLAZA	MITCHELL, SD	105	105	FAMILY	Midrise	Not CMC		N/A	5,333,331
38	MISSION VILLAGE OF CHEYENNE	CHEYENNE, WY	41	41	FAMILY	Midrise	Yes	Yes	HOME	8,575,626
39	MISSION VILLAGE OF DODGEVILLE	DODGEVILLE, WI	40	34	FAMILY	Cottages	Yes	Yes	HOME, AHP	7,069,200
40	MISSION VILLAGE OF GREELEY	GREELEY, CO	50	50	FAMILY	Cottages & Townhomes	Yes	Yes	CDBG	13,284,200
41	MISSION VILLAGE OF KAUKAUNA	KAUKAUNA, WI	60	51	FAMILY	Cottages	Yes	Yes	HOME	8,022,509
42	MISSION VILLAGE OF JACKSONVILLE	JACKSONVILLE, TX	48	48	FAMILY	Cottages	Yes	Yes	N/A	9,480,327
43	MISSION VILLAGE OF MENASHA	MENASHA, WI	66	66	SENIOR	Cottages	Yes	Excel Engineering	HOME	11,661,000
44	MISSION VILLAGE OF MONAHANS	MONAHANS, TX	49	44	FAMILY	Cottages	Yes	Bolender Design	HOME	9,005,679
45	MISSION VILLAGE OF PECOS	PECOS, TX	60	49	FAMILY	Cottages	Yes	Excel Engineering	HOME, TIF	7,869,084
46	MISSION VILLAGE OF PLOVER I	PLOVER, WI	36	35	FAMILY	Cottages & Townhomes	Yes	Design II Architects	HOME	3,891,000
47	MISSION VILLAGE OF PLOVER II	PLOVER, WI	24	22	FAMILY	Cottages	Yes	Design II Architects	N/A	2,942,000
48	MISSION VILLAGE OF SHEBOYGAN	SHEBOYGAN, WI	76	73	FAMILY	Cottages	Yes	Excel Engineering	HOME	13,208,280
49	MISSION VILLAGE OF TAHLEQUAH	TAHLEQUAH, OK	24	21	SENIOR	Cottages	Yes	Blackledge & Assoc	N/A	3,677,505
50	MONROE STREET APARTMENTS	WATERLOO, WI	24	22	FAMILY	Midrise	Not CMC		N/A	3,869,398
51	NEW VILLAGE	MILWAUKEE, WI	24	24	FAMILY	Townhomes	Yes	Design II Architects	N/A	5,678,000
52	NEWBURY PLACE APARTMENTS	RIPON, WI	40	40	FAMILY	Hospital Rehab & Townhomes	Yes	Yes	AHP	6,604,398
53	PARISH SCHOOL APARTMENTS	FOND DU LAC, WI	47	40	FAMILY	2 Historic Schools & Townhomes	Yes	Yes	AHP	10,133,617
54	PARK PLACE	REEDSBURG, WI	48	43	SENIOR	Midrise	Yes			6,390,000
55	PARKCREST APARTMENTS	MADISON, WI	128	128	FAMILY	Garden-Style	Yes		N/A	19,252,869
56	PIONEER RIDGE	WISCONSIN DELLS, WI	72	61	FAMILY	Cottages	Yes		HOME	11,957,535
57	PLEASANT VIEW TOWNHOMES	PLYMOUTH, WI	24	23	FAMILY	Townhomes	Yes	Excel Engineering	HOME	5,148,196
58	PRESERVE AT CHATHAM PARKWAY	SAVANNAH, GA	144	144	FAMILY	Midrise	Yes	Studio A Architecture	HUD Loan	24,542,741
59	PRINCE HALL VILLAGE	MILWAUKEE, WI	24	24	FAMILY	Midrise & Townhomes	Yes	Design II Architects	N/A	6,606,000
60	RIDGECREST APARTMENTS	MADISON, WI	127	127	FAMILY	Garden-Style	Yes		N/A	16,130,098
61	RIVERSIDE	FOND DU LAC, WI	46	41	SENIOR	Midrise	Yes	Excel Engineering	HOME, AHP	7,041,800
62	SEDGEMEADOW	ELKHORN, WI	48	43	SENIOR	Midrise	Yes			
63	ST. PETER'S RCAC	FOND DU LAC, WI	46	43	SENIOR	Historic Rehab	Yes	Design II Architects	HOME, AHP	8,074,000
64	STATION SQUARE	ROY, UT	31	25	SENIOR	Midrise	Evergreen Management	Yes	HOME	5,942,400
65	SUNSET VILLAGE	ALBANY, OR	40	40	FAMILY	Midrise	Yes	Yes	GHAP	10,182,659
66	THE EDGE ARTIST FLATS	FARGO, ND	42	42	FAMILY	Midrise	Metro Plains	Yes	NHTF	8,907,721
67	THE ELEMENT	SUN PRAIRIE, WI	240	174	FAMILY	Garden-Style	Yes		N/A	27,357,449
68	THE GLOBE	WATERTOWN, WI	48	44	FAMILY	Midrise	Not CMC			
69	THE JEFFERSON	RIPON, WI	24	23	FAMILY	Midrise & Townhomes	Yes	Excel Engineering	AHP	3,782,625
70	THE LANDINGS	MITCHELL, SD	31	13	FAMILY	Townhomes	Not CMC			
71	THE ROYAL	MADISON, WI	48	40	FAMILY	Midrise	Not CMC		HOME, AHP	11,258,705
72	THE VILLAGE ON WATER	MARINETTE, WI	49	42	FAMILY	Cottages	Yes	Architects in Common	HOME, AHP	8,633,820
73	TOWNHOMES AT CRAFTSMAN VLG	PLOVER, WI	44	44	FAMILY	Townhomes	Yes	Excel Engineering	HOME	8,063,000
74	TRINITY ARTIST SQUARE	FOND DU LAC, WI	35	35	FAMILY	Townhomes	Yes	Excel Engineering	CDBG	8,587,475
75	UNION SQUARE APARTMENTS	APPLETON, WI	50	50	FAMILY	Midrise & Townhomes	Yes	Yes	HOME, TIF	8,421,670
76	WATERVIEW APARTMENTS	LAWRENCEBURG, IN	64	64	FAMILY	Garden-Style	Yes			3,800,000
77	WESTERN TOWNHOMES	NEENAH, WI	68	64	FAMILY	Townhomes	Yes	Excel Engineering	N/A	12,732,549
78	WHITE PINES	CLOUQUET, MN	35	35	FAMILY	Midrise	Metro Plains	Yes	N/A	8,809,967
79	WILLIAM A. PASSAVANT	MILWAUKEE, WI	51	51	SENIOR	Historic Rehab	Yes	Excel Engineering	N/A	9,535,000
80	WOODSIDE TERRACE	BELOIT, WI	120	116	FAMILY	Garden-Style	Yes			7,820,000
COMPLETED PROJECTS: 80			COMPLETED UNITS: 4996		4611					
	PROJECTS UNDER CONSTRUCTION	LOCATION	NUMBER OF UNITS	NUMBER OF LIHTC UNITS	TYPE OF PROPERTY	Building Type	CMC?	M+A?	Soft Funds	Dev Cost
81	CHEROKEE PLACE	NORTH BRANCH, MN	48	48	FAMILY	Cottages	Metro Plains	Yes	N/A	11,612,034
82	MAGNOLIA POINTE APARTMENTS	FLORENCE, SC	24	24	SENIOR	Cottages	TBD	Martin Riley Assoc	HOME	4,124,601
83	MISSION VILLAGE OF EVANS	EVANS, CO	68	68	FAMILY	Townhomes & Corttages	TBD	Yes	HOME	18,759,460
84	MUSKEGO SCHOOL APARTMENTS	MUSKEGO, WI	40	34	SR. & FAMILY	Historic School & Townhomes	Yes			10,969,037
85	SURF VIEW VILLAGE	NEWPORT, OR	110	110	FAMILY	Midrise	Yes	Yes	LIFT Loan	22,221,662

86	THE EDGE FLATS ON SEWARD	GRAND RAPIDS, MI	34	34	FAMILY	Midrise	TBD		HOME	8,916,682
87	THE RIDGE	COLORADO SPRINGS, CO	60	60	FAMILY	Midrise	Not CMC	Yes	HOME	15,818,465
PROJECTS UNDER CONSTRUCTION: 7			UNITS UNDER CONSTRUCTION:		384	378				
PREDEVELOPMENT		LOCATION	NUMBER OF UNITS	NUMBER OF LIHTC UNITS	TYPE OF PROPERTY	Building Type	CMC?	M+A?	Soft Funds	Dev Cost
88	HILLTOP COTTAGES	PINE CITY, MN	35	35	FAMILY	Cottages	TBD	Yes	TBD	9,802,562
89	HISTORIC WALNUT SQUARE	TERRE HAUTE, IN	40	40	FAMILY	Historic Adaptive Reuse	TBD	Yes	TBD	10,540,854
90	HORICON SCHOOL APARTMENTS	HORICON, WI	40	40	FAMILY	Historic School	Yes	Yes	TBD	10,964,102
91	LYNNE VILLAGE	PHOENIX, AZ	96	96	FAMILY	Garden Style	TBD	Yes	TBD	24,001,745
92	NORTH MOORHEAD VILLAGE	MOORHEAD, MN	46	46	FAMILY	Cottages	TBD			11,033,571
93	RIVER FLATS	JANESVILLE, WI	92	92	FAMILY	Midrise	TBD	Yes	AHP, NHTF, TIF	18,218,800
94	THE ACE APARTMENTS	MADISON, WI	70	59	FAMILY	Midrise	TBD		TBD	19,094,413
95	THE REVEAL	NEW ORLEANS, LA	150	150	FAMILY	Midrise	TBD	Ohio Design Group	TBD	33,090,148
96	THRIVE	OKLAHOMA CITY, OK	316	316	SENIOR	Midrise	TBD			54,784,070
PREDEVELOPMENT PROJECTS: 9			PREDEVELOPMENT UNITS:		885	874				
TURNKEY PROJECTS		LOCATION	NUMBER OF UNITS	NUMBER OF LIHTC UNITS	TYPE OF PROPERTY	Building Type	CMC?	M+A?	Soft Funds	Dev Cost
97	EVERGREEN MANOR	RHINELANDER, WI	50	50	SENIOR	Midrise	No	Design II Architects	N/A	8,084,000
98	HISTORIC WEST ELEMENTARY	RHINELANDER, WI	24	24	SENIOR	Historic School	No	Design II Architects	N/A	4,977,000
99	PARK VIEW APARTMENTS - RAD	ANTIGO, WI	84	84	SENIOR	Rehab	No	Excel Engineering	HOME, AHP	7,479,017
TURNKEY PROJECTS: 3			TURNKEY UNITS:		158	158				
TOTAL PROJECTS: 99			TOTAL UNITS		6423	6021	72	36		1,025,893,354

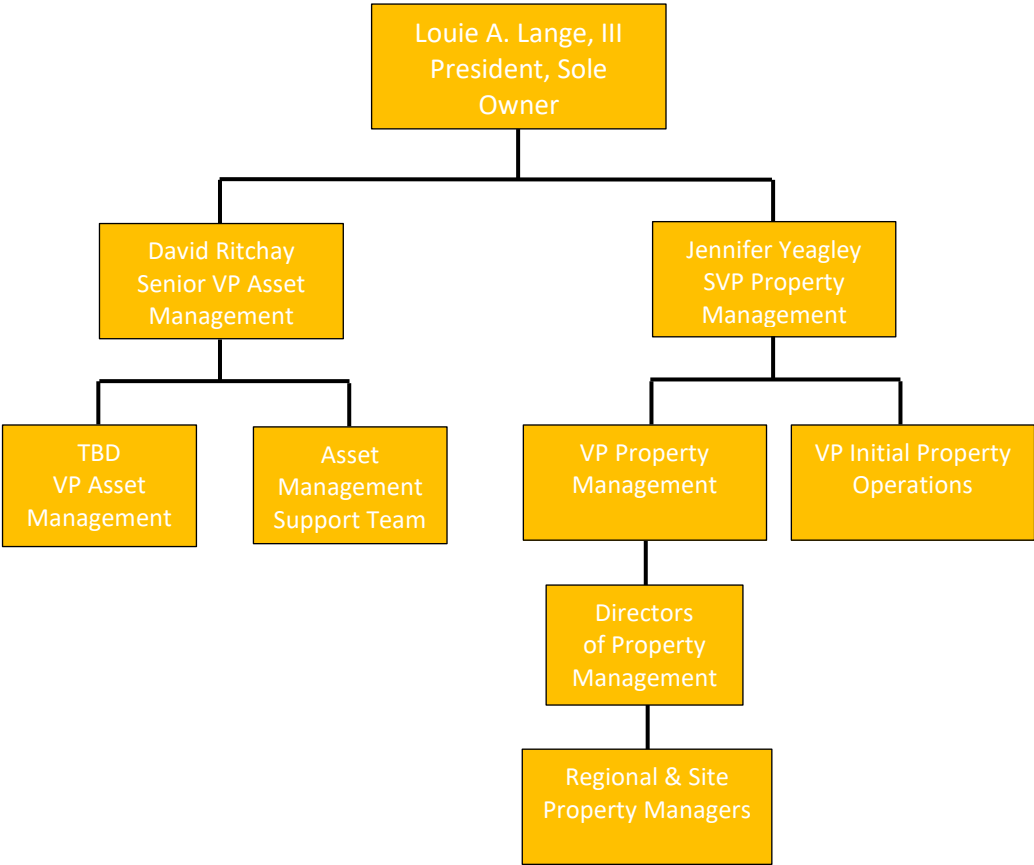
Commonwealth Development Corporation



Commonwealth Construction & M+A Design



Commonwealth Asset & Property Management





KRISTI MORGAN

PRINCIPAL COMMONWEALTH COMPANIES, INC.

PRESIDENT • COMMONWEALTH DEVELOPMENT CORPORATION



Kristi provides strategic leadership and oversight to the company to establish long-term goals, maximize revenues, and lead the advancement of the company. She provides formulation and oversight of the company's strategic and organizational plans as well as cultivating relationships to improve Commonwealth's success by making a sound commitment to the team, long-term partnership, and relationships with lenders, investors, professional partner, and the communities we become a part of.

Kristi has over 25 years of extensive experience in real estate management, development, real estate feasibility analysis, IRS Section 42 Tax Credit Program, HUD Section 8 housing, Tax Exempt Bond Financing Programs on local, state, and federal levels, capital and operational budgeting, property inspection and evaluation.

Kristi earned her Bachelor's degree in Business from the University of Wisconsin-Madison.



CHRISTOPHER JAYE

PRINCIPAL COMMONWEALTH COMPANIES, INC.

PRESIDENT • COMMONWEALTH MANAGEMENT CORPORATION



As President of Commonwealth Companies, Inc., Chris oversees both the asset management and property management divisions of the company, including portfolio performance and dispositions.

Chris has over twenty years of experience in multifamily finance with a focus on affordable housing. Prior to concentrating on real estate development in 2007, Chris spent twelve years involved in the acquisition and syndication of affordable housing developments, most recently as a Vice President of Acquisitions for a national provider of debt and equity financing.

Chris earned his Bachelor's degree in Political Science from the University of Wisconsin - Madison



LOUIE A. LANGE III

PRINCIPAL COMMONWEALTH COMPANIES, INC.

PRESIDENT • COMMONWEALTH CONSTRUCTION CORPORATION



As founder of The Commonwealth Companies established in 2001, Louie, as President of Commonwealth Construction Corporation, now oversees and is responsible for the organization's construction company which is a full-service residential and commercial contractor, specializing in general contracting services, construction management, and landscape and maintenance. Louie oversees the control and completion of all the company's projects, ensuring they are on-time and on budget while maintaining quality amid time constraints.

Louie is a former officer in the United States Marine Corps. and received his Bachelor of Science in Business Administration and Management from Marquette University and his MBA from the University of Notre Dame-Mendoza College of Business.

Development



**It's more than just
development—
we call it inspiring a
community**



Since 2001, it's been our mission to develop quality, affordable housing. The Commonwealth Development team is unique in our breadth of knowledge, experience and ability to deliver housing that exceeds expectations which also adds value and enhances the lives of the residents we serve and the communities in which we work. We pursue these goals as a community partner by working closely with neighborhood leaders, urban planners, state and local organizations and governments.



For more information, go to:

www.commonwealthco.net/development

📞 920.922.8170

✉ info@commonwealthco.net

DEVELOPMENT



A team of highly experienced developers, contractors and property managers, Commonwealth brings extensive knowledge of unique and sophisticated financial structures inherent in the development of affordable housing, superior and cost-efficient construction processes, and state-of-the-art property operations to bear upon any project we develop and operate.

It's our mission to build or renovate housing stock that provides high-quality, affordable places for people to live. We seek to preserve and restore the architectural legacy of the communities in which we work.

Our team is unique in our breadth of knowledge, experience and ability to deliver housing that exceeds expectations, adds value and enhances the lives of the resident we serve and the communities we work in. We pursue these goals as a community partner; working closely with neighborhood leaders, urban planners, preservationists, as well as state and local organizations and governments.

FEATURED PROJECTS

● AUXILIARY COURT	West Bend, WI	60 Units for Seniors
● BLUE BELL LOFTS	Columbia City, IN	52 Units for Seniors
● MISSION VILLAGE OF GREELEY	Greeley, CO	50 Units for Families
● MISSION VILLAGE OF SHEBOYGAN	Sheboygan, WI	76 Units for Families
● NEWBURY PLACE	Ripon, WI	40 Units for Families
● WESTERN TOWNHOMES	Neenah, WI	68 Units for Families
● WILLIAM A. PASSAVANT	Milwaukee, WI	51 Units for Seniors



For more information, go to:

www.commonwealthco.net/development

📞 920.922.8170

✉ info@commonwealthco.net



DANIEL KROETZ

SENIOR VICE PRESIDENT • COMMONWEALTH DEVELOPMENT CORPORATION



As Senior Vice President of Commonwealth Development Corporation, Dan provides leadership and oversight of development operations for the Commonwealth Companies. He works closely with the developers and development services staff to facilitate all phases of the development process in an efficient and successful manner.

Dan has over eighteen years of real estate experience which includes the acquisition and development of over \$500 million of affordable housing, totaling approximately 3,500 units. He has been involved with a dozen permanent supportive housing developments that garnered numerous awards. These developments addressed affordability while also providing supportive services necessary to ensure that residents remained housed.

Dan earned his Bachelor's degree in Finance, Investment & Banking and Real Estate & Urban Land Economics from the University of Wisconsin – Madison.



KEVIN MCDONELL

VICE PRESIDENT • COMMONWEALTH DEVELOPMENT CORPORATION



As Vice President of Commonwealth Development Corporation, Kevin is responsible for identifying development opportunities throughout the Midwest. In this capacity, Kevin works with local municipalities to create thoughtful spaces, while providing affordable housing options that are an asset to their communities. Kevin plays a role in all phases of the development process from site selection through the construction process and also assists in Commonwealth's asset management duties.

Prior to joining Commonwealth Development Corporation, Kevin worked for Wisconsin's state housing finance agency (WHEDA) as a Senior Underwriter. Kevin oversaw in excess of \$200M in multifamily and mixed-use projects involving Low Income Housing Tax Credits, HOME Funds, Historic Tax Credits, Section 8, and Supportive Housing. In addition to working as an underwriter, Kevin served on WHEDA's Advisory Committee and spearheaded the authority's effort to become an approved HUD MAP Lender.

Kevin holds a Master of Business Administration in Real Estate & Urban Land Economics from the University of Wisconsin's James A. Graaskamp Center for Real Estate and a Bachelor of Science from the University of Wisconsin – Madison. While in business school, Kevin received the prestigious "Golden-Brick Award" for excellence in Commercial Development and was selected to represent the program at the ULI/Gerald D. Hines Student Urban Design Competition.



DAVID RITCHAY

SENIOR VICE PRESIDENT • COMMONWEALTH DEVELOPMENT CORPORATION



David oversees Commonwealth's Asset Management Department with a focus in four areas: lease-up and stabilization of new properties, timely equity installments, performance of the stabilized portfolio and year 15 planning.

Prior to joining Commonwealth Companies, David was Executive Director of a non-profit housing organization. He directed all housing production activities and financial consulting services which led to the creation or preservation of more than 1,600 units of affordable housing with a capitalization of \$150,000,000.

David earned his BA in Geography from the University of Massachusetts Amherst and a Masters of City Planning from MIT.

Construction



**We build to last
and have lifelong
impact**



Commonwealth is unique in our breadth of knowledge, experience and ability to deliver housing that exceeds expectations, adds value and enhances the lives of the residents we serve and the communities in which we work. Our new construction developments are constantly evolving to provide our residents with the amenities and design features that they are looking for in the place they call home.



For more information, go to:

www.commonwealthco.net/construction

920.922.8170

info@commonwealthco.net

CONSTRUCTION



COMMERCIAL

Commercial construction is an ever-changing and fast-paced field that requires experience to keep projects on time and on budget. Commonwealth Construction's team of knowledgeable and conscientious managers give the customer an advantage over our competitors. Our diverse experience, both at the management level and in the field, makes us the right choice for all commercial construction projects.

CONSTRUCTION MANAGEMENT

Commonwealth Construction's goal is to work effectively with all members of the construction team to ensure a quality project that is on time and on budget. From the very beginning stages of any project, Commonwealth ensures that our customers' desires are the top priority. We pride ourselves on customer satisfaction on all projects. Whether it's design/build or hard bid, Commonwealth strives to complete the project with the owner's best overall value in mind without compromising quality.

MULTI-FAMILY

Commonwealth Construction's expertise in multi-family construction offers the customer a superior advantage on all levels. From design to construction, value engineering to efficiency, we can provide an end product that will provide the owner with marketable units a cut above the rest. Multi-family construction can be challenging, but Commonwealth is prepared to help you with all aspects to successfully complete the project.

FEATURED PROJECTS

● 2 OAKS	New Orleans, LA	400 Units for Families
● MADISON ON BROADWAY	Madison, WI	48 Units for Families
● BEACON AVENUE COTTAGES	New London, WI	40 Units for Families
● BLUE BELL LOFTS	Columbia City, IN	52 Units for Seniors
● MISSION VILLAGE OF GREELEY	Greeley, CO	50 Units for Families
● PORTER HOUSE	Greeley, CO	100 Units for Families
● MISSION VILLAGE OF PECOS	Pecos, TX	60 Units for Families
● EXCHANGE @ 104	Fond du Lac, WI	48 Units for Families
● WILLIAM A. PASSAVANT	Milwaukee, WI	51 Units for Seniors
● IMMEL INSURANCE BUILDING	Taycheedah, WI	New Office Building
● AMNICON FALLS VISITOR CENTER	Amnicon, WI	Visitor Center



For more information, go to:

www.commonwealthco.net/construction

920.922.8170

info@commonwealthco.net



BRENT J. SCHUMACHER

EXECUTIVE VICE PRESIDENT • COMMONWEALTH COMPANIES, INC.



Brent Schumacher is the Executive Vice President for the Commonwealth Companies, specifically focusing on the organization's construction company.

Brent joined Commonwealth Construction Corporation in 2008 with extensive experience in the construction industry as a project manager, estimator and team leader. As Vice President, Brent's responsibilities include business development, managing employees, organizing daily operations, and overseeing completion of all of the company's projects, while maintaining quality amid time constraints and budgets. Brent is responsible for budgeting, subcontractor bidding, construction scheduling, and overall project control.

Brent graduate of Marquette University, with a B.A. in Business. He has managed numerous construction projects over the past twenty years. Brent's knowledge of construction truly comes from the field. He began his foundation as a residential carpenter for Joseph A. Schumacher, General Contractor. Brent learned every aspect of the trade, and became a foreman, working on and overseeing construction projects for the contractor. Brent then formed his own construction company, specializing in building and architectural design. Brent was responsible for maintaining project quality, construction schedules and budget.



Meet Christopher Kyte



SENIOR VICE PRESIDENT - CONSTRUCTION

Commonwealth Construction
Corporation

📍 Fond du Lac, WI

📞 Phone: 920.214.8235

✉️ c.kyte@commonwealthco.net

Commonwealth is...

“a company having dignity and purpose, with a team collectively focused on providing a great product and enhancing the communities we serve.”

Focus: In providing general leadership and oversight of construction operations for The Commonwealth Companies, Chris is responsible for the seamless execution of our projects in the field. Chris provides support to project and site management staff during construction, ensuring all phases and partners involved in the development of our facilities are successful.

Experience: Chris received his Bachelor of Science degree in Civil & Environmental Engineering from the University of Wisconsin-Madison, with an emphasis in Construction Management and a Certificate in Business. Prior to joining Commonwealth, Chris worked in design-phase and project management for 18 years with a commercial building contractor, focused primarily on the construction of healthcare facilities and corporate headquarters.

Impressive Facts: Chris has been responsible for management and oversight of \$500M+ in construction projects throughout his career, impacting the landscape of many Wisconsin communities. Many of these projects received multiple awards in various publications.

Fun Stuff: When Chris and his wife are not “decompressing” by keeping up with their twin boys and their activities, he enjoys spending time with his five brothers and sisters along with his father in the Milwaukee area. A pair of running shoes and a bike are about all Chris needs in life besides that!



For more information, go to:

www.commonwealthco.net/construction

📞 920.922.8170

✉️ info@commonwealthco.net

Management



**We offer communities
a chance to develop,
grow, and inspire**



Management is key

Commonwealth Management Corporation is a national real estate investment management firm headquartered in Fond du Lac, Wisconsin, providing multi-family residential and commercial real estate owners and investors with a broad scope of realty services, including rehabilitation, property management, and repositioning of real estate assets.



For more information, go to:

www.commonwealthco.net/development

📞 920.922.8170

✉ info@commonwealthco.net

MANAGEMENT



THIRD PARTY MANAGEMENT

At Commonwealth, people are our priority. When we provide third party management, we know it has to be more than a “one-size-fits-all” approach. Way more. Our team develops relationships with our partners and clients to tailor a third party management solution that addresses specific community needs. We’ll listen, collaborate, and develop a plan that accomplishes your goals. Then, together, we’ll create a home unlike any other.

ASSET RENOVATION

Commonwealth Management has worked closely with Commonwealth Construction on numerous renovation projects. These projects have involved both the adaptive reuse of an existing building of historic significance and the renovation of existing housing stock. Commonwealth Management Corporation has the experience to position properties so they flourish in their respective marketplace.

ASSET REPOSITIONING

Knowledge of the marketplace and implementing creative ideas has helped Commonwealth become an industry leader in asset reposition. Commonwealth is able to use its understanding of the market area and trends in order to maximize a property owner’s investment and long-term goals.

LEASE-UP CAMPAIGN

Commonwealth’s team has a track record of success with lease-up campaigns, new products, recycled products or distressed products being brought back from the brink. Our extreme diligence and proactive approach has proven to be a valuable asset that ends up saving owners money.

FEATURED PROJECTS

Commonwealth has a total of over 4,100 units under management in the United States.

● AUXILIARY COURT	West Bend, WI	60 Units for Seniors
● BLUE BELL LOFTS	Columbia City, IN	52 Units for Seniors
● MISSION VILLAGE OF GREELEY	Greeley, CO	50 Units for Families
● MISSION VILLAGE OF MONAHANS	Monahans, TX	49 Units for Families
● MISSION VILLAGE OF SHEBOYGAN	Sheboygan, WI	76 Units for Families
● WILLIAM A. PASSAVANT	Milwaukee, WI	51 Units for Seniors



For more information, go to:
www.commonwealthco.net/development

📞 920.922.8170 ✉ info@commonwealthco.net

Meet Jenni Yeagley



SENIOR VICE PRESIDENT - PROPERTY MANAGEMENT

Commonwealth Management
Corporation

📍 Fond du Lac, WI

📞 Phone: 920.579.1029

✉️ j.yeagley@commonwealthco.net

Commonwealth is...

“a company of caring people coming together to provide quality affordable housing and excellent customer service.”

Focus: Through collaboration with the Commonwealth Management team, we are focused on providing exceptional affordable housing for our residents and the communities we serve.

Experience: Jenni has over 25 years in the multifamily housing industry. Prior to joining Commonwealth, Jenni was the Regional Vice President with Wallick Communities and Regional Vice President with Herman & Kittle Properties. She received her MBA in Applied Management from Indiana Wesleyan University, Bachelor of Science with an emphasis in Organizational Leadership and Supervision from Purdue University, and also holds an HCCP (Housing Credit Certified Professional), CPM (Certified Property Manager) and BOS (Blended Occupancy Specialist).

Impressive Facts: Jenni has experience with establishing management companies from the ground up by implementing policies, procedures, training programs, and support platforms while building a strong and engaged team.

Fun Stuff: Jenni enjoys spending quality time with her husband and children. If they are not fishing, she is usually waiting for them to return from a fishing trip. As a family, they enjoy many sports—including tennis, baseball and softball, and reluctantly spend time pulling weeds out of their vegetable garden.



For more information, go to:

www.commonwealthco.net/management

📞 920.922.8170

✉️ info@commonwealthco.net



CALLY GUYER

DIRECTOR OF PROPERTY MANAGEMENT • COMMONWEALTH MANAGEMENT CORPORATION



As Director of Property Management, Cally directly manages market rate and affordable housing apartment communities. This allows her to assist many different people every day and provide them with a beautiful place to call home.

Cally is passionate about making a difference for people. She feels that even just one person can influence her in her work approach by making her live in the moment and knowing she can make a difference in the next person she encounters.

She has experience managing all levels of apartment communities. Prior to joining Commonwealth Management Corporation, she was as a Regional Manager, overseeing Section 8 apartments in Madison, WI.

Cally graduated from Madison College with a Paralegal Degree.



CORINNA EIDEN

SENIOR CONTROLLER • COMMONWEALTH MANAGEMENT CORPORATION



As Senior Controller, Corinna is responsible for financial and managerial accounting for each of the individual properties managed by Commonwealth Management Corporation.

Prior to joining Commonwealth Management Corporation, Corinna served as the Treasurer/Controller of a large Green Bay based construction, real-estate development and property management corporation. It was there that she gained an extensive background in the management of residential and commercial accounts as well as finances for estate properties. In addition, her 25 years of experience has made her proficient in communicating financial information to managers, owners, shareholders and investors to give them necessary information in making key business decisions.

Corinna graduated from Northcentral technical College with an Associate's Degree in Accounting and furthered her education at the University of Wisconsin–Green Bay.

Name of Project	City	State	Name and Address of Developer	# of Units	Building Type & # of Stories
15th Street Flats	Willmar	MN	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54945	47	4-Story Midrise
Avenue Commons	Andrews	TX	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54962	60	Townhomes
Barton School Apartments	West Bend	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54962	40	2-Story Historic School
Beacon Avenue Cottages	New London	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54946	40	Cottages
Cherokee Place	North Branch	MN	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54947	48	Cottages
Cottages on Main	Hortonville	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54948	40	Cottages & 2-Story Townhomes
Dunbar Commons	Oklahoma City	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54949	52	2-Story Historic School
Elementary School Apartments	Schofield	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54936	36	3-Story Historic School & Townhomes
Fourteen91 Lofts	Muncie	IN	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54950	72	2-Story Historic Factory & Townhomes
Friar House Flats	Green Bay	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54961	40	4-Story Historic Friary
Garden View Senior Apartments	Elkhart	IN	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54951	55	2-Story Historic Factory
Historic Apartments on 4th	Mandan	ND	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54952	39	4-Story Historic School
Historic Berlin School Apartments	Berlin	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54939	40	3-Story Historic School
Historic Blue Bell Lofts	Columbia	IN	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54940	52	3-Story Historic Factory
Lawler School Lofts	Prairie du Chien	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54953	40	4-Story Historic School

Little Crow Lofts	Warsaw	IN	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54954	42	4-Story Historic Factory
Meadowlawn Plaza	Mitchell	SD	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54941	105	2-Story Apartment Rehab
Mission Village of Cheyenne	Cheyenne	WY	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54955	41	Cottages
Mission Village of Dodgeville	Dodgeville	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54938	40	Cottages
Mission Village of Evans	Evans	CO	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54942	68	Cottages
Mission Village of Greeley	Greeley	CO	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54942	50	Cottages & Townhomes
Mission Village of Kaukauna	Kaukauna	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54956	60	Cottages
Newbury Place	Ripon	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54937	40	3-Story Hospital Rehab & Townhomes
Parish School Apartments	Fond du Lac	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54957	47	2-Story Historic School
Pioneer Ridge	Wisconsin Dells	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54944	72	Cottages
Station Square Apartments	Roy	UT	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54943	31	2 & 3-Story Midrise
Sunset Village	Fargo	ND	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54958	42	4-Story Midrise
Surfview Village	Newport	OR	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54959	110	3-Story Midrise
The Ridge	Colorado Spring	CO	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54959	60	3-Story Midrise
Union Square Apartments	Appleton	WI	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54935	50	3-Story Midrise & Townhomes
White Pines Apartments	Cloquet	MN	Commonwealth Development Corp. 9 Sheyboygan St., Fond du lac, WI 54960	35	3-Story Midrise



Meet Ben Marshall



Senior VP of Architecture

M+A Design, Inc

📍 Fond du Lac, WI

📞 Phone: 608.225.6805

✉️ b.marshall@madesigninc.net

M+A Design is...

“ a true collaboration of development, design and construction along with our community partners to deliver housing solutions that make a ” difference.

Focus: Providing leadership and oversight of project design. Ben works closely with the architectural team and outside vendors to ensure delivery of high-quality design to our projects.

Experience: Ben received his architecture degree from the University of Wisconsin at Milwaukee. He has over 25 in architectural design and construction, encompassing a wide range of commercial and residential building types. The past 15 years of his career have been focused on multi-family and affordable housing.

Impressive Facts: Ben has been involved with the design of over 5,000 units of housing including new construction, preservation of existing housing and historic adaptive reuse. Many of these projects have received awards for their design at the local and national level

Fun Stuff: Ben enjoys spending time with his family, traveling and time on the boat. There is no such thing as a bad day on the water!

M+A DESIGN, INC.



Meet Stan Ramaker



ARCHITECT
AIA, NCARB

M+A Design, Inc

📍 Fond du Lac, WI

📞 Phone: 920.922.8172

✉️ s.ramaker@madesigninc.net

M+A Design is...

“a cohesive group that focuses on concise communication and implements inventive solutions.”

Focus: Complete architectural services for projects from hotels, retail, office and multifamily projects in several states throughout the US

Experience: Stan has extensive tax credit multifamily project experience ranging from new construction adaptive reuse to historic rehabilitation.

Impressive Facts: Stan is involved in several professional associations including American Institute of Architects, Rotary, WSA, Fond du Lac Builders Association, Grace Reformed Church Council.

Fun Stuff: Stan spends time with his family and friends in Florida part of the winter months. He also enjoys fine wine and good food, and shares his wine expertise with anyone who cares to sit down and listen to him!

M+A DESIGN, INC.



Meet Lucas Petrie



DIRECTOR OF PROJECT MANAGEMENT

M+A Design, Inc

📍 Fond du Lac, WI

📞 Phone: 920.238.3343

✉️ l.petrie@madesigninc.net

M+A Design is...

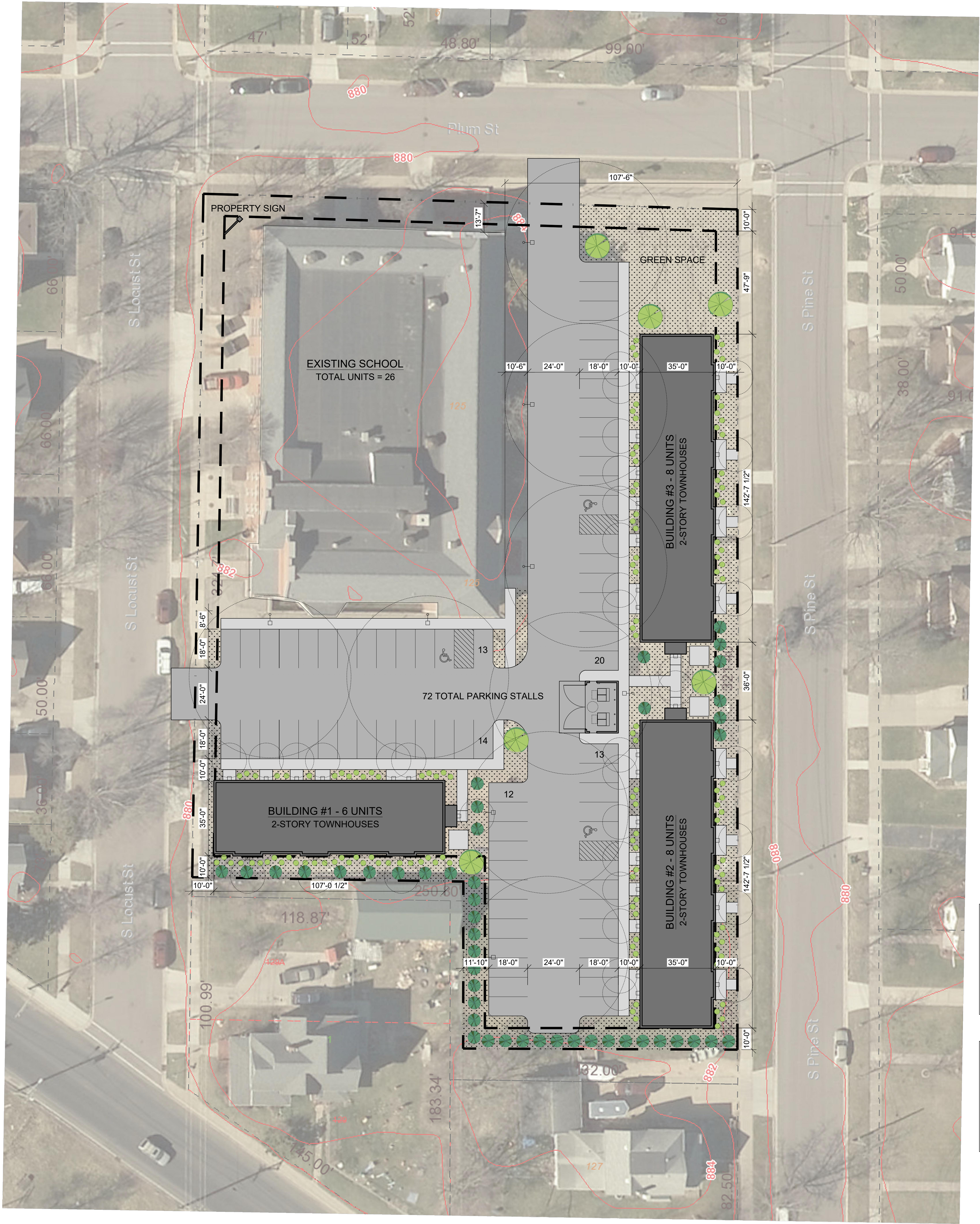
“ **communication, collaboration, cohesiveness and problem solving that make each project successful in style, function and cost.** ”

Focus: Design solutions that make sense while maintaining environmental and energy efficiencies that provide healthy and comfortable environments for the residents

Experience: Lucas began his architecture career in 2005, completing his formal education in 2009 with a degree in Architecture and Urban Design from UW-Milwaukee. His expertise is taking preliminary concepts to construction documents focusing on high quality, cost effective design.

Impressive Facts: Lucas has extensive experience with hospitality and LIHTC project design and excels in new construction adaptive re-use and historic preservation.

Fun Stuff: Lucas is married with three young children. He enjoys spending time with his family by going to Brewer games and time on the lake. Lucas enjoys golf, all Wisconsin sporting events, and doing woodworking projects.



LANDSCAPING:

TREE (RED MAPLE AND REDMOND LINDEN)

SHRUB (BOXWOOD, ARBORVITAE, AND SPRUCE)

PERENNIAL (DAYLILIES AND ASTER)

SITE INFORMATION:

NUMBER OF UNITS:	TOTAL:	48 UNITS
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL	
SETBACKS:	BUILDING:	FRONT = 10' SIDE = 10' REAR = 10'
PARKING: 1.5 STALLS PER DWELLING UNIT (72 SPACES REQ.)		

NORTH

**PRELIMINARY
SITE PLAN**

SCALE: 1" = 40'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

04/08/2020

M+A DESIGN, INC.

24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54935
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES

24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

NEW PROJECT FOR:
SOUTH SCHOOL APTS.

LOCUST STREET, PLUM STREET & PINE STREET
REEDSBURG, WI

2020 © M+A DESIGN, INC.

JOB NUMBER:
2019.39

SHEET
C1.0

Page 65 of 98

Historic



Restoring
beauty and
adding new
life.



For more information, go to:

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920.922.8170

info@commonwealthco.net

Historic



Before: H. & A. Selmer Inc.
Elkhart, IN



After: Gardenview Senior Apartments
55 Senior Units



Before: Little Crow Milling Co.
Warsaw, IN



After: Elementary School Apartments
36 Family Units



Before: Schofield Elementary School
Schofield, WI



After: Little Crow Lofts
42 Family Units



Before: A. F. Meckelburg Sash and Door Co.
Milwaukee, WI



After: Garfield Park Apartments
69 Senior Units



For more information, go to:

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920.922.8170

info@commonwealthco.net

Historic



Before: Blue Bell, Inc.
Columbia City, IN



After: Historic Blue Bell Lofts
52 Senior Units



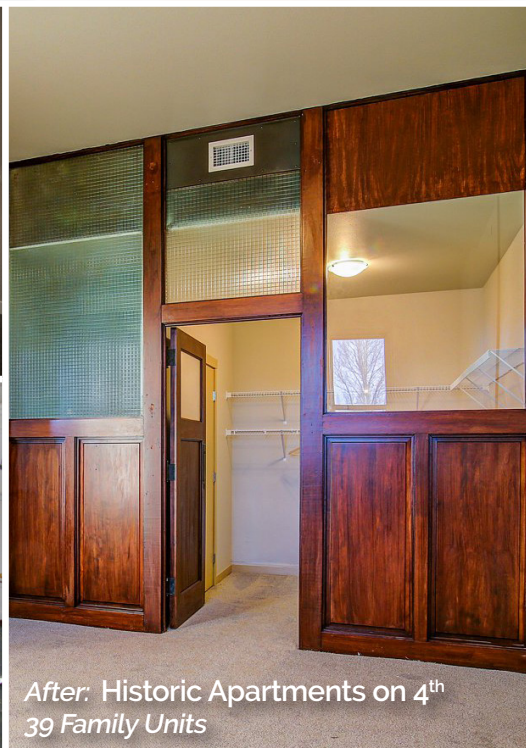
Before: Mandan Junior High School
Mandan, ND



After: Parish School Apartments
47 Family Units



Before: St. Joe's School
Fond du Lac, WI



After: Historic Apartments on 4th
39 Family Units



Before: Historic Lincoln School
Shawano, WI



After: Historic Lincoln School Apartments
24 Family Units



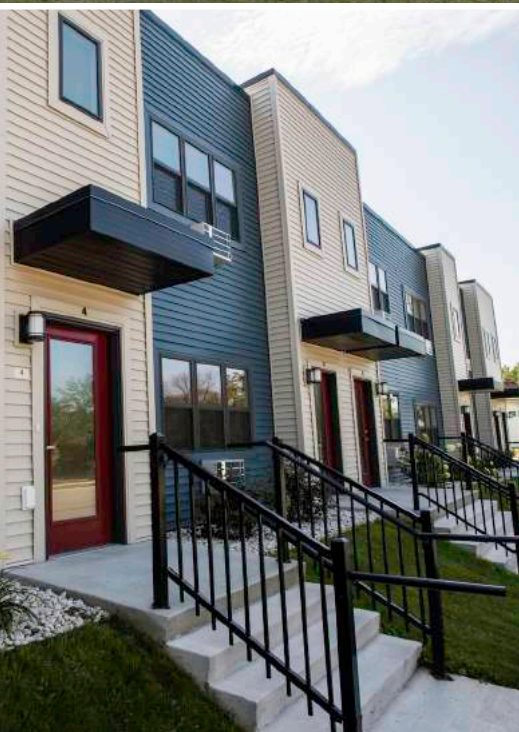
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amenities,
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style.



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STAFF REPORT

To: Common Council
By: Tim Becker, City Administrator
Date of Meeting: April 27, 2020

Subject: RFP – Redevelopments

BACKGROUND AND REQUEST:

The City advertised a Request for Proposals (RFP) for Redevelopments in February of 2020, specifically related to the redevelopment of the South School project. The RFP was posted on the City's website and we received one proposal from The Commonwealth Companies. The proposal was graded by Brian DuValle, Steve Zibell and myself. The proposal was graded based on a point system for the following categories: Relative Experience, Management Experience, the Proposal itself, past/current projects, Zoning, and Overall Community Impact. 100 total points were possible and Commonwealth scored an average of 99 points out of 100 points. Approving this proposal does not insure the project moving forward as other conditional approvals are needed by the Common Council.

RECOMMENDATION:

Staff recommends approval of The Commonwealth Companies proposal for South School.

ACTION:

If appropriate, staff is requested an approval of The Commonwealth's proposal to redevelop the South School site.

Attachments:

The Commonwealth Companies proposal to redevelop South School.

MEMORANDUM OF UNDERSTANDING
Between
Commonwealth Development Corporation of America
And The
City Of Reedsburg, Wisconsin

Commonwealth Development Corporation of America, a Wisconsin Corporation, (Developer) is proposing to acquire South School from the School District of Reedsburg and create 48 housing units for seniors and the workforce. This Memorandum of Understanding is intended to summarize the commitments of the Developer and City of Reedsburg (City). These commitments will be formalized in a Development Agreement which will be executed by the Developer and City.

WITNESSETH:

Whereas, the Developer is proposing to acquire South School and create 48 housing units for seniors and the workforce to meet the demand for high quality affordable housing; and,

Whereas, the ability to implement the South School project will be based on the financial feasibility of the project; and

Whereas, the City utilizes Tax Incremental Financing as a tool to promote the orderly development of the community; and

Whereas, the City recognizes having an adequate supply of high quality affordable housing units is necessary to support continued development within the City; and

Whereas, the City has determined it is in the public's best interest to use Tax Incremental Financing to create additional affordable housing units in the City.

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

I. Developer agreement

1. Developer shall purchase the South School property from the School District of Reedsburg as shown on Exhibit A. Developer shall donate a portion of the property to the City for a City owned neighborhood park. The Developer shall get a credit toward the City park impact fees for the donated land.
2. Developer shall create 48 apartments, of which approximately twenty six (26) apartments will be in the existing historically preserved school and approximately twenty two (22) townhouse style units with individual entries on the balance of the site. See Exhibit B for concept plans.
3. Based on preliminary plans and current WHEDA guidelines, which are subject to change as the project gets further developed, Developer proposes to create eighteen (18) one-bedroom, 18 two-bedroom and 12 three-bedroom units. The units will target households with incomes following WHEDA guidelines which currently include households having incomes at 30% of county median income, 50% of county median income, and 80% of county median income. The actual breakdown of the unit sizes and tenant incomes will be finalized during the WHEDA tax credit application process and final design.
4. Developer intends to apply for WHEDA Section 42 tax credits during their next application cycle. Construction is scheduled to begin by December 2021, with project completion before Dec. 31,

2022. The schedule is subject to WHEDA's application and approval process. One twelve month extension can be approved by City Staff.

5. Developer shall spend an estimated \$11,564,265 on the project. Developer shall increase the property tax assessment to create an actual Increment Value not less than one million five hundred thousand dollars (\$1,500,000) on or before December 31, 2022 generating an minimum annual tax increment payment of thirty six thousand dollars (\$36,000), beginning with the full tax payments due in 2024, which is sufficient to recover the development incentives and the City administrative costs in the time proscribed by the City's governing body. During the term of this agreement, beginning with the full tax payments due in 2024, Developer shall guarantee a minimum annual tax increment payment of thirty six thousand dollars (\$36,000). In the event the actual tax increment payment is less than thirty six thousand dollars (\$36,000), the Developer shall pay to City annually a sum equal to the difference between thirty six thousand dollars (\$36,000) and the actual tax increment payments. See also Article II, Section D, Security.

Payments made pursuant to this paragraph shall hereinafter be referred to as Guaranteed Tax Increment Revenue. Fifty percent (50%) of the Guaranteed Tax Increment Revenue shall be due January 31 and fifty percent (50%) due on July 31 of the year taxes for improvements are paid, and every year thereafter until termination of the Development Agreement. The first partial payment of the Guaranteed Tax Increment Revenue shall be paid on January 31, 2024. In no event shall this paragraph be interpreted to allow the Developer to pay less than the legally established annual property tax levied against the property which may be in excess of the Guaranteed minimum amount established above, nor shall the Developer be relieved of its responsibility to pay such taxes levied after termination of the Development Agreement.

6. Obtain all necessary permits; comply with all local, state, and federal requirements. Developer shall be responsible to pay all permit fees and City impact and connection fees.
7. Submit a site plan, building plan and a landscaping plan for the City to review and approve.
8. Execute a Development Agreement between the City and Developer as stipulated in Section IV.
9. Developer shall not seek a reduction of property tax assessment during the term of this agreement.
10. Any costs expended by the Developer will be exclusive to the Developer and will not be a cost of the City.

II. City of Reedsburg agreement

1. The City shall create Tax Increment District No. 10 which will include the South School property.
2. Using TID No. 10 funds, the City shall provide TIF funding to the Developer using the "PayGo" methodology. Based on the Guaranteed Tax Increment Revenue in the amount of thirty six thousand dollars (\$36,000), the City shall provide annual "PayGo" payments to the Developer in the amount of thirty three thousand dollars (\$33,000) until the aggregate sum of annual payments equals seven hundred and fifty thousand dollars (\$750,000).

The first payment will be made on July 31, 2024 and the last payment on July 31, 2046. Said payments shall be made provided the Developer is in compliance with the terms of the Development Agreement. Payments are also subject to the Guaranteed Tax Increment Revenue provisions included in Section III, 2 of this MOU. If the actual TIF revenue is less than the Guaranteed Tax Increment Revenue, the annual "PayGo" payment shall be decreased by the amount of the shortfall. For example, if the actual tax increment revenue is five thousand dollars (\$5,000) less than the Guaranteed Tax Increment Revenue amount, the annual "PayGo" payment to the Developer will be reduced by five thousand dollars (\$5,000). In the event the annual "PayGo" payments are

decreased, the amount of the annual reduction will also be reduced from the seven hundred fifty thousand dollar (\$750,000) aggregate amount of TIF assistance provided for in Article II, Section 2 above.

3. The terms of the TIF payments shall be incorporated into a Promissory Note issued by the City.
4. The City shall apply for a \$283,000 CDBG CLOSE Grant (Grant) from Sauk County, WI. If awarded, the Grant will be provided to the Developer to fund eligible non-construction costs. As the Grant recipient, the City shall execute a grant agreement with Sauk County and administer the grant program.
5. The City shall accept the donated land from the South School property for a neighborhood park. The park shall be owned, developed and maintained by the City. The City will give the Developer credit toward the required park impact fees.
6. The Developer will not be allowed to sell the building during the term of the Development Agreement unless granted written approval from the City, which will not be unreasonably withheld. If approval to sell is granted, the terms of the Development Agreement between the Developer and the City will be assigned to the buyer.
7. The City agrees to receive a request for a Planned Development Group application and will work cooperatively with the Developer to approve the project pursuant to City ordinances.
8. The City agrees to receive a request for approving a Certified Survey Map and will work cooperatively with the Developer to approve the Certified Survey Map pursuant to City ordinances.
9. Any money expended exclusively by the City for this project will not be reimbursed by the Developer.

III. Security

1. Insurance. The Developer shall maintain insurance on the Parcel, in an amount not less than the full insurable value of the improvements, for fire, casualty, and external damage coverage and shall name the City as an additional insured, for the term of the Development Agreement. The City shall be in a subordinate position to any bank and/or other lender (collectively, the "Lender") providing construction or long-term financing for the Facility or to the Developer. A copy of an insurance binder or certificate of insurance demonstrating compliance with this Section shall be submitted to the City within thirty (30) days after commencement of construction at the Facility. Thereafter, the Developer shall provide the City with written evidence of compliance with this Section on an annual basis. In the event the improvements on the Parcel are damaged or destroyed before the City has totally recovered its expenditures for this project, the proceeds from the insurance shall be payable to the Developer, and subject to the Lender's requirements, shall be applied toward either (a) the reconstruction of the improvements so destroyed or damaged, or (b) the then outstanding unpaid balance of the City's upfront Development Costs. The parties agree that solely for purposes of this MOU, the amount of the City's upfront Development Cost is \$20,000.
2. Guaranteed Tax Increment Revenue. During the term of the Development Agreement, the Developer shall generate at least the annual amount of tax increment revenue of thirty six thousand dollars (\$36,000), with the first full payment being in 2024. In the event the actual tax increment revenue payment is less than thirty six thousand dollars (\$36,000), the City shall reduce the annual "PayGo" payment to the Developer, as provided for in Section II.2 of this MOU. The amount of the reduction to the annual "PayGo" payment shall be equal to the difference between the actual tax increment revenue and the Guaranteed Tax Increment Revenue. In the

event the reduction to the annual "PayGo" payment is not sufficient to make up the shortfall of the Guaranteed Tax Increment Revenue, Developer shall pay to City annually a sum equal to the difference between the Guaranteed Tax Increment Revenue and the deficit left after the reduction in the annual "PayGo" is applied. So long as there is a deficit left after the reduction in the annual "PayGo" payment is applied, the payments shall be made by the Developer to the City and shall continue annually until the expiration date of the Development Agreement. If the Developer fails to make the payment upon the written demand of the City, the City shall add the amount owed by the Developer to the real estate tax bill for the Development Site. In no event shall this paragraph be interpreted to allow the Developer to pay less than the legally established annual property tax levied against the property which may be in excess of the guaranteed minimum amount established above; nor shall the Developer be relieved of its responsibility to pay such taxes levied after termination of the Development Agreement.

IV. Acknowledgements & Contingencies

The parties to this MOU acknowledge the commitments included in this document are preliminary and are subject to change as the project scope is finalized. The parties also acknowledge the following contingencies:

1. Developer receives final financing approval.
2. The project shall be reviewed and approved as a Planned Development Group by the City.
3. Recording of the Certified Survey Map.
4. The City and Developer approves and executes the Development Agreement and Promissory Note.
5. The Developer acquires title to the parcel on terms satisfactory to Developer.
6. The City successfully creates Tax Increment District No. 10.
7. The project receives a CDBG CLOSE grant from Sauk County.
8. The project meets all WHEDA requirements to receive Rental Housing Tax Credits. The project must also satisfy all National Park Service requirements to receive Federal Historic Tax Credits, and must be awarded State Historic Tax Credits from WEDC.

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

The term of the Development Agreement is until the final annual "PayGo" payment is made by the City to the Developer, which is estimated to be on July 31, 2046. In no case can TIF annual "PayGo" payments be made after TID No. 10 is terminated, which is estimated to be 2047.

Both parties mutually understand the City and Developer will execute a Development Agreement. This MOU will expire once both parties sign a Development Agreement, or on December 2022, whichever comes first. The terms stated herein constitute the entire agreement between the Developer and City. The City and the Developer must agree to any amendment to this agreement in writing.

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

_____, 2020.

For the City of Reedsburg

David G. Estes, Mayor

Date

Jacob Crosetto, City Clerk

Date

For Commonwealth Development Corporation of America

_____, Member

Date

Witness

Date

PUBLIC HEARING NOTICE
April 27, 2020 – 6:00 p.m.

**City of Reedsburg
City Hall
134 S. Locust Street
Reedsburg, WI 53959**

The City of Reedsburg will conduct a public hearing regarding its proposed application for Sauk County Community Development Block Grant – CDBG CLOSE GRANT funds for the South School Rehab/Conversion. The public is invited to attend to learn about the CDBG program, to help identify additional community development needs, and to comment on the activities proposed to be included in the CDBG application.

The agenda for the public hearing is:

1. Identification of potential available funds
2. Eligible CDBG activities
3. Presentation of identified community development needs
4. Identification of community development needs by the public
5. Presentation of activities proposed for CDBG application
6. Citizen input regarding proposed and other CDBG activities

Residents of the City of Reedsburg are encouraged to attend, especially residents with low- to moderate-incomes.

The meeting room is handicapped accessible. Persons needing additional accommodations should contact Jacob Crosetto, City Clerk at 608-768-3346, or email jcrosetto@ci.reedsburg.wi.us

Publish 4/09/2020

2020 Community Development Block Grant Program

The Small Cities CDBG Program is administered by the Wisconsin Department of Administration, Division of Housing (DOH). Following is a summary of the 2020 CDBG programs and opportunities for local units of government. The DOH is in the process of finalizing the program so some of the information is subject to change.

2020 Small Cities CDBG Schedule

Following is a tentative summary of the 2020 implementation schedule:

- The 2020 applications will be released in late February 2020.
- Training sessions will be held in February and March 2020.
- **CDBG Public Facilities Program:** Application deadline is May 15, 2020. (Extended to June 25, 2020)
- **CDBG Public Facilities for Economic Development Program, Planning and Economic Development Programs:** Applications will be accepted on a continuous basis.
- **CDBG Rural Economic & Area Development Initiative Program:** Applications will be accepted on a continuous basis.
- **CDBG Housing Program:** The biennial application deadline will be in 2021.
- Grant awards are expected to be made 45 to 60 days after the submittal deadline.

CDBG Eligibility Criteria

Pursuant to HUD guidelines, 70% of the total CDBG allocation must be used to benefit Low-to-Moderate Income persons. To be eligible for the CDBG Program, the project must meet one of the following national objectives:

- 51 percent Low-to-Moderate Income (LMI) benefit,
- Slum and Blight Removal,
- Local Urgent Need.

CDBG Grant Categories & Funding Levels

The CDBG program includes the following grant categories and funding levels:

HOUSING

- **CDBG Housing**

Approximately 7 million is available for Regional Housing applications. Approximately \$500,000 is available for Non-Regional Housing Applications. Eligible activities include: owner-occupied and renter occupied rehabilitation, accessibility modifications, homestead (down-payment and closing cost assistance), new housing site development and certain acquisition costs, and small-scale public facilities improvements. Housing grants are available through a regional approach with grants to a lead county agency, or to individual communities that choose not to belong to a regional organization. The next biennial CDBG Regional Housing application deadline will be in December 2021. The next CDBG Housing Non-Regional Housing Application deadline is in May 2020.



COMMUNITY DEVELOPMENT

- **CDBG-Public Facilities for Economic Development (CDBG-PFED)**

Approximately \$6 million is available to fund infrastructure that directly supports business expansion, increased employment opportunities for LMI persons, and adding to the local tax base. Eligible projects include sanitary sewer collection & treatment, water supply and distribution, streets, storm sewer and sidewalks. CDBG-PFED applications may be submitted on a continuous basis. Maximum grant is 50% of project cost up to \$750,000.

- **CDBG-Public Facilities (CDBG-PF)**

Approximately \$12 million is available on an annual competitive application process. Funded projects will include: 1) Reconstruction of deteriorating infrastructure including sanitary sewer systems, municipal water systems, streets, parks, sidewalks and handicapped access improvements, 2) Essential community facilities such as community centers, senior centers, fire stations, health clinics and libraries, and 3) Downtown revitalization including blight elimination, infrastructure, parking, streetscape, building façade improvements and historic preservation. The next application deadline is June 25, 2020. Maximum grant is 67% of the project cost up to a \$1,000,000 grant.



- **CDBG-Planning**

Approximately \$235,000 is available for planning projects that address a major economic or community development project, or unexpected economic activities that adversely impact the community. Maximum grant: 67% of the project cost, up to a \$25,000 grant or a single project plan and \$50,000 grant for a community wide plan. Eligible activities: assist communities to develop clear and actionable strategies for addressing specific site, neighborhood or community development needs; or, to improve the quality of community or economic development projects. Typical projects include: economic development plans, downtown revitalization plans, or neighborhood revitalization plans. Applications are accepted on an continuous basis.

- **CDBG Rural Economic & Area Development Initiative (CDBG-READI) (Subject to HUD Approval)**

Approximately \$10 million is available for this program. The purpose of the program is to provide targeted economic development investment in either single communities or a rural region. 100% of the funds must benefit low-to-moderate income individuals. READI grants will be awarded to local units of government, which will be passed on to a Community Development Organization (CDO). The CDO will award grants for economic development and workforce housing projects. Grant awards will also be made for job training. The maximum economic development grant is \$500,000, the maximum workforce housing grant is \$300,000, and the maximum job training grant is \$200,000.

- **CDBG-CLOSE Program** - The CDBG CLOSE program starts on Feb. 1, 2019 and runs for two years. HUD is requiring over \$100 million of local ED Revolving Loan Funds (RLF) to be recycled. Communities must repay funds to DOA and can apply to get funds back. The funds can be used for any eligible CDBG projects. Communities who did not receive a CDBG ED grant after 1992 can defederalized their CDBG ED RLF funds.

ECONOMIC DEVELOPMENT

CDBG Economic Development: Approximately \$5.9 million will be available for economic development projects that benefit LMI persons. This program has been recently revised to provide grants directly to businesses that commit to creation or retention of jobs. Funds may be used for working capital, equipment or construction. \$7,000 to \$10,000 of grant funds is available for each FTE job. Maximum grant is 50% of costs up to \$500,000.

*Vierbicher has secured over \$100 million in grant funding and created over 125 tax increment districts.
For additional information regarding public funding programs, please contact:*

Kurt R. Muchow, (608) 402-6378, kmuc@vierbicher.com

vierbicher
planners | engineers | advisors





Chapter 5

Reedsburg

Assessment & Strategies

Financial Characteristics

Data from Appendix A shows low median annual household income for renters, at \$22,994, as compared to \$31,974 for the County. In addition, the percentage of renters paying greater than 30% of their income on rent are higher than all other partnership communities at 49.2%. This indicates that renters are in need of affordable rental housing options, including low-income and subsidized apartments.

Reedsburg Housing Needs Summary

- The median age in the City is low and rates of child dependency are high, indicating a need to house a younger population that is aging slowly and who are comprised of younger families with younger children present.
- An increase in household size, a lower number of households having those 60 years and older present and low rates of those enrolled in K-12 further indicates an immediate need for housing options for larger families that have younger children not yet enrolled in school.
- The City has a high percentage of its population with incomes below the poverty level, indicating a need for housing for very-low and low-income subsidized residents, including younger families with children.
- Rental housing market is growing while the owner-housing market is falling. This, along with lower housing prices, as compared to the other partnership communities, and lower median incomes indicates a need for very-low to low-income owner-occupied housing to offset the need for rentals. Very-low and low-income owner-occupied units would have to heavily subsidized and potential buyers would need substantial assistance as well.
- High growth in Finance and Professional industries indicates a need for affordable workforce housing as well.

Goals, Objectives & Strategies

This section presents goals, objectives and strategies necessary for the community to implement in order to ensure housing needs are met. These strategy items are derived in response to the needs detailed in the previous Needs Assessment section. The goals, objectives and strategies for the community include the projected number of housing units needed, which are based on population projections by age group for the next five (5), ten (10), and fifteen (15) years. The age groups are defined by generation, which influence the type of projected number of housing units needed due to the different generational preferences and characteristics regarding housing. A description of generational characteristics can be found in the County Goals, Objectives and Strategies chapter. A number of assumptions about these preferences have been included and are derived from a variety of sources, as noted in Appendix A.

The strategy items are organized by categories, which include housing type, senior housing, and affordable housing as well as neighborhood, community and other initiatives. These strategy items are also presented along with the needs they address and are summarized in an implementation matrix as well.

Reedsburg

Projections

The following are a summary of projections for the number of new residents and households expected through 2033, as well as the minimum number of housing units that will be demanded by new residents aged 20 years and older. The projections take into account population growth and housing preferences by generation at five (5)

year increments through 2033. The housing projections should be considered the minimum number of units which need to be built for new residents and to maintain current market vacancy rates for owner-occupied units, at 2.2%, and renter-occupied units, which range from 2.4% to 5.8%. Additional housing units will be needed to increase vacancy rates, particularly for owner-occupied units, and also accommodate those looking with special needs, such as those related to affordability and senior housing. However, the housing projections do account for those aging from one generation to another and having different preferences. The previous needs assessment as well as the goals, objectives and strategies listed below provide recommendations for building the projected housing that is needed as well as additional units to accommodate encourage higher vacancy rates. The goals, objectives and strategies also account for the special needs and particular local circumstances.

Figure S1 shows the total local population to increase by 310 more persons by 2023, by 360 more persons by 2028 and by 346 more persons by 2033. The local population aged 20 years and older increases by 271 persons by 2023, by 288 more persons by 2028 and by 264 more persons by 2033. By 2023, Reedsburg will have housing demand for 115 additional households who will need, at a minimum, 37 apartments, 24 attached multi-family units and 54 single family homes. By 2028, Reedsburg will have housing demand for 114 additional households who will need 32 apartments, 26 attached multi-family units and 55 single family homes. By 2033, the City will have housing demand for 104 additional households who will need 28 apartments, 27 attached multi-family units, and 50 additional single family homes.

Figure S1 Projections

	2023	2028	2033
Additional Persons <20 yrs. old	39	72	82
Additional Persons 20 yrs. old +	271	288	264
Total Additional Persons	310	360	346
Additional Households	115	114	104
Additional Apartments	37	32	28
Additional Condos/Townhomes/Duplexes	24	26	27
Additional SF Homes	54	55	50

* Source: Vierbicher

The Department of Administration provides population projections for the years 2020, 2025, and 2030. Averaging annual population growth between these years, additional population projections can be estimated to total an additional 850 persons by 2023, an additional 818 persons between 2023 to 2028, and an additional 702 persons between 2028 and 2033. These can be considered a high estimate of future population growth. As population projections by age, cohort or generation are not available from the DOA, estimated housing demand cannot be projected using this data.

RESOLUTION

(Submission of a Community Development Block Grant (CDBG) - CLOSE Application)

NO. 4412-20

Relating to the City of Reedsburg participation in the Community Development Block Grant – CLOSE program;

WHEREAS, Federal monies are available under the Community Development Block Grant (CDBG) program, administered by the Wisconsin Department of Administration (DOA) Division of Energy, Housing and Community Resources (DEHCR) for the purpose of Economic Development; and

WHEREAS, Sauk County had previously received CDBG Economic Development Grants to make loans for business expansion and DEHCR is requiring these funds to be reused as part of the CDBG CLOSE program; and

WHEREAS, after public meeting and due consideration, the City Council has recommended that an application be submitted to Sauk County for the following project: South School Rehab Conversion to create affordable apartments; and

WHEREAS, it is necessary for the City Council to approve the preparation and filing of an application for the City to receive funds from this program; and

WHEREAS, the City Council has reviewed the need for the proposed project and the benefits to be gained there from;

NOW, THEREFORE, BE IT RESOLVED, that the City Council does hereby approve and authorize the preparation and filing of an application for the above- named project; and that the Mayor is hereby authorized to sign all necessary documents on behalf of the City; and that Authority is hereby granted to City Council to take the necessary steps to prepare and file the application for funds under this program in accordance with this resolution.

ADOPTED on this 27th Day of April 2020.

David G. Estes, Mayor

Jacob Crosetto, City Clerk-Treasurer

Respectfully Submitted:

The above resolution has been authorized by the governing body of the City of Reedsburg by Resolution **No. 4412-20**, dated April 27, 2020.

Date Passed: April 27, 2020.

Vote: _____

STAFF REPORT

AGENDA ITEM: _____

To: Common Council

By: Brian Duvalle, Planning/Building

Date of Meeting: April 27, 2020

Subject: Planned Development Group – South School

BACKGROUND AND REQUEST

The RSD had a few interested parties look into re-developing the former South School. Commonwealth Co. is the only one to pursue it further.

In order to make the project work feasibly, a number of grants, loans and tax incentives are needed with a May 2020 deadline to apply. Feasibility also requires many dwelling units, therefore 22 townhouses are proposed along with 26 apartments in the school. This request is proposed as a Planned Development Group (similar to Park Place and Walnut Flats) because several zoning standards need a waiver:

- a) Open Space – 30% required; 25% proposed.
- b) Parking – 83 required; 72 proposed.
- c) Front yard setback – 25' is required; 10' is proposed.
- d) Rear yard setback – 25' is required; 10' is proposed.
- e) Sign – 15' vision triangle (this may be met but can't say for sure without dimensions)
- f) Ground sign – 20 square feet required; 26.6 SF proposed.

RECOMMENDATION

Plan Commission recommends approval with conditions listed below.

ACTION:

If the Mayor and City Council are ready, the following conditions may be included if approved:

- 1) Install bike parking;
- 2) Submit an agreement for common wall maintenance, utilities and building restrictions per § 690-28.2(F);
- 3) Submit an exterior lighting plan and landscaping schedule;
- 4) Receive approval from Public Works and RUC for utility connections and stormwater.

Attachments: Application and supporting documents

Reedsburg Plan Commission

April 14, 2020



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

Present: Alder Dave Knudsen, Alder Mike Gargano, Greg Finkel

Absent: Dan DeBaets, Steve Zibell

Staff: Brian Duvalle

Approval of Minutes: Motion by Gargano, seconded by Finkel to approve the 3/10/20 meeting minutes.
Motion approved

Consider site plan for Reedsburg Area High School fitness center addition and alterations. – 1100 S Albert Ave; 2100-01010 – Plunkett Raysich Architects, LLP

Architect Steve Kieckhafer stated that the proposed addition would be built on the south side of the current school, where it was originally intended to be expanded. Cardio is planned for the first floor and a multi-purpose room on the second floor. The exterior brick will match the existing and additional glass may be added for more natural light. Superintendent Tom Benson stated that this area would provide additional safety than what they currently have at the school.

Motion by Knudsen, seconded by Gargano to approve the site plan as presented.

Motion approved

Consider recommendation for Planned Development Group permit under Municipal Code Section 690-23 to convert former South School into multi-family apartments and construct new townhouses on the property. – 420 Plum St; Parcel #1640 – Commonwealth Company. If approved, the permit would then have final review by the Reedsburg Common Council on April 27, 2020, 6:00PM.

Kevin McDonnell from Commonwealth stated that:

- They are working with the State to retain historical features (e.g. flooring, windows)
- They do not sell their developments
- They use in-house contractors for much of the carpentry and painting and use local subcontractors
- They have onsite management, storage and community rooms
- They are proposing 1, 2 & 3 bedroom units in the school and 2 & 3 bedroom units in the townhouses

Jon Fuhlbohm asked about rents, which will average about \$670.

Knudsen stated that as the area's alderperson and speaking with residents, he wants to see compatible designs with the neighborhood.

Buzz Wood submitted written comments about parking, taxes, density, rentals and his view.

Linda Silvers asked about rents, property values and management. McDonnell stated that many tenants are workforce personnel and seniors. They will have another property manager along with a second manager at Park Place. Sheridan Silvers stated that he worked with low-income properties and expressed concern about their future condition.

Dennis Murray asked about future tenants and garages. McDonnell stated they do background checks and own about 50 other properties in WI.

Motion by Gargano, seconded by Finkel to recommend approval to Common Council as presented and with the following conditions:

1. Install bike parking;
2. Submit an agreement for common wall maintenance, utilities and building restrictions per § 690-28.2(F);
3. Submit an exterior lighting plan and landscape schedule;
4. Receive approval from Public Works and RUC for utility connections and stormwater;

Motion approved

Motion by Knudsen, seconded by Gargano to adjourn at 6:45 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

Plan Commission
Staff Report

DATE: 4/14/20

APPLICANT: Commonwealth Company

LOCATION: 420 Plum St; Parcel #1640

ZONING: R-3 Residential

PROPOSED LAND USE REQUEST: Planned Development Group

DESCRIPTION: Consider recommendation for Planned Development Group permit under Municipal Code Section 690-23 to convert former South School into multi-family apartments and construct new townhouses on the property. If approved, the permit would then have final review by the Reedsburg Common Council on April 27, 2020, 6:00PM.

General Findings

SURROUNDING LAND USES:

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

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Plum, S Pine, S Locust; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

Site Plan Review Findings of Fact for Section 690-33

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 Ordinance.

1. The Board finds that the existing parcel contains the former South School.
2. The Board finds that the proposal is for 26 apartments and 22 townhouses.
3. The Board finds that the uses are permitted under section 690 Attachment 1.
4. The Board finds that the parcel is zoned R-3 Residential.
5. The Board finds that 72 parking spaces are proposed.
6. The Board finds that proposed open space is about 25%.
7. The Board finds that the parcel is about 92,000 square feet.
8. The Board finds that density standards permit up to 61 units; 48 are proposed.
9. The Board finds that a public park/green space will be located at the NE corner along Plum and S Pine Streets.
10. The Board finds that a ground sign will be located in the NW corner of the lot.

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

1. The Board finds that the proposal is for 26 apartments and 22 townhouses.
2. The Board finds that 72 parking spaces are proposed.
3. The Board finds that proposed open space is about 25%.
4. The Board finds that the parcel is about 92,000 square feet.

All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that the proposal is for 26 apartments and 22 townhouses.
2. The Board finds that 72 parking spaces are proposed.
3. The Board finds that driveways will be located on S Locust and Plum Streets.

Exterior lighting shall be arranged as follows:

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

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. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. The Board finds that the proposal is for 26 apartments and 22 townhouses.
2. The Board finds that 72 parking spaces are proposed.
3. The Board finds that driveways will be located on S Locust and Plum Streets.

Site plans shall conform to all applicable requirements of City, State and Federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, State and Federal permits.

1. The Board finds that the future use map indicates Residential.

Multi-Family Standards – Section 17.42

- (3) **Standards – General.** In addition to standards applicable to regular subdivisions, no MFRD shall be approved unless the following items have been submitted and approved by the City:
 - (A) A development plan of the project including location and sizes of structures, parking layout, access areas and exterior elevations;
 - (B) A preliminary landscaping plan of the project, indicating types and sizes of landscaping materials and permanent irrigation facilities, prepared by a person licensed by the state to prepare such plans;
 - (C) A preliminary lighting plan of the project, indicating location and nature of exterior lighting and lighting fixtures in common areas;
 - (D) The proposed condominium documents, including those portions of the covenants, conditions and restrictions that apply to the conveyance of units, the assignment of parking and the management of common areas within the project;
 - (E) Preliminary construction plans of any proposed new buildings. For existing buildings proposed to be converted, original construction plans or a set of plans accurately showing existing construction shall be submitted; and
 - (F) Such other information, which the City Engineer determines, is necessary to evaluate the proposed project.
- (4) **Environmental Preservation.** The location and orientation of all buildings shall, whenever feasible, preserve natural features by minimizing the disturbance to the physical environment. Natural features such as trees, waterways, historic landmarks or slopes shall be delineated in the development plan and considered when planning the location and orientation of buildings, open spaces, underground services, walks, paved areas, play areas, parking areas and finished grade elevations.
- (5) **Landscaping.** The following standards shall be met:
 - (A) All setback areas fronting on or visible from an adjacent public street, and all recreation, leisure and open space areas shall be landscaped in accordance with the project plan. Parking lots are allowed in the setback area if approved by the Plan Commission;
 - (B) Decorative design elements, such as fountains, pools, benches, sculpture, planters, exterior recreational facilities and similar elements may be permitted, providing such elements are incorporated as a part of the landscaping plan; and,
- (6) **Lighting.** All on-site lighting systems shall be required on all vehicular access ways and along major walkways. Such lighting shall be directed onto the driveways and walkways within the development and away from the adjacent properties. Lighting shall also be installed within all covered and enclosed parking areas.
- (7) **Lot Coverage.** Lot coverage shall conform to zoning ordinance requirements for the zoning district in which the MFRD project is proposed.
- (8) **Open Space – Common.** The following requirements shall apply:
 - (A) Minimum grass or vegetated open space for MFRD's shall be thirty (30.0%) percent of the parcel being developed.
 - (B) Common open space areas shall be designed and located within the project to afford use by all residents of the project. These common areas may include, but are not

limited to: game courts or rooms, swimming pools, garden roofs, sauna baths, putting greens, or play lots.

- (C) Active recreation and leisure areas, except those located completely within a structure, used to meet the open space requirement, shall not be located within fifteen (15) feet of any door or window of a dwelling unit.
 - (D) Private waterways, including pools, streams and fountains, may be used to satisfy not more than fifty (50.0%) percent of the required open space.
- (9) Open Space – Private. Notwithstanding the common open space requirement, each unit may directly access private open space.
- (10) Trash Collection Areas. Trash collection areas shall be provided within two hundred and fifty (250') feet of the units they are designed to serve. Such areas shall be enclosed within a building or screened with masonry or wood walls having a minimum height of five feet. Access gates or doors to any trash area, not enclosed within a building, are to be of opaque material.

17.13(5) Planned Development Groups.

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

STAFF COMMENTS:

Waivers needed for the following, to be recommended to Council if approved:

- 1) Open Space – 30% required; 25% proposed.
- 2) Parking – 83 required; 72 proposed.
- 3) Front yard setback – 25' is required; 10' is proposed.
- 4) Rear yard setback – 25' is required; 10' is proposed.
- 5) Sign – 15' vision triangle (this may be met but can't say for sure without dimensions)
- 6) Ground sign – 20 square feet required; 26.6 SF proposed.

Other comments:

- Bike parking should be added per City plans and for reduced auto parking
- Some of the townhouses (all rentals) will be 3-bedroom, which are greatly needed per SCDC's housing study.
- Will provide new housing in an infill area per the Comp Plan, as well as townhouses per Design Reedsburg plan.
- The public park will be located at the NE corner of the lot for historic preservation reasons. This location will best allow the open view of the school building per the State's request.
- Any approval should be conditioned on an agreement submittal for maintenance of the common walls.
- Any approval should be conditioned on Public Works and RUC approvals for utility connections and stormwater.
- Any approval should be conditioned on the submittal of an exterior lighting plan and landscape schedule.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, April 14, 2020, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

City of Reedsburg Land Use Application

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

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

APPLICANT: Commonwealth Development Corporation of America

ADDRESS: 7447 University Avenue, Suite 210 **CITY:** Middleton **STATE:** Wisconsin

ZIP: 53562 **PHONE:** 920-922-8170 **FAX:** _____

E-MAIL: k.mcdonell@commonwealthco.net

PROPERTY OWNER: (if different from Applicant) Reedsburg School District

LOCATION: 420 Plum Street **PARCEL #:** 276-1640-00000

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” on back page.

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

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

☐ **Site Plan Review:** (See “B” on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

For *VARIANCE* requests, also answer “C” on back page.

☒ **Other or Annexation:** Conversion of school into housing with new construction townhouses on balance of site.

AFFIDAVIT

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

Applicant Signature / Date

Owner Signature / Date

Extraterritorial Committee Date: _____
Plan Commission Date: 4/14/20 at 6:00pm
Board of Zoning Appeals Date: _____
City Council Action & Date: 4/27/20 at 6:00pm

Account #10-461500-00

**The applicant or representative MUST
ATTEND the meeting.**

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

Cond Use; Site Plan \$153	\$153
Cond Use-Agriculture \$400	_____
Variance \$112	_____
Rezoning \$200	_____
C.S.M. \$171	_____
Subdivision Plat \$610	_____
- w/ Stormwater Plan \$100	_____
Flood Plain Zone \$189	_____
Annexation \$200	_____
Plan Amend \$200	_____
Date Paid	_____
Receipt #	_____



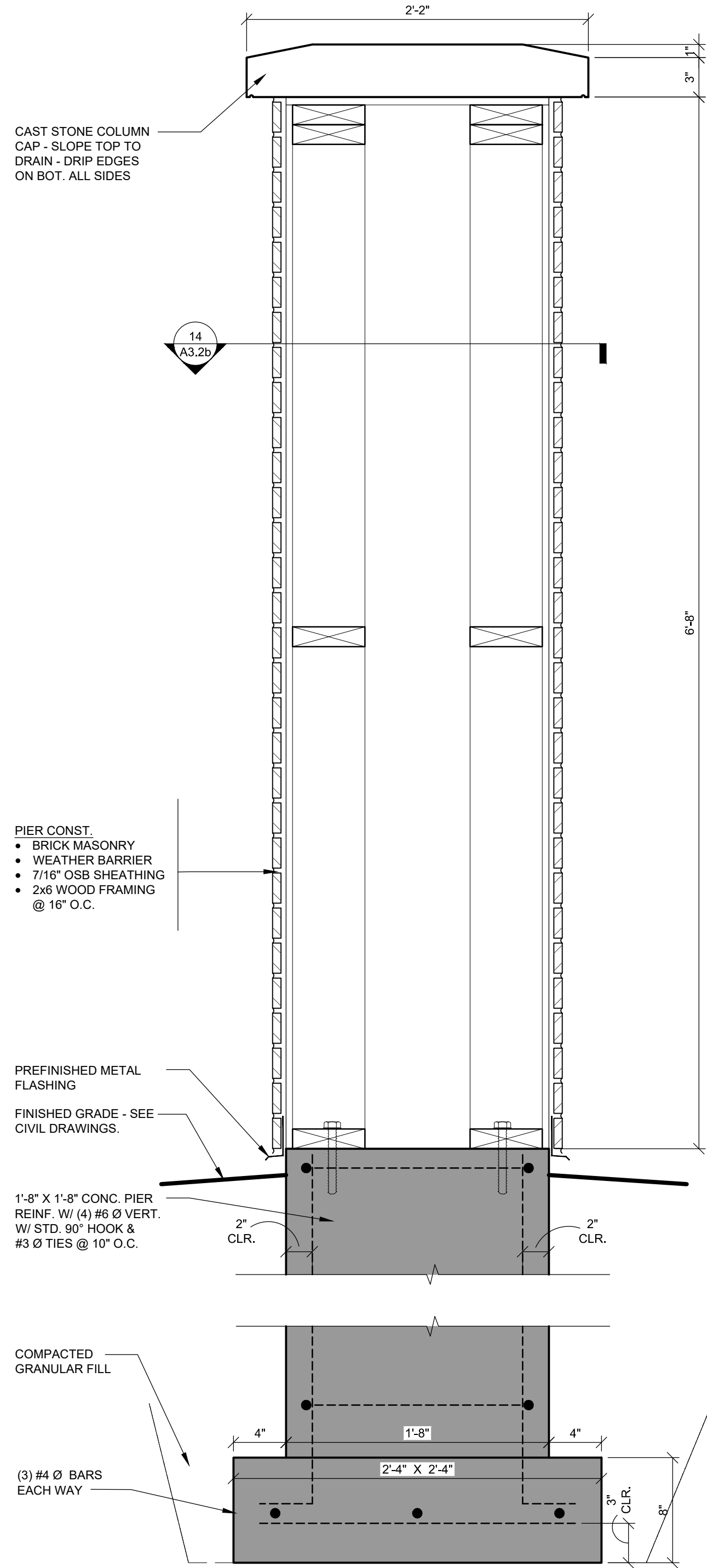






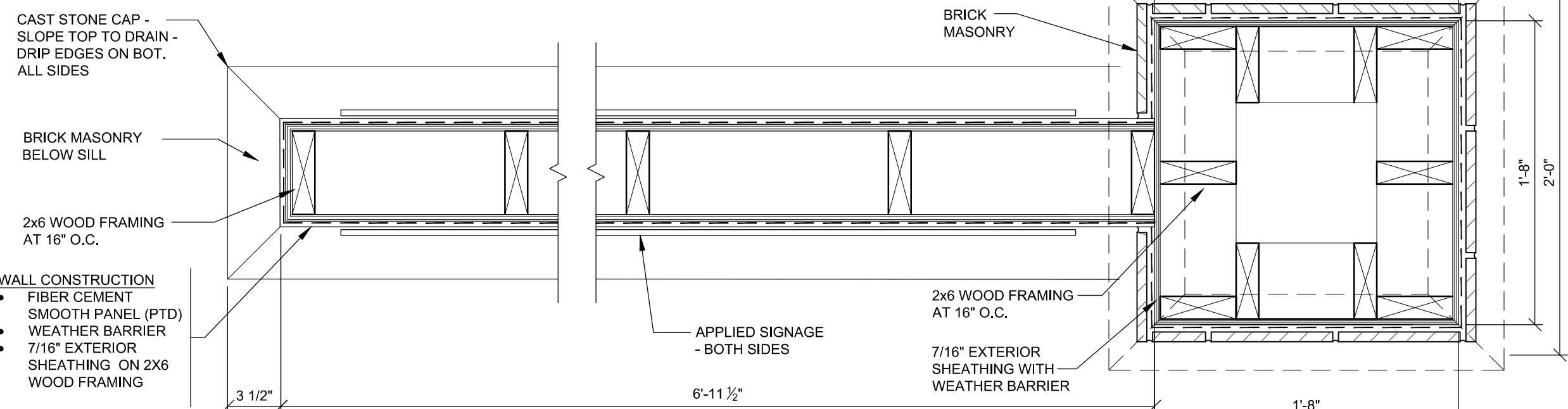
SIGNAGE RENDERING

* COLORS AND SIGN DESIGN ARE NOT FINALIZED



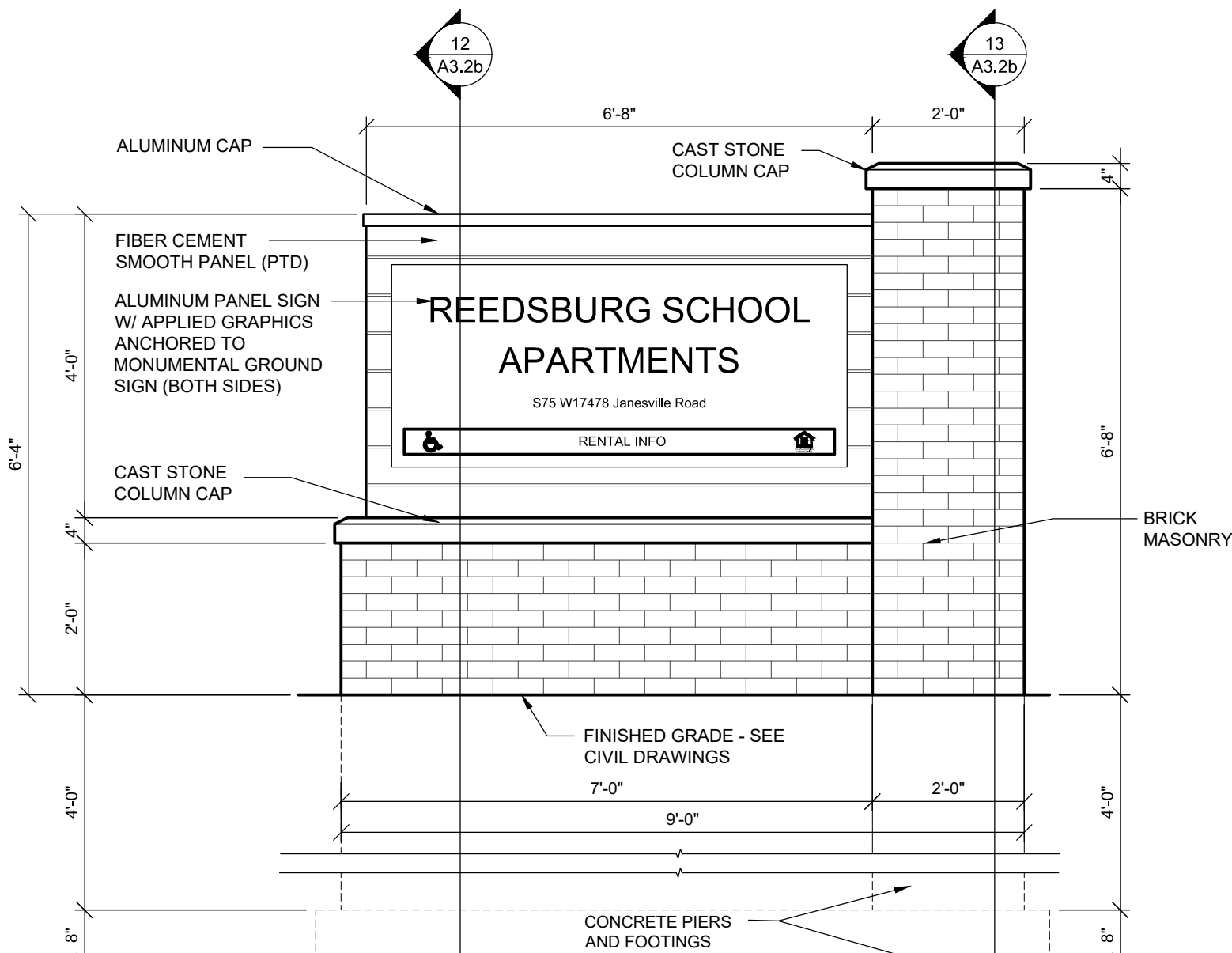
13 SIGN COLUMN SECTION

A3.2b SCALE: 1 1/2" = 1'-0"



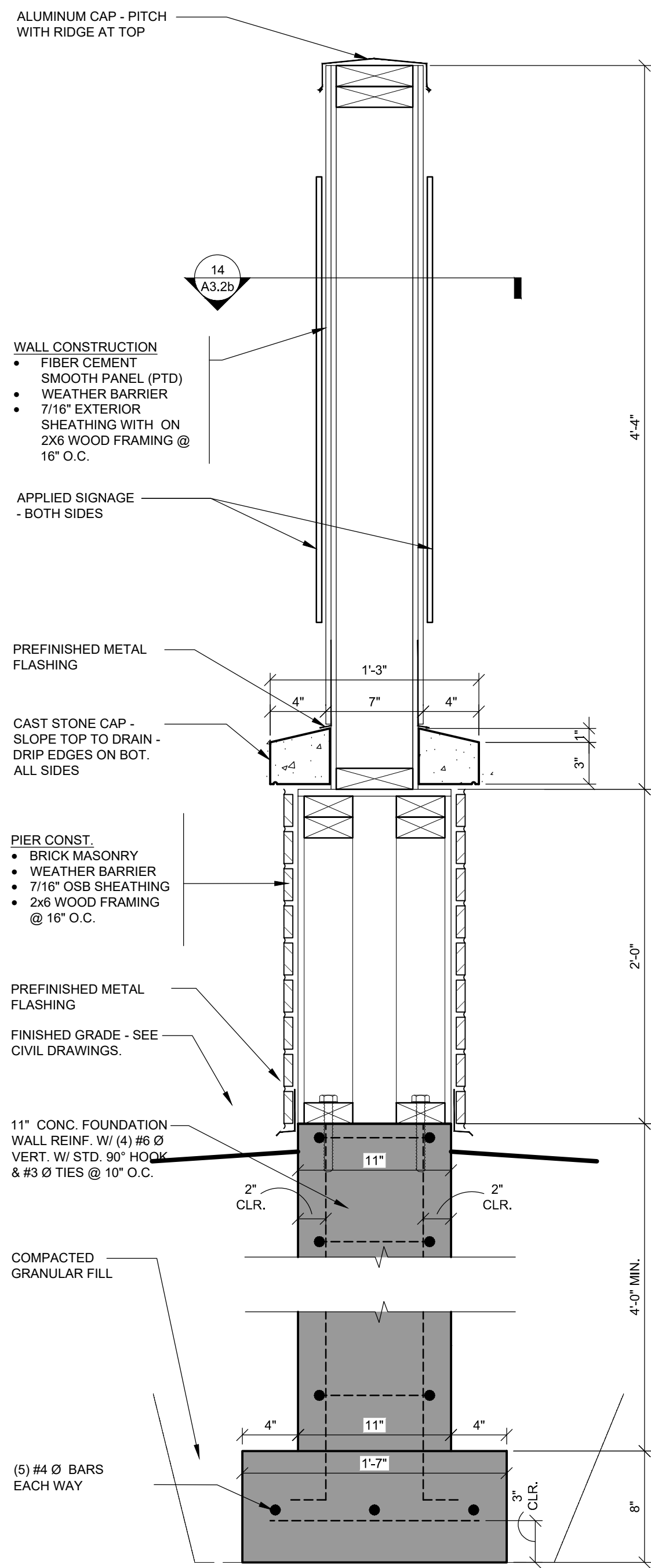
14 SIGN PLAN

A3.2b SCALE: 1 1/2" = 1'-0"



11 SIGN ELEVATION

A3.3b SCALE: 1/2" = 1'-0"



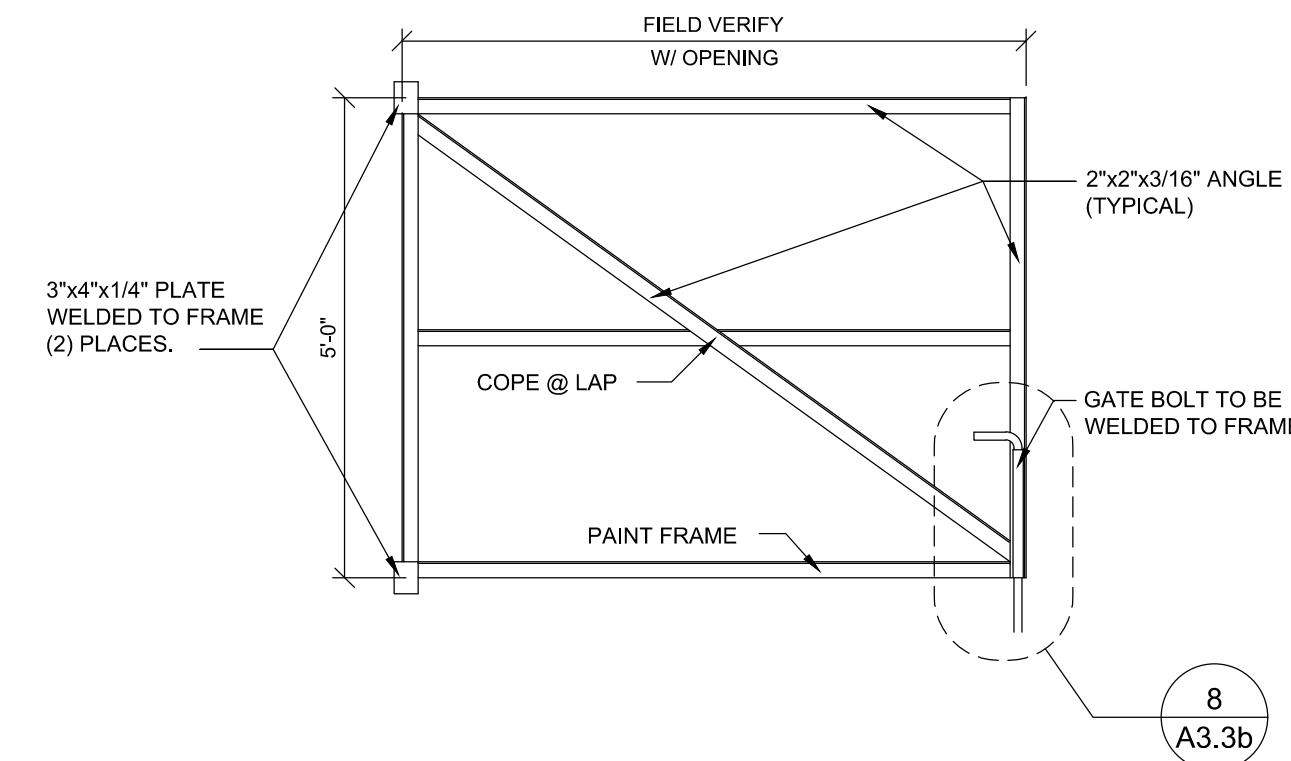
12 SIGN COLUMN SECTION

A3.2b SCALE: 1 1/2" = 1'-0"

SIGNAGE / DUMPSTER COLORS	
MATERIAL	COLOR
BRICK VENEER	METRO BRICK - BROWNSTONE FLASH
DUMPSTER SPLIT FACE C.M.U.	COUNTY MATERIALS - WESTERN SAND
DUMPSTER GATE FENCE	TREX - SPICED RUM

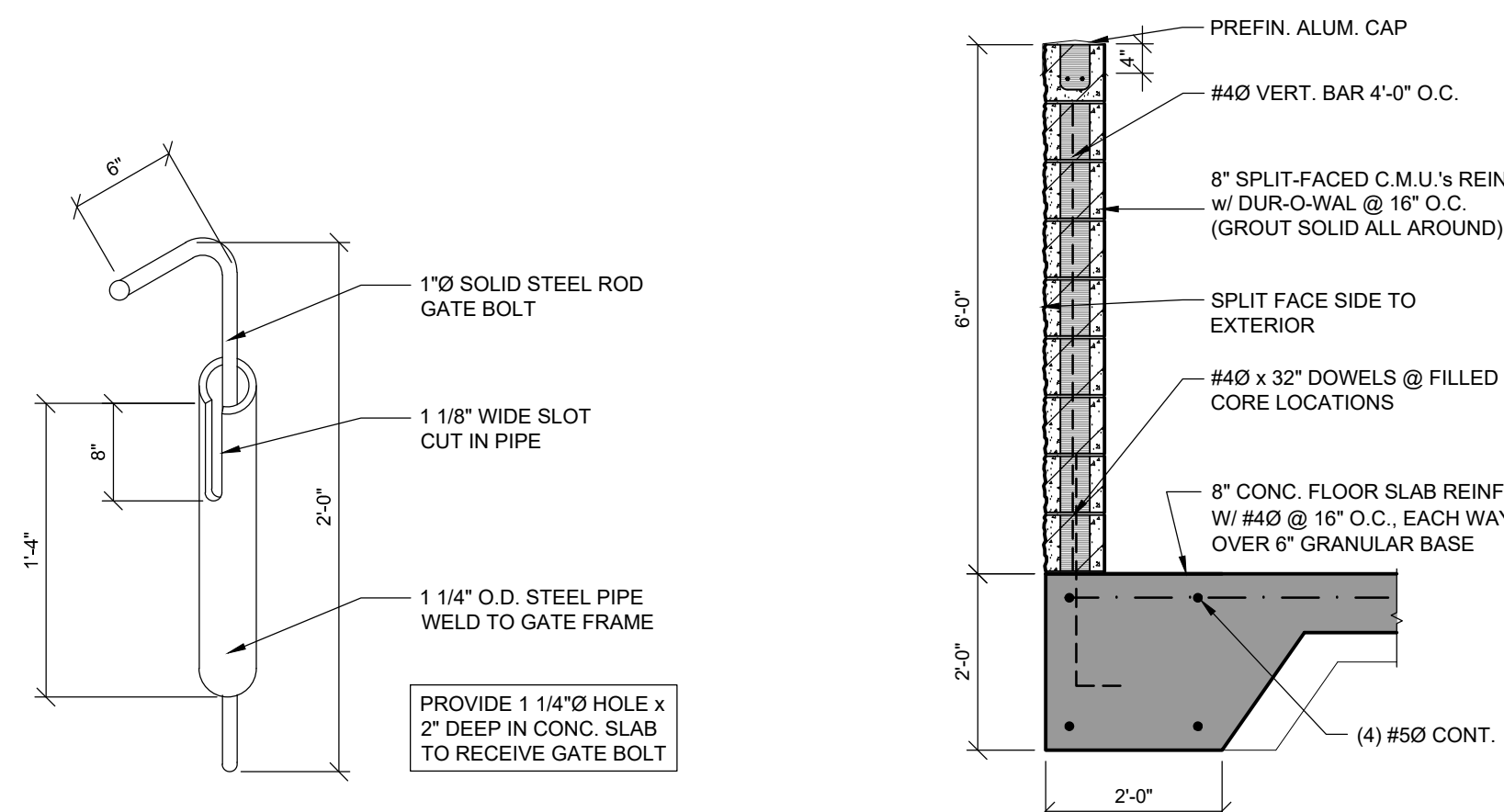
* VERIFY COLORS AND MATERIALS WITH ARCHITECT

- SIGNAGE LETTERING AND INFORMATION ON BOTH SIDES OF MONUMENT STRUCTURE
- SIGNAGE IS NOT ILLUMINATED
- ALL PERMITS BY SIGNAGE SUPPLIER - MODIFY THESE DRAWINGS AS REQUIRED TO ACCOMMODATE LOCAL SIGN CODE



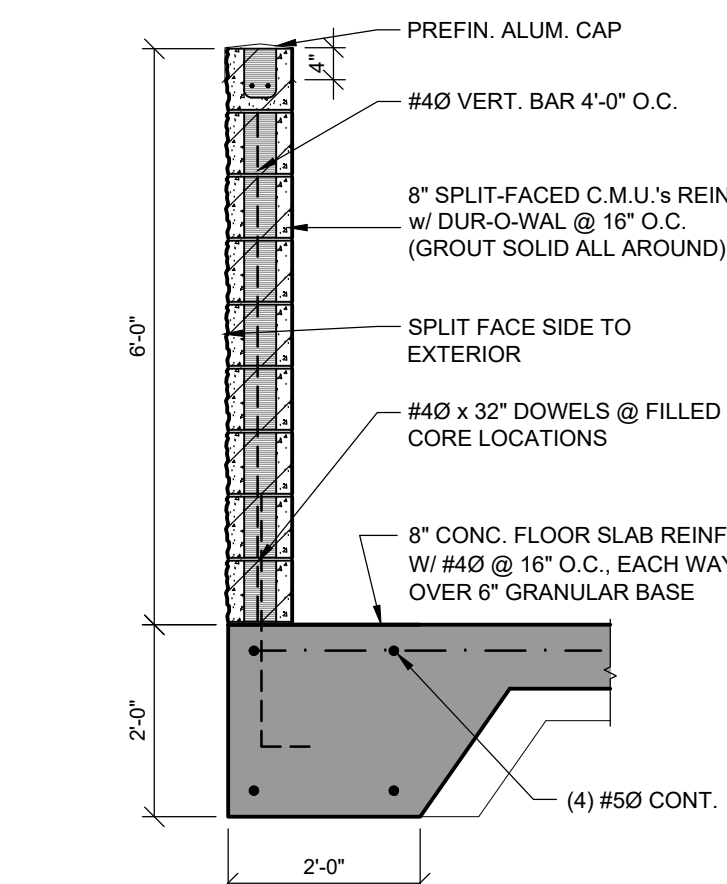
6 DUMPSTER GATE FRAME

A3.3b SCALE: 1/2" = 1'-0"



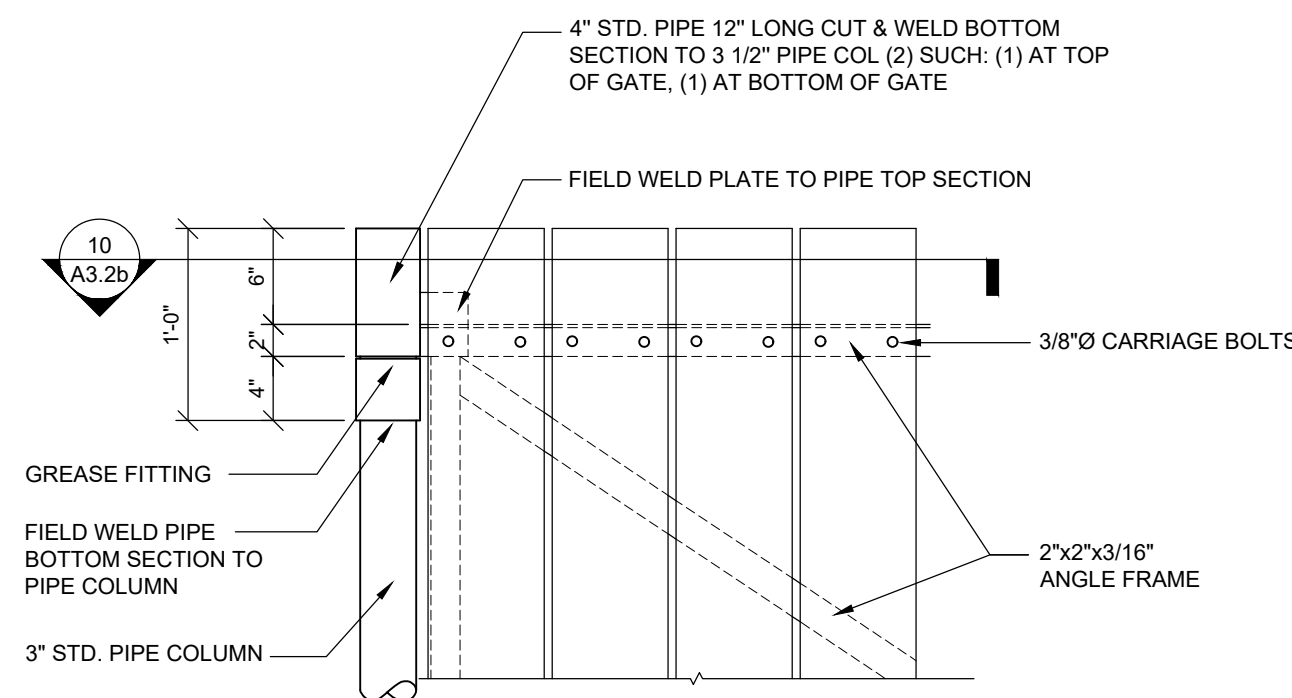
8 TYP. GATE BOLT

A3.3b SCALE: 1/2" = 1'-0"



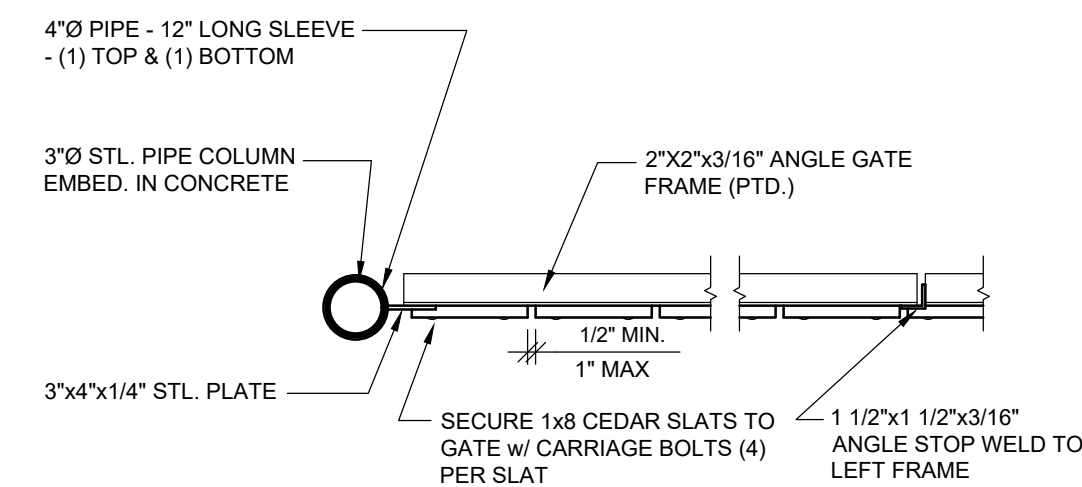
7 DUMPSTER WALL

A3.3b SCALE: 1/2" = 1'-0"



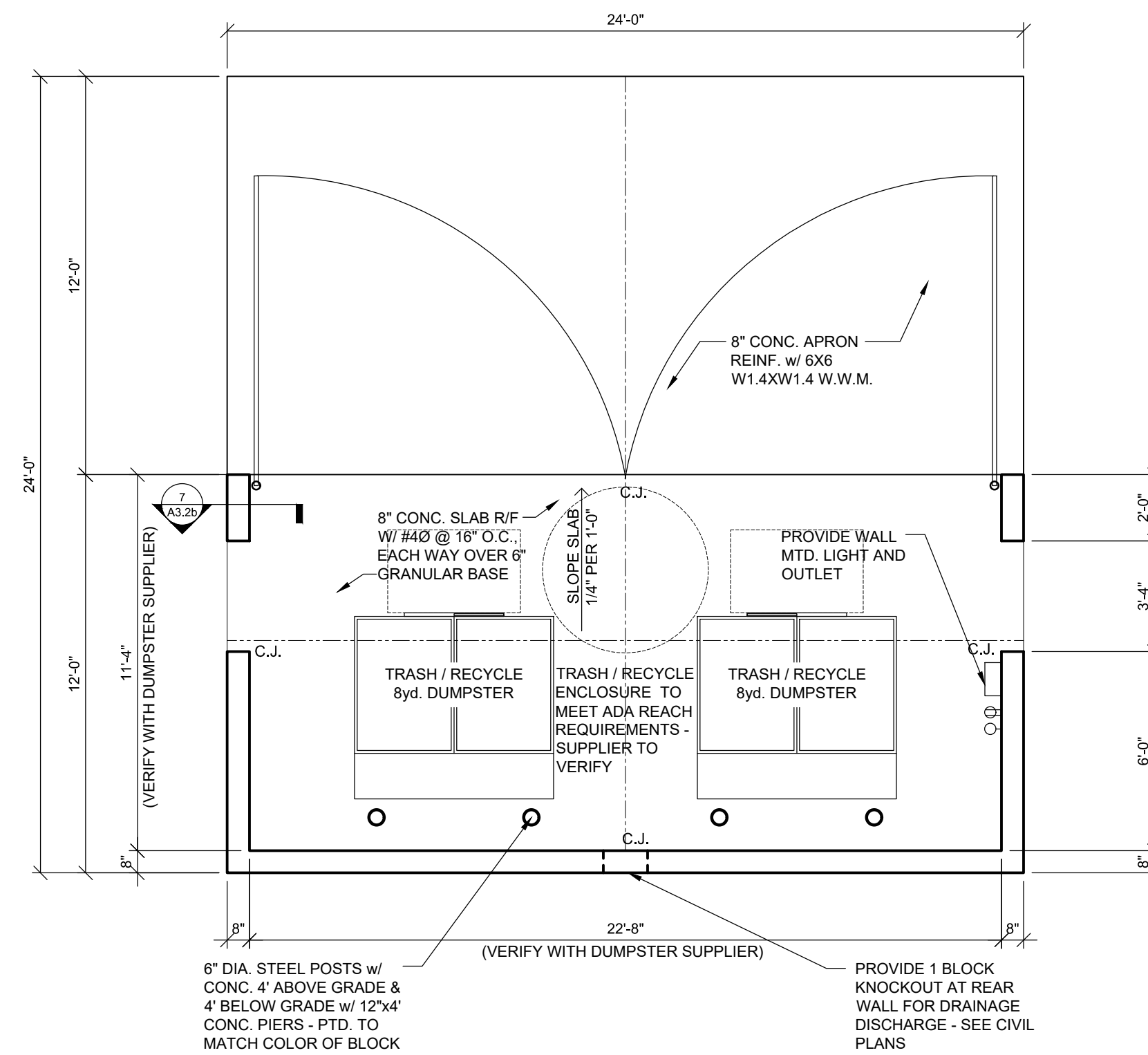
9 GATE HINGE ELEVATION

A3.3b SCALE: 1" = 1'-0"



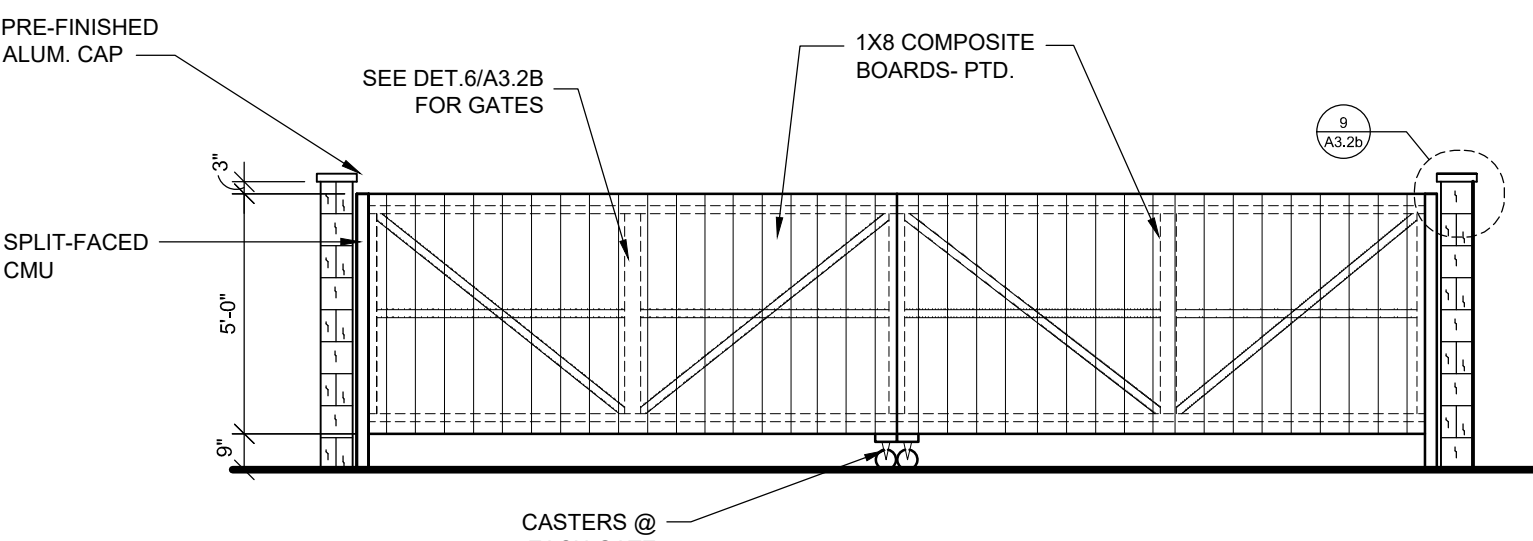
10 TRASH ENCLOSURE GATE

A3.3b SCALE: 1" = 1'-0"



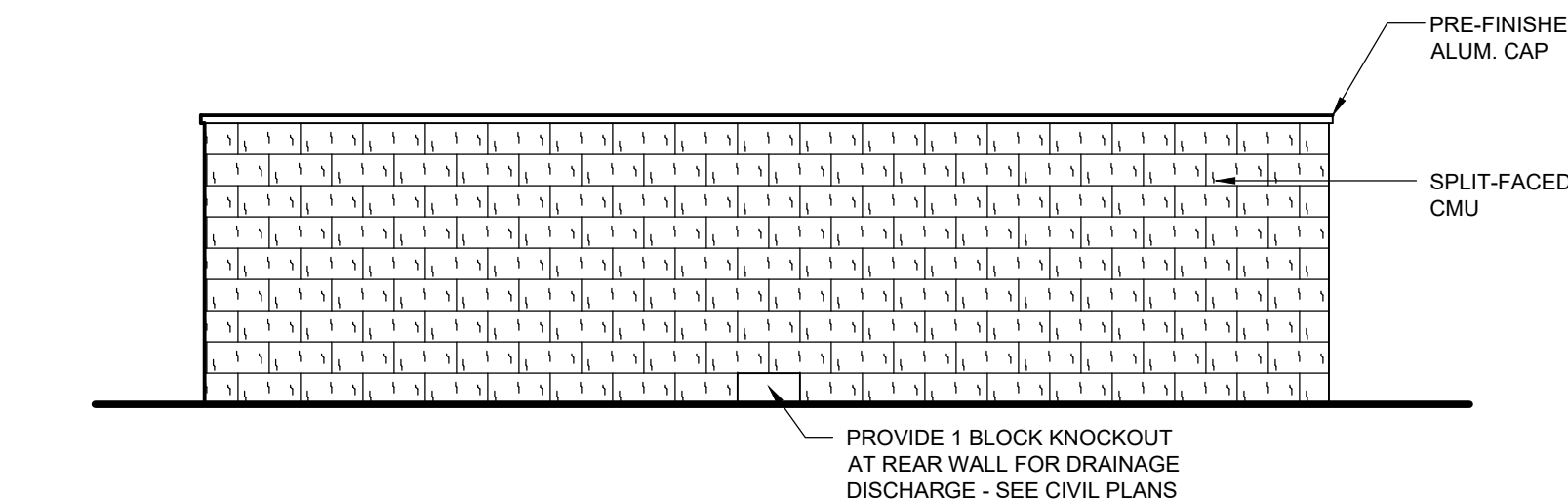
1 DUMPSTER ENCLOSURE FLOOR PLAN

A3.2b SCALE: 1/4" = 1'-0"



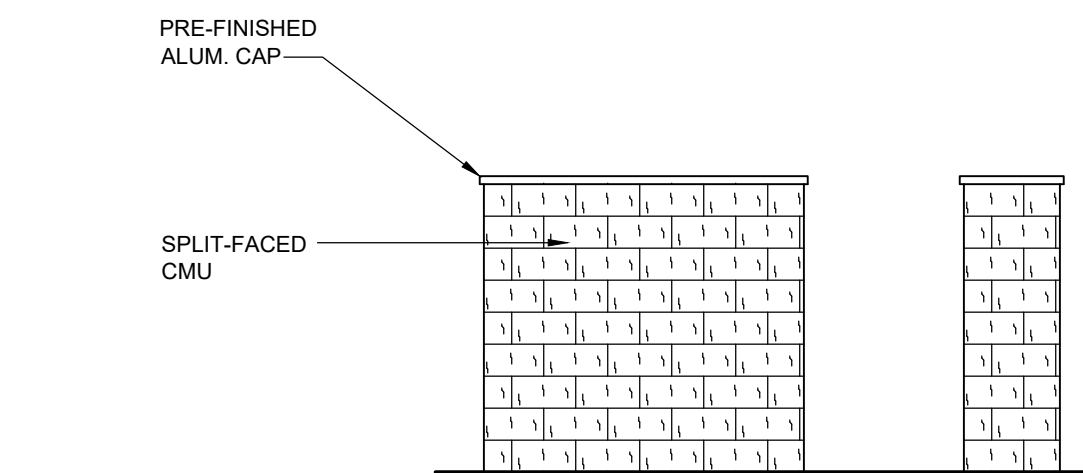
2 DUMPSTER ENCLOSURE FRONT ELEVATION

A3.2b SCALE: 1/4" = 1'-0"



3 DUMPSTER ENCLOSURE REAR ELEVATION

A3.2b SCALE: 1/4" = 1'-0"



4 DUMPSTER ENCLOSURE SIDE ELEVATION

A3.2b SCALE: 1/4" = 1'-0"

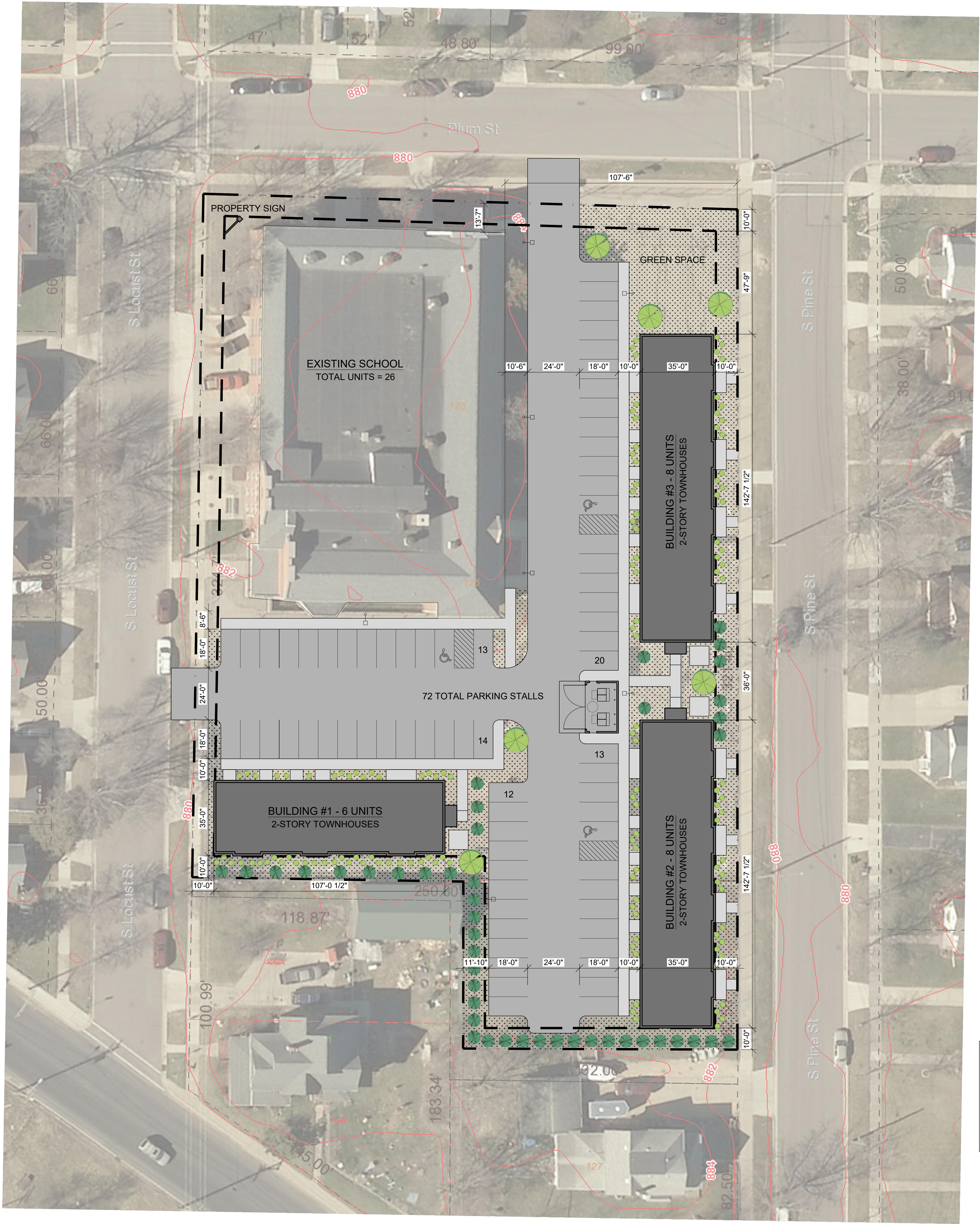
SHEET ISSUE:
OCTOBER 21, 2019
REVISIONS:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54935
I.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

NEW PROJECT FOR:
SOUTH SCHOOL APTS.
LOCUST STREET, PLUM STREET & PINE STREET
REEDSBURG, WI

JOB NUMBER:
2019.39
SHEET
A3.2b

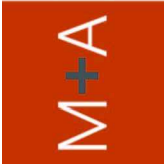


SITE INFORMATION:	
NUMBER OF UNITS:	TOTAL: 48 UNITS
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 10' SIDE = 10' REAR = 10'
PARKING:	1.5 STALLS PER DWELLING UNIT (72 SPACES REQ.)

 NORTH
**PRELIMINARY
SITE PLAN**
SCALE: 1" = 40'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

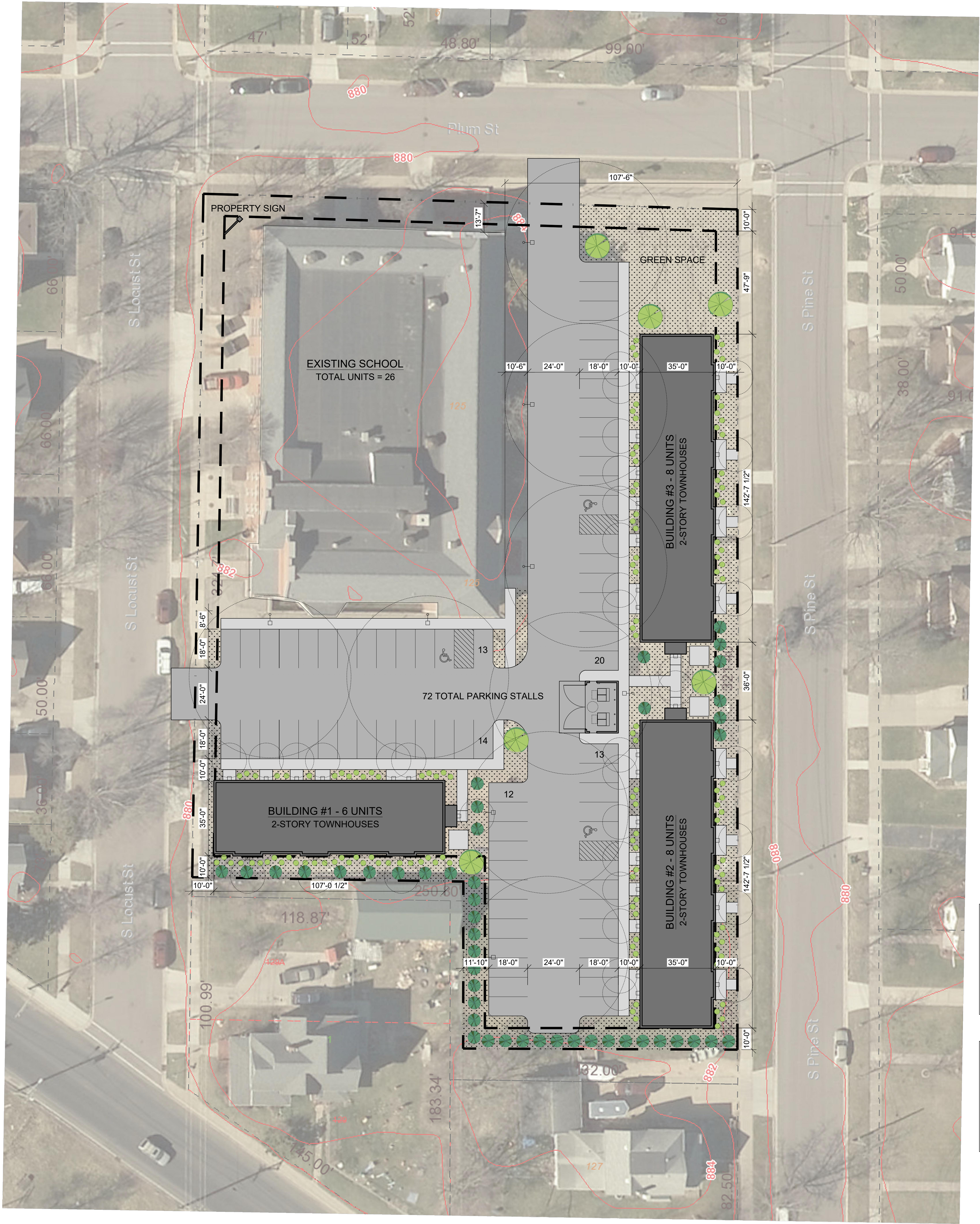
PRELIMINARY SHEET DATES:
04/08/2020

 **M+A DESIGN, INC.**
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54935
l.petrie@madesigninc.net (920) 922-8170

**COMMONWEALTH
COMPANIES**
24 SOUTH BROOKE STREET
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(920) 922-8170 FAX: (920) 922-8171

NEW PROJECT FOR:
SOUTH SCHOOL APTS.
LOCUST STREET, PLUM STREET & PINE STREET
REEDSBURG, WI

2020 © M+A DESIGN, INC.	JOB NUMBER: 2019.39
	SHEET C1.0



LANDSCAPING:

- TREE (RED MAPLE AND REDMOND LINDEN)
- SHRUB (BOXWOOD, ARBORVITAE, AND SPRUCE)
- PERENNIAL (DAYLILIES AND ASTER)

SITE INFORMATION:

NUMBER OF UNITS:	TOTAL:	48 UNITS
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL	
SETBACKS:	BUILDING:	FRONT = 10' SIDE = 10' REAR = 10'
PARKING: 1.5 STALLS PER DWELLING UNIT (72 SPACES REQ.)		

**PRELIMINARY
SITE PLAN**
SCALE: 1" = 40'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

04/08/2020

M+A DESIGN, INC.

24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54935
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES

24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

NEW PROJECT FOR:
SOUTH SCHOOL APTS.

LOCUST STREET, PLUM STREET & PINE STREET
REEDSBURG, WI

JOB NUMBER:	2019.39
SHEET	C1.0

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EAST ELEVATION -
TOWNHOMES (BLDG. #2 & 3)
SCALE: 1/8" = 1'-0"



WEST ELEVATION -
TOWNHOMES (BLDG. #2 & 3)
SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.

24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54935
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES

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(920) 922-8170 FAX: (920) 922-8171

NEW PROJECT FOR:

SOUTH SCHOOL APTS.

LOCUST STREET, PLUM STREET & PINE STREET
REEDSBURG, WI

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JOB NUMBER:

2019.39

SHEET

A2.20b

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