

City Plan Commission Agenda
March 11, 2025
Reedsburg City Hall Council Chambers
6:00 PM

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

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

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON FEBRUARY 11, 2025

:

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

I. GENERAL BUSINESS:

- A. Consider renewed Planned Development Group site plan for proposed movie theater. – 220 Viking Dr; parcel #s 2719 & 2720 –Neil Pfaff, Vierbicher. The Plan Commission may then recommend their decision to the Common Council for final review to be held on March 24, 5:30 PM.
- B. Consider recommending certified survey map to divide property – E6352 Ski Hill Rd; 030-0606-00000 & 030-0606-10000 – Michala Gerads, Vierbicher
- C. Consider recommending Ordinance 1977-25 to amend the standards for the raising of chickens.

II. ADJOURN:



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

Reedsburg Plan Commission

February 12, 2025



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

Present: Alder Sonny Hyde, Steve Zibell, Derek Horkan

Absent: Alder Mike Gargano, Dan DeBaets, Beth DeForge

Staff: Brian Duvalle

Approval of Plan Commission Minutes: Motion by Horkan, seconded by Hyde to approve the 1/14/25 meeting minutes.

Motion approved

Consider annual Conditional Use Permit for farming on vacant residential-zoned lots - 1040 Clark St; Parcel #s 3180 & 3202 - Sauk County Land Resources & Environment Dept.

Motion by Horkan, seconded by Zibell to approve the CUP as presented with 2024 conditions.

Motion approved

- | | |
|--|-----------------------------------|
| 1. Hours of operation 7am-9pm | 4. Maintain/trim along curbs |
| 2. Remove crops by December 1, 2025 | 5. 5' setback along adjacent lots |
| 3. Notify neighbors 24 hours prior in person or with door hangers for spraying or harvesting | |

Consider recommending Resolution 4570-25 to divide property into two lots– 1215 Fuhrman Dr; 276-2093-32400 – Kingdom Storage LLC

Motion by Estes, seconded by Zibell to recommend the CSM as presented.

Motion approved

Consider recommending Resolution 4571-25 to divide property into two lots with a zero-lot line – 137 & 139 Lois Dr; 276-2559 & 276-2559-10000 – Sheela Campbell (Stanley Anderson Holdings Inc) & Jessica Machovec

Motion by Hyde, seconded by Zibell to recommend the CSM as presented.

Motion approved (Horkan abstain)

Consider site plan review for 25' X 180' storage building addition – 1200 Industrial St; 276-2091-00000 – Cellox

This request was recommended by the REDC.

Motion by Horkan, seconded by Hyde to approve the SPR as presented.

Motion approved

Discuss housing development codes

Traditional Neighborhood Developments (TND) are required once Reedsburg reaches 12,500 population. Duvalle suggests combining a TND with cluster regulations into one ordinance and will present at a future meeting.

Motion by Horkan, seconded by Zibell to adjourn at 6:09 PM.

Motion approved

Respectfully submitted,

Brian Duvalle, Planner/Building Inspector

N1/4 CORNER SECTION 11 T12N, R4E

N89°17'10"E 56.17'

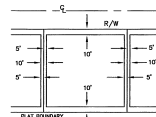
2575.09'

2631.26'

NE CORNER SECTION 11 T12N, R4E

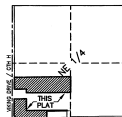
LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWN 12 NORTH, RANGE 4 EAST, INCLUDING LOTS 1 & 2, SAUK COUNTY CERTIFIED SURVEY MAP NO. 256, SAUK COUNTY CERTIFIED SURVEY MAP NO. 1906, LOT 1, SAUK COUNTY CERTIFIED SURVEY MAP NO. 2177, OUTLOT 1 & A PART OF LOT 2, SAUK COUNTY CERTIFIED SURVEY MAP NO. 4054, AND LOT 2, SAUK COUNTY CERTIFIED SURVEY MAP NO. 4860. CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

14.82 ACRES



TYPICAL UTILITY EASEMENTS

EACH LOT OF THIS PLAT HAS UTILITY EASEMENTS AS SHOWN ON THIS MAP EXCEPT AS NOTED DIFFERENTLY.
CITY OF REEDSBURG IS HOLDER AND BENEFICIARY OF THESE EASEMENTS.



LOCATION SKETCH

THIS PLAT IS LOCATED IN THE SW $\frac{1}{4}$ -NE $\frac{1}{4}$ OF
SECTION 11, TOWN 12 NORTH, RANGE 4 EAST,
CITY OF REDSTOWN, SAAK COUNTY, WISCONSIN.

LEGEND

- ⊗ EXISTING HARRISON MONUMENT
 - ⊗ EXISTING CHISLE MARK IN CONC.
 - ⊗ EXISTING 3/4" DIA. IRON ROD
 - SET 3/4" DIA. X 24" IRON RE-BAR, 1.50 LBS./LIN.FT.
 - SET 1-1/4" DIA. X 30" IRON RE-BAR, 4.30 LBS./LIN.FT.
- NO VEHICULAR ACCESS ALLOWED
SEE ACCESS RESTRICTION CLAUSE



BEARINGS REFERENCED TO THE
NORTH LINE OF THE NE1/4, SEC. 1
ASSUMED TO BEAR N89°17'10"E

GRAPHIC SCALE



0 40 80 160

SCALE: 1" = 80 FEET

ZONING: B-2

EASEMENT NOTE

EASEMENT AREA FOR BENEFIT OF PUBLIC UTILITIES SERVING FACILITIES. CITY OF REEDSBURG IS HOLDER AND BENEFICIARY OF THESE EASEMENTS. WRITTEN AUTHORIZATION TO ATTACH TO THE UTILITIES CONSTRUCTED THEREIN MUST COME FROM THE CITY OF REEDSBURG AND BP ENTERPRISES, L.L.C. THESE EASEMENTS ARE NOT TO BE USED TO PROVIDE SERVICE TO ADJOINING PROPERTIES.

Doc # 910889
REGISTRAR'S OFFICE
SAUK COUNTY WM
RECEIVED FOR RECORD
AT 3:40 O'CLOCK P M
ON Jun 23 2006
50th St. Scottsdale
D-258A REGISTRAR

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

Certified June 19th, 2005

Benito F. Perez
Department of Administration



DATED: MARCH 3, 2006
REVISED: JUNE 7, 2006


VIERBICHER
ASSOCIATES
Committed to Quality Service Since 1978
 601 N. 19th St. • 4th Fl. • Fort Worth, TX 76102 • 817-339-6600

SHEET 1 OF 2
Page 3 of 167

NOISE MITIGATION NOTE

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE LEVELS EXCEEDING THE LEVELS IN S. TRANS 400CA. TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH-LANE CAPACITY.

HIGHWAY SETBACK RESTRICTION

THE WISCONSIN DEPARTMENT OF TRANSPORTATION APPROVES, AS A SPECIAL EXCEPTION UNDER TRANS 23.111 OF THE WISCONSIN ADMINISTRATIVE CODE, THE PLACEMENT, DIRECTION, AND MAINTENANCE OF ADVERTISING SIGNS AND STRUCTURES, INCLUDING SIGNAGE IMPROVEMENTS, OTHER THAN PRIMARY OR ACCESSORY BUILDINGS, WITHIN THE 25 FOOT HIGHWAY SETBACK WHICH ARE OTHERWISE PERMITTED BY LOCAL ZONING ORDINANCES AND WHICH COMPLY WITH OTHER APPLICABLE STATE OR LOCAL LAWS AND REGULATIONS.

IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.29(3), WISCONSIN STATUTES, AND SHALL NOT BE CONSIDERED AS THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS AGENTS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR FURTHER INFORMATION. THE PUBLIC MAY OBTAIN THE ORDER BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

ACCESS RESTRICTION CLAUSE

AS OWNER, I HEREBY RESTRICT ALL LOTS AND BLOCKS, SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR-ENTRY OR EGRESS FROM ANY HIGHWAY LYING WITHIN THE VICINITY-OF-WAY OF S.I.T.A. 23, 33, EXCEPT AS SHOWN ON THE LAND DIVISION MAP. THIS EXPRESSLY RESTRICTED EGRESS SHALL BE IN ACCORDANCE WITH THE RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS AGENTS' ANY ACCESS SHALL BE SUBJECT TO THE DISCRETION OF THE DEPARTMENT. THIS RESTRICTION CONSTITUTE A SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS. THIS RESTRICTION IS MADE IN ACCORDANCE WITH WISCONSIN STATUTE CHAPTER TRANS. 80.07, SECTION 80.07(3) COMMEMORATION REVIEW: 30402, FILED DECEMBER 21, 2005 IN SAUK COUNTY, WISCONSIN CIRCUIT COURT RECORDS.

IN THE PRESENCE OF
Linda M. Behr

R. P. ENTERPRISES, LLC
William E. Pierce
WILLIAM E. PIERCE, PRESIDENT
DATE: 6/21/06

THIS INSTRUMENT DRAFTED BY J. SCHROEDER

VIKING VILLAGE CENTER

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWN 13 NORTH, RANGE 4 EAST, INCLUDING LOTS 1 & 2, SAUK COUNTY CERTIFIED SURVEY MAP NO. 256, SAUK COUNTY CERTIFIED SURVEY MAP NO. 1906, LOT 1, SAUK COUNTY CERTIFIED SURVEY MAP NO. 2177, SUBLOT 1 & 4 PART OF LOT 2, SAUK COUNTY CERTIFIED SURVEY MAP NO. 4094, AND LOT 2, SAUK COUNTY CERTIFIED SURVEY MAP NO. 4060, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

I, John L. Brey, Wisconsin Registered Land Surveyor #319, hereby certify that I have surveyed, divided and mapped "Viking Village Center", located in the SW1/4 of the NE1/4, Section 11, Town 12 North, Range 4 East, including Lots 1 & 2, Saik County Certified Survey Map No. 256, Saik County Certified Survey Map No. 1906, Lot 1, Saik County Certified Survey Map No. 2177, and Lot 2, Saik County Certified Survey Map No. 4060, City of Reedsburg, Saik County, Wisconsin.

That I have made such survey, land division and plot by the direction of BP Enterprises, L.L.C., owner of said land, containing 14.82 acres of land and described as follows:

Commencing at the North Quarter corner of Section 11, Town 12 North, Range 4 East; thence N89°17'07"E, 55.17 feet along the north line of the NE1/4 of Section 11; thence S00°26'07"W, 166.94 feet; thence S89°21'01"W, 1000.54 feet; thence N00°01'11"W, 89.02 feet; thence S89°21'01"W, 272.01 feet to the beginning of a tie line; thence S00°26'07"W, 228.00 feet to the end of said tie line; thence N89°21'01"E, 273.82 feet; thence S00°01'11"E, 271.78 feet; thence N89°34'20"E, 920.00 feet; thence S00°03'03"W, 15.00 feet; thence S89°34'20"W, 458.53 feet; thence S00°01'37"W, 158.94 feet to the northerly right-of-way line of State Highway "23 & 33"; thence S89°35'18"W, 683.05 feet along said northerly right-of-way line of State Highway "23 & 33"; thence N44°18'50"W, 78.41 feet; thence N00°26'07"E, 387.99 feet to the end of the previously described tie line; thence N00°26'07"E, 228.00 feet to the beginning of said previously described tie line; thence N00°26'07"E, 274.01 feet to the Point of Beginning.

That such plot is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Reedsburg, in surveying, dividing, and mapping the same.

John L. Brey
JLB Associates, Inc.
John L. Brey, Wisconsin Registered Land Surveyor #319



DATED: MARCH 3, 2006
REVISED: JUNE 7, 2006

OWNERS CERTIFICATE OF DEDICATION

BP Enterprises, L.L.C., a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company caused the land described on this plot to be surveyed, divided, mapped, and dedicated as represented on this plot, BP Enterprises, L.L.C., does further certify that this plot is required by §236.10 or §236.12 to be submitted to the following for approval or objection:

Objecting Agencies:
Wisconsin Department of Transportation
Wisconsin Department of Administration

Approving Authorities:
City of Reedsburg

IN WITNESS WHEREOF, the said BP Enterprises, L.L.C. has caused these presents to be signed by William E. Pierce, its President, at Reedsburg, Wisconsin, and its corporate seal to be hereunto affixed on this 21 day of JUNE, 2006.

In the presence of:

Lincoln M. Behl

BP Enterprises, L.L.C.

William E. Pierce
William E. Pierce, President

STATE OF WISCONSIN }
SAUK COUNTY }

Personally came before me this 21st day of June, 2006, William E. Pierce, President of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer use of the deed of said Limited Liability Company by its authority.

Lincoln M. Behl

Notary Public, *Reedsburg, Sauk County* Wisconsin

My commission expires March 9, 2008

CONSENT OF CORPORATE MORTGAGEE

NATIONAL EXCHANGE BANK TRUST a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plot, and does hereby consent to the above certificate of BP Enterprises, L.L.C., owner.

IN WITNESS WHEREOF, the said CORPORATION has caused these presents to be signed by *Michael L. Burch*, its president, and countersigned by *Patricia E. Stange*, its Secretary, at *REEDSBURG*, Wisconsin, and its corporate seal to be hereunto affixed on this 22nd day of JUNE, 2006.

In the presence of:

James M. Jurek

Joan B. Perry

Michael L. Burch
President

Patricia E. Stange
Secretary

STATE OF WISCONSIN }
REEDSBURG CITY }

Personally came before me this 22nd day of JUNE, 2006, *Michael L. Burch*, President, and *Patricia E. Stange*, Secretary, of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Karen V. Hennings
KAREN V. HENNING

Notary Public, *REEDSBURG CITY* Wisconsin

My commission expires 10-21-07

COMMON COUNCIL APPROVAL CERTIFICATE

Resolved, that the plot of "Viking Village Center" in the City of Reedsburg, BP Enterprises, L.L.C., owner, is hereby approved by the City of Reedsburg Common Council.

Date 6-21-06 Signed *John Deltrich*
John Deltrich, Mayor

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

Date 6-21-06 Signed *Anna L. Meister*
Anna L. Meister, City Clerk

CITY TREASURER CERTIFICATE

STATE OF WISCONSIN }
SAUK COUNTY }

I, Anna L. Meister, being the duly elected qualified and acting City Treasurer of the City of Reedsburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of June 21, 2006 on any of the land included in the plot of "Viking Village Center".

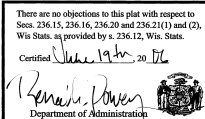
Date 6-21-06 Signed *Anna L. Meister*
Anna L. Meister, City Treasurer

COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN }
SAUK COUNTY }

I, Patricia Carlgren, being the duly elected, qualified and acting treasurer of the County of Sauk, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of June 21, 2006 affecting the lands included in the plot of "Viking Village Center".

Date 6/23/2006 Signed *Patricia Carlgren*
Patricia Carlgren, County Treasurer



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: Neil Pfaff

ADDRESS: 201 E Main St, Suite 100 **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** 608-393-1881 **PARCEL #:** 276-2720-00000 & 276-2719-00000

E- MAIL: npfa@vierbicher.com

PROPERTY OWNER: (if different from Applicant) Duane DeYoung

LOCATION: (if different from address above) 150 Viking Drive, Reedsburg, WI 53959

LAND USE REQUEST

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

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

☐ **Conditional Use Permit:** _____

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

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

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

☒ **Site Plan Review:** (See "B & C" on back page) Reedsburg Theater

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

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

☐ **Other or Annexation:** _____

AFFIDAVIT

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

Neil Pfaff , 02/20/2025

Applicant Signature / Date

Duane DeYoung, 2/21/25

Owner Signature / Date

Account #10-461500-00

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

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

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

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

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

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

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

C. Site Plan Requirements, as applicable.

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

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

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

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

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

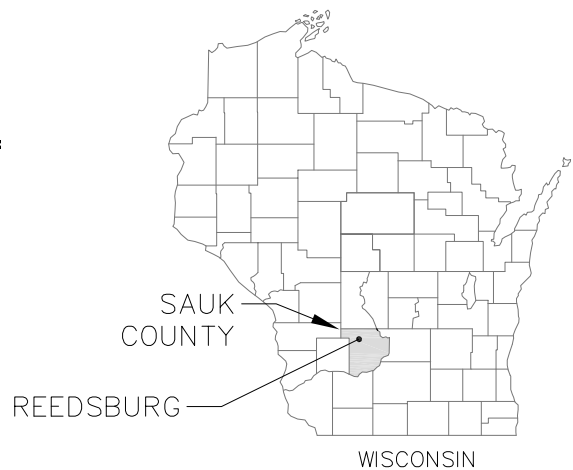
- 1) For an area variance, that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome.
- 2) For a use variance, that strict compliance with a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

REEDSBURG THEATER

CITY OF REEDSBURG

SAUK COUNTY, WISCONSIN

PROJECT LOCATION



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

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

SITE BENCHMARKS



BENCHMARK #1
PK NAIL
E = 586528.7120
N = 260936.5070
ELEV = 911.006



BENCHMARK #3
PK NAIL
E = 586488.2480
N = 260615.6770
ELEV = 909.959



BENCHMARK #5
PK NAIL
E = 586660.6440
N = 260572.3400
ELEV = 910.362



BENCHMARK #7
HYDRANT TOP NUT
E = 586877.5750
N = 260861.5410
ELEV = 914.918



BENCHMARK #2
PK NAIL
E = 586877.0780
N = 260615.9230
ELEV = 912.052



BENCHMARK #4
HYDRANT TOP NUT
E = 586531.1520
N = 260713.5930
ELEV = 912.235



BENCHMARK #6
PK NAIL
E = 586977.8330
N = 260897.8370
ELEV = 912.897

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	SITE PLAN
6	GRADING & EROSION CONTROL PLAN
7	UTILITY PLAN
8	BIORETENTION BASIN DETAILS
9	SITE DETAILS
10-11	UTILITY DETAILS
12	EROSION CONTROL DETAILS
13	LIGHTING PLAN

NOT FOR CONSTRUCTION

ISSUED DATE: FEBRUARY 26, 2025

TITLE SHEET

REEDSBURG THEATER
STATE THEATERS, LLC
REEDSBURG, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	2025-02-26
DRAFTER	KFEN
CHECKED	NPFA
PROJECT NO.	200101
SHEET	1 OF 13

TOPOGRAPHIC SYMBOL LEGEND

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

SURVEY LEGEND

- ⚙️ BENCHMARK
- ✖️ FOUND CHISELED "X"
- ✖️ PUBLIC LAND CORNER AS NOTED
- ⬤ FOUND NAIL
- ⊙ FOUND 1" ⌀ IRON PIPE
- ⊙ FOUND 2" ⌀ IRON PIPE
- ⊙ FOUND ____" ⌀ IRON PIPE
- ▲ FOUND P.K. NAIL
- ⊙ FOUND 1-1/4" ⌀ IRON ROD
- ⊙ FOUND 3/4" ⌀ IRON ROD
- ⬤ FOUND ____" ⌀ IRON ROD
- ✖️ FOUND RAILROAD SPIKE
- ✖️ SET CHISELED "X"
- ⚙️ SET NAIL
- △ SET P.K. NAIL
- ⊙ SET 1-1/4" X 18" SOLID IRON
RE-ROD, MIN. WT. 4.30 LBS./FT.
- ✖️ SET 3/4" X 18" SOLID IRON
RE-ROD, MIN. WT. 1.50 LBS./FT.
- ✖️ SET RAILROAD SPIKE
- SET 1.32" (O.D.) X 18" IRON PIPE
WITH CAP WEIGHING 1.68 LBS/LIN FT
- ⊙ SET 2.38" (O.D.) X 18" IRON PIPE
WITH CAP WEIGHING 3.65 LBS/LIN FT
- △ GENERAL CONTROL POINT

DEMOLITION PLAN LEGEND

- | | |
|---|---------------------------|
|  | CURB AND GUTTER REMOVAL |
|  | ASPHALT REMOVAL |
|  | CONCRETE REMOVAL |
|  | BUILDING REMOVAL |
|  | TREE REMOVAL |
|  | SAWCUT |
|  | UTILITY STRUCTURE REMOVAL |
|  | UTILITY LINE REMOVAL |

SITE PLAN LEGEND

- | | | |
|--|--|--|
| | PROPERTY BOUNDARY | |
| | CURB AND GUTTER (REVERSE CURB HATCHED) | |
| | PROPOSED CHAIN LINK FENCE | |
| | PROPOSED WOOD FENCE | |
| | PROPOSED CONCRETE | |
| | PROPOSED LIGHT-DUTY ASPHALT | |
| | PROPOSED HEAVY-DUTY ASPHALT | |
| | PROPOSED BUILDING | |
| | PROPOSED SIGN | |
| | PROPOSED LIGHT POLE | |
| | PROPOSED BOLLARD | |
| | PROPOSED ADA DETECTABLE WARNING FIELD | |
| | PROPOSED HANDICAP PARKING | |
- ABBRE**

TC	=	TOP
FF	=	FINISH
FL	=	FLOW
SW	=	TOP
TW	=	TOP
BW	=	BOT

GRADING LEGEND

-
- 820 — EXISTING MAJOR CONTOURS
 - - - 818 - - - EXISTING MINOR CONTOURS
 - (820) — PROPOSED MAJOR CONTOURS
 - (818) — PROPOSED MINOR CONTOURS
 - □ — SILT FENCE
 - — — DISTURBED LIMITS
 - 2.92% PROPOSED SLOPE ARROWS
 - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS
 - ⊗ INLET PROTECTION

- | | |
|---|-------------------------------|
|  | EROSION MAT CLASS I, TYPE A |
|  | EROSION MAT CLASS II, TYPE B |
|  | EROSION MAT CLASS III, TYPE C |
|  | EROSION MAT CLASS II, TYPE A |
|  | TRACKING PAD |
|  | RIP RAP |

PROPOSED UTILITY LEGEND

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

ABBREVIATIONS

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

ABBREVIATIONS

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

CONSTRUCTION AND GENERAL NOTES:

3. PRIOR TO BEGINNING WORK ON THE PROJECT THE CONTRACTORS SHALL ATTEND A PRECONSTRUCTION MEETING WITH REPRESENTATIVES FROM THE REEDSBURG UTILITY COMMISSION, THE CITY OF REEDSBURG, THE ENGINEER, REPRESENTATIVES FROM AFFECTED UTILITIES AND OTHER PARTIES THAT WILL BE AFFECTED BY THIS WORK.
2. THE CONTRACTOR SHALL NOTIFY THE REEDSBURG UTILITY COMMISSION, THE CITY DIRECTOR OF PUBLIC WORKS, THE ENGINEER, AND UTILITIES 48 HOURS PRIOR TO ANY ANTICIPATED UTILITY INTERRUPTION.
3. ALL DEWATERING OF THE TRENCHES FOR ANY CONSTRUCTION AS SHOWN ON THE PLANS, SHALL BE INCIDENTAL TO THE PIPE LAYING.
4. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE GROUND WATER CONDITIONS THAT WILL BE ENCOUNTERED DURING CONSTRUCTION, HOWEVER, NO PAYMENT WILL BE MADE FOR DEWATERING.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM.
7. DURING AND AFTER CONSTRUCTION, DISPOSAL OF SURPLUS MATERIALS OR TEMPORARY STOCKPILES WILL NOT BE PERMITTED IN A WETLAND OR ADJACENT AREAS, UNLESS PERMITS ARE OBTAINED FROM THE APPROPRIATE REGULATORY AGENCIES AND/OR AS DIRECTED BY THE ENGINEER. ALL STOCKPILES SHALL BE PROTECTED BY EROSION CONTROL DEVICES TO MINIMIZE SOIL LOSS.
8. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, SALVAGED ITEMS SHALL BECOME PROPERTY OF THE OWNER.
9. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF REMOVED PIPE, ASPHALT, CONCRETE AND EXCESS MATERIAL OFF SITE OR AS DIRECTED.
10. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
11. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF REEDSBURG, RESIDENTS, WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) AND LOCAL AUTHORITIES. COST OF COOPERATION AND COORDINATION SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL NOT BE A CAUSE FOR ANY EXTRA COMPENSATION FOR TIME EXTENSION AND NO EXTRA COST TO THE OWNER.
12. CONTRACTOR TO SUBMIT "RECORD DRAWINGS" AT EVERY PAY REQUEST FOR WORK COMPLETED AND ACCEPTED BY THE OWNER/ENGINEER.
13. CONTRACTOR TO MAKE FINAL ADJUSTMENTS TO MANHOLES, CASTINGS AND WATER VALVES, AS REQUIRED, FOR THE FINAL PAVEMENT GRADES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS OR AS MAY BE REQUIRED TO ACCOMMODATE THE CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MONITORING AND INSPECTING THE EROSION CONTROL MEASURES AS REQUIRED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
15. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE AT LEAST WEEKLY AND AFTER A RAINFALL OF 1/2 INCH OR MORE WITHIN 24 HOURS. NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.
16. THE CONTRACTOR SHALL PROVIDE WISDOT TYPE D INLET PROTECTION FOR ALL STORM SEWER INLETS.
17. ALL FINAL GRADES FOR HYDRANTS ARE FINISHED GRADES AT FLANGES OF HYDRANT.
18. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
19. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY THE MEANS OF STREET SWEEPING (NOT FLUSHING) AT THE END OF EACH WORK DAY.
20. REMOVE AND REINSTALL ALL MAIL BOXES AS REQUIRED.

AGENCIES:

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

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

CONSTRUCTION SEQUENCE OF WORK:

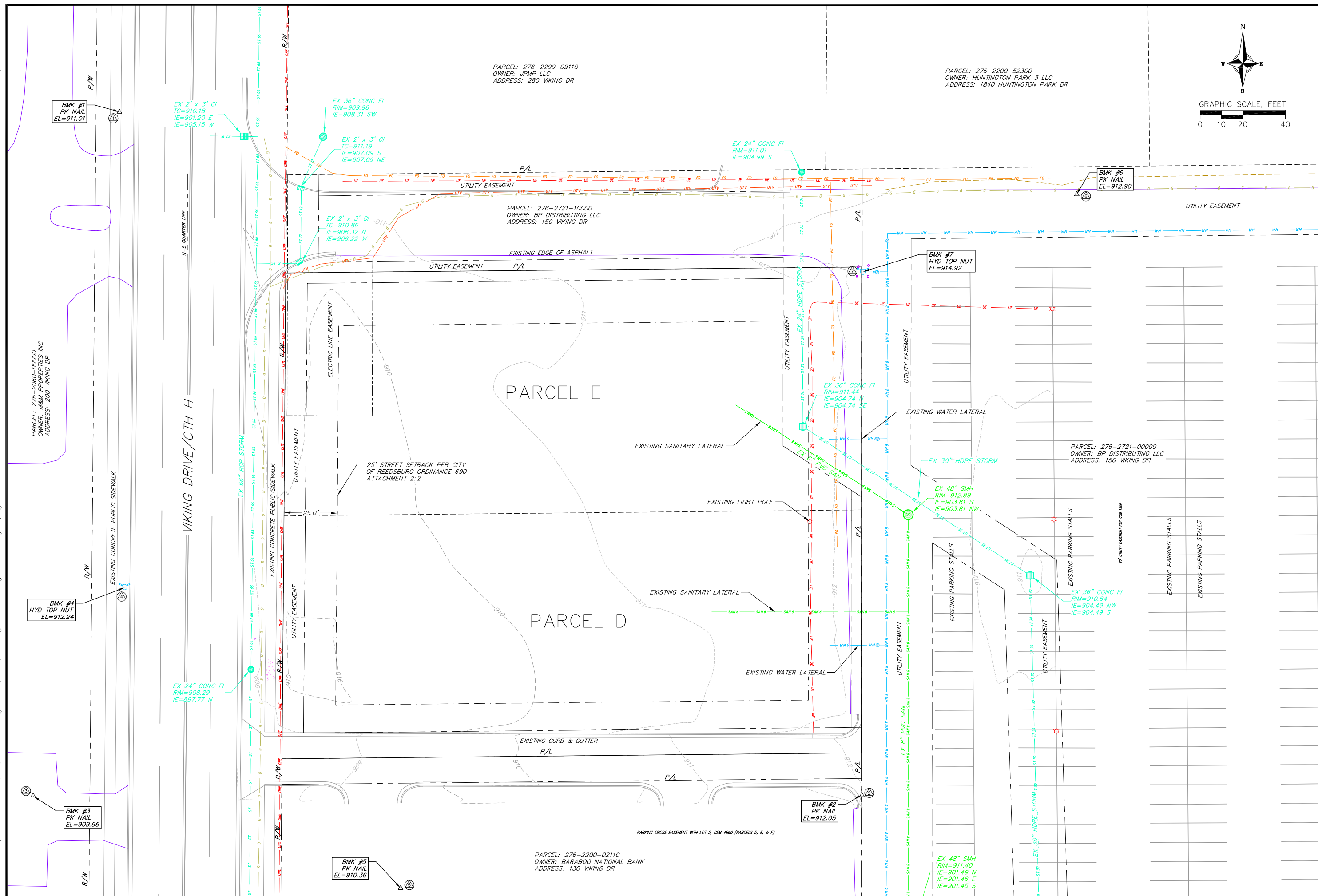
PROPOSED SCHEDULE:

1. INSTALL TRACKING PADS, SILT FENCE AND INLET PROTECTION
2. CONSTRUCT STORMWATER BASIN TO BE USED AS TEMPORARY SEDIMENT BASIN
3. CONSTRUCT PHASE I
4. AFTER SITE IS STABILIZED, REMOVE TRACKING PAD, SILT FENCE & INLET PROTECTION

GENERAL NOTES

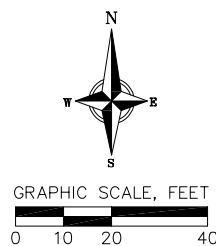
REEDSBURG THEATER
STATE THEATERS, LLC
REEDSBURG, WISCONSIN

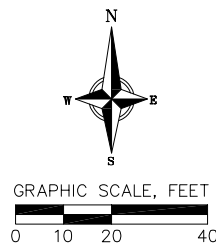
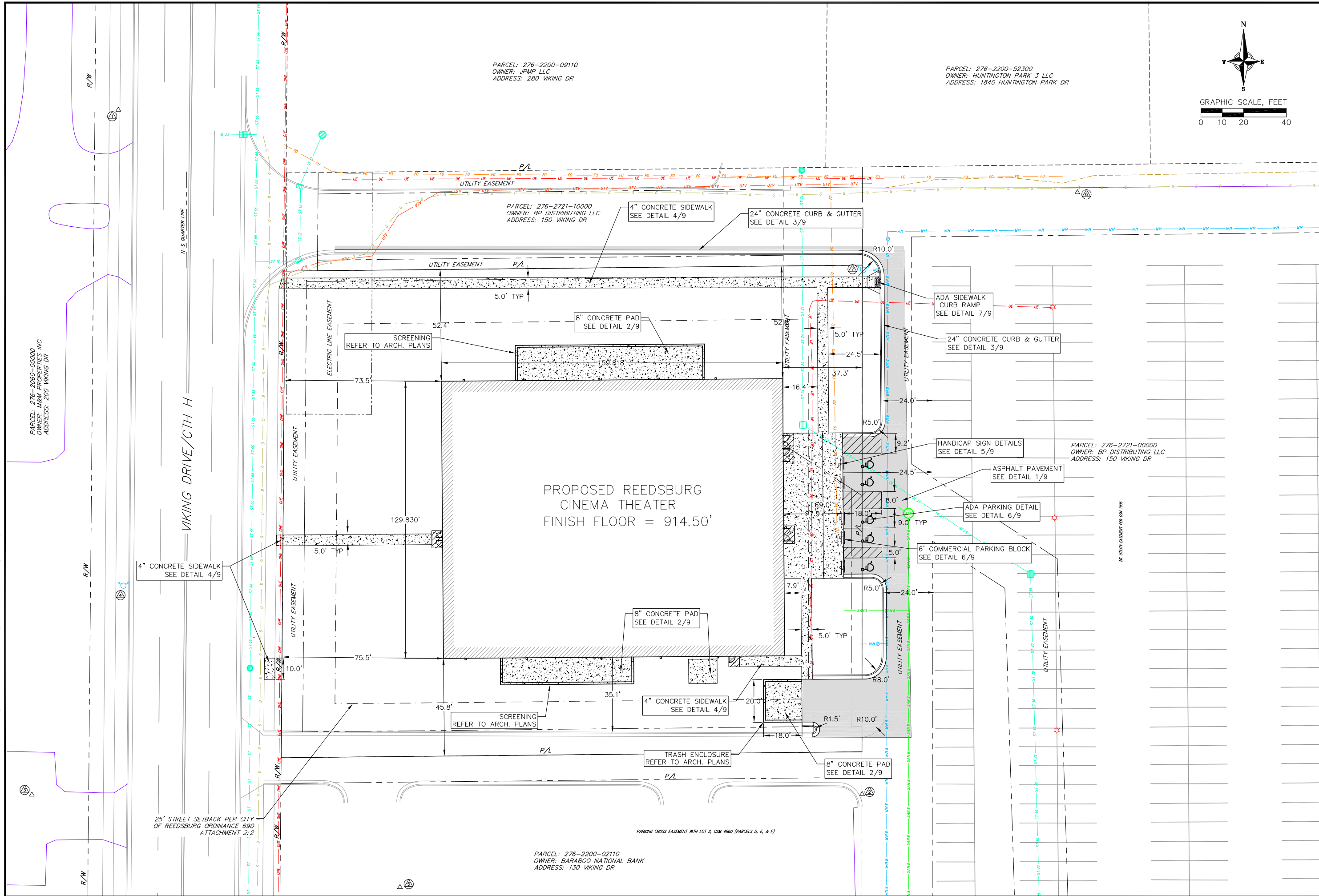
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DRAFTER				
KFEN				
CHECKED				
NPFA				
PROJECT NO.				
200101				
SHEET				
2 OF 13				

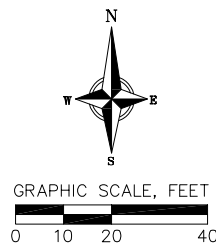
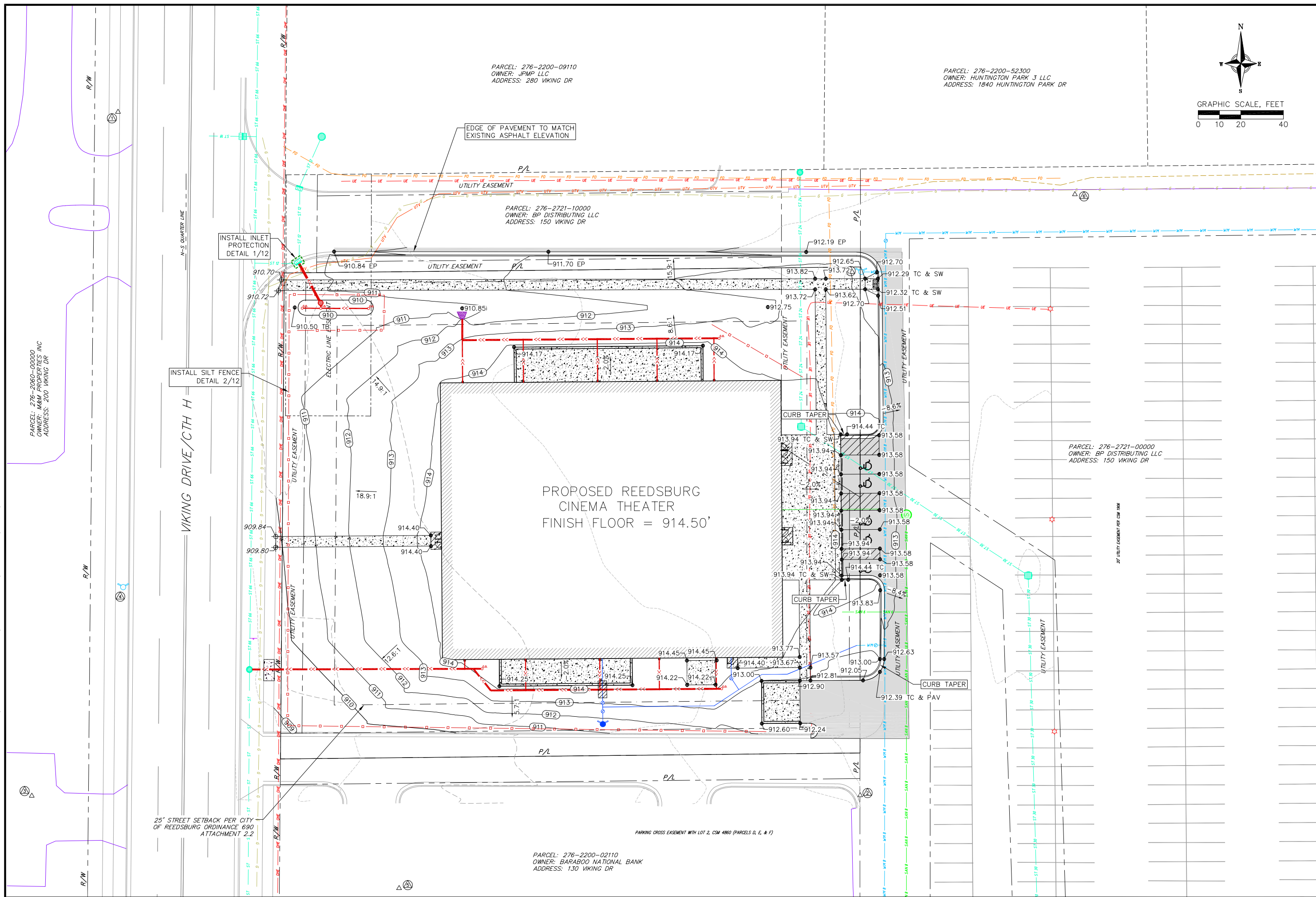


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3 OF 13					

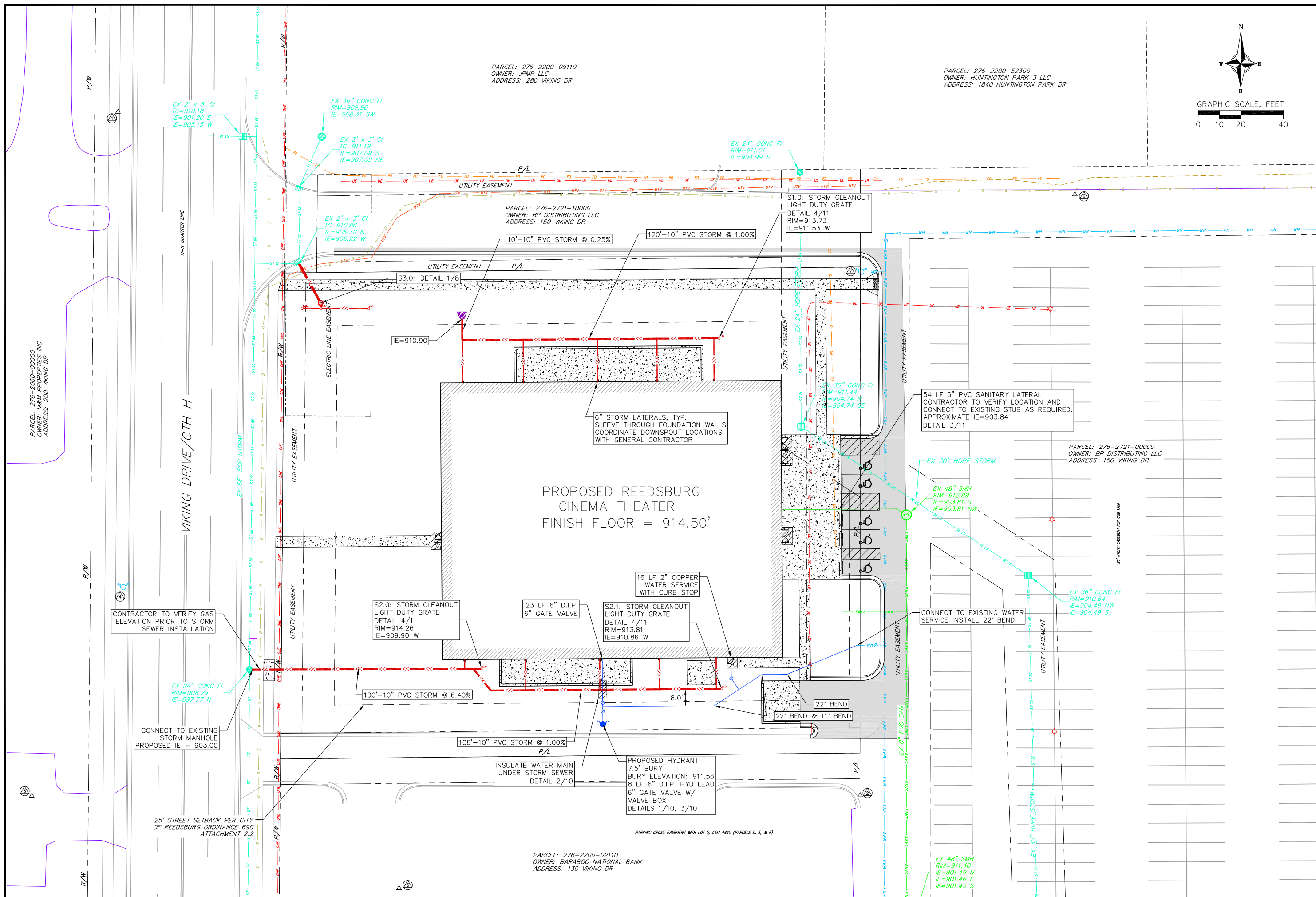




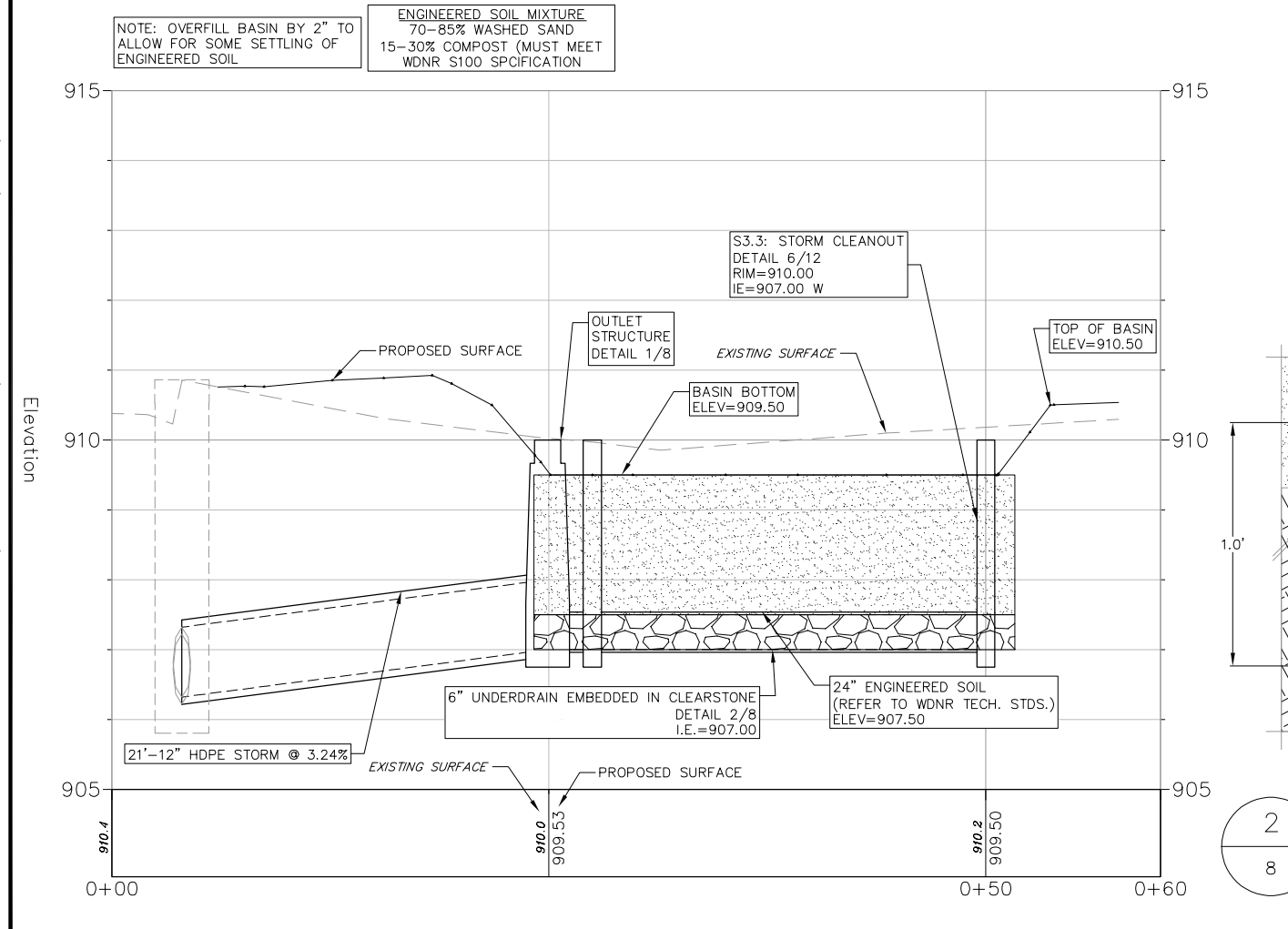
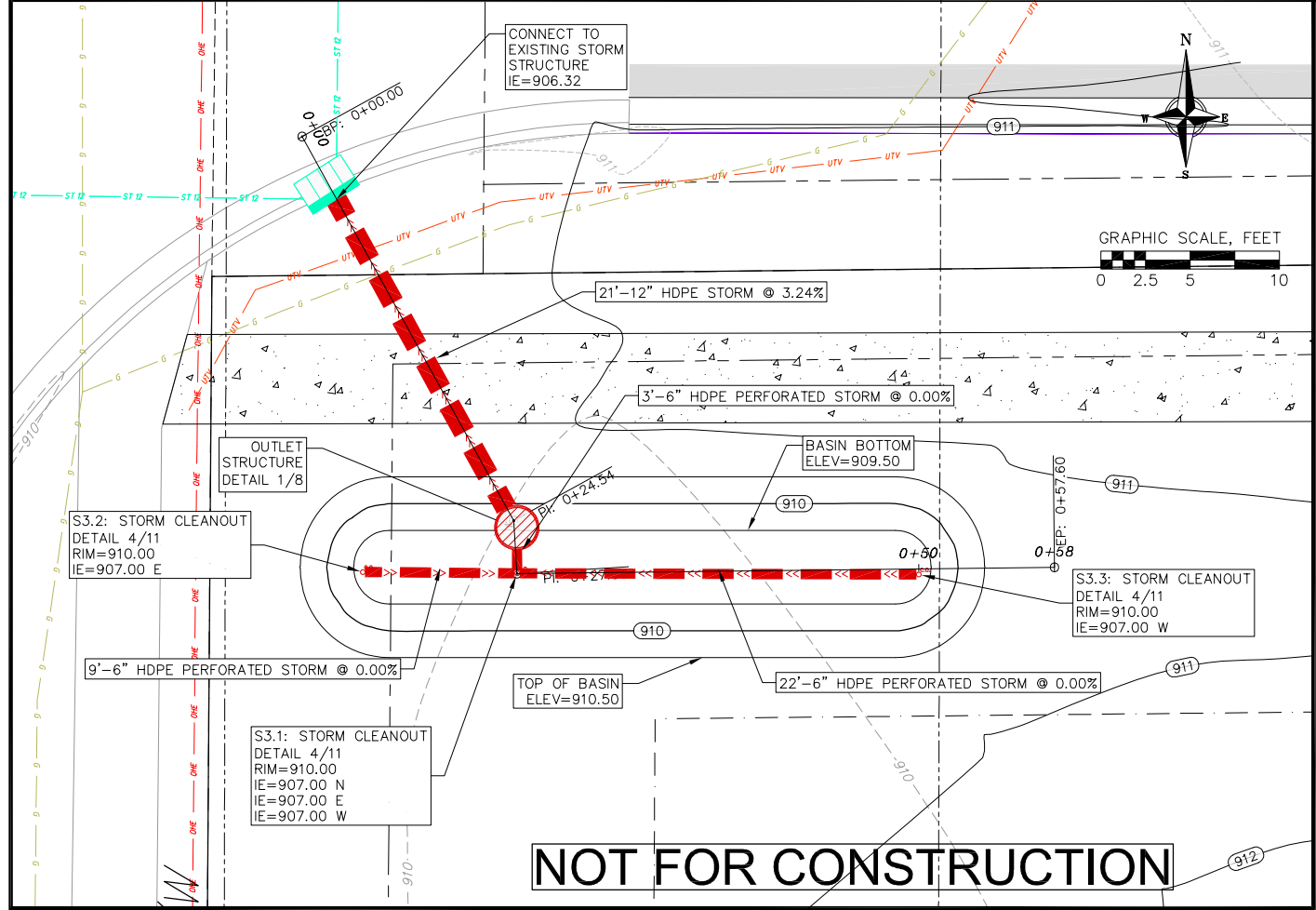
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DATE		2025-02-26	
DRAFTER		NPFA	
CHECKED		KFEN	
PROJECT NO.		200701	
SHEET			



26 Feb 2025 - 12:14p R:\State Theaters, LLC\200101 Reedsburg Cinema CADD\Reedsburg Cinema - Stormwater Basin.dwg by: egan



RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

- SEEDING
 - BASIN BOTTOM: RAINWATER RENEWAL BY AGRECOL OR APPROVED EQUAL.
 - SIDE SLOPES: NATIVE SHORT GRASS PRAIRIE FOR MEDIUM SOILS. SEED MIXTURE BY AGRECOL OR APPROVED EQUAL.
- NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.
- FERTILIZER -SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN NRCS CONSERVATION PRACTICE STANDARD, CRITICAL AREA PLANTING (342) OR WDNR TECHNICAL STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).
- MULCH OR EROSION MAT -MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR TECHNICAL STANDARD MULCHING FOR CONSTRUCTION SITES (1058). EROSION MAT SHALL BE CLASS II, TYPE A AND PLACED ON THE SURFACE OF THE INFILTRATION AREA.
- WATER AS NECESSARY, DEPENDING ON WEATHER. RE-MULCH VOID AREAS, TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

- OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY DESIGN ENGINEER IN THE FIELD AFTER THE AREA IS EXCAVATED.
- CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
- PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
- PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
 - 70-85% WASHED SAND
 - 15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
- SEED, MULCH/EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF INFILTRATION AREA:

- REFER TO DNR TECHNICAL STANDARD 1004

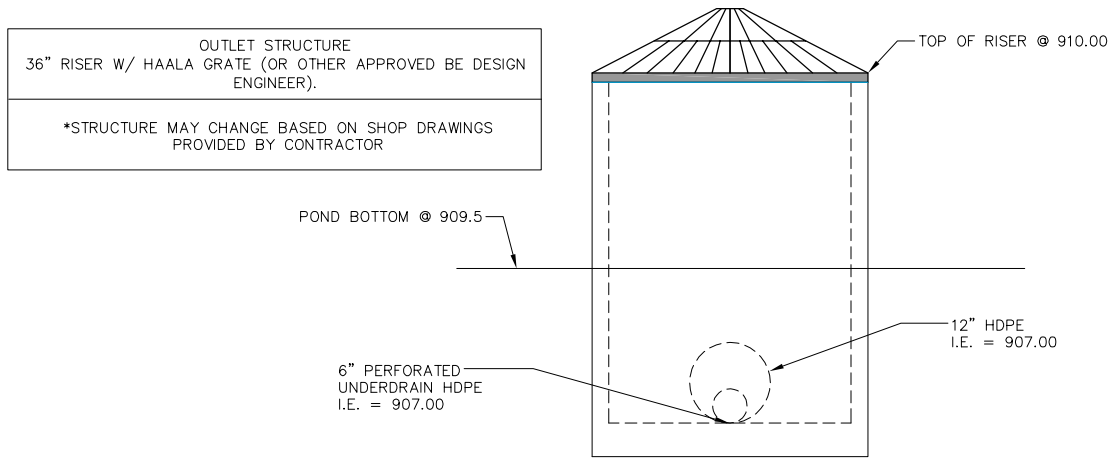
INFILTRATION AREA SPECIFICATIONS:

INFILTRATION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).

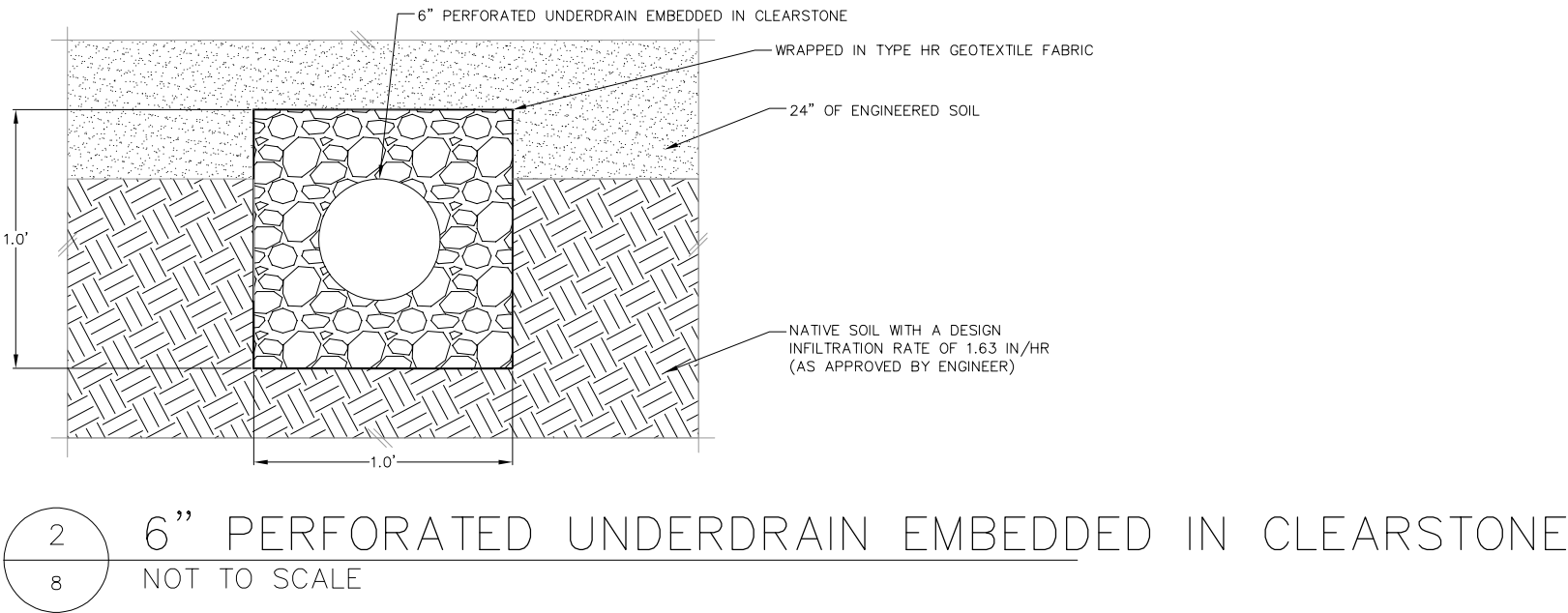
HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM INFILTRATION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.

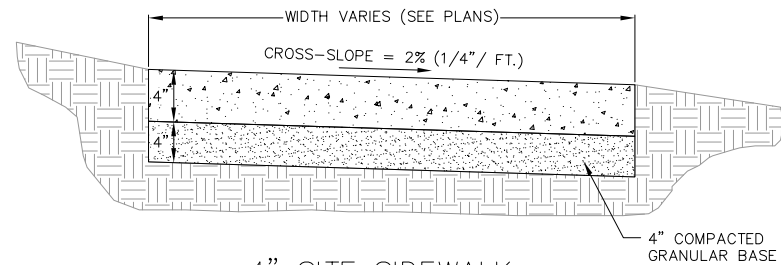
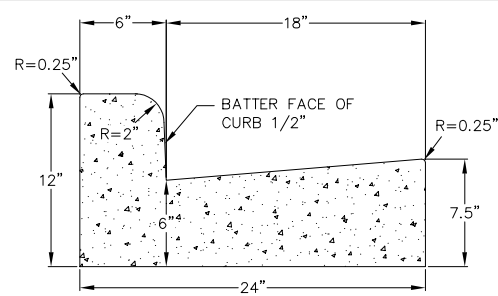
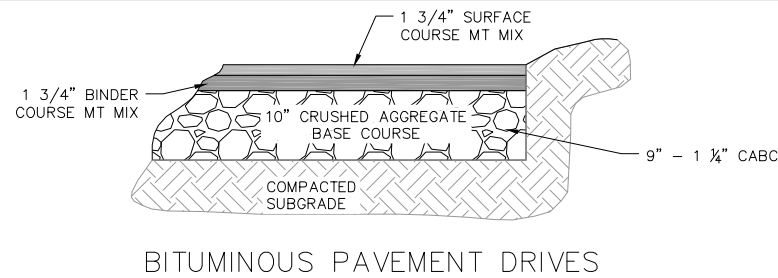
NATIVE SEEDING -NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS.

CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).



1 OUTLET STRUCTURE
8 NOT TO SCALE

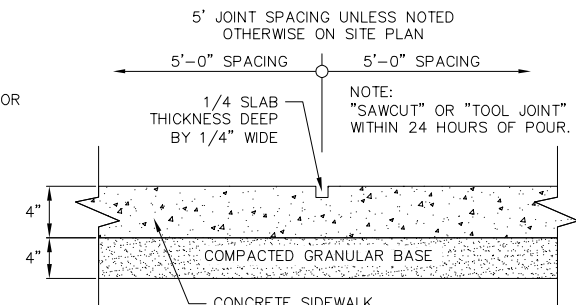
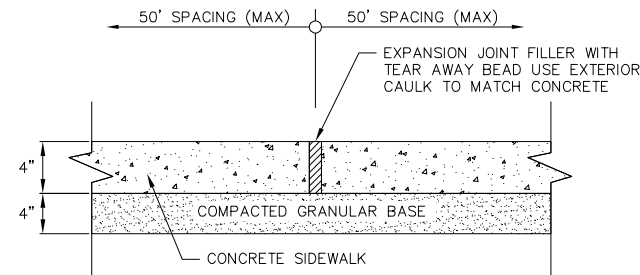
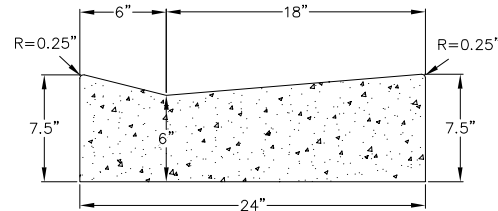
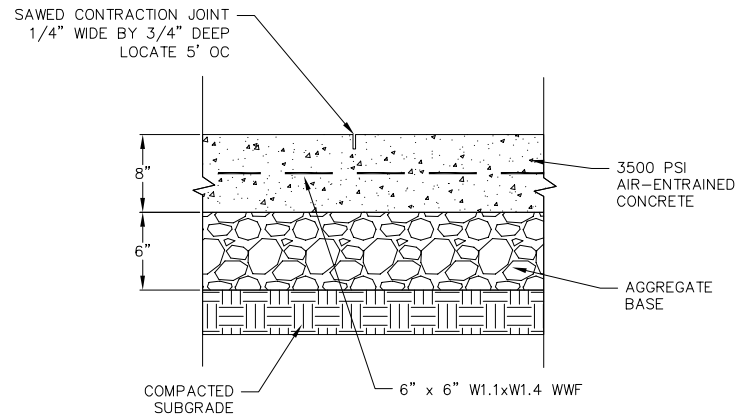




1 SITE PAVEMENT
9 NOT TO SCALE

CURB AND GUTTER
CROSS SECTION

4" SITE SIDEWALK



DRIVEWAY AND HANDICAP
RAMP GUTTER CROSS SECTION

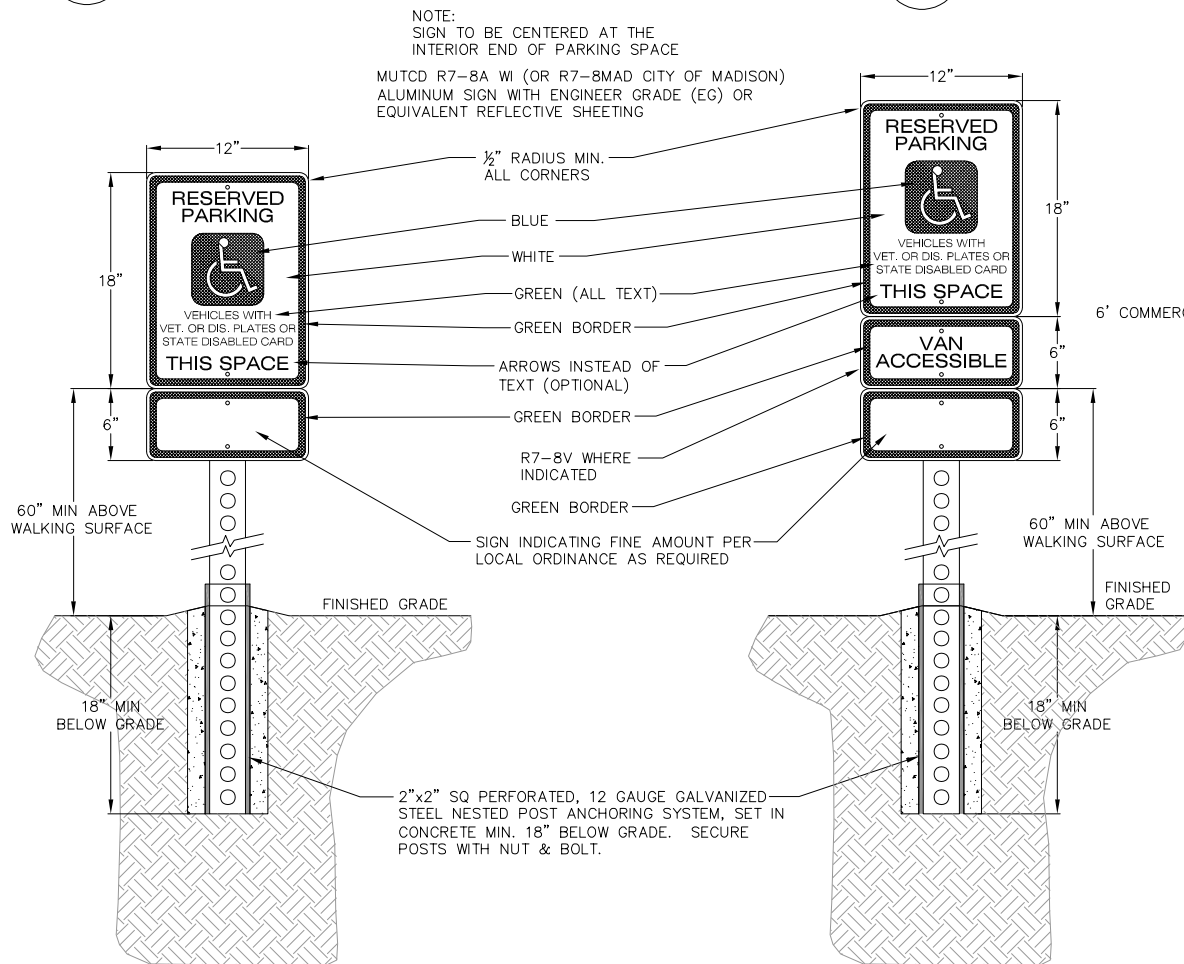
SIDEWALK EXPANSION JOINT

SIDEWALK CONTROL JOINT

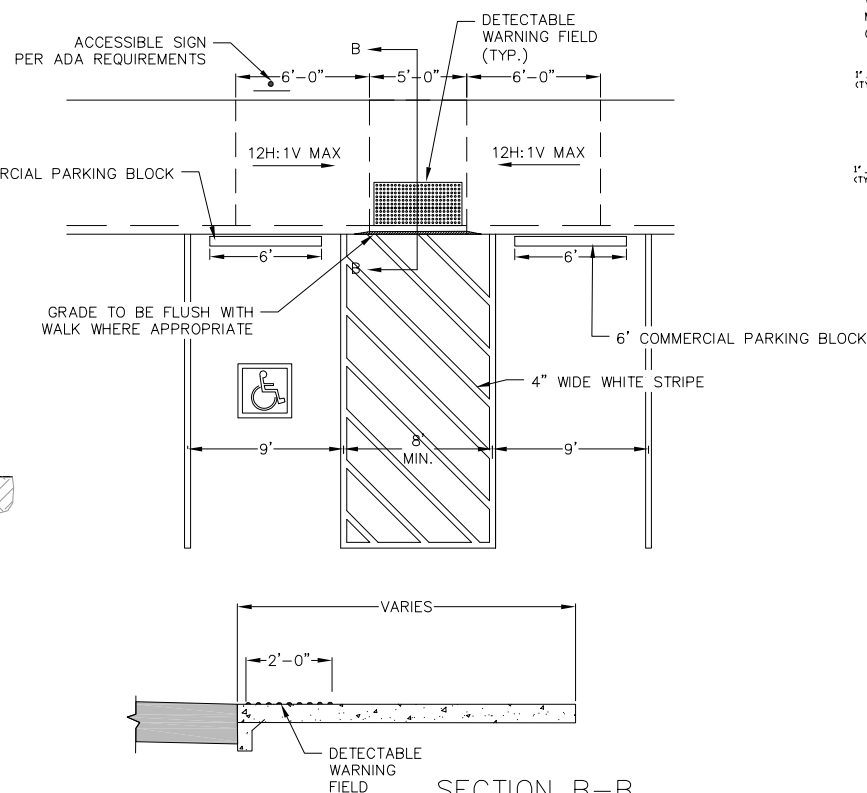
2 8" CONCRETE PAD
9 NOT TO SCALE

3 24" CONCRETE CURB AND GUTTER
9 NOT TO SCALE

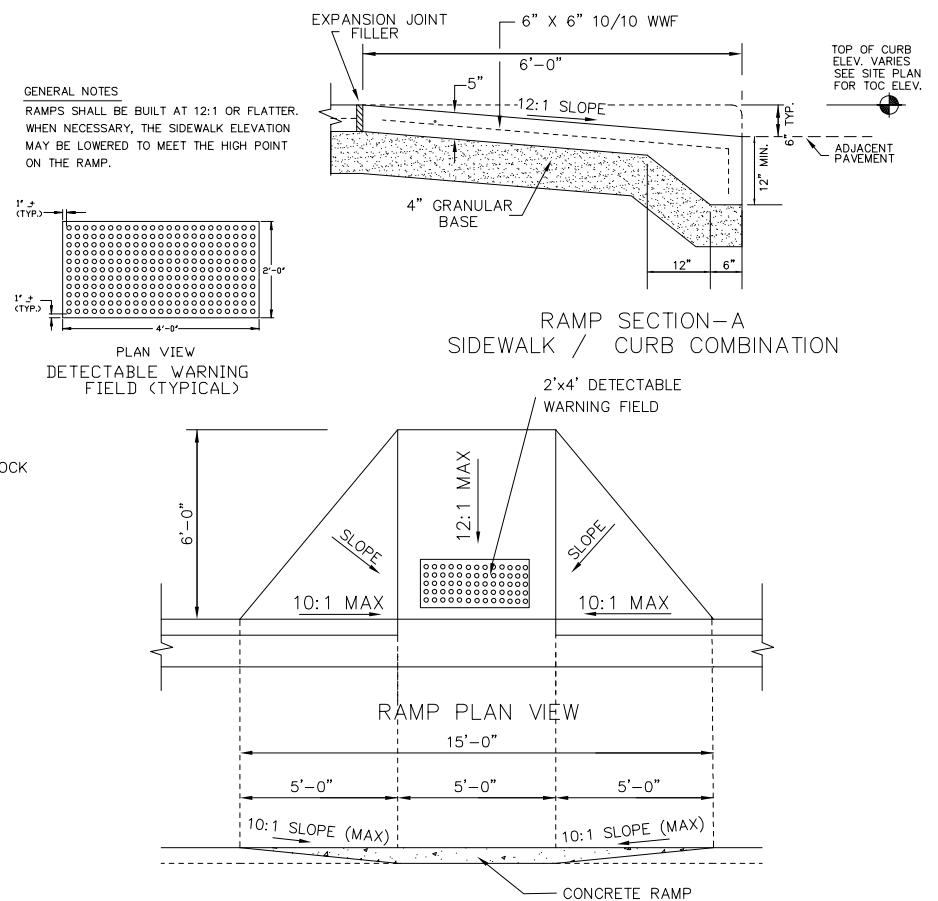
4 4" SIDEWALK
9 NOT TO SCALE



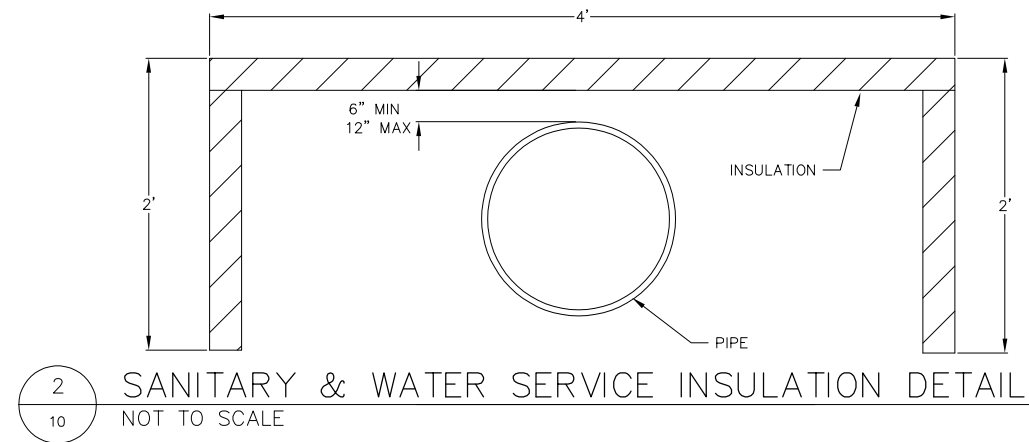
5 HANDICAP SIGN DETAIL
9 NOT TO SCALE



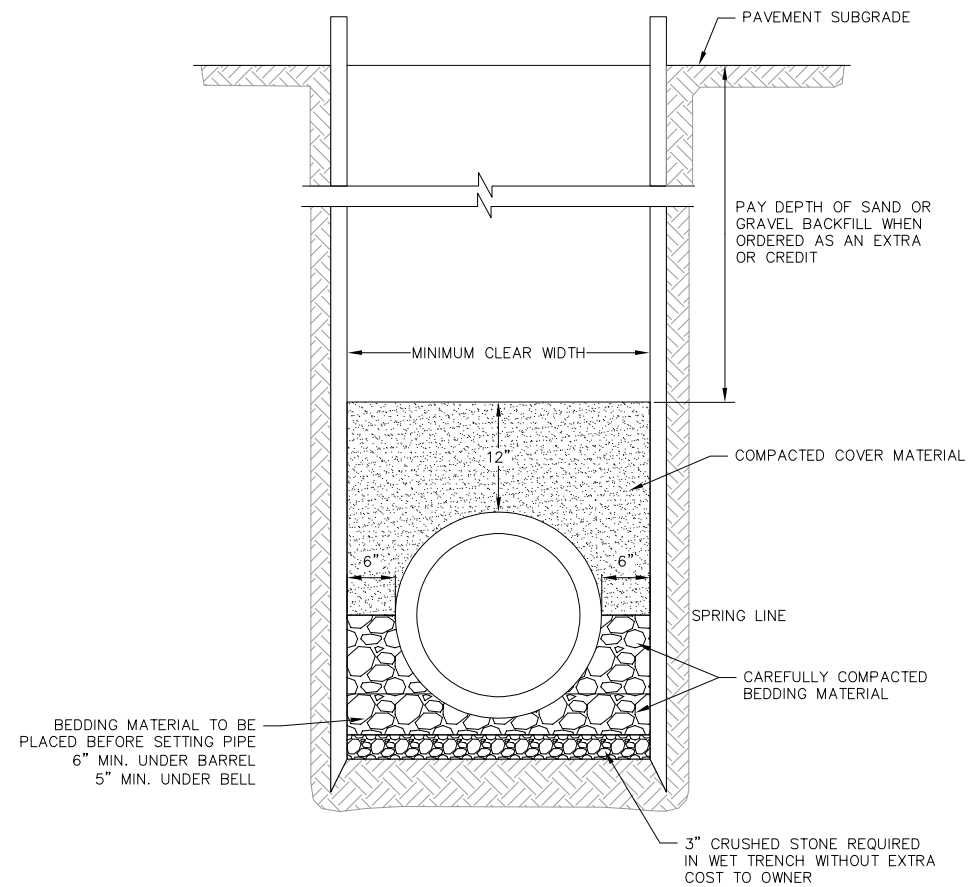
6 ADA PARKING DETAIL
9 NOT TO SCALE



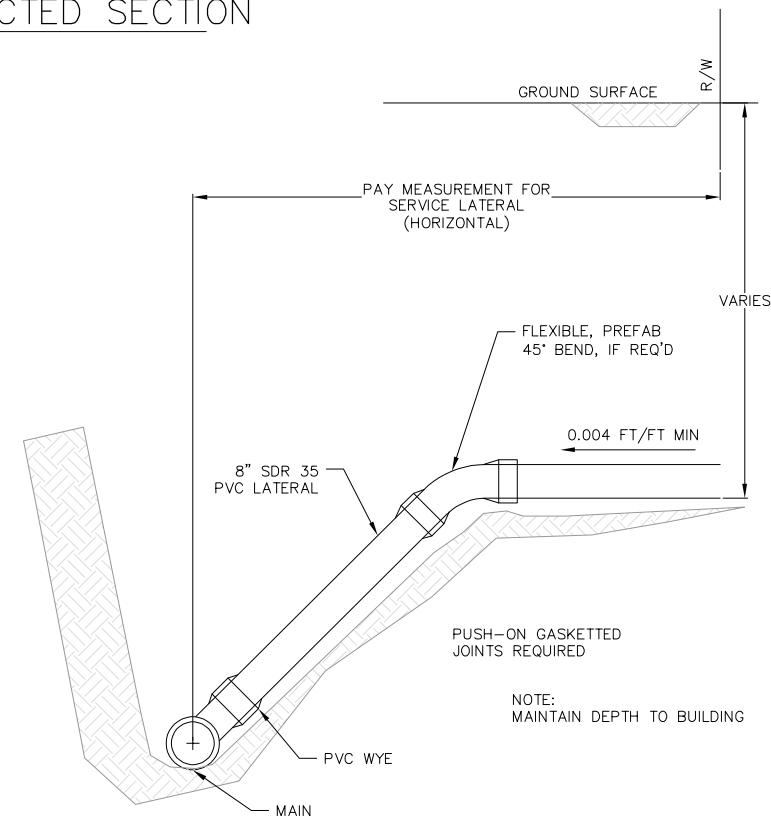
7 ADA SIDEWALK CURB RAMP
9 NOT TO SCALE



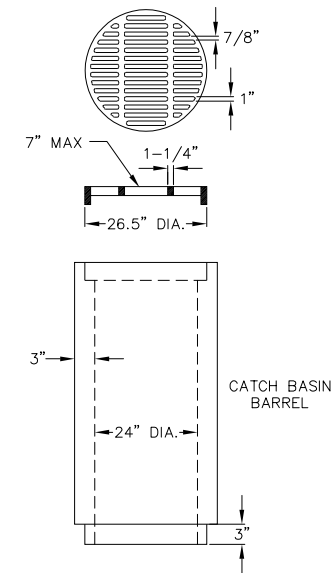
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30



CLASS B BEDDING COMPACTED SECTION
NOT TO SCALE



3 SANITARY SEWER LATERAL
11 NOT TO SCALE



IN BELL GRATE IN CUSTOM MANUFACTURED
BY THE WESTWICK FOUNDRY COMPANY TO
MADISON CONCRETE PIPE SPECIFICATIONS

GRATE IS CAST GRAY IRON MANUFACTURED
TO MEET ASTM A-48 CLASS 35 B AND
AASHTO M105 SPECIFICATIONS

GRATES ARE AASHTO H20 LOAD RATED

GRATE SETS FLUSH WITH TOP OF CATCH
BASIN BELL

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

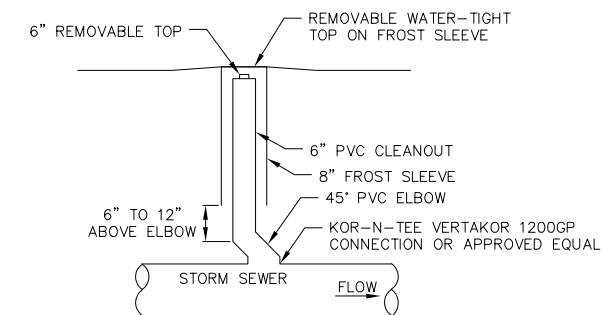
STANDARD CATCH BASIN BARREL HEIGHTS:
2'-0", 3'-0" OR 4'-0"

IN STOCK 24" DIA. CATCH BASIN HAS NO
BASE, BUT MAY BE ORDERED WITH A 3"
THICK INTEGRAL BASE OR AS SPECIFIED

CATCH BASIN JOINT MATERIAL: CONSEAL
CS-102 AND/OR CS-202 OR EQUIVALENT
WHICH MEETS OR EXCEEDS FEDERAL
SPECIFICATION SS-S-210 (210A), AASHTO
M-198B AND ASTM C-990

PIPE TO CATCH BASIN CONNECTORS:
KOR-N-SEAL OR EQUIVALENT WHICH MEETS
OR EXCEEDS REQUIREMENTS OF ASTM C-923

2 24" DIA. CATCH BASIN & GRATE
11 NOT TO SCALE



SECTION

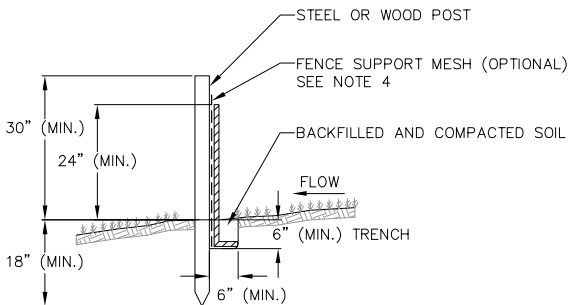
4 STORM SEWER CLEANOUT
11 NOT TO SCALE

26 Feb 2025 - 12:17p R:\State Theaters, LLC\200101 Reedsburg Cinema\CADD\Reedsburg Cinema - Details.dwg by: egan

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EROSION CONTROL MEASURES

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



NOTES:

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

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

DIMENSIONS OF TOP OPENING OF BAG TO MATCH INLET GRATE.

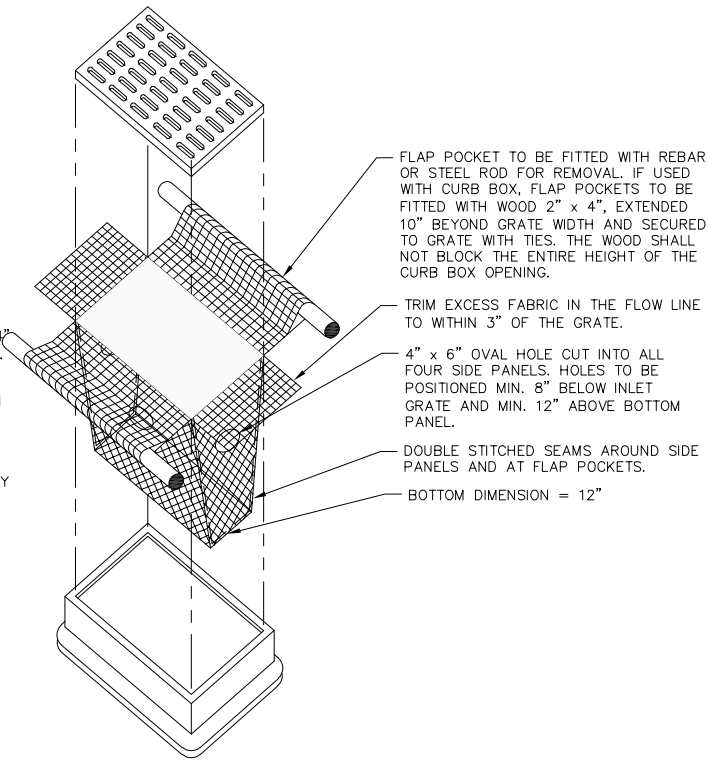
FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF FABRIC (NO SEAMS).

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

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

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

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



1 INLET PROTECTION TYPE D
12 NOT TO SCALE

SEEDING RATES:

TEMPORARY:

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

PERMANENT:

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

FERTILIZING RATES:

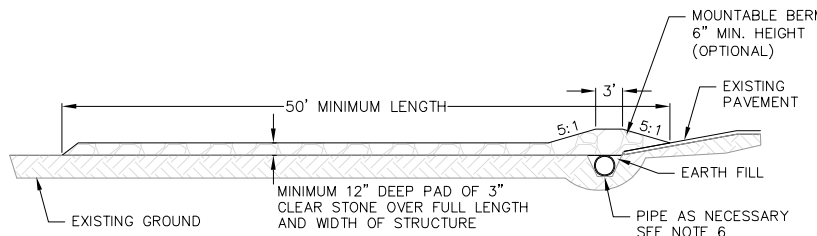
TEMPORARY AND PERMANENT:

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

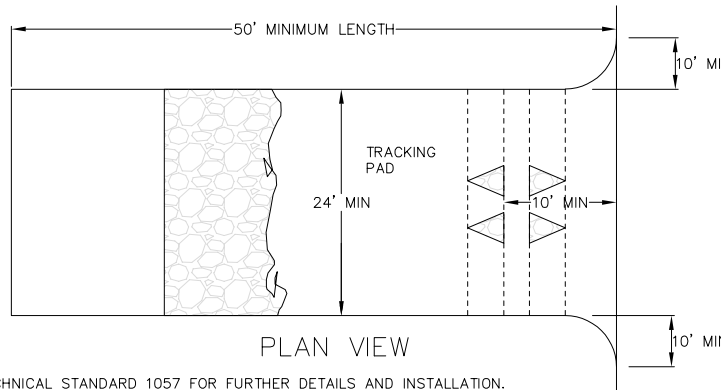
MULCHING RATES:

TEMPORARY AND PERMANENT:

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



PROFILE VIEW



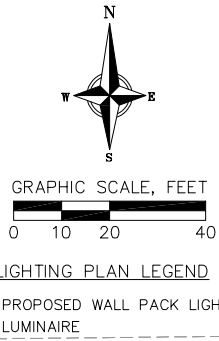
PLAN VIEW

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

3 TRACKING PAD
12 NOT TO SCALE

2 SILT FENCE
12 NOT TO SCALE

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Stormwater Management Plan

Reedsburg Cinema

City of Reedsburg, Wisconsin

Prepared For:
Duane DeYoung
1018 Woodland Road
Platteville, WI 53818

Prepared By:
Vierbicher
201 E. Main St. Suite 100
Reedsburg, WI 53959

Prepared On:
February 21, 2025
Project #200101

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Narrative

NARRATIVE

1.1 Introduction

This stormwater management report is to address the construction and post-construction management practices for the Reedsburg Cinema. The site is located at 260 Viking Drive (SW ¼ NE ¼ Section 11 T12N R4E) in the City of Reedsburg, Sauk County, Wisconsin. This stormwater management report addresses construction and post-construction stormwater management goals for the development of approximately 1.49 acres of the site.

Historically, the site was used as an ag stockyard (Exhibit 7.4). Currently, the site consists of gravel with some areas of grass (Map 2.2). The onsite surface water drains primarily to the west. No wetlands or floodplain were identified within the parcel boundaries and therefore none will be impacted (Map 2.4 & 2.5 respectively).

The proposed project involves construction of a movie theater with associated parking, sidewalks, utilities, and stormwater management.

The site is considered a redevelopment. The stormwater management goals will be met with a bioretention basin pond located in the northwest corner of the site.

1.2 Soils Description

The U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) online Web Soil Survey, indicates the proposed project site contains soils consisting primarily of Elevasil sandy loams and Boone sand (224B and BoB). The Elevasil sandy loam soils have slopes that range from 2 to 6 percent and classified as Hydrologic Soils Group B (Map 3.1). The Boone sand soils have slopes that range from 2 to 6 percent and classified as Hydrologic Soils Group A (Map 3.1).

The design infiltration rate is 1.63 in/hr. At the time of this report, no soil investigation has been completed. Soil borings and test pits will be completed, and a certified soil tester will be on site to confirm that the native soils are 1.63 in/hr.



1.3 Design Criteria

The WDNR stormwater requirements, according to NR 151, are as follows:

- Exempt from peak rate control.
- Reduce the total suspended solids by 40% from parking areas and roads as compared to no controls.
- Exempt from infiltration.

The site must meet the City of Reedsburg requirements, according to Chapter 530 of Stormwater Management and Erosion Control Ordinances.

Table 1: Stormwater Management Requirements

Stormwater Management Requirements	
Peak Rate Control	Exempt.
Sediment Control	40% reduction of load from parking areas and roads, as compared to no controls
Infiltration	Exempt.

1.4 Summary of Results

Peak Rate Runoff Control

The site is exempt from peak attenuation. However, peak rate control calculations are provided for the 1, 2, and 100-year, 24 hour storm events to verify ponding depth/drawdown for the bioretention basin. The peak runoff rate control calculations are in section 4 of this report.

Sediment Control

The site will be required to reduce TSS from the site by forty percent (40%) of the load from parking areas and roads, as compared to no controls. Tables 2 and 3 below summarizes the results of the TSS modeling.

Table 2: Total Suspended Solids Generated from Parking and Roads

Redevelopment Parking and Roads (0.114 acres)	
No Controls (lbs)	40% Goal (lbs)
79.89	31.96

Table 3: Total Suspended Solids Reduction Summary

No Controls (lbs)	After Stormwater w/ Controls (lbs)	TSS Removed from Site (lbs)
299.8	265.2	34.60

TSS was modeled with WinSLAMM v. 10.5.0 and calculations are within section 5 of this report.

Erosion Control

The project is anticipated to begin April 1, 2025 and will be restored by October 1, 2025. All erosion control measures will be in place prior to land disturbing activities.

1.5 Conclusions

The site has been designed to meet the State and City of Reedsburg's stormwater management requirements.



1.6 Permits

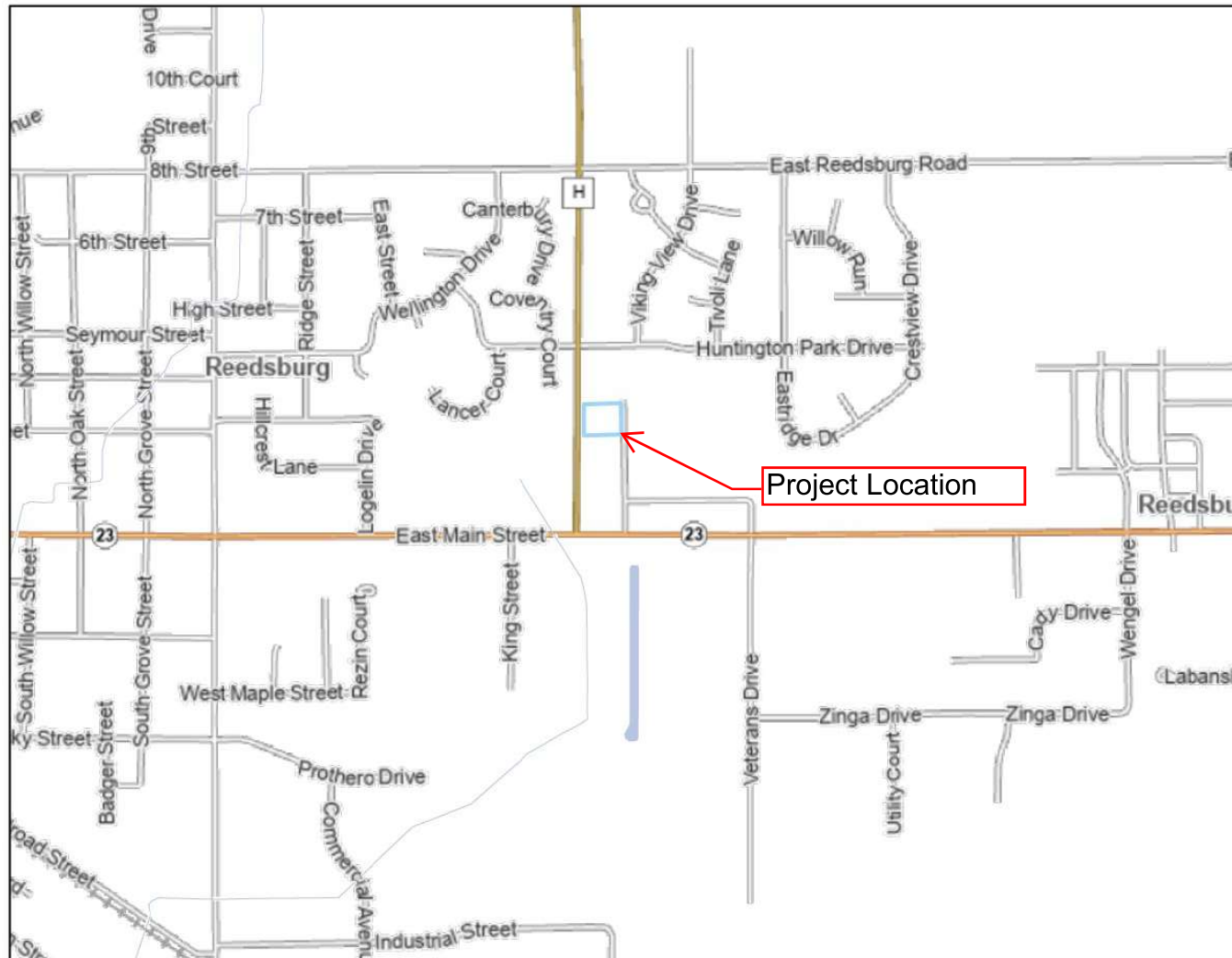
The following is a list of anticipated stormwater, wetland permits, or reviews that have been or will be applied for:

- Stormwater Notice of Intent (DNR).
- City of Reedsburg Erosion Control and Stormwater Management Permit
- Plumbing (DSPS)



Maps

2.1 Location Map



- Legend:** (some map layers may not be displayed)
- 24K Lakes and Open Water
 - 24K Streams and Rivers
 - 24K Intermittent Streams
 - City or Village
 - County Boundaries
 - Major Roads
 - State Highway
 - County and Local Roads
 - County HWY
 - Local Road
 - Railroads

Notes:



Service Layer Credits:
EN Basic Basemap WTM Ext:

Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

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2.1 Location Map

Reedsburg Cinema
City of Reedsburg, Sauk County, Wisconsin

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planners | engineers | advisors



2.2 Aerial Map



Legend: (some map layers may not be displayed)

- Latest Leaf On Imagery
- City or Village
- County Boundaries
- Major Roads
 - State Highway
 - County and Local Roads
 - County HWY
 - Local Road

Notes:



Map: 0 350 700 Feet
0 100 200 Meters

Service Layer Credits:
EN Basic Basemap WTM Ext. ; 2022 Leaf On:

Map projection: NAD 1983 HARN Wisconsin TM

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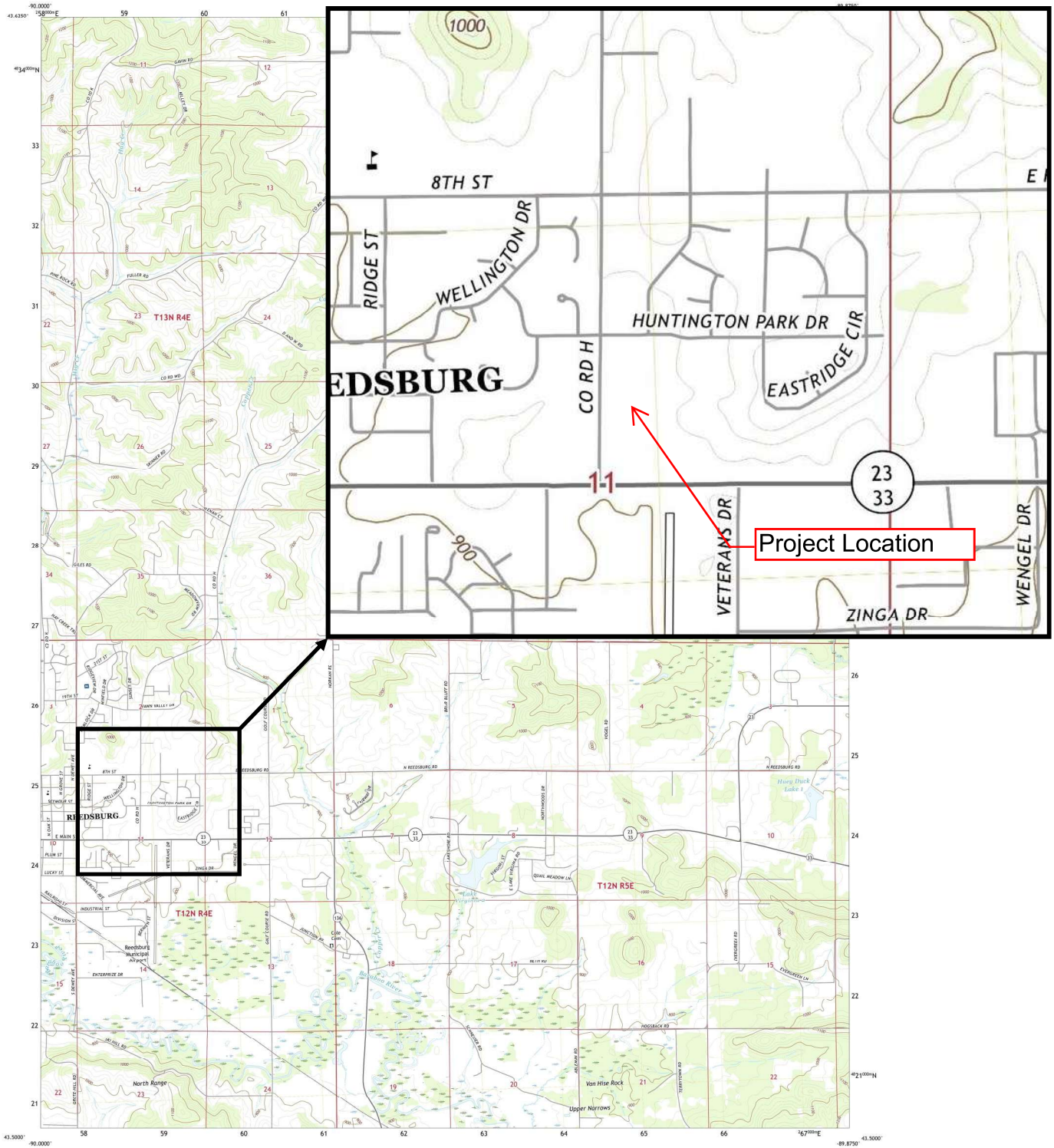
2.2 Aerial Map

Reedsburg Cinema
City of Reedsburg, Sauk County, Wisconsin

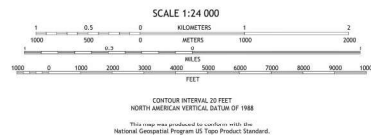
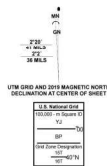
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2.3 USGS Quad Map



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000 meter grid/Universal Transverse Mercator, Zone 17T-18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.



2.3 USGS Quad Map

Reedsburg Cinema
City of Reedsburg, Sauk County, Wisconsin

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2.4 Wetland Indicator Map



Legend: (some map layers may not be displayed)

- Latest Leaf On Imagery
- City or Village
- County Boundaries
- Major Roads
- State Highway
- County and Local Roads
- County HWY
- Local Road

Notes:



Map: 0 220 440 Feet
0 60 120 Meters

Service Layer Credits:
Wisconsin Wetland Inventory NWI (cached): , Wetland Indicators & Soils: Surface Water Data Viewer Team,
EN Basic Basemap WTM Ext: , 2022 Leaf On: , Wisconsin Wetland Inventory NWI (Dynamic): Calvin Lawrence,
Dennis Weise, Nina Rihn

Map projection: NAD 1983 HARN Wisconsin TM

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2.4 Wetland Indicator Map

Reedsburg Cinema
City of Reedsburg, Sauk County, Wisconsin

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2.5 FEMA Map

National Flood Hazard Layer FIRMette



89°59'21"W 43°32'18"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE): Zone A, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Digital Data Available
		No Digital Data Available
MAP PANELS		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/18/2025 at 9:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

2.5 FEMA Map

Reedsburg Cinema
City of Reedsburg, Sauk County, Wisconsin

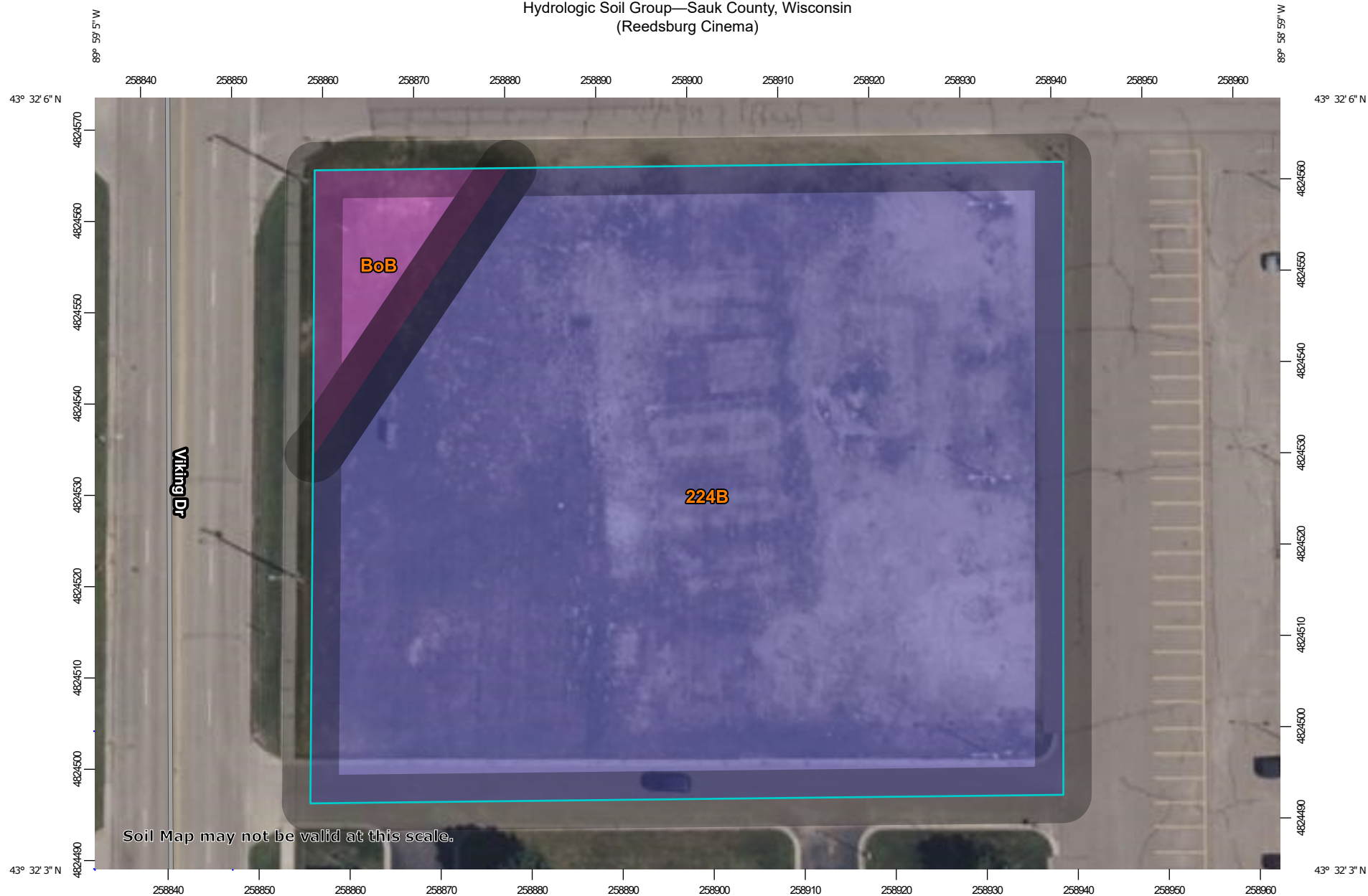
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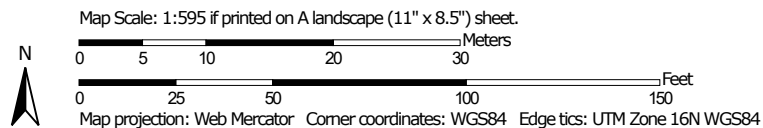
Soils Information

3.1 County Soils Map

Hydrologic Soil Group—Sauk County, Wisconsin (Reedsburg Cinema)



Soil Map may not be valid at this scale.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sauk County, Wisconsin
Survey Area Data: Version 23, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 2, 2022—Sep 28, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
224B	Elevasil sandy loam, 2 to 6 percent slopes	B	1.3	94.2%
BoB	Boone sand, 2 to 6 percent slopes	A	0.1	5.8%
Totals for Area of Interest			1.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

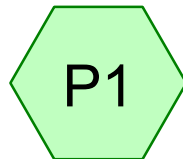
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

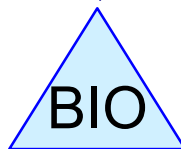
Peak Storm Control Calculations

4.1 Peak Flow Redeveloped with Controls

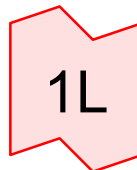
Redeveloped



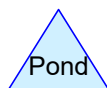
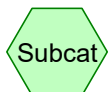
(new Subcat)



Bioretention Basin



Post-Dev Total



Routing Diagram for 2025-02-19 Reedsburg Cinema
Prepared by Vierbicher Associates, Printed 2/26/2025
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2025-02-19 Reedsburg Cinema

Prepared by Vierbicher Associates

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Peak Rate Redeveloped with Controls

MSE 24-hr 4 1-Year Rainfall=2.52"

Printed 2/26/2025

Page 2

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P1: (new Subcat)

Runoff Area=0.478 ac 57.53% Impervious Runoff Depth=1.40"

Tc=6.0 min CN=WQ Runoff=0.88 cfs 0.056 af

Pond BIO: Bioretention Basin

Peak Elev=910.09' Storage=0.003 af Inflow=0.88 cfs 0.056 af

Outflow=0.88 cfs 0.054 af

Link 1L: Post-Dev Total

Inflow=0.88 cfs 0.054 af

Primary=0.88 cfs 0.054 af

Total Runoff Area = 0.478 ac Runoff Volume = 0.056 af Average Runoff Depth = 1.40"
42.47% Pervious = 0.203 ac 57.53% Impervious = 0.275 ac

2025-02-19 Reedsburg Cinema

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Peak Rate Redeveloped with Controls

MSE 24-hr 4 1-Year Rainfall=2.52"

Printed 2/26/2025

Page 3

Summary for Subcatchment P1: (new Subcat)

Runoff = 0.88 cfs @ 12.13 hrs, Volume= 0.056 af, Depth= 1.40"
Routed to Pond BIO : Bioretention Basin

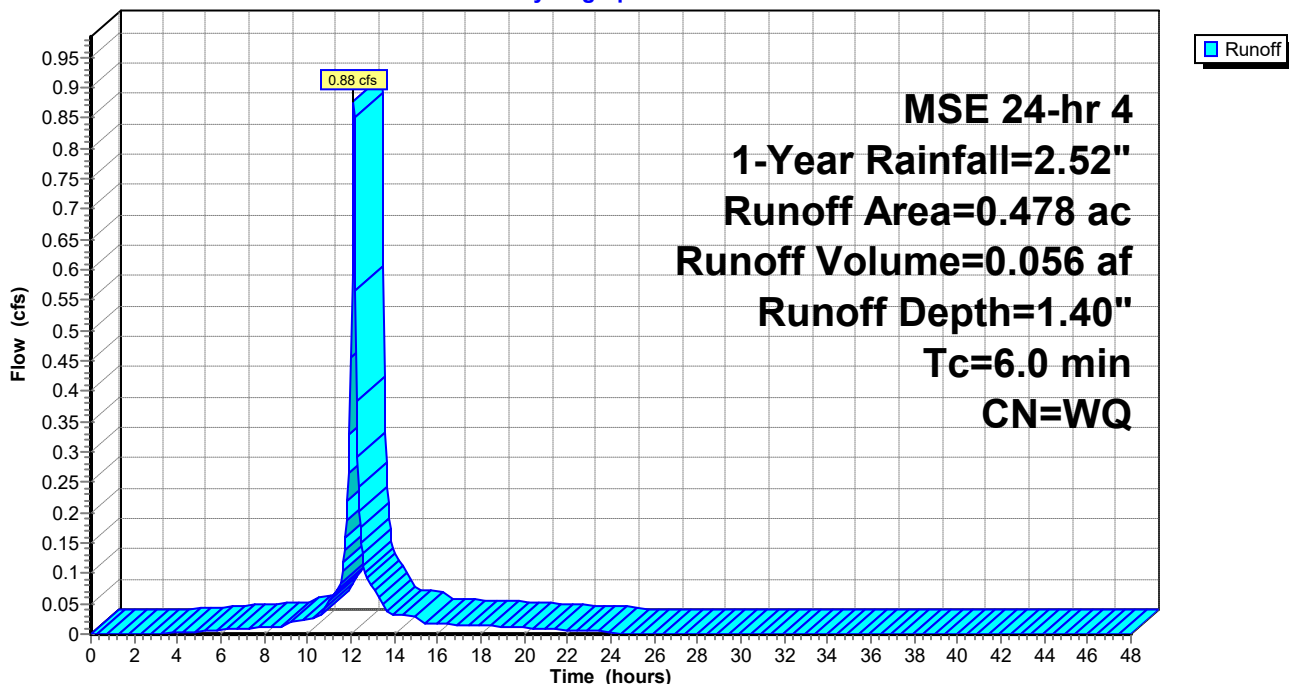
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.52"

	Area (ac)	CN	Description
*	0.272	98	Impervious
*	0.003	100	Bottom of Bioretention Basin
	0.203	61	>75% Grass cover, Good, HSG B
	0.478		Weighted Average
	0.203		42.47% Pervious Area
	0.275		57.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment P1: (new Subcat)

Hydrograph



2025-02-19 Reedsburg Cinema

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Peak Rate Redeveloped with Controls

MSE 24-hr 4 1-Year Rainfall=2.52"

Printed 2/26/2025

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Summary for Pond BIO: Bioretention Basin

Inflow Area = 0.478 ac, 57.53% Impervious, Inflow Depth = 1.40" for 1-Year event
 Inflow = 0.88 cfs @ 12.13 hrs, Volume= 0.056 af
 Outflow = 0.88 cfs @ 12.14 hrs, Volume= 0.054 af, Atten= 0%, Lag= 0.4 min
 Primary = 0.88 cfs @ 12.14 hrs, Volume= 0.054 af
 Routed to Link 1L : Post-Dev Total

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 910.09' @ 12.14 hrs Surf.Area= 0.006 ac Storage= 0.003 af

Plug-Flow detention time= 38.6 min calculated for 0.054 af (96% of inflow)
 Center-of-Mass det. time= 17.0 min (785.3 - 768.2)

Volume	Invert	Avail.Storage	Storage Description
#1	909.50'	0.006 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
909.50	0.003	0.000	0.000
910.50	0.008	0.006	0.006

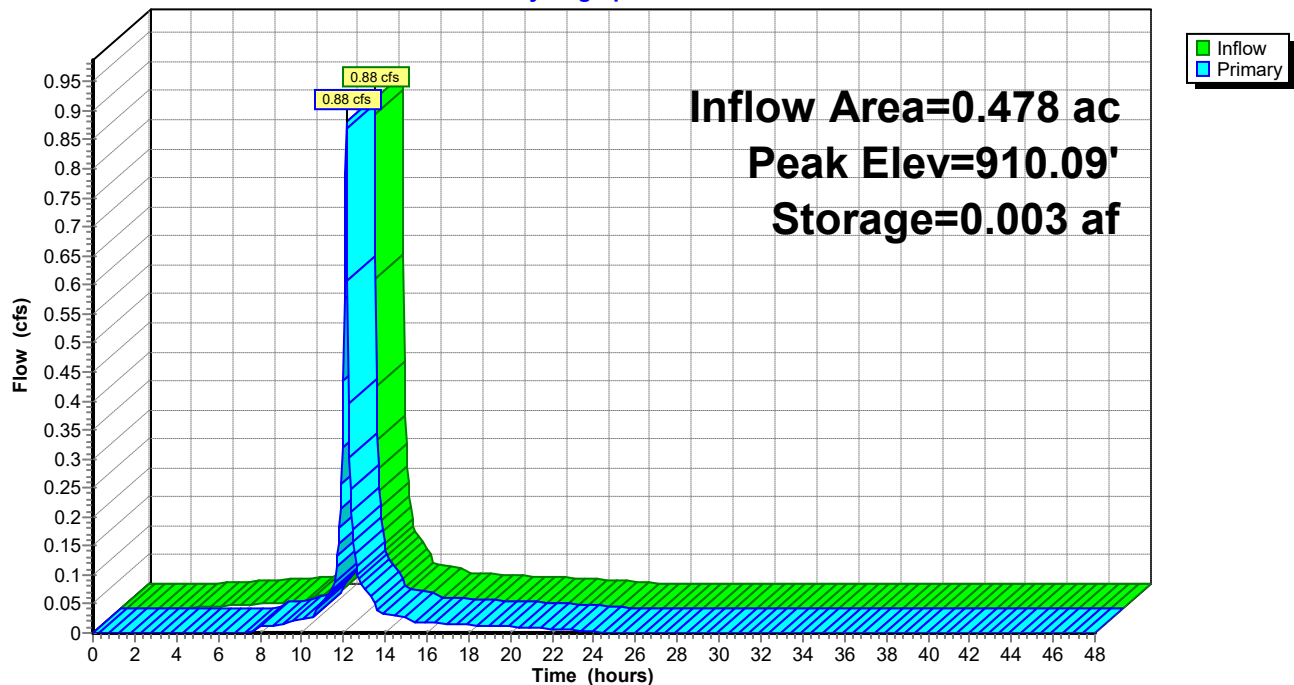
Device	Routing	Invert	Outlet Devices
#1	Primary	907.00'	12.0" Round 12" Outlet Pipe L= 21.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 907.00' / 906.32' S= 0.0324 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	907.00'	6.0" Round 6" Underdrain L= 23.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 907.00' / 907.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#3	Device 1	910.00'	36.0" Horiz. 36" Stand Pipe C= 0.600 Limited to weir flow at low heads
#4	Device 2	909.50'	3.600 in/hr Engineered Soil over Surface area from 908.99' - 909.01' Excluded Surface area = 0.000 ac Phase-In= 0.01'

Primary OutFlow Max=0.85 cfs @ 12.14 hrs HW=910.09' TW=0.00' (Dynamic Tailwater)

1=12" Outlet Pipe (Passes 0.85 cfs of 6.09 cfs potential flow)
 2=6" Underdrain (Passes 0.00 cfs of 1.26 cfs potential flow)
 4=Engineered Soil (Exfiltration Controls 0.00 cfs)
 3=36" Stand Pipe (Weir Controls 0.85 cfs @ 0.99 fps)

Pond BIO: Bioretention Basin

Hydrograph

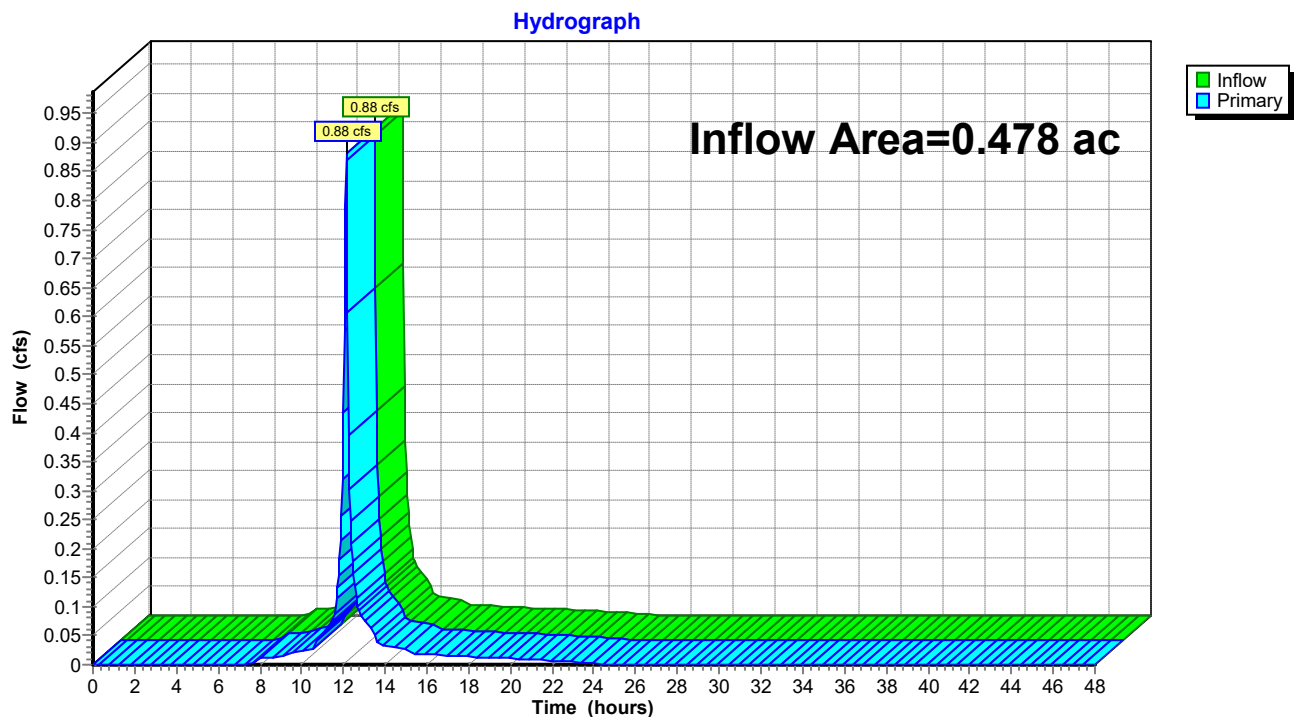


Summary for Link 1L: Post-Dev Total

Inflow Area = 0.478 ac, 57.53% Impervious, Inflow Depth = 1.35" for 1-Year event
Inflow = 0.88 cfs @ 12.14 hrs, Volume= 0.054 af
Primary = 0.88 cfs @ 12.14 hrs, Volume= 0.054 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 1L: Post-Dev Total



2025-02-19 Reedsburg Cinema

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Peak Rate Redeveloped with Controls

MSE 24-hr 4 2-Year Rainfall=2.86"

Printed 2/26/2025

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P1: (new Subcat)

Runoff Area=0.478 ac 57.53% Impervious Runoff Depth=1.65"

Tc=6.0 min CN=WQ Runoff=1.03 cfs 0.066 af

Pond BIO: Bioretention Basin

Peak Elev=910.10' Storage=0.003 af Inflow=1.03 cfs 0.066 af

Outflow=1.04 cfs 0.063 af

Link 1L: Post-Dev Total

Inflow=1.04 cfs 0.063 af

Primary=1.04 cfs 0.063 af

Total Runoff Area = 0.478 ac Runoff Volume = 0.066 af Average Runoff Depth = 1.65"
42.47% Pervious = 0.203 ac 57.53% Impervious = 0.275 ac

2025-02-19 Reedsburg Cinema

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Peak Rate Redeveloped with Controls

MSE 24-hr 4 2-Year Rainfall=2.86"

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Summary for Subcatchment P1: (new Subcat)

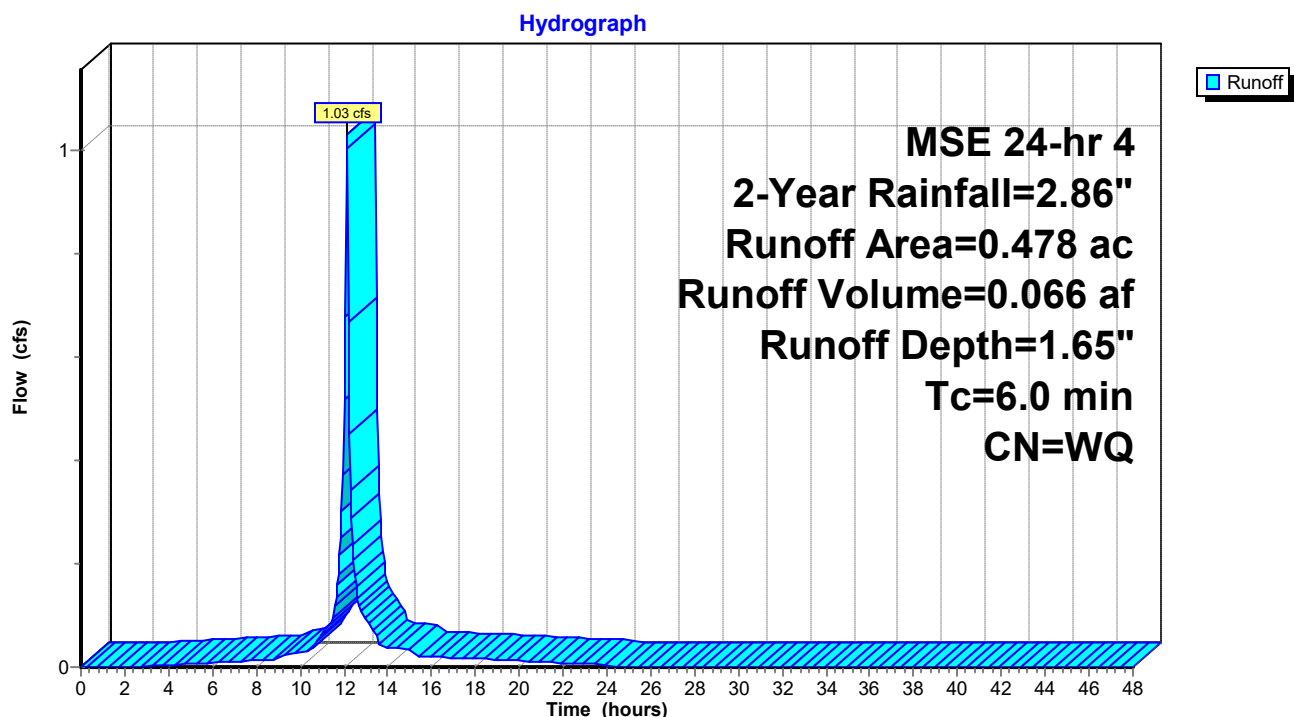
Runoff = 1.03 cfs @ 12.13 hrs, Volume= 0.066 af, Depth= 1.65"
Routed to Pond BIO : Bioretention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.86"

Area (ac)	CN	Description
* 0.272	98	Impervious
* 0.003	100	Bottom of Bioretention Basin
0.203	61	>75% Grass cover, Good, HSG B
0.478		Weighted Average
0.203		42.47% Pervious Area
0.275		57.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment P1: (new Subcat)



2025-02-19 Reedsburg Cinema

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Peak Rate Redeveloped with Controls

MSE 24-hr 4 2-Year Rainfall=2.86"

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Summary for Pond BIO: Bioretention Basin

Inflow Area = 0.478 ac, 57.53% Impervious, Inflow Depth = 1.65" for 2-Year event
 Inflow = 1.03 cfs @ 12.13 hrs, Volume= 0.066 af
 Outflow = 1.04 cfs @ 12.14 hrs, Volume= 0.063 af, Atten= 0%, Lag= 0.4 min
 Primary = 1.04 cfs @ 12.14 hrs, Volume= 0.063 af
 Routed to Link 1L : Post-Dev Total

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 910.10' @ 12.14 hrs Surf.Area= 0.006 ac Storage= 0.003 af

Plug-Flow detention time= 34.0 min calculated for 0.063 af (97% of inflow)
 Center-of-Mass det. time= 15.4 min (783.0 - 767.6)

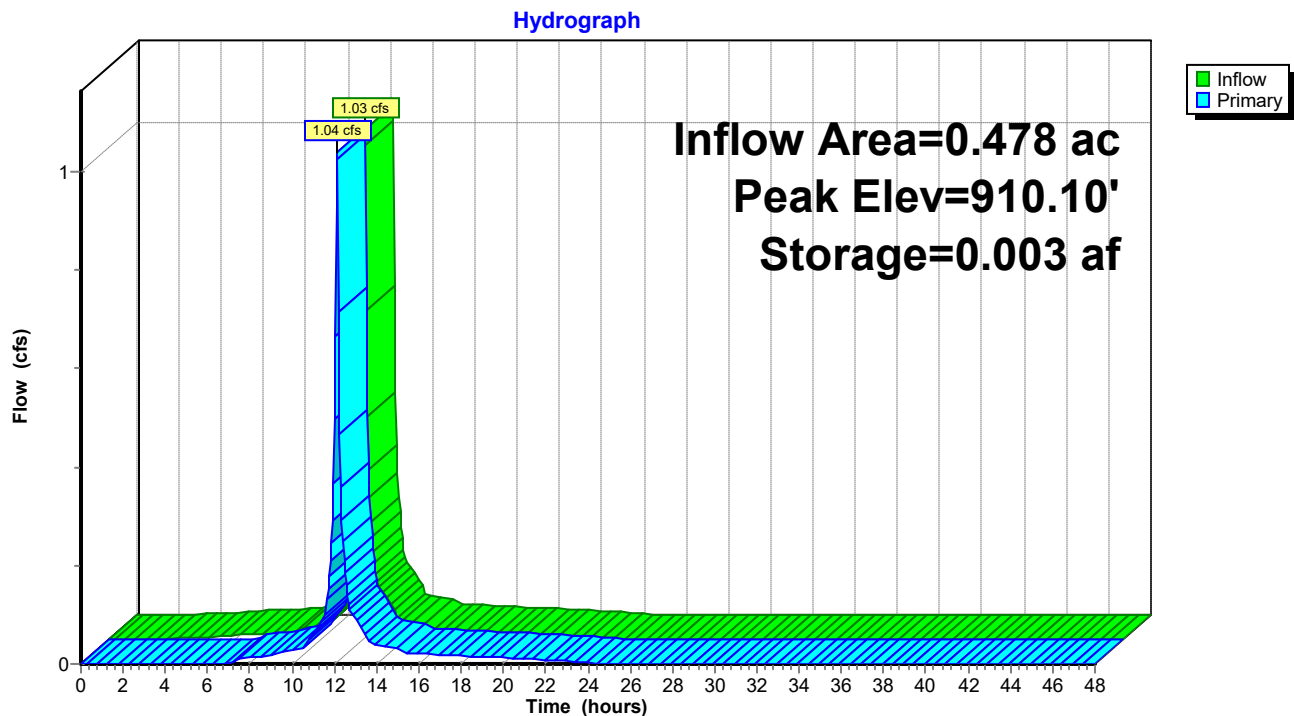
Volume	Invert	Avail.Storage	Storage Description
#1	909.50'	0.006 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
909.50	0.003	0.000	0.000
910.50	0.008	0.006	0.006

Device	Routing	Invert	Outlet Devices
#1	Primary	907.00'	12.0" Round 12" Outlet Pipe L= 21.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 907.00' / 906.32' S= 0.0324 ' S= 0.0324 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	907.00'	6.0" Round 6" Underdrain L= 23.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 907.00' / 907.00' S= 0.0000 ' S= 0.0000 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#3	Device 1	910.00'	36.0" Horiz. 36" Stand Pipe C= 0.600 Limited to weir flow at low heads
#4	Device 2	909.50'	3.600 in/hr Engineered Soil over Surface area from 908.99' - 909.01' Excluded Surface area = 0.000 ac Phase-In= 0.01'

Primary OutFlow Max=1.00 cfs @ 12.14 hrs HW=910.10' TW=0.00' (Dynamic Tailwater)

1=12" Outlet Pipe (Passes 1.00 cfs of 6.10 cfs potential flow)
 2=6" Underdrain (Passes 0.00 cfs of 1.26 cfs potential flow)
 4=Engineered Soil (Exfiltration Controls 0.00 cfs)
 3=36" Stand Pipe (Weir Controls 1.00 cfs @ 1.04 fps)

Pond BIO: Bioretention Basin

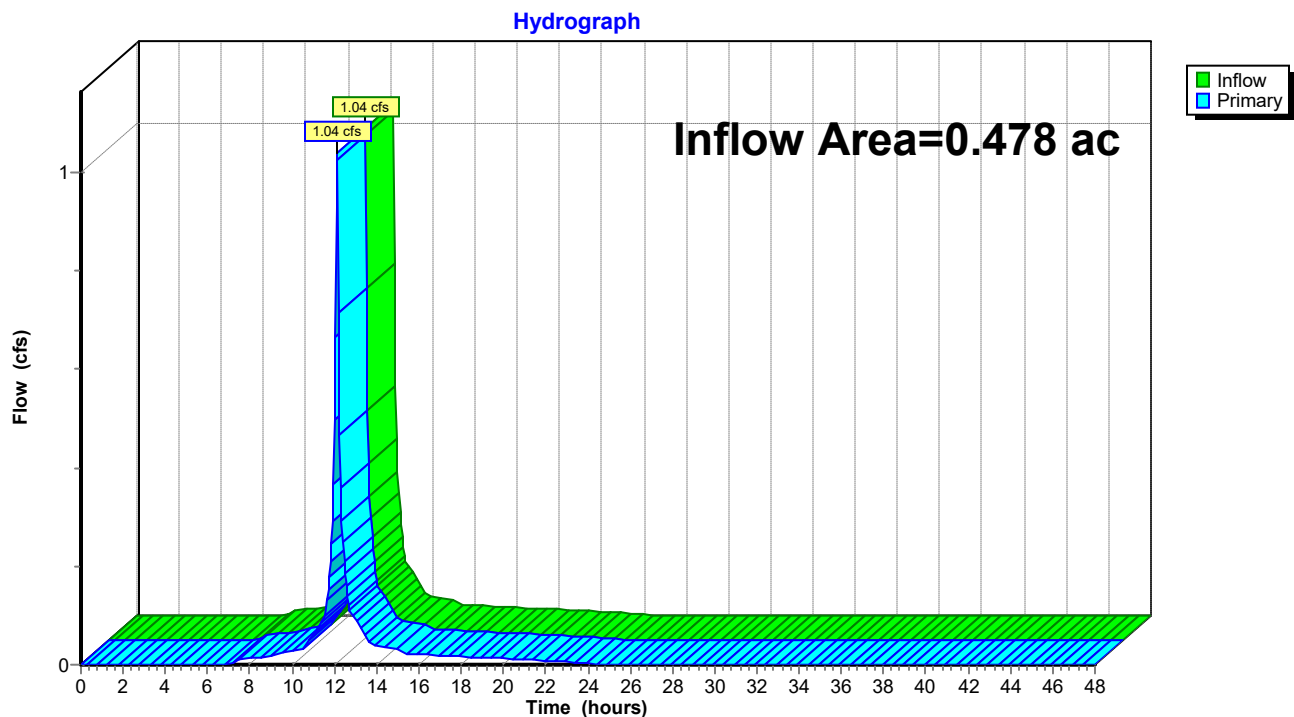


Summary for Link 1L: Post-Dev Total

Inflow Area = 0.478 ac, 57.53% Impervious, Inflow Depth = 1.59" for 2-Year event
Inflow = 1.04 cfs @ 12.14 hrs, Volume= 0.063 af
Primary = 1.04 cfs @ 12.14 hrs, Volume= 0.063 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 1L: Post-Dev Total



2025-02-19 Reedsburg Cinema

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Peak Rate Redeveloped with Controls
MSE 24-hr 4 100-Year Rainfall=7.11"

Printed 2/26/2025

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment P1: (new Subcat)

Runoff Area=0.478 ac 57.53% Impervious Runoff Depth=5.14"
Tc=6.0 min CN=WQ Runoff=3.35 cfs 0.205 af

Pond BIO: Bioretention Basin

Peak Elev=910.23' Storage=0.004 af Inflow=3.35 cfs 0.205 af
Outflow=3.36 cfs 0.202 af

Link 1L: Post-Dev Total

Inflow=3.36 cfs 0.202 af
Primary=3.36 cfs 0.202 af

Total Runoff Area = 0.478 ac Runoff Volume = 0.205 af Average Runoff Depth = 5.14"
42.47% Pervious = 0.203 ac 57.53% Impervious = 0.275 ac

2025-02-19 Reedsburg Cinema

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Peak Rate Redeveloped with Controls
MSE 24-hr 4 100-Year Rainfall=7.11"

Printed 2/26/2025

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Summary for Subcatchment P1: (new Subcat)

Runoff = 3.35 cfs @ 12.13 hrs, Volume= 0.205 af, Depth= 5.14"
Routed to Pond BIO : Bioretention Basin

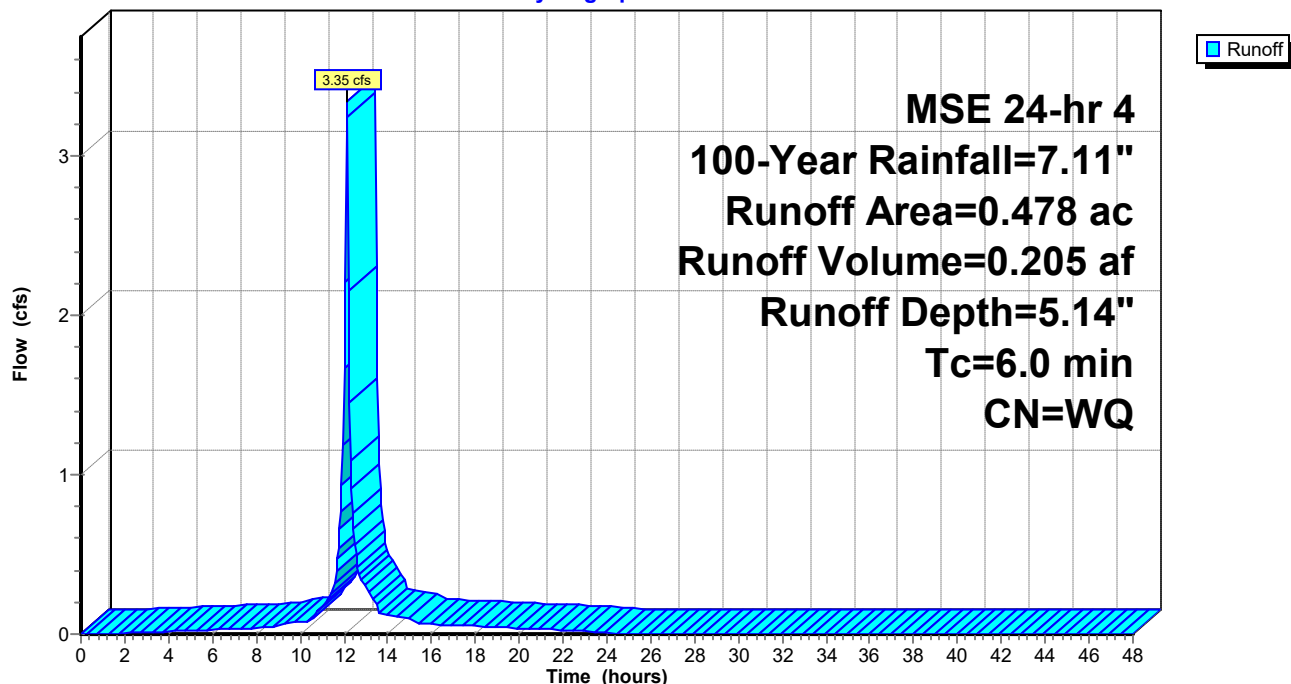
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=7.11"

Area (ac)	CN	Description
* 0.272	98	Impervious
* 0.003	100	Bottom of Bioretention Basin
0.203	61	>75% Grass cover, Good, HSG B
0.478		Weighted Average
0.203		42.47% Pervious Area
0.275		57.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment P1: (new Subcat)

Hydrograph



2025-02-19 Reedsburg Cinema

Prepared by Vierbicher Associates

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Peak Rate Redeveloped with Controls
MSE 24-hr 4 100-Year Rainfall=7.11"

Printed 2/26/2025

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Summary for Pond BIO: Bioretention Basin

Inflow Area = 0.478 ac, 57.53% Impervious, Inflow Depth = 5.14" for 100-Year event
 Inflow = 3.35 cfs @ 12.13 hrs, Volume= 0.205 af
 Outflow = 3.36 cfs @ 12.13 hrs, Volume= 0.202 af, Atten= 0%, Lag= 0.3 min
 Primary = 3.36 cfs @ 12.13 hrs, Volume= 0.202 af
 Routed to Link 1L : Post-Dev Total

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 910.23' @ 12.13 hrs Surf.Area= 0.007 ac Storage= 0.004 af

Plug-Flow detention time= 13.5 min calculated for 0.202 af (99% of inflow)
 Center-of-Mass det. time= 6.7 min (769.3 - 762.6)

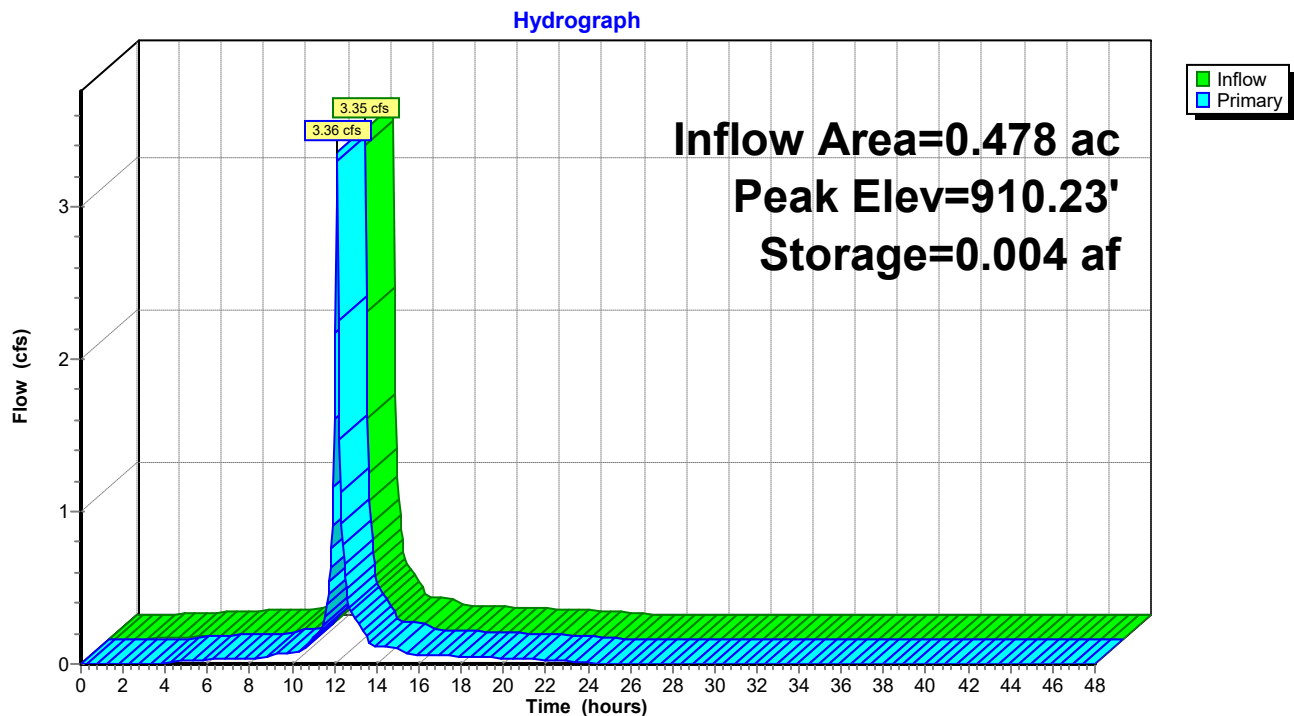
Volume	Invert	Avail.Storage	Storage Description
#1	909.50'	0.006 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
909.50	0.003	0.000	0.000
910.50	0.008	0.006	0.006

Device	Routing	Invert	Outlet Devices
#1	Primary	907.00'	12.0" Round 12" Outlet Pipe L= 21.0' CMP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 907.00' / 906.32' S= 0.0324 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	907.00'	6.0" Round 6" Underdrain L= 23.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 907.00' / 907.00' S= 0.0000 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.20 sf
#3	Device 1	910.00'	36.0" Horiz. 36" Stand Pipe C= 0.600 Limited to weir flow at low heads
#4	Device 2	909.50'	3.600 in/hr Engineered Soil over Surface area from 908.99' - 909.01' Excluded Surface area = 0.000 ac Phase-In= 0.01'

Primary OutFlow Max=3.22 cfs @ 12.13 hrs HW=910.22' TW=0.00' (Dynamic Tailwater)

1=12" Outlet Pipe (Passes 3.22 cfs of 6.24 cfs potential flow)
 2=6" Underdrain (Passes 0.00 cfs of 1.29 cfs potential flow)
 4=Engineered Soil (Exfiltration Controls 0.00 cfs)
 3=36" Stand Pipe (Weir Controls 3.22 cfs @ 1.54 fps)

Pond BIO: Bioretention Basin

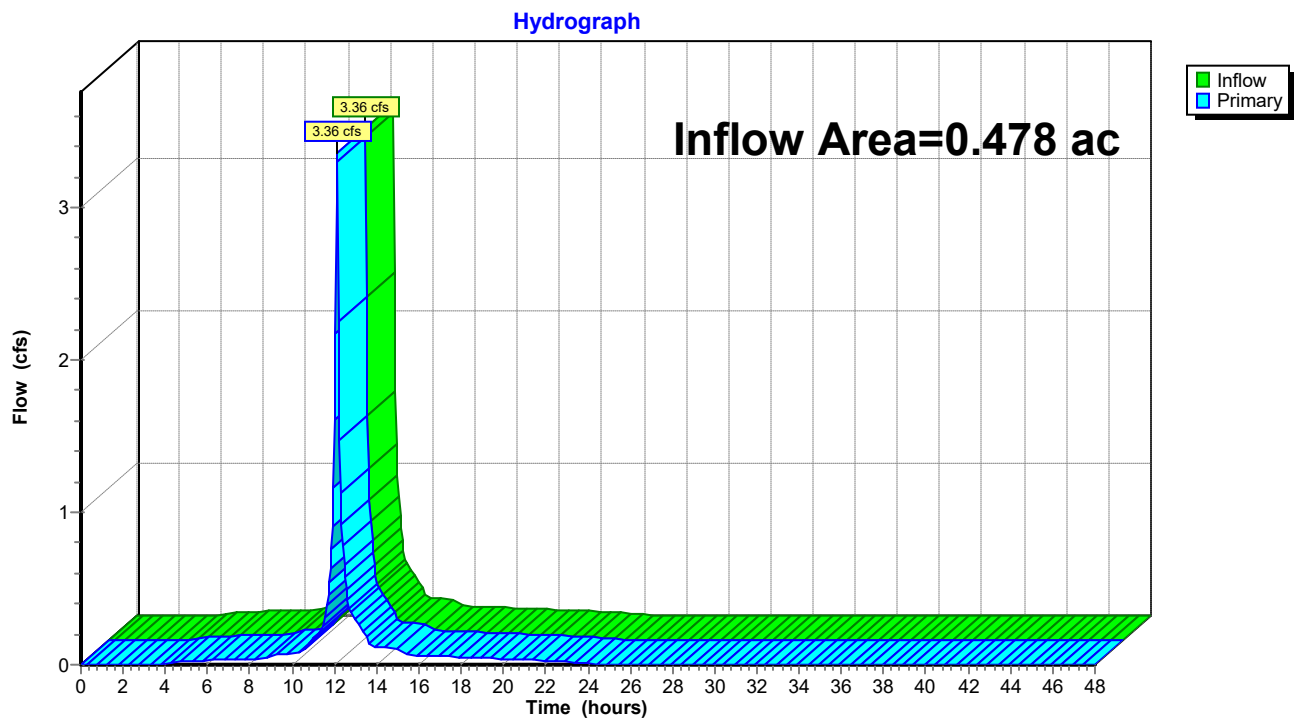


Summary for Link 1L: Post-Dev Total

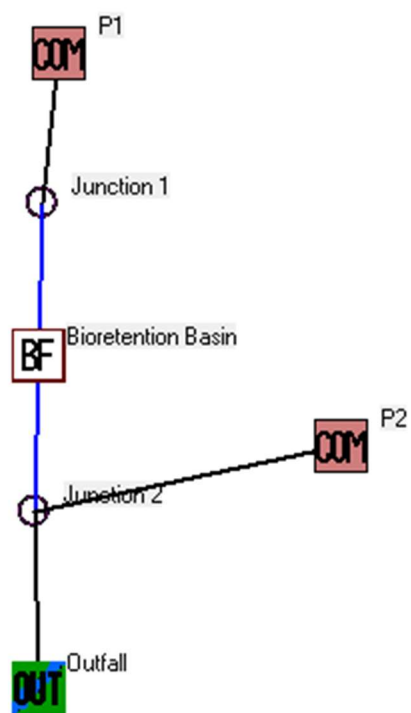
Inflow Area = 0.478 ac, 57.53% Impervious, Inflow Depth = 5.08" for 100-Year event
Inflow = 3.36 cfs @ 12.13 hrs, Volume= 0.202 af
Primary = 3.36 cfs @ 12.13 hrs, Volume= 0.202 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 1L: Post-Dev Total



Sediment Reduction Calculations

WinSLAMM Routing Diagram

Input Data File

Data file name: R:\State Theaters, LLC\200101 Reedsburg Cinema\Design Development\Stormwater and Erosion Control\Modeling\TSS Modeling\2025-02-19 Reedsburg Cinema.mdb

WinSLAMM Version 10.5.0

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdX

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations

Seed for random number generator: -42

Study period starting date: 01/01/81 Study period ending date: 12/31/81

Start of Winter Season: 12/02 End of Winter Season: 03/12

Date: 02-26-2025

Time: 11:11:16

Site information:

LU# 1 - Commercial: P1 Total area (ac): 0.478

1 - Roofs: 0.238 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.034 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.203 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

70 - Water Body Areas: 0.003 ac. Source Area PSD File:

LU# 2 - Commercial: P2 Total area (ac): 1.036

1 - Roofs 1: 0.238 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

13 - Paved Parking 1: 0.029 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

25 - Driveways 1: 0.085 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.131 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.553 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - Bioretention Basin

1. Top area (square feet) = 366

2. Bottom area (square feet) = 130
 3. Depth (ft): 3.5
 4. Biofilter width (ft) - for Cost Purposes Only: 10
 5. Infiltration rate (in/hr) = 1.63
 6. Random infiltration rate generation? No
 7. Infiltration rate fraction (side): 0.001
 8. Infiltration rate fraction (bottom): 1
 9. Depth of biofilter that is rock filled (ft) 0.5
 10. Porosity of rock filled volume = 0.33
 11. Engineered soil infiltration rate: 3.6
 12. Engineered soil depth (ft) = 2
 13. Engineered soil porosity = 0.27
 14. Percent solids reduction due to flow through engineered soil = 80
 15. Biofilter peak to average flow ratio = 3.8
 16. Number of biofiltration control devices = 1
 17. Particle size distribution file: Not needed - calculated by program
 18. Initial water surface elevation (ft): 0
- Soil Data Soil Type Fraction in Eng. Soil
- User-Defined Media Type 1.000
- Biofilter Outlet/Discharge Characteristics:
- Outlet type: Broad Crested Weir
1. Weir crest length (ft): 10
 2. Weir crest width (ft): 5
 3. Height of datum to bottom of weir opening: 3.49
- Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 3
 2. Stand pipe height above datum (ft): 3
- Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
 2. Invert elevation above datum (ft): 0
 3. Number of underdrain outlets: 1

Bioretention Basin

Device Properties		Biofilter Number 1
Top Area (sf)		366
Bottom Area (sf)		130
Total Depth (ft)		3.50
Typical Width (ft) (Cost est. only)		10.00
Native Soil Infiltration Rate (in/hr)		1.630
Native Soil Infiltration Rate COV	N/A	
Infil. Rate Fraction-Bottom (0.001-1)		1.000
Infil. Rate Fraction-Sides (0.001-1)		0.001
Rock Filled Depth (ft)		0.50
Rock Fill Porosity (0-1)		0.33
Engineered Media Type	Media Data	
Engineered Media Infiltration Rate		3.60
Engineered Media Infiltration Rate COV	N/A	
Engineered Media Depth (ft)		2.00
Engineered Media Porosity (0-1)		0.27
Percent solids reduction due to Engineered Media (0-100)		80.00
Inflow Hydrograph Peak to Average Flow Ratio		3.80
Number of Devices in Source Area or Upstream Drainage System		1

Add	Sharp Crested Weir
Weir Length (ft)	
Height from datum to bottom of weir opening (ft)	
Remove	Broad Crested Weir-Reqr'd
Weir crest length (ft)	10.00
Weir crest width (ft)	5.00
Height from datum to bottom of weir opening (ft)	3.49

Add	Vertical Stand Pipe
Pipe diameter (ft)	3.00
Height above datum (ft)	3.00

Add	Surface Discharge Pipe
Pipe Diameter (ft)	
Invert elevation above datum (ft)	
Number of pipes at invert elev.	
Remove	Drain Tile/Underdrain
Pipe Diameter (ft)	0.50
Invert elevation above datum (ft)	0.00
Number of pipes at invert elev.	1

Add	Other Outlet
Stage Number	
Stage (ft)	
Other Outflow Rate (cfs)	
1	
2	
3	
4	
5	

Add	Evapotranspiration
Soil porosity (saturation moisture content, 0-1)	
Soil field moisture capacity (0-1)	
Permanent wilting point (0-1)	
Supplemental irrigation used?	☐
Fraction of available capacity when irrigation starts (0-1)	
Fraction of available capacity when irrigation stops (0-1)	
Fraction of biofilter that is vegetated	
Plant type	
Root depth (ft)	
ET Crop Adjustment Factor	

Month	Evapotranspiration (in/day)	Evaporation (in/day)
Jan		
Feb		
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		

Plant Types	1	2	3	4
1				
2				
3				
4				

☐ Activate Pipe or Box Storage ☐ Pipe ☐ Box

Diameter (ft)	
Length (ft)	
Within Biofilter (check if Yes)	☐
Perforated (check if Yes)	☐
Bottom Elevation (ft above datum)	
Discharge Orifice Diameter (ft)	

Select Native Soil Infiltration Rate

- ☐ Sand - 8 in/hr
- ☐ Loamy sand - 2.5 in/hr
- ☐ Sandy loam - 1.0 in/hr
- ☐ Loam - 0.5 in/hr
- ☐ Silt loam - 0.3 in/hr
- ☐ Sandy silt loam - 0.2 in/hr
- ☐ Clay loam - 0.1 in/hr
- ☐ Silty clay loam - 0.05 in/hr
- ☐ Sandy clay - 0.05 in/hr
- ☐ Silty clay - 0.04 in/hr
- ☐ Clay - 0.02 in/hr
- ☐ Rain Barrel/Cistern - 0.00 in/hr

☐ Use Random Number Generation to Account for Infiltration Rate Uncertainty

Estimated Surface Drain Time = 1.67 hrs.

 To Delete This Practice, Right Mouse Click on Icon and Select Delete

Parking & Roads – Goal Determination

Redevelopment Goal: Reduce 40% of the load from parking and roads.

Data File: R:\State Theaters, LLC\200101 Reedsburg Cinema\Design Development\Stormwater and Erosion Control							
Rain File: WisReg - Madison WI 1981.RAN							
Date: 02-26-25 Time: 11:12:44 AM							
Site Description:							
Commercial: P1 Areas - Particulate Solids Yield (lbs)							
Summary for All Events							
	Rain Total (in.)	Land Use Totals	Roofs	Sidewalks 1	Large Landscaped Areas 1	Water Body Areas	
Minimum:	0.00	0.00	0	0	0	0	
Maximum:	2.59	11.34	4.564	1.371	5.409	0	
Flow Wt Avg	N/A	3.738	1.855	0.5512	2.937	0	
Total:	28.81	77.14	47.00	12.08	18.06	0	
Commercial: P2 Areas - Particulate Solids Yield (lbs)							
Summary for All Events							
	Rain Total (in.)	Land Use Totals	Roofs 1	Paved Parking 1	Driveways 1	Sidewalks 1	Large Landscaped Areas 1
Minimum:	0.00	0.00	0	0	0	0	0
Maximum:	2.59	33.64	4.564	2.026	7.036	5.281	14.74
Flow Wt Avg	N/A	11.60	1.855	0.8149	2.830	2.124	8.000
Total:	28.81	222.65	47.00	17.86	62.03	46.56	49.20

P2 parking loading (0.029 acres of parking) = 17.86 lbs of TSS

P2 driveway loading (0.085 acres of driveway) = 62.03 lbs of TSS

Total Loading = 79.89 lbs of TSS

79.89 lbs of TSS X 0.40 = 31.96 lbs of TSS

The proposed stormwater management facilities must reduce TSS by 31.96 lbs

Output Summary

File Name:
R:\State Theaters, LLC\200101 Reedsburg Cinema\Design Development\Stormwater and Erosion Control\Modeling\TSS Modeling\2025-02-19 Reedsburg Cinema.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	71864		0.41	66.82	299.8	
Outfall Total with Controls	64165	10.71 %	0.36	66.20	265.2	11.54 %
Current File Output: Annualized Total After Outfall Controls	64341				265.9	

Years in Model Run: 1.00

Print Output Summary to .csv File
Print Output Summary to Text File
Print Output Summary to Printer

Total Area Modeled (ac) 1.514

A biofilter will clog. Review biofilter control practice summary tab to determine which biofilter it is.

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall Flow Duration Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff

(CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.41	Poor
With Controls	0.36	Poor

SLAMM for Windows Version 10.5.0

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Data file name: R:\State Theaters, LLC\200101 Reedsburg Cinema\Design Development\Stormwater and Erosion Control\Modeling\TSS Modeling\2025-02-19 Reedsburg Cinema.mdb

Data file description:

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdX

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations

Seed for random number generator: -42

Start of Winter Season: 12/02 End of Winter Season: 03/12

Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81

Date of run: 02-26-2025 Time of run: 11:14:18

Total Area Modeled (acres): 1.514

Years in Model Run: 1.00

	Runoff Volume (cu ft) Reduction	Percent Runoff Volume	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	71864	-	-	66.82	299.8
Outfall Total with Controls:	64165	10.71%	10.71%	66.20	265.2
Annualized Total After Outfall Controls:	64341				265.9

Biofilter # 1 is expected to clog in 6.99 years.. Percent Solids Reduction due to Engineered Media = 80

Proposed Conditions – Bioretention Basin – Goal Met

In the proposed conditions 299.8 pounds of TSS are produced and 265.2 pounds of TSS are released. TSS is reduced by 34.60 pounds, therefore meeting the 40% reduction requirement from parking and roads of 31.96 pounds.

Erosion Control Calculations



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.1 (12-05-2024)



YEAR 1

Developer:

State Theaters, LLC

Project:

Reedsburg Cinema

Date:

02/25/25

County:

Sauk

Version 2.1

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	04/01/25	06/11/25	22.1%	130	Sandy Loam	0.28	12.0%	33	1.05	1.00	8.4	0.731	Silt Fence	3.7
Seed with Mulch or Er	06/11/25	12/15/25	73.7%	130	Sandy Loam	0.28	12.0%	33	1.05	0.10	2.8	0.731	Silt Fence	1.2
End	12/15/25	----	----	----	-----	----	12.0%	33	1.05	-----	----	0.000		0.0
		----	----	----	-----	----	12.0%	33	1.05	-----	----	0.000		0.0
		----	----	----	-----	----	12.0%	0	----	-----	----	0.000		0.0
		----	----	----	-----	----	0.0%	0	----	-----	----	0.000		0.0
TOTAL											11.3		TOTAL	4.9
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

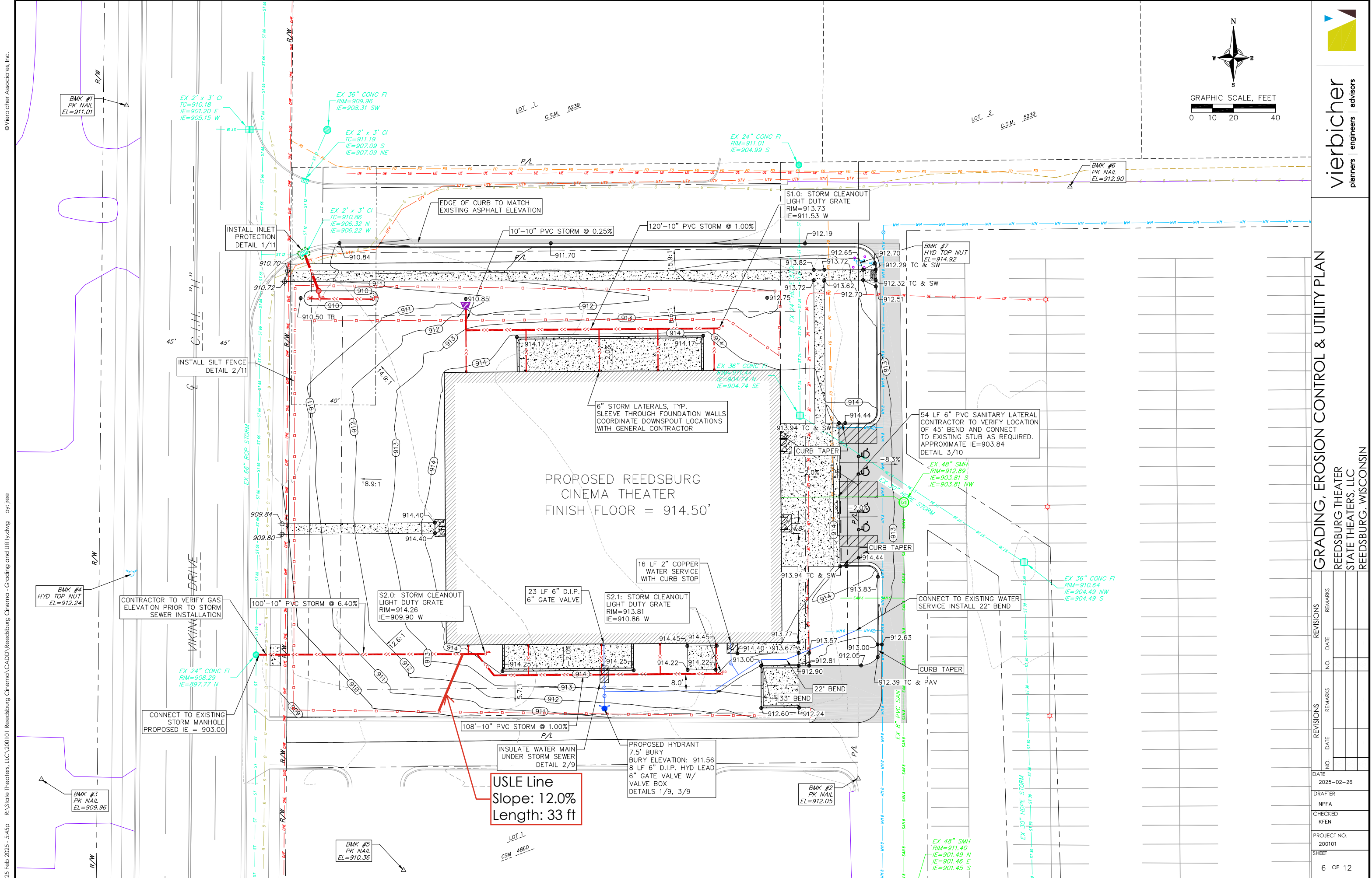
NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

5/1-6/15 and
Thaw-7/15

7/15-8/10 Turf, introduced grasses and legumes
Native Grasses, forbs, and legumes

Designed By:	VIERBICHER
Date	2/21/2025



25 Feb 2025 - 5:45p R:\State Theaters, LLC\200101 Reedsburg Cinema\CADD\Reedsburg Cinema - Grading and Utility.dwg by: jee



vierbicher
planners engineers advisors

GRADING, EROSION CONTROL & UTILITY PLAN

REEDSBURG THEATER
STATE THEATERS, LLC
REEDSBURG, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE

2025-02-26

DRAFTER

NPFA

CHECKED

KFEN

PROJECT NO.

200101

SHEET

6 OF 12

Exhibits

7.1 Stormwater Maintenance Plan

**REEDSBURG CINEMA, REEDSBURG, WI
LONG-TERM STORMWATER MANAGEMENT
MAINTENANCE PROVISIONS**

SITE NAME

Reedsburg Cinema

PROPERTY LEGAL DESCRIPTION

A portion of SW ¼ NE ¼ Section 11 Township 12N Range 4E City of Reedsburg, Sauk County, Wisconsin

RESPONSIBLE PARTY

Owner and its successors and assigns are responsible for satisfying the provisions of this agreement throughout the duration of construction and ownership of the property. Upon completion of the Permanent Components of the Stormwater System (defined below) and approval of the same by the City of Reedsburg, the Owner will own all Permanent Components of the Stormwater System.

PERMANENT COMPONENTS OF THE STORMWATER SYSTEM

The stormwater system consists of the following components:

- Bioretention Basin
- Swales
- Storm Sewer & Outlets

SPECIFIC ROUTINE MAINTENANCE REQUIREMENTS

All components of the stormwater system shall be inspected at least semiannually in early Spring and early Autumn. Repairs will be made whenever the performance of a stormwater control structure is compromised. Routine Maintenance listed below shall be performed by the Owner's sole cost and expense.

BIORETENTION BASIN

- Owner shall install Bioretention Basins in accordance with plans approved by City Engineer. Bioretention for infiltration shall also be installed in accordance with WDNR Conservation Practice Standard #1004.
- Inspect soil and repair eroded areas on a monthly basis;
- Remove litter and debris on a monthly basis;
- Add additional mulch on an annual basis;
- Water plants accordingly during first growing season and as necessary during dry periods after first growing season;
- Re-mulch void areas as needed;
- Treat diseased trees and shrubs as needed.
- Snow shall not be dumped directly onto the conditioned planting bed.
- All vehicular or equipment traffic is prohibited from driving onto or across basin.
- Pedestrian traffic is prohibited from crossing basin.
- Any alterations to the approved Bioretention Basins shall be approved by the Village Engineer.
- The Owner shall maintain records of installation, inspections, cleaning, replacement, and any other maintenance of the Bioretention Basins all in accordance with the City of

Reedsburg applicable ordinance.

- Regular mowing is prohibited in Bioretention Basin, except that vegetation shall be cut down and removed once a year in the spring or fall.
- Mowing height shall be 6 inches in height or higher to promote filtration.

SWALES

- In addition to semi-annual inspection, also inspect swales after rainfall events of 1.5 inches or greater, for two (2) years following installation.
- Repair any areas that do not have good vegetative cover or show signs of erosion.
- Repairs must restore the swale(s) to the specifications of the original plan.
- Mowing height shall be 6 inches in height or higher to promote filtration.
- Mowing shall occur in-frequently (ideally twice annually) in order to retain taller vegetation.

STORM SEWER & OUTLETS

- Visual inspection of components shall be performed, and debris removed from inlets and storm sewer manholes.
- Repair inlet/outlet areas that are damaged or show signs of erosion.
- Rip-rap shall be replaced as necessary.
- Repairs must restore the component to the specifications of the original plan.

OTHER PROVISIONS

- The City Engineer has authorization to access the property to conduct inspections of stormwater management practices as necessary to ascertain that the Permanent Components of the Stormwater System are being maintained and operated in accordance with this agreement.
- The City Engineer shall maintain public records of the results of the site inspections, to inform the party responsible for maintenance of the inspection results, and to specifically indicate any corrective actions required to bring the Permanent Components of the Stormwater System into proper working condition.
- The Owner shall be notified by the City Engineer of maintenance problems which require correction. The specified corrective actions shall be undertaken within a reasonable time frame as set by the City Engineer.
- The City Engineer has authorization to perform the corrected actions identified in the inspection report if the Owner does not make the required corrections in the specified time period. The City Engineer shall enter the amount due on the tax rolls and collect the money as a special assessment against the property pursuant to subch. VII of Ch. 66, Wis. Stats.

SIGNATURE

The undersigned agrees to the provision set forth in this agreement.

For the Landowner/Developer:

Name

Title

Date

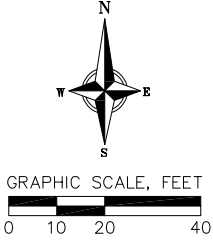
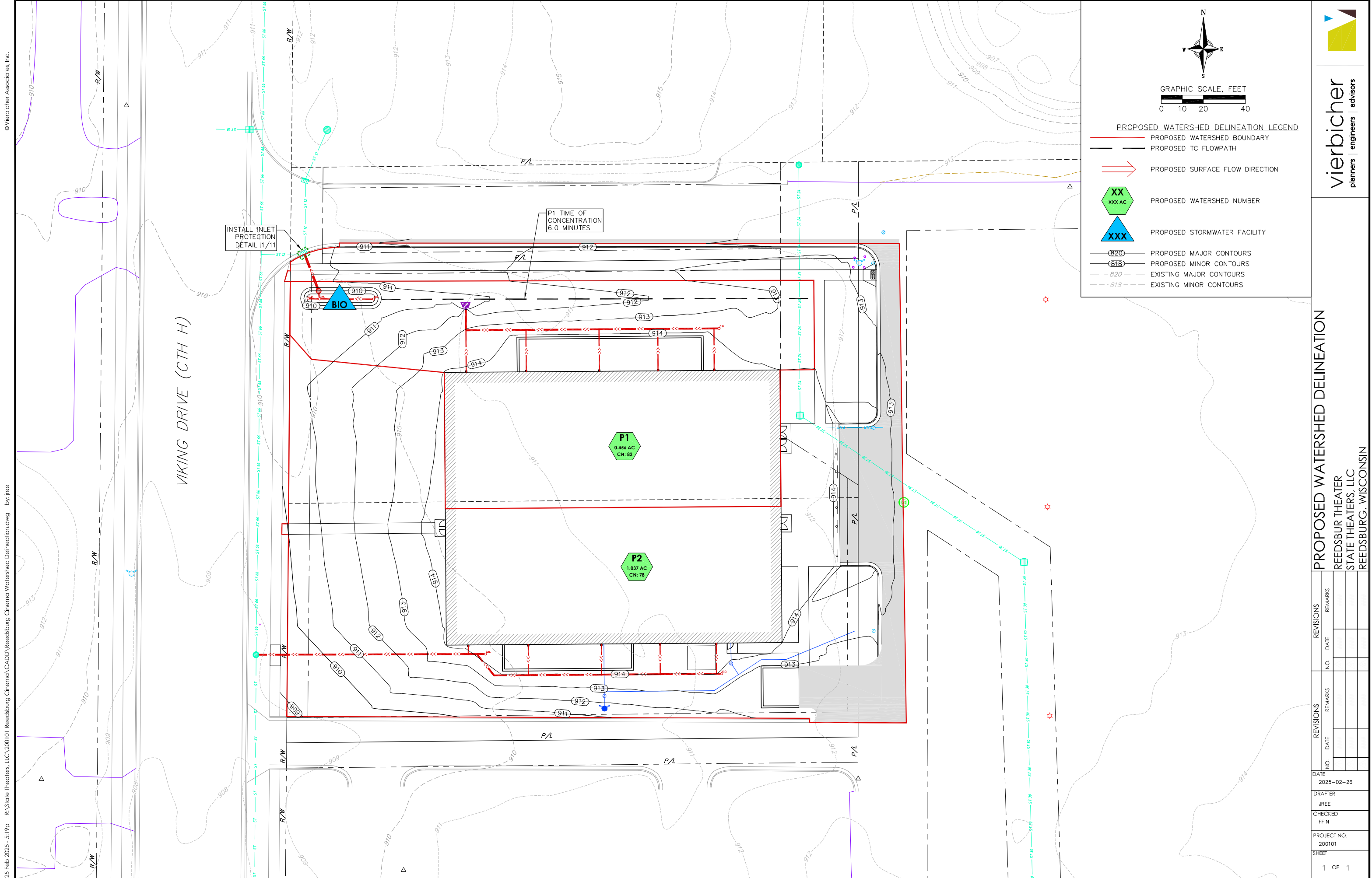
For the Municipality:

Name

Title

Date

7.2 Watershed Delineation & Time of Concentration



- PROPOSED WATERSHED DELINEATION LEGEND
- PROPOSED WATERSHED BOUNDARY
 - PROPOSED TC FLOWPATH
 - PROPOSED SURFACE FLOW DIRECTION
 - PROPOSED WATERSHED NUMBER
 - PROPOSED STORMWATER FACILITY
 - PROPOSED MAJOR CONTOURS
 - PROPOSED MINOR CONTOURS
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS

vierbicher
planners engineers advisors

PROPOSED WATERSHED DELINEATION

REEDSBURG THEATER
STATE THEATERS, LLC
REEDSBURG, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE

2025-02-26

DRAFTER

JREE

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PROJECT NO.

200101

SHEET

1 OF 1

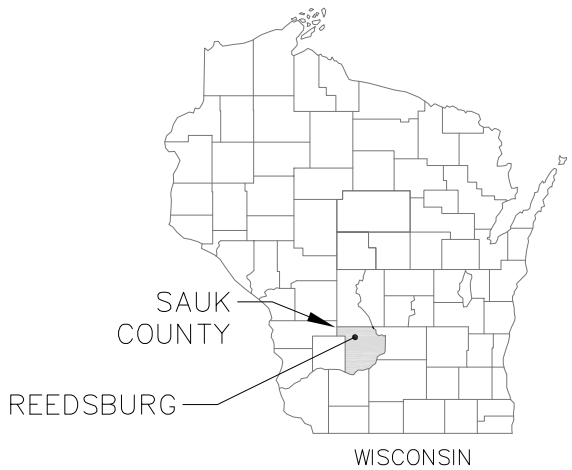
7.3 Grading & Erosion Control Plan & Details

REEDSBURG THEATER

CITY OF REEDSBURG

SAUK COUNTY, WISCONSIN

PROJECT LOCATION



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

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

SITE BENCHMARKS



BENCHMARK #1
PK NAIL
E = 586528.7120
N = 260936.5070
ELEV = 911.006



BENCHMARK #3
PK NAIL
E = 586488.2480
N = 260615.6770
ELEV = 909.959



BENCHMARK #5
PK NAIL
E = 586660.6440
N = 260572.3400
ELEV = 910.362



BENCHMARK #7
HYDRANT TOP NUT
E = 586877.5750
N = 260861.5410
ELEV = 914.918



BENCHMARK #2
PK NAIL
E = 586877.0780
N = 260615.9230
ELEV = 912.052



BENCHMARK #4
HYDRANT TOP NUT
E = 586531.1520
N = 260713.5930
ELEV = 912.235



BENCHMARK #6
PK NAIL
E = 586977.8330
N = 260897.8370
ELEV = 912.897

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	SITE PLAN
6	GRADING & EROSION CONTROL PLAN
7	UTILITY PLAN
8	BIORETENTION BASIN DETAILS
9	SITE DETAILS
10-11	UTILITY DETAILS
12	EROSION CONTROL DETAILS
13	LIGHTING PLAN

TITLE SHEET

REEDSBURG THEATER
STATE THEATERS, LLC
REEDSBURG, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	2025-02-26
DRAFTER	KFEN
CHECKED	NPFA
PROJECT NO.	200101
SHEET	1 OF 13

ISSUED DATE: FEBRUARY 26, 2025

26 Feb 2025 - 12:14p R:\State Theaters, LLC\200101 Reedsburg Cinema\CADD\Reedsburg Cinema - Title Sheet_General Notes.dwg By:egan

TOPOGRAPHIC SYMBOL LEGEND

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

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" Ø IRON PIPE
- FOUND 2" Ø IRON PIPE
- FOUND ____" Ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1-1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- FOUND ____" Ø IRON ROD
- FOUND RAILROAD SPIKE
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL
- SET 1-1/4" X 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS./FT.
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- SET RAILROAD SPIKE
- SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
- SET 2.38" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 3.65 LBS/LIN FT
- GENERAL CONTROL POINT

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- INLET PROTECTION

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

PROPOSED UTILITY LEGEND

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

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

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

CONSTRUCTION AND GENERAL NOTES:

- PRIOR TO BEGINNING WORK ON THE PROJECT THE CONTRACTORS SHALL ATTEND A PRECONSTRUCTION MEETING WITH REPRESENTATIVES FROM THE REEDSBURG UTILITY COMMISSION, THE CITY OF REEDSBURG, THE ENGINEER, REPRESENTATIVES FROM AFFECTED UTILITIES AND OTHER PARTIES THAT WILL BE AFFECTED BY THIS WORK.
- THE CONTRACTOR SHALL NOTIFY THE REEDSBURG UTILITY COMMISSION, THE CITY DIRECTOR OF PUBLIC WORKS, THE ENGINEER, AND UTILITIES 48 HOURS PRIOR TO ANY ANTICIPATED UTILITY INTERRUPTION.
- ALL DEWATERING OF THE TRENCHES FOR ANY CONSTRUCTION AS SHOWN ON THE PLANS, SHALL BE INCIDENTAL TO THE PIPE LAYING.
- THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE GROUND WATER CONDITIONS THAT WILL BE ENCOUNTERED DURING CONSTRUCTION, HOWEVER, NO PAYMENT WILL BE MADE FOR DEWATERING.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM.
- DURING AND AFTER CONSTRUCTION, DISPOSAL OF SURPLUS MATERIALS OR TEMPORARY STOCKPILES WILL NOT BE PERMITTED IN A WETLAND OR ADJACENT AREAS, UNLESS PERMITS ARE OBTAINED FROM THE APPROPRIATE REGULATORY AGENCIES AND/OR AS DIRECTED BY THE ENGINEER. ALL STOCKPILES SHALL BE PROTECTED BY EROSION CONTROL DEVICES TO MINIMIZE SOIL LOSS.
- UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, SALVAGED ITEMS SHALL BECOME PROPERTY OF THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF REMOVED PIPE, ASPHALT, CONCRETE AND EXCESS MATERIAL OFF SITE OR AS DIRECTED.
- EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF REEDSBURG, RESIDENTS, WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) AND LOCAL AUTHORITIES. COST OF COOPERATION AND COORDINATION SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL NOT BE A CAUSE FOR ANY EXTRA COMPENSATION FOR TIME EXTENSION AND NO EXTRA COST TO THE OWNER.
- CONTRACTOR TO SUBMIT "RECORD DRAWINGS" AT EVERY PAY REQUEST FOR WORK COMPLETED AND ACCEPTED BY THE OWNER/ENGINEER.
- CONTRACTOR TO MAKE FINAL ADJUSTMENTS TO MANHOLES, CASTINGS AND WATER VALVES, AS REQUIRED, FOR THE FINAL PAVEMENT GRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS OR AS MAY BE REQUIRED TO ACCOMMODATE THE CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MONITORING AND INSPECTING THE EROSION CONTROL MEASURES AS REQUIRED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE AT LEAST WEEKLY AND AFTER A RAINFALL OF 1/2 INCH OR MORE WITHIN 24 HOURS. NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.
- THE CONTRACTOR SHALL PROVIDE WSDOT TYPE D INLET PROTECTION FOR ALL STORM SEWER INLETS.
- ALL FINAL GRADES FOR HYDRANTS ARE FINISHED GRADES AT FLANGES OF HYDRANT.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY THE MEANS OF STREET SWEEPING (NOT FLUSHING) AT THE END OF EACH WORK DAY.
- REMOVE AND REINSTALL ALL MAIL BOXES AS REQUIRED.

AGENCIES:

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

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

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TELEPHONE
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ELECTRIC, CABLE, WATER
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REEDSBURG, WI 53959
608-768-1000
ruc@rucls.net

SANITARY SEWER
CITY OF REEDSBURG
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134 S. LOCUST ST
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608-524-6404
szibell@ci.reedsburg.wi.us

CONSTRUCTION SEQUENCE OF WORK:

PROPOSED SCHEDULE:

- INSTALL TRACKING PADS, SILT FENCE AND INLET PROTECTION
- CONSTRUCT STORMWATER BASIN TO BE USED AS TEMPORARY SEDIMENT BASIN
- CONSTRUCT PHASE I
- AFTER SITE IS STABILIZED, REMOVE TRACKING PAD, SILT FENCE & INLET PROTECTION

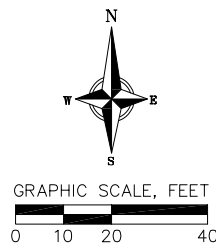


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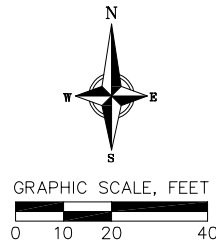
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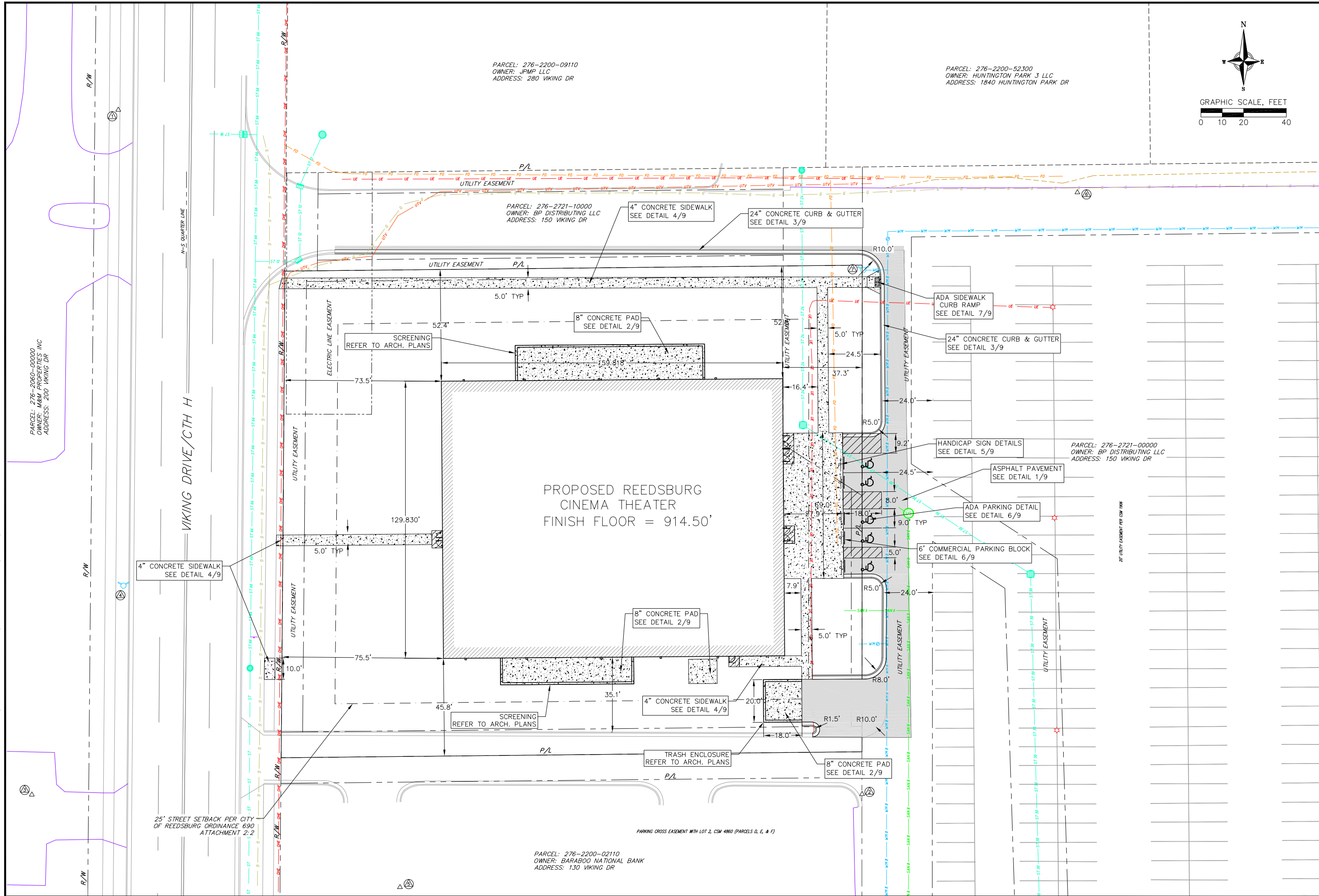
REEDSBURG THEATER
STATE THEATERS, LLC
REEDSBURG, WISCONSIN

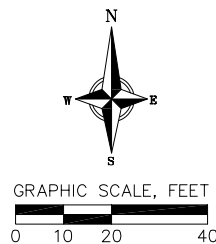
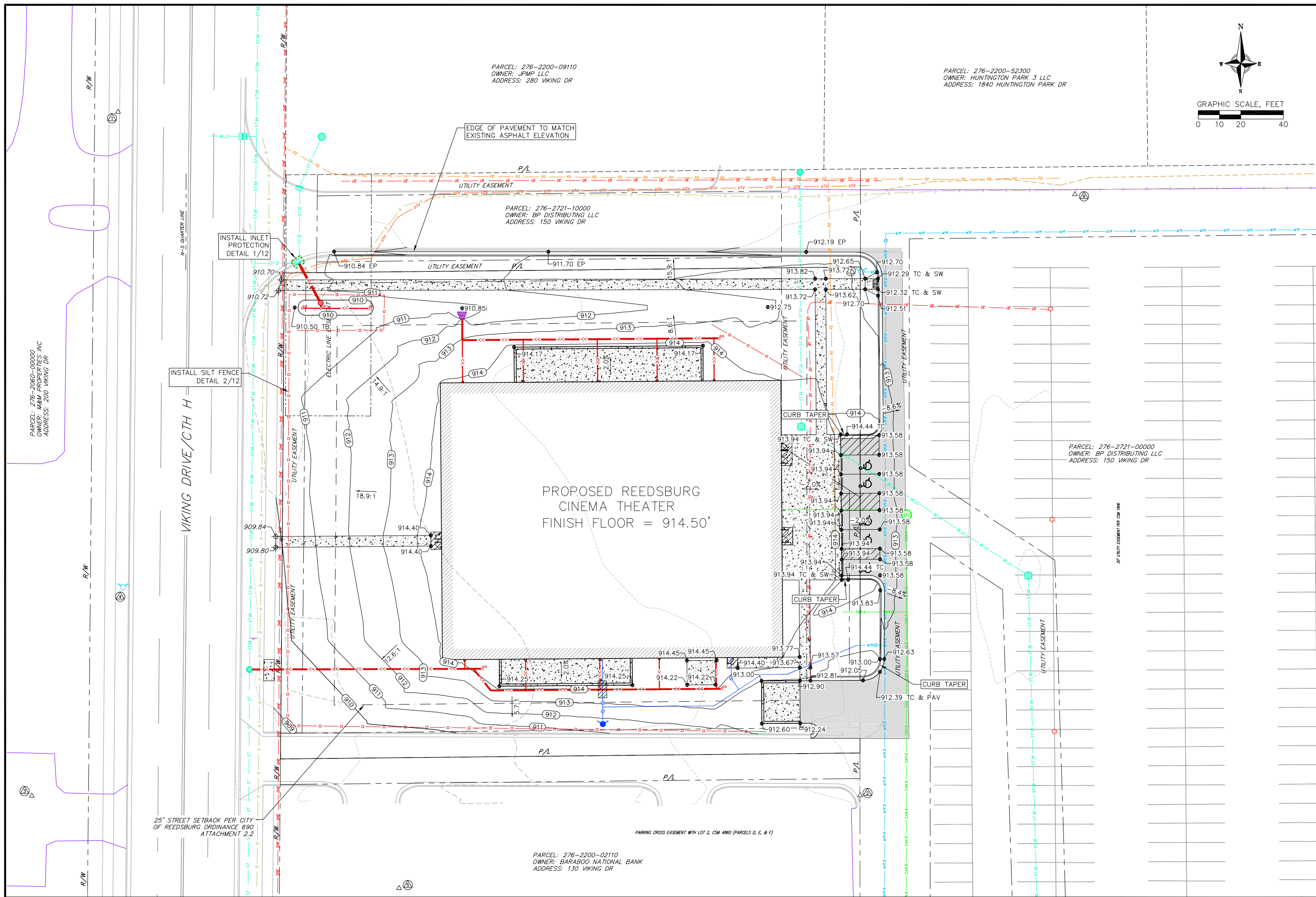
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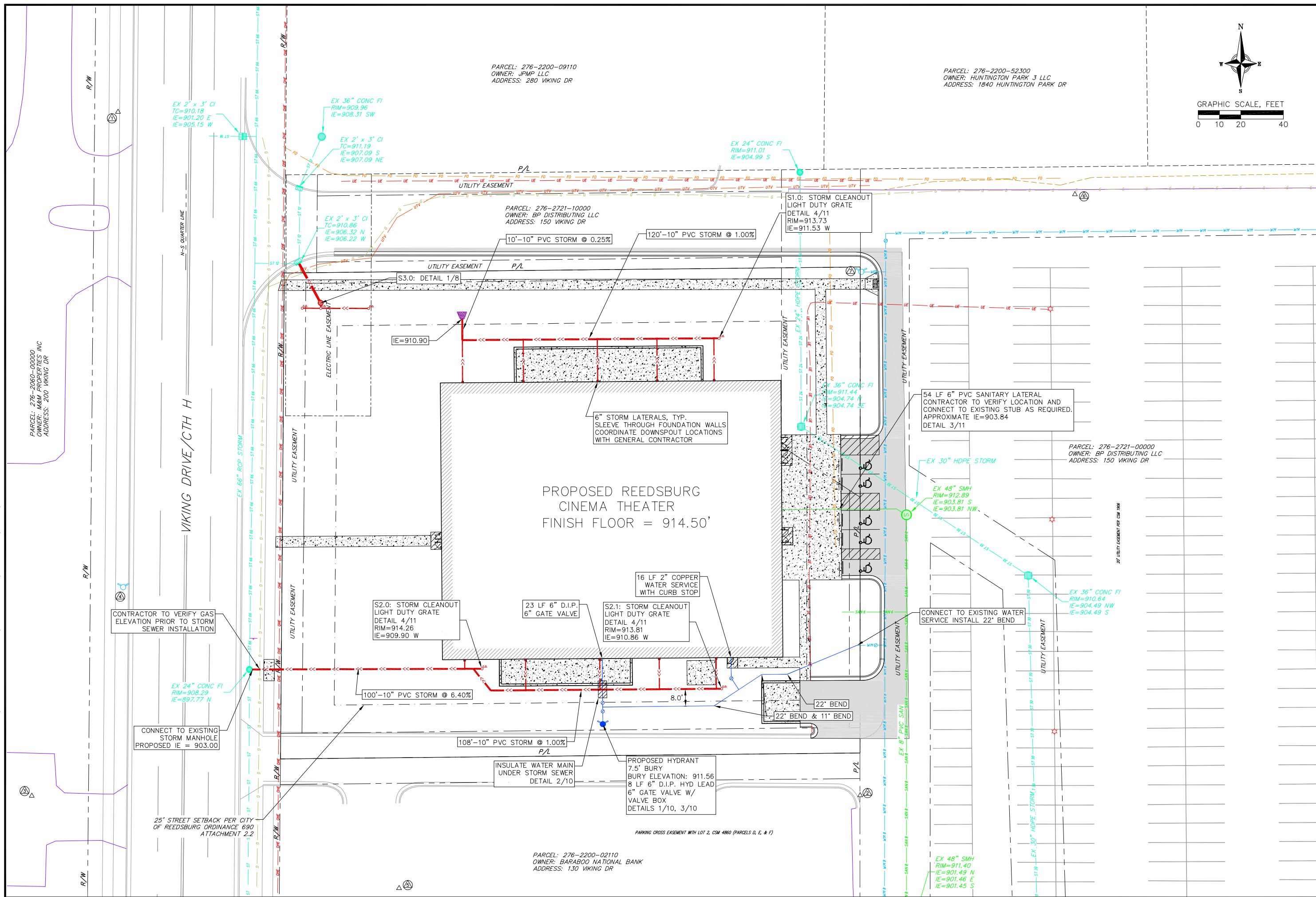
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STATE THEATERS, LLC		STATE THEATERS, LLC	
REEDSBURG, WISCONSIN		REEDSBURG, WISCONSIN	

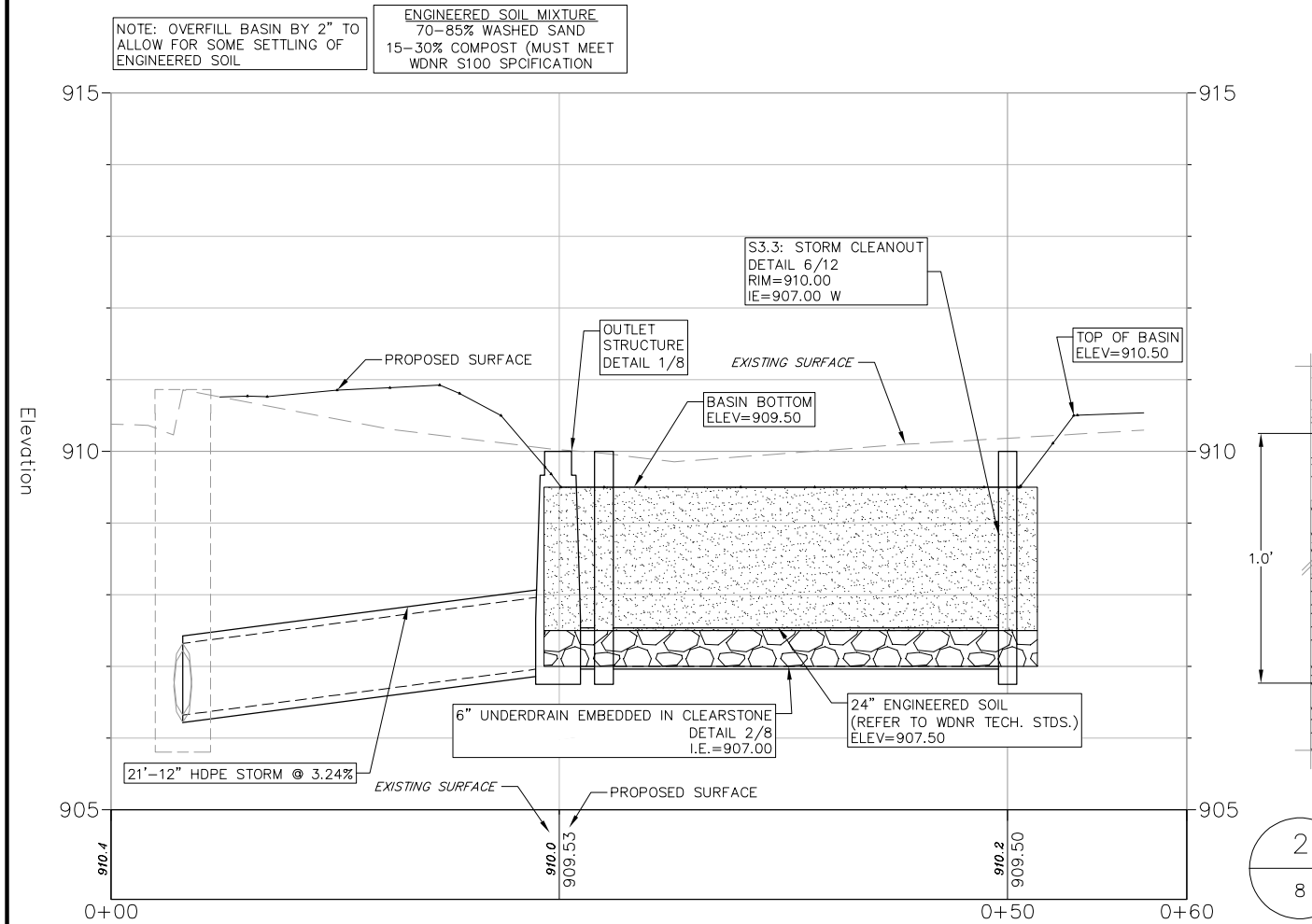
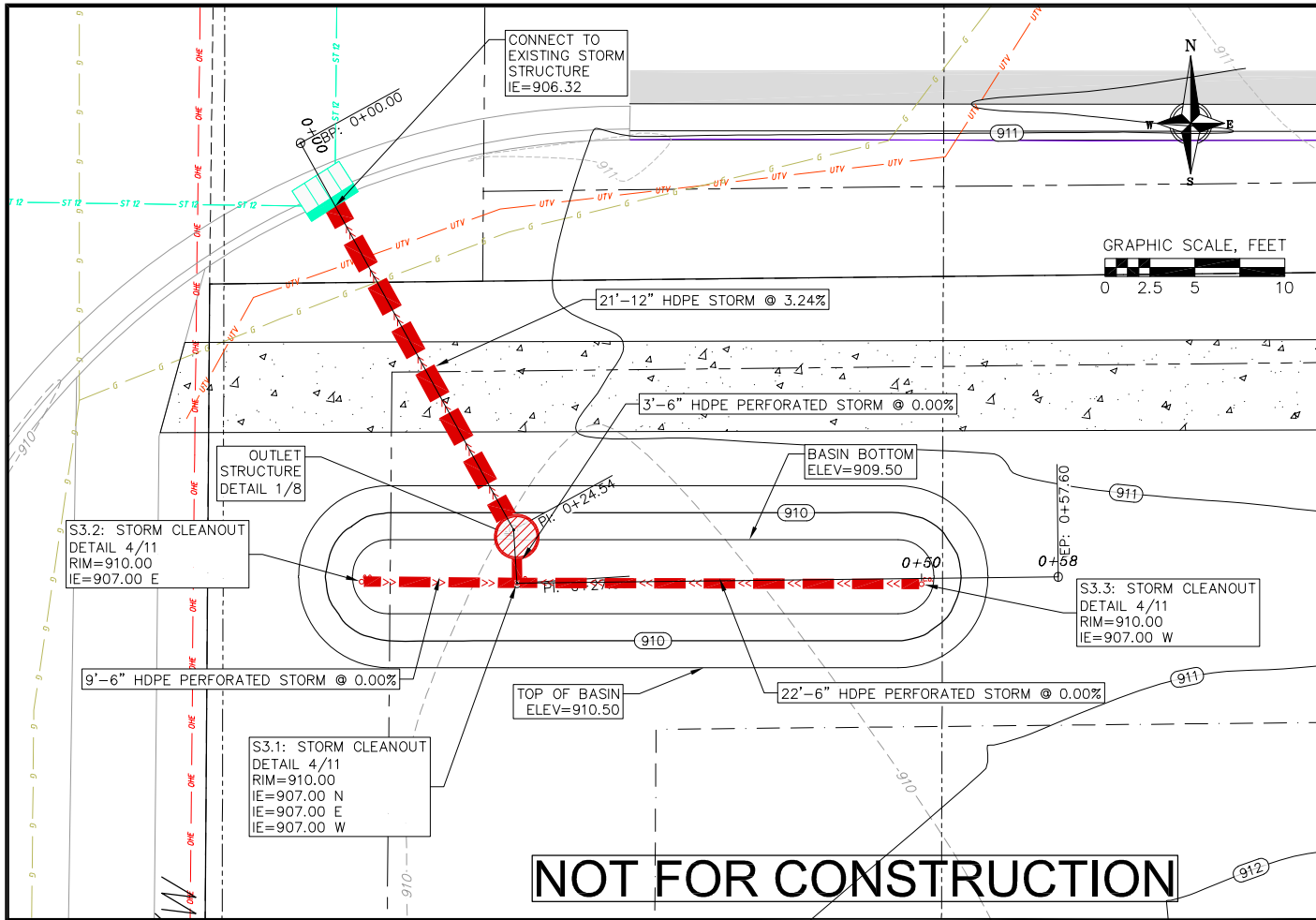


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RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

- SEEDING
 - 1.1. BASIN BOTTOM: RAINWATER RENEWAL BY AGRECOL OR APPROVED EQUAL.
 - 1.2. SIDE SLOPES: NATIVE SHORT GRASS PRAIRIE FOR MEDIUM SOILS. SEED MIXTURE BY AGRECOL OR APPROVED EQUAL.
- NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.
- FERTILIZER - SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN NRCS CONSERVATION PRACTICE STANDARD, CRITICAL AREA PLANTING (342) OR WDNR TECHNICAL STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).
- MULCH OR EROSION MAT - MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR TECHNICAL STANDARD MULCHING FOR CONSTRUCTION SITES (1058). EROSION MAT SHALL BE CLASS II, TYPE A AND PLACED ON THE SURFACE OF THE INFILTRATION AREA.
- WATER AS NECESSARY, DEPENDING ON WEATHER. RE-MULCH VOID AREAS, TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

- OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY DESIGN ENGINEER IN THE FIELD AFTER THE AREA IS EXCAVATED.
- CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
- PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
- PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
 - 70-85% WASHED SAND
 - 15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
- SEED, MULCH/EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF INFILTRATION AREA:

- REFER TO DNR TECHNICAL STANDARD 1004

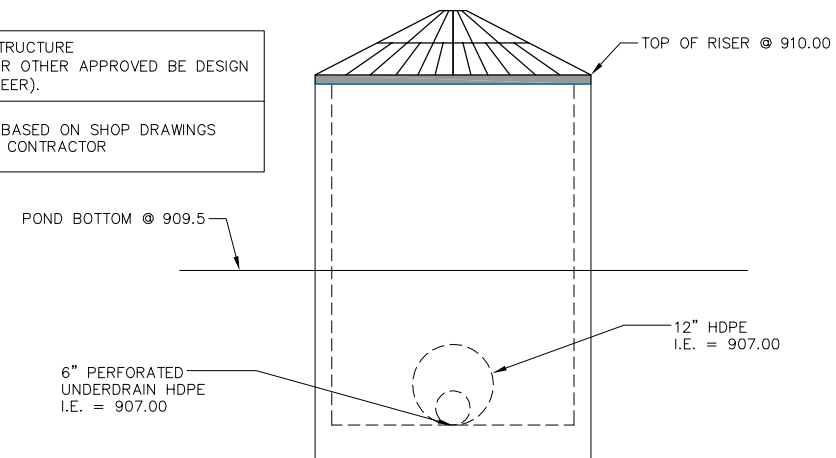
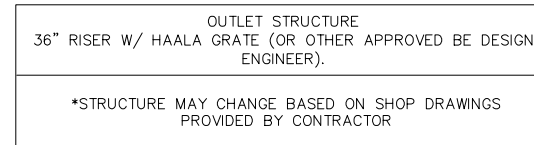
INFILTRATION AREA SPECIFICATIONS:

INFILTRATION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).

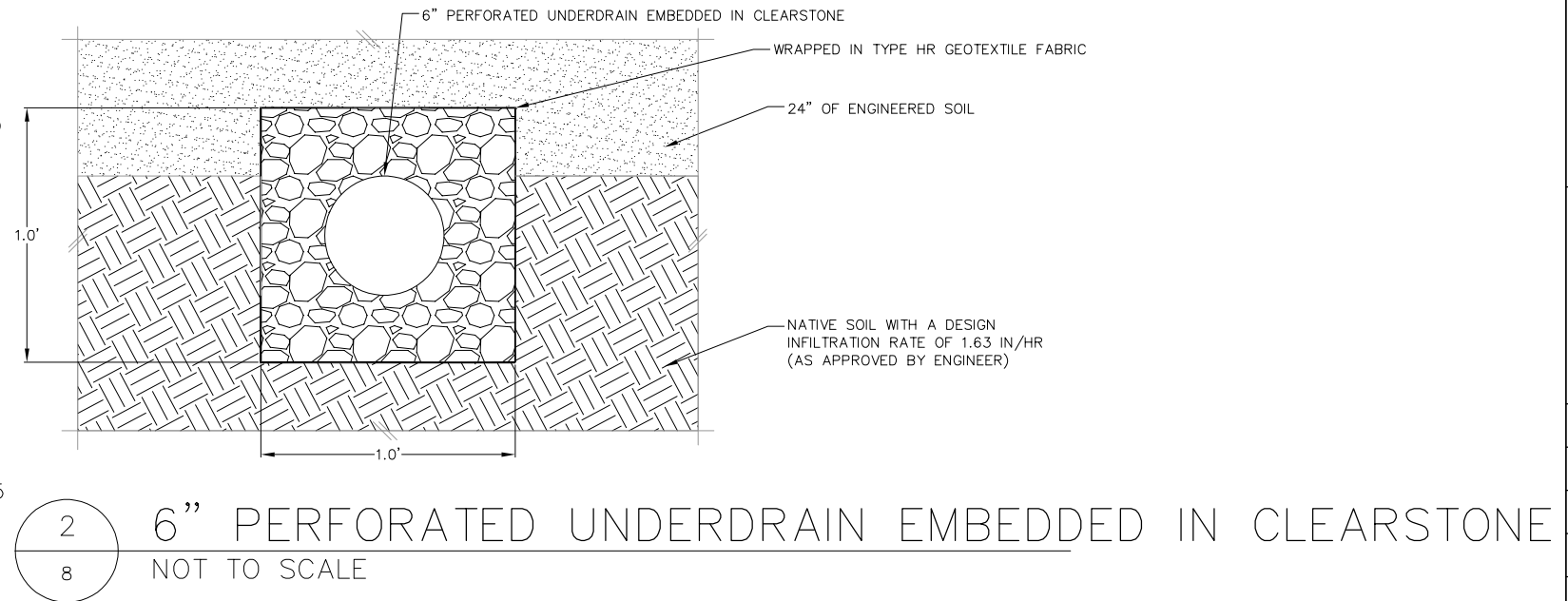
HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM INFILTRATION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.

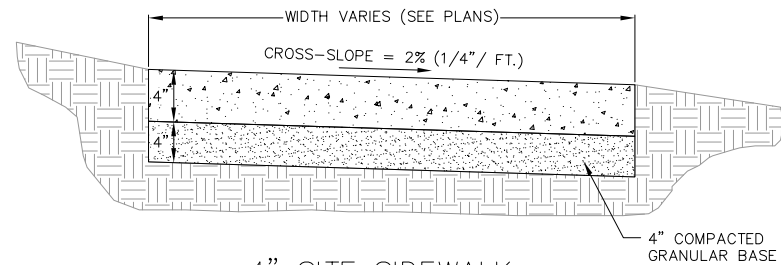
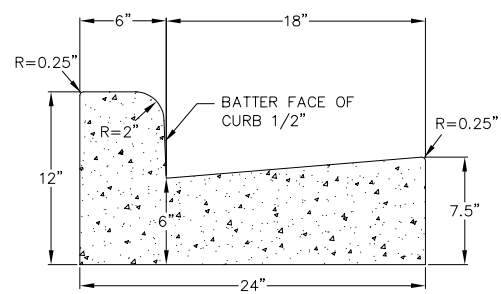
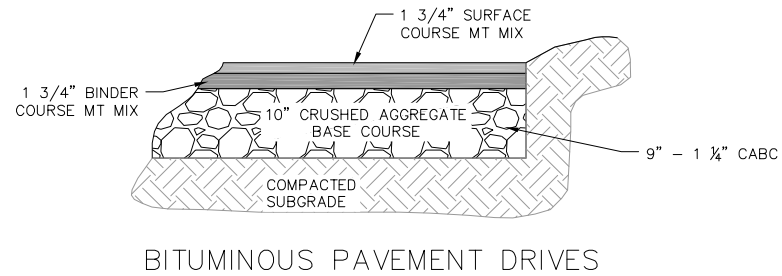
NATIVE SEEDING - NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS.

CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).



1 OUTLET STRUCTURE
8 NOT TO SCALE

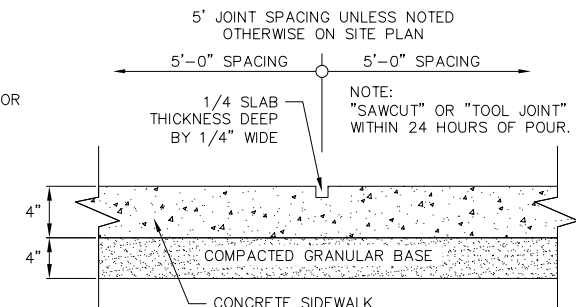
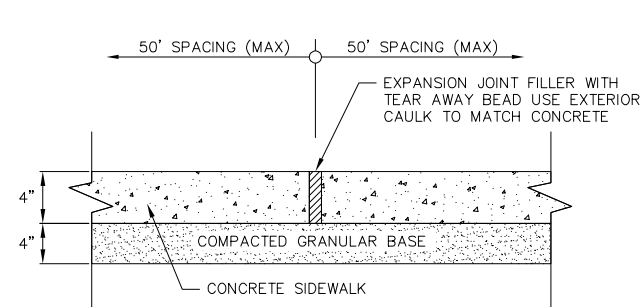
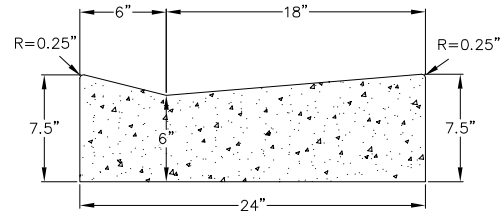
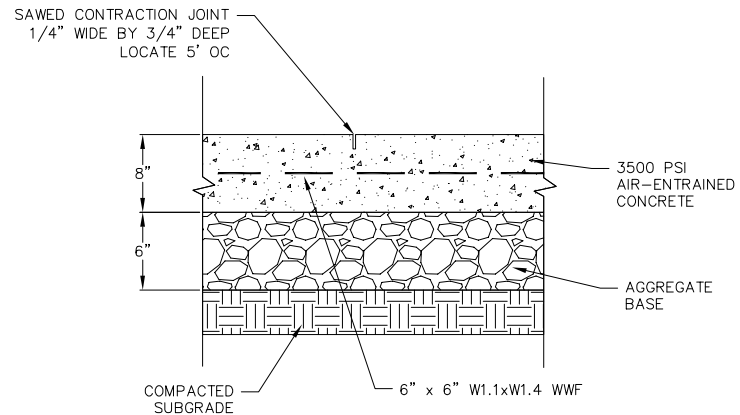




1 SITE PAVEMENT
9 NOT TO SCALE

CURB AND GUTTER
CROSS SECTION

4" SITE SIDEWALK



SIDEWALK EXPANSION JOINT

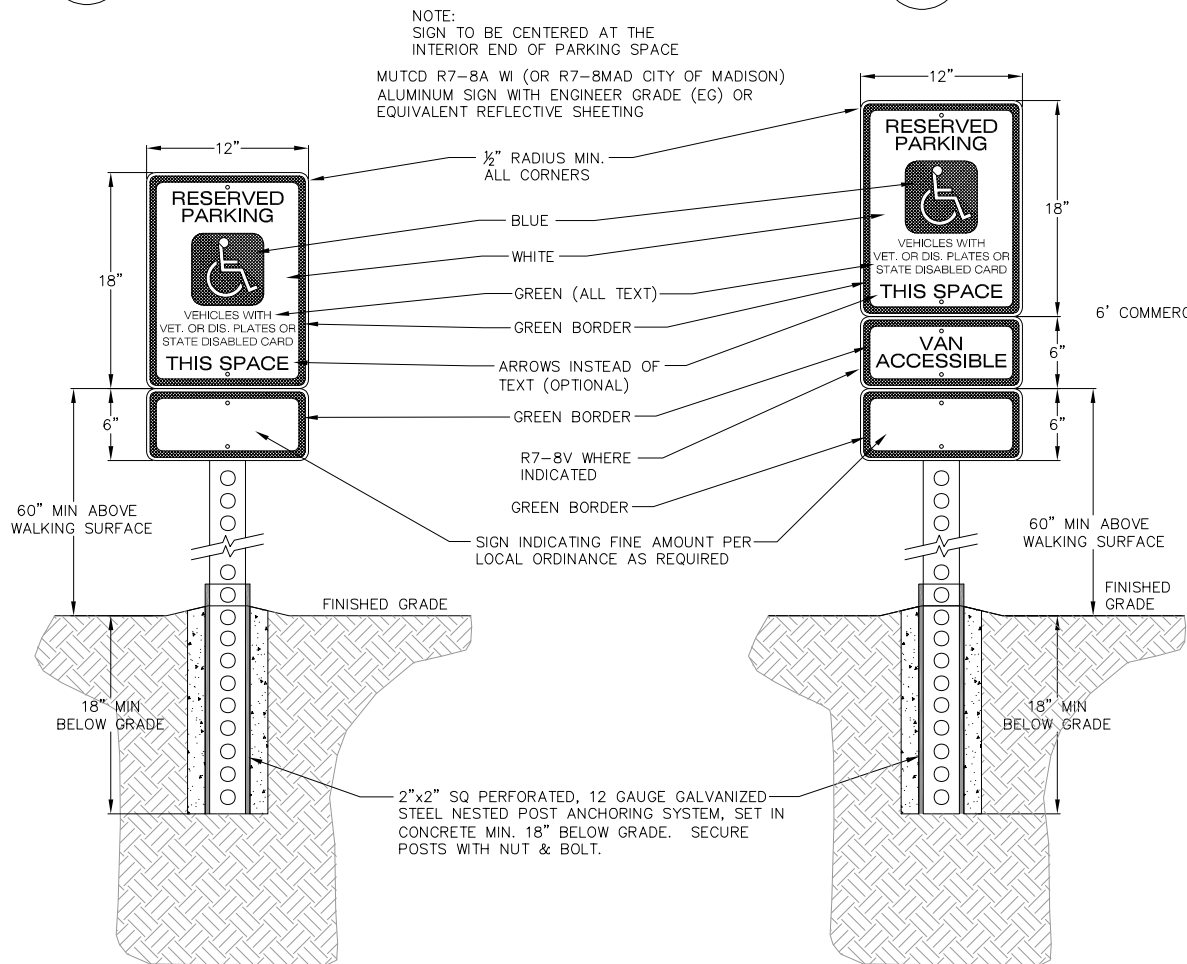
SIDEWALK CONTROL JOINT

DRIVEWAY AND HANDICAP
RAMP GUTTER CROSS SECTION

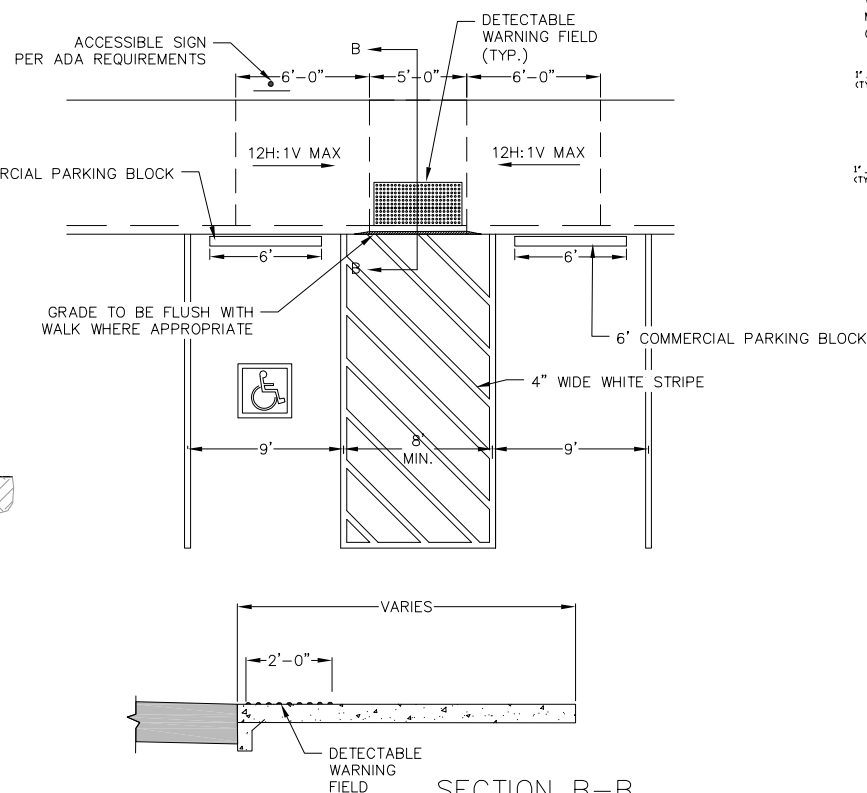
2 8" CONCRETE PAD
9 NOT TO SCALE

3 24" CONCRETE CURB AND GUTTER
9 NOT TO SCALE

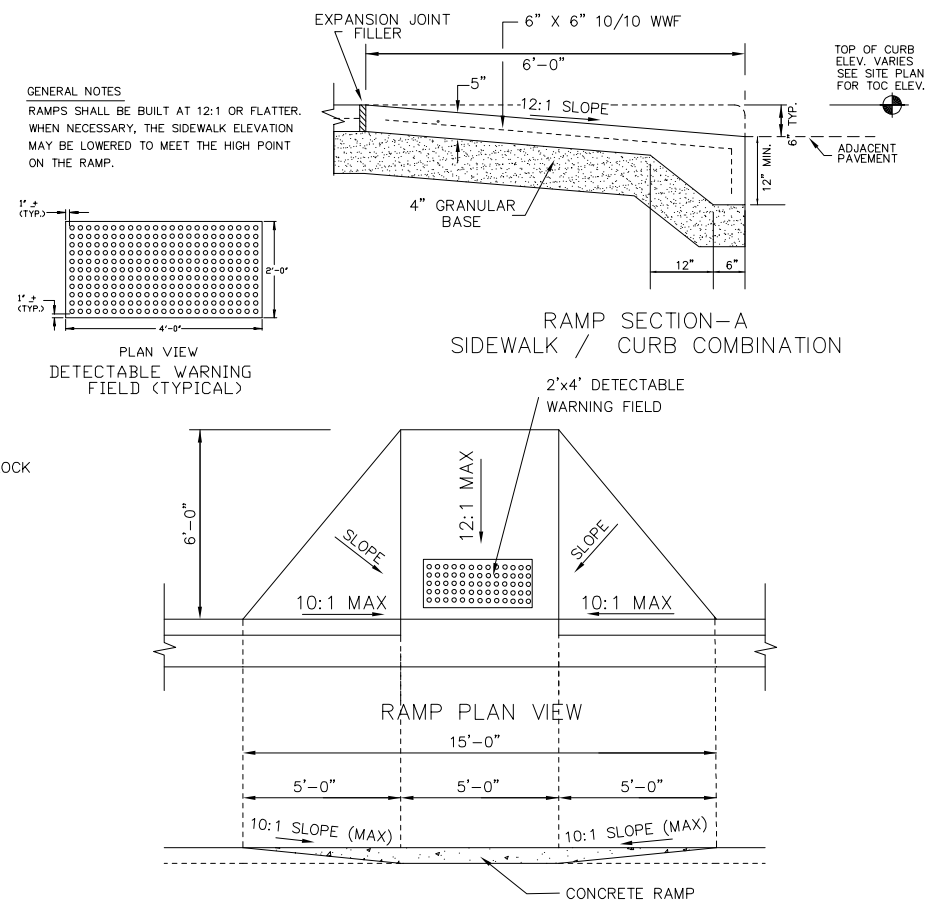
4 4" SIDEWALK
9 NOT TO SCALE



5 HANDICAP SIGN DETAIL
9 NOT TO SCALE



6 ADA PARKING DETAIL
9 NOT TO SCALE



7 ADA SIDEWALK CURB RAMP
9 NOT TO SCALE

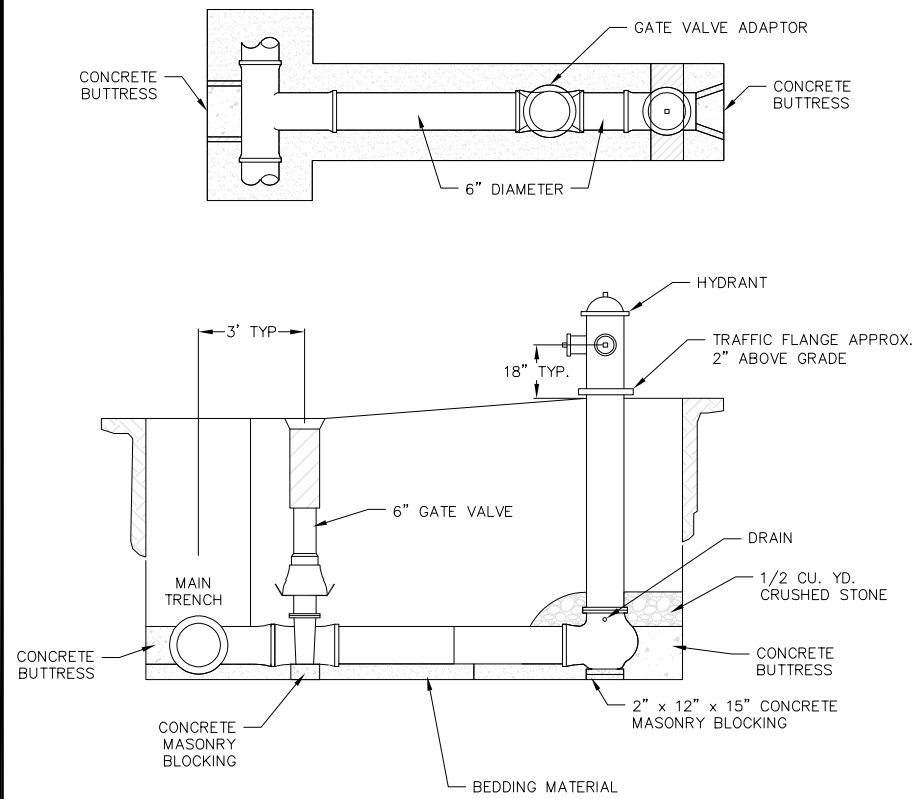


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planners engineers advisors

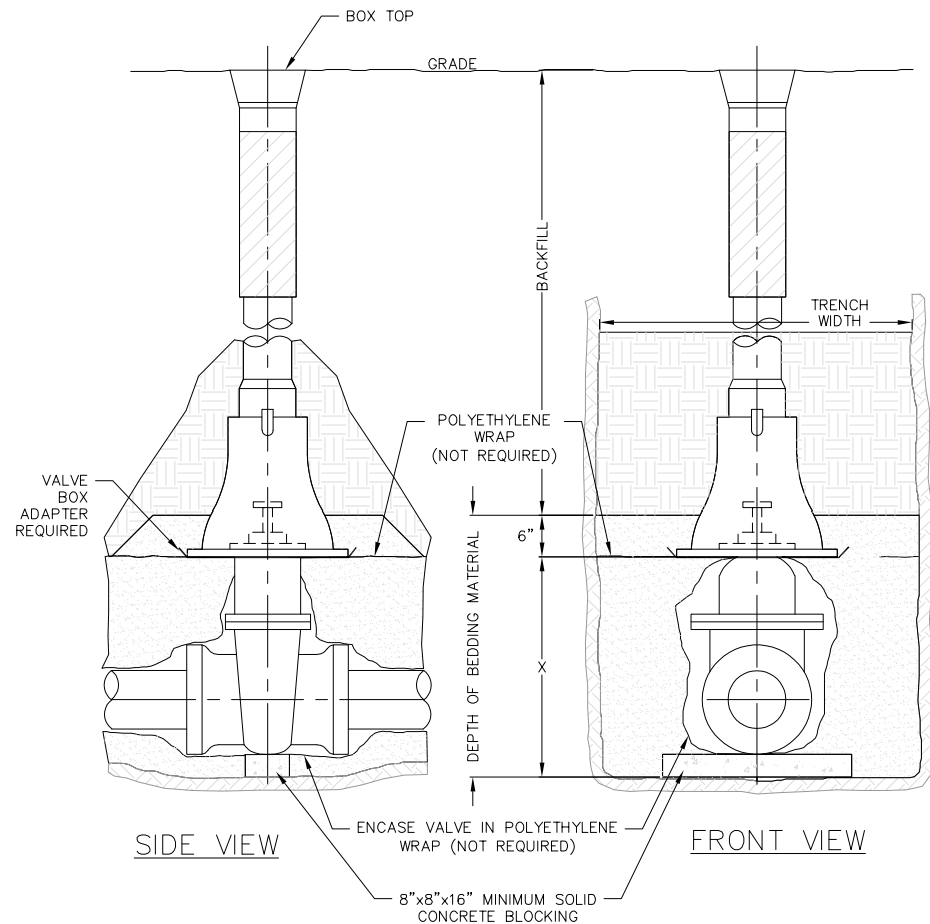
SITE DETAILS

REEDSBURG THEATER
STATE THEATERS, LLC
REEDSBURG, WISCONSIN

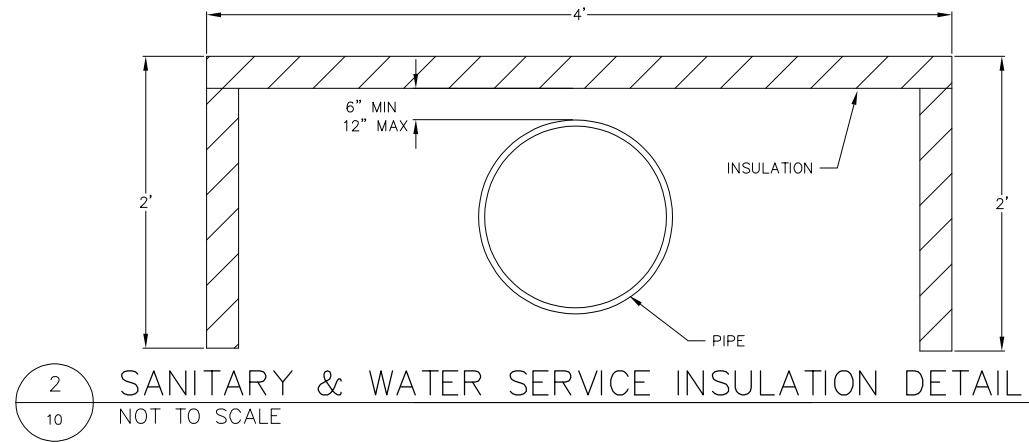
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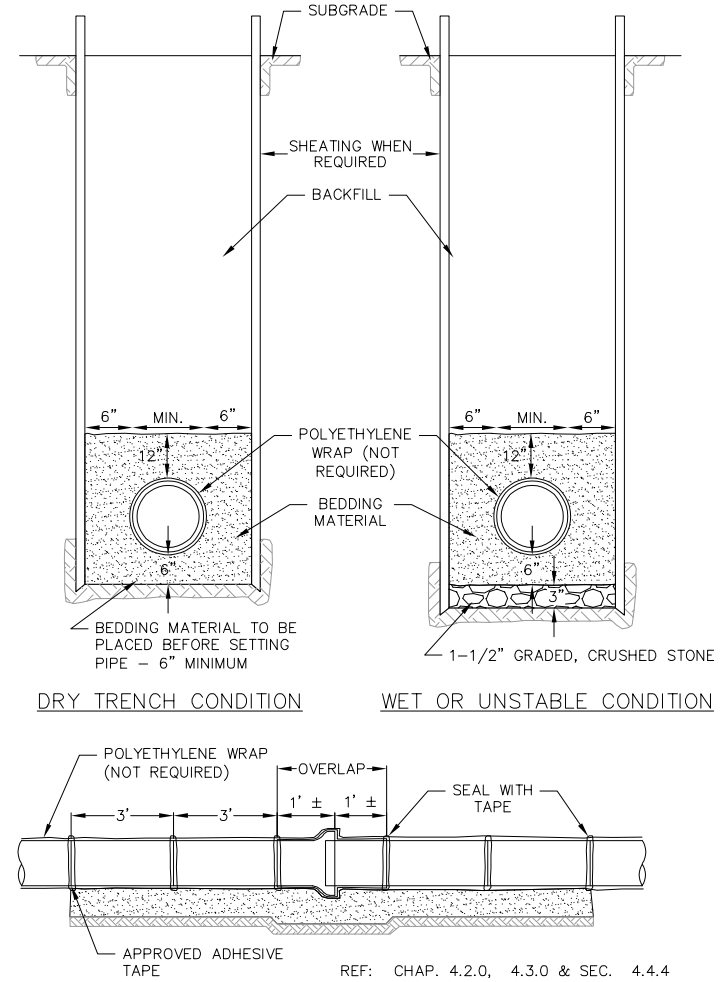
1 STANDARD HYDRANT SETTING
10 NOT TO SCALE (TYPICAL EXCEPT ON MAIN ST)



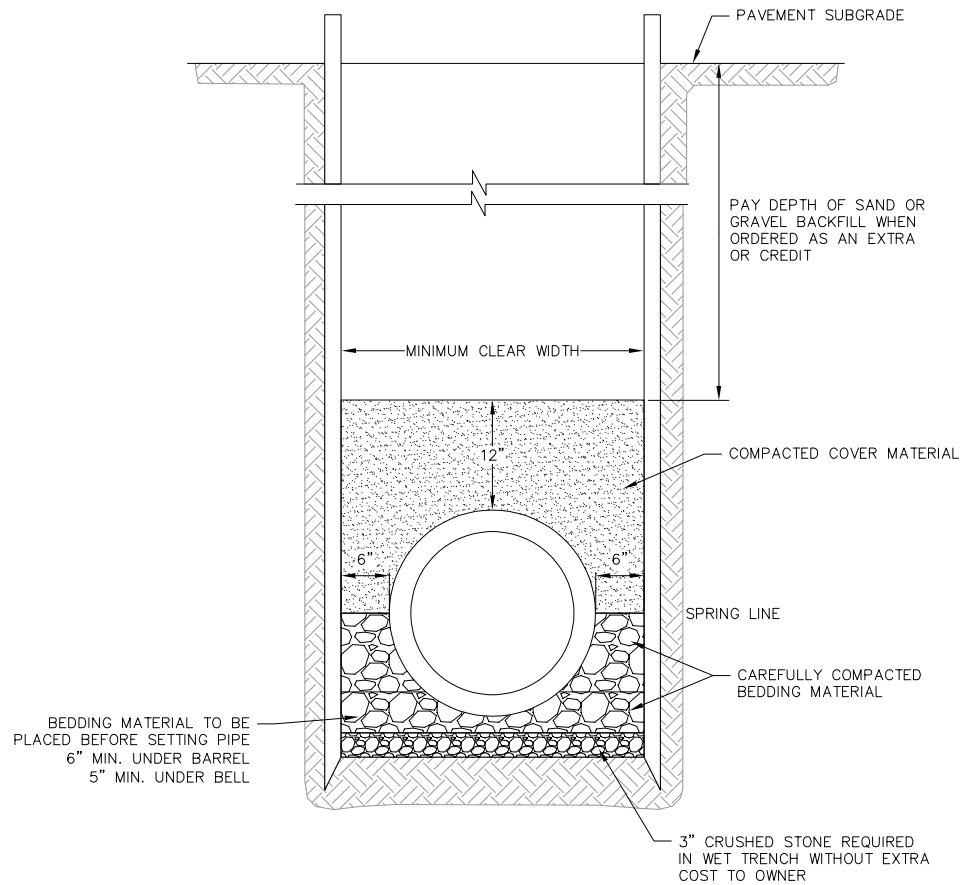
3 STANDARD GATE VALVE BOX SETTING
10 NOT TO SCALE



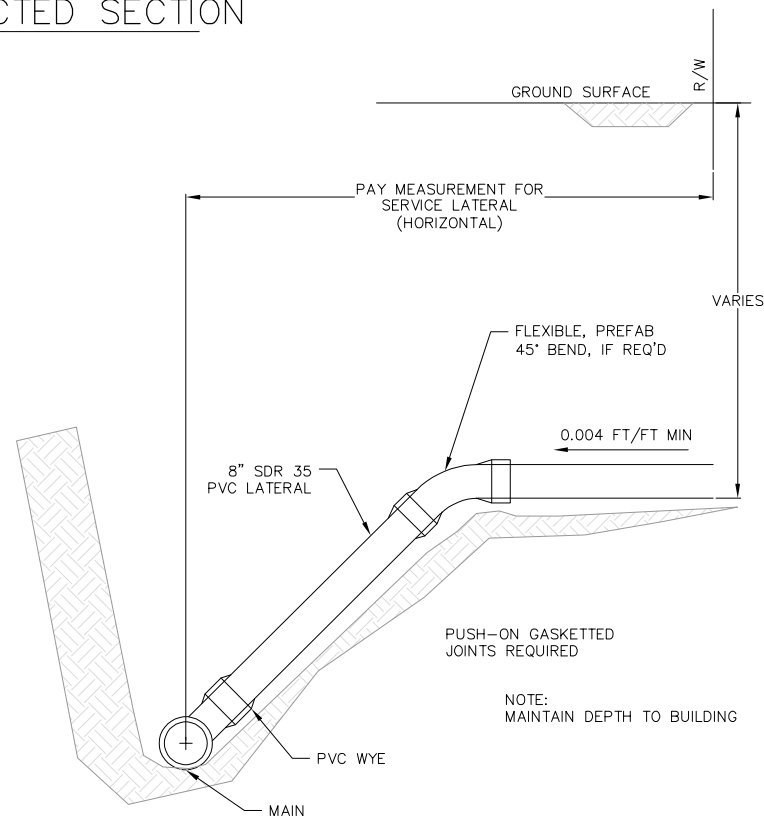
2 SANITARY & WATER SERVICE INSULATION DETAIL
10 NOT TO SCALE



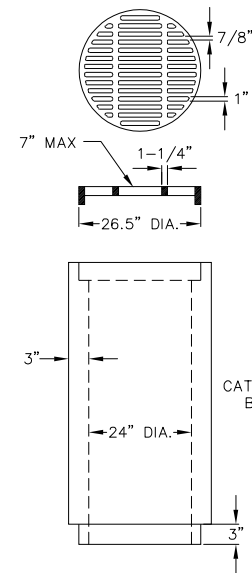
4 STANDARD WATERMAIN TRENCH SECTION
10 NOT TO SCALE



1 CLASS B BEDDING COMPACTED SECTION
11 NOT TO SCALE



3 SANITARY SEWER LATERAL
11 NOT TO SCALE



IN BELL GRATE IN CUSTOM MANUFACTURED BY THE WESTWICK FOUNDRY COMPANY TO MADISON CONCRETE PIPE SPECIFICATIONS

GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS

GRATES ARE AASHTO H20 LOAD RATED

GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL

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

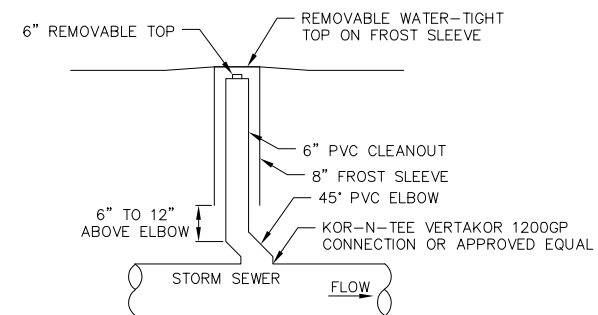
STANDARD CATCH BASIN BARREL HEIGHTS: 2'-0", 3'-0" OR 4'-0"

STOCK 24" DIA. CATCH BASIN HAS NO BASE, BUT MAY BE ORDERED WITH A 3" THICK INTEGRAL BASE OR AS SPECIFIED

CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 OR EQUIVALENT WHICH MEETS OR EXCEEDS FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990

PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL OR EQUIVALENT WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923

2 24" DIA. CATCH BASIN & GRATE
11 NOT TO SCALE



SECTION

4 STORM SEWER CLEANOUT
11 NOT TO SCALE



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planners engineers advisors

UTILITY DETAILS
REDSBURG THEATER
STATE THEATERS, LLC
REDSBURG, WISCONSIN

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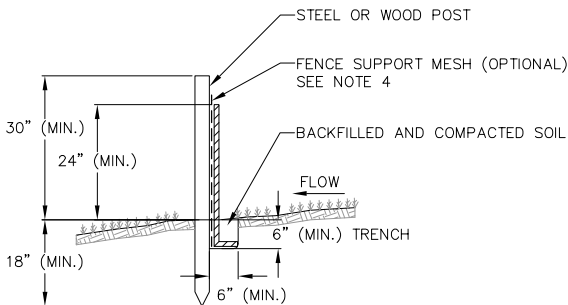
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EROSION CONTROL MEASURES

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



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14--GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

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

DIMENSIONS OF TOP OPENING OF BAG TO MATCH INLET GRATE.

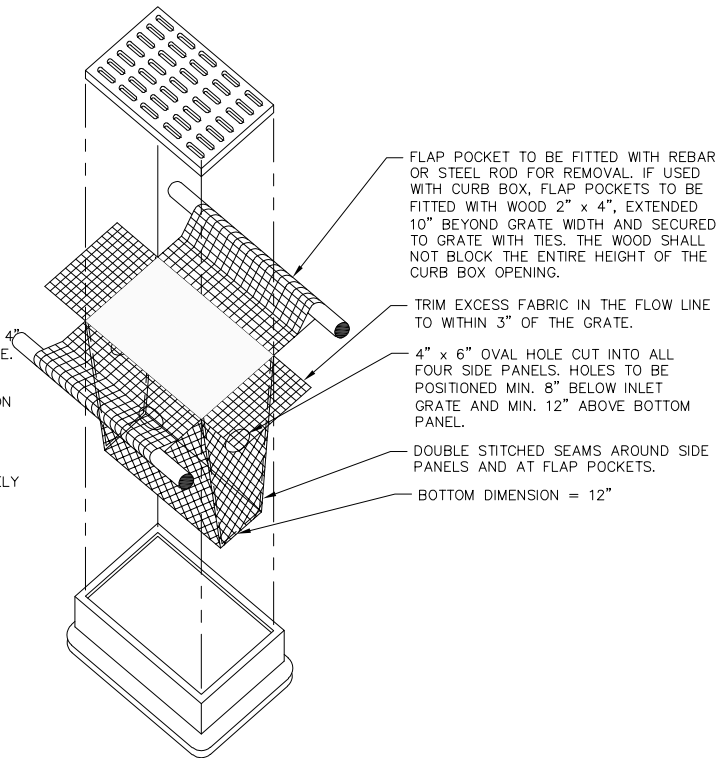
FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF FABRIC (NO SEAMS).

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

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

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

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



1 INLET PROTECTION TYPE D
12 NOT TO SCALE

SEEDING RATES:

TEMPORARY:

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

PERMANENT:

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

FERTILIZING RATES:

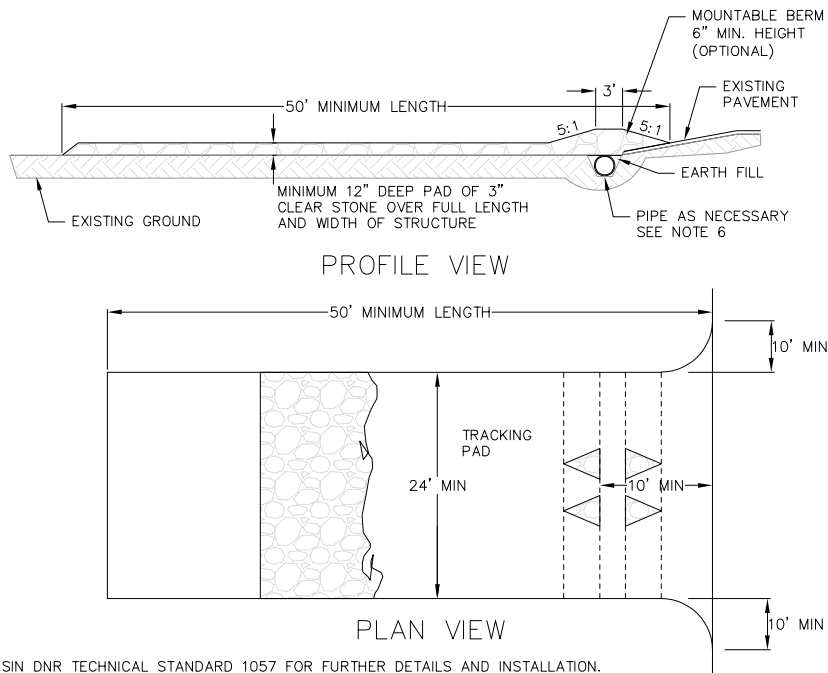
TEMPORARY AND PERMANENT:

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

MULCHING RATES:

TEMPORARY AND PERMANENT:

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

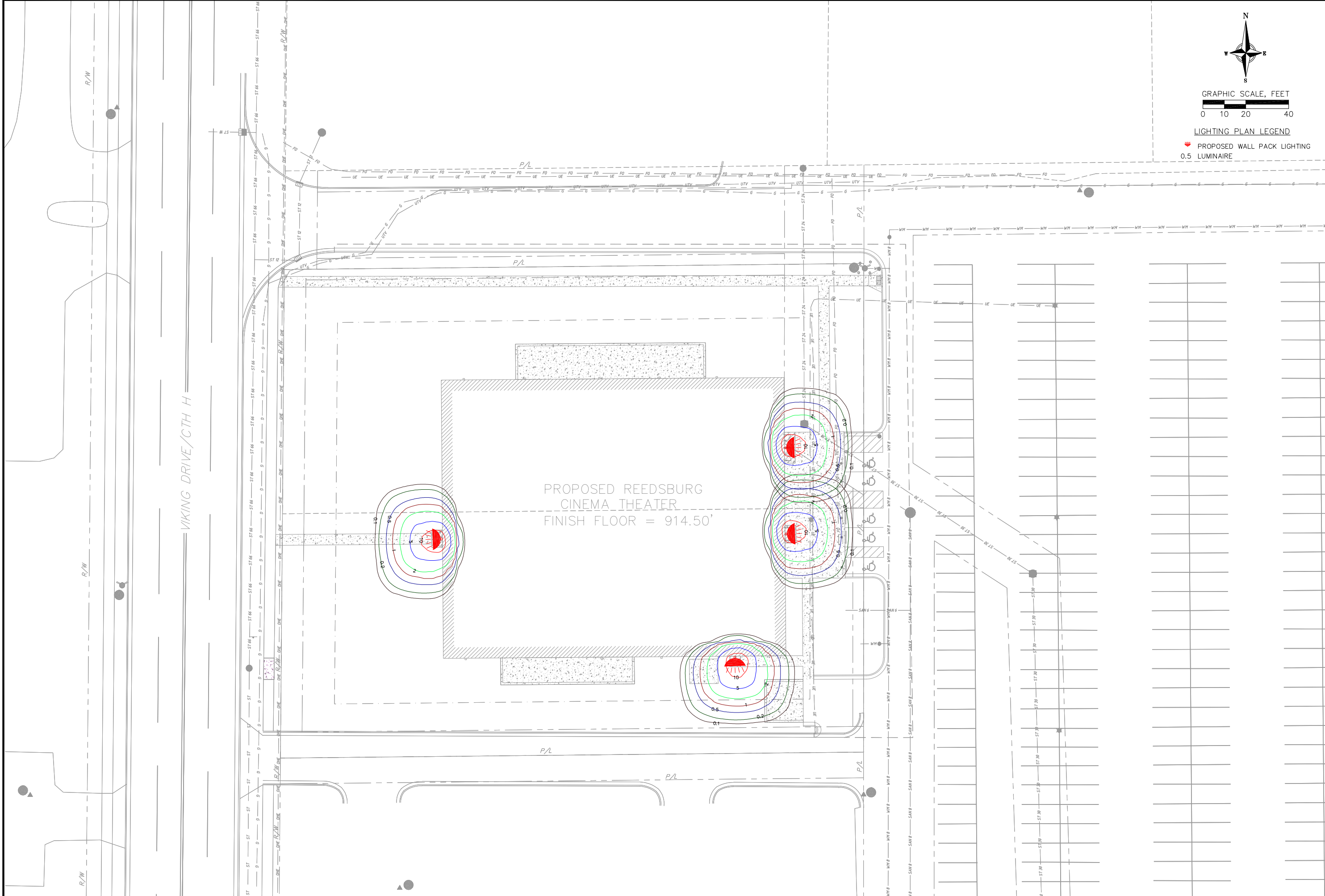


1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH -- MINIMUM OF 50'.
3. WIDTH -- 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRICSHALL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

3 TRACKING PAD
12 NOT TO SCALE

2 SILT FENCE
12 NOT TO SCALE

REVISONS	NO.	DATE	REMARKS
DATE 2025-02-26			
DRAFTER NPFA			
CHECKED KFEN			
PROJECT NO. 200101			
SHEET			
12 OF 13			



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REEDSBURG THEATER

STATE THEATERS, LLC

REEDSBURG, WISCONSIN

LIGHTING PLAN

REVISIONS

NO.	DATE	REMARKS
1	2025-02-26	

DATE

2025-02-26

DRAFTER

NPFA

CHECKED

KFEN

PROJECT NO.

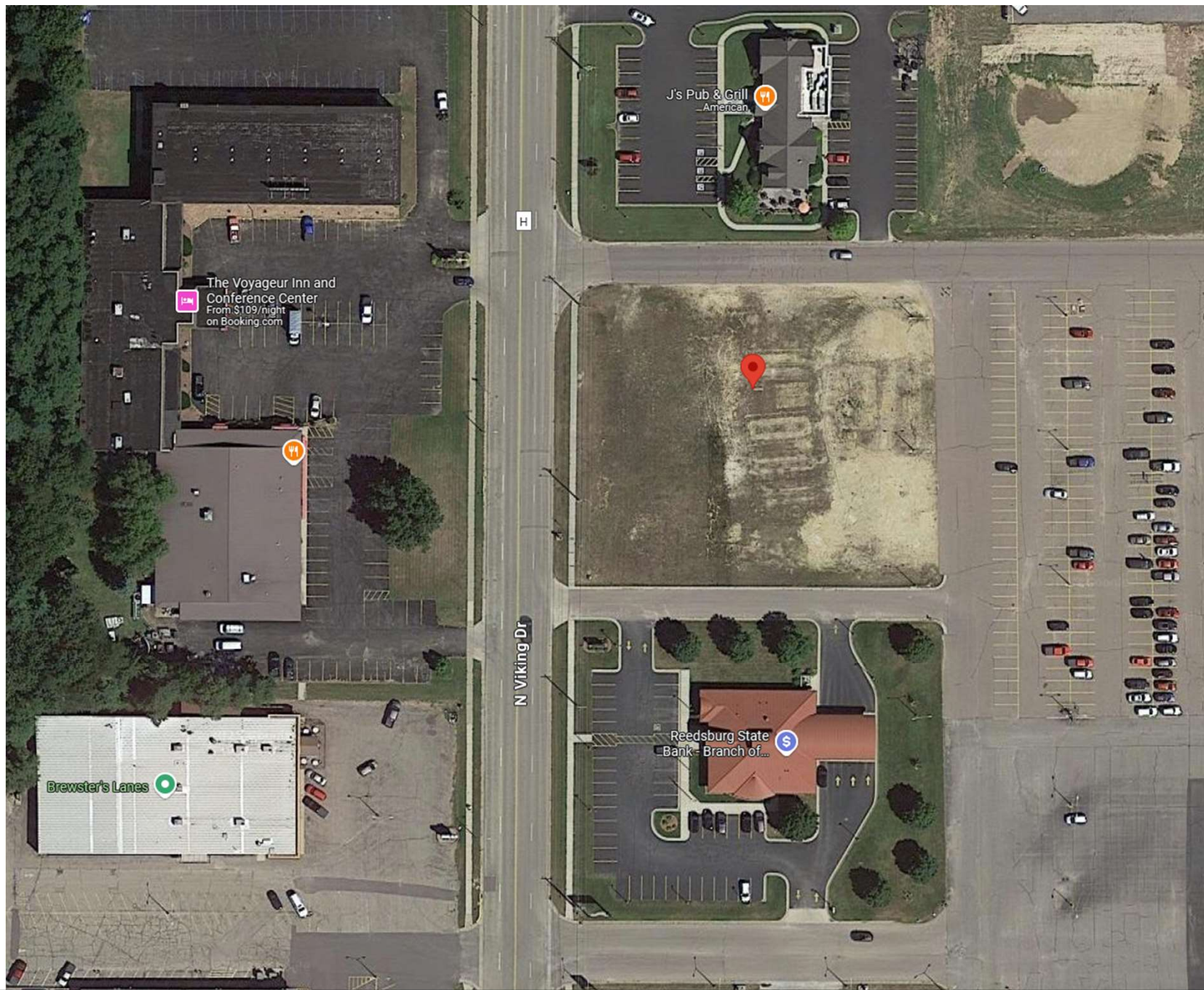
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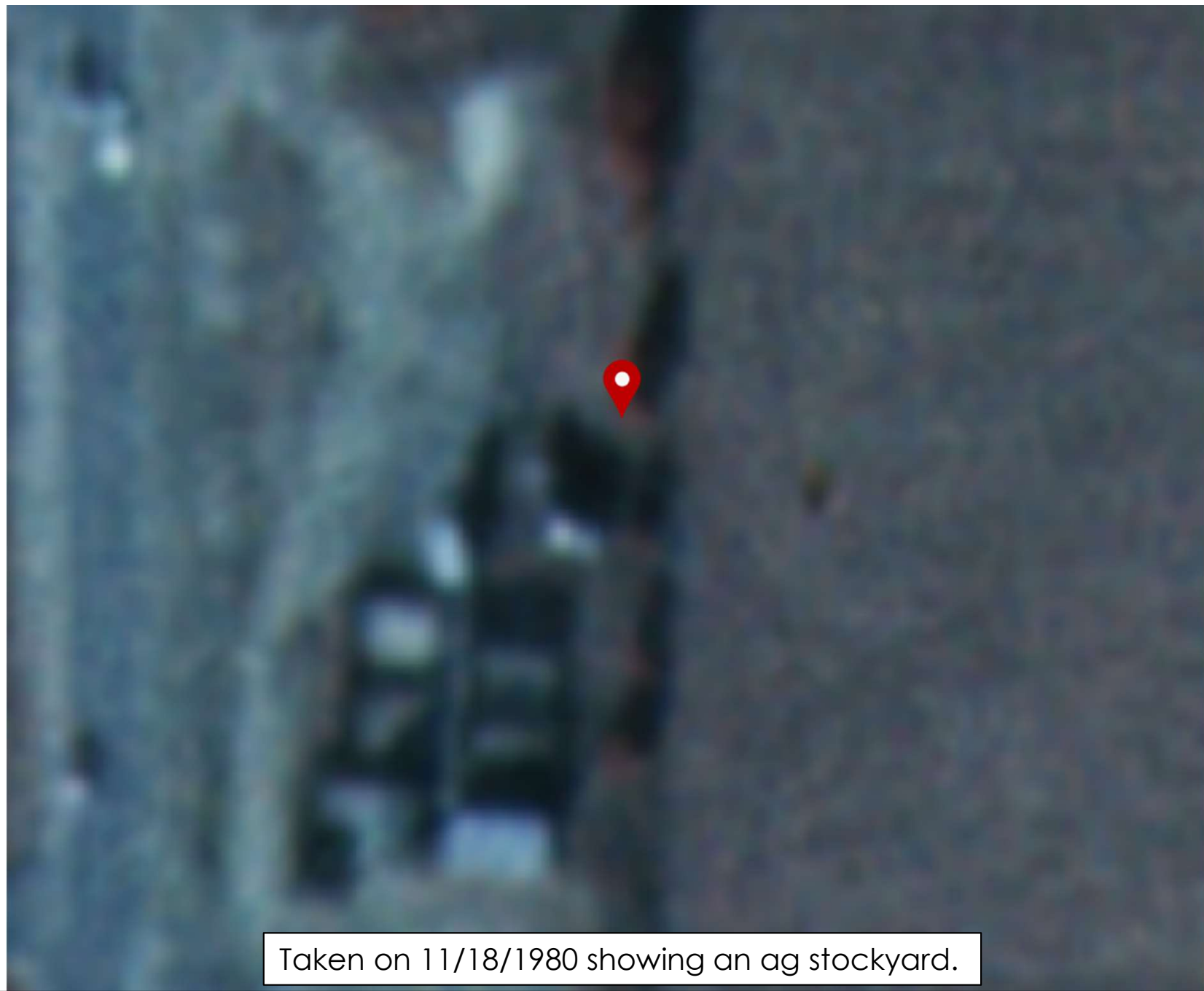
SHEET

13 OF 13

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7.4 Historical Site Photos





Taken on 11/18/1980 showing an ag stockyard.





Taken on 06/02/2005 showing an ag stockyard.

Photo 2

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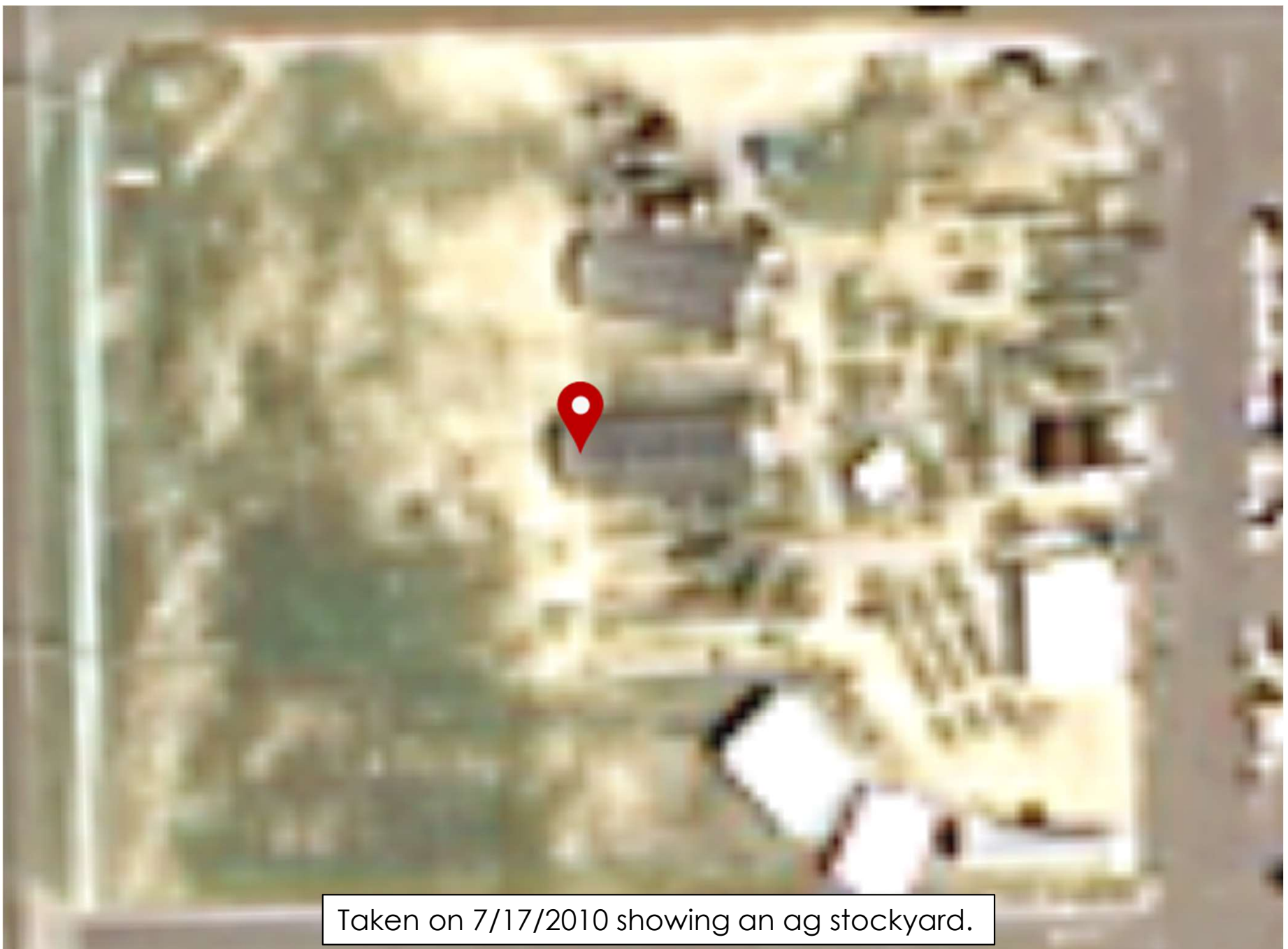


Historical Site Photos – June 2, 2005

Project Name: Reedsburg Cinema

Project Location: City of Reedsburg, Sauk County, Wisconsin

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Taken on 7/17/2010 showing an ag stockyard.

Photo 3

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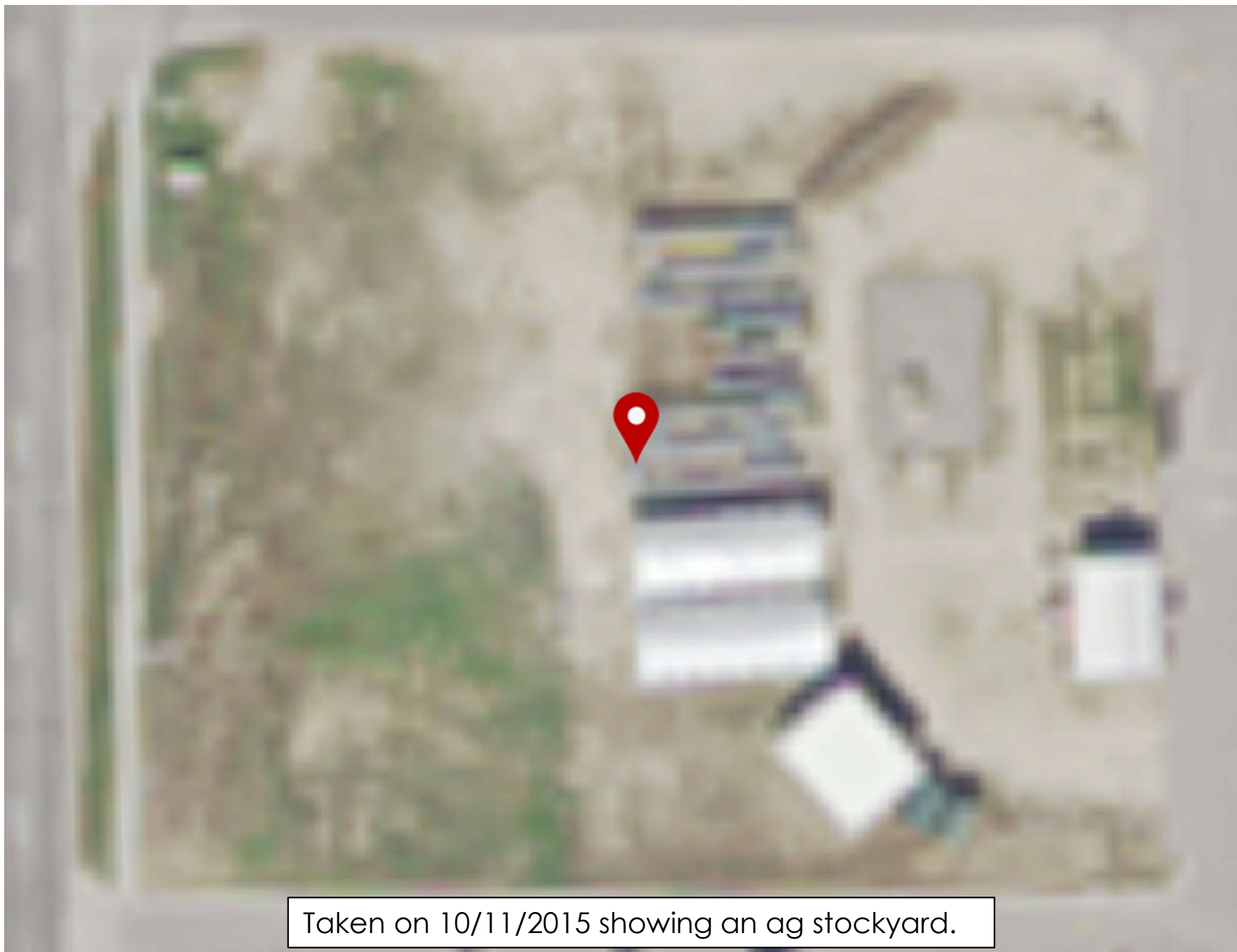


Historical Site Photos – July 17, 2010

Project Name: Reedsburg Cinema

Project Location: City of Reedsburg, Sauk County, Wisconsin

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Taken on 10/11/2015 showing an ag stockyard.

Photo 4

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Historical Site Photos – October 11, 2015
Project Name: Reedsburg Cinema
Project Location: City of Reedsburg, Sauk County, Wisconsin
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2020-Present showing the site vacant

Photo 5

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Historical Site Photos – 2020-Present Time
Project Name: Reedsburg Cinema
Project Location: City of Reedsburg, Sauk County, Wisconsin
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7.5 Existing Site Photos





Looking NE toward the site from Viking Drive.

Photo 1

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Existing Site Photos – Taken October 2024
Project Name: Reedsburg Cinema
Project Location: Reedsburg, Sauk County, Wisconsin
Page 103 of 167



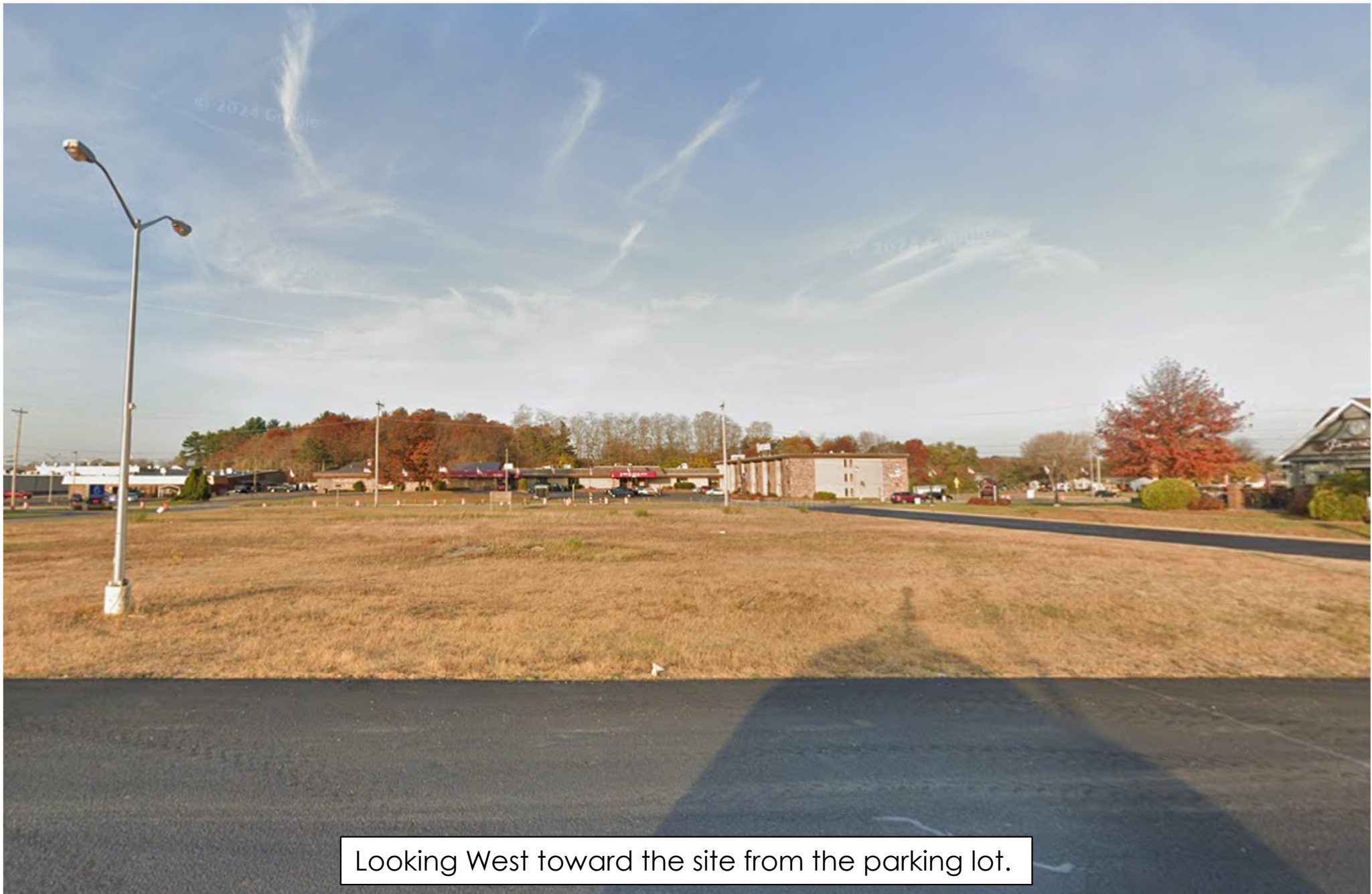
Looking NW towards the site from parking lot.

Photo 2

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Existing Site Photos – Taken October 2024
Project Name: Reedsburg Cinema
Project Location: Reedsburg, Sauk County, Wisconsin
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Looking West toward the site from the parking lot.

Photo 3

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Existing Site Photos – Taken October 2024
Project Name: Reedsburg Cinema
Project Location: Reedsburg, Sauk County, Wisconsin
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Looking SW towards the site from the parking lot.

Photo 4

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Existing Site Photos – Taken October 2024
Project Name: Reedsburg Cinema
Project Location: Reedsburg, Sauk County, Wisconsin
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Looking SE towards the site from Viking Drive.

Photo 5

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Existing Site Photos – Taken October 2024
Project Name: Reedsburg Cinema
Project Location: Reedsburg, Sauk County, Wisconsin
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Looking East toward the site from Viking Drive.





Michala Gerads <mger@vierbicher.com>

Reedsburg Theater - Fire Department Approval

4 messages

Michala Gerads <mger@vierbicher.com>

Fri, Feb 21, 2025 at 1:46 PM

To: bgi@rucls.net

Cc: Neil Pfaff <npfa@vierbicher.com>

Craig,

We are preparing plans for the Reedsburg Theater project. The theater will be constructed on [parcels 276-2720-00000 & 276-2719-00000](#) in the City of Reedsburg.

Attached are the hydrant/hose layout and fire truck route exhibits for your review. Please note, the FDC will be located within a screened area. The wall will have a gate with signage into the screened area which would allow for easy visibility and accessibility to firefighters.

Please review and confirm this is acceptable.

If you have any questions, please let me know.

Thank you,
Michala

Michala Gerads
Senior Project Engineer

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Vierbicher
201 E. Main Street, Suite 100
Reedsburg, WI 53959

Call / Text / Fax - (608) 402-6368



2 attachments

 **2025-02-21 Reedsburg Theater - Fire Hose Lay Exhibit.pdf**
465K

**2025-02-21 Reedsburg Theater - Fire Truck Route Exhibit.pdf**

506K

bgi@rucls.net <bgi@rucls.net>
To: Michala Gerads <mger@vierbicher.com>

Mon, Feb 24, 2025 at 10:50 AM

Hello Michala,

In review of the site plan, appears to be a good hydrant layout.

Thanks,

Fire Chief,

Craig Douglas

Beaver Glass, Inc.

441 E Main St.

Reedsburg, WI. 53959

608-393-5801 c

Since 1984

[Quoted text hidden]

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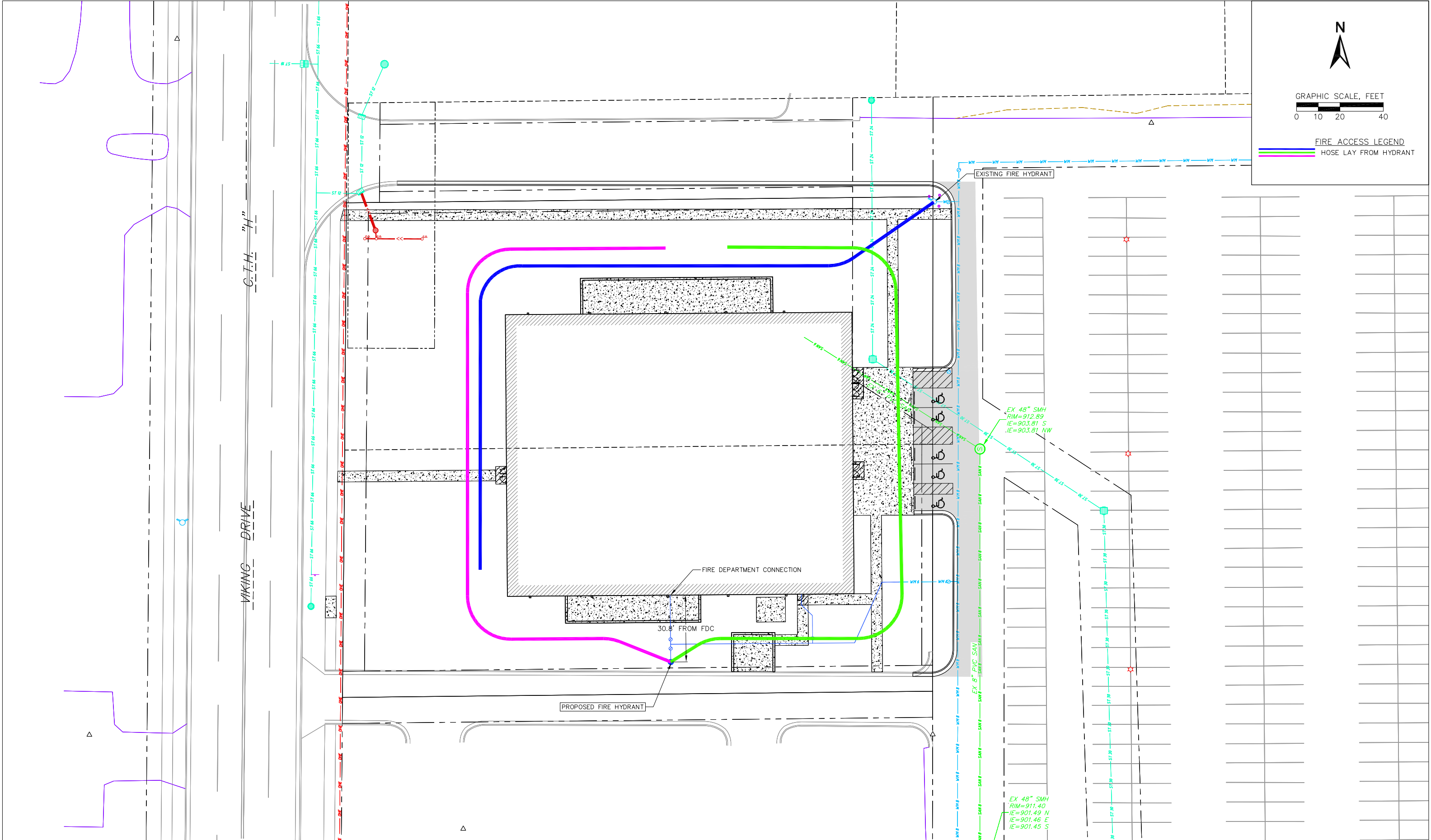
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The receiver agrees to assume all risk of the use of the information and to waive any claim that it could allege against Vierbicher. The Receiver also agrees to defend Vierbicher against any claim brought by a third party based on the Receiver's use of the information provided and to indemnify Vierbicher for any cost, loss or damage to Engineer resulting in any way the use of the information by the Receiver.

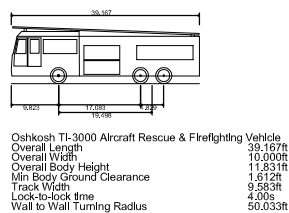
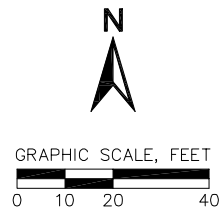
Michala Gerads <mger@vierbicher.com>
To: bgi@rucls.net

Mon, Feb 24, 2025 at 10:51 AM

Thank you, Craig!

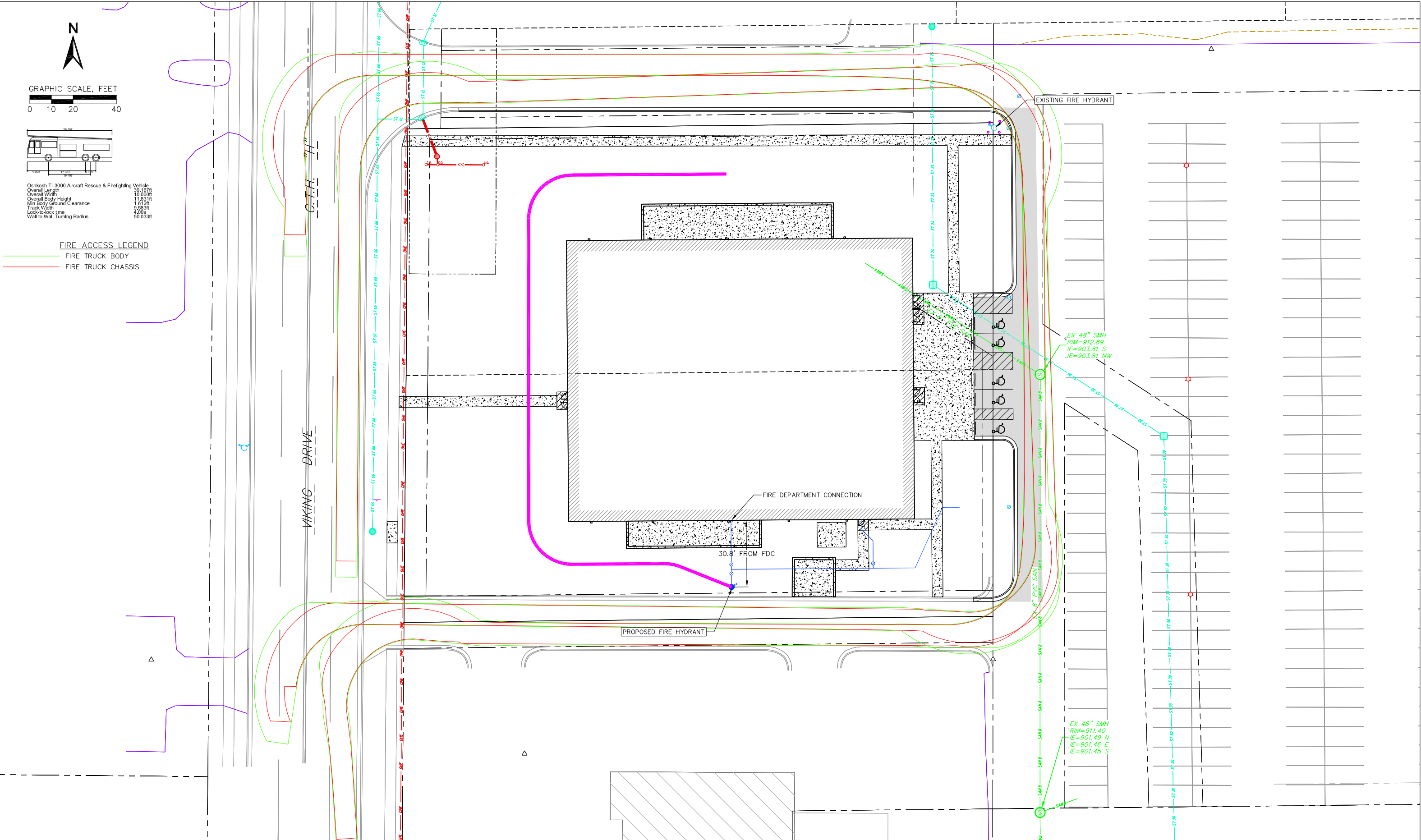


REEDSBURG THEATER - FIRE HOSE LAY EXHIBIT
CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN
FEBRUARY 21, 2025



FIRE ACCESS LEGEND

- FIRE TRUCK BODY
- FIRE TRUCK CHASSIS





ISSUE: BID SET - 2020.08.23

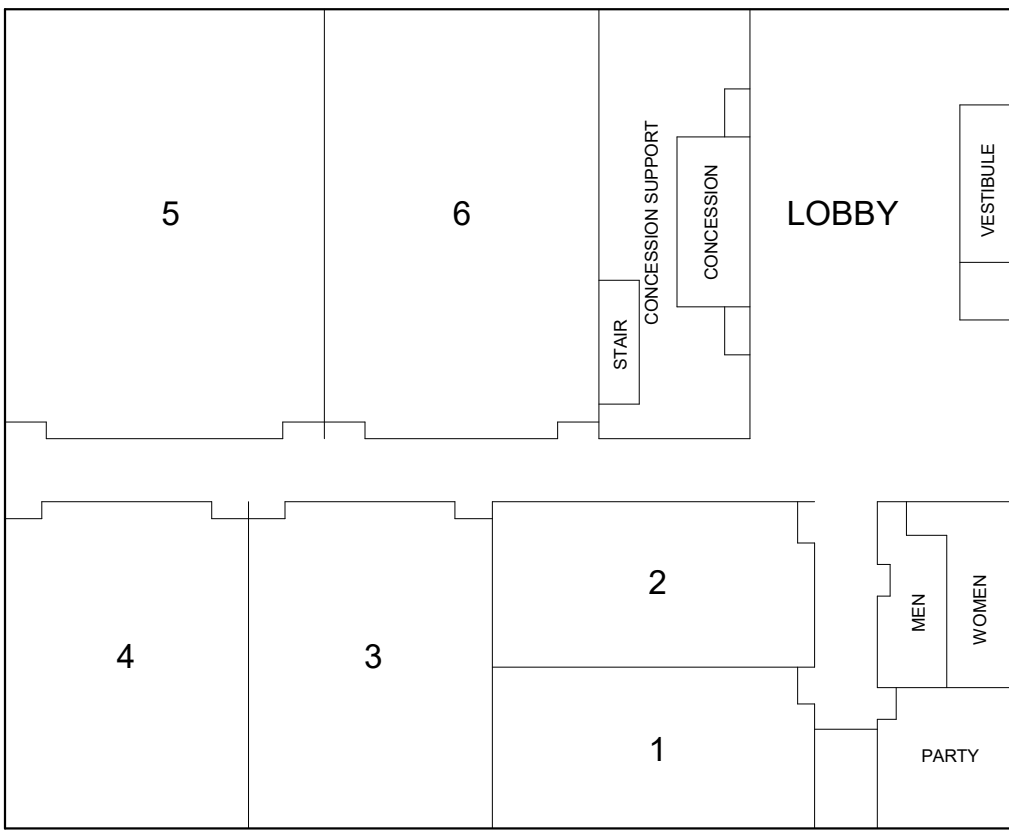
SUPPLEMENTARY DRAWINGS



WORK SCOPE

1. THE PROJECT IS TO DEVELOP A SCREEN MULTIPLEX WITH RECLINER SEATING. THE FACILITY INCLUDES A LARGE FORMAL SCREEN AUDITORIUM, RESTROOM FACILITIES, CONCESSION AREA AND SEPARATE PARTY ROOMS.
2. THE FACILITY IS A PREEXISTING BUILDING WITH EXISTING STRUCTURE AND EXTERIOR FINISHES TO BE MAINTAINED.
3. SCOPE INCLUDES ALL ARCHITECTURAL, STRUCTURAL, MEP AND FIRE PROTECTION WORKS.
4. THE INTERIOR STRUCTURE WILL BE POST AND BEAM CONSTRUCTION WITH INTERIOR WALLS CONSTRUCTED FROM METAL STUDS AND GYPSUM BOARD.
5. THE PAD WILL BE PREPARED BY THE OWNER TO PRE AGREED LEVEL, BASED OFF OF FINISHED ARCHITECTURAL FLOOR ELEVATIONS.
6. ALL BUILDING PAD AND GRADING WORK SHALL BE COVERED WITHIN THE ARCHITECTURAL & STRUCTURAL DOCUMENTS.
7. STRUCTURAL DESIGN ASSUMES PAD AND SELECT FILL HAS BEEN DELIVERED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND RECOMMENDATION.
8. GC IS RESPONSIBLE FOR ALL SERVICE CONNECTIONS FROM 5'-0" OUTSIDE THE BUILDING PERIMETER.

KEY PLAN



PROJECT LOCATION

DIRECTORY

GENERAL WALL NOTES

2. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING STUD GAUGES
3. USE MOLD RESISTANT BOARD IN ALL RESTROOMS & JANITOR CLOSETS
4. ALL GYPSUM BOARD IS 5/8" TYPE "X" UNLESS NOTED OTHERWISE (JND)
5. ALL FIRE RATED WALLS, SOUND, VAULT, CANTON & CASH ROOM WALLS CONTINUOUS TO DECK OR HARD LIT. PER DECS. ALL GYPSUM BOARD IS INSTALLED TO DECK (JND). AT DECK FLOOR JOINTS GYPSUM BOARD GYPSUM DOWN FROM DECK PER MANUFACTURERS WRITTEN
6. FIRE RATE PARTS AND PARTS OF GYPSUM BOARD AT SETTED WALLS. FINISH TAP & SAND. OUTSIDE OF GYPSUM BOARD TO HAVE REINCE PANEL, VINYL, OR WALL CAPLET
7. ALL WALLS TO BE COVERED WITH SPECIFICATION SECTION FOR GYPSUM WALLBOARD 3.01E - REFER TO ARCH & STRUCT TYP.
8. AT ANY EXTERIOR WALLS - ENSURE A VAPOR BARRIER IS INSTALLED
9. ALL WALLS RECEIVING FILL TO HAVE NATIONAL TILE ASSOCIATION APPROVED BACKING TYP.
10. ALL INTERIOR WALLS TO BE COVERED WITH GYPSUM BOARD. ALL INTERIOR PROJECTION ROOM - NON PUBLIC ACCESSIBLE AREAS TO HAVE PAINT FINISH ONLY. BLOCKS AND JOINTS TO BE SMOOTH AND DEBRIS FREE PRIOR TO PAINT. NOTE ANY WALLS WITH A MINIMUM ONE FACE EXPOSED TO EXTERIOR WALL, REQUIRE INSULATION PER ABOVE.
11. ALL WALLS BOTH SIZES TO BE FINISHED WITH GYPSUM BOARD
12. ANY PROJECTION AREA MASONRY OR CONCRETE WALLS TO BE PAINT FINISH ONLY. UNLESS IT IS DIRECT TO EXTERIOR, THEN CONTINUE FURNISH CHANNELS, INSULATION TO DECK GYPSUM FINISH TO TERMINATE PRIOR ABOVE CEILING
13. ALL INTERIOR WALLS TO BE COVERED WITH GYPSUM BOARD. ALL INTERIOR PROJECTION ROOM - NON PUBLIC ACCESSIBLE AREAS TO HAVE PAINT FINISH ONLY. BLOCKS AND JOINTS TO BE SMOOTH AND DEBRIS FREE PRIOR TO PAINT. NOTE ANY WALLS WITH A MINIMUM ONE FACE EXPOSED TO EXTERIOR WALL, REQUIRE INSULATION PER ABOVE.
14. ALL WALLS ARE TO BE BRACED ABOVE THE FINISH CEILING AS RECOMMENDED BY THE METAL STUD MANUFACTURER TO PREVENT WALL MOVEMENT
15. ALL WALLS WHICH SEPARATE A SPACE FROM UNCONDITIONED AREA AS E.G. INTERIOR, COVERED SERVICE/VEHICLE INTERIOR OR UNCONDITIONED SPACE, SHALL HAVE THERMAL BATT INSULATION INSTALLED PER SPECIFICATION REQUIREMENTS
16. ALL PARTITIONS INCLUDING PLUMBING TO BE INSULATED WITH SOUND INSULATION WITHIN THE WALL
17. PER MOLD PREVENTION GYPSUM BOARD TO BE INSTALLED ON ALL WALL BOARD IN DIRECT CONTACT WITH CONCRETE FLOORS TO PROVIDE A CONTINUOUS BARR OF CALK THE ENTIRE LENGTH OF WALL BETWEEN GYP AND FLOOR
18. USE DEFLECTION TRACKS WHENEVER STUD WALLS CONTACT DIRECTLY TO STRUCTURE ABOVE
19. ALL WALLS ARE TO HAVE WALLS ENCLING AROUND AUTOMATICALLY TO PROVIDE FOR AUTOMATIC OUTLET
20. SOUNDWALLS ARE TO BE CONT. TO DECK PROVIDE SLIP TRACK TO ALLOW FOR DEFLECTION, (L/20)
21. CUT OUT FLOOR OF 5/8" GYP. DO LIT. FLOOR WHERE WALL IS PERPENDICULAR TO DECKING AND SEAL WITH ACUSTICAL SEALANT AT JOINTS AT TOP OF WALL WITH BATT INSULATION AND ACUSTICAL FOAM INSULATION
22. SET BOTTOM RUNNER TRACK ON CONT. NEOPRENE PAD
23. DO NOT CORNER RWS OF METAL STUDS
24. DO NOT ATTACH METAL STUDS, RUNNER TRACKS OR BRIDGING TO STRUCT. MEMBERS
25. DO NOT PENETRATE DEMISING WALLS (EXCEPT W/ STRUCT. MEMBERS). THIS INCLUDES, BUT IS NOT LIMITED TO, JUNCTION BOYS, SPRINKLER PIPE, DUCT WORK, TRENCH WORK OR ANY OTHER SYSTEMS. SERVICES INCLUDING TRENCH SERVICES SHOULD BE INSTALLED IN THE REAR WALL ABOVE THE CEILING AND BE SEALED & INSULATED PER THE DETAILS. CONDUIT IS SURFACE MOUNTED BEHIND DRAPERY
26. FOR MULTIPLE LAYERS OF GYP, JOINTS ARE TO BE STAGGERED @ 16" MIN. IN EACH DIRECTION. TAP JOINTS ON INTERIOR WALLS. FINISH WITH GYPSUM BOARD. ALL INTERIOR WALLS TO BE COVERED WITH GYPSUM BOARD. ALL INTERIOR PROJECTION ROOM - NON PUBLIC ACCESSIBLE AREAS TO HAVE PAINT FINISH ONLY. BLOCKS AND JOINTS TO BE SMOOTH AND DEBRIS FREE PRIOR TO PAINT. NOTE ANY WALLS WITH A MINIMUM ONE FACE EXPOSED TO EXTERIOR WALL, REQUIRE INSULATION PER ABOVE.
27. CONTINUOUS BARR OF ACUSTICAL SEALANT AT THE PERIMETER OF THE OUTSIDE LAYER OF GYP. DO NOT FILL ANY HOLES OR CRACKS IN ANY LAYERS THAT ARE 1/8" OR LARGER
28. ALL INTERIOR WALLS TO BE IN THE SPACES BETWEEN STUDS. BACKING IS SURFACE MOUNTED
29. THERE IS TO BE NO PLUMBING OR ROOF DRAINING INSIDE OF SOUNDWALLS. IF THIS CONDITION IS UNAVOIDABLE, NOTIFY ARCHITECT IMMEDIATELY
30. INTERIOR WALLS OF AUDITORIUM ARE TO BE TREATED WITH DUCT LINER (1" ON SIDEWALLS BEHIND DRAPERY), 2" BEHIND SCENE AND ON PROJECTION BOOTH WALL. DUCT LINER IS TO BE BLACK WITH BEHIND SCENE. INSTALL DUCT LINER WITH MEMBERS SIDE TO WALL. PAINT FINISHES 4" BEHIND SCENE FLAT BLACK
31. RUNS OF STUDS TO BE OFFSET 12" THE O.C. TO PREVENT DRAPERY FROM BEING DRAGGED
32. CG. CALL PART DASHES 4" TALL CORNER GUARD LOCATED. REFER TO SCHEDULES FOR FINISHES

GENERAL REQUIREMENTS

7. THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK, INCLUDING IF REQUIRED, THE BOARD OF FIRE UNDERWRITERS INSURANCE COMPANY OF NEW YORK CITY.
8. PRIOR TO COMMENCING NEW WORK WHERE NO DEMOLITION WORK WAS REQUIRED, THE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES AND RECORD DRAWINGS TO BE USED IN CONNECTION WITH THIS PROJECT.
9. IF ANY SUELFIELD ARE DISCOVERED AND APPLIED, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CORRECTIONS, INCLUDING ALL AFFECTED TRADES (HVAC, PLUMBING AND ELECTRICAL).
10. THE CONTRACTOR SHALL PROTECT EXISTING WORK AND SHOW WORK FOR WHICH NO QUALITY OR GRADE IS CLEARLY SPECIFIED UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR ASSUME GRADE OR QUALITY FOR PRODUCTS OR WORK SHOWN.
11. ELEVATION NOTED OTHERWISE, ARE RELATIVE TO A FINISH FLOOR ELEVATION OF 100'-0". CONTRACTOR SHALL COORDINATE RELATIVE SITE ELEVATION TO FINISH FLOOR ELEVATION WITH CIVIL ENGINEER.
12. 6" MINIMUM THICKNESS ON TOP OF FACE OF SLAB, FACE OF MASONRY/TILT PANEL AND STRUCTURAL GRIDS, UNLESS NOTED OTHERWISE, DO NOT SCALE DOWN.
13. PROVIDE SUFFICIENT FIRE RETARDANT TREATED WOOD BLOCKING AT ALL JOINTS FOR SECURING OF WALL & CEILING ITEMS.
14. 6" MINIMUM THICKNESS ON TOP OF FACE OF SLAB, FACE OF MASONRY/TILT PANEL AND STRUCTURAL GRIDS, UNLESS NOTED OTHERWISE, DO NOT SCALE DOWN.
15. SUPPLIER PLOT TO BLOCKING INSTALLED. EXACT LOCATIONS FOR SIGN BLOCKING AND TIE TO PROVIDED IN SIGN COMPANY SHOP DRAWINGS.
16. CONCEALED WOOD STUD TO FIRE RETARDANT TREATED UNLESS NOTED OTHERWISE.
17. GENERAL CONTRACTOR TO PROVIDE A PERMANENT PLACING AT EACH AUDITORIUM AND OTHER ASSEMBLY AREAS INDICATING OCCUPANCY LOADS AND FACTOR ALLOWED TO BE APPLIED TO BE PLACED IN CONSPICUOUS LOCATION EACH AUDITORIUM VESTIBULE, COORDINATE LOCATION WITH OWNER/ESTIMATEE.
18. TO PROVIDE A KEY LOCK KNOB KNOWN BOX FOR THE FIRE ALARM TYPE USE IF REQUIRED. COORDINATE LOCATION WITH THE FIRE DEPARTMENT.
19. ALL FIRE RATED WALLS CONTINUOUS TO DECK OR HARDWARE LULU. "F" TYPE INNER LAPERS OF Gypsum BOARD AT RATED WALL FINISH TIES & SAND OUTSIDE LAYER OF Gypsum BOARD THAT WILL RECEIVE PAINT VINYL OR WALL COVERING.
20. ALL PARTIAL WALLS TO BE FULLY DRIVEN TO THE WALL.
21. PARKING FOR CONTRACTOR EMPLOYEES SHALL BE AS APPROVED BY OWNER.
22. THE CONTRACTOR SHALL MAINTAIN FULL RESPONSIBILITY FOR RECEIVING & CARRYING AND SAFEGUARDING OF PROGRAMS, EQUIPMENT, MATERIALS, AND SUPPLIES FOR FUTURE DELIVERY TO THE PROJECT.
23. PROVIDE RECYCLING CURBS IF NON-RECYCLABLE DISPOSAL FOR PACKAGING ALLOWING FOR OWNERS FEATURES AND FITTINGS.
24. PROVIDE PREMISES FOR EXECUTION OF WORK INCLUDING OWNERS FEATURES AND FITTINGS.
25. ALL WALLS SEPARATING MEZZANINE FROM AUDITORIUM, OR MEZZANINE FROM LOBBY TO EXTEND TO UNDERSIDE OF ROOFING DECK.
26. TO VERIFY CHARTER OF QUESTION REGARDING FINISH. DO NOT ASSUME ANY EXPANSION TO THE UNTREATED UNLESS SPECIFICALLY NOTED.
27. PROVIDE FIRE RESISTANT COMPLETION, THE GC MUST VERIFY ALL SUPPORTS, BRACKETS ARE FIRE AND FRAMBLE, AND ANCHORS INSTALLED CORRECT / NOT BOTTOM BOLT AS PER DESIGNS.

ALL DRAWINGS AND SPECIFICATION NOTED BY THE ARCHITECT ARE COMPLEMENTARY. WHAT IS CALLED FOR BY ONE WILL BE BINDING AS CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN OR REFERRED TO ON ALL. DISCREPANCIES BETWEEN THE DRAWINGS AND THE REQUIREMENTS OF CODES ARE: A. CODES SHALL TAKE PRECEDENCE.

WHEN DISCREPANCIES BETWEEN THE DRAWINGS, MATERIALS FINISHES OR COMPONENTS ARE, THEY MUST NOTIFY THE ARCHITECT IMMEDIATELY. THE ARCHITECT'S DECISION IS BINDING. IF THE ARCHITECT'S DECISION IS NOT SOUND, THE GENERAL CONTRACTOR SHOULD ALWAYS PRICE FOR THE HIGHEST QUALITY OPTION.

THE GENERAL CONTRACTOR SHALL PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED OR BY MADE KNOWN TO THE CONTRACTOR AS A REQUEST FOR INFORMATION OR IN SUCH FORM AS THE ARCHITECT MAY REQUIRE.

THE ARCHITECT ARE THE GRAPHIC AND PICTORIAL PORTIONS OF THE CONTRACT DOCUMENTS SHOWING THE DESIGN, LOCATION AND DIMENSIONS OF THE WORK.

THE SPECIFICATIONS ARE THE PORTIONS OF THE CONTRACT DOCUMENTS CONSISTING OF THE WRITTEN REQUIREMENTS FOR THE MATERIALS, SYSTEMS, STANDARDS AND WORKMANSHIP OF THE WORK, AND PERFORMANCE OF RELATED SERVICES.

SHEET INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION	REVISION DATE
A0.01	INDEX MAP, PROJECT DATA & NOTES		
A0.10	CODE INFORMATION - FIRST FLOOR		
A0.14	ARCHITECTURAL SITE PLAN, SITE DETAILS		
A1.10	OVERALL PLAN - FIRST FLOOR PLAN		
A1.20	OVERALL PLAN - NEW MEZZANINE		
A1.40	ROOF PLAN & RAOF DETAILS		
A1.50	ELEVATIONS - NEW EXTERIOR		
A1.56	STOREFRONT ELEVATIONS AND DETAILS		
A1.60	SECTIONS - OVERALL		
A1.67	WALL SECTIONS - EXTERIOR WALL		
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A5.61	INTERIOR ELEVATIONS & DETAILS - PROMENADE		
A6.00	DOOR SCHEDULE AND DETAILS		
A6.02	FINISH SCHEDULES & FINISH DETAILS		
A8.00	SIGNAGE & MONITOR PLAN		
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SHEET NUMBER	SHEET NAME	CURRENT REVISION	REVISION DATE
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S1.20	MEZZANINE PLAN		
S1.60	TYPICAL FOUNDATION DETAILS		
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MEP SHEET LIST

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E1.20	MEZZANINE PLAN - LIGHTING		
E2.10	FIRST FLOOR PLAN - POWER		
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M1.20	MEZZANINE PLAN - MECHANICAL		
M1.60	MECHANICAL SYMBOLS & SCHEDULES		
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P1.71	ISOMETRIC WASTE & VENT RISER DIAGRAM		



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STATE THEATRE REEDSBURG 6
260 VIKING DRIVE
REEDSBURG, WISCONSIN 53959

BID SET

2022.08.23

Revision Schedule		
#	Date	Description

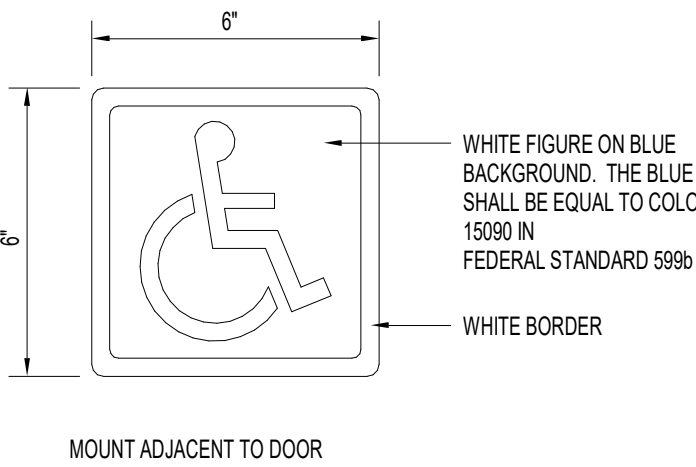
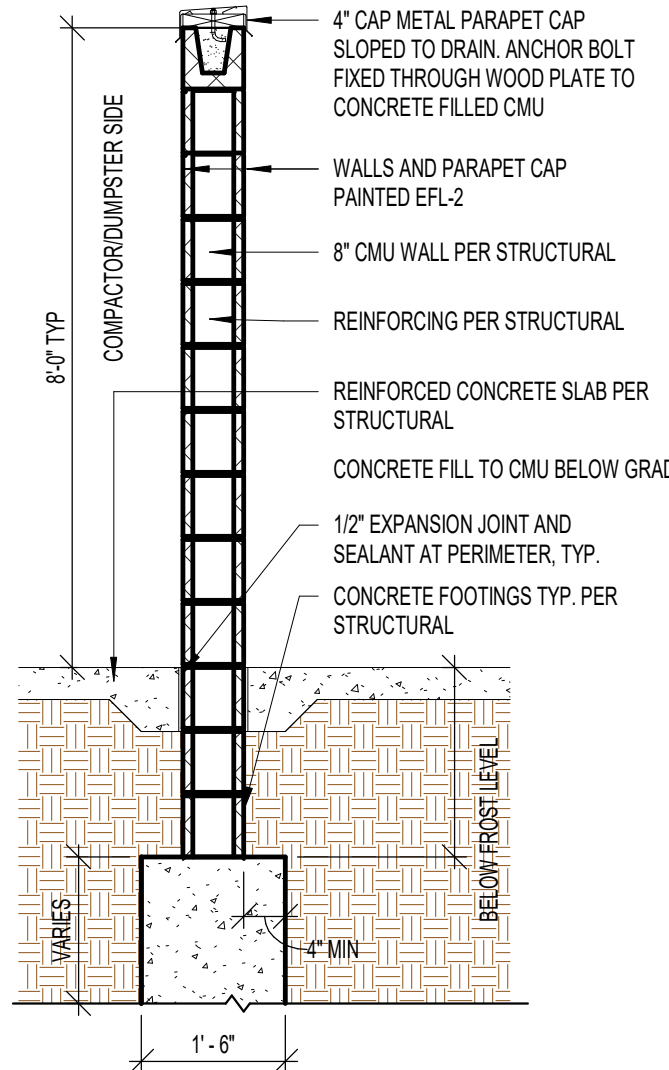
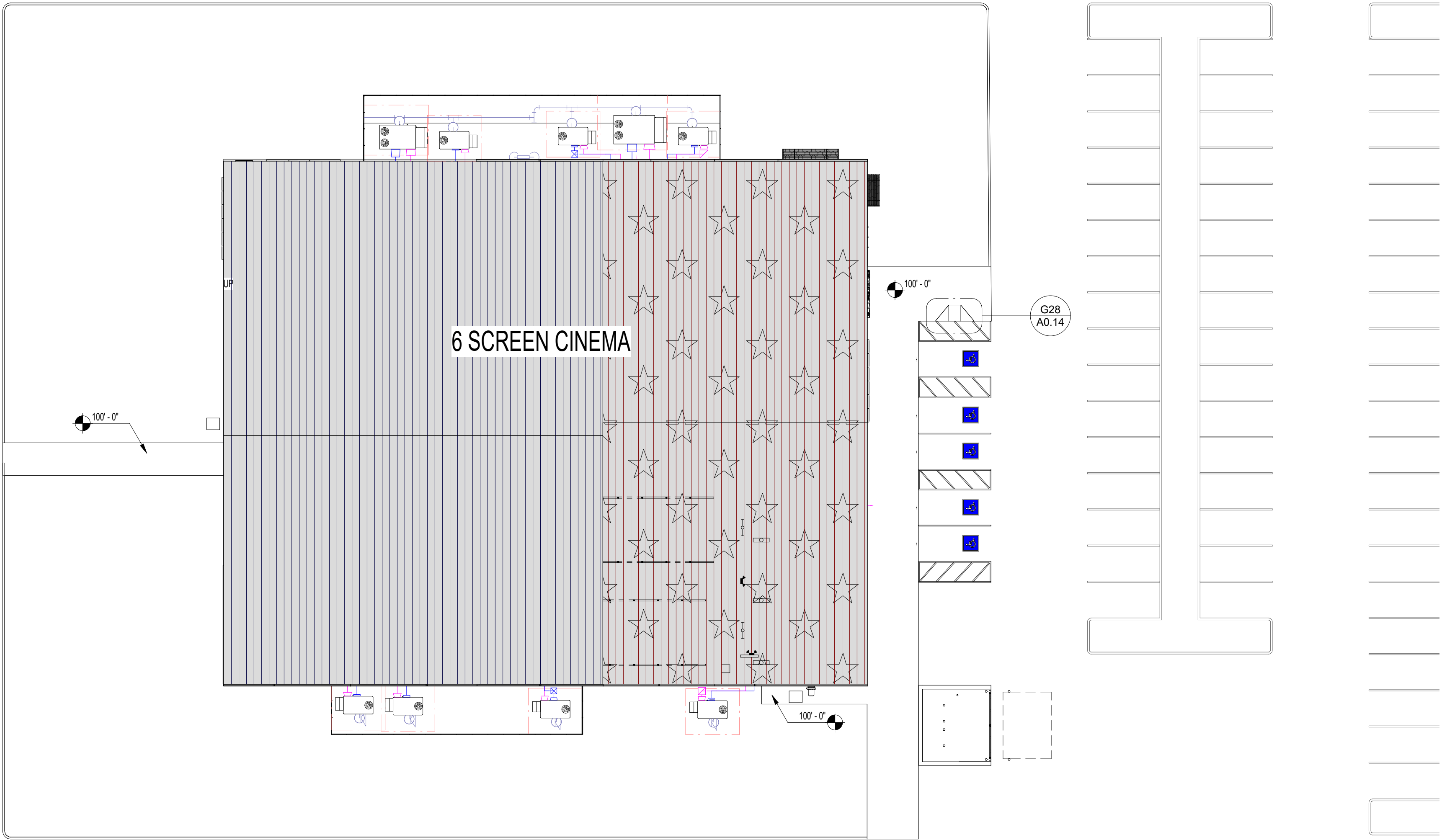
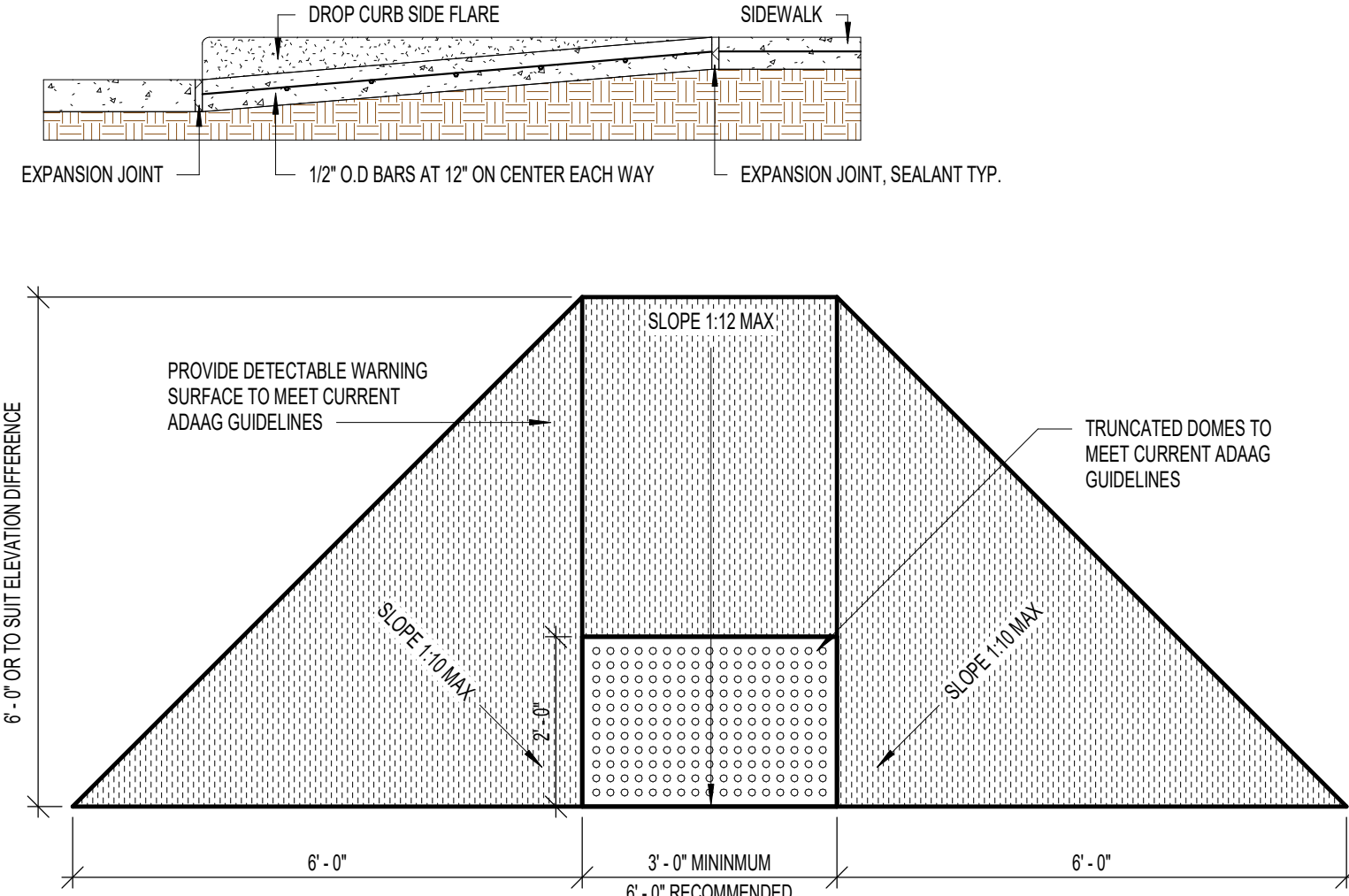
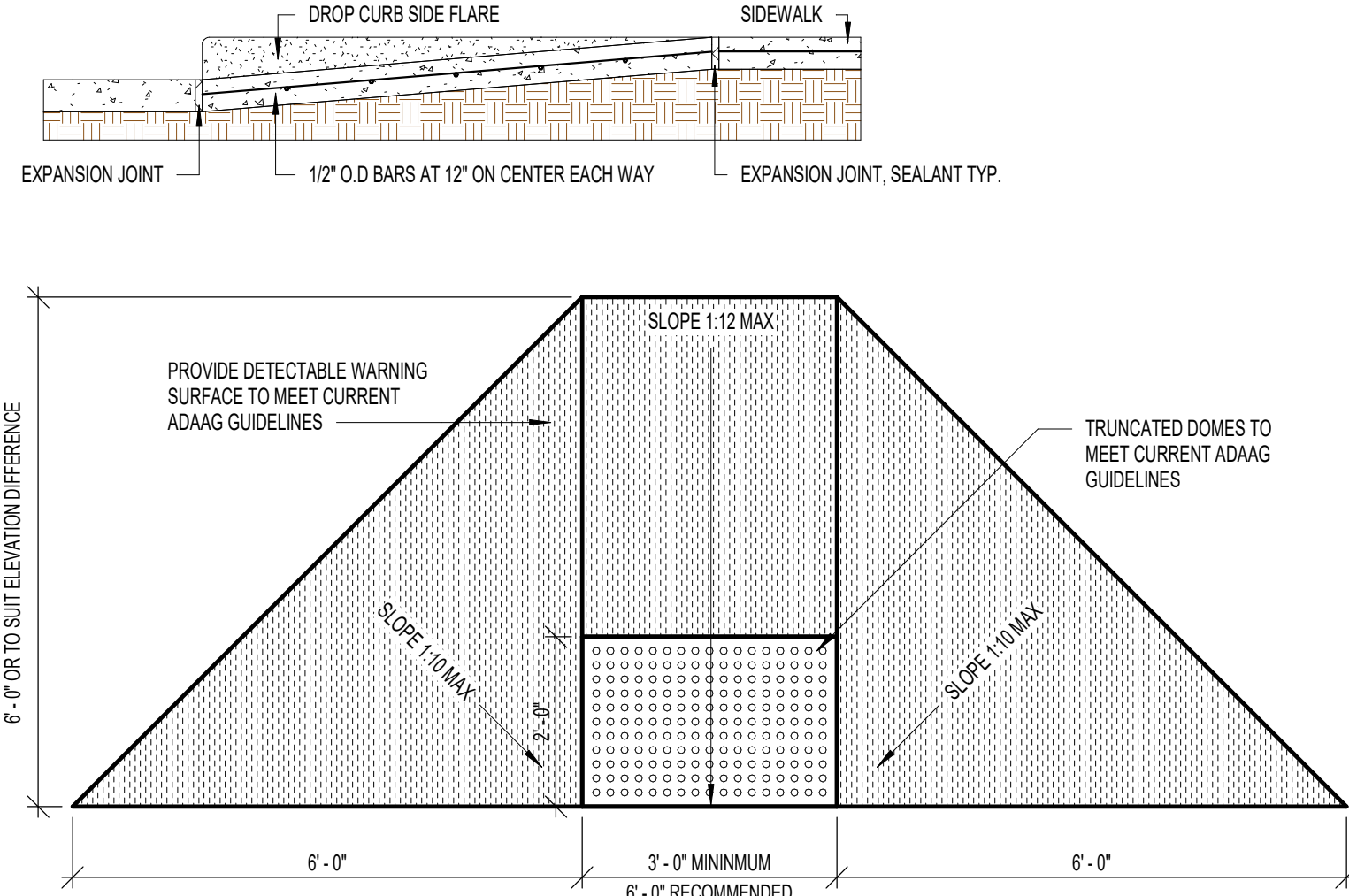
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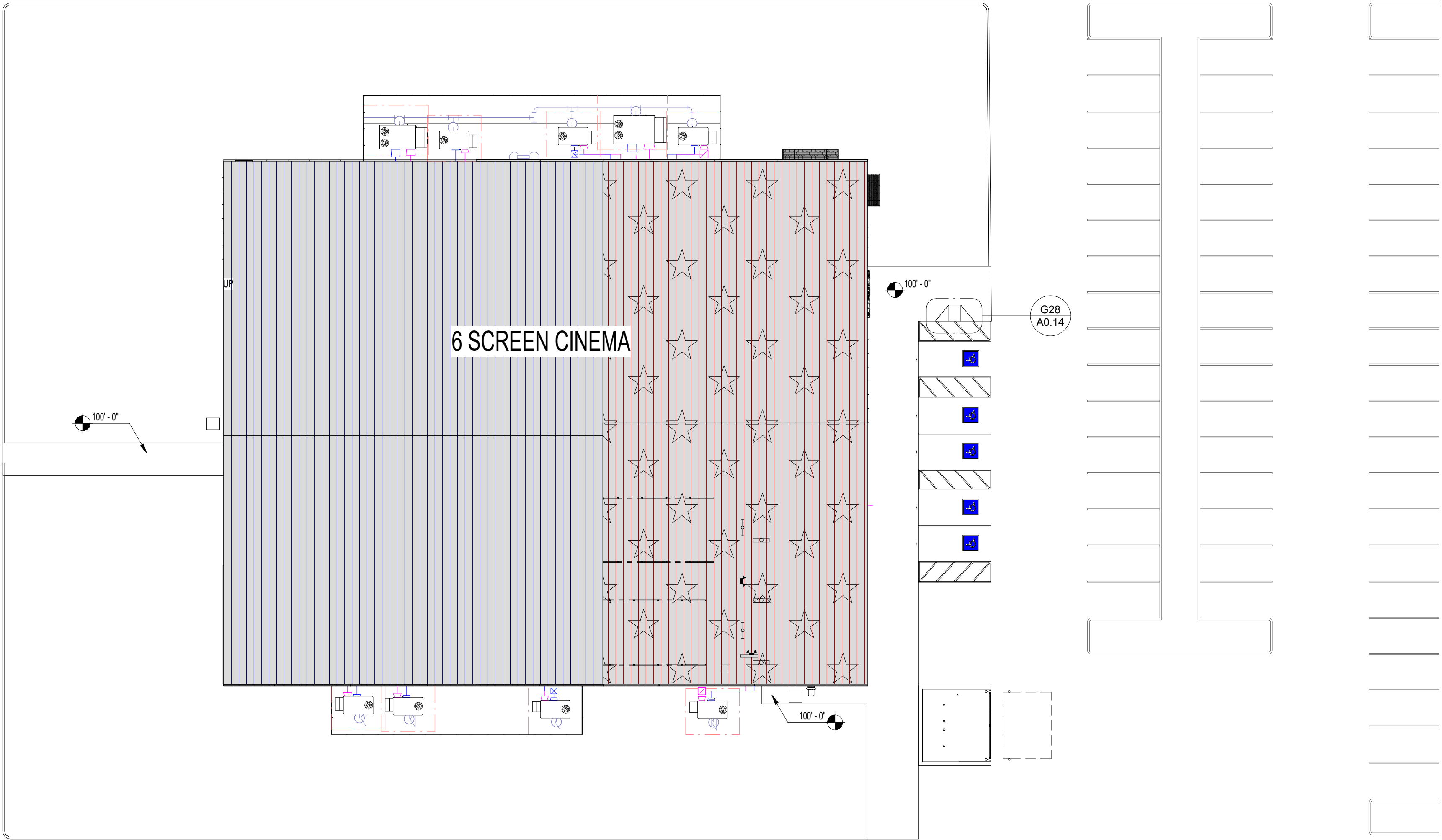
PROJECT #
19075.00

INDEX MAP, PROJECT DATA & NOTES

SHEET NUMBER

A0.01

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	
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M																																		1100 Main Street Suite 2200 Kansas City, Missouri 64105 Phone : 816-842-7552 Fax : 816-842-1302		L		
L																												K28 SCALE 3" = 1'-0"		ACCESSIBILITY SIGN DETAIL		K33 SCALE 1/2" = 1'-0"		ENCLOSURE WALL (OPT. 1)		DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS & SPECIFICATIONS REMAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE & FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED & NOT FOR CONSTRUCTION OF ANY OTHER PROJECT.		K
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A3 SCALE 1" = 20'-0" **SITE PLAN**

A28 SCALE 3/4" = 1'-0" **RAIL AT EXIT DOORS**

A33 SCALE 1/2" = 1'-0" **BOLLARD DETAIL**

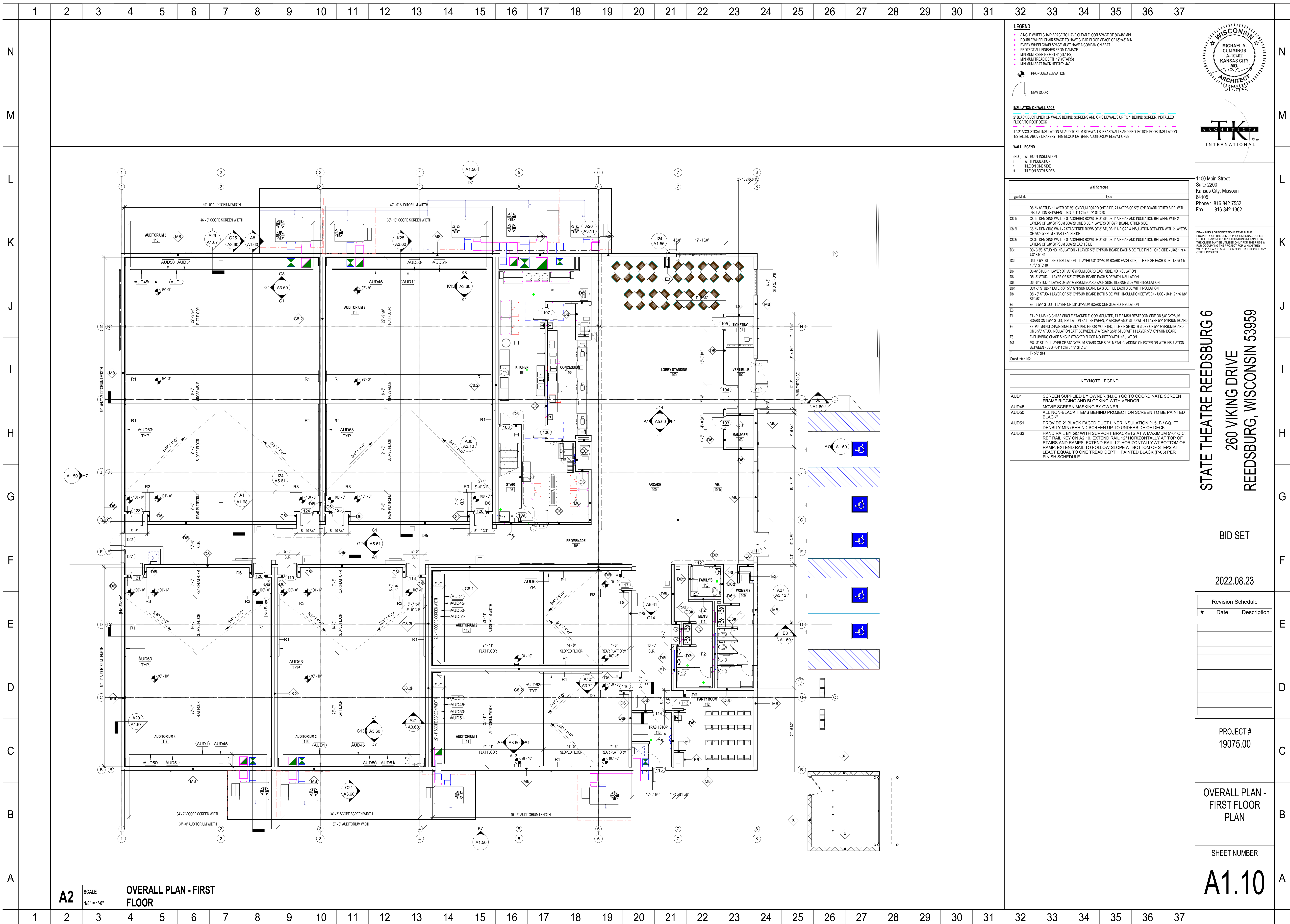
A0.14

PROJECT #
19075.00

ARCHITECTURAL
SITE PLAN, SITE
DETAILS

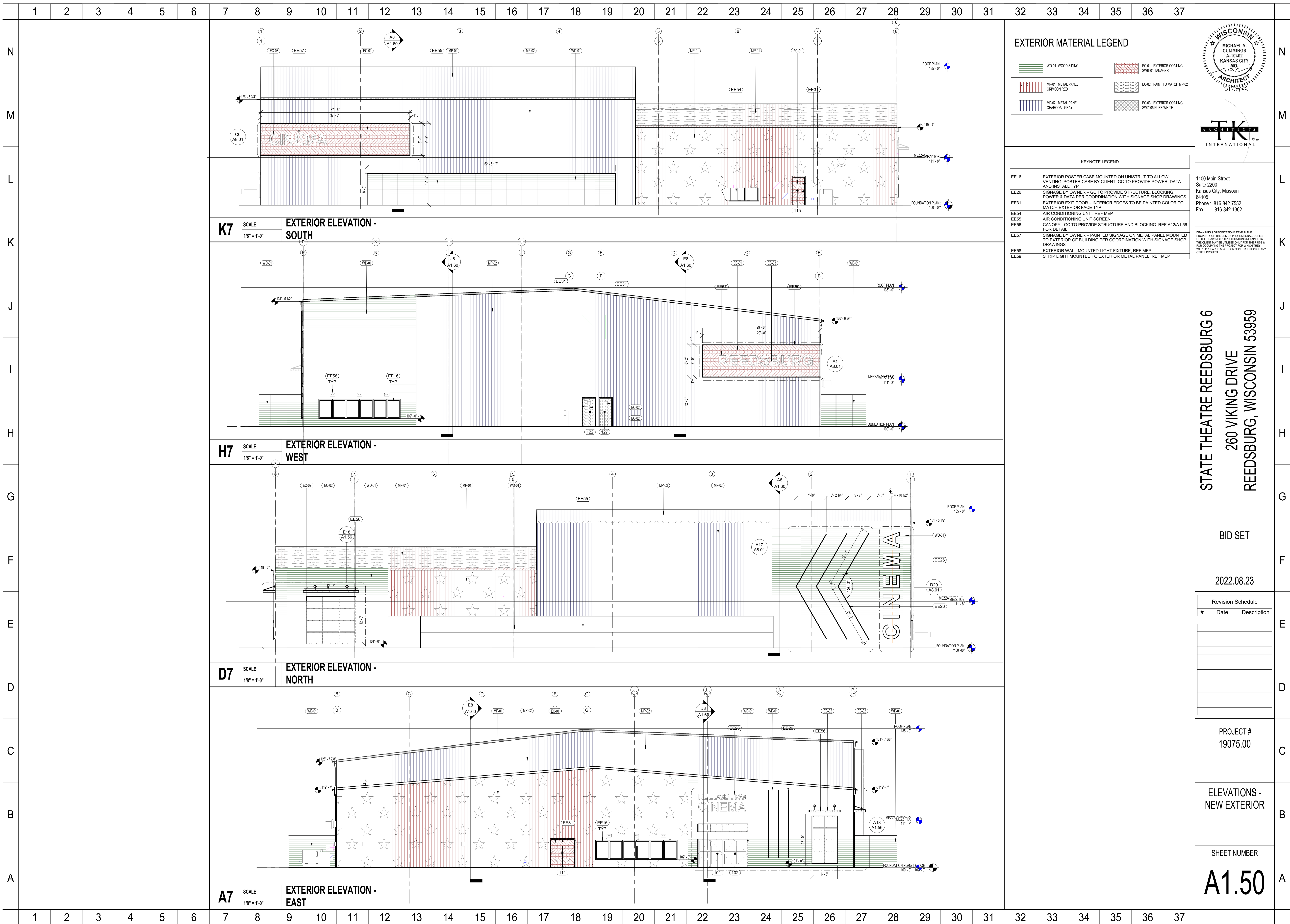
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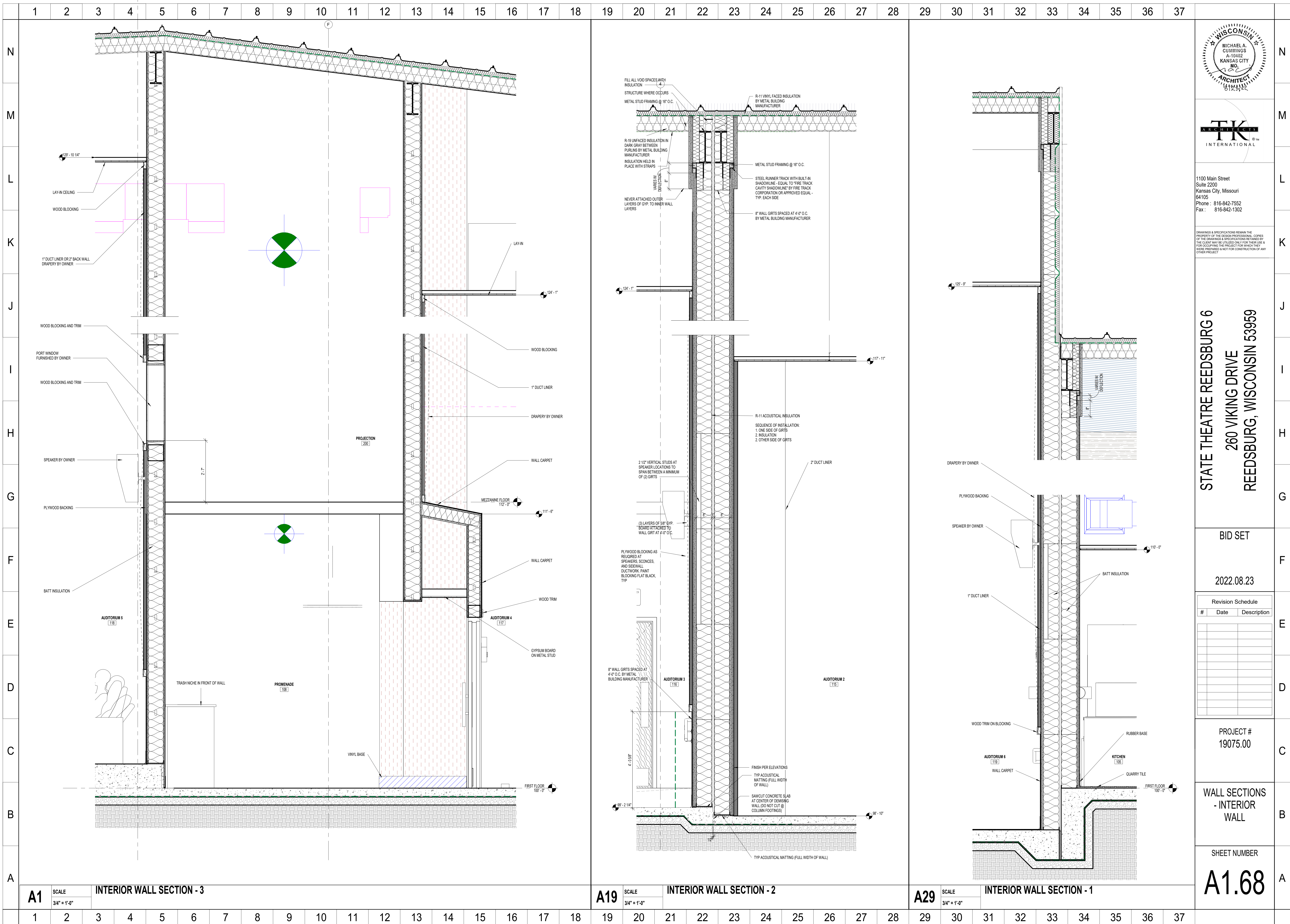


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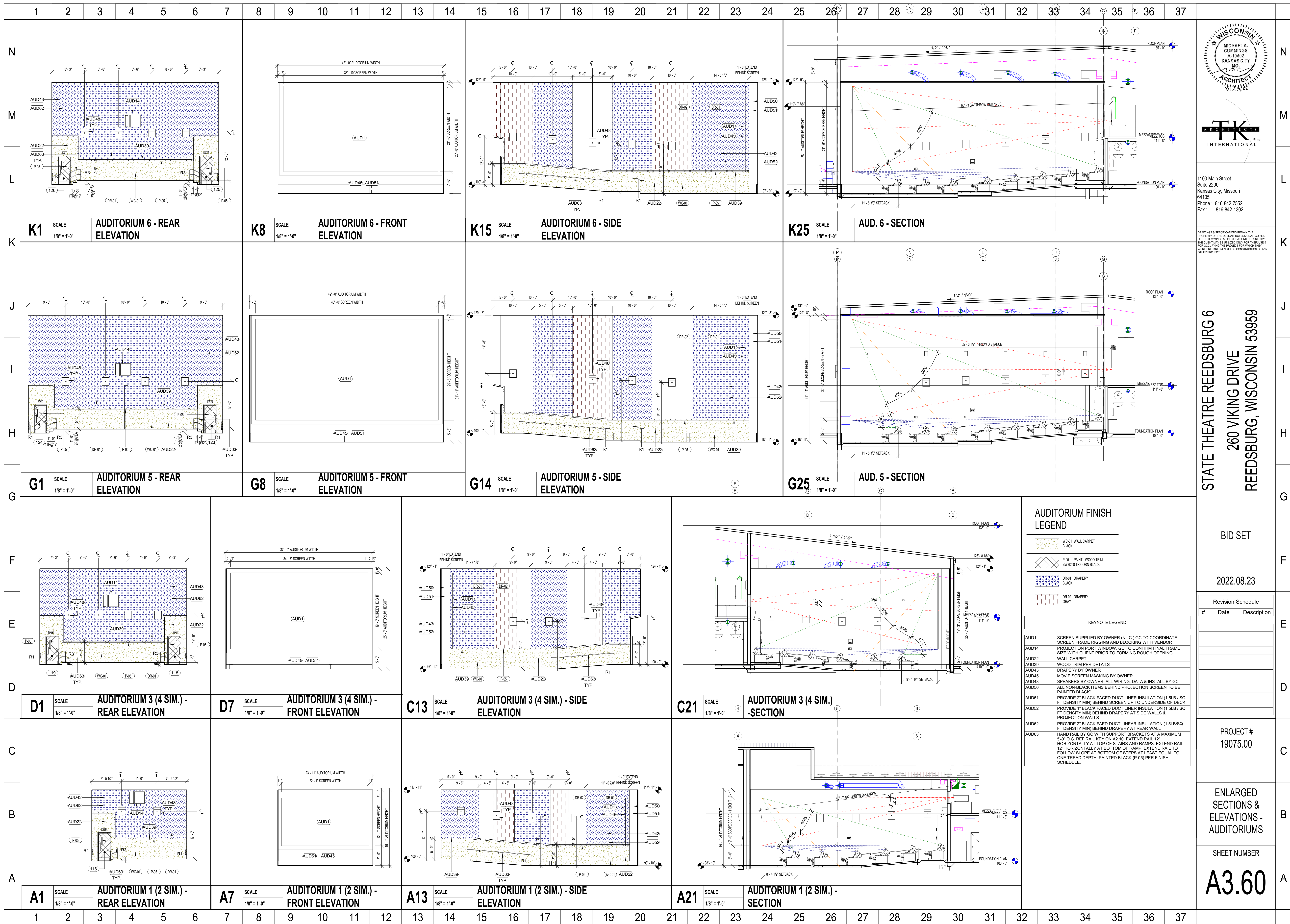
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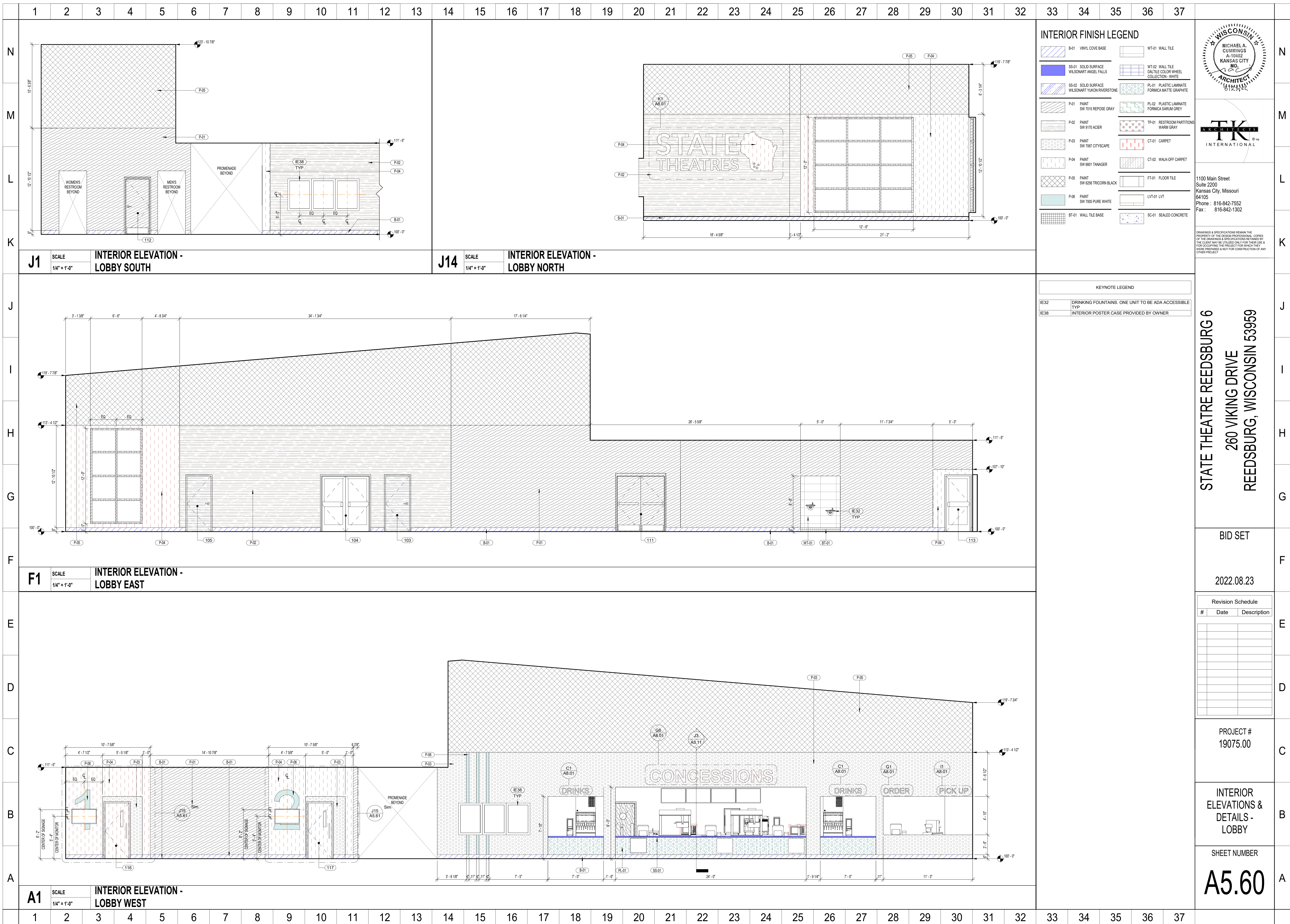


[illegible]

[illegible]



[illegible]



[illegible]

[illegible]

Architectural drawing showing the Mezzanine - Lighting plan for the State Theatre Reedsburg 6. The plan includes six auditoriums (1-6), a projection booth, stairs, and various lighting fixtures (G1, G2, G3, LV, EM1, EM2, EX1, EX2, A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37). The drawing is overlaid with a grid (1-37 horizontally, A-N vertically).

GENERAL PLAN NOTES

1. ALL LIGHT FIXTURES INSTALLED IN SUSPENDED CEILINGS MUST BE FASTENED TO CEILING FRAMING MEMBERS PER NEC 410.30B.
2. SEAL CONDUITS ENTERING BOXES OF SOUND WALLS WITH RTV SILICONE SEALANT.
3. CONDUIT ROUTED THROUGH THEATER DEMISING WALLS WILL NOT BE ALLOWED. ONLY PENETRATIONS OF AUDITORIUM BACK WALLS AND SCREEN WALLS INTO CORRIDORS AND PROJECTIONS BOOTHS WILL BE PERMITTED. MAKE CONDUIT PENETRATIONS THROUGH SOUND WALLS AS FOLLOWS: CUT GYPSUM BOARD WITH CIRCULAR SAW 3/4" MAXIMUM DIAMETER LARGER THAN CONDUIT SIZE. USE 1/2" BACKER ROD AND CALUX ANNUULAR SPACE FULL WITH ACOUSTICAL SEALANT. PROVIDE METAL ESCUTCHEON WITH LOCK-NUT ON BOTH SIDES AND SEAL AT CONDUIT AND WALL WITH ACOUSTICAL SEALANT.
4. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHT FIXTURES.
5. WHERE KEYNOTE FOR A FIXTURE OR DEVICE IS INDICATED TO BE TYPICAL, THE KEYNOTE SHALL APPLY TO ALL LIKE TYPE FIXTURES OR DEVICES IN SPACE. IN EXAMPLE, WHERE TYPICAL KEYNOTE APPLIES TO 2X4 FIXTURE, KEYNOTE SHALL APPLY TO ALL 2X4 FIXTURES IN SPACE.

ELECTRICAL PLAN NOTES

1. PROVIDE HLS-S-6-BK PRE-WIRED PLUG AND PLAY CONNECTORS, 6' LENGTH BETWEEN 'G' FIXTURES.
2. PROVIDE LOW VOLTAGE CABLE TO COMBINATION HOUSE AND CLEAN UP/EM FIXTURES. RE: TYPICAL AUDITORIUM HOUSE/CLEAN UP LIGHTING SCHEMATIC.
3. BOOTH WORK LIGHT. CIRCUIT LIGHT THROUGH SWITCH AS SHOWN ON PROJECTION BOOTH ELEVATION. RE: BOOTH ELEVATION DETAILS.

KEY PLAN

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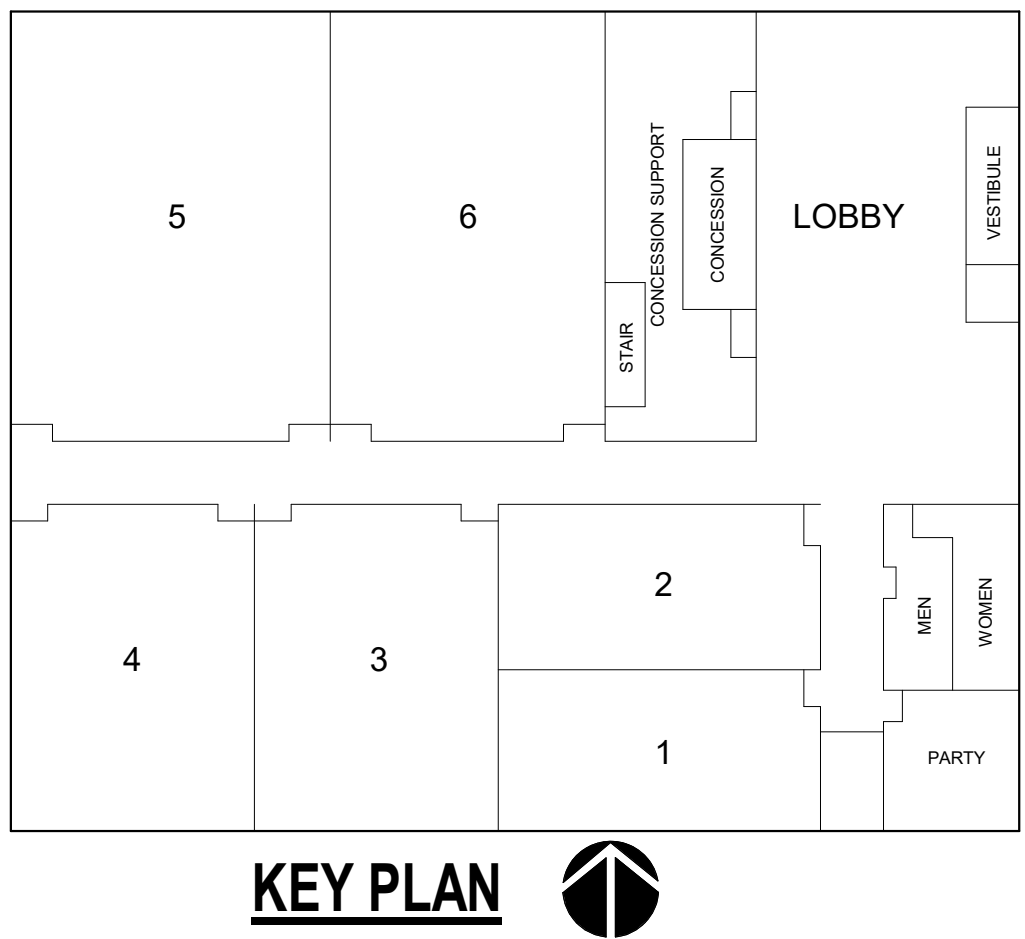
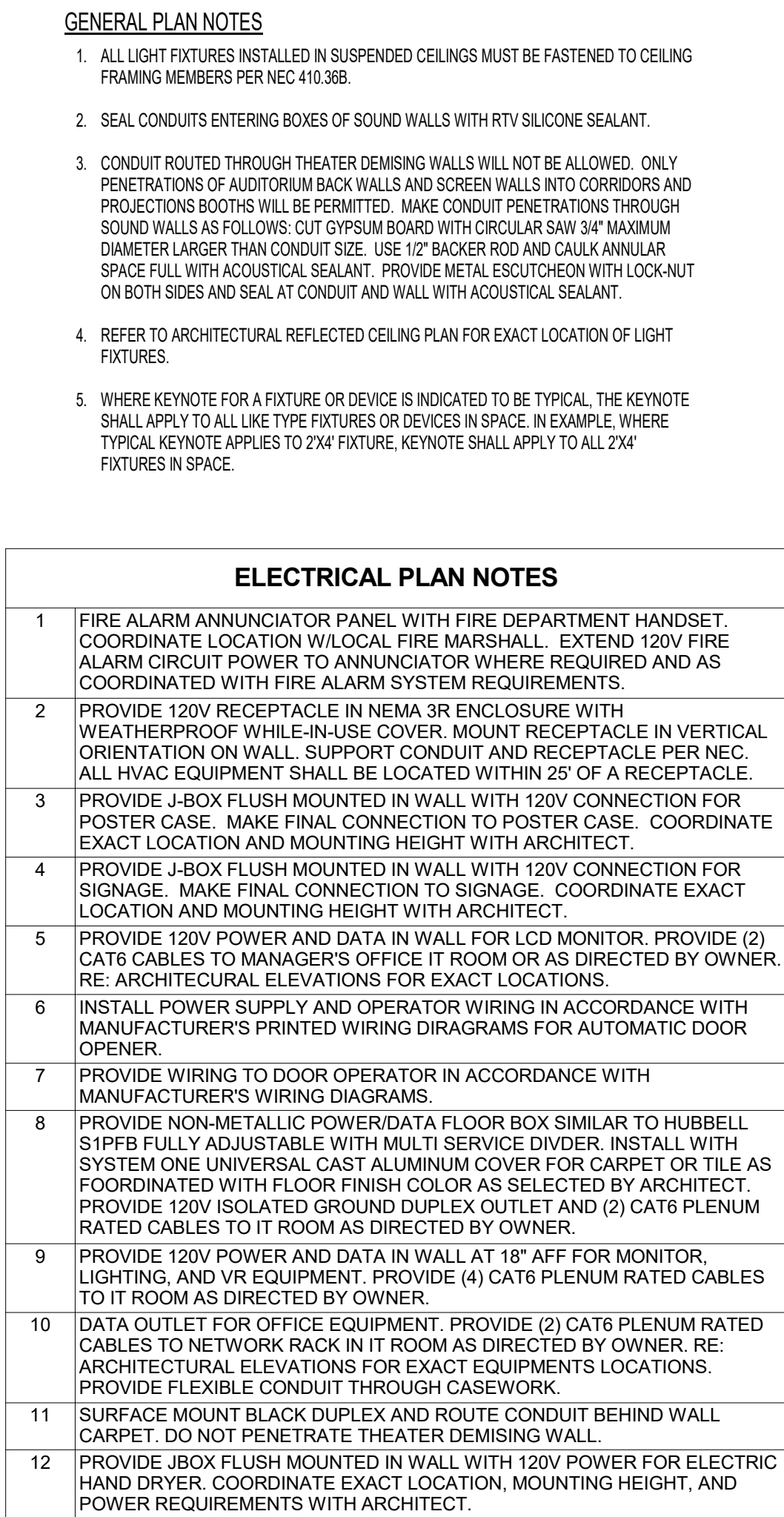
STATE THEATRE REEDSBURG 6
260 VIKING DRIVE
REEDSBURG, WISCONSIN 53959

BID SET
2022.08.23

PROJECT #
19075.00

MEZZANINE PLAN - LIGHTING

SHEET NUMBER
E1.20



NOT FOR CONSTRUCTION



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STATE THEATRE REEDSBURG 6

260 VIKING DRIVE

REEDSBURG, WISCONSIN 53959

BID SET

2022.08.23

[illegible]

PROJECT #
19075.00

FIRST FLOOR
PLAN - POWER

SHEET NUMBER

E2.10

[illegible]

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VOLTAGE: 120/208 Wye
PHASE: 3 WIRE: 4
FAULT RATING: 10,000 AIC

PANELBOARD:
B1

MOUNTING: Surface
BUS: 100 A
MAIN: MLO

CKT	Circuit Description	Trip	Pole	A	B	C	Pole	Trip	Circuit Description	CKT
1	AUD #1 PROJECTOR	30 A	2	1873	0			-- --	HOUSE/CU LTS	2
3		--	--		1873	0		-- --	BOOTH WORK LTG	4
5	SPACE	--	--			0	400	1	20 A AUD #1 AISLE LIGHTING	6
7	PROJECTOR CONSOLE	20 A	1	750	180			1	20 A PANEL RECEPT	8
9	AUD #1 RECEPTS	20 A	1		360	288		1	20 A PF-1	10
11	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	12
13	AUD #1 RECLINERS (1)	20 A	1	1260	1380			1	20 A AUD #1 RECLINERS (1)	14
15	SPARE	20 A	1		0	0		1	20 A SPARE	16
17	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	18
19	SPARE	20 A	1	0	0			1	20 A SPARE	20
21	SPARE	20 A	1		0	0		1	20 A SPARE	22
23	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	24
25	SPACE	--	--	0	0			-- --	SPACE	26
27	SPACE	--	--		0	0		-- --	SPACE	28
29	SPACE	--	--			0	0	-- --	SPACE	30
A 5443 W TCL 14.4 kW EMD 12.0 kW B 2521 W C 6400 W										
Notes: (1) RATED LOAD OF EACH RECLINER IS 60 WATTS MAXIMUM. LOAD IS EXTREMELY INTERMITTANT, MAXIMUM PANEL LOAD INCREASE DUE TO RECLINER OPERATIONS IS CALCULATED AT 10% OF THE CONNECTED LOAD.										

VOLTAGE: 120/208 Wye
PHASE: 3 WIRE: 4
FAULT RATING: 10,000 AIC

PANELBOARD:
B2

MOUNTING: Surface
BUS: 100 A
MAIN: MLO

CKT	Circuit Description	Trip	Pole	A	B	C	Pole	Trip	Circuit Description	CKT
1	AUD #2 PROJECTOR	30 A	2	1873	0			-- --	HOUSE/CU LTS	2
3		--	--		1873	0		-- --	BOOTH WORK LTG	4
5	SPACE	--	--			0	400	1	20 A AUD#2 AISLE LIGHTING	6
7	PROJECTOR CONSOLE	20 A	1	750	180			1	20 A PANEL RECEPT	8
9	AUD #2 RECEPTS	20 A	1		360	288		1	20 A PF-2	10
11	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	12
13	AUD #2 RECLINERS (1)	20 A	1	1260	1380			1	20 A AUD #2 RECLINERS (1)	14
15	SPARE	20 A	1		0	0		1	20 A SPARE	16
17	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	18
19	SPARE	20 A	1	0	0			1	20 A SPARE	20
21	SPARE	20 A	1		0	0		1	20 A SPARE	22
23	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	24
25	SPACE	--	--	0	0			-- --	SPACE	26
27	SPACE	--	--		0	0		-- --	SPACE	28
29	SPACE	--	--			0	0	-- --	SPACE	30
A 5443 W TCL 14.4 kW EMD 12.0 kW B 2521 W C 6400 W										
Notes: (1) RATED LOAD OF EACH RECLINER IS 60 WATTS MAXIMUM. LOAD IS EXTREMELY INTERMITTANT, MAXIMUM PANEL LOAD INCREASE DUE TO RECLINER OPERATIONS IS CALCULATED AT 10% OF THE CONNECTED LOAD.										

VOLTAGE: 120/208 Wye
PHASE: 3 WIRE: 4
FAULT RATING: 10,000 AIC

PANELBOARD:
B3

MOUNTING: Surface
BUS: 100 A
MAIN: MLO

CKT	Circuit Description	Trip	Pole	A	B	C	Pole	Trip	Circuit Description	CKT
1	AUD #3 PROJECTOR	30 A	2	1873	0			-- --	HOUSE/CU LTS	2
3		--	--		1873	0		-- --	BOOTH WORK LTG	4
5	SPACE	--	--			0	400	1	20 A AUD #3 AISLE LIGHTING	6
7	PROJECTOR CONSOLE	20 A	1	750	180			1	20 A PANEL RECEPT	8
9	AUD #3 RECEPTS	20 A	1		360	288		1	20 A PF-3	10
11	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	12
13	AUD #3 RECLINERS (1)	20 A	1	1560	1200			1	20 A AUD #3 RECLINERS (1)	14
15	AUD #3 RECLINERS (1)	20 A	1		1380	0		1	20 A SPARE	16
17	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	18
19	SPARE	20 A	1	0	0			1	20 A SPARE	20
21	SPARE	20 A	1		0	0		1	20 A SPARE	22
23	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	24
25	SPACE	--	--	0	0			-- --	SPACE	26
27	SPACE	--	--		0	0		-- --	SPACE	28
29	SPACE	--	--			0	0	-- --	SPACE	30
A 5563 W TCL 15.9 kW EMD 12.1 kW B 3901 W C 6400 W										
Notes: (1) RATED LOAD OF EACH RECLINER IS 60 WATTS MAXIMUM. LOAD IS EXTREMELY INTERMITTANT, MAXIMUM PANEL LOAD INCREASE DUE TO RECLINER OPERATIONS IS CALCULATED AT 10% OF THE CONNECTED LOAD.										

VOLTAGE: 120/208 Wye
PHASE: 3 WIRE: 4
FAULT RATING: 10,000 AIC

PANELBOARD:
B4

MOUNTING: Surface
BUS: 100 A
MAIN: MLO

CKT	Circuit Description	Trip	Pole	A	B	C	Pole	Trip	Circuit Description	CKT
1	AUD #4 PROJECTOR	30 A	2	1873	0			-- --	HOUSE/CU LTS	2
3		--	--		1873	0		-- --	BOOTH WORK LTG	4
5	SPACE	--	--			0	400	1	20 A AUD #4 AISLE LIGHTING	6
7	PROJECTOR CONSOLE	20 A	1	750	180			1	20 A PANEL RECEPT	8
9	AUD #4 RECEPTS	20 A	1		540	288		1	20 A PF-4	10
11	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	12
13	AUD #4 RECLINERS (1)	20 A	1	1560	1200			1	20 A AUD #4 RECLINERS (1)	14
15	AUD #4 RECLINERS (1)	20 A	1		1380	0		1	20 A SPARE	16
17	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	18
19	SPARE	20 A	1	0	0			1	20 A SPARE	20
21	SPARE	20 A	1		0	0		1	20 A SPARE	22
23	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	24
25	SPACE	--	--	0	0			-- --	SPACE	26
27	SPACE	--	--		0	0		-- --	SPACE	28
29	SPACE	--	--			0	0	-- --	SPACE	30
A 5563 W TCL 16.0 kW EMD 12.3 kW B 4081 W C 6400 W										
Notes: (1) RATED LOAD OF EACH RECLINER IS 60 WATTS MAXIMUM. LOAD IS EXTREMELY INTERMITTANT, MAXIMUM PANEL LOAD INCREASE DUE TO RECLINER OPERATIONS IS CALCULATED AT 10% OF THE CONNECTED LOAD.										

VOLTAGE: 120/208 Wye
PHASE: 3 WIRE: 4
FAULT RATING: 10,000 AIC

PANELBOARD:
B5

MOUNTING: Surface
BUS: 100 A
MAIN: MLO

CKT	Circuit Description	Trip	Pole	A	B	C	Pole	Trip	Circuit Description	CKT
1	AUD #5 PROJECTOR	30 A	2	1873	0			-- --	HOUSE/CU LTS	2
3		--	--		1873	0		-- --	BOOTH WORK LTG	4
5	SPACE	--	--			0	400	1	20 A AUD #5 AISLE LIGHTING	6
7	PROJECTOR CONSOLE	20 A	1	750	180			1	20 A PANEL RECEPT	8
9	AUD #5 RECEPTS	20 A	1		360	288		1	20 A PF-5	10
11	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	12
13	AUD #5 RECLINERS (1)	20 A	1	1080	1080			1	20 A AUD #5 RECLINERS (1)	14
15	AUD #5 RECLINERS (1)	20 A	1		1740	1080		1	20 A AUD #5 RECLINERS (1)	16
17	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	18
19	AUD #5 RECLINERS (1)	20 A	1	1080	1080			1	20 A AUD #5 RECLINERS (1)	20
21	AUD #5 RECLINERS (1)	20 A	1		900	0		1	20 A SPARE	22
23	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	24
25	SPARE	20 A	1	0	0			-- --	SPACE	26
27	SPACE	--	--		958	0		-- --	SPACE	28
29	AUD #5 PROJECTOR CHILLER	20 A	2					-- --	SPACE	30
A 7123 W TCL 21.7 kW EMD 14.4 kW B 7198 W C 7356 W										
Notes: (1) RATED LOAD OF EACH RECLINER IS 60 WATTS MAXIMUM. LOAD IS EXTREMELY INTERMITTANT, MAXIMUM PANEL LOAD INCREASE DUE TO RECLINER OPERATIONS IS CALCULATED AT 10% OF THE CONNECTED LOAD.										

VOLTAGE: 120/208 Wye
PHASE: 3 WIRE: 4
FAULT RATING: 10,000 AIC

PANELBOARD:
B6

MOUNTING: Surface
BUS: 100 A
MAIN: MLO

CKT	Circuit Description	Trip	Pole	A	B	C	Pole	Trip	Circuit Description	CKT
1	AUD #6 PROJECTOR	30 A	2	1873	0			-- --	HOUSE/CU LTS	2
3		--	--		1873	0		-- --	BOOTH WORK LTG	4
5	SPACE	--	--			0	400	1	20 A AUD #6 AISLE LIGHTING	6
7	PROJECTOR CONSOLE	20 A	1	750	180			1	20 A PANEL RECEPT	8
9	AUD #6 RECEPTS	20 A	1		360	288		1	20 A PF-6	10
11	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	12
13	AUD #6 RECLINERS (1)	20 A	1	1800	1380			1	20 A AUD #6 RECLINERS (1)	14
15	AUD #6 RECLINERS (1)	20 A	1		1800	1620		1	20 A AUD #6 RECLINERS (1)	16
17	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	18
19	SPARE	20 A	1	0	0			1	20 A SPARE	20
21	SPARE	20 A	1		0	0		1	20 A SPARE	22
23	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	24
25	SPACE	--	--	0	0			-- --	SPACE	26
27	SPACE	--	--		0	0		-- --	SPACE	28
29	SPACE	--	--			0	0	-- --	SPACE	30
A 5983 W TCL 18.3 kW EMD 12.4 kW B 5941 W C 6400 W										
Notes: (1) RATED LOAD OF EACH RECLINER IS 60 WATTS MAXIMUM. LOAD IS EXTREMELY INTERMITTANT, MAXIMUM PANEL LOAD INCREASE DUE TO RECLINER OPERATIONS IS CALCULATED AT 10% OF THE CONNECTED LOAD.										

NOT FOR CONSTRUCTION



1100 Main Street
Suite 2200
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64105
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STATE THEATRE REEDSBURG 6
260 VIKING DRIVE
REEDSBURG, WISCONSIN 53959

BID SET
2022.08.23

Revision Schedule		
#	Date	Description

PROJECT #
19075.00

BOOTH PANEL
SCHEDULES

SHEET NUMBER
E2.62

N

M

L

K

J

I

H

G

F

E

D

C

B

A

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VOLTAGE: 120/208 Wye
PHASE: 3 WIRE: 4
FAULT RATING: 10,000 AIC

PANELBOARD:
B1

MOUNTING: Surface
BUS: 100 A
MAIN: MLO

CKT	Circuit Description	Trip	Pole	A	B	C	Pole	Trip	Circuit Description	CKT
1	AUD #1 PROJECTOR	30 A	2	1873	0			-- --	HOUSE/CU LTS	2
3		--	--		1873	0		-- --	BOOTH WORK LTG	4
5	SPACE	--	--			0	400	1	20 A AUD #1 AISLE LIGHTING	6
7	PROJECTOR CONSOLE	20 A	1	750	180			1	20 A PANEL RECEPT	8
9	AUD #1 RECEPTS	20 A	1		360	288		1	20 A PF-1	10
11	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	12
13	AUD #1 RECLINERS (1)	20 A	1	1260	1380			1	20 A AUD #1 RECLINERS (1)	14
15	SPARE	20 A	1		0	0		1	20 A SPARE	16
17	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	18
19	SPARE	20 A	1	0	0			1	20 A SPARE	20
21	SPARE	20 A	1		0	0		1	20 A SPARE	22
23	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	24
25	SPACE	--	--	0	0			-- --	SPACE	26
27	SPACE	--	--		0	0		-- --	SPACE	28
29	SPACE	--	--			0	0	-- --	SPACE	30
A 5443 W TCL 14.4 kW EMD 12.0 kW B 2521 W C 6400 W										
Notes: (1) RATED LOAD OF EACH RECLINER IS 60 WATTS MAXIMUM. LOAD IS EXTREMELY INTERMITTANT, MAXIMUM PANEL LOAD INCREASE DUE TO RECLINER OPERATIONS IS CALCULATED AT 10% OF THE CONNECTED LOAD.										

VOLTAGE: 120/208 Wye
PHASE: 3 WIRE: 4
FAULT RATING: 10,000 AIC

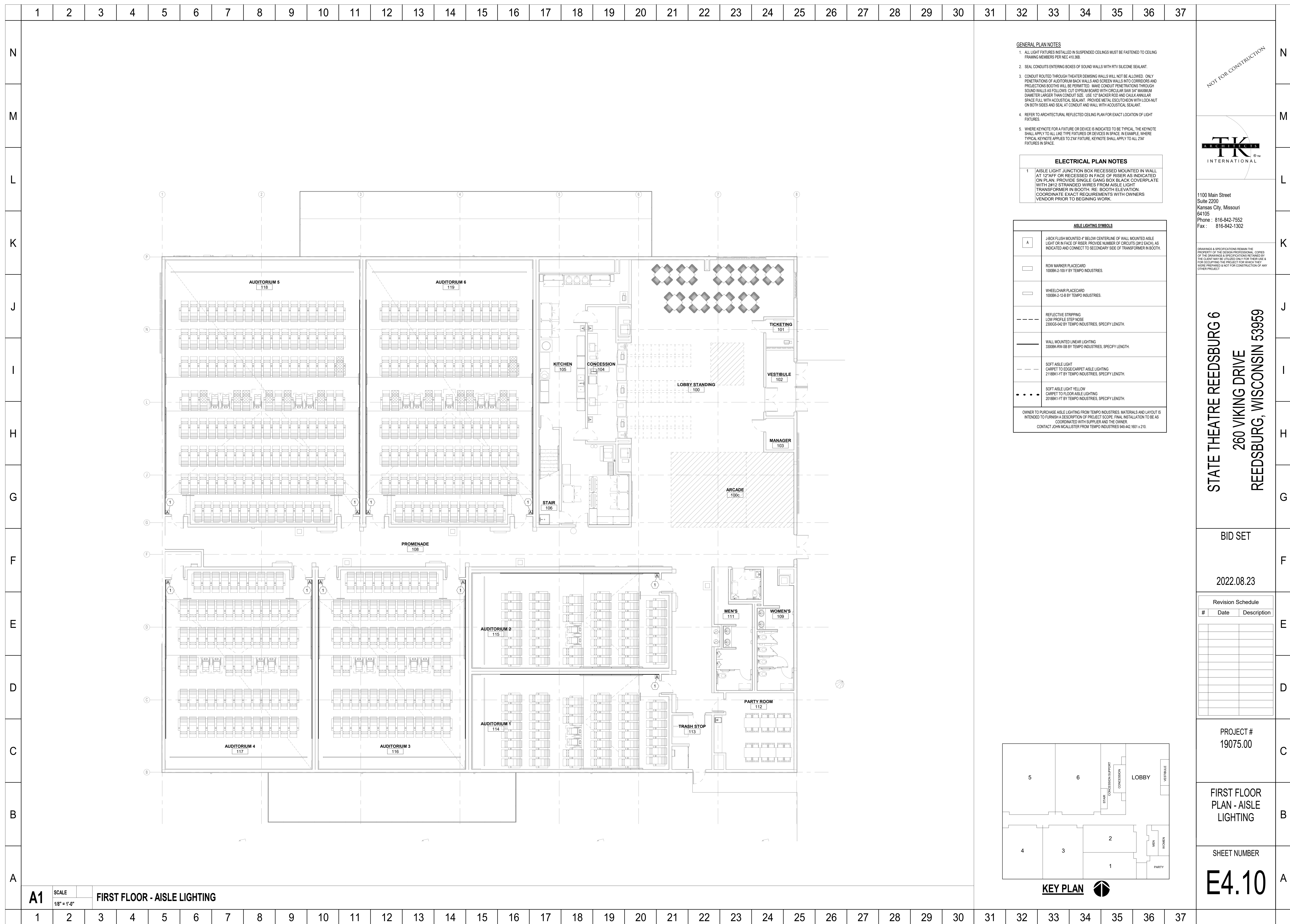
PANELBOARD:
B2

MOUNTING: Surface
BUS: 100 A
MAIN: MLO

CKT	Circuit Description	Trip	Pole	A	B	C	Pole	Trip	Circuit Description	CKT
1	AUD #2 PROJECTOR	30 A	2	1873	0			-- --	HOUSE/CU LTS	2
3		--	--		1873	0		-- --	BOOTH WORK LTG	4
5	SPACE	--	--			0	400	1	20 A AUD#2 AISLE LIGHTING	6
7	PROJECTOR CONSOLE	20 A	1	750	180			1	20 A PANEL RECEPT	8
9	AUD #2 RECEPTS	20 A	1		360	288		1	20 A PF-2	10
11	SOUND RACK	20 A	1			1000	1000	1	20 A SOUND RACK	12
13	AUD #2 RECLINERS (1)	20 A	1	1260	1380			1	20 A AUD #2 RECLINERS (1)	14
15	SPARE	20 A	1		0	0		1	20 A SPARE	16
17										

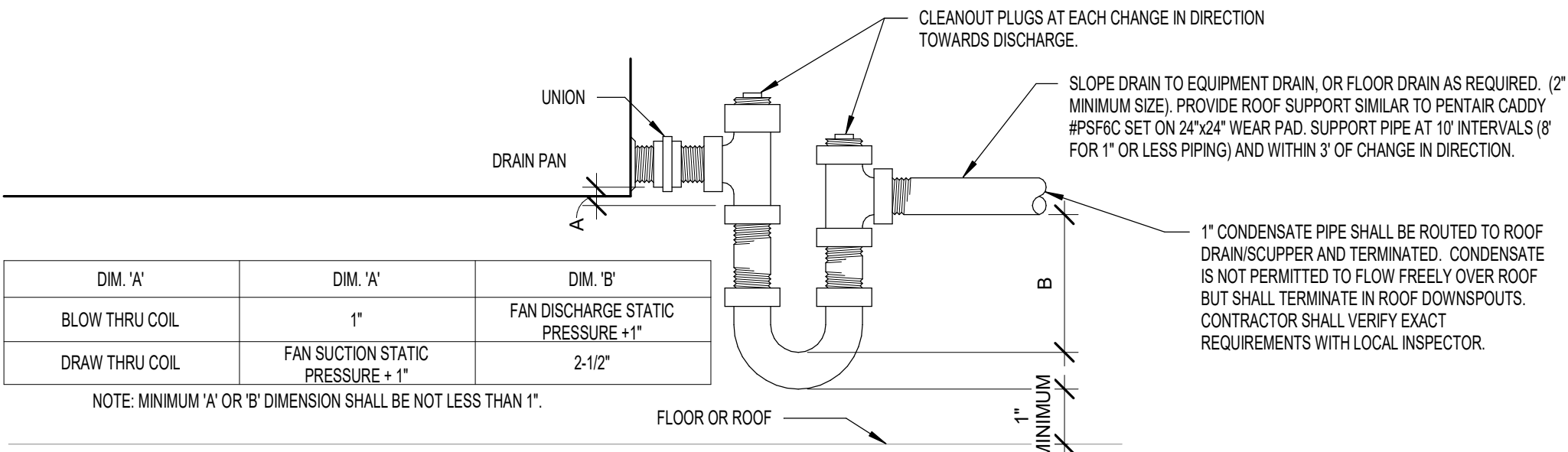
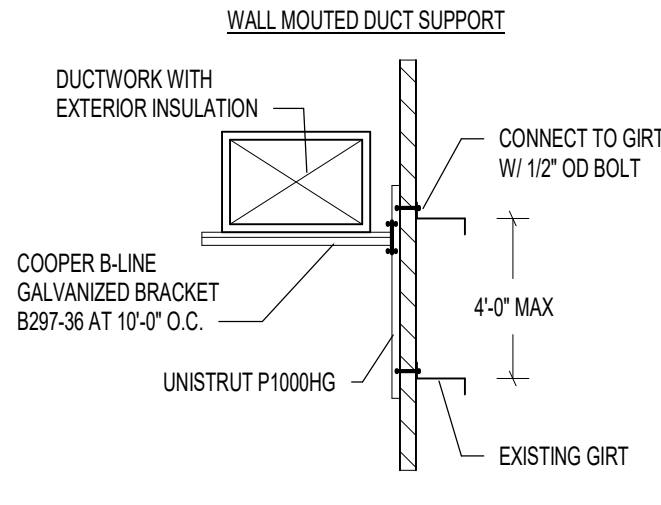
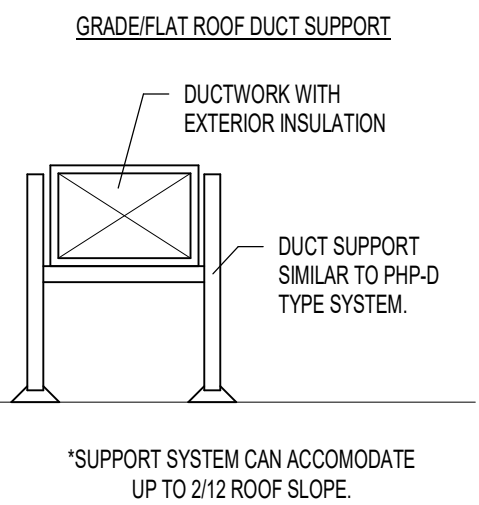
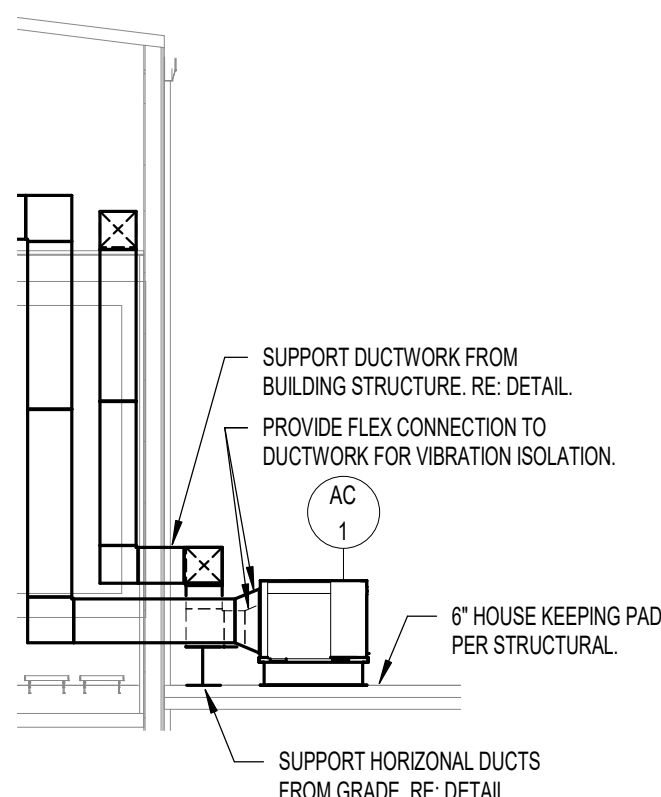
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
N																																					NOT FOR CONSTRUCTION ARCHITECTS TK INTERNATIONAL 1100 Main Street Suite 2200 Kansas City, Missouri 64105 Phone : 816-842-7552 Fax : 816-842-1302 DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS & SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE & ARE NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT. STATE THEATRE REEDSBURG 6 260 VIKING DRIVE REEDSBURG, WISCONSIN 53959																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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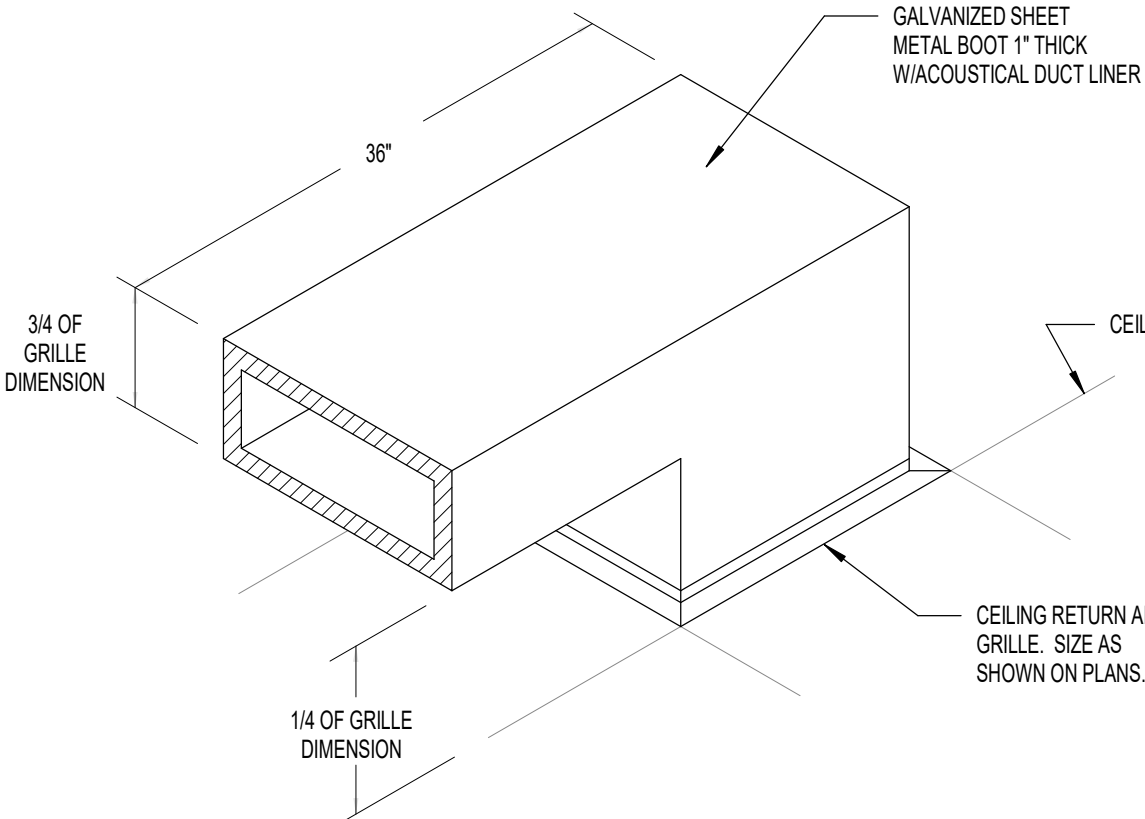
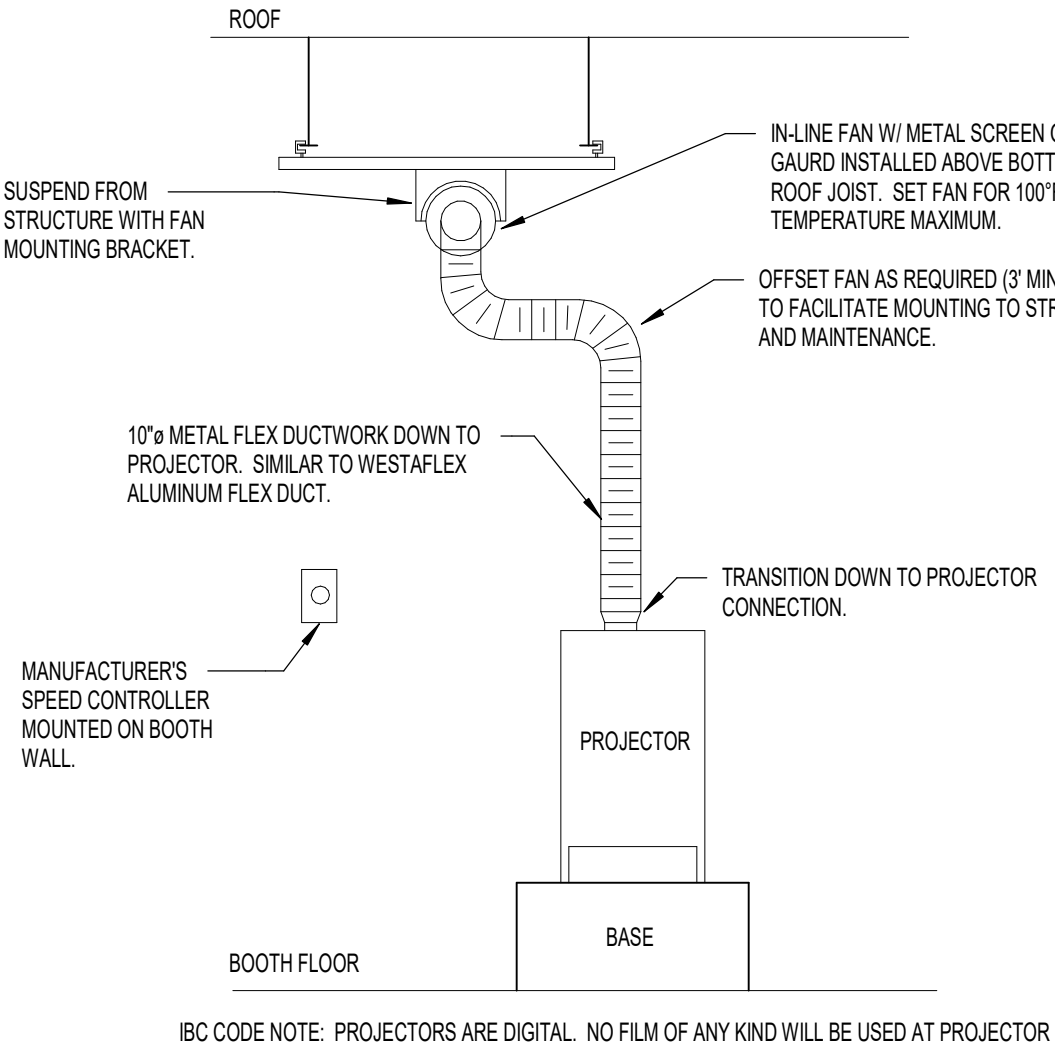


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J26 N.T.S. CONDENSATE TRAP DRAIN DETAIL



STATE THEATRE REEDSBURG 6
260 VIKING DRIVE
REEDSBURG, WISCONSIN 53959

BID SET

2022.08.23

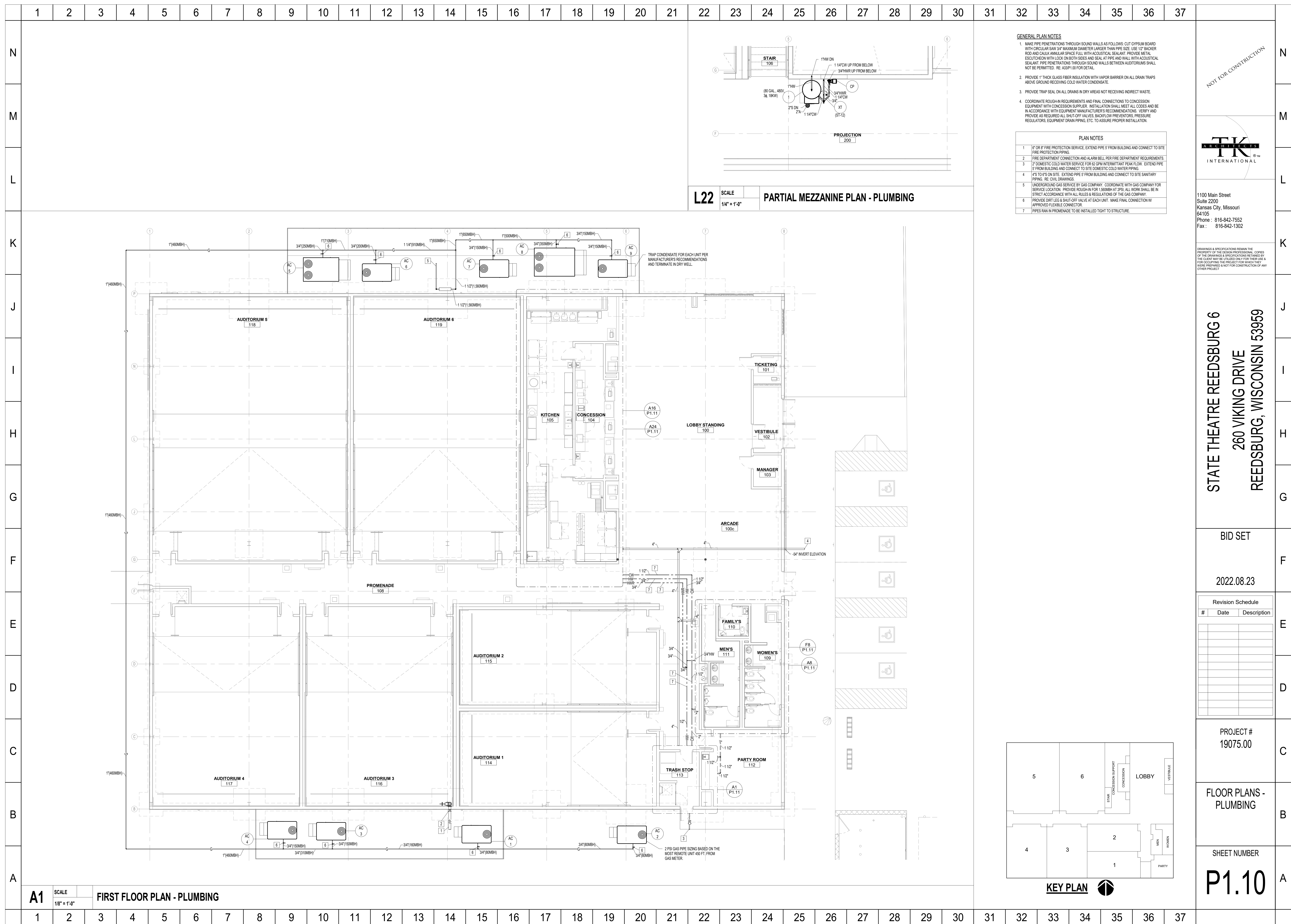
Revision Schedule		
#	Date	Description

PROJECT #
19075.00

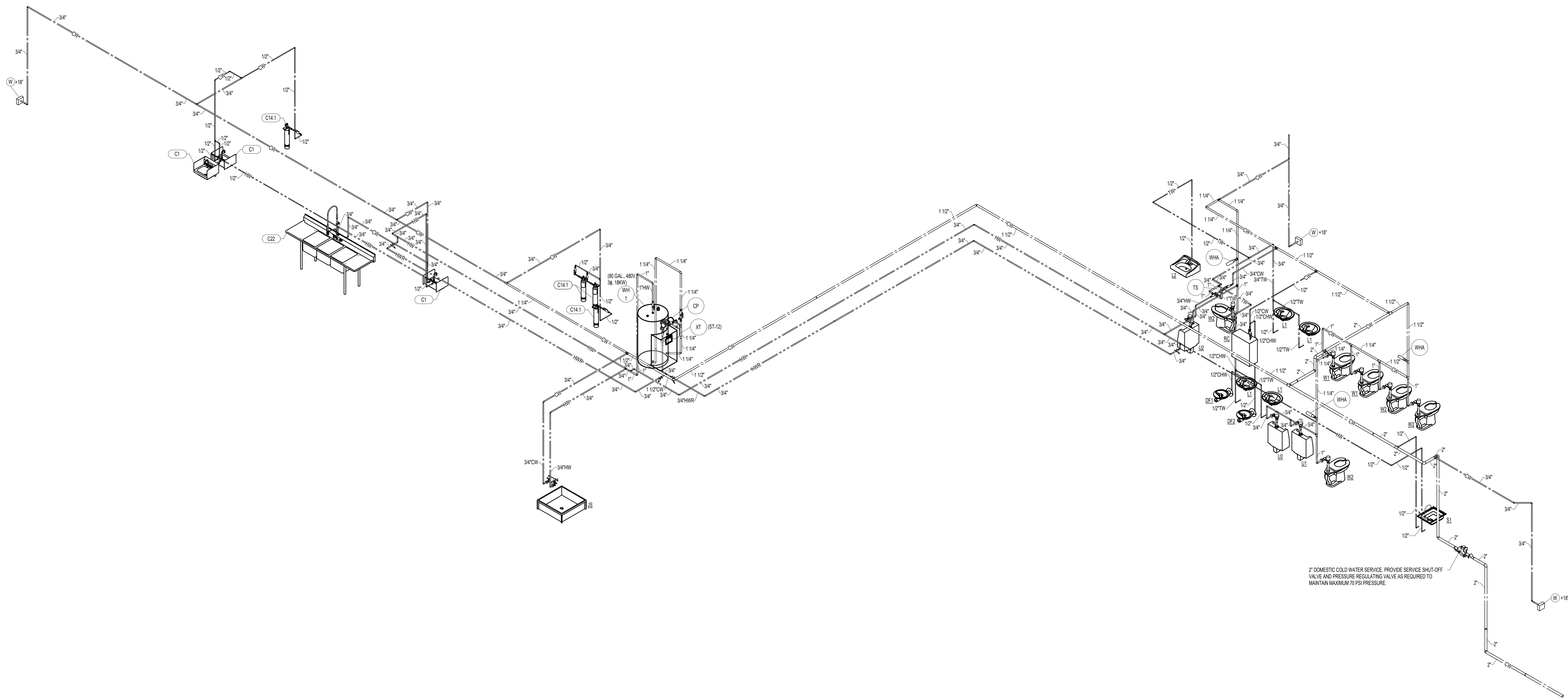
MECHANICAL
DETAILS

SHEET NUMBER

M1.61



[illegible]



NOT FOR CONSTRUCTION



1100 Main Street
Suite 2200
Kansas City, Missouri
64105
Phone : 816-842-7552
Fax : 816-842-1302

DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS & SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE & FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED & NOT FOR CONSTRUCTION OF ANOTHER PROJECT.

STATE THEATRE REEDSBURG 6
260 VIKING DRIVE
REEDSBURG, WISCONSIN 53959

BID SET

2022.08.23

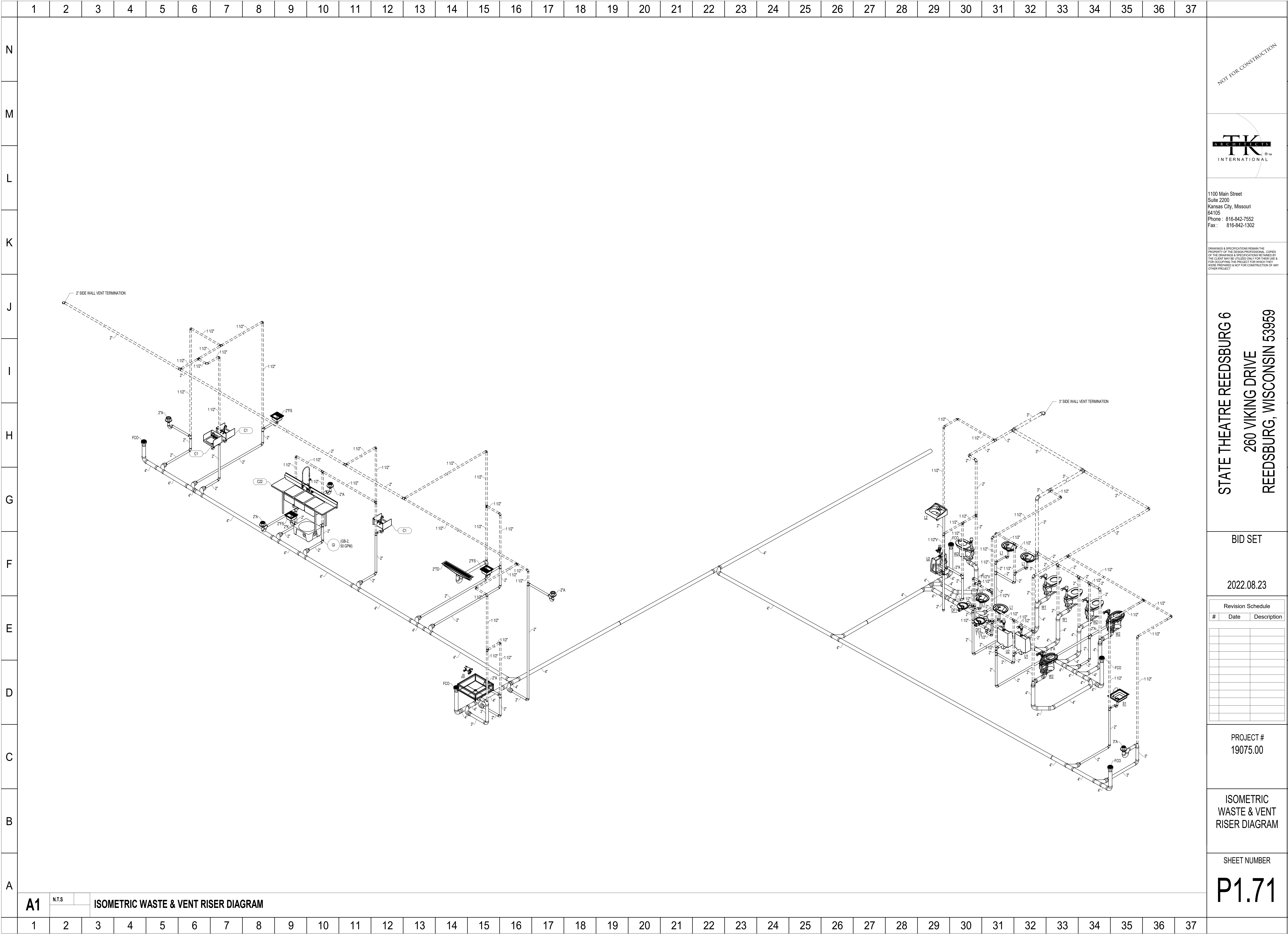
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PROJECT #
19075.00

ISOMETRIC DOMESTIC WATER RISER DIAGRAM

SHEET NUMBER

P1.70





February 26, 2025

Brian Duvalle
City of Reedsburg
PO Box 490
Reedsburg, WI 53959

RE: Land Use Application – Site Plan Review
Reedsburg Theater
City of Reedsburg, Sauk County, Wisconsin

Brian,

This application is for the Land Use Application – Site Plan Review for Lots 5 and 6 of the Viking Village Center Subdivision Plat. The site is located East of and adjacent to Viking Drive within the City of Reedsburg. The site currently includes two tax parcels (#276-2720-00000 & #276-2719-00000), which will be merged by a Certified Survey Map.

The project includes the construction of a new movie theater building, associated utilities, parking, site grading, and stormwater management. The site has been designed to limit the amount of change in the existing contours of the site. Please refer to the enclosed plans.

The proposed stormwater management facility is a bioretention basin located in the northwest corner of the property. The Stormwater Management Report is enclosed for review.

The Reedsburg Fire Department has provided their review and approval of the Proposed Hydrant Layout and Fire Truck Route exhibits that were provided. Enclosed is the approval email and provided exhibits.

AutoTurn was used to simulate a rear loading garbage truck accessing the proposed trash enclosure. The proposed location does not impact any of the existing parking stalls in the Viking Village Foods parking lot. This garbage truck exhibit is enclosed.

Only 5 accessible parking stalls will be constructed as part of this project. The remaining parking stalls allotted for the new development will be leased from the existing parking lot on the East side of the parcel. The existing parking lot lease, which is currently being renewed, allots 80 parking stalls to the owner to use for the new theater. The updated lease will be provided upon our receipt.

Architectural plans have been provided by TK Architects International and are enclosed with this application.

Check #97424 for a total of \$175 is enclosed to cover the fees for the Land Use Application – Site Plan Review.

February 26, 2025

Page 2 of 2

If you have any questions or require additional information, please contact me at 608-393-1881 or npfa@vierbicher.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Pfaff".

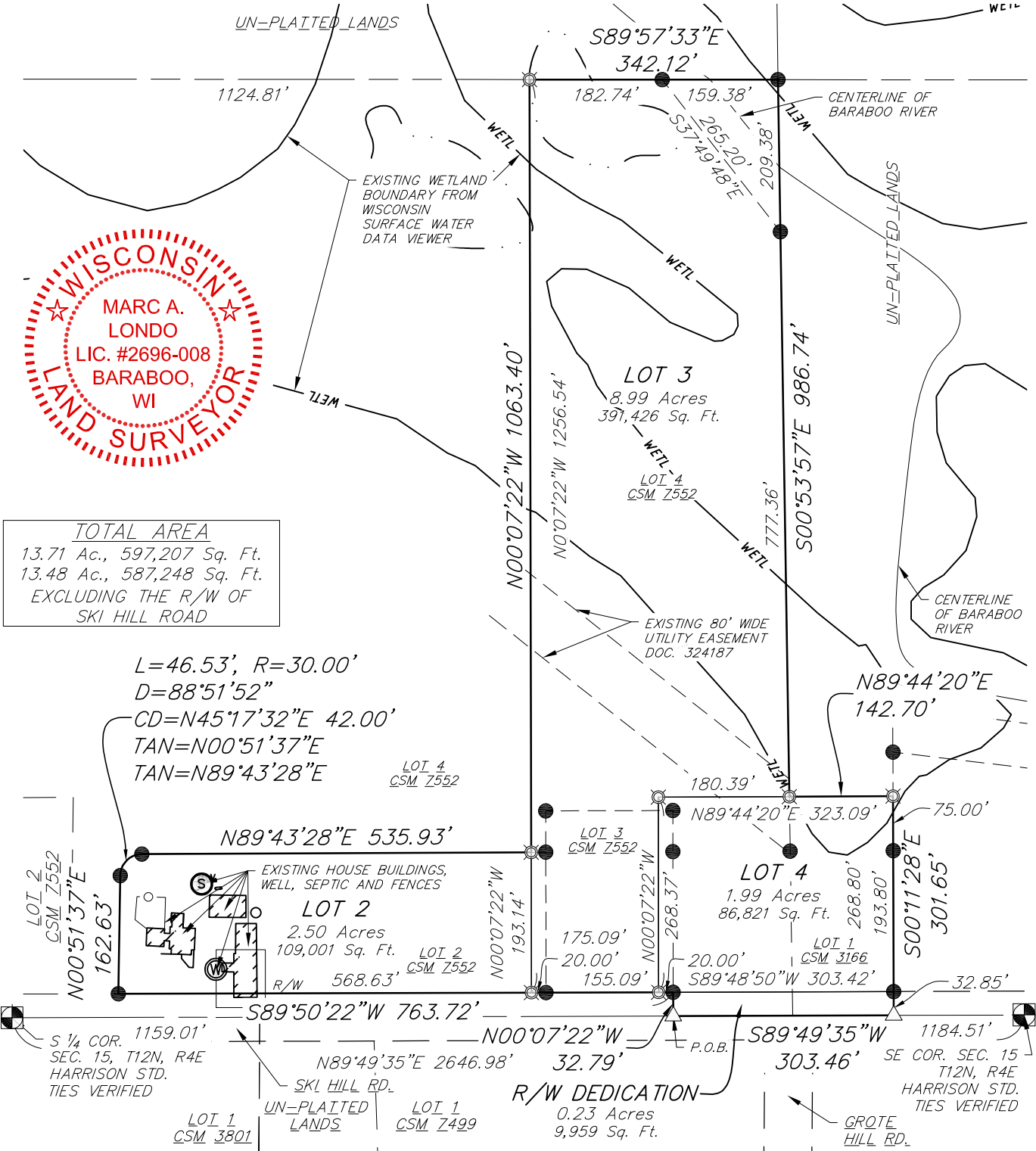
Neil Pfaff, PE, PH, CST

Enclosures: Viking Village Center Subdivision Plat
City of Reedsburg Land Use Application
Reedsburg Theater Plans
Stormwater Management Report
Fire Department Approval
Garbage Truck Route Exhibit
Architectural Plans and Exterior Elevations

© Vierbicher Associates, Inc.

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 3166 RECORDED AS DOCUMENT NO. 617254, IN VOLUME 15, PAGES 3166 - 3166-B OF CERTIFIED SURVEY MAPS AND LOTS 2, 3 AND PART OF LOT 4 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 7552 RECORDED AS DOCUMENT NO. 1270917, IN VOLUME 50, PAGES 7552 - 7552-D OF CERTIFIED SURVEY MAPS, ALL LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 15, T12N, R4E, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

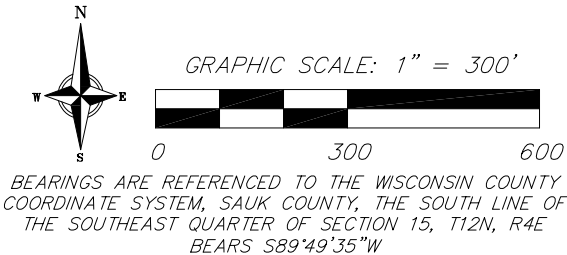


TOTAL AREA
13.71 Ac., 597,207 Sq. Ft.
13.48 Ac., 587,248 Sq. Ft.
EXCLUDING THE R/W OF
SKI HILL ROAD

- SURVEYOR'S NOTES
- See sheet 2 of 3 for approval certificates.
 - See sheet 3 of 3 for Surveyor's Certificate and Register of Deeds Certificate.
 - The portion of Ski Hill Road that falls within this Certified Survey Map is to be dedicated to the public for right-of-way purposes, 0.23 Ac., 9,959 Sq. Ft..
 - The locations shown for the wetland floodplain were taken from the Wisconsin DNR Surface Water Data Viewer, (<https://dnrmaps.wi.gov/H5/?Viewer=SWDV>)

- SURVEY LEGEND
- FOUND PUBLIC LAND CORNER AS NOTED
 - FOUND 3/4" Ø IRON ROD
 - SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
 - SET MASONRY NAIL
 - INDICATES RECORD MEASUREMENTS
 - DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

FIELDWORK COMP 10/29/2024



vierbicher planners engineers advisors		Job #: 240697	<u>SURVEYED FOR:</u>	<u>SURVEYED BY:</u>	SHEET 1 OF 3
		Date: 03/04/2024	Freeman Decorah	Vierbicher Associates, Inc.	
		Rev:	Decorah Farms, LLC	201 E Main St	
		Drafted By: mlon	E6352 Ski Hill Rd.	Suite 100	
		Checked By: sdis	Reedsburg, WI 53959	Reedsburg, WI 53959 (608) 524-6468	

© Vierbicher Associates, Inc.
04 Mar 2025 - 3:18p R:\Decorah, Freeman\240697 - SKI HILL Development\CADD\240697 - 3 Lot CSN.dwg by:mlon

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

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TOWN OF REEDSBURG APPROVAL CERTIFICATE

Resolved, that the this Certified Survey Map in the Town of Reedsburg, Decorah Freeman, Decorah Farms, LLC owner, is hereby approved by the Town of Reedsburg Board.

Chad Allen, Town Board Chair Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town of Reedsburg Board of the Town of Reedsburg.

Rebecca Meyer, Town Clerk Date

CITY OF REEDSBURG EXTRATERRITORIAL APPROVAL CERTIFICATE

Resolved, that the this Certified Survey Map in the Town of Reedsburg, Decorah Freeman, Decorah Farm, LLC owner, is hereby approved by the City of Reedsburg Common Council.

Dave G. Estes Date

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

Jacob Crosetto, City of Reedsburg Clerk Date

SAUK COUNTY DEPARTMENT OF LAND RESOURCES AND ENVIRONMENT

Resolved, that the this Certified Survey Map in the Town of Reedsburg, Decorah Farms LLC, owner, is hereby approved by the Sauk County Department of Land Reosurces and Environment.

Date

Printed Name

OWNER'S CERTIFICATE

I, Blaine E. Bill and Wendy A. Bill, as owners of Lot 1 of Sauk County Certified Survey Map No. 3166, do hereby certify that We caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.

Blaine E. Bill, Owner Date

Wendy A. Bill, Owner Date

State of Wisconsin)
)ss.
County of Sauk)

Personally came before me this _____ day of _____, 2025, the above named Blaine E. Bill and Wendy A. Bill, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

OWNER'S CERTIFICATE

Decorah Farms, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.

Freeman Decorah, Owner Date
Decorah Farms LLC

State of Wisconsin)
)ss.
County of Sauk)

Personally came before me this _____ day of _____, 2025, the above named Freeman Decorah, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____



© Vierbicher Associates, Inc.
04 Mar 2025 - 3:17p R:\Decorah, Freeman\240697 - Ski Hill Development\CADD\240697 - 3 Lot CSM.dwg by:mlon

SAUK COUNTY CERTIFIED SURVEY MAP No. _____

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SURVEYOR’S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Town of Reedsburg, and under the direction of Freeman Decorah, Decorah Farms LLC, I have surveyed, divided, mapped and dedicated this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Southeast and Southwest Quarters of the Southeast Quarter ¼ of Section 15, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin, containing 13.71 acres of land and described as follows:

Lot 1 of Sauk County Certified Survey Map No. 3166 recorded as Document No. 617254, in Volume 15, Pages 3166 – 3166–B of Certified Survey Maps and Lots 2, 3 and part of Lot 4 of Sauk County Certified Survey Map No. 7552 recorded as Document No. 1270917, in Volume 50, Pages 7552 – 7552–D of Certified Survey Maps, all located in the Southeast and Southwest Quarters of the Southeast Quarter of Section 15, T12N, R4E, Town of Reedsburg, Sauk County, Wisconsin.

Commencing at a found Harrison Standard Monument at the South Quarter Corner of said Section 15, T12N, R4E;
Thence, S89°49’35”E, along the south line of the said Southwest Quarter of the Southeast Quarter of Section 15 and the centerline of Ski Hill Road, 1159.01 feet, to a set masonry nail at the southwest corner of Lot 1 of Sauk County Certified Survey Map No. 3166 and the Point of Beginning (P.O.B.) of this description;
Thence, N00°07’22”W, along the west line of the said Lot 1 of Sauk County Certified Survey Map No. 3166, 32.79 feet to a found ¾” diameter iron rod and the north right-of-way line of Ski Hill Road;
Thence, S89°50’22”W, along the said north right-of-way line of Ski Hill Road and the south lines of Lots 3 and 2 of Sauk County Certified Survey Map No. 7552, 763.72 feet, to a found ¾” diameter iron rod at the southwest corner thereof;
Thence, N00°51’37”E, along the west line of said Lot 2 of Sauk County Certified Survey Map No. 7552 and the east line of Lot 4 of said Sauk County Certified Survey Map No. 7552, 162.63 feet, to a found ¾” diameter iron rod at the beginning of a curve to the right;
Thence, 46.53 feet, along said curve to the right, having a radius of 30.00 feet, an included angle of 88°51’52”, (a chord of 42.00 feet which bears N45°17’32”E), to a found ¾” diameter iron rod at the end of said curve;
Thence, N89°43’28”E, along the north line of said Lot 2 of Sauk County Certified Survey Map No. 7552, 535.93 feet, to a set ¾” diameter iron rod;
Thence, N00°07’22”W, 1063.40 feet, to a set ¾” diameter iron rod at the north line of Lot 4 of said Sauk County Certified Survey Map No. 7552;
Thence, S89°57’33”E, along the said north line of Lot 4 of said Sauk County Certified Survey Map No. 7552, 342.12 feet, to a found ¾” diameter iron rod at the northeast corner thereof;
Thence, S00°53’57”E, along the east line of said Lot 4 of said Sauk County Certified Survey Map No. 7552, 986.74 feet, to a set ¾” diameter iron rod;
Thence, N89°44’20”E, 142.70 feet, to a set ¾” diameter iron rod at the west line of lands described in Sauk County Register of Deeds Document No. 523343 recorded as Reel 486, Image 259 in the Sauk County Deed Registry;
Thence, S00°11’28”E, along the said west line of lands described in Sauk County Register of Deeds Document No. 523343 and the east line of Lot 1 of Sauk County Certified Survey Map No. 3166, 301.65 feet to a set ¾” diameter iron rod at the southeast corner thereof and the south line of the Southeast Quarter of the Southeast Quarter of said Section 15;
Thence, S89°49’35”E, along the south line of the Southeast and Southwest Quarters of the Southeast Quarter of said Section 15, 303.46 feet, returning to the Point of Beginning.

Certified Survey Map contains 13.71 Acres, 597,207 Sq. Ft., (13.48 Ac., 587,248 Sq. Ft. excluding the right-of-way of Ski Hill Road) and is subject to all other easements and rights-of-way of record.

Marc A. Londo, WI PLS #2696
Vierbicher Associates, Inc

Date

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____.m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Brent Bailey,
Sauk County Register of Deeds



vierbicher planners engineers advisors		Job #: 240697	SURVEYED FOR: Freeman Decorah Decorah Farms, LLC E6352 Ski Hill Rd. Reedsburg, WI 53959	SURVEYED BY: Vierbicher Associates, Inc. 201 E Main St Suite 100 Reedsburg, WI 53959 (608) 524-6468	SHEET 3 OF 3
		Date: 03/04/2024			
		Rev:			
		Drafted By: mlon			
		Checked By: sdis			

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: Michala Gerads, Vierbicher

ADDRESS: 201 E Main St, Suite 100 **CITY:** Reedsburg **STATE:** WI

ZIP: 59359 **PHONE:** 608-402-6368 **PARCEL #:** 030-0606-00000, 030-0606-10000

E-MAIL: mger@vierbicher.com

PROPERTY OWNER: (if different from Applicant) Freeman Decorah

LOCATION: (if different from address above) _____

LAND USE REQUEST

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

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

☐ **Conditional Use Permit:** _____

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

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

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

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

☐ **Zoning Appeal / Interpretation:** _____

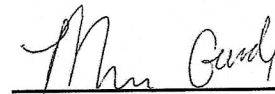
☐ **Zoning Variance:** _____

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

☐ **Other or Annexation:** _____

AFFIDAVIT

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

 3/4/2025

Applicant Signature / Date

 3-5-25

Owner Signature / Date

Account #10-461500-00

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

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

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

RESOLUTION
(CSM – Ski Hill Rd – Parcel 030-0606-00000 & 030-0606-10000)

File No. 4572-25

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

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 24th day of March 2025, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 24th day of March 2025.

Jacob Crosetto
City Clerk

ORDINANCE NO. 1877-25
(Amendment regarding chicken standards)

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

SECTION 1: PURPOSE.

The purpose of this ordinance is to allow a limited number of chickens (hens) on residential use and school use properties within the city limits.

SECTION II: PROVISIONS AMENDED.

City of Reedsburg Code Section §690-46(G) is hereby added to this Ordinance.

§690-46(G) Chickens. Chickens may be raised in the R-1, R-2, **R-3** and B-3 zoning districts as well as public or private school properties provided the following conditions are met:

- (1) The chickens are raised by the property owner, or by a tenant with permission from the owner.
- (2) Roosters are prohibited.
- (3) A maximum of **eight (8)** chickens are permitted.
- (4) The chickens shall be provided with a covered coop to include a run, fence enclosure of predator-proof material (no electric or barbed wire) and adequate shade from the sun and warmth from the cold weather. Feed and clean water shall be provided at all times but unavailable to predators or rodents.
- (5) Coops must be clean, dry, and odor-free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor, or other adverse impact.
- (6) Provision must be made for the storage and removal of chicken manure. All stored manure shall be covered by a fully enclosed structure with a lid. All other manure not used for composting or fertilizing shall be removed from the premises. The coop and surrounding area must be kept free of accumulated droppings, and uneaten feed shall be removed as soon as possible.
- (7) The property owner or tenant shall take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites.
- (8) The coop **or specific coop space** shall be a minimum two square feet per chicken to a maximum five square feet per chicken.
- (9) Chickens shall be kept inside a fence enclosure or run at all time and inside the coop during non-daylight hours.
- (10) Slaughtering of chickens on a residential-use or school lot is prohibited.
- (11) Coops and runs shall be located in the rear yard and a minimum 10' from any lot line.
- (12) The keeping of chickens shall require a permit issued by the Zoning Administrator. A permit shall not be issued until the Police Dept. has verified no pattern of previous animal-related violations by the applicant. ~~The fee shall be \$35 for the initial permit and \$10 for annual renewals.~~
- (13) Reedsburg Police Department personnel are authorized to catch and impound animals at-large with such authorization to include the pursuit of animals upon non-animal owner private property. It shall be a violation of this Ordinance to interfere with the Animal Control Officer or the Police Department employee in the performance of their duties.
- (14) The standards of Article XIX shall apply to the keeping of chickens.
- (15) In the event a permit holder accumulates three violations, the permit may be revoked following a hearing with the Plan Commission. The Plan Commission shall also review all appeals under this subsection.

SECTION IV: VALIDITY.

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

SECTION V: CONFLICTING PROVISIONS REPEALED.

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

SECTION VI: EFFECTIVE DATE.

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

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 17 and Chapter 29.

Dated this 23rd day of July, 2018.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:	March 24, 2025
Public Hearing Noticed:	April 3 & April 10, 2025
2nd Reading at Council/Public Hearing:	April 21, 2025
Published, Enactment Date:	May 1, 2025