



City of Reedsburg
134 South Locust Street, P.O. Box 490
Reedsburg, WI 53959
Ph. 608-524-6404 Fax. 608-524-8458
www.reedsburgwi.gov

City Plan Commission Agenda
March 22, 2021
Reedsburg City Hall Council Chambers
5:30 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

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

I. GENERAL BUSINESS:

- A. Consider Site Plan Review and Memorandum of Understanding for a proposed 60' X 137' storage building addition. - 2320 Zinga Dr; Parcel#2243-2111. - Service Line Inc.

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.

Staff Report

DATE OF MEETING: 3/22/21

APPLICANT: Service Line Inc

LOCATION: 2320 Zinga Dr; Parcel #2243-2111

ZONING: I-4 Business Center

PROPOSED LAND USE CHANGE: Site Plan Review (SPR)

DESCRIPTION OF PROPERTY/IMPROVEMENTS: SPR request for a proposed 60' X 137' storage building addition.

General Findings

SURROUNDING LAND USES:

- North – Industrial
- West – RUC
- South – Industrial
- East – Vacant

ZONING:

- North- I-1 Light Industrial
- West- I-4 Business Center
- South- I-4 Business Center
- East- I-4 Business Center

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Zinga Dr and Greenway Ct, 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None

COMPREHENSIVE PLAN DESIGNATION: Industrial

Site Plan Review Findings of Fact for Section 690-32(A-F)

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

1. The Board finds that the existing parcel contains an existing industrial building and parking lot.
2. The Board finds that a 60' X 137' storage building is proposed.
3. The Board finds that the use is permitted under § 690-67(B)(3) of the zoning ordinance.
4. The Board finds that the parcel is zoned I-4 Business Center.
5. The Board finds that a 10' zoning variance would be required for part of the rear setback.

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

1. The Board finds that a 60' X 137' storage building is proposed.

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

1. The Board finds that there are two existing driveways.

Exterior lighting shall be arranged as follows:

1. It is deflected away from adjacent properties.
 2. It does not impede the vision of traffic along adjacent streets.
 3. It does not unnecessarily illuminate night skies.
1. NA

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry.

1. N/A

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

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

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

OTHER:

STAFF COMMENTS: To my knowledge, the rear (south) lot line was moved with a 2018 CSM to properly allow for a building extension. However at 137' long, roughly 25'-30' of the east end will still be too close. So a zoning variance is still needed. The ZBA will tentatively meet in early April.

A 2018 zoning amendment removed the requirement for architectural façade features on accessory buildings in the I-4 zone.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Monday, March 22, 2021, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

City of Reedsburg Land Use Application

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

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

APPLICANT: Service Line Inc
ADDRESS: 2320 Zinga Dr **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** 808-963-5049 **FAX:** 808-524-1446
E-MAIL: dhorney@renegadepartswashers.com
PROPERTY OWNER: (if different from Applicant) David E. Roney TMD Repoxles
LOCATION: 2320 Zinga Dr. **PARCEL #:** _____

LAND USE REQUEST

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

- ☐ **Certified Survey Map (CSM):** _____
- ☐ **Conditional Use Permit:** _____
- For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.
- ☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____
- ☒ **Site Plan Review:** (See "B" on back page) _____
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____
- For *VARIANCE* requests, also answer "C" on back page.
- ☐ **Other or Annexation:** _____

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.

[Signature] 13/19/21
Applicant Signature / Date

[Signature] 13/18/21
Owner Signature / Date

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

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

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

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

A. Please describe how your request meets each of the following Conditional Use standards as applicable. Attach additional pages if needed.

- (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 ordinance and will not place demands on fire, police, or other public resources in excess of current capacity.
-
- (B) *Architectural plans; existing and proposed structures* - The proposed conditional land use shall be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
-
- (C) *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.
-
- (D) *Traffic generation, circulation and parking areas* - The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.
-
- (E) *Traffic generation and circulation, highway access and driveway locations* - The proposed conditional land use shall be adequately served by public or private streets.
-
- (F) *Sewerage and water systems* - The proposed conditional land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
-

B. Site Plan Requirements.

- (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.

C. 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. _____
-

- (C) 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.

SITE ADDRESS:

SERVICE LINE INC.
2320 ZINGA DRIVE
REEDSBURG, WI 53959

COUNTY LOCATION: SAUK
PROJECT TYPE: NEW BUILDING ADDITION
BUILDING AREA: 60'-0" X 63'-0" (3,780 S.F. EXISTING)
60'-0" X 13'-0" (8,220 S.F. NEW ADDITION)
12,000 S.F. TOTAL
MEAN ROOF HEIGHT: 22'-8"
NO. STORIES: ONE STORY
OCCUPANCY GROUP: S-1 STORAGE
CONSTRUCTION TYPE: VB
UNSPRINKLERED, UNHEATED
OCCUPANT LOAD: UNOCCUPIED
REQUIRED SEPARATION: NONE REQUIRED
ALLOWABLE HEIGHT: ONE STORY
ALLOWABLE BUILDING AREA: 12,028 S.F. W/ AREA INCREASE
ALLOWABLE UNSPRINKLERED AREA: 12,000 S.F.
ROOF SLOPE: 4/12 BUILDING
ROOF SURFACE: SLIPPERY (NOT USED)

WIND DESIGN DATA:
DESIGN PROCEDURE METHOD = SIMPLIFIED FOR LOW RISE BUILDINGS
BASIC WIND SPEED = 115 MPH
WIND LOAD RESISTANCE DESIGN ASCE 7-10
WIND LOAD EXPOSURE CATEGORY B
WIND LOAD IMPORTANCE FACTOR, Iw = 1.00 RISK CATEGORY II OPEN
ADJUSTMENT FACTOR (λ) = 1.00
COMPONENTS & CLADDING
PRESSURE (10 SF TRIBUTARY AREA)

ZONE 1 - 13.7 / -21.8 PSF	ZONE 4 - 23.8 / -25.8 PSF
ZONE 2 - 13.7 / -37.9 PSF	ZONE 5 - 23.8 / -31.9 PSF
ZONE 3 - 13.7 / -56.0 PSF	

SIMPLIFIED MWFRS (METHOD 2)

ZONE A - 28.3 PSF	ZONE G - -17.5 PSF
ZONE B - -10 PSF	ZONE H - -13.1 PSF
ZONE C - 18.9 PSF	
ZONE D - -10 PSF	ZONE EOH - -35.3 PSF
ZONE E - -25.2 PSF	ZONE GOH - -27.6 PSF
ZONE F - -17.2 PSF	

PRESUMPTIVE SOIL DATA:
SOIL TYPE: SAND (SM)
SOIL LOAD BEARING VALUE: 2,000 PSF
SOIL LATERAL PRESSURE: 150 PSF

SNOW DESIGN DATA:
GROUND SNOW LOAD, Pg = 35.0 PSF
SNOW LOAD IMPORTANCE FACTOR, Is = 1.00 (CATEGORY I)
SNOW LOAD EXPOSURE FACTOR, Ce = 1.00
SLOPED ROOF/FLAT ROOF FACTOR, Cs = 1.00
ROOF THERMAL FACTOR, Ct = 1.2 (UNHEATED)
ROOF SNOW LOAD (BALANCED) = 29.4 PSF
ROOF SNOW LOAD (UNBALANCED) = PER SP6 362.1608 (SEE SHEET 4)
N/A PSF WINDWARD N/A PSF LEEWARD

EARTHQUAKE DESIGN DATA:
SEISMIC IMPORTANCE FACTOR, Ie = 1.0
SEISMIC RISK CATEGORY: II
Ss (SHORT PERIOD SPECTRAL ACCELERATIONS) = 0.067
Si (1 SEC. PERIOD SPECTRAL ACCELERATIONS) = 0.040
Sds (SHORT PERIOD SPECTRAL RESPONSE COEF.) = 0.072
Sd1 (1 SEC. PERIOD SPECTRAL RESPONSE COEF.) = 0.064
SITE CLASS (ASSUMED): D
SEISMIC DESIGN CATEGORY: A
BASIC SEISMIC FORCE RESISTING SYSTEM:
1K LIGHT FRAME WALLS WITH SHEAR PANELS
DESIGN BASE SHEAR = 1045 LBS
RESPONSE MODIFICATION FACTOR(S), R = 6.5
ANALYSIS PROCEDURE USED: SIMPLIFIED

	LIGHT (LOW) HAZARD OCCUPANCY	ORDINARY (MODERATE) HAZARD OCCUPANCY	EXTRA (HIGH) HAZARD OCCUPANCY
MINIMUM RATED SINGLE EXTINGUISHER	2-A	2-A	2-A**
MAXIMUM FLOOR AREA PER UNIT OF A	3,000 S.F.	1,500 S.F.	1,000 S.F.
MAXIMUM FLOOR AREA FOR EXTINGUISHER	11,250 S.F.	11,250 S.F.	11,250 S.F.
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER	75 FEET	75 FEET	75 FEET
** TWO 2.5 GALLON WATER-TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER.			

GENERAL NOTES AND SPECIFICATIONS

- SITE WORK: THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM BUILDING.
- CONCRETE STRENGTH: 4,000 PSI IN 28 DAYS. SLUMP NOT OVER 4". READY MIX CONCRETE TO MEET ASTM C94.
- LUMBER: ALL LUMBER TO BE S4S #2 SPRUCE-PINE-FIR OR EQUAL UNLESS NOTED OTHERWISE ON PLANS.
- EXIT SIGNS: SHALL BE PROVIDED OVER ALL EXIT DOORS AND SHALL BE MARKED THUS: (E) EXIT SIGNS SHALL COMPLY WITH SECTIONS 1003.2.10.1 THROUGH 1003.2.10.5 OF THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
- MEANS OF EGRESS LIGHTING: THE INTENSITY OF FLOOR LIGHTING SHALL NOT BE LESS THAN 1 FOOTCANDLE OF ILLUMINATION AT THE WALKING SURFACE LEVEL PER 2015 INTERNATIONAL BUILDING CODE.
- MEANS OF EGRESS COMPONENTS: DOORS, GATES, STAIRWAYS AND RAMPS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 1003 OF THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
- PLUMBING: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. (SEE SECTION 2901 OF THE WISCONSIN ENROLLED COMMERCIAL CODE FOR SANITARY FIXTURE REQUIREMENTS)
- HEATING, VENTILATING, AND AIR-CONDITIONING: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- ELECTRICAL: IS NOT PART OF THIS DRAWING AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- OWNER: TO PROVIDE BUILDER'S RISK INSURANCE.
- DEVIATION FROM PLANS: THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF HARTJE LUMBER, INC.
- FIRE EXTINGUISHERS: FIRE EXTINGUISHERS TO BE PROVIDED BY THE OWNER PER IFC906 AND MAINTAINED PER NFPA 10.

SHEET INDEX

1	OF 6	TITLE PAGE
2	OF 6	FLOOR PLAN & ELEVATIONS
3	OF 6	FOUNDATION PLAN (LOADING DOCK AREA)
4	OF 6	CROSS SECTION A-A & DETAILS
5	OF 6	CROSS SECTION B-B & DETAILS
6	OF 6	PLOT PLAN

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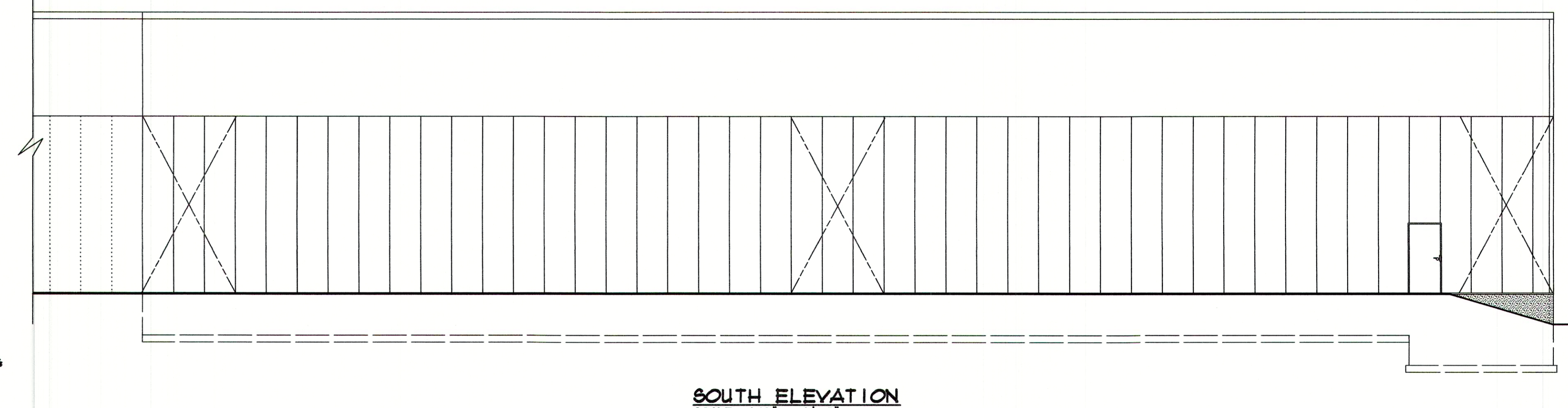
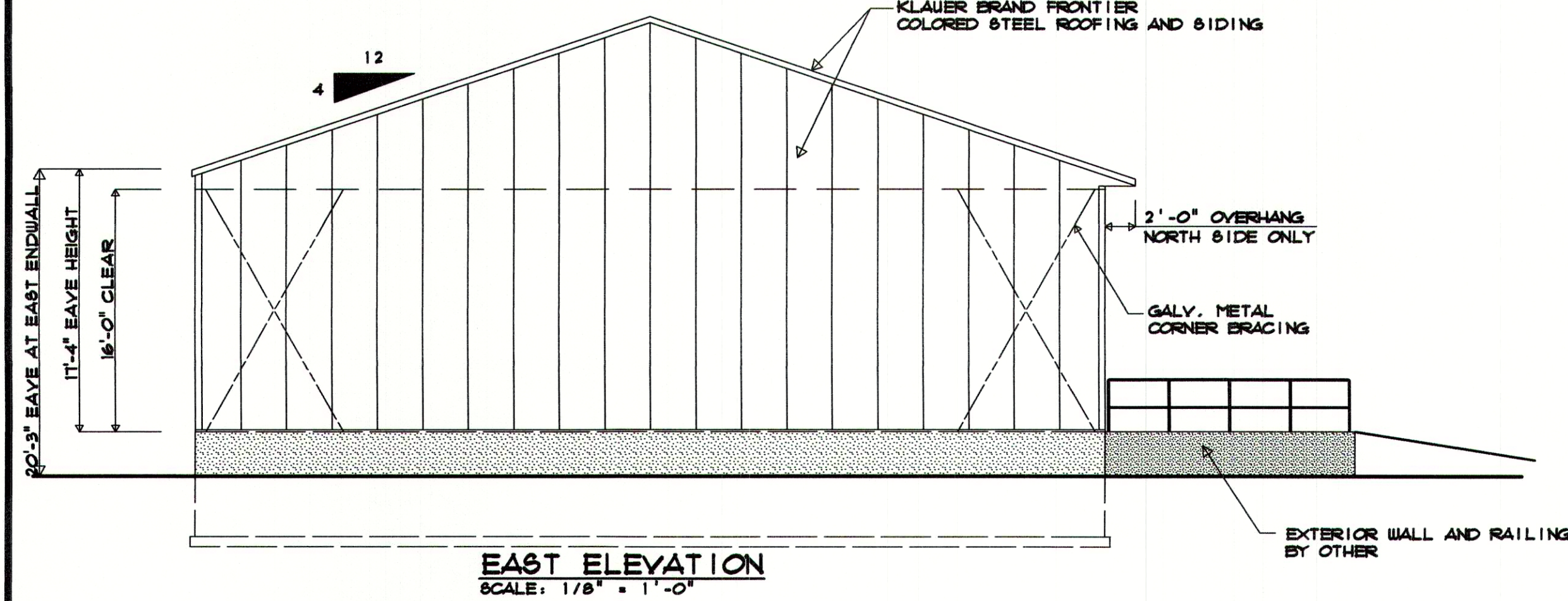
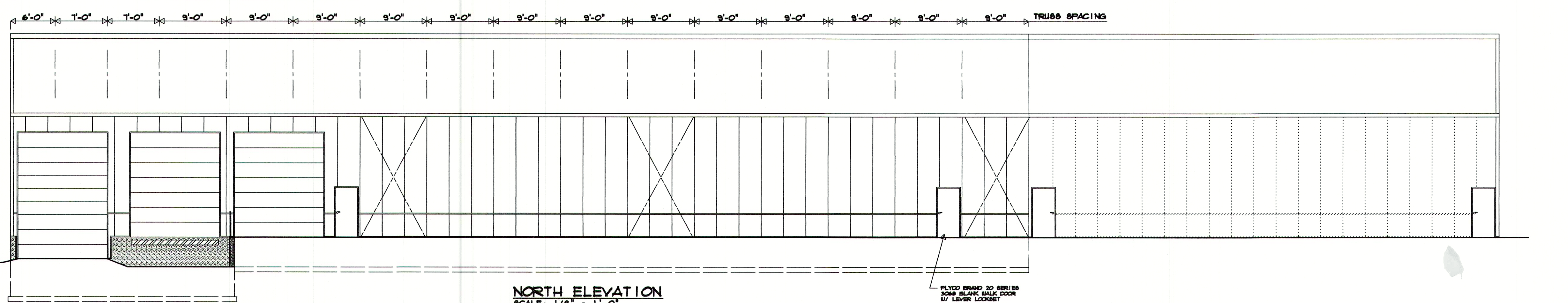
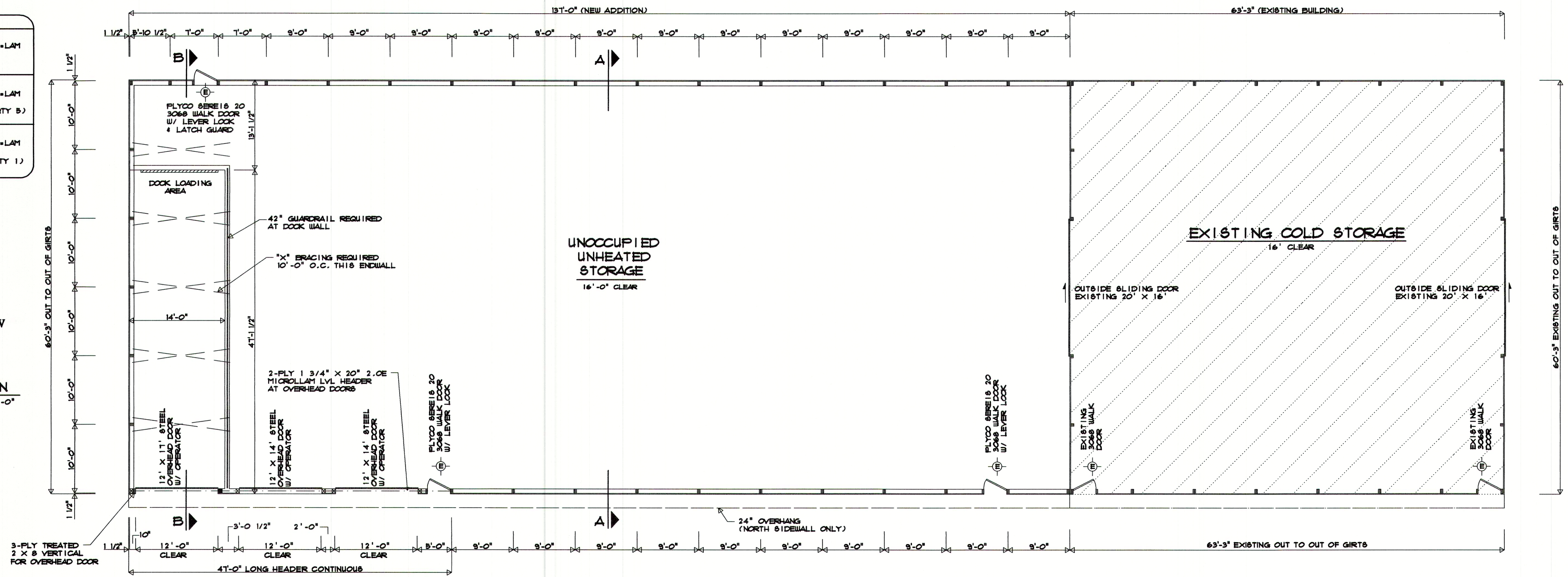
E4525A SCHUETTE ROAD
P.O. BOX 389
LAVALLE, WI 53941
PHONE: 800-362-5898 OR 608-985-7207

OWNER: DAVID BARNEY
TMB PROPERTIES
P.O. BOX 211
REEDSBURG, WI 53959

BUILDER: ZABTROW CONSTRUCTION
E8463 KOCH ROAD
NORTH FREEDOM, WI 53951
PROJECT: 60' X 13' X 16' CLEAR
COLD STORAGE BUILDING ADDITION

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COLUMN NOTES	
■	TIMBER TECHNOLOGIES 3-PLY 2 X 8 "TITAN TIMBER" GLU-LAM LAMINATED COLUMNS (SIDEWALL & ENDWALL COLUMNS)
⊠	TIMBER TECHNOLOGIES 4-PLY 2 X 8 "TITAN TIMBER" GLU-LAM LAMINATED COLUMNS (OVERHEAD DOORS AS REQUIRED - QTY 5)
■	TIMBER TECHNOLOGIES 3-PLY 2 X 8 "TITAN TIMBER" GLU-LAM LAMINATED COLUMNS (OVERHEAD DOORS AS REQUIRED - QTY 1)



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

OWNER:	DAVID BARNEY	BUILDER:	ZASTROW CONSTRUCTION
	TMB PROPERTIES		E8469 KOCH ROAD
	P.O. BOX 211		NORTH FREEDOM, WI. 53951
	REEDSBURG, WI. 53953	PROJECT:	60' X 131' X 16' CLEAR
			COLD STORAGE BUILDING ADDITION

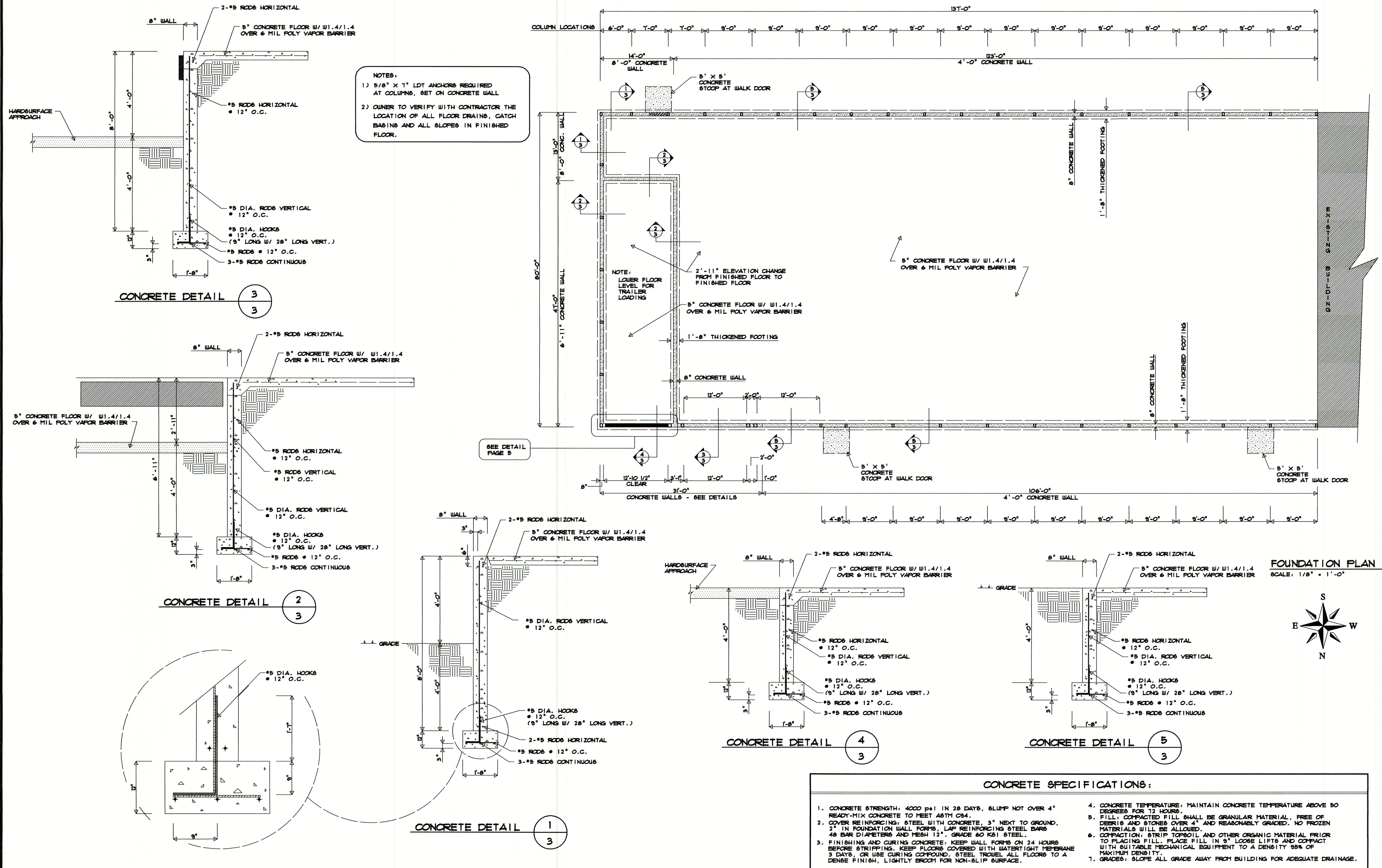
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DATE:	3/10/21



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SHEET
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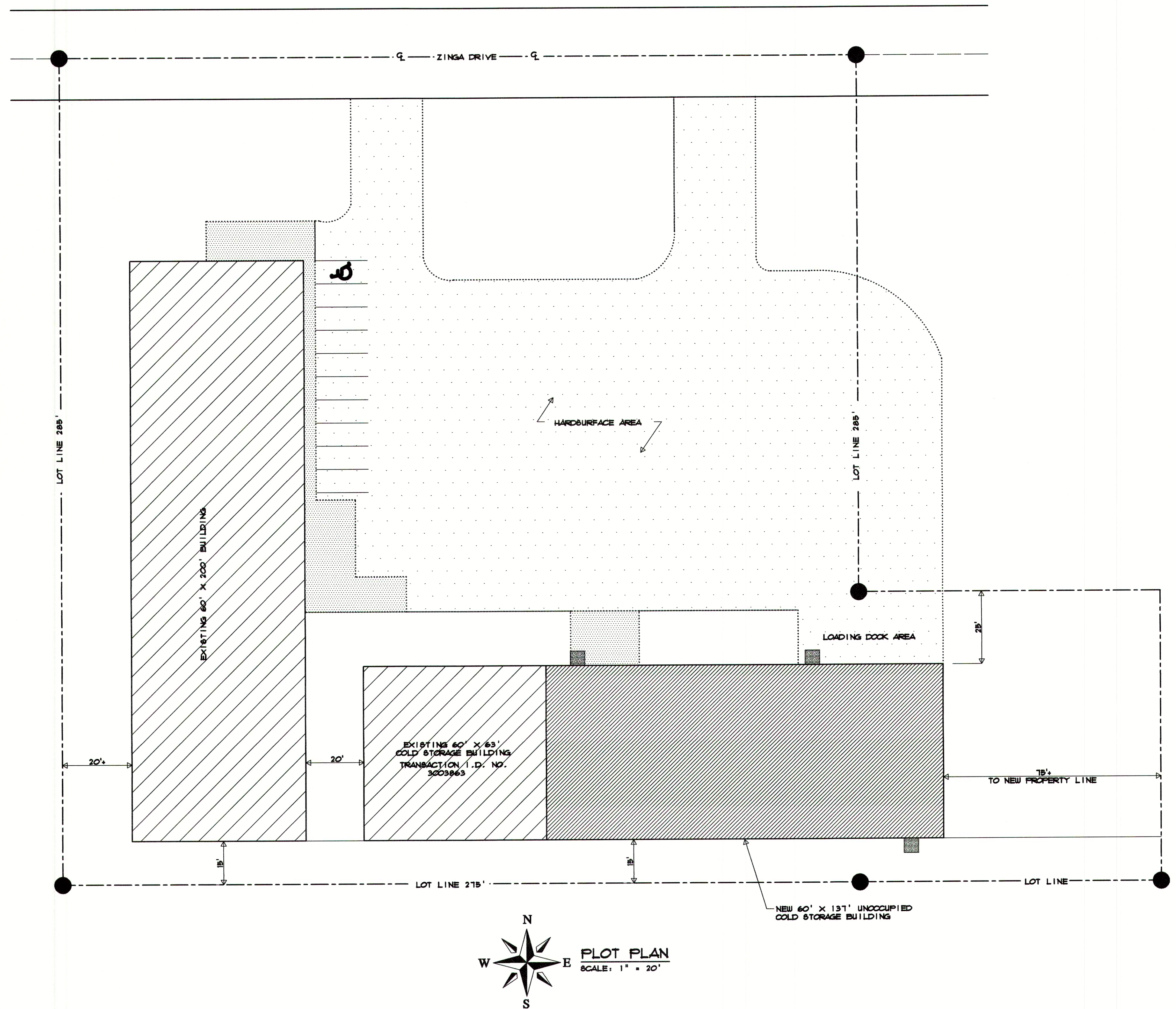
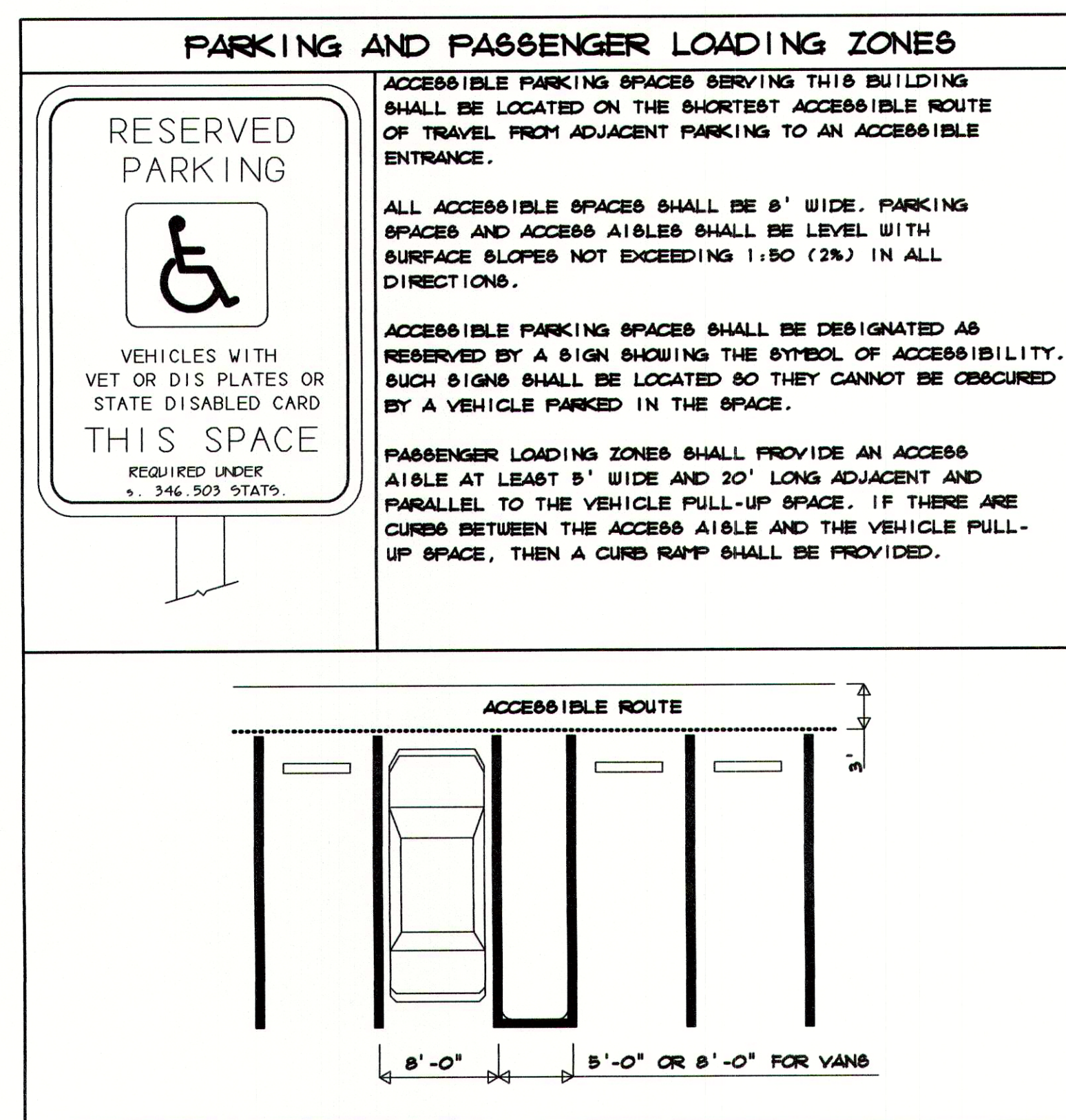
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PROJECT LOCATION



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SHEET
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Service Line Expansion Project Summary **Reedsburg Business Park (TID No. 9)** **March 19, 2021**

I. BUSINESS PROJECT SUMMARY

A. Previous 2018 & 2019 Expansion Agreement

- 1. 2018 Expansion - Completed**
 - a. Construct a 3,780 sf building
 - b. Construction cost = \$75,000
 - c. Estimated increase in tax base = \$60,000
 - d. Guaranteed annual tax increment revenue = \$1,470
 - e. Purchase 0.3 acre parcel from City for \$1.00 (Parcel #1 on Exhibit 1)
- 2. 2019 Expansion – Not Completed**
 - a. 6,700 sf building addition
 - b. Construction cost = \$125,000
 - c. Increase in tax base = \$100,000
 - d. Guaranteed annual tax increment revenue = \$2,450
- 3. Job Creation: 4 additional FTEs – Partially Completed**
- 4. Future Expansion – Not Completed**
 - a. Construct New Office & Testing Lab Building
 - b. Located on 0.7 acre parcel (Parcel #2 on Exhibit 1)
 - c. Right-of-First Refusal for 5 years
 - d. Required to construct \$150,000 building within 1 year after exercising Right-of-First-Refusal
 - e. City will sell Parcel #2 for \$1.00

B. 2021 Expansion – Replaces 2019 Expansion Above

1. Construct a 8,220 sf building addition (See Exhibit 2)
2. Construction cost = \$350,000
3. Estimated increase in tax base = \$280,000
4. Guaranteed annual tax increment revenue = \$5,880
5. Purchase 0.7 acre parcel for \$1.00
6. Proposed future building on Parcel #2 – Not Guaranteed

II. CITY DEVELOPMENT COST & FINANCIAL ANALYSIS

A. City Development Costs for 2018 & 2021 Expansion

1. Previous Dev. Cost of 0.3 + 0.7 Acre Parcel (Paid by TID No. 4)	= \$	40,000
2. 2018 Development Costs		
a. Up-Front Direct Business Assistance Grant	= \$	4,000
c. Capitalized Interest & Borrowing Costs.....	= \$	760
d. Soft Costs (Legal, CSM, Land Transfer, Consultant, etc.)	= \$	4,240
e. Subtotal New City Development Costs	= \$	9,000
3. 2021 Development Costs		
a. Soft Costs (Legal, Land Transfer, Consultant, etc.)	= \$	3,000
4. Total 2018 & 2021 City Development Costs	= \$	12,000

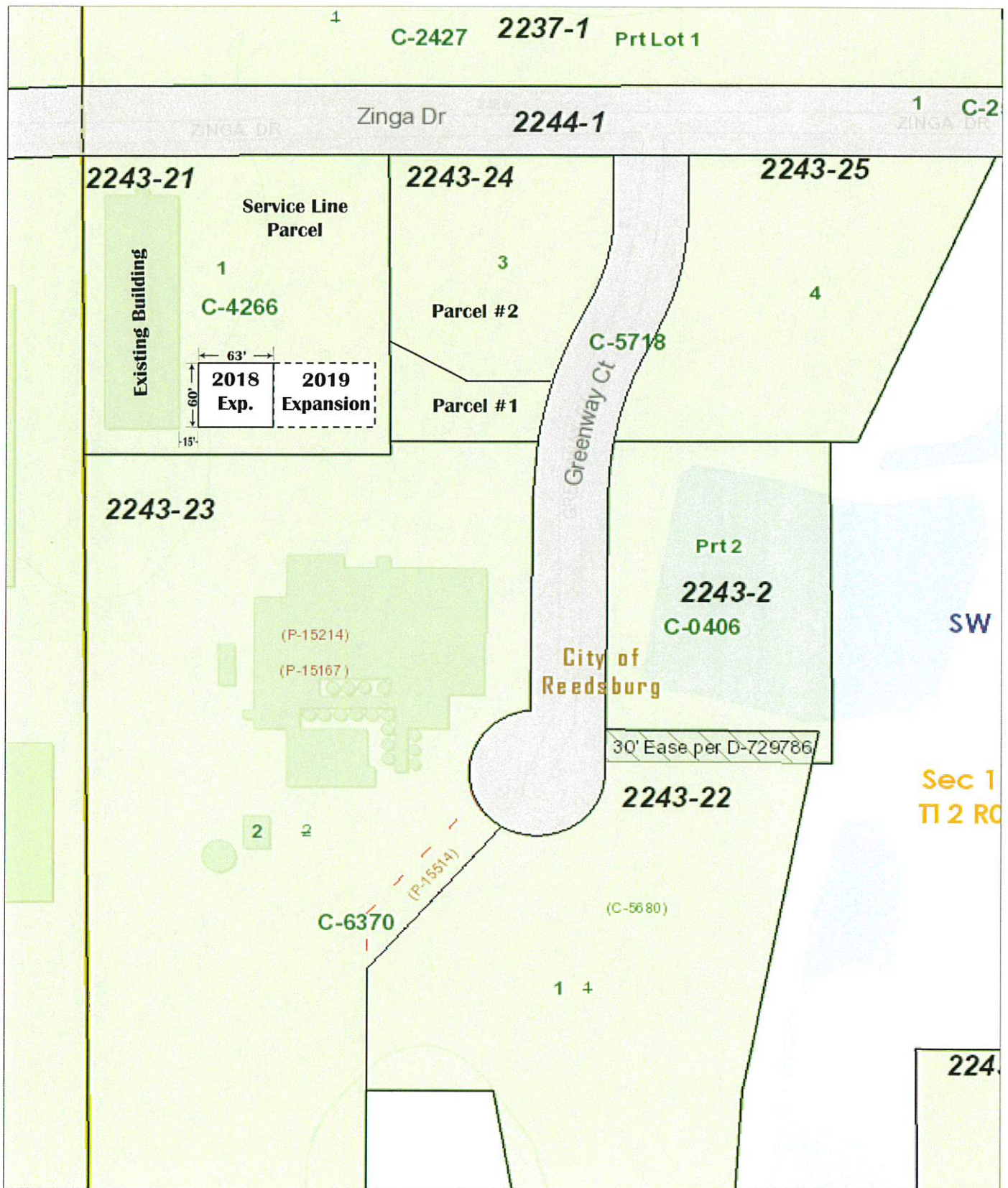
B. City TIF Financial Summary

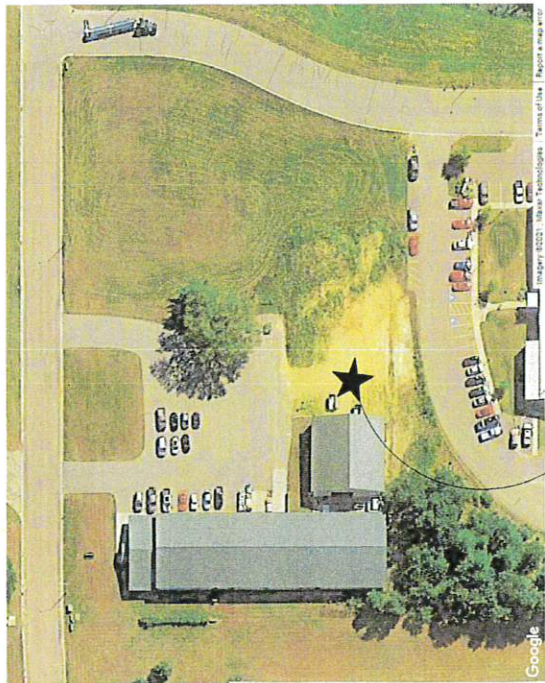
1. Projected TIF increment revenue thru life of TID No. 9 = \$110,943 (See Exhibit 3)
2. City 2018 & 2021 development costs = \$12,000
3. Projected TID No. 9 Surplus thru life of TID No. 9 = \$98,943

C. Security Provided to City by Developer

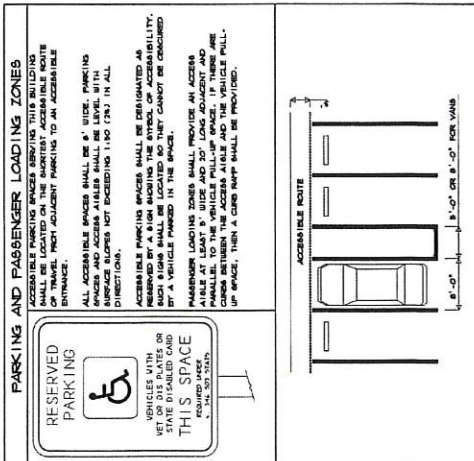
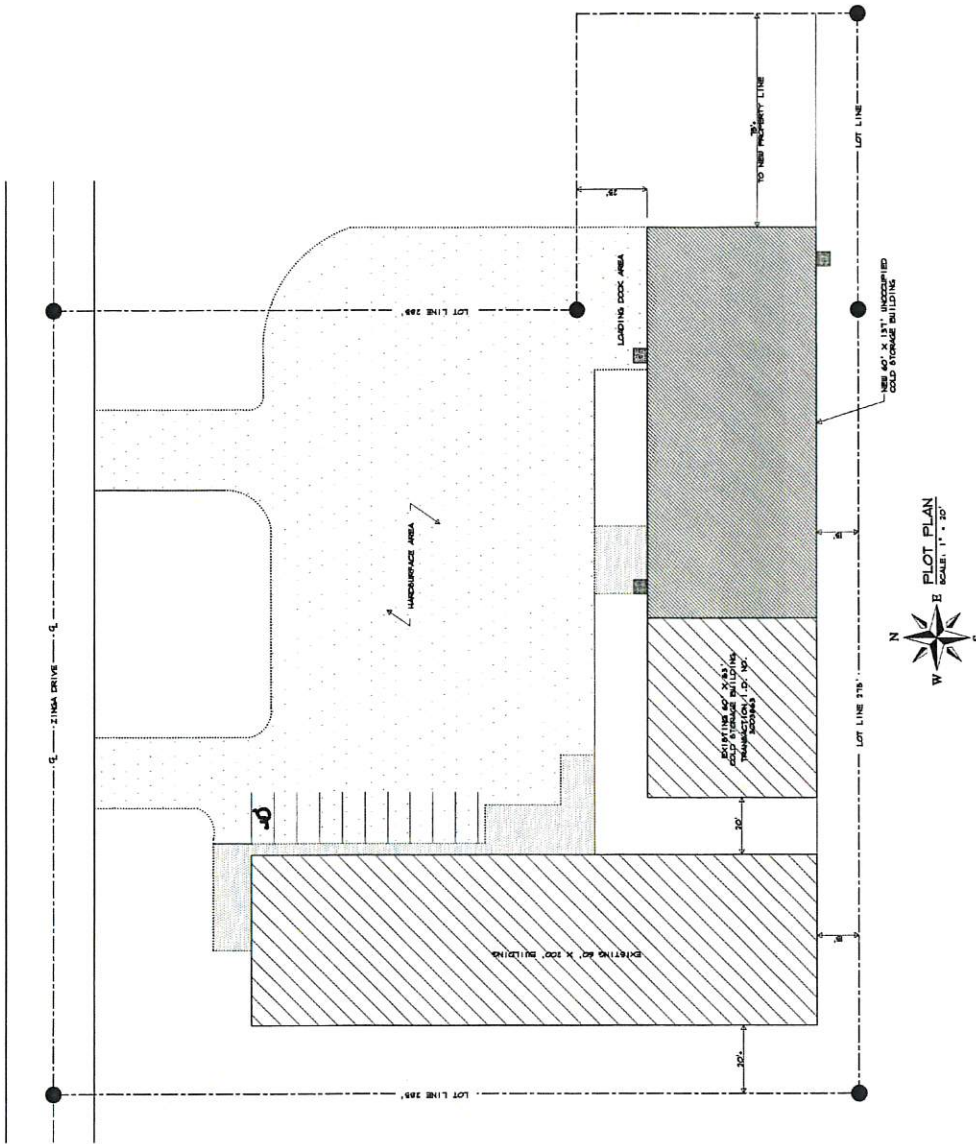
1. Guarantee TIF Revenue as shown on Exhibit A.
2. Property Insurance with City named as additional insured.







PROJECT LOCATION



DRAWN BY: M.T.M. DATE: 3/10/21	OWNER: DAVID BARNETT THE PROPERTIES P.O. BOX 21 REEDSBURG, WI 53952	BUILDER: ZATYKOW CONSTRUCTION 8844 KOCH ROAD NORTH FREEDOM, IL 63881 PROJECT: 60' X 37' X 14' CLEAR COLD STORAGE BUILDING LOCATION	SHEET: 6 OF 6 JOB NO. 2109


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

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Exhibit 3 - Tax Increment ProForma
City of Reedsburg
Service Line Expansion
3/19/2021

Assumptions	
Base Value	Equalized
Tax Rate	0.02100 For County, Village, Technical College, and School District
Property Appreciation Rate	0.00% For Existing Construction
Annual Change in Tax Rate	0.00%
Construction Inflation Rate	0.00%

Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue
			Construction	Pers Prop				
2016	\$0	\$0			\$0	\$0	0.02100	\$0
2017	\$0	\$0	\$0	\$0	\$0	\$0	0.02100	\$0
2018	\$0	\$0	\$0	\$0	\$0	\$0	0.02100	\$0
2019	\$0	\$0	\$60,000	\$0	\$60,000	\$60,000	0.02100	\$0
2020	\$60,000	\$0	\$0	\$0	\$60,000	\$60,000	0.02100	\$0
2021	\$60,000	\$0	\$280,000	\$0	\$340,000	\$340,000	0.02100	\$1,260
2022	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$1,260
2023	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2024	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2025	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2026	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2027	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2028	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2029	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2030	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2031	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2032	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2033	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2034	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2035	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$7,140
2036	\$316,000	\$0	\$0	\$0	\$316,000	\$316,000	0.02489	\$7,140
2037	\$340,000	\$0	\$0	\$0	\$340,000	\$340,000	0.02100	\$8,463
Total		\$0	\$340,000	\$0				\$110,943

MEMORANDUM OF UNDERSTANDING
Between
Service Line, Inc.
And The
City Of Reedsburg, Wisconsin

Service Line, Inc. (Developer) is proposing to expand their existing manufacturing facility in Reedsburg. The project will result in the continued expansion of their current operations resulting in the creation of additional jobs and tax base. This Memorandum of Understanding is intended to summarize the commitments of the Developer and City of Reedsburg (City). These commitments will be formalized in a Development Agreement which will be executed by the Developer and City.

WITNESSETH:

Whereas, the Developer has an existing manufacturing facility in Reedsburg and is an important part of the local economy; and,

Whereas, the Developer is contemplating expanding their Reedsburg facility, which will result in the continued expansion of the current operations resulting in creation of jobs and tax base; and,

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

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

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

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

I. Developer agreement

1. Purchase the parcel of land identified as Parcel #2 on Exhibit 1 from the City for one and 00/100 dollars (\$1.00). The parcel size is approximately 0.7 acres. Transfer of Parcel #2 shall take place by June 30, 2021.
2. Developer agrees to construct an 8,220 square foot building addition onto their existing manufacturing facility located at 2320 Zinga Drive in Reedsburg before December 31, 2021, as illustrated on Exhibit 2. The estimated cost of the building is \$350,000.
3. Increase the equalized taxable value of real estate on the parcel by \$280,000 on or before December 31, 2021. The estimated increase in equalized value is equal to 80% of the construction costs for the building included in Section I, 2.
4. Generate a minimum of \$1,470 of additional annual tax increment revenue from the building constructed in 2019, plus \$5,880 of additional annual tax incremental revenue from the Building constructed in 2021.
5. The expansion will enable the Developer to continue to expand their Reedsburg operation resulting in creation of additional jobs in the future. Developer estimates 4 additional jobs will be created as a result of the 2018 and 2021 expansions.

6. The Developer plans to construct an additional building on Parcel #2 in the future, however this building is not guaranteed at this time. When the building is constructed, the building façades facing the streets will include architectural features and landscaping to create an aesthetically attractive facility from the public street.
7. Obtain all necessary permits and approvals. Comply with all local, state, and federal requirements. Developer shall be responsible to pay all permit fees and City impact and connection fees.
8. Submit a site plan and building plan for the City to review and approve.
9. Execute a Development Agreement between the City and Developer as stipulated in Section III.
10. Developer shall not seek a reduction of the property tax assessment during the term of this agreement.
11. Any costs expended by the Developer will be exclusive to the Developer and will not be a cost of the City.

II. City of Reedsburg agreement

1. Sell the parcel of land identified as Parcel #2 on Exhibit 1 to the Business for one and 00/100 dollars (\$1.00). The parcel size is approximately 0.7 acres. Transfer of Parcel #2 shall take place no later than June 30, 2021.
2. Accept and process an application for a Zoning Variance for the rear yard building setback.
3. Any money expended exclusively by the City for this project will not be reimbursed by the Developer.

III. Acknowledgements & Contingencies

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

1. Approval of the building setback by the Reedsburg Zoning Board of Appeals.
2. Approval of the site plan by the Reedsburg Plan Commission.

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

Both parties mutually understand the City and/or Developer will execute a development agreement. This MOU will expire once both parties sign a development agreement or on June 30, 2021, whichever comes first. The terms stated herein constitute the entire agreement between the Developer and City. The City and the Developer must agree to any amendment to this agreement in writing.

This Agreement shall terminate at the termination of Tax Increment District No. 9, which is estimated to be in 2036.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on:
_____, 2021.

For the City of Reedsburg

David Estes, Mayor

Date

Jacob Crosetto, Clerk/Treasurer

Date

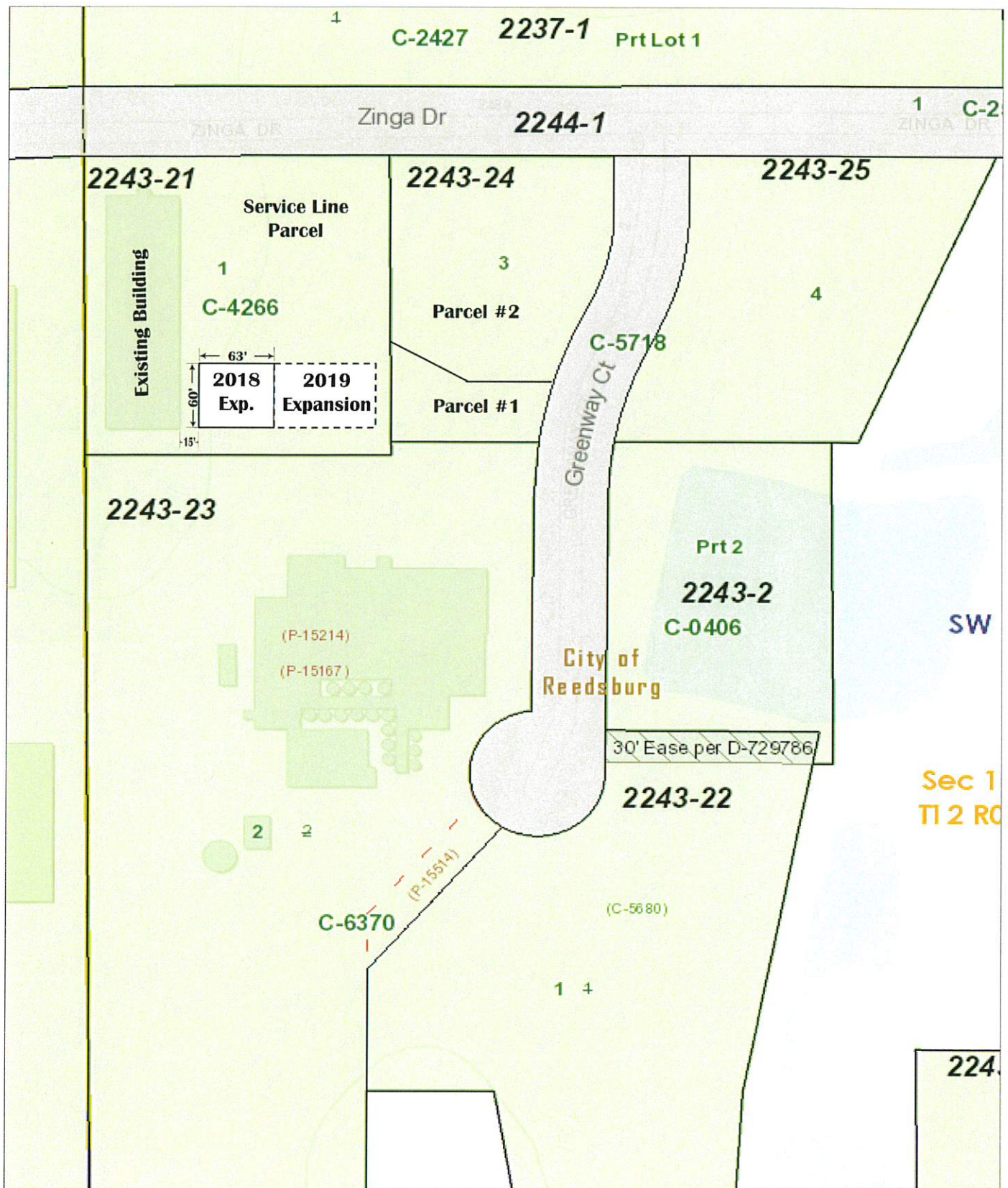
Service Line, Inc.

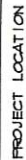
David Barney, President

Date

Witness

Date





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

OWNER:	DAVID BARNEY
THIS PROPERTY	
P.O. BOX 28	

BUILDER:	ZASTROW CONSTRUCTION
	88463 KOCH ROAD
	NORTH FREEDOM, IL 63553
PROJECT:	60' X 131' X 16' CLEAR

SHEET
6 OF 6
JOB NO.

