

COMMON COUNCIL AGENDA
March 22, 2021
REEDSBURG CITY HALL COUNCIL CHAMBERS
6:00 PM

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

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

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

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

1. Approve minutes for the meeting held on March 8, 2021

II. MAYOR PROCLAMATIONS & PRESENTATIONS:

1. Presentation of Reedsburg Library Annual Report

III. GENERAL BUSINESS:

1. Approve/Deny: Authorizing City Staff to proceed with Amendment #2 of Tax Incremental District #9 to add parcels to TID 9.
2. Approve/Deny: Hazard Mitigation Grant Program - demolition bids for the 2018 flood damaged properties.
3. Approve/Deny: Memorandum of Understanding with TMB Properties, LLC/Service Line, Inc for the sale of .7 acres, parcel #276-2243-21120, and construction of an 8,000 square foot addition to the existing business at 2320 Zinga Drive.

IV. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

1. Public Works: Approve/Deny: Second reading and Public Hearing on Ordinance 1919-21 - Amending Chapter 615-2 reducing the speed limit of North and South Golf Course Road to 25mph.
2. Plan Commission: Approve/Deny: Resolution 4432-21 Certified Survey Map located in the Town of Reedsburg and Reedsburg's Extraterritorial Zoning Area, parcel #030-0627-00000, E5857 County Road K.



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.

3. Plan Commission: Approve/Deny: First reading and set a Public Hearing for April 26, 2021 for Ordinance 1220-21 annexation of a portion of parcel #030-0627-00000 from the Town of Reedsburg to the City of Reedsburg.
4. Plan Commission: Approve/Deny: First reading and set a Public Hearing for April 26, 2021 on Ordinance #1923-21 Zoning Change to R-3 Multi-Family Residential on a portion of parcel #030-0627-00000 generally located in the area of E5857 County Road K.
5. Plan Commission: Approve/Deny: First reading and set a Public Hearing for April 26, 2021 for Ordinance 1922-21 - amending Chapter 690-28 Limited Agricultural Uses in Residential Areas - amending the minimum lot size for farming.
6. Public Works: Approve/Deny: 2021 Asphalt Pavement Bids:
7. Public Works: Approve/Deny: 2021 Curb & Gutter Contract "A"; Sidewalk Contract "B".
8. Public Works: Approve/Deny: 2021 Crushed Aggregate Base Course bid.
9. Public Works: Approve/Deny: 2021 Annual Rental Contract bid.

V. CITY ADMINISTRATOR REPORTS:

1. Set Reorganization Meeting time for April 20, 2021 at 5:00pm. ss62.11(2).

VI. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS:

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

VII. OFFICE OF THE MAYOR:

VIII. ADJOURN:



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City of Reedsburg Meeting of the Common Council
March 8, 2021

Present: Mayor Dave Estes, Aldermen Craig Braunschweig, Dave Moon, Jason Schulte, Mike Gargano, Phil Peterson, Tom Seamonson, Dave Knudsen, and Adam Kaney.
Absent: Alderman Calvin Craker.
Others Present: City Administrator Tim Becker, City Clerk-Treasurer/Finance Director Jacob Crosetto, Police Chief Pat Cummings, City Attorney Derek Horkan, Building Inspector/Zoning Administrator Brian Duvalle, Parks and Recreation Director Matt Scott, Citizens, Press.

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

Approve Consent Agenda: consisting of the minutes from the Common Council meeting held on February 22, 2021; the Monthly Paid Bills for February 2021; and the Monthly Building Permit Report for February 2021.

Motion: Kaney, Second: Gargano to approve the consent agenda. Motion carried 8-0.

GENERAL BUSINESS

- A. Approve/Deny: Developer Agreement with Jeff Ernstmeyer Builders for 913 4th Street.
 - a. **Motion: Schulte, Second: Seamonson to approve the Developer Agree with Jeff Ernstmeyer Builders for 914 4th Street as presented. Motion carried 8-0.**

RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSION

- A. Parks Committee: Approve/Deny: Amendment to Lease Agreement with the RWD Youth Hockey Association for the rental of the RACA Center from January 1, 2021 - December 31, 2023.
 - a. **Motion: Peterson, Second: Knudsen to the amendment to the lease agreement with RWD Youth Hockey as presented. Motion carried 8-0.**

Motion: Seamonson, Second: Braunschweig to adjourn.

Motion carried 8-0. Meeting adjourned at 6:08 p.m.

Respectfully submitted,

Jacob Crosetto
City Clerk-Treasurer/Finance Director



Wisconsin Department of Public Instruction
PUBLIC LIBRARY ANNUAL REPORT
 PI-2401 (Rev. 1-21)
 S. 43.05(4) & 43.58(6)
FOR THE YEAR 2020

INSTRUCTIONS: Complete and return two (2) signed copies of the form and attachments to the library system headquarters. Confirm with the library system if submitting electronic copies is preferred.

Board-approved, signed annual reports for 2020 are due to the DPI Division for Libraries and Technology no later than March 1, 2021.

I. GENERAL INFORMATION

1. Name of Library Reedsburg Public Library		2. Public Library System South Central Library System			
3a. Head Librarian First Name Sue Ann	3b. Head Librarian Last Name Kucher	4a. Certification Grade Grade 1	4b. Certification Type Regular	5. Certification Expiration Date 09/30/2022	
6a. Street Address 370 Vine St.	6b. Mailing Address or PO Box 370 Vine St.	7. City / Village / Town Reedsburg	8a. ZIP 53959	8b. ZIP4 1916	9. County Sauk
10. Library Phone Number 6087687323	11. Fax Number (608)524-9024	12. Library E-mail Address of Director kuchers@reedsburglibrary.org			
13. Library Website URL www.reedsburglibrary.org		14. No. of Branches 0	15. No. of Bookmobiles Owned 0	16. No. of Other Public Service Outlets 0	
17. Does the library operate a books-by-mail program? Yes	18. Some public libraries are legally organized as joint libraries, with neighboring municipalities or a county and municipality joining to operate a library. Is the library such a joint library legally established under Wis. Stat. s. 43.53? No				
20. Square Footage of Public Library 15,400	21. Did the library or a branch move to a new facility or expand an existing facility during the fiscal year? No		22. DUNS Number <i>Nine digits</i> 120553060		

HOURS OF OPERATION

	Standard Service with No Restrictions on Building Access	Limited Service	Staff Only (no interior service for the public)
19a. Winter Hours Open per Week	68	68	45
19b. Number of Winter Weeks	21	6	11
19c. Summer Hours Open per Week	59		
19d. Number of Summer Weeks	14		
19e. Total Weeks per Year	35	6	11
19f. Total Hours per year for this location	2,254	408	495

COVID-19

Did the library provide the following services during the COVID-19 pandemic?

	Yes / No	Number of Interactions (if known)
1a. answering general information requests from the public (phone calls, emails, text messages, online forms, etc.)	Yes	
1b. providing reference service	Yes	
1bi. reference service provided via email	Yes	
1bii. reference service provided via chat	No	
1biil. reference service provided via text message	No	
1biv. reference service provided via telephone	Yes	
1bv. reference service provided via another method (e.g., online service or form)	No	
1bvi. describe "another method of reference service":		
1c. hosting virtual programming or recorded content	Yes	
1d. offering curbside pickup	Yes	
1e. offering drive-thru circulation of physical materials	No	
1f. offering vestibule/porch pickups	Yes	2,894
1g. offering delivery of materials (mail or drop-off)	Yes	
1h. managing IT services for external Wi-Fi access	Yes	
1i. providing other types of online and electronic services	Yes	
1ii. describe "other services": Increased Digital Content Available; Offered programming via Zoom.		

ELECTRONIC MATERIALS ADDED DUE TO COVID-19

Did the library add or increase access to electronic collection materials due to the COVID-19 pandemic?

	Yes / No	Number Added (if known)
2a. increasing the concurrent or monthly borrowing limits for electronic materials purchased locally	Yes	
2b. increasing the concurrent or monthly borrowing limits for electronic materials purchased by the library system or consortia	No	
2c. increasing the number of electronic materials and holdings purchased locally	Yes	1
2d. increasing the number of electronic materials and holdings purchased by the library system or consortia	Yes	
2e. augmenting the public's ability to use electronic materials in another way	Yes	
2f. describe "augmenting in another way": Created web-access cards for residents to utilize online resources.		

PUBLIC SERVICES COVID-19

Did the library add or increase access to electronic collection materials due to the COVID-19 pandemic?

	Yes / No
3. Electronic Library Cards Issued Before COVID-19	No
4. Electronic Library Cards Issued During COVID-19	Yes
5. External Wi-Fi Access Before COVID-19	No
6. External Wi-Fi Access Added During COVID-19	Yes
7. External Wi-Fi Access Increased During COVID-19	Yes
8. Staff Re-Assigned During COVID-19	No

COVID-19 CLOSURES

Initial date closed due to COVID-19	2020-03-24
First date reopened following initial COVID-19 closure	2020-06-01
Additional building closure and reopening dates, please describe	3/16-3/24 - Curbside pickup & computer access 5/4/2020 - 5/31/2020 - Curbside only 6/4/2020 - 11/15/2020 - Open regular hours 11/16/2020 - 12/31/2020 - Service by appointment

II. LIBRARY COLLECTION		
	a. Number Owned / Leased	b. Number Added
1. Books in Print <i>Non-periodical printed publications</i>	87,752	2,037
2. Electronic Books <i>E-books</i>	157,178	
3. Audio Materials	5,208	135
4. Electronic Audio Materials <i>Downloadable</i>	60,707	
5. Video Materials	16,343	403
6. Electronic Video Materials <i>Downloadable</i>	573	
7. Other Materials Owned <i>Describe</i> AV equipment, toys, kits and software for checkout.	324	
8a. Electronic Collections <i>Locally owned or leased</i>	5	
8b. Electronic Collections <i>Purchased by library system or consortia</i>	0	
8c. Electronic Collections <i>Provided through BadgerLink</i>	64	
9. Total Electronic Collections <i>Local, regional, and state</i>	69	
10. Subscriptions <i>Include periodicals and newspapers, exclude those in electronic format</i>	122	

III. LIBRARY SERVICES

1. Circulation Transactions						
a. Total Circulation		b. Children's Materials				
107,832		30,063				
2. Interlibrary Loans (ILL)						
Method for Counting ILL Transactions						
Total ILL Transactions						
Mode of ILL Transaction (Only Total will display when Total ILL Transactions is listed as the Method for Counting ILL Transactions)		Items Loaned to Other Libraries Provided to		Items Borrowed from Other Libraries Received from		
Integrated Library System (ILS)						
WISCAT						
Other (includes OCLC, manual tracking, or other methods)						
Total		59,234		33,423		
3. Number of Registered Users			4. Reference Transactions		5. Library Visits	
a. Resident	b. Nonresident	c. Total	a. Method	b. Annual Count	a. Method	b. Annual Count
4,786	3,191	7,977	Did Not Collect		Actual Count	81,594
6. Uses of Public Internet Computers			7. Uses of Public Wireless Internet			
a. Number of Public Use Computers	b. Number of Public Use Computers with Internet Access	a. Method	b. Annual Count	a. Method	b. Annual Count	
17	17	Actual Count	5,135	Router Count	77,492	
8. Website Visits	9a. Local Electronic Collection Retrievals	9b. Other Electronic Collection Retrievals	9c. Statewide Electronic Collection Retrievals	9d. Total Electronic Collection Retrievals		
55,097	7,217	0	846	8,063		
10. Uses of Electronic Materials by Library Users						
a. E-Books	b. E-Audio	c. E-Video	d. Total Uses of Electronic Materials	e. Uses of Children's Electronic Materials		
14,981	9,711	267	24,959	1,233		

LIBRARY PROGRAMS AND ATTENDANCE

11. Programs and Program Attendance Annual Count

Method for Counting Number of Programs and Attendance

In-person, virtual, and pre-recorded program statistics

Total Program and Attendance Statistics

	a. Children (0-11)	b. Young Adult (12-18)	c. Other (all ages)	d. Total
Number of Programs	135	27	69	231
Total Program Attendance	1,627	505	642	2,774
Describe the library's programs				

In-person, Virtual, and Pre-recorded Program Statistics

In-Person Programs and Program Attendance Annual Count

	a. Children (0-11)	b. Young Adult (12-18)	c. Other (all ages)	d. Total
Number of Programs	72	17	58	147
Total Program Attendance	1,294	481	607	2,382
Describe the library's in-person programs:	Storytimes, English and multilingual early literacy programs, Afterschool programs for elementary, intermediate & teens, performers			

Live Views of Virtual Programs and Virtual Program Attendance Annual Count

	a. Children (0-11)	b. Young Adult (12-18)	c. Other (all ages)	d. Total
Number of Live Virtual Programs	63	10	11	84
Total Live Virtual Program Attendance	333	24	35	392
Total Views of Live Programs Recorded for Asynchronous Viewing	46		48	94
Which platforms does the library use to host the library's live, virtual programs:	Zoom, Google Meet			
Describe the library's live, virtual programs:	Storytimes, Elementary/Intermediate age program, Afterschool programming for elementary, intermediate and Teens, performers & partner programs such as Dinovember, Book Discussions			

Views of Pre-recorded Programs and Pre-recorded Program Attendance Annual Count

	a. Children (0-11)	b. Young Adult (12-18)	c. Other (all ages)	d. Total
Number of Pre-recorded Programs	44	0	19	63
Total Pre-recorded Program Views	249	0	109	358
Which platforms does the library use to host the library's pre-recorded programs:	Facebook; Library website			
Describe the library's pre-recorded programs:	Storytimes, Share-a Song Sunday, Multilingual youth programs, performers, family fun night & bilingual cultural programs, make & takes.			

IV. LIBRARY GOVERNANCE

Library Board Members. List all members of the library board as of the date of this report. List the president first. Indicate vacancies.

First Name	Last Name	Street Address	City	ZIP+4	Email Address
PRESIDENT					
1. Joleen	McBride	2211 Joseph Circle	Reedsburg	53959	kjmcbride@mac.com
2. Kate	Campbell	132 S. Willow St	Reedsburg	53959	kccampbell@jglawfirm.com
3. Stephen	Balda	343 Golf Course Rd	Reedsburg	53959	stephencarolebalda@gmail.com
4. Mike	Gargano	917 Justin Cir	Reedsburg	53959	mgargano@ci.reedsburg.wi.us
5. Natalie	Buckner	146 S Willow St	Reedsburg	53959	natalie.buckner.dvm@gmail.com
6. Linda	Bruun	S2391B E Redstone Dr	LaValle	53941	lbruun@rsd.k12.wi.us
7. Dana	Westedt	327 Walnut St	Reedsburg	53959	bookwoman708@gmail.com
8.					
9.					
10.					
11.					
12.					
Number of Library Board Members Include vacancies in this count					
7					

V. LIBRARY OPERATING REVENUE*Report operating revenue only. Do not report capital receipts here.***1. Local Municipal Appropriations for Library Service** *Only Joint libraries report more than one municipality here*

Municipality Type	Name	Amount
City	Reedsburg - Direct	\$468,000
City	Reedsburg - Indirect	\$10,549
Subtotal 1		\$478,549

2. County**a. Home County Appropriation for Library Service**Subtotal 2a **\$251,518****b. Other County Payments for Library Services**

County Name	Amount	County Name	Amount
Columbia	\$212		
Dane	\$402		
Juneau	\$11,945		
Richland	\$12,290		
Vernon	\$857		
Subtotal 2b			\$25,706

3. State Funds**a. Public Library System State Funds**

Description	Amount	Description	Amount
SCLS Youth Literacy Grant	\$525		
b. Funds Carried Forward from Previous Year		c. Other State Funded Program	
Subtotal 3			\$525

4. Federal Funds *Name of program—for LSTA grant awards, grant number and project title*

Program or Project		Amount
		\$0
Subtotal 4		\$0

5. Contract Income *From other governmental units, libraries, agencies, library systems, etc.*

Name	Amount	Name	Amount
Subtotal 5			

6. Funds Carried Forward <i>Do not include state aid. Report state funds in 3b above.</i>	7. All Other Operating Income \$20,992	8. Total Operating Income <i>Add 1 through 7</i> \$777,290	9. What is the current year annual appropriation provided by governing body(ies) for the public library? \$468,000	10. Was the library's municipality exempt from the county library tax for the report year? Wis. Stat. s. 43.64(2) Yes
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VI. LIBRARY OPERATING EXPENDITURES*Report operating expenditures from all sources. Do not report capital expenditures here.*

1. Salaries and Wages <i>Include maintenance, security, plant operations</i>		2. Employee Benefits <i>Include maintenance, security, plant operations</i>	
\$395,124		\$113,114	
3. Library Collection Expenditures			
a. Print Materials	b. Electronic Materials	c. Audiovisual Materials	d. All Other Library Materials
\$33,669	\$7,507	\$12,082	\$21,569
			e. Subtotal 3
			\$74,827
4. Contracts for Services <i>Include contracts with other libraries, municipalities, and library systems here. Include service provider.</i>			
Provider	Amount	Provider	Amount
SCLS ILS/Technology	\$51,985		
SCLS Delivery	\$2,838		
			Subtotal 4
			\$54,823
5. Other Operating Expenditures			\$51,319
6. Total Operating Expenditures <i>Add 1 through 5</i>			\$689,207
7. Of the expenditures reported in item 6, what were operating expenditures from federal program sources?			

VII. LIBRARY CAPITAL REVENUE, EXPENDITURES, DEBT RETIREMENT, AND RENT

1. Capital Income and Expenditures by Source of Income. <i>Do not report any expenditures reported above. Provide a brief description of any expenditures.</i>			
Source	Brief Description of Expenditure	Revenue	Expenditure
a. Federal		\$0	\$0
b. State		\$0	\$0
c. Municipal	Library Carpeting, Paint, Self-Check/RFID	\$72,000	\$65,216
d. County		\$0	\$0
e. Other		\$0	\$0
2. Debt Retirement	3. Rent Paid to Municipality/County	Total Revenue	Total Expenditure
		\$72,000	\$65,216

VIII. OTHER FUNDS HELD BY THE LIBRARY BOARD

All funds under the library board's control must be reported. Report in this section any funds in the library board's control (except Trust Funds) that have not been reported in a previous section. *Wis. Stat. s. 43.58(6)(a)*

1. Total Amount of Other Funds at End of Year

IX. TRUST FUNDS

1. Total Amount of Trust Funds Held by the Library Board at End of Year

\$352,225

X. STAFF

1. Personnel Listing. Libraries with 15 or fewer employees may report all staff under 1a. Libraries with more than 15 employees, list head librarian, chief assistants, branch librarians, division heads, and other supervisory personnel in 1a. and all other positions in 1b.

a. Employees Holding the Title of Librarian. Indicate advanced degrees in Type of Staff.

Position	Type of Staff	Annual Salary	Hours Worked per Week	Position	Type of Staff	Annual Salary	Hours Worked per Week
Director / Head Librarian	MLS (ALA)	\$66,893	40.00	Supervisory Circ Assistants	Other	\$23,670	39.00
Assistant Director	Librn. no-MLS	\$46,592	40.00	Circulation Assistants	Other	\$51,600	82.00
Youth Services Librarian	MLS (ALA)	\$39,918	40.00				
Reference Services Librarian	MLS (ALA)	\$20,256	20.00				
Circulation Supervisor	Librn. no-MLS	\$35,189	36.00				
Tech Services	Librn. no-MLS	\$40,944	40.00				
Assistant Childrens	MLS (ALA)	\$19,022	25.00				
Circulation Clerk	Other	\$41,881	40.00				

b. Other Paid Staff See instructions

Position	Type of Staff	Total Annual Wages	Hours Worked per Week	Position	Type of Staff	Total Annual Wages	Hours Worked per Week

2. Library Staff Full-Time Equivalents (FTEs). Divide the total hours worked per week for each category by 40 to determine full-time equivalents.

a. Persons Holding the Title of Librarian

Master's Degree from an ALA Accredited Program (FTE)

3.13

Other Persons Holding the Title of Librarian (FTE)

2.90

Subtotal 2a

6.03

b. All Other Paid Staff (FTE)
Include maintenance, plant operations, and security

4.03

c. Total Library Staff (FTE)

10.06

XI. PUBLIC LIBRARY LOANS OF MATERIAL TO NONRESIDENTS

1. Of the total circulation reported for the library from Section III, item 1, what was the total circulation to nonresidents
See instructions for definition of nonresident 49,747

Divide nonresident circulation among the following categories. The total of 2 through 6 below should not be greater than the number reported in item 1 above.		a. Those with a Library	b. Those without a Library	c. Subtotal
2. Circulation to Nonresidents Living in the Library's County		2,472	37,386	39,858
3. Circulation to Nonresidents Living in Another County in the Library System		1,624	769	2,393
4. Circulation to Nonresidents Living in an Adjacent County Not in the Library System		938	6,307	7,245
5. Circulation to All Other Wisconsin Residents 248	6. Circulation to Persons from Out of the State 3			
7. Are the answers to items 1 through 6 based on actual count or survey/sample? Actual	8a. Does the library deny access to any residents of adjacent public library systems on the basis of Wis. Stat. s. 43.17(11)(b)?	8b. If yes, does the library allow residents in adjacent systems to purchase library cards?		

9. Circulation to Nonresidents Living in an Adjacent County Who Do Not Have a Local Public Library			
Name of County	Circulation	Name of County	Circulation
a. Columbia	179	f. Vernon	89
b. Dane	587	g.	
c. Iowa	10	h.	
d. Juneau	3,727	i.	
e. Richland	2,481	j.	

XII. TECHNOLOGY

1. Does the library provide wireless Internet access? Yes	2. Library type of Internet connection Mark all that apply ☒ a. State TEACH line ☒ b. Other broadband connection Local cable, telco, community network, etc.	3. Library use of Internet filtering software or service ☐ a. Yes, on all Internet workstations ☐ b. Yes, on some Internet workstations ☒ c. No filtering on any Internet workstation
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XIII. SELF-DIRECTED ACTIVITIES, STAFF SERVING YOUTH / ADULTS

1. Self-directed Activities Planned, independent activities available for a definite time period which introduce participants to any of the broad range of library services or activities that directly provide information to participants.		a. Children (0-11)	b. Young Adult (12-18)	c. Other (all ages)	d. Total
	Number of Self-directed Activities	5	1	17	23
	Total Self-directed Activity Participation	166	49	456	671
2. Name and email address of primary staff person who serves as the children, youth, or teen librarian. Only the primary person is displayed here.					
a. First Name Jessica	b. Last Name McCarlson	c. Email Address jmccarlson@reedsburglibrary.org			
3. Name and email address of primary staff person who serves as the librarian for adults. Only the primary person is displayed here.					
a. First Name Kris	b. Last Name Houtler	c. Email Address khoutler@reedsburglibrary.org			

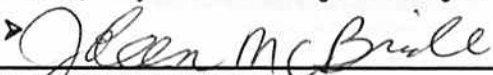
XIV. PUBLIC LIBRARY ASSURANCE OF COMPLIANCE WITH SYSTEM MEMBERSHIP REQUIREMENTS

We assure the Public Library System of which this library is a member and the Division for Libraries and Technology, Department of Public Instruction that this public library is in compliance with the following requirements for public library system membership as listed in Wis. Stats. A check (X) or a mark in the checkbox indicates compliance with the requirement.

- ☒ The library is established under s. 43.52 (municipalities), s. 43.53 (joint libraries), or s. 43.57 (consolidated county libraries and county library services) of the Wisconsin Statutes [s. 43.15(4)(c)1].
- ☒ The library is free for the use of the inhabitants of the municipality by which it is established and maintained [s. 43.52(2), 73 Op. Atty. Gen. 88(1984), and OAG 30-89].
- ☒ The library's board membership complies with statutory requirements regarding appointment, length of term, number of members and composition. [s. 43.54 (municipal and joint libraries), s. 43.57(4) & (5) (consolidated and county library services), and s. 43.60(3) (library extension and interchange)].
- ☒ The library board has exclusive control of the expenditure of all moneys collected, donated, or appropriated for the library fund [s. 43.58(1)].
- ☒ The library director is present in the library at least 10 hours a week while library is open to the public, less leave time [s. 43.15(4)(c)6].
- ☒ The library board supervises the administration of the library, appoints the librarian, who appoints such other assistants and employees as the library board deems necessary, and prescribes their duties and compensation [s. 43.58(4)].
- ☒ The library is authorized by the municipal governing board to participate in the public library system [s. 43.15(4)(c)3].
- ☒ The library has entered into a written agreement with the public library system board to participate in the system and its activities, to participate in interlibrary loan of materials with other system libraries, and to provide, to any resident of the system area, the same library services, on the same terms, that are provided to the residents of the municipality or county that established the member library. This shall not prohibit a municipal, county, or joint public library from giving preference to its residents in library group programs held for children or adults if the library limits the number of persons who may participate in the group program, or from providing remote access to a library's online resources only to its residents. [s. 43.15(4)(c)4].
- ☒ The library's head librarian holds the appropriate grade level of public librarian certification from the Department of Public Instruction [s. 43.15(4)(c)6 and Administrative Code Rules PI 6.03].
- ☒ The library annually is open to the public an average of at least 20 hours each week except that for a library in existence on June 3, 2006, annually is open to the public an average of at least 20 hours or the number of hours each week that the library was open to the public in 2005, whichever is fewer [s. 43.15(4)(c)7].
- ☒ The library annually spends at least \$2,500 on library materials. [s. 43.15(4)(c)8].

XV. CERTIFICATION

I CERTIFY THAT, to the best of my knowledge, the information provided in this annual report and any attachments are true and accurate and the library board has reviewed and approved this report.

President, Library Board of Trustees Signature or designee	Name of President or Designee Print or type	Date Signed
	Joleen McBride	2-11-21
Library Director / Head Librarian Signature	Name of Director / Head Librarian Print or type	Date Signed
	Sue Ann Kucher	2/11/21

STATEMENT CONCERNING PUBLIC LIBRARY SYSTEM EFFECTIVENESS

As required by Wis. Stat. s. 43.58(6)(c), the following statement that the library system either did or did not provide effective leadership and adequately meet the needs of the library must be completed and approved by the library board. The response should be made in the context of the public library system's statutory responsibilities and the funding which it has available to meet those responsibilities.

County

Sauk

The Reedsburg Public Library Board of Trustees hereby states that in 2020 the South Central Library System
Name of Public Library *Name of Public Library System / Service*

- ☒ did provide effective leadership and adequately met the needs of the library.
☐ did not provide effective leadership and did not adequately meet the needs of the library.

Indicate with an X one of the above two statements.

Explanation of library board's response. Attach additional sheets if necessary.

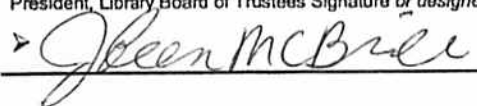
Note: With the approval of the library board of trustees, this statement may be submitted separately from the Annual Report form that is sent to the library system, as an e-mail attachment to LibraryReport@dpi.wi.gov.

The South Central Library System did provide effective leadership to assist the Library in 2020. Among services provided to our library and library staff, were support for regular operations including technology, circulation and patron services. System staff also helped our libraries make transitions to programming models and technology to allow us to create socially-distant workspaces for staff and our patrons in-library. 2020 provided additional challenges for library staff in all elements of library programming, services and planning. While services overall were successful, staff did report that the challenges of remote work environments were noticed in the response times and collaborative results of our interactions with system staff.

CERTIFICATION

The preceding statement was approved by the Public Library Board of Trustees.

Division staff will compile the statements received for each library system and, as required by Wis. Stat. s. 43.05(14), conduct a review of a public library system if at least 30 percent of the libraries in participating municipalities that include at least 30 percent of the population of all participating municipalities report that the public library system did not adequately meet the needs of the library. This statement may be provided to the public library system.

President, Library Board of Trustees Signature or designee	Name of President or Designee <i>Print or type</i>	Date Signed
	Joleen McBride	2-11-21

COMMENTS

SECTION_III

1a. Total Annual Circulation

COVID-19 Pandemic--2021-02-03

1b. Circulation of Children's Materials

COVID-19 Pandemic--2021-02-09

2a. Items Loaned (provided to)

COVID-19 Pandemic--2021-02-09

2b. Items Received (borrowed from)

COVID-19 Pandemic--2021-02-09

5b. Library Visits

COVID-19 Pandemic--2021-02-03

Number of Public Use Computers

Reduced computers due to age, space needs & to prioritize need for staff remote access.--2021-02-09

Number of Public Use Computers with Internet Access

Reduced computers due to age, space needs & to prioritize need for staff remote access.--2021-02-09

Number of Uses (sessions) of Public Internet Computers

COVID-19 Pandemic--2021-02-09

Uses of E-Books By Users of Your Library

Added Hoopla Locally; 14495 system / 486 local--2021-02-04

Uses of E-Audio by Users of Your Library

Added Hoopla ; 9002 system / 709 local--2021-02-04

Uses of E-Video by Users of Your Library

Added Hoopla; 11 system / 267 local--2021-02-04

Total Uses of Children's Electronic Works

Added Hoopla; 14 via Overdrive; 174 via Hoopla--2021-02-04

In-person Total Library Programs

COVID-19 Pandemic--2021-02-09

In-person Total Program Attendance

COVID-19 Pandemic--2021-02-09

Total Library Programs

COVID-19 Pandemic--2021-02-09

Total Program Attendance

COVID-19 Pandemic--2021-02-09

SECTION_V

Amount

Error in entry on 2019 report; should have been 468000.--2021-02-09

SECTION_VI

a. Print Materials

COVID-19 Pandemic--2021-02-09

b. Electronic Materials

COVID-19 Pandemic--2021-02-09

c. Audiovisual Materials

COVID-19 Pandemic--2021-02-09

Other Library Funds

Beginning Balance of Other Funds Under Library Board Control

All Board Held funds reported as Trust Funds--2021-02-09

Total Number of Drop-in Programs

More self-directed activities due to COVID-19 Pandemic.--2021-02-09

Total Participation in Drop-in Activities

More self-directed activities due to COVID-19 Pandemic.--2021-02-09

**Reedsburg Public Library
Status of Trust & Endowment Funds 2020**

	2020 Starting	Credits	Debits	Interest	2020 Ending
Gift/Memorial Funds	\$21,995.42	\$0.00	\$0.00	\$0.00	\$21,995.42
Certificates of Deposit / Savings					
CD x4359	\$49,501.00	\$0.00	\$0.00	\$1,343.86	\$50,844.86
CD 73983	\$13,012.15	\$0.00	\$0.00	\$132.14	\$13,144.29
CD 8990 / CD2442	\$21,173.97	\$0.00	\$0.00	\$533.53	\$21,707.50
CD 101285	\$17,976.42	\$0.00	\$0.00	\$49.53	\$18,025.95
Gift Savings	\$10,344.81	\$700.00	\$0.00	\$5.47	\$11,050.28
Evans Money Market	\$20,213.25	\$0.00	\$0.00	\$49.90	\$20,263.15
Overflow Account	\$83,285.97	\$0.00	\$2,000.00	\$205.18	\$81,491.15
Trust Savings	\$3,829.68	\$0.00	\$0.00	\$0.68	\$3,830.36
Building Fund	\$104,163.43	\$0.00	\$0.00	\$72.71	\$104,236.14
SCLS Foundation	\$ 4,169.04	\$ 498.48	\$ 61.12	\$ 78.68	\$4,685.08
 Reserve Acct held by SCLS for Capital Expenditures	 \$946.99			 \$3.65	 \$950.64
Grand Total of Library Board Accounts	\$350,612.13	\$1,198.48	\$2,061.12	\$2,475.33	\$352,224.82
	Total Additions	\$3,673.81			
	OVERALL CHANGE	\$1,612.69			

STAFF REPORT

AGENDA ITEM: _____

To: Mayor and Common Council
Prepared By: Brian Duvalle
Date of Meeting: March 22, 2021

Subject: Proposed structure demolition bids; Hazard Mitigation Grant Program

BACKGROUND

Three bids were received for demolition of the 2018 flood damaged structures. The bids are divided into two prices because 12 of the properties were approved by FEMA and five properties were approved as alternates. This means they will only be bought if there is money left over from all FEMA-approved Wis municipalities.

Demolition will be funded through the HMGP (87.5%) and the City (12.5%). Funding for four of the properties is also included in the DNR's Municipal Flood Control Grant (MFC). The MFC is to be used to cover the City's 12.5% portion.

The specific property addresses are redacted on the bids per FEMA confidentiality.

Bids: Holtz Excavating - \$243,163 and \$86,300 (alternates)
Zobel & Sons - \$247,950 and \$100,915 (alternates)
Judd Excavating - \$349,550 and \$121,328 (alternates)

ATTACHMENT: Bids – Holtz, Zobel, Judd

Bid Proposal

Submitted By:
HOLTZ LIME, GRAVEL & EXCAVATING, INC.
S5992 Eli Valley Road
Loganville, WI 53943
608/727-5634
608/727-2265 FAX
E-mail: holtzlime@wildblue.net
Contact: Darrell Schlieckau
Contractor #263399
Fed ID#: 39-1838442

Submitted To:
CITY OF REEDSBURG
134 S. Locust
Reedsburg, WI 53959
Job: Demolition of Homes

REVISED
March 9, 2021

We hereby submit specifications and estimates for:

Demolition of the following residences and commercial properties
as noted by address. Bidder acknowledges receipt of the
Requirements & Restoration information packet (sewer capped
on property lot & water shut off at watermain (excavated
in street w/gravel & replace/patch asphalt included – repair of
curb & gutter or sidewalk not included; finished to grade
w/seed & mulch) -

Bid Price Per Property:

\$14,800.00
14,800.00
13,775.00
15,825.00
11,275.00
13,775.00
15,825.00
15,825.00
15,825.00
12,750.00
15,825.00

78,313.00

TOTAL BID PRICE

\$243,163.00

Alternates:

\$14,800.00
16,850.00
15,825.00
15,825.00
23,000.00

NOTE: PAYMENT AND PERFORMANCE BOND INCLUDED.

NOTE: PROJECT IS NOT SUBJECT TO FEDERAL DAVIS-BACON
WAGE OR REPORTING REQUIREMENTS.

* * * * *

NOTE: BID DOES NOT INCLUDE ASBESTOS ABATEMENT OR REMOVAL ON PROPERTIES. ALL ASBESTOS ABATEMENT COMPLETED AND DONE BY OTHERS PRIOR TO START OF DEMOLITION. ALL PERSONAL PROPERTY (INCLUDING MOTOR VEHICLES) LOCATED ON THE PROPERTIES SHALL BE REMOVED BY THE OWNER OR CITY BEFORE DEMOLITION.

NOTE: PLEASE NOTE THE FOLLOWING ASSUMPTIONS & QUALIFICATIONS:

- 1) BID DOES INCLUDE A PERFORMANCE/PAYMENT BOND.**
- 2) Any non-bid items listed above will be billed separate as "extra" items on prior approval before completion.
- 3) All items of work quoted are tied together and may not be separated without our prior approval.**
- 4) The work governed by this quote shall be performed in accordance with any and all applicable federal, state and municipal laws, rules and regulations. The pricing offered in this quote are based solely on the plans, specifications and/or other information actually furnished to us prior to the date of this quote. In the even that construction plans or specifications vary in any material, we reserve the right to alter or update our pricing. Unless otherwise agree to by us, the prices quoted above are valid for a period of thirty (30) days following the date of this quote.
- 5) This quote excludes the following items, unless they are specifically enumerated and quoted above:
 - Governmental approvals, permits or fees;
 - Engineering design;
 - Construction layout or staking;
 - Compaction or density testing;
 - Site or excavation dewatering;
 - Dealing with contaminated soils or water;
 - Cold weather protection or frost removal;
 - Damages or delays caused by others or by conditions not under our control or supervision;
 - Removal or replacement of unsuitable soils;
 - Rock excavation or removal.

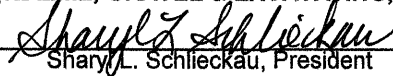
* * * * *

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of ONE HUNDRED EIGHTY-EIGHT THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$188,600.00). Payment to be made as follows: Upon issuance of satisfactory site inspection report by the City of Reedsburg, payment to be made to contractor. Invoices will be issued on a "per address" basis with payment due within thirty (30) days of invoicing.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Wisconsin Lien Law applies if not paid within thirty (30) days after completion.

HOLTZ LIME, GRAVEL & EXCAVATING, INC.

Dated: March 9, 2021

By: 
Sharyl L. Schlieckau, President

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____



Bond Number 2456713

Bid Bond

KNOW ALL BY THESE PRESENTS, That We, Holtz Lime, Gravel & Excavating, Inc. as Principal, and WEST BEND MUTUAL INSURANCE COMPANY, a corporation organized under the laws of the State of Wisconsin and having its principal office in Middleton, Wisconsin, in said State, as Surety, are held and firmly bound unto City of Reedsburg as Owner, in the full and just sum of Five Percent (5 %) of amount bid for the payment whereof said Principal binds its heirs, administrators, and executors and said Surety binds itself, its successors and assigns firmly by these presents

WHEREAS, said Principal has submitted to said Owner a bid or proposal for Demolition and Site Restoration

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that if within Sixty days hereof and in accordance with said proposal a contract shall be awarded to said Principal and the said Principal shall enter into a contract for said work and shall furnish bond with surety as required for its faithful performance then this obligation shall be void, otherwise remain in full force and virtue.

Signed and Sealed this 2 day of March, 20 21

Principal:

Holtz Lime, Gravel & Excavating, Inc.

Witness: Nancy Johana

By: Darrell Schlieckau (SEAL)

Name Typed: Darrell Schlieckau, VP

Title

Surety:

West Bend Mutual Insurance Company

Witness: Julie L. Kothbein

By: Donald A. Lichte (SEAL)

Name Typed: DONALD A. LICHT, Attorney-In-Fact

Title

Agency Name: LICHTE INSURANCE AGENCY INC

Address: 2175 E MAIN ST

REEDSBURG, WI 53959

Phone Number: (608) 524-3113

MICHIGAN ONLY: This policy is exempt from the filing requirements of Section 2236 of the Insurance Code of 1956, 1956 PA 218 and MCL 500.2236.



THE SILVER LINING®

Bond No. 2456713

POWER OF ATTORNEY

Know all men by these Presents, That West Bend Mutual Insurance Company, a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

DONALD A LICHTER

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of:

Ten Million Dollars (\$10,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Mutual Insurance Company at a meeting duly called and held on the 21st day of December, 1999.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Mutual Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

In witness whereof, the West Bend Mutual Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 22nd day of September, 2017.

Attest

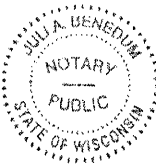
Christopher C. Zwygart
Christopher C. Zwygart
Secretary



Kevin A. Steiner
Kevin A. Steiner
Chief Executive Officer/President

State of Wisconsin
County of Washington

On the 22nd day of September, 2017, before me personally came Kevin A. Steiner, to me known being by duly sworn, did depose and say that he resides in the County of Washington, State of Wisconsin; that he is the President of West Bend Mutual Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli A. Benedum
Juli A. Benedum
Senior Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Mutual Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 2nd day of March, 2021.



Heather A. Dunn
Heather Dunn
Vice President – Chief Financial Officer

Notice: Any questions concerning this Power of Attorney may be directed to the Bond Manager at NSI, a division of West Bend Mutual Insurance Company.

Proposal

Page No.1 of 1 Pages

RAY ZOBEL & SONS, INC.

321 VETERANS DRIVE
REEDSBURG, WI 53959

CONSTRUCTION & LOGGING
GRAVEL, FILL & BLACK DIRT

608-524-2194
608-524-8094 FAX

To: City of Reedsburg	Date: March 15, 2021
P.O. 490	Location:
Reedsburg, WI 53959	Telephone: 524-6404

We hereby submit specifications and estimates for:

DEMOLITION OF PRIMARY PROPERTIES AT:

Includes:

Demolition material hauled to an approved landfill.
Removal of foundation at least 1' below finish grade.
1' minimum hole left in floors for drainage.
Fill foundation hole with clean compactible fill.
Termination of sewer on property and water at the main.
Grade and level site.
Furnish and level topsoil.
Asphalt parking lot removal at 115 N Webb, includes topsoil on parking lot area.
Seed and mulch disturbed area.
Includes Performance Bond.

TOTAL PRICE: \$ 247,950.00

In the event the contractor encounters unforeseen difficulties involving rock, quicksand or other similar problems in the work, additional compensation shall be on the basis of time and materials.

As required by the Wisconsin construction lien law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to co-operate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of
PAYMENT TO BE MADE AS FOLLOWS: Within 30 days after invoiced

AUTHORIZED SIGNATURE: Mark Zobel (sup)

NOTE: This proposal may be withdrawn by us if not accepted within 60 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration and/or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Wisconsin Lien Law applies if not paid within thirty (30) days after completion.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE: _____

SIGNATURE: _____

Proposal

Page No.1 of 1 Pages

RAY ZOBEL & SONS, INC.

321 VETERANS DRIVE
REEDSBURG, WI 53959

CONSTRUCTION & LOGGING
GRAVEL, FILL & BLACK DIRT

608-524-2194
608-524-8094 FAX

To: City of Reedsburg	Date: March 15, 2021
P.O. 490	Location:
Reedsburg, WI 53959	Telephone: 524-6404

We hereby submit specifications and estimates for:

DEMOLITION OF ALTERNATE PROPERTIES AT:

\$ 9,665.00
\$13,200.00
\$13,700.00
\$14,850.00
\$49,500.00

Includes:

Demolition material hauled to an approved landfill.
Removal of foundation at least 1' below finish grade.
1' minimum hole left in floors for drainage.
Fill foundation hole with clean compactible fill.
Termination of sewer on property and water at the main.
Grade and level site.
Furnish and level topsoil.
Seed and mulch disturbed area.
Does not include Performance Bond.

In the event the contractor encounters unforeseen difficulties involving rock, quicksand or other similar problems in the work, additional compensation shall be on the basis of time and materials.

As required by the Wisconsin construction lien law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to co-operate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of
PAYMENT TO BE MADE AS FOLLOWS: Within 30 days after invoiced

AUTHORIZED SIGNATURE: Mark Zobel (dy)

NOTE: This proposal may be withdrawn by us if not accepted within 60 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration and/or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Wisconsin Lien Law applies if not paid within thirty (30) days after completion.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE: _____

SIGNATURE: _____



Bond Number 2457140

Bid Bond

KNOW ALL BY THESE PRESENTS, That We, Ray Zobel & Sons, Inc. as Principal, and WEST BEND MUTUAL INSURANCE COMPANY, a corporation organized under the laws of the State of Wisconsin and having its principal office in Middleton, Wisconsin, in said State, as Surety, are held and firmly bound unto City of Reedsburg as Owner, in the full and just sum of Five Percent (5 %) of amount bid for the payment whereof said Principal binds its heirs, administrators, and executors and said Surety binds itself, its successors and assigns firmly by these presents

WHEREAS, said Principal has submitted to said Owner a bid or proposal for Demolition and Site Restoration

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that if within Sixty days hereof and in accordance with said proposal a contract shall be awarded to said Principal and the said Principal shall enter into a contract for said work and shall furnish bond with surety as required for its faithful performance then this obligation shall be void, otherwise remain in full force and virtue.

Signed and Sealed this 2 day of March, 20 21

Principal:

Ray Zobel & Sons, Inc.

Witness: Diane Fush

By: Edward Zobel (SEAL)

Name Typed: Edward Zobel, President

Title

Surety:

West Bend Mutual Insurance Company

Witness: Julia Karbein

By: Donald A. Lichte (SEAL)

Name Typed: DONALD A. LICHTER, Attorney-In-Fact

Title

Agency Name: LICHTE INSURANCE AGENCY INC

Address: 2175 E MAIN ST

REEDSBURG, WI 53959

Phone Number: (608) 524-3113

MICHIGAN ONLY: This policy is exempt from the filing requirements of Section 2236 of the Insurance Code of 1956, 1956 PA 218 and MCL 500.2236.



THE SILVER LINING®

Bond No. 2457140

POWER OF ATTORNEY

Know all men by these Presents, That West Bend Mutual Insurance Company, a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

DONALD A LICHTE

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of:

Ten Million Dollars (\$10,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Mutual Insurance Company at a meeting duly called and held on the 21st day of December, 1999.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Mutual Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

In witness whereof, the West Bend Mutual Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 22nd day of September, 2017.

Attest

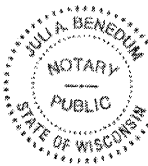
Christopher C. Zwygart
Secretary



Kevin A. Steiner
Chief Executive Officer/President

State of Wisconsin
County of Washington

On the 22nd day of September, 2017, before me personally came Kevin A. Steiner, to me known being by duly sworn, did depose and say that he resides in the County of Washington, State of Wisconsin; that he is the President of West Bend Mutual Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli A. Benedum
Senior Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Mutual Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 2nd day of March, 2021.



Heather Dunn
Vice President – Chief Financial Officer

Notice: Any questions concerning this Power of Attorney may be directed to the Bond Manager at NSI, a division of West Bend Mutual Insurance Company.



Judd Excavating, LLC
S5888 Eli Valley Road
Loganville, WI 53943

Estimate

Date	Estimate #
2/10/2021	1139

Name / Address
City of Reedsburg

Description	Total
Dumpster	157,000.00
Backhoe Excavation	43,750.00
Skid Steer	24,000.00
Sand	54,000.00
Topsoil	21,600.00
Roller Compactor	3,600.00
Trucking	20,000.00
Seeding & Mulching	5,600.00
Disposal of Concrete	20,000.00
Keep for your records!	
Proposal to hereby furnish material and labor, complete in accordance with above specifications, for the sum of:	\$349,550.00
As required by the Wisconsin Construction Lien Law, Builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to their mortgage lender, if any. Builder agrees to cooperate with the owner and their lender, if any, to see that all potential lien claimants are duly paid. Wisconsin Lien Law applies if not paid within thirty (30) days after completion.	
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.	Rock Clause: If at any time during the excavating or bulldozing process, rock is hit that is unknown the bid will automatically be adjusted to cover additional time and equipment. Also, not liable for damage to roads due to loading or unloading equipment at job site. Note: This proposal may be withdrawn if not accepted within 30 days.
Payment to be made as follows: Payment to be received in full by invoice due date. Owner agrees to pay interest at 1.5% per month on overdue account balance and attorney fees if collection is required. If at any time during the job a change occurs that may result in more work and/or product leading to an increase in the final invoice the owner will be contacted prior to adding or starting any new work not listed on this estimate.	

Acceptance of Estimate: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do as specified.
Payment will be as outlined above.

Authorized Client Signature _____

Contractor Signature _____

Phone #	E-mail	Web Site
608-415-8326	danjudd74@yahoo.com	www.juddexcavating.wordpress.com



Judd Excavating, LLC
S5888 Eli Valley Road
Loganville, WI 53943

Estimate

Date	Estimate #
2/23/2021	1141

Name / Address
City of Reedsburg

Description	Total
	24,528.00 20,450.00 23,250.00 24,600.00 28,500.00
Keep for your records!	
Proposal to hereby furnish material and labor, complete in accordance with above specifications, for the sum of:	\$121,328.00
As required by the Wisconsin Construction Lien Law, Builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to their mortgage lender, if any. Builder agrees to cooperate with the owner and their lender, if any, to see that all potential lien claimants are duly paid. Wisconsin Lien Law applies if not paid within thirty (30) days after completion.	
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.	Rock Clause: If at any time during the excavating or bulldozing process, rock is hit that is unknown the bid will automatically be adjusted to cover additional time and equipment. Also, not liable for damage to roads due to loading or unloading equipment at job site. Note: This proposal may be withdrawn if not accepted within 30 days.
Payment to be made as follows: Payment to be received in full by invoice due date. Owner agrees to pay interest at 1.5% per month on overdue account balance and attorney fees if collection is required. If at any time during the job a change occurs that may result in more work and/or product leading to an increase in the final invoice the owner will be contacted prior to adding or starting any new work not listed on this estimate.	

Acceptance of Estimate: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do as specified.
Payment will be as outlined above.

Authorized Client Signature _____ Contractor Signature *Dan Judd*

Phone #	E-mail	Web Site
608-415-8326	danjudd74@yahoo.com	www.juddexcavating.wordpress.com

City of Reedsburg
Request for Demolition & Site Restoration Bids
FEMA Hazard Mitigation Grant Program

The City of Reedsburg requests bids in connection with administration of FEMA Hazard Mitigation Grant Program (HMGP) for demolition and site restoration on the following properties:

Demolition and finished grading shall be completed on the Primary properties within 90 days (90) of the real estate closings for each. Demolition on the Alternate properties shall occur if additional funding becomes available at a later date. For reference pictures and information, properties can be searched at <http://search.apraz.com/search.asp>

Included: Disconnection of water services and other utilities

Not Included: Asbestos inspections and abatement

FEMA regulations require 100% performance bond and full liability insurance. Additional FEMA requirements for demolition of structures and site restoration are attached and incorporated by reference.

Bids must be received by Brian Duvalle at the address below not later than **10:00 AM on March 2, 2021**. Bids may be submitted as hard copy or soft copy by e-mail.

The City of Reedsburg reserves the right to reject any and all bids. Bids will be reviewed within 10 days following the bid opening, and the contractor selected will be notified of the contract award.

If you have any questions, please contact:

Brian Duvalle
134 S. Locust St
Reedsburg, WI 53959
608-524-6404
bduvalle@ci.reedsburg.wi.us

REQUIREMENTS FOR DEMOLITION OF STRUCTURES AND SITE RESTORATION

44 CFR 80.17(d) requires that structures must be removed by demolition within 90 days of acquisition. This does not include site restoration; that may take place after 90 days of acquisition but prior to grant closeout. *FEMA Hazard Mitigation Guidance Addendum, Section A, Property Acquisition and Structure Demolition or Relocation for Open Space, dated February 27, 2015* on page 20 states, "Even if numerous properties are purchased on different dates, the Recipient and Subrecipient are still responsible for structural disposal and removal within 90 days of settlement for each property." 44 CFR 80.17(d) states, "The FEMA Regional Administrator may grant an exception to this deadline only for a particular property based upon written justification if extenuating circumstances exist, but shall specify a final date for removal." For disaster declarations in the State of Wisconsin that fall under a Program Administration by States agreement with FEMA, the State can issue time extensions for demolitions. The State-Local HMGP Assistance Agreement (signed by all subrecipients upon grant approval) includes this requirement.

Subrecipient must adhere to these regulations so that funds are not jeopardized. If demolition of the structure cannot be completed within 90 days, subrecipients need to submit a request to Wisconsin Emergency Management prior to the 90 days requesting an extension. The request will need to identify the structure(s), the extraordinary circumstance requiring the extension, and the expected date for demolition to be completed. Attached is a worksheet that can be used in requesting the extension. We recognize that it is not always possible to demolish the structure within 90 days, but you do need to request an extension per 44 CFR 80.17(d).

If the approved scope of work is for demolition, that means the structures must be demolished. Demolition contractors are encouraged to salvage and recycle when possible. Salvage means such things as a tin roof, bricks, or something on that order. It does not mean moving the entire structure. Moving of structures would be considered a "relocation" project and not demolition and would have to be identified in the original application's scope of work as well as be approved in the Record of Environmental Consideration (REC).

In preparing demolition bids and contracts, you should refer to the following guidance:

- The conditions identified in the Record of Environmental Considerations (REC) included with the grant award documents and identified under number 2 or 3 of the State-Local HMGP Assistance Agreement signed by the subrecipient and State.
- FEMA Hazard Mitigation Guidance Addendum, Section A, Property Acquisition and Structure Demolition or Relocation for Open Space, pages 20-21.

Below are demolition guidelines that are to be used by subrecipients in developing their own demolition procedures. Subrecipients should check with the appropriate agencies to ensure that all applicable local and state laws are being followed in developing the procedures.

After taking ownership of any property, the subrecipient should secure the structures (i.e., lock windows and doors, disconnect electricity and gas, shut off water and other utility lines) until demolition can be completed.

In addition, the acquiring agency should clearly post the following warning at all property entrances: "No Trespassing by Order of the (City/County) Board. Violators will be prosecuted to the fullest extent of the law."

The following items need to be addressed during demolition and should be included in demolition contracts:

- Timelines/deadlines for the demolition of each structure as required by the grant.

- A Notification of Demolition and/or Renovation and Application for Permit Exemption (NR 406, 410, and 447 Wisc.AdmCode) may be required. Contact the Department of Natural Resources to request permit application materials.

- Removal of demolition debris and household hazardous waste to an approved landfill (this includes debris from the demolition of houses, garages, driveways, sidewalks, and above grade concrete slabs) in accordance with Wisconsin Administrative Code NR 500 and NR600 and any other applicable codes.

- Abatement of asbestos and/or lead-based paint.

- Permitted disposal of fuel tanks that support a residential use only. Underground storage tanks that support residential use must be abandoned according to Wisconsin Department of Safety and Professional Services, <http://dsps.wi.gov>, requirements. The presence of any hazardous substance must be reported to the Wisconsin Department of Natural Resources.

- Removal of all structure foundations and basement walls to at least 1 foot below the finished grade of the site.

- Filling of basements with compacted clean fill (basement floors must have a minimum of 1-foot-diameter hole in the floor to allow for drainage).

- Removal of only those trees that restrict the demolition work on any structure.

- Termination of all abandoned utilities at least 2 feet below the finish grade of the site per state and local laws.

- Grading, leveling, and site stabilization of all demolition sites. Seed site where appropriate.

- Abandonment of septic tanks per WI Administrative Code SPS 383.33 and any other applicable laws or codes.

Abandon wells in accordance with WI Administrative Code NR 812.26 and any other applicable laws or codes. All unused wells shall be properly filled and sealed before demolition work begins, and wells discovered during demolition work must also be properly filled and sealed. A Well Abandonment Report Form (DNR Form #3300-5) should be submitted to the Department of Natural Resources.

During demolition of the structure, placement of equipment and stockpiling of structural debris will be confined to the front and back of the structure; heavy equipment will, where possible, be kept on the driveway, the street or other hard surfaces.

No on-site disposal of demolition debris will be allowed; all debris resulting from the demolition must be deposited in an approved landfill area; no debris can be deposited in wetland or floodplain areas. A local or state permit may be necessary for work conducted in the floodplain and must be obtained prior to demolition.

No on-site granular material will be excavated or stripped to use for capping the foundation and/or for final landscaping.

Secure erosion control permit under NR 216 if the property will impact more than one acre.

Retain an adequate depth of topsoil to encourage the establishment of vegetation.

The contractor should be encouraged to offset his/her quote by any salvage he/she may realize.

The subrecipient (municipality) is discharged from any liability related to the demolition and disposal of debris. The contractor is to provide a 100% performance bond and full liability insurance.

The contractor is responsible for complying with all state and local laws.

Demolition, clearance, disposal, and site preparation will be by contract with the recipient and contractor, with subcontracts to be the full responsibility of the contractor.

We caution subrecipients to watch out for falsified landfill receipts and low-quality demolitions. It is very strongly recommended that subrecipients engaged in demolitions have someone delegated to supervise and monitor the actual demolitions to ensure contract compliance. On large-scale projects, having a pre-bid meeting with prospective contractors may be helpful.

3. The subrecipient will adhere to the special conditions as identified in the approval letter for the Record of Environmental Consideration (REC), dated June 25, 2020, in completing the project.
- Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
 - If ground-disturbing activities occur during implementation, the subrecipient will monitor excavation activity, and if any artifacts or human remains are found during the excavation process all work is to cease, and the subrecipient will notify WEM, FEMA, and the State Historic Preservation Officer (SHPO).
 - No trees 3 inches in diameter or greater at breast height may be cut between April 1 and September 30 of any year. If this time restriction cannot be met, the applicant must contact the State and FEMA for additional consultation with USFWS.
 - A local or state permit may be necessary for construction in the floodplain and must be obtained prior to any construction on this project.
 - A Notification of Demolition and/or Renovation and Application for Permit Exemption (Wis. Admin. Code NR 406, 410, and 447) may be required. Contact DNR to request additional information and permit application materials.
 - If demolition activities result in an area of disturbance of more than 10,000 square feet within 300 feet of the waterway, then a Chapter 30 permit approval will be required. The application can be found at <http://dnr.wi.gov/permits/water/>. If dewatering is required, the dirty water removed should be pumped into a stilling basin before it is allowed to enter any waterway.
 - Erosion prevention and sediment control as defined by the WDNR must be employed throughout the construction period to avoid impacting nearby waterways or wetlands. The subrecipient must secure an erosion control permit under Wis. Admin. Code NR 216 if the project will impact more than one acre.
 - No on-site disposal of demolition debris will be allowed; all debris resulting from the demolition of existing structures must be deposited in an approved landfill; no debris can be deposited in a floodplain or wetland.
 - No on-site granular material will be excavated or stripped to use for capping the foundation and/or for final landscaping. In addition, placement of equipment and stockpiling of structural debris will be confined to the front and back of the structure; heavy equipment will, where possible, be kept on the driveway, the street, or other hard surfaces.
 - All borrow or fill material must come from pre-existing stockpiles or commercially procured material from a pre-existing source. If this is not the case, the subrecipient shall inform WEM and FEMA of the fill source so required agency consultations can be completed, and FEMA approval will be required prior to beginning ground disturbing activities.
 - The subrecipient must follow all applicable local, state, and federal laws, regulations, and requirements for the abatement and disposal of lead, asbestos, and other routinely encountered hazardous substances. If there is an unusual material encountered or there is an extraordinary amount of lead, asbestos, or other routinely encountered material,

the subrecipient must also contact the recipient and the relevant agency with authority for regulation of the material.

- If petroleum underground storage tanks or septic systems are present, they should be abandoned according to state regulations.
- Private septic tanks must be abandoned according to Wis. Admin. Code NR 812 and per Wisconsin Department of Safety and Professional Services codes.
- If private water supply wells are present, they should be properly abandoned per Wis. Admin. Code NR 812.26. All unused wells shall be properly filled and sealed before demolition work begins, and wells discovered during demolition work must also be properly filled and sealed in accordance with NR 812.26. Submit Well Abandonment Report Forms (DNR Form #3300-5) to DNR.
- Steel, concrete, and other demolition materials should be recycled to the extent possible. Waste that cannot be recycled must be characterized and managed properly.
- Best management practices will be applied to the property.
- This review does not address all federal, state, and local requirements. Acceptance of federal funding requires recipient and subrecipient to comply with all federal, state, and local laws. Failure to obtain all appropriate federal, state, and local environmental permits and clearances may jeopardize federal funding.

4. The prospective participants were provided and signed the written "Notice of Voluntary Interest Statement" which states that participation in the program is voluntary and that the subrecipient will not use eminent domain authority to acquire the property should negotiations fail.
5. The subrecipient will provide the "Statement of Voluntary Participation" signed by the property owner and the subrecipient based on the fair market value of the property as determined by the approved appraisal for the property.
6. The subrecipient has consulted with the US Army Corps of Engineers and determined that no plans exist for the property for the construction of flood damage reduction levees including berms, floodwalls and dikes; has rejected consideration of such measures in the future in the project area; and instead has chosen to proceed with acquisition of permanent open space.
7. The subrecipient has coordinated with the Wisconsin Department of Transportation to ensure that planning or future use documents do not contain any planned improvements or enhancements to federal aid highway systems or other state transportation projects that would affect the property proposed for acquisition.
8. The subrecipient will provide certification that each participant who will receive pre-event fair market value is a National of the United States or qualified alien by asking all acquisition project participants (property owners) to certify that they are either a national of the United States or a qualified alien. Participants who refuse to certify, or who are not nationals of the United States or qualified aliens, will receive no more than the appraised current fair market value for their property.

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project 4402.20-R

Title: Village of Reedsburg Acquisition / Demolition Project

NEPA DETERMINATION

Non Compliant Flag: No	EA Draft Date:	EA Final Date:
EA Public Notice Date:	EA Fonsi	Level: CATEX
EIS Notice of Intent	EIS ROD Date:	

Comment The City of Reedsburg in Sauk County, Wisconsin is proposing the acquisition and demolition of up to 19 flood-prone properties located in the floodplain of the Baraboo River. The properties included are identified by street address below with additional information on each included in the attached list.

637 S Pine Street, Reedsburg, WI 53959, 115 N Webb Avenue, Reedsburg, WI 53959 (movie theater), 215 N James Avenue, Reedsburg, WI 53959, 247 N James Avenue, Reedsburg, WI 53959, 149 N James Avenue, Reedsburg, WI 53959, 335 W 2nd Street, Reedsburg, WI 53959, 450 W 2nd Street, Reedsburg, WI 53959, 503 La Valle Street, Reedsburg, WI 53959, 340 La Valle Street, Reedsburg, WI 53959, 115 Granite Avenue, Reedsburg, WI 53959, 136 Granite Avenue, Reedsburg, WI 53959, 500 W Main Street, Reedsburg, WI 53959, 401 W Main Street, Reedsburg, WI 53959, 402 W Main Street, Reedsburg, WI 53959, 117 N Webb Avenue, Reedsburg, WI 53959 (parking lot), 542 Clark Street, Reedsburg, WI 53959, 420 La Valle Street, Reedsburg, WI 53959, 410 South Avenue, Reedsburg, WI, 53959 (commercial), 227 N James Avenue, Reedsburg, WI 53959 (vacant lot)

Acquisition and demolition of these properties will establish permanent open space in this area which will result in a reduction of damages and lessen the impact of flooding to the local community. Deed restrictions will be placed on the acquired parcels to prohibit future development and dedicate the land to open space in perpetuity. See conditions.

A public notice was published in the Reedsburg Independent on July 11, 2019. No responses were received.

This project has been determined to be categorically excluded from the need to prepare either an Environmental Impact Statement or Environmental Assessment in accordance with CATEX N3 as implemented under FEMA Instruction 108-1-1 and DHS Instruction 023-01-001-01, Rev. 1. Particular attention should be given to the project conditions before and during project implementation. Failure to comply with these conditions may jeopardize federal assistance including funding. - dnagle2 - 06/25/2020 19:12:14 GMT

CATEX CATEGORIES

Catex Category Code	Description	Selected
*n3	(*n3) Federal Assistance for Property Acquisition and Demolition. Federal assistance for the acquisition of properties and the associated demolition and removal when the acquisition is from a willing seller, the assistance is solely for the purposes of financial compensation for the acquisition, and the land is deed restricted to open space, recreational, wildlife habitat, or wetland uses in perpetuity. The CATEX does not apply to subsurface uses of acquired properties, or acquired properties with encumbrances or easements authorizing current or future subsurface uses that are not allowable and compatible with open space. This CATEX covers actions associated with the determination of program eligibility. This CATEX does not cover Federal assistance actions that involve acquisition for the purpose of construction or development at a site in the acquired property. The use of eminent domain is explicitly excluded from the CATEX.	Yes

EXTRAORDINARY

Extraordinary Circumstance Code	Description	Selected ?
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RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project 4402.20-R

Title: Village of Reedsburg Acquisition / Demolition Project

No Extraordinary Circumstances were selected

ENVIRONMENTAL LAW / EXECUTIVE ORDER

Environmental Law/ Executive Order	Status	Description	Comment
Clean Air Act (CAA)	Completed	Project will not result in permanent air emissions - Review concluded	
Coastal Barrier Resources Act (CBRA)	Completed	Project is not on or connected to CBRA Unit or otherwise protected area - Review concluded	
Clean Water Act (CWA)	Completed	Project would not affect any water of the U.S. - Review concluded	
Coastal Zone Management Act (CZMA)	Completed	Project is not located in a coastal zone area and does not affect a coastal zone area - Review concluded	
Executive Order 11988 - Floodplains	Completed	Located in floodplain or effects on floodplain/flood levels	Per Flood Insurance Rate Map (FIRM) panels 55111C0194F and 5111C0192F, effective on 11/20/2013, the properties at 410 South Avenue, 115 N Webb Avenue, 215 N James Avenue, 247 N James Avenue, 149 N James Avenue, 335 W 2nd Street, 450 W 2nd Street, 503 La Valle Street, 340 La Valle Street, 115 Granite Avenue, 500 W Main Street, 401 W Main Street, 402 W Main Street, 117 N Webb Avenue, 420 La Valle Street, 542 Clark Street, and 227 N James Avenue are located in Zone AE, and the properties at 637 S Pine Street and 136 Granite Avenue are located in Zone AE, Floodway, areas with 1% annual chance of flooding (formerly the 100-year floodplain). Project is the acquisition/demolition of flood-prone structures. The removal of these structures and subsequent conversion to open space will improve the natural and beneficial floodplain function at this project site. - dnagle2 - 06/25/2020 19:24:23 GMT
	Completed	Beneficial Effect on Floodplain Occupancy/Values - Review concluded	
Executive Order 11990 - Wetlands	Completed	Located in wetlands or effects on wetlands	Per National Wetlands Inventory, properties at 115 N Webb Avenue and 117 N Webb Avenue are located in or near a wetland. Project is acquisition and demolition of flood-prone structures, which is not likely to affect wetland values. - dnagle2 - 06/25/2020 19:24:55 GMT

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project 4402.20-R

Title: Village of Reedsburg Acquisition / Demolition Project

Environmental Law/ Executive Order	Status	Description	Comment
	Completed	Beneficial Effect on Wetland - Review concluded	
Executive Order 12898 - Environmental Justice for Low Income and Minority Populations	Completed	Low income or minority population in or near project area	
	Completed	No disproportionately high and adverse impact on low income or minority population - Review concluded	
Endangered Species Act (ESA)	Completed	Listed species and/or designated critical habitat present in areas affected directly or indirectly by the federal action	Project information submitted to IPaC on May 14, 2020 resulted in the identification of the threatened and endangered species noted in the attached species list. This project may affect the threatened Northern Long-Eared Bat and the endangered Indiana Bat, a federally listed species. Per consultation with FWS, potential impacts are mitigated by complying with certain restrictions. The IPaC response also identified other threatened and endangered species noted in the attached species list. The project proposes acquisition and demolition of 19 flood-prone structures located in the floodplain of the Kickapoo River. No impacts to listed species are anticipated. See condition. - dnagle2 - 06/25/2020 19:18:24 GMT
	Completed	No effect to species or designated critical habitat (See comments for justification) - Review concluded	
Farmland Protection Policy Act (FPPA)	Completed	Project does not affect designated prime or unique farmland - Review concluded	
Fish and Wildlife Coordination Act (FWCA)	Completed	Project does not affect, control, or modify a waterway/body of water - Review concluded	
Migratory Bird Treaty Act (MBTA)	Completed	Project located within a flyway zone	
	Completed	Project does not have potential to take migratory birds - Review concluded	
Magnuson-Stevens Fishery Conservation and Management Act (MSA)	Completed	Project not located in or near Essential Fish Habitat - Review concluded	

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project 4402.20-R

Title: Village of Reedsburg Acquisition / Demolition Project

Environmental Law/ Executive Order	Status	Description	Comment
National Historic Preservation Act (NHPA)	Completed	Standard Section 106 review	Pursuant to Stipulation I.B(1)(b) and Section IV of Appendix D of the Statewide Programmatic Agreement effective July 18, 2017, FEMA regards the SHPO's comments dated March 5, 2019 and July 31, 2019, as concurrence with FEMA's June 1, 2020 finding of no historic properties affected. Documentation attached. FEMA consulted with Menominee Indian Tribe of Wisconsin, Upper Sioux Community of Minnesota, and Winnebago Tribe of Nebraska on May 21, 2020 and received no response(s) to FEMA's finding. FEMA consulted with Ho-Chunk Nation and Miami Tribe of Oklahoma on May 21, 2020 and received responses on May 21, 2020 and June 2, 2020 to FEMA's finding (attached). - dnagle2 - 06/25/2020 19:14:53 GMT
	Completed	Building or structure 50 years or older or listed on the National Register in the project area and activity not exempt from review	
	Completed	Determination of No Historic Properties Affected (FEMA finding/SHPO/THPO concurrence attached) - Review concluded	
	Completed	Project affects undisturbed ground	
	Completed	Project area has potential for presence of archeological resources	
	Completed	Determination of no historic properties affected (FEMA finding/SHPO/THPO concurrence attached) - Review concluded	
State Hazardous Materials and Solid Waste Laws	Completed	Review concluded	Per Wisconsin Department of Commerce letter dated August 15, 2007, known contamination at the site located at 430 South Avenue does not pose a significant threat to human health and the environment. While the site is considered closed there remains residual contamination in the area. Conditions apply to ground disturbing actions located at 410 South Avenue. For additional information refer to DNR DRRTS Number: 02-57-368770. See conditions. - dnagle2 - 06/25/2020 19:23:21 GMT
Wild and Scenic Rivers Act (WSR)	Completed	Project is not along and does not affect Wild and Scenic River - Review concluded	

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project 4402.20-R

Title: Village of Reedsburg Acquisition / Demolition Project

CONDITIONS

Special Conditions required on implementation of Projects:

No trees 3 inches in diameter or greater at breast height may be cut between April 1 and September 30 of any year. If this time restriction cannot be met, the applicant must contact the State and FEMA for additional consultation with USFWS.

Source of condition: Endangered Species Act (ESA)

Monitoring Required: No

No on-site granular material will be excavated or stripped to use for capping the foundation and/or for final landscaping. In addition, placement of equipment and stockpiling of structural debris will be confined to the front and back of the structure; heavy equipment will, where possible, be kept on the driveway, the street, or other hard surfaces.

Source of condition: National Historic Preservation Act (NHPA)

Monitoring Required: No

All borrow or fill material must come from pre-existing stockpiles or commercially procured material from a pre-existing source. If this is not the case, the subrecipient shall inform FEMA of the fill source so required agency consultations can be completed and FEMA approval will be required prior to beginning ground disturbing activities.

Source of condition: National Historic Preservation Act (NHPA)

Monitoring Required: No

The following condition applies only to the property at 410 South Avenue, Reedsburg. During the course of site demolition, if contaminated soil is encountered, it should be treated, stored or disposed according to Wisconsin Administrative Code. In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent contact and a health threat to humans.

Source of condition: State Hazardous Materials and Solid Waste Laws

Monitoring Required: No

All debris resulting from the demolition of existing structures must be deposited in an approved landfill; no debris can be deposited in a floodplain or wetland.

Source of condition: State Hazardous Materials and Solid Waste Laws

Monitoring Required: No

Erosion prevention and sediment control best practices must be employed throughout the construction period to avoid impacting nearby waterways or wetlands.

Source of condition: NEPA Determination

Monitoring Required: No

The applicant must follow all applicable local, state, and federal laws, regulations, and requirements for the abatement and disposal of lead, asbestos, and other routinely encountered hazardous substances. If an unusual material or an extraordinary amount of lead, asbestos, or other routinely encountered material is encountered, the applicant also must contact the relevant agency with authority for regulation of the material.

Source of condition: NEPA Determination

Monitoring Required: No

Standard Conditions:

Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.

This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.

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

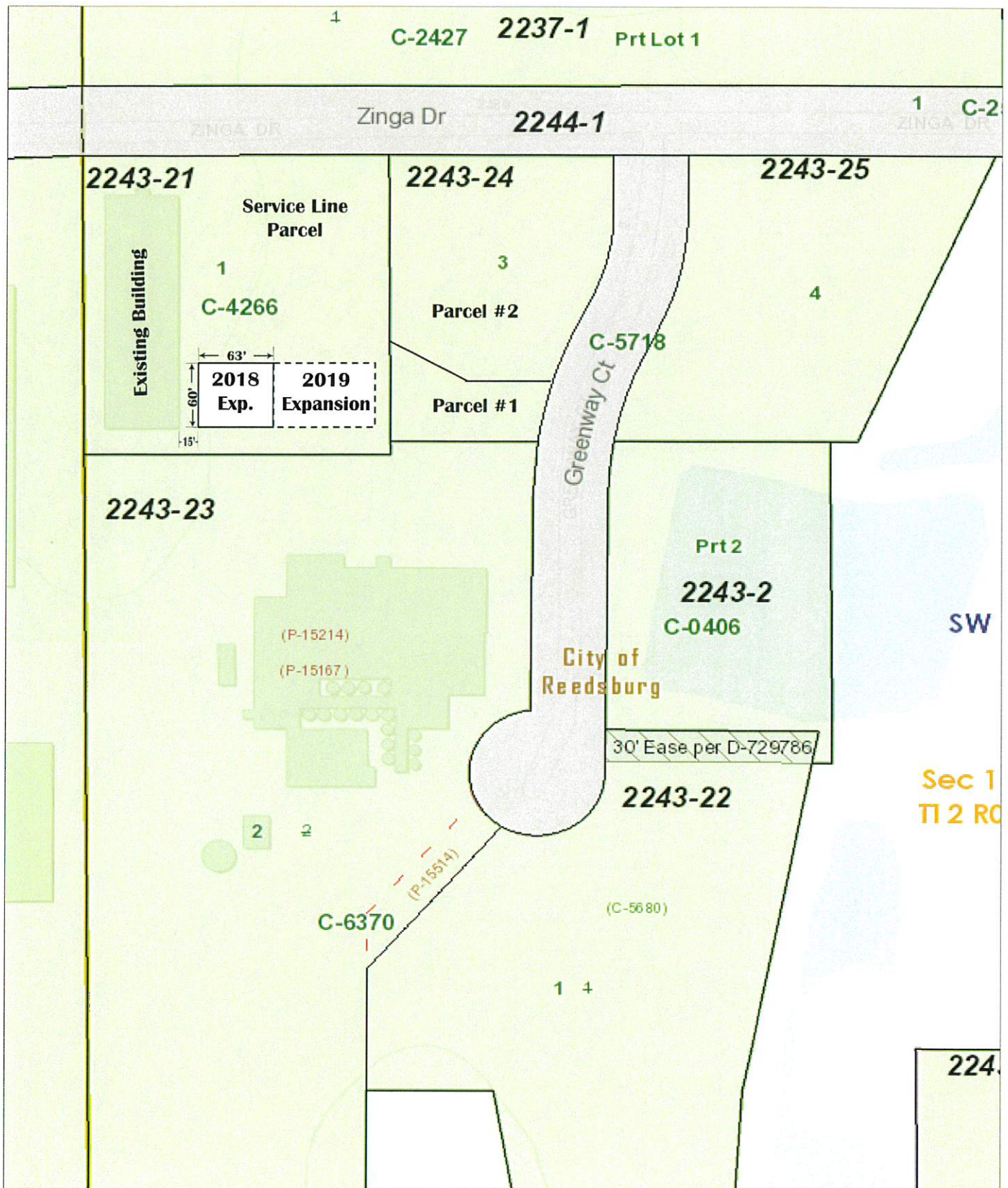
1. Previous Dev. Cost of 0.3 + 0.7 Acre Parcel (Paid by TID No. 4)	= \$	40,000
2. 2018 Development Costs		
a. Up-Front Direct Business Assistance Grant	= \$	4,000
c. Capitalized Interest & Borrowing Costs.....	= \$	760
d. Soft Costs (Legal, CSM, Land Transfer, Consultant, etc.)	= \$	4,240
e. Subtotal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

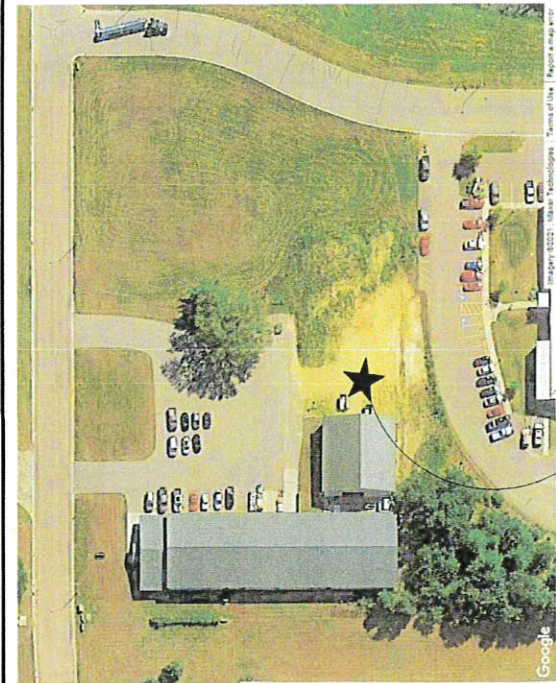
B. City TIF Financial Summary

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

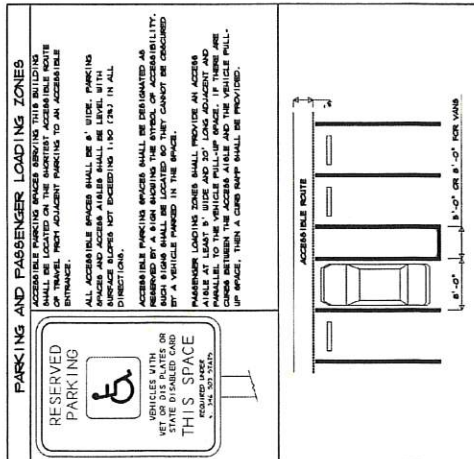
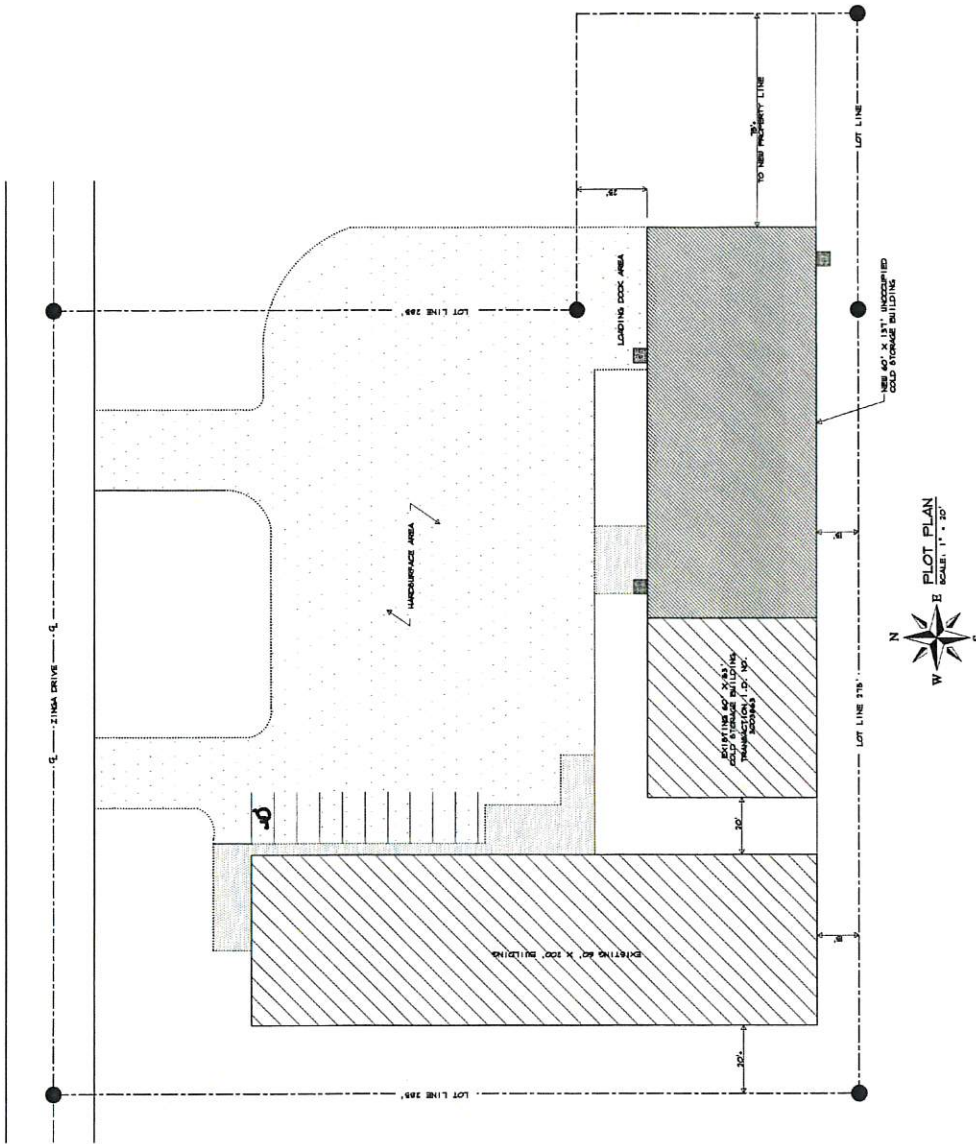
C. Security Provided to City by Developer

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





PROJECT LOCATION



This Drawing and Design is made exclusively for the party named in the Title Block. It remains the property of HARTJE LUMBER, INC. and may not be reproduced or copied in whole or part by any method without prior written consent of HARTJE LUMBER, INC.	DRAWN BY:		HARTJE  LUMBER, INC.	E4525A SCHUETTE ROAD P.O. BOX 389 LAVALLUE, WI 53941 PHONE: 800-362-5898 OR 608-985-7207	OWNER: DAVID BARNETT THE PROPERTIES P.O. BOX 28 REEDSBURG, WI 53952	BUILDERS: ZATYKOW CONSTRUCTION 88449 KOCH ROAD NORTH FREEDOM, WI 53951 PROJECT: 40' X 131' X 14' CLEAR COLD STORAGE BUILDING LOCATION	SHEET 6 OF 6 JOB NO. 2109
	DATE: 3/10/21						
	M.T.M.						

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

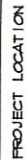
Service Line, Inc.

David Barney, President

Date

Witness

Date



This Drawing and Design is made exclusively for the party named in the Title Block. It remains the property of HARTJE LUMBER, INC. and may not be reproduced or copied in whole or by any method without prior written consent of HARTJE LUMBER, INC.



HARTJE
LUMBER, INC.

BUILDING:	ZABTROW CONSTRUCTION
	EB46'S KOCH ROAD
	NORTH FREEDOM, IL 63581
PROJECT:	60' X 19' X 16' CLEAR

SHEET
6 OF 6
JOB NO.

ORDINANCE NO. 1919-21

(Speed Limit on N. Golf Course Road/S. Golf Course Road, Chapter 615-2)

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

SECTION 1: PURPOSE.

The purpose of this ordinance is to reduce the speed limit on N. Golf Course Road from Eighth Street (N. Reedsburg Road) to E. Main Street (STH 23/33) and on S. Golf Course Road to approximately 800 feet south of E. Main Street (STH 23/33) from 35mph to 25mph.

SECTION II: PROVISION AMENDED.

City of Reedsburg Code Section 615-2(B) is hereby amended by this ordinance.

SECTION III: 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 IV: CONFLICTING PROVISIONS REPEALED.

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

SECTION V: EFFECTIVE DATE.

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

SECTION VI: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 615-2.

Dated this 22nd day of March 2021.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:

February 22, 2021

Public Hearing Noticed:

March 4, 2021

2nd Reading at Council/Public Hearing:

March 22, 2021

Published, Enactment Date:

April 1, 2021

RESOLUTION
(Fuhrman CSM – Town of Reedsburg; Parcel #030-0627-00000)

File No. 4432-21

Resolved, that this Certified Survey located in the Town of Reedsburg and Reedsburg's extraterritorial zoning area 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 22nd day of March, 2021, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 22nd day of March, 2021.

Jacob Crosetto
City Clerk

Staff Report

DATE: 3/9/21

APPLICANT: Nicolet Lumber Company/Dennis Hermans

LOCATION: E5857 County RD K; Parcel #030-0627-00000

ZONING: R-3 Residential

PROPOSED LAND USE REQUEST: Certified Survey Map (CSM); Rezone; Annexation

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommending CSM to divide existing tax parcel into two parcels, as well as rezoning to R-3 Multi-family Residential proposed Lot 1 and annexing it to City of Reedsburg.

General Findings

SURROUNDING LAND USES:

- North – Residential
- West – Residential, Ag
- South – Ag
- East – Residential, RAHS

ZONING:

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

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: County K Rd; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Ag/Rural Residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES:

OTHER:

STAFF COMMENTS: The intent of this request is to develop new multi-family residential apartments, similar to the Potter Hill apartments in the Fawn Valley area. An agreement was reached with the school district to provide emergency access thru RAHS property, which will be further reviewed during the pending site plan review.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, March 9, 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: Mr. Dennis Hermans, Nicolet Lumber Company ("NLC")

ADDRESS: 4050 Nicolet Drive **CITY:** Green Bay **STATE:** WI

ZIP: 54311 **PHONE:** (920) 866-2629 **FAX:** N/A

E-MAIL: dennis.nicoletlumber@gmail.com

PROPERTY OWNER: (if different from Applicant) Albert L. Fuhrman

LOCATION: C.T.H. "K" West of S. Preston Ave **PARCEL #:** Part of Parcel #0627-0000

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:** Ag **To:** R-3 **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:** Annexation of Lot 1 of CSM #XXXX

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.

Dennis Hermans , 2/15/21

Applicant Signature / Date

Albert L. Fuhrman 2/16/21

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.**

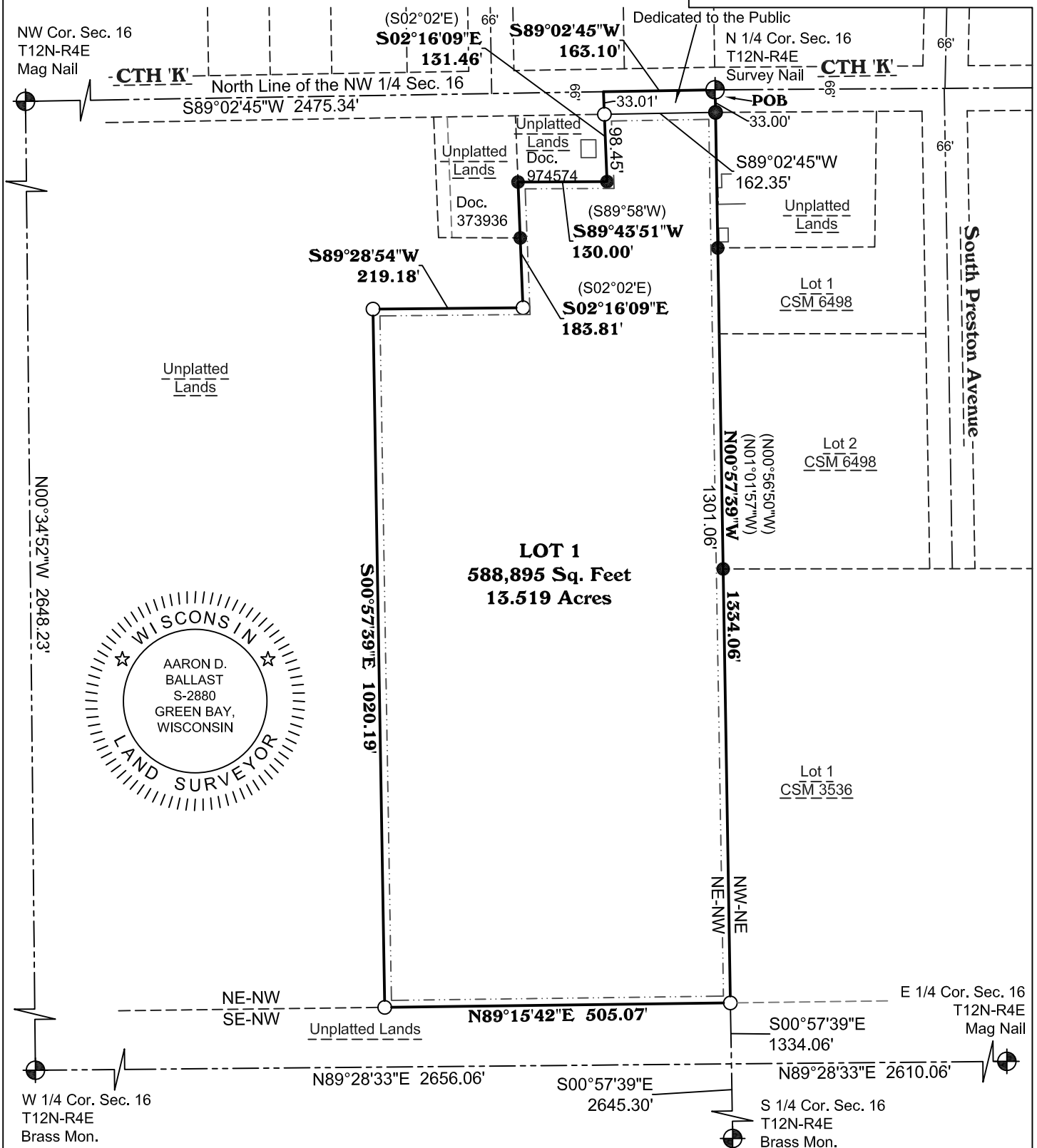
G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use; Site Plan	\$153	_____
Cond Use-Agriculture	\$400	_____
Variance	\$112	_____
Rezoning	\$200	<u>200</u>
C.S.M.	\$171	<u>171</u>
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Flood Plain Zone	\$189	_____
Annexation	\$200	<u>\$200.00</u>
Plan Amend	\$200	_____
Date Paid	<u>3-1-2021</u>	_____
Receipt #	<u>1.037072</u>	_____

Preliminary

CERTIFIED SURVEY MAP No.

**Part of the Northeast 1/4 of the Northwest 1/4
of Section 16, Township 12 North, Range 4
East, Town of Reedsburg, Sauk County,
Wisconsin.**



Owner: Albert L. Fuhrman
Address: E5857 CTH 'K'
Reedsburg, WI 53959



Bearings referenced to the Sauk County
Coordinate System and the North line of the
Northwest 1/4, Section 16, T12N, R4E,
published to bear S89°02'45"W.



US Public Land Corner by Sauk
County as noted.
3/4" iron rod found unless noted.
1" by 18" Iron pipe weighing 1.13# per
linear foot set.
Record Information
10' Utility Easement



Scale: 1"=200'



Sheet 1 of 4

Preliminary

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Aaron D. Ballast, Professional Land Surveyor S-2880-008, do hereby certify that I have surveyed, divided and mapped that part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin bounded and described as follows:

Commencing from the North 1/4 Corner of said Section 16 also being the Point of Beginning; thence S89°02'45"W a distance of 163.10 feet along the north line of the Northwest 1/4 of said Section 16, to the East Line of lands described in Warranty Deed, Document No. 974574; thence S02°16'09"E a distance of 131.46 feet along said East Line to the South Line of said lands described in Warranty Deed, Document No. 974574; thence S89°45'51"W a distance of 130.00 feet along said South Line to the East Line of lands described in Warranty Deed, Document No. 373936; thence S02°16'09"E a distance of 183.81 feet along said East Line of said lands described in Warranty Deed, Document No. 373936; thence S89°28'54"W a distance of 219.18 feet; thence S00°57'39"E a distance of 1020.19 feet to the South Line of said Northeast 1/4 of the Northwest 1/4; thence N89°15'42"E a distance of 505.07 feet along said South Line to the East Line of said Northeast 1/4 of the Northwest 1/4; thence N00°57'39"W a distance of 1334.06 feet along said East Line to the Point of Beginning; having an area of 588,895 Square Feet (13.519 Acres) more or less and being subject to all easements and restrictions of record.

I do hereby further certify that I have made such survey under the direction of Albert L. Fuhrman, owner, and that this map is a correct representation of the exterior boundary of the lands surveyed and the division thereof, and that this survey fully complies with the Chapter 236.34 of the Wisconsin Statutes, the Town of Reedsburg and Sauk County Subdivision Ordinances and is true and correct to the best of my knowledge and belief.

Field work completed _____, 20____

Dated this _____ day of _____, 20____

Aaron D. Ballast, S-2880-008

RESTRICTIVE COVENANTS

1. No Poles, Pedestals or buried Cables are to be placed as to disturb any survey stake. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.



Preliminary

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described herein to be surveyed, mapped, divided and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Reedsburg, City of Reedsburg, Sauk County.

Albert L. Fuhrman

STATE OF WISCONSIN)
COUNTY OF SAUK) ss

Personally came before me this ____ day of _____ 20____, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires _____



Preliminary

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.

CERTIFICATE OF THE TOWN OF REEDSBURG

Resolved, that this Certified Survey in the Town of Reedsburg, be and is hereby approved.
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Reedsburg Town Board
and made effective this _____ day of _____, 20____.

Town Board Chairperson

CITY OF REEDSBURG APPROVAL

This Certified Survey Map is hereby approved by the City of Reedsburg this _____ day of _____, 2021.

Mayor Dave G. Estes

SAUK COUNTY PLANNING AGENCY APPROVAL

Resolved, that this Certified Survey in the Town of Reedsburg, be and is hereby approved and in compliance with Chapter 236 of the Wisconsin State Statutes, and the zoning requirements for the Sauk County Planning Agency and Land Division Subdivision Regulations.
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County
Planning Agency and made effective this _____ day of _____, 20____.

Administrator

Date



ORDINANCE NO. 1920-21
(Annexation – portion of Parcel # 030-0627-00000)

WHEREAS, A Petition for Direct Annexation by Unanimous Approval (the “Petition”) pursuant to the provisions of Wis. Stat. sec. 66.0217(2) was filed with the City of Reedsburg on March 15, 2021; and,

WHEREAS, the Petition complies with the requirements of Wis. Stat. sec. 66.0217(5) with respect to information contained therein; and,

WHEREAS, the Wisconsin Department of Administration has reviewed the information in the petition pertaining to the proposed annexation pursuant to Wis. Stat. sec. 66.0217(6) and has determined that the proposed annexation is in the public interest; and,

WHEREAS, the City of Reedsburg Planning Commission has reviewed and recommended acceptance of the Petition; and,

WHEREAS, the Common Council finds the proposed annexation is in the best interests of the City, will promote the economic prosperity of the City and is consistent with the City’s planning and growth objectives;

NOW THEREFORE, the Common Council of the City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: ANNEXATION AND DESCRIPTION OF ANNEXED TERRITORY:

The Petition is hereby accepted, and the territory described and depicted therein is hereto and incorporated herein, is hereby annexed to the City of Reedsburg. The MBR number is **TBD**.

Commencing from the North 1/4 Corner of said Section 16 also being the Point of Beginning; thence S89°02'45"W a distance of 163.10 feet along the north line of the Northwest 1/4 of said Section 16, to the East Line of lands described in Warranty Deed, Document No. 974574; thence S02°16'09"E a distance of 131.46 feet along said East Line to the South Line of said lands described in Warranty Deed, Document No. 974574; thence S89°45'51"W a distance of 130.00 feet along said South Line to the East Line of lands described in Warranty Deed, Document No. 373936; thence S02°16'09"E a distance of 183.81 feet along said East Line of said lands described in Warranty Deed, Document No. 373936; thence S89°28'54"W a distance of 219.18 feet; thence S00°57'39"E a distance of 1020.19 feet to the South Line of said Northeast 1/4 of the Northwest 1/4; thence N89°15'42"E a distance of 505.07 feet along said South Line to the East Line of said Northeast 1/4 of the Northwest 1/4; thence N00°57'39"W a distance of 1334.06 feet along said East Line to the Point of Beginning; having an area of 588,895 Square Feet (13.519 Acres) more or less and being subject to all easements and restrictions of record.

SECTION II: MAP:

The map attached to the Petition reasonably shows the boundaries of the annexed territory and the relation of the annexed territory to the affected municipalities.

SECTION III: POPULATION:

The population of the territory annexed is zero (0).

SECTION IV: FILING:

The City Clerk shall record a copy of this ordinance with the Sauk County Register of Deeds and send a certified copy of this ordinance to the Department of Administration, any company that provides utility service to the annexed property, and the School District of Reedsburg.

SECTION V: WARD:

The annexed territory is hereby added to the City of Reedsburg Ward 13, Aldermanic District 1. The annexed territory will remain in Sauk County Supervisory District 6.

SECTION VI: 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 VII: CONFLICTING PROVISIONS REPEALED:

All ordinances in conflict with any provision of this Ordinance are hereby repealed.

SECTION VIII: EFFECTIVE DATE:

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

SECTION IX: PART OF CODE:

This Ordinance becomes part of the zoning map of the City of Reedsburg.

Dated this 26th day of April, 2021.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

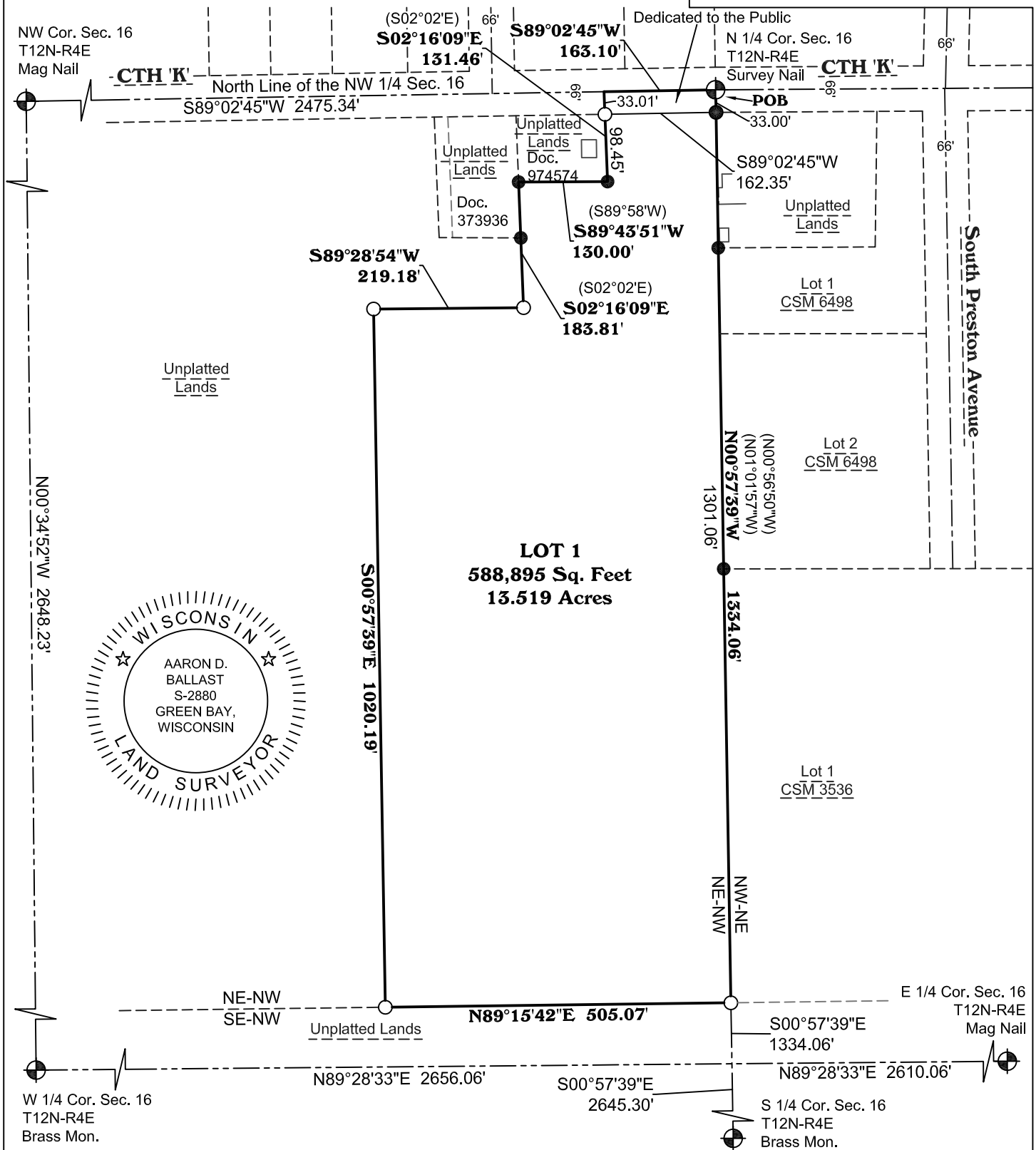
1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

March 22, 2021
April 1, 2021 & April 8, 2021
April 26, 2021
May 6, 2021

Preliminary

CERTIFIED SURVEY MAP No.

Part of the Northeast 1/4 of the Northwest 1/4
of Section 16, Township 12 North, Range 4
East, Town of Reedsburg, Sauk County,
Wisconsin.



**TNT**
Professional Land
SURVEYORS Inc.
2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0920-101

Owner: Albert L. Fuhrman
Address: CTH 'K'



Scale: 1"=200'



Bearings referenced to the Sauk County
Coordinate System and the North line of the
Northwest 1/4, Section 16, T12N, R4E,
published to bear S89°02'45"W.

-  US Public Land Corner by Sauk County as noted.
-  3/4" iron rod found unless noted.
-  1" by 18" Iron pipe weighing 1.13# per linear foot set.
-  Record Information
-  Easement as noted

Preliminary

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Aaron D. Ballast, Professional Land Surveyor S-2880-008, do hereby certify that I have surveyed, divided and mapped that part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin bounded and described as follows:

Commencing from the North 1/4 Corner of said Section 16 also being the Point of Beginning; thence S89°02'45"W a distance of 163.10 feet along the north line of the Northwest 1/4 of said Section 16, to the East Line of lands described in Warranty Deed, Document No. 974574; thence S02°16'09"E a distance of 131.46 feet along said East Line to the South Line of said lands described in Warranty Deed, Document No. 974574; thence S89°45'51"W a distance of 130.00 feet along said South Line to the East Line of lands described in Warranty Deed, Document No. 373936; thence S02°16'09"E a distance of 183.81 feet along said East Line of said lands described in Warranty Deed, Document No. 373936; thence S89°28'54"W a distance of 219.18 feet; thence S00°57'39"E a distance of 1020.19 feet to the South Line of said Northeast 1/4 of the Northwest 1/4; thence N89°15'42"E a distance of 505.07 feet along said South Line to the East Line of said Northeast 1/4 of the Northwest 1/4; thence N00°57'39"W a distance of 1334.06 feet along said East Line to the Point of Beginning; having an area of 588,895 Square Feet (13.519 Acres) more or less and being subject to all easements and restrictions of record.

I do hereby further certify that I have made such survey under the direction of Albert L. Fuhrman, owner, and that this map is a correct representation of the exterior boundary of the lands surveyed and the division thereof, and that this survey fully complies with the Chapter 236.34 of the Wisconsin Statutes, the Town of Reedsburg and Sauk County Subdivision Ordinances and is true and correct to the best of my knowledge and belief.

Field work completed _____, 20____

Dated this _____ day of _____, 20____

Aaron D. Ballast, S-2880-008

RESTRICTIVE COVENANTS

1. No Poles, Pedestals or buried Cables are to be placed as to disturb any survey stake. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.



TNT
Professional Land
SURVEYORS Inc.
2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0920-101



Preliminary

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described herein to be surveyed, mapped, divided and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Reedsburg, Sauk County.

Albert L. Fuhrman

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this ____ day of _____ 20____, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires _____



Preliminary

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.

CERTIFICATE OF THE TOWN OF REEDSBURG

Resolved, that this Certified Survey in the Town of Reedsburg, be and is hereby approved.
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Reedsburg Town Board
and made effective this _____ day of _____, 20____.

Town Board Chairperson

CITY OF REEDSBURG APPROVAL

This Certified Survey Map is hereby approved by the City of Reedsburg this _____ day of _____, 2021.

Mayor Dave G. Estes

SAUK COUNTY PLANNING AGENCY APPROVAL

Resolved, that this Certified Survey in the Town of Reedsburg, be and is hereby approved and in compliance with Chapter 236 of the Wisconsin State Statutes, and the zoning requirements for the Sauk County Planning Agency and Land Division Subdivision Regulations.
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County
Planning Agency and made effective this _____ day of _____, 20____.

Administrator

Date



Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **ALBERT L. FUHRMAN**

Address: **E5857 C.T.H. "K"**

REEDSBURG, WI 53959

Email:

Office use only:

1. Town where property is located: **TOWN OF REEDSBURG**

2. Petitioned City or Village: **CITY OF REEDSBURG**

3. County where property is located: **SAUK COUNTY**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **13.63 ACRES**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **PART OF 0627-0000**

Petitioners phone:

Town clerk's phone:
(608) 524-3753

City/Village clerk's phone:
(608) 524-6404

Contact Information if different than petitioner:

Representative's Name and Address:
JON HERMANS

4050 NICOLET DRIVE

GREEN BAY, WI 54311

Phone: **(920) 866-2926**

E-mail:
JON.NICOLETLUMBER@GMAIL.COM

Surveyor or Engineering Firm's Name & Address:
JOHN M. MAAS, P.E.

JMM CONSULTING, LLC

840 CHALLENGER DRIVE - SUITE 140

GREEN BAY, WI 54311

Phone: **(920) 592-9606**

E-mail: **MMAINCGB@AOL.COM**

Required Items to be provided with submission (to be completed by petitioner):

- ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - ☒ Unanimous per s. 66.0217 (2), or,
OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
- ☒ Check or money order covering review fee [see next page for fee calculation]

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$350 Initial Filing Fee (required with the first submittal of all petitions)
\$200 – 2 acres or less
\$350 – 2.01 acres or more

\$800 Review Fee (required with all annexation submittals except those that consist ONLY of road right-of-way)
\$200 – 2 acres or less
\$600 – 2.01 to 10 acres
\$800 – 10.01 to 50 acres
\$1,000 – 50.01 to 100 acres
\$1,400 – 100.01 to 200 acres
\$2,000 – 200.01 to 500 acres
\$4,000 – Over 500 acres

\$1,150 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: _____

Payee: _____ Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☐ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☐ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

- ☐ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☒ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☐ The land may NOT be described only by:
- Aliquot part;
 - Reference to any other document (plat of survey, deed, etc.);
 - Exception or Inclusion;
 - Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

- ☒ The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:
- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 - Bearings and distances along all parcel boundaries as described.
 - All adjoiners as referenced in the description.
- ☒ The map must include a **graphic scale**.
- ☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

- ☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).
- ☐ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]

**PETITION FOR ALBERT L. FUHRMAN'S ANNEXATION FOR
DIRECT ANNEXATION BY UNANIMOUS APPROVAL**

To: City Clerk
City of Reedsburg
134 South Locust Street
Reedsburg, WI 53959

To: Town Clerk
Town of Reedsburg
600 West Main Street
Reedsburg, WI 53959

The undersigned, constituting one-hundred (100) percent of the Owners of the following described lands, located in the Town of Reedsburg, Sauk County, Wisconsin, lying South of the City of Reedsburg on C.T.H. "K", do hereby petition the Honorable Mayor and Common Council of the City of Reedsburg, to annex the lands described below and shown on the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Reedsburg, Sauk County, Wisconsin. The subject lands will have to be detached from the Town of Reedsburg, Sauk County, Wisconsin and be attached to the City of Reedsburg and that the subject property be zoned R-3 – Multi-Family upon annexation.

Purpose of Annexation:

The lands are being annexed to the City of Reedsburg to obtain sanitary sewer and water service for the proposed development of said lands as a Multi-Family Housing project.

Legal Description of Lands:

Lot 1 of Certified Survey Map Number #XXXX, recorded in Volume XX of CSMs on Page XXX, as Document Number XXXXXXXX, in the Office of the Register of Deeds, in and for, Sauk County, Wisconsin being part of the Northeast Quarter of the Northwest Quarter (NE ¼ of the NW ¼) of Section 16, Township 12 North, Range 4 East, in the Town of Reedsburg, Sauk County, Wisconsin.

And including that portion of the C.T.H. "K" road right-of-way contiguous and adjacent to the above described property, lying between the North right-of-way line of said road and the above described property, and located in the NE ¼ of the NW ¼ of Section 16, Township 12 North, Range 4 East, in the Town of Reedsburg, Sauk County, Wisconsin.

Said lands contain 588,895 square feet (13.519 acres) and are all of Parcel No. XXXXX). Said right-of-way contains 0.11 acres, more or less. Total annexation including C.T.H. "K" road right-of-way is 13.63 acres, more or less. Refer to the attached map showing the total proposed annexation.

The subject property is contiguous to the current boundaries of the City of Reedsburg. A complete and accurate legal description and map of the area is attached hereto.

This instrument constitutes a Petition for Direct Annexation. The number of electors residing within the boundaries of the subject property is zero (0) and the undersigned is the sole owner and fee title holder of the subject property.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration for review along with the Department of Administration annexation fee.

Number of Person(s) and Electors residing in Territory to be Annexed:

There are no (0) persons or electors residing on the lands to be annexed.

Dated this _____ day of January, 2021.

_____.

_____.

Print Name of Owner

_____.

Date Signed

**FUHRMAN ANNEXATION EXHIBIT
TO THE
CITY OF REEDSBURG**

CERTIFIED SURVEY MAP

**Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township
12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.**

SURVEYOR'S CERTIFICATE:

I, Aaron D. Ballast, Professional Land Surveyor S-2880-008, do hereby certify that I have surveyed, divided and mapped that part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin bounded and described as follows:

Commencing from the North 1/4 Corner of said Section 16 also being the Point of Beginning; thence S89°02'45"W a distance of 163.10 feet along the north line of the Northwest 1/4 of said Section 16, to the East Line of lands described in Warranty Deed, Document No. 974574; thence S02°16'09"E a distance of 131.46 feet along said East Line to the South Line of said lands described in Warranty Deed, Document No. 974574; thence S89°45'51"W a distance of 130.00 feet along said South Line to the East Line of lands described in Warranty Deed, Document No. 373936; thence S02°16'09"E a distance of 183.81 feet along said East Line of said lands described in Warranty Deed, Document No. 373936; thence S89°28'54"W a distance of 219.18 feet; thence S00°57'39"E a distance of 1020.19 feet to the South Line of said Northeast 1/4 of the Northwest 1/4; thence N89°15'42"E a distance of 505.07 feet along said South Line to the East Line of said Northeast 1/4 of the Northwest 1/4; thence N00°57'39"W a distance of 1334.06 feet along said East Line to the Point of Beginning; having an area of 588,895 Square Feet (13.519 Acres) more or less and being subject to all easements and restrictions of record.

I do hereby further certify that I have made such survey under the direction of Albert L. Fuhrman, owner, and that this map is a correct representation of the exterior boundary of the lands surveyed and the division thereof, and that this survey fully complies with the Chapter 236.34 of the Wisconsin Statutes, the Town of Reedsburg and Sauk County Subdivision Ordinances and is true and correct to the best of my knowledge and belief.

Field work completed _____, 20____

Dated this _____ day of _____, 20____

Aaron D. Ballast, S-2880-008

RESTRICTIVE COVENANTS

1. No Poles, Pedestals or buried Cables are to be placed as to disturb any survey stake. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.



Sheet 2 of 4

ORDINANCE NO. 1923-21
(Zoning Change – E5857 County Road K; part of Parcel #030-0627-00000)

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

SECTION I: PURPOSE.

This property is in the process of being divided with a certified survey map and annexed to the City of Reedsburg. This part of the parent parcel is intended for multi-family apartments.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Parcel #030-0627-00000 – E5857 County Road K, Reedsburg, Wisconsin, is hereby zoned R-3 Multi-family Residential

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

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

SECTION V: CONFLICTING PROVISIONS REPEALED.

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

SECTION VI: EFFECTIVE DATE.

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

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 26th day of April 2021.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

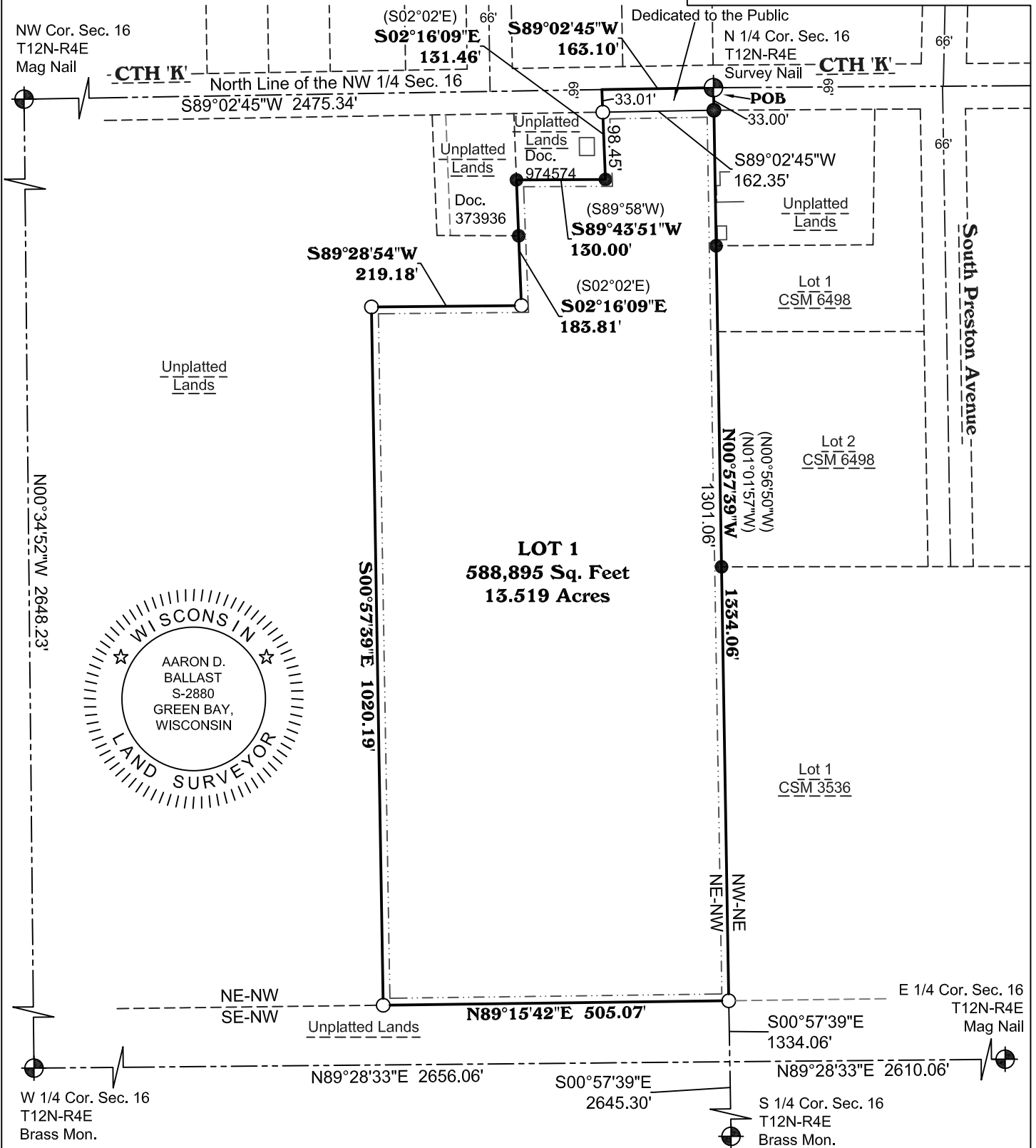
1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

March 22, 2021
April 1 & April 8, 2021
April 26, 2021
May 6, 2021

Preliminary

CERTIFIED SURVEY MAP No.

**Part of the Northeast 1/4 of the Northwest 1/4
of Section 16, Township 12 North, Range 4
East, Town of Reedsburg, Sauk County,
Wisconsin.**



Owner: Albert L. Fuhrman
Address: E5857 CTH 'K'
Reedsburg, WI 53959



Bearings referenced to the Sauk County
Coordinate System and the North line of the
Northwest 1/4, Section 16, T12N, R4E,
published to bear S89°02'45"W.

-  US Public Land Corner by Sauk County as noted.
 3/4" iron rod found unless noted.
 1" by 18" Iron pipe weighing 1.13# per linear foot set.
 () Record Information
 --- Utility Easement

Scale: 1"=200'



Sheet 1 of 4

Preliminary

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Aaron D. Ballast, Professional Land Surveyor S-2880-008, do hereby certify that I have surveyed, divided and mapped that part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin bounded and described as follows:

Commencing from the North 1/4 Corner of said Section 16 also being the Point of Beginning; thence S89°02'45"W a distance of 163.10 feet along the north line of the Northwest 1/4 of said Section 16, to the East Line of lands described in Warranty Deed, Document No. 974574; thence S02°16'09"E a distance of 131.46 feet along said East Line to the South Line of said lands described in Warranty Deed, Document No. 974574; thence S89°45'51"W a distance of 130.00 feet along said South Line to the East Line of lands described in Warranty Deed, Document No. 373936; thence S02°16'09"E a distance of 183.81 feet along said East Line of said lands described in Warranty Deed, Document No. 373936; thence S89°28'54"W a distance of 219.18 feet; thence S00°57'39"E a distance of 1020.19 feet to the South Line of said Northeast 1/4 of the Northwest 1/4; thence N89°15'42"E a distance of 505.07 feet along said South Line to the East Line of said Northeast 1/4 of the Northwest 1/4; thence N00°57'39"W a distance of 1334.06 feet along said East Line to the Point of Beginning; having an area of 588,895 Square Feet (13.519 Acres) more or less and being subject to all easements and restrictions of record.

I do hereby further certify that I have made such survey under the direction of Albert L. Fuhrman, owner, and that this map is a correct representation of the exterior boundary of the lands surveyed and the division thereof, and that this survey fully complies with the Chapter 236.34 of the Wisconsin Statutes, the Town of Reedsburg and Sauk County Subdivision Ordinances and is true and correct to the best of my knowledge and belief.

Field work completed _____, 20____

Dated this _____ day of _____, 20____

Aaron D. Ballast, S-2880-008

RESTRICTIVE COVENANTS

1. No Poles, Pedestals or buried Cables are to be placed as to disturb any survey stake. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.



Preliminary

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described herein to be surveyed, mapped, divided and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Reedsburg, City of Reedsburg, Sauk County.

Albert L. Fuhrman

STATE OF WISCONSIN)
COUNTY OF SAUK) ss

Personally came before me this ____ day of _____ 20____, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires _____



Preliminary

CERTIFIED SURVEY MAP

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 4 East, Town of Reedsburg, Sauk County, Wisconsin.

CERTIFICATE OF THE TOWN OF REEDSBURG

Resolved, that this Certified Survey in the Town of Reedsburg, be and is hereby approved.
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Reedsburg Town Board
and made effective this _____ day of _____, 20____.

Town Board Chairperson

CITY OF REEDSBURG APPROVAL

This Certified Survey Map is hereby approved by the City of Reedsburg this _____ day of _____, 2021.

Mayor Dave G. Estes

SAUK COUNTY PLANNING AGENCY APPROVAL

Resolved, that this Certified Survey in the Town of Reedsburg, be and is hereby approved and in compliance with Chapter 236 of the Wisconsin State Statutes, and the zoning requirements for the Sauk County Planning Agency and Land Division Subdivision Regulations.
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County
Planning Agency and made effective this _____ day of _____, 20____.

Administrator

Date

TNT
Professional Land
SURVEYORS Inc.
2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0920-101



ORDINANCE NO. 1922-21
(Amend § 690-28 for minimum farming lot size)

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

SECTION 1: PURPOSE.

The purpose for this amendment is to place a stricter size limit on residential farming now that there are fewer lots to sell and smaller areas to farm.

SECTION II: PROVISIONS AMENDED.

City of Reedsburg Code § 690-28(D)(3) is hereby amended by this ordinance:

§ 690-28 Limited agricultural activity in residential districts.

(D)(3) A conditional use permit under this section may be issued only for undeveloped areas of a minimum **five (5) contiguous** acres.

SECTION III: 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 IV: CONFLICTING PROVISIONS REPEALED.

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

SECTION V: EFFECTIVE DATE.

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

SECTION VI: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 26th day of April 2021.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

March 22, 2021
April 1 & April 8, 2021
April 26, 2021
May 6, 2021

CITY OF REEDSBURG BID OPENING

134 South Locust Street

Reedsburg, WI 53959

Project: 2021 ASPHALT PAVEMENT 3/10/21

BIDDER	BID SECURITY	BASE BID	COMMENTS
Scott Const.	Bond	\$271,282.19	\$59.09 ton
D.L. Gasser	Bond	\$270,134.44	\$58.84 ton

STAFF REPORT

AGENDA ITEM: _____

To: Mayor and Common Council
Prepared By: Steven Zibell, Public Works
Date of Meeting: March 22, 2021

Subject: 2021 Street Work Bids

BACKGROUND AND REQUEST

Budgeted items in our 2021 Capital Improvement Plan and general maintenance. This work is for all our street projects including North Dewey Ave, Eight Street and Commercial Avenue repaving.

Bid opening was 3/10/21 for crushed aggregate, asphalt pavement, heavy equipment rental and concrete work. See attached bid tab for details.

STAFF RECOMMENDATION

Public Works Committee and staff recommend approval and award of the contracts to all the low bidders as listed below:

Contractor	Description	Amount
Augelli Concrete and Excavating	2021 C&G Contract 'A'	\$120,317.00
T& M Construction	Sidewalk Contract 'B'	\$10,958.00
Bindl Bauer Lime and Gravel	2021 Crushed Aggregate Base Course	\$91,680.00
D.L. Gasser	2021 Asphalt Pavement	\$270,134.44
Ray Zobel & Sons	2021 Annual Rental Contract	\$100/hr. Quad axle dump \$155/hr. Backhoe

Attachment:
Bid Tab

CITY OF REEDSBURG BID OPENING

134 South Locust Street

Reedsburg, WI 53959

Project: 2021 C&G CONTRACT 'A', SIDEWALK CONTRACT 'B' 3/10/21

BIDDER	BID SECURITY	BASE BID	COMMENTS
T & M	Check	\$10,958.00	Contract B
Rennhack Construction	Bond	\$124,344.50	Contract A
		\$11,595.00	Contract B
Augelli	Bond	\$120,317.00	Contract A

STAFF REPORT

AGENDA ITEM: _____

To: Mayor and Common Council
Prepared By: Steven Zibell, Public Works
Date of Meeting: March 22, 2021

Subject: 2021 Street Work Bids

BACKGROUND AND REQUEST

Budgeted items in our 2021 Capital Improvement Plan and general maintenance. This work is for all our street projects including North Dewey Ave, Eight Street and Commercial Avenue repaving.

Bid opening was 3/10/21 for crushed aggregate, asphalt pavement, heavy equipment rental and concrete work. See attached bid tab for details.

STAFF RECOMMENDATION

Public Works Committee and staff recommend approval and award of the contracts to all the low bidders as listed below:

Contractor	Description	Amount
Augelli Concrete and Excavating	2021 C&G Contract 'A'	\$120,317.00
T& M Construction	Sidewalk Contract 'B'	\$10,958.00
Bindl Bauer Lime and Gravel	2021 Crushed Aggregate Base Course	\$91,680.00
D.L. Gasser	2021 Asphalt Pavement	\$270,134.44
Ray Zobel & Sons	2021 Annual Rental Contract	\$100/hr. Quad axle dump \$155/hr. Backhoe

Attachment:
Bid Tab

CITY OF REEDSBURG BID OPENING

134 South Locust Street

Reedsburg, WI 53959

Project: 2021 CRUSHED AGGREGATE BASE COURSE 3/10/21

BIDDER	BID SECURITY	BASE BID	COMMENTS
Ray Zobel & Sons	Bond	\$93,600.00	\$9.75 ton
Bindl Bauer Lime and Stone	Check	\$91,680.00	\$9.55 ton
Yahara Materials	Bond	\$95,520.00	\$9.95 ton

STAFF REPORT

AGENDA ITEM: _____

To: Mayor and Common Council
Prepared By: Steven Zibell, Public Works
Date of Meeting: March 22, 2021

Subject: 2021 Street Work Bids

BACKGROUND AND REQUEST

Budgeted items in our 2021 Capital Improvement Plan and general maintenance. This work is for all our street projects including North Dewey Ave, Eight Street and Commercial Avenue repaving.

Bid opening was 3/10/21 for crushed aggregate, asphalt pavement, heavy equipment rental and concrete work. See attached bid tab for details.

STAFF RECOMMENDATION

Public Works Committee and staff recommend approval and award of the contracts to all the low bidders as listed below:

Contractor	Description	Amount
Augelli Concrete and Excavating	2021 C&G Contract 'A'	\$120,317.00
T& M Construction	Sidewalk Contract 'B'	\$10,958.00
Bindl Bauer Lime and Gravel	2021 Crushed Aggregate Base Course	\$91,680.00
D.L. Gasser	2021 Asphalt Pavement	\$270,134.44
Ray Zobel & Sons	2021 Annual Rental Contract	\$100/hr. Quad axle dump \$155/hr. Backhoe

Attachment:
Bid Tab

CITY OF REEDSBURG BID OPENING

134 South Locust Street

Reedsburg, WI 53959

Project: 2021 ANNUAL RENTAL CONTRACT 3/10/21

BIDDER	BID SECURITY	BASE BID	COMMENTS
Ray Zobel & sons	Bond	\$100 hr \$155 hr \$45 ton	Quad axle dump Backhoe Demo Material Disposal

STAFF REPORT

AGENDA ITEM: _____

To: Mayor and Common Council
Prepared By: Steven Zibell, Public Works
Date of Meeting: March 22, 2021

Subject: 2021 Street Work Bids

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