

**REEDSBURG
FLOODPLAIN
TRANSFORMATION PLAN
2011**



**Prepared for the City of
Reedsburg by the Floodplain
Transformation Committee.**

**City of Reedsburg
134 S. Locust St.
Reedsburg, WI 53959**

Acknowledgements

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1.0 SUMMARY

The area included in this plan covers 20 individual city lots. These lots and their structures were all flooded in June 2008 during an estimated 250-400 year flood, even though several of the structures were not technically located in a flood zone. Based on the fact that these structures were substantially damaged more than 50% of their equalized assessed value, they could not be repaired or replaced under existing floodplain regulations. Therefore the City applied for and was awarded a grant through the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program (HMGP) to purchase and raze the structures and then keep the property in City ownership. A committee was formed in 2010 to oversee the re-use of the lots now that they were vacant and publically owned.

While the outlook of most residents is to redevelop these lots, redevelopment options are severely limited. Floodplain regulations, and more importantly deed restrictions, have limited development to open spaces uses only. Of course with the existing buildings razed and removed, it only makes sense to not build new structures on these lots to replace them.

The main re-use of the now vacant lots is to provide for recreational opportunities, such as a boat launch and campground. A flood memorial, community garden, wildlife areas, a riverwalk, and educational areas are other planned uses.

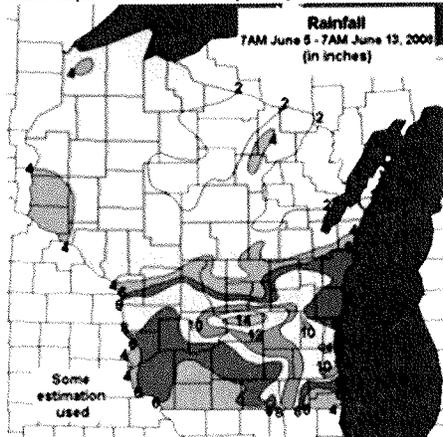


2.0 INTRODUCTION

2.1 Purpose

Flooding hit the Reedsburg area on June 2008. A number of factors led to this flooding including heavy rain the previous August, a record snowfall total during the 2008-09 winter, and approximately 13" of rain on June 8-9. The flooding that occurred was estimated to be a 250-400 year flood or a 0.4-0.25% chance, as it is technically labeled. Structures located in the FEMA flood zones were all flooded plus many structures outside the floodplain.

Source: <http://www.answers.com/topic/sun-prairie-wisconsin>



After the flood waters receded, inspections were done by the Reedsburg building inspectors. It was determined by these inspections that 20 structures were substantially damaged. A 21st would be added in July while one of the original 20 would later drop out of the grant process and this study. According to Chapter 23 of the Municipal Code - Floodplain Zoning Ordinance, substantially damaged structures must be brought into compliance with floodplain regulations. One of those regulations requires a structure to have dryland access. Dryland access is an area from the property to a public street that is outside the designated flood zone. This access is

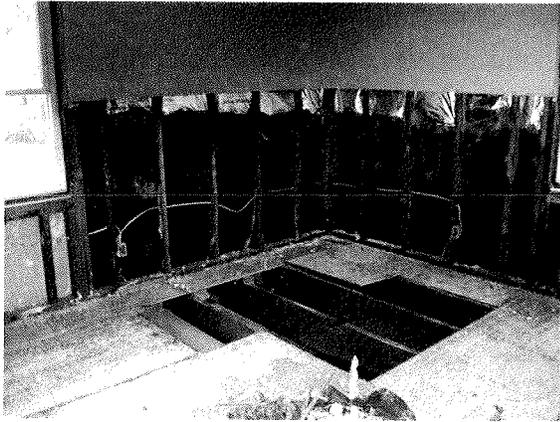
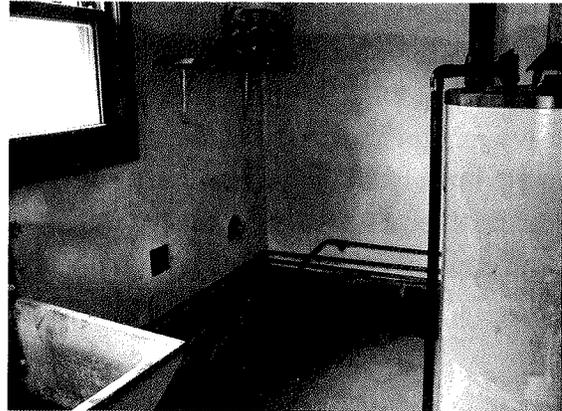
required because it would theoretically permit emergency services to reach a property in the event of a flood as the street would not be flooded. Of the 21 properties, 18 had structures located in the flood zone and only one had dryland access.

Therefore, it was against the floodplain ordinance to permit these structures to be repaired. Several days after the flood, discussions were held with Wisconsin Emergency Management officials regarding applying for a grant through the HMGP that could be used to purchase the properties at pre-flood values and remove the structures. The City would then permanently own the vacant properties after they were purchased from the current owners.



2.2 Substantial Damage

Substantial damage is defined by the floodplain zoning ordinance as “Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the equalized assessed value of the structure before the damage occurred.” This means that whenever a structure is damaged, the entire building itself must be brought into compliance with floodplain regulations and not just the part that was damaged. Again, this was not possible under current regulations due to the lack of dryland access for most of the buildings.



The City of Reedsburg building inspectors began their inspections, as required by the floodplain zoning ordinance, about one week following the flood. It was during this time that 20 buildings were deemed substantially damaged with a 21st on the borderline. A local architect was hired to verify the results, especially with the delicate matter of potentially condemning peoples’ houses and businesses for not being able to meet the floodplain regulations. Following the architect’s inspections,

all 20 of the structures were indeed substantially damaged (although one only met the assessed value threshold) with the 21st structure determined not to be damaged over 50%.

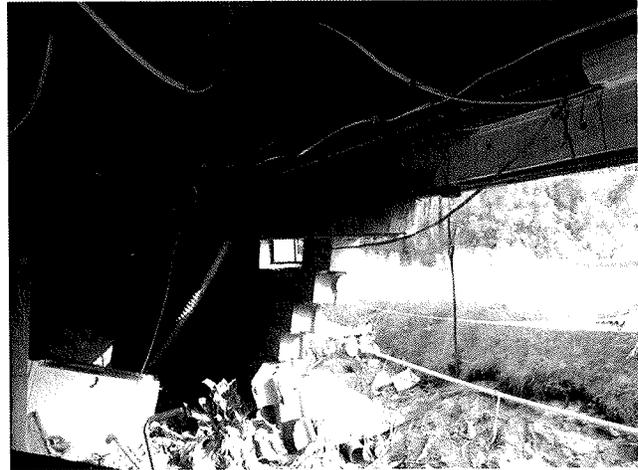
Parcel #	Equalized Assessed Value	Repair Costs	Parcel #	Equalized Assessed Value	Repair Costs
276-1679	\$48,777	\$83,662.50	276-1928	\$84,377	\$77,740
276-1673	\$31,774	\$68,022.50	276-0749	\$73,006	\$77,625
276-1678	\$60,679	\$56,810	276-0362	\$111,369	\$72,737.50
276-1675	\$41,551	\$115,172.50	276-0756	\$71,518	81,190
276-1681	\$97,979	\$66,240	276-0359	\$78,001	\$60,662.50
276-1674	\$65,142	\$52,727.50	276-1676	\$65,249	\$80,327.50
276-1667	\$82,677	\$54,682.50	276-1666	\$111,581	\$248,630
276-1680	\$69,924	\$64,170	276-0742	\$90,115	\$44,677.50
276-1682	\$71,731	\$44,045	276-1633	\$45,270	\$61,927.50
276-1677	\$56,428	\$74,060	276-0140	\$91,200	\$62,048

Substantial Damages – 2008 Figures

2.3 Hazard Mitigation Grant Program

The HMGP is a grant offered through FEMA that is intended to either raise a structure above the base flood elevation or to acquire and remove the structure permanently from the property. The rationale for this is because FEMA has determined it would be more cost effective to raise or raze a structure now rather than to continue offering financial assistance and/or flood insurance payouts in the future. Funding of the grant is supplied by FEMA (75%), the state, (12.5%), and the municipality (12.5%).

Structures located in the floodplain are deemed to be automatically qualified of being either raised or razed. Officials from Wisconsin Emergency Management (WEM) conducted the cost/benefit analysis and were able to determine that all 20 of the structures met the standard to be acquired. The option to acquire and raze the structures was chosen since most of the properties were in the floodplain and had no dryland access. Hence even if they were raised instead, they still would not meet the standards of the floodplain ordinance.



The HMGP application was submitted in early September 2008 and was approved by FEMA and WEM in July 2009. The first step was to conduct appraisals of the 20 properties to determine the buyout amount for each of them. The City then selected a firm to conduct the appraisals and closings for the properties. After the properties were acquired, the structures were razed and removed and the sites left as open space.

2.4 Floodplain Transformation Committee

With this newly owned property, the Mayor and City Council decided to create a separate committee to oversee the redevelopment of this area. It was decided the committee would consist of five members to include two alderpersons and three citizens. It was preferred that the citizens selected would have been directly affected by the flood and/or directly affected by the re-use of the 20 properties.

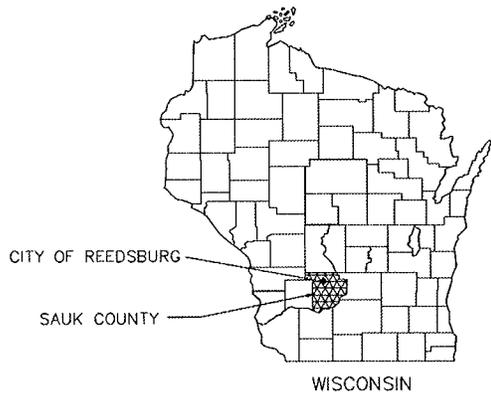
Since the committee was formed but had no name, the members decided at their first meeting to name it the Floodplain Transformation Committee (FTC) because most of the properties were in the floodplain. It also lent a more general name as compared to a 'Granite Ave' committee since the properties were scattered about the City's west side on not just in one particular area.



3.0 EXISTING CONDITIONS

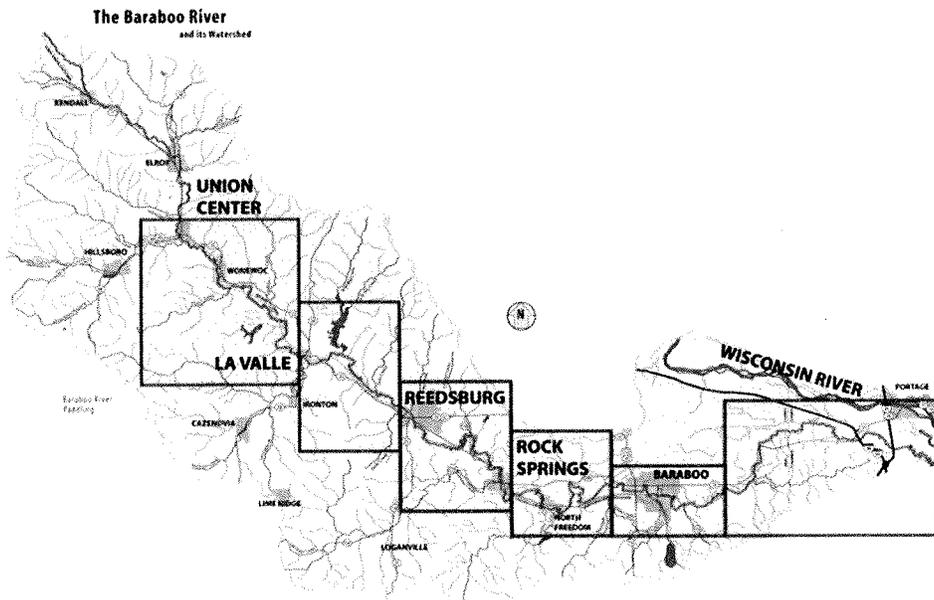
3.1 City of Reedsburg

The City of Reedsburg is located in northern Sauk County in south central Wisconsin. The 2010 census indicated a population of 9,200 (US Census Bureau). The city contains over 100 properties located in the floodplain, primarily of the Baraboo River and Babb Creek. Therefore, most floodplain properties are on the west and south sides of the city. The city was originally settled at this location in the mid-1800s because of the relative ease of crossing the Baraboo River (Stager, 1984).



3.2 Baraboo River / Babb Creek

Reedsburg straddles the Baraboo River, which flows from its source in Monroe County to the southeast, ending at the Wisconsin River near Portage, WI. At one time, the River contained several dams that were later removed, including one near W. Main St in Reedsburg. The dam removals made the Baraboo River the longest river in the country to be reverted back to free-flowing status.



Source: <http://basineducation.uwex.edu/lowerwis/paddlethebaraboo/index.htm>

The flood zones of the Baraboo River and Babb Creek areas in and around Reedsburg are designated on a Flood Insurance Rate Map (FIRM). The FIRM for Reedsburg includes Map Numbers 550402 and 550391, revised December 18, 2009, and include panels 191, 192, 193, 194, 213, 241, and 215 of 725. The flood zone on the Baraboo River is an AE Zone. This zone means a base flood elevation (BFE) has been established. A BFE is the elevation above sea level that FEMA has determined to be the high water mark of a 100-year or 1% chance flood event in a certain area. The BFE on the Baraboo River ranges from approximately 876' above sea level on the east side of Reedsburg to 881' on the west side. The Babb Creek flood zone is an A Zone. This zone is similar to an AE Zone, except that the BFE was not technically established when the study was done in creating the maps. So the flood elevation must be determined by visual methods and comparisons to nearby AE Zones.

3.3 Study Area

As stated, twenty lots make up the study area. They include:

- | | | |
|-----------------|-----------------|------------------|
| 304 Granite Ave | 308 Granite Ave | 548 W 2nd St |
| 146 Granite Ave | 340 Granite Ave | 232 Granite Ave |
| 248 Granite Ave | 240 Granite Ave | 209 Granite Ave |
| 218 Granite Ave | 440 LaValle St | 347 W. Second St |
| 320 Granite Ave | 420 W 2nd St | 215 N. Webb Ave |
| 206 Granite Ave | 506 W 2nd St | 536 Clark St |
| 301 Granite Ave | 135 N James | |

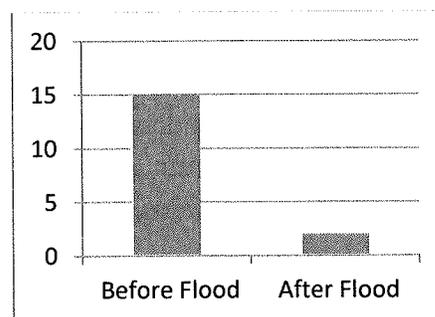
Twelve of the lots are located on Granite Ave, one on N. Webb Ave, one on Clark St., and the remainder on or near W. Second St. (see Appendix A). The Granite Avenue lots are located in the floodway and flood fringe of the Baraboo River. During the flood, structures sustained damage when water reached several feet high above the ground elevation, and there was the flowing current of the River as well. The same type of damage also occurred to the building on N Webb Ave.



While the rest of the west side damage generally did not have the river current as Granite Ave, the floodwater did also rise several feet, primarily from Babb Creek. The flooding that occurred on Clark St was due mostly to stormwater. A nearby drain that connected to Babb Creek filled and backed up, flooding the Clark St property. In addition, large amounts of stormwater flowed to this drain from areas to the south that should not have reached the drain in the first place as designed. This building had flooded numerous times in the past whenever there was a heavy rain.

3.3.1 Granite Avenue

Granite Avenue is located on the west side of Reedsburg, parallel to the Baraboo River. There are 35 properties that abut the street in total. The street basically consists of two main areas, with Webb Avenue acting a dividing line between the north and south areas. The northern half is the lower and therefore more heavily damaged area from the flood. The area north of Webb Ave contains 21 properties: 11 zoned B-2 Business, nine zoned R-1 Residential, and one zoned Conservancy. Prior to the flood, land uses in the northern half included 14 single-family residences, a commercial business, two utility buildings, a municipal skateboard park, and open space. After the flood, 12 residences (including one that was not part of the HMGP) and the commercial building were razed and removed. The properties that contained 11 of the 12 residences and the business then became property of the City.



Privately-owned buildings on Granite Ave, between W. Main St and N. Webb Ave.

3.3.2 W. Second Street

W. Second Street runs east-west, one block north of W. Main Street (HWY 33). Many of the approximately 40 abutting parcels are located in the flood fringe of Babb Creek. However, many of those parcels had structures elevated high enough not to become substantially damaged when the flooding occurred.



Nonetheless four structures plus a fifth around the corner on N. James St were damaged beyond 50% of their assessed value. Unfortunately none of these five parcels are contiguous but rather scattered along the street.

3.3.3 LaValle St, N. Webb Ave, & Clark St

These streets each had one structure become substantially damaged from the flood.

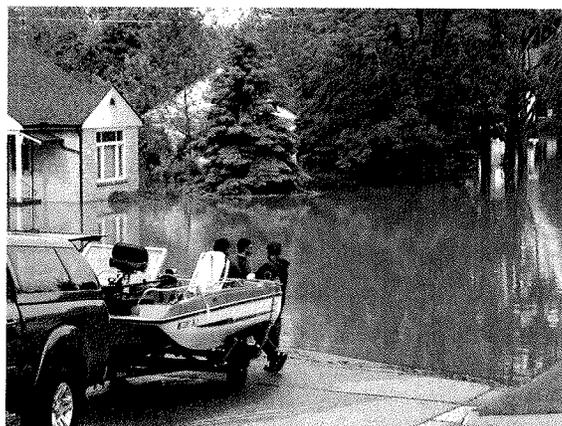
These included a two residences and a commercial dentist office. LaValle St is located one block north of W. Second St and contained a substantially damaged residence



adjacent to Babb Creek. North Webb Ave is located along the east side of the Baraboo River. While most of the buildings on the west side of the street suffered some flooding damage, one office building suffered the most and was determined to be substantially damaged.

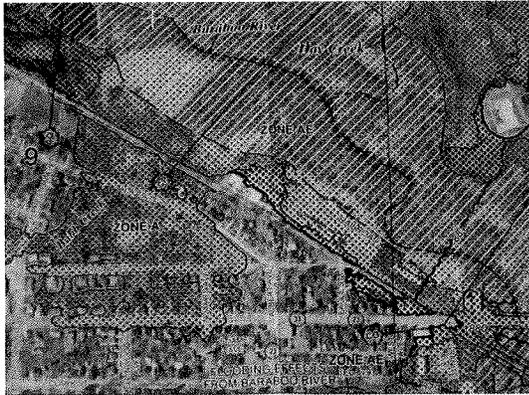
Clark St is located two blocks south of W. Second St and is elevated above the flood fringe area. However, one residence was located next to an insufficient drain

that would backup during heavy rain events. A walkout basement on the residence also contributed greatly to the structure becoming substantially damaged.



3.4 Floodplain Regulations / Deed Restrictions

Chapter 23 of the Municipal Code is the Floodplain Zoning Ordinance and includes the aforementioned FIRM dated 12/18/09. These regulations govern the land uses of any property located within a designated flood zone. FEMA sets the minimum standards for floodplain regulations. The regulations are then passed down to the states. The states can adopt the FEMA standards plus additional restrictions, but never be less restrictive than FEMA.



After the states adopt floodplain standards, they are then passed down to the local municipalities. The municipalities, like the states, must accept the state's standards, plus additional restrictions if they so choose. But again, they cannot be less restrictive than FEMA or the state's standards. However, since the properties were purchased using FEMA funds (specifically 75% of the funding), FEMA then dictates what can and can't be done with the bought-out properties through deed restrictions. The deed

restrictions placed on each property are stricter than the floodplain regulations. While some development is allowed in most flood zone areas, the deed restrictions basically forbid any development, such as buildings, that is not open space development, such as parks and campgrounds. Some examples of permitted uses include:

- Public picnic shelters, pavilions, and gazebos, provided the structure does not have any walls
- Public restrooms (only permitted building with walls)
- Ball fields, golf courses, bike/walking paths
- Camping, where there is adequate warning time for evacuation
- Unpaved parking, roads, driveways
- Small public boat ramps, docks, and piers
- Agricultural uses

Examples of uses that are prohibited include:

- Walled buildings
- Flood control structures, such as levees, dikes, floodwalls
- Paved surfaces, such as roads and parking lots
- Cemeteries
- Placement of fill
- Any use that would obstruct the natural and beneficial use of the floodplain

4.0 VISIONING

4.1 Public Participation & Survey

Before the FTC held their first meeting, the City asked citizens to submit suggestions for the re-use of the area. Their suggestions included:

- Dedication/memorial
- Boat/canoe landing
- Restrooms
- River Walk
- Fishing Ponds
- Dog Park
- Bike Park
- Skate Park
- Gardens – Rain/native plants, vegetables, flowers
- Trails
- Camping

As part of the public participation process, a public survey was also conducted. The survey was placed on the internet, plus hard copies at the Reedsburg Library and City Hall for those without internet access. While only a small percentage of residents responded, those that did mirrored the thoughts and ideas of the FTC and wanted some type of re-use of the properties. In general, recreational uses and a riverwalk were the most popular responses. More specific uses that were common responses included a boat/canoe launch, riverwalk/nature trail, and wildlife park.

4.2 Land Use Issues Identified

The FTC started the process of identifying what issues to address by reviewing the comments submitted by the public. Since strict deed restrictions are in place on the properties, the committee then narrowed down the list to include a memorial, boat launch, public restrooms,



riverwalk, community gardens, trails, and campground. The Reedsburg Engineering Department supplied maps during this process to help identify actual locations where these items could potentially be located. The FTC was also given a brief history and breakdown of the river corridor from Jeff Seering, who had been involved in previous corridor activities.

Following discussions and map reviews, the FTC decided it would be best to have a walking tour of the area to give the

members a better idea of what the properties consisted of, especially those along the Baraboo River and Granite Avenue. Two different walking tours were conducted in mid-January.

4.3 Strengths, Weaknesses, Opportunities, & Threats (SWOT)

A SWOT analysis includes looking at what beneficial features an area has (strengths), what is not so beneficial (weaknesses), what items can help an area in the future (opportunities), and what items could pose problems in the future (threats).

4.3.1 Strengths

The committee began the SWOT analysis by looking at the strengths of the area, with the main points being that the properties were owned by the City and already cleared of damaged structures. The strengths they found in the area included:

- A semi-established path along the river
- An existing boat launch nearby
- Public support
- City-owned properties
- The properties were cleared
- Riverfront access
- Access to the City center and the river corridor
- A willingness for environmental stewardship/improvement
- An established committee to plan and oversee the redevelopment



4.3.2 Weaknesses

The next step was for the committee to determine what aspects of the redevelopment would have to be overcome, mitigated, or at least dealt with to realize their plan. The following weaknesses were determined to be present on the flooded properties:

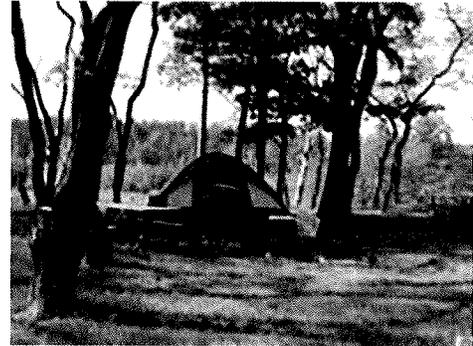
- Lack of funding
- The Main Street and railroad river crossings, which could partially obstruct a riverwalk
- Having to contend with floodplain regulations and stricter deed restrictions
- Separated properties in the study area and single properties in between otherwise larger contiguous areas
- Area is prone to flooding
- Lack of size of the study area



4.3.3 Opportunities

Once the FTC determined the positive and negative characteristics of the area, they then had to look to the future to see what positive and negative effects could occur from redevelopment. Opportunities envisioned include:

- An expanded trail system
- Upgraded boat launch
- Community involvement/action
- Revenue
- Better utilization of the river and trails
- Better public awareness
- Education
- Stewardship



Source: http://www.mqcty.org/parks_tourist.html

4.3.4 Threats

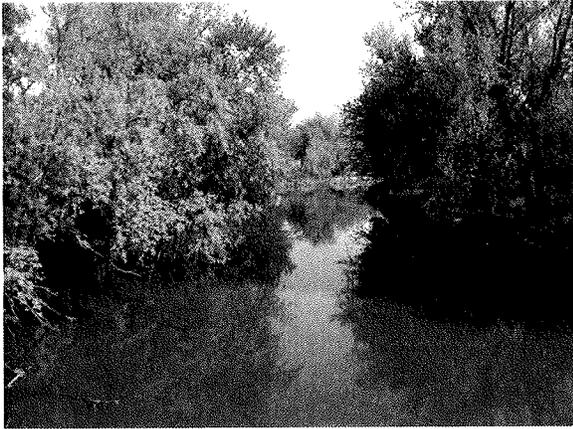
While there were several positive aspects of the area's redevelopment, there would also be some consequences as well. Possible threats in the future included:

- Breeding ground for insects
- Additional bureaucracy
- The area becoming a public dump or nuisance
- Impacts on adjacent property owners
- Public dissent, based on what uses were developed
- Possible loss of property values
- Maintenance and security/possibly more Police presence
- Flood warning system for a campground



4.4 Land Uses Prioritized

Once issues were identified, the committee then prioritized them to decide which ones should be developed in the study area and how important they would be to it. The prioritization was done through a visioning session where the members brainstormed what types of land uses they would like to see for the area. Similar uses were then grouped to give broader planning goals. Finally, the committee members decided individually which groups were most important to them for the area. The general goals the FTC determined for the area included:



1. Recreational Opportunities
2. Educational Opportunities
3. Ecological Opportunities
4. Riverwalk / Trail
5. Neighborhood Park

4.4.1 Recreational Opportunities

The recreational opportunities would include a campground, relocated boat launch, public restrooms, a picnic area/pavilion, and a memorial covering the events of the 2008 flood. These land uses would be located on Granite Ave to make use of the study area's largest tract of land and access to the Baraboo River.



Preferred location for relocated boat/canoe launch

4.4.2 Educational Opportunities

Examples of educational opportunities would include a nature preserve, community gardens, learning center, student education, and an expansion of native vegetation.

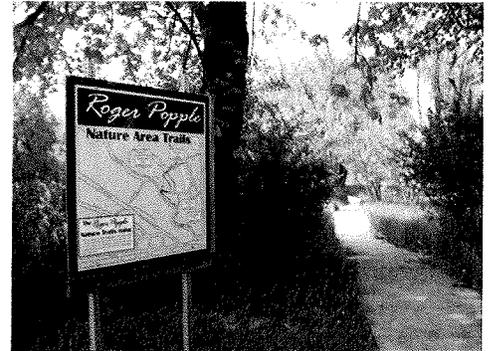
4.4.3 Ecological Opportunities



Ecological opportunities would include nurseries for trees/shrubs and an urban forest. The nurseries would be located on the individual lots in and around the W. Second St. area. The committee believed this would be a good use of the properties as they were small in area and the proposed use would not have much effect on the adjacent properties. It would also provide space for the City to plant small trees before transplanting them to parks and other public areas.

4.4.4 Riverwalk / Trail

The FTC believed that since the Baraboo River was an underutilized asset of the City, that a riverwalk would be an important addition to not just the study area but Reedsburg as a whole. There already exists a small trail along the east shore of the river north of Main Street. Now that the City owns much of the land along the river south of Main St, a riverwalk system could be expanded and developed. However, issues to work out would be overcoming the fragmented property ownership, topography, funding, using a suitable non-impervious trail surface, and crossings over Main St & the railroad.



Existing trail located north of Main Street

4.4.5 Neighborhood Park

The final item on the committee's list was a neighborhood park. Parks are located mostly throughout Reedsburg; however the Granite Ave area and areas to the south are underserved by them. A neighborhood park in this area would help serve residents in the area such as those in the Southridge Subdivision.

4.5 Future Vision

The FTC envisioned what the future could look like in the study area. For the recreational opportunities, there would be a landscaped campground along Granite Ave. and the Baraboo River. Campground amenities would include a boat/canoe launch, fishing dock, equipment rentals, walkway, picnic tables, grills, restrooms/showers, and community bonfire pit. A memorial dedicated to those who lost their homes and businesses would also be incorporated into this area.

Educational opportunities would also be located primarily on Granite Ave. Much of the land to the west of the street is considered wetlands with low elevations and numerous natural springs. Therefore most development, even open uses such as campsites, would not be feasible in this immediate area. The future vision for this area then would include such uses as koi ponds, deer & butterfly parks, bat houses, and an educational walkway. However, the wetness of the land would eliminate the possibility of a community garden.

The west side of Granite Ave. plus the individual lots scattered around the City's west side would be used for ecological opportunities. These areas would include feeder nurseries, forestry management sites, and ecological areas to represent diverse and native landscapes.

The Riverwalk would be located along the Baraboo River. It would be tied in with the existing trails in Webb Park to the north and with trails in the Smith Conservancy to the south. The

Riverwalk may also serve as a hub for a trail system that would extend throughout Reedsburg. The possibly lighted Riverwalk would serve pedestrian traffic (walkers and cross-country skiers).

While Reedsburg has several existing neighborhood parks, one located in the Granite Ave. area would offer additional amenities plus new ones not already offered. Some of the amenities would include playground equipment, exercise stations, Frisbee golf course, volleyball courts, and horseshoe pits.



5.0 GOALS AND OBJECTIVES

5.1 Introduction

Goals are broad, general ideas of where the City would like to be and what they wish to accomplish regarding the floodplain areas. These ideas focus on the ends rather than the means. Goals are based on present conditions, background information, and a desirable future. Objectives are specific, measurable actions within a certain timeframe the City would take in order to accomplish these goals.

5.2 Goals and Objectives

GOAL #1

Maximize recreational potential and usability and to think and act as if it were our own personal property.

OBJECTIVES

- a) Identify funding sources for recreational items such as the boat launch, memorial, campground, fishing dock, and picnic areas.
- b) Conduct river clean-up of overgrown or dead trees and vegetation.
- c) Relocate boat/canoe launch to the west side of the Baraboo River along Granite Ave.
- d) Publicize and encourage use of the area through surveys and social media.
- e) Provide public restrooms.
- f) Obtain all applicable permits.
- g) Determine the best scenario of having a through street or a cul-de-sac.
- h) Pursue additions of currently owned private properties.

GOAL #2

Complement educational opportunities with nearby existing nature areas, include them where feasible, and help promote them with local educators.

OBJECTIVES

- a) Connect new walkways with existing.
- b) Identify groups, sponsors, and those with expertise to assist in educational development activities.
- c) Attract wildlife to control environment.
- d) Establish educational areas such as community gardens, koi ponds, deer parks, bat houses, and wildflower areas.

GOAL #3

Provide educational and ecological awareness to citizens and incorporate opportunities for environmentally-friendly growth.

OBJECTIVES

- a) Plant shrubs and trees on individual lots, some of which would be used as feeder nurseries for other City parks and properties.
- b) Develop more diverse ecological landscape on individual lots and appropriate areas on Granite Ave.
- c) Provide areas for water-thriving plants.

GOAL #4

Develop and connect the existing and potential trail system for use by everyone.

OBJECTIVES

- a) Establish crosswalks at street crossings and intersections.
- b) Involve civic organizations through events and publicizing to assist in the riverwalk's development.
- c) Work with applicable departments and utility to develop walkway system.
- d) Add appropriate signage.

GOAL #5

Offer new and expanded recreational activities and options.

OBJECTIVES

- a) Identify what activities can be done with little to no funding.
- b) Identify what activities can be done in the short term vs. long term.
- c) Identify properties that have been determined for specific uses.
- d) Develop recreational items such as playground equipment, exercise stations,
- e) Frisbee golf, volleyball, and horseshoes.
- f) Provide public restrooms.

6.0 IMPLEMENTATION

6.1 Introduction

This Plan's implementation will involve decision-making by both public officials and Reedsburg citizens. These decisions will be based on their compatibility with the environment and regulatory measures, economic factors, and the support of citizenry.

6.2 Proposed Uses

- Campground
 - Requires permits from the WDNR and Health Department.
 - Permit requires cost estimates and a site plan.
 - Area used would be 209 Granite and 301 Granite Ave.
- Boat Launch
 - Currently located on the City Shop property at 412 S. Walnut St.
 - Launch would be moved to 209 Granite Ave.
 - Requires permit form the WDNR.
 - WDNR offers yearly grant funding.
 - Funding may be provided by civic organizations.
- Memorial
 - Memorial would be made of stone
 - Memorial would be located at the intersection of Granite Ave and S. Webb Ave.
 - Basic wording would recognize those affected by the June 2008 flood.
 - Funding may be provided by civic organizations and public donations.
- Public Restrooms
 - Only walled building permitted on properties per deed restrictions.
 - Could be placed in an existing nearby building.
- Community Garden
 - Would be located in the driest spot possible on 308-340 Granite Ave.
 - Would be implemented with the help of the Sauk County Master Gardeners.
- Riverwalk
 - Paint additional crosswalks on S. Webb Ave to connect with Smith Conservancy and W. Main St to connect with the Roger Popple Trail.
 - Add off-premise signs to better advertise the trail system.
 - Funding may be provided by civic organizations and public donations.
 - Local organizations, such as Girl & Boy Scouts may help with riverwalk development.

WORKS CITED

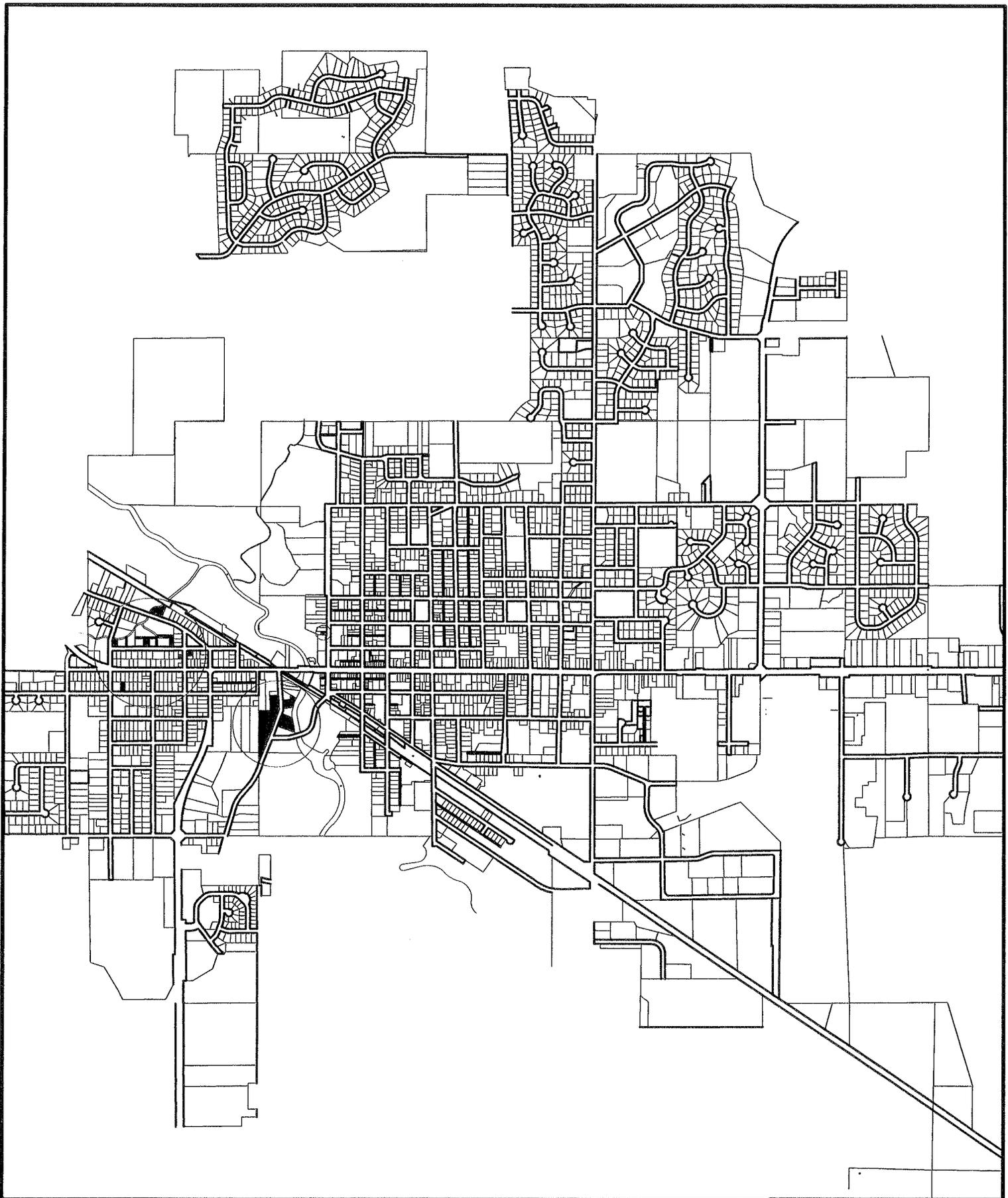
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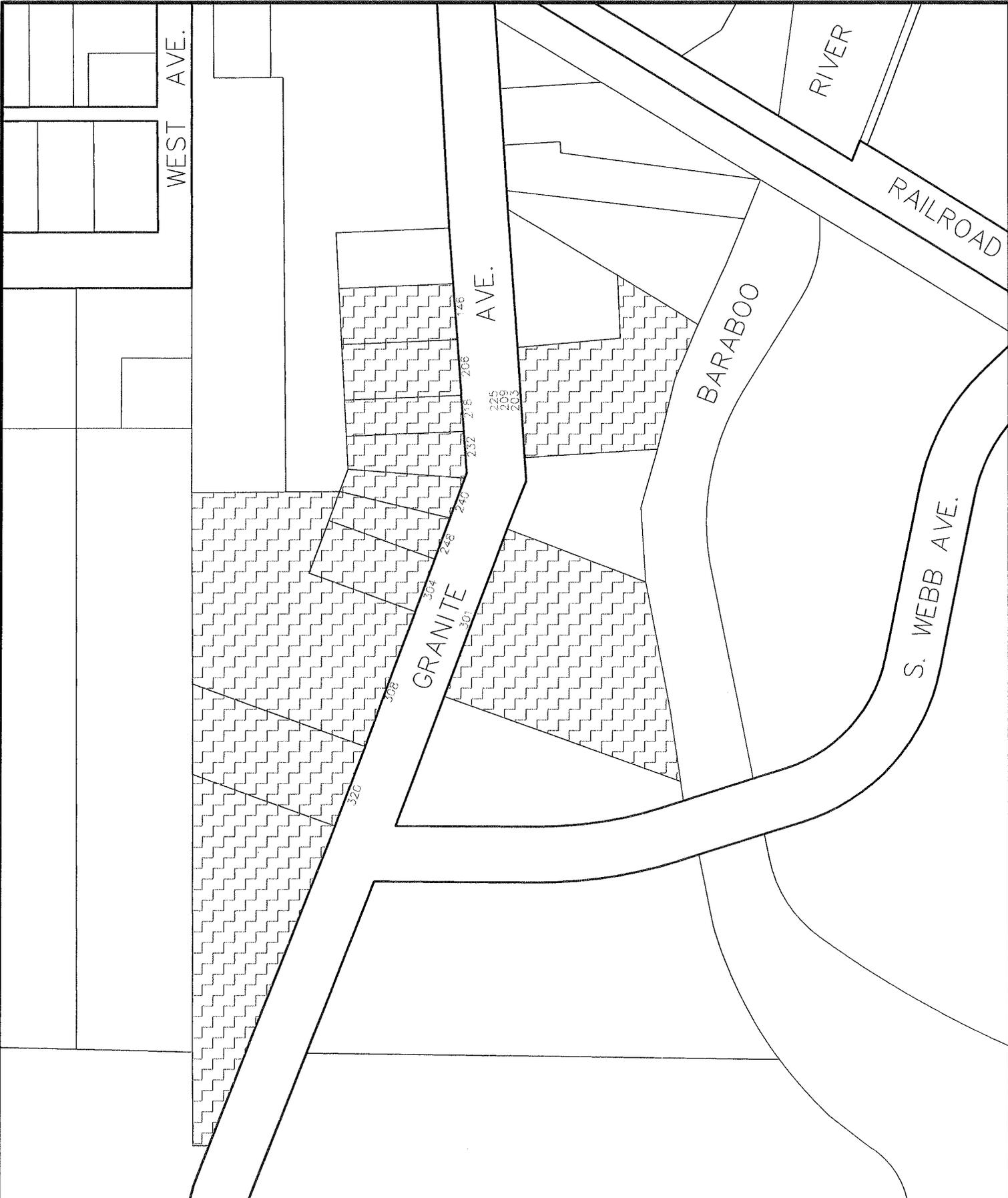


CONDEMNED PROPERTIES

	REEDSBURG
	ENGINEERING DEPARTMENT

SCALE: 1" = 2000'
6-2011

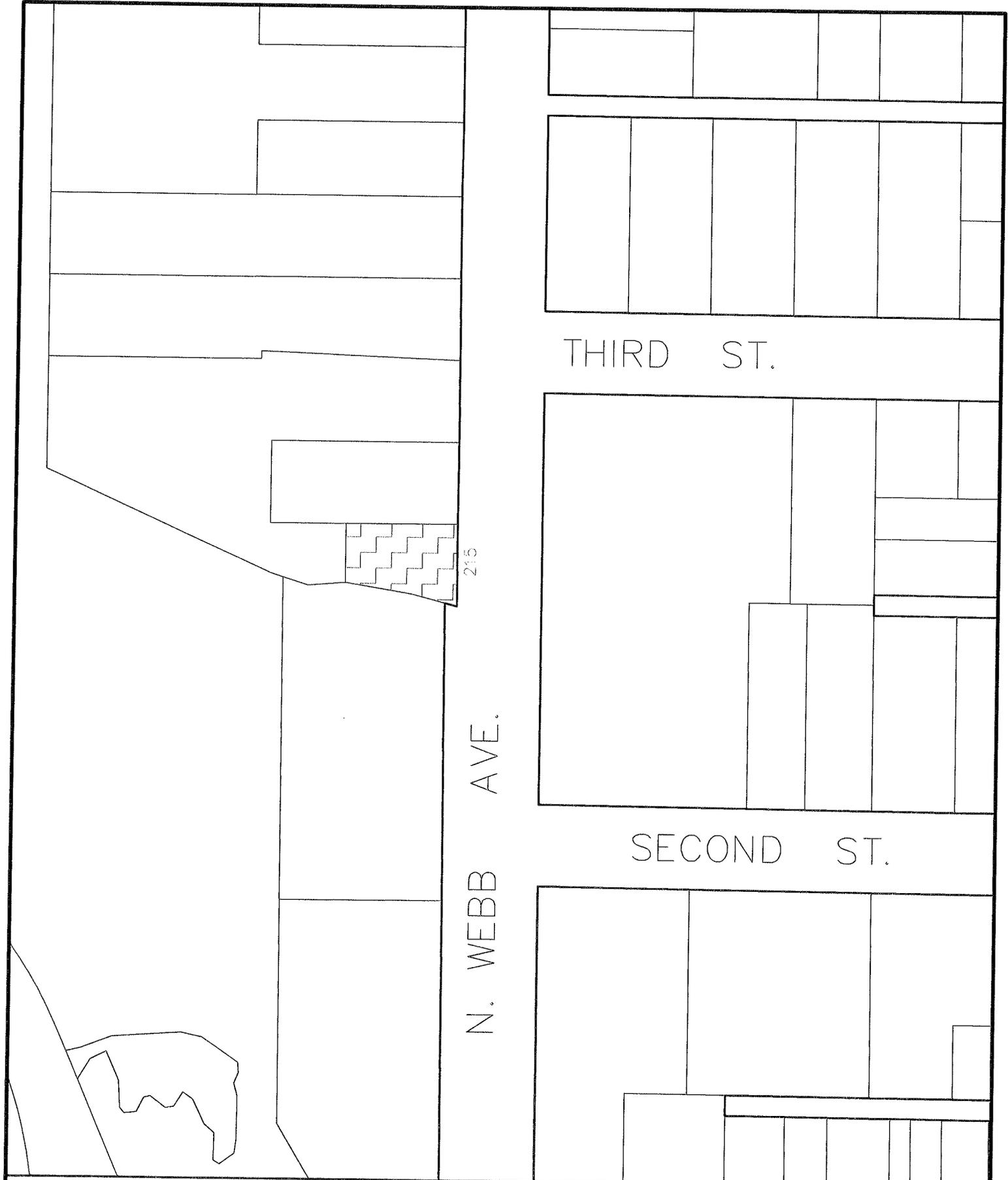
APPENDIX A - Maps



CONDEMNED PROPERTIES GRANITE AVENUE

SCALE: 1" = 150'
6-2011

REEDSBURG
ENGINEERING DEPARTMENT



CONDEMNED PROPERTIES WEBB AVENUE

SCALE: 1" = 100'
6-2011

REEDSBURG
ENGINEERING
DEPARTMENT



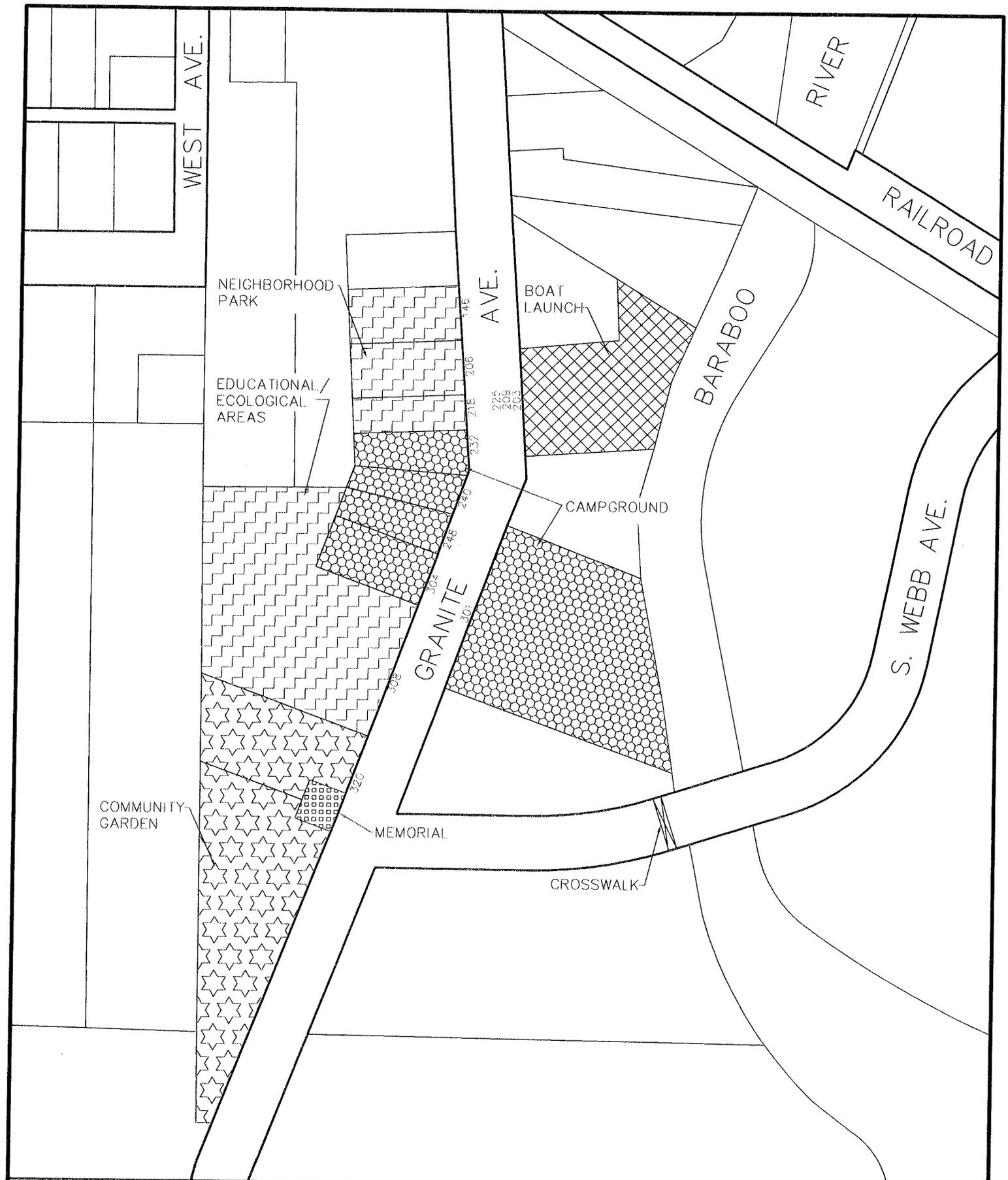
CONDEMNED PROPERTIES WESTSIDE

REEDSBURG

ENGINEERING DEPARTMENT

SCALE: 1" = 200'

6-2011



FUTURE LAND USES—GRANITE AVENUE

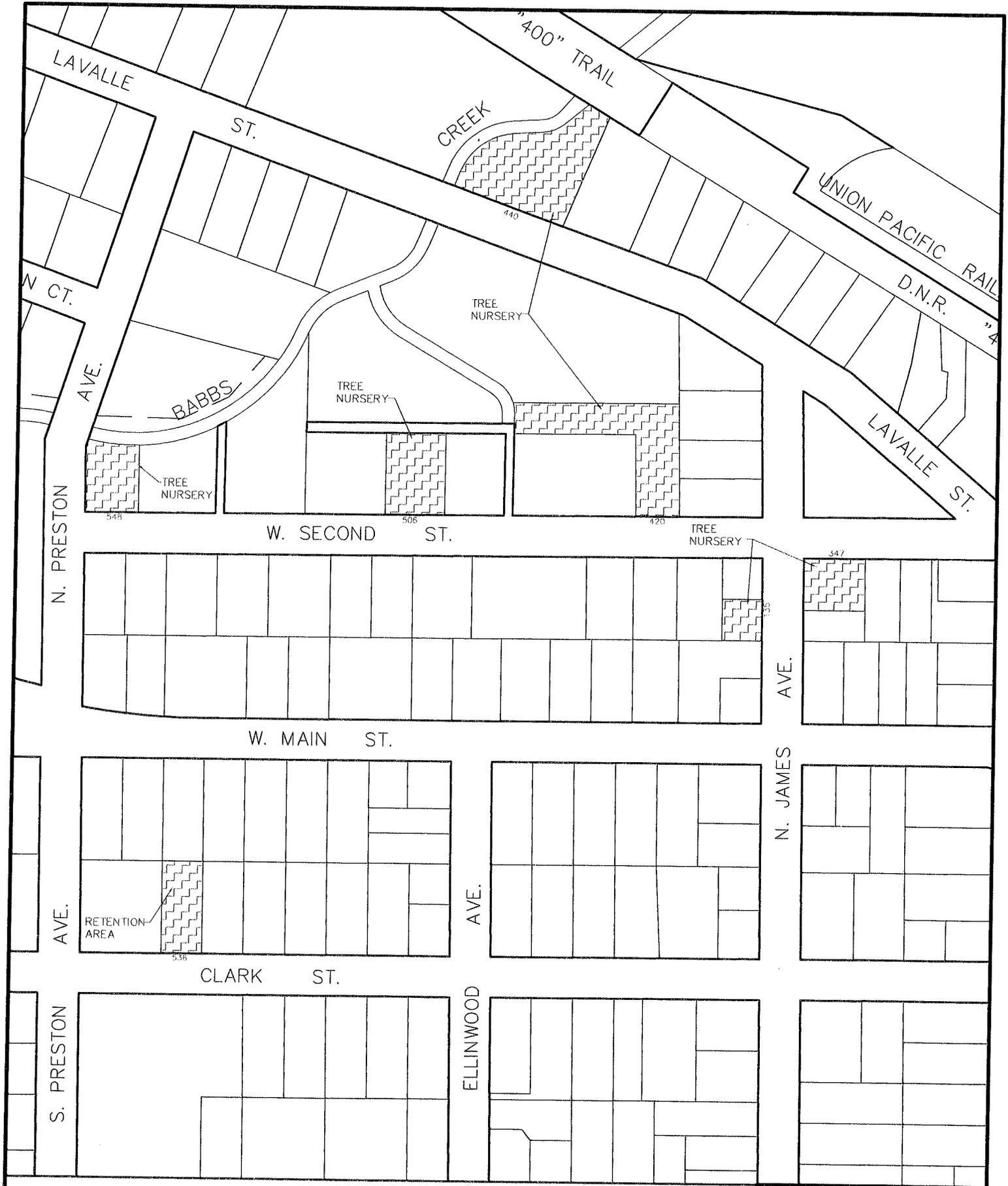
 SCALE: 1" = 150' 6-2011	REEDSBURG
	ENGINEERING DEPARTMENT



FUTURE LAND USES—WEBB AVENUE

REEDSBURG
ENGINEERING
DEPARTMENT

SCALE: 1" = 100'
6-2011



FUTURE LAND USES - WESTSIDE

REEDSBURG

ENGINEERING DEPARTMENT

SCALE: 1" = 200'
6-2011

APPENDIX B

RECREATIONAL OPPORTUNITIES

Future	Current	Next Steps
Dead end street	Cleaned up mess	ID possible funding
Park at Philips	Through street	Study street issue
Canoe landing	Nearby canoe landing	River clean-up
Canoe rentals	Private property amongst	Pursue private property
Camping/private groups	No facilities	Relocate canoe landing
Community bonfire	Dead space	ID permits needed
Fishing dock	Lack of camping on 400 Trail	Involve public
Memorial	No dedicated funds	Additional parking lot use
Meditation walk	Well utilized skate park	Establish crosswalks
Showers/restrooms	Parking lot	Social media
Picnic table/grills		
Landscaping		
Used by all citizens		

EDUCATIONAL OPPORTUNITIES

Future	Current	Next Steps
Community gardens	Underutilized properties	Connect walkways
Koi ponds	Deer are present	Find group/sponsor/expertise
Deer park	Semi-established walkway	Attract wildlife
Butterfly park	Close to conservancies	Establish wildlife houses
Bat houses	Close to Plenke's Pond	
Purple Martin area		
Educational walkway		
Audio Tour		
Geocache		

ECOLOGICAL OPPORTUNITIES

Future	Current	Next Steps
Forestry cycles	Semi-established ecology	Plant trees/shrubs on lots
Site divisions	Separated lots	Use land to potential
Diverse ecological landscape	Empty lots maintained by City	Do not overload land
Water-thriving plants	Adjacent neighbors	
Feeder nurseries		
Forestry management sites		

RIVERWALK/TRAIL

Future
City crosswalks
Bridges/underpasses
Paved trails/pedestrian use
Extend through whole City
Granite Ave as hub
Extend to South Park
Lights
Cross-country skiing
Year-round use

Current
No marked crosswalk
No connected trail
Underutilized
No funding
Existing not well maintained
No signage
Propensity to flood

Next Steps
Establish new crosswalks
Involve civic organizations
- Events
- Publicize
Work w/City Depts & Utility
Pursue signage

NEIGHBORHOOD PARK

Future
Restrooms
Playground equipment
Exercise stations
Frisbee Golf
Kite flying space
Volleyball
Horseshoes

Current
Nearest playgrounds
- Webb
- Ramsay
Nearest park – Plenke's
Nothing currently onsite
Lots are too small
Potential uses not identified

Next Steps
ID what can be done
- Without funds
- Short term v. long term
ID funding
ID lots for specific uses

APPENDIX C – Survey Results

1. What should Reedsburg's growth policy be concerning the floodplain area?

	Response Percent	Response Count
No Development <input type="checkbox"/>	6.9%	2
Limited Development <input checked="" type="checkbox"/>	93.1%	27
answered question		29
skipped question		1

2. If you favor development, what general types would be most important to you? (1= most important, 4= least important)

	1	2	3	4	Rating Average	Response Count
Recreational opportunities	67.9% (19)	14.3% (4)	7.1% (2)	10.7% (3)	1.61	28
Riverwalk/trail extension	65.5% (19)	13.8% (4)	13.8% (4)	6.9% (2)	1.62	29
Ecological opportunities	28.6% (8)	42.9% (12)	21.4% (6)	7.1% (2)	2.07	28
Neighborhood park	14.3% (4)	57.1% (16)	21.4% (6)	7.1% (2)	2.21	28
Educational opportunities	28.6% (8)	32.1% (9)	21.4% (6)	17.9% (5)	2.29	28
answered question						29
skipped question						1

3. If you favor development, what specific types would be most important to you? (1= most important, 4= least important)

	1	2	3	4	Rating Average	Response Count
Boat/Canoe Launch	38.5% (10)	38.5% (10)	19.2% (5)	3.8% (1)	1.88	26
Playground Equipment	25.9% (7)	33.3% (9)	14.8% (4)	25.9% (7)	2.41	27
Expand Native Vegetation	25.9% (7)	37.0% (10)	29.6% (8)	7.4% (2)	2.19	27
Campground	25.9% (7)	14.8% (4)	33.3% (9)	25.9% (7)	2.59	27
Frisbee Golf	14.8% (4)	37.0% (10)	22.2% (6)	25.9% (7)	2.59	27
Picnic Area	29.6% (8)	40.7% (11)	25.9% (7)	3.7% (1)	2.04	27
Educational Areas	37.0% (10)	22.2% (6)	33.3% (9)	7.4% (2)	2.11	27
Volleyball/Horseshoes	7.4% (2)	29.6% (8)	33.3% (9)	29.6% (8)	2.85	27
Tree Nursery	17.9% (5)	25.0% (7)	39.3% (11)	17.9% (5)	2.57	28
Nature Trail	57.1% (16)	10.7% (3)	25.0% (7)	7.1% (2)	1.82	28
Riverwalk	60.7% (17)	17.9% (5)	14.3% (4)	7.1% (2)	1.68	28
Wildlife Park	50.0% (14)	32.1% (9)	7.1% (2)	10.7% (3)	1.79	28
Other (please specify)						4
					answered question	28
					skipped question	2

**4. If the opportunity arose, would you to volunteer your time towards a floodplain project?
(check all that apply)**

		Response Percent	Response Count
River clean up	<input type="checkbox"/>	60.0%	15
Tree/shrub planting	<input type="checkbox"/>	64.0%	16
Native vegetation planting	<input type="checkbox"/>	60.0%	15
Construction (Dock, Riverwalk, etc)	<input type="checkbox"/>	32.0%	8
	Other (please specify)		0
answered question			25
skipped question			5

5. If the opportunity arose, would you donate money towards a floodplain project? (check all that apply)

		Response Percent	Response Count
Boat/Canoe Launch	<input type="checkbox"/>	10.5%	2
Campground	<input type="checkbox"/>	15.8%	3
Educational Areas	<input type="checkbox"/>	15.8%	3
Nature Trail	<input type="checkbox"/>	36.8%	7
Playground Equipment	<input type="checkbox"/>	15.8%	3
Frisbee Golf	<input type="checkbox"/>	21.1%	4
Volleyball/Horseshoes	<input type="checkbox"/>	0.0%	0
Riverwalk	<input type="checkbox"/>	42.1%	8
Expand Native Vegetation	<input type="checkbox"/>	42.1%	8
Picnic Area	<input type="checkbox"/>	15.8%	3
Tree Nursery	<input type="checkbox"/>	26.3%	5
Wildlife Park	<input type="checkbox"/>	31.6%	6
Other (please specify)			1
answered question			19
skipped question			11

6. Please list any additional comments:

	Response Count
	3
answered question	3
skipped question	27

Page 2, Q3. If you favor development, what specific types would be most important to you? (1= most important, 4= least important)

- | | | |
|---|---|-----------------------|
| 1 | keep as natural and least intrusive as possible | May 25, 2011 11:55 PM |
| 2 | I think care should be taken in the amount of money put into such an area, just for fear of loss and replacement. | May 17, 2011 12:19 AM |
| 3 | shelters | May 16, 2011 10:03 AM |
| 4 | Community Garden | May 3, 2011 11:40 AM |

Page 2, Q5. If the opportunity arose, would you donate money towards a floodplain project? (check all that apply)

- | | | |
|---|---------------------------------------|----------------------|
| 1 | If current budget improves, we would. | May 15, 2011 1:44 AM |
|---|---------------------------------------|----------------------|

Page 2, Q6. Please list any additional comments:

- | | | |
|---|--|-----------------------|
| 1 | please keep the granite ave area as natural as possible without adding/building things that will bring groups of people to the area that don't care about the area (ie frisbee golf, camp sites, playground, etc) there also should not be a need to build public restrooms in this area | May 25, 2011 11:55 PM |
| 2 | A riverwalk would be a great way to orient the city more toward the river and provide a recreational place for all to enjoy natural beauty. A community garden could also be developed within the space of a riverwalk on the lots with proper design. | May 3, 2011 11:40 AM |
| 3 | I personally feel the area should be left alone. Those people lost their homes and we're worried about what to do with the land? Let it be a natural area and stop worrying about what to do with it...stop spending money! | Apr 30, 2011 8:03 AM |

Floodplain Transformation Survey – 2011

The Survey Area covers 20 lots that were acquired by the City of Reedsburg and had their buildings razed and removed. Twelve of the lots are located along Granite Avenue and the Baraboo River. Most of the 20 lots are located in the floodplain, so development is not only limited by floodplain regulations but also by even stricter deed restrictions. Any proposed development would have to be of open space, as no buildings are permitted (with the exception of public restrooms). Therefore re-development options are very limited. Even fences are prohibited, which would be required for such items as dog parks.

1. What should Reedsburg's growth policy be concerning the floodplain area?

No Development Limited Development

2. If you favor development, what **general** types would be most important to you? (1= most important, 5= least important)

	1	2	3	4	5
Recreational opportunities	1	1	1		1
Riverwalk/trail extension	2	2			
Ecological opportunities	2	1	1		
Neighborhood park	2		1		1
Educational opportunities	2	1			1

3. If you favor development, what **specific** types would be most important to you? (1= most important, 5= least important)

	1	2	3	4	5
Boat/Canoe Launch	2	1			1
Playground Equipment	1	1		1	1
Expand Native Vegetation	3			1	
Campground			1		3
Frisbee Golf	1		1		2
Picnic Area	1	1	2		
Educational Areas	2		1		1
Volleyball/Horseshoes		2	1		1
Tree Nursery	3		1		
Nature Trail	3		1		
Riverwalk	3		1		
Wildlife Park	3		1		
Other Dog Park	1				
Other Public Gardens	1				
Other Garage Sales Lot	1				

4. If the opportunity arose, would you to volunteer your time towards a floodplain project?
(circle all that apply)

River clean up (1) Tree/shrub planting (3) Native Vegetation planting (3)
Construction (Dock, Riverwalk, etc) Other _____

5. If the opportunity arose, would you donate money towards a floodplain project? (circle all that apply)

Boat/Canoe Launch	Campground	Educational Areas (2)	Nature Trail (3)
Playground Equipment (2)	Frisbee Golf	Volleyball/Horseshoes (1)	Riverwalk (1)
Expand Native Vegetation (3)	Picnic Area (2)	Tree Nursery (3)	Wildlife Park (2)
Other _____			

6. Please list any additional comments:

- 1. The image of our City is something that is important to all of us and we should take pride in what other people see when they come here to visit.*
- 2. I think we need more nature preserves.*
- 3. The area will probably flood again. Keep it as natural as possible but improve aesthetically. Consult with forester or landscaping specialist.*

Thank you for completing this survey.

