



Comprehensive Plan of the City of Reedsburg 2012 Update



Table of Contents

Acknowledgements.....	2
1.0A Community Profile.....	3
2.0A Economic Development.....	14
3.0A Housing.....	23
4.0A Transportation.....	26
5.0A Utilities & Community Facilities.....	29
6.0A Ag, Natural & Cultural Resources.....	35
7.0A Intergovernmental Cooperation.....	44
8.0A Land Use.....	46
9.0A Sustainability & Smart Growth.....	56
10.0A Issues, Goals, & Policies.....	60
Appendix A-A (Archaeological).....	64
Appendix B-A (Survey Results).....	68
Appendix C-A (Public Part. Plan).....	114

2012 Comprehensive Plan Acknowledgements

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COMMUNITY PROFILE

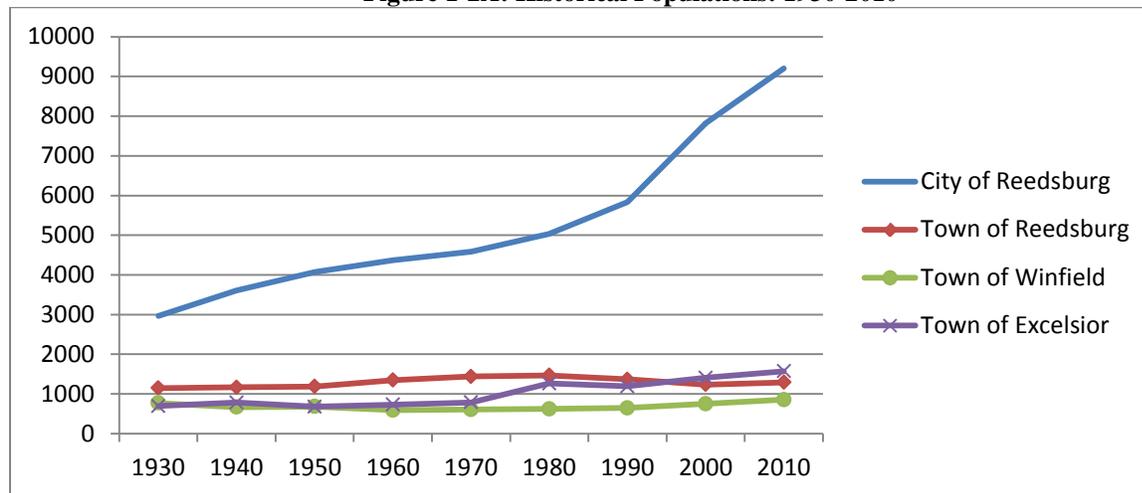
1.0A Population

Table 1-1A: Historical Population Counts and Growth Rates
City of Reedsburg, Town of Reedsburg, Town of Winfield, Town of Excelsior, Sauk County, and Wisconsin - 1930-2010

Year	City of Reedsburg		Town of Reedsburg		Town of Winfield		Town of Excelsior		Sauk County		Wisconsin	
	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change
1930	2,967	---	1,149	---	770	---	694	---	32,030	---	2.9 M	---
1940	3,608	21.6	1,167	1.6	666	-4.4	782	12.7	33,700	5.21	3.1 M	6.8
1950	4,072	12.9	1,188	1.8	685	2.9	680	-13.0	38,120	13.1	3.4 M	9.5
1960	4,371	7.3	1,349	13.6	590	-13.9	733	7.8	36,179	-5.1	3.9 M	15.1
1970	4,585	4.9	1,442	6.9	608	3.1	786	7.2	39,057	7.4	4.4 M	11.8
1980	5,038	9.9	1,468	1.8	624	2.6	1,266	61.2	43,469	11.3	4.7 M	6.5
1990	5,834	15.8	1,367	-6.9	649	4.0	1,194	-5.7	46,975	8.1	4.9 M	3.5
2000	7,827	34.2	1,236	-9.6	752	15.9	1,410	18.1	55,225	17.6	5.3 M	8.3
2010	9,200	17.5	1,293	4.7	856	13.8	1,575	11.7	61,976	12.2	5.7 M	7.5
1930-2010 Change	6,233	210.1	144	12.5	86	11.2	881	127	29,946	93.5	2.8 M	96.6

Source: Wisconsin DOA (2000) and US Census Bureau, 2010.

Figure 1-2A: Historical Populations: 1930-2010



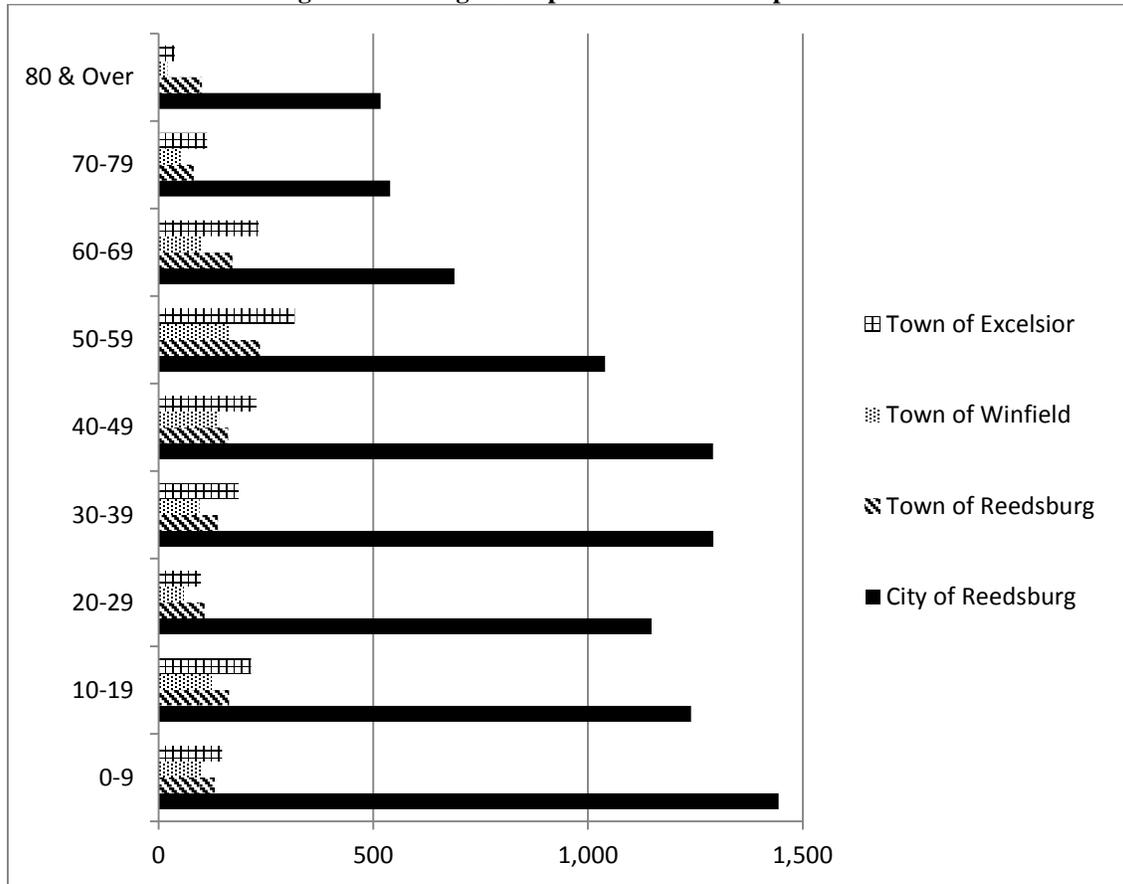
Source: Wisconsin DOA (2000) and US Census Bureau, 2010.

Table 1-3A: Age Group Distribution of Population
City of Reedsburg, Town of Reedsburg, Town of Winfield, Town of Excelsior, Sauk County, and Wisconsin
2010

Age Groups	City of Reedsburg		Town of Reedsburg		Town of Winfield		Town of Excelsior		Sauk County		Wisconsin	
	#	%	#	%	#	%	#	%	#	%	#	%
0-9	1,444	15.7	131	10.1	102	11.9	148	9.4	7,993	12.9	727,060	12.8
10-19	1,240	13.4	164	12.7	124	14.5	215	13.7	8,100	13.0	775,136	13.6
20-29	1,148	12.5	107	8.3	59	6.9	98	6.2	7,330	11.8	758,899	13.3
30-39	1,292	14.1	138	10.7	95	11.1	186	11.8	7,604	12.2	694,675	12.2
40-49	1,291	14.0	162	12.5	140	16.3	228	14.5	8,922	14.4	817,965	14.4
50-59	1,040	11.3	236	18.2	163	19.1	317	20.1	9,096	14.6	822,112	14.5
60-69	689	7.5	172	13.3	102	11.9	233	14.8	6,388	10.3	540,854	9.5
70-79	539	5.9	82	6.3	51	6.0	113	7.2	3,632	5.9	314,719	5.6
80 & Over	517	5.6	101	7.8	20	2.3	37	2.4	2,911	4.7	235,566	4.2
Totals	9,200	100.0	1,293	100.0	856	100.0	1,575	100.0	61,976	100.0	5,686,986	100.0

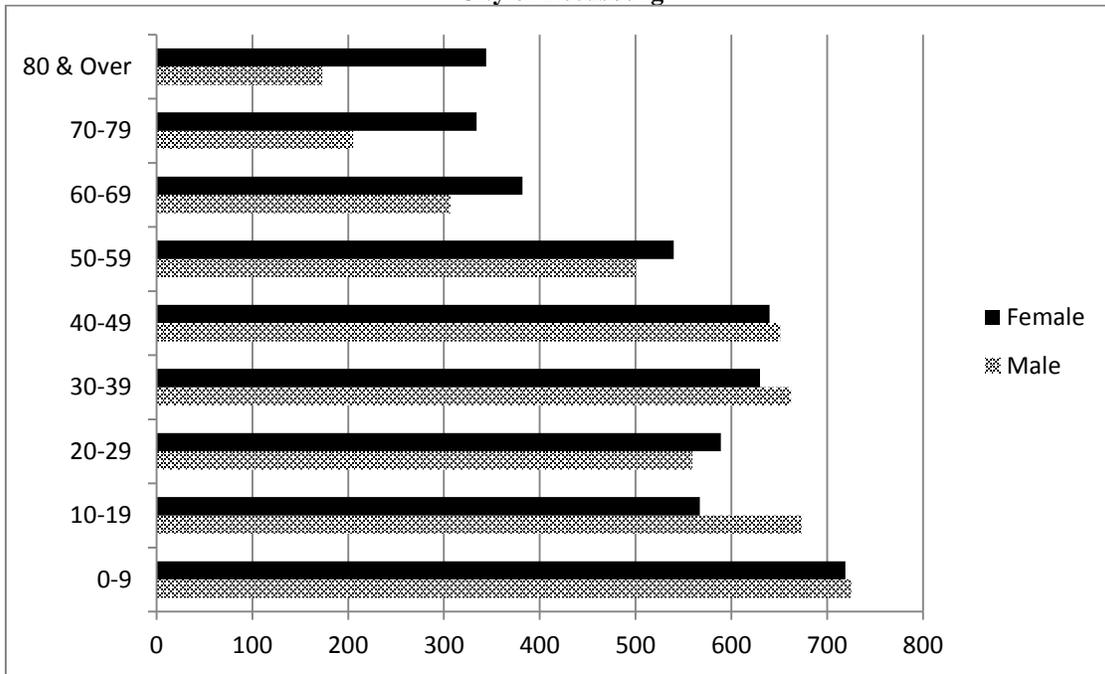
Source: US Census Bureau, 2010.

Figures 1-4A: Age Group Distribution of Population



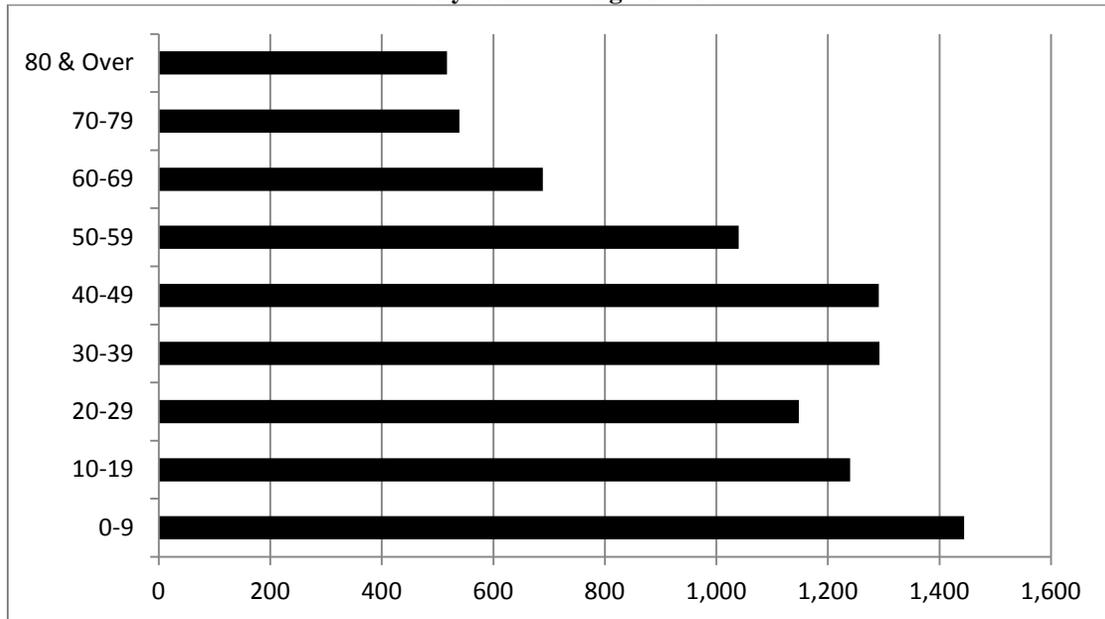
Source: US Census Bureau, 2010.

City of Reedsburg

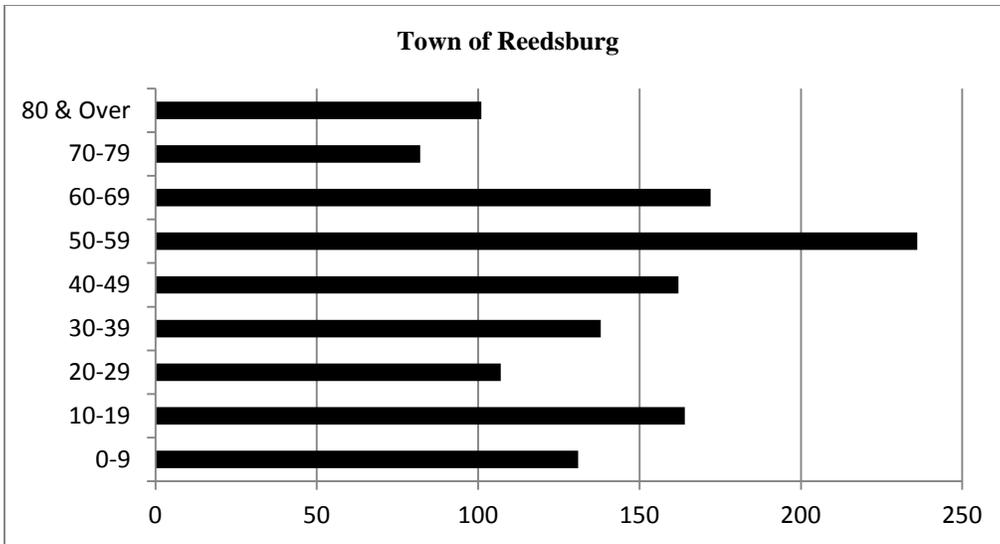


Source: US Census Bureau, 2010.

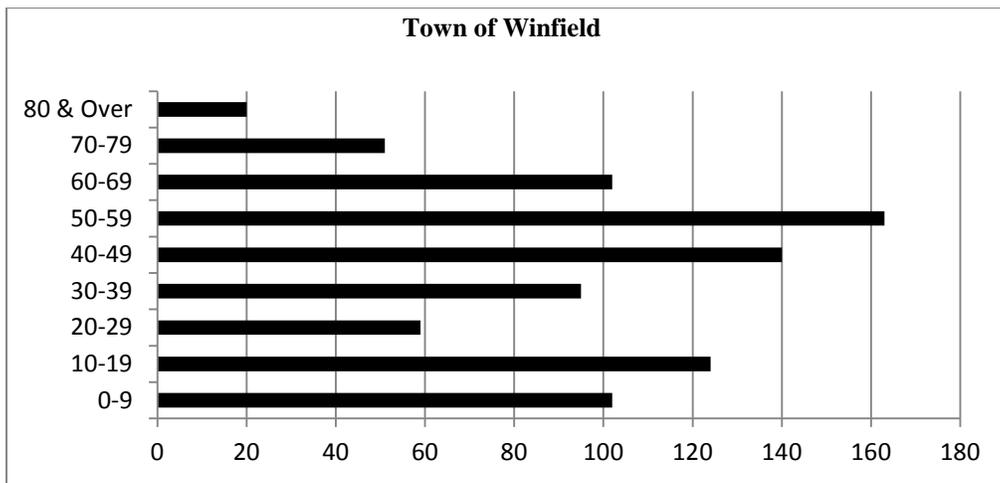
City of Reedsburg - Total



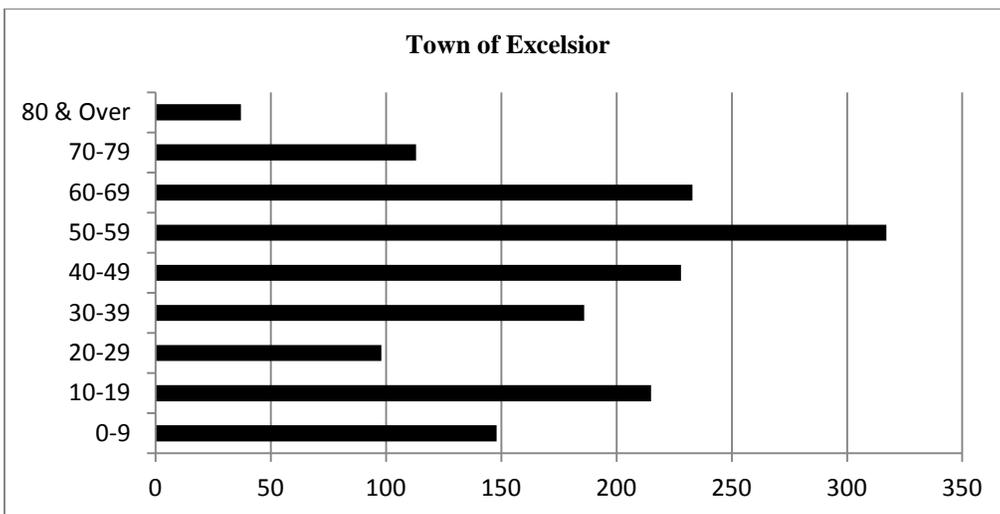
Source: US Census Bureau, 2010.



Source: US Census Bureau, 2010.



Source: US Census Bureau, 2010.

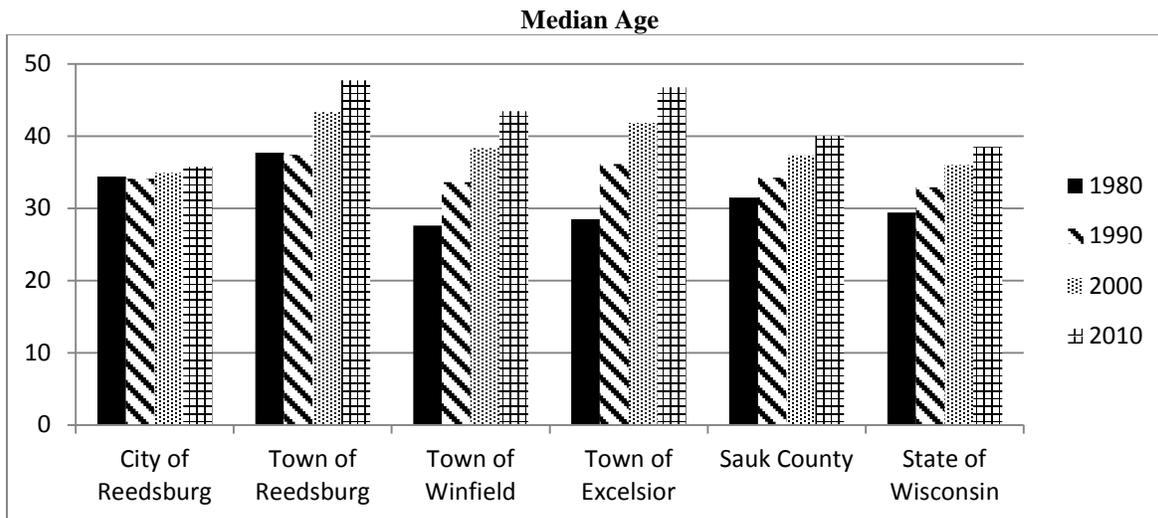


Source: US Census Bureau, 2010.

Table & Figure 1-5A: Median Age
City of Reedsburg, Town of Reedsburg, Town of Winfield, Town of Excelsior, Sauk County, and Wisconsin
1980-2010

Area	1980	1990	2000	2010
City of Reedsburg	34.4	34.1	34.9	35.7
Town of Reedsburg	37.7	37.4	43.3	47.7
Town of Winfield	27.6	33.6	38.3	43.4
Town of Excelsior	28.5	36.1	41.8	46.7
Sauk County	31.5	34.2	37.3	40.0
State of Wisconsin	29.4	32.9	36.0	38.5

Source: US Census Bureau, for year cited.



Source: US Census Bureau, for year cited.

Table 1-6A: Number of Persons by Race
City of Reedsburg, Town of Reedsburg, Town of Winfield, Town of Excelsior, and Sauk County
2010

Race	City of Reedsburg		Town of Reedsburg		Town of Winfield		Town of Excelsior		Sauk County	
	#	%	#	%	#	%	#	%	#	%
European American	8,766	95.3	1268	98.1	850	99.3	1546	98.2	58,588	94.5
African American	52	0.6	4	0.3	2	0.2	2	0.1	357	0.6
Native American	96	1.0	3	0.2	1	0.1	6	0.4	769	1.2
Asian American	39	0.4	4	0.3	2	0.2	5	0.3	337	0.5
Hawaiian/Pacific Isl.	0	0.0	0	0.0	0	0.0	0	0.0	13	0.0
Other Races	146	1.6	3	0.2	0	0.0	4	0.3	1,156	1.9
Two or More Races	101	1.1	11	0.9	1	0.1	12	0.8	756	1.2
Total	9,200	100.0	1,293	100.0	856	100.0	1,575	100.0	61,976	100.0
Hispanic*	393	4.3	11	0.9	0	0.0	30	1.9	2,675	4.3

*Numbers are included amongst the other races.

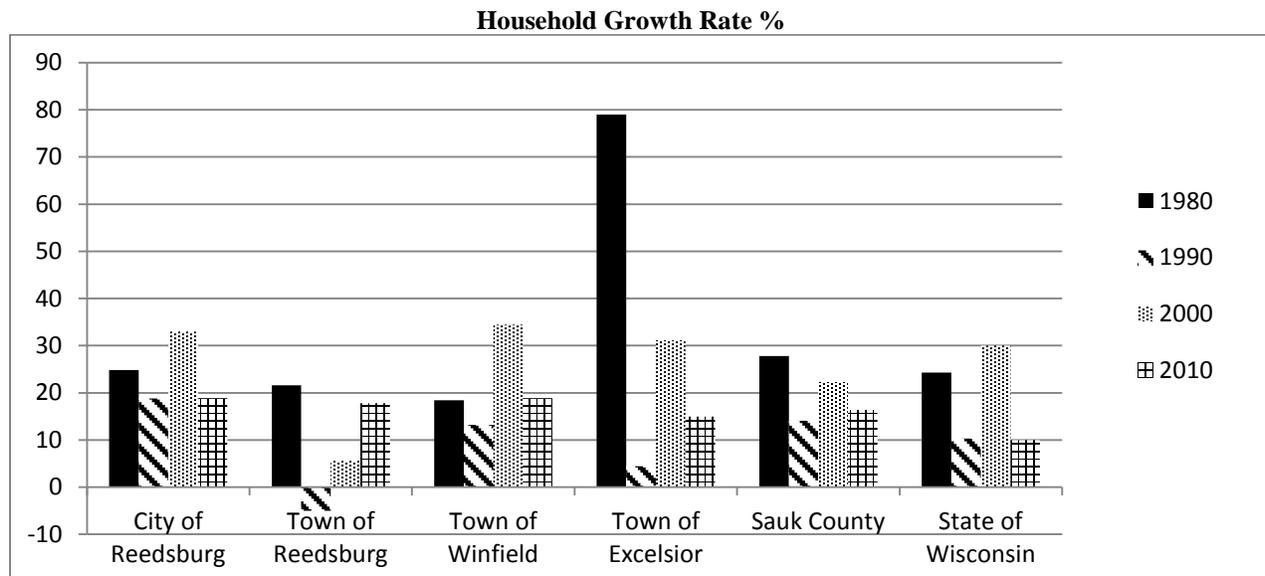
Source: US Census Bureau, 2010.

1.1A Households & Income

Table & Figure 1-7A: Number of Households
City of Reedsburg, Town of Reedsburg, Town of Winfield, Town of Excelsior, Sauk County, and Wisconsin
1970-2010

Year	City of Reedsburg		Town of Reedsburg		Town of Winfield		Town of Excelsior		Sauk County		Wisconsin	
	#	%	#	%	#	%	#	%	#	%	#	%
1970	1,620	---	320	---	147	---	214	---	12,133	---	1.3 M	---
1980	2,021	24.8	389	21.6	174	18.4	383	79.0	15,510	27.8	1.7 M	24.3
1990	2,400	18.8	373	-5.0	197	13.2	400	4.44	17,703	14.1	1.8 M	10.3
2000	3,193	33.0	394	5.6	265	34.5	527	31.2	21,644	22.3	2.1M	30.0
2010	3,795	18.9	464	17.8	315	18.9	606	15.0	25,192	16.4	2.3M	10.0
% Change 1970-2010	134.3		45.0		114.3		183.2		107.6		76.9	

Source: US Census Bureau, for years cited.



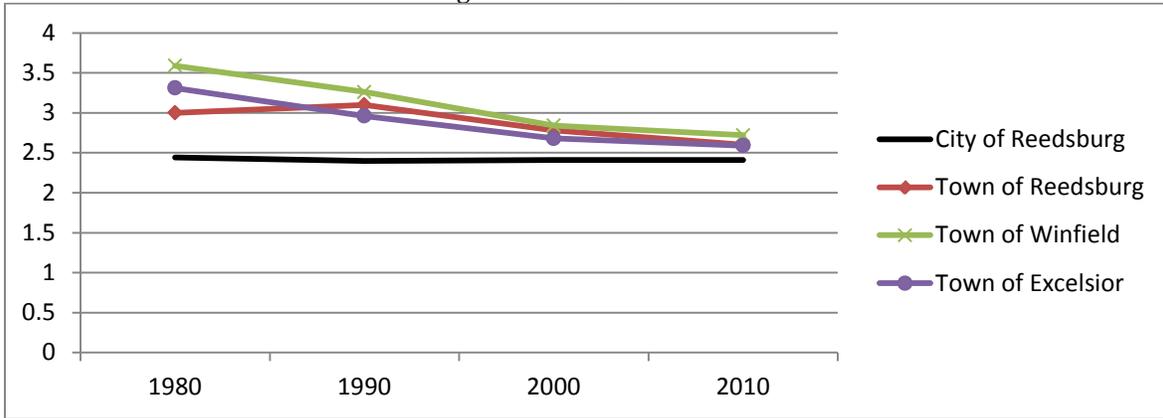
Source: US Census Bureau, for year cited.

Table & Figures 1-8A: Average Household Size
City of Reedsburg, Town of Reedsburg, Town of Winfield, Town of Excelsior, Sauk County, and Wisconsin
1980-2010

Area	1980	1990	2000	2010
City of Reedsburg	2.44	2.40	2.41	2.41
Town of Reedsburg	3.00	3.10	2.78	2.60
Town of Winfield	3.59	3.26	2.84	2.72
Town of Excelsior	3.31	2.96	2.68	2.59
Sauk County	2.75	2.61	2.51	2.43
Wisconsin	2.77	2.61	2.50	2.43

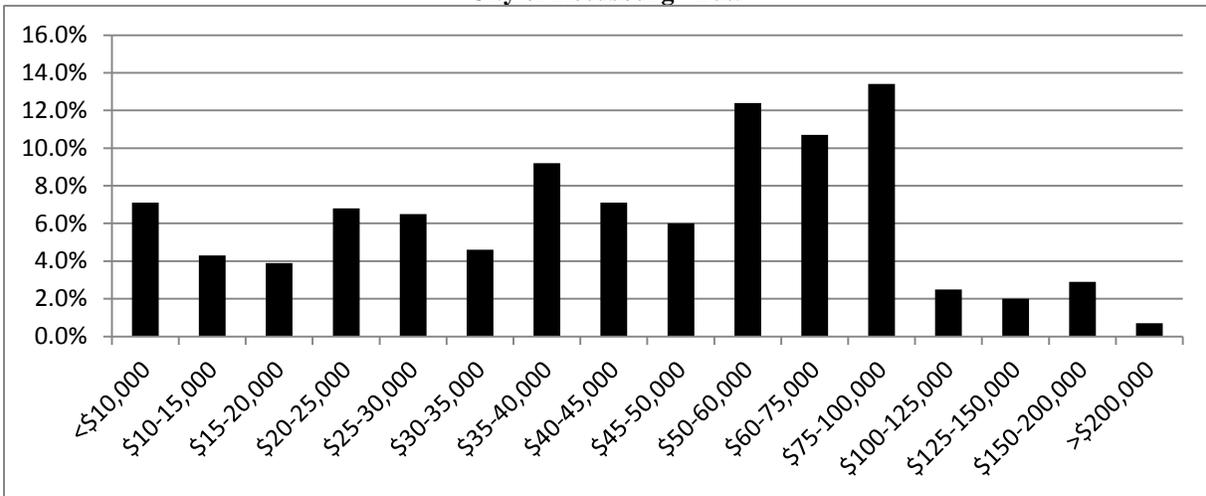
Source: US Census Bureau, for years cited.

Average Household Size: 1980-2010



Source: US Census Bureau, for years cited.

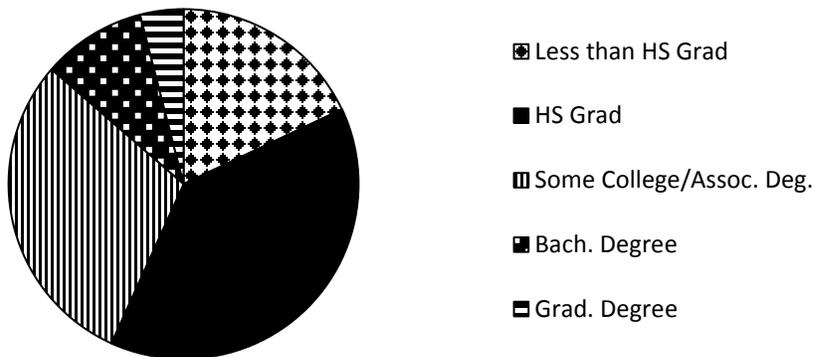
**Figure 1-9A: Household Income Levels
City of Reedsburg - 2009**



Source: <http://www.city-data.com/income/income-Reedsburg-Wisconsin.html>

1.2A Educational Attainment

**Figure 1-10A: Educational Attainment
City of Reedsburg - 2010**



Source: <http://www.homefacts.com/demographics/Wisconsin/Sauk-County/Reedsburg.html>

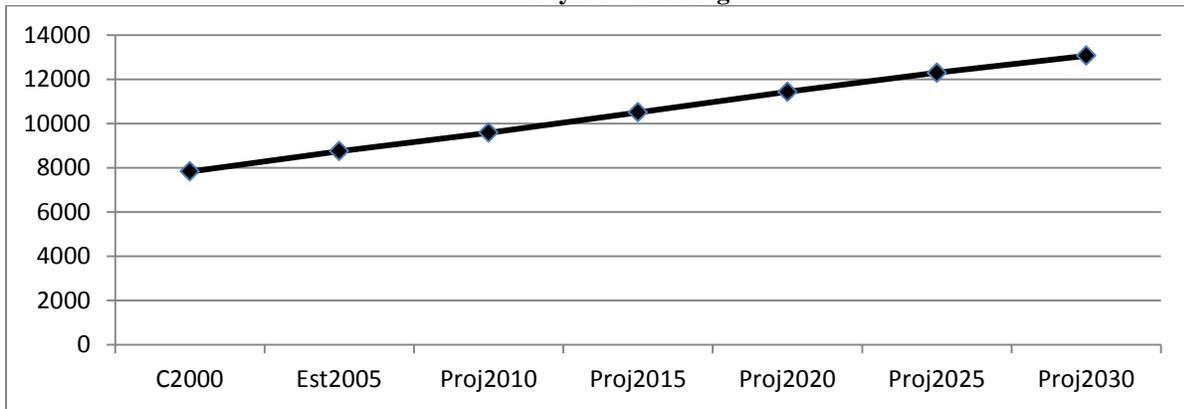
1.3A Population and Household Projections

Table & Figures 1-11A: Method #1 - Population Projections: WI Dept of Administration

	2000	Est2005	Proj2010	Proj2015	Proj2020	Proj2025	Proj2030
C Reedsburg	7827	8748	9580	10502	11427	12290	13064
T Reedsburg	1226	1266	1234	1212	1189	1160	1124
T Winfield	752	812	860	913	967	1016	1056
T Excelsior	1410	1529	1614	1714	1814	1905	1981

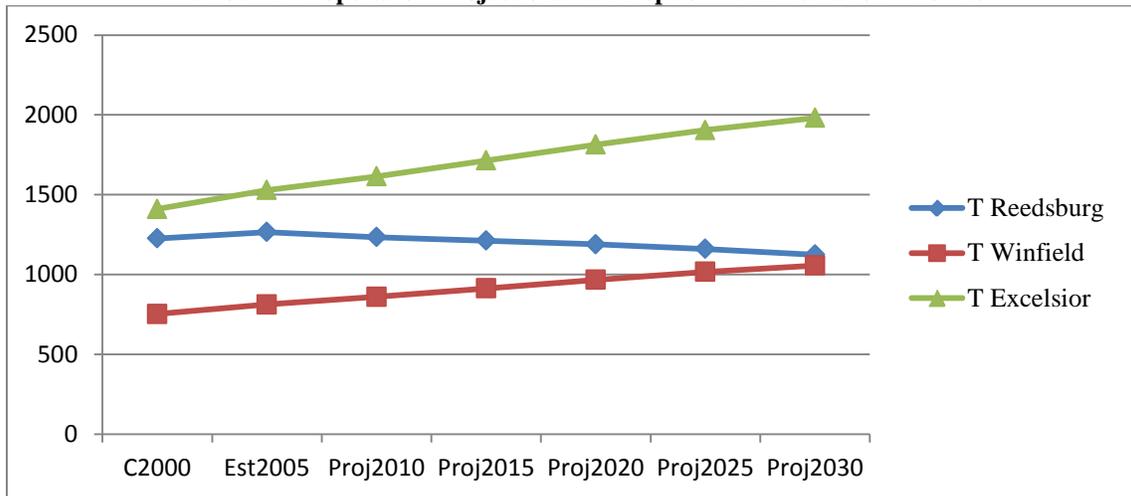
Source: WI Dept of Administration, 2008.

**Method #1 - Population Projections: WI Dept of Administration
City of Reedsburg**



Source: WI Dept of Administration, 2008.

Method #1 - Population Projections: WI Dept of Administration - Towns



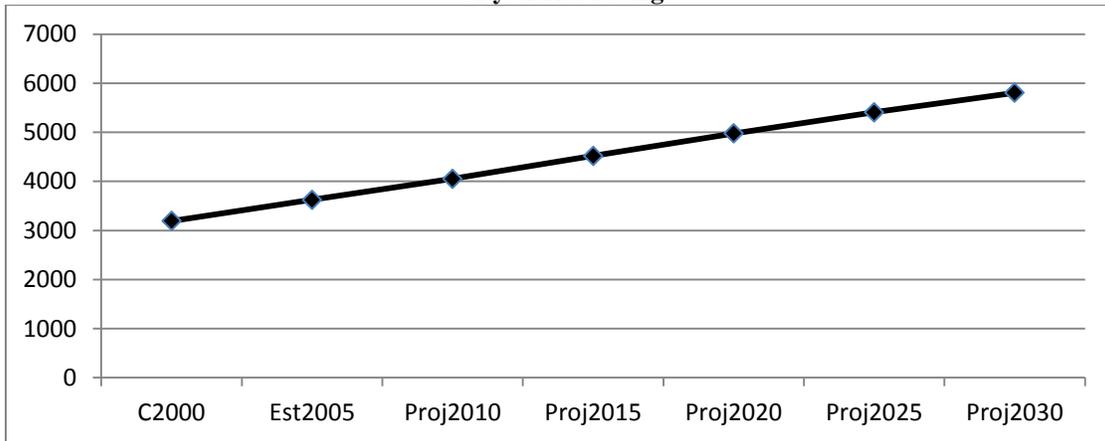
Source: WI Dept of Administration, 2008.

Table & Figures 1-12A: Method #1 - Household Projections: WI Dept of Administration

	C2000	Est2005	Proj2010	Proj2015	Proj2020	Proj2025	Proj2030
C Reedsburg	3193	3626	4052	4520	4976	5407	5805
T Reedsburg	394	414	412	412	409	403	394
T Winfield	265	291	313	339	363	385	404
T Excelsior	527	579	624	675	722	766	805

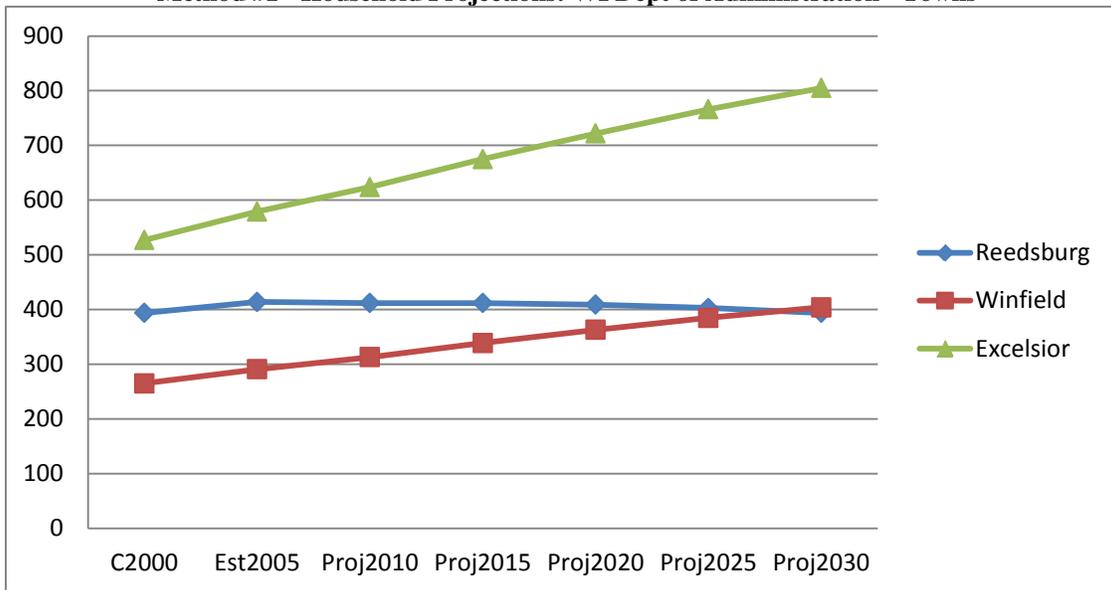
Source: WI Dept of Administration, 2008.

**Method #1 - Household Projections: WI Dept of Administration
City of Reedsburg**



Source: WI Dept of Administration, 2008.

Method #1 - Household Projections: WI Dept of Administration - Towns



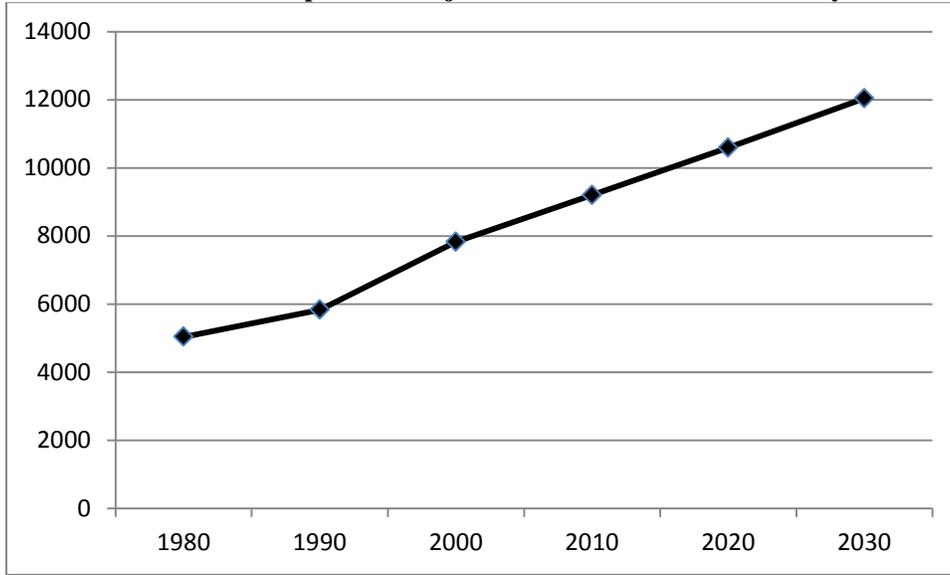
Source: WI Dept of Administration, 2008.

Table & Figures 1-13A: Method #2 – Population Projections: Forecast Trends

	1980	1990	2000	2010	2020	2030
C Reedsburg	5038	5834	7827	9200	10595	12043
T Reedsburg	1468	1367	1236	1293	1177	1112
T Winfield	624	649	752	856	920	1000
T Excelsior	1266	1194	1410	1575	1647	1762

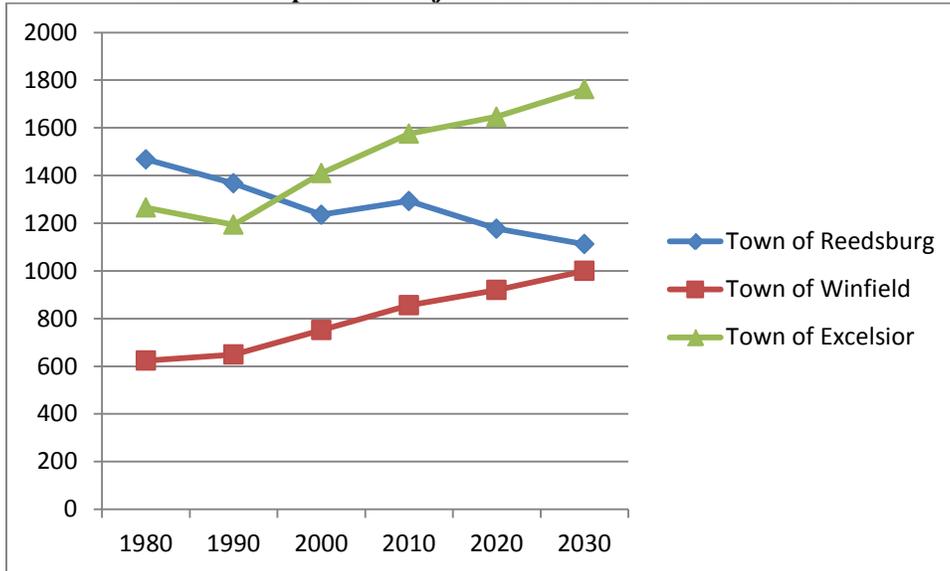
Source: US Census Bureau, 2010; City of Reedsburg, 2011

Method #2 – Population Projections: Trend-line Forecast - City



Source: US Census Bureau, 2010; City of Reedsburg, 2011

Method #2 – Population Projections: Trend-line Forecast - Towns



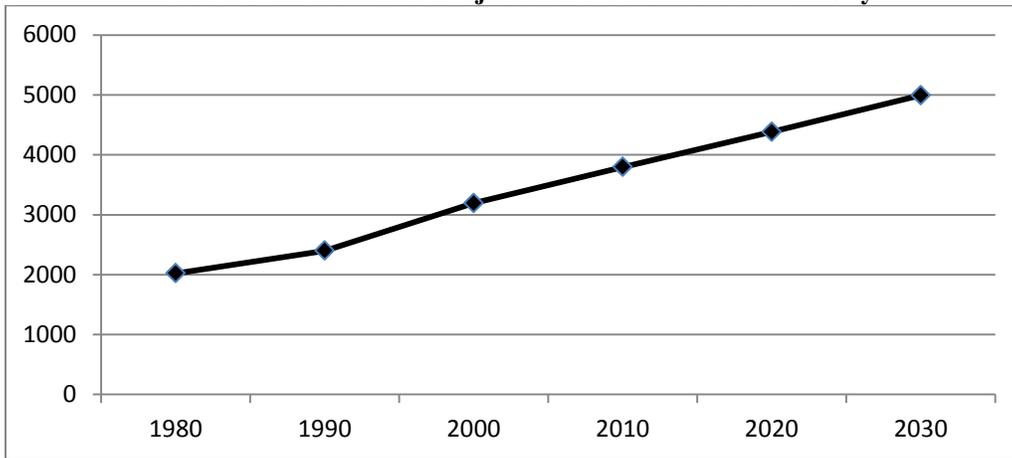
Source: US Census Bureau, 2010; City of Reedsburg, 2011

Table & Figures 1-14A: Method #2 – Household Projections: Trend-line Forecast

	1980	1990	2000	2010	2020	2030
C Reedsburg	2021	2400	3193	3795	4381	4993
T Reedsburg	389	373	394	464	467	492
T Winfield	174	197	265	315	361	410
T Excelsior	383	400	527	606	678	758

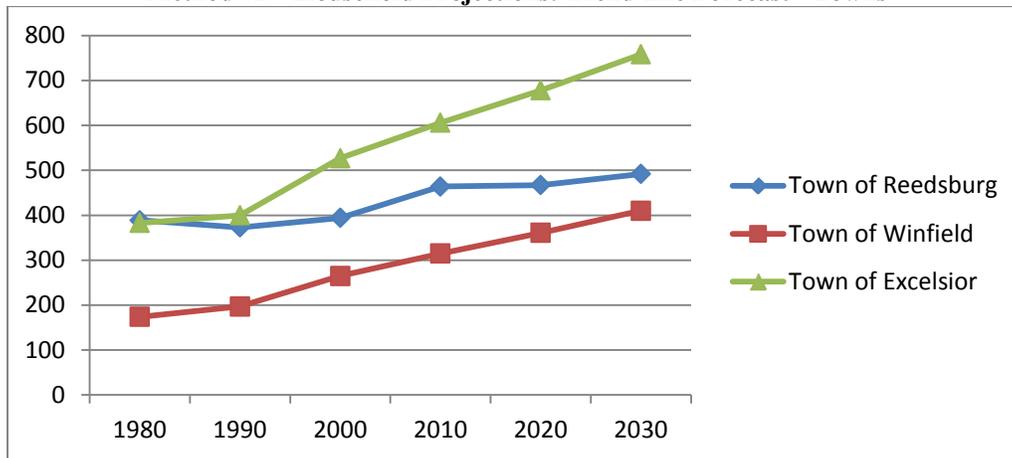
Source: US Census Bureau, 2010; City of Reedsburg, 2011

Method #2 – Household Projections: Trend-line Forecast - City



Source: US Census Bureau, 2010; City of Reedsburg, 2011

Method #2 – Household Projections: Trend-line Forecast - Towns



Source: US Census Bureau, 2010; City of Reedsburg, 2011

1.4A Summary of the City’s Demographic Trends and Characteristics

- Over the past 10 years, the City population grew by 1,373 residents, a 17.5% growth rate.
- The population continues to age for the City, towns, County, and State.
- The average household size remained fairly consistent for the City while continuing to decline for the towns.
- The Town of Reedsburg is the only municipality expected to lose population; the others are expected to continue climbing in the future.

ECONOMIC DEVELOPMENT

2.0A Introduction

Several new and expanded businesses have developed in the Reedsburg area over the past 10 years. Some notable examples of expanded businesses include:

- NUK
- Foremost Farms
- Brides N’ Belles
- Blue Heron
- United Cooperative
- Reedsburg Egg
- Wisconsin Metals
- Meister Log & Lumber
- Cellox
- Sound Devices

Notable new or replacement of former businesses includes:

- Dollar General
- Anytime Fitness
- Downtown strip mall
- Ark Alloy
- Downtown Fitness
- Tiny Tush
- Wisconsin Specialty Protein
- Croell Redi-Mix
- Hanke Trucking
- Sears
- Jay’s Power Sports
- Cameron Aslaksen

2.1A Labor Force Employment Status

**Table 2-1A
Employment/Unemployment
Sauk County
2001-2011**

Year	Sauk County Labor Force			Unemployment Rates		
	Employed	Unemployed	Total	Sauk County %	South Central Region %	Wisconsin %
2001	33,182	1,249	34,431	3.6	3.3	4.4
2002	32,619	1,520	34,139	4.5	4.0	5.3
2003	33,082	1,644	34,726	4.7	4.3	5.6
2004	32,647	1,529	34,176	4.5	3.9	5.0
2005	32,829	1,540	34,369	4.5	3.7	4.8
2006	33,419	1,570	34,989	4.5	3.8	4.7
2007	33,560	1,624	35,184	4.6	3.9	4.8
2008	33,515	1,724	35,239	4.9	4.0	4.9
2009	32,698	3,011	35,709	8.4	7.1	8.7
2010	32,277	2,839	35,116	8.1	6.7	8.3

Source: Wisconsin Department of Workforce Development

**Table 2-2A
Employment/Unemployment
Sauk County
2011-2012**

Year	Month	Labor Force	Employed	Unemployed	Unemp. Rate
2011	Jan	34412	31245	3167	9.2
2011	Feb	34273	30980	3293	9.6
2011	March	34519	31386	3133	9.1
2011	April	34619	31878	2741	7.9
2011	May	35080	32551	2529	7.2
2011	June	37076	34377	2699	7.3
2011	July	36769	34280	2489	6.8
2011	August	36236	33871	2365	6.5
2011	Sept	35380	33121	2259	6.4
2011	Oct	34371	32190	2181	6.3
2011	Nov	34225	31895	2330	6.8
2011	Dec	34409	32073	2336	6.8
2012	Jan	34387	31637	2750	8
2012	Feb	34337	31363	2974	8.7
2012	March	34759	31926	2833	8.2
2012	April	34588	32175	2413	7
2012	May	35032	32631	2401	6.9

Source: Wisconsin Department of Workforce Development



Sound Devices shared space inside another Business Park building. In 2011, they moved to the former Liberty Flag building in the Town of Excelsior. Sound Devices designs and assembles audio mixing and recording equipment for film and broadcasting industries. They currently have 44 employees with plans to add up to 20 more.

2.2A Employment by Industry Group

**Table 2-3A
Employment by Industry Group - Reedsburg**

2007 NAICS code	Industry description	Number of employer establishments	Employer sales, shipments, receipts, revenue, or business done (\$1,000)	Annual payroll (\$1,000)	Number of paid employees for pay period including March 12
31-33	Manufacturing	28	667,234	89,298	2,323
331	Primary metal manufacturing	1	D	D	f
44-45	Retail trade	55	143,660	14,014	647
441	Motor vehicle and parts dealers	9	35,197	3,189	73
442	Furniture and home furnishings stores	2	D	D	a
443	Electronics and appliance stores	3	D	D	a
444	Building material and garden equipment and supplies dealers	10	18,228	2,235	90
445	Food and beverage stores	5	D	D	c
446	Health and personal care stores	4	16,211	2,913	109
447	Gasoline stations	6	32,123	1,092	64
448	Clothing and clothing accessories stores	5	1,305	217	21
451	Sporting goods, hobby, book, and music stores	2	D	D	a
452	General merchandise stores	2	D	D	b
453	Miscellaneous store retailers	4	645	166	12
454	Non-store retailers	3	D	D	a
51	Information	5	N	1,465	60
53	Real estate and rental and leasing	9	4,213	417	20
531	Real estate	8	D	D	a
532	Rental and leasing services	1	D	D	a
54	Professional, scientific, and technical services	22	12,600	4,468	150
541	Professional, scientific, and technical services	22	12,600	4,468	150
56	Administrative and Support and Waste Mang and Remediation Svcs	7	D	D	g

561	Administrative and support services	6	D	D	g
61	Educational services	1	D	D	a
62	Health care and social assistance	31	62,195	24,858	955
621	Ambulatory health care services	18	D	D	c
624	Social assistance	5	D	D	a
71	Arts, entertainment, and recreation	6	2,175	642	24
713	Amusement, gambling, and recreation industries	6	2,175	642	24
72	Accommodation and food services	27	13,007	3,485	341
721	Accommodation	4	2,076	523	58
722	Food services and drinking places	23	10,931	2,962	283
81	Other services (except public administration)	23	6,930	1,847	94
811	Repair and maintenance	9	4,866	1,215	46
812	Personal and laundry services	13	D	D	b
813	Religious, Grantmaking, Civic, Professional, and Similar Orgs	1	D	D	a

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

Q: Revenue not collected at this level.

S: Withheld because estimate did not meet publication standards.

X: Not applicable.

Z: Less than half the unit shown.

a: 0 to 19 employees

b: 20 to 99 employees

c: 100 to 249 employees

f: 500 to 999 employees

g: 1,000 to 2,499 employees

r: : Revised.

s: Sampling error exceeds 40 percent

Source: U.S. Census Bureau, Economic Census and the 2007 Non-employer Statistics

2.1A Economy/Largest Employers

**Table 2-4A
Major Manufacturing and Distribution Employers
Reedsburg Area, 2000 / 2012**

Employers	2000 Employees	2012 Employees	Type of Industry
Lands' End	Winter 1,700 Summer 1,100	900 / 1500 seasonal	Clothing manufacturer/distributor
Grede Foundries	887	600	Ductile iron foundry
Gerber Products (NUK)	338	270	Plastic baby products
Seats, Inc.	317	401	Transportation & golf cart seats
Pace Industries	196	160	Extruded plastic
Skinner Transfer	135	120	Freight hauling
Plateco	110	98	Electroplating
Zinga Industries	70	66	Engine filters
Reedsburg Hardwood	64	59	Railroad ties, lumber, log cabins
Saputo Cheese	62	69	Mozzarella cheese
Columbia Par Car	79	29	Golf carts
Lakeside Foods	65	30 / 200 seasonal	Canned & frozen vegetables
Foremost Farms, USA	51	48	Butter
Cellox Corporation	41	30	Polystyrene moldings
Others:			
Meister Log & Lumber	-	69	Sawmill
Addison Machine	-	52	Tube & pipe manufacturing
DRM Corp.	-	46	Machining & fabrication
Sound Devices	-	44	Audio & recording equipment
Hanskraft Inc.	-	40	Motor manufacturing

Source: MSA Professional Services, March 2001; Sauk County Development Corporation, June 2012

**Table 2-5A: Major Service Employers
Reedsburg, 2000 / 2012**

Employers	2000 Employees	2012 Employees	Type of Industry
Reedsburg School System	380	364	Education
Reedsburg Area Medical Center	380	475	Hospital
City of Reedsburg	120	108	Public service

Source: MSA Professional Services, March 2001; City of Reedsburg, June 2012

2.3A Downtown

Business Improvement District (BID)

The BID was formed in the early 1990s to help fund downtown improvements following the reconstruction of Hwy 23/33 (Main St). Some of the items funded included street lights, benches, flower pots, and Christmas decorations. As time went on some BID members questioned the continuance of the BID, believing that it was a supposed to be a temporary organization and

called for its end. A 2008 survey of its members indicated a majority favoring an end to the BID. The Council then dissolved the BID in June 2008.

Reedsburg Revitalization Organization (RRO)

The RRO was formed in January 2011 to help replace the BID and the functions it had performed. Their mission is “Community members working together for the revitalization of Reedsburg.” The group describes themselves as “work(ing) together to organize events, advertise cooperatively, and enhance not only our individual businesses but our entire community” (RRO, 2012). The RRO currently meets the 1st and 3rd Thursday of each month at 7:30 am in the Reedsburg Chamber building.

This downtown strip mall was developed in 2011 after the removal of a blighted house and existing liquor store/dry cleaning business. The new building is almost 10,000 square feet and houses the previous businesses plus two areas for potential new businesses including a drive-thru restaurant.



Built in the 1890s, this warehouse building on Railroad St has been home to a variety of businesses over the years. It was purchased in 2011 by Cameron Aslaksen Architects who are in the process of renovation. When finished, it will contain the architects’ offices on the second floor and additional commercial space(s) on the first floor.



Photo Source: Cameron Aslaksen Architects, LLC

140 E Main St had most recently been used as two different pharmacies. Brides N' Belles remodeled and expanded their business to this second location in 2011. As part of the remodeling project, the first floor front window openings were again exposed and replaced with new glass, matching the façade more closely to its historic origins.



The Blue Heron relocated to this larger building at 162 E Main St in 2008. A toy store was also added to the development. The black metal screen was removed in order to uncover the second floor windows.



2.4A Retail Market Analysis

Completed by Vierbicher Associates in 2006, this BID-commissioned study analyzed existing and future retail conditions. Some conclusions that were made include:

- Encourage restoration and reuse of historic buildings.
- Maintain/install streetscape features unique to the downtown.
- Keep the downtown as a business/service and government center.
- Enhance downtown access and visibility to the Baraboo River.
- Coordinate a dependable set of hours.
- Fill in retail market gaps.
- Balance new retail downtown development with elsewhere in Reedsburg.
- Make better use of existing parking.
- Create a workforce training/development program.
- Market the downtown ‘product’.
- Advertise downtown business sites.

Source: Retail Market Analysis, Vierbicher Associates, Inc.

2.5A Target Industry Study

Following the development of the Business Park and the new Municipal Communication Utility, the City commissioned a study in 2007 on which industries to target. Recommendations from the study include:

- Understand your community through meetings and research.
- Continue business retention and expansion.
- Continue marketing and spreading the word.
- Reach out to target industries and site selectors.

Source: Target Industry Study, Vierbicher Associates, Inc.

2.6A Industrial and Business Parks

Tax Incremental Finance District #8 (2008) – TID #8 was created in 2008. This TID includes a mix of commercial, residential, and industrial uses. It covers the intersection of K St and S. Albert Ave. and extends southward along S. Albert into the Southridge Subdivision.

Tax Incremental Finance Districts #3, #4, #5, and #6 (2010) – The State approved legislation that would allow performing TIDs to donate to distressed TIDs. These four TIDs were then amended where #s 4 and 5 (donors) were allowed to contribute funds to 3 and 6 (distressed).

Tax Incremental Finance District #4 (2010) – This district's second amendment in 2010 included adding a recently purchased lot by the City. The lot is located between Golf Course Rd and Zinga Dr and is intended to be part of the Business Park.

Tax Incremental Finance District #4 (2012) – This district was amended in 2012 for the third time to add in the NUK plant on Booster Blvd. A half-mile radius was added to the TIF overall.



Wisconsin Specialty Protein (WSP) began operations in 2009. Located in the City’s Business Park, WSP manufactures whey protein into nutritional supplements.

2.7A Brownfields

Table 2-6A
2012 Active Brownfield Sites – City of Reedsburg

Activity Name	Activity Type	Address	Start Date	Last Action Date	Comments
R & L SUPPLY COOP - REEDSBURG	ERP	INDUSTRIAL PARK	11/12/1991	2/23/2011	TRANSFERRED TO DATCP
REEDSBURG CLEANERS	ERP	349 E MAIN ST	10/23/1995	6/17/2011	
CROPMATE CO/CONAGRA - REEDSBURG	ERP	56 EAGLE ST	5/25/1995	5/25/1995	TRANSFERRED TO DATCP
GERBER PRODUCTS PROPERTY	ERP	728 BOOSTER BLVD	4/17/2007	11/12/2010	
SPELLMAN MONUMENT	LUST	403 E MAIN ST	8/8/1991	12/26/2008	
REEDSBURG TIMES PRESS	LUST	117 S WALNUT ST	10/9/1992	9/16/2010	
REEDSBURG CLEANERS	LUST	349 E MAIN ST	7/11/1996	8/4/2010	
ZOBEL CONST	LUST	321 VETERANS DR	12/8/1998	7/7/2010	

Source: Wisconsin Department of Natural Resources

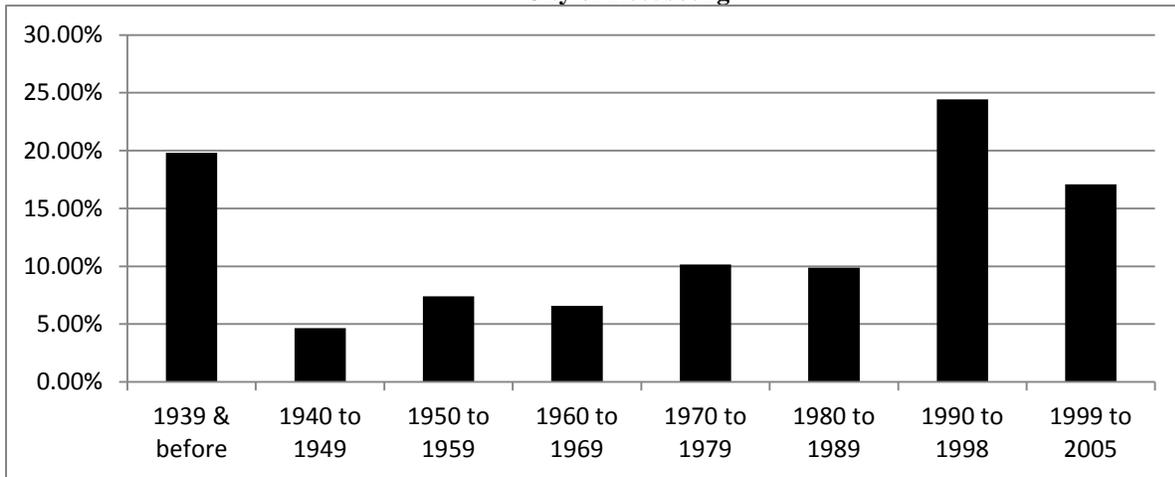
HOUSING

3.0A Introduction

New housing units grew fairly rapidly until the housing crisis hit in 2007-08. While the pace has slowed considerably to what it was in the 1990s and early 2000s, new housing is still in development. Most new units have been detached single-family dwellings, with a main exception being the development of 48-senior apartments located downtown.

3.1A Age of Housing

Table 3-1A
Housing Units by Year Structure Built
City of Reedsburg



Source: <http://www.bestplaces.net/housing/city/wisconsin/reedsburg>

3.2A Mortgage Status

Table 3-2A
Estimated Mortgage Status – Occupied Housing Units

	Reedsburg
Housing units with a mortgage, contract to purchase, or similar debt	1,741
With either a second mortgage or home equity loan, but not both	387
Second mortgage only	174
Home equity loan only	213
Both second mortgage and home equity loan	34
No second mortgage and no home equity loan	1,320
Housing units without a mortgage	813
Total	2,554

Source: U.S. Census Bureau, 2005-2009 American Community Survey

3.3A Housing Units

Table 3-3A
Total Housing Units, Occupancy, and Tenure
City of Reedsburg, Town of Reedsburg, Town of Winfield, Town of Excelsior, Sauk County, and Wisconsin, 2010

Units	City of Reedsburg			Town of Reedsburg			Town of Winfield			Town of Excelsior			Sauk County			Wisconsin		
	#	%	% Change	#	%	% Change	#	%	% Change	#	%	% Change	#	%	% Change	#	%	% Change
Total Units	4,103	100.0	21.4	415	100.0	20.7	359	100.0	20.9	558	100.0	20.3	29,708	100.0	22.3	2,624,358	100.0	13.1
<i>Occupied</i>	3,795	92.5	18.9	464	92.6	17.8	315	87.7	18.9	606	90.3	15.0	25,192	84.8	16.4	2,279,768	86.9	9.4
<i>Vacant</i>	308	7.5	64.7	37	7.4	76.2	44	12.3	37.5	65	9.7	110.0	4,516	15.2	70.2	344,590	13.1	45.6
Occupied	3,795	100.0	18.9	464	100.0	17.8	315	100.0	18.9	606	100.0	15.0	25,192	100.0	16.4	2,279,768	100.0	9.4
<i>Owner</i>	2,403	63.3	12.1	397	85.6	20.7	277	87.9	23.1	546	90.1	15.9	17,690	70.2	11.5	1,551,558	68.1	8.8
<i>Renter</i>	1,392	36.7	32.6	67	14.4	3.1	38	12.1	-5.0	56	9.9	7.1	7,502	29.8	29.8	728,210	31.9	10.6
Vacant	308	100.0	64.7	37	100.0	76.2	44	100.0	37.5	65	100.0	110.0	4,516	100.0	70.2	344,590	100.0	45.6
<i>Seasonal</i>	29	9.4	107.1	11	29.7	57.1	30	68.2	36.4	32	49.3	128.6	2,464	54.6	56.1	193,046	56.0	35.6
<i>Other</i>	279	60.6	61.3	26	70.3	23.8	14	31.8	20.0	33	50.7	135.7	2,052	45.4	90.9	151,544	44.0	60.7
Owner Vacancy Rate		3.3			2.2			1.1			2.7			3.0			2.2	
Rental Vacancy Rate		8.4			2.8			7.1			1.6			11.1			8.0	

Source: US Census Bureau, 2010

3.4 Housing Values and Age

**Table 3-4A
Housing Values
City of Reedsburg, 2011**

Housing Value	Percentage
Less than \$40,000	8.04
\$40,000-\$59,999	5.42
\$60,000-\$79,999	4.71
\$80,000-\$99,999	8.87
\$100,000-\$149,999	37.89
\$150,000-\$199,999	18.73
\$200,000-\$299,999	11.4
\$300,000-\$399,999	2.53
\$400,000+	2.42

Source: www.bestplaces.net, 2011

**Table 3-5A
Housing Values
City of Reedsburg, 2011**

Housing-Year Built	Percentage
1939 or earlier	19.8
1940-1949	4.66
1950-1959	7.41
1960-1969	6.57
1970-1979	10.15
1980-1989	9.87
1990-1998	24.43
1999-2005	17.1

Source: www.bestplaces.net, 2011



For a number of years, three of four parcels at the corner of E Main and N Park Streets sat vacant. After the 2008 flood, a combination of tax incentives helped lead to the development of Park Place Senior Apartments.

Construction of the building began in 2011 with a March 2012 opening. Park Place contains 48 senior apartments as well as a community room, exercise room, craft room, beauty salon, and underground parking. The original plans were reviewed by the Plan Commission, RICDC, and City Council. The Historic Preservation Committee also reviewed the plans for design consistency with the nearby historic downtown buildings.

TRANSPORTATION

4.0A Introduction

One of the main transportation changes in the last 10 years was the development of a Sauk County bus service. Additional updates include traffic and road information.

4.1A Inter-Community Bus Service

The Sauk County Aging & Disability Resource Center started a county bus service, aka The Bus, in June 2009. The Bus is 80% funded by grants. Based in Baraboo, it runs daily through southern and northern Sauk County. Reedsburg is located on the Blue Line with service on M, T, W, and F. Bus stops include the MATC campus, Viking Village, Lands' End, Sauk County Human Services, and RAMC. There are also two bus stops in Lake Delton on its route between Reedsburg and Baraboo. The target audience for The Bus is for those who need transportation assistance but is open to everyone. Current ticket prices are \$2 for most riders with \$1 for students, seniors, and those with disabilities.

4.2A Traffic Accidents

Table 4-1A
Intersection Related Vehicle Crashes
1990 – 2001 & 2005 – 2012*
City of Reedsburg

Intersection	Intersection Traffic Control Device	Accidents 1990-2001	Accidents 2005-2012
Main St. & Dewey Avenue	Signals – 4-way	129	50
Main St. & Webb Avenue	Signals – 4-way	111	50
Main St. & Viking Drive	Signals – 4-way	84	54
Main St. & Walnut Street	None; updated intersection	73	15
Main St. & Park Street	Signals – 4-way	57	38
Main St. & Veterans Drive	Signals – 4-way	47	12
Main St. & Albert Avenue	Stop signs (on Albert Ave)	45	18
Main St. & Logelin Street	Stop signs (on Logelin St.)	39	4
Main St. & Pine Street	Stop Signs (on Pine St)	34	14
Albert & K Street	Stop signs (on K Street)	33	16
Main St. & King Street	Stop signs (on King St.)	31	3
Viking Drive & 8 th Street	Stop signs – 4 way	24	25
Main St. & Preston	Stop signs – (on Preston)	21	7
Main St. & Oak Street	Stop signs – (on Oak)	20	11
Main St. & Golf Course Road	Stop signs – (on Golf Course)	19	7
8 th Street & Myrtle Street	Stop signs – 4 way	18	12
Main Street & Locust Street	Stop signs – (on Locust)	18	6
Webb & 2 nd Street	Stop signs – (on 2 nd)	17	2
Main St. & Grove	Stop signs – (on Grove)	17	10
Main St. & Laurel	Stop signs – (on Laurel)	17	8

Main St. & Granite	Stop signs – (on Granite)	16	4
Viking Drive & 19 th Street	Stop sign – (on 19 th)	16	8
Main St. & Myrtle Street	Stop signs – (on Myrtle)	16	8
Webb & Railroad	Stop signs	14	1
Dewey Avenue & Lucky	Stop sign – (on Lucky)	13	3
Webb & 4 th Street	Stop signs – 3 way	10	1
Dewey Avenue & 19 th Street	Stop signs – (on 19 th)	10	11
Main St. & Ellinwood	Stop sign – (on Ellinwood)	9	1
Main St. & Willow	Stop signs – (on Willow)	8	8
Dewey Avenue & Railroad	Stop sign – (on Railroad)	7	1
Main Street & James	Stop signs – (on James)	7	6
Pine Street & Railroad	Stop signs	6	2
Main St. & Alexander	Stop sign – (on Alexander)	1	5

*Records are only kept for seven years.

Source: City of Reedsburg Police Department, 1990 – March 2001 & January 2005 – June 2012

4.3A Traffic Volumes of Road System

Table 4-2A
Historic Vehicular Traffic Flows for Selected Road Segments
Average Weekday Volume
City of Reedsburg
1990-2008

Route	1990	1993	1996	1999	2002	2005	2008	% Change 1990-2008
Viking Dr, North of 8 th Street	2,510	3,100	4,900	6,600	6,900	NA	6,800	171%
Viking Drive, North of Main Street	4,620	8,700	7,100	9,600	8,800	10,100	9,600	108%
Main Street, West of Viking Drive	15,740	17,400	17,000	18,000	18,300	17,100	19,300	23%
Main Street, East of Viking Drive	9,950	12,400	14,400	15,500	15,600	14,200	15,300	54%
Main Street, West of North Webb Ave.	12,490	19,100	12,200	14,900	14,600	12,800	13,400	7%
Main Street, West of Locust Street	13,870	NA	NA	15,900	15,200	NA	15,400	11%
Main Street, West of Myrtle Street	13,030	NA	NA	NA	15,900	15,700	16,600	27%
Main Street, East of Myrtle Street	NA	15,300	15,800	18,000	14,100	15,100	16,300	7%
Main Street, West of Albert Ave.	7,930	8,100	7,900	8,400	9,700	8,700	9,100	15%
Vine Street, West of Walnut Street	1,210	2,400	1,700	1,300	1,300	1,300	1,300	7%
South Dewey Ave, South of Main Street	4,540	4,300	5,200	5,900	6,000	6,700	5,800	28%
North Dewey Ave, North of Main Street	2,790	4,600	2,900	3,400	3,500	3,000	3,400	22%
North Dewey Ave, North of 8 th Street	3,200	4,200	2,600	3,800	3,300	3,300	3,300	3%
8 th Street, West of North Oak Street	NA	NA	3,100	4,900	3,600	3,700	3,700	19%
8 th Street, West of North Park Street	2,780	5,000	2,600	2,800	2,900	2,900	3,700	33%
CTH K, North of 8 th Street	1,200	1,500	2,200	2,600	2,800	2,800	2,800	133%
North Myrtle, South of 6 th Street	1,820	1,800	1,800	2,000	2,000	2,000	1,600	-12%
CTH V, North of Riverview Road	1,110	1,300	1,300	1,300	1,300	1,300	1,300	17%
North Webb Avenue, South of 8 th Street	3,460	4,900	2,300	2,200	2,200	2,500	3,000	-13%
South Pine Street, South of Plum Street	870	1,100	750	630	570	570	570	-34%
Railroad Street, West of South Dewey Ave.	660	1,000	920	1,000	870	870	870	32%
Route	1990	1993	1996	1999	2002	2005	2008	% Change

									1990-2008
Railroad Street, West of South Park Street	3,060	4,100	2,800	3,300	3,100	3,100	3,100	3,100	1%
STH 33, Northwest of Main Street	4,500	5,500	5,500	6,800	5,700	5,600	5,600	5,600	24%
Albert Avenue, South of Main Street	4,180	6,000	5,500	7,100	6,000	5,500	7,300	7,300	75%
Albert Avenue (STH 23), South of K Street	3,170	3,900	3,700	6,000	5,800	4,700	4,700	4,700	48%
K Street (CTH K), West of Albert Avenue	1,980	2,500	2,400	2,700	2,900	2,900	2,900	2,900	46%
Webb Avenue, South of Main Street	2,640	3,900	2,800	3,100	3,100	3,100	3,100	3,100	17%
Walnut Street, South of Main Street	1,950	1,400	670	950	780	780	780	780	-60%
Walnut Street, North of Main Street	4,370	1,200	2,200	1,600	1,500	1,200	1,200	1,200	-73%
Park Street, South of Main Street	2,290	3,100	2,800	2,500	2,400	2,400	2,400	2,400	5%

Source: Wisconsin Department of Transportation, Wisconsin Highway Traffic Volume Data, 1990-2008

UTILITIES AND COMMUNITY FACILITIES

5.0A Introduction

The past 10 years have seen several changes to Reedsburg's facilities and services. Some of these changes include minor improvements to City Hall and the Fire Dept., a new Police Dept. building, new Utility projects, RAMC expansion, and an elementary school closure.

5.1A Capital Improvements Program

The latest City of Reedsburg Capital Improvements Program (CIP) outlines a five-year schedule of public expenditures (2012-2016) presenting a capital budget for each year. Examples of future expenditures include the airport, street & police equipment, sanitary & storm sewers, street reconstruction, playground equipment, and the library. The total cost estimate for these five years is over \$18.5 million.

5.2A City Hall

Reedsburg City Hall is located at 134 S. Locust St. It currently consists of administrative offices (mayor, city administrator, clerk/treasurer and staff, public works director/city engineer, engineer tech/building inspector, planner/building inspector, and parks & rec director), council chamber, and conference meeting space. Additional uses were added in the last few years. In October 2006, the Council approved the creation of a municipal court.

5.3A City Fire Department

The City approved remodeling of the fire department basement in 2008. For many years contaminated groundwater had seeped into the basement from sources to the north, making the basement uninhabitable. The remodeling included a new storm sewer, water heater, drain tile, and sump pumps so that the area can once again be habitable and usable.

5.4A Police Department



The current Police Department building at the corner of S. Park and Vine Streets was under construction at the time the original Plan was adopted. It was completed shortly thereafter in 2003. Currently, there are 20 officers, 10 communications employees, and two chaplains.

5.5A Emergency Medical Service

On January 17, 2011, Reedsburg Ambulance began operating as a Paramedic Level Service with 11 Paramedics, 16 Advance EMT's, and 3 Basic EMT's on staff. There are three full-time Paramedics who are on call 24 hours a day, 7 days a week on a rotating schedule. A First Response vehicle was purchased and is used by the Paramedics to respond immediately to 911 calls. The service includes inter-facility transfers out of Reedsburg Area Medical Center.

5.6A Medical Care



Reedsburg Area Medical Center completed two large projects in the last few years. They opened the Reedsburg Area Senior Life Center in 2005, which consists of 50 long term care units and 24 assisted living apartments. In June 2007, RAMC opened the Reedsburg Area Specialty Center & Surgery Center attached to the north side of the current hospital. The center houses such specialties as an orthopedic clinic, chemotherapy, ophthalmology, chiropractic, and behavioral health.

As proposed by Sauk County, the Plan Commission and Council approved the use of a new county health care center on Clark St. The 82-bed building was completed in 2009 and cost \$15 million to construct. The former health care center in the Town of Reedsburg was razed the following year.



5.7A Library

Reedsburg Public Library, located at 370 Vine Street, is a public library owned and maintained by the City of Reedsburg. Over the past 113 years, the Library has operated in a number of locations, including the Carnegie building on the Northwest corner of Vine and Locust streets from 1911-1998, and its current location on the Southwest corner of Vine and Locust. Today's library boasts a collection of over 90,000 items (plus millions more available through membership in the South Central Library System). In addition to providing books, audio materials, videos, magazines, newspapers, the library hosts a variety of children's and adult programming as well as providing meeting spaces, rental of AV equipment, free Internet access including wireless access and more.

5.8A Educational Facilities

Following a failed spring referendum, the Reedsburg School District closed Rock Springs Elementary School in 2010. The building, located at 306 Elm St in Rock Springs, is currently listed for sale.

Following a successful referendum in 2010, the Madison Technical College – Reedsburg began construction of three additions to the Reedsburg campus. The additions include a science room, entry commons, and classrooms. The additions will add 8,486 square feet to the existing building.

The Reedsburg School Board instituted a new arrangement for the elementary schools in 2011. All 4th and 5th graders now attend Pineview, in addition to two classes of each grade K-3. The remaining K-3 students are now dispersed throughout the remaining elementary schools.

5.9A Wellhead Protection

The Reedsburg Utility adopted a Wellhead Protection Plan in June 2010. The Plan covers well #s 3, 4, 6, 7, and 8. Well #s 1 and 2 were for emergency use and were later abandoned once well #8 came online. The wells serve a demand of about 2,000,000 gallons per day (gpd), with a maximum of 3,000,000 GPD during the summer canning months. Most water demand is from commercial and industrial uses. The Plan addresses such protection strategies as well-abandonment, cross-connection and wellhead protection ordinances, public education, water conservation, and contingency planning.

5.10A Reedsburg Utility Commission

Water Department:

Past Projects

- Well #8 construction
- Abandonment of Well #1

- Eagle St. Water main upgrade
- S. Grove St. Water main upgrade
- S. Pine St. Water Main upgrade

Present and Future Projects

- Ernstmeyer 16th addition water main extension
- Abandonment of Well #2
- AMI metering upgrades
- West side reservoir
- Water main replacements coordinated with Public Works street projects



Well #8

Electric Department:

Past Projects

- Main Substation /New Control Building for electrical and fiber controls.
- New 3-phase extension for new industrial Park/ Fuhrman Dr.
- Ernstmeyer 1-phase extension/ 14th addition.

Present and Future Projects

- Voltage conversion from 4160v – 12470v to include north of main and west of 8th street. With this complete, it should bring 90% of the city up to the 12470 voltage. With this project, all cable/transformers are being updated where needed. Completion date of 2015.
- Industrial Park Substation controls are being updated.
- A larger transformer with more load capacity is planned to be upgraded at Grede Foundry.
- Electrical Mapping System is being updated. Completion date of 2015.
- Downtown Decorative Street Light Standards being replaced. Completion date of 2013.
- URD wire upgrade throughout the city. Completion date of 2016.

Telecommunications Department:

Present and Future Projects

- Communications Tower at 14th Street
- Rural Fiber Optics Project

5.11A Wastewater System

The wastewater plant will undergo a series of upgrades over the next 10 years. Bio-solids will be added in 2013 and further upgrades will allow the plan to meet stricter EPA regulations in the future regarding phosphorous.

5.12A Storm & Sanitary Sewer Systems

A study was done in 2006 concerning flood and pollution within the City. The major issues in the study were street sweeping, storm sewer cleaning and the central drainage ditch not being maintained. In March of 2007 a feasibility study was done and a technical advisory committee was formed in June of 2008. These actions culminated in the creation of a stormwater utility in

October 2008 that is overseen by Public Works Committee. In addition, the state requires permit compliance after a municipality reaches 10,000 in population.

Major sewer projects were completed in 2010 and 2011. The 2010 project added new sewers to the much of the City's west side along with a larger detention area on Alexander Ave and fill removal from the wetlands east of S. Albert Ave. This project has greatly reduced run-off and high water tables in the area. One of the 2011 project added new and larger storm sewers from the City's north side to connections along Railroad St. Another project from that year added new sewers along N. Dewey Ave to assist in what was a historically poor drainage area.

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

6.0A Introduction

Updates for this chapter include information on the June 2008 flood, deer hunting, city parks and events, and historical structures.

6.1A Flood Hazard Areas

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 2007-08 winter, and approximately 13” of rain on June 8-9. The flooding that occurred was estimated to be a 250 to 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. A total of 21 buildings were razed and removed as a result of the flooding. This was accomplished through FEMA’s Hazard Mitigation Grant Program (HMGP) with has a cost breakdown of 75% federal, 12.5% state, and 12.5% local. The City’s match was funded through a community development block grant and ended up costing the City no money. The newly open space must remain that way according to the HMGP and was planned for in the 2011 Floodplain Transformation Plan.



June 2008 Flood

New floodplain maps and study were adopted by the City in December 2009, replacing the 2001 maps and study. But this 2009 floodplain will be short-lived as FEMA and the DNR have completed a more in-depth study of the floodplain areas. The preliminary maps and study were released in September 2011 and should be ready for approval in late 2012. The new maps indicate higher base flood elevations; hence more structures in Reedsburg will be located within the floodplain once adopted.

6.2A Recreational Resources

Oak Park: Oak Park was home to Wisconsin's first sanctioned Little League games. A ceremony was held on Memorial Day Weekend in 2011 in honor of Richard Quinlan for his contributions in founding Reedsburg's Little League. Thanks to donations from his family, the baseball diamond was renamed Quinlan Field and a granite monument was placed in front of it.



Oak Park/Quinlan Field



Nishan Park: Game Day USA tournament

Nishan Park: A dedication ceremony was held on July 4, 2011, at Nishan Park for the Veterans memorial Wall. The development of this wall was the result of a three-year fundraiser (\$300,000) by VFW Post 1916 and the American Legion. The wall later helped draw the 2012 Loyalty Day event. A March 2012 agreement between the VFW and the City set the parameters for maintenance of the site. Nishan Park also hosts Reedsburg's annual Game Day USA Tournaments June through July.

City Park: A new band shelter was added to the park's west side in 2010. It is used weekly in the summer for Concerts in the Park.



City Park Band Shelter



Reedsburg Dog Park

Reedsburg Dog Park: After numerous years of consideration, a new dog park was developed along Golf Course Rd in 2012. The dog park is located on industrial property so its location could change in the future to yield to industrial development.

Roloff Park: This 14,000 square foot park is located at the corner of Barbara Ann Dr and Thomas Rd on the City’s NW side. The park contains playground equipment and is the only city park in the newest Ernstmeyer subdivisions located between County K and County V.

Granite Ave/City’s west side: Twenty buildings on Granite Ave and the west side were razed and removed following a 2008 flood, leaving behind over seven acres of permanent open space. The Floodplain Transformation Plan was adopted in 2011 that describes future uses for these areas.

6.3A Historical Resources

**Table 6-1A
Buildings Listed on the State and/or National Historic Register
Reedsburg, 2012**

Address	Historic Name	Certification	Certification Date	Historic Function	Area of Significance	Period of Significance	Number of Buildings
220 Railroad St.	<i>Chicago & Northwestern Depot</i>	Listed - National/State Register	December 1984	Rail related	Transportation/Architecture	1900-1949	1
125 Main St.	<i>City Hotel</i>	Listed - National/State Register	December 1984	Hotel	Architecture	1875-1899	1
121 S. Webb. Ave.	<i>Corwith, J.W., Livery</i>	Determined Eligible/Owner Objection	December 1984	Road related	Transportation	1900-1949	1
612 E. Main St.	<i>Hackett, Edward M., House</i>	Listed - National/State Register	December 1984	Single-family dwelling	Architecture	1875-1899	1
226 N. Pine St.	<i>Harris, Abner L., House</i>	Listed - National/State Register	December 1984	Single-family dwelling	Commerce, Politics/Govt., Architecture	1850-1924	1
401 N. Walnut St.	<i>Reedsburg Brewery</i>	Listed - National/State Register	December 1984	Processing	Industry/Architecture	1900-1924	4
215 North Walnut St.	<i>Reedsburg Post Office</i>	Listed - National Register	October 2000	Post Office	Colonial Revival	1940	1
26 Main St.	<i>Reedsburg Woolen Mill Office</i>	Listed - National/State Register	December 1984	Business Warehouse	Industry	1875-1924	1
547 S. Park St.	<i>Riggert, William, House</i>	Listed - National/State Register	December 1984	Single-family dwelling	Architecture	1875-1899	2
432 S. Walnut St.	<i>Stolte, William, Jr., House</i>	Listed - National/State Register	December 1984	Single-family dwelling	Architecture	1875-1899	2
444 S. Walnut St.	<i>Stolte, William, Jr., House</i>	Listed - National/State Register	December 1984	Single-family dwelling	Architecture	1875-1899	2
Main Street area	<i>Main Street Commercial Historic District</i>	Listed - National/State Register	December 1984	Business, Financial Institution, Specialty Store, Department Store	Commerce, Architecture	1850-1949	21
Park Street area	<i>Park Street Historic District</i>	Listed - National/State Register	December 1984	Single-family dwelling	Architecture	1850-1949	45

Source: Wisconsin State Historical Society, 2012

6.4A Cultural Resources

Reedikulous Day: This annual event is now held the first Saturday in August and features sidewalk sales, tent sales, craft and food vendors and children's games. Much of the event's activities are centered in the downtown.



Reedikulous Day

Relay For Life of Reedsburg: Reedsburg's version of this national event takes place at either Webb Park or RAHS in late June. Relay For Life involves teams of 8-15 people who take turns walking or running around a track throughout the night while other team members camp out on the surrounding grounds. Music, food, entertainment and activities are also part of the event. Money is raised through donations, sponsorships, and team commitment fees.

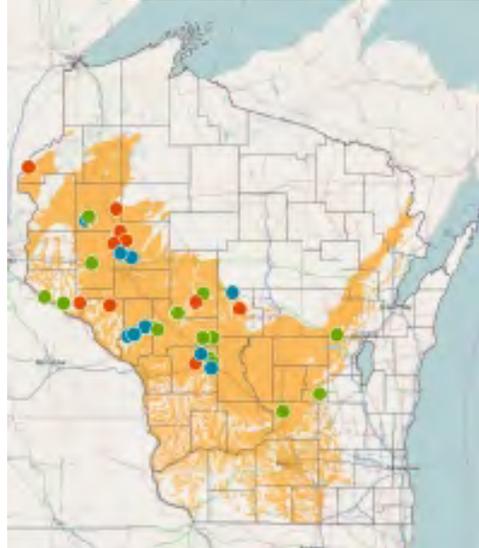
Fermentation Fest: The Smithsonian's traveling exhibit, Key Ingredients: America By Food, came to Reedsburg in October 2010. This helped spur the creation of Fermentation Fest which was developed by the Wormfarm Institute, Sauk County, and the Reedsburg Chamber of Commerce. The annual festival began in October 2011 and includes tastings, cooking classes, seminars, and farm tours.

6.5A Mining

Hydraulic fracturing, or 'fracking', uses a mix of water, proppants (sand or ceramic materials), and chemical additives. Some of the best frac sand in the US is located in Wisconsin, including the Reedsburg area. Known as Northern White, this sand is almost pure quartz and is mined from Cambrian and Ordovician sandstones.¹

¹ Brown, B.A. (2011). Hydrofrac Sand in Wisconsin. *Wisconsin Geological and Natural History Survey*, 1.

Frac Sand Deposits and Mine Sites in Wisconsin



Source: http://www.wisconsinwatch.org/wp-content/gallery/frac-sand/thumbs/thumbs_frac-sand-sites-700px.jpg

Since the current zoning does not take into account this newer type of mining, amended regulations will be needed to the zoning ordinance. Standards should include emissions, pollutants, and water management. Mining in Wisconsin is currently regulated by 16 chapters in the State Statutes and eight NR chapters in the Administrative Code.

6.6A Deer Hunting

The Wisconsin DNR regulates deer hunting through deer management units. Reedsburg is located in unit 54B which covers roughly the northern third of Sauk County and the southern end of Juneau County and is labeled a Chronic Wasting Disease Unit. The DNR estimated a 2010 Fall deer population of 10,500. Adjacent units had higher counts except those to the east, which had lower numbers. The total deer population broke down to 32 deer per square mile.

6.7A Archeological Resources

Table 6-1A: Archaeological Sites and Cemeteries in the City of Reedsburg and extraterritorial:

State Site #	Site Name	Site Type	Cultural Study Unit	Town
/Burial Code#				Range
				Section
SK-0106	Reedsburg Mounds	1. Mound(s) - Other/Unk	1. Woodland	12, 4, E, 9
SK-0107	South Park	1. Mound(s) - Effigy	1. Late Woodland	12, 4, E, 15
		3. Campsite/village	2. Unknown Prehistoric	
SK-0108	THORNE #2	1. Campsite/village	1. Old Copper	12, 4, E, 22

SK-0109	Brooks Mounds	1. Mound(s) - Conical	1. Woodland	12, 4, E, 24
SK-0110	Unnamed Site	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 24
SK-0140	Unnamed Site	1. Campsite/village	1. Middle Woodland	12, 4, E, 1
		2. Campsite/village	2. Unknown Prehistoric	
SK-0141	Unnamed Site	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 1
SK-0142	REEDSBURG AIRPORT	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 11
		2. Campsite/village		
SK-0143	Adams	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 11
		2. Campsite/village	2. Woodland	
SK-0144	MILLER	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 3
		2. Campsite/village		
SK-0145	Unnamed Site	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 3
SK-0146	FOSNOTS WOODS	1. Cabin/homestead	1. Historic Euro-American	12, 4, E, 4
		2. Campsite/village	2. Unknown Prehistoric	
SK-0147	Unnamed Site	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 4
		2. Campsite/village	2. Woodland	
SK-0148	Unnamed Site	1. Campsite/village	1. Historic Indian	12, 4, E, 4
			2. Unknown Prehistoric	
SK-0149	Unnamed Site	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 23
		2. Campsite/village		
SK-0150	Unnamed Site	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 23
		2. Campsite/village		
State Site #	Site Name	Site Type	Cultural Study Unit	Town
/Burial Code#				Range
				Section
SK-0151	Unnamed Site	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 1
SK-0152	THORNE	1. Campsite/village	1. Old Copper	12, 4, E, 22
			2. Unknown Prehistoric	
SK-0153	Unnamed Site	1. Campsite/village	1. Historic Indian	12, 4, E, 13
			2. Unknown Prehistoric	
SK-0215	Sherwood	1. Campsite/village	1. Historic Indian	12, 4, E, 5
			2. Unknown	

			Prehistoric	
SK-0216	M. COLE	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 13
SK-0217	Unnamed Site	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 15
SK-0218	Unnamed Site	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 15
		2. Campsite/village		
SK-0219	SCHULTZ	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 15
		2. Campsite/village		
SK-0220	Unnamed Site	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 14
SK-0288	Babbs Prairie Garden Beds	1. Corn hills/garden beds	1. Unknown Prehistoric	12, 4, E, 8
			2. Historic Indian	12, 4, E, 9
SK-0295	STOLTE	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 23
SK-0379	SKI HILL ROAD	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 15
SK-0376	Yellow Banks	1. Campsite/village	1. Historic Indian	12, 4, E, 9
		2. Cemetery/burial	2. Unknown Prehistoric	
SK-0374	West Main Street Burials	1. Cemetery/burial	1. Unknown Prehistoric	12, 4, E, 9 12, 4, E, 9
SK-0372	HAY CREEK ROAD	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 3
SK-0375	HIGH BANKS	1. Campsite/village	1. Unknown Prehistoric	12, 4, E, 9
SK-0377	Brewery Ice House	1. Campsite/village	1. Woodland	12, 4, E, 10
		2. Campsite/village		
SK-0378	BARABOO RIVER GARDEN BEDS II	1. Corn hills/garden beds	1. Unknown Prehistoric	12, 4, E, 14
State Site #				Town
/Burial Code#	Site Name	Site Type	Cultural Study Unit	Range
				Section
SK-0371	DON CARLOS BARRY MINE	1. Mine	1. Historic Euro- American	12, 4, E, 1
BSK-0033	BABB CEMETERY	1. Cemetery/burial	1. Historic Euro- American	12, 4, E, 8

BSK-0034	ST. PETER'S LUTHERAN CEMETERY (AKA GERMAN LUTHERAN CEMETERY)	1. Cemetery/burial	1. Historic Euro- American	12, 4, E, 3
BSK-0038	UNNAMED CEMETERY	1. Cemetery/burial		12, 4, E, 1
BSK-0039	GREENWOOD CEMETERY (AKA GLENWOOD CEMETERY)	1. Cemetery/burial	1. Historic Euro- American	12, 4, E, 3
BSK-0040	UNNAMED CEMETERY	1. Cemetery/burial		12, 4, E, 12
BSK-0041	COLE CEMETERY (AKA REEDSBURG EXCELSIOR CEMETERY; UNION CEMETERY)	1. Cemetery/burial	1. Historic Euro- American	12, 4, E, 13
BSK-0156	UNNAMED CEMETERY	1. Cemetery/burial		12, 4, E, 8
BSK-0355	ST. JOHNS LUTHERAN CEMETERY	1. Cemetery/burial	1. Historic Euro- American	12, 4, E, 3
BSK-0354	CALVARY CEMETERY (AKA SACRED HEART CEMETERY)	1. Cemetery/burial	1. Historic Euro- American	12, 4, E, 3

State Site #	Site Name	Site Type	Cultural Study Unit	Town
/Burial Code#				Range
				Section
SK-0456	PRIEST FARMSTEAD	1. Farmstead	1. Historic Euro-American	12, 4, E, 2
BSK-0358	Unnamed Site			12, 4, E, 10
SK-0189	Unnamed Site	1. Campsite/village	1. Unknown Prehistoric	13, 4, E, 33
SK-0190	Unnamed Site	1. Campsite/village	1. Unknown Prehistoric	13, 4, E, 33
		2. Campsite/village		

INTERGOVERNMENTAL COOPERATION

7.0A Introduction

One of the main changes from 2002 was the addition of the Town of Excelsior to the extraterritorial area in 2005. Another change was the adoption of an intergovernmental agreement in 2007 between the City and Towns.

7.1A Relationship to Other Governmental Entities

Adjacent Towns

With a population under 10,000, Reedsburg contains a zoning extraterritorial (ET) area of up 1.5 miles from the city limits. Three towns are located in this ET area: Reedsburg, Winfield, and starting in 2005 Excelsior. All three surrounding towns in Reedsburg's extraterritorial area adopted comprehensive plans in the past few years in anticipation of the State's 'smart growth' law deadline. The Town of Reedsburg adopted their plan in 2004 followed by Winfield in 2006 and Excelsior in 2009, the same year that Sauk County also adopted its comprehensive plan.

In late 2007, the City entered into intergovernmental cooperation agreements with all three towns. The agreements were several years in the making and include such topics as annexations, zoning, design standards, land divisions, sewer & water, and dispute resolution.

Wisconsin Department of Transportation

The Wisconsin Dept of Transportation conducted a study of the Hwy 33 corridor from County H to US HWY 12 in 2010. According to the WisDOT website (<http://www.dot.state.wi.us/projects/swregion/wis33corridorpas/index.htm>), the study overview included:

Access and safety study to preserve 11 miles of the WIS 33 corridor and prolong its useful life.

Analyze current safety and operations as well as access and recommend possible improvements and strategies that will allow WIS 33 to operate efficiently and safely into the future.

WIS 33 is an important regional truck and automobile route, which also carries a high degree of seasonally generated recreation traffic. Additionally, it's an important connector to US 12 and I-39.

Study will enable WIS 33 to be analyzed as one system in the context of current and future land use, access, operational efficiency and safety.

Planning and/or design began in July 2007.

7.2A Intergovernmental Planning Related Documents

Adjacent Towns / Sauk County

Town of Excelsior: The Town of Excelsior joined the extraterritorial area in 2005 and later adopted its Comprehensive Plan in 2009. Some highlights from their Plan include maintaining a rural community and atmosphere, identifying and balancing appropriate development areas, preserving resources, and working with surrounding local governments.

Town of Reedsburg: The Town of Reedsburg adopted its Comprehensive Plan in 2004. Some of its goals include preserving the rural character, farmland and tax base as well as promoting and encouraging smaller businesses.

Town of Winfield: The Town of Winfield adopted its Comprehensive Plan in 2006. Some of their goals include protecting farmland and natural resources, conservation subdivisions, maintaining government relations, annexation agreements, and encouraging compatible housing.

Sauk County: The Sauk County Plan was adopted in 2010 and includes such goals as protecting the rural character, encouraging affordable housing, developing a cost-effective transportation system, and assisting with job training and employment.

LAND USE

8.0A Introduction

Reedsburg added approximately 1,000 residents since the 2002 Comprehensive Plan was adopted. Much of the land use growth has been residential, primarily single-family dwellings with lesser amounts of duplexes and multi-family dwellings. Most of the remaining growth included several new businesses to the industrial areas of the city such as the business park and the area south of the railroad track.

8.1A Existing and Future Land Use

**Table 8-1A
Reedsburg Land Uses
2012**

LAND USE	Acres	Percent
Single Family E.T.	493.67	6.9%
Single Family in City	923.65	12.9%
Downtown Commercial	16	0.2%
General Commercial	269.64	3.8%
Industrial	454.68	6.4%
Manuf. Home	83.91	1.2%
Multifamily	174.04	2.4%
Parks	100.17	1.4%
Private Parks	240.68	3.4%
Public	435.34	6.1%
Woodland	1163.3	16.3%
Agriculture	2778.73	39.0%

**Figure 8-2A Reedsburg Land Uses
2012**

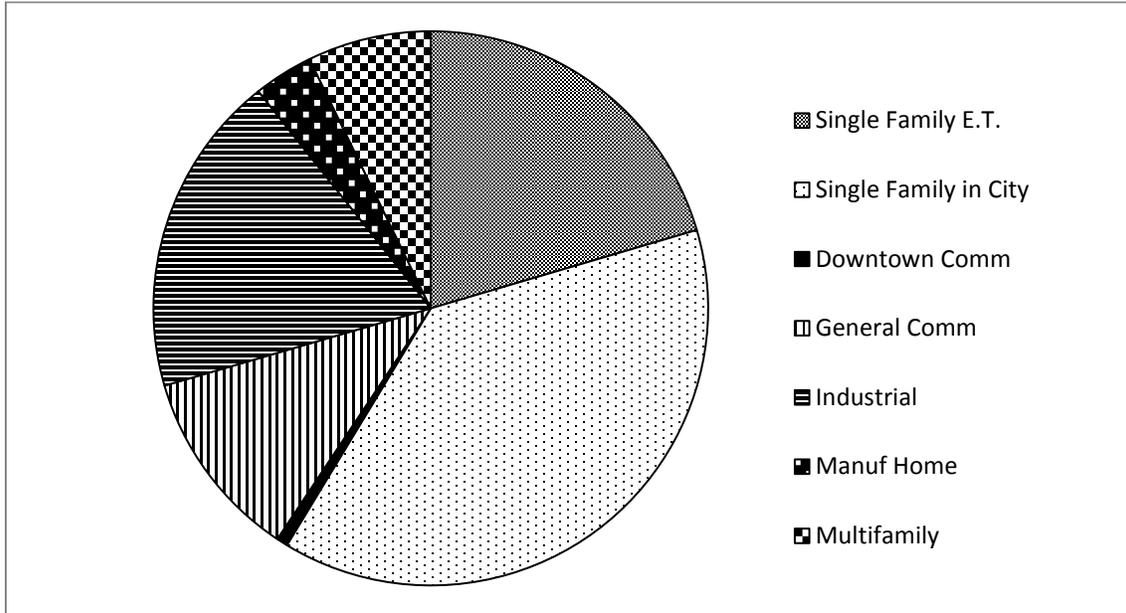
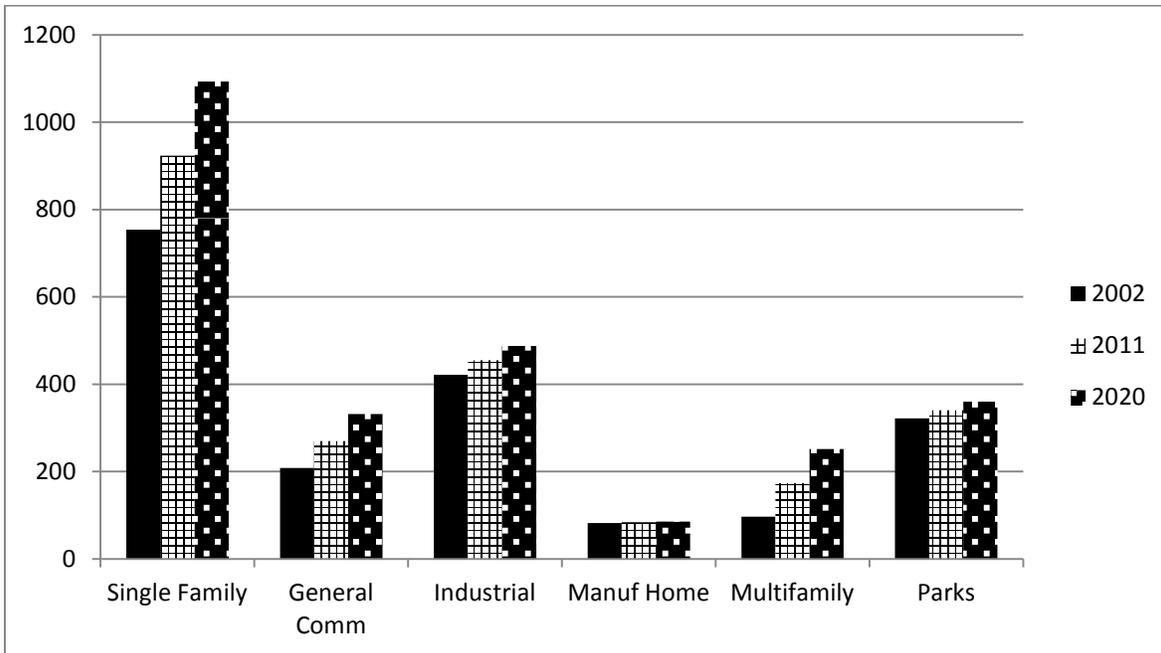


Table 8-3A Future Land Use Growth Trend (acres)



8.2A Land Use Growth Areas

Reedsburg has seen several areas of growth over the past few years. Most of that growth has been residential in nature and includes Hay Creek Subdivision near County K, Ernstmeyer subdivisions westward towards County V, Eastridge Subdivision on the east side of the City, Fawn Valley area near County H, and Clark St extending to the west. The outward growth consists primarily of Single-family and duplex development along with the Sauk County Health Care Center.

Figure 8-4A: Hay Creek Subdivision Growth



2005



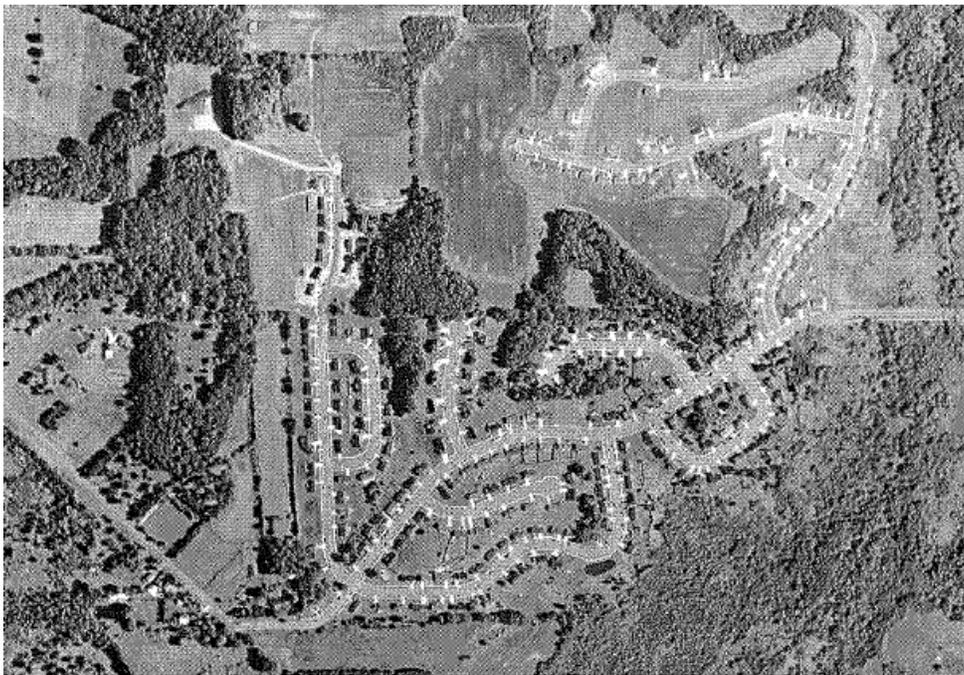
2010

Source: Google Earth

Figure 8-5A: Ernstmeyer Subdivision Growth



2005



2010

Source: Google Earth

Figure 8-6A: Eastridge Subdivision Growth



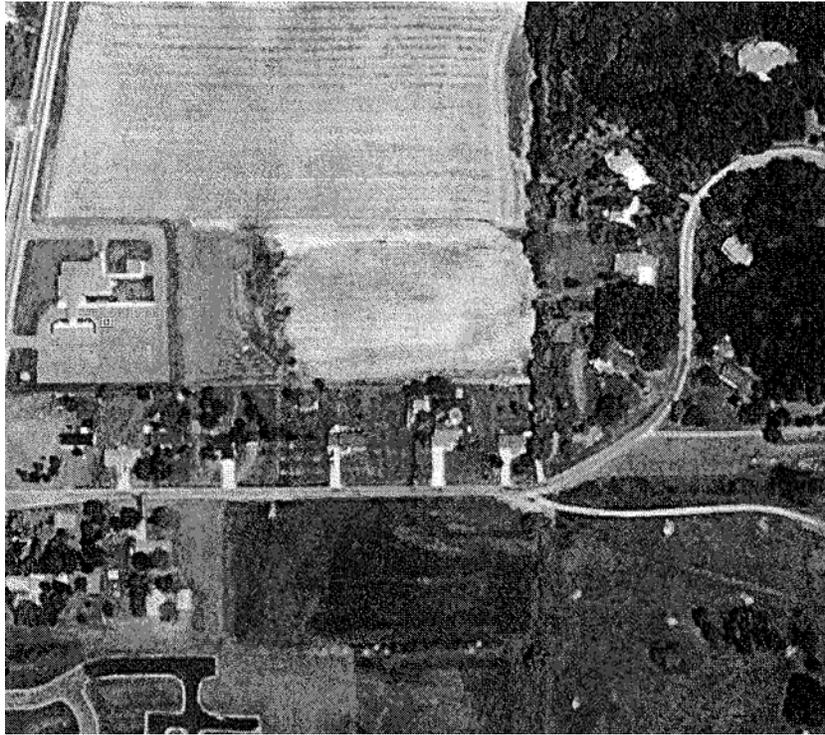
2005



2010

Source: Google Earth

Figure 8-7A: Fawn Valley Growth



2005



2010

Source: Google Earth

Figure 8-8A: Clark Street Growth



2005



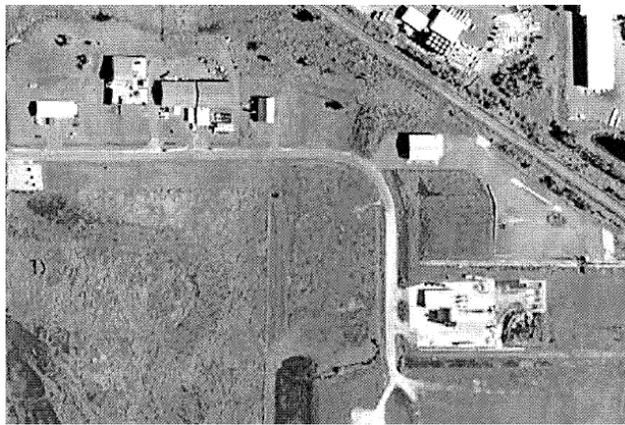
2010

Source: Google Earth

Figure 8-9A: Industrial Park Growth



2005



2010

Source: Google Earth

8.3A Eco-municipality

The Natural Step is a sustainability framework started in Sweden in the 1980s. It has four systems or conditions that it is based on which include eliminating systematic increases of physical degradation and ensuring future generations can still meet their needs.

Eco-municipalities are communities that adopt sustainability resolutions and then follow practices based on the Natural Step. Reedsburg joined 27 other Wisconsin communities and became an Eco-municipality in March 2010 with the adoption of a sustainability resolution. This resolution helped the City receive a 2011 EPA grant that brought a national expert to Reedsburg on sustainability and smart growth (see chapter 9A).

8.4A Land Use Sprawl

Because of the fairly rapid growth of Reedsburg and the surrounding area, additional subdivisions were platted and approved in the mid-2000s. Unfortunately, the housing market collapsed and the economy went into a recession in 2008. Below are two examples of

subdivisions that were platted in agricultural areas, but as of 2012 remain empty without a single dwelling.

These subdivisions were located roughly $\frac{3}{4}$ of a mile outside the city limits. This type of growth is termed ‘leapfrog’ development and is a type of land use sprawl. Leapfrog development is not contiguous with existing development, which leads to additional extension of traffic and services: school buses, utilities, road maintenance, snow plowing, emergency services, etc., not to mention the loss of farmland.

Figure 8-10A: Copper Creek Subdivision



2005



2010

Source: Google Earth

Figure 8-11A: Lighthouse Rock Subdivision



2005



2010

Source: Google Earth

SUSTAINABILITY/SMART GROWTH

9.0A Introduction

The City was awarded an EPA Building Blocks grant in March 2011. This award brought a national expert on sustainability and smart growth to Reedsburg for a one-day workshop. The workshop's purpose was to review our land development plan and ordinances and determine ways of making relatively simple changes to them in order to begin implementing more smart growth strategies. This chapter contains the report from that workshop.

9.1A Overview/Background

- 1) Reedsburg is embarking on an update of its well-written 2003 Comprehensive Plan which addresses key smart growth issues such as mixed-use development, historic preservation (the city has numerous National Register properties and Register-eligible structures in its downtown and neighborhoods), housing choices, and natural resource protection. This provides a great opportunity to address the key priority fixes discussed in the rural smart growth tool. The city also signed onto the natural Steps process in 2010 and has committed to reducing use of fossil fuels. Some of the key issues the city wanted to address in the workshop were addressing edge residential development, infill and development in the downtown and southwest side of town, development quality, resource protection, housing diversity, and energy conservation.
- 2) The city's major employers are a regional hospital, a Lands' End distribution center, and a foundry that produces auto parts.
- 3) The city has a young mayor who is eager to move the city forward in a progressive manner. The city also has a thoughtful, energetic head of the local chamber who is receptive to smart growth ideas and tools.
- 4) The city has only one planner and limited resources. However, the group that gathered for the workshop was very committed and receptive to moving the city forward. The group included the mayor, planning commissioners, the head of the chamber, a representative from the regional hospital who works with attracting and retaining employees, a local business man, a developer, and the city's public works director.
- 5) The city's development codes are very basic. They have been updated from time-to-time but have few progressive provisions (e.g. a section on multi-family development). There are no provisions relating to modern historic preservation, renewable energy, tree protection, recycling, stream buffers, or mixed-use development. Minimum residential lot sizes are 10,000 SF, which is very large compared to most other communities around the United States, and multi-family development is not allowed in free-standing buildings downtown. According to staff, most significant developments in the city, both commercial and residential, are negotiated through planned unit development processes. For example, the city recently approved a well-designed senior housing project in downtown although it needed special approvals because the maximum multi-family density in the code is 16 units/acre (which as discussed below, suggests the city may want to consider increasing the allowable density in some zone districts).

9.2A Key Issues Addressed during the Site Visit

- 1) Mixed Use and Infill – The city has approved hundreds of outlying, large single-family in the past 20 years (1/4 to 1/2 acre). Those developments are now not selling well and there is a growing demand for multi-family as is true in other communities in the region. The city is focusing on targeting development on the southwest portion of the city near the current high school and where city services already exist.
- 2) Development Quality – The city has a voluntary design review process in its historic downtown, but no protective standards. Remodels are often done in a way that obscures significant historic architectural detail (what preservationists call remuddling), and new construction often does not fit the existing character of downtown (blank walls vs. transparent store fronts with large windows, 1 vs. 2 stories, poor quality materials). Also, the quality of commercial development along the strip east of downtown Reedsburg in the city is very poor quality – no landscaping or buffering, too much parking, large, bright signage.
- 3) Energy Conservation/Renewable Energy – The city has signed onto the Natural Step process (which is a process to advance society towards greater sustainability and preserve ecosystem functions) and has agreed to reduce the use of fossil fuels.
- 4) Housing Choices – The city has an oversupply of single-family homes on larger lots and an apparent undersupply of multi-family.
- 5) Resource Protection – The current city plan focuses on protecting the Baraboo River and promoting it as an economic development asset.

9.3A Targeted Policies/Ideas/Strategies Discussed during the Workshop

- 1) Mixed use and Infill – City policy is to promote mixed use and infill development.
 - a. Allow multi-family residential development in the Central Business District zone district by right.
 - b. Target new residential development to the city’s west side where infrastructure already exists. Do not rezone outlying areas for further residential development. Reduce minimum single family lot sizes in residential zone districts from 10,000 square feet to 6,000 square feet. Consider smaller residential lot sizes (e.g. 4,000 square feet) with design standards.
 - c. Consider reducing the size of streets required in new residential developments. Match street specifications in core city.
 - d. Increase the allowable base density for multi-family developments from 16 units/acre. Consider simple, clear design standards for multi-family development to be administered by staff (e.g. pitched roofs, articulated facades, no blank walls, full cut-off lighting, etc).
 - e. Revise so-called ‘Resource Conservancy’ zone district which allows 1 unit/5 acres. Require minimum 20 acre lots in this district and consider making conservation subdivisions mandatory for new developments on city’s edge.

- f. Remove barriers for multi-family development such as excessive parking requirements.
- 2) Promote Development Quality – Protect historic character of downtown and improve commercial development quality along east gateway.
 - a. Adopt simple, clear standards for renovation of historic structures or new structures in historic district (e.g. minimum two stories to match most existing structures, no blank walls, quality materials, etc). Give preservation commission the power to recommend denial of projects that do not meet standards with final review by city council.
 - b. Adopt basic commercial building and site design provisions including parking lot buffering and landscaping, monument-style signage, and limits on bright electronic signs, building orientation, etc.
 - c. Reduce excessive parking space requirements for multi-family and commercial uses.
 - 3) Energy Conservation/Renewable Energy – Reduce fossil-fuel based energy use and increase use of renewable energy sources.
 - a. Promote bicycling by requiring bicycle racks in all developments and storage facilities/lockers in multi-family projects.
 - b. Support compact, mixed-use development (see above).
 - c. Remove potential barriers to alternative energy systems (solar, wind, ground-source heat pumps) by adopting clear authority for such in all zone districts with protective standards. Currently city staff apparently ‘interprets’ the development codes to allow alternative energy systems, but here is virtually nothing in the codes explicitly allowing them or establishing clear performance standards (e.g. height, noise, setbacks).
 - d. Require/create incentives for green roofs linked to stormwater management.
 - e. Adopt new historic preservation regulations to protect embodied energy in historic buildings. Current review process is voluntary.
 - f. Amend zoning regulations to protect mature trees on private property from removal during new construction or require mitigation (e.g. replanting of equal number of caliber inches). City desires to be a Tree City USA but has no protection of trees on private property as is done in many communities.
 - 4) Housing Choices – Offer a variety of housing choices for all age groups and incomes.
 - a. Increase maximum density for multi-family from 16 units/acre to at least 30 units/acre with design standards as noted above.
 - b. Allow residential development in the central business zone district by right.
 - 5) Natural Resources Protection – Protect key natural resources such as the city’s tree canopy and Baraboo River.
 - a. Adopt stream setbacks for new development (e.g. 50-100’). Allow transfer of density/intensity to uplands portion of site.
 - b. Consider tree protection provisions as discussed above. As an incentive, grant storm water management and landscaping credit for tree protection.

9.4A Actions to Address Policies/Strategies

- 1) The recently initiated effort to update the city's comprehensive plan is a great opportunity to address the key smart growth and sustainability issues discussed above. The process could be expanded to help develop an overall vision for the city and then specific goals and policies in each of these areas.
- 2) Consider forming an advisory committee of key community stakeholders (chamber, hospital, etc.) to advise the planning commission and make recommendations for key plan elements. This advisory committee might include members from the plan commission. This would allow the plan commission to continue to focus on day-to-day development issues while the advisory committee undertakes a more intensive review of the current plan and helps develop an overall vision to guide the update effort.
- 3) Take some immediate steps to remove barriers to sustainable, quality development such as reducing excessive parking standards and street paving/right-of-way requirements, removing the ban on residential in the downtown, and requiring bicycle racks for all new developments.
- 4) Undertake a thorough update of the zoning and subdivision regulations once the comprehensive plan update is completed. Use the planning update process to discuss specific implementation measures, including code revisions.

9.5A Timeframe and Accomplishing Actions – The comprehensive plan update could be the city's immediate focus along with targeted code amendments as outlined above. In the medium-term, the development codes could be completely revised.

9.6A Implementation Coordination – The Planning Dept will lead the plan update, working closely with the plan advisory committee. The various stakeholders who participated in the workshop could be included in the committee. It will also be very important for other city departments such as public works, police, and fire to be engaged in the process from the beginning. Importantly, the county planning department can play a very positive role by bringing best practice examples from elsewhere in the region to the table for consideration as well as model design and other standards it has produced.

ISSUES, GOALS & POLICIES/OBJECTIVES

10.0A Introduction

The Plan Commission developed additional issues, goals and policies to accompany the existing Comprehensive Plan. These items are based on Plan Commission discussions, committee reviews, and the public survey. Recommendations from the public survey are included as an appendix to the Plan update and supplement this chapter.

10.1A Economic Development

Issue:

The City should broaden the vision for opportunities for economic growth.

Goal:

Increase vibrant manufacturing, retail, and service industries.

Policies:

- Encourage and increase rail use.
- Support rail acquisition plan.
- Develop incentive programs for existing and new businesses.
 - TIF
 - Grants
- Support pro-economic policies, such as amending City codes as needed.
- Continue business recruitment, such as the sending of RICDC recruitment letters.

10.2A Housing

Issue:

There is an excess of vacant, older, and foreclosed homes competing with medium value homes, while there remains a lack of multi-family homes.

Goal:

Reduce foreclosed inventory and provide more opportunities for multi-family development.

Policies:

- Convert larger homes to duplexes, with guidelines for re-use.
- Establish and update housing codes/ordinances as needed.
- Work with the CDA and CDBG Committees regarding funding for housing rehabilitation.
- Provide additional R-3 Residential zoning.
- Work with banks to speed up loan and foreclosure processes.

10.3A Transportation

Issue:

Reedsburg needs more promotion and efficient use of conventional and alternative transportation modes.

Goal:

Propose and encourage safer and more efficient travel through the City using multiple transportation methods.

Policies:

- Develop alternative bike and pedestrian pathways through the City.
- Remove unused railroad track.
- Maintain existing railroad spurs.
- Develop a more efficient truck route to minimize impacts on residential areas.
- Explore airport and other improvements in TID #4 Plan.
- Review current parking regulations and amend Zoning Ordinance as needed.
- Review and plan for highway access management.

10.4A Utilities & Community Facilities

Issue:

Due to Reedsburg's population growth, additional and updated public spaces and facilities are needed to maintain the present quality of services to citizens.

Goal:

Provide adequate space for operational needs in order to offer quality services.

Policies:

- Continue and encourage coordination between the City and civic organizations & youth sport organizations to fund park improvements.
- Explore Webb Fund and impact fees for park upgrades.
- Update the space needs study and develop a new study as needed.

10.5A Intergovernmental Cooperation

Issue:

The town and City members of the RADC work together and support the development matters of the other towns and City.

Goal:

Continue to have good working relationships between the City, towns, and Sauk County.

Policies:

- Keep the towns and County informed on development issues that affect the extraterritorial area.
- Abide by and keep up-to-date the intergovernmental agreements.

10.6A Natural, Cultural & Agricultural Resources

Issue:

Reedsburg prides itself on its many local resources: farmland, Butterfest, City parks, 400 Trail, Independence Day fireworks, Fermentation Fest, Log Village, Rotary Fly-In, and the Baraboo River to name a few.

Goal:

Maintain current levels of resource protection and development while adding improvements and funding where needed.

Policies:

- Implement the Floodplain Transformation Plan recommendations along the Baraboo River.
- Maintain membership in Tree City USA.
- Join and maintain membership in the Community Rating System.
- Develop permanent funding for such events as the fireworks, downtown Christmas decorations, etc.
- Amend the future land use plan and land use ordinances to address farmland preservation.
- Assist local organizations in bringing events to Reedsburg such as Loyalty Day and Packer Tailgate Tour.
- Amend the Mineral Extraction section of the zoning ordinance to bring it up to date with current land uses and State laws.

10.7A Land Use

Issue:

Growth, while positive, has been mostly conventional and sprawl-like.

Goal:

Propose, implement, and encourage more sustainable and smart growth methods.

Policies:

- Amend the zoning ordinance to offer a range of residential lot sizes and permit existing non-conforming structures applicable with State law.
- Infill, contiguous, and brownfield development will be encouraged over greenfield development where feasible and appropriate.
- Amend the zoning ordinance in regards to signs, where signage would be both economically beneficial to the business and aesthetically suitable to the community.
- Amend the subdivision ordinance to prohibit new cul-de-sacs.
- Develop additional specific and detailed plans: Downtown, Hwy 23/33 corridor, etc.
- Follow the guidelines of the eco-municipality resolution.
- Future development shall be compatible with surrounding properties based on its use, impact, topography, and infrastructure, while following the overall intent of the Land Use maps.

APPENDIX A-A

ARCHAEOLOGICAL SITES AND CEMETERIES – City of Reedsburg

Our lives are influenced by our own experiences, by the events that have shaped our communities, and by the institutions and organizations we encounter. Our history gives us a sense of place and a framework to understand the world. It provides continuity and meaning in our lives and it can be a basis for economic development through preservation programs and Heritage Tourism.

People have been living in Wisconsin for thousands of years, with hunting, fishing, farming, and forestry playing a central role in their lives. This story of agriculture, resource use, and land stewardship is preserved in archaeological sites, buildings, landscapes, written accounts, photographs, governmental records, and the thoughts and ideas people remember and pass along by word of mouth. Planning can play a critical part in protecting these resources and in learning from this wealth of experience. Land-use planning and land-use decisions will directly impact historic buildings, archaeological sites, and cemeteries.

Archaeological sites include places where people lived, where they worked, and where they worshiped. These sites were made by the people who lived at the village, farm, or logging camp located just down the road. Archaeological sites occur figuratively and literally under our feet. Archaeology is well suited for providing important information about the lives of people who are not well represented in the written record. Archaeological sites are non-renewable resources and once a site is destroyed, either by natural or human related activities, it cannot be reclaimed.

The Wisconsin Historical Society maintains a list of archaeological sites and cemeteries referred to as the Archaeological Site Inventory (ASI), a component of the Wisconsin Historic Preservation Database (WHPD). The Archaeological Site Inventory (ASI) is the most comprehensive list of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites available. The **ASI does not** include all of the sites and cemeteries present in the state, however. It includes **ONLY** those sites that have been reported to the Wisconsin Historical Society. The information in the ASI is a compilation of reports covering a period of 150 years. The information for each entry varies widely and the Society has not been able to verify all of the entries. Few of these sites have been evaluated for their importance. The ASI is changed and updated on a daily basis and recommendations about site importance may change as new information becomes available. The attached site list will become quickly out of date and a procedure for updating the list should be developed.

This ASI information is confidential and is not subject to Wisconsin's open records law (Wis. Stats. §§ 44.48 and 157.70). This information is also protected by Federal law (Section 304 of the National Historic Preservation Act, Section 9(a) of the Archaeological Resources Protection Act of 1979). This caution not only helps protect archaeological sites but also protects landowners since private landowners own the majority of archaeological sites in the City.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. If you have any questions concerning the law, please contact Chip Brown at 608-264-6508.

Existing Information. The Wisconsin Historical Society maintains a list of archaeological sites and cemeteries referred to as the Archaeological Site Inventory (ASI).

Since only a small portion of the City has been surveyed for the presence of archaeological sites and cemeteries, the sites listed in the inventory represent only a fraction of the sites that are potentially present. Local residents and American Indian communities who have and do live and work in the area possess much additional information on other archaeological sites and cemeteries. Steps should be taken to have this information incorporated into the land use plan.

Up to this point in time, 49 archaeological sites and cemeteries has been reported for the City. While no systematic survey has been completed, the following types of sites may be present:

Cemeteries – unmarked graves, burial mounds, Effigy mounds
Campsite/villages
Corn Hills/gardens beds
Mine
Farmstead
Homestead

The garden bed and corn sites represent an early phase of agriculture and few of these sites have been identified and preserved. Other sites in the area be important even though no sites are currently listed on the National Register of Historic Places.

Where are archaeological sites going to be located? Using the results of archaeological surveys, relevant historical and environmental data, the following high priority areas were designated:

- higher, dryer areas adjacent to rivers, streams, creeks, lakes, wetlands
- higher, dryer areas adjacent to **older, abandoned** rivers, streams, creeks, lakes, wetland
- areas adjacent to rock outcrops
- areas adjacent to older historic features such as trails, early roads, rail corridors, and earlier communities

Cemeteries, Burial Mounds, and Other Burials. Cemeteries and burial areas have been set aside as special areas throughout Wisconsin history and they have been given special protection under the law.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. If anyone suspects that a Native American burial mound or an unmarked or marked burial is present in an area, the Burial Sites Preservation Office should be notified. If human bone is unearthed during any phase of a project, **all work must cease**, and the local law enforcement should be contacted. If they decide

it is not a criminal case, they **must be contacted** the Wisconsin Historical Society at 1-800-342-7834 to be in compliance with Wis. Stat. 157.70 which provides for the protection of all human burial sites. **Work cannot resume until the Wisconsin Historical Society gives permission.** If you have any questions concerning the law, please contact Chip Brown at 608-264-6508.

At the present time, 13 cemeteries or burial sites have been identified in the City. Since a systematic survey of the county has not been completed, additional cemeteries and burials may be present. As part of the planning process, all cemeteries and burials in the City should be cataloged under Wis. Stat. 157.70 to provide for the maximum protection of these important sites and to clearly define their boundaries.

How do we know which archaeological sites need preservation? Under Wisconsin law Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected. In addition to these, a wide variety of archaeological sites may be worthy of preservation. Through the use of the State and National Register of Historic Places a procedure for identifying important sites is available. The criteria include: a good local example of an architectural style and period; association with a person important in our past; represent an important period, movement or trend in local, state or national history; or have the potential to yield important information about our past through archaeological investigations.

Protecting Important Archaeological Sites. The wide variety of methods used to protect natural resources can also be used to protect archaeological sites. For example, land purchases, conservation easements, zoning, and the state operated tax exemption program for property owners.

With the 1991 changes to Wis. Stats. 70.11 [see 70.11(13m)], it became possible to provide a property tax exemption for owners of archaeological sites listed on the National or State Register of Historic Places. To obtain the tax exemption, the landowner has to agree to place a permanent protective covenant for the site area in the deed for the property. The tax exemption program makes the landowner and subsequent owners stewards of Wisconsin's past. The intent of the program is not to discourage all use of the property containing a site, but to encourage land use planning that protects sites.

How are archaeological sites and cemeteries identified and evaluated? Archaeological identification and evaluations are required for a variety of projects that receive Federal or State funding, licenses, or permits. These projects are automatically forwarded to the Wisconsin Historical Society for review. Local residents frequently report sites and cemeteries.

RECOMMENDATIONS

- The development of a strong cultural resource component will allow the residents to identify valuable sites and locations and clarify the important role they play in the present and in planning for the future. This can provide a variety of rewards such as heritage tourism, economic development and other community enrichments.
- Local residents and American Indian communities who have or do live and work in the area possess much additional information on the history of the City and steps should be taken to have this information incorporated into the land use plan.
- As part of the planning process, all cemeteries and burials in the City should be cataloged under Wis. Stat. 157.70 to provide for the maximum protection of these important sites and to clearly define their boundaries.
- Archaeological investigations should be completed at the locations of known archaeological sites to assess the impacts of projects on these resources and archaeological investigations should be completed at high potential areas as identified through research.

CAUTION

- It is not uncommon to find evidence of American Indian villages and other earlier settlements in the form of houses, storage areas, burials, and other undisturbed deposits underneath the tilled layer in farm fields or in urban settings.
- Archaeological sites are non-renewable resources and once a site is destroyed, either by natural or human related activities, it cannot be reclaimed.

State Archaeology and Maritime Preservation
Historic Preservation-Public History Division
Wisconsin Historical Society
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State Archaeologist
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[City of Reedsburg, Sauk County]

August 2012

Appendix B-A

Public Survey Results

1. Reedsburg needs more housing for low to moderate incomes:

		Response Percent	Response Count
Agree		36.5%	54
Disagree		45.3%	67
No Opinion		18.2%	27
answered question			148
skipped question			0

2. Reedsburg needs more housing for the elderly:

		Response Percent	Response Count
Agree		38.5%	57
Disagree		40.5%	60
No Opinion		20.9%	31
answered question			148
skipped question			0

3. Regulations (setbacks, height, separation of uses, size, etc) for housing in Reedsburg are:

		Response Percent	Response Count
Too Strict		19.0%	28
Too Lenient		8.2%	12
Just Right		42.2%	62
No Opinion		30.6%	45
		answered question	147
		skipped question	1

4. How do you rate the following Reedsburg facilities?

	VERY GOOD	ADEQUATE	POOR	Response Count
WATER SERVICE	53.3% (73)	43.8% (60)	2.9% (4)	137
SANITARY SEWERS	43.8% (60)	51.1% (70)	5.1% (7)	137
ELECTRICAL SERVICE	54.7% (75)	43.1% (59)	2.2% (3)	137
TELECOM SERVICE	48.1% (65)	45.9% (62)	5.9% (8)	135
FIRE PROTECTION	69.6% (96)	29.7% (41)	0.7% (1)	138
POLICE PROTECTION	56.2% (77)	40.1% (55)	3.6% (5)	137
SIDEWALKS	31.2% (43)	54.3% (75)	14.5% (20)	138
STREET LIGHTS	30.7% (42)	49.6% (68)	19.7% (27)	137
OFF-STREET PARKING	24.8% (34)	55.5% (76)	19.7% (27)	137
DRAINAGE	24.2% (32)	51.5% (68)	24.2% (32)	132
CITY APPEARANCE (WHEN ENTERING CITY)	32.6% (45)	54.3% (75)	13.0% (18)	138
CITY APPEARANCE (OVERALL)	30.7% (42)	57.7% (79)	11.7% (16)	137
			OTHER (please specify)	21
			answered question	139
			skipped question	9

5. Commercial Truck traffic is a problem in Reedsburg:

		Response Percent	Response Count
Agree		34.8%	47
Disagree		51.1%	69
No Opinion		14.1%	19
answered question			135
skipped question			13

6. Downtown parking is a problem:

		Response Percent	Response Count
Agree		20.0%	27
Disagree		71.9%	97
No Opinion		8.1%	11
answered question			135
skipped question			13

7. Access and visual aesthetics along E. Main St/Hwy23-33 is a problem:

		Response Percent	Response Count
Agree		34.6%	47
Disagree		48.5%	66
No Opinion		16.9%	23
answered question			136
skipped question			12

8. Reedsburg should emphasize developing alternative transportation methods (bicycling, walking, etc):

		Response Percent	Response Count
Agree		70.1%	96
Disagree		17.5%	24
No Opinion		12.4%	17
answered question			137
skipped question			11

9. How do you rate the possible improvements or overall need for the following:

	NEEDED	ADEQUATE	NOT NEEDED	Response Count
ATHLETIC FIELDS	7.5% (10)	64.2% (86)	28.4% (38)	134
PLAYGROUNDS	19.4% (26)	67.2% (90)	13.4% (18)	134
PICNIC AREAS	23.9% (32)	64.9% (87)	11.2% (15)	134
OUTDOOR POOL	14.8% (20)	68.9% (93)	16.3% (22)	135
INDOOR POOL	43.4% (56)	24.0% (31)	32.6% (42)	129
REC CENTER	37.7% (49)	49.2% (64)	13.1% (17)	130
SENIOR CENTER	29.4% (37)	55.6% (70)	15.1% (19)	126
YOUTH REC PROGRAMS	39.3% (53)	56.3% (76)	4.4% (6)	135
ADULT REC PROGRAMS	33.3% (44)	59.1% (78)	7.6% (10)	132
SENIOR PROGRAMS	32.3% (41)	59.1% (75)	8.7% (11)	127
PUBLIC MUSEUM	32.3% (41)	24.4% (31)	43.3% (55)	127
BARABOO RIVER AMENITIES	61.1% (80)	26.7% (35)	12.2% (16)	131
			OTHER (please specify)	12
			answered question	135
			skipped question	13

10. Where do you work?

		Response Percent	Response Count
Reedsburg		71.3%	92
Sauk County		14.0%	18
Elsewhere		14.7%	19
answered question			129
skipped question			19

11. What businesses should Reedsburg have or have more of? (check all that apply)

		Response Percent	Response Count
Specialty Retail		42.4%	53
Family Restaurant		62.4%	78
Fast Food Restaurant		12.8%	16
Service Businesses		18.4%	23
Big Box Retail		51.2%	64
Entertainment Establishment		45.6%	57
Gas Station		4.8%	6
Upscale Dept Store		40.0%	50
National Chains		56.0%	70
OTHER (please specify)			32
answered question			125
skipped question			23

12. What shops or services are needed in downtown Reedsburg?

	Response Count
	65
answered question	65
skipped question	83

13. What shops or services are needed as highway commercial (E. Main/W. Main/S. Albert/Viking Dr)?

	Response Count
	58
answered question	58
skipped question	90

14. Reedsburg has zoning control up to 1.5 miles outside the city limits. This distance is:

		Response Percent	Response Count
Too far		20.7%	28
Too small		14.8%	20
Just right		37.0%	50
No Opinion		27.4%	37
	answered question		135
	skipped question		13

15. Reedsburg should help surrounding towns _____ the lands outside the city limits.

		Response Percent	Response Count
Protect the rural character of		64.7%	86
Develop		14.3%	19
No Opinion		21.1%	28
answered question			133
skipped question			15

16. Reedsburg should annex additional property:

		Response Percent	Response Count
Agree		25.9%	35
Disagree		43.7%	59
No Opinion		30.4%	41
answered question			135
skipped question			13

17. Reedsburg is growing:

		Response Percent	Response Count
Too Quickly		9.0%	12
Too Slowly		21.8%	29
Just Right		69.2%	92
answered question			133
skipped question			15

18. What should Reedsburg's growth policy be?

		Response Percent	Response Count
No Growth		0.7%	1
Controlled Growth		84.4%	114
Unrestricted Growth		14.8%	20
answered question			135
skipped question			13

19. If you favor growth, what types of growth would you like to see? (check all that apply)

		Response Percent	Response Count
One/Two-Family Residential		62.7%	79
Multi-family Residential		12.7%	16
Commercial		69.8%	88
Offices		38.9%	49
Light Industrial		64.3%	81
Heavy Industrial		33.3%	42
Tourism		58.7%	74
Health Care		35.7%	45
Recreational		71.4%	90
OTHER (please specify)			11
answered question			126
skipped question			22

20. Reedsburg should emphasize historical preservation and pursue historical registrations:

		Response Percent	Response Count
Agree		68.7%	92
Disagree		13.4%	18
No Opinion		17.9%	24
answered question			134
skipped question			14

21. Land Use regulations (e.g. zoning, nuisances, signs, fences, etc) in Reedsburg are:

		Response Percent	Response Count
Too Strict		25.4%	34
Too Lenient		11.9%	16
Just Right		39.6%	53
No Opinion		23.1%	31
answered question			134
skipped question			14

22. How long have you lived in Reedsburg?

		Response Percent	Response Count
Less than 1 year		0.7%	1
1-5 years		21.5%	29
6-10 years		11.9%	16
11-15 years		11.9%	16
16-20 years		9.6%	13
21-25 years		6.7%	9
26-30 years		11.9%	16
31 years +		25.9%	35
answered question			135
skipped question			13

23. What is your age?

		Response Percent	Response Count
0-18		0.0%	0
19-24		2.2%	3
25-30		11.9%	16
31-35		19.3%	26
36-40		11.1%	15
41-45		14.1%	19
46-50		11.1%	15
51-55		12.6%	17
56-60		5.2%	7
61-65		3.0%	4
65-70		5.9%	8
70+		3.7%	5
answered question			135
skipped question			13

24. Highest level of education completed:

		Response Percent	Response Count
0-8 grade		0.0%	0
9-11 grade		2.2%	3
High School/GED		13.4%	18
Some College		23.9%	32
Associate Degree		20.1%	27
Bachelor Degree		24.6%	33
Graduate Degree		15.7%	21
answered question			134
skipped question			14

25. The number of individuals in your household:

		Response Percent	Response Count
1		10.4%	14
2		32.8%	44
3		17.9%	24
4		23.1%	31
5		11.2%	15
6		3.7%	5
7		0.7%	1
8+		0.0%	0
answered question			134
skipped question			14

26. Your primary occupation:

		Response Percent	Response Count
Student		1.5%	2
Sales/Clerical		5.2%	7
Stay at home		3.7%	5
Construction/Utilities		1.5%	2
Management		9.6%	13
Self-employed		6.7%	9
Finance/Insurance		4.4%	6
Government		8.9%	12
Industrial		5.2%	7
Professional		15.6%	21
Non-profit		1.5%	2
Transportation		1.5%	2
Health Care		7.4%	10
Food Service		0.7%	1
Education		8.9%	12
Real Estate/Leasing		0.7%	1
Entertainment/Recreation		0.0%	0
Agriculture/Forestry		0.0%	0
Unemployed		3.0%	4
Retired		14.1%	19
answered question			135
skipped question			13

27. Please list any additional comments:

**Response
Count**

29

answered question

29

skipped question

119

Page 2, Q4. How do you rate the following Reedsburg facilities?

1	Costs of utilities are high	Oct 4, 2011 7:19 AM
2	Many streets need a lot of work.	May 31, 2011 12:33 PM
3	see www.completestreets.org	May 25, 2011 10:40 AM
4	While overall the city looks good overall, there are a few long term issues along Main Street (the Reedsburg Motel Area)	May 24, 2011 2:21 PM
5	I think there are some areas that need work such as the old Do-It Center building & the Lakeside foods building right there too. That little section right by the old RR crossing on Main is an eyesore. I loved the banners that hung during the Fermentation Fest & wish we had some banners like that more often. I also love the planters throughout downtown when they are planted for the seasons. I like that we try to utilize them year-round.	May 24, 2011 12:38 PM
6	downtown could use curbs repainted, general clean up, fix up. Eastside and Westside could use something to make it have more continuity with the downtown. The small town welcome needs to be from one end of town to the other	May 24, 2011 12:09 PM
7	Some of the houses closer to downtown could be cleaned up a bit, garbage in lawn, junk laying around, etc.	May 24, 2011 12:00 PM
8	sidewalk - the snow clearing rules are not consistently enforced. Drainage - the creek that runs near my backyard overflows and floods my neighbors yards and my yard with fast rain.	May 17, 2011 9:36 AM
9	I think downtown is improving, but has a ways to go.	May 16, 2011 10:52 PM
10	Alternate energy sources not easily available for moderate incomes	May 16, 2011 2:09 PM
11	too many ele lines on main st also too many houses that don't comply with city rules and look run down	May 4, 2011 9:42 AM
12	Way too much money is spent on Police Department!	May 4, 2011 8:12 AM
13	utility costs are too high	May 4, 2011 7:59 AM
14	Definitely keep the dispatch center.	May 4, 2011 5:12 AM
15	excellent services, beautiful community!	May 3, 2011 12:48 PM
16	It would be great if the "downtown feel" extended down Main Street to areas such as Pamida, etc.	May 3, 2011 10:45 AM
17	Do not allow lakeside to build migrant housing.	May 2, 2011 4:50 AM
18	The Police need to concentrate on more important issues other than kids/teenagers skateboarding.	May 1, 2011 6:15 PM
19	In regards to "City Appearance When Entering" it would be nice to see some sort of recognition for community sport accomplishments such as Football State Champs/Runner-Up	May 1, 2011 7:55 AM

Page 2, Q4. How do you rate the following Reedsburg facilities?

20	I believe the police force is overstaffed, there are a number of spots in the city that could be better lit, and in heavy rain situations, the drainage in Reedsburg is very poor. The city could spruce up it's appearance coming in from the south and the west	Apr 29, 2011 10:14 AM
21	Sidewalk - The snow clearing is inconsistently enforced.	Apr 29, 2011 8:53 AM

Page 4, Q9. How do you rate the possible improvements or overall need for the following:

1	I am not familiar enough with some of the programs to formulate an opinion	Oct 4, 2011 7:21 AM
2	small pocket parks, more trees downtown	May 28, 2011 8:02 AM
3	Opportunities for do it yourself facilities...community gardens, kitchens, shops (woodworking, garage, etc). Baraboo River Amenities are DESPERATELY needed. The lack of use and promotion of this resource is a shame. The sorry state of some of the building and properties along the 400 Trail are also embarrassing. A safe bike route through town should be developed. The sidewalks should not be used by cyclists, however, Main Street is dangerous to ride.	May 24, 2011 2:23 PM
4	Add a dog park please	May 24, 2011 12:01 PM
5	stop using Doris Rd as access to brush pile. Use CTH V and repave that road.	May 17, 2011 10:13 AM
6	it takes a comunity to raise a child and this town needs to do a better job the park by my house is more ofte a bug breeding ground then a place to play due to bad drainage kids need things to do to keep them out of trouble at little or no cost also with more river amenities would bring in more money for the town	May 4, 2011 9:48 AM
7	All the above items are things citizens love to use. If you cut those programs you are just being dicks! The parks and rec department does an excellent job on the budget they get. To threaten to cut budgets for any of the above programs is only a poltical scare tactic. Cut the budget of the police department and public works. There is where most of the money is.	May 4, 2011 8:16 AM
8	Through our business connections Reedsburg's founder of the baseball park received a 'Best in the World' recommendation!	May 4, 2011 5:14 AM
9	really need to clean up the 400 Trail area within City limits	May 3, 2011 12:51 PM
10	We should strive to be a ecologically, sustainable, "green" city!	May 3, 2011 10:46 AM
11	River Walk/Hiking Trail/Interpretive-Educational Trail	Apr 29, 2011 12:04 PM
12	Webb pool is a waste of money as well as the rec center	Apr 20, 2011 11:53 AM

Page 5, Q11. What businesses should Reedsburg have or have more of? (check all that apply)

1	we need a big department store like a walmart or target	Oct 23, 2011 9:25 AM
2	target	Oct 9, 2011 10:58 AM
3	Clothing store.	Oct 5, 2011 9:35 PM
4	WOMENS CLOTHING CHOICES ARE HUGE ISSUE FOR CITY	Sep 22, 2011 10:37 PM
5	A bakery	Sep 16, 2011 9:28 AM
6	Electronics Store	Jun 1, 2011 5:16 PM
7	more ethnic restaurants, music/arts incubator	May 28, 2011 8:09 AM
8	I am relatively happy with what Reedsburg has to offer. I have lived here four years, before that I lived in Madison and Milwaukee. The only things that I need to leave Reedsburg for are Aldi's and Wal-Mart. I don't need to leave Reedsburg to shop in these stores, but they are quite a bit cheaper. An indoor pool would be great, but definitely a huge expense.	May 26, 2011 9:29 AM
9	upscale lodging/spa	May 25, 2011 10:44 AM
10	fine dining	May 24, 2011 8:08 PM
11	more restaurants are only needed along S.Albert near the High School, otherwise we have plenty to choose from	May 24, 2011 2:23 PM
12	better selection of restaurants for healthy eating or a bit more upscale meal	May 24, 2011 12:11 PM
13	A night club that offers live music such as jazz or open mic nites	May 24, 2011 12:04 PM
14	TGI Friday's, Dairy Queen	May 17, 2011 10:14 AM
15	Family Entertainment	May 16, 2011 11:02 PM
16	daycare provider	May 16, 2011 5:09 PM
17	Target, trader joe's	May 15, 2011 6:00 PM
18	manufacturing, biotech, creative class businesses	May 15, 2011 5:05 AM
19	target, aldis	May 14, 2011 7:15 PM
20	Gas station on way out of town on Hwy H	May 14, 2011 6:53 PM
21	Better Sports Bars	May 14, 2011 3:24 PM
22	any business for industrial park and in town that will bring in money so taxes will be lower	May 14, 2011 7:15 AM
23	a store that caterees to larger animals needs would be nice	May 4, 2011 9:51 AM
24	The government shouldn't be in the business of deciding which businesses are needed in Reedsburg. Let the free market work.	May 4, 2011 8:20 AM

Page 5, Q11. What businesses should Reedsburg have or have more of? (check all that apply)

25	More manufacturing	May 3, 2011 12:50 PM
26	I think it is important to maintain Reedsburg's integrity and not allow other box stores to develop, such as a Walmart or Kmart	May 3, 2011 10:53 AM
27	High quality preschools	May 2, 2011 5:05 PM
28	Starbucks!	May 2, 2011 11:45 AM
29	Olive Garden	Apr 29, 2011 6:40 AM
30	Target	Apr 28, 2011 11:49 PM
31	camping	Apr 28, 2011 7:35 PM
32	We need better shopping, Walmart/Menards/Home Depot	Apr 20, 2011 11:54 AM

Page 5, Q12. What shops or services are needed in downtown Reedsburg?

1	better restaurants with EXCELLENT service!	Oct 13, 2011 3:10 PM
2	Bicycle repair, nick nack shops, better hours on Sat/Sun during the summer to make them more tourist accessible.	Oct 11, 2011 1:42 PM
3	specialty shops - clothing, gifts, antiques - similar to Galena, Illinois - to bring in tourists.	Oct 10, 2011 12:42 PM
4	Stores where you can get a dress or dress shirt at resonable prices	Oct 9, 2011 10:58 AM
5	Creating an artsy/antique atmosphere with the inclusion of river & bike/hike path stores (rentals/repairs/outdoorsy shops). These have been tried in the past but never marketed well as a community to bring in tourism.	Oct 4, 2011 7:27 AM
6	NICE LOUNGE-BILLIARDS TYPE BAR.	Sep 22, 2011 10:37 PM
7	A bakery	Sep 16, 2011 9:28 AM
8	Fashion	Jun 1, 2011 5:16 PM
9	Clothing for men, women, and children	May 31, 2011 12:36 PM
10	local food restaurant, small museums bike shop - rental, repair sales high end consignment, more antique shops canoe kayak rental, fishing/ sports equpt sales home brew supplies music lessons	May 28, 2011 8:09 AM
11	antique and other specialty shops, bike shop	May 25, 2011 10:44 AM
12	Coffee Shop	May 24, 2011 8:08 PM
13	Sporting goods, drugstore/general store, internet cafe, place for teenagers to hang out, place for 18-21 to hang out	May 24, 2011 2:23 PM
14	dept. store, health food store	May 24, 2011 1:41 PM
15	Nice variety provided currently.	May 24, 2011 12:53 PM
16	clothes & shoes	May 24, 2011 12:32 PM
17	A home decor store that is less expensive than Blue Heron (although I love that store, I just cant afford it)	May 24, 2011 12:04 PM
18	Something similar to a Target - Pamida is too expensive and does not have the selection	May 19, 2011 7:05 AM
19	Craft / Fabric / Sewing shops.	May 17, 2011 9:39 AM
20	Retail that is open later than 5!	May 16, 2011 11:02 PM
21	more parking and restraunts less bars	May 16, 2011 5:09 PM
22	downtown business owners want more going on downtown, but first to complain about the competition. Competition is what they need downtown...less tacky bars. Class it up a bit.	May 16, 2011 9:46 AM

Page 5, Q12. What shops or services are needed in downtown Reedsburg?

23	More department store options	May 16, 2011 8:39 AM
24	children's museum or other entertainment for children and families	May 15, 2011 6:00 PM
25	Department store	May 15, 2011 8:09 AM
26	no more of the same; a wholesale revolution to support and adjunct services to UW biotech outfits, medical research, writer and arts groups, specialist engineers and lawyers	May 15, 2011 5:05 AM
27	clothing, childrens, toys, etc.	May 14, 2011 7:15 PM
28	Department store	May 14, 2011 9:36 AM
29	stores with local products to have a draw for visitors using the river and 400 trail.	May 14, 2011 7:15 AM
30	I would like to see more family restaurants and perhaps some other forms of entertainment.	May 13, 2011 6:41 AM
31	big size clothingstore or a good clothing store	May 5, 2011 3:38 PM
32	nothing downtown is nice you just need to keep the stores thst are down town and fill the empty ones instead of bulding new stores on the east side of town	May 4, 2011 9:51 AM
33	Whatever shops and services that can be successful. The government should not favor one establishment over another.	May 4, 2011 8:20 AM
34	family restaurant, specialty or family clothing	May 4, 2011 8:02 AM
35	Bakery...I miss the Wooden Spoon!!! We also miss the Norman Rockwell Museum. Unique shops with character seem to have a rough go in downtown area.	May 4, 2011 7:14 AM
36	Reedsburg needs a hardware store so people don't have to drive all the way to the Dells	May 4, 2011 5:42 AM
37	book store	May 3, 2011 2:00 PM
38	Sports Bars to enjoy games, large chain restaurants	May 3, 2011 1:38 PM
39	Play it again Sports, bike and canoe sales, repairs, rentals and shuttles, much more specialty retail	May 3, 2011 12:55 PM
40	I think it would be great if we could have our downtown area similar to that of State Street in Madison. Where it is closed to traffic except delivery. This would open it up and allow for more foot traffic. We should be more concerned with developing our city to the pedestrian and bike... making the city more aesthetically appealing.	May 3, 2011 10:53 AM
41	family clothing	May 2, 2011 6:50 PM
42	Youth services.	May 2, 2011 11:45 AM
43	Specialty Home Supplies/Decor Specialty Retail	May 1, 2011 7:04 PM

Page 5, Q12. What shops or services are needed in downtown Reedsburg?

44	book store	May 1, 2011 4:34 PM
45	Shoe/leather repair	May 1, 2011 3:09 PM
46	restaurants and retail - clothing	May 1, 2011 10:06 AM
47	Steak house	Apr 30, 2011 3:32 PM
48	clothing stores that can compete with the chain stores.Also specialty shops that will entice people that pass through to stop and shop	Apr 30, 2011 1:49 PM
49	Affordable shops -- shoe store, dress shop, fabric and craft store.	Apr 30, 2011 1:18 PM
50	restaurants	Apr 30, 2011 11:53 AM
51	Affordable ones.	Apr 30, 2011 10:23 AM
52	Foot locker or similar,	Apr 30, 2011 9:49 AM
53	Clothing and anything besides bars that stay open past 5pm.	Apr 30, 2011 9:31 AM
54	Clothing stores, specialty stores, large stores to bring more people to town that will also shop at the specialty shops. Would be nice if downtown wasn't so overloaded with offices and was directed more towards retail.	Apr 30, 2011 6:45 AM
55	pet shop	Apr 29, 2011 4:23 PM
56	More Professional Offices	Apr 29, 2011 12:06 PM
57	Clothing, restaurants, no more bars!	Apr 29, 2011 11:36 AM
58	Clothing, computer and electronic	Apr 29, 2011 10:17 AM
59	Sewing, craft, fabric shop	Apr 29, 2011 9:03 AM
60	A place to get quality name brand clothing that you can go to baraboo or the dells to get.	Apr 29, 2011 7:23 AM
61	bakery	Apr 29, 2011 12:51 AM
62	Downtown is cluttered with Trees that block the view of the Businesses, unless your Lorraine Traeder she can cut hers down. 2 Traffic Lights and 2 oneway streets are no longer needed.	Apr 28, 2011 11:33 PM
63	Big mens store, Indoor archery shooting, Aldis	Apr 28, 2011 10:12 PM
64	More brand-name recognized retail. Not a lot, just one or two decent draws.	Apr 28, 2011 10:50 AM
65	Later open hours and be open on Sunday's	Apr 21, 2011 1:38 PM

Page 5, Q13. What shops or services are needed as highway commercial (E. Main/W. Main/S. Albert/ Viking Dr)?

1	restaurants	Oct 13, 2011 3:10 PM
2	Menards	Oct 12, 2011 1:21 PM
3	TARGET	Oct 11, 2011 1:42 PM
4	Target - Shopko or similar. Would allow us to shop local instead of going to Baraboo, Dells, etc.	Oct 10, 2011 12:42 PM
5	I do not think we can get a Wal-mart, but a Target would be great. I think an Aldis would do well.	Oct 4, 2011 9:18 PM
6	I don't understand this question.	Oct 4, 2011 7:27 AM
7	GOOD AMERICAN FAMILY RESTAURANT. BETTER SELECTION FOR WOMEN'S CLOTHING -MUST DRIVE TO BARABOO OR DELLS FOR CURRENT FASHIONS.	Sep 22, 2011 10:37 PM
8	Walmart	Jun 1, 2011 5:16 PM
9	trees	May 28, 2011 8:09 AM
10	Dining	May 25, 2011 7:32 AM
11	S. Albert: Restaurant, fast food,	May 24, 2011 2:23 PM
12	Target, restaurant in vacant irish pub building	May 24, 2011 12:53 PM
13	I would like to see a restaurant put up somewhere on the west or south side of town.	May 24, 2011 12:41 PM
14	big box	May 24, 2011 12:32 PM
15	That is where I would put a Target - across from the H.S.	May 19, 2011 7:05 AM
16	Target or something of quality and comparibility	May 17, 2011 3:42 PM
17	Something Baraboo or the Dells doesn't have!	May 17, 2011 9:39 AM
18	stoplight and more police patrol S.albert	May 16, 2011 5:09 PM
19	Target, Bed Bath and Beyond, large sporting goods store, sitdown resturants	May 16, 2011 9:46 AM
20	Department Store options	May 16, 2011 8:39 AM
21	Dog Kennel	May 15, 2011 3:52 PM
22	other than services to the high school students along Abert St, who "needs" development when people have no moderate to high income jobs to support said retail or services? Need more, higher paying jobs.	May 15, 2011 5:05 AM
23	Target, Variety in Dining (Non-Fast Food)	May 15, 2011 12:35 AM
24	target, aldis	May 14, 2011 7:15 PM

Page 5, Q13. What shops or services are needed as highway commercial (E. Main/W. Main/S. Albert/ Viking Dr)?

25	Gas station on way out of town on Hwy H, past the Nison Park	May 14, 2011 6:53 PM
26	stores with products for everyday so people aren't driving to baraboo, lake delton, madison, lacrosse	May 14, 2011 7:15 AM
27	I don't think any are needed for this area specifically, I would actually like to see more trees etc here.	May 13, 2011 6:41 AM
28	target	May 4, 2011 8:23 AM
29	Lowes, Target, Shopko, Fashion Bug, Erin's Snug type upscale family restaurant	May 4, 2011 8:20 AM
30	Which ever shops and serviced that can be successful. The government should not favor one establishment over another.	May 4, 2011 8:20 AM
31	Target, Wal-Mart, Costco, IHOP, Chilis, Applebees, Olive Garden	May 4, 2011 8:02 AM
32	let market decide	May 3, 2011 2:00 PM
33	S. Albert would do well with a mini-mall or restaurant of some kind: family or fast food	May 3, 2011 12:55 PM
34	I feel it would be nice to have a place for recreation, such as a laser tag building. Either way, whatever is developed it should have to follow strict aesthetic requirements. No ugly sprawl box-like buildings. I also feel that there should be more sidewalk developed connecting the main "downtown" area with the rest of the businesses on Main Street like Pamida, Sears, Viking, Kwik Trip, etc. There should then be street trees added next to the newly created sidewalk in front of the Pamida shopping area. I think Reedsburg should be focused on aesthetically pleasing design and create a beautiful city that would attract more people and businesses. Working to develop bike friendly paths and roads such as in Oregon, Minneapolis, and Madison would help to make Reedsburg more of a bike-hub. We need to be innovative, creative, sustainable, and "green" to maintain competitiveness and attract people and businesses from other areas.	May 3, 2011 10:53 AM
35	s. Albert -restaurants , retail stores	May 2, 2011 6:50 PM
36	More of all businesses on the West Side to help have a balanced downtown.	May 1, 2011 7:04 PM
37	lumber retailer	May 1, 2011 4:34 PM
38	none	May 1, 2011 10:06 AM
39	target	Apr 30, 2011 3:32 PM
40	A super Target store, Lowes, a good family restaurant, perhaps an Aldi's. Reedsburg needs to compete with the surrounding towns to keep the business here.	Apr 30, 2011 1:18 PM
41	big box retail or national chain restaurants	Apr 30, 2011 11:53 AM
42	Affordable ones.	Apr 30, 2011 10:23 AM
43	Target	Apr 30, 2011 9:49 AM

Page 5, Q13. What shops or services are needed as highway commercial (E. Main/W. Main/S. Albert/ Viking Dr)?

44	Big Box, Retail	Apr 30, 2011 9:31 AM
45	Clothing store, bike repair shop, motorcycle sales, roller skate rink,	Apr 29, 2011 4:23 PM
46	Mid-scale Restaurant, Specialty Retail Outlets	Apr 29, 2011 12:06 PM
47	Big Box Retail - Something to draw people to Reedsburg	Apr 29, 2011 11:36 AM
48	Business quality eating establishment	Apr 29, 2011 10:17 AM
49	A Target and Lowes store because that will bring Baraboo and Dells residents to Reedsburg instead of having our community members leave town to shop.	Apr 29, 2011 9:03 AM
50	A good resturant. Why should we have to go to baraboo or the dells to eat good food? If I go there I will shop there	Apr 29, 2011 7:23 AM
51	Need a retail shopping large center as much money spent on theater could have more than likely bought in a shopping center BIG MISTAKE	Apr 29, 2011 5:40 AM
52	pet store	Apr 29, 2011 12:51 AM
53	More Retail Shopping.	Apr 28, 2011 11:33 PM
54	Target, Aldi's, Dairy Queen, Jimmy John's, Pawn shop	Apr 28, 2011 10:12 PM
55	Target / shopko ?	Apr 28, 2011 7:35 PM
56	No opinion.	Apr 28, 2011 10:50 AM
57	A big box retailer-Walmart Supercenter a Target Greatland	Apr 21, 2011 1:38 PM
58	Need restaurants on hwy 23 near high school	Apr 14, 2011 10:55 AM

Page 7, Q19. If you favor growth, what types of growth would you like to see? (check all that apply)

1	adaptive reuse of downtown buildings, increase density -offices above storefronts will lead to demand for more restaurants and other services	May 28, 2011 8:12 AM
2	any and all of the above	May 25, 2011 9:38 AM
3	Maybe some of the empty commercial and office buildings should be filled before more strip malls are built	May 24, 2011 2:24 PM
4	above, unchecked items will follow the items checked	May 15, 2011 5:06 AM
5	ATV on 400 trial in winter at least would bring lots of people tp town	May 14, 2011 6:54 PM
6	How about the growth of Freedom and Liberty. How about the growth in the repeal of laws and codes from the municipality.	May 4, 2011 8:22 AM
7	Don't want industry to be given "freebies" unless they bring substantial, good-paying jobs, help pay for schools, and respect the environment, etc.	May 4, 2011 7:15 AM
8	Please connect all of the beautiful parks together with a trail..	May 4, 2011 5:22 AM
9	trendy and traditional art and cultural opportunities	May 3, 2011 12:58 PM
10	GOOD LOOKING GROWTH (Appearance Guide)	May 1, 2011 7:07 PM
11	ALL	Apr 28, 2011 10:13 PM

Page 8, Q27. Please list any additional comments:

1	would be nice to see traffic laws obeyed! getting too unsafe, speeding, running traffic lights, not obeying stop signs...needs to be better regulated. Need restaurant chains: e.g. Olive Garden, Chili's, etc.	Oct 13, 2011 3:16 PM
2	Am tired of driving to Baraboo or Dell to find what I need wake up and get some of those places here before we are only a senior capital of Wi. with no place to shop.	Oct 9, 2011 11:04 AM
3	I LOVE REEDSBURG! It's a GREAT COMMUNITY! The people, themselves, gather to help, support, encourage one another as a true "community" should. I believe our governing bodies & protective (including healthcare) services have the community's best interest in mind and heart. I moved from Wisconsin Dells to Reedsburg nearly 15 years ago because of the public education & community itself. Yes, improvements can be made - but "improvements" can always be made within everyone and everywhere. I'm proud to raise my family here and to be able to call myself a "Reedsburgian"!	Oct 4, 2011 7:37 AM
4	ADDITIONAL SUGGESTIONS: DOG PARK. IMPROVED SKATE PARK. BETTER NATURE WALKING/RUNNING PATHS THROUGHOUT CITY (SIMILAR TO OVER PAST RAMC ASSISTED LIVING HOMES).	Sep 22, 2011 10:40 PM
5	there is huge potential for economic growth building on existing infrastructure and moving away from sprawl. Electric cars should be a central part of plan for a sustainable future and one in which we are already ahead the curve	May 28, 2011 8:18 AM
6	Many of the questions in this survey were not really open-ended, rather they were designed with "leading" language to steer people to suggested answers. I was very disappointed the breadth and scope of this survey. Very disappointed.	May 25, 2011 9:40 AM
7	I was unsure how to answer the land use question 21 as I'm not too familiar with them. I do feel, though, that nuisance ordinances either are not strict enough or not enforced, ie motorcycles and vehicles with loud mufflers and noxious emissions, barking dogs, feral cats, unmowed lawns and unsightly buildings along Main Street and the 400 trail detract from Reedsburg. And light pollution is an issue that should be addressed	May 24, 2011 2:25 PM
8	I think we need a Target store. It would bring people from surrounding communities to our city to shop and that will benefit all retail and restaurants on our city!!	May 17, 2011 9:43 AM
9	While I feel we need to grow, we need to take into account the 'cost' of that growth. When we make a budget, we need to stick to it and not allow desires to overrule our better judgement. Continue the things that have been enjoyable for residents over the many years (Christmas lights), while thinking to the futures of our youth and older residents. Providing the services and activities they both need to positively enrich their lives - and the lives of those who love them.	May 16, 2011 11:13 PM
10	Land use regulations need to be enforced if there is a concern regarding the appearance of the city.	May 16, 2011 9:24 PM
11	Reedsburgs charm is that is offers small town living with all the nessary amenities	May 16, 2011 2:19 PM

Page 8, Q27. Please list any additional comments:

12	All the "services" and retail that the bog daddy rabbits of the City wring their hands about are red herrings: To develop, this city needs higher paying jobs so people have money to spend. Then, your wished-for development would follow.	May 15, 2011 5:09 AM
13	We need a "middle" scale department store. I don't know if it would be possible given the current economy and the competition of Walmart & other box stores. Maybe the time for such a business is gone.	May 14, 2011 9:45 AM
14	We have many relatives in this area that we spent weekends and vacations visiting over the past 35 years and always wished we could live here and now our family does live here. We always loved Reedsburg.	May 14, 2011 7:20 AM
15	part-time worker	May 5, 2011 3:42 PM
16	we moved to this town because i wanted to live someplace that we could raise our kids but since we moved hear i have been disapointed things need to change in this town and the people who live hear are the oneas who are responceable for doing it people need to take pride in our town	May 4, 2011 10:00 AM
17	I work retail in Reedsburg...it would be nice to see more promotion of Reedsburg than "Shop Downtown Baraboo" across the street.	May 4, 2011 7:18 AM
18	Reedsburg needs to remain a small town at least theologically. It had been trying to be Madison's protege when the people don't want to be. I.e. the school district	May 4, 2011 5:47 AM
19	Use existing downtown buildings. Don't build new. Promote revitalization of existing housing stock. Don't encourage new construction.	May 3, 2011 2:03 PM
20	Don't need a Community Garden in the city it will just get vandalized!	May 3, 2011 1:41 PM
21	Reedsburg is best community in State of WI! We have so much to be proud of, and are just beginning to realize the great possibilities that can be the future of Reedsburg for the next 20 years!	May 3, 2011 1:02 PM
22	I also agree with Reedsburg pursuing more of a community feel. It is important that we develop Reedsburg as a place that promotes a healthy lifestyle. I agree that we should try to follow more national register regulations and it would be great if the old library could be remodeled to fit National Register requirements. I know this would require a lot of money, but it could be done with the help of grants. It would also be wonderful if Reedsburg made it a point to consciously be at the forefront of preservation, sustainable practices, alternative forms of transportation like bikes (and alternative transportation routes), and basically made it a conscious effort to create the best possible projects in Sauk County and Wisconsin. It is a great area, but we need to make sure we are doing our best to make it better	May 3, 2011 11:00 AM
23	City employees should drive their own vehicles to work. City vehicles should not go home with employees.	May 3, 2011 5:20 AM
24	Need some good restaurants,appliance furniture stores, and some good clothing stores. Also more strict on junk cars in neighborhoods sitting in driveways ant being used.	May 2, 2011 8:59 PM

Page 8, Q27. Please list any additional comments:

25	question the need for a city administrator,lot of money for nothing.	May 2, 2011 6:55 PM
26	Thanks for posting this survey online!	May 2, 2011 5:08 PM
27	We need more QUALITY development, appearance guides - especially on our main routes, we need amenities that are attractive to higher income people to attract more of them to our town.	May 1, 2011 7:10 PM
28	I like Reedsburg!	May 1, 2011 4:38 PM
29	Reedsburg puts far too much money into NEW business, new construction via block grants etc than it does to existing business & property owners that are struggling. Taxes are very high in Reedsburg and we continue to subsidize new business and forget about those that are already IN business locally and need help. Perfect example.....we have a large apartment building going in downtown for elderly, the investor won't have nearly the amount of money into that as many current multi-family property owners have invested...how about helping them? I understand that it will increase the tax base, but we're losing tax base in other areas via foreclosure, lower property values and business that cannot sustain their level of income and continue to grow. We have a local bank that is doing a very good job of putting people out of business in Reedsburg, how about helping those business owners? Reedsburg continues to only focus on new....and forgets the old. We continue to expand the city, but can't afford to take care of that expansion.....i.e. new streets that need to be plowed, repaired etc, new parks/playgrounds, upgrades to water & sewer systems. Builders in our area are all hurting, but we continue to increase building fees... How many playgrounds/parks does this city need to have? Every subdivision has one...why? They need to be maintained it costs money to do that. I think it's time we take care of what we already have before putting more & more money into the new. Once the economy stabilizes, and property values increase, then possibly growth and new amenities could be added.	Apr 30, 2011 7:00 AM

Comprehensive Plan Survey – 2011

Housing

1. Reedsburg needs more housing for low to moderate incomes:

Agree	Disagree	No Opinion
1	5	3

2. Reedsburg needs more housing for the elderly:

Agree	Disagree	No Opinion
2	6	1

3. Regulations (setbacks, height, separation of uses, size, etc) for housing in Reedsburg are:

Too Strict	Too Lenient	Just Right	No Opinion
2	3	1	3

Utilities and Community Facilities

4. How do you rate the following Reedsburg facilities?

	VERY GOOD	ADEQUATE	POOR
WATER SERVICE	3	4	1
SANITARY SEWERS	3	1	4
ELECTRICAL SERVICE	3	2	3
TELECOM SERVICE	4	4	0
FIRE PROTECTION	5	3	0
POLICE PROTECTION	4	3	1
SIDEWALKS	1	5	4
STREET LIGHTS	1	4	3
OFF-STREET PARKING	2	3	3
DRAINAGE	0	5	3
CITY APPEARANCE (WHEN ENTERING CITY)	2	3	3
CITY APPEARANCE (OVERALL)	1	3	4
OTHER CLEAN			1

Transportation

5. Commercial Truck traffic is a problem in Reedsburg:

Agree	Disagree	No Opinion
6	3	0

6. Downtown parking is a problem:

Agree	Disagree	No Opinion
4	3	2

7. Access and visual aesthetics along E. Main St/Hwy23-33 is a problem:

Agree	Disagree	No Opinion
6	2	1

8. Reedsburg should emphasize developing alternative transportation methods (bicycling, walking, etc):

Agree	Disagree	No Opinion
7	2	0

Agricultural, Natural, and Cultural Resources

9. How do you rate the possible improvements or overall need for the following:

	NEEDED	ADEQUATE	NOT NEEDED
ATHLETIC FIELDS	1	5	2
PLAYGROUNDS	3	4	1
PICNIC AREAS	2	5	1
OUTDOOR POOL	3	3	2
INDOOR POOL	3	2	3
REC CENTER	5	2	1
SENIOR CENTER	5	1	2
YOUTH REC PROGRAMS	5	2	1
ADULT REC PROGRAMS	4	3	1
SENIOR PROGRAMS	6	1	1
PUBLIC MUSEUM	5	2	1
BARABOO RIVER AMENITIES	5	1	1
OTHER COMMUNITY SERVICE	1		

Economic Development

10. Where do you work?

Reedsburg	Sauk County	Elsewhere
6	2	0

11. What businesses should Reedsburg have or have more of? (circle all that apply)

Specialty Retail (2)	Family Restaurant (6)	Fast Food Restaurant (2)
Service Businesses (1)	Big Box Retail (3)	Entertainment Establishment (4)
Gas Station	Upscale Dept Store (5)	National Chains (2)

12. What shops or services are needed in **downtown** Reedsburg?

**Roller rink, BuFay, retail clothing, bike service shop, Dairy Queen, Arby's
Dentists, eye care professionals,
Encourage lending institutions to help fill current vacancies**

13. What shops or services are needed as **highway** commercial (E. Main/W. Main/S. Albert/ Viking Dr)?

**Kohl's, Target, Big animal pet shops, supper club,
Find a buyer for Erin's Snug – all types of business ___ Hwy
4-5 store mini malls, Kmart, 3-5 new /used car and truck dealers- Toyota, Honda, Hyundai, Kia,
Nissan- can't buy a low mileage vehicle anywhere in Reedsburg.**

Intergovernmental Cooperation

14. Reedsburg has zoning control up to 1.5 miles outside the city limits. This distance is:

Too far	Too small	Just right	No Opinion
1	3	2	3

15. Reedsburg should help surrounding towns _____ the lands outside the city limits.

Protect the rural character of	Develop	No Opinion
6		2

16. Reedsburg should annex additional property:

Agree	Disagree	No Opinion
3	3	3

Land Use

17. Reedsburg is growing:

Too Quickly 3	Too Slowly 1	Just Right 5
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18. What should Reedsburg's growth policy be?

No Growth 0	Controlled Growth 8	Unrestricted Growth 1
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19. If you favor growth, what types of growth would you like to see? (circle all that apply)

One/Two-Family Residential Offices (1) Health Care (4)	Multi-family Residential Light Industrial (3) Recreational (5)	Commercial (3) Heavy Industrial Other Forest preserve	Tourism (6)
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20. Reedsburg should emphasize historical preservation and pursue historical registrations:

Agree 5	Disagree 2	No Opinion 2
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21. Land Use regulations (e.g. land uses, nuisances, signs, fences, etc) in Reedsburg are:

Too Strict 1	Too Lenient 3	Just Right 2	No Opinion 3
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Background

22. How long have you lived in Reedsburg?

Less than 1 year 16-20 years (3)	1-5 years (4) 21-25 years	6-10 years 26-30 years (1)	11-15 years 31 years + (1)
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23. What is your age?

0-18 (2)	19-24	25-30	31-35	36-40	41-45
46-50	51-55 (2)	56-60	61-65 (2)	65-70 (1)	70+ (3)

24. Highest level of education completed:

0-8 grade (1) Degree (4)	9-11 grade (1) Bachelor Degree (2)	High School/GED (1) Graduate Degree	Some College Associate
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25. The number of individuals in your household:

1 (3)	2 (1)	3 (1)	4 (2)	5	6	7 (2)	8+
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26. Your primary occupation:

Student (2) Management Industrial Health Care Entertainment/Recreation	Sales/Clerical Self-employed Professional (1) Food Service Agriculture/Forestry	Stay at home Finance/Insurance Non-profit Education Retired (5)	Construction/Utilities Government Transportation Real Estate/Leasing Unemployed (1)
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27. Please list any additional comments:

I think that Reedsburg needs more things for families to do like roller rinks or _____. Maybe better transportation like bikes.

City should announce survey more effectively.

Need senior center separate from rec center

Need for museum/resource center close to library

Need for repair and sales shop close to Depot

People who don't mow their grass, have too many cars, etc, junk around their property

Better signage for visitors to the City

Appendix C-A

Public Participation Plan

PUBLIC PARTICIPATION PLAN Reedsburg Comprehensive Plan Update - 2011

Wisconsin Statutes, Section 66.1001(4)(a)

“The governing body of a local governmental unit shall adopt written procedures that are designated to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract non-metallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.” (2007-2008).

Purpose

The City of Reedsburg Plan Commission will guide the process of updating the 2003 Comprehensive Plan. Principal staff support will be provided by the City Planner.

In order for the comprehensive plan update to operate effectively and to address the needs of the citizens of Reedsburg and its extraterritorial area, the entire population must be kept informed. The decision-making process must be open and consistent with State regulations. To accomplish this, the following plan will be followed:

Public Participation

- **Public Awareness** will be built through the use of direct mail, news releases, and local media in order to explain the planning process and opportunities to participate.
- **Public Education**, such as through public meetings, will provide citizens with information on planning issues and alternatives.
- **Public input** through surveys, focus groups, public meetings, and internet use will be important for assessing needs.
- **Decision-making** is placed in the hands of the Plan Commission, with the responsibility to implement what was gathered through the public participation process.

Notice of Hearings

Official notice of hearings will be by public notice in the official newspaper two weeks prior to the meeting. In addition, the public notices will be posted at Reedsburg City Hall and the Reedsburg Library. These notices will include time, place, and date of the meeting, as well as a brief agenda in compliance with Open Meeting Laws.

Public Hearings and Informational Meetings

Most meetings of the Plan Commission during this process will involve issues related to amending the Comprehensive Plan. Special meetings may also be held as necessary. The Plan Commission normally meets the 1st Tuesday of every month at City Hall, 134 S. Locust St at 7pm. Agendas are mailed to local media and others who have requested copies. Agendas are also posted on the bulletin board at City Hall.

A public informational meeting will be held at the beginning of the process to provide an overview of the planning process.

A 2nd informational meeting will be held by the Plan Commission prior to the meeting in which the Commission adopts a resolution recommending that the Common Council adopt the completed Plan update.

A formal public hearing on the proposed Comprehensive Plan update will be held by the Common Council prior to the regularly scheduled meeting.

A public notice containing a summary of the proposed Plan update will be published in the City's official newspaper at least 30 days prior to the Common Council public hearing.

The entire Plan update will be available for public review at City Hall at least 30 days prior to the Common Council public hearing.

Citizen Access and Input

- The Plan Commission will accept at any time during the update process written and verbal comments from the public.
- Project drafts and illustrative materials will be available at City Hall, Monday-Friday, 7:30am – 4pm.
- Project information will be made available on the City's website (www.reedsburg.wi.gov) and on *Facebook* (Reedsburg Planning & Bldg Inspection). These web pages may be used to solicit citizen opinion.
- The Plan Commission and staff may contact community organizations to solicit their input.
- Where feasible, GIS and other interactive technologies will be employed at meetings and hearings to help facilitate land use, transportation, and other planning related discussions.
- The City will make all efforts to accommodate non-English speaking persons and those with special needs to participate in the planning process.

Usefulness of Methods

Method	Public Awareness	Public Education	Public Input	Decision-Making
Direct Mail	High	Moderate		
News Release/Media	High	Moderate		
Public Meetings	Moderate	High	Possible	
Websites	Moderate	High	Possible	
Public Hearings		Moderate	High	
Visual Preference Survey		Moderate	High	
Opinion Surveys			High	
Focus Groups			High	
Visioning			High	High

Characteristics of Methods

Method	Citizen Time Commitment	Number of Citizens Engaged	Resource Commitment by Local Government
Direct Mail	Low	High	Moderate
News Release/Media	Low	High	Low
Public Meetings	Moderate	Moderate	Low
Websites	Moderate	Moderate	Moderate - High
Public Hearings	Moderate	Low - Moderate	Low
Visual Preference Survey	Moderate	Low	Moderate - High
Opinion Surveys	Moderate	Moderate	Moderate
Focus Groups	Moderate	Low	Low
Visioning	Moderate	Moderate	Moderate

References

Erickson, J. (June 25, 2008). *Sauk County Comprehensive Plan: Public Participation and Education Plan*. Baraboo, WI. University of Wisconsin Extension Sauk County.

Grabow, S., Hilliker, M., Moskal, J. (2006). *Comprehensive Planning and Citizen Participation*. Madison, WI. University of Wisconsin Extension.

Miskowiak, D. (November 2004). *Crafting an Effective Plan for Public Participation*. Center for Land Use Education. Retrieved from <http://www.uwsp.edu/cnr/landcenter/pubs-bulletins.html>

Worksheet 1: Establish Planning Tasks

This worksheet is designed to help complete the *Purpose Cornerstone* of the Public Participation Plan.

- Instructions:
- 1) Define the stages of the local planning process.
 - 2) List planning tasks to complete at each stage.
 - 3) Determine participation objectives for each task.
 - 4) Gauge a timeline for completing tasks.

Define Planning Stages	List Planning Tasks	Determine Participation Objectives				Gauge a Timeline*
		Awareness	Education	Input	Decision-making	
Data Collection & Analysis	Identify data and information needs			x		1
	Gather technical, spatial, and citizen-based data	x				1, 2
	Verify data for accuracy	x	x	x		2
	Analyze data for patterns and trends	x	x			2
	Provide information to decision-makers					2
Issue Identification	Identify key community issues, challenges, opportunities, and desires	x		x		1, 2
	Verify and support issues using local data and analyses	x	x			1, 2
	Prioritize issues				x	2
Goal & Objective Formulation	Develop goals and measurable objectives	x	x	x	x	1, 2
Strategy Formulation	Develop planning alternatives to meet goals and objectives	x	x	x	x	2, 3
	Identify possible strategies to implement planning alternatives	x		x		2, 3
	Evaluate impacts of alternatives				x	3
	Select preferred alternatives and strategies	x			x	3
Plan Review & Approval	Present Plan update for community residents and officials to review	x	x	x		4
	Make changes to resolve plan update inconsistencies and reflect public concerns			x	x	4
	Plan Commission recommends final draft for adoption	x			x	4
	Common Council holds public hearing and formally adopts the Plan update	x		x	x	4

* 1 = Summer 2011, 2 = Fall 2011, 3 = Winter 2012, 4 = Spring 2012



Worksheet 2: Stakeholder Analysis

This worksheet is designed to help complete the *People Cornerstone* of the Public Participation Plan by identifying potential stakeholders to target for participation.

- Instructions:
- 1) Identify the broad topic or specific issue to address.
 - 2) Identify types of people or organizations that are potentially interested or affected by the issue.
 - 3) Note how each stakeholder type is potentially tied to the issue.
 - 4) As appropriate, identify a contact person to reflect stakeholder group or act as a liaison.

Identify the broad topic or specific issue to address	
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Identify potential stakeholders types below	Directly Affected (Y/N)	Geo-graphically close to the issue?	Position potentially enhanced or worsened?	Potential supporter or naysayer?	Identify potential contact person(s) below	Place contact information below
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Chamber						524-2850
School District						524-2016
Downtown Bus. Dist.						
Land Developers						
State / County						
Rotary						
Kiwanis						



Worksheet 5: Choosing Participation Methods

This worksheet is designed to help complete the *Methods Cornerstone* of the Public Participation Plan by helping to identify appropriate methods to achieve tasks and engage the public.

- Prerequisites:
- 1) Define the planning task and participation objectives.
 - 2) Identify the people involved to implement and engage in the participation activity.

- Instructions:
- 1) List participation methods relevant to achieving the planning task.
 - 2) Rate each method by filling in the worksheet blanks.

List all participation tools relevant to achieve the identified planning task	Participation Objective	EFFECTIVENESS	EFFICIENCY		EQUITY		TOTAL
		Tool achieves task	Time/cost commitment	Staff capacity to implement tool	Public perception of involvement	Engages public equally	25 Max Points
	Awareness	5 = High	High = 5	Has capacity = 5	Positive = 5	Yes = 5	
	Education	1 = Low	Low = 1	Can build = 2	Negative = 0	No = 0	
	Input			Cannot build = 0			
	Decision-making						
<i>Example: Opinion Survey</i>	<i>Input</i>	<i>Garners public opinion = 5</i>	<i>High = 4</i>	<i>Outside assistance required = 2</i>	<i>Positive = 5</i>	<i>Population sample = 5</i>	18 Points
Visioning	Input	5	3	4	5	5	22
Focus Groups	Input	4	5	4	4	3	20
Public Notice	Awareness Education	5	1	5	3	5	19
Website/Newsletter	Awareness Education	4	1	5	4	5	19
Media	Awareness Education	4	1	5	4	5	19