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

COMMON COUNCIL AGENDA

MONDAY, MARCH 25, 2019

REEDSBURG CITY HALL - COUNCIL CHAMBERS

7:00 P.M.

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

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

I. CONSENT AGENDA: (one motion to approve all consent items)

A. Approve minutes from the Common Council meeting held on March 11, 2019.

II. MAYOR PROCLAMATIONS, PRESENTATIONS, APPOINTMENTS:

A. No Report

III. RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

A. Plan Commission: Approve/Deny: 2nd Reading and hold a Public Hearing for Ordinance 1883-19, establishing Zero Lot Line Zoning. ***Those wishing to speak at this Public Hearing must identify themselves by name and address. You may comment once and for a period of time not to exceed 3 minutes.***

B. Plan Commission: Approve/Deny: 2nd Reading and hold a Public Hearing for March 25, 2019 for Ordinance 1884-19, regulating the placement of cargo storage containers. ***Those wishing to speak at this Public Hearing must identify themselves by name and address. You may comment once and for a period of time not to exceed 3 minutes.***

C. Plan Commission: Approve/Deny: Resolution 4361-18 approving the Certified Survey Map for E6904 N. Dewey Avenue, Town of Winfield, Parcel #042-0789-10000 in the Extraterritorial Zone.

D. Public Works Committee: Approve/Deny: Low bids for 2019 Capital Improvement Program for street and sidewalk repairs as well as heavy equipment rental.

E. Public Works Committee: Approve/Deny: Resolution 4362-19 Ordering the Inspection, Repair and Installation of Sidewalks in area "A".

F. Public Works Committee: Approve/Deny: Resolution 4363-19 Restricting Parking on Eighth Street between N. Webb Avenue and N. Walnut Street during school days from 7a – 4p.

IV. GENERAL BUSINESS:

A. Hazard Mitigation Grant Update: Adding two additional properties to grant request.

V. CITY ADMINISTRATOR REPORTS:

A. Report Attached
B. Committee Volunteer Positions - CDA

VI. COMMISSION, COMMITTEE, BOARD AND STAFF REPORTS: (2nd Meeting of the Month)

Ordinance Committee	Parks & Recreation	RIDC	Public Works
Utility Commission	Plan Commission	Historic Preservation	Library Board
Zoning Board	CDA		

Any other committees/commissions

VII. OFFICE OF THE MAYOR:

A. Upcoming Community Events

VIII. ADJOURN

Posted: March 22, 2019

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

City of Reedsburg Meeting of the Common Council
March 11, 2019

Present: Aldermen Dave Moon, Jason Schulte, Mike Gargano, Brandt Werner, Calvin Craker, Phil Peterson, Dave Knudsen, Craig Braunschweig, and Tom Seamonson.

Absent: None.

Others Present: Jacob Crosetto, Tim Becker, Pat Cummings, Brian Duvalle, Derek Horkan, Steve Zibell, Matt Scott, Sue Ann Kucher, Kurt Muchow, Reedsburg Fire Department, Citizens, Press.

Mayor Dave Estes called the regular session of the Common Council to order at 7:00 p.m. in the Common Council Chambers.

Approve Consent Agenda: consisting the minutes from the Council meeting held on February 25, 2019, February 2019 Bills, February 2019 Building Permit Report, and approve "Class A" Alcohol Beverage Retail License Application – Casey's Marketing Company, Casey's General Store #3773 – 1030 E. Main Street.

Motion: Craker, Second: Seamonson to approve the consent agenda. Motion carried 9-0.

MAYOR PROCLAMATIONS, PRESENTATIONS, APPOINTMENTS:

A. Appointment: Bill Finnegan to Ambulance Board - Citizen Member
B. Appointment: Patrick Andera to Zoning Board of Appeals & Reedsburg Area Development Committee.
    a. **Motion: Peterson, Second: Schulte to approve both of the appointments as presented. Motions carried 9-0.**

C. Administer Oath of Office for Police Chief Patrick Cummings.

RECOMMENDATIONS FROM BOARDS, COMMITTEES AND COMMISSIONS:

A. Finance Committee: Approve/Deny – Authorizing City Staff to sign proposal with Associated Appraisal for City-Wide Re-Valuation using partial funds from the CDBG Close program.
    a. **Motion: Werner, Second: Gargano to approve the proposal from Associated Appraisal. Motion carried 9-0.**

B. Finance Committee: Approve/Deny – Request from the Reedsburg Fire Department to transfer donated funds from the City Rescue Fund to the charitable arm of the Reedsburg Fire Department, known as Reedsburg Rescue Fund, Inc., for purposes that promote the ability of the Fire Department to provide service.
    a. **Motion: Peterson, Second: Knudsen to approve the request as presented with the contingency that the final agreement be approved by the City Attorney and City auditors. Motion carried 9-0.**

C. Reedsburg Industrial/Commercial Development Commission: Approve/Deny – Authorizing the RICDC and Vierbicher and Associates to proceed with Amendment #1 of Tax Incremental District #9 to add vacant parcels to TID 9 (Action Summary Attached).
    a. **Motion: Gargano, Second: Schulte to approve the amendment of TID #9 and to add**

vacant parcels to TID #9. Motion carried 9-0.

GENERAL BUSINESS:

A. Approve/Deny – Authorizing the Mayor and City Staff to sign a Memorandum of Understanding with Hempsation, LLC to prepare and execute a Development Agreement and other documents for construction of an 8,400 square foot facility on Greenway Court, parcel #276-2243-22000.
   a. **Motion: Gargano, Second: Knudsen to approve the Memorandum of Understanding and to prepare and execute a development agreement. Motion carried 9-0.**

Motion to adjourn by Seamonson with a second from Schulte. Motion carried 9-0.

Meeting adjourned at 7:39 p.m.

Respectfully submitted,

Jacob Crosetto
City Clerk-Treasurer/Finance Director

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STAFF REPORT **AGENDA ITEM:** III-A

To: City Council
By: Brian Duvalle, Planning/Building
Date of Meeting: March 25, 2019

Subject: Ordinance 1883-19 – Zero Lot Line Zoning; 2nd Reading

BACKGROUND AND REQUEST
Currently the Reedsburg zoning ordinance does not permit zero lot line zoning. Zero lot line refers to building walls of attached housing to be located directly on a lot line rather than being set back from it for a certain distance (e.g. 10', 25' etc). The only way to have individual ownership of attached housing now is with a condominium.

However there is now a need for more housing and especially affordable housing. One way to increase these is to offer zero lot line zoning.

- The cost of half a duplex is less than a comparable single-family detached dwelling.
- Zero lot line allows owner occupied housing of duplexes and row houses without the higher expense of setting up legal condominium documents.
- It is easier to receive financing as compared to a condominium which is more difficult to obtain from lenders.

This type of zoning is proposed as a permitted use in the Residential zones. But an applicant would still need Plan Commission approval to divide the lot and review the common wall agreement.

FINANCIAL IMPACT
NA

STAFF RECOMMENDATION
The Plan Commission recommends approval.

ACTION:
If the Mayor and City Council are ready, the following action may be made:

Motion to approve/deny – 2nd Reading of Ordinance 1883-19.

Attachment(s): Ord 1883-19

ORDINANCE NO. 1883-19
(Zero Lot Line)

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

SECTION 1: PURPOSE.

The purpose of this ordinance is to add standards for zero lot line building development, where certain building walls would be located directly on the side lot line.

SECTION II: PROVISION ADDED.

City of Reedsburg Code Section 17.13(11) is hereby created by this Ordinance.

(11) Zero Lot Line Zoning

(A) Zero Lot Line. A lot created with no side yard setback on one side of the lot to create a shared building envelope between the two lots. This shared building envelope shall only be used to build or divide a duplex where the common wall between the two units is built, or determined to be, the common boundary line to create two separate attached single-family dwelling units.

(B) Zero Lot Line Construction. A development approach in which a building is sited on one or more lot lines.

~~1.~~ Two-family (duplex) construction is permitted in R-1 and R-2 zoning Districts following site plan and certified survey map or plat approval by the Plan Commission.

~~2. Row housing (aka townhouse, townhome) is three or more dwellings connected by individual or common sidewalls and forming a continuous group. Row housing is permitted in R-2 and R-3 zoning Districts following site plan and certified survey map or plat approval by the Plan Commission.~~

(C) The standards of Section 12.12 Schedule 1shall apply. In addition the following standards shall apply and may supersede any that conflict with 12.12.

1. Lot width at minimum building setback line: The aggregate widths of both lots that a duplex occupies shall total not less than 80 feet. No single lot width shall be less than 40 feet. ~~Minimum lot width for row housing is 24'.~~
2. Lot area (each unit): Minimum 5,000 square feet for duplexes~~; minimum 2,000 square feet for row housing~~.
3. Principal Building Setback—Side Yard: Zero feet on side yard(s) that includes the common wall(s) of the structure; the opposite side yard shall be the same as for other residences in the zoning district.
4. Each new unit shall have a separate water lateral connection, meter and curb stop. Existing non-conforming units shall comply if water or other utility service is altered in the future. The size, type, and installation of water, sewer, electric and telecommunication services shall be in accordance with plans and specifications approved by the Reedsburg Utility Commission and Public Works Dept.
5. The common wall between the units shall meet the requirements of the current Wisconsin building code and shall extend from the basement floor to the top of the roof. Compliance with such standard shall be confirmed in writing before the building permit shall be issued.
6. The developer shall provide with the application a draft agreement or covenant specifying:
   a. Maintenance standards for the common wall.
   b. Maintenance standards for any common lateral, utility service and any other common features.
   c. Restrictions against construction of detached single family residences on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed.
   d. Such agreement shall provide that it may not be terminated, amended or otherwise altered without the approval of the Plan Commission.
   e. Such agreement shall be subject to Plan Commission approval, and then recorded by the developer against all affected properties and continually maintained by the property owners before the building permit will be issued and the site plan approval takes effect.
   f. When attached dwelling units are created, matters of mutual concern to the adjacent property owners, due to construction, catastrophe, and maintenance, shall be guarded against by private covenants and deed restrictions and the approving authorities shall not be held responsible for the same.
7. Fees are based on the City's site plan, CSM and plat reviews plus any additional review costs incurred by the City for associated engineering, legal and administrative expenses.

SECTION III: VALIDITY.

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

SECTION IV: CONFLICTING PROVISIONS REPEALED.

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

SECTION V: EFFECTIVE DATE.

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

SECTION VI: PART OF CODE:

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

Dated this 25th day of March 2019.

David G. Estes, Mayor	Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:	February 25, 2019
Public Hearing Noticed:	March 7, 2019 & March 14, 2019
2nd Reading at Council/Public Hearing:	March 25, 2019
Published, Enactment Date:	April 4, 2019

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STAFF REPORT **AGENDA ITEM:** III-B

To: City Council
By: Brian Duvalle, Planning/Building
Date of Meeting: March 25, 2019

Subject: Ordinance 1884-19 – Cargo Storage Containers; 2nd Reading

BACKGROUND AND REQUEST
I received a request from a business owner about placing a cargo storage container on his property for use as storage. Since such structures are not listed in the ordinance, and his property is adjacent to a residential area, I brought the matter to the Plan Commission.

After several meetings of discussion, it is recommended by the Plan Commission to allow the containers as a temporary use only, such as for moving and construction projects. They do now want to see them used in lieu of a permanent storage building. Similar dumpster language was added for their placement on the street.

FINANCIAL IMPACT
NA

STAFF RECOMMENDATION
The Plan Commission recommends approval.

ACTION:
If the Mayor and City Council are ready, the following action may be made:

Motion to approve/deny – 2nd Reading of Ordinance 1884-19.

Attachment(s): Ord 1884-19

ORDINANCE NO. 1884-19
(Cargo Storage Containers)

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

SECTION 1: PURPOSE.

The purpose of this ordinance is to add standards for the temporary use of former cargo storage containers.

SECTION II: PROVISION ADDED.

City of Reedsburg Code Section 17.04(1)(I) is hereby created by this Ordinance.

17.04(1) Accessory Building Or Use. An accessory building or use is one which:

(I) Storage Containers. Storage containers, such as those used to ship cargo, are permitted for temporary uses up to six months in a calendar year or associated with construction/remodeling projects. Containers on the street shall have reflective tape or paint of at least 36 square inches in an area on each side of each corner of the container. Containers shall not be left on the street within 15 feet of an intersection or within 4 feet of a driveway. Containers shall not be left on the street for more than 30 consecutive days.

SECTION III: VALIDITY.

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

SECTION IV: CONFLICTING PROVISIONS REPEALED.

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

SECTION V: EFFECTIVE DATE.

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

SECTION VI: PART OF CODE:

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

Dated this 25th day of March 2019.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:	February 25, 2019
Public Hearing Noticed:	March 7, 2019 & March 14, 2019
2nd Reading at Council/Public Hearing:	March 25, 2019
Published, Enactment Date:	April 4, 2019

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Reedsburg, WI 53959
608-524-6404 608-524-8458
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STAFF REPORT

AGENDA ITEM: III-C

To: Mayor and Common Council
Prepared By: Brian Duvalle, Planning and Building
Date of Meeting: March 25, 2019

Subject: Keel CSM – E6904 N Dewey Ave, Town of Winfield; Resolution 4361-19

BACKGROUND AND REQUEST

APPLICANT: Thomas A. Keel
LOCATION: E6904 N Dewey Ave; Parcel #042-0789-10000
ZONING: Agricultural
PROPOSED LAND USE CHANGE: Certified Survey Map
DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Certified Survey Map to divide existing parcel into three parcels.

FINANCIAL IMPACT
N/A

STAFF RECOMMENDATION
The Plan Commission & RADC recommend approval.

If the Mayor and City Council are ready, the following action can be taken: Motion to approve/deny – Resolution 4361-19.

ATTACHMENTS
Application/CSM; Resolution 4361-19

RESOLUTION
(Keel CSM – E6904 N Dewey Ave; Parcel #042-0789-10000)

File No. 4361-19

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

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 25th day of March, 2019, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 25th day of March, 2019.

_____

Jacob Crosetto
City Clerk

Revised 7/18

City of Reedsburg Land Use Application

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

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

APPLICANT: Thomas A & Beverly A Keel

ADDRESS: E6904 North Dewey Avenue **CITY:** Reedsburg **STATE:** WI

ZIP: 53959 **PHONE:** (608) 524-2080 **FAX:** N/A

E- MAIL: tokeel@rucls.net

PROPERTY OWNER: (if different from Applicant) _____

LOCATION: SE-NE Sec 35 / SW-NW Sec 36 / T13N / R4E **PARCEL #:** 042-0789-10000

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

- ☒ **Certified Survey Map (CSM):** 3-Lot Certified Survey Map In ET Zoning Zone (Ag)
- ☐ **Conditional Use Permit:** _____

  For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.
- ☐ **Preliminary Plat:** ____ **Final Plat:** ____ **Name of Plat:** _____
- ☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____
- ☐ **Site Plan Review:** (See "B" on back page) _____
- ☐ **Zoning Appeal / Interpretation:** _____
- ☐ **Zoning Variance:** _____

  For *VARIANCE* requests, also answer "C" on back page.
- ☐ **Other or Annexation:** _____

AFFIDAVIT
I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes.

Matthew M Filus, Agent for Tom Keel

1/29/2019 _____ / _____

Applicant Signature / Date **Owner Signature / Date**

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

Account #10-461500-00

The applicant or representative MUST ATTEND the meeting.

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

Cond Use; Site Plan $153	
Cond Use-Agriculture $400	
Variance $112	
Rezoning $200	
C.S.M. $171	X
Subdivision Plat $610	
- w/ Stormwater Plan $100	
Flood Plain Zone $189	
Annexaiton $200	
Plan Amend $200	

Date Paid 02-04-19
Receipt # 11 000324
pd ✓

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN
THE SE¼-NE¼ OF SECTION 35
& THE SW¼-NW¼ OF SECTION 36,
TOWN 13 NORTH, RANGE 4 EAST,
TOWN OF WINFIELD, SAUK COUNTY, WISCONSIN

REGISTRAR'S RECORDING DATA

SURVEYOR'S CERTIFICATE:

I, MATTHEW M FILUS, WISCONSIN PROFESSIONAL LAND SURVEYOR NUMBER 2185, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP LOCATED IN THE SE¼-NE¼ OF SECTION 35 AND THE SW¼-NW¼ OF SECTION 36, TOWN 13 NORTH, RANGE 4 EAST, TOWN OF WINFIELD, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

LOT NUMBER 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NUMBER 2170 AS RECORDED IN VOLUME 8 UPON PAGE 2170 OF CERTIFIED SURVEY MAPS AS DOCUMENT NUMBER 528963 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAUK COUNTY WISCONSIN

AND

LOT NUMBER 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NUMBER 4089 AS RECORDED IN VOLUME 21 UPON PAGE 4089 OF CERTIFIED SURVEY MAPS AS DOCUMENT NUMBER 708125 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SAUK COUNTY WISCONSIN

SAID CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 23.80 ACRES OF LAND, MORE OR LESS, AND IS SUBJECT TO EASEMENT, ENCUMBRANCES AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES, CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN AND THE SUBDIVISION REGULATIONS OF SAUK COUNTY, THE CITY OF REEDSBURG AND THE TOWN OF WINFIELD TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME;

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF;

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF THOMAS A AND BEVERLY A KEEL, OWNERS OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

** REVIEW COPY **

MATTHEW M FILUS, PLS *DATE*
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

OWNER:		
THOMAS A & BEVERLY A KEEL E6904 NORTH DEWEY AVENUE REEDSBURG, WISCONSIN 53959		
CLIENT:		
THOMAS A & BEVERLY A KEEL E6904 NORTH DEWEY AVENUE REEDSBURG, WISCONSIN 53959		
DATE: JANUARY 21ST, 2019	PROJECT NUMBER: 2018-0043	SHEET 1 OF 3 SHEETS

MATTHEW M FILUS
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

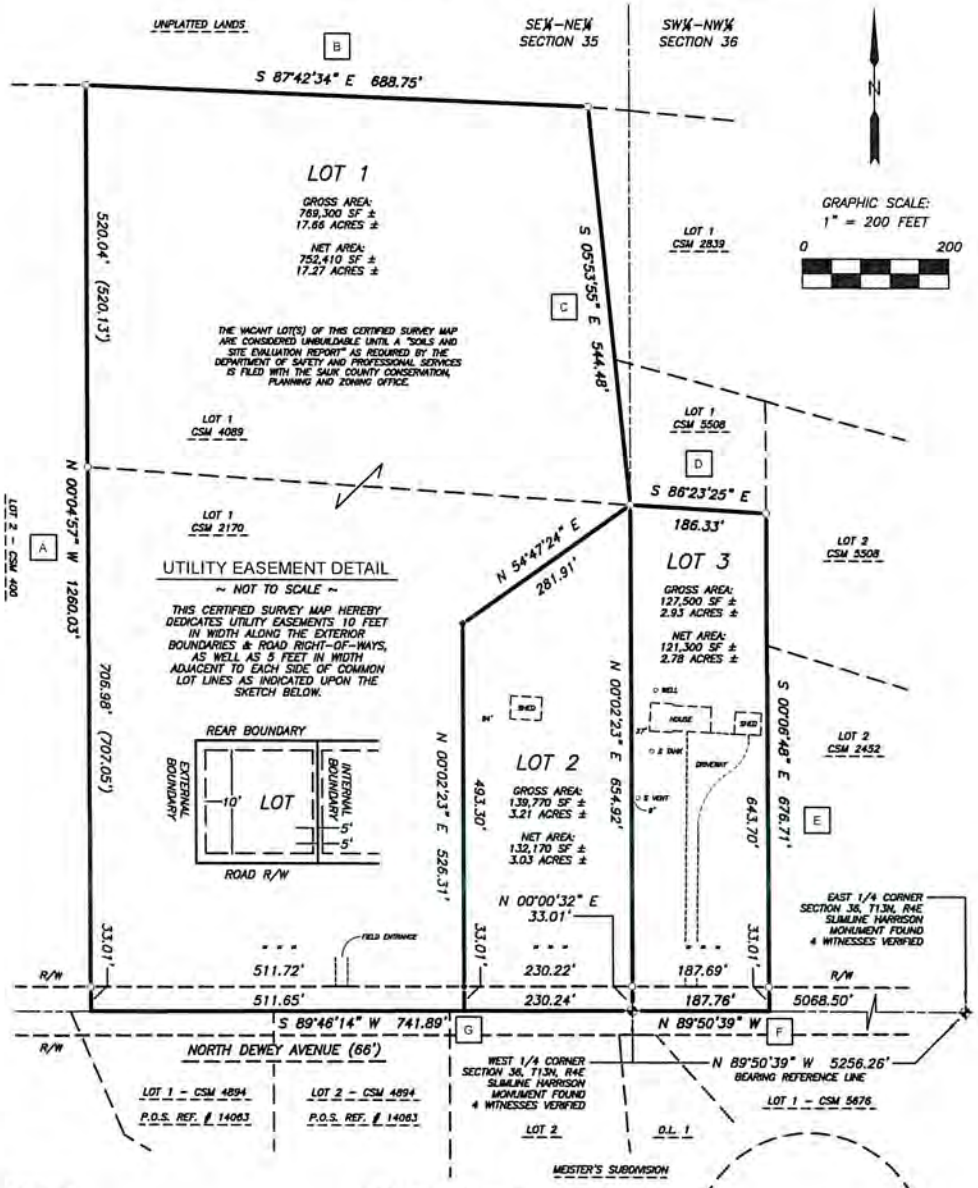
THE EXCELSIOR GROUP, LLC
SURVEYING & LAND PLANNING
1320 AMBER COURT
REEDSBURG, WISCONSIN 53959

PHONE: (608) 356-4131
FAX: (866) 848-3055

E-MAIL: MFILUS@EG-WI.COM
WEB: WWW.EG-WI.COM

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN
THE SE¼-NE¼ OF SECTION 35
& THE SW¼-NW¼ OF SECTION 36,
TOWN 13 NORTH, RANGE 4 EAST,
TOWN OF WINFIELD, SAUK COUNTY, WISCONSIN



LEGEND

- PUBLIC LAND SURVEY SYSTEM (PLSS) CORNER AS DESCRIBED
- 0.75" STEEL ROD FOUND
- 0.75" X 18" STEEL ROD SET 1.13 #/LF MINIMUM
- (XXX) RECORDED INFORMATION

FIELD WORK COMPLETED 1/5/2019

RECORD COURSES

A	SOUTH 1259.80'
B	S 88°15'50" E 688.59'
C	S 06°29'17" E 544.30'
D	N 86°48'07" W 186.56'
E	S 00°37'50" E 676.56'
F	S 89°36'02" E 187.73'
G	S 89°12'45" W 741.97'

** REVIEW COPY **

MATTHEW M FILUS, PLS DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

DATE: JANUARY 21ST, 2019	PROJECT NUMBER: 2018-0043	SHEET 2 OF 3 SHEETS

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN
THE SE¼-NE¼ OF SECTION 35
& THE SW¼-NW¼ OF SECTION 36,
TOWN 13 NORTH, RANGE 4 EAST,
TOWN OF WINFIELD, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

AS OWNERS, THOMAS A & BEVERLY A KEEL, HEREBY CERTIFY THAT THEY HAVE CAUSED THE LANDS DESCRIBED UPON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

THEY ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

- CITY OF REEDSBURG
- TOWN OF WINFIELD
- SAUK COUNTY DEPARTMENT OF CONSERVATION, PLANNING AND ZONING

_____

THOMAS A KEEL DATE

_____

BEVERLY A KEEL DATE

CITY OF REEDSBURG, WISCONSIN COMMON COUNCIL RESOLUTION:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF REEDSBURG, WISCONSIN, BE AND HEREBY IS APPROVED BY THE CITY OF REEDSBURG, WISCONSIN AND MADE EFFECTIVE THIS _____ DAY OF _____, 2019.

_____

DAVID ESTES, MAYOR
CITY OF REEDSBURG, WISCONSIN DATE

_____

JACOB CROSETTO, CLERK / TREASURER
CITY OF REEDSBURG, WISCONSIN DATE

WINFIELD TOWN BOARD APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF WINFIELD, SAUK COUNTY, WISCONSIN, BE AND HEREBY IS APPROVED BY THE TOWN OF WINFIELD TOWN BOARD.

_____

WINFIELD TOWN BOARD CHAIRPERSON DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE WINFIELD TOWN BOARD.

_____

WINFIELD TOWN CLERK DATE

SAUK COUNTY PLANNING AGENCY APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF WINFIELD, BE AND HEREBY IS APPROVED IN COMPLIANCE WITH CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE SAUK COUNTY PLANNING AGENCY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE SAUK COUNTY PLANNING AGENCY AND MADE EFFECTIVE THIS _____ DAY OF _____, 2019.

_____

SAUK COUNTY CONSERVATION,
PLANNING AND ZONING DEPARTMENT DATE

** REVIEW COPY **

_____

MATTHEW M FILUS, PLS DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

DATE: JANUARY 21ST, 2019	PROJECT NUMBER: 2018-0043	SHEET 3 OF 3 SHEETS

City of Reedsburg GIS

DISCLAIMER: The City of Reedsburg does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 277 '

CITY OF REEDSBURG
134 S. Locust Street
PO Box 490
Reedsburg, WI 53959
608-524-6404

Print Date: 2/14/2019

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

STAFF REPORT

AGENDA ITEM: III-D

To: Mayor and Common Council
Prepared By: Steven Zibell, Public Works
Date of Meeting: March 25, 2019

Subject: 2019 Street Work Bids

BACKGROUND AND REQUEST

Budgeted items in our 2019 Capital Improvement Plan. This work is for all our street projects including North Dewey Ave, Second Street and one block of South Walnut Street. The bids also include seal coating various streets.

Bid opening was 3/14/19 for crushed aggregate, asphalt pavement, seal coating, heavy equipment rental and concrete work. See attached bid tab for details.

STAFF RECOMMENDATION

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

Contractor	Description	Amount
Rennhack Construction	2019 C&G Contract 'A' Sidewalk Contract 'B'	$100,772.90 $8,815.00
Ray Zobel & Sons	2019 Crushed Aggregate Base Course	$70,657.50
D.L. Gasser	2019 Asphalt Pavement	$115,542.00
Ray Zobel & Sons	2019 Annul Rental Contract	$100/hr Quad axle dump $140/hr Backhoe
Scott Construction	2019 Seal Coat Various Streets	$106,429.54

Attachment:
Bid Tab

CITY OF REEDSBURG BID OPENING

134 South Locust Street
Reedsburg, WI 53959
Project: 2019 C&G CONTRACT 'A', SIDEWALK CONTRACT 'B' 3/14/19

BIDDER	BID SECURITY	BASE BID	COMMENTS
Knuth Concrete		$9,150.00	Contract B only
Rennhack Construction	Bond	$12.10/ Ft. $13.10/ Ft. $100,772.90 $8,815.00	N. Dewey Other Streets Contract A Contract B

CITY OF REEDSBURG BID OPENING

134 South Locust Street
Reedsburg, WI 53959
Project: 2019 CRUSHED AGGREGATE BASE COURSE 3/14/19

BIDDER	BID SECURITY	BASE BID	COMMENTS
Ray Zobel & Sons	Bond	$9.75/Ton $79,657.50	Stockpiled

CITY OF REEDSBURG BID OPENING

134 South Locust Street
Reedsburg, WI 53959
Project: 2019 ASPHALT PAVEMENT 3/14/19

BIDDER	BID SECURITY	BASE BID	COMMENTS
Scott Const.	Bond	$59.6/ Ton $59.24/ Ton $121,748.00	Other Streets N. Dewey
D.L. Gasser	Bond	$55.8/ Ton $56.76/ Ton $115,542.00	Other Streets N. Dewey

CITY OF REEDSBURG BID OPENING

134 South Locust Street
Reedsburg, WI 53959
Project: 2019 ANNUAL RENTAL CONTRACT 3/14/19

BIDDER	BID SECURITY	BASE BID	COMMENTS
Ray Zobel & Sons	Bond	$100/ Hr. $140/Hr. $45/ Ton	Quad axle dump Backhoe Demo Material Dispossal

CITY OF REEDSBURG BID OPENING

134 South Locust Street
Reedsburg, WI 53959
Project: 2019 SEAL COAT VARIOUS STREETS 3/14/19

BIDDER	BID SECURITY	BASE BID	COMMENTS
Scott Construction	Bond	$98,556.15	
Fahrner Asphalt	Bond	$106,429.54	

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

STAFF REPORT **AGENDA ITEM:** III-E

To: Mayor and Common Council
Prepared By: Steven Zibell, Public Works
Date of Meeting: March 25, 2019

Subject: Sidewalk Resolution 4362-19

BACKGROUND AND REQUEST

This is our annual sidewalk repair program area.

This year area 'A' is up for repair. Sidewalks will be inspected sometime in April depending on weather and notices will be sent out. Typically we give owners until July 4th to make any repairs needed and if the work isn't completed by July 4th we have our contractor do the work.

The Contractor bills the City and we bill the property owner.

STAFF RECOMMENDATION

Public Works Committee and staff recommend approval.

Attachment:
Resolution 4362-19

RESOLUTION
(Ordering the Repair and Installation of Sidewalks on Various Streets)

File No. 4362-19

WHEREAS, the Public Works Committee ordered the repair and installation of sidewalks on various streets and granted authority to the City Engineer to notify affected property owners, and

WHEREAS, the Common Council of the City of Reedsburg that the City Engineer, through the designated Sidewalk Inspector, be and is hereby authorized to cause to be repaired, installed, or replaced any defective or unsafe sidewalk with the City, commencing with the described area in 2019 in accordance with State Statute 66.615:

Area A: An area bounded by E. Main Street to the south, North Dewey Avenue to the east, Eighth Street to the north and Laurel Street to the west.

NOW THEREFORE BE IT RESOLVED that said Sidewalk Inspector shall notify the property owners with defective or unsafe sidewalks to repair or replace the sidewalk, in compliance with the requirements of the City Ordinance governing such construction within thirty (30) days from the date of notice, and that if not so repaired, installed, or replaced within the said thirty (30) days, the City of Reedsburg will cause such sidewalk to be repaired, installed, or replaced and charge the cost thereof to the abutting property owner, and such cost, unless previously paid, will be collected as a special tax against the abutting property.

Dated this 25th day of March, 2019

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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STAFF REPORT

AGENDA ITEM: III-F

To: Mayor and Common Council
Prepared By: Steven Zibell, Public Works
Date of Meeting: March 25, 2019

Subject: Eighth Street Parking Restriction Resolution 4363-19

BACKGROUND AND REQUEST

Public Works Committee had a request to look at parking along Eighth Street between North Webb and North Walnut Street. During school hours this area becomes congested and when cars are parked along both sides of Eighth Street it is difficult for two cars and busses to maneuver.

Public Works Committee reviewed this request and they recommend restricting parking along the south side of Eighth Street between North Webb and N. Walnut Street during school days from 7 am to 4 pm.

STAFF RECOMMENDATION

Public Works Committee and staff recommend approval.

Attachment:
Resolution 4363-19

RESOLUTION
(Eighth Street Parking Restriction)

File No. 4363-19

WHEREAS, Per Ordinance 7.01 the Public Works Committee and Public Works Director recommend to the Common Council to restrict parking along the south side of Eighth Street between North Webb Avenue and North Walnut Street, and

WHEREAS, the Common Council of the City of Reedsburg creates section 7.085 (1)(g) as stated below:

7.085(1)(g) On the south side of Eighth Street between the intersection of North Webb Avenue and the intersection of North Walnut Street, between the hours of 7:00 a.m. and 4:00 p.m. Monday through Friday, during student days of the school year as defined by the School District of Reedsburg Board.

STATE OF WISCONSIN)
COUNTY OF SAUK)

I hereby certify that the foregoing resolution is a true, correct and complete copy of a resolution duly and regularly passed by the Common Council of the City of Reedsburg on the 25th day of March, 2019, and that said resolution has not been repealed or amended, and is now in full force and effect.

Dated this 25th day of March, 2019.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

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STAFF REPORT

AGENDA ITEM: IV-A

To: Mayor and Common Council
Prepared By: Brian Duvalle
Date of Meeting: March 25, 2019
Subject: Hazard Mitigation Grant Program (HMGP) – UPDATE

BACKGROUND

I submitted the estimated HMGP budget to Council in January. Since that time a few of the estimates have come back higher than estimated but still within a few thousand for the City's portion of about $375,000. However two property owners have also requested to join the application.

One is a residential property that wasn't harmed by the flooding but has a foundation that is being undermined over years of saturation (according to the engineer hired by his flood insurance company). Because the problem was not due specifically to the past flood event, his flood insurance will not cover the foundation repairs of driving in piers. He recently received a bid from a contractor that the foundation repair would be almost $100,000.

The second request to the HMGP is from a commercial building owner. He recently saw coverage of the HMGP application and requested to join. He stated he had 1.5' of water in the building. As of this writing I have not inspected the building but will do so prior to the Council meeting.

FINANCIAL IMPACT

Total estimated budget - $3,661,746. City's match - $457,781.
Unknown financials at this time include re-assessments of the properties, FEMA assistance to the owners after the flood, CDBG, and flood insurance payouts.

Attachment: Preliminary budget

EAV	TITLE SEARCH	APPRAISAL	TITLE INSURANCE	LEGAL FEES	SURVEYS	CLOSING COSTS	RELOC ASSISTANCE / SUPP HOUSING	DEMOLITION	OTHER	TOTAL
$77,000		$1,750	$611	$1,500		$2,000	$31,000	$15,000	$2,000	$112,500
$39,700		$1,750	$500	$1,500		$2,000	$8,000	$15,000	$3,500	$71,950
$84,000		$1,750	$632	$1,500		$2,000	$8,000	$15,000	$3,500	$116,382
$85,400		$1,750	$638	$1,500		$2,000	$8,000	$25,000	$3,500	$127,788
$95,300		$1,750	$668	$1,500		$2,000	$31,000	$15,000	$2,000	$149,218
$8,500		$1,750	$425							$10,675
$112,900		$1,750	$706	$1,500		$2,000	$16,000	$15,000	$5,000	$154,856
$100,300		$1,750	$682	$1,500		$2,000	$31,000	$15,000	$2,000	$154,232
$79,100		$1,750	$620	$1,500		$2,000	$16,000	$25,000	$5,000	$130,970
$109,200		$1,750	$700	$1,500		$2,000		$15,000	$2,000	$132,150
$102,900		$1,750	$686	$1,500		$2,000	$31,000	$15,000	$2,000	$156,836
$71,100		$1,750	$596	$1,500		$2,000	$31,000	$20,000	$2,000	$129,946
$90,900		$1,750	$653	$1,500		$2,000	$31,000	$15,000	$2,000	$144,803
$53,000		$1,750	$539	$1,500		$2,000	$31,000	$15,000	$2,000	$106,789
$82,700		$1,750	$629	$1,500		$2,000	$31,000	$25,000	$2,000	$146,579
$1,085,900		$2,000	$2,045	$1,500		$2,000		$150,000	$2,000	$1,245,445
$48,600		$1,750	$527							$50,877
$143,600		$1,750	$800	$1,500		$2,000	$31,000	$20,000	$2,000	$202,650
$283,600		$2,000	$1,000	$1,500		$2,000		$25,000	$2,000	$317,100
										$3,661,746

CITY OF REEDSBURG

CITY ADMINISTRATOR MONTHLY REPORT

Date: March 25, 2019

To: Mayor Estes
Common Council

From: Tim Becker
City Administrator

Re: March 2019 Administrator's Report

I have been busy with my transition from the Police Chief position to the City Administrator position. I have met with several developers regarding different areas of interest, most of which are confidential at this time. Below is a listing of some activity I was involved with in March 2019:

- Hempsation development
- Huntington Park development
- Eastside Annexation process
- Chamber Awards
- TID 9 amendment
- DPW Shop Relocation
- March thaw/flooding concerns
- Developer Meetings
- Fly-in, Drive-in Prep meeting with Rotary Club
- RUCLS Power Breakfast
- Meetings reference Shopko & Theater closings
- Meetings reference Distinctly Downtown funding request
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Please contact me with any questions you may have.