

Village Board

Regular Meeting Notice and Agenda

Village of Cross Plains
2417 Brewery Road, PO Box 97
Cross Plains, WI 53528
(608) 798-3241

Monday, April 25, 2016

7:00 pm

- I. Call to Order, Roll Call, and Pledge of Allegiance
- II. Public Comment – This is an opportunity for anyone to address the Village Board on any issue NOT on the current agenda. *Please observe the time limit of 3 minutes.* While the Village Board encourages input from residents, it may not discuss or act on any issue that is not duly noticed on the agenda.
- III. Consent Agenda – Upon request of any Trustee, any item may be removed from the Consent Agenda for separate consideration under General Business.
 1. Minutes of regular meeting held on March 28, 2016.
 2. Total Disbursements from March 10, 2016 through April 20, 2016 in the amount of \$2,014,614.54 as follows:
 - 110 – General Fund: \$532,714.31
 - 120 – Capital Fund: \$122,752.39
 - 130 – Library Fund: \$20,170.43
 - 140 – Parks/Rec Fund: \$20,921.73
 - 150 – Debt Service Fund: \$677,309.46
 - 310 – TID Fund: \$1,742.50
 - 660 – Water Fund: \$90,661.73
 - 670 – Sewer Fund: \$548,342.38
 3. Approval of an Operator’s (Bartender’s) License for Emily L. Cash.
 4. Approval of a Temporary Class “B” License and Special Event Permit for the Cross Plains World’s Fair located at Baer Park.
 5. Approval of Invoices L42849 from the Department of Transportation for work related to the reconstruction of Highway 14 (Main Street).
 6. Approval of Resolution #05-2016 to seek grant funds from the Knowles-Nelson Stewardship program to assist in Zander Park Trail Expansion project.
 7. Approve chicken license for Barbara Knox & Eve Schlotthauer located 1905 Cross St.
 8. Approval of a letter of support of a TIGER Grant for the Wisconsin Southern Freight Rail Service Improvement Project.
 9. Approval of the 2016 Pool Employee Manual with the addition of a policy for private swimming lessons as recommended by Parks/Recreation Committee.
 10. Approval of a Facility Use Agreement for the Swimming Pool between the Village & Cross Plains Stingrays Swim Team as recommended by Parks/Recreation Committee.

IV. Report of Village Officers

1. Village President

a. Discussion and action regarding the 2016 appoints to Boards, Commission, and Committees.

2. Village Administrator/Clerk-Treasurer

a. Discussion and action to set the 2016 Open Book and Board of Review Dates/Times.

3. Miscellaneous Trustee Reports

V. Committee/Commission Recommendations

1. Plan Commission

a. Discussion and action regarding the Final Plat for Glacier Ridge Subdivision.

b. Discussion and action regarding Ordinance #05-2016 to repeal and recreate Chapter 85 (Floodplain Zoning) with new Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) panel numbers effective as of June 16, 2016.

VI. General Business

1. Discussion and action regarding the revocation of an approved Conditional Use Permit for Incredible Cars LLC as a Vehicle Sales use located at 2563 Main Street.

2. Discussion regarding the 2016 Borrowing Plan for Capital Projects.

VII. Closed Session

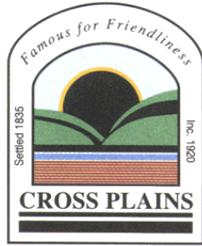
1. The Village Board will meet in Closed Session pursuant to 19.85(1)(c) of Wisconsin Statutes to consider employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically regarding the recommended candidate for the Finance Director/Village Treasurer position.

2. Reconvene into Open Session.

3. Discussion and action regarding the recommended candidate for the Finance Director/Village Treasurer position.

VIII. Adjournment

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the Village Hall at (608) 798-3241 or matt@cross-plains.wi.us.



Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528
Phone: (608) 798-3241
Fax: (608) 798-3817

Memorandum

To: Village Board of Trustees
From: Matthew G. Schuenke, Village Administrator/Clerk-Treasurer
Date: April 21, 2016
Re: **Village Board Meeting – April 25, 2016**

III. Consent Agenda

1. Minutes of the regular meeting held March 28, 2016 – Recommended for approval.

2. Total Disbursements from March 10, 2016 through April 20, 2016 in the amount of \$2,014,614.54 broken down as follows – Recommended for approval.

- 110 – General Fund: \$532,714.31
- 120 – Capital Fund: \$122,752.39
- 130 – Library Fund: \$20,170.43
- 140 – Parks/Rec Fund: \$20,921.73
- 150 – Debt Service Fund: \$677,309.46
- 310 – TID Fund: \$1,742.50
- 660 – Water Fund: \$90,661.73
- 670 – Sewer Fund: \$548,342.38

3. Approval of an Operator’s (Bartender’s) License for Emily L. Cash – Recommended for approval.

4. Approval of a Temporary Class “B” License and Special Event Permit for the Cross Plains World’s Fair located at Baer Park – Recommended for approval.

5. Approval of Invoices L42849 from the Department of Transportation for work related to the reconstruction of Highway 14 (Main Street) – Recommended for approval.

6. Approval of Resolution #05-2016 to seek grant funds from the Knowles-Nelson Stewardship program to assist in Zander Park Trail Expansion project – The Village is currently preparing for the final design of the trail project to begin later this Summer. As we continue to get ready for the project, additional grant funds through the State are available to assist in this project similar to what was provided by the State in 2014 and Dane County in 2015. The whole project cost will be applied for and Staff will work with the State to see if the Village can be made eligible to some extent. Recommended for approval.

7. Approve chicken license for Barbara Knox & Eve Schlotthauer located 1905 Cross St. – Recommended for approval subject to meeting notification requirements.

8. Approval of a letter of support of a TIGER Grant for the Wisconsin Southern Freight Rail Service Improvement Project – Recommended for approval.

9. Approval of the 2016 Pool Employee Manual with the addition of a policy for private swimming lessons as recommended by Parks/Recreation Committee – Recommended for approval by the Parks/Recreation Committee.

10. Approval of a Facility Use Agreement for the Swimming Pool between the Village & Cross Plains Stingrays Swim Team as recommended by Parks/Recreation Committee – Recommended for approval by the Parks/Recreation Committee.

IV. Report of Village Officers

1. Village President

a. Discussion and action regarding the 2016 appoints to Boards, Commission, and Committees – The Village President is making the following appointments which require confirmation by the Village Board. They are essentially unchanged from 2015. Resident appointments will be made at the May 23rd Village Board meeting.

- Cross Plains Area Chamber of Commerce Board – Reappoint Lee Sorensen (2017).
- Cross Plains Area EMS District Board – Reappoint Trustee Jay Lengfeld (2017).
- Cross Plains-Berry Fire District Board – Reappoint Trustee Bill Brosius (2017), Trustee Jay Lengfeld (2017), and President Pat Andreoni (2017).
- Library Board – Reappoint Trustee Steve Schunk (2017) and Jane Bautch (2018).
- Plan Commission – Reappoint President Pat Andreoni (2017), Trustee Judy Ketelboeter (2017), and Trustee Cliff Zander (2017).

2. Village Administrator/Clerk-Treasurer

a. Discussion and action to set the 2016 Open Book and Board of Review Dates/Times – The notices for the annual Open Book and Board of Review are included in your packet for review. Open Book will be held on Monday, May 16, 2016 from 12:00 to 2:00 pm. Board of Review will be held on Monday, June 6, 2016 from 5:00 to 7:00 pm. Staff recommends approving these times to confirm the meetings.

V. Committee/Commission Recommendations

1. Plan Commission

a. Discussion and action regarding the Final Plat for Glacier Ridge Subdivision – A residential subdivision is planned for the Buechner Farm recently annexed into the Village. The next step in the development process is to subdivide the land via a Final Plat. The Final Plat is included in your packet for consideration along with a memo reviewing the requirements. There is a variance and a waiver included within the memorandum to allow for the development as planned. The Plan Commission reviewed this document at its April 4th meeting and unanimously recommended conditional approval as presented. Following discussion, Staff recommends approval of the Final Plat according to the recommendation provided by the Plan Commission.

b. Discussion and action regarding Ordinance #05-2016 to repeal and recreate Chapter 85 (Floodplain Zoning) with new Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) panel numbers effective as of June 16, 2016 – In order to be part of the National Flood Insurance Program, the Village is required to enact zoning codes to help control the land use within the Floodplain above and beyond what our regular zoning code requires. Every so often, FEMA updates its Flood Study and Mapping to outline the boundaries of the flood plain in which these codes are required. A study and map has been completed and will be effective as of June 16, 2016. The boundaries of the flood plain have been refined somewhat from previous years as an improvement to past mapping as new data becomes available. The Village; however, has very little control or say in the study, map, or ordinance as all of it has to be certified by FEMA and the DNR. Following discussion, Staff recommends approval of the Ordinance according to the recommendation provided by the Plan Commission.

VI. General Business

1. Discussion and action regarding the revocation of an approved Conditional Use Permit for Incredible Cars LLC as a Vehicle Sales use located at 2563 Main Street – Incredible Cars was issued a Conditional Use Permit for Vehicle Sales in June of 2015 and is currently violation of several of the code requirements and conditions levied for the permit. As of the date of the notice, compliance had not been reached in several areas following numerous warnings and discussions. A memorandum is included in your packet detailing the code requirements, conditions levied, and subsequent violations that continue to persist. The Village Board is responsible by majority vote in deciding whether or not to revoke an approved Conditional Use Permit. The permit has been made aware of the meeting and may be present to address the issues. Staff recommends the board review the memorandum and consider the requirements in order to make a determination on how to proceed.

2. Discussion regarding the 2016 Borrowing Plan for Capital Projects – Jim Mann from Ehler’s will be present to discussion concepts for our borrowing needs in 2016. The borrowing process will begin in May and then close with the approval of the sale in June. No action is needed on Monday night as it is just a discussion on to bring forth the structure for the borrowing.

VII. Closed Session

1. The Village Board will meet in Closed Session pursuant to 19.85(1)(c) of Wisconsin Statutes to consider employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically regarding the recommended candidate for the Finance Director/Village Treasurer position.

2. Reconvene into Open Session.

3. Discussion and action regarding the recommended candidate for the Finance Director/Village Treasurer position – To take action, as appropriate, in Open Session on items discussed in Closed Session as determined by the Village Board.

Village Board

Regular Meeting Minutes

Village of Cross Plains
2417 Brewery Road, PO Box 97
Cross Plains, WI 53528
(608) 798-3241

Monday, March 28, 2016

7:00 pm

I. Call to Order, Roll Call, and Pledge of Allegiance

President Andreoni called the regular Village Board meeting to order at 7:02 pm.

Present: Trustees William Brosius, Judy Ketelboeter, Jay Lengfeld, Lee Sorensen, Clifford Zander, and President Pat Andreoni.

Not Present: Trustee Steve Schunk.

Also Present: John Brixy and Peter Vander Velden.

II. Public Comment

1. John Brixy of 2161 County Highway JG (Mount Horeb) stated his candidacy for the District 28 County Supervisor position and reviewed some items of interest as part of his platform.

III. Consent Agenda – A motion was made by Trustee Ketelboeter, seconded by Trustee Brosius, and unanimously carried by the Village Board to adopt the consent agenda as follows:

1. Minutes of regular meeting held on February 22, 2016.

2. Total Disbursements from September 23, 2015 through March 9, 2016 in the amount of \$278,331.10 broken down as follows:

- 110 – General Fund: \$51,907.69
- 120 – Capital Fund: \$21,133.47
- 130 – Library Fund: \$4,204.22
- 140 – Parks/Rec Fund: \$4,152.47
- 150 – Debt Service Fund: \$124,622.97
- 310 – TID Fund: \$1,972.19
- 660 – Water Fund: \$10,703.77
- 670 – Sewer Fund: \$59,634.32

3. Approval of an Operator's (Bartender's) License for Nicolas R. Kraus.

4. Approval of Nicolas R. Kraus as Agent for the Alcohol Beverage License for Kwik Trip located at 2508 Main Street.

5. Approval of Invoices L42487 and L42488 from the Department of Transportation for work related to the reconstruction of Highway 14 (Main Street).

6. Approval of a Temporary Class “B” License(s) for Cross Plains Home Talent Baseball located at 2820 Military Road (Baer Park) for 2016 home baseball games.

7. Approval of a Special Event Permit for the Hill and Valley Auto & Americana located at Baer Park on September 17, 2016.

IV. Report of Village Officers

1. Village President – None.

2. Village Administrator/Clerk-Treasurer

- Stated that the Spring Local Election will be held on Tuesday, April 5th from 7:00 am to 8:00 pm at the Fire Station. Further reminded people that turnout may be high and to be patient if voters encounter lines.
- Commented that Metal Mania and Electronics Recycling event is scheduled for Saturday, April 2nd from 8:00 am to 12:00 pm.

3. Miscellaneous Trustee Reports

- Trustee Brosius stated the last Parks/Recreation Committee meeting had significant attendance to discuss plans for a dog park in Raspberry Park and mountain bike trail in the conservancy. Both issues will continue to be discussed by the Committee.

V. Committee/Commission Recommendations

1. Plan Commission

a. Discussion and action regarding the Preliminary Plat for Glacier Ridge Subdivision – Following discussion, a motion was made by Trustee Brosius, seconded by Trustee Sorensen, and unanimously carried by the Village Board to conditionally approve the Preliminary Plat for Glacier Ridge Subdivision subject to the following variances and waivers:

- Variance from the display of the required parkland dedication on the Preliminary Plat as stipulated in Section 83.34(k).
- Variance from the requirement in Section 83.38 to submit an Erosion and Stormwater Drainage Control Plan noting that 1) the civil engineering plans/specifications submitted as of February 15, 2016 (Exhibit D) are sufficient as part of the review of the Preliminary Plat; and 2) the review of the Erosion and Stormwater Drainage Control Plan will take place as part of the process for the Final Plat.
- Waiver of the Environmental Assessment Checklist listed in Section 83.39 stating that the requirements of this section were provided for in the Development Proposal approved by the Village Board on January 25, 2016.

- Waiver of the Impact Study listed in Sub-Section 83.41(b) stating that the requirements of this section were provided for in the Development Proposal approved by the Village Board on January 25, 2016.
- Variance from the minimum lot area size and building line width as listed in Sub-Section 83.83(c) stating that land use regulations will be controlled by Chapter 84 (Zoning Code) of the Village Code of Ordinances.

b. Discussion and action regarding Ordinance #03-2016 setting the zoning for Glacier Ridge Subdivision located at 2504 Military Road (Buechner Farm) as part of its development as a residential subdivision – Following discussion, a motion was made by Trustee Lengfeld, seconded by Trustee Zander, and unanimously carried by the Village Board to approve Ordinance #03-2016 setting the zoning for Glacier Ridge Subdivision located at 2504 Military Road (Buechner Farm) as part of its development as a residential subdivision contingent upon adoption of the Final Plat for Glacier Ridge Subdivision.

c. Discussion and action regarding a Temporary Limited Easement (TLE) between the Village and Middleton-Cross Plains School District to be used for grading the storm water basin – Following discussion, a motion was made by Trustee Sorensen, seconded by Trustee Lengfeld, and unanimously carried by the Village Board to approve a Temporary Limited Easement (TLE) between the Village and Middleton-Cross Plains School District to be used for grading the storm water basin.

d. Discussion and action regarding a quit claim deed from the Middleton-Cross Plains School District to the Village for street right-of-way on Military Rd – Following discussion, a motion was made by Trustee Ketelboeter, seconded by Trustee Lengfeld, and unanimously carried by the Village Board to approve a quit claim deed from the Middleton-Cross Plains School District to the Village for street right-of-way on Military Road.

e. Discussion and action regarding Ordinance #04-2016 dedicating the acquired right-of-way from the Middleton-Cross Plains School District to the public – Following discussion, a motion was made by Trustee Brosius, seconded by Trustee Ketelboeter, and unanimously carried by the Village Board to approve Ordinance #04-2016 dedicating the acquired right-of-way from Middleton-Cross Plains School District to the public.

2. Parks/Recreation Committee

a. Discussion and action regarding the purchase of a new truck – Following discussion, a motion was made by Trustee Ketelboeter, seconded by Trustee Brosius, and unanimously carried by the Village Board to approve the purchase of a new truck for the Parks/Recreation Department from Kalscheur Dodge/Chrysler in Cross Plains for the amount of \$32,500 to be paid out of the 2016 Capital Budget.

VI. General Business

1. Discussion and action regarding a Special Event Permit for the Cross Plains Parkway Market to be located at 1715 Main Street – Following discussion, a motion was made by Trustee Ketelboeter, seconded by Trustee Brosius, and unanimously carried by the Village Board to approve the Special Event Permit for the Cross Plains Parkway Market to be located at 1715 Main Street including the Village’s sponsorship of the event waiving the insurance requirement and allowing the use of up to three street light poles for farmer’s market banners.

2. Discussion and action regarding the selection procedure for the Finance Director/Village Treasurer position – Following discussion, a motion was made by Trustee Zander, seconded by Trustee Sorensen, and unanimously carried by the Village Board to approve the screening, interview panel, and background check process as recommended by the Village Administrator/Clerk-Treasurer to fill the position of Finance Director/Village Treasurer.

3. Presentation by West Gateway, Inc. regarding their Tax Increment Financing (TIF) Application #2016-01 for a mixed-use redevelopment at 1812-1904 Main Street – Tom Pientka of West Gateway, Inc. presented TIF Application #2016-01 requesting \$1,250,000 plus the acquisition of 1904 Main Street for a proposed mixed-use redevelopment at 1812-1904 Main Street.

4. Public comment regarding TIF Application #2016-01 for a mixed-use redevelopment at 1812-1904 Main Street from West Gateway, Inc. – No public comments were made regarding TIF Application #2016-01 for a mixed-use redevelopment at 1812-1904 Main Street from West Gateway, Inc.

VII. Closed Session

1. A motion was made by Trustee Ketelboeter, seconded by Trustee Brosius, for the Village Board to meet in Closed Session at 8:36 pm pursuant to 19.85(1)(e) of Wisconsin Statutes to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically regarding TIF Application #2016-01 for a mixed-use redevelopment at 1812-1904 Main Street from West Gateway, Inc. – A roll call vote is required. Yes – Trustees Brosius, Ketelboeter, Lengfeld, Sorensen, Zander, and President Andreoni. No – None. Motion carried 6 – 0.

2. Reconvene into Open Session – A motion was made by Trustee Ketelboeter, seconded by Trustee Zander, and carried unanimously by the Village Board to return to Open Session at 9:28 pm.

3. Discussion and action regarding TIF Application #2016-01 for a mixed-use redevelopment at 1812-1904 Main Street from West Gateway, Inc. – Following discussion, a motion was made by Trustee Zander, seconded by Trustee Sorensen, for the Village Board to approve TIF Application #2016-01 for a mixed used redevelopment at 1812-1904 Main Street from West Gateway, Inc. subject to the following conditions:

- Village financed contribution of \$1,250,000.
- The Village financed contribution shall include the cash equivalent of 1904 Main Street valued at \$200,000 and the demolition of 1904 Main Street valued at \$25,000 with the remainder of the Village financed contribution provided as the TIF Incentive towards the project.
- Subject to final terms established and approved by the Village Board within a Development Agreement.

A roll call vote was requested. Yes – Trustees Ketelboeter, Lengfeld, Sorensen, Zander, and President Andreoni. No – Brosius. Motion carried 5 – 1.

VIII. Adjournment

A motion was made by Trustee Ketelboeter, seconded by Trustee Brosius, and unanimously carried by the Village Board to adjourn the meeting at 9:30 pm.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin boards in accordance with Open Meetings Law.

Respectfully submitted,

Matthew G. Schuenke
Village Administrator/Clerk-Treasurer

3/29/2016

8:04 AM

Check Register - Full Report - ALL

Page: 1

ALL Checks

ACCT

ALL FUNDS

Dated From: 3/10/2016

From Account:

Thru: 3/23/2016

Thru Account:

Check Nbr	Check Date	Payee	Amount
40882	3/10/2016	THE MINNESOTA LIFE INSURANCE	
		Life Insurance	
			Manual Check
110-00-21345-000-000		EMPLOYEE ADDITIONAL LIFE	193.17
110-00-21346-000-000		EMPLOYEE SUPPLEMENTAL LIF	72.31
110-00-21347-000-000		EMPLOYEE SPOUSE/DEP.LIFE	17.50
110-00-51430-176-000		LIFE INSURANCE	13.70
110-00-52100-176-000		LIFE INSURANCE	31.43
110-00-53300-176-000		LIFE INSURANCE	52.83
140-00-51430-176-000		LIFE INSURANCE	5.45
130-00-51430-176-000		LIFE INSURANCE	64.46
660-00-51400-926-000		EMPLOYEE BENEFITS	18.53
670-00-53610-176-000		LIFE INSURANCE	26.88
		Total	496.26
40883	3/10/2016	KWIK TRIP INC.	
		Gas for Vehicles	
			Manual Check
140-00-55200-303-000		FUEL	20.27
		Account #3000665	
110-00-53300-303-000		FUEL	260.90
110-00-52100-303-000		FUEL	403.16
660-00-53700-673-000		MAINTENANCE OF MAINS	78.11
670-00-53610-303-000		FUEL	78.11
		Total	840.55
40884	3/16/2016	State Bank of Cross Plains1	
		Meetings, Ads	
			Manual Check
110-00-51410-204-000		DUES & SUBSCRIPTIONS	64.14

3/29/2016 8:04 AM

Check Register - Full Report - ALL

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ALL Checks

ACCT

ALL FUNDS

Dated From: 3/10/2016

From Account:

Thru: 3/23/2016

Thru Account:

Check Nbr	Check Date	Payee	Amount
110-00-51410-205-000		MEETINGS	10.33
Total			74.47

40885 3/16/2016 MADISON GAS & ELECTRIC
 Gas & Electric Bills

Manual Check

110-00-51600-203-000		UTILITIES Summary Bill #40350993	391.10
110-00-52100-203-000		UTILITIES	130.23
130-00-51600-203-000		UTILITIES	1,446.18
110-00-51600-203-000		UTILITIES	482.06
110-00-51600-203-000		UTILITIES	234.62
110-00-51600-203-000		UTILITIES	75.84
140-00-55200-203-000		UTILITIES	135.49
140-00-55420-203-000		UTILITIES	321.25
110-00-53300-203-000		UTILITIES	770.38
670-00-51600-203-000		UTILITIES	4,240.79
110-00-53420-207-000		SUPPORT SERVICES	5,715.85
660-00-53700-623-000		POWER FOR PUMPING	2,307.61
Total			16,251.40

40886 3/16/2016 State Bank of Cross Plains1
 Walker Display, Postage

Manual Check

130-00-55110-201-000		POSTAGE	56.75
Total			56.75

40887 3/16/2016 State Bank of Cross Plains1
 Supplies, Programs, Postage

Manual Check

130-00-55110-304-105		SUPPLIES - GENERAL	282.57
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3/29/2016

8:04 AM

Check Register - Full Report - ALL

Page: 3

ALL Checks

ACCT

ALL FUNDS

Dated From: 3/10/2016

From Account:

Thru: 3/23/2016

Thru Account:

Check Nbr	Check Date	Payee	Amount
130-00-55110-306-000		PROGRAMS	25.32
130-00-55110-201-000		POSTAGE	8.25
Total			316.14
40888	3/16/2016	Kyle Neuser Basketball Ref.	
		Manual Check	
140-00-55300-207-000		SUPPORT SERVICES	36.00
Total			36.00
40889	3/16/2016	Joshua Acker Basketball Ref.	
		Manual Check	
140-00-55300-207-000		SUPPORT SERVICES	200.00
Total			200.00
40890	3/16/2016	Jake Klubertanz Basketball Ref.	
		Manual Check	
140-00-55300-207-000		SUPPORT SERVICES	96.00
Total			96.00
40891	3/16/2016	Kaytlyn Nelson Basketball/Gymnastics	
		Manual Check	
140-00-55300-207-000		SUPPORT SERVICES	147.50
Total			147.50
40892	3/16/2016	State Bank of Cross Plains1	
		Manual Check	
110-00-53300-305-101		MAINTENANCE - VEHICLE	122.07
110-00-53300-304-101		SUPPLIES - GENERAL	303.70
Total			425.77
40893	3/18/2016	REGISTRATION FEE TRUST Vehicle Registration, See Receipt #21724	
		Manual Check	
110-00-26111-000-000		MISCELLANEOUS COLLECTIONS	153.00

3/29/2016

8:04 AM

Check Register - Full Report - ALL

Page: 4

ALL Checks

ACCT

ALL FUNDS

Dated From: 3/10/2016

From Account:

Thru: 3/23/2016

Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			153.00
40900	3/23/2016	TDS TELECOM Telephone Bills	
110-00-52100-202-000		COMMUNICATION	105.79
110-00-51200-202-000		COMMUNICATION	25.08
110-00-52100-202-000		COMMUNICATION	27.89
110-00-53300-202-000		COMMUNICATION	162.54
140-00-55420-203-000		UTILITIES	36.38
660-00-51400-923-000		CONTRACTED SERVICES	37.66
670-00-51600-202-000		COMMUNICATION	200.16
110-00-51600-202-000		COMMUNICATION	237.34
130-00-51600-202-000		COMMUNICATION	122.25
Total			955.09
40901	3/23/2016	PITNEY BOWES Postage for Postage Machine	
110-00-51410-201-000		POSTAGE	520.99
Total			520.99
40902	3/23/2016	Kristi Dresen Rookie Sports Refund	
140-00-46725-000-000		RECREATION	50.00
Total			50.00
40903	3/23/2016	WEAVER AUTO PARTS Strait One Dual Foot Chuck	
110-00-53300-304-101		SUPPLIES - GENERAL Invoice #06IN009432	8.11
Total			8.11

3/29/2016

8:04 AM

Check Register - Full Report - ALL

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ALL Checks

ACCT

ALL FUNDS

Dated From: 3/10/2016

From Account:

Thru: 3/23/2016

Thru Account:

Check Nbr	Check Date	Payee	Amount
40904	3/23/2016	H & H Industries Mid Winter Preventative Maintenance	
130-00-55110-301-000		EQUIPMENT Invoice #16-522	474.41
130-00-51600-305-000		MAINTENANCE	1,109.00
Total			1,583.41
40905	3/23/2016	Maintenance Services of Madison, Inc. Janitorial Services, Invoice #2011	
110-00-51600-207-000		SUPPORT SERVICES	226.34
130-00-51600-207-000		SUPPORT SERVICES	649.12
130-00-51600-304-000		SUPPLIES	29.89
Total			905.35
40906	3/23/2016	TERRY'S PIGGLY WIGGLY Supplies, Account #455	
130-00-55110-304-105		SUPPLIES - GENERAL	12.66
130-00-55110-306-000		PROGRAMS	64.65
Total			77.31
40907	3/23/2016	WISCONSIN MUNICIPAL JUDGES ASSOC. Dues	
110-00-51200-205-000		MEETINGS	100.00
Total			100.00
40908	3/23/2016	MIDDLETON FORD Vehicle Repair, Invoice #293232	
110-00-52100-305-000		MAINTENANCE	1,292.04
Total			1,292.04
40909	3/23/2016	CAPITAL COMPUTER Install New Router & Fix Misc. Issues	
110-00-52100-207-000		SUPPORT SERVICES Invoice #59864	222.49

3/29/2016

8:04 AM

Check Register - Full Report - ALL

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ALL Checks

ACCT

ALL FUNDS

Dated From: 3/10/2016

From Account:

Thru: 3/23/2016

Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			222.49
40910	3/23/2016	BAKER & TAYLOR, INC. Books	
130-00-55110-304-101		SUPPLIES - BOOKS Invoice #2031764207	272.10
Total			272.10
40911	3/23/2016	Ingram Library Services Books	
130-00-55110-304-101		SUPPLIES - BOOKS Invoice #92140889	14.51
Total			14.51
40912	3/23/2016	Bruce Aaron Broughton Refund for Missing Disc	
130-00-55110-304-104		SUPPLIES - AUDIOVISUAL	9.99
Total			9.99
40913	3/23/2016	Mother Warriors Voice Subscription Renewal	
130-00-55110-304-103		SUPPLIES - PERIODICALS	25.00
Total			25.00
40914	3/23/2016	YES! Magazine Subscription Renewal	
130-00-55110-304-103		SUPPLIES - PERIODICALS	24.00
Total			24.00
40915	3/23/2016	Midwest Trailer Sales Krown Corrosion Inhibitor	
110-00-53300-305-103		MAINTENANCE - INFRASTRUCTURE Invoice #1077715-00	8.75
Total			8.75
40916	3/23/2016	Interstate All Battery Center Battery, Invoice #1905101007800	

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Dated From: 3/10/2016 From Account:
Thru: 3/23/2016 Thru Account:

Check Nbr	Check Date	Payee	Amount
110-00-53300-305-101		MAINTENANCE - VEHICLE	89.95
		Total	89.95
40917	3/23/2016	Wisconsin Dept. of Justice Background Checks, Account #L1313T	
110-00-51410-207-000		SUPPORT SERVICES	14.00
		Total	14.00
40918	3/23/2016	JOHNSON, BLOCK & COMPANY, INC. Professional Services, Invoice #427770	
110-00-51510-207-000		SUPPORT SERVICES	1,300.00
660-00-51400-923-000		CONTRACTED SERVICES	1,275.00
670-00-51510-207-000		SUPPORT SERVICES	1,275.00
		Total	3,850.00
40919	3/23/2016	DANE-IOWA WASTEWATER Sludge Hauling & Testing	
670-00-53610-207-000		SUPPORT SERVICES Invoice #2535	49.50
670-00-53630-207-000		SUPPORT SERVICES Invoice #2533	18,434.84
		Total	18,484.34
40920	3/23/2016	THE PRINTING PLACE Envelopes, Invoice #33959	
660-00-51400-903-000		OPERATION - EXPENSE	97.76
670-00-53610-304-000		SUPPLIES	97.75
		Total	195.51
40921	3/23/2016	Agsource Cooperative Services Testing, Account #1211603	
670-00-53610-207-000		SUPPORT SERVICES	1,079.10
		Total	1,079.10

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Dated From: 3/10/2016

From Account:

Thru: 3/23/2016

Thru Account:

Check Nbr	Check Date	Payee	Amount
40922	3/23/2016	HD Supply Waterworks, Ltd. Dual Ports, Invoice #F022649	
660-00-53700-676-000		MAINTENANCE OF METERS	5,160.51
Total			5,160.51
40923	3/23/2016	FASTENAL COMPANY Supplies, Invoice #WIMID224861	
110-00-53300-304-101		SUPPLIES - GENERAL	9.90
Total			9.90
40924	3/23/2016	Alternative Tree Care, Inc. Assist With Setting Posts At Both Signs	
120-00-57300-805-103		INFRASTRUCTURE - HWY 14 Invocie #2848	750.00
Total			750.00
40925	3/23/2016	Strand Associates Zander Park Trail Design	
120-00-57620-207-000		SUPPORT SERVICES Invoice #0118790	3,485.89
Total			3,485.89
40926	3/23/2016	Bond Trust Services Corporation Loan Payment & Agent Fee	
150-00-58000-601-000		PRINCIPAL Statement #29463	205,000.00
150-00-58000-602-000		INTEREST Statement #29463	18,172.50
150-00-58000-207-000		DEBT ISSUE EXPENSE Statement #29549	350.00
Total			223,522.50
40927	3/23/2016	GALLS INC. Tabor Ridge Low Boot	
110-00-52100-178-000		UNIFORM	148.94
Total			148.94

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Dated From: 3/10/2016

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Thru Account:

Check Nbr	Check Date	Payee	Amount
40928	3/23/2016	AMAZON Equipment,Supplies,Audiovisual	
130-00-55110-304-104		SUPPLIES - AUDIOVISUAL Account #60457 8781 010216 6	275.74
130-00-55110-304-105		SUPPLIES - GENERAL	299.51
130-00-51600-304-000		SUPPLIES	243.24
Total			818.49
40929	3/23/2016	FIRST SUPPLY MADISON Hydrant Grease,Trumbell,Sealant	
660-00-53700-677-000		MAINTENANCE OF HYDRANTS Invoice #6921740-00	462.84
660-00-53700-677-000		MAINTENANCE OF HYDRANTS Invoice #6921740-01	181.93
Total			644.77
40930	3/23/2016	BRUCE MUNICIPAL EQUIPMENT, INC. Debris Hose, Inlet Seal	
670-00-53610-305-000		GENERAL MAINTENANCE Invoice #5161142	578.86
Total			578.86
40931	3/23/2016	UNITED LABORATORIES Lift-Zyme WWT	
670-00-53610-307-000		SYSTEM MAINTENANCE Invoice #INV149298	3,111.06
Total			3,111.06
40932	3/23/2016	PKK Lighting, Inc. Ultra Violet Discharge Lamps	
110-00-53300-304-101		SUPPLIES - GENERAL Invoice #R078055-IN	182.44
Total			182.44
40933	3/23/2016	DANE COUNTY TREASURER 2 Firearms Range Usage	
110-00-52100-205-000		MEETINGS Invoice #28597	90.00

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Dated From: 3/10/2016

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Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			90.00
40934	3/23/2016	Terri Z. Buechner Yoga Instructor	
140-00-55300-207-000		SUPPORT SERVICES	240.00
Total			240.00
40935	3/23/2016	Jen Feltz Yoga Instructor	
140-00-55300-207-000		SUPPORT SERVICES	80.00
Total			80.00
40936	3/23/2016	Middleton-Cross Plains School Dist. Facility Use, Invoice #3152	
140-00-55300-306-101		PROGRAMS	813.00
Total			813.00
40937	3/23/2016	Thysse Printing Service Recreation Guide Publication	
140-00-55200-206-000		PRINTING Invoice #1054011	500.00
140-00-55300-206-000		PRINTING	2,000.00
140-00-55300-206-000		PRINTING	500.00
140-00-55300-304-000		SUPPLIES	1,209.85
Total			4,209.85
DEF 5.16	3/11/2016	WISCONSIN DEFERRED COMPENSATION Deferred Compensation	
110-00-21349-000-000		WI DEFERRED COMP	375.00
Total			375.00
FICA 5.16	3/11/2016	ELECTRONIC FEDERAL TAX DEPOSIT Federal Tax	
110-00-21311-000-000		FEDERAL WITHHOLD TAX PAY	4,002.90

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Thru Account:

Check Nbr	Check Date	Payee	Amount
110-00-21331-000-000		FICA TAXES PAYABLE	2,907.83
110-00-21331-000-000		FICA TAXES PAYABLE	2,907.83
Total			9,818.56
<hr/>			
ICMA 5.16 Deferred Plan	3/11/2016	ICMA Retirement	
			Manual Check
110-00-21349-001-000		ICMA 457K	130.78
110-00-51430-173-000		RETIREMENT	65.39
Total			196.17
<hr/>			
STATE 5.16 State Withholding	3/11/2016	STATE OF WI - ELECTRONIC FUND	
			Manual Check
110-00-21312-000-000		STATE WITHHOLD TAX PAY	1,788.74
Total			1,788.74
Grand Total			304,900.56

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Amount

Total Expenditure from Fund # 110 - GENERAL FUND	26,449.38
Total Expenditure from Fund # 120 - CAPITAL PROJECT FUND	4,235.89
Total Expenditure from Fund # 130 - LIBRARY FUND	5,509.60
Total Expenditure from Fund # 140 - PARKS/RECREATION FUND	6,391.19
Total Expenditure from Fund # 150 - DEBT SERVICE FUND	223,522.50
Total Expenditure from Fund # 660 - WATER	9,619.95
Total Expenditure from Fund # 670 - SEWER	29,172.05
Total Expenditure from all Funds	304,900.56

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Dated From: 3/23/2016

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Thru Account:

Check Nbr	Check Date	Payee	Amount
40900	3/23/2016	TDS TELECOM Telephone Bills	
110-00-52100-202-000		COMMUNICATION	105.79
110-00-51200-202-000		COMMUNICATION	25.08
110-00-52100-202-000		COMMUNICATION	27.89
110-00-53300-202-000		COMMUNICATION	162.54
140-00-55420-203-000		UTILITIES	36.38
660-00-51400-923-000		CONTRACTED SERVICES	37.66
670-00-51600-202-000		COMMUNICATION	200.16
110-00-51600-202-000		COMMUNICATION	237.34
130-00-51600-202-000		COMMUNICATION	122.25
		Total	955.09
40901	3/23/2016	PITNEY BOWES Postage for Postage Machine	
110-00-51410-201-000		POSTAGE	520.99
		Total	520.99
40902	3/23/2016	Kristi Dresen Rookie Sports Refund	
140-00-46725-000-000		RECREATION	50.00
		Total	50.00
40903	3/23/2016	WEAVER AUTO PARTS Strait One Dual Foot Chuck	
110-00-53300-304-101		SUPPLIES - GENERAL Invoice #06IN009432	8.11
		Total	8.11
40904	3/23/2016	H & H Industries Mid Winter Preventative Maintenance	

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Thru Account:

Check Nbr	Check Date	Payee	Amount
130-00-55110-301-000		EQUIPMENT	474.41
		Invoice #16-522	
130-00-51600-305-000		MAINTENANCE	1,109.00
		Total	1,583.41
<hr/>			
40905	3/23/2016	Maintenance Services of Madison, Inc.	
		Janitorial Services, Invoice #2011	
110-00-51600-207-000		SUPPORT SERVICES	226.34
130-00-51600-207-000		SUPPORT SERVICES	649.12
130-00-51600-304-000		SUPPLIES	29.89
		Total	905.35
<hr/>			
40906	3/23/2016	TERRY'S PIGGLY WIGGLY	
		Supplies, Account #455	
130-00-55110-304-105		SUPPLIES - GENERAL	12.66
130-00-55110-306-000		PROGRAMS	64.65
		Total	77.31
<hr/>			
40907	3/23/2016	WISCONSIN MUNICIPAL JUDGES ASSOC.	
		Dues	
110-00-51200-205-000		MEETINGS	100.00
		Total	100.00
<hr/>			
40908	3/23/2016	MIDDLETON FORD	
		Vehicle Repair, Invoice #293232	
110-00-52100-305-000		MAINTENANCE	1,292.04
		Total	1,292.04
<hr/>			
40909	3/23/2016	CAPITAL COMPUTER	
		Install New Router & Fix Misc. Issues	
110-00-52100-207-000		SUPPORT SERVICES	222.49
		Invoice #59864	
		Total	222.49

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Dated From: 3/23/2016

From Account:

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Thru Account:

Check Nbr	Check Date	Payee	Amount
40910	3/23/2016	BAKER & TAYLOR, INC.	
		Books	
130-00-55110-304-101		SUPPLIES - BOOKS	272.10
		Invoice #2031764207	
		Total	272.10
40911	3/23/2016	Ingram Library Services	
		Books	
130-00-55110-304-101		SUPPLIES - BOOKS	14.51
		Invoice #92140889	
		Total	14.51
40912	3/23/2016	Bruce Aaron Broughton	
		Refund for Missing Disc	
130-00-55110-304-104		SUPPLIES - AUDIOVISUAL	9.99
		Total	9.99
40913	3/23/2016	Mother Warriors Voice	
		Subscription Renewal	
130-00-55110-304-103		SUPPLIES - PERIODICALS	25.00
		Total	25.00
40914	3/23/2016	YES! Magazine	
		Subscription Renewal	
130-00-55110-304-103		SUPPLIES - PERIODICALS	24.00
		Total	24.00
40915	3/23/2016	Midwest Trailer Sales	
		Krown Corrosion Inhibitor	
110-00-53300-305-103		MAINTENANCE - INFRASTRUCTURE	8.75
		Invoice #1077715-00	
		Total	8.75
40916	3/23/2016	Interstate All Battery Center	
		Battery, Invoice #1905101007800	
110-00-53300-305-101		MAINTENANCE - VEHICLE	89.95

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Dated From: 3/23/2016 From Account:
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Check Nbr	Check Date	Payee	Amount
Total			89.95
40917	3/23/2016	Wisconsin Dept. of Justice Background Checks, Account #L1313T	
110-00-51410-207-000		SUPPORT SERVICES	14.00
Total			14.00
40918	3/23/2016	JOHNSON, BLOCK & COMPANY, INC. Professional Services, Invoice #427770	
110-00-51510-207-000		SUPPORT SERVICES	1,300.00
660-00-51400-923-000		CONTRACTED SERVICES	1,275.00
670-00-51510-207-000		SUPPORT SERVICES	1,275.00
Total			3,850.00
40919	3/23/2016	DANE-IOWA WASTEWATER Sludge Hauling & Testing	
670-00-53610-207-000		SUPPORT SERVICES Invoice #2535	49.50
670-00-53630-207-000		SUPPORT SERVICES Invoice #2533	18,434.84
Total			18,484.34
40920	3/23/2016	THE PRINTING PLACE Envelopes, Invoice #33959	
660-00-51400-903-000		OPERATION - EXPENSE	97.76
670-00-53610-304-000		SUPPLIES	97.75
Total			195.51
40921	3/23/2016	Agsources Cooperative Services Testing, Account #1211603	
670-00-53610-207-000		SUPPORT SERVICES	1,079.10
Total			1,079.10
40921	3/23/2016	Agsources Cooperative Services VOID Check, Paid Twice	

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Dated From: 3/23/2016 From Account:
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Check Nbr	Check Date	Payee	Amount
670-00-53610-207-000		SUPPORT SERVICES	-1,079.10
		Total	-1,079.10
40922	3/23/2016	HD Supply Waterworks, Ltd. Dual Ports, Invoice #F022649	
660-00-53700-676-000		MAINTENANCE OF METERS	5,160.51
		Total	5,160.51
40923	3/23/2016	FASTENAL COMPANY Supplies, Invoice #WIMID224861	
110-00-53300-304-101		SUPPLIES - GENERAL	9.90
		Total	9.90
40924	3/23/2016	Alternative Tree Care, Inc. Assist With Setting Posts At Both Signs	
120-00-57300-805-103		INFRASTRUCTURE - HWY 14 Invocie #2848	750.00
		Total	750.00
40925	3/23/2016	Strand Associates Zander Park Trail Design	
120-00-57620-207-000		SUPPORT SERVICES Invoice #0118790	3,485.89
		Total	3,485.89
40926	3/23/2016	Bond Trust Services Corporation Loan Payment & Agent Fee	
150-00-58000-601-000		PRINCIPAL Statement #29463	205,000.00
150-00-58000-602-000		INTEREST Statement #29463	18,172.50
150-00-58000-207-000		DEBT ISSUE EXPENSE Statement #29549	350.00
		Total	223,522.50
40927	3/23/2016	GALLS INC. Tabor Ridge Low Boot	

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Thru Account:

Check Nbr	Check Date	Payee	Amount
110-00-52100-178-000		UNIFORM	148.94
Total			148.94
40928	3/23/2016	AMAZON Equipment,Supplies,Audiovisual	
130-00-55110-304-104		SUPPLIES - AUDIOVISUAL Account #60457 8781 010216 6	275.74
130-00-55110-304-105		SUPPLIES - GENERAL	299.51
130-00-51600-304-000		SUPPLIES	243.24
Total			818.49
40929	3/23/2016	FIRST SUPPLY MADISON Hydrant Grease,Trumbell,Sealant	
660-00-53700-677-000		MAINTENANCE OF HYDRANTS Invoice #6921740-00	462.84
660-00-53700-677-000		MAINTENANCE OF HYDRANTS Invoice #6921740-01	181.93
Total			644.77
40930	3/23/2016	BRUCE MUNICIPAL EQUIPMENT, INC. Debris Hose, Inlet Seal	
670-00-53610-305-000		GENERAL MAINTENANCE Invoice #5161142	578.86
Total			578.86
40931	3/23/2016	UNITED LABORATORIES Lift-Zyme WWT	
670-00-53610-307-000		SYSTEM MAINTENANCE Invoice #INV149298	3,111.06
Total			3,111.06
40932	3/23/2016	PKK Lighting, Inc. Ultra Violet Discharge Lamps	
110-00-53300-304-101		SUPPLIES - GENERAL Invoice #R078055-IN	182.44
Total			182.44

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Dated From: 3/23/2016

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Check Nbr	Check Date	Payee	Amount
40933	3/23/2016	DANE COUNTY TREASURER 2 Firearms Range Usage	
110-00-52100-205-000		MEETINGS Invoice #28597	90.00
Total			90.00
40934	3/23/2016	Terri Z. Buechner Yoga Instructor	
140-00-55300-207-000		SUPPORT SERVICES	240.00
Total			240.00
40935	3/23/2016	Jen Feltz Yoga Instructor	
140-00-55300-207-000		SUPPORT SERVICES	80.00
Total			80.00
40936	3/23/2016	Middleton-Cross Plains School Dist. Facility Use, Invoice #3152	
140-00-55300-306-101		PROGRAMS	813.00
Total			813.00
40937	3/23/2016	Thysse Printing Service Recreation Guide Publication	
140-00-55200-206-000		PRINTING Invoice #1054011	500.00
140-00-55300-206-000		PRINTING	2,000.00
140-00-55300-206-000		PRINTING	500.00
140-00-55300-304-000		SUPPLIES	1,209.85
Total			4,209.85
40938	3/24/2016	Whitney Nonn Rec. Instructor	
140-00-55300-207-000		SUPPORT SERVICES	120.00
Total			120.00

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Check Nbr	Check Date	Payee	Amount
40939	3/31/2016	DANE COUNTY TREASURER	
		Court Fines & Assessments	
			Manual Check
110-00-45110-000-000		COURT PENALTIES & COSTS	132.00
		Total	132.00
40940	3/31/2016	State of Wis.-Court Fines & Surcharges	
		Court Fines & Assessments	
			Manual Check
110-00-45110-000-000		COURT PENALTIES & COSTS	429.00
		Total	429.00
40941	4/01/2016	Middleton Community Bank	
		Interest Due	
			Manual Check
150-00-58000-602-000		INTEREST	2,833.71
		Total	2,833.71
40942	4/01/2016	STATE BANK OF CROSS PLAINS	
		Loan Payments	
			Manual Check
150-00-58000-601-000		PRINCIPAL	110,000.00
		Loan #700710	
150-00-58000-602-000		INTEREST	2,835.75
		Loan #700710	
150-00-58000-601-000		PRINCIPAL	15,000.00
		Loan #701083	
150-00-58000-602-000		INTEREST	210.00
		Loan #701083	
		Total	128,045.75
40943	4/01/2016	CHARTER COMMUNICATIONS	
		Internet Service	
			Manual Check
110-00-51600-202-000		COMMUNICATION	146.96
		Total	146.96
40949	4/05/2016	Hunter Statz	
		Basketball Ref.	
			Manual Check
140-00-55300-207-000		SUPPORT SERVICES	140.00

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Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			140.00
40950	4/05/2016	Mass Mutual Service Award Program	
		Manual Check	
110-00-26111-007-000		EMS PASS THROUGH	404,223.24
Total			404,223.24
40951	4/06/2016	Jillian Jacklin Yoga Instructor	
140-00-55300-207-000		SUPPORT SERVICES	40.00
Total			40.00
40952	4/06/2016	Jen Feltz Yoga Instructor	
140-00-55300-207-000		SUPPORT SERVICES	213.25
Total			213.25
40953	4/06/2016	Terri Z. Buechner Yoga Instructor	
140-00-55300-207-000		SUPPORT SERVICES	348.00
Total			348.00
40954	4/06/2016	Ricoh Americas Corporation Copy Machine Lease	
110-00-51600-301-000		EQUIPMENT	238.96
		Invoice #21066502	
Total			238.96
40955	4/06/2016	WEAVER AUTO PARTS Ignition Switch,Oil Filter,Wiper Blade	
110-00-53300-305-102		MAINTENANCE - EQUIPMENT	32.67
		Invoice #06IN009981	
110-00-53300-305-101		MAINTENANCE - VEHICLE	11.14
		Invoice #06IN010114	
110-00-53300-305-101		MAINTENANCE - VEHICLE	13.80
		Invoice #06IN009851	

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Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			57.61
40956	4/06/2016	US CELLULAR Cellular Phone Service	
110-00-52100-202-000		COMMUNICATION	67.50
Total			67.50
40957	4/06/2016	Thysse Printing Service Postage for Rec. Guide	
140-00-55200-206-000		PRINTING Invoice #1613011	420.32
Total			420.32
40958	4/06/2016	Junior Library Guild Books, Invoice #312446	
130-00-55110-304-101		SUPPLIES - BOOKS	168.75
Total			168.75
40959	4/06/2016	MIDWEST TAPE Audiovisual	
130-00-55110-304-104		SUPPLIES - AUDIOVISUAL Invoice #93809228	10.49
130-00-55110-304-104		SUPPLIES - AUDIOVISUAL Invoice #93792162	34.99
Total			45.48
40960	4/06/2016	ALTERNATIVE COPIER Copy Machine Lease	
130-00-55110-301-000		EQUIPMENT Invoice #1712	150.00
Total			150.00
40961	4/06/2016	Affiliated Communications Reboot & Test System	
130-00-55110-301-000		EQUIPMENT	142.43
Total			142.43

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Check Nbr	Check Date	Payee	Amount
40962	4/06/2016	BAKER & TAYLOR, INC. Books	
130-00-55110-304-101		SUPPLIES - BOOKS Invoice #2031834633	79.12
130-00-55110-304-101		SUPPLIES - BOOKS Invoice #2031792679	336.95
Total			416.07
40963	4/06/2016	Complete Office of Wisconsin Xerox Paper, Invoice #537235	
110-00-51410-304-000		SUPPLIES	285.00
Total			285.00
40964	4/06/2016	News Publishing Company Help Wanted Ad	
130-00-55110-206-000		PRINTING Ad #00325707, Acct. #99101485	58.00
130-00-55110-206-000		PRINTING Ad #00326675	58.00
Total			116.00
40965	4/06/2016	Carol Phelps Europe Travelogue Series	
130-00-55110-306-000		PROGRAMS	100.00
Total			100.00
40966	4/06/2016	State of Wis.-Environmental Improvement Fund	
660-00-51500-426-000		PRINCIPAL ON LONG-TERM DEBT Invoice #14366	54,076.74
660-00-51500-427-000		INTEREST ON LONG TERM DEBT	12,697.61
670-00-58000-601-000		PRINCIPAL	416,018.97
670-00-58000-602-000		INTEREST	67,061.74
Total			549,855.06

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40967	4/06/2016	WISCONSIN PROFESSIONAL POLICE ASSOCIATION Union Dues, #55	
110-00-21350-000-000		UNION DUES - POLICE	124.50
Total			124.50
40968	4/06/2016	Vandewalle & Associates, Inc. Current Planning, Invoice #201603012	
110-00-56400-207-101		SUPPORT SERVICES - GENERAL	2,792.40
Total			2,792.40
40969	4/06/2016	Chris Foss Contractors, Inc. Sign Base Footings, Invoice #204101	
120-00-57300-805-103		INFRASTRUCTURE - HWY 14	20,550.65
Total			20,550.65
40970	4/06/2016	Associated Appraisal Consultants Inc. Assessor Fees, Invoice #120935	
110-00-51530-207-000		SUPPORT SERVICES	761.97
Total			761.97
40971	4/06/2016	Boardman & Clark LLP Legal Fees	
110-00-51410-208-000		LEGAL FEES Invoice #66375	765.00
110-00-51200-208-000		LEGAL FEES Invoice #66376	270.00
110-00-56400-207-101		SUPPORT SERVICES - GENERAL Invoice #66377	144.00
110-00-51410-208-000		LEGAL FEES Invoice #66378	229.00
110-00-56400-207-101		SUPPORT SERVICES - GENERAL Invoice #66379	2,856.00
110-00-51410-208-000		LEGAL FEES Invoice #66380	98.00
120-00-57620-207-000		SUPPORT SERVICES Invoice #66381	460.85

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Total			4,822.85
40972	4/06/2016	Ice Age Trail Alliance Cost Sharing Agreement	
110-00-51900-000-000		CONTINGENCY Invoice #1651	2,500.00
Total			2,500.00
40973	4/06/2016	Johnson Inspection LLC Building Inspections, Invoice #550	
110-00-52400-207-000		SUPPORT SERVICES	759.53
Total			759.53
40974	4/06/2016	TOWN & COUNTRY ENGINEERING, INC. Engineering Fees	
120-00-57300-805-104		INFRASTRUCTURE - CTY HWY P Invoice #16465	651.35
120-00-57300-207-102		SUPP. SRVCS - STORMWATER PLAN Invoice #16466	2,641.25
660-00-57000-207-000		SUPPORT SERVICES Invoice #16467	1,981.10
670-00-57410-207-000		SUPPORT SERVICES Invoice #16467	2,971.65
110-00-56400-207-101		SUPPORT SERVICES - GENERAL Invoice #16468	403.20
110-00-56400-207-102		SUPPORT SERVICES - ZONING Invoice #16469	1,896.05
310-00-51410-207-000		SUPPORT SERVICES Invoice #16470	175.00
Total			10,719.60
40975	4/06/2016	TOWN & COUNTRY SANITATION Garbage & Recycling Pickup	
110-00-53620-207-001		GARBAGE COLLECTION Account #4176	9,150.00
110-00-53620-207-002		RECYCLING COLLECTION	3,965.00
Total			13,115.00

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Check Nbr	Check Date	Payee	Amount
40976	4/06/2016	Immaculate Cleaning, Inc. Janitorial Services, Invoice #5389	
110-00-51600-207-000		SUPPORT SERVICES	343.75
Total			343.75
40977	4/06/2016	CROSS PLAINS MOTORS, INC. Replace Rear Brake Light Bulbs	
110-00-52100-305-000		MAINTENANCE Invoice #R52980	28.70
Total			28.70
40978	4/06/2016	CHARTER COMMUNICATIONS Internet Service	
110-00-52100-202-000		COMMUNICATION	144.99
Total			144.99
40979	4/06/2016	Mike's Mobil LLC Oil Change, Car Washes	
110-00-52100-305-000		MAINTENANCE Account #101133	199.95
Total			199.95
40980	4/06/2016	US CELLULAR Cellular Phone Service	
110-00-52100-202-000		COMMUNICATION	41.20
Total			41.20
40981	4/06/2016	TERRY'S PIGGLY WIGGLY Towels, Account #310	
110-00-51600-304-000		SUPPLIES	8.11
Total			8.11
40982	4/06/2016	PITNEY BOWES, INC. Postage machine Lease	
110-00-51410-201-000		POSTAGE	189.50
Total			189.50

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Check Nbr	Check Date	Payee	Amount
40983	4/06/2016	Carrico Aquatic Resources, Inc. Summer Water Management Agreement	
140-00-55420-304-000		SUPPLIES Invoice #20160855	1,710.81
Total			1,710.81
40984	4/06/2016	ZEP MANUFACTURING CO. Hand Soap, Invoice #9002174035	
110-00-53300-304-101		SUPPLIES - GENERAL	184.90
Total			184.90
40985	4/06/2016	HUBBY SCHULENBERG Roll Towels, Invoice #464493	
110-00-53300-304-101		SUPPLIES - GENERAL	33.75
Total			33.75
40986	4/06/2016	Mid-American Research Chemical Paint, Invoice #0575768-IN	
110-00-53300-305-103		MAINTENANCE - INFRASTRUCTURE	798.20
Total			798.20
40987	4/06/2016	BRUCE MUNICIPAL EQUIPMENT, INC. Shoe Run, Invoice #5161194	
110-00-53300-305-102		MAINTENANCE - EQUIPMENT	539.34
Total			539.34
40988	4/06/2016	WALKER SURVEYING, INC. Locate & Replace Property Corners	
110-00-53300-305-103		MAINTENANCE - INFRASTRUCTURE Invoice #6440	450.00
Total			450.00
40989	4/06/2016	1st Ayd Corporation Street Broom, Handle, Lamps	
110-00-53300-304-101		SUPPLIES - GENERAL Invoice #PSI31315	113.82

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Check Nbr	Check Date	Payee	Amount
110-00-53300-305-103		MAINTENANCE - INFRASTRUCTURE	429.66
		Invoice #PSI32045	
		Total	543.48
40990	4/06/2016	Interstate All Battery Center Battery	
110-00-53300-305-101		MAINTENANCE - VEHICLE	189.95
		Invoice #1905101007887	
		Total	189.95
40991	4/06/2016	US CELLULAR Cellular Phone Service	
660-00-53700-601-200		OPERATION - EXPENSE	170.35
670-00-51600-202-000		COMMUNICATION	170.35
110-00-53300-202-000		COMMUNICATION	170.34
		Total	511.04
40992	4/06/2016	Middleton-Cross Plains School Dist. Facility Use	
140-00-55300-306-101		PROGRAMS	715.00
		Invoices #2529,2572,2514	
140-00-55300-306-101		PROGRAMS	1,071.08
		Invoices #2664,2900,2970,3036	
		Total	1,786.08
40993	4/06/2016	FIRST SUPPLY MADISON Clamp, Invoice #5014690	
660-00-53700-675-000		MAINTENANCE OF SERVICES	383.93
		Total	383.93
40994	4/06/2016	WI DNR Water Use Fees, Invoice #WI53248	
660-00-53700-614-200		MAINTENANCE - EXPENSE	125.00
		Total	125.00

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40995	4/06/2016	STATE LABORATORY OF HYGIENE Testing, Invoice #455657	
660-00-53700-642-200		OPERATION - EXPENSE	83.00
Total			83.00
40996	4/06/2016	KALSCHEUR IMPLEMENT CO. Parts, Invoice #IN10896A	
110-00-53300-305-102		MAINTENANCE - EQUIPMENT	146.35
Total			146.35
40997	4/06/2016	Northwestern Stone LLC Crushed Stone, Invoice #32972	
660-00-53700-673-000		MAINTENANCE OF MAINS	20.00
Total			20.00
40998	4/06/2016	Kimball Midwest Parts, Invoice #4813342	
110-00-53300-304-101		SUPPLIES - GENERAL	159.78
Total			159.78
40999	4/06/2016	Hope Aicher Refund for Program Canceled	
140-00-46725-000-000		RECREATION	170.00
Total			170.00
DEF 6.16	3/28/2016	WISCONSIN DEFERRED COMPENSATION Deferred Compensation	
110-00-21349-000-000		WI DEFERRED COMP	375.00
Total			375.00
FICA 6.16	3/28/2016	ELECTRONIC FEDERAL TAX DEPOSIT Federal & FICA Taxes	
110-00-21311-000-000		FEDERAL WITHHOLD TAX PAY	3,321.26
110-00-21331-000-000		FICA TAXES PAYABLE	2,658.37

Manual Check

Manual Check

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Check Nbr	Check Date	Payee	Amount
110-00-21331-000-000		FICA TAXES PAYABLE	2,658.37
Total			8,638.00
<hr/>			
ICMA 6.16	3/28/2016	ICMA Retirement	
		ICMA 457K Deferred Plan	
			Manual Check
110-00-21349-001-000		ICMA 457K	130.78
110-00-51430-173-000		RETIREMENT	65.39
Total			196.17
<hr/>			
STATE 6.16	3/28/2016	STATE OF WI - ELECTRONIC FUND	
		State Withholding	
			Manual Check
110-00-21312-000-000		STATE WITHHOLD TAX PAY	1,590.07
Total			1,590.07
<hr/>			
RETIRE 2.16	3/31/2016	WISCONSIN RETIREMENT SYSTEM	
		Feb contribution	
			Manual Check
110-00-21321-000-000		EMPLOYEE RETIREMENT PAY	7,693.29
110-00-21321-000-000		EMPLOYEE RETIREMENT PAY	3,549.44
Total			11,242.73
<hr/>			
Grand Total			1,448,264.52

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Total Expenditure from Fund # 110 - GENERAL FUND	463,281.77
Total Expenditure from Fund # 120 - CAPITAL PROJECT FUND	28,539.99
Total Expenditure from Fund # 130 - LIBRARY FUND	4,764.80
Total Expenditure from Fund # 140 - PARKS/RECREATION FUND	10,377.69
Total Expenditure from Fund # 150 - DEBT SERVICE FUND	354,401.96
Total Expenditure from Fund # 310 - TAX INCREMENT DISTRICT	175.00
Total Expenditure from Fund # 660 - WATER	76,753.43
Total Expenditure from Fund # 670 - SEWER	509,969.88
Total Expenditure from all Funds	1,448,264.52

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Check Nbr	Check Date	Payee		Amount
41000	4/11/2016	Chris Foss Contractors, Inc. Welcome Signs	Manual Check	
120-00-57300-805-103		INFRASTRUCTURE - HWY 14 Invoice #204123 &204106		35,173.11
			Total	35,173.11
41001	4/11/2016	THE MINNESOTA LIFE INSURANCE May Life Insurance	Manual Check	
110-00-21345-000-000		EMPLOYEE ADDITIONAL LIFE		193.17
110-00-21346-000-000		EMPLOYEE SUPPLEMENTAL LIF		65.59
110-00-21347-000-000		EMPLOYEE SPOUSE/DEP.LIFE		17.50
110-00-51430-176-000		LIFE INSURANCE		9.66
110-00-52100-176-000		LIFE INSURANCE		31.43
110-00-53300-176-000		LIFE INSURANCE		52.83
140-00-51430-176-000		LIFE INSURANCE		5.45
130-00-51430-176-000		LIFE INSURANCE		64.46
660-00-51400-926-000		EMPLOYEE BENEFITS		16.51
670-00-53610-176-000		LIFE INSURANCE		24.87
			Total	481.47
41002	4/12/2016	Baer Insurance Services, LLC Tom Janssen Bond	Manual Check	
110-00-52100-207-000		SUPPORT SERVICES		50.00
			Total	50.00
41003	4/12/2016	United States Treasury Dept. Unpaid FICA Taxes	Manual Check	
110-00-21331-000-000		FICA TAXES PAYABLE		0.04
			Total	0.04

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Check Nbr	Check Date	Payee	Amount
41004	4/13/2016	Madison Community Foundation	
		Streetscape Donations	
			Manual Check
120-00-57300-805-103		INFRASTRUCTURE - HWY 14	1,200.00
		Total	1,200.00
41005	4/15/2016	MIDDLETON FORD	
		Squad Car	
			Manual Check
120-00-57210-801-000		VEHICLE	29,636.37
		Total	29,636.37
41006	4/15/2016	D.C.C.V.A.	
		Annual Meeting	
			Manual Check
110-00-51410-205-000		MEETINGS	30.00
		Total	30.00
41027	4/20/2016	Jen Feltz	
		Yoga Instructor	
140-00-55300-207-000		SUPPORT SERVICES	80.00
		Total	80.00
41028	4/20/2016	Terri Z. Buechner	
		Yoga Instructor	
140-00-55300-207-000		SUPPORT SERVICES	160.00
		Total	160.00
41029	4/20/2016	Kim Sprecher	
		Yoga Instructor	
140-00-55300-207-000		SUPPORT SERVICES	80.00
		Total	80.00
41030	4/20/2016	FIRST SUPPLY MADISON	
		Service Charge, Invoice #40716-99	
660-00-53700-673-000		MAINTENANCE OF MAINS	7.68
		Total	7.68

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41031	4/20/2016	KWIK TRIP INC. Gas for Vehicles, Account #3000665	
140-00-55200-303-000		FUEL	60.95
110-00-53300-303-000		FUEL	237.34
110-00-52100-303-000		FUEL	464.49
660-00-53700-673-000		MAINTENANCE OF MAINS	54.52
670-00-53610-303-000		FUEL	54.52
Total			871.82
41032	4/20/2016	Wisconsin Dept. of Justice Background Checks	
110-00-51410-207-000		SUPPORT SERVICES Account #L1313T	14.00
Total			14.00
41033	4/20/2016	State Bank of Cross Plains Evidence Totes, Narco Tests, Trash Bags	
110-00-52100-305-000		MAINTENANCE	58.95
110-00-52100-205-000		MEETINGS	177.88
110-00-52100-304-000		SUPPLIES	48.83
110-00-52100-399-000		MISCELLANEOUS	21.34
110-00-52100-301-000		EQUIPMENT	53.65
Total			360.65
41034	4/20/2016	State Bank of Cross Plains Training	
110-00-52100-205-000		MEETINGS	333.08
Total			333.08
41035	4/20/2016	State Bank of Cross Plains Spring Conference, Gift Card	

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140-00-55200-205-000		MEETINGS	118.20
140-00-55300-306-101		PROGRAMS	84.95
		Total	203.15

41036 4/20/2016 State Bank of Cross Plains1
Meeting Expenses, WGFOA Membership

110-00-51410-204-000		DUES & SUBSCRIPTIONS	143.95
110-00-51410-205-000		MEETINGS	198.99
		Total	342.94

41037 4/20/2016 TDS TELECOM
Telephone Bills

110-00-53300-202-000		COMMUNICATION	167.04
140-00-55420-203-000		UTILITIES	35.45
660-00-51400-923-000		CONTRACTED SERVICES	37.63
670-00-51600-202-000		COMMUNICATION	200.12
110-00-51600-202-000		COMMUNICATION	235.95
130-00-51600-202-000		COMMUNICATION	121.17
		Total	797.36

41038 4/20/2016 AMERICAN LEGION/SONS OF AMERICAN LEGION
3' X 5' Flag

110-00-51410-304-000		SUPPLIES	20.00
		Total	20.00

41039 4/20/2016 Ricoh Americas Corporation
Copy Machine Usage & Overage

110-00-51600-301-000		EQUIPMENT Invoice #5041560537	520.35
110-00-51600-301-000		EQUIPMENT Invoice #21198585	238.96

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Total			759.31
41040	4/20/2016	Middleton Cooperative T-Post	
110-00-53300-304-101		SUPPLIES - GENERAL	109.80
Total			109.80
41041	4/20/2016	Agsources Cooperative Services Testing	
670-00-53610-207-000		SUPPORT SERVICES Invoice #90191478	1,565.10
Total			1,565.10
41042	4/20/2016	Alpha Technology Sales, Inc. Maintenance	
670-00-53610-305-000		GENERAL MAINTENANCE Invoice #I160416	787.75
Total			787.75
41043	4/20/2016	ZEP MANUFACTURING CO. Detergent, Invoice #9002080402	
110-00-53300-101-000		DIRECTOR	181.74
110-00-53300-102-000		LABORERS	181.73
Total			363.47
41044	4/20/2016	Wisconsin Department. of Transportation Hwy. 14 Project, Invoice #L42487	
120-00-57300-805-103		INFRASTRUCTURE - HWY 14	16,547.31
Total			16,547.31
41045	4/20/2016	MADISON GAS & ELECTRIC Gas & Electric Bills, Bill #40357345	
110-00-51600-203-000		UTILITIES	411.46
110-00-52100-203-000		UTILITIES	131.04
130-00-51600-203-000		UTILITIES	1,563.70

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Check Nbr	Check Date	Payee	Amount
110-00-51600-203-000		UTILITIES	521.24
110-00-51600-203-000		UTILITIES	261.71
110-00-51600-203-000		UTILITIES	85.81
140-00-55200-203-000		UTILITIES	174.02
140-00-55420-203-000		UTILITIES	351.40
110-00-53300-203-000		UTILITIES	659.29
670-00-51600-203-000		UTILITIES	4,190.62
110-00-53420-207-000		SUPPORT SERVICES	5,728.09
660-00-53700-623-000		POWER FOR PUMPING	2,529.17
Total			16,607.55

41046 4/20/2016 WEAVER AUTO PARTS
Fuse,Tire Gage, Invoice #06IN010420

110-00-53300-305-102		MAINTENANCE - EQUIPMENT	24.82
Total			24.82

41047 4/20/2016 WORLD OF VARIETY
Shovel,Solar Salt

110-00-53300-304-102		SUPPLIES - SNOW/ICE CONTROL	39.99
Invoice #18208			
130-00-51600-304-000		SUPPLIES	19.96
Total			59.95

41048 4/20/2016 Cintas Corporation #446
Mat & Uniform Service,Clean Floors

110-00-52100-207-000		SUPPORT SERVICES	153.92
Account #446-09039			
110-00-51600-304-000		SUPPLIES	89.48
Account #446-09039			
110-00-51600-207-000		SUPPORT SERVICES	112.00
Account #446-09733			

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110-00-53300-178-000		UNIFORM	357.59
		Account #446-01247	
Total			712.99
41049	4/20/2016	SAEMAN LUMBER CO. Mail Boxes, Lock	
110-00-53300-399-000		MISCELLANEOUS	54.75
		Account #CR850	
140-00-55420-305-000		MAINTENANCE	175.50
110-00-53300-399-000		MISCELLANEOUS	57.78
Total			288.03
41050	4/20/2016	Middleton-Cross Plains School Dist. Facility Use, Invoice #3203	
140-00-55300-306-101		PROGRAMS	296.00
Total			296.00
41051	4/20/2016	BOEHNEN, INC. Back Fill Sign Footings & Haul Fill	
120-00-57300-805-103		INFRASTRUCTURE - HWY 14	1,085.00
		Invoice #23270	
Total			1,085.00
41052	4/20/2016	DEW SIGNS & ENGRAVING Brass Name Plates, Invoice #12511	
110-00-51410-304-000		SUPPLIES	36.00
Total			36.00
41053	4/20/2016	News Publishing Company Public Notices, Want Ad	
110-00-51410-206-000		PRINTING	825.00
		Account #99101876	
110-00-51440-206-000		PRINTING	152.01
110-00-56400-207-101		SUPPORT SERVICES - GENERAL	35.20
Total			1,012.21

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ALL FUNDS

Dated From: 4/01/2016

From Account:

Thru: 4/20/2016

Thru Account:

Check Nbr	Check Date	Payee	Amount
41054	4/20/2016	Terri Helmke Volleyball Camp Reimbursement	
140-00-46725-000-000		RECREATION	60.00
		Total	60.00
41055	4/20/2016	TERRY'S PIGGLY WIGGLY Programs, Account #455	
130-00-55110-306-000		PROGRAMS	114.54
		Total	114.54
41056	4/20/2016	BAKER & TAYLOR, INC. Books	
130-00-55110-304-101		SUPPLIES - BOOKS Invoice #2031865063	334.30
130-00-55110-304-101		SUPPLIES - BOOKS Invoice #2031844598	755.24
		Total	1,089.54
41057	4/20/2016	Ingram Library Services Books	
130-00-55110-304-101		SUPPLIES - BOOKS Invoice #92517194	55.85
130-00-55110-304-101		SUPPLIES - BOOKS Invoice #92446468	61.01
130-00-55110-304-101		SUPPLIES - BOOKS Invoice #92413848	159.51
130-00-55110-304-101		SUPPLIES - BOOKS Invoice #92465570	636.62
		Total	912.99
41058	4/20/2016	H & H Industries Replace Bearings in Fans	
130-00-51600-305-000		MAINTENANCE Invoice #16-720	287.50
		Total	287.50
41059	4/20/2016	H.J. Pertzborn Plumbing & Fire Protection Quarterly Sprinkler Inspection	

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Dated From: 4/01/2016 From Account:
Thru: 4/20/2016 Thru Account:

Check Nbr	Check Date	Payee	Amount
130-00-51600-305-000		MAINTENANCE	100.00
		Invoice #186465	
		Total	100.00
41060	4/20/2016	News Publishing Company	
		Public Notices, Account #99101485	
130-00-55110-206-000		PRINTING	58.00
		Total	58.00
41061	4/20/2016	Maintenance Services of Madison, Inc.	
		Janitorial Services, Invoice #2181	
110-00-51600-207-000		SUPPORT SERVICES	216.38
130-00-51600-207-000		SUPPORT SERVICES	649.12
		Total	865.50
41062	4/20/2016	SOUTH CENTRAL LIBRARY SYSTEM	
		Group Public Performance Site License	
130-00-55110-306-000		PROGRAMS	199.00
		Invoice #16-456	
		Total	199.00
41063	4/20/2016	FOX VALLEY TECHNICAL COLLEGE	
		Officer Training	
110-00-52100-205-000		MEETINGS	225.00
		Total	225.00
41064	4/20/2016	MIDWEST RADAR & EQUIPMENT	
		Radar Testing, Invoice #157748	
110-00-52100-305-000		MAINTENANCE	120.00
		Total	120.00
41065	4/20/2016	TDS TELECOM	
		Telephone Bills	
110-00-52100-202-000		COMMUNICATION	27.86
110-00-52100-202-000		COMMUNICATION	102.94

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ALL FUNDS

Dated From: 4/01/2016

From Account:

Thru: 4/20/2016

Thru Account:

Check Nbr	Check Date	Payee	Amount
110-00-51200-202-000		COMMUNICATION	25.06
		Total	155.86
41066	4/20/2016	Lisa M. Davis Cleaning Services	
110-00-52100-207-000		SUPPORT SERVICES	150.00
		Total	150.00
41067	4/20/2016	Milwaukee Area Technical College Officer Training	
110-00-52100-205-000		MEETINGS Invoice #51007	73.76
		Total	73.76
41068	4/20/2016	DEMCO, INC. Supplies, Invoice #5842331	
130-00-55110-304-105		SUPPLIES - GENERAL	177.70
		Total	177.70
41069	4/20/2016	Jan Berg Meeting Expenses	
130-00-55110-205-000		MEETINGS	920.51
		Total	920.51
41070	4/20/2016	Mautz Pest Solutions, LLC Pest Control, Account #1180	
110-00-51600-207-000		SUPPORT SERVICES Invoice #9856	421.80
		Total	421.80
41071	4/20/2016	Bray Associates Architects, Inc. Architectural & Engineering Services	
120-00-57140-207-000		SUPPORT SERVICES Invoice #3113-04	3,750.00
		Total	3,750.00

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ALL FUNDS

Dated From: 4/01/2016 From Account:
Thru: 4/20/2016 Thru Account:

Check Nbr	Check Date	Payee	Amount
41072	4/20/2016	Midwest Alarm Services Fire Alarm & Inspection	
130-00-55110-301-000		EQUIPMENT Account #31122	890.88
Total			890.88
41073	4/20/2016	PITNEY BOWES Postage	
110-00-51410-201-000		POSTAGE	57.59
Total			57.59
41074	4/20/2016	Resource Solutions Corp. Recycling Service Fee, Invoice #43399	
110-00-53620-207-002		RECYCLING COLLECTION	100.00
Total			100.00
41075	4/20/2016	Strand Associates Zander Park Trail Design	
120-00-57620-207-000		SUPPORT SERVICES Invoice #0119625	863.45
Total			863.45
41076	4/20/2016	MSA Professional Services, Inc. Professional Services	
310-00-51410-207-000		SUPPORT SERVICES Project #R03535012.0	1,417.50
120-00-57140-207-000		SUPPORT SERVICES Project #R03535018.0	1,200.00
120-00-57300-207-000		SUPPORT SERVICES Project #R03535020.0	521.27
Total			3,138.77
41077	4/20/2016	Boardman & Clark LLP Legal Fees	
110-00-51410-208-000		LEGAL FEES Invoice #67635	765.00
110-00-51200-208-000		LEGAL FEES Invoice #67636	105.00

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ALL FUNDS

Dated From: 4/01/2016 From Account:
Thru: 4/20/2016 Thru Account:

Check Nbr	Check Date	Payee	Amount
110-00-51410-208-000		LEGAL FEES	34.00
		Invoice #67637	
110-00-51410-208-000		LEGAL FEES	130.90
		Invoice #67638	
110-00-56400-207-101		SUPPORT SERVICES - GENERAL	270.00
		Invoice #67639	
110-00-56400-207-101		SUPPORT SERVICES - GENERAL	1,818.00
		Invoice #67640	
Total			3,122.90

41078 4/20/2016 Bond Trust Services Corporation
General Obligation Bond & Agent Fee

150-00-58000-601-000		PRINCIPAL	75,000.00
		Statement #29640	
150-00-58000-602-000		INTEREST	24,035.00
		Statement #29640	
150-00-58000-207-000		DEBT ISSUE EXPENSE	350.00
		Statement #29799	
Total			99,385.00

41079 4/20/2016 Cross Plains True Value Hardware
March Billing, Supplies

110-00-53300-304-101		SUPPLIES - GENERAL	93.28
670-00-53610-305-000		GENERAL MAINTENANCE	28.99
140-00-55420-305-000		MAINTENANCE	38.92
110-00-53300-305-102		MAINTENANCE - EQUIPMENT	48.53
110-00-53300-399-000		MISCELLANEOUS	65.01
110-00-52100-305-000		MAINTENANCE	6.89
110-00-53300-305-101		MAINTENANCE - VEHICLE	4.99
130-00-55110-304-104		SUPPLIES - AUDIOVISUAL	13.57
110-00-53300-302-000		TECHNOLOGY	13.99

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ACCT

ALL FUNDS

Dated From: 4/01/2016 From Account:
Thru: 4/20/2016 Thru Account:

Check Nbr	Check Date	Payee	Amount
140-00-55200-305-000		MAINTENANCE	13.55
Total			327.72

DEF 7.16	4/08/2016	WISCONSIN DEFERRED COMPENSATION	
Deferred Compensation			Manual Check
110-00-21349-000-000		WI DEFERRED COMP	275.00
Total			275.00

FICA 7.16	4/08/2016	ELECTRONIC FEDERAL TAX DEPOSIT	
Federal Taxes			Manual Check
110-00-21311-000-000		FEDERAL WITHHOLD TAX PAY	3,358.95
110-00-21331-000-000		FICA TAXES PAYABLE	2,590.18
110-00-21331-000-000		FICA TAXES PAYABLE	2,590.18
Total			8,539.31

ICMA 7.16	4/08/2016	ICMA Retirement	
457K Deferred Plan			Manual Check
110-00-21349-001-000		ICMA 457K	130.78
110-00-51430-173-000		RETIREMENT	65.39
Total			196.17

TIDADMIN1	4/07/2016	WISCONSIN DEPT. OF REVENUE 2	
TID Fees			Manual Check
310-00-51410-204-000		DUES & SUBSCRIPTIONS	150.00
Total			150.00

STATE 7.16	4/08/2016	STATE OF WI - ELECTRONIC FUND	
State Withholding			Manual Check
110-00-21312-000-000		STATE WITHHOLD TAX PAY	1,580.31
Total			1,580.31

Health 4.16	4/11/2016	EMPLOYEE TRUST FUNDS-INSURANCE PYMTS	
May Health Insurance			Manual Check

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ALL FUNDS

Dated From: 4/01/2016

From Account:

Thru: 4/20/2016

Thru Account:

Check Nbr	Check Date	Payee	Amount
110-00-21341-000-000		POP EMPLOYEE HEALTH INSUR	3,200.72
110-00-51430-171-000		HEALTH INSURANCE	2,375.77
110-00-52100-171-000		HEALTH INSURANCE	5,087.61
110-00-53300-171-000		HEALTH INSURANCE	3,203.82
130-00-51430-171-000		HEALTH INSURANCE	2,713.39
140-00-51430-171-000		HEALTH INSURANCE	1,902.47
660-00-51400-926-000		EMPLOYEE BENEFITS	1,642.84
670-00-53610-171-000		HEALTH INSURANCE	2,348.48
Total			22,475.10

SALESQTR1.16 4/14/2016 Dept of Revenue
Sales Tax - 1st Quarter, 2016

Manual Check

140-00-55200-307-000		CONCESSIONS	33.75
		Parks	
140-00-55300-306-101		PROGRAMS	481.85
		Recreation	
110-00-51410-399-000		MISCELLANEOUS	52.99
		General	
Total			568.59

Grand Total 261,449.45

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ACCT

ALL FUNDS

Dated From: 4/01/2016

From Account:

Thru: 4/20/2016

Thru Account:

Amount

Total Expenditure from Fund # 110 - GENERAL FUND	42,983.15
Total Expenditure from Fund # 120 - CAPITAL PROJECT FUND	89,976.51
Total Expenditure from Fund # 130 - LIBRARY FUND	9,896.03
Total Expenditure from Fund # 140 - PARKS/RECREATION FUND	4,152.46
Total Expenditure from Fund # 150 - DEBT SERVICE FUND	99,385.00
Total Expenditure from Fund # 310 - TAX INCREMENT DISTRICT	1,567.50
Total Expenditure from Fund # 660 - WATER	4,288.35
Total Expenditure from Fund # 670 - SEWER	9,200.45
Total Expenditure from all Funds	261,449.45

WISCONSIN

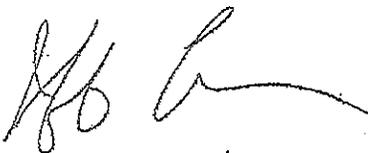
SELLER / SERVER CERTIFICATION

Trainee Name: Emily L Cash

Date of Completion: 02/06/2011 16:34 CST

School Name: Learn2Serve

Certification #: WI 1837997

I,  _____

certify that the above named person
successfully completed an approved
Learn2Serve Seller/Server course.

COMPLIES WITH WISCONSIN STATUTES 125.04, 125.17, 134.66

Corporate Headquarters
13801 N. Mopac, Suite 100
Austin, Texas 78727
P: 800-442-1149



Cross Plains Police Department

Date: April 05, 2016

To: Village Administrator Matthew Schuenke

Ref: Operator's License Application

On April 05, 2016 I received an Application for an Operator's License from a Emily L. Cash. A review of Ms. Cash's arrest and conviction record was completed in accordance with Village Ordinance 41.09 (b). The results of that review indicate Ms. Cash has no arrest or convictions in contrast with Village ordinance 41.09(c).

Emily L. Cash therefore meets the criteria set forth in Village Ordinance 41.09(c) to receive an operator's license.

Thomas J. Janssen
Chief of Police

Village of Cross Plains

Permit #: _____

SPECIAL EVENT PERMIT

APPLICANT INFORMATION				
Event Title:	CROSS PLAINS WORLDS FAIR Mike Roessler			
Event Organizer:	Chamber, Legion, Optimist, Lions, Knights of Columbus	Primary Contact:	Ray Harter Kathy Esser	
Applicant Address:				
Primary Phone #:		Mobile Phone #:	212-2006	Secondary Phone #: 575-0267
Email:	kathy.esser@crossplainsbank.com		Fax:	608-826-3555

EVENT INFORMATION

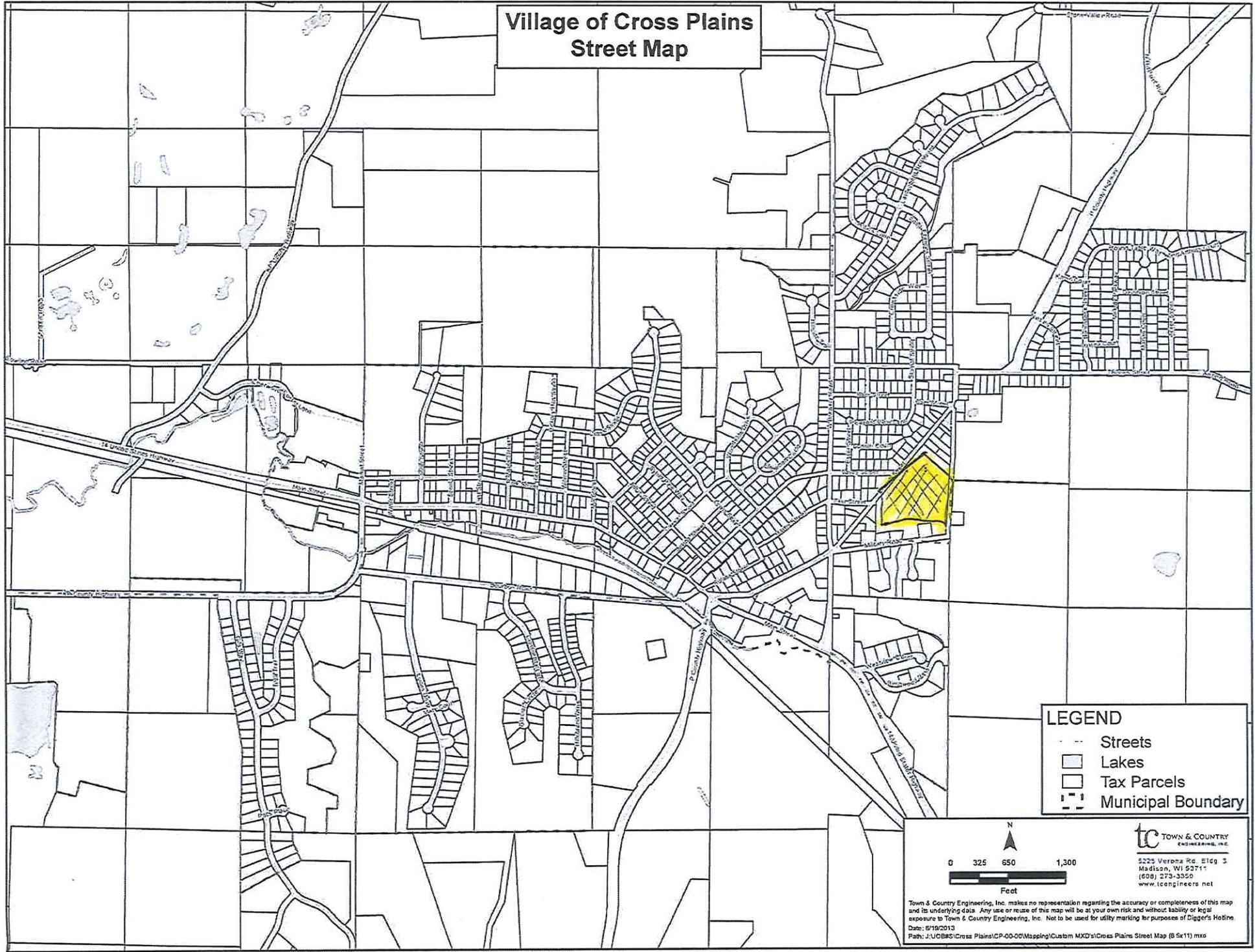
Event Location (Please provide general description or address as well as depict on the attached Village map):				
BAER PARK				
Please provide a summary of the event including but not limited to a description of planned activities and/or amenities:				
Beer tent, entertainment, baseball games, kid games, fireworks family fun activities, food.				
Event Setup Start:	6/22/2016	Event Start:	6/25/2016	Hours of Operation:
Event Takedown End:	6/27/2016	Event End:	6/26/2016	8am to 12pm
Participants #:	7 non profit organizations			
Street Closure:		Barricades:		Barricade Location(s): MILITARY ROAD + UPPER PARKING LOT AT BAER PARK AND BY GLACIER CREEK MIDDLE SCHOOL
Alcohol Sold or Serve:	BEER	Fireworks:	At dusk on 6/26/2016	
Food Sold or Served:	Yes	Rain Date:	At dusk on 7/17/2016	
Public Safety – Please describe any plans regarding security, traffic/crowd control, or other emergency services:				
HIRE JBM PATROL FOR BEER TENT				
Village Services – Please describe all other services required from the Village (i.e. – Public Facilities, Parks/Rec, etc.):				
DUMPSTERS NO PARKING SIGNS ORANGE FENCING AND POSTS				

INSURANCE REQUIREMENTS

The applicant shall, no later than seven (7) days prior to the start of the event, provide proof of bodily injury and property damage liability insurance naming the Village as an insured and covering the entire public area of the event for the duration of the event in a minimum amount of \$1,000,000 for the injury to or death of any one individual and \$1,000,000 for the injury to or death of any number of individuals in once occurrence, and property damage liability insurance in the amount of \$1,000,000 (Village Ordinance 22.22(f)). Please attach the Certificate of Insurance to this application.

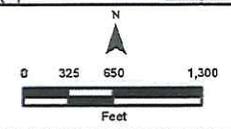
Has a certificate of insurance been provided:	There will be
---	---------------

Village of Cross Plains Street Map



LEGEND

- Streets
- Lakes
- Tax Parcels
- - - Municipal Boundary



tc TOWN & COUNTRY
ENGINEERING, INC.

5225 Verona Rd. #109 3
Madison, WI 53711
(608) 273-3350
www.tceengineers.net

Town & Country Engineering, Inc. makes no representation regarding the accuracy or completeness of this map and its underlying data. Any use or reuse of this map will be at your own risk and without liability or legal exposure to Town & Country Engineering, Inc. Not to be used for utility marking for purposes of Digger's Hotline.

Date: 8/18/2013
Path: J:\UCBAS\Cross Plains\CP-00-001\Mapping\Custom MXD\1\Cross Plains Street Map (8.5x11).mxd

Village of Cross Plains

SPECIAL EVENT PERMIT

DUTIES OF PARTICIPANTS

Participants means only those persons actually taking part in the event, including, but not limited to, those sponsoring, organizing, promoting, or initiating the event; those invited to attend; those paying to attend; or those for whom the event is sponsored, organized, or initiated, including the general public (Village Ordinance 22.22(a)(2)). The Duties of Participants will be as follows (Village Ordinance 22.22(j)). **Please initial next to each duty to signify agreement.**

1. All persons involved with an event regulated by this section shall comply with all permit directions and conditions imposed under the terms of this section for the use of public property and with all applicable ordinances, statutes and laws.	the
2. All persons involved with an event regulated by this section shall stay within the area or route designated for the event during the conduct of this event.	the
3. The event chairman or other person leading such activity shall carry the special event permit upon his or her person during the conduct of the event.	the
4. The applicant shall be responsible for returning all premises used for the event or impacted by the event to the condition such premises were in prior to the event within twelve (12) hours after the permit expires.	the

Please note that the applicant and/or event organizer will be responsible for the conduct of the group and for the condition of the public area. The permit is subject to all municipal codes in addition to all rules governing street right-of-ways. The applicant agrees that during use of the public area, the sponsoring organization will not exclude any person from participation in, deny anyone the benefits of, or otherwise subject anyone to discrimination because of race, color, national origin, or handicap. The applicant and/or the event organizer further agrees to indemnify, defend and hold harmless the Village of Cross Plains and its officers, officials, employees and agents from and against any and all liability, loss, damage, expenses, costs, including attorney fees arising out of the activities performed as described herein, caused in whole or in part by any acts, negligent or otherwise, or any omission of the applicant/organization, anyone directly or indirectly employed by any of them or anyone whose acts on behalf of them may be liable, except where caused by the sole negligence or willful misconduct of the Village.

Katherine B. Esser
Applicant Signature

3/22/16
Date

Katherine L. Esser
Applicant Print Name

For Office Use Only:

Date Received: 4/1/16 Received By: 3/23/16 Date Reported to Board: 4/22/2016

Village of Cross Plains

Parks and Recreation

Comments/Conditions: ~~\$ 100~~ If they need more picnic tables they'll need to pick them up after the swim meet on Saturday.

Total Actual Cost: 0

Approved: Yes No

Mike Lee
Signature

4.1.16
Date

Police Department

Comments/Conditions: _____

Total Actual Cost: _____

Approved: Yes No

Chief Thomas Jansse
Signature

4.4.16
Date

Public Facilities

Comments/Conditions: WILL DO NORMAL STUFF

Total Actual Cost: _____

Approved: Yes No

Tommy Ryan
Signature

4/6/16
Date

Application Approval/Denial



> 200 Participants



Close/Use Public Street

Park



Village Services

\$50.00 Review Fee: _____

Approved: Yes No

Authority (Administrator or Board)

Date

Comments: _____

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ _____

Application Date: 3/22/2016

Town Village City of CROSS PLAINS

County of DANE

The named organization applies for: (check appropriate box(es).)

A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 6/25/2016 and ending 6/26/2016 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- Bona fide Club Church Lodge/Society
 Chamber of Commerce or similar Civic or Trade Organization
 Veteran's Organization Fair Association

(a) Name Cross Plains Worlds Fair

(b) Address C/O Kathy Esser, 1729 Ludden Drive, Cross Plains
(Street) Town Village City

(c) Date organized _____

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

President Ray Harter, 4596 White Oak Circle, Cross Plains

Vice President _____

Secretary Casey Peterson, 8873 Airport Road, Cross Plains

Treasurer Kathy Esser, 1729 Ludden Drive Cross Plains

(g) Name and address of manager or person in charge of affair: _____

Ray Harter, 4596 White Oak Circle

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number BARB PARK, MILITARY ROAD, CROSS PLAINS

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? NO

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event CROSS PLAINS WORLDS FAIR

(b) Dates of event 6/25/2016 - 6/26/2016

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

CROSS PLAINS WORLDS FAIR
(Name of Organization)

Officer _____
(Signature/date)

Officer Katherine Peterson 3/22/2016
(Signature/date)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____



DIVISION OF BUSINESS MANAGEMENT
 Bureau Of Business Services
 PO Box 7366
 Madison, WI 53707-7366

**PROGRESS INVOICE - THIS IS NOT A FINAL BILL
 SOUTHWEST REGION**

FOR ADDITIONAL INFORMATION CONTACT THE REGION OFFICE (608) 246-5624

To: MATT SCHUENKE
 VILLAGE OF CROSS PLAINS
 PO BOX 97
 CROSS PLAINS WI 53528-0097

APRIL 6, 2016

Invoice: L42849



State Project No.: 5310-02-73
 SPRING GREEN - MADISON
 CTH KP TO WESTVIEW CT/CROSS PLAINS
 CONST/SANITARY SEWER & WATER MAIN

Local Unit ID : 13113
Local Appropriation : 373

VILLAGE OF CROSS PLAINS: \$2,397,077.77

PREVIOUS PAYMENTS AND WORK CREDITS: \$2,243,750.37

Balance Due: \$153,327.40

***** BALANCE DUE - PAYMENT DUE WITHIN 30 DAYS OF RECEIPT *****

DEPT: _____
 LINE ITEM: _____
 APPROVE: _____
 DATE: _____

(Please refer to the above state project number and invoice number for all inquiries)
 (Please detach the part below & return with your payment - Retain the rest for your records)

=====Detach Here=====Detach Here=====Detach Here=====

Invoice Number: L42849
 Date: 2016-04-06

Balance Due: \$153,327.40

Amount Paid: _____

Make Checks Payable To:
 WISCONSIN DEPT. OF TRANSPORTATION

Mail To:
 WISCONSIN DEPT. OF TRANSPORTATION
 Bureau of Business Services
 P.O. Box 7366
 Madison, WI 53707-7366

***** BALANCE DUE - PAYMENT DUE WITHIN 30 DAYS OF RECEIPT *****
 **** FOR PROPER CREDIT, RETURN THIS PART WITH YOUR REMITTANCE ****

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Category # 0010 SANITARY SEWER & WATER MAIN

Including Engineering	Category To Date	Funding	Limit	Pty	%W/In Pty	Fed Appr
\$555,803.00	\$551,885.85	STATE OF WISCONSIN	\$555,803.00	1	100.000%	
\$2,397,077.77	\$2,380,183.83	VILLAGE OF CROSS PLAINS	UNLIMITED	2	100.000%	
<u>\$2,952,880.77</u>	<u>\$2,932,069.68</u>					

DISTRIBUTION OF COSTS TO DATE

Including Engineering	Category Costs To Date	Funding	Federal Appr
\$2,397,077.77	\$2,380,183.83	VILLAGE OF CROSS PLAINS	
\$555,803.00	\$551,885.85	STATE OF WISCONSIN	
<u>\$2,952,880.77</u>	<u>\$2,932,069.68</u>		

Const/Sanitary Sewer & Water Main

Project ID: 5310-02-73

					Debit	Credit
06/04/2015	06/11/2015	WisDOT	Invoice	General Billing	\$ 1,278,455.60	
06/04/2015	06/11/2015	WisDOT	Invoice	Credit		\$ (555,803.00)
07/10/2015	07/10/2015	Village	Deduction	Mobilization		\$ (50,072.04)
07/10/2015	09/16/2015	Village	Payment	Costs Outstanding		\$ (672,580.56)
07/04/2015	07/10/2015	WisDOT	Invoice	General Billing	\$ 298,058.68	
07/10/2015	07/10/2015	Village	Deduction	Mobilization		\$ (49,533.63)
08/03/2015	08/03/2015	Village	Payment	Costs Outstanding		\$ (248,525.05)
08/06/2015	08/17/2015	WisDOT	Invoice	General Billing	\$ 581,031.71	
08/18/2015	08/18/2015	Village	Deduction	Mobilization		\$ -
09/15/2015	09/15/2015	Village	Payment	Costs Outstanding		\$ (581,031.71)
09/04/2015	09/14/2015	WisDOT	Invoice	General Billing	\$ 255,518.96	
10/14/2015	10/14/2015	Village	Deduction	Mobilization		\$ (49,533.62)
10/14/2015	10/14/2015	Village	Payment	Costs Outstanding		\$ (205,985.34)
10/06/2015	10/13/2015	WisDOT	Invoice	General Billing	\$ 468,813.02	
11/10/2015	11/10/2015	Village	Deduction	Mobilization		\$ (50,072.04)
11/10/2015	11/10/2015	Village	Payment	Costs Outstanding		\$ (418,740.98)
11/05/2015	11/19/2015	WisDOT	Invoice	General Billing	\$ 114,652.38	
12/16/2015	12/16/2015	Village	Deduction	Mobilization		\$ -
12/16/2015	12/16/2015	Village	Payment	Costs Outstanding		\$ (114,652.38)
12/04/2015	12/17/2015	WisDOT	Invoice	General Billing	\$ 2,234.35	
12/18/2015	12/18/2015	Village	Deduction	Mobilization		\$ -
12/18/2015	12/18/2015	Village	Payment	Costs Outstanding		\$ (2,234.35)
01/07/2016	01/25/2016	WisDOT	Invoice	General Billing	\$ (19,344.92)	
		Village	Deduction	Mobilization		\$ -
		Village	Payment	Costs Outstanding		\$ 19,344.92
02/04/2016	02/15/2016	WisDOT	Invoice	General Billing	\$ 124.02	
		Village	Deduction	Mobilization		\$ -
		Village	Payment	Costs Outstanding		\$ (124.02)
03/04/2016	03/08/2016	WisDOT	Invoice	General Billing	\$ 978.67	
		Village	Deduction	Mobilization		\$ -
		Village	Payment	Costs Outstanding		\$ (978.67)
04/06/2016	04/11/2016	WisDOT	Invoice	General Billing	\$ (27,641.70)	
		Village	Deduction	Mobilization		\$ -
		Village	Payment	Costs Outstanding		\$ 27,641.70

State Total	\$	(555,803.00)
Mobilization	\$	(199,211.33)
Village Total	\$	(2,197,866.44)
	\$	2,952,880.77
	\$	(2,952,880.77)

STATE OF WISCONSIN: DANE COUNTY: VILLAGE OF CROSS PLAINS

A resolution to request grant funds and assistance from the WDNR through the Stewardship Local Assistance Grant Program

RESOLUTION NO. 05-2016

The Board of Trustees of the Village of Cross Plains adopts the following Resolution:

WHEREAS, the Village recognizes that there has been significant improvements made recently at the area known as Zander Park including updating trails, constructing new bridges and remeandering the Black Earth Creek; and

WHEREAS, the Village recognizes that the Black Earth Creek is an important local and regional natural resource which is an attraction for outdoor enthusiasts; and

WHEREAS, the Village continues to have a vested interest in developing the project area as illustrated by the reconstruction of Lagoon Street including the construction of an adjacent sidewalk; and

WHEREAS, the Village Board recognizes the importance of providing recreational amenities including expanding and improving Village parks, and updating bridges and trail systems;

NOW, THEREFORE BE IT RESOLVED, the Village Board for the Village of Cross Plains hereby requests the funds and assistance available from the Wisconsin Department of Natural Resources under the Stewardship Local Assistance, Federal Land & Water Conservation Fund, & Recreational Trails Act Grant Program.

BE IT FURTHER RESOLVED THAT the Village Administrator/Clerk-Treasurer is hereby authorized to act on behalf of the Village of Cross Plains to: submit an application to the State of Wisconsin for financial aids that may be available; submit reimbursement claims along with necessary supporting documentation within 6 months of project completion date; sign documents; and take necessary action to undertake, direct, and complete and approved river protection grant project.

BE IT FURTHER RESOLVED THAT the Village of Cross Plains will comply with all state and federal laws, regulations and permit requirements pertaining to implementation of this project and to fulfillment of the grant document provisions

This resolution shall take effect upon its passage.

Dated this 25th day of April, 2016.

Village of Cross Plains:

Attest:

By: _____

By: _____

J. Patrick Andreoni
Village President

Matthew G. Schuenke
Village Administrator/Clerk-Treasurer

NOTICE: Use of this form is required by the Department for any application filed pursuant to ss. NR 50.06, NR 50.21, and NR 51, Subchapters XI-XV, Wis. Adm. Code. The Department will not consider your application unless you complete and submit this application form. Personal identifiable information will only be used in conjunction with the programs listed above. If you have any questions contact your local community service specialist. Personally identifiable information provided on this form will be used for program administration and will be available to requesters as required under Wisconsin's Open Records Law [ss. 19.31 - 19.39, Wis. Stats.].

For DNR Use Only			
Eligible For:			
<input type="checkbox"/> ACQUISITION & DEVELOPMENT OF LOCAL PARKS	<input type="checkbox"/> ACQUISITION OF DEVELOPMENT RIGHTS		
<input type="checkbox"/> URBAN RIVERS	<input type="checkbox"/> URBAN GREEN SPACE		
<input type="checkbox"/> LAND AND WATER CONSERVATION FUND	<input type="checkbox"/> RECREATIONAL TRAILS ACT		

Applicant Village of Cross Plains		Individual Authorized to Act on Behalf of Applicant: Matthew G. Schuenke	
Street or PO Box PO Box 97		Title Village Administrator/Clerk-Treasurer	
City, State, Zip Code Cross Plains, WI 53528		Telephone Number: (608) 798-3241	Fax Number: (608) 798-3817
County Dane	Current Population 3,696	Year January 1, 2015	E-Mail Address matt@cross-plains.wi.us

Mail Check to (If different from applicant):

Name: Same	Address:
Organization:	City State Zip

REQUIREMENT:	Is this project part of an adopted comprehensive outdoor recreation plan that has been approved by the DNR? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
INSTRUCTIONS:	<ul style="list-style-type: none"> • Complete Sections 1 and 2 and the appropriate project rating sections - 3, 4 or 5. • Submit an electronic version (cd, flash drive) of application and applicable materials with hard copy. • Answer all questions in provided space. Attach additional pages if needed.

SECTION 1: PROJECT INFORMATION

Project Title: Zander Park Trail Expansion						Financial Summary					
						Total Project Costs (from Worksheet, Form 8700-014) \$ 1,255,000.00			Grant Request (up to 50%) \$ 627,500.00		
Project Type: (Check one) <input type="checkbox"/> Maintenance (RTA only) <input checked="" type="checkbox"/> Development <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Land Acquisition <input checked="" type="checkbox"/> Easement						Sponsor Match Sources: Sponsor Funds: <i>Cash</i> \$ 337,982 <i>Force Account Labor</i> _____ <i>Force Account Equipment</i> _____ <i>Force Account Materials</i> _____ Donations (Non-Governmental) <i>Land</i> \$ _____ <i>Cash</i> 50,000 <i>Labor</i> _____ <i>Materials</i> _____ <i>Equipment</i> _____ Other Government's Contributions 2015 Dane County PARC Grant \$ 200,000 2014 Recreational Trails Act Grant 39,518 _____					
Project Location											
Township 07	Range 07	Section 09	1/4 SE	1/4 NW	County Dane						
GPS Coordinates: Lat: 43.1134 Long: -89.9542											
Congressional/Legislative District Numbers											
WI Senate 27th	WI Assembly 79th	US Congress 2nd									
D-U-N-S # 114106875						Total Sponsor Match:			\$ 627,500		

PROJECT DESCRIPTION: Provide a detail description of the project proposal that includes the primary purpose and goals; description of the project (site, existing conditions, improvements); public access and use; land management plans; problems; implementation and key partnerships; timeline; and operation and maintenance of the project. Attach additional pages if needed.

See attached memorandum.

BACKGROUND SUMMARY: Provide a description of the project's planning process and historical background.

See attached memorandum.

SECTION 2: GENERAL PROJECT INFORMATION

1. **Park/Trail/Recreational Area Name:** H.M. Zander Community Park (i.e. Lakeshore Park, Big Ben Recreational Area, Six Mile Wilderness Trail, etc.)

Total Park Acreage: 9.5 **Acreage for this Project:** 2.0

Project site is undeveloped **Project site is partially developed**

2. **Are there any underground utility easements or overhead power lines on the property? Explain:**
None

3. **How will the public access the property? (Check types)**

Roadway **Trail** **Adjacent applicant property** **Other:** _____

By Water

4. **When will the property or facility be open to the public?** 11/30/2017

Zander Park is currently open to the public. Trail improvement is scheduled for completion in 2017 and will be made available for public use upon completion.

5. **Who is the primary project manager?** **Applicant from Page 1** **Other – Specify:**

Assisted by Mike Axon, Parks and Recreation Director, and Strand Engineering.

6. **Who is handling the financial administration of the project?** **Applicant from Page 1** **Other - Specify:**

7. **Estimated Project Timeline:**

Acquisition: Have you already purchased the property? If yes, date N/A

If so, have you received a DNR “letter of retroactivity” for the project? **Yes** **No**

If no, anticipated closing date: _____

Development: Anticipated Start Date May 15, 2017

Anticipated Completion Date November 30, 2017

8. **Describe the current project site and use. (Include physical characteristics, topography, vegetation cover type, presence of any waterways/wetlands, current land use and zoning classification, etc.)**

See attached memorandum.

9. **Are there any known controversies/complications with the proposed project? Are there any measures proposed to address the controversies/complications?**

See attached memorandum.

10. **Has the area been surveyed for endangered and rare species? If yes, explain.**

Zander Park was included in the Environmental Evaluation of Facilities Development Actions reported prepared by WisDOT on August 24, 2012 as part of the reconstruction of Mill Creek Parkway and Main Street (US Hwy 14) in 2014/2015. No significant impacted were indicated by this assessment. Available upon request.

11. Have you discussed the project with your regional DNR Community Services Specialist? Yes No

DNR Contact Cheryl Housley

12. What public use activities will be available within this park, recreational area, greenspace, etc? (check all that apply)

- | | | | |
|-------------------------------------|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 1. Hiking | <input type="checkbox"/> | 14. ATV trail |
| <input type="checkbox"/> | 2. Hunting | <input checked="" type="checkbox"/> | 15. Snowmobile trail |
| <input checked="" type="checkbox"/> | 3. Fishing | <input checked="" type="checkbox"/> | 16. Picnic area |
| <input type="checkbox"/> | 4. Trapping | <input checked="" type="checkbox"/> | 17. Snowshoeing |
| <input checked="" type="checkbox"/> | 5. Cross-country skiing | <input checked="" type="checkbox"/> | 18. Nature study/wildlife observation/photography |
| <input checked="" type="checkbox"/> | 6. Non-motorized boat access (canoe, kayak) | <input checked="" type="checkbox"/> | 19. Bird Watching |
| <input type="checkbox"/> | 7. Motorized boat launch | | 20. Other activities (describe): |
| <input checked="" type="checkbox"/> | 8. Swimming area | <input checked="" type="checkbox"/> | <u>Possible Frisbee Golf Site</u> |
| <input checked="" type="checkbox"/> | 9. Biking | <input checked="" type="checkbox"/> | <u>Farmer's Market</u> |
| <input type="checkbox"/> | 10. Horseback riding | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | 11. Camping facilities | <input type="checkbox"/> | _____ |
| <input checked="" type="checkbox"/> | 12. Playground/playfield/intensive recreational area | <input type="checkbox"/> | _____ |

IF ACQUISITION: Also, complete back of Form 8700-014, Cost Estimate Worksheet

13. The landowner (seller) is a(an): Individual Developer Corporation Other: _____

14. Is the property located within the boundaries of another unit of government? Yes No
 If yes, attach copy of approval resolution from other jurisdiction.

15. Is the property currently being leased or rented? Yes No
 If yes, Date agreement expires: _____
 If yes, explain and include copy of the lease.

16. Are there any buildings on the property? Yes No
 If yes, explain what will be done with them.

17. After (or at the time of) the land purchase, will a conservation easement be executed on the property?
 Yes No If yes, explain and attach draft easement.

18. Did the seller originally acquire property 3 or less years before expected date of purchase? Yes No
 If yes, attach copy of seller's deed for potential grant calculation purposes.

19. Will the property be transferred to another eligible sponsor? Yes No
 If yes, explain and provide the adopting resolution from the accepting sponsor and agreement between you.
 Has the accepting sponsor been notified of the legal requirements of the program and agree to abide by them?
20. Is seller requiring payment for property over time? Yes No
 If yes, explain.

IF DEVELOPMENT: Also, complete form 8700-014, Cost Estimate Worksheet

21. Does someone other than the applicant from page 1, own the site? Yes No
 If yes, explain and attach easement or lease document.
 Easements obtained through previously approved CSM's (See Survey in Application Item #7). Two access easements are needed and in process for approval by the end of June, 2016. +
22. Does the State of Wisconsin own the site? Yes No
 If yes, explain and attach the land use agreement/memorandum of understanding.
 DNR owns 2 parcels which require a land use agreement. Terms of which to be negotiated with David Rowe, Regional Fisheries Supervisor. Petition filed with OCR for at grade pedestrian railroad crossing.
23. What soil disturbance will be occurring on the site and what is the size of the total disturbed area?
 The installation of the trail will require hardscape improvements of asphalt, board walk, sidewalk, and bridges that will disturb the soil. It is estimated that 46,000 square feet of soil will be disturbed.

I certify that information in this application and all its attachments are true and correct and in conformity with applicable Wisconsin Statutes. My completed application includes Section 1 and 2 plus Sections 3, 4, and/or 5.

Name of Authorized Representative Matthew G. Schuenke	Title Village Administrator/Clerk-Treasurer
Signature	Date Signed

Send completed application materials to your DNR Region Community Services Specialist.

- | | | | |
|--|---|---|--|
| Community Services Specialist
West Central Region
1300 W. Clairemont Avenue
Eau Claire WI 54701
TELEPHONE: (715) 839-3751
FAX: (715) 839-6076 | Community Services Specialist
Northeast Region
2984 Shawano Ave.
Green Bay, WI 54313-6727
TELEPHONE: (920) 662-5121
FAX: (920) 662-5413 | Community Services Specialist
Northern Region – Spooner
810 W. Maple Street
Spooner, WI 54801
TELEPHONE: (715) 635-4130
FAX: (715) 635-4105 | Community Service Specialist
Northern Region - Cumberland
1341 2 nd Avenue, PO Box 397
Cumberland, WI 54829-0397
TELEPHONE: (715) 822-2758
FAX: (715) 822-3592 |
| Community Services Specialist
South Central Region
3911 Fish Hatchery Rd
Fitchburg WI 53711
TELEPHONE: (608) 275-3265
FAX: (608) 275-3338 | Community Services Specialist
Southeast Region
2300 N. Dr. Martin Luther King Jr. Dr.
Milwaukee WI 53212
TELEPHONE: (414) 263-8610
FAX: (414) 263-8661 | Community Services Specialist
Northern Region – Rhinelander
107 Suttiff Avenue
Rhinelander, WI 54501
TELEPHONE: (715) 365-8928
FAX: (715) 365-8932 | |

Stewardship & LWCF Project Rating Questions -- Go To Section 3
Acquisition of Development Rights Rating Questions – Go To Section 4
Recreational Trails Act Project Rating Questions – Go To Section 5
 Answers all questions and submit required information when instructed.

Village of Cross Plains

License #: _____

CHICKEN & OTHER FOWL APPLICATION

Any person who keeps chickens in the Village shall obtain an annual license prior to January 1 of each year or within 30 days of first acquiring the chickens. The keeping of chickens is governed by Ordinance 21.11 of the Village Code.

APPLICANT INFORMATION

Applicant Name:	Barbara Knox MD and Eve Schlotthauer (mother-daughter)		
Address:	1905 Cross Street, Cross Plains, WI 53528		
Primary Phone #:	608-413-0050	Mobile Phone #:	608-220-0609
Email:	bknox@pediatrics.wisc.edu		

General Limitations

The Village Board finds that the keeping of chickens within the Village of Cross Plains may detract from and may be detrimental to healthful and comfortable life in the Village. The keeping of more than four chickens is declared a public nuisance if the following conditions are not maintained (Village Ordinance 21.11(a)). Please initial next to each duty to signify agreement.

1. No more than 4 chickens may harbored or kept upon any lot within the Village.	BK
2. No roosters shall be permitted.	BK
3. No chickens shall be slaughtered.	BK
4. The chickens shall be provided and will remain within a covered and fenced enclosure at all times.	BK
5. The covered and fenced enclosure area for any chickens shall conform to any and all regulations regarding accessory buildings for the zoning district in which the covered and fenced enclosure is situated.	BK

The applicant is solely responsible for the well-being of the chickens, condition of enclosures, and full compliance with Village Ordinance 21.11. The license is subject to all municipal codes in addition to all rules governing animal control. The applicant agrees to indemnify, defend and hold harmless the Village of Cross Plains and its officers, officials, employees and agents from and against any and all liability, loss, damage, expenses, costs, including attorney fees arising out of the activities performed as authorized by the license, caused in whole or in part by any acts, negligent or otherwise, or any omission of the applicant, anyone directly or indirectly employed by the applicant or anyone whose acts on behalf of the applicant may be liable, except where caused by the sole negligence or willful misconduct of the Village.

Barbara Knox

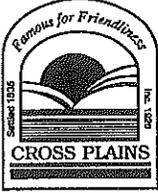
Applicant Signature

4/12/16

Date

For Office Use Only:

Date Received: 4/12/2016 Notifications Mailed: Yes No 4/18/2016
 Committee Meeting: N/A Written Complaints: Yes No _____
 Board Meeting: 4/25/2016 Approved Denied



VILLAGE OF CROSS PLAINS

2417 Brewery Road, PO Box 97 • Cross Plains, WI 53528 • Phone (608) 798-3241 • Fax (608) 798-3817

April 18, 2016

Property Owner
1905 Cross St.
Cross Plains, WI 53528

Dear Property Owner;

This letter is to inform you that Barbara Knox and Eve Schlotthauer plan to keep chickens on the property located at 1905 Cross Street in the Village of Cross Plains subject to compliance with Village Ordinance #21.11.

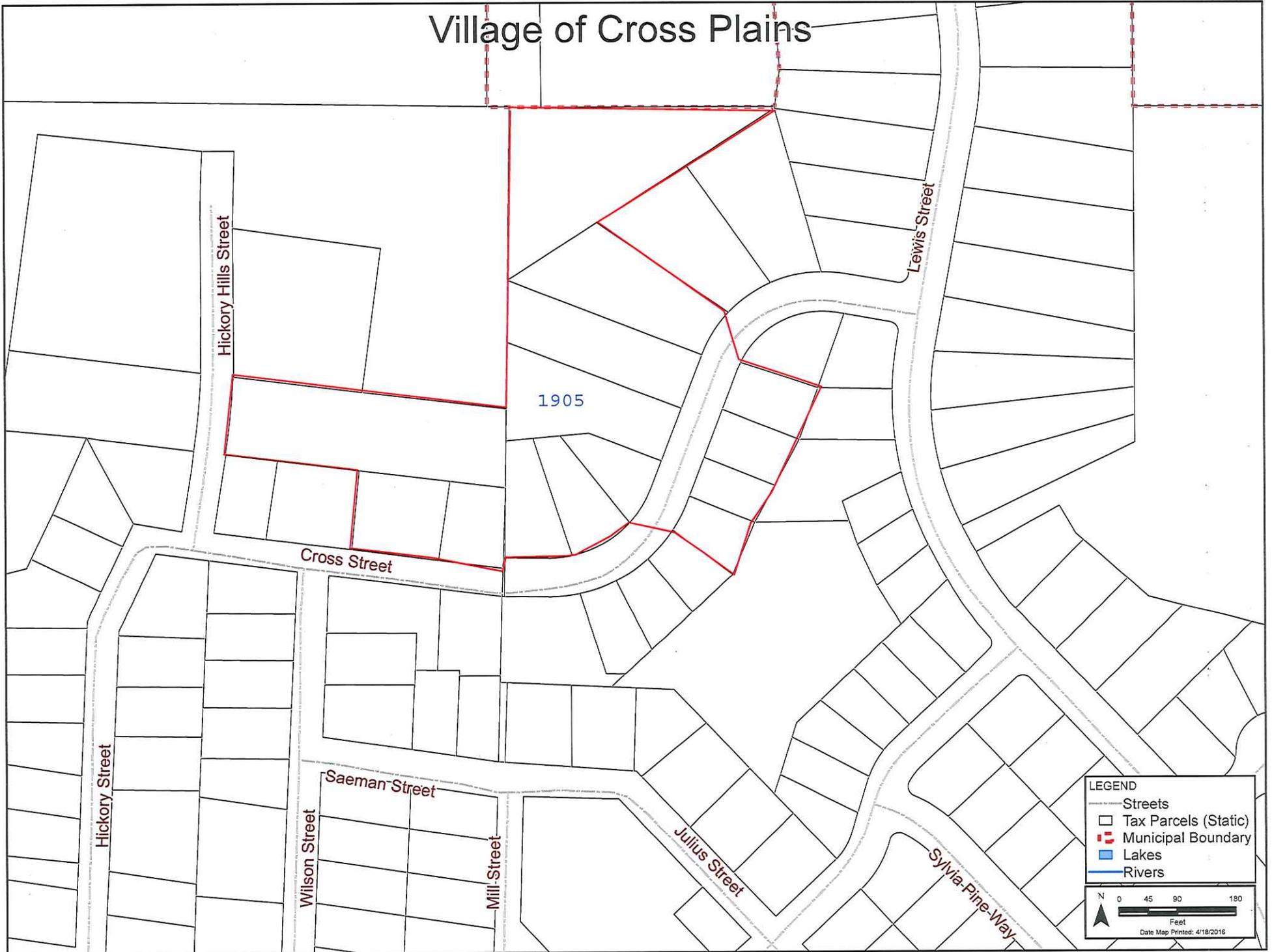
The Village is required to notice all properties within 200 feet of this address regarding their request for a license to keep chickens. Property Owners within this defined area have 14 days from the date of this letter to submit in writing to the Village Administrator/Clerk-Treasurer their objection of the approval of this application. This application will be considered by the Village Board on April 25th subject to meeting notification requirements.

Please contact me at (608) 798-3241 x 105 or matt@cross-plains.wi.us with any questions.

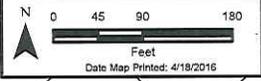
Sincerely,

Matthew G. Schuenke
Village Administrator/Clerk-Treasurer

Village of Cross Plains



- LEGEND**
- Streets
 - Tax Parcels (Static)
 - Municipal Boundary
 - Lakes
 - Rivers



LETTERHEAD

April 14, 2016

Anthony Foxx, Secretary
US Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

Dear Secretary Foxx;

I am writing to you today in support of the application for grant funds submitted under the 2016 National Infrastructure Investments (TIGER VIII) program as sponsored by the Wisconsin Department of Transportation for the ***“Freight Rail Service Improvement Project: Moving the Economy Forward by Rail!”***

The Village of Cross Plains is located in Dane County, Wisconsin and has two railroad crossings over arterial highways that serve the Village in the heart of the community. The proposed project will significantly enhance public safety at various railroad crossings along the 36-mile corridor between Madison and Spring Green, WI. Additionally, the project will include installation of brand new modern welded rail, crossties, and new switches for sidings and shipper spurs. Forty-nine public at-grade crossings will be rehabilitated.

This project will reduce costs and improve service for the shippers on the line and support regional economic development goals by attracting new shippers. These long term benefits, as well as the short term stimulus during construction, will be particularly important to our rural counties where jobs and economic development is essential.

The State of Wisconsin conducts substantial regular investment in its rail system through its own funds however the system suffers from a massive backlog of deferred capital investment. There are many competing priorities facing the state in this time of economic challenge. In spite of substantial fiscal pressures the state has offered a very substantial non-federal match for this broadly-supported project. A TIGER VIII grant will enable this important link in the regional freight rail transport system to be improved. I hope you will see fit to fund this very worthwhile project.

Sincerely,

Matthew Schuenke, Administrator
Village of Cross Plains, WI

Freight Rail Service Improvement Project



**TIGER VIII Federal Grant Program
April 2016**

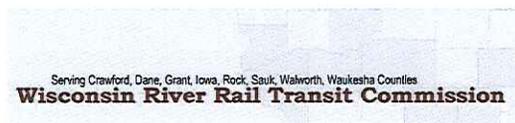
Moving the Economy Forward by Rail!

What is TIGER?

- Acronym – *Transportation Investment Generating Economic Recovery*
- Federal program administered through the U.S. DOT
- \$500M for public works projects enhancing transportation facilities leading to job growth
- Application: \$12.6M grant for a railroad rehabilitation project, matched by \$13.4M by State, WSOR and WRRTC for a total of \$26 Million project in Southern Wisconsin
- Sponsors: WisDOT / Iowa County / WRRTC



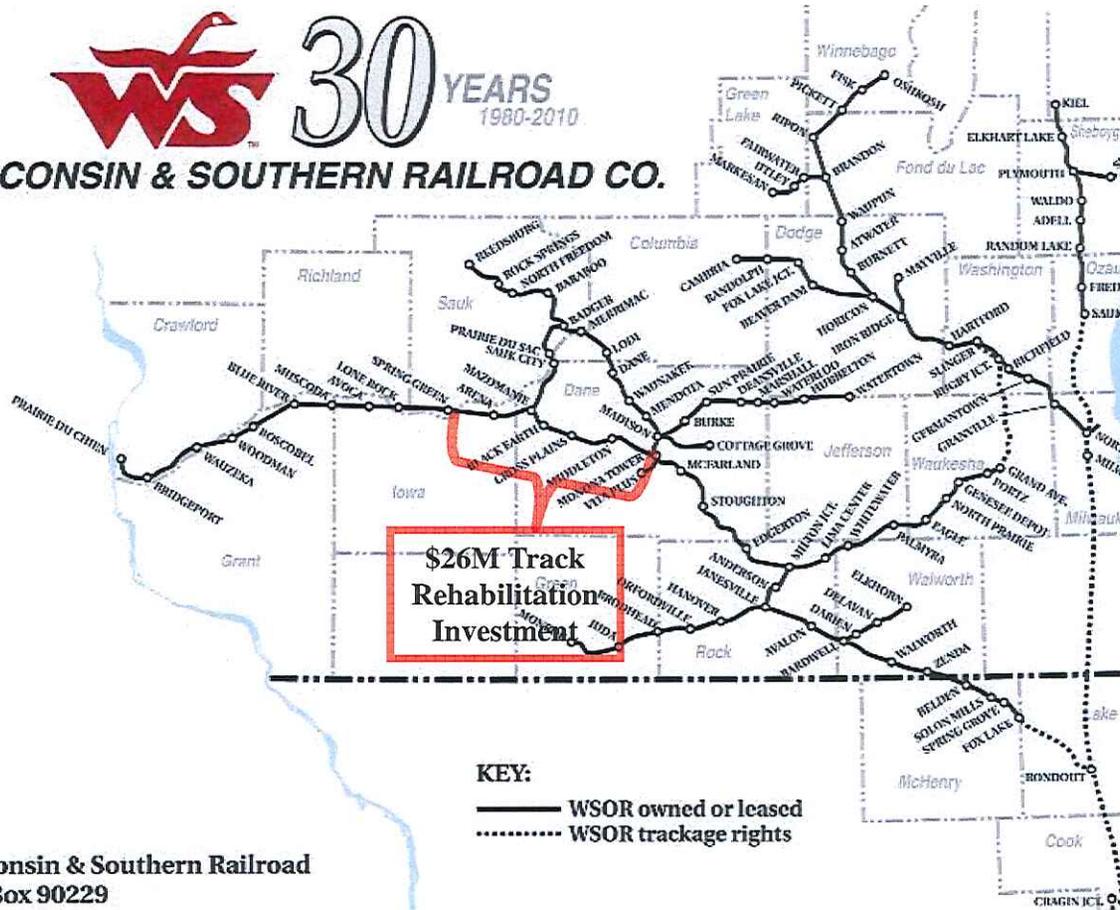
Iowa County
Wisconsin



Project Boundary



WISCONSIN & SOUTHERN RAILROAD CO.



\$26M Track Rehabilitation Investment

KEY:

- WSOR owned or leased
- WSOR trackage rights

Wisconsin & Southern Railroad
 P.O. Box 90229
 Milwaukee, WI 53209-0229
 telephone: 414-438-8820



Project Description

- Located on WSOR's Prairie Subdivision
 - Madison, WI to Spring Green, WI
- Rehabilitation to 35.5 miles of track
 - Milepost 138.37 to Milepost 173.9
- Replace 85 lb. and 90 lb. deteriorated jointed rail with 115 lb. continuous welded rail
- Install 17,400 ties or 500 ties per mile
- Reconstruction of 40 at-grade public crossings, 31 private and 9 bike/pedestrian crossings
- Reconstruction of 22 existing industry switches



Funding Strategy

- Federal Grant
 - USDOT TIGER Round 8 = \$12,600,000

- Non-Federal Match Breakdown
 - State of Wisconsin = \$10,700,000
 - WSOR / WRRTC = \$ 2,700,000
 - Non-Federal Match = \$13,400,000

- Total Project Costs = \$26,000,000

Strategic Benefits

■ Environmental

- Better fuel efficiency
- Lower emissions through operational efficiency and highway traffic diversion
- Reduced derailment risk and reduced risk of environmental contamination

■ Economic

- Bringing freight costs down through operational efficiency
- Creating competitive wage jobs through industry investments

■ Public

- Highway congestion relief with diversion from truck to rail
- Reduced delays & signal malfunctions at public crossings
- Improved crossing safety
- Improved bicycle and pedestrian connections in Madison Urban Area



Operational Benefits

- Removal of slow orders and decreased transit time
- Improved infrastructure
- Allows 286,000 lb. loads (industry standard) to be sustained
- Reduced fuel consumption
- Reduced crew costs
- Reduced locomotive costs
- Reduced car hire costs
- Improved safety and reduced derailment costs



What Can You Do?

- April 29th Application Deadline
- Accepting Letters of Support by April 25th
- Phone Call to USDOT



Iowa County
Wisconsin



Serving Crawford, Dane, Grant, Iowa, Rock, Sauk, Walworth, Waukesha Counties
Wisconsin River Rail Transit Commission



Village of Cross Plains

Parks and Recreation Department

P.O. Box 97
Cross Plains, WI 53528

PH:608-217-1329
FAX: 608-798-3817

April 1, 2016

Re: Private Swimming Lesson Policy

Parks and Recreation Committee:

Private Swimming Lesson Policy

Private swim lessons may be scheduled during open swim hours. Requests for private lessons may be made with the Parks and Recreation Department or Pool Manager. Private Lesson Fee: \$30 resident/ \$40 non-resident per ½ hour lesson.

- A lane line will be added to lane 1 for the remainder of the season during open swim.
- Upon receipt by the Parks and Recreation Department or Pool Manager, a Private Swim Coordinator will review the request, and your request will be processed in the order it was received.
- We will attempt to place your child with an instructor based on the availability you provide. We appreciate your flexibility.
- Payment is required before the first lesson.
- Participants must sign up one week in advance of their specific lesson. This will allow for sufficient staff to be scheduled for the program.
- At least 12 hours cancellation notice is required to be given to Pool Management or you will be charged for a lesson.
- All private lessons must be taught by a Village of Cross Plains employee.
- Private lessons should not be conducted at a time outside of the designated private lesson time unless permission is given in writing by the Parks and Recreation Director. Sufficient staff must be obtained for any/all private lessons to take place. (EAP Requirements)
- We will do our best to fill your request with a specific instructor; however this optional request line item will not be a guarantee.
- If you are granted a specified instructor, said instructor will contact you with options for available teaching time.

Private Lessons Offered

- 1:00 pm – 5:00 pm (Sunday-Saturday)

Online registration will be available so users can look at availability and conveniently sign up.

Village of Cross Plains
FACILITY USE AGREEMENT

THIS AGREEMENT is entered into effective as of the last date of signature by and between the Village of Cross Plains, a Wisconsin municipal corporation (hereinafter the "VILLAGE") and the entity identified below (hereinafter the "LICENSEE").

LICENSEE: **Cross Plains Stingrays: Melissa Hinz, Co-President/ Julie Blaha, Co-President**
ADDRESS: **2214 Woodside/ 1718 Ludden Drive**
CITY/STATE/ZIP CODE: **Cross Plains, WI 53528**

In consideration of the mutual covenants contained in this AGREEMENT and for other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

1. **SCOPE OF USE.** The VILLAGE hereby grants the LICENSEE the right to use the following facilities during the periods identified:

FACILITY: **Cross Plains Community Outdoor Pool/Guard Office**
Cross Plains Community Outdoor Pool Storage Building

PERMITTED USE:

Swim Team Practice, swim team home competition meets at the outdoor pool that includes the use of the entire main swimming pool and diving well excluding the wading pool, municipal shelter for concession use

DAYS & TIME USE IS AUTHORIZED (hereinafter the "AUTHORIZED PERIODS"):

Practices

- **Preseason practices will begin the Tuesday after Memorial Day with times to be: (10 and Under) 3:00 pm-4:15 pm (11 and up) 4:15 pm-6:00 pm.**
- **Regular season morning practices will begin once the pool is open for regular hours and swim team practices shall be from 6:00 am – 9:45 am Monday – Friday. The team will have full use of the swimming pool and diving well during this time.**
- **Swim team will have access to the pool on Monday and Wednesday evenings from 5:00 pm-5:45 pm for additional practice time.**
- **Regular season evening practices will begin once the pool is open for regular hours and swim team practices shall be from 8:30 pm – 9:30 pm on Tuesday and Thursday evenings. The team will have full use of the swimming pool and diving well during this time.**
- **Lifeguards will be on duty and rules will be enforced during swim team practices that are enforced during open swim times. No swimmers shall enter the water until the lifeguards give the ok to do so.**
- **Swim team coaches must clean up the guard office prior to the end of their practice. All food must be put away and the desk must be clear for regular staff use.**
- **Team will have full use of the shower and changing rooms. Swim Team coaches are expected to monitor behavior of participants in the locker room before and after practices.**

Swim Meets

- **Swim Team will have full use of the shower and changing room facilities during swim meets and swim team officials shall be responsible for the conduct of participants during those times.**

- Swim Team will have use of the pool (wading pool excluded) for no more than 4 home swim meets per calendar year with final approval of dates given by Parks & Recreation Director. Swim team will be given use of the Municipal Pavilion during all home swim meets.
- Swim meets will not have swimmers in the water before 6:30 am without written approval from the Parks & Recreation Director. Volunteers are allowed to be on the deck before 6:30 am for the purposes of setup. No amplified music shall begin before 7:00 am. Short announcements are allowed before 7:00 am. All meets must be completely done and cleaned up with the facility being ready for Open Swim by 1:00 pm.
- (2) Lifeguards will be on duty during swim meets; reimbursement will be paid by the swim team at the end of the season for their lifeguard usage. No coaches, spectators or participants shall interfere with lifeguards including use of lifeguard stands for purposes of announcing, starting or filming races.

Storage

- All equipment used for the swim team shall be stored in the designated storage building.
- 5 set of pool keys will be issued at the beginning of the season and all sets must be returned to the Parks & Recreation Director by September 15th. Keys not returned by September 15th will be deemed lost and new locks and doors will be rekeyed at the expense of Swim Team.
- Any repair or replacement of diving blocks will be the responsibility of the Swim Team.

Miscellaneous

- The Club is responsible for the administration and on-site supervision of their program including actions of their staff and registered participants as well as the equipment and supplies that are the property of the team.
- Village of Cross Plains shall not be held responsible for lost or stolen items at the pool during Swim Team rental period.
- Village of Cross Plains shall notify Swim Team President of staff recommendation of any pool rental increases for the next budget year and inform Swim Team President of dates of meetings of the Parks and Recreation Committee and Village Board meetings at least 30 days in advance of any recommendations or decisions made by the board.
- No swimmers or parents shall be allowed in the Lifeguard Office during team practices or meets unless preapproved by the Parks & Recreation Director or by emergencies only.
- Any request that is not covered in this agreement shall be given to the Parks & Recreation Director at least 24 hours in advance of when request is needed.
- Violations of this agreement will result in written and verbal warnings to the Swim Team President and may result in a security deposit for additional agreements to deduct from for additional cleaning and damage to the facility.

2. **CONSIDERATION.** In consideration of the above identified use of the FACILITY, LICENSEE shall pay the VILLAGE sum of **\$ 25 per Swim Team member (\$5.00 per Swim Team member to go directly towards pool improvements), \$350.00 rental fee outside of normal practices/meets. (June 3, June 25, July 16, July 23, August 2)** Swim Team will also provide the VILLAGE with a roster of all participants in program and payment by **SEPTEMBER 1ST**. Swim Team will continue to coordinate with the village on equipment purchases and pool improvements

3. **TERM/TERMINATION.** The term of this AGREEMENT shall commence on **January 1, 2016** and terminate on **DECEMBER 31, 2016**. The VILLAGE may, for any reason or no reason at all, terminate this AGREEMENT upon thirty days notice.

4. **PROPERTY CONDITION.** The VILLAGE makes no representations or warranties as to the condition of the FACILITY or its adequacy for LICENSEE'S intended use other than compliance with Chapter DHS 172 of Wisconsin

Administrative Code – Safety, Maintenance and Operation of Public Pools and Water Attractions. LICENSEE agrees to take the FACILITY as is and acknowledges that it shall be LICENSEE'S responsibility and obligation to assure that the FACILITY is in safe condition to be used for the purpose anticipated. LICENSEE acknowledges that it shall be obligated to regularly inspect the FACILITY and to promptly take affirmative steps where necessary to warn users or rectify hazards in order to prevent injury to property and persons.

5. VILLAGE ACCESS. The VILLAGE reserves the right to enter the FACILITY at any time during the AUTHORIZED PERIODS for any reasonable purpose. In the event the VILLAGE enters the FACILITY during AUTHORIZED PERIODS in a manner which interferes with LICENSEE'S use, LICENSEE'S sole remedy shall be refund of the CONSIDERATION paid for the periods of interference or termination of this AGREEMENT.

6. LICENSEE RESPONSIBILITIES.

A. LICENSEE shall remove all its property and equipment from the FACILITY outside of the AUTHORIZED PERIODS. LICENSEE is solely responsible for ensuring their property and equipment used is safe and properly maintained. LICENSEE shall have sole responsibility for the protection of LICENSEE'S property and agrees that the VILLAGE shall have no liability for injury to persons during LICENSEE'S activities or damage to, or theft of, property located therein. LICENSEE shall be allowed to maintain one storage facility on the pool deck for storage of necessary equipment of LICENSEE of a size and location approved by the Parks and Recreation Director. The VILLAGE shall have no obligation regarding liability for that property.

B. LICENSEE shall provide, at its sole expense, an adult on-site manager during the AUTHORIZED PERIODS, who shall be responsible for supervision of all individuals participating in the activities conducted pursuant to this AGREEMENT.

C. LICENSEE shall comply with, and ensure all of its participants comply with, all rules and regulations which shall be instituted by the VILLAGE from time to time.

D. LICENSEE shall repair all damage to the FACILITY caused by its employees, agents and participants, keep the FACILITY clean and orderly at all times, and not conduct any activity which would reasonably disturb others using the FACILITY. LICENSEE shall not be responsible to clean or maintain FACILITY outside of the intended use of LICENSEE. LICENSEE is under no obligation to leave FACILITY in a condition better than found. LICENSEE may contact the village to notify them of repair/cleaning issues that are encountered that are the responsibility of the village.

7. INDEMNITY. To the fullest extent allowable by law, the LICENSEE hereby indemnifies and shall defend and hold harmless the VILLAGE, its elected and appointed officials, officers, employees or authorized representatives or volunteers and each of them from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs, and expenses of whatsoever kind or nature whether arising before, during, or after completion of the work hereunder and in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of the LICENSEE or of anyone acting under its direction or control or on its behalf in connection with or incident to the performance of this AGREEMENT regardless if liability without fault is sought to be imposed on the VILLAGE. The LICENSEE'S aforesaid indemnity and hold harmless agreement shall not be applicable to any liability caused by the sole fault, sole negligence, or willful misconduct of the VILLAGE, or its elected and appointed officials, officers, employees or authorized representatives or volunteers. This indemnity provision shall survive the termination or expiration of this AGREEMENT.

In any and all claims against the VILLAGE, its elected and appointed officials, officers, employees or authorized representatives or volunteers by an employee of the LICENSEE, any sub-LICENSEE, or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the LICENSEE or any sub-LICENSEE under Worker's Compensation Acts, Disability Benefit Acts, or other employee benefit acts.

No provision of this indemnification clause shall give rise to any duties not otherwise provided for by this AGREEMENT or by operation of law. No provision of this indemnity clause shall be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity that would otherwise exist as to the VILLAGE, its elected and appointed officials, officers, employees or authorized representatives or volunteers under this or any contract. This clause is

to be read in conjunction with all other indemnity provisions contained in this AGREEMENT. Any conflict or ambiguity arising between any indemnity provisions in this AGREEMENT shall be construed in favor of indemnified parties except when such interpretation would violate the laws of the state in which the job site is located.

The LICENSEE shall reimburse the VILLAGE, its elected and appointed officials, officers, employees or authorized representatives or volunteers for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. The LICENSEE'S obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the VILLAGE, its elected and appointed officials, officers, employees or authorized representatives or volunteers.

8. INSURANCE. LICENSEE shall, at its sole expense, maintain in effect at all times during the term of this AGREEMENT insurance coverage acceptable to the VILLAGE and, upon request, provide a copy of the insurance policy to the VILLAGE.

9. MISCELLANEOUS PROVISIONS.

A. ENTIRE AGREEMENT: This AGREEMENT supersedes any and all agreements previously made between the parties relating to the subject matter of this AGREEMENT and there are no understandings or agreements other than those incorporated in this AGREEMENT. This AGREEMENT may not be modified except by an instrument in writing duly executed by all the parties.

B. PARTIES BOUND: This AGREEMENT shall be binding upon and inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns. It is expressly understood the LICENSEE may not assign any rights or obligations under this AGREEMENT without the prior written consent of the VILLAGE.

C. SEVERABILITY: If any provision of this AGREEMENT shall under any circumstances be deemed invalid or inoperative, this AGREEMENT shall be construed with the valid or inoperative provision deleted and the rights and obligations construed and enforced accordingly.

D. NOTICE: Notices shall be deemed delivered as of the date of postmark if sent by certified mail, postage prepaid.

E. NEUTRAL CONSTRUCTION: The parties acknowledge that this AGREEMENT is the product of negotiations between the parties and that, prior to the execution hereof, each party has had full and adequate opportunity to have it reviewed by, and to obtain the advice of, its own legal counsel. Nothing in this AGREEMENT shall be construed more strictly for or against either party because that party's attorney drafted this AGREEMENT or any part hereof.

IN WITNESS WHEREOF, the parties have executed this **AGREEMENT** effective as of the last date of signature below.

VILLAGE OF CROSS PLAINS

By: _____
Pat Andreoni, Village President

Attest: _____
Matthew Schuenke, Village Administrator/Clerk Treasurer

Date

Date

LICENSEE (Swim Team President)

By: _____

(Name & Title)

Date

VILLAGE OF CROSS PLAINS

2417 Brewery Road
Cross Plains, WI 53528
(608) 798-3241

Open Book Notice

Notice is hereby given that the Village Assessor will hold an Open Book of the Village's 2016 assessment records pursuant to Sec 70.45, Wis. Stats. The assessment roll will be open for examination on May 16, 2016 from 12:00 pm to 2:00 pm at the Village Hall, 2417 Brewery Road, Cross Plains, WI 53528.

The Village Assessor will be present and available to answer questions during the Open Book meeting. In addition, instructional information and objection forms will be available during this time. These documents will assist property owners in the event they find it necessary to schedule a hearing before the Board of Review. Property owners are strongly encouraged to attend the Open Book meeting before making an appearance before the Board of Review.

Please contact Village Assessor Associated Appraisal Consultants, Inc. at 800-721-4157 to set up an appointment.

Dated this day of May 5, 2016.

Matthew G. Schuenke
Administrator/Clerk-Treasurer

VILLAGE OF CROSS PLAINS

2417 Brewery Road
Cross Plains, WI 53528
(608) 798-3241

Board of Review Notice

NOTICE IS HEREBY GIVEN that the Board of Review for the Village of Cross Plains of Dane County shall hold its first meeting on the 6th day of June, 2016 from 5:00 pm to 7:00 pm at 2417 Brewery Rd., Cross Plains, WI.

Please be advised of the following requirements to appear before the Board of Review and procedural requirements in appearing before the Board:

- No person shall be allowed to appear before the board of review, to testify to the Board by telephone or to contest the amount of any assessment of real or personal property if the person has refused a reasonable written request by certified mail of the Assessor to view such property.
- After the first meeting of the Board of Review and before the Board's final adjournment, no person who is scheduled to appear before the Board of Review may contact, or provide information to, a member of the Board about the person's objection except at a session of the Board.
- No person may appear before the Board of Review, testify to the Board by telephone or contest the amount of assessment unless, at least 48 hours before the first meeting of the Board or at least 48 hours before the objection is heard if the objection is allowed because the person has been granted a waiver of the 48-hour notice of an intent to file a written objection by appearing before the Board during the first two hours of the meeting and showing good cause for failure to meet the 48-hour notice requirement and files a written objection, that the person provides to the Clerk of the Board of Review notice as to whether the person will ask for removal of any Board members and, if so, which member will be removed and the person's reasonable estimate of the length of time that the hearing will take.
- When appearing before the Board, the person shall specify, in writing, the person's estimate of the value of the land and the improvements that are the subject of the person's objection and specify the information that the person used to arrive at that estimate.
- No person may appear before the Board of Review, testify to the Board by telephone or subject or object to a valuation; if that valuation was made by the Assessor or the Objector using the income method; unless the person supplies the Assessor all of the information about the income and expenses, as specified in the Manual under Sec. 73.03(2a), that the Assessor requests. The Village of Cross Plains has an ordinance for the confidentiality of information about income and expenses that is provided to the Assessor under this paragraph which provides exemptions for persons using information in the discharge of duties imposed by law or of the duties of their office or by order of a court. The information that is provided under this paragraph, unless a court determined that it is inaccurate, is not subject to the right of inspection and copying under Section 19.35 (1) of the Wisconsin Statutes.

The Board shall hear upon oath, by telephone, all ill or disabled persons who present to the Board a letter from a physician, surgeon or osteopath that confirms their illness or disability. No other persons may testify by telephone.

Dated this 26th day of May, 2016.

Matthew G. Schuenke
Administrator/Clerk-Treasurer

Regular Plan Commission Meeting

Regular Meeting Minutes

Village of Cross Plains

2417 Brewery Road, PO Box 97

Cross Plains, WI 53528

(608) 798-3241

Monday, April 4, 2016

6:00 pm

I. Call to Order, Pledge of Allegiance, and Roll Call

President Andreoni called the meeting was called to order at 6:01 pm.

Present: Commissioners Randy Case, Todd Duquette, Ron Hilmanowski, Mitch Hogan, Cliff Zander, and President Pat Andreoni.

Not-Present: Commissioner Judy Ketelboeter.

Also Present: Dan Day, Brian Munson, Jeff Rosenberg, and Jackie Mich.

II. Public Comment – None.

III. General Business

1. Discussion and action regarding minutes of regular meeting held March 7, 2016 – A motion was made by Commissioner Duquette, seconded by Commissioner Case, and unanimously carried by the Plan Commission to approve the minutes of the regular meeting held on March 7, 2016.

2. Discussion and action to make a recommendation to the Village Board regarding the Final Plat for Glacier Ridge Subdivision – Following discussion, a motion was made by Commissioner Case, seconded by Commissioner Hilmanowski, and unanimously carried by the Plan Commission to recommend conditional approval of the Final Plat for Glacier Ridge Subdivision conditioned upon the following variances and waivers:

- Waiver of the requirement to display the house number assigned to each lot on the face of the plat listed in Section 83.46(g) stating the house numbers will be assigned through a separate Addressing Plan to be approved by the Village.
- Variance from the minimum lot area size and building line width as listed in Sub-Section 83.83(c) stating that land use regulations will be controlled by Chapter 84 (Zoning Code) of the Village Code of Ordinances.
- Additional dedication language will be added for Outlots 2 and 4 regarding more acceptable uses to be considered as part of the review conducted by the Village Board.

3. Preliminary presentation from MSA Professional Services to begin Glaciers Edge Square Shopping Center Redevelopment Master Plan funded through the Dane County BUILD Grant Program – A presentation was provided by Stephen Tremlett of MSA Professional Services as a preliminary introduction to the Glaciers Edge Square Shopping Center Redevelopment Master Plan process. A public information meeting on the project will be scheduled for May 4th at 6:00 with the Streetscape Workgroup.

4. Consideration of Ord. #05-2016 amending Section 85.05(b)(1)-(4) in order to update the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) panel numbers with a new effective date as of June 16, 2016:

a. Public Hearing – A motion was made by Commissioner Hilmanowski, seconded by Commissioner Duquette, and unanimously carried by the Plan Commission to open the Public Hearing at 7:00 pm.

- No public comments were made.

A motion was made by Commissioner Duquette, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to close the Public Hearing at 7:01 pm.

b. Discussion and action to make a recommendation to the Village Board – Following discussion, a motion was made by Commissioner Duquette, seconded by Commissioner Hilmanowski, and unanimously carried by the Plan Commission to recommend the Village Board approve Ordinance #05-2016 as presented updating Chapter 85 (Floodplain Zoning) with the new maps, studies, and related language changes.

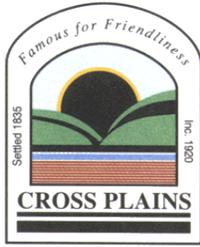
IV. Adjournment

A motion was made by Commissioner Duquette, seconded by Commissioner Hogan, and unanimously carried by the Plan Commission to adjourn the meeting at 7:06 pm.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin boards in accordance with Open Meetings Law.

Respectfully submitted,

Matthew G. Schuenke
Village Administrator/Clerk-Treasurer



Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528
Phone: (608) 798-3241
Fax: (608) 798-3817

Memorandum

To: Village Board
From: Matthew G. Schuenke, Village Administrator/Clerk-Treasurer
Date: April 21, 2016
Re: **Review of Final Plat for the proposed Glacier Ridge Subdivision (Veridian Homes)**

Executive Summary

The Village adopted an ordinance at its February 22, 2016 meeting annexing approximately 40 acres into the Village located at 2504 Military Road including Parcel #0707-022-9500-3 and #0707-022-9650-2. The Development Proposal for the site was adopted by the Village in January with a portion of the property to be used for new single family homes and another portion of the property will be used to site future public improvements. The Preliminary Plat for this development was conditionally approved by the Village Board at its March 28, 2016 meeting and a Final Plat has now been submitted to the Village for consideration first by the Plan Commission. The Plan Commission conducted its review of the plat at its meeting on April 4th and made a recommendation of conditional approval for the Village Board to consider at its April 25th meeting. This memorandum will provide a review of the Final Plat and summarize the next steps.

Final Plat (Exhibit A)

Review Process – Section 83.26

The review process for a Final Plat is contained within Section 83.26 (Exhibit B) of the Village Code. The Developer is responsible for submitting a Final Plat that encompasses all lands within the approved Preliminary Plat at least 30 days in advance of the Plan Commission review. This document was first submitted by the Developer for review on February 15th and has seen several iterations following Staff Review with the Public Facilities Director, Village Engineer, Parks/Recreation Director, Village Attorney, Village Planner, and Village President. A copy will also be forwarded to communication providers and other utilities. Additionally, the Preliminary Plat is required to be approved prior to consideration of the Final Plat and was adopted by the Village Board on March 28th. The Village Administrator/Clerk-Treasurer is responsible for making a determination that the document is complete, conforms to the requirements of the Land Division chapter, and is consistent with the Preliminary Plat. The Plan Commission has recommended conditional approval of the plat to the Village Board. Plats recommended for conditional approval shall be referred to the Village Board for their consideration. The Village Board is set to consider the plat at its April 25th meeting following action taken by the Plan Commission on April 4th.

Platting Requirements – Section 83.45-83.52

In order to complete the land division process, a Final Plat needs to be adopted according to the requirements listed in Section 83.45 through 83.52 of the Village Code (Exhibit C). The proposed Final Plat for the Glacier Ridge Subdivision is listed in Exhibit A and was prepared based on a land survey as is required. Please note the following sections of the platting requirements:

- Section 83.45 – General Requirements: The Final Plat was prepared by a registered land surveyor. The plat as proposed meets the General Requirements.
- Section 83.46 – Information to be Provided: Subsections (a)-(g) list all of the required information to be provided on the proposed plat. This includes exact street measurements, railroad ROW (not applicable), set-backs or building lines (not included and not recommended), lands for public acquisition, special restrictions, the inclusion of house numbers, and many other items contained within the detail. The only item missing is the inclusion of house numbers. This is recommended to be provided for via a separate Addressing Plan. The Village will assign the numbers and including it in a separate plan from the Plat gives the Village flexibility in the future should changes or adjustments be needed. A waiver is required from the requirement that the assigned house numbers are included on the Final Plat.
- Section 83.47 – Drainage Flows: The Drainage Flows will be shown within the master grading plan. The full Stormwater Management Report, Water Surface Study Summary, and Storm Sewer Sizing Report have been provided to the Village Engineer and Public Facilities Director for review; however, are not provided as an attachment to the Final Plat due to their size and highly technical nature. The information required has been provided and under review by Village Staff in order to meet this requirement for the Final Plat.
- Section 83.48 – Deed Restrictions: The Declaration of Protective Covenants, Conditions, and Restrictions (i.e. – Deed Restrictions) is included with the Final Plat as Exhibit D. This document provides additional layers of land use requirements specific to the submission in addition to the Village Code. These requirements will not apply to Lot 1 and the Outlots being acquired by the Village as part of this Development. Village Staff including the Village Attorney has reviewed this document and recommending their approval as part of the review process for the Final Plat.
- Section 83.49 – Survey Accuracy: The surveying methods used to develop the Final Plat are accurate and consistent with State Statute as is required.
- Section 83.50 – Surveying and Monumenting: The surveying used and Monumenting proposed are consistent with State Statute as is required.
- Section 83.51 – Certificates: The Certificates are provided for on the third page of Exhibit A in the Final Plat. They are all encompassing of the signatures needed follow plat approval as is required by State Statutes. The Surveyor’s Certificate is also provided for and is sufficient to meet the requirements of this section.

- Section 83.52 – Application for Approval: This memorandum combined with the Final Plat and relevant exhibits serves as the Application for Approval to be considered by the Plan Commission on Monday night. Additionally, all plans, profiles, and specifications shall be submitted in order to comply with Section 83.35, 83.36, and 83.102 of the Village Code. Please note the following:
 - Section 83.35 – Street and Utility Plans and Profiles (Exhibit E): Contained within Exhibit F are the civil engineering plans for the subdivision. These plans were also considered as part of the Preliminary Plat and are updated to reflect the plan for construction. This shows the engineering behind the construction of the subdivision from erosion control through final paving with utilities in between. The plans as submitted meet the requirements of this section.
 - Section 83.36 – Testing (Exhibit E): Soil boring logs have been submitted to the Village Engineer for review. This is done to review the subsurface soil, rock/water conditions, depth of bedrock, depth to ground water table, and other measurables within the ground. This was also considered as part of the approval process for the Preliminary Plat. The results have been found to be acceptable to meet the requirements of this section.
 - Section 83.102 – Construction Plans and Specifications: The Plans and Specifications for construction are included within Exhibit F. The Developer is required to provide them as part of the Final Plat approval process but also has included them as part of the Preliminary Plat approval as is required. These same documents have also been provided to the Village Engineer and Public Facilities Director for review and approval. The submittal thus far is sufficient to satisfy this requirement for plat approval.

Land Division Design Standards (Exhibit H)

Section 83.76 through 83.85 contain the design standards for the preparation of the Final Plat. The project as presented thus far complies with these requirements but for the need for one variance as follows:

- Section 83.83 – Lots: Subsection (c) requires that residential lots maintain a minimum area of 9,600 square feet and a minimum width of 80 feet at the building line. Several of the proposed lots are of the SR-5 variety that allow for lower minimum standards acceptable within the Zoning Code. The Land Division code was adopted in 2013 as part of a recodification followed by the Zoning Code in 2014 where they have been found to be inconsistent with these requirements. A variance is needed from this requirement for the Final Plat noting that the minimum lot requirements will defer to the zoning code, which are in compliance as presented. This same variance was granted as part of the approval for the Preliminary Plat.

Next Steps

The Village Board is scheduled on April 25th to consider the Final Plat in order to take action on the recommendation from the Plan Commission. The Plan Commission will have to consider a variance and a waiver as part of their decision outlined in the Staff Report. The procedure for granting Variances and Waivers within the Land Division Chapter is outline in Section 83.120 (Exhibit I). The Village Board will consider the recommendation(s) of the Plan Commission and take action on these items following its review. Assuming the Final Plat is ultimately adopted by both groups, the final item for Village Board consideration is the Development Agreement which will be considered on May 23rd. The Development Agreement will satisfy all necessary requirements outlined in Section 83.11 regarding Agreement and Security for Improvements (Exhibit J). All remaining steps including the proposed timeline are included as Exhibit K.

Recommendation

Village Staff recommends the Plan Commission consider the following action in making their recommendation to the Village Board following the conclusion of their review:

1. Approval of the Final Plat as presented with the following variances and waivers:
 - a. Waiver of the requirement to display the house number assigned to each lot on the face of the plat listed in Section 83.46(g) stating that the house numbers will be assigned through a separate Addressing Plan to be approved by the Village.
 - b. Variance from the minimum lot area size and building line width as listed in Sub-Section 83.83(c) stating that land use regulations will be controlled by Chapter 84 (Zoning Code) of the Village Code of Ordinances.

Exhibits

Exhibit A – Glacier Ridge Final Plat (March 18, 2016)

Exhibit B – Section 83.26 (Final Plat Review)

Exhibit C – Section 83.45-83.52 (Final Plat Requirements)

Exhibit D – Declaration of Protective Covenants, Conditions, and Restrictions (April 1, 2016)

Exhibit E – Section 83.35-36 (Street and Utility Plans and Profiles; Testing)

Exhibit F – Glacial Ridge Civil Engineering Plan Set (March 10, 2016)

Exhibit G – Section 83.102 (Construction Plans and Specifications)

Exhibit H – Section 83.76-83.85 (Design Standards)

Exhibit I – Section 83.120 (Variances and Waivers)

Exhibit J – Section 83.11 (Agreement and Security for Improvements)

Exhibit K – Proposed Timeline for Development Project Review

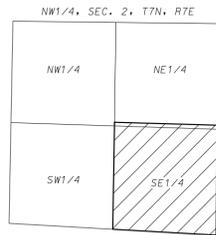
GLACIER RIDGE

LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NW1/4 OF SECTION 2, T7N, R7E,
VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

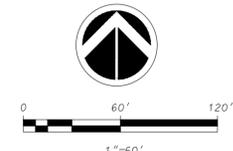
Certified _____, 20____

Department of Administration

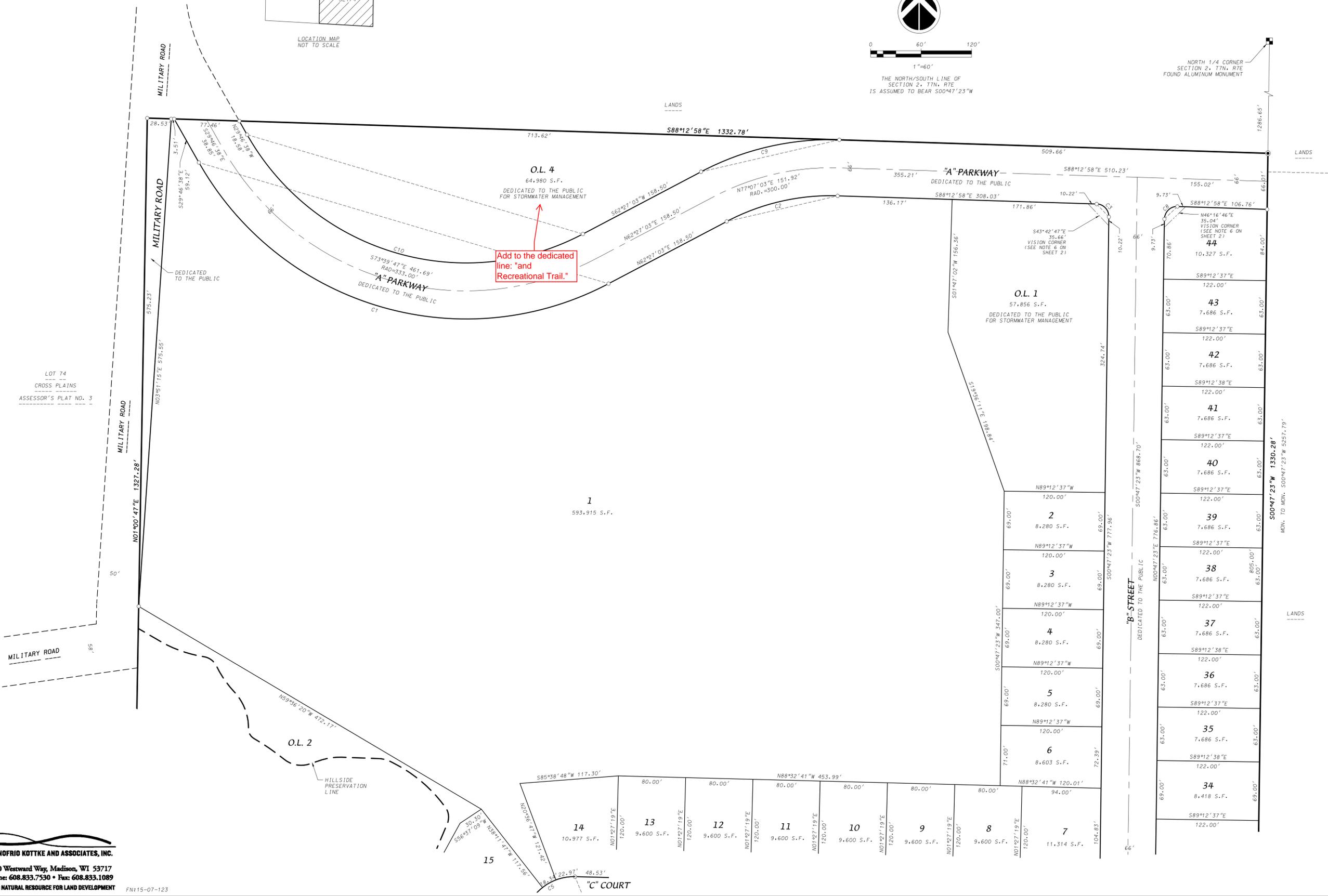


LOCATION MAP
NOT TO SCALE

- LEGEND**
- Found 1" Iron Pipe
 - Found 3/4" Iron Pipe
 - Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlet corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
 - Public utility easement (6' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.



THE NORTH/SOUTH LINE OF SECTION 2, T7N, R7E IS ASSUMED TO BEAR S00°47'23"W



Add to the dedicated line: "and Recreational Trail."

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-123

GLACIER RIDGE

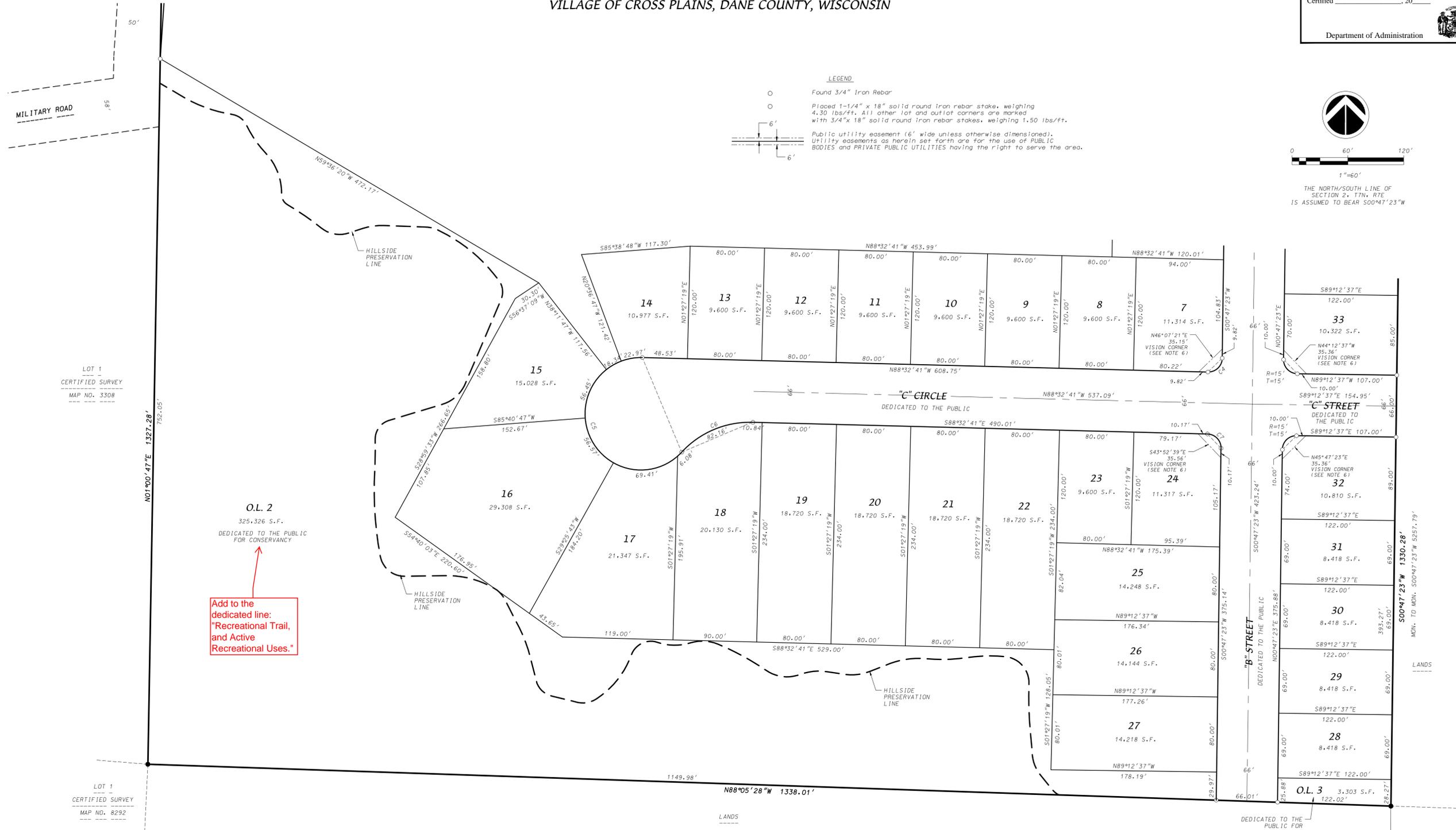
LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NW1/4 OF SECTION 2, T7N, R7E,
VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration



THE NORTH/SOUTH LINE OF
SECTION 2, T7N, R7E
IS ASSUMED TO BEAR S00°47'23"W

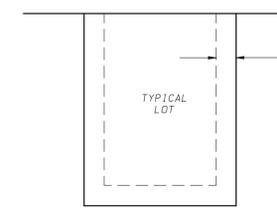
LEGEND
 ○ Found 3/4" Iron Rebar
 ○ Placed 1-1/4" x 18" solid round iron rebar stake, weighing
4.30 lbs/ft. All other lot and outlot corners are marked
with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
 --- Public utility easement (6' wide unless otherwise dimensioned).
 --- Utility easements as herein set forth are for the use of PUBLIC
BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.



Add to the
dedicated line:
"Recreational Trail,
and Active
Recreational Uses."

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		366.00	507.44	560.68	S73°39'47.5"E	087°46'19"	
2		267.00	135.20	136.69	N77°07'02.5"E	029°19'59"	
3		15.00	21.03	23.30	S43°42'47.5"E	089°00'21"	
4		15.00	21.34	23.74	S46°07'21"W	090°39'56"	
5		60.00	109.41	239.29	S22°47'57"E	228°30'32"	OUT-N42°56'45"E
14		60.00	22.97	23.11	S80°25'17"W	022°04'04"	
1		60.00	18.34	18.41	S60°35'43"W	017°35'04"	
15		60.00	56.45	58.77	S23°44'30"W	056°07'22"	
16		60.00	56.57	58.91	S32°26'45"E	056°15'08"	
17		60.00	69.41	74.01	N84°05'21"E	070°40'40"	
18		60.00	6.08	6.08	N45°50'53"E	005°48'16"	
6		100.00	82.16	84.66	N67°12'02"E	048°30'32"	
7		15.00	21.09	23.39	S43°52'39"E	089°20'04"	
8		15.00	21.40	23.82	N46°17'12.5"E	090°59'39"	
9		333.00	168.63	170.48	S77°07'02.5"W	029°19'59"	
10		300.00	415.94	459.57	N73°39'47.5"W	087°46'19"	

- NOTES**
- Outlots 1 and 4 are dedicated to the public for stormwater management purposes.
 - Outlot 2 is dedicated to the public for conservancy purposes.
 - Outlots 3 is dedicated to the public for recreational trail, Sanitary Sewer, Water Main and Storm Sewer Easement purposes.
 - Lots 2 through 44 within this plat are subject to public easements for drainage purposes which shall be 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat.
 - Lots 2 through 44 are subject to a Master Storm Grading Plan on file with the Village of Cross Plains. There shall be no changes in drainage or elevations within the public easements for drainage purposes without the written approval of the Village of Cross Plains.
 - Area designated as Vision Corner shall have no obstructions permitted between 2-1/2 feet and 10 feet above the plane through the mean curb grade.
 - Parkland dedication of 62,565 square feet has been provided within the area of Lot 1.
 - Distances shown along curves are chord lengths.



- Easement is 12 feet on perimeter of the plat.
- Easements are not required on lines that are shared with streets or greenways.

NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL
Not to Scale - See note 4

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-123

GLACIER RIDGE

LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NW1/4 OF SECTION 2, T7N, R7E,
VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration 

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the Village of Cross Plains, and under the direction of the owners listed below, I have surveyed, divided and mapped "Glacier Ridge" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NE1/4 and the SE1/4 of the NW1/4 of Section 2, T7N, R7E, Village of Cross Plains, Dane County, Wisconsin to-wit: Commencing at the North 1/4 corner of said Section 2; thence S00°47'23"W, 1286.65 feet along the North/South line of said Section 2 to the point of beginning; thence continuing S00°47'23"W, 1330.28 feet along said North/South line; thence N88°05'28"W, 1338.01 feet to the Southeast corner of Lot 1, Certified Survey Map No. 3308; thence N01°00'47"E, 1327.28 feet along the East line of said Lot 1 and the Northerly extension thereof; thence S88°12'58"E, 1332.78 feet to the point of beginning, Containing 1,774,199 square feet (40.730 acres).

Dated this _____ day of _____, 2016.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

OWNER'S CERTIFICATE

VH Cross Plains, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH Cross Plains, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Village Board, Village of Cross Plains
Dane County Zoning and Land Regulation Committee

In witness whereof, VH Cross Plains, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2016.

VH Cross Plains, LLC

Jeff Rosenberg, Authorized Officer and Signatory

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2016, the above named officer(s) of the above named VH Cross Plains, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said _____ has caused these presents to be signed by its corporate officer(s) listed below on this _____ day of _____, 2016.

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2016, the above named officer(s) of the above _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission _____
Notary Public, Dane County, Wisconsin

VILLAGE BOARD RESOLUTION

Resolved that the plat of "Glacier Ridge" located in the Village of Cross Plains, was hereby approved by Resolution Number _____, adopted this _____ day of _____, 2016, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the Village of Cross Plains for public use.

Dated this _____ day of _____, 2016.

Matthew G. Schuenke, Village Clerk, Village of Cross Plains, Dane County, Wisconsin

VILLAGE OF CROSS PLAINS TREASURER'S CERTIFICATE

I, Matthew G. Schuenke, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2016 on any of the lands included in the plat of "Glacier Ridge".

Matthew G. Schuenke, Village Treasurer, Village of Cross Plains, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2016 affecting the land included in "Glacier Ridge".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2016 at _____ o'clock ____ M.
and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

KRISTI Chlebowski, Dane County Register of Deeds

days prior to the time of such hearing to the owners of all properties adjacent to the proposed replat or resubdivision.

SECTION 83.26 Final Plat Review.

Preliminary Plat approved on March 28th.



The subdivider shall prepare and file eight copies of the final plat together with a written application for approval with the Village Administrator/Clerk-Treasurer within 36 months of the approval of the last required preliminary plat and at least 30 days prior to the meeting of the Village Plan Commission at which action is desired. At the same time, the subdivider shall file electronic copies of the documents with the Administrator/Clerk-Treasurer, the Village Engineer, and the Director of Public Facilities. When the subdivider expects the Village to act as the transmitting authority in accordance with Section 236.12, Wis. Stats., the application shall state that transmittal responsibility lies with the Village, shall contain a list of the other authorities to which the plat must be submitted, and shall be accompanied by such additional fees and copies of the plat as are necessary to be transmitted to such authorities.

Draft Submittal: February 15th



Before accepting any final plat for filing and submittal to the Plan Commission, the Administrator/Clerk-Treasurer shall determine whether the final plat and other filings required under this chapter are complete and comply with the requirements of this chapter as to form and whether all review fees and deposit moneys have been paid pursuant to this chapter. No final plat shall be deemed to be filed until the Administrator/Clerk-Treasurer determines that the application is complete. After the Administrator/Clerk-Treasurer determines that the application has been properly filed, the Village Administrator/Clerk-Treasurer shall forward two copies of the plat to the Plan Commission. The Plan Commission shall examine it for conformity with the preliminary plat and any conditions of approval, with the requirements of this chapter, and with the requirements of any other ordinances, statutes, administrative rules and regulations, or local plans which may be applicable to it. Where appropriate, the Administrator/Clerk-Treasurer shall also forward a copy of the plat and related documents to the Village Engineer and/or Village Attorney for technical review.

The Final Plat as submitted is determined to be complete. It has been submitted as required to all appropriate parties. All review services are paid in full. Platting fees will be deducted from escrow fund balance.

(c) The Plan Commission shall recommend approval of the final plat to the Village Board or shall reject the plat. If approval is recommended, the final plat shall be referred to the Village Board for consideration. The Village Board shall then approve, conditionally approve, or reject the final plat. As part of the approval process, a professional engineer, a planner, or another person charged with the responsibility to review plats shall provide the Village Board with his or her conclusions as to whether the final plat conforms substantially to the preliminary plat and with his or her recommendation on approval of the final plat. The conclusions and recommendation shall be made a part of the record of the proceeding at which the final plat is being considered and are not required to be submitted in writing.

~~(d) The final plat may, if permitted by the Plan Commission, include only that portion of the approved preliminary plat which the subdivider proposes to record at that time. Includes the entire area of the Preliminary Plat.~~



If the final plat conforms substantially to the preliminary plat as approved, including any conditions of that approval, and to local plans and ordinances adopted as authorized by law, it is entitled to approval. ~~If the final plat is not submitted within thirty six (36) months after the last required approval of the preliminary plat, the Plan Commission or Village Board may refuse to approve the final plat or may extend the time for submission of the final plat.~~

- (f) The Village Plan Commission shall, when it determines to recommend approval of a plat, give at least 10 days' prior written notice of its intention to the clerk of any municipality within 1,000 feet of the plat; provided, however, that failure to give such notice shall not invalidate any plat.
- (g) After the final plat has been approved by the Village Board and the contract and security for the installation of improvements have been filed in accordance with Section 83.11 hereof, the subdivider shall submit the final plat to the Village Administrator/Clerk-Treasurer. The Administrator/Clerk-Treasurer shall cause the certificate inscribed upon the plat attesting to such approval to be duly executed and the plat returned to the subdivider for recording.
- (h) The subdivider shall file a certified copy of the final plat with the Village Administrator/Clerk-Treasurer within 10 days after it has been recorded.

SECTION 83.27 Replats.

- (a) When it is proposed to replat a recorded subdivision, or part thereof, so as to change its boundaries, or a part thereof, the subdivider or person wishing to replat shall vacate or alter the recorded plat as provided in Sections 236.40 through 236.44, Wis. Stats. The subdivider, or person wishing to replat, shall then proceed as required by this Chapter.
- (b) Whenever a preliminary plat of a replat is filed, the Plan Commission shall schedule and hold a public hearing before it acts on the plat. Notices of the proposed replat and public hearing shall be mailed, at the subdivider's expense, to the owners of all properties within the limits of the exterior boundaries of the proposed replat and to the owners of all properties adjacent to the proposed replat.

SECTION 83.28 Land Divisions by Certified Survey.

- (a) A certified survey which has been approved by the Plan Commission and the Village Board and meets all of the requirements of Section 236.34, Wis. Stats., and of this chapter may be utilized to create not more than four parcels, 15 acres each or less in size. The Plan Commission may require a preliminary plat to be filed by a subdivider who is seeking approval of a certified survey map. When required, the preliminary plat must include all lands under the control of the

- (3) The Plan Commission and Village departments shall cooperate with the subdivider by providing information in the Village's possession regarding the Village's public facilities. The Plan Commission may have its own consultants, including but not limited to Village staff and the Village's Engineer, review the impact study and prepare their own evaluation of the adequacy of public facilities to serve the proposed development. If the Plan Commission concludes that the subdivider's impact study is inadequate or inaccurate, the Plan Commission may reject the subdivider's impact study. Any rejection of a subdivider's impact study shall be accompanied by a description of the reason or reasons for the rejection.

SECTIONS 83.42 – 83.44 Reserved

FINAL PLAT

SECTION 83.45 General Requirements.

A final plat prepared by a land surveyor registered in this state shall be required for all subdivisions. It shall comply in all respects with the requirements of Section 236.20, Wis. Stats., and with this chapter.

SECTION 83.46 Information to be Provided.

The plat shall show correctly on its face, in addition to the information required by Section 236.20, Wis. Stats., and Sections 83.33 through 83.35 hereof, the following:

- (a) Exact length and bearing of the center line of all streets.
 - (b) Exact street width along the line of any obliquely intersecting street.
 - (c) Railroad rights-of-way within and abutting the plat.
 - (d) Setbacks or building lines required by the Village Plan Commission.
 - (e) All lands reserved for future public acquisition or reserved for the common use of property owners within the plat.
 - (f) Special restrictions required by the Village Plan Commission relating to access control along public ways or to the provision of planting strips.
-  The house number or rural fire number assigned to each lot.

SECTION 83.47 Drainage Flows.

The subdivider shall cause to be ~~set upon the face of the plat, or~~ included within the master grading plan, arrows along each street as will result from the grading of the site, the construction of the required public improvements, or which are existing drainage flows and will remain. The arrows indicating the directions off flows shall be

A waiver from the requirement to display house numbers assigned to each lot on the Final Plat. The Village is responsible for assigning house numbers and including them within the Plat locks them in essentially without change forever. Assigning these numbers via a separate Addressing Plan is recommended to give the Village flexibility in the future should changes be needed.

appropriately weighted so as to differentiate between the minor and major (100 year event) drainage components.

SECTION 83.48 Deed Restrictions.

- (a) Deed restrictions required by the Plan Commission or Village Board shall be filed with the final plat.
- (b) A note shall be added to the plat, and included in a deed restriction, that prohibits alterations of the finished grade from those shown on the master grading plan within five (5) feet of any property line. The subdivider shall provide three copies of “As Built Grading Plans” with elevations at each lot corner, and at each major change in grade. The plans shall be provided by hard copy and electronic means to the Administrator/Clerk-Treasurer, the Village Engineer and the Director of Public Facilities. The plans shall also show direction of drainage along the lot lines by means of arrows. The arrows shall be accompanied on the master grading plan with the following note: “Arrows indicate the direction of drainage flows in various components resulting from site grading and the construction of required public improvements. The drainage flow components located in easements shall be maintained and preserved by the property owner.”
- (c) Deed restrictions shall be provided requiring all mailboxes within a cul-de-sac to be located on one standard to house all mailboxes within the cul-de-sac at a location to be determined by the Director of Public Facilities.
- (d) Where the ground water table is equal to or less than nine (9) feet from the proposed street centerline elevation, the subdivider shall place the following note on the plat: “Subsoil information indicates the presence of high ground water conditions on lots. On these lots, either basement elevations must be elevated above the groundwater level or the basement exteriors must be fully waterproofed.”
- (e) Deed restrictions shall be provided prohibiting the alteration of the approved as-built grades within 6 feet of a lot line for all types of development under all circumstances.
- (f) Deed restrictions shall be provided prohibiting owners from planting trees or shrubs, building fences, sheds, landscaping or placing play equipment within any drainage easement. Further, the approved grade within a drainage easement shall not be altered under any circumstances.

SECTION 83.49 Survey Accuracy.

The accuracy of the final plat must be certified in accordance with Ch. 236, Wis. Stats.

SECTION 83.50 Surveying and Monumenting.

All final plats shall meet all the surveying and monumenting requirements of Section 236.15, Wis. Stats.

SECTION 83.51 Certificates.

A final plat shall include all the certificates required by Section 236.21, Wis. Stats., and, in addition, the surveyor shall certify that she/he has fully complied with all the provisions of this chapter.

SECTION 83.52 Application for Approval.

The plat shall be accompanied by a written application for approval on forms furnished by the Village Administrator/Clerk-Treasurer. The plat, if it has not been previously submitted, shall also be accompanied by plans, profiles, and specifications required by Sections 83.35 and 83.102 of this chapter and by the results of the soil and percolation tests required by Section 83.36.

SECTIONS 83.53 – 83.54 Reserved

CERTIFIED SURVEY MAP

SECTION 83.55 General Requirements.

A certified survey map prepared by a land surveyor registered in this state shall be required for all land divisions. It shall comply in all respects with the requirements of Section 236.34, Wis. Stats.

SECTION 83.56 Information to be Provided.

The map shall show correctly on its face, in addition to the information required by Section 236.34, Wis. Stats., the following:

- (a) All existing buildings, watercourses, drainage ditches and other features pertinent to proper division.
- (b) Setbacks or building lines required by the Village Plan Commission.
- (c) All lands reserved for future acquisition.
- (d) Date of the map.
- (e) Graphic scale.
- (f) Name and address of the owner, subdivider and surveyor.

SECTION 83.57 Certificates.

Document No.

**GLACIER RIDGE
DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS**

**VILLAGE OF CROSS PLAINS, DANE
COUNTY, WI.**

Drafted by and return to:
**Jeff Rosenberg
Veridian Homes
6801 South Towne Drive
Madison, WI 53713**

PREAMBLE

See Exhibit "B"
(Parcel Identification Numbers)

This Declaration of Protective Covenants, Conditions and Restrictions (the "**Declaration**") made this _____ day of _____, 20____, by VH Cross Plains LLC, a Wisconsin Limited Liability Company (collectively, hereinafter referred to as the "**Declarant**") and/or their successors and assigns.

WHEREAS, Declarant is the owner of real property legally described as the plat of Glacier Ridge (the "**Plat**") located in the Village of Cross Plains, Dane County, Wisconsin, more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, and desires to build thereon a residential development with housing units (the "**Development**"); and

WHEREAS, Declarant desires to provide for the maintenance and enhancement of property values and amenities in said Development, and for the preservation of the properties and improvements thereon, as well as, for the preservation of said Development's distinctive style, and to prevent the erection, or maintenance of poorly designed or constructed improvements; and

WHEREAS, to the above end, Declarant desires to subject said real property, to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

WHEREAS, Declarant has thought it desirable for the efficient maintenance and preservation of the values of said Development to create an Association to which should be delegated and assigned the powers of

owning, maintaining and administering the Common Property and facilities, as set forth below, and administering and enforcing the covenants and restrictions, and collecting and disbursing the Assessments and charges as hereinafter or in the future created or established, and promoting the health, welfare and recreation of the Development's residents. Declarant will incorporate The Glacier Ridge Homeowners Association, Inc. a non-profit, non-stock corporation, under the laws of the State of Wisconsin (the "**Association**") for such purposes;

NOW, THEREFORE, the Declarant declares that the following real property, Lots 2-44, legally described and depicted in Exhibit "A", attached hereto and incorporated herein by reference, will and shall be sold, transferred and conveyed subject to the easements, covenants, restrictions, assessments, charges and liens hereinafter set forth.

PART A
ASSOCIATION MATTERS

A-1) Definitions.

A) "Association" shall mean and refer to as Glacier Ridge Homeowners Association, Inc., and its successors and assigns.

B) "Common Property" shall mean those areas located in the Development which are not contained within a Lot and which the Declarant or the Association, as the case may be, shall be required to maintain in accordance with agreements between Declarant and the Village of Cross Plains, or pursuant to applicable Village of Cross Plains rules, regulations and ordinances, until such time as maintenance of such areas is turned over to the Village of Cross Plains and the Village of Cross Plains accepts such maintenance. Areas within the Development which will initially constitute Common Property include, but are not limited to, storm water management and park areas.

C) "Declarant" shall mean and refer to VH Cross Plains LLC, a Wisconsin Limited Liability Company and/or their successors and assigns.

D) "Lot" shall mean and refer to the lands described as Glacier Ridge as described and depicted in Exhibit "A", now owned by Declarant, but which Declarant in the future intends to convey to purchasers who shall thereupon become members of the Association. The term "Property" or "Properties" shall be synonymous with the term Lot.

E) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any of the Properties described in Exhibit "A". A purchaser of any of said Properties by land contract shall be referred to as "Owner" instead of the land contract vendor.

F) "Occupant" shall mean and refer to the occupant of any of the Properties who shall either be an Owner or a lessee who holds a written lease having an initial term of twelve months or more.

G) "Subdivision" shall refer to the lands described in Exhibit "A". The term "Subdivision" is synonymous with the term "Development".

H) "Village" shall refer to the Village of Cross Plains, a Wisconsin Municipal Corporation.

A-2) Membership and Voting Rights.

A) **Members.** Declarant will incorporate the Association. Each Owner of a Lot shall automatically become a member of the Association. By acceptance of the Deed or other instrument of conveyance, the Owner(s) of each Lot consent to such Owner's membership in the Association whether or not specified on the deed to the Owner. Membership in the Association is appurtenant to each Lot. Each Owner of a Lot shall automatically be entitled to the benefits and subject to the burdens relating to such membership in the Association. The Association shall have authority to manage the Common Property. Persons or entities, including a land contract vendor, who hold an interest merely as security for the performance of an obligation, shall not be members of the Association. Tenants of Properties who are not Owners shall not be members of the Association. To the extent that Declarant owns any Lot, Declarant shall be a member of the Association until such ownership terminates.

B) Voting Rights.

1) Each member shall be entitled to one vote for each Lot owned except as set forth in A-2(B) (2) below.

2) When there is more than one Owner of a Lot, said Owners shall only be entitled to one collective vote for each Lot. There shall be no fractional votes or voting. When there is more than one Owner of any Lot, the vote attributable to such ownership must be cast unanimously by all the Owners of that Lot, or it shall not be considered for any purpose.

C) **Proxies.** Any Member may vote by proxy. All proxies shall be in writing and signed by the Owner or in cases where there is more than one Owner, by all Owners of the Lot.

D) **Articles of Incorporation and By-Laws.** The purposes and powers of the Association and the rights and obligations with respect to the members thereof, shall be governed by the Articles of Incorporation and By-Laws of the Association; provided, however, that such Articles of Incorporation and By-Laws shall be subject to, and shall not contravene, the terms, conditions, benefits and burdens set forth in this Declaration.

E) **First Year's Operating Expenses.** Commencing on the date established for the payment of assessments under Section A-4(B)(1), Declarant shall pay to the Association an amount equal to the estimated operating expenses of the Association for a period of one (1) year, less assessments on Lots owned by Declarant actually paid to the Association for the one (1) year period of time. Said payment may be made in a lump sum or in twelve (12) monthly installments, at Declarant's option. Prior to said date, Declarant shall be solely responsible for payment of all maintenance expenses.

A-3) Description.

A) **Responsibility for Assessments.** Declarant shall turn over to the Association, at the time control is turned over to the Members, any surplus received by the Association of income over expenses. Assessments shall be based on the number of assessment units (an "**Assessment Unit**"), which are assigned to Lots in the Development based upon their intended use at the present time. The number of Assessment Units for a particular Lot will be divided by the total number of Assessment Units in the

Development to arrive at a particular Lot's percentage share ("**Percentage Interest**") of assessments for common area maintenance and other expenses, which the Association is permitted to assess to members under the Declaration. The Declarant shall be responsible for payment of assessments on Lots owned by Declarant, only at such time as a Declarant owned Lot has been improved with street, utilities and such other improvements as are necessary to permit commencement of construction on such Lot. For the purposes of the following table, a single family residence shall be deemed a Dwelling Unit.

<u>Use</u>	<u>Number of Assessment Units</u>
1) Single Family:	One (1) per Dwelling Unit.

B) Percentage Interest for Condemnation or Insurance Proceeds. For the purposes of establishing an Owner's percentage of insurance proceeds or condemnation awards in the event any portion of the Common Property is completely destroyed or taken by eminent domain and is not reconstructed, each Owner shall have a percentage interest in the insurance or condemnation proceeds equal to the Percentage Interest of such Owner in the Common Property.

C) Conveyance, Lease or Encumbrance of Percentage Interest. Any deed, mortgage, lease or other instrument purporting to convey, encumber or lease for a period of time in excess of one (1) year (a "**Lease**") any Lot shall be deemed to include the Owner's Percentage Interest in the Common Property and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein. The conveyance, encumbrance or Lease of an Owner's Percentage Interest in the Common Property independent of the appurtenant Lot and the conveyance, encumbrance or Lease of an appurtenant Lot independent of the Owner's Percentage Interest in the Common Property shall be prohibited.

A-4) Maintenance of Common Property

A) Maintenance Requirements.

1) Responsible Party. The Common Property shall be maintained in good and safe condition, in accordance with the agreements between Declarant and the Village, as well as applicable Village ordinances, rules and regulations.

2) General Responsibilities. Maintenance shall include, but not be limited to, responsibility for landscaping and lawn care, trash, snow removal including shoveling with particular attention being paid to cross walk ramps and islands, improvements to common areas, upkeep of storm water management facilities which may include detention basins and drainage swales, common property lighting and/or other common property utility charges and any special street design features or traffic calming features.

3) Specific Responsibilities. Certain streets within the Property may include special traffic islands and traffic calming measures within the public right-of-way. The Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the Village of Cross Plains, and shall include landscaping, snow and ice removal. If the special street design features or landscaping are not maintained, the Village of Cross Plains

will give notice to the Association that it is not being maintained. If the Association does not respond to the notice within sixty (60) days, the Village may modify the physical traffic measures to minimize maintenance needs; including replacing landscaped surfaces with asphalt. The Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the Village of Cross Plains and its boards and commissions, and their officers, agents and employees from and against all claims, demands, loss or liability of any kind, type or description, related to the maintenance and upkeep of the special traffic measures.

4) In order to carry out its maintenance obligations, the Association may enter into a contract with a reputable property management company (“**Management Company**”), pursuant to which contract the Management Company shall assume the maintenance obligations of the Association as provided herein.

5) Any and all expenses incurred by the Management Company, on behalf of and pursuant to its contract with the Association, in connection with the management and maintenance of the Common Property and administration of the Association shall be deemed to be common expenses (“**Common Expenses**”), including, without limitation, expenses incurred for: landscaping and lawn care; snow shoveling and plowing; improvements to the Common Property; common grounds security lighting; municipal utility services for Common Property enforcement of this Declaration (including attorneys’ fees); and maintenance and management salaries and wages.

B) Assessments.

1) The Association, or the Management Company, on its behalf, shall levy annual general assessments (“**General Assessments**”) against each Lot beginning January 1, 2017 or the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against each Lot shall be assessed according to their Percentage Interests in the Common Property. General Assessments shall be due in advance on the first day of each year, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear annual interest at a rate of ten percent (10%) until paid and, together with interest, collection costs, and reasonable attorneys’ fees, shall constitute a lien on the Lot on which it is assessed.

2) The Association, or the Management Company, on behalf of and pursuant to its contract with the Association, may, whenever necessary or appropriate, levy special assessments (“**Special Assessments**”) against the Lots for deficiencies in the case of destruction or condemnation, for defraying the cost of improvements to the Common Property or for any other purpose for which the Association and/or the Management Company may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Subdivision. Special Assessments shall be paid at such time and in such manner as the Association or the Management Company may determine. Any Special Assessment or installment not paid when due shall bear annual interest at a rate of ten percent (10%) until paid and, together with the interest, collection costs and reasonable attorneys’ fees, shall constitute a lien on the Lot on which it is assessed.

3) The Association, or the Management Company, on behalf of and pursuant to its contract with the Association, shall have the right to collect all General and Special Assessments and such sums shall constitute a lien on such Lot. The Owner of a Lot, or any portion thereof, shall be personally obligated to pay such charges which were assessed or accrued upon the land owned during the period of Ownership. The Association or the Management Company, on behalf of and pursuant to its contract with the Association, may commence an action against any Owner personally obligated to pay the

charges or to foreclose the lien for such charge against any Lots. Any such foreclosure action may be brought at the Association election, either in the same manner as an action to foreclose a real estate mortgage, or as a proceeding to enforce a statutory maintenance lien as provided in Section 779.70, Wis. Stats., to the extent said Section is applicable. Any lien in favor of the Association/Management Company securing unpaid charges arising by virtue of this Declaration shall be subject and subordinate to the lien of any mortgage whether the mortgage is executed or recorded prior to or after the creation of such lien.

C) **Subordination of the Lien to Mortgages.** The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Property shall not release the assessment lien. However, the sale or transfer of any Property pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessment(s) as to payments which become due prior to such sale or transfer. No sale or transfer pursuant to foreclosure or proceedings in lieu thereof shall relieve such Property from liability from any assessments thereafter becoming due or from the lien thereof.

D) **Joint and Several Liabilities of Grantor and Grantee.** Upon a voluntary conveyance, the grantee of a Property shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor as provided in this Declaration up to the time of conveyance, without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee therefore. However, any such grantee shall be entitled to a statement from the Association setting forth the amount of such unpaid assessment and any such grantee shall not be liable for, nor shall the Property conveyed be subject to a lien for, any unpaid assessments against the grantor pursuant to this Declaration in excess of the amount therein set forth.

PART B

CONDITIONS, COVENANTS AND RESTRICTIONS

B-1) **Applicability.** The following provisions in this Part B shall apply to all Lots and Outlots, as described in Exhibit "A" and such other Lots or Outlots as may, in the future, be subjected to this Declaration, as the same may be amended from time to time, by Declarant in the sole exercise of Declarant's discretion.

B-2) **Land Use And Building Type.** Only the following designated uses for all private Lots and Outlot 3 shall be permitted. The remaining Outlots are dedicated to the Village and uses are noted for informational purposes only.

A) Lots 2-44 shall be used for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single family dwelling unit not to exceed two and one-half stories in height. Each dwelling unit shall have an attached or detached garage of a size to be approved by the Committee, as that term is defined below. The size of a dwelling unit to be constructed on specific Lots shall not be less than the minimum size to be established hereinafter.

Uses, other than the uses set forth in this section B-2, shall not be permitted on the Lots or Outlots, as applicable, without the prior written approval of the Declarant and Committee (defined in Section B-3 below), as appropriate. After Declarant control of the Association has terminated, approval from the Association and the Committee shall be required.

Except as otherwise provided herein, no buildings, signs or other structures incidental to the use of any Outlot, which have been approved in advance by the Committee, may be constructed on any Outlot.

All rights-of-way noted on the Plat shall be dedicated as permanent public streets and rights-of-way and shall be improved in accordance with agreements entered into between the Declarant and the municipality in which the Development is located.

B-3) Architectural Control. No building shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure have been approved by a majority of the Architectural Control Committee (the “**Committee**”) as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. There shall be a variation in building elevations on adjacent Lots. Approval shall be as provided below.

B-4) Dwellings and Landscaping. The landscaping to be installed on all Lots must meet or exceed the minimum number of points for foundation planting and cumulative total landscaping points, including foundation planting points as set forth hereafter as described in Exhibit “C”, attached hereto and incorporated herein by reference and further described in the Design Guidelines. The number of points attributable to various elements of the landscaping to be installed shall be determined by reference to Exhibit “D”, attached hereto and incorporated herein by reference and further referenced in the Design Guidelines. The structure and the minimum landscaping requirements shall be completed within nine (9) months after issuance of a building permit. Landscape installed by the Declarant may or may not meet the minimum number of required points. All driveways shall be of concrete and shall be installed within nine (9) months after substantial completion of the structure. No outbuilding or accessory building of any nature shall be erected on any Lot with the exception of detached garages approved by the Committee in advance of construction. No above-ground swimming pools shall be permitted. All Lot areas not used as a building site, or under cultivation as a family garden, shall be planted with grass seed or shall be sodded, and shall be maintained on a regular seasonal basis, including mowing of a frequency of not less than once every fourteen (14) days during the lawn growing season. Maintenance of all improvements on a Lot shall be performed by the Owner. Maintenance shall include, but not be limited to, watering, pruning and routine fertilizing and mulching of all plantings and plant beds, replacement of dead, dying and/or diseased trees and shrubs, prompt removal of weeds, trash and debris from plant beds and areas adjacent to shrubs and trees so as to keep said landscaping in a healthy, attractive and neat condition.

If the Owner of any Lot, after reasonable notice, fails or refuses to install landscaping as described herein, or maintain it as required above, the Committee, through its duly authorized agents or employees, shall have the right to enter upon said Lot at reasonable hours to perform said landscaping and/or maintenance. The costs of the materials and labor to perform such landscaping and/or maintenance shall be assessed against said Lot in accordance with the terms of Section A-4 (B)(2) above, which assessment may be foreclosed or collected in accordance with the terms hereof or collected as provided herein.

B-5) Vehicle and/or Equipment Storage. No inoperable, dilapidated or junk vehicles of any nature may be kept upon any Lot except in a fully enclosed garage. The exterior storage of boats, trailers, travel trailers, campers, motorcycles, recreational vehicles, automobiles or trucks, portable moving and storage containers, mini storage or on-site storage containers (collectively, without limitation by reason of enumeration “**Equipment**”), of any nature is prohibited whether or not screened from public view. No Equipment shall be parked or stored on lawns. The temporary storage of vehicles in a drive area for the purpose of loading or unloading for a period not to exceed twelve (12) hours is permitted. No commercial

vehicles, including trucks, semi-trailers, trailers, may be stored or parked overnight on or in front of said Lots except in an enclosed garage.

B-6) Easements.

A) No structure, planting, or other materials shall be placed or permitted to remain within any easement of record (an “**Easement**”) if any, which may damage or interfere with the installation and maintenance of utilities, or which may change, obstruct or retard the flow of water or the direction of such flow through the Easement or through such other drainage channels or swales that may have been created by the Plat or otherwise. The Easements located on each Lot and all improvements therein shall be maintained continuously by the owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

B) The Intra-block drainage Easement shall be graded with the construction of each principal structure in accordance with the approved Stormwater Drainage Plan on file with the Village Engineer and the Zoning Administration, as amended in accordance with the Village Ordinances.

C) Public utility easements six feet (6’) wide (unless otherwise noted on the Plat). Utility easements as herein set forth on the Plat are for the use of public and private utilities having the right-of-way to serve the area.

D) All lots within this plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of six feet (6’) in width measured from the property line to the interior of each lot except that the easement shall be twelve feet (12’) in width on the perimeter of the Plat. Easements shall not be required on the property lines shared with greenways or public streets.

B-7) Slope and Swale Areas.

A) The graded slopes and swales as established by Declarant shall remain as permanent. Within these slopes and swales, no structure, planting or other material shall be placed or permitted to remain, or other activities undertaken which may damage or interfere with established slope and swale ratios, create erosion or sliding problems or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slopes and swales of each Lot and all improvements in them shall be maintained continuously by the Owner of a Lot, at the Owner’s sole expense, except for those improvements for which a public authority or utility company is responsible.

B) In order to control run off, all down spouts and down spout extenders are to drain into a permeable area such as grass or a planting bed.

C) Declarant and the Village of Cross Plains have agreed to a certain Storm Water Management Plan. In the event of conflict between any plans and such Storm Water Management Plan, the Storm Water Management Plan shall control. Declarant and the Association shall each have the right to enter upon any Lot at any time for the purpose of inspection, maintenance or correction of any drainage condition and the Lot Owner shall be responsible for the cost thereof.

D) Any disputes relating to drainage swales, drainage or other surface water issues, shall be resolved by the Board of Directors of the Association, which may seek the advice of the Village

Engineer of the Village of Cross Plains. The Association shall establish procedures by which such decisions can be heard by the Board of Directors and decided by said Board.

B-8) Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or which may have a detrimental effect on the value of other Lots and/or improvements.

B-9) Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

B-10) Signs. No sign of any kind shall be displayed to the public view on any Lot except, one professional sign of not more than one square foot, one sign of not more than six square feet advertising the property for sale or rent or signs without regard to size used by the Declarant, a builder or licensed real estate broker to advertise the property during the construction and sales period or to identify the subdivision and/or its Declarant.

B-11) Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. No animal enclosure, house, pen or fences or similar device shall be placed on any Lot without the prior written approval of the Committee which may require special landscaping and screening; and the Village which may require a license.

B-12) Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. No incinerators shall be permitted. Other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No trash, building materials, debris, leaves, lawn clippings, rocks or earth shall be placed in any Outlot.

B-13) Sight Distance at Intersections. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2.5' and 10' above the plane through the mean curb grade shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty five (25) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

B-14) Mailboxes and posts. Mailboxes and posts serving homes in the neighborhood, whether individual or multi-gang, will be provided by Declarant at Declarant's sole cost and expense. Damaged or missing mailboxes and post shall be replaced with a mailbox and post identical in all respects with that originally provided, at the sole cost and expense of the Owner(s). The location and placement of the mailboxes shall be at the sole discretion of the United States Postal Service.

B-15) Notices to Owners. The following information is being put of record in order to give record notice to all Owners, mortgagees and other persons and entities having an interest in the Property:

A) Plantings, flower beds, and entry signs (including utility installations connected therewith) constructed and installed by Declarant, if any, shall be deemed a part of the Common Property. The Association is obligated to maintain any entry feature; maintenance shall include electrical charges (if any), sign repair and maintenance of the landscaping including mowing of all lawns and grass areas. The cost of maintenance of said Common Property shall be an assessment against all of the Property in the subdivision in accordance with the Declaration, for so long as such maintenance is necessary or required adversely affects the natural flow of surface or underground waters with in the area permitted.

B-16) Improvements Within Easements. Any improvements (for example, fences, dog kennels, landscaping) located within any part of a Lot which is subject to a utility easement is subject to removal at the Owner's expense for utility maintenance and other reasons as determined by the party benefitted by the easement. Reinstallation of any improvement would be at the Owner's cost and would also be subject to the discretion of the party benefitted by the easement and is subject to terms and conditions as set forth on the final plat.

B-17) Entrance Sign. It is contemplated there will be an entrance monument sign and associated easement on Lot 44 of the said plat. The owners of Lot 44 will be responsible for the maintenance of said sign to include watering, mowing and basic landscape requirements. However, at such time, that the Declarant transfers the Association responsibilities to the neighborhood, it will be the neighborhoods responsibility to determine that said sign shall remain in place and assess all owners in the neighborhood of any future replacement cost.

PART C

ARCHITECTURAL CONTROL COMMITTEE

C-1) Membership. Declarant shall establish an Architectural Control Committee (the "Committee") consisting of three (3) members. So long as Declarant has title to any Lot subject to this Declaration, the Committee shall be appointed by Declarant. After Declarant no longer has title to any Lot within the Development or at such earlier time as determined by the Declarant, the initial members of the Committee shall resign and the Association shall elect three (3) Owners to serve on the Committee. At any time, Declarant may elect to surrender the selection of the members of the Committee to the Association.

A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor.

The Committee appointed hereunder shall serve for the time period specified in paragraph C-10, below. Any Committee member may resign prior to said date. Such resignation shall be effective upon receipt. If a resignation shall occur, prior to turning over control of the Committee, then the remaining members of the Committee may appoint a replacement.

C-2) Architectural Control. No structure, whether residence, accessory building, tennis or sport court, swimming pool, decks, patios, antenna (whether located on a structure or on a Lot), flag pole, wall, fence, landscaping, recreational equipment or other improvements, including exterior colors and materials to be applied to said improvements, shall be constructed, maintained or performed upon any Lot and no alteration or repainting of the exterior of a structure shall be made unless complete Architectural Review Application ("Application") Plans, specification and plot plans therefore shall have been

submitted to and approved in writing by a majority of the Committee. Approval shall also be required for location of improvements with respect to topography and finish grade elevation. Said Application, plans, specifications and plot plans shall show the exterior design, height, building materials and color scheme thereof, the location of the structure plotted horizontally and vertically, the location and size of driveways, the plans for required landscaping, and the grading plan. A copy of such Application, plan specifications and plot plans as finally approved shall be deposited with the Committee. The Application can be found on the Veridian Homes website www.veridianhomes.com. Select Homeowner Resources (located on the top toolbar), select Architectural Control Committee and select the appropriate application for your request.

C-3) Plan Review. The Committee shall review said Application, plans and specifications as to quality of workmanship and materials, harmony of external design with existing or proposed structures and as to location with respect to topography and finish grade elevation. The Committee shall use the guidelines set forth in this Declaration as an aid in exercising its architectural control responsibilities hereunder, but nothing contained herein or therein shall limit the Committee's discretion to grant variances from or make changes to, the guidelines, as they shall determine in the sole exercise of their discretion.

C-4) Procedure.

A) Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant for the initial approval of a residential structure. Thereafter, said Committee may charge a "request for action" or "approval" fee not to exceed Fifty and no/100 Dollars (\$50.00) for each such request or approval. The Committee's approval or disapproval, as required in these Covenants, shall be in writing. In the event the Committee fails to provide, in writing, approval or disapproval within thirty (30) days after application, plans and specifications or any other matters requiring approval have been submitted to it, the request shall be deemed denied.

B) A submission will not be complete, and the thirty (30)-day approval time, as applicable, set forth above shall not commence until all documents required herein have been submitted. All such submissions shall be made to the Committee at the address set forth in this Declaration or to such other address that the Committee may designate.

C) The Committee shall have the sole right to reject any Application and plans which, in the judgment and sole opinion of a majority of its members are not in conformity with this Declaration; or are not desirable for aesthetic reasons; or are not in harmony with buildings located on the surrounding Lots; or are not in conformity with the general purposes of this Declaration.

D) The Committee shall exercise its sole approval authority and discretion in good faith and each Owner, by acceptance of a deed to, or any other interest in, a Lot, agrees to hold the Committee harmless from any perceived discrepancies in the Committee's good-faith performance of its duties. Refusal of approval of plans by the Committee may be based on any grounds, including purely aesthetic grounds, which in the sole discretion of the Committee shall be deemed sufficient.

E) The Committee may set its own operating procedures consistent with this Declaration and any limitations hereafter imposed by the Association. The costs of operating the Committee shall be assessed by the Association as Common Property expenses, except as permitted below. The Committee may engage consultants (e.g., architects, engineers or attorneys) either on a general or on a case-by-case

basis, and the costs thereof may be charged to an applicant. The members of the Committee shall not draw any compensation for serving thereon but may be reimbursed for expenses incurred in performing their duties. All funds relating to the Committee shall be handled by the Association.

C-5) Separate Village Approval. Matters which require approval of the Committee may also require approval of the Village of Cross Plains. Obtaining approval from the Committee and the Village of Cross Plains is solely the responsibility of the Owner desiring approval. Approval of Plans by the Committee shall not be deemed approval by the Village of Cross Plains and approval by the Village of Cross Plains shall not be deemed approval by the Committee.

C-6) Records. Until such time as a replacement Committee is designated, all plans, applications and requests shall be submitted to said Committee at the following address:

Glacier Ridge Homeowners Association, Inc.
Architectural Control Committee
6801 South Towne Drive
Madison, Wisconsin 53713

C-7) Committee Liability. Neither the Committee nor any member thereof shall be liable for damages to any person submitting request for approval or to any Owner of any Lot by reason of any action, failure to act, approval, disapproval or failure to approve or disapprove with regard to such requests. The Committee is not responsible for ensuring that the application and plans submitted by an Owner are in compliance with applicable laws, rules, regulations, ordinances or customary and typical building practices. The Committee does not review plans for structural design.

C-8) Indemnification. Each member or former member of the Committee, together with the personal representatives and heirs of each such person, shall be indemnified by the Association against all loss, costs, damages and expenses, including reasonable attorney's fees, asserted against, incurred by or imposed in connection with or resulting from any claim, action, suit or proceeding, including criminal proceedings, to which such person is made or threatened to be made a party by reason of service as a member thereof, except as to matters resulting in a final determination of gross negligence or willful misconduct on the part of such member. In the event of settlement of such proceeding, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance of such person as a member in the matter involved. This right of indemnification shall be in addition to all other rights and defenses. All liabilities, losses, damages, costs and expenses incurred or suffered by the Association in connection with this indemnification shall be a Common Property expense. Nothing in this Section C-8 shall be deemed an indemnification of such person with respect to such person's status as an Owner, occupant or otherwise.

C-9) Variance. The Committee shall have the power and absolute discretion to authorize a variance from any of the requirements of this Declaration if it finds that the strict application thereof would, in its sole discretion and opinion, result in difficulties or undue hardship to the Lot owner or in the event the architecture of the proposed Lot improvement is such as to present, in its opinion, a particularly pleasing appearance compatible with other houses in the development.

C-10) Successor to Committee. Declarant may turn over control of the Committee to the Members of the Association at any time, and shall turn over control when Declarant no longer has any

ownership interest in the Property. At such time as Declarant turns over Committee control, the Association's Board of Directors shall designate not less than three (3) or more than five (5) Members of the Association to serve and act as the Committee for all purposes hereunder.

PART D
DESIGN GUIDELINES

D-1) Single Family Dwelling Units.

A) Architectural Character. Architecture within the Development will be developed with a variety of American vernacular architectural styles in mind. These architectural styles, while not a comprehensive list, will offer a unique mixture of styles for the development, and will be applied with proportions and character in mind. The overall character of the development will be created so that the architectural styles are compatible and the overall cohesion of styles will help foster a unique setting without stifling the architectural creativity on the individual building level, creating a varied but integrated community. Identical floor plans with the same elevation style shall not be located within 7 sites to assure this variety. The following are examples of styles permitted:

Cottage	Craftsman	Four Square	Farmhouse	Modern
Prairie	Classical	Traditional	Victorian	Southern Traditional

The requirements as itemized in the following section will be used as applicable to the context of the specific architectural style. Declarant reserves the right to grant variances in its sole discretion. Where Village zoning is more restrictive, such requirements will govern.

B) Front Porch. Usable front porches are encouraged as both visual and functional design elements.

1) A usable open front porch is defined as having a minimum depth of 6'-0", and a minimum width of 8'-0".

2) Porch post style should be consistent with the overall architectural style of the home. Minimum standard porch design details include the following; porch posts or alternate per plan, porch balustrades, when provided, of nominal 2" x 2" square wood at a maximum of six inches (6") on center; and newel posts that are compatible with the design of the column posts. Porch columns and railings shall be painted to match the trim color of the house.

C) Garage.

1) There shall be a minimum of a two (2) car, 20' x 20' garage per dwelling unit.

2) The maximum garage width exposed on the front elevation shall be no greater than fifty percent (50%) of the overall building width.

3) A front-entry garage face must be set back a minimum of 2'-0" from the front elevation unless applicable zoning classification requirements require a greater setback.

4) Tandem, split or side entry garages are encouraged for three (3) or four (4)

car garages. For three (3) car front entry garages, the third stall must have a minimum setback of the greater of 2' from the two-car garage line or as required by compatible roof design. Overall garage width must comply with zoning and design guideline standards.

5) The garage door shall be a raised panel design painted to match the siding on the home. The use of windows in the door, appropriate to the architectural style, is encouraged. The maximum single garage door size is 8' x 18".

6) Garage doors shall be painted to match the siding color to minimize impact on overall building composition.

D) Ornamental Design Elements.

1) Ornamental design elements, such as dormers, shutters, window wrap window grids, gable vents, pilasters, pediments, etc., shall be used in a manner consistent with the overall architectural style of the home and with emphasis on elevations exposed to public space.

2) Window wrap or shutters and window grids are required on front and other primary elevations facing a public space. Gable vents, 5" horizontal vinyl trim, and/or eyebrow roofs are required on front elevation gables greater than 10'-0" in width and are encouraged on other gables as deemed appropriate by the Architectural Control Committee.

3) The shutters shall be wood or polystyrene with colors as approved by the Architectural Control Committee or of other material or color as deemed acceptable by the Architectural Control Committee. Panel or louver design shutters shall be used as appropriate to home materials & style.

4) The window wrap shall be a minimum 3½" vinyl or composite material as approved by the Architectural Control Committee and used with box outs or when part of the standard plan.

5) Gable vents shall be the NuWood triangle or peaked series or equivalent for the front elevation, and side elevations facing a public street, or other design approval by the Architectural Control Committee. Other gable ornamentation as appropriate to architectural style may be allowed or required by the Architectural Control Committee.

E) Roof/Facias/Soffits/Eaves.

1. Roof Standards:

a) Roof design must be consistent with the overall architectural style of the home. Roof forms and pitches as established on individual styles may not be altered without approval by the Architectural Control Committee.

b) Roof material shall be Owens Corning Oakridge 30 architectural shingle or equal and in colors as approved by the Architectural Control Committee.

- c) Use of an eyebrow roof or projecting gable is required at brick walls not extending into a gable and are encouraged, as appropriate, at double gable returns and porch column caps.
 - d) Hip roof design, porches or other elements deemed appropriate by the Architectural Control Committee may be used in lieu of specific gable requirements.
2. Fascia, Soffit and Eave Standards:
- a) Facia shall be 6” minimum aluminum with colors as approved by the Architectural Control Committee, wood or composite material may be used when appropriate to the architectural style.
 - b) Aluminum soffit and eave color shall match facia.
 - c) A minimum 12” overhang is required at typical eaves and gable ends. However, 6” is allowable with projections less than 6’-0” in width, such as the fireplace chase and a small bay window, and beyond structure line at open porches. Larger overhangs may be required as appropriate to the architectural style.

F) Exterior Wall Surfaces.

1) Siding material shall be premium vinyl or composite material as approved by the Architectural Control Committee. Shingle or vertical board and batten siding is encouraged for accent areas appropriate to the style of the home. Colors shall be approved by the Architectural Control Committee.

2) Windows may be vinyl; vinyl clad, aluminum clad or wood with colors as approved by the Architectural Control Committee.

3) Variation of wall planes on primary elevations is encouraged as appropriate to architectural style.

4) Any elevations facing public streets or spaces shall have a minimum of three (3) windows with wrap trim or shutters and window grills as appropriate and one (1) gable vent. Doors with glass panels may substitute for windows to meet this requirement.

5) The use of brick or stone is encouraged as appropriate to architectural style. When brick is used, it shall be on full wall surfaces from foundation to eaves or on a two-story elevation at least to the second floor windowsill line. When brick is used, a soldier course window heads and rowlock sills are required. Additional details (i.e. projecting belt course and projecting corner accents) are encouraged as appropriate. Stone may be used as full wall surfaces or as a base course to first floor sill line. Brick or stone facing must return a minimum of 2’-4” when terminated at an outside corner.

6) Brick or stone material and color selections shall be as approved by the Committee and harmonious with overall neighborhood palette, as well as with the specific home design.

D-2) Other Improvements.

A) Fences All fencing must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes. All fence material shall be constructed of wood, vinyl or other material as approved by the Committee. A zoning approval or building permit from the Village of Cross Plains may be required to construct fencing. Committee approval does not supercede the need for any municipal approvals or permits.

1) Fencing may consist of vinyl or wood and shall be stained or painted. The fence style can be found on the Veridian Homes website www.veridianhomes.com. Select Homeowner Resources located on the top toolbar, select Architectural Control Committee, scroll down to the Glacier Ridge neighborhood to view Acceptable Fence Style and Fence Paint and Stain Color.

- a) All fencing shall be erected finish side out, i.e. pickets on the outside of the rail facing the street or neighboring lot.
- b) Posts shall be spaced a minimum of 72” and a maximum of 96” on center. Rails shall be discontinuous and abut into the posts.
- c) Gates are permitted and shall be consistent with the fencing style. All gates shall open into the lot.
- d) Fencing stain or paint color by Hallman Lindsay of ES 530 Jersey Spot (or matching color by other manufacturer) is the only color allowed for wood material and the color by Ply Gem Fence/Railing of Sandstone (or matching color by other manufacturer) is the only color allowed for vinyl material.

2) Appropriate uses of fencing:

- a) Fencing shall be limited to rear and side yards only.
- b) Fencing shall meet up with the corners of the home or garage and may not project past the front face of home or garage.
- c) Only one fence is permitted along adjoining properties. Corners of adjoining properties fencing shall intersect at common corners.
- d) Fencing at side yards of corner lots shall be placed a minimum of 6 inches from the property line (approximately 1 foot from sidewalk) for all zoning classifications.

3) Inappropriate use of fencing:

- a) Fencing in front yards shall not be permitted.
- b) Fencing shall not occur in freestanding segments or be placed

arbitrarily.

- c) Fencing shall not meet porch or deck corners.
- d) Fencing shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

B) Decks. All decks must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes. A zoning approval or building permit from the Village of Cross Plains may be required to construct a deck. Committee approval does not supercede the need for any municipal approvals or permits.

- 1) Appropriate deck design shall incorporate the following criteria:
 - a) Deck(s) shall be proportionate in size to the footprint of the dwelling
 - b) Deck(s) shall be proportionate in length and width
 - c) Deck(s) shall not project past the rear or side yard setbacks
 - d) Deck(s) at side yards of corner lots may not project past the corner of the home or garage for that side facing the street.
 - e) Deck(s) must be stained or painted
- 2) Inappropriate deck design:
 - a) Deck(s) in front yards shall not be permitted.
 - b) Deck(s) shall not occur in freestanding segments or be placed arbitrarily on the lot.
 - c) Deck(s) shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

C) Kennels/Runs. All dog kennels or dog runs must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes.

A zoning approval or building permit from the Village of Cross Plains may be required to construct kennels/runs and fencing. Committee approval does not supercede the need for any municipal approvals or permits. The Village of Cross Plains requirements may be more restrictive than the covenants contained herein, and may prohibit or regulate the commercial boarding of animals in residential areas. In such event, the requirements of the Village shall control and supersede the following.

1) Fencing may consist of vinyl or wood and shall be stained or painted. The fence style can be found on the Veridian Homes website www.veridianhomes.com. Select Homeowner Resources located on the top toolbar, select Architectural Control Committee, scroll down to the Glacier Ridge neighborhood to view Acceptable Fence Style and Fence Paint and Stain Color.

- a) All fencing shall be erected finish side out, i.e. pickets on the outside of the rail facing the street or neighboring lot.
 - b) Posts shall be spaced a minimum of 72” and a maximum of 96” on center. Rails shall be discontinuous and abut into the posts.
 - c) Gates are permitted and shall be consistent with the fencing style. All gates shall open out from the kennel or run.
 - d) Fencing stain or paint color by Hallman Lindsay of ES 530 Jersey Spot (or matching color by other manufacturer) is the only color allowed for wood material and the color by Ply Gem Fence/Railing of Sandstone (or matching color by other manufacturer) is the only color allowed for vinyl material.
- 2) Appropriate placement of kennels or runs:
- a) Kennel or run shall be limited to rear yard only and shall be adjacent to the home.
 - b) Kennel or run shall meet up with the corners of the home or garage and may not project past the face of home or garage.
 - c) Only one kennel or run is permitted per Lot.
 - d) Kennels must be oriented with the long side parallel to home.
- 3) Inappropriate placement of kennels or runs:
- a) Kennel or run in front or side yards shall not be permitted.
 - b) Kennel or run shall not occur in freestanding segments or be placed arbitrarily on the lot.
 - c) Kennel or run shall not meet porch or deck corners.
 - d) Fencing shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

D) Outbuildings. No outbuilding, shed or accessory building of any nature shall be erected on any Lot, with the exception of a detached garage that is the only garage on the lot and is approved by the Committee prior to construction. Secondary units (granny flats) above detached garages may be allowed with prior written approval from the ACC.

E) Antennae/Wind Powered Electric Generators. No wind powered electric generators, exterior television, radio receiving or transmission antennae, satellite signal receiving station or

dish shall be placed or maintained upon any portion of a Lot without prior written approval of the Committee.

- 1) Appropriate antennae or satellite dish placement:
 - a) Only one antennae or satellite dish shall be allowed per lot.
 - b) The location of the satellite dish can be any of the following and shall not be visible from the curb directly in front of the home:
 - i. On a pole in the backyard and located close to the home.
 - ii. Attached to the deck.
 - iii. On the rear roof line of the home.
 1. A satellite dish shall not project past the uppermost roof ridgeline. This method is not recommended by the Committee as you may have water infiltration issues if the dish is not properly installed and roof repairs may not be covered under the applicable roof warranty.
- 2) Inappropriate antennae or satellite dish placement:
 - a) Antennae or satellite dish in front or side yards shall not be permitted.
 - b) Antennae or satellite dish shall not interfere with utility equipment.

F) Firewood Storage. No firewood or woodpile shall be kept on any lot unless it is neatly stacked, placed in the rear yard and screened from street view by plantings or a fence first approved in writing by the Committee.

G) Solar Collectors. No active solar collector or apparatus may be installed on any Lot unless such installation is first approved in writing by the Committee, which shall consider the aesthetic and sun reflection effects on neighboring structures. Solar collectors or apparatus installed flat against or parallel to the plane of the roof shall be preferred.

H) Lighting. Exterior lighting installed on any Lot shall either by indirect or of such controlled focus and intensity that such lighting will not disturb the residents of adjacent Lots.

I) Landscaping Requirements. Pursuant to Section B-4 of the Declaration of Conditions, Covenants and Restrictions, Developer hereby imposes upon all Lots described in Exhibit "A", attached hereto and incorporated herein by reference, the requirement that the Owners thereof install landscaping on such Lots which meets or exceeds the minimum number of points for landscaping set forth in Exhibit "C". The number of points attributable to various elements of the landscaping to be installed shall be determined by reference to Exhibit "D", attached hereto and incorporated herein by reference. All terms, covenants and conditions of Section B-4 of the Declaration of Conditions, Covenants and Restrictions, as amended herein, shall be applicable to the landscaping to be installed pursuant to the terms of this paragraph. Landscape installed by the Declarant may or may not meet the minimum number required.

PART E
GENERAL PROVISIONS

E-1) Term. This Declaration shall run with the Property and Common Property, and shall be binding on Declarant and all Members and their successors and assigns, and all persons claiming under them for a period of twenty-five (25) years from the date recorded, after which time said Declaration shall be extended automatically for successive periods of five (5) years each unless an instrument signed by a majority of the Members agreeing to change said Covenants in whole or in part or to terminate the same.

E-2) Enforcement. The Declarant (or either one of them if more than one), Architectural Control Committee or any Owner shall have the right to enforce by any proceedings at law or in equity all restrictions, conditions and covenants created or imposed herein, against any person or persons violating or attempting to violate any covenant, by any action to either restrain violation or to recover damages, or both including reasonable attorney fees. Failure to enforce any covenant, condition or restriction herein shall in no event be deemed a waiver of the right to do so thereafter. In the event of a violation of this Declaration the Committee shall have the right to assess and collect from the violating party a fine for such violation equal to the greater of (i) the actual damages suffered on account of the violation, or (ii) the sum of \$100.00 per day for each day the violation remains outstanding plus (iii) all costs of collection and enforcement, including actual attorney fees.

E-3) Severability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

E-4) Model Homes. So long as Declarant shall own any Lot in the Development, Declarant shall be permitted to maintain model homes in the Development, including therein a sales office for the purpose of sales and marketing of its homes.

E-5) Parade of Homes. So long as Developer shall own any Lots in the Development, or condominium units in any condominium located within the Development (collectively a "Lot/Unit"). Developer reserves the right to submit some or all of said Lots/Units as a site for the Parade of Home and/or the Parade of Condominiums of the Madison Area Builders Association (the "Parade"). In the event that some or all of said Lots/Units are selected as a site for a Parade, this Declaration of Protective Covenants, Conditions and Restrictions shall, as to the Lots/Units enrolled in the Parade, for a limited period of time ending 48 hours after the conclusion of the Parade, be deemed temporarily altered and modified, to the extent necessary, to permit the Madison Area Builders Association to hold its Parade in this Development pursuant to the then current Parade Rules and Checklist of the Madison Area Builders Association. All purchasers of Lots/Units, and/or their successors and assigns, shall take title subject to this specific reservation by the Developer and shall waive all rights to object to violations of this Declaration of Protective Covenants, Conditions and Restrictions by the Developer, the Madison Area Builders Association, or any of the builders or participants in the Parade for the period of the Parade as set forth above, including the closing of any public or private streets in the Parade area. All Lot/Unit owners appoint the Developer their attorney-in-fact to execute all necessary petitions; applications and consents to facilitate said street closings for the Parade.

E-6) Governing Law. This Declaration shall be construed and enforced in accordance with the terms of the laws of the State of Wisconsin. The terms of this Declaration are not intended to replace or affect any applicable laws, ordinances, rules or regulations of the Village of Cross Plains.

E-7) Wet Basins. Wet Basins within the dedicated storm water management facilities may not permanently contain water due to weather conditions and will not be filled by the Village.

E-8) Notices.

A) Notices to Declarant shall be given to Declarant at the following address: 6801 South Towne Drive, Madison, WI 53713.

B) Notices to an Owner of any Lot within the Development shall be given in care of the street address of the Lot.

C) Notices to Village shall be given to Village Clerk at the following address: PO Box 97, Cross Plains, WI 53528.

D) Any party may change its address by written notice given to the other parties. Party, its successors and/or assigns, may change said addresses by notice properly given hereunder.

E) Association shall provide annually to the Village Clerk all names, addresses, and relevant contact information of the Association Officers and Architectural Control Committee members.

E-9) Amendment and Release. At any time until Declarant conveys all of the Lots which comprise the entire Property, or turns control of the Association over to its Members, whichever occurs first, Declarant may modify, amend, alter and grant variances to this Declaration without the consent of any Member, Owner or Occupant, their Mortgagees or any other party, including the Association and its Board of Directors. These restrictions or any part thereof may be cancelled, released or amended in writing as to the entire Plat or any part thereof by the Declarant at any time until Declarant conveys all of the Lots or until the Declarant turns over control to the Committee, whichever comes first. After the Declarant has sold all of the Lots or otherwise released or assigned his right to enforce the Declaration, then this Declaration or any part thereof may be released, cancelled, amended or waived hereof. Notwithstanding the foregoing or anything else set forth herein, amendments to the following sections of this Declaration shall also require the approval of the Village of Cross Plains as restrictions for public benefit pursuant to §236.293 Wis. Stats., in order to be effective: Sections B-7, B-8, B-14, B-17, C-5, D-2(C), E-1 and this Section E-9.

E-10) No Waiver. Whenever a waiver, consent or approval is required or permitted herein, it must be express and in writing; no waiver, consent or approval shall be implied. Failure to enforce any provision of this Declaration shall not operate as a waiver of any such provision or any other provision of this Declaration.

E-11) Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

E-12) Including. Whenever used herein, the term “including” preceding a list of one or more items shall indicate that the list contains examples of a general principle and is not intended as an exhaustive listing.

E-13) Captions. The captions and article and section headings in this Declaration are intended for convenience and reference only and in no way define or limit the scope or intent of the various provisions hereof.

E-14) Remedies. All remedies herein are cumulative.

[Signature Page Follows]

**CONSENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS**

The undersigned, State Bank of Cross Plains, hereby consents to the forgoing Declaration of Conditions, Covenants and Restrictions for the plat Glacier Ridge. This consent does not limit, restrict or affect in any way Mortgagee's rights, interest and remedies regarding Mortgagee's interest in the Property.

Dated at Madison, Wisconsin this _____ day of _____, 20__.

State Bank of Cross Plains

By: _____

Print Name: _____

Print Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20__, the above named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public
County of Dane, State of Wisconsin
My Commission Expires: _____

Exhibit "A"

Description of Glacier Ridge Lots

Lots 2-44, Glacier Ridge, Village of Cross Plains, Dane County, Wisconsin

Exhibit “B”

PIN:

113/0707-022-9501-1

EXHIBIT “C”

Total Minimum Points for Landscaping

Lot(s)	Minimum Points for Foundation Plantings	Total Minimum Points for Landscaping
2-44	350	500

EXHIBIT "D"
Landscaping Elements

Elements	Point Schedule
A) <i>Small Shade Trees (balled and burlaped)</i> (1.5"-2" caliper at 6" from the roots)	50
B) <i>Medium Shade Trees (balled and burlaped)</i> (2"-3" caliper at 6" from the roots)	100
C) <i>Large Shade Trees (balled and burlaped)</i> (3"-4" caliper at 6" from the roots)	150
D) <i>Extra-Large Shade Trees (balled and burlaped)</i> (4" + caliper at 6" from the roots)	200
E) <i>Ornamental Trees (balled and burlaped)</i> (1.5"-2" caliper at 6" from the roots)	50
F) <i>Small Evergreen Trees</i> (3' to 4.5' when planted)	25
G) <i>Medium Evergree Trees</i> (5' to 6.5' when planted)	50
H) <i>Large Evergreen Trees</i> (7' + when planted)	100
I) <i>Evergreen Shrubs</i> (18" minimum diameter)	20
J) <i>Small Deciduous Shrubs</i> (18" to 35" in diameter)	10
K) <i>Medium Deciduous Shrubs</i> (35" to 60" in diameter)	15
L) <i>Large Deciduous Shrubs (balled and burlaped)</i> (60" or greater in diameter)	25
M) <i>Decorative Retaining Walls</i> (Points are per face foot. Boulders, timbers, and stones only – no concrete walls included.)	10
N) <i>Paver Stone Walks, Paths or Patios</i> (Points per square foot – no driveways included.)	1
O) <i>Planting Beds</i> (Points per square foot – must be decorative stone or mulch.)	1

The final point totals must consist of a balanced variety of the listed elements acceptable to the Architectural Control Committee. Existing vegetation, trees and shrubs may be included in the point totals if they are properly protected and maintained during the construction process and located as such on the landscape plans submitted to the Architectural Control Committee for approval.

each segment. The tangent bearing shall be shown for each end of the main chord for all circular lines. When a circular curve of thirty-foot radius or less is used to round off the intersection between two straight lines, it shall be tangent to both straight lines, and in such event, it is sufficient to show on the plat the radius of the curve and the tangent distances from the points of curvature to the point of intersection of the straight lines.

- (m) Existing zoning on and adjacent to the proposed subdivision when the plat is located within the extraterritorial plat approval jurisdiction of the Village.
- (n) Corporate limits lines.
- (o) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed subdivision in relation to the access.
- (p) Approximate dimensions and setback lines shall be shown for all lots and outlots together with proposed lot, outlot and block numbers.
- (q) Any other information requested by the Plan Commission or Village Board.

SECTION 83.35 Street and Utility Plans and Profiles.

The subdivider shall provide street and utility plans and profiles showing existing ground surface, established and proposed grades and locations for streets and public sanitary sewers, storm sewers and water mains, including extensions for a reasonable distance beyond the limits of the proposed subdivision when requested. All elevations shall be based upon USGS data, and plans and profiles shall meet the approval of the Village Engineer.

SECTION 83.36 Testing.

- (a) The Village Engineer may require, and where sanitary sewers are unavailable shall require, that borings and soundings be made in specified areas to ascertain subsurface soil, rock and water conditions, including depth to bedrock and depth to groundwater table.
- (b) Where sanitary sewers are unavailable, the soil and percolation tests required by Ch. SPS 385, Wis. Adm. Code, shall be performed and the results shall be submitted with the preliminary plat. After approval of the preliminary plat but prior to submitting an application for approval of the final plat, each individual lot shall be tested for percolation as specified in Ch. SPS 383, Wis. Adm. Code, and the results of such tests shall be submitted to the Plan Commission.

SECTION 83.37 Covenants.

GLACIER RIDGE

VILLAGE OF CROSS PLAINS DANE COUNTY, WISCONSIN



PROJECT LOCATION



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Sheet List Table	
Sheet Number	Sheet Title
1 OF X	COVER
2 OF X	OVERALL GRADING & EROSION CONTROL
3 OF X	GRADING & EROSION CONTROL
4 OF X	GRADING & EROSION CONTROL
5 OF X	GRADING & EROSION CONTROL
6 OF X	GRADING & EROSION CONTROL
7 OF X	DETAILS
8 OF X	DETAILS
9 OF X	DETAILS
10 OF X	DETAILS
11 OF X	DETAILS
12 OF X	STREET A
13 OF X	STREET A
14 OF X	STREET A
15 OF X	STREET A
16 OF X	STREET B
17 OF X	STREET B
18 OF X	STREET B
19 OF X	STREET C
20 OF X	STREET C
21 OF X	STORM SEWER
22 OF X	INTERSECTION DETAILS
23 OF X	INTERSECTION DETAILS

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COVER

GLACIER RIDGE

VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN

DATE: 3/10/16

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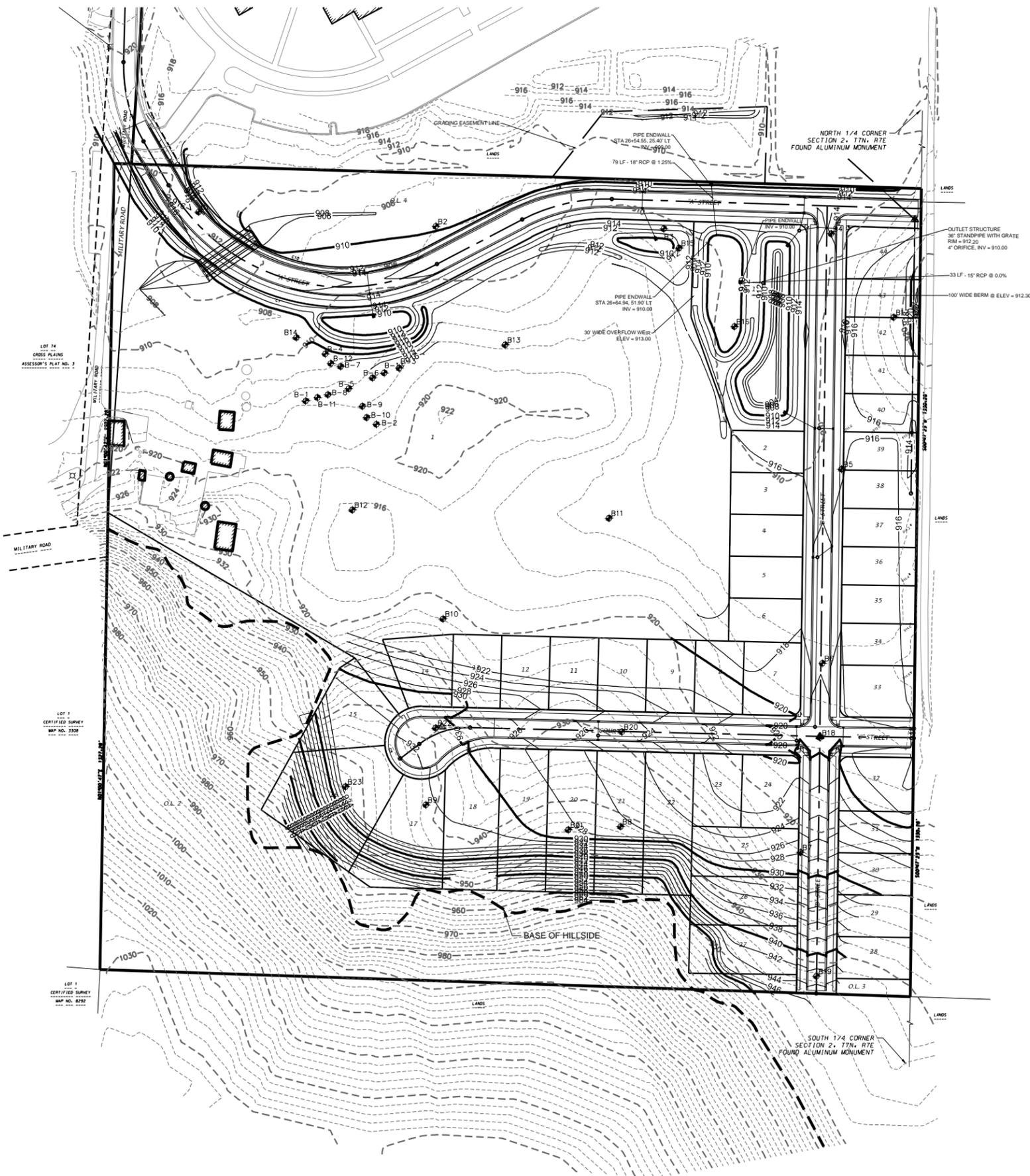
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1 OF X

FN: 15-05-168

ISSUE DATE: 3/10/16

SHEET 1 OF X



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OVERALL GRADING & EROSION CONTROL

GLACIER RIDGE

VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN



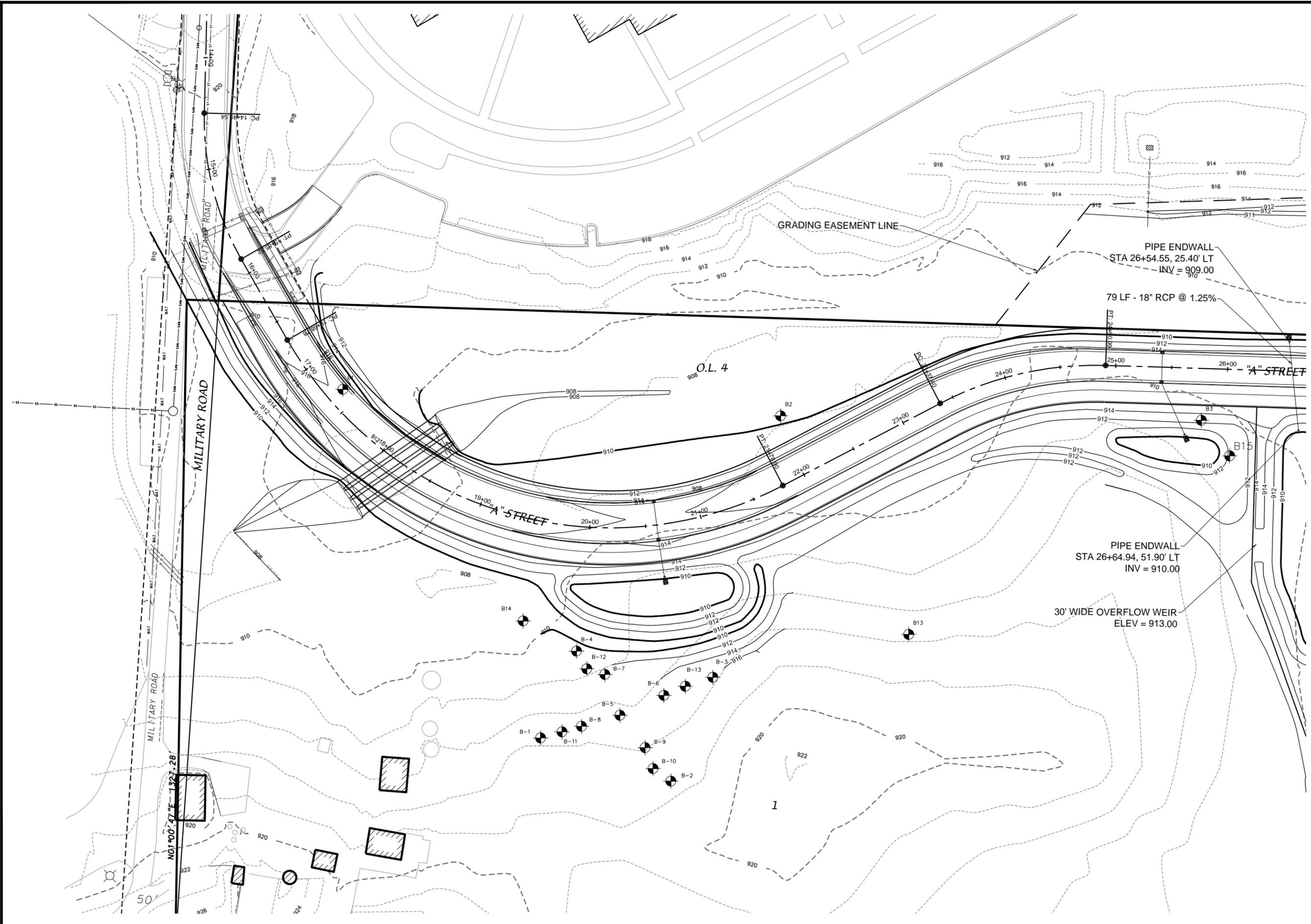
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GRADING & EROSION CONTROL
GLACIER RIDGE

VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN



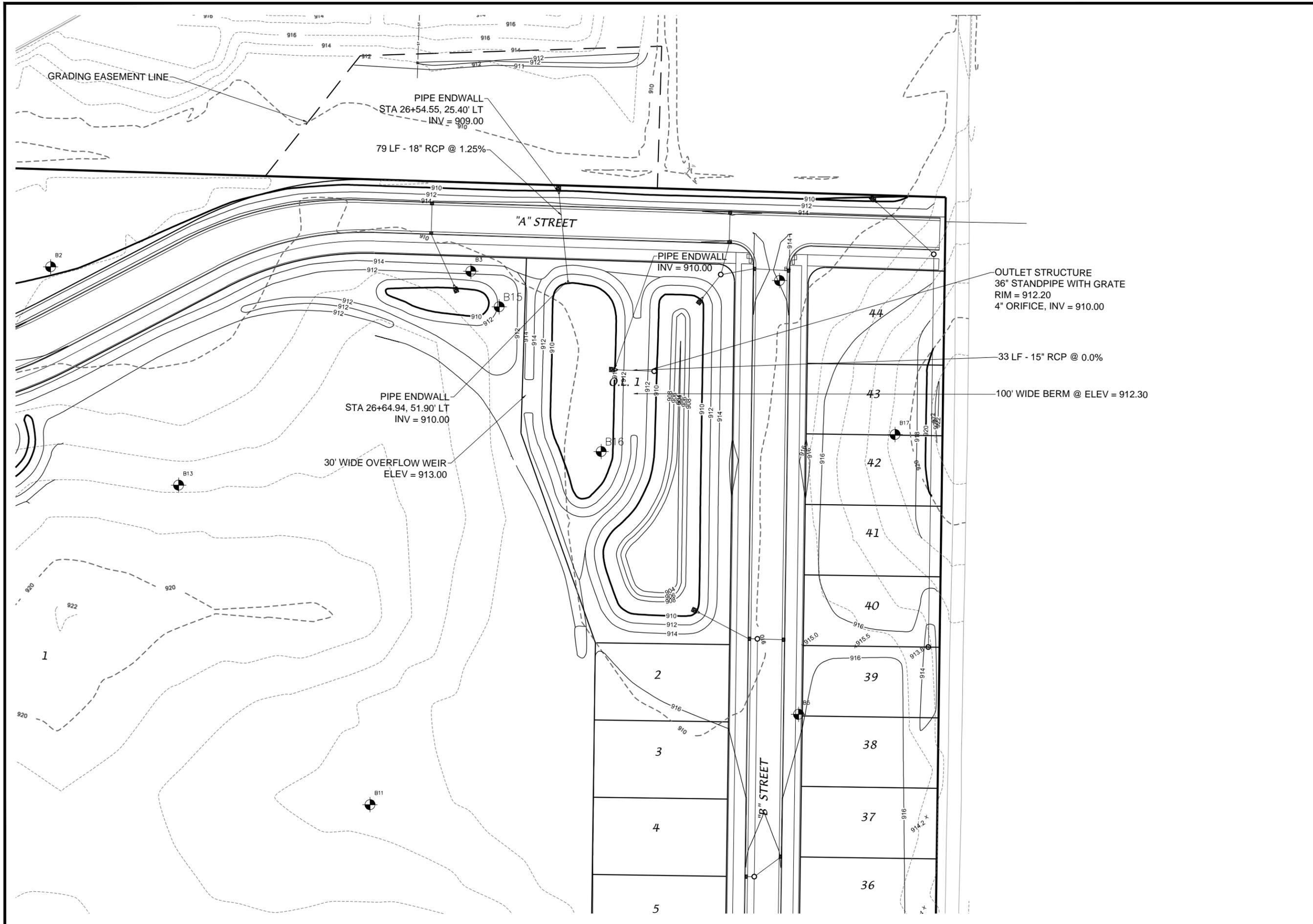
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3 OF 8



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GRADING & EROSION CONTROL

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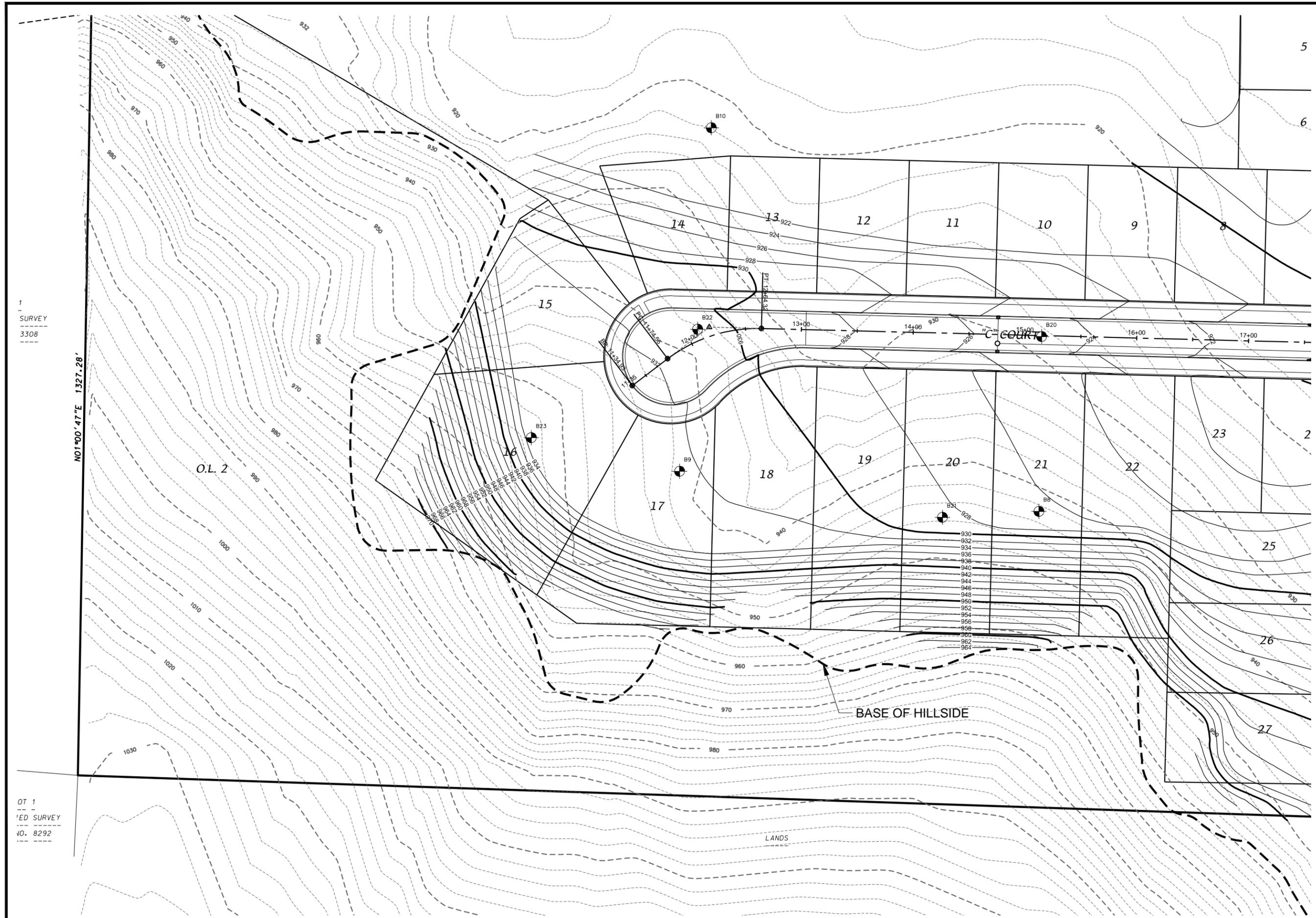
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4 OF X



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SURVEY
3308

OT 1
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NO. 8292

5
6

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GLACIER RIDGE

VILLAGE OF CROSS PLAINS, DADE COUNTY, WISCONSIN



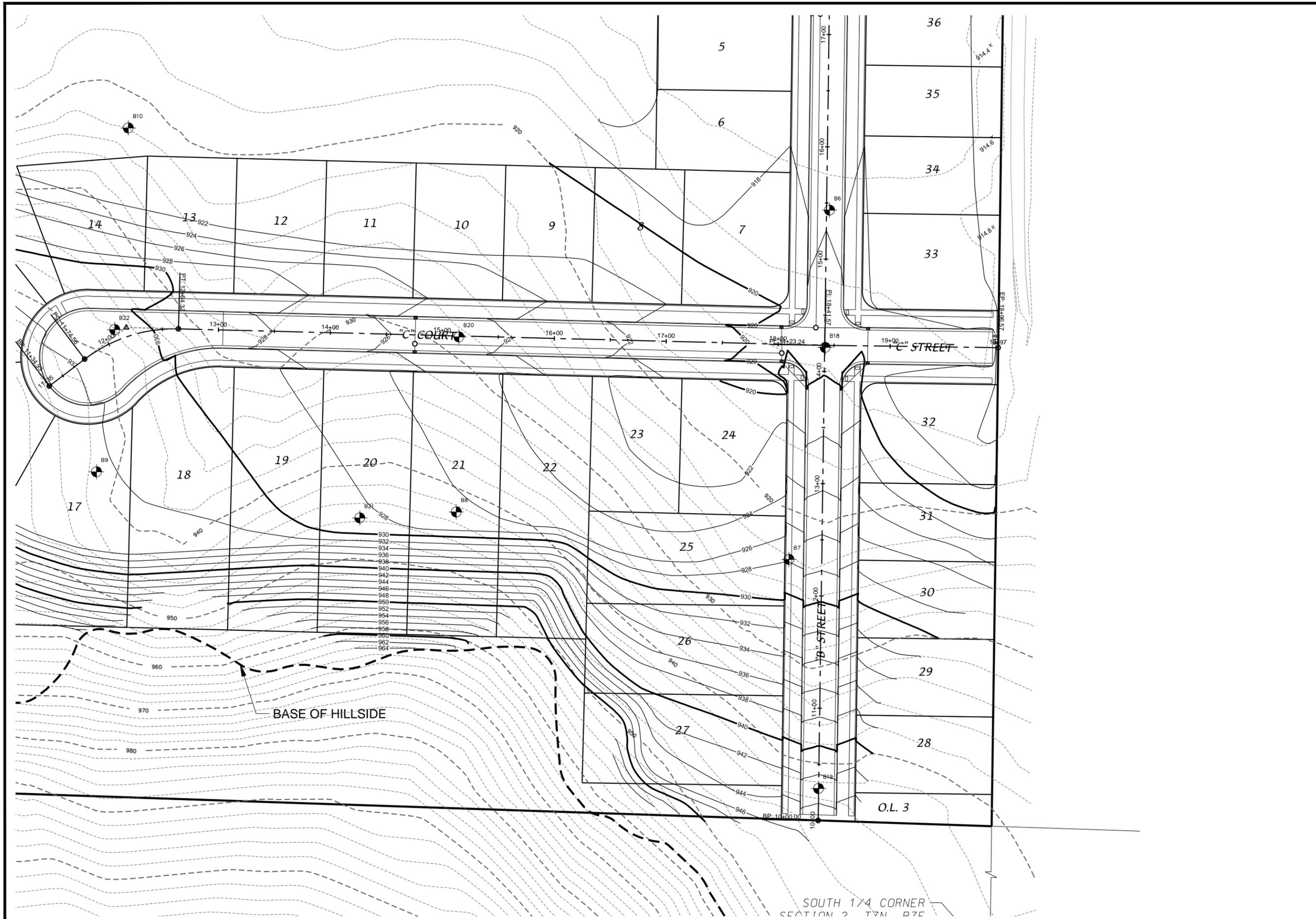
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5 OF X



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VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN



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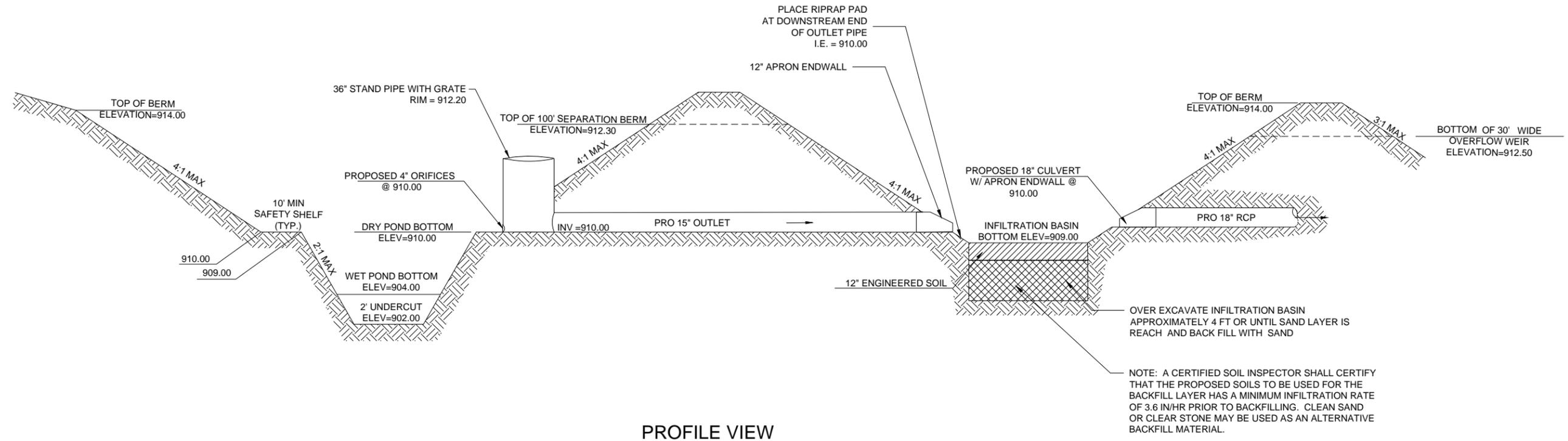
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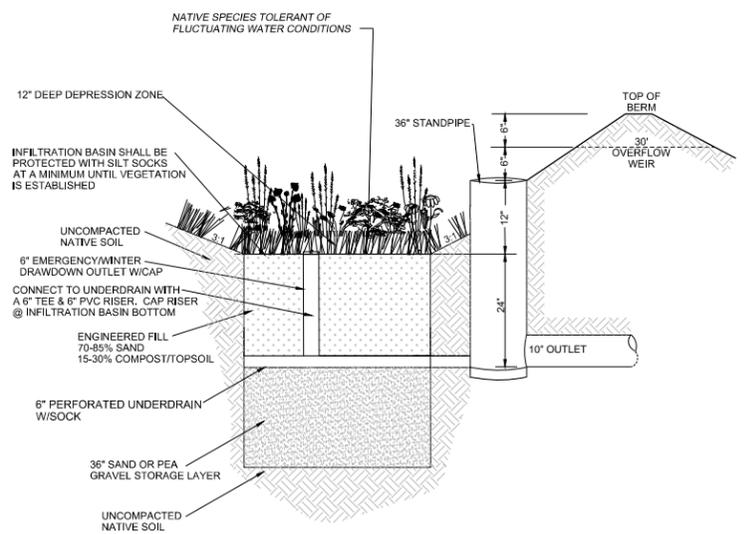
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SOUTH 1/4 CORNER SECTION 2 T7M R7E



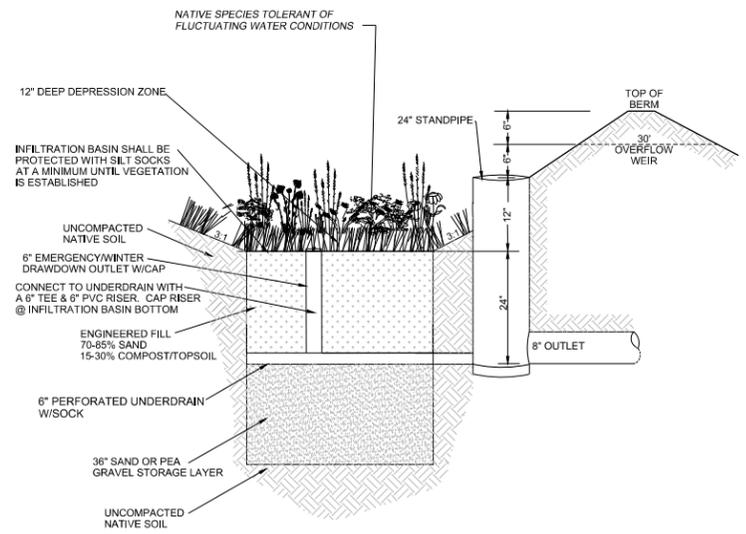
PROFILE VIEW
PROPOSED EAST WET DETENTION/INFILTRATION BASIN DETAIL
 NOT TO SCALE

NOTE: A CERTIFIED SOIL INSPECTOR SHALL CERTIFY THAT THE PROPOSED SOILS TO BE USED FOR THE BACKFILL LAYER HAS A MINIMUM INFILTRATION RATE OF 3.6 IN/HR PRIOR TO BACKFILLING. CLEAN SAND OR CLEAR STONE MAY BE USED AS AN ALTERNATIVE BACKFILL MATERIAL.



PROFILE VIEW
WEST STREET BIORETENTION BASIN
 NOT TO SCALE

NOTE:
 DO NOT COMPACT INFILTRATION AREA DURING CONSTRUCTION
 THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATION COMPLIANCE INCLUDING THE PROTECTION, RECORDS AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES
 INFILTRATION DEVICE AREA SHALL BE FENCED PRIOR TO SITE CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED FROM CONSTRUCTION AND SEDIMENT DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. THE PROPOSED INFILTRATION BASIN SHALL NOT BE CONSTRUCTED UNTIL THE DEVICES CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED SITE AND VEGETATION REQUIREMENTS.



PROFILE VIEW
EAST STREET BIORETENTION BASIN
 NOT TO SCALE

NOTE:
 DO NOT COMPACT INFILTRATION AREA DURING CONSTRUCTION
 THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATION COMPLIANCE INCLUDING THE PROTECTION, RECORDS AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES
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DETAILS
GLACIER RIDGE

VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN



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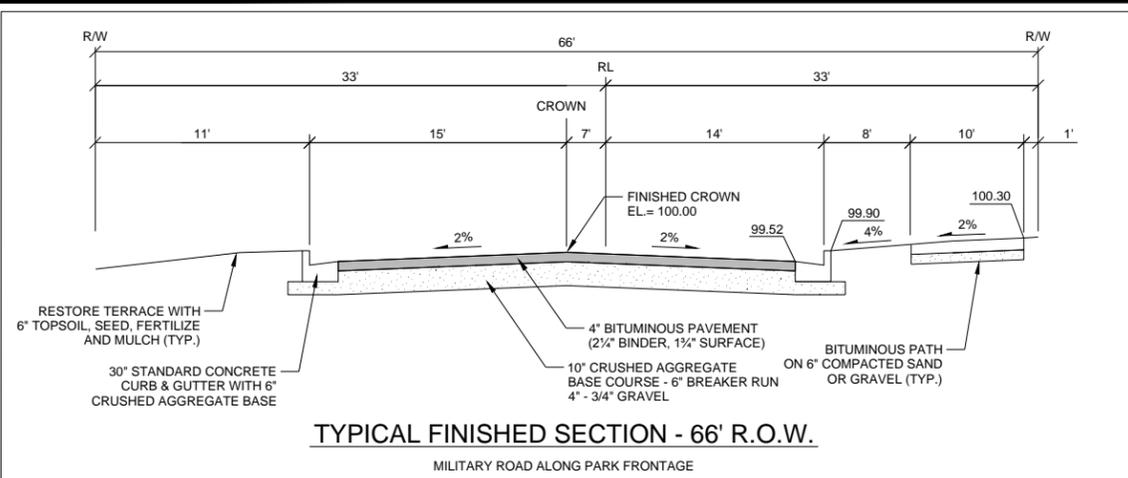


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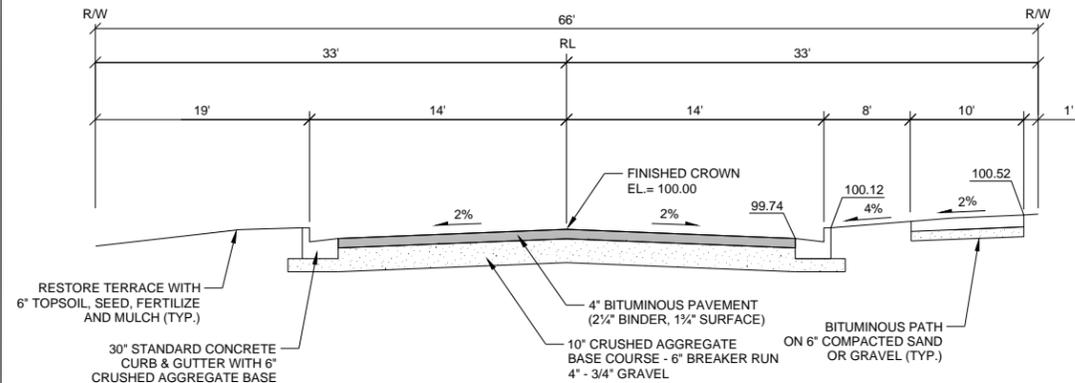
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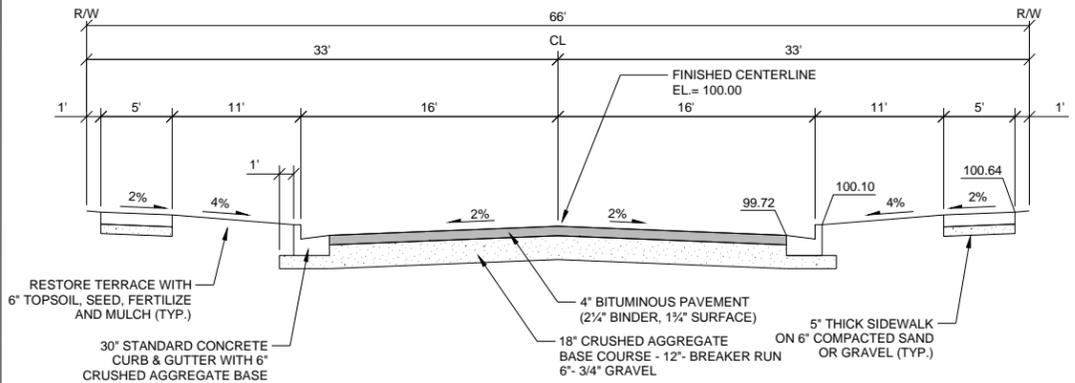
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MILITARY ROAD ALONG PARK FRONTAGE



TYPICAL FINISHED SECTION - 66' R.O.W.

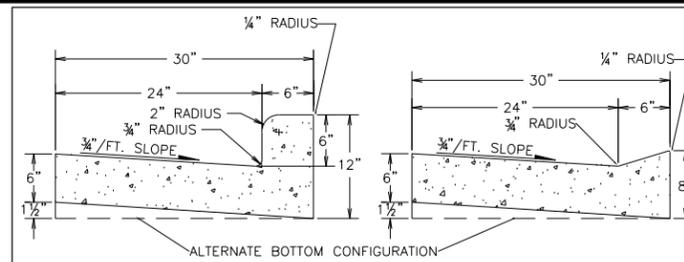
MILITARY ROAD ALONG STORMWATER FRONTAGE



TYPICAL FINISHED SECTION

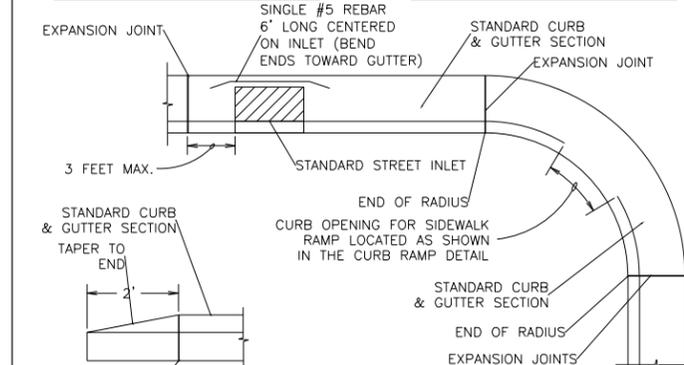
STREET B AND STREET C

* FINAL FINISHED SECTION TO BE DETERMINED



STANDARD CURB & GUTTER CROSS SECTION DIMENSIONS

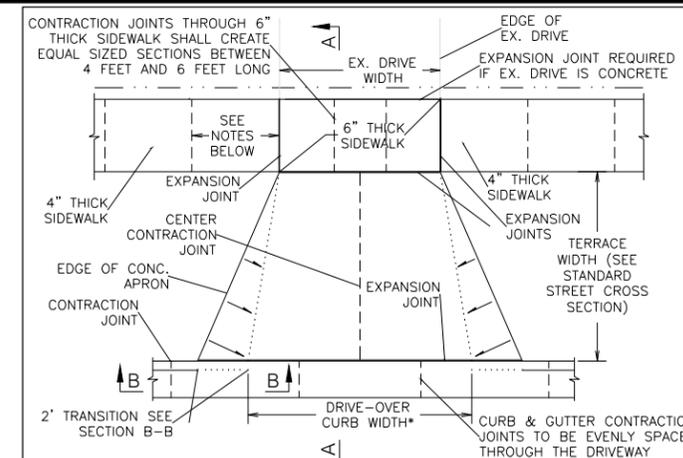
DRIVE-OVER CURB & GUTTER CROSS SECTION DIMENSIONS



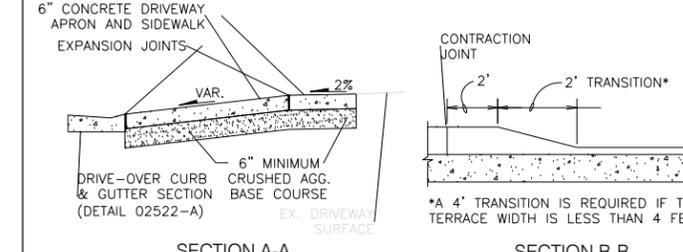
CONCRETE CURB & GUTTER DETAILS

DETAIL 02522-A

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PLAN VIEW



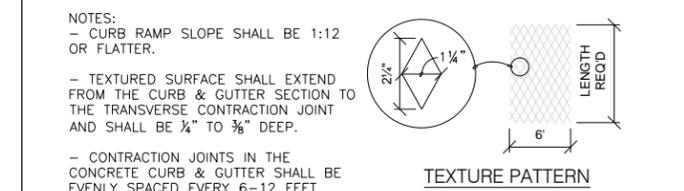
SECTION A-A

SECTION B-B

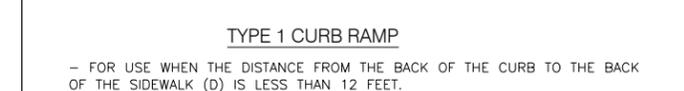
DRIVEWAY DETAILS

DETAIL 02521-A

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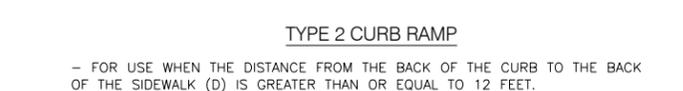


TEXTURE PATTERN



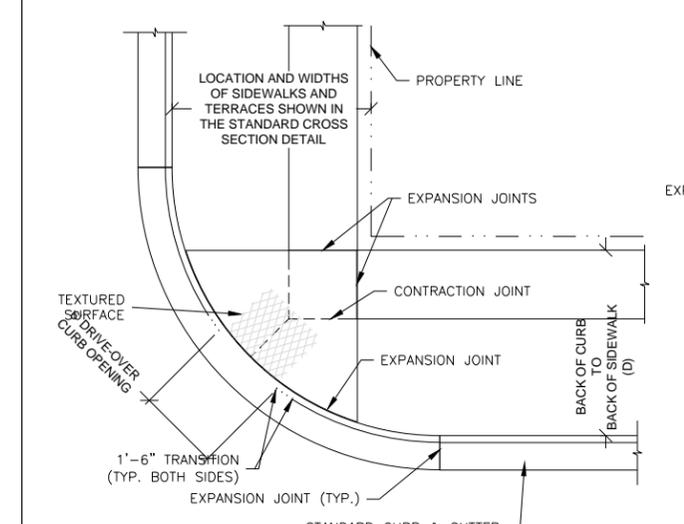
TYPE 1 CURB RAMP

- FOR USE WHEN THE DISTANCE FROM THE BACK OF THE CURB TO THE BACK OF THE SIDEWALK (D) IS LESS THAN 12 FEET.



TYPE 2 CURB RAMP

- FOR USE WHEN THE DISTANCE FROM THE BACK OF THE CURB TO THE BACK OF THE SIDEWALK (D) IS GREATER THAN OR EQUAL TO 12 FEET.



CURB RAMP DETAIL

DETAIL 02521-B

DWG FILE	DESCRIPTION	LAST REVISED
02521-B.DWG	CURB RAMP	01/10/06 J.L.J.

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GLACIER RIDGE
 VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN



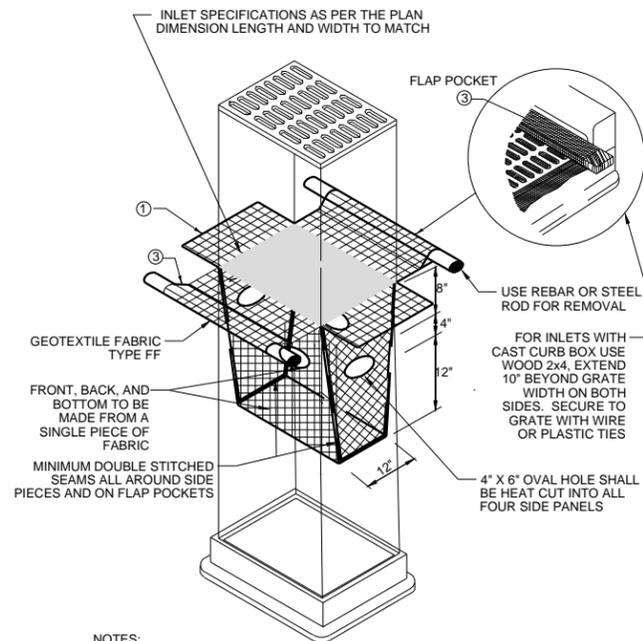
SCALE: 1" = 1'

DATE: 3/10/16

DRAWN BY: KWB

FN: 15-05-168

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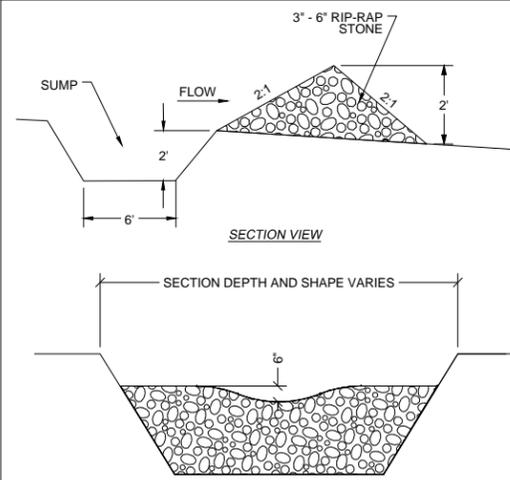


NOTES:

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

TYPE D INLET PROTECTION

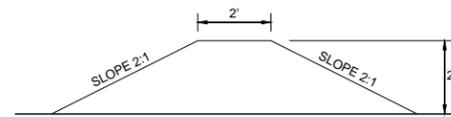
NOT TO SCALE



- NOTES:
- 1) SUMP SHALL BE CLEANED OUT AND ALL PLUGGED ROCK REMOVED AND REPLACED AS NEEDED WHEN SUMP IS 50% FULL OF SEDIMENT.

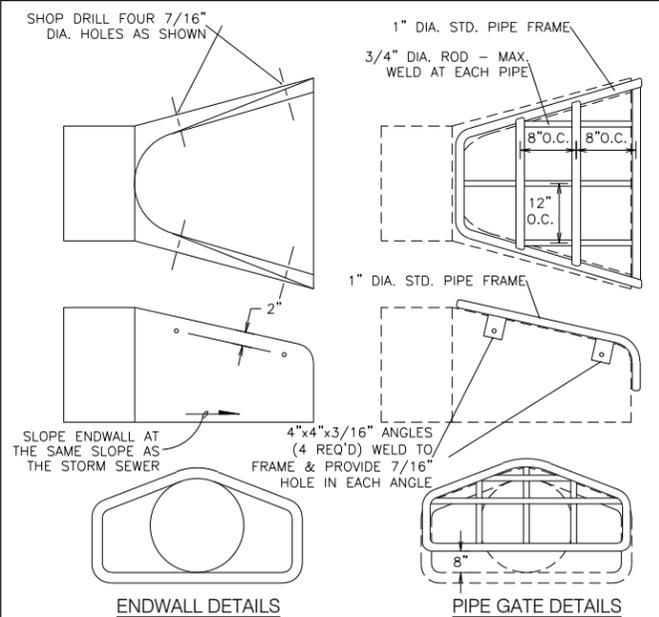
STONE WEEPER

NOT TO SCALE



EARTHEN BERM

NOT TO SCALE



NOTES:

- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.

PAINTING SPECIFICATIONS:

- THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

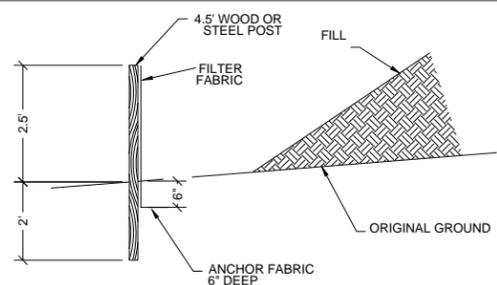
PREPARATION STEPS:

1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24-48 HOURS DRYING TIME AT 60' OR ABOVE BETWEEN COATS.

STANDARD ENDWALL DETAILS

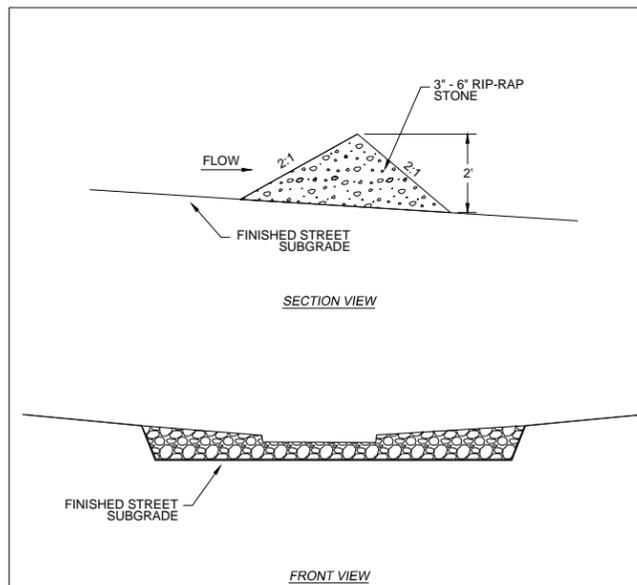
DETAIL 02721-C

DWG FILE	DESCRIPTION	LAST REVISED
02721-C.DWG	ENDWALL DETAILS	2/22/99 TLS



SILT FENCE DETAIL

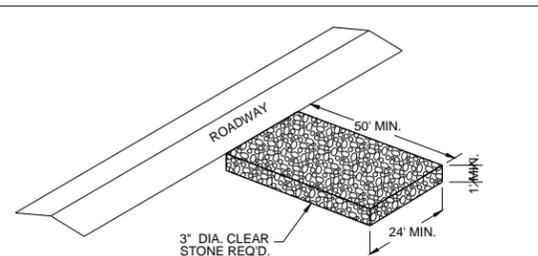
NOT TO SCALE



- NOTE:
- 1) VELOCITY CHECK SHALL BE CLEANED OUT AND ALL PLUGGED ROCK REMOVED AND REPLACED AS NEEDED WHEN CHECK IS 50% FULL OF SEDIMENT.

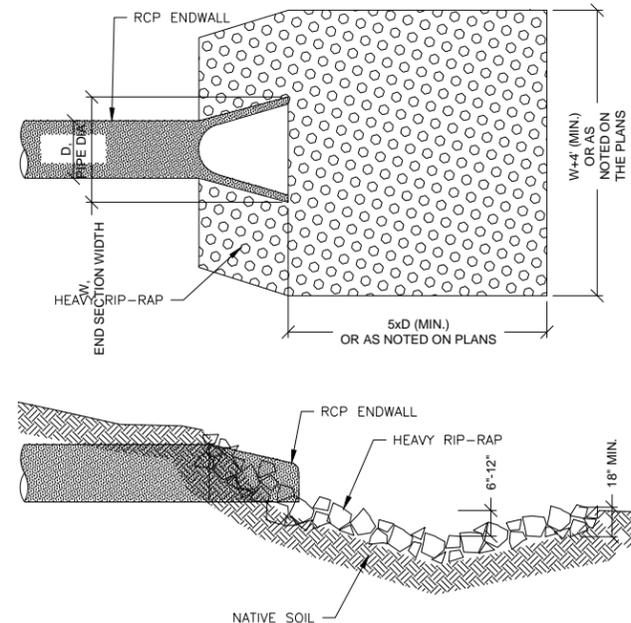
VELOCITY CHECK

NOT TO SCALE



STONE TRACKING PAD DETAIL

NOT TO SCALE



NOTE:

- RIP-RAP SHALL BE A MINIMUM OF 2 C.Y. PER ENDWALL.

ENDWALL RIP-RAP DETAIL

DETAIL 02721-J

DWG FILE	DESCRIPTION	LAST REVISED
02721-J2.DWG	RIP-RAP ENDWALL DETAIL	01/05/06 JLJ



SCALE: 1" = 1'



DATE: 3/10/16

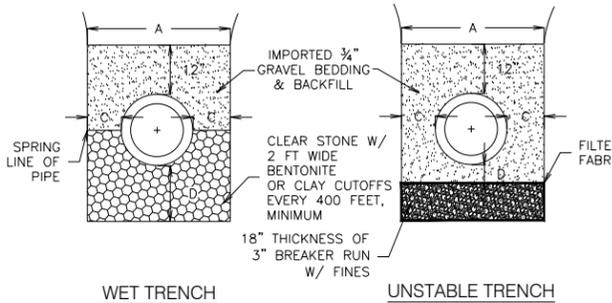
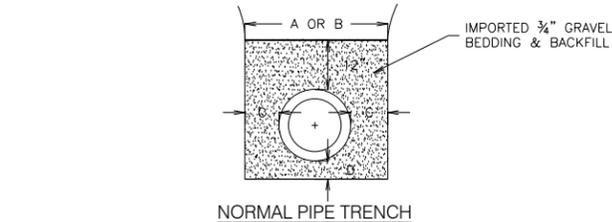
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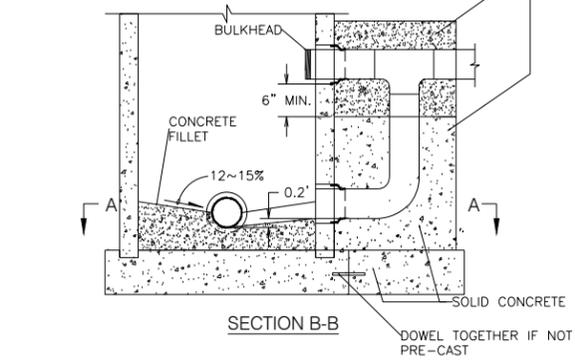
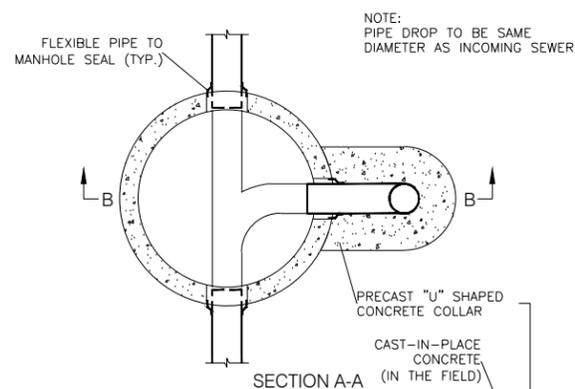
DIMENSIONS:
 A: OUTSIDE DIAMETER OF PIPE PLUS 24" MAXIMUM, EXCEPT NEED NOT BE LESS THAN 36". TRENCH SHIELDS NARROWER THAN 4 FEET INSIDE WIDTH WILL NOT BE REQUIRED UNLESS SPECIFICALLY REQUIRED IN THE PROJECT SPECIFICATIONS.
 B: FOR ROCK, OUTSIDE DIAMETER OF PIPE PLUS 18" MAXIMUM, EXCEPT NEED NOT BE LESS THAN 36".
 C: MINIMUM - 6"
 D: MINIMUM 4" BELOW BARREL AND 3" BELOW BELL



TRENCH WIDTH AND BEDDING DETAILS

DETAIL 02221-A

DWG FILE	DESCRIPTION	LAST REVISED
02221-A2	TRENCHES	11/04/09 JLJ

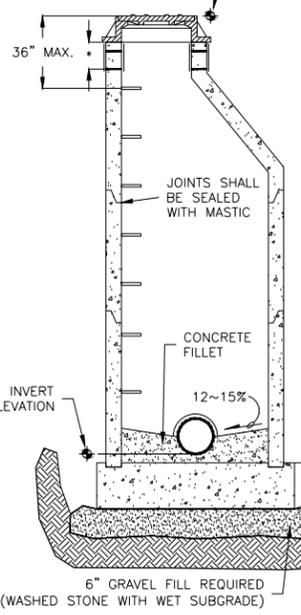


DROP MANHOLE ENTRANCE

DETAIL 02601-B

DWG FILE	DESCRIPTION	LAST REVISED
02601-B.DWG	DROP MH DETAIL	09/17/02 JLJ

CASTING SHALL BE 1/2" BELOW FINISHED PAVEMENT OR AS ESTABLISHED BY THE ENGINEER.



MANHOLE CASTING SHALL BE HEAVY DUTY, NEENAH FOUNDRY CO. CATALOG LISTING NO. R-1550, WITH TYPE "B" NON-ROCKING LID, GASKET SEAL AND CONCEALED PICKHOLES.

ADJUST FRAME TO GRADE WITH AT LEAST TWO PRECAST CONCRETE RINGS OF DIFFERENT THICKNESSES. RINGS SHALL BE REINFORCED WITH ONE NO. 3 STEEL BAR CENTERED WITHIN EACH RING.

MANHOLE CASTINGS AND STEPS SHALL BE LOCATED OVER THE EFFLUENT PIPE FOR PIPES BETWEEN 8" AND 18" IN DIAMETER. CASTINGS AND STEPS SHALL BE LOCATED OVER THE BENCH FOR PIPES GREATER THAN 18" IN DIAMETER.

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.

STEEL REINFORCEMENT SHALL CONFORM TO ASTM C-478 STANDARDS.

FLAT-TOP COVERS SHALL BE USED WHERE THE TOTAL RIM TO INVERT DEPTH IS LESS THAN 6 FEET AND MAY BE USED FOR MANHOLE DIAMETERS GREATER THAN 5 FEET.

SEE SPECIFICATION NARRATIVE FOR PIPE SEAL AND CHIMNEY SEAL REQUIREMENTS.

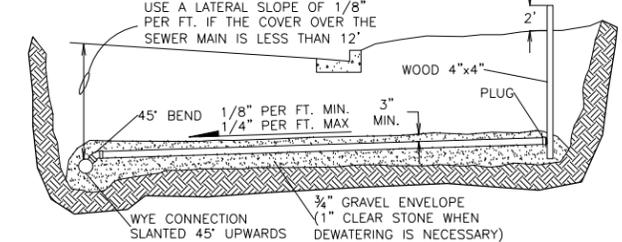
MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE NEENAH FOUNDRY CO. R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.

* A MINIMUM OF 3" TO A MAXIMUM OF 9" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

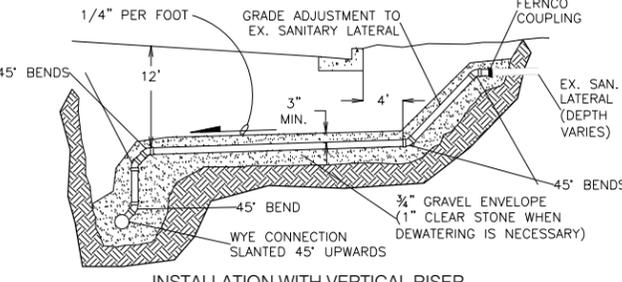
STANDARD MANHOLE DETAIL

DETAIL 02601-A

DWG FILE	DESCRIPTION	LAST REVISED
02601-A.DWG	STANDARD MANHOLE	2/10/99 TLS



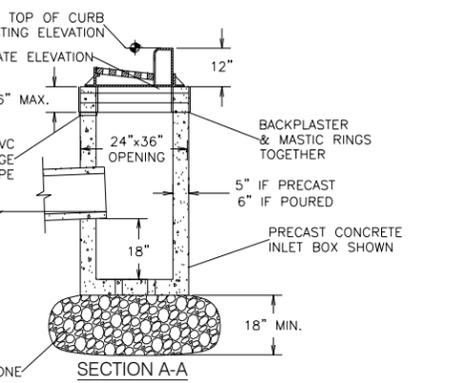
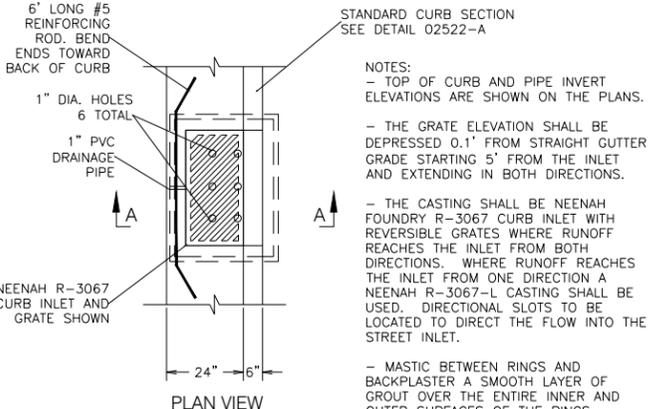
NOTES:
 1. CONSTRUCT LATERALS IN CONFORMANCE WITH CHAPTER COMM 82 OF THE WISCONSIN ADMINISTRATIVE CODE.
 2. LATERAL SLOPE SHALL BE 1/4" PER FOOT WHERE SUFFICIENT COVER EXISTS
 3. WHERE LATERALS ARE NOT IMMEDIATELY CONNECTED TO BUILDING SEWERS THE ENDS OF THE LATERALS SHALL BE MARKED BY POSITIONING 4"x4" BOARDS VERTICALLY FROM THE ENDS OF THE LATERALS TO AT LEAST 2' ABOVE THE GROUND SURFACE.
 4. CONTRACTOR SHALL VERIFY SIZE, DEPTH, AND LOCATION OF EXISTING LATERALS.



SANITARY SEWER LATERAL DETAIL

DETAIL 02722-B

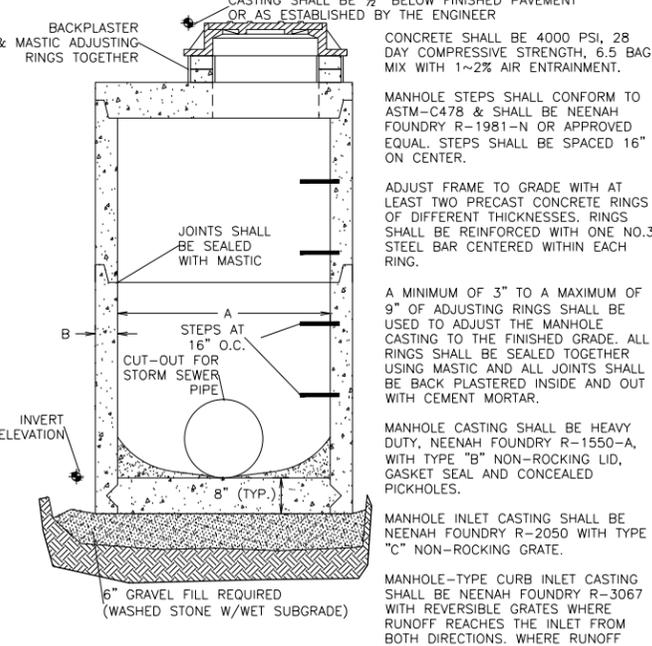
DWG FILE	DESCRIPTION	LAST REVISED
02722-B.DWG	SANITARY LATERALS	12/30/02 JLJ



RECTANGULAR CURB CATCH BASIN DETAIL

DETAIL 02721-P

DWG FILE	DESCRIPTION	LAST REVISED
02721-P.DWG	STD. CATCH BASIN	12/28/04 JLJ



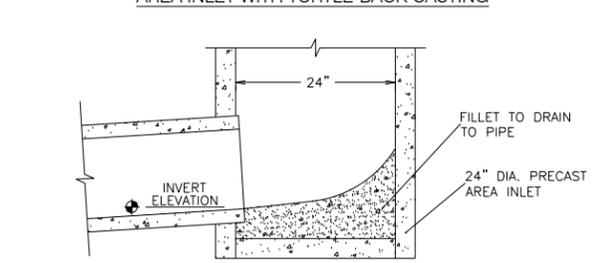
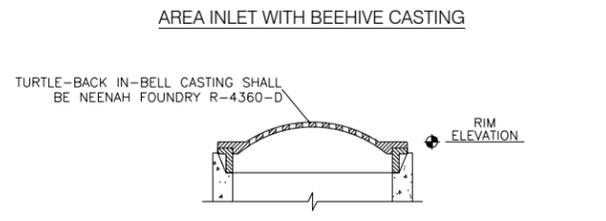
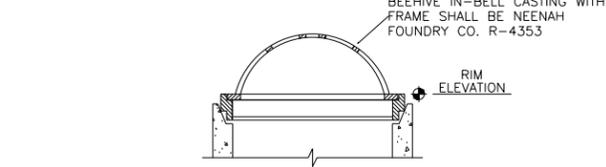
STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

STORM SEWER MANHOLE/MANHOLE INLET/ MANHOLE-TYPE CURB INLET DETAIL

DETAIL 02721-F

DWG FILE	DESCRIPTION	LAST REVISED
02721-F.DWG	STD. STORM MANHOLE	12/29/04 JLJ



AREA INLET DETAIL

DETAIL 02721-B

DWG FILE	DESCRIPTION	LAST REVISED
02721-B.DWG	AREA INLET DETAIL	3/3/99 TLS

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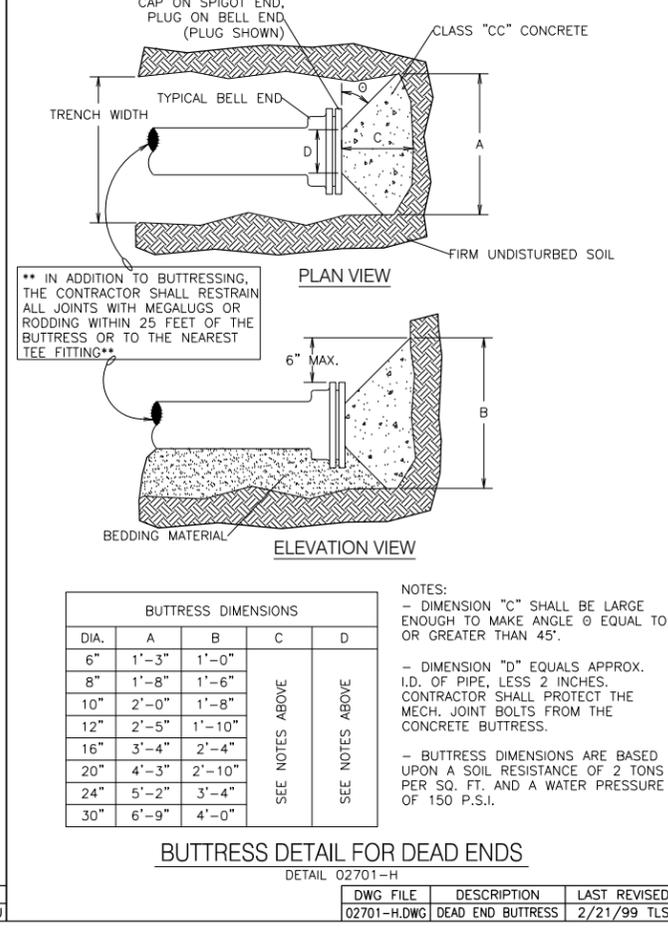
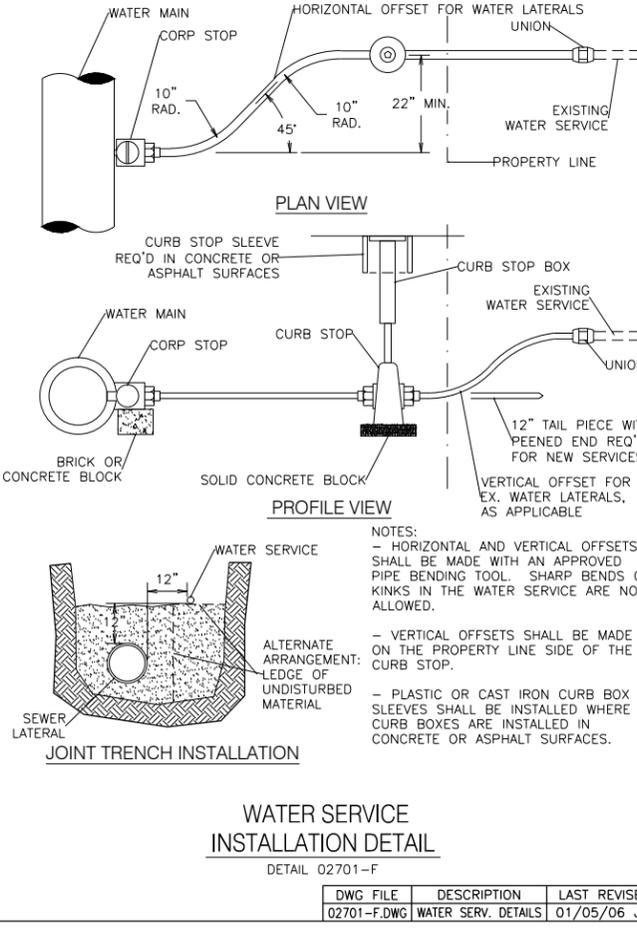
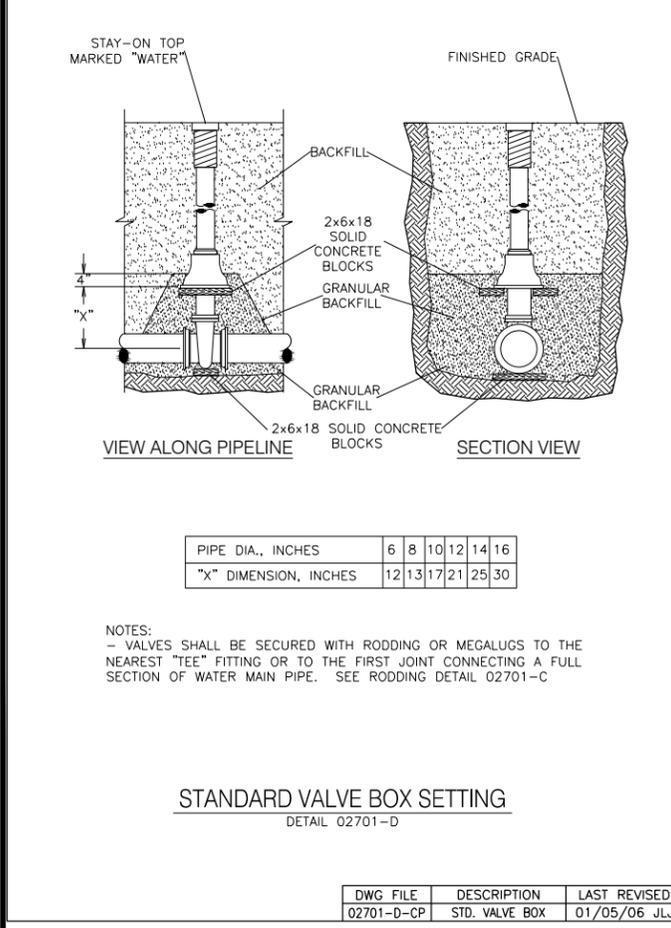
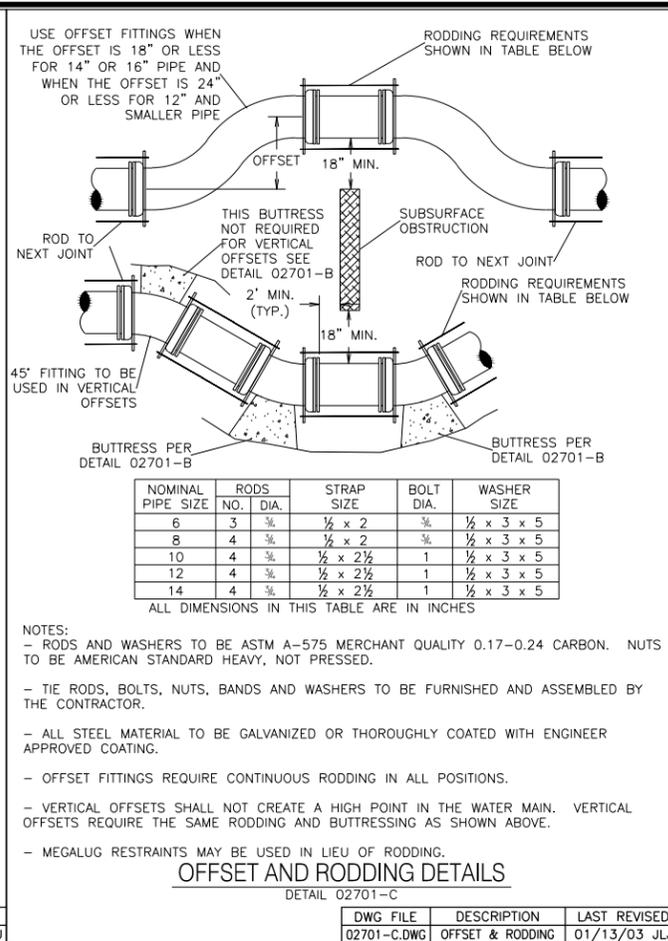
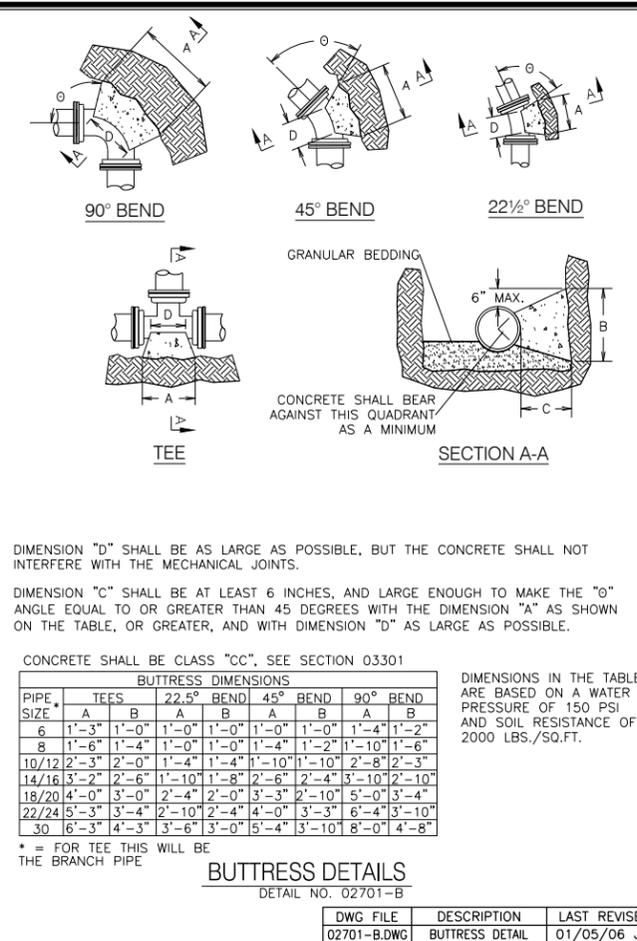
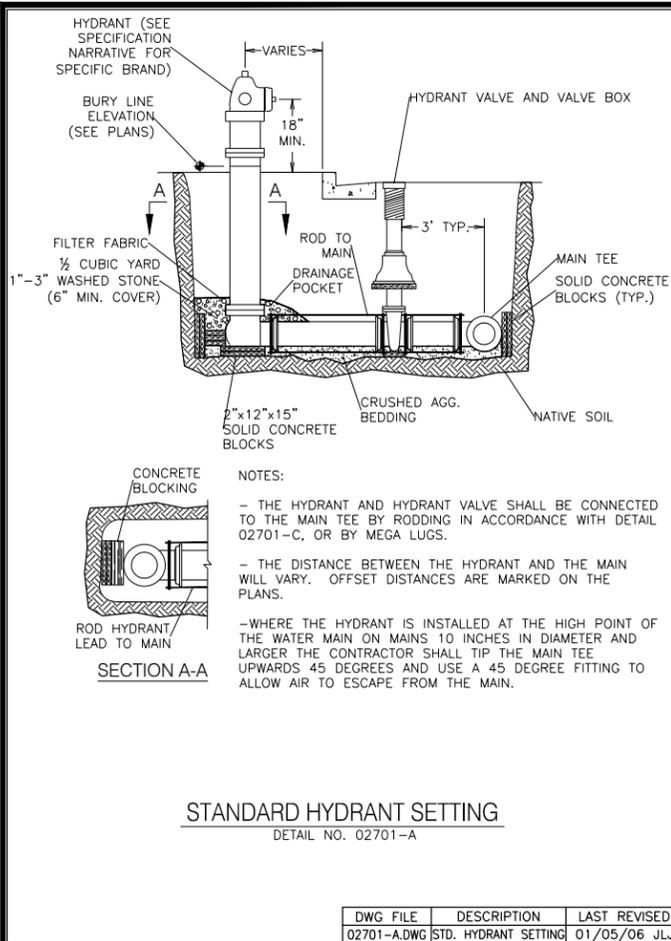


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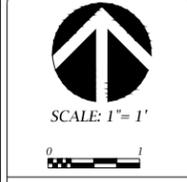
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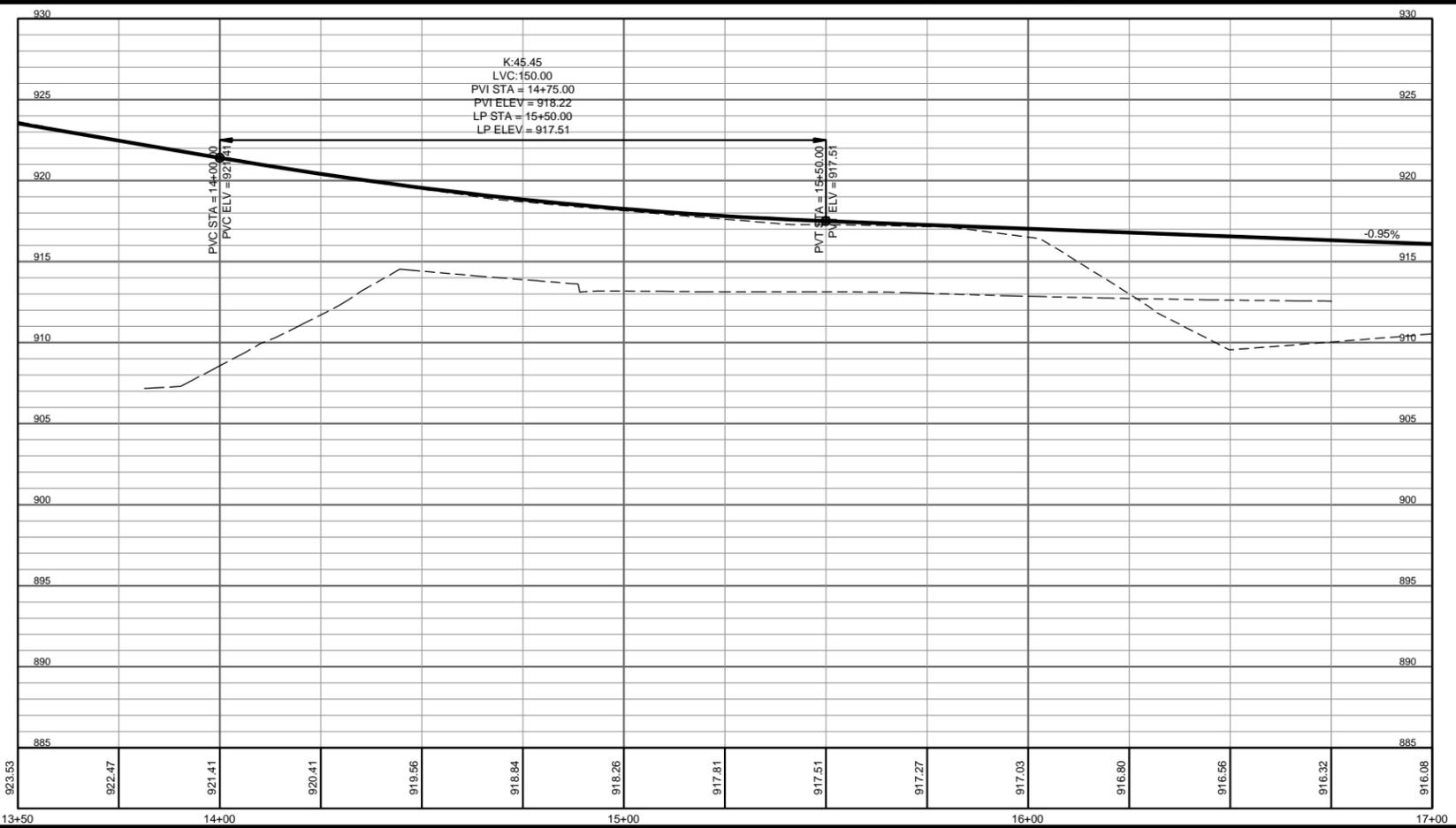
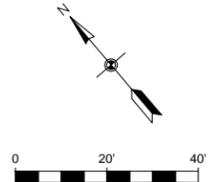
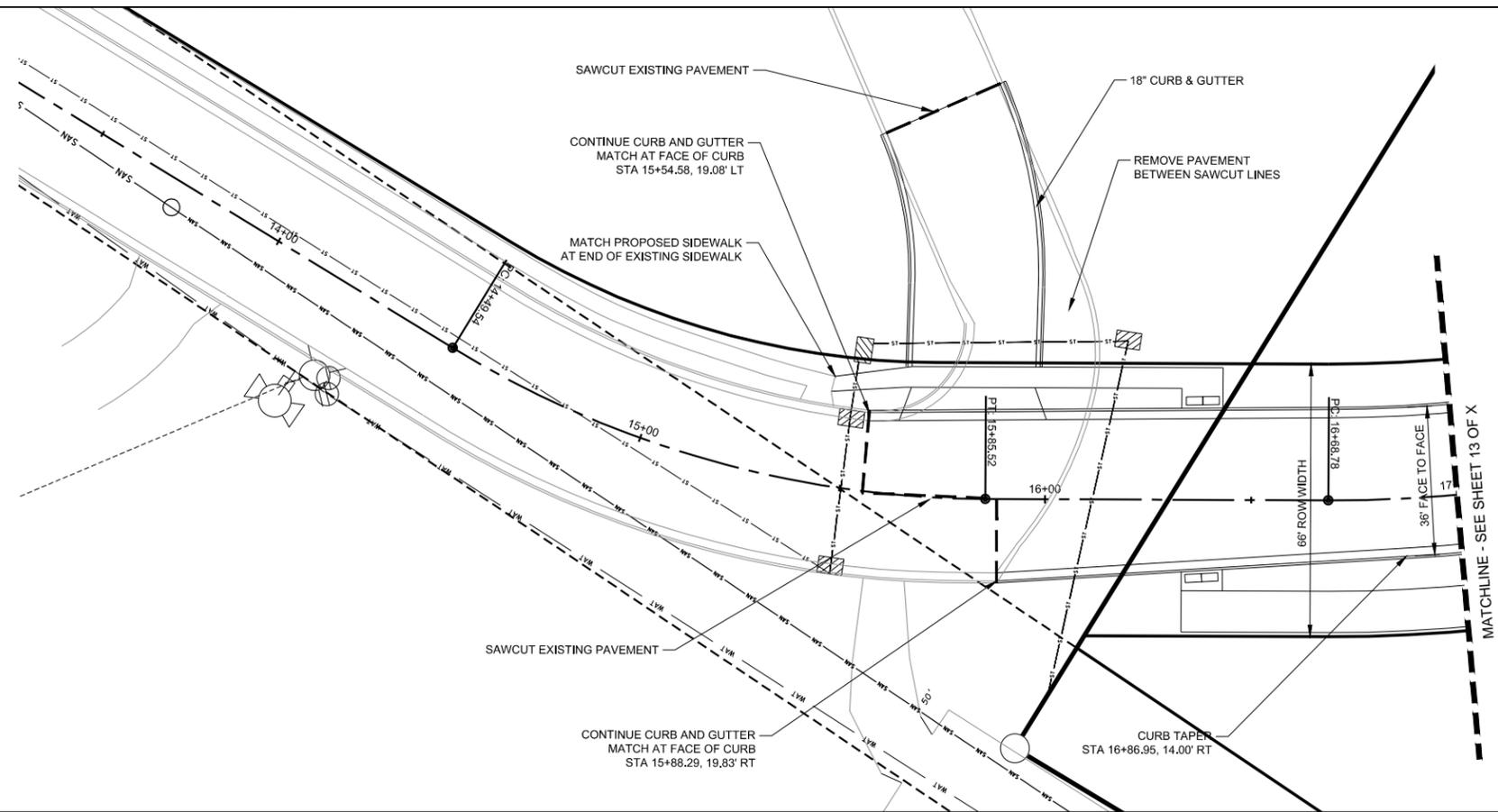


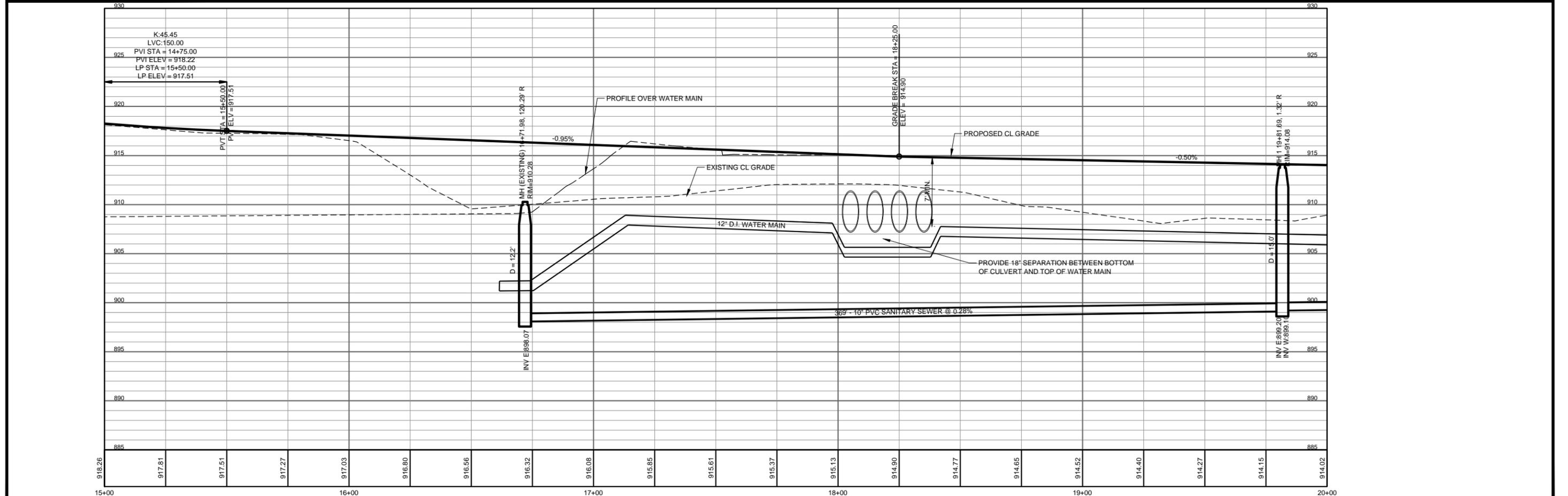
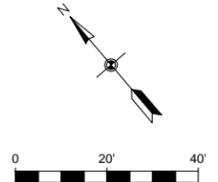
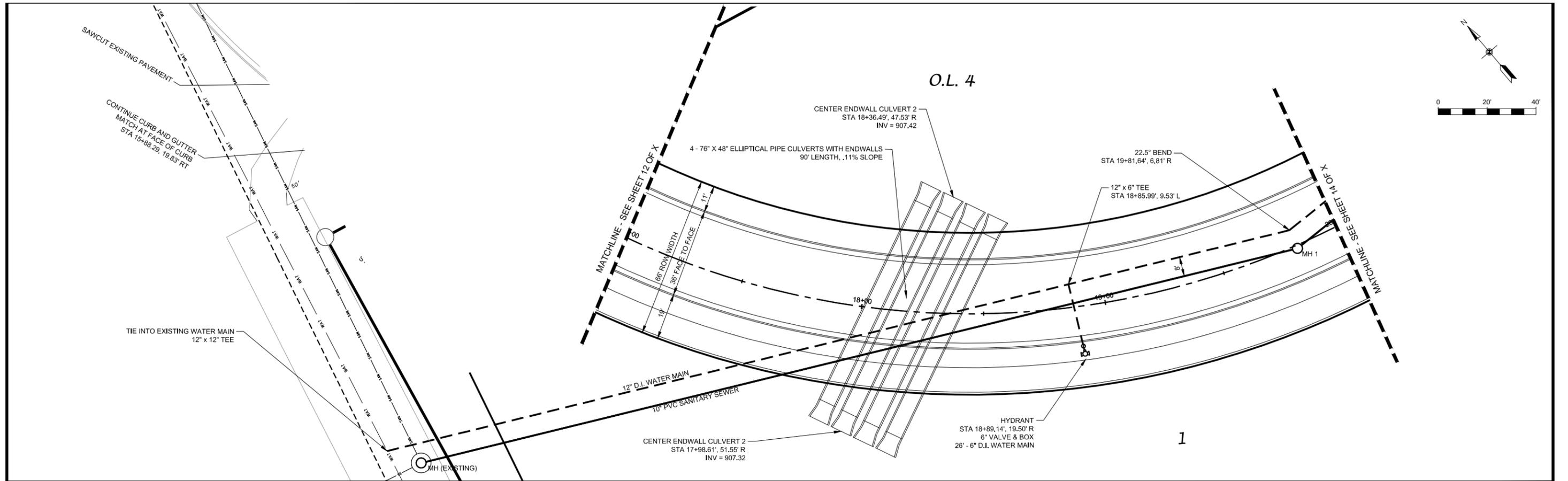
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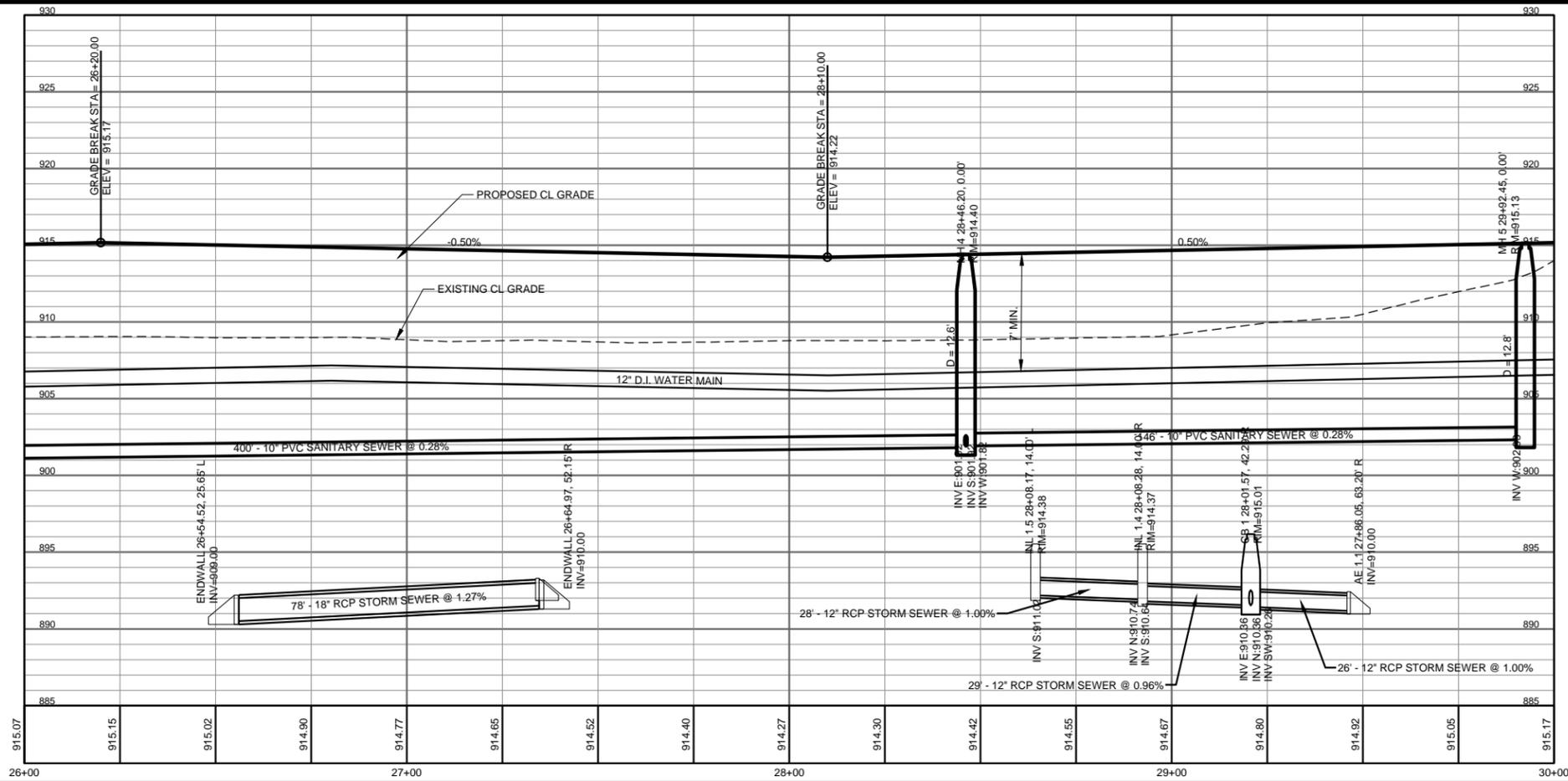
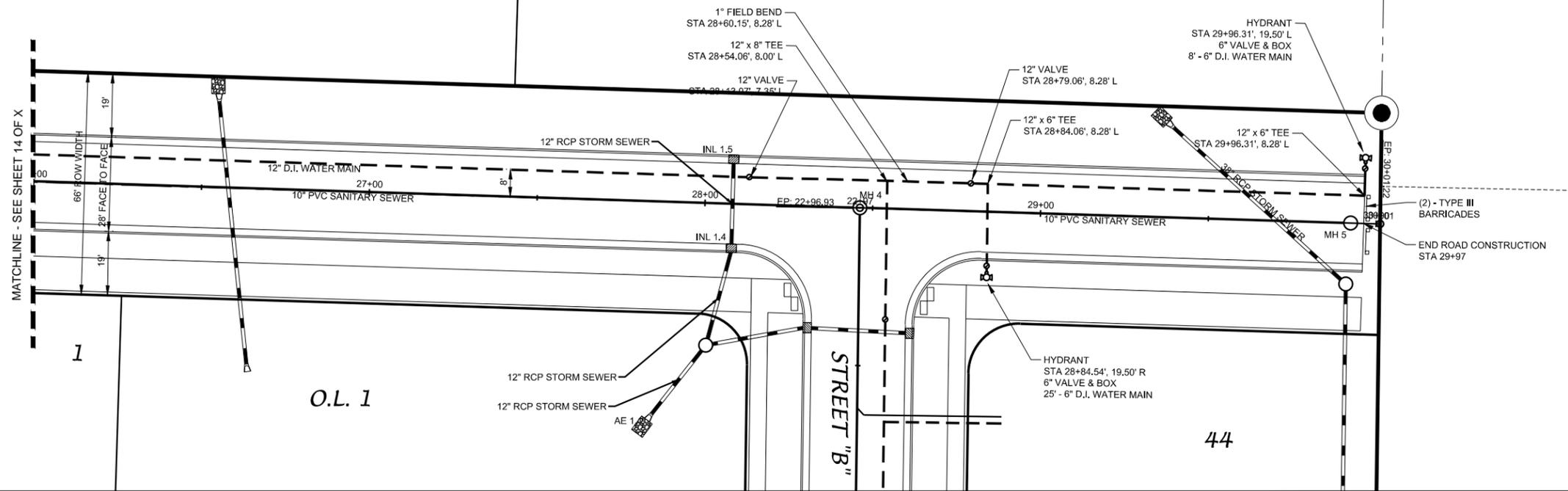
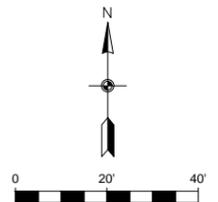
GLACIER RIDGE
VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN

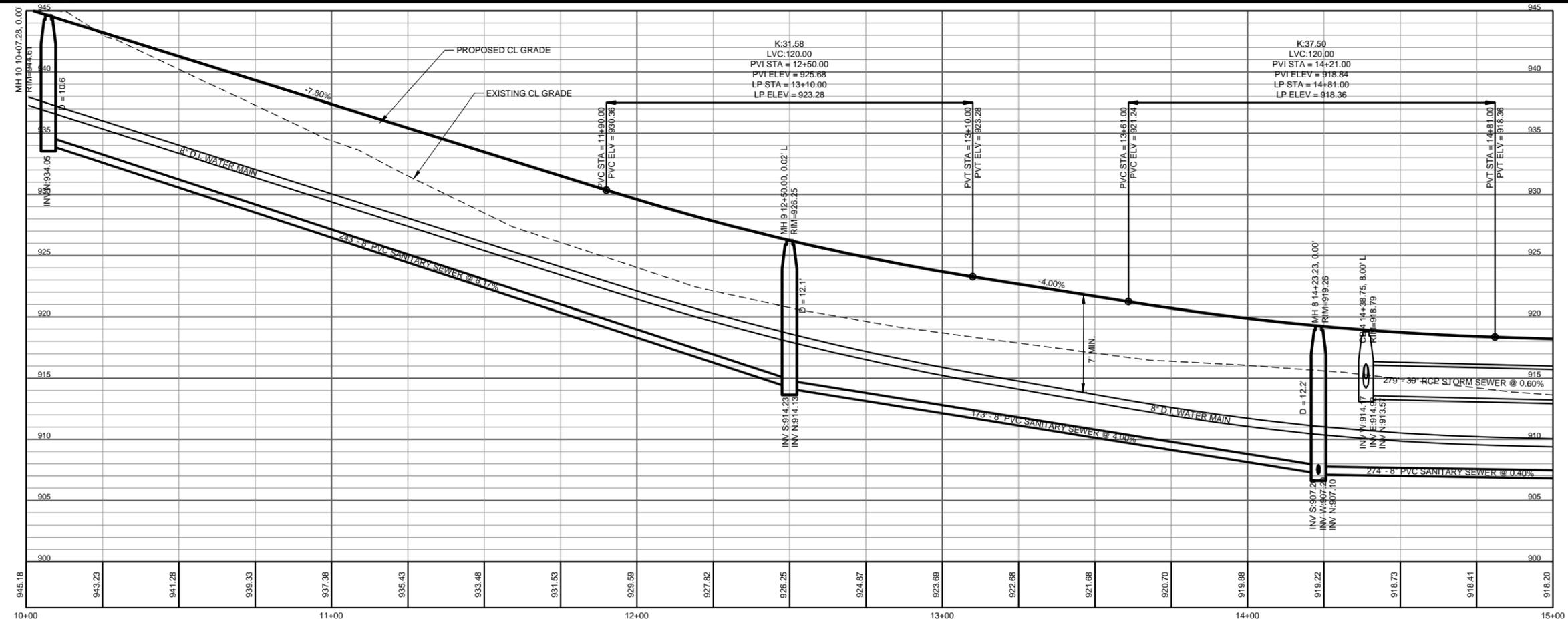
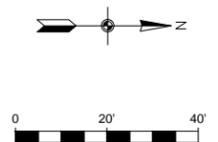
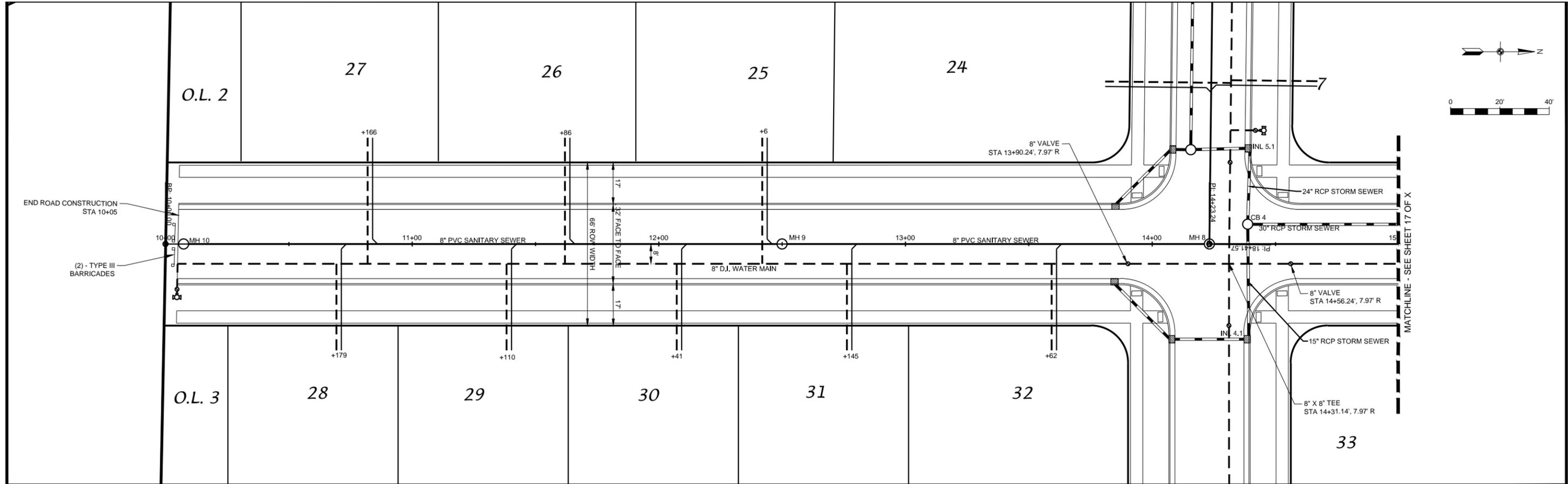


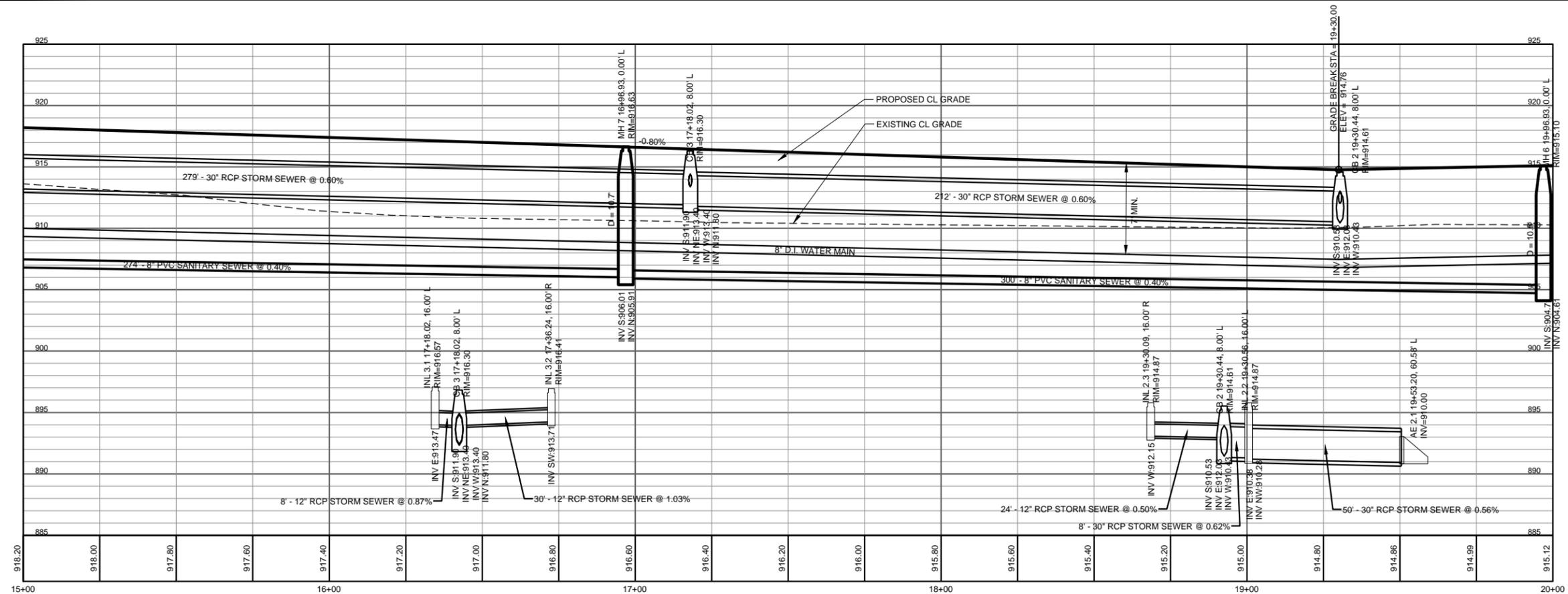
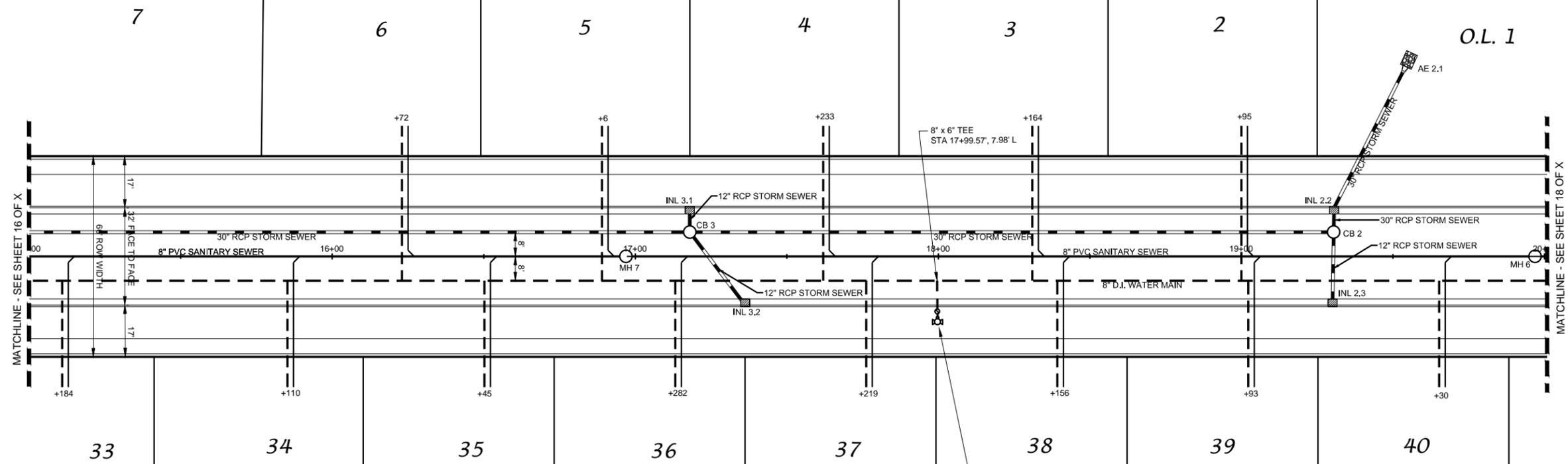
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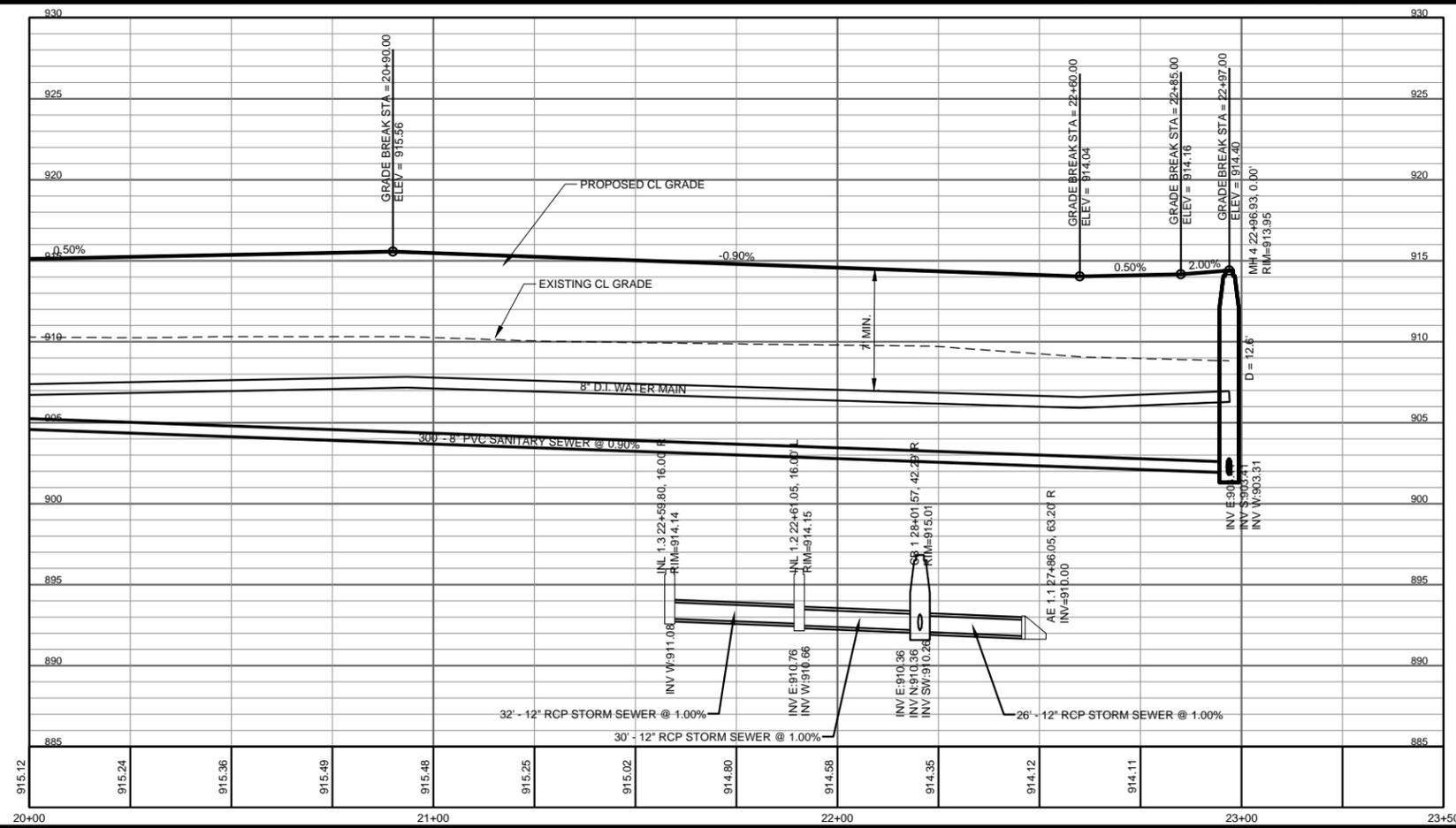
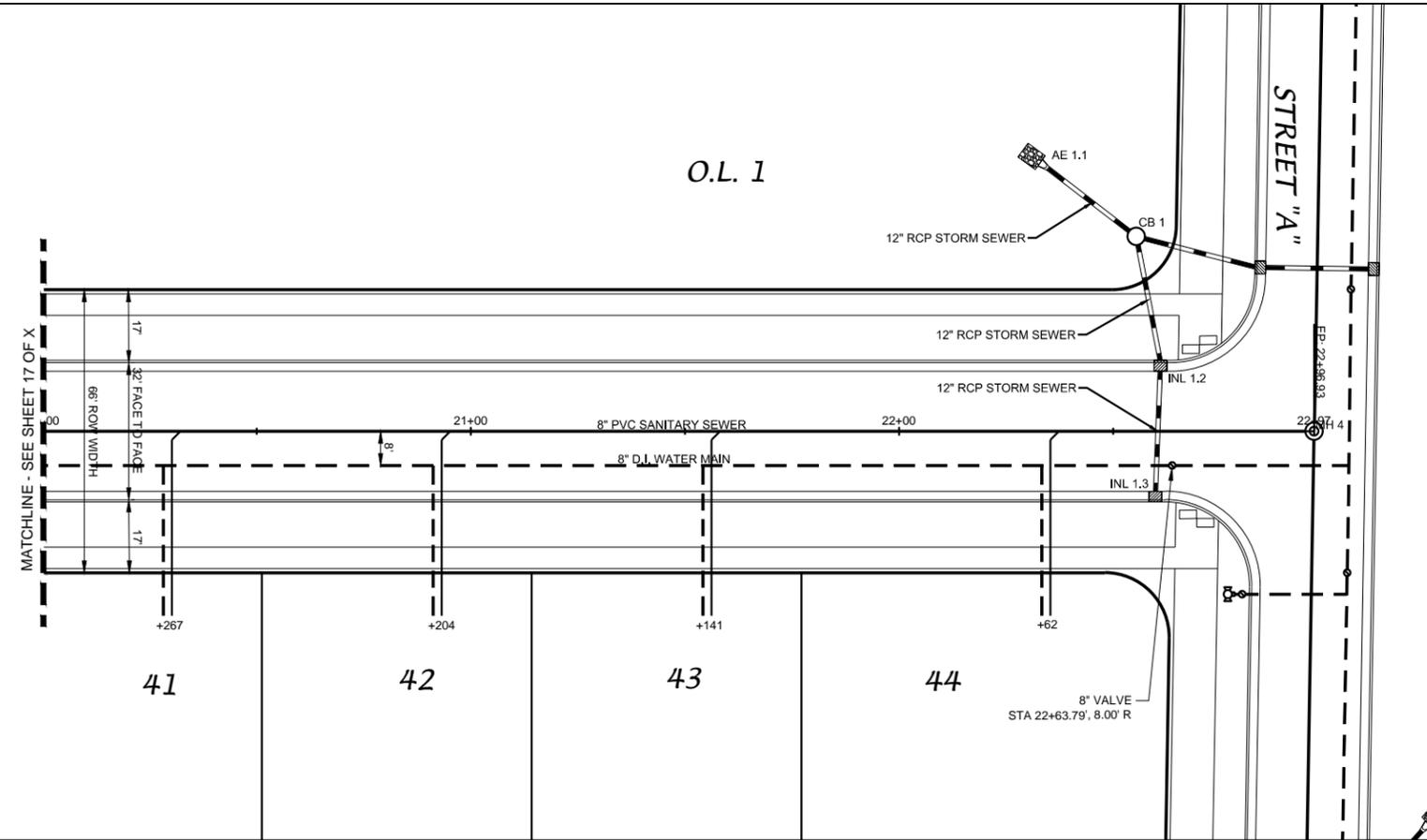
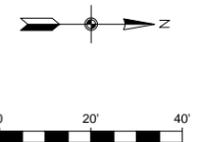


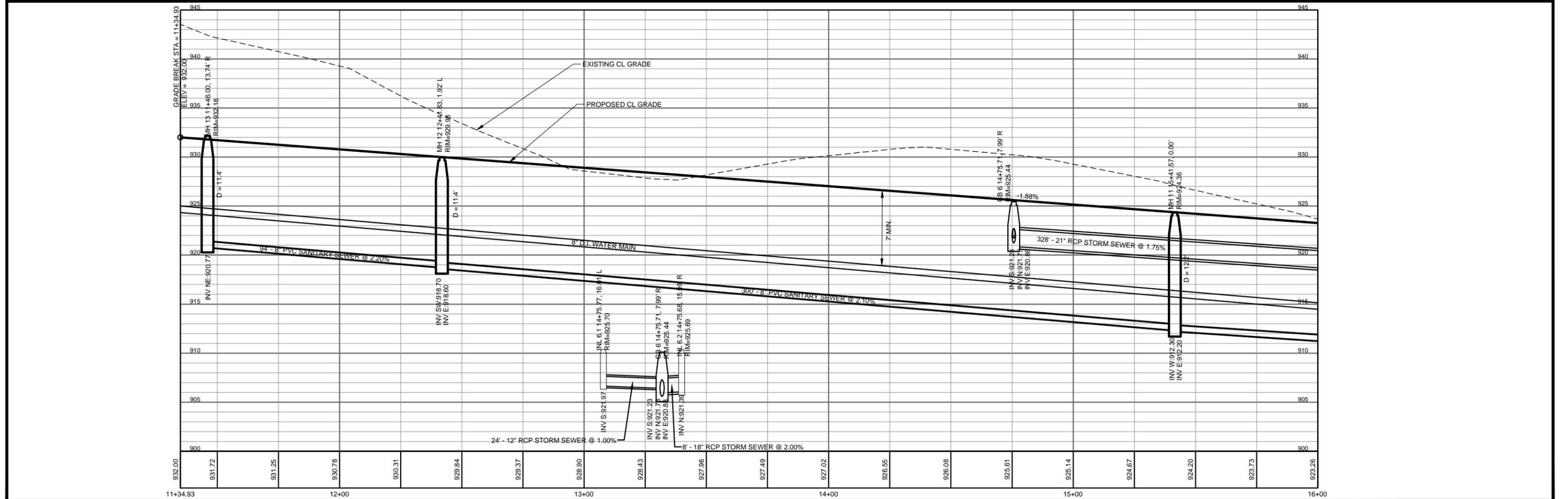
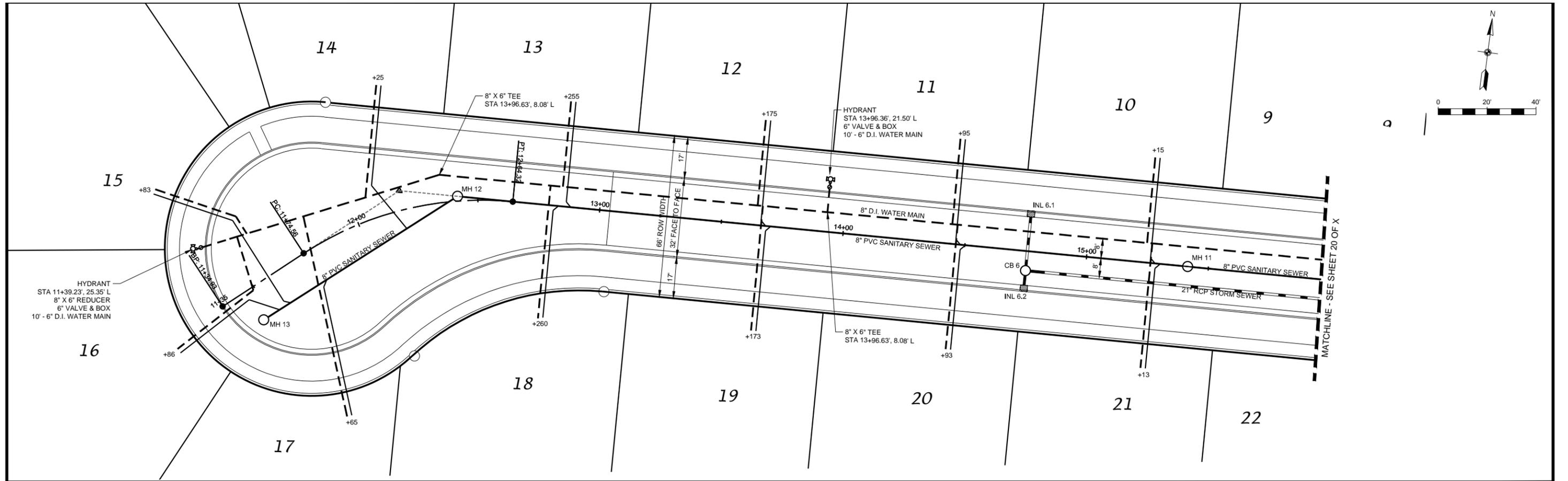


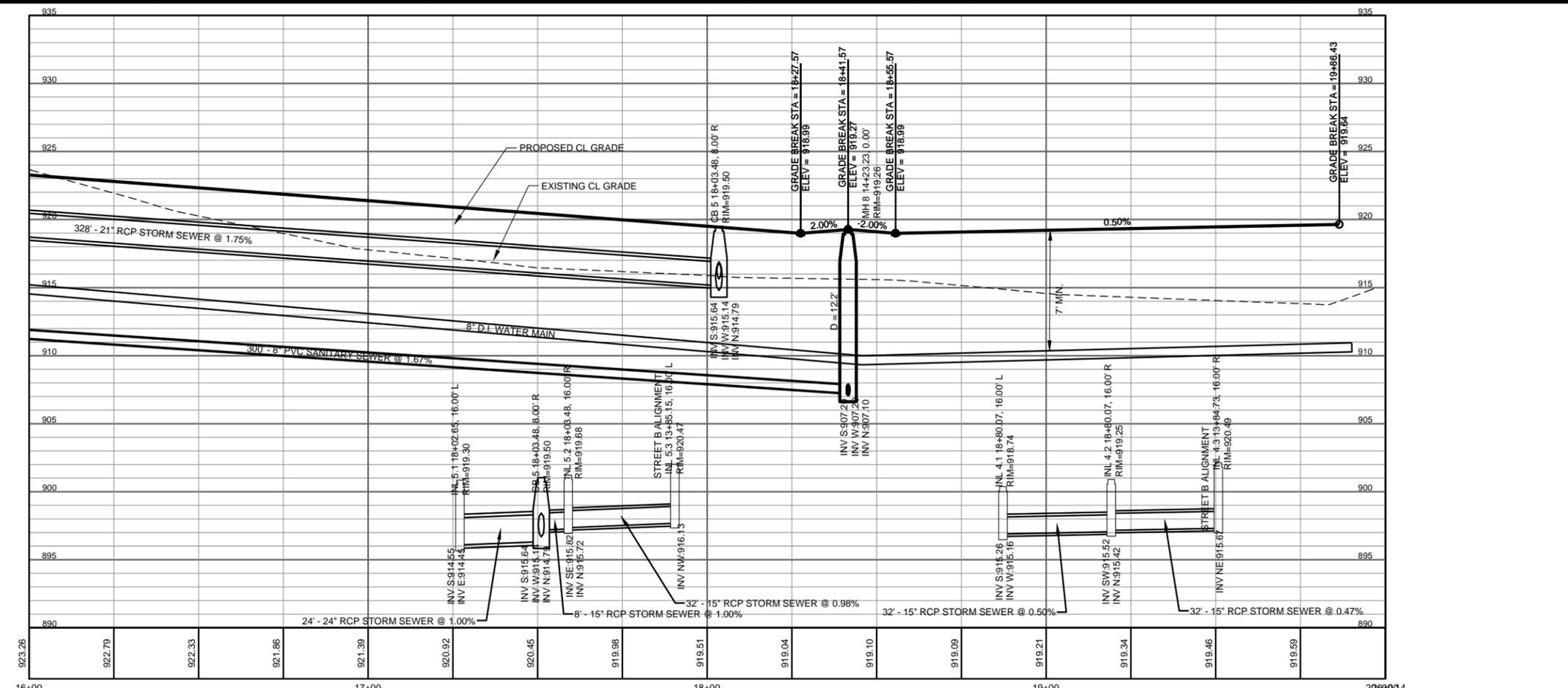
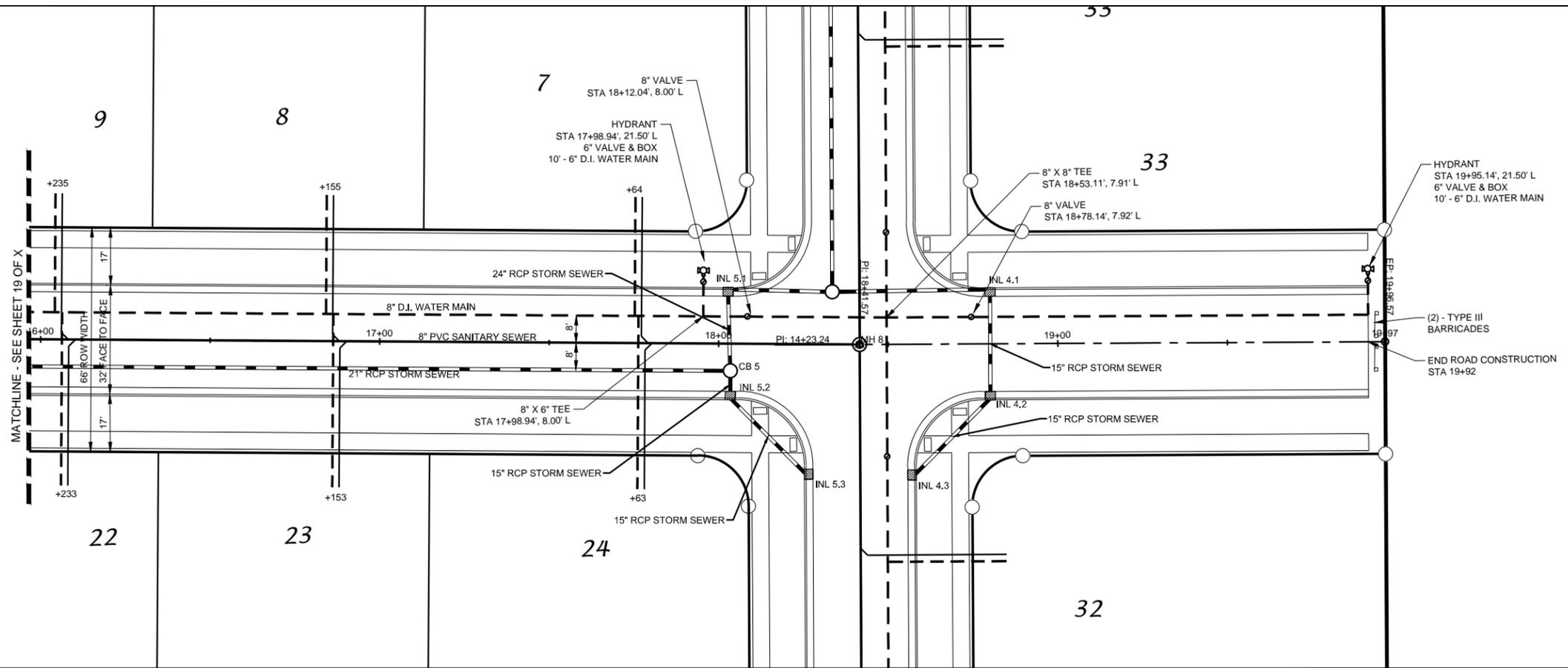


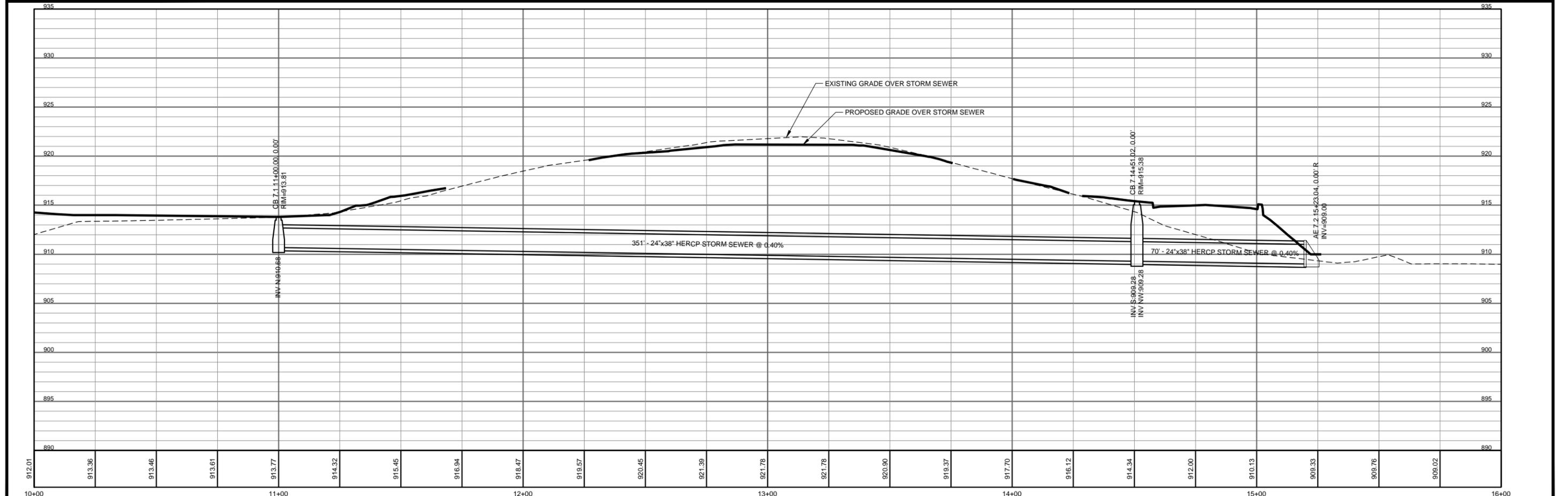
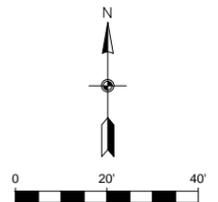
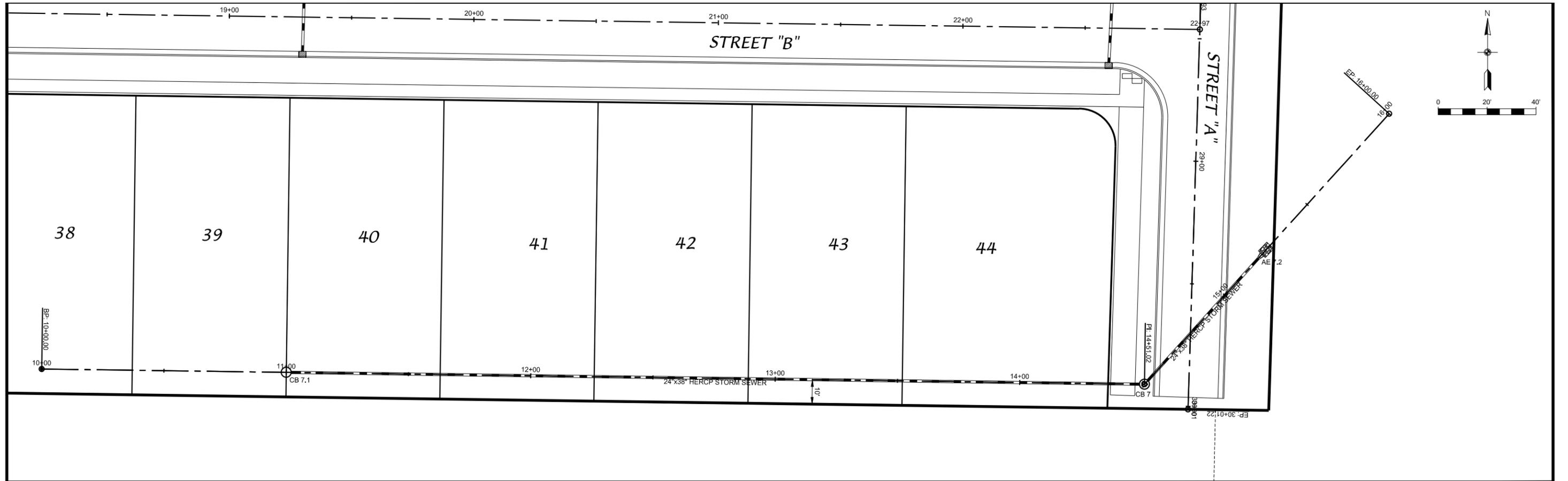


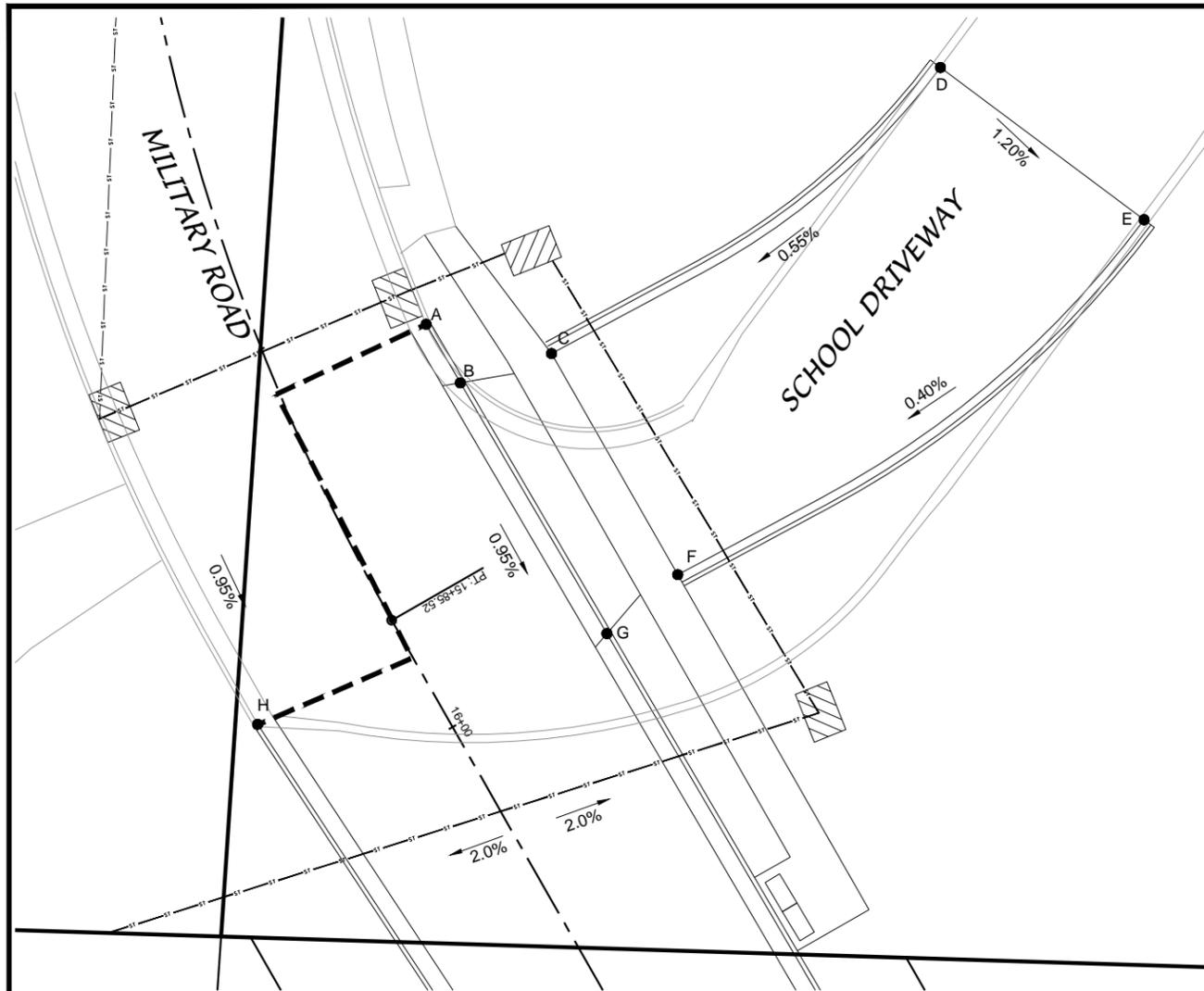










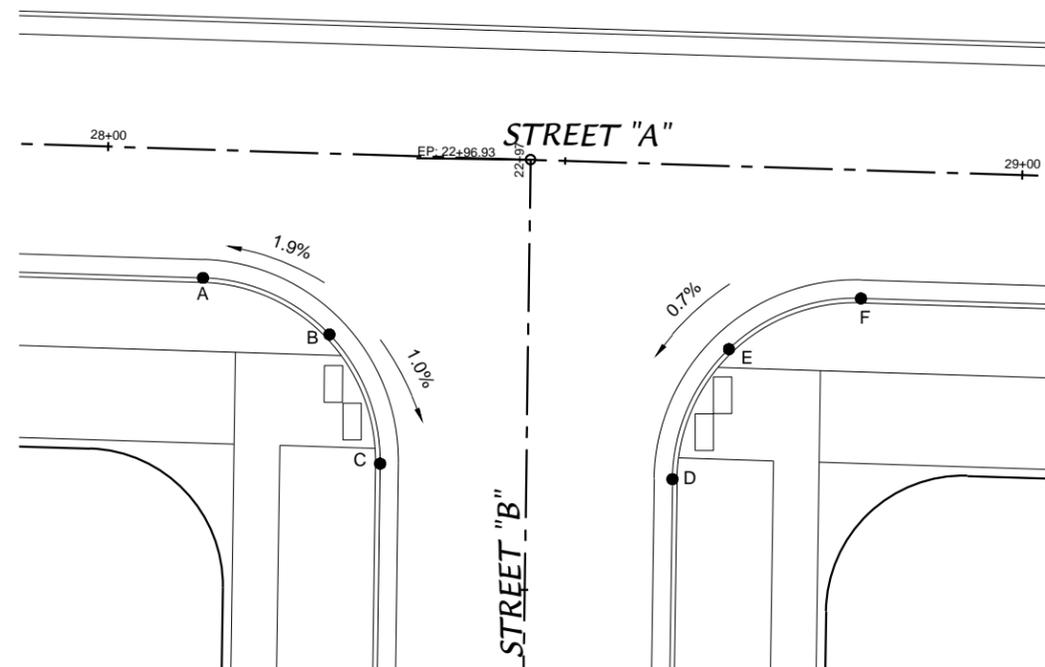


MILITARY ROAD AND SCHOOL DRIVEWAY

POINT	STREET	STATION, OFFSET	DESCRIPTION	ELEV
A	MIL RD	15+54.58, 19.00' L	GTR	916.99
B	MIL RD	15+63.47, 20.00' L	GTR	916.92
C	MIL RD	15+65.04, 31.25' L	BOW	917.42
D	MIL RD	15+48.09, 86.78' L	MATCH	917.71
E	MIL RD	15+88.68, 100.58' L	MATCH	917.35
F	MIL RD	15+97.46, 27.00' L	BOW	917.10
G	MIL RD	15+99.50, 21.29' L	GTR	916.60
H	MIL RD	15+88.29, 19.83' R	GTR / MATCH	916.25

STREET "A" AND STREET "B"

POINT	STREET	STATION, OFFSET	DESCRIPTION	TC ELEV
A	ST "A"	28+10.78, 14.00' R	PC	914.37
B	ST "A"	28+24.80, 19.74' R	MID	914.66
C	ST "B"	22+63.55, 16.00' L	PT	914.50
D	ST "B"	22+62.30, 16.00' R	PT	914.51
E	ST "A"	28+67.10, 18.58' R	MID	914.62
F	ST "A"	28+82.80, 14.00' R	PC	914.73



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INTERSECTION DETAILS

GLACIER RIDGE

VILLAGE OF CROSS PLAINS, DADE COUNTY, WISCONSIN



SCALE: 1" = 10'
 (PAGE SIZE: 11x17)



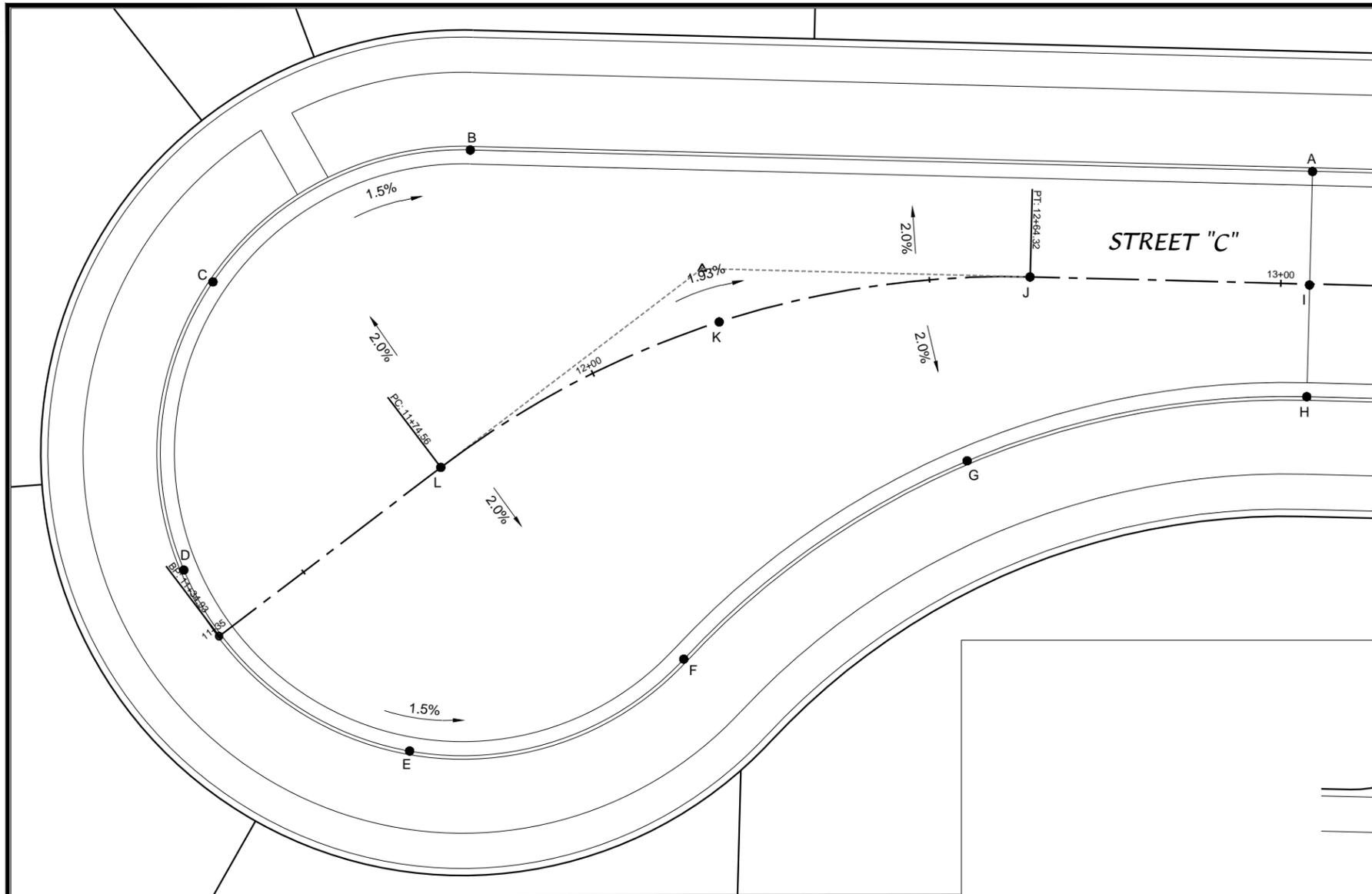
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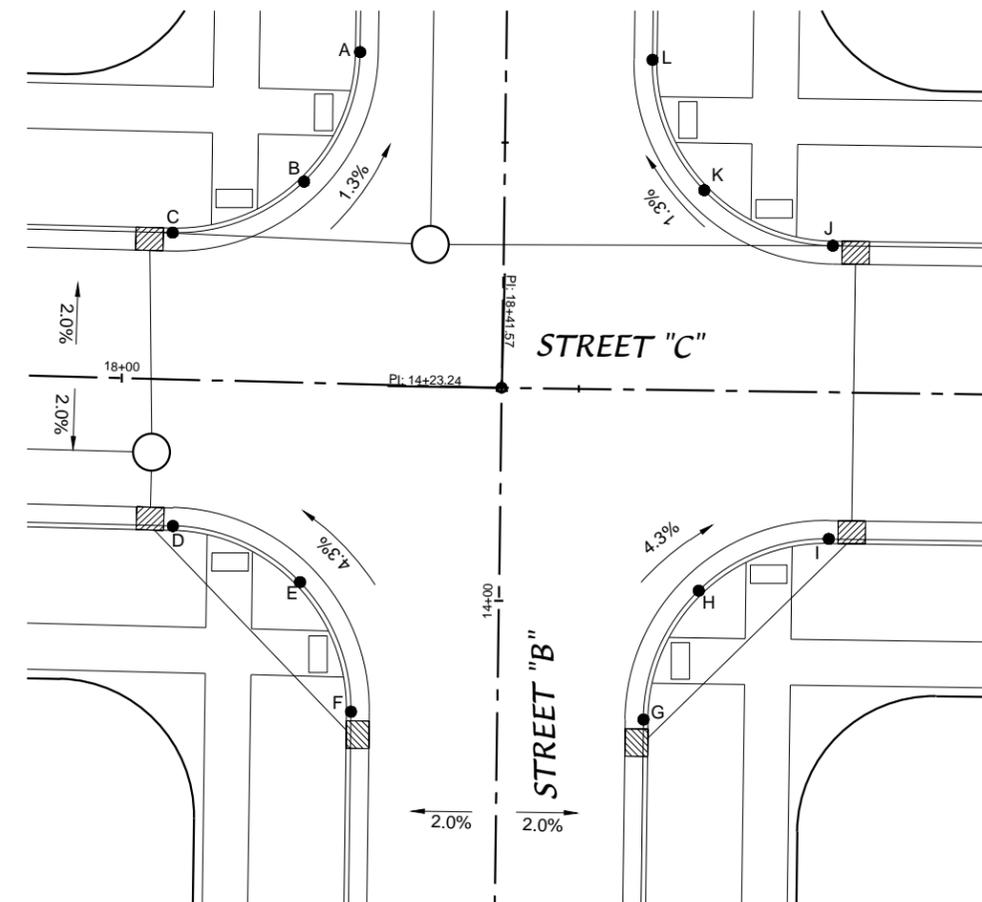


STREET "C" CUL-DE-SAC

POINT	STREET	STATION, OFFSET	DESCRIPTION	TC ELEV
A	ST "C"	13+04.10, 16.00' L	GTR	929.24
B	ST "C"	11+98.75, 36.14' L	PC	931.19
C	ST "C"	11+64.68, 40.58' L	POC	931.85
D	ST "C"	11+36.63, 10.50' L	MID	932.50
E	ST "C"	11+46.68, 29.38' R	POC	931.86
F	ST "C"	11+90.76, 41.90' R	PCC	931.21
G	ST "C"	12+54.02, 26.01' R	MID	930.23
H	ST "C"	13+04.10, 16.00' R	PT	929.24
I	ST "C"	13+04.10, 16.00' R	CL	929.14
J	ST "C"	13+04.10, 16.00' R	CL	929.91
K	ST "C"	13+04.10, 16.00' R	CL	930.78
L	ST "C"	13+04.10, 16.00' R	CL	931.65

STREET "B" AND STREET "C"

POINT	STREET	STATION, OFFSET	DESCRIPTION	TC ELEV
A	ST "B"	14+59.66, 16.00' L	PC	918.70
B	ST "B"	14+45.43, 21.94' L	MID	918.90
C	ST "C"	18+05.15, 16.00' L	PT	919.10
D	ST "C"	18+05.98, 16.00' R	PT	919.10
E	ST "B"	14+01.36, 22.13' L	MID	919.75
F	ST "B"	13+87.65, 16.00' L	PC	920.40
G	ST "B"	13+87.65, 16.00' R	PT	920.40
H	ST "B"	14+01.38, 21.86' R	MID	919.75
I	ST "C"	18+77.57, 16.00' R	PC	919.10
J	ST "C"	18+77.57, 16.00' L	PC	919.10
K	ST "B"	14+45.09, 21.86' R	MID	918.90
L	ST "B"	14+59.23, 16.00' R	PT	918.70



D'ONOFRIO KUTHE AND ASSOCIATES, INC.
 7590 Westwood Way, Madison, WI 53717
 Phone: 608.833-7590 • Fax: 608.833-1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

INTERSECTION DETAILS

GLACIER RIDGE

VILLAGE OF CROSS PLAINS, DANE COUNTY, WISCONSIN



SCALE: 1" = 10'
 (PAGE SIZE: 11x17)



DATE: 3/10/16

The subdivider shall construct and dedicate within the plat sidewalks or other pedestrian ways as required by the Village Board. Construction shall be in accordance with standard specifications approved by the Village Engineer.

SECTIONS 83.99 – 83.101 Reserved

PROCEDURE FOR IMPROVEMENTS

✓ SECTION 83.102 Construction Plans and Specifications.

Prior to final plat approval, the subdivider shall prepare construction plans and specifications and submit them in hard copy and electronic form to the Administrator/Clerk-treasurer, the Village Engineer and Director of Public Facilities for review and approval. The Village Engineer shall determine in writing what plans, specifications or other information is required.

SECTION 83.103 Private Contracts.

The subdivider shall engage one general contractor whose qualifications have been approved by the Village Board for each major phase of construction (grading, utilities, and streets) or one general contractor for a contract which includes more than one phase of construction. No private contract shall be awarded until all bids have been reviewed by the Village Engineer.

SECTION 83.104 Scheduling.

A preconstruction meeting shall be held prior to commencement of any work. All scheduling of the contemplated improvements shall be approved by the Village Director of Public Facilities. All earth-disturbing activities for land divisions greater than one acre in size shall occur between May 1 and September 15 each year. Restoration of all earth disturbances shall be completed by September 15. Construction cannot be commenced on any phase of construction until all approvals and conditional requirements are satisfied and a copy of the private contract has been filed with and approved by the Village Board. Construction shall not proceed until all State of Wisconsin approvals are granted.

SECTION 83.105 Street Grading.

- (a) The subdivider shall furnish standard drawings which indicate the existing and proposed grades of streets shown on the plat, and after review of design engineering work on the streets by the Village Engineer and approval of street grades by the Village Board, the subdivider shall grade or cause to be graded the full width of the right-of-way of the streets proposed to be dedicated, including the vision clearance triangle on corner lots. In those cases where existing street right-

DESIGN STANDARDS

SECTION 83.76 Street Arrangement.

In any new subdivision the street layout shall conform to the arrangement, width and location indicated on the Official Map, Comprehensive Plan or component neighborhood development plan of the Village. In areas for which such plans have not been completed, the street layout shall recognize the functional classification of the various types of streets and shall be developed and located in proper relation to existing and proposed streets, to the topography, to such natural features as streams and tree growth, to public convenience and safety, to the proposed use of the land to be served by such streets, and to the most advantageous development of adjoining areas. Each lot of a subdivision shall have direct access to a public street.

- (a) **Arterial Streets.** Arterial streets shall be arranged so as to provide ready access to centers of employment, centers of governmental activity, community shopping areas, community recreation, and points beyond the boundaries of the community. They shall also be properly integrated with and related to the existing and proposed system of major streets and highways and shall be, insofar as practicable, continuous and in alignment with existing or planned streets with which they are to connect.
- (b) **Collector Streets.** Collector streets shall be arranged so as to provide ready collection of traffic from residential areas and conveyance of this traffic to the major street and highway system and shall be properly related to the mass transportation system, to special traffic generators such as schools, churches, shopping centers and other concentrations of population, and to the major streets into which they feed.
- (c) **Local Streets.** Local streets shall be arranged to conform to the topography, to discourage use by through traffic, to permit the design of efficient storm and sanitary sewerage systems, and to require the minimum street area necessary to provide safe and convenient access to abutting property.
- (d) **Proposed Streets.** Proposed streets shall extend to the boundary lines of the tract being subdivided unless prevented by topography or other physical conditions or unless, in the opinion of the Plan Commission, such extension is not necessary or desirable for the coordination of the layout of the subdivision or for the advantageous development of the adjacent tracts. Temporary turnarounds may be required where the street ends at the boundary of the subdivision.
- (e) **Arterial Street and Highway Protection.** Whenever the proposed subdivision contains or is adjacent to a major street or highway, adequate protection of residential properties, limitation of access and separation of through and local traffic shall be provided by reversed frontage, with screen planting contained in a nonaccess reservation along the rear property line, or by the use of frontage streets.

- (f) **Reserve Strips.** Reserve strips controlling access to streets or alleys are prohibited except where control of such strips is placed with the Village under conditions approved by the Plan Commission.
- (g) **Alleys.** Alleys shall be allowed in commercial and industrial districts for off-street loading and service access. Alleys shall not be used in residential areas unless approved by the Village Board. Alleys shall not be less than 24 feet wide and shall be continuous through blocks. Dead-end alleys shall not be approved, and alleys shall not connect to an arterial street.
- (h) **Public Rights-of-way.** Private improvements, including but not limited to buildings and landscaping, are prohibited within public rights-of-way. The Village shall not be responsible for damage caused to private improvements in the public right of way.

SECTION 83.77 Street Names and Building Numbers.

- (a) Duplication of existing street names by similar word, spelling, or sound shall not be permitted.
- (b) Where a street maintains the same general direction except for curvilinear changes for short distances, the same name shall continue for the entire length of the street. House numbering difficulties shall be considered the determining factor in considering whether a change of name is necessary due to curvilinear changes.
- (c) A street name shall be changed when required to conform to the proposed or existing house numbering base.
- (d) A name assigned to a street which is not presently a through street, due to intervening land over which the street extension is planned, shall be continued for the separate portions of the planned through street.
- (e) For purposes of consistency, the following street designations shall be used only in the situations indicated. Other terms may be used so long as they are not inconsistent with the below designations.
 - (1) **Boulevard:** a street with a divided pavement either existing or planned. If the divided pavement ends but the street continues, the same street name and suffix shall continue.
 - (2) **Lane:** a street, one block long, not ending in a cul-de-sac.
 - (3) **Circle:** a cul-de-sac of nine lots or more.
 - (4) **Court:** a cul-de-sac of eight lots or fewer.
 - (5) **Parkway:** a street abutting a park or greenway or creek.
- (f) The maximum number of street names at one intersection shall be three.
- (g) Street names shall be assigned so that two intersections shall not have the same exact street names.
- (h) The name of any projection of a street shall remain unchanged even if the projection terminates in a cul-de-sac.

- (i) The changing of a street name that does not duplicate an existing street name shall only be approved where such change will eliminate conflicts with other provisions of this section.
- (j) Service roads and highways served by them shall have the same street name and designation.
- (k) Approval of street names on a preliminary plat will not reserve the names, nor shall the Village be required to accept such names at the time of final platting.
- (l) A minimum number of letters is desirable in a street name. The number of letters, not including the prefix or suffix, shall not exceed 12.

SECTION 83.78 Limited Access Highways and Railroad Rights-of-way.

Whenever the proposed subdivision contains or is adjacent to a limited access highway or railroad right-of-way, the design shall provide the following treatment:

- (a) In all residential districts, a buffer strip at least 30 feet in depth, in addition to the normal lot depth required, shall be provided adjacent to a railroad right-of-way or a limited access arterial street. The lot depth required, including such buffer strip, shall not be less than 150 feet. The strip shall be a part of the platted lots but shall have the following restrictions lettered on the face of the plat:
 - “This strip reserved for the planting of trees or shrubs by the owner; the building of structures hereon is prohibited, and the rear 30 feet of the strip shall not be counted as any required yard. Maintenance of this strip is a responsibility of the lot owner.”
- (b) Commercial and industrial districts shall have, on each side of the limited access highway or railroad, streets approximately parallel to and at a suitable distance from such highway or railroad (not less than 150 feet) for the appropriate use of the land between such streets and highway or railroad.
- (c) Streets parallel to a limited access highway or railroad right-of-way shall, when intersecting a major street and highway or collector street which crosses said railroad or highway, be located at a minimum distance of 250 feet from said highway or railroad right-of-way. Such distance, where desirable and practicable, shall be determined with due consideration of the minimum distance required for the future separation of grades by means of appropriate approach gradients.
- (d) The location of local streets immediately adjacent and parallel to railroad rights-of-way, and in residential areas immediately adjacent to arterial streets and highways and to railroad rights-of-way, shall be avoided.

SECTION 83.79 Street Design Standards.

- (a) **Minimum Right-of-way and Street Surface Width.** The minimum right-of-way (ROW) and street surface width (curb face to curb face) of all proposed streets and alleys shall be the width specified by the Comprehensive Plan, Official Map or

neighborhood development plan, or, if no width is specified therein, the minimum width shall be as follows:

Type of Street	ROW Width (feet)	Curb Face to Curb Face Width (feet)
Arterial	120	40
Collector and Local	66	28
Frontage	66	28
Alley	24	18

The actual street surface width shall be determined by the Village Board following recommendation by the Village engineer, Director of Public Facilities and the Plan Commission.

(b) Cul-de-sac Streets.

- (1) Streets designed to have one end permanently closed shall not exceed 1,600 feet in length.
- (2) Except as provided in Subsection (b)(3), streets which are designed to have one end permanently closed shall terminate in a circular turnaround having a minimum right-of-way diameter of 120 feet and a minimum outside curb diameter of 86 feet. The reverse curve on a cul-de-sac shall have a fifty-foot minimum radius when the bulb is centered on the street and a one-hundred-foot minimum radius when the bulb is offset.
- (3) All streets which are designed to have one end permanently closed in business, commercial, industrial and manufacturing areas shall terminate in a circular turnaround having a minimum right-of-way diameter of 130 feet and a minimum outside curb diameter of 96 feet. The reverse curve on a cul-de-sac shall have a fifty-foot minimum radius when the bulb is centered on the street and a one-hundred-foot minimum radius when the bulb is offset.
- (4) All lots on cul-de-sacs shall be required to group mailboxes together in a location approved by the Village Director of Public Facilities

(c) Street Grades.

- (1) The maximum street grades shall not exceed the following:
 - a. Arterial streets and highways: 6%.
 - b. Collector and local streets and alleys: 8%.
 - c. Pedestrian ways: 10% unless steps of acceptable design are provided.
- (2) Where necessitated by exceptional topography and where approved by the Village Engineer, Plan Commission and Village Board, the above grades may be exceeded, but in no event shall the grade of any street exceed 12% or be less than 0.50%.

- (3) All changes in street grades shall provide sight distances as conditions require as determined by the Village Engineer. Sight distance calculations shall be done in accordance with the provisions of the Wisconsin Department of Transportation Facilities Development Manual.
 - (4) Street grades shall be established wherever practicable in such a manner to avoid excessive grading, the excessive removal of ground cover and tree growth and general leveling of the topography.
- (d) **Radii of Curvature.**
- (1) When a continuous street center line deflects at any one point by more than 10°, a circular curve shall be introduced having a radius of curvature on said center line of not less than the following:
 - a. Arterial streets and highways: 500 feet.
 - b. Collector streets: 300 feet.
 - c. Local streets: 150 feet.
 - (2) A tangent at least 100 feet in length shall be provided between reverse curves on arterial and collector streets.
- (e) **Half Streets.** Where an existing dedicated or platted half street is adjacent to the tract being subdivided, the other half of the street shall be dedicated by the subdivider. Streets less than full width on the boundary of the tract being subdivided shall not be less than a width sufficient to produce a full pavement, a full terrace on the plat side and a reserve strip as determined by the Plan Commission.
- (f) **Storm Drainage.** Storm sewer systems shall be provided on all streets to accommodate the post-development runoff resulting from a ten-year, twenty-four-hour rainfall event. Street inlets on local and marginal access streets shall be placed so that temporary accumulations of storm runoff from ponding or flowing water are limited such that water cannot flow across the crown of the street from one side to the other. Street inlets on collector and arterial streets shall be placed so that temporary accumulations of storm runoff from ponding or flowing water are limited such that water cannot reach to within 10 feet of the center line of the street. Valley gutters across intersections shall be permitted only on cul-de-sac or dead-end streets serving fewer than 10 dwelling units and where the minimum grade on the valley gutter and the downstream gutter to the next inlet is not less than 1%. The post-development runoff resulting from a one-hundred-year, twenty-four-hour rainfall shall be contained within the street right-of-way to the point where such runoff reaches a suitably designed drainage channel or perennial watercourse.

SECTION 83.80 Street Intersections.

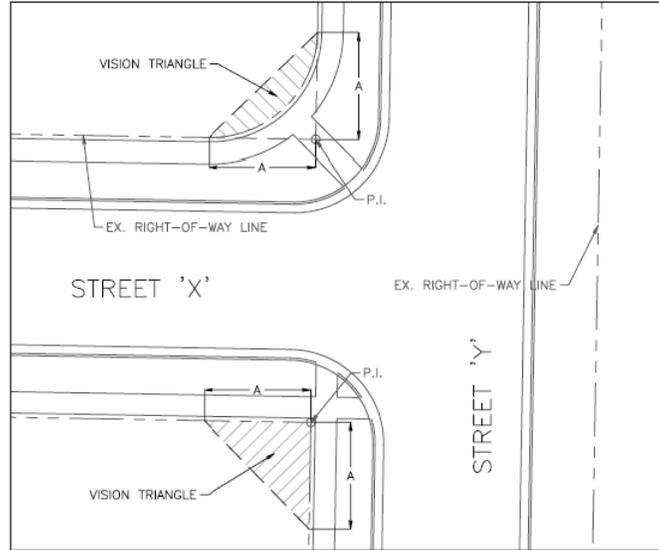
- (a) Streets shall intersect each other at as nearly right angles as topography and other limiting factors of good design permit.
- (b) The number of streets converging at one intersection shall not be more than two.

- (c) The number of intersections along major streets and highways shall be held to a minimum. Wherever practicable the distance between such intersections shall not be less than 1,200 feet.
- (d) Property lines at street intersections shall be rounded with a minimum radius of 15 feet, except that at all intersections along collector and arterial streets the radius shall be increased to 25 feet. The Plan Commission may require a larger radius where desirable.
- (e) Local streets shall not necessarily continue across arterial or collector streets, but if the center lines of such minor streets approach the major streets from opposite sides within 150 feet of each other, measured along the center line of the arterial or collector street, then the location shall be so adjusted that the adjoinment across the major or collector street is continuous and a jog is avoided.
- (f) Radii at the face of curbs at intersections shall be a minimum of 20 feet.

SECTION 83.81 Visibility at Intersections.

- (a) **Purpose.** The purpose of this section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of vehicular visibility.
- (b) **Requirement.**
 - (1) No obstructions are permitted between 2 ½ feet and 10 feet above the plane through the mean curb grade within the triangular space formed by existing or proposed intersecting street or railroad right-of-way lines and a line connecting points on the right-of-way lines as follows:
 - a. Fifty feet along the right-of-way of USH 14, CTH KP, CTH P, Bourbon Road, Brewery Road and Thinnes Street/Airport Road.
 - b. Fifty feet along the right-of-way of any street from its intersection with a railroad right-of-way.
 - c. Twenty-five feet along the right-of-way of all other public streets.
 - d. Twenty-five feet along the right-of-way of all private roads and drives as specified by the Village Engineer.

A: 50' MIN. (COLLECTOR & ARTERIAL STREETS)
 25' MIN. (ALL OTHER STREETS)
 P.I. = POINT OF INTERSECTION



- (2) Within said triangular area, no signs, parking spaces, structures, or earthwork in excess of 30 inches and no vegetation, fencing, or other such obstructions between 30 inches and 10 feet in height shall be permitted above either of the center-line elevations of said two streets.
- (c) **Depiction on Required Site Plan.** Except on property in the Central Business District where no requirement is imposed, any and all visibility triangles located on the subject property shall be depicted as to their location and configuration on final plat, certified survey map and the site plan required for the development of the subject property.

SECTION 83.82 Blocks.

- (a) **Purpose.** The widths, lengths, and shapes of blocks shall be suited to the planned use of the land; zoning requirements; need for convenient access, control and safety of street traffic; and the limitations and opportunities of topography.
- (b) **Length.** Blocks in residential areas shall not as a general rule be less than 600 feet nor more than 1,500 feet in length unless otherwise dictated by exceptional topography or other limiting factors of good design.
- (c) **Pedestrian Ways.** Pedestrian ways of not less than 10 feet in width may be required near the center and entirely across any block over 900 feet in length where deemed essential by the Village Plan Commission to provide adequate pedestrian circulation or access to schools, shopping centers, churches or transportation facilities.
- (d) **Width.** Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth except where otherwise required to separate residential development from through traffic. Width of lots or parcels reserved or laid out for

commercial or industrial use shall be adequate to provide for off-street service and parking required by the use contemplated and the area zoning restrictions for such use.

- (e) **Utility Easements.** All utility lines for electric power and telephone service shall be placed separate from road right-of-way on mid-block easements along rear lot lines whenever carried on overhead poles.

SECTION 83.83 Lots.

These minimums are consistent with SR-4 Zoning but not the newest district of SR-5. Variance is needed from these minimum standards in order to allow for the use of SR-5 in the preliminary plat as planned.

- (a) The size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated.
- (b) Double frontage and reverse frontage lots shall be prohibited.
- ~~(c)~~ Residential lots shall have a minimum area of 9,600 square feet and a minimum width of 80 feet at the building line; provided, however, that the requirements of the zoning regulations insofar as they may specify greater areas or distance shall be complied with.
- (d) Residential lots to be served by private sewage disposal facilities shall comply with the rules of the Wisconsin Department of Commerce.
- (e) Every lot shall front or abut on a public street for a distance of at least 50 feet.
- (f) Side lot lines shall be substantially at right angles or radial to street lines.
- (g) Lots shall follow municipal boundary lines whenever practicable, rather than cross them.
- (h) Side lot lines shall be as nearly as possible at right angles to straight street lines or radial to curved street lines on which the lots face.
- (i) Corner lots shall have sufficient width to permit adequate building setbacks from side streets.
- (j) Excessive depth in relation to width shall be avoided and a proportion of 1.5 to one shall be considered as an acceptable ratio under normal conditions.
- (k) Residential lots fronting or backing on arterial streets shall be platted with extra depth to permit generous distances between the buildings and such trafficways.
- (l) Depth and width of properties reserved or laid out for commercial or industrial use shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
- (m) Whenever a tract is subdivided into large parcels, such parcels shall be arranged and dimensioned as to allow resubdivision of any such parcels into normal lots in accordance with the provisions of this chapter.
- (n) Lands lying between the meander line and the water's edge and any otherwise unplattable lands which lie between a proposed subdivision and the water's edge shall be included as part of lots, outlots or public dedications in any plat abutting a lake or stream.

- (o) Lot drainage patterns shall be indicated on the plat (or a separate sheet recorded with the plat) and shall take into account flow conditions from off site as well as outflow onto downstream properties. As-built grading plans showing the completed ground elevation at each lot corner and significant changes in grade along each side and rear lot line shall be provided to the Village. Benchmarks shall be provided on the northernmost nut on the flange of fire hydrants nearest to each lot.
- (p) Unless specifically waived by the Village Director of Public Facilities, the first floor and garage floor elevations shall be at least one vertical foot above the top of curb (or street center-line elevation if there is no curb) at the lowest curb elevation in the street adjacent to the lot. The lowest building opening elevation shall be at least two vertical feet above the lowest lot corner. The first habitable floor and garage floor elevations and building opening elevation shall be shown on the face of the plat or certified survey map (or on a separate sheet recorded with the plat).

SECTION 83.84 Building Setback Lines.

Where not adequately controlled by zoning regulations, building setback lines appropriate to the location and type of development contemplated shall be established by the Plan Commission.

SECTION 83.85 Utility and Drainage Easements.

(a) **Underground Utility Service.**

- (1) All new electric distribution lines (excluding lines of 12,000 volts or more), all new telephone lines from which lots are individually served, and all cable television communication lines and services installed within a newly platted area, mobile home park, cluster development or planned development shall be underground unless the Plan Commission shall specifically find after study that:
 - a. The placing of such facilities underground would not be compatible with the planned development;
 - b. Location, topography, soil, water table, solid rock, boulders, stands of trees, hedges or other physical conditions would make underground installation unreasonable or impracticable; or
 - c. The lots to be served by said facilities can be served directly from existing overhead facilities.
- (2) Associated equipment and facilities which are appurtenant to underground electric and communications systems, such as, but not limited to, substations, pad-mounted transformers, pad-mounted sectionalizing switches and above-grade pedestal-mounted terminal boxes, may be located aboveground.

- (3) The subdivider or its agent shall furnish proof to the Plan Commission that such arrangements as may be required under applicable rates and rules filed with the Public Service Commission of Wisconsin have been made with the owner or owners of such lines or services for placing their respective facilities underground as required by this section, as a condition precedent to approval of the final plat, site plan or certified survey map.
 - (4) Temporary overhead facilities may be installed to serve a construction site or where necessary because of severe weather conditions. In the latter case, within a reasonable time after weather conditions have moderated or upon completion of installation of permanent underground facilities, such temporary facilities shall be replaced by underground facilities and the temporary facilities removed, subject to any exception permitted by the Plan Commission under this subsection.
- (b) **Easement Conditions.**
- (1) Adequate easements shall be provided and dedicated on each side of all rear lot lines, and on side lot lines where necessary, for the installation of storm and sanitary sewers, gas, water, and electric lines, and telephone and cable television communication lines. Such easements as required by the Village or other private utility lines shall be noted as “Utility Easements” on the final plat or certified survey map. Prior to approval of the final plat or certified survey map, the concurrence of the electric, telephone and cable television communications companies serving the area as to the location and width of the utility easements shall be noted on the final plat or certified survey map. All easements for storm and sanitary sewers, water, bike paths and pedestrian walks, and other public purposes shall be noted thereon as “Public Easement for” followed by reference to the use or uses for which they are intended.
 - (2) Where the electric and communications facilities are to be installed underground, the utility easements shall be graded to within six inches of final grade by the subdivider, prior to the installation of such facilities, and earth fill, piles or mounds of dirt shall not be stored on such easement areas. Utility facilities when installed on utility easements, whether overhead or underground, shall not disturb any monumentation in the plat.
 - (3) Where the electric and/or communications facilities are to be installed underground, a plat restriction shall be recorded with the final plat or certified survey map stating that the final grade established by the subdivider on the utility easements shall not be altered by more than six inches by the subdivider, its agent, or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved. The purpose of this restriction shall be to notify initial and future lot owners of the underground facilities at the time of purchase and to establish responsibility in the event of damage to such facilities or the need to alter such facilities. When the utility company uses

a service application, said application should also notify the initial and subsequent lot owners of their responsibility regarding such underground facilities.

- (c) **Drainage Easements.** Where a subdivision is traversed by a watercourse, drainageway, channel or stream, or stormwater runoff needs to be addressed, an adequate drainageway or easement shall be provided as required by the Plan Commission. The location, width, alignment and improvement of such drainageway or easement shall be subject to the approval of the Plan Commission, and parallel streets or parkways may be required in connection therewith. However, all such drainageways or easements shall be a minimum of 20 feet wide. Wherever possible, the stormwater drainage shall be maintained by landscaped, open channels of adequate size and grade to hydraulically accommodate maximum potential flow volumes. These sizes and design details are subject to review and approval by the Village Engineer, Plan Commission and Village Parks, Recreation and Conservancy Commission. In addition to the requirements of Chapter 65 of this Code regarding erosion control and stormwater runoff, the subdivider shall provide all necessary easements and facilities to transport the water off the platted area in a manner satisfactory to the Village Engineer and Village Board. Drainageways should substantially maintain existing water flow patterns onto neighboring lands.

SECTIONS 83.86 – 83.88 Reserved

REQUIRED IMPROVEMENTS

SECTION 83.89 Private Obstructions in Public Rights-of-way.

No private obstructions shall be permitted within the public right-of-way. The Village shall not be responsible for any damage to private obstructions as a result of public improvement projects.

SECTION 83.90 Streets.

Standard street improvements, including concrete curb and gutter, shall be installed in all subdivisions and land divisions within the corporate limits and in any land division or subdivision located within the extraterritorial jurisdiction area where required by the Plan Commission.

SECTION 83.91 Municipal Sanitary Sewers and Water Supply Systems.

expenses incurred. If at any time moneys in the escrow are insufficient to pay expenses incurred by the Village for planning, legal, engineering, and staff services, the subdivider shall deposit additional amounts as determined by the Village within 15 days of written demand or further review and evaluation of the proposed development shall be delayed or terminated.

- b. Payment of all administrative costs shall be a condition of any further approvals required from the Village. Further, should the subdivider withdraw the project and the amount of the escrow is insufficient to cover all of the Village's administrative, planning, legal, and engineering costs, the subdivider shall immediately reimburse the Village within 15 days of final billing. Should the subdivider withdraw the project or the project reach completion and there are sums held in escrow by the Village which shall exceed the final amount owed to the Village, the Village shall return all excess funds in escrow to the subdivider within 15 days of reconciling the final billing statement with the subdivider.
- (3) **Default.** In the event of default by the subdivider, in addition to any other remedies to which the Village may be entitled, the Village shall recover from the subdivider all of its costs in enforcing this chapter, including actual attorney fees, and may elect to collect the administrative costs and all costs of collection as a special charge upon the new tax roll on lands being reviewed if owned by the subdivider pursuant to the authority of Section 66.0627, Wis. Stats.

SECTION 83.120 Variances and Waivers.

- (a) **Procedure.** Variance from, or waivers of, any of the specific terms or provisions of this chapter, other than those required by state law, may be granted for any land division or subdivision. Such variance or waiver can be granted by the Village Board only after approval by the Plan Commission and only in accordance with the following procedure:
 - (1) A request for a variance or waiver shall be submitted in writing to the Village Administrator/Clerk-Treasurer, who shall forward the request to the Plan Commission. Variances or waivers shall be granted by the Village Board only where there is a recommendation for approval or conditional approval of the Plan Commission. A three-fourths affirmative vote of the entire membership of the Plan Commission shall be required to recommend approval or conditional approval of a variance or waiver. No variance or waiver can be recommended unless the Plan Commission determines that the variance or waiver would not be detrimental to the public good, would not substantially impair the overall intent of this chapter, and would not

A Variance and a Waiver from Chapter 83 (Land Division) is recommended by Staff as part of the approval for the Final Plat. All Variances and Waivers recommended are consistent with the Preliminary Plat and Development Proposal previously approved by the Village Board.

impede the desirable development of the Village in accordance with an adopted Comprehensive Plan.

- (2) A three-fourths affirmative vote of the entire membership of the Village Board is required to grant a variance or waiver under this section. The Village Board shall grant a variance or waiver only after the Board also determines that the variance or waiver would not be detrimental to the public good, would not substantially impair the overall intent of this chapter, and would not impede the desirable development of the Village in accordance with an adopted Comprehensive Plan. The Village Board may not delete or weaken conditions of approval attached by the Plan Commission, but the Board may add further conditions or strengthen existing conditions as it deems necessary. The reasons justifying the variance or waiver, and any conditions thereon, shall be specifically entered in the minutes of the Village Board or other written document.
- (b) **Other Provisions Remain Applicable.** If a variance or waiver is granted for one or more provisions of this chapter, the land division or subdivision remains subject to all other applicable provisions of this chapter and related ordinances.
- (c) **Procedure Prevails.** This procedure applies to all waivers or variance requests under this chapter whether or not specifically noted and notwithstanding general waiver language.
- (d) **No appeal.** The decision of the Plan Commission to deny a variance or waiver request is not appealable to the Village Board, it being the intent of this chapter to require that both the Plan Commission and Village Board approve the variance or waiver request before it can be granted.

SECTION 83.121 Appeals.

- (a) Any person aggrieved by an objection to a plat or a failure to approve a plat may, after review by the Village Board, appeal therefrom as provided in Sections 236.13(5) and 62.23(7)(e)10 to 15, Wis. Stats.
- (b) The provisions of Ch. 68, Wis. Stats., shall not be applicable to any determination made pursuant to the provisions of this chapter.

SECTIONS 83.122 – 83.124 Reserved

DEFINITIONS

SECTION 83.125 Definitions.

In this chapter, the following words and phrases shall have the designated meaning unless a different meaning is expressly provided or the context clearly indicates a different meaning:

highway system if the land owned or controlled by the subdivider abuts on a state trunk highway or connecting street.

- (4) The Village Comprehensive Plan, Chapter 84 of this Code, the Official Map as adopted under Section 62.23, Wis. Stats., and all other applicable adopted ordinances, regulations, standards, policies and plans of the Village of Cross Plains.
- (b) All final plats shall be recorded within the time limits specified in Section 236.25, Wis. Stats., and:
 - (1) Failure to record the final plat within 36 months after the first approval shall require the subdivider to resubmit a preliminary plat pursuant to this chapter and pay all fees required under this chapter.
 - (2) Failure to record the final plat within 12 months after the date of the last approval of the plat shall require the subdivider to resubmit a final plat pursuant to this chapter and pay all fees required under this chapter.
 - (3) All resubmissions of preliminary plats or final plats under this subsection shall be treated as new and independent preliminary or final plats, and no approval of a previous preliminary or final plan shall be binding upon the Plan Commission or Village Board even if such plat is unchanged.
 - (4) No building permits shall be issued and no improvements may be made until the final plat is properly recorded and all other requirements have been met.

SECTION 83.11 Agreement and Security for Improvements.

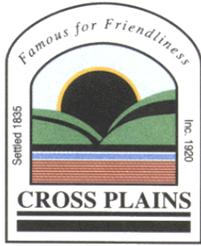
- (a) **Agreement.** Before any final plat or Certified Survey Map is approved, the subdivider shall enter into an agreement with the Village wherein the subdivider agrees that the subdivider shall make and install any public improvements reasonably necessary or that the subdivider execute a surety bond as set forth in (b) below to ensure that he or she will make those improvements within a reasonable time. The subdivider may construct the project in such phases as the Village Board approves, which approval may not be unreasonably withheld. If the subdivider's project will be constructed in phases, the amount of any surety bond or other security required by the Village Board shall be limited to the phase of the project that is currently being constructed. The Village Board may not require that the subdivider provide any security for improvement sooner than is reasonably necessary before the commencement of the installation of the improvements.
- (b) **Security for Performance Required.**
 - (1) To guarantee the satisfactory installation of the required improvements and as a condition of approval of the plat or certified survey map, the subdivider shall furnish to the Village an irrevocable letter of credit in a form acceptable to the Village and in an amount equal to 125% of the estimated cost of all required improvements as determined by the Village Engineer.

Where staging is permitted, the amount and duration of the security shall be determined in accordance with Subsection (a) above.

- (2) When the security is furnished to insure the construction of required improvements within the extraterritorial jurisdiction of the Village, it may name the town and Dane County, or either of them, in addition to the Village, as obligees, payees, or beneficiaries.
- (3) The security deposit shall guarantee that all required improvements will be made and installed according to the agreement with the Village and Village specifications by the subdivider or its contractors by a date as required in the agreement with the Village.
- (4) The security deposit shall be used, applied and released pursuant to Section 83.113.

SECTION 83.12 Reservation and Dedication of Land and Park Improvement.

- (a) **Dedication of Public Ways.** Whenever a tract of land to be subdivided embraces all or any part of a street, drainageway or other public way that has been designated in the Comprehensive Plan or the Official Map of the Village, the public way shall be dedicated as such on the face of the plat or certified survey map. Lands dedicated under this subsection shall not satisfy the park dedication requirements in Subsection (b) below unless found suitable for such purpose by the Village Board.
- (b) **Parkland Dedication and Fees in Lieu of Dedication.** The Village has adopted a Parks and Recreation Plan that quantifies the lands and fees that shall be dedicated and paid by a subdivider for the Village to continue to provide an adequate level of park and recreational facilities. The land dedication and fee in lieu of land dedication requirements in this section are derived from the Parks and Recreation Plan.
 - (1) Where the Village Board determines that suitable land is available within the proposed subdivision or land division, the subdivider shall dedicate land to be used for active park purposes (neighborhood and community parks) and for conservancy park purposes (conservancy parks and trails and linear parkways). Public ways and stormwater management facilities shall not be used to satisfy the parkland dedication requirements of this Section. The amount of such land shall be rationally related to the need for such parks that will be created by the subdivision or land division. Each proposed residential dwelling unit within the land division or subdivision shall be presumed to create a need for a minimum of 1,455 square feet of land for active park purposes and 3,359 square feet of land for conservancy park purposes. If the land to be divided may be used for multifamily housing, then the dedication shall be based upon the maximum number of dwelling units which the zoning classification allows, unless the subdivider commits to a definite number of dwelling units, in which case the dedication shall be



Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528
Phone: (608) 798-3241
Fax: (608) 798-3817

Memorandum

To: Veridian Homes
From: Matthew G. Schuenke, Village Administrator/Clerk-Treasurer
Date: April 1, 2016
Re: **Buechner Property – Development Timeline**

Executive Summary

The following schedule is established in order to conform to the requirements of Chapter 82 for Annexations and Chapter 83 for Land Division as well as to meet the Developer’s expectations for completing the development review in an efficient manner. There are several phases to this process including (1) Pre-Annexation Agreement; (2) Preliminary Procedures; (3) Development Proposal; (4) Annexation; and (5) Land Division. Please the following regarding the proposed timeline for Development Review to work through these phases as is required.

Phase 1 – Pre-Annexation Agreement (Section 82.05) COMPLETE

Phase 2 – Preliminary Procedures (Section 82.03) COMPLETE

Phase 3

(A) *Development Proposal* – COMPLETE

(B) *USA Amendment* – CARPC has approved a resolution expanding the USA Boundaries. They have submitted this decision to the DNR and we are awaiting the final Administrative Decision officially granting this request.

- ~~December 16, 2015 – Preliminary discussion with CARPC and DNR Staff.~~
- ~~January 13, 2016 – Final USAA Application submitted by Village to CARPC.~~
- ~~January 29, 2016 – CARPC Staff comments provided to Village Staff for follow up.~~
- ~~February 1, 2016 – Village Staff response to CARPC Staff resubmitted within revised Final Application.~~
- ~~February 9, 2016 – Public Hearing notice posted and Staff Analysis released.~~
- ~~March 10, 2016 – Public Hearing and Final Action on Recommendation by CARPC.~~
- ~~March 22, 2016 – Application materials and CARPC recommendation forwarded to DNR for consideration.~~
- April 15, 2016 – DNR issues Administrative Decision on USA Amendment.

Phase 4 – Annexation Ordinance (Section 82.07) COMPLETE

Phase 5 – Land Division (Chapter 83)

In order to complete the various steps remaining following Ordinance approval, it will be necessary to overlap the various reviews to be conducted by Village Staff, Plan Commission, and Village Board. As the Plan Commission and Village Board are working on their review of various issues, the Developer and Staff will be preparing the next item for consideration. Please note the following items as part of the Land Division:

(A) Preliminary Plat – COMPLETE

(B) Final Plat – Requirements defined under Section 83.45-83.52 of the Village Code.

- ~~February 15, 2016~~ – First draft of Final Plat submitted for Staff Review. May be incomplete with remainder of the information to be provided with future submittals.
- ~~February 17, 2016~~ – The first meeting with Village Staff to review the draft Final Plat submitted.
- ~~March 14, 2016~~ – Developer will provide second draft of Final Plat to Village for Staff Review.
- ~~March 16, 2016~~ – The second meeting with Village Staff to review the draft for the Final Plat. Comments provided in the meeting will be addressed by the Developer as directed by the discussion.
- ~~March 18, 2016~~ – Final submittal of the Final Plat with all revisions and comments from the last meeting addressed. Assuming there are no outstanding issues at this point, then the Final Plat shall move onto the Plan Commission.
- April 4, 2016 – This will be the first meeting of the Plan Commission to consider a recommendation on the Final Plat.
- April 25, 2016 – The Village Board will take up the recommendation of the Plan Commission, conduct its review, and take action on the Final Plat.

(C) Development Agreement (Section 83.11) – This will be prepared by the Village Attorney to memorialize and finalize the approvals for the project overall. Review of this document will likely not need meetings with the entire Village Staff. At a minimum will include Village Administrator, Village Attorney, Developer, and Developer’s Attorney. Other individuals can be consulted as needed but this step is typically a formality to put all actions taken on the official record. The Village Board will review and approve this document in their sole discretion with no recommendation from the Plan Commission.

- April 6, 2016 – First draft of Development Agreement submitted from Village to Developer for review. No other meetings with Staff are projected but can be scheduled upon request by either party. It is proposed that terms be discussed outside of formal meetings between parties leading up to the Village Board meeting. This will allow for the Development Agreement and Final Plat to be considered at the same time.
- April 25, 2016 – The Village Board will conduct its review and take action on the Development Agreement.

**VILLAGE OF CROSS PLAINS
ORDINANCE NO. 05-2016**

**AN ORDINANCE TO REPEAL CHAPTER 85 OF THE VILLAGE CODE OF
ORDINANCES CONCERNING FLOODPLAIN ZONING AND TO CREATE
CHAPTER 85 CONCERNING FLOODPLAIN ZONING.**

The Village Board of the Village of Cross Plains, Dane County, Wisconsin, does hereby ordain as follows:

1. Chapter 85 of the Village of Cross Plains Code of Ordinances, FLOODPLAIN ZONING enacted on August 25, 2014 is hereby repealed in its entirety and of no further legal effect.
2. Chapter 85 of the Village of Cross Plains Code of Ordinances, FLOODPLAIN ZONING, a true and correct version attached hereto and incorporated by reference, is hereby adopted in its entirety.
3. **Severability.** If any portion of this Ordinance or its application on any person or circumstances is held invalid, the validity of this Ordinance as a whole or any other provision herein or its application shall not be affected.
4. **Effective Date.** The effective date of this Ordinance shall be upon passage and posting.

VILLAGE OF CROSS PLAINS:

By: _____
J. Patrick Andreoni, Village President

ATTEST:

By: _____
Matthew G. Schuenke,
Village Clerk/Administrator/Treasurer

Vote:

Yes _____

No _____



FEMA

MAR 4 2016

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Pat Andreoni
Village President
Village of Cross Plains
2417 Brewery Road
Cross Plains, Wisconsin 53528

FYI - Full size
copies will be
available for review
in the meeting.

Dear Mr. Andreoni:

I commend you for the efforts that have been put forth in implementing the floodplain management measures for the Village of Cross Plains, Wisconsin, to participate in the National Flood Insurance Program (NFIP). As you implement these measures, I want to emphasize the following:

- a Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) have been completed for your community;
- the FIS and FIRM will become effective on June 16, 2016; and
- by the FIS and FIRM effective date, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) Regional Office is required to approve the legally enforceable floodplain management measures your community adopts in accordance with Title 44 Code of Federal Regulations Section 60.3(d).

As noted in FEMA's letter dated December 16, 2015, no significant changes have been made to the flood hazard data on the Preliminary and/or revised Preliminary copies of the FIRM for Dane County. Therefore, the Village of Cross Plains should use the Preliminary and/or revised Preliminary copies of the FIRM as the basis for adopting the required floodplain management measures. Final printed copies of the FIRM for the Village of Cross Plains will be sent to you within the next few months.

If you encounter difficulties in enacting the measures, I recommend you contact the Wisconsin Department of Natural Resources. You may contact Meg Galloway, Acting NFIP State Coordinator, by telephone at (608) 266-7014, in writing at Post Office Box 7921, Madison, Wisconsin 53707-7921, or by electronic mail at Meg.Galloway@wisconsin.gov.

The FEMA Regional staff in Chicago, Illinois, is also available to provide technical assistance and guidance in the development of floodplain management measures. The adoption of compliant floodplain management measures will provide protection for the Village of Cross Plains and will ensure its participation in the NFIP. The Regional Office may be contacted by telephone at (312) 408-5500 or in writing. Please send your written inquiries to the Director, Federal Insurance

Pat Andreoni

Page 2

and Mitigation Division, FEMA Region V, at 536 South Clark Street, Sixth Floor, Chicago, Illinois 60605.

You may have already contacted the NFIP State Coordinator and/or the FEMA Regional Office, and may be in the final adoption process or recently adopted the appropriate measures. However, in the event your community has not adopted the appropriate measures, this letter is FEMA's official notification that you only have until June 16, 2016, to adopt and/or submit a floodplain management ordinance that meets or exceeds the minimum NFIP requirements, and request approval from the FEMA Regional Office by the effective date. Your community's adopted measures will be reviewed upon receipt and the FEMA Regional Office will notify you when the measures are approved.

I appreciate your cooperation to ensure that your community's floodplain management measures are approved by the FEMA Regional Office by June 16, 2016. Your compliance with these mandatory program requirements will enable your community to avoid suspension from the NFIP.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachel Sears". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rachel Sears, Director
Floodplain Management Division
Mitigation Directorate | FEMA

Enclosure

cc: Andrew Velasquez, III, Regional Administrator, FEMA Region V
Meg Galloway, Acting NFIP State Coordinator, Wisconsin Department of Natural Resources
Matthew Schuenke, Zoning Administrator, Village of Cross Plains



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 8 NORTH, RANGE 7 EAST

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://NSC.FEMA.GOV](http://nsc.fema.gov)

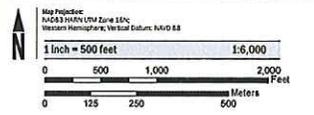
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A-X, AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile, Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
OTHER AREAS OF FLOOD HAZARD	Area with Reduced Flood Risk due to levee Notes, Zone X
OTHER AREAS	Area Determined to be Outside the 0.2% Annual Chance Floodplain, Zone X
	Area of Undetermined Flood Hazard, Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Accredited or Provisionally Accredited Levee, Dike, or Floodwall
	Non-accredited Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
OTHER FEATURES	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

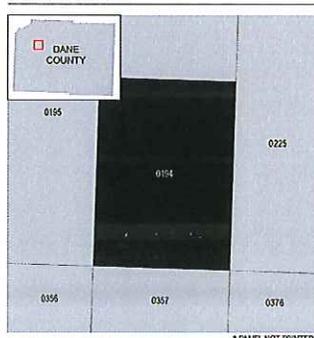
For information and questions about this map, available products associated with the FIRM including historic versions of this FIRM, how to order products on the National Flood Insurance Program in general, please visit the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-336-3270) or visit the FEMA Map Service Center website at map.fema.gov. Available products may include: previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered directly from the website. Users may determine the correct map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Exchange. Coordinates appearing on adjacent FIRM panels must utilize a common map of the adjacent panel as well as the current FIRM date. There may be order directly from the Map Service Center at the number listed above. For community and countywide map dates refer to the Flood Insurance Study report for the jurisdiction. To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-645-6242.

Base map information shown on this FIRM was provided by the Wisconsin Regional Orthorectification Consortium (WROCC). The aerial photography was acquired in the spring of 2010 in a color 1:10000 scale digital orthophoto with 10-cm resolution.

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

DANE COUNTY WISCONSIN AND UNINCORPORATED AREAS
 PANEL 194 of 850



COMMUNITY	NUMBER	PANEL	SUFFIX
CROSS PLAINS VILLAGE OF DANE COUNTY	850581	0184	X
	850077	0184	N

VERSION NUMBER 2.2.2.1
 MAP NUMBER 55022500194H
 MAP REVISED June 16, 2016



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 8 NORTH, RANGE 7 EAST AND TOWNSHIP 7 NORTH, RANGE 7 EAST

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone AV, A99
 - WNB BFE or Depth Zone AE, AD, AH, VE, AR
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee See Notes, Zone X
- OTHER AREAS OF FLOOD HAZARD**
 - NO SCREEN Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X
 - Area of Undetermined Flood Hazard Zone D
- OTHER AREAS**
 - Channel, Culvert, or Storm Sewer Accredited or Provisionally Accredited Levee, Dike, or Floodwall
 - Non-accredited Levee, Dike, or Floodwall
- GENERAL STRUCTURES**
 - 19.3 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
 - 17.6 Coastal Transect
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - Base Flood Elevation Line (BFE)
- OTHER FEATURES**
 - Limit of Study
 - Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with this FEMA including historic versions of this FEMA, use the service products on the National Flood Insurance Program website, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-368-5677) or visit the FEMA Map Service Center website at www.fema.gov. Available products may include, but are not limited to, the Flood Insurance Study Report, general information about the map, history of data products, and the Flood Insurance Study Report. Users may determine the current map date for each FEMA panel by visiting the FEMA Map Service Center website at www.fema.gov.

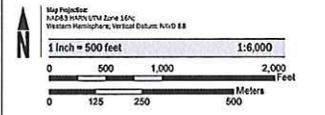
Community boundary lines on adjacent FEMA panels must either represent copies of the adjacent panel as well as the current FEMA data. These may be ordered directly from the Map Service Center at the number listed above.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-354-6242.

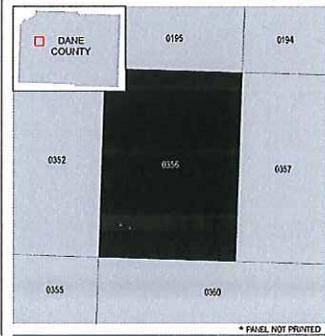
For community and countywide map data refer to the Flood Insurance Study report for this jurisdiction.

Base map information shown on this FEMA was provided by the Wisconsin Regional Cartography Corporation (WRCC). The aerial photography was acquired in the spring of 2010 to create 1:100,000 scale digital orthophotos with 14-inch resolution.

SCALE



PANEL LOCATOR



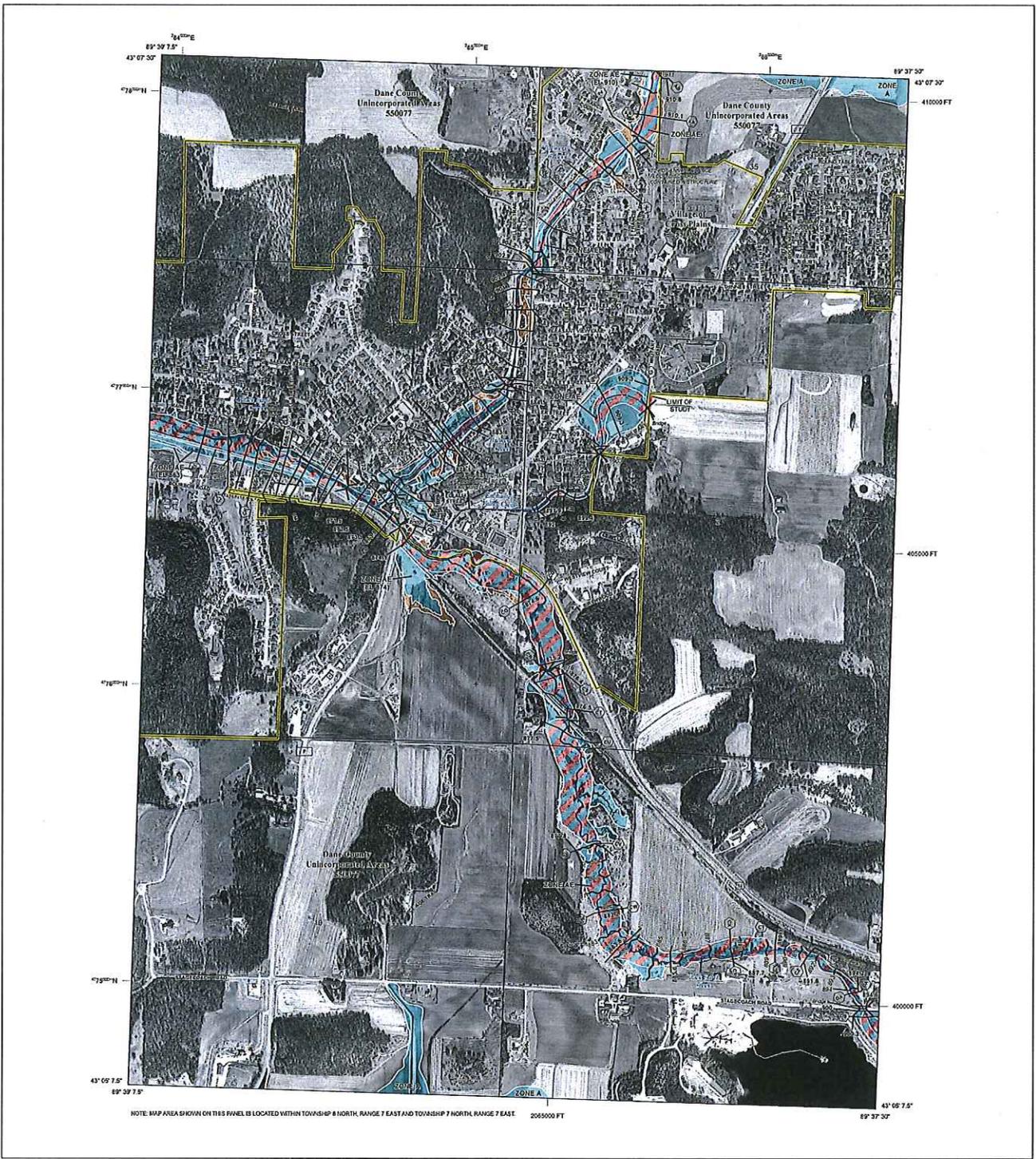
NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP

DANE COUNTY, WISCONSIN
 AND TOWNSHIP 8 NORTH, RANGE 7 EAST
 PANEL 356 OF 850

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
CROSS PLAINS	850061	0356	H
VILLAGE OF DANE COUNTY	850077	0356	H

VERSION NUMBER
 2.2.2.1
 MAP NUMBER
 55028C0356H
 MAP REVISED
 June 16, 2016



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 8 NORTH, RANGE 7 EAST AND TOWNSHIP 7 NORTH, RANGE 7 EAST. 2065000 FT 43° 07' 30" 43° 07' 30" 410000 FT 405000 FT 400000 FT 43° 07' 30" 43° 07' 30" 43° 07' 30" 43° 07' 30"

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

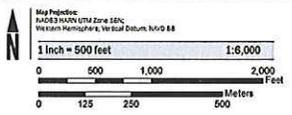
- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone X, AE, A, AD, AH, VE, AR
 - With BFE or Depth Zone AE, AD, AH, VE, AR
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee See Notes, Zone X
- OTHER AREAS OF FLOOD HAZARD**
 - Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X
 - Area of Undetermined Flood Hazard Zone D
- OTHER AREAS**
 - Channel, Culvert, or Storm Sewer Accredited or Provisionally Accredited Levee, Dike, or Floodwall
 - Non-accredited Levee, Dike, or Floodwall
- GENERAL STRUCTURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
 - Coastal Transect
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - Base Flood Elevation Line (BFE)
- OTHER FEATURES**
 - Limit of Study
 - Jurisdiction Boundary

NOTES TO USERS

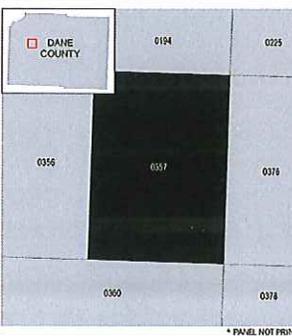
For information and guidance about this map, available products associated with the FIRM including historic versions of this FIRM, how to view products on the National Flood Insurance Program to view, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-368-2647) or visit the FEMA Map Service Center website at www.fema.gov. Available products may include: previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be printed or copied directly from the website. Users may determine the correct map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Exchange. Communities desiring that an updated FIRM panel must obtain a current copy of its adjacent panel as well as the current FIRM data. These may be ordered directly from the Map Service Center at the number listed above. For community and countywide map data refer to the Flood Insurance Study report for the jurisdiction. To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-368-5843.

Base map information shown on this FIRM was provided by the Wisconsin Regional Orthophotography Consortium (WROC). The aerial photography was acquired in the spring of 2010 to create 1:1000 scale digital orthophotos with 15-cm resolution.

SCALE



PANEL LOCATOR



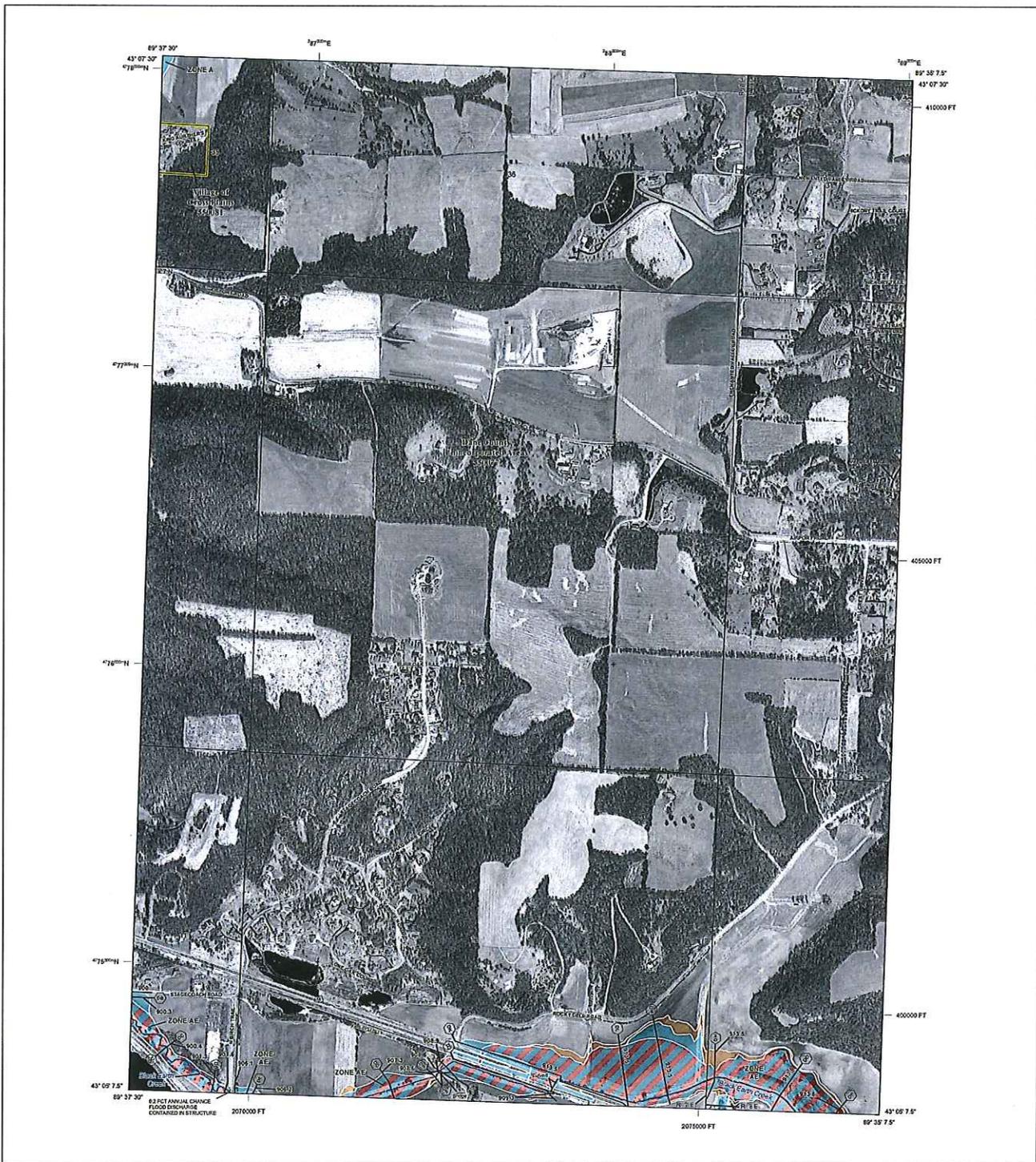
NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

DANE COUNTY WISCONSIN
 UNINCORPORATED AREAS
 PANEL 357 or 850

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
DANE COUNTY	850041	0357	H
DANE COUNTY	350077	0357	H

VERSION NUMBER
2.2.2.1
 MAP NUMBER
 55025003B7H
 MAP REVISED
 June 16, 2016



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSSC.FEMA.GOV](http://mssc.fema.gov)

	Without Base Flood Elevation (BFE) Zone AE, A99
	With BFE of Depth Zone AE, AQ, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee Sites, Zone X
	Areas Determined to be Outside the 0.2% Annual Chance Floodplain, Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer Accredited or Provisionally Accredited
	Levee, Dike, or Floodwall
	Non-accredited Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this map, available products associated with the FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-368-2629) or visit the FEMA Map Service Center website at mssc.fema.gov. Available products may include: previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be searched or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Exchange.

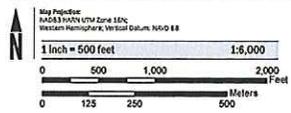
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For community and countywide map dates refer to the Flood Insurance Study report for the jurisdiction.

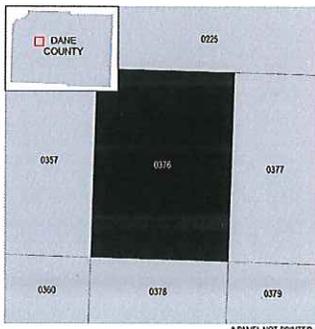
To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-658-6622.

Base map information shown on this FIRM was provided by the Wisconsin Regional Orthophotography Consortium (WROCC). The aerial photography was acquired in the spring of 2010 to enable 1:5000 scale digital orthophotos with 15-cm resolution.

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP

DANE COUNTY, WISCONSIN
 AND INCORPORATED AREAS
 MAIL 376 of 850



Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
CROSS PLAINS	950081	0376	N
VILLAGE OF DANE COUNTY	950097	0376	N

VERSION NUMBER
 2.2.2.1
 MAP NUMBER
 55025C0376H
 MAP REVISED
 June 16, 2016

CHAPTER 85

FLOODPLAIN ZONING

Introduction

SECTION 85.01 Statutory Authorization.

This chapter is adopted pursuant to the authorizations afforded the Village of Cross Plains by Sections 61.35 and 62.23, Wis. Stats., and as required by Section 87.30, Wis. Stats.

SECTION 85.02 Findings of Fact.

Uncontrolled development and use of the floodplains, streams and creeks within the Village would impair the public health, safety, convenience, general welfare and tax base.

SECTION 85.03 Statement of Purpose.

This chapter is intended to regulate floodplain development to:

- (a) Protect life, health and property;
- (b) Minimize expenditures of public funds for flood-control projects;
- (c) Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
- (d) Minimize business interruptions and other economic disruptions;
- (e) Minimize damage to public facilities in the floodplain;
- (f) Minimize the occurrence of future flood blight areas in the floodplain;
- (g) Discourage the victimization of unwary land and home buyers;
- (h) Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
- (i) Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

SECTION 85.04 Title.

This chapter shall be known as the “Floodplain Zoning Ordinance for the Village of Cross Plains, Dane County, Wisconsin.”

SECTION 85.05 General Provisions.

- (a) **Areas to be Regulated.** This ordinance regulates all areas that would be covered by the regional flood or base flood as shown on the Flood Insurance Rate Map (FIRM) or other maps approved by DNR. Base flood elevations are derived from the flood profiles in the Flood Insurance Study (FIS) and are shown as AE, A1-30, and AH Zones on the FIRM. Other regulatory zones are displayed as A and AO zones. Regional Flood Elevations (RFE) may be derived from other studies. If more than one map or revision is referenced, the most restrictive information shall apply.

- (b) **Official Maps and Revisions.** The boundaries of all floodplain districts are designated as A, AE, AH, AO or A1-30 on the maps based on the Flood Insurance Study (FIS) listed below. Any change to the base flood elevations (BFE) or any changes to the boundaries of the floodplain or floodway in the FIS or on the Flood Insurance Rate Map (FIRM) must be reviewed and approved by the DNR and FEMA through the Letter of Map Change process before it is effective. No changes to RFE's on non-FEMA maps shall be effective until approved by the DNR. These maps and revisions are on file in the office of the Village Clerk. If more than one map or revision is referenced, the most restrictive information shall apply. The official maps, based on the Flood Insurance Study, include the following:
- (1) Flood Insurance Rate Map (FIRM), Community Panel Number 550081, including map panels 55025C0194H, 55025C0356H, 55025C0357H, and 55025C0376H ~~—55025C0195G, 55025C0356G, 55025C0357G and 55025C0376G,~~ made effective on June 16, 2016 ~~January 2, 2009,~~ and all future amendments thereto.
 - (2) Flood Insurance Study (FIS) for Dane County, Wisconsin, numbered 55025CV001D, 55025CV002D, 55025CV003D, and 55025CV004D ~~55025CV001C and 55025CV002C~~ made effective on June 16, 2016. ~~September 17, 2014.~~
 - (3) Official Maps: Based on other studies. Any maps referenced in this section must be approved by the DNR and be more restrictive than those based on the FIS at the site of the proposed development.
 - (4) Letter of Map Revisions approved by FEMA after June 16, 2016 ~~January 2, 2009.~~
- (c) **Establishment of Districts.** The regional floodplain areas are divided into the following:
- (1) The floodway district (FW) is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters and are contained within AE zones as shown on the FIRM..
 - (2) The flood-fringe district (FF) is that portion of the floodplain between the regional flood limits and the floodway and displayed as AE zones on the FIRM.
 - (3) The general floodplain district (GFP) is those areas that have been or may be covered by floodwater during the regional flood and does not have a BFE or floodway boundary determined, including A, AH and AO zones on the FIRM.

- (d) **Locating Floodplain Boundaries.** Discrepancies between boundaries on the Official Floodplain Zoning Map and actual field conditions shall be resolved using the criteria in Subsection (d)(1) or (2) below. If a significant difference exists, the map shall be amended according to Section 85.53. The Zoning Administrator can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required. The Zoning Administrator shall be responsible for documenting actual predevelopment field conditions and the basis upon which the district boundary was determined and for initiating any map amendments required under this subsection. Disputes between the Zoning Administrator and an applicant over the district boundary line shall be settled according to Section 85.45(c) and the criteria set forth in Subsection (d)(1) and (2) below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to Section 85.52:
- (1) If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.
 - (2) Where flood profiles do not exist, the location of the boundary shall be determined by the map scale.
- (e) **Removal of Lands from Floodplain.** Compliance with the provisions of this chapter shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to Section 85.53.
- (f) **Compliance.** Any development or use within the areas regulated by this chapter shall be in compliance with the terms of this chapter and other applicable local, state, and federal regulations.
- (g) **Municipalities and State Agencies Regulated.** Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this chapter and obtain all necessary permits. State agencies are required to comply if Section 13.48(13), Wis. Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation are exempt when Section 30.2022, Wis. Stats., applies.
- (h) **Abrogation and Greater Restrictions.**
- (1) This chapter supersedes all the provisions of any municipal zoning ordinance enacted under Section 61.35, Wis. Stats., for villages or Section 87.30, Wis. Stats., which relate to floodplains. A more restrictive ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.
 - (2) This chapter is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. If this chapter imposes greater restrictions, the provisions of this chapter shall prevail.

- (i) **Interpretation.** In their interpretation and application, the provisions of this chapter are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this chapter required by Ch. NR 116, Wis. Adm. Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this chapter or in effect on the date of the most recent text amendment to this chapter.
- (j) **Warning and Disclaimer of Liability.** The flood protection standards in this chapter are based on engineering experience and research. Larger floods may occur or the flood height may be increased by man-made or natural causes. This chapter does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. This chapter does not create liability on the part of, or a cause of action against, the Village or any officer or employee thereof for any flood damage that may result from reliance on this chapter.
- (k) **Severability.** Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.
- (l) **Annexed Areas.** The Dane County floodplain zoning provisions in effect on the date of any annexation shall remain in effect and shall be enforced by the Village for all annexed areas until the Village adopts and enforces an ordinance which meets the requirements of Ch. NR 116, Wis. Adm. Code, and 44 CFR 59-72, the National Flood Insurance Program (NFIP). These annexed lands are described on the Village's Official Zoning Map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this subsection and are on file in the office of the Village Zoning Administrator. All plats or maps of annexation shall show the regional flood elevation and the location of the floodway.

SECTIONS 85.06 – 85.07 Reserved

General Standards Applicable to All Floodplain Districts

SECTION 85.08 General Standards Applicable to All Districts. The Village shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads; be constructed with flood resistant materials; be constructed to minimize flood damages; and to ensure that utility and mechanical equipment is designed and/or located so as to prevent water from entering or accumulating within the equipment during conditions of flooding.

Subdivisions shall be reviewed for compliance with the above standards. All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this ordinance and all other requirements in s. 85.43(b). Adequate drainage shall be provided to reduce exposure to flood hazards and all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damages

SECTION 85.09 Hydraulic and Hydrologic Analyses.

- (a) Except as allowed in Subsection (c) below, no floodplain development shall:
 - (1) Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, increasing regional flood height; or
 - (2) Cause any increase in the regional flood height due to floodplain storage area lost.
- (b) The Zoning Administrator shall deny permits if it is determined the proposed development will obstruct flow or cause any increase in the regional flood height, based on the officially adopted FIRM or other adopted map, unless the provisions of section 85.53 are met.

SECTION 85.10 Watercourse Alterations.

- (a) No land use permit to alter or relocate a watercourse in a mapped floodplain shall be issued until the Zoning Administrator has notified in writing all adjacent municipalities, the Department and FEMA regional offices and required the applicant to secure all necessary state and federal permits. The standards of section 85.08 must be met and the flood-carrying capacity of any altered or relocated watercourse shall be maintained.
- (b) As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation, and pursuant to section 85.53, the Zoning Administrator shall apply for a Letter of Map Revision (LOMR) from FEMA. Any such alterations must be reviewed and approved by FEMA and the DNR through the LOMC process.

SECTION 85.11 Chapter 30, 31Wis. Stats., Development.

Development which requires a permit from the Department under Chs. 30 or 31, Wis. Stats., such as docks, piers, wharves, bridges, culverts, dams and navigational aids, may be allowed if the necessary permits are obtained and amendments to the floodplain zoning ordinance are made according to Section 85.53 of this Chapter.

SECTION 85.12 Public or Private Campgrounds.

Public or private campgrounds shall have a low flood damage potential and shall meet the following provisions:

- (a) The campground is approved by the Department of Health Services.
- (b) A land use permit for the campground is issued by the Zoning Administrator.
- (c) The character of the water system and the elevation of the campground are such that a seventy-two-hour warning of an impending flood can be given to all campground occupants.
- (d) There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the Village emergency government coordinator and the Village Police Chief which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation.
- (e) This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated, by the officials identified in Subsection (d), to remain in compliance with all applicable regulations, including those of the State Department of Health Services and all other applicable regulations.
- (f) Only camping units that are fully licensed, if required, and ready for highway use are allowed.
- (g) The camping units shall not occupy any site in the campground for more than 180 consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of 24 hours.
- (h) All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit for a period not to exceed 180 days and shall ensure compliance with all the provisions of this section.
- (i) The Village shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section.
- (j) All camping units that remain in place for more than 180 consecutive days must meet the applicable requirements for the floodplain district in which the structure is located.
- (k) The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued.
- (l) All service facilities, including but not limited to refuse collection, electrical service, natural gas lines, propane tanks, sewage systems and wells, shall be properly anchored and placed at or floodproofed to the flood protection elevation.

SECTIONS 85.13 – 85.15 Reserved

Floodway District

SECTION 85.16 Applicability.

This article applies to all floodway areas on the floodplain zoning maps and those identified pursuant to Section 85.31.

SECTION 85.17 Permitted Uses.

The following open space uses are allowed in the floodway district and the floodway areas of the general floodplain district if they are not prohibited by any other ordinance, the meet the standards in sections 85.18 and 85.19, and all permits have been issued according to section 85.43:

- (a) Agricultural uses, such as farming, outdoor plant nurseries, horticulture, viticulture and wild crop harvesting.
- (b) Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.
- (c) Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap and skeet activities, hunting and fishing areas and hiking and horseback riding trails, subject to the fill limitations of Section 85.18(d).
- (d) Uses or structures accessory to open space uses or classified as historic structures that comply with Section 85.18, and are not prohibited by Section 85.19.
- (e) Extraction of sand, gravel or other materials that complies with Section 85.18(d).
- (f) Functionally water-dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with Chs. 30 and 31, Wis. Stats.
- (g) Public utilities, streets and bridges that comply with Section 85.18(c).

SECTION 85.18 Standards for Development in Floodway Areas.

(a) **General.**

- (1) Any development in floodway areas shall comply with Sections 85.09 – 85.12 and have a low flood damage potential.
- (2) Applicants shall provide the following data to determine the effects of the proposal according to Section 85.09:
 - a. A cross-section elevation view of the proposal, perpendicular to the watercourse, showing if the proposed development will obstruct flow; or
 - b. An analysis calculating the effects of this proposal on regional flood height.

- (3) The Zoning Administrator shall deny the permit application if the project will cause any increase in the flood elevations upstream or downstream, based on the data submitted for Subsection (a)(2) above.
- (b) **Structures.** Structures accessory to permanent open space uses or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:
 - (1) The structure is not designed for human habitation, does not have a high flood damage potential, and is constructed to minimize flood damage;
 - (2) It must be anchored to resist flotation, collapse, and lateral movement;
 - (3) Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and
 - (4) It must not obstruct the flow of floodwaters or cause any increase in flood levels during the occurrence of the regional flood.
 - (5) Shall have a minimum of two openings on different walls having a total net area not less than one square inch for every square foot of enclosed area, and the bottom of all such openings being no higher than one foot above grade. The openings shall be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (c) **Public Utilities, Streets and Bridges.** Public utilities, streets and bridges may be allowed by permit if:
 - (1) Adequate floodproofing measures are provided to the flood protection elevation; and
 - (2) Construction meets the development standards of Section 85.09.
- (d) **Fills or Deposition of Materials.** Fills or deposition of materials may be allowed by permit if:
 - (1) The requirements of Section 85.09 are met;
 - (2) No material is deposited in the navigable waters unless a permit is issued by the Department pursuant to Ch. 30, Wis. Stats., and a permit pursuant to Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. Section 1344 has been issued, if applicable, and the other requirements of this section are met;
 - (3) The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and
 - (4) The fill is not classified as a solid or hazardous material.

SECTION 85.19 Prohibited Uses.

All uses not listed as permitted uses in Section 85.17 are prohibited, including the following uses:

- (a) Habitable structures, structures with high flood damage potential, or those not associated with permanent open space uses.

- (b) Storage of materials that are buoyant, flammable, explosive, or injurious to property, water quality, or human, animal, plant, fish or other aquatic life.
- (c) Uses not in harmony with or detrimental to uses permitted in the adjoining districts.
- (d) Any private or public sewage systems, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and Ch. SPS 383, Wis. Adm. Code.
- (e) Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and Chs. NR 811 and NR 812, Wis. Adm. Code.
- (f) Any solid or hazardous waste disposal sites.
- (g) Any wastewater treatment ponds or facilities, except those permitted under Section NR 110.15(3)(b), Wis. Adm. Code.
- (h) Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations for the floodplain area occupied.

SECTIONS 85.20 – 85.22 Reserved

Flood-Fringe District (FF)

SECTION 85.23 Applicability.

This article applies to all flood-fringe areas shown on the floodplain zoning maps and those identified pursuant to Section 85.31.

SECTION 85.24 Permitted Uses.

Any structure, land use, or development is allowed in the flood-fringe district if the standards in Section 85.25 are met, the use is not prohibited by this chapter or any other ordinance or regulation and all permits or certificates specified in Section 85.43 have been issued.

SECTION 85.25 Standards for Development in Flood-fringe.

Section 85.09 shall apply in addition to the following requirements according to the use requested. Any existing structure in the floodfringe must meet the requirements of section 85.36:

- (a) **Residential Uses.** Any structure, including a manufactured home, which is to be newly constructed or moved into the flood-fringe shall meet or exceed the following standards. Any existing structure in the floodfringe must meet the requirements of section 85.36:

- (1) The elevation of the lowest floor shall be at or above the flood protection elevation on fill unless the requirements of section (b) can be met. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.
- (2) The basement or crawlway floor may be placed at the regional flood elevation if it is floodproofed to the flood protection elevation. No basement or crawlway floor is allowed below the regional flood elevation.
- (3) Contiguous dryland access shall be provided from a structure to land outside of the floodplain, except as provided in Subsection (a)(4).
- (4) In developments where existing street or sewer line elevations make compliance with Subsection (a)(3) impractical, the municipality may permit new development and substantial improvements where access roads are at or below the regional flood elevation if:
 - a. The municipality has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or
 - b. The Village has a DNR approved emergency evacuation plan.
- (b) **Accessory Structures or Uses.** Accessory structures shall be constructed on fill with the lowest floor at or above the regional flood elevation.
- (c) **Commercial Uses.** Any commercial structure which is erected, altered or moved into the flood-fringe shall meet the requirements of Subsection (a). Subject to the requirements of Subsection (e), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.
- (d) **Manufacturing and Industrial Uses.** Any manufacturing or industrial structure which is erected, altered or moved into the flood-fringe shall have the lowest floor elevated to or above the flood protection elevation or meet the floodproofing standards in Section 85.47. Subject to the requirements of Subsection (e), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.
- (e) **Storage of Materials.** Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish or aquatic life shall be stored at or above the flood protection elevation or floodproofed in compliance with Section 85.47. Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.
- (f) **Public Utilities, Streets and Bridges.** All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans and:
 - (1) When failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction or repair of such facilities shall only be permitted if they are floodproofed in compliance with Section 85.47.

- (2) Minor roads or nonessential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.
- (g) **Sewage Systems.** All sewage disposal systems shall be designed to minimize or eliminate infiltration of flood water into the system, pursuant to Section 85.47(3), to the flood protection elevation and meet the provisions of all local ordinances and Ch. SPS 383, Wis. Adm. Code.
- (h) **Wells.** All wells shall be designed to minimize or eliminate infiltration of flood waters into the system, pursuant to Section 85.47(3), to the flood protection elevation and shall meet the provisions of Chs. NR 811 and NR 812, Wis. Adm. Code.
- (i) **Solid Waste Disposal Sites.** Disposal of solid or hazardous waste is prohibited in flood-fringe areas.
- (j) **Deposition of Materials.** Any deposited material must meet all the provisions of this chapter.
- (k) **Manufactured Homes.**
- (1) Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage, and prepare, secure approval and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.
- (2) In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:
- a. have the lowest floor elevated to the flood protection elevation; and
 - b. be anchored so they do not float, collapse or move laterally during a flood
- (3) Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the floodfringe in section (a)
- (l) **Mobile Recreational Vehicles.** All mobile recreational vehicles that are on site for 180 consecutive days or more or are not fully licensed and ready for highway use shall meet the elevation and anchoring requirements in Subsections (k)(2) and (3). A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

SECTIONS 85.26 – 85.28 Reserved

General Floodplain District

SECTION 85.29 Applicability.

The provisions of this Chapter shall apply to all floodplains mapped as A, AO or AH zones.

SECTION 85.30 Permitted Uses.

Pursuant to Section 85.31, it shall be determined whether the proposed use is located within a floodway or flood-fringe. Those uses permitted in the Floodway or Floodfringe Districts are allowed within the General Floodplain District, according to the standards of section 85.31 provided that all permits or certificates required under section 85.43 have been issued.

SECTION 85.31 Standards for Development in the General Floodplain District

Sections 85.16-85.19 apply to floodway areas. Sections 85.23-85.25 apply to floodfringe areas. The rest of this ordinance applies to either district.

- (a) In AO/AH Zones, provide plans showing adequate drainage paths to guide floodwaters around structures and the structure's lowest floor must meet one of the conditions listed below whichever is higher:
 - 1. at or above the flood protection elevation; or
 - 2. two (2) feet above the highest adjacent grade around the structure; or
 - 3. the depth as shown on the FIRM

SECTION 85.32 Determining Floodway and Flood-fringe Limits.

Upon receiving an application for development within the general floodplain district, the Zoning Administrator shall:

- (a) Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the general floodplain district limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and floodproofing measures, and the flood zone as shown on the FIRM..
- (b) Require the applicant to furnish any of the following information deemed necessary by the Department to evaluate the effects of the proposal upon flood height and flood flows and regional flood elevation and to determine floodway boundaries:
 - (1) A Hydrologic and Hydraulic Study as specified in section 85.43.
 - (2) Plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location and layout of all proposed and existing structures on the site; location and elevations of streets, water supply, and sanitary facilities; soil types; and other pertinent information.
 - (3) Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.

SECTIONS 85.33 – 85.35 Reserved

Nonconforming Uses

SECTION 85.36 Applicability; Conditions for Continued Use.

- (a) If these standards conform with Wis. Stats. Section 62.23 (7)(h), they shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this chapter or any amendment thereto.
- (b) The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this chapter may continue subject to the following conditions:
 - (1) No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this chapter. The words “modification” and “addition” include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Maintenance is not considered a modification; this includes painting, decorating, paneling and other nonstructural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities. Any costs associated with the repair of a damaged structure are not considered maintenance. The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification or addition. The roof of the structure may extend over a portion of the deck in order to provide safe ingress or egress to the principal structure.
 - (2) If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this chapter.
 - (3) The Village shall keep a record which lists all nonconforming uses and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent.
 - (4) No modification or addition to any nonconforming structure or any structure with a nonconforming use which over the life of the structure would equal or exceed 50% of its present equalized assessed value shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this chapter. Contiguous dry land access must be provided for residential and commercial uses in compliance with Section 85.25(a). The costs of elevating the lowest floor of a nonconforming building or a building with a nonconforming use to the flood protection elevation are excluded from the 50% provisions of this subsection.

- (5) No maintenance to any nonconforming structure or any structure with a nonconforming use, the cost of which would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with Section 85.25
- (6) If on a per event basis the total value of the work being done under (d) and (e) equals or exceeds 50% of the present equalized assessed value the work shall not be permitted unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with Section 85.25
- (7) Except as provided in subd. (h), if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed or rebuilt unless the use and the structure meet the current ordinance requirements. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50% of the structure's present equalized assessed value.
- (8) For nonconforming buildings that are substantially damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building shall be permitted in order to restore it to the size and use in effect prior to the damage event, provided that the minimum federal code requirements below are met and all required permits have been granted prior to the start of construction.

a. Residential Structures

1. Shall have the lowest floor, including basement, elevated to or above the base flood elevation using fill, pilings, columns, posts or perimeter walls. Perimeter walls must meet the requirements of Section 85.47.
2. Shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy and shall be constructed with methods and materials resistant to flood damage.
3. Shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.
4. In A Zones, obtain, review and utilize any flood data available from a federal, state or other source.

5. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in Section 85.31.
 6. in AO Zones, shall have adequate drainage paths around structures on slopes to guide floodwaters around and away from the structure.
- b. Nonresidential Structures
1. Shall meet the requirements of this section.
 2. Shall either have the lowest floor, including basement, elevated to or above the regional flood elevation; or, together with attendant utility and sanitary facilities, shall meet the standards in Section 85.47(a) or (b)
 3. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in Section 85.31
- c. Historic Structures. A nonconforming historic structure may be altered if the alteration will not preclude the structure's continued designation as a historic structure, the alteration will comply with Section 85.18 flood resistant materials are used, and construction practices and floodproofing methods that comply with section 85.47 are used. Repair or rehabilitation of historic structures shall be exempt from the development standards of paragraph (8) of this section if it is determined that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure

SECTION 85.37 Floodway District.

- (a) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in a floodway district, unless such modification or addition:
 - (1) Has been granted a permit or variance which meets all requirements of this chapter.
 - (2) Meets the requirements of Section 85.36.
 - (3) Shall not increase the obstruction to flood flows or regional flood height.
- (b) Any addition to the existing structure shall be floodproofed, pursuant to Section 85.47, by means other than the use of fill, to the flood protection elevation.
- (c) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:
 - (1) The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of floodwaters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;

- (2) The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;
- (3) Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and
- (4) The use must be limited to parking or limited storage.
- (d) No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in a floodway district. Any replacement, repair or maintenance of an existing on-site sewage disposal system in a floodway area shall meet the applicable requirements of all Village ordinances and Ch. SPS 383, Wis. Adm. Code.
- (e) No new well or modification to an existing well used to obtain potable water shall be allowed in a floodway district. Any replacement, repair or maintenance of an existing well in a floodway district shall meet the applicable requirements of all Village ordinances and Chs. NR 811 and NR 812, Wis. Adm. Code.

SECTION 85.38 Floodfringe District.

- (a) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been granted a permit or variance by the Village, and meets the requirements of Section 85.25, except where Subsection (b) is applicable.
- (b) Where compliance with the provisions of Subsection (a) would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood damage potential, the Zoning Board of Appeals, using the procedures established in Section 85.45, may grant a variance from those provisions of Subsection (a) for modifications or additions, using the criteria listed below. Modifications or additions which are protected to elevations lower than the flood protection elevation may be permitted if:
 - (1) No floor is allowed below the regional flood elevation for residential or commercial structures;
 - (2) Human lives are not endangered;
 - (3) Public facilities, such as water or sewer, will not be installed;
 - (4) Flood depths will not exceed two feet;
 - (5) Flood velocities will not exceed two feet per second; and
 - (6) The structure will not be used for storage of materials as described in Section 85.25(e).
- (c) All new private sewage disposal systems, or addition to, replacement, repair or maintenance of a private sewage disposal system, shall meet all the applicable provisions of all local ordinances and Ch. SPS 383, Wis. Adm. Code.
- (d) All new wells, or addition to, replacement, repair or maintenance of a well, shall meet the applicable provisions of this chapter and Chs. NR 811 and NR 812, Wis. Adm. Code.

Administration**SECTION 85.42 General Provisions.**

The Village Zoning Administrator, Plan Commission and Zoning Board of Appeals shall administer this Chapter as set forth in this Chapter.

SECTION 85.43 Zoning Administrator; Permits and Certificates.

- (a) **Zoning Administrator.** The Zoning Administrator is authorized to administer this chapter and shall have the following duties and powers:
- (1) Advise applicants of the provisions of this chapter, assist in preparing permit applications and appeals, and assure that the regional flood elevation for the proposed development is shown on all permit applications.
 - (2) Issue permits and inspect properties for compliance with the provisions of this chapter and issue certificates of compliance where appropriate.
 - (3) Inspect all damaged floodplain structures and perform a substantial damage assessment to determine if substantial damage to the structures has occurred.
 - (4) Keep records of all official actions such as:
 - a. All permits issued, inspections made, and work approved;
 - b. Documentation of certified lowest floor and regional flood elevations;
 - c. water surface profiles, floodplain zoning maps and ordinances, and nonconforming uses and structures, including changes, appeals, variances and amendments.
 - d. All substantial damage assessment reports for floodplain structures.
 - e. floodproofing certificates
 - f. list of nonconforming structures and uses.
 - (5) Submit copies of the following items to the Department regional office:
 - a. Within 10 days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments.
 - b. Copies of any case-by-case analyses and any other information required by the Department, including an annual summary of the number and types of floodplain zoning actions taken.
 - c. Copies of substantial damage assessments performed and all related correspondence concerning the assessments.
 - (6) Investigate, prepare reports, and report violations of this chapter to the Plan Commission and Attorney for prosecution. Copies of the reports shall also be sent to the Department regional office.
 - (7) Submit copies of text and map amendments and biennial reports to the FEMA regional office.

- (b) **Land Use Permit.** A land use permit shall be obtained before any new development or any structural repair or change in the use of a building or structure, including sewer and water facilities, may be initiated. The application to the Zoning Administrator shall include:
- (1) **General Information.**
 - a. Name and address of the applicant, property owner and contractor.
 - b. Legal description, proposed use, and whether it is new construction or a modification.
 - (2) **Site Development Plan.** A site plan drawn to scale shall be submitted with the permit application form and shall contain:
 - a. Location, dimensions, area and elevation of the lot;
 - b. Location of the ordinary high-water mark of any abutting navigable waterways;
 - c. Location of any structures with distances measured from the lot lines and street center lines;
 - d. Location of any existing or proposed on-site sewage systems or private water supply systems;
 - e. Location and elevation of existing or future access roads;
 - f. Location of floodplain and floodway limits as determined from the Official Floodplain Zoning Maps;
 - g. The elevation of the lowest floor of proposed buildings and any fill using the vertical datum from the adopted study, either National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD);
 - h. Data sufficient to determine the regional flood elevation in NGVD or NAVD at the location of the development and to determine whether or not the requirements regarding Floodway Districts and Flood Fringe Districts are met; and
 - i. Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood height or discharge according to Section 85.09. This may include any of the information noted in Section 85.18(a).
- (c) **Certificate of Compliance.** No land shall be occupied or used and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt or replaced shall be occupied until a certificate of compliance is issued by the Zoning Administrator, except where no permit is required, subject to the following provisions:
- (1) The certificate of compliance shall show that the building or premises or part thereof and the proposed use conform to the provisions of this chapter.
 - (2) Application for such certificate shall be concurrent with the application for a permit.

- (3) If all provisions of this chapter are met, the certificate of compliance shall be issued within 10 days after written notification that the permitted work is completed.
 - (4) The applicant shall submit a certification signed by a registered professional engineer, architect or land surveyor that the fill, lowest floor and floodproofing elevations are in compliance with the permit issued. Floodproofing measures also require certification by a registered professional engineer or architect that floodproofing measures meet the requirements of Section 85.47.
- (d) **Other Permits.** The applicant must secure all necessary permits from federal, state, and local agencies, including those required by the U.S. Army Corps of Engineers under Section 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. Section 1344.
- (e) **Hydraulic and Hydrologic Studies to Analyze Development.** All hydraulic and hydrologic studies shall be completed under the direct supervision of a professional engineer registered in the State. The study contractor shall be responsible for the technical adequacy of the study. All studies shall be reviewed and approved by the Department.
- (1) . Zone A floodplains:
 - a. Hydrology
 - i. The appropriate method shall be based on the standards in ch. NR 116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge*.
 - b. Hydraulic modeling

The regional flood elevation shall be based on the standards in ch. NR 116.07(4), Wis. Admin. Code, *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

 - i. determination of the required limits of the hydraulic model shall be based on detailed study information for downstream structures (dam, bridge, culvert) to determine adequate starting WSEL for the study.
 - ii. channel sections must be surveyed.
 - iii. minimum four foot contour data in the overbanks shall be used for the development of cross section overbank and floodplain mapping.
 - iv. a maximum distance of 500 feet between cross sections is allowed in developed areas with additional intermediate cross sections required at transitions in channel bottom slope including a survey of the channel at each location.
 - v. the most current version of HEC_RAS shall be used.

- vi. a survey of bridge and culvert openings and the top of road is required at each structure.
- vii. additional cross sections are required at the downstream and upstream limits of the proposed development and any necessary intermediate locations based on the length of the reach if greater than 500 feet.
- viii. standard accepted engineering practices shall be used when assigning parameters for the base model such as flow, Manning's N values, expansion and contraction coefficients or effective flow limits. The base model shall be calibrated to past flooding data such as high water marks to determine the reasonableness of the model results. If no historical data is available, adequate justification shall be provided for any parameters outside standard accepted engineering practices.
- ix. the model must extend past the upstream limit of the difference in the existing and proposed flood profiles in order to provide a tie-in to existing studies. The height difference between the proposed flood profile and the existing study profiles shall be no more than 0.00 feet.

c. Mapping

A work map of the reach studied shall be provided, showing all cross section locations, floodway/floodplain limits based on best available topographic data, geographic limits of the proposed development and whether the proposed development is located in the floodway.

- i. If the proposed development is located outside of the floodway, then it is determined to have no impact on the regional flood elevation.
- ii. If any part of the proposed development is in the floodway, it must be added to the base model to show the difference between existing and proposed conditions. The study must ensure that all coefficients remain the same as in the existing model, unless adequate justification based on standard accepted engineering practices is provided.

2. Zone AE Floodplains

a. Hydrology

If the proposed hydrology will change the existing study, the appropriate method to be used shall be based on ch. NR 116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge*.

b. Hydraulic model

The regional flood elevation shall be based on the standards in ch. NR 116.07(4), Wis. Admin. Code, *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

i. Duplicate Effective Model

The effective model shall be reproduced to ensure correct transference of the model data and to allow integration of the revised data to provide a continuous FIS model upstream and downstream of the revised reach. If data from the effective model is available, models shall be generated that duplicate the FIS profiles and the elevations shown in the Floodway Data Table in the FIS report to within 0.1 foot.

ii. Corrected Effective Model.

The Corrected Effective Model shall not include any man-made physical changes since the effective model date, but shall import the model into the most current version of HEC-RAS for Department review.

iii. Existing (Pre-Project Conditions) Model.

The Existing Model shall be required to support conclusions about the actual impacts of the project associated with the Revised (Post-Project) Model or to establish more up-to-date models on which to base the Revised (Post-Project) Model.

iv. Revised (Post-Project Conditions) Model.

The Revised (Post-Project Conditions) Model shall incorporate the Existing Model and any proposed changes to the topography caused by the proposed development. This model shall reflect proposed conditions.

v. All changes to the Duplicate Effective Model and subsequent models must be supported by certified topographic information, bridge plans, construction plans and survey notes.

vi. Changes to the hydraulic models shall be limited to the stream reach for which the revision is being requested. Cross sections upstream and downstream of the revised reach shall be identical to those in the effective model and result in water surface elevations and topwidths computed by the revised models matching those in the effective models upstream and downstream of the revised reach as required. The Effective Model shall not be truncated.

c. Mapping

Maps and associated engineering data shall be submitted to the Department for review which meet the following conditions:

- i. Consistency between the revised hydraulic models, the revised floodplain and floodway delineations, the revised flood profiles, topographic work map, annotated FIRMs and/or Flood Boundary Floodway Maps (FBFMs), construction plans, bridge plans.
- ii. Certified topographic map of suitable scale, contour interval, and a planimetric map showing the applicable items. If a digital version of the map is available, it may be submitted in order that the FIRM may be more easily revised.
- iii. Annotated FIRM panel showing the revised 1% and 0.2% annual chance floodplains and floodway boundaries.
- iv. If an annotated FIRM and/or FBFM and digital mapping data (GIS or CADD) are used then all supporting documentation or metadata must be included with the data submission along with the Universal Transverse Mercator (UTM) projection and State Plane Coordinate System in accordance with FEMA mapping specifications.
- v. The revised floodplain boundaries shall tie into the effective floodplain boundaries.
- vi. All cross sections from the effective model shall be labeled in accordance with the effective map and a cross section lookup table shall be included to relate to the model input numbering scheme.
- vii. Both the current and proposed floodways shall be shown on the map.
- viii. The stream centerline, or profile baseline used to measure stream distances in the model shall be visible on the map.

(f) **Expiration**

All permits issued under the authority of this ordinance shall expire no more than 180 days after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause.

SECTION 85.44 Plan Commission.

- (a) The Village Plan Commission shall:
 - (1) Oversee the functions of the office of the Zoning Administrator; and
 - (2) Review and advise the Village Board on all proposed amendments to this chapter, maps and text.
- (b) The Plan Commission shall not:
 - (1) Grant variances to the terms of this chapter in place of action by the Zoning Board of Appeals; or
 - (2) Amend the text or zoning maps in place of official action by the Village Board.

SECTION 85.45 Zoning Board of Appeals.

The Zoning Board of Appeals (the “Board”), created under Section 62.23(7)(e), Wis. Stats., for villages, is hereby authorized and is appointed to act for the purposes of this chapter. The Board shall exercise the powers conferred by Wisconsin Statutes and adopt rules for the conduct of business. The Zoning Administrator may not be the Secretary of the Board.

- (a) **Powers and Duties.** The Zoning Board of Appeals shall:
 - (1) **Appeals.** Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement or administration of this chapter.
 - (2) **Boundary Disputes.** Hear and decide disputes concerning the district boundaries shown on the Official Floodplain Zoning Map.
 - (3) **Variiances.** Hear and decide, upon appeal, variances from the standards of this chapter.
- (b) **Appeals to the Board.**
 - (1) **Filing.** Appeals to the Board may be taken by any person aggrieved or by any officer or department of the municipality affected by any decision of the Zoning Administrator or other administrative officer. Such appeal shall be taken within 30 days, unless otherwise provided by the rules of the Board, by filing with the official whose decision is in question, and with the Board, a notice of appeal specifying the reasons for the appeal. The official whose decision is in question shall transmit to the Board all records regarding the matter appealed.
 - (2) **Notice and Hearing.**
 - a. **Notice.** The Board shall:
 - 1. Fix a reasonable time for the hearing.
 - 2. Publish adequate notice pursuant to Wisconsin Statutes, specifying the date, time, place and subject of the hearing.
 - 3. Assure that notice shall be mailed to the parties in interest and the Department regional office at least 10 days in advance of the hearing.
 - b. **Hearing.** Any party may appear in person or by agent. The Board shall:
 - 1. Resolve boundary disputes according to Subsection (c).
 - 2. Decide variance applications according to Subsection (d).
 - 3. Decide appeals of permit denials according to Section 85.46.
 - (3) **Decision.** The final decision regarding the appeal or variance application shall:
 - a. Be made within a reasonable time.
 - b. Be sent to the Department regional office within 10 days of the decision.

- c. Be a written determination signed by the Chairperson of the Board.
 - d. State the specific facts which are the basis for the Board's decision.
 - e. Either affirm, reverse, vary or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or grant or deny the variance application.
 - f. Include the reasons for granting an appeal, describing the hardship demonstrated by the applicant in the case of a variance, clearly stated in the recorded minutes of the Board proceedings.
- (c) **Boundary Disputes.** The following procedure shall be used by the Board in hearing disputes concerning floodplain district boundaries:
- (1) If a floodplain district boundary is established by approximate or detailed floodplain studies, the flood elevations or profiles shall prevail in locating the boundary. If none exist, other evidence may be examined.
 - (2) In all cases, the person contesting the boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the Board.
 - (3) If the boundary is incorrectly mapped, the Board should inform the Plan Commission or the person contesting the boundary location to petition the governing body for a map amendment according to Section 85.53.
- (d) **Variance.**
- (1) The Board may, upon appeal, grant a variance from the standards of this chapter if an applicant convincingly demonstrates that:
 - a. Literal enforcement of the provisions of this chapter will cause unnecessary hardship;
 - b. The hardship is due to adoption of this chapter and unique property conditions not common to adjacent lots or premises; in such case the chapter or map must be amended;
 - c. The variance is not contrary to the public interest; and
 - d. The variance is consistent with the purpose of this chapter as set forth in Section 85.03.
 - (2) In addition to the criteria in Subsection (d)(1), to qualify for a variance under FEMA regulations, the following criteria must be met:
 - a. The variance may not cause any increase in the regional flood elevation.
 - b. Variances can only be granted for lots that are less than 1/2 acre and are contiguous to existing structures constructed below the RFE.
 - c. Variances shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances, shall not increase costs for rescue and relief efforts and shall not be contrary to the purpose of this chapter.

- (3) A variance shall not:
 - a. Grant, extend or increase any use prohibited in the zoning district.
 - b. Be granted for a hardship based solely on an economic gain or loss.
 - c. Be granted for a hardship which is self-created.
 - d. Damage the rights or property values of other persons in the area.
 - e. Allow actions without the amendments to this chapter or map(s) required in Sections 85.52 – 85.53.
 - f. Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.
- (4) When a floodplain variance is granted, the Board shall notify the applicant in writing that it may increase flood insurance premiums and risks to life and property. A copy shall be maintained with the variance record.

SECTION 85.46 To Review Appeals of Permit Denials.

- (a) The Board shall review all data related to the appeal. This may include:
 - (1) Permit application data listed in Section 85.43(b).
 - (2) Floodway/flood-fringe determination data in Section 85.31.
 - (3) Data listed in Section 85.18(a)(2) where the applicant has not submitted this information to the Zoning Administrator.
 - (4) Other data submitted with the application or submitted to the Board with the appeal.
- (b) For appeals of all denied permits the Board shall:
 - (1) Follow the procedures of Section 85.45;
 - (2) Consider Plan Commission recommendations; and
 - (3) Either uphold the denial or grant the appeal.
- (c) For appeals concerning increases in regional flood elevation the Board shall:
 - (1) Uphold the denial where the Board agrees with the data showing an increase in flood elevation. Increases may only be allowed after amending the flood profile and map and all appropriate legal arrangements are made with all adversely affected property owners as per the requirements of section 85.53.
 - (2) Grant the appeal where the Board agrees that the data properly demonstrates that the project does not cause an increase, provided that no other reasons for denial exist.

SECTION 85.47 Floodproofing Standards for Nonconforming Structures or Uses.

- (a) No permit or variance shall be issued for a non-residential structure designed to be watertight below the regional flood elevation until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to the flood protection elevation and submits a FEMA Floodproofing Certificate.

- (b) Floodproofing measures shall be designed, as appropriate, to:
 - (1) Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;
 - (2) Protect structures to the flood protection elevation;
 - (3) Anchor structures to foundations to resist flotation and lateral movement; and
 - (4) Minimize or eliminate infiltration of flood waters
 - (5) Minimize or eliminate discharges into floodwaters..
- (c) For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:
 - (1) certified by a registered professional engineer or architect, or.
 - (2) meets or exceeds the following standards:
 - a. a minimum of two openings having a total net net area of not less than one square inch for every square foot of enclosed area subject to flooding
 - b. the bottom of all openings shall be no higher than one foot above grade, and
 - c. openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters..

SECTION 85.48 Public Information

- (a) Place marks on structures to show the depth of inundation during the regional flood
- (b) All maps, engineering data and regulations shall be available and widely distributed
- (c) Real estate transfers should show what floodplain district any real property is in.

SECTIONS 85.49 – 85.51 Reserved

Amendments

SECTION 85.52 General.

Obstructions or increases may only be permitted if amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with section 85.53.

- (a) In AE Zones with a mapped floodway, no obstructions or increases shall be permitted unless the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with section 85.53. Any such alterations must be reviewed and approved by FEMA and the DNR.

- (b) In A Zones increases equal to or greater than 1.0 foot may only be permitted if the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain maps, floodway lines, and water surface profiles, in accordance with section 85.53.
- (c) The governing body shall change or supplement the floodplain zoning district boundaries and this ordinance in the manner outlined in section 85.53 below. Actions which require an amendment to the ordinance and/ or submittal of a Letter of Map Change (LOMC) include, but are not limited to, the following:
 - (1) Any fill or floodway encroachment that obstructs flow causing any increase in the regional flood height;
 - (2) Any change to the floodplain boundaries and/or watercourse alterations on the FIRM;
 - (3) Any changes to any other officially adopted floodplain maps listed in 1.5 (2)(b);
 - (4) Any floodplain fill which raises the elevation of the filled area to a height at or above the flood protection elevation and is contiguous to land lying outside the floodplain;
 - (5) Correction of discrepancies between the water surface profiles and floodplain maps;
 - (6) Any upgrade to a floodplain zoning ordinance text required by s. NR 116.05, Wis. Adm. Code, or otherwise required by law, or for changes by the municipality; and
 - (7) All channel relocations and changes to the maps to alter floodway lines or to remove an area from the floodway or the floodfringe that is based on a base flood elevation from a FIRM requires prior approval by FEMA.

SECTION 85.53 Amendment Procedure.

Amendments to this chapter may be made upon petition of any interested party according to the provisions of Section 62.23, Wis. Stats. Such petitions shall include all necessary data required by Sections 85.31 and 85.43(b). The Land Use Permit shall not be issued until a Letter of Map revision is issued by FEMA for the proposed changes.

- (a) The proposed amendment shall be referred to the Plan Commission for a public hearing and recommendation to the Village Board. The amendment and notice of public hearing shall be submitted to the Department regional office for review prior to the hearing. The amendment procedure shall comply with the provisions of Section 62.23, Wis. Stats.

- (b) No amendments shall become effective until reviewed and approved by the Department.
- (c) All persons petitioning for a map amendment that obstructs flow, causing any increase in the regional flood height shall obtain flooding easements or other appropriate legal arrangements from all adversely affected property owners and notify local units of government before the amendment can be approved by the governing body.

SECTIONS 85.54 – 85.56 Reserved

Enforcement and Penalties

SECTION 85.57 Violations and Penalties.

Any violation of the provisions of this chapter by any person shall be unlawful and shall be referred to the Village Attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the municipality a penalty of not less than \$25 and not more than \$50, together with a taxable cost of such action. Each day of continued violation shall constitute a separate offense. Every violation of this chapter is a public nuisance and the creation may be enjoined and the maintenance may be abated by action at suit of the Village, the State of Wisconsin or any citizen thereof pursuant to Section 87.30, Wis. Stats.

SECTIONS 85.58 – 85.59 Reserved

Definitions and Word Usage

SECTION 85.60 Word Usage.

Unless specifically defined, words and phrases in this chapter shall have their common law meaning and shall be applied in accordance with their common usage. Words used in the present tense include the future, the singular number includes the plural, and the plural number includes the singular. The word “may” is permissive; “shall” is mandatory and is not discretionary.

SECTION 85.61 Definitions.

- (a) **Accessory Structure or Use.** A facility, structure, building or use which is accessory or incidental to the principal use of a property, structure or building.
- (b) **A Zones.** Those areas shown on the Official Floodplain Zoning Map which would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

- (c) **AH Zone.** See “Area of Shallow Flooding”
- (d) **AO Zone.** See “Area of Shallow Flooding”
- (e) **Alteration.** An enhancement, upgrading or substantial change or modifications other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air conditioning or other systems within a structure.
- (f) **Area of Shallow Flooding.** A designated AO, AH, AR/AO, AR/AH, or VO zone on a community’s Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flood may be evident. Such flooding is characterized by ponding or sheet flow
- (g) **Base Flood.** The flood having a one-percent chance of being equaled or exceeded in any given year, as published by FEMA as part of a FIS and depicted on a FIRM.
- (h) **Basement.** Any enclosed area of a building having its floor subgrade, i.e., below ground level, on all sides.
- (i) **Building.** See “Structure.”
- (j) **Bulkhead Line.** A geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Department pursuant to Section 30.11, Wis. Stats., and which allows limited filling between this bulkhead line and the original ordinary high-water mark, except where such filling is prohibited by the floodway provisions of this chapter.
- (k) **Campground.** Any parcel of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by four or more camping units or which is advertised or represented as a camping area.
- (l) **Camping Unit.** Any portable device, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pickup truck, tent or other mobile recreational vehicle.
- (m) **Certificate of Compliance.** A certification that the construction and the use of land or a building, the elevation of fill or the lowest floor of a structure is in compliance with all of the provisions of this chapter.
- (n) **Channel.** A natural or artificial watercourse with definite bed and banks to confine and conduct normal flow of water.
- (o) **Crawlways or Crawl Space.** An enclosed area below the first usable floor of a building, generally less than five feet in height, used for access to plumbing and electrical utilities.
- (p) **Deck.** An unenclosed exterior structure that has no roof or sides but has a permeable floor which allows the infiltration of precipitation.
- (q) **Department.** The Wisconsin Department of Natural Resources.
- (r) **Development.** Any artificial change to improved or unimproved real estate, including but not limited to the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or

renovation of any structure, regardless of percentage of damage or improvement; the placement of buildings or structures; subdivision layout and site preparation; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

- (s) **DryLand Access.** A vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.
- (t) **Encroachment.** Any fill, structure, equipment, building, use or development in the floodway.
- (u) **Federal Emergency Management Agency (FEMA).** The federal agency that administers the National Flood Insurance Program.
- (v) **Flood Insurance Rate Map (FIRM).** A map of a community on which the Federal Insurance Administration has delineated both the floodplain and the risk premium zones applicable to the community. This map can only be amended by FEMA.
- (w) **Flood or Flooding.** A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:
 - The overflow or rise of inland waters;
 - The rapid accumulation or runoff of surface waters from any source;
 - The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior; orThe sudden increase caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event
- (x) **Flood Frequency.** The probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average, once in a specified number of years or as a percent chance of occurring in any given year.
- (y) **Floodfringe.** That portion of the floodplain outside of the floodway which is covered by floodwaters during the regional flood and associated with standing water rather than flowing water.
- (z) **Flood Hazard Boundary Map.** A map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program (NFIP) until superseded by a Flood Insurance Study and a Flood Insurance Rate Map.
- (aa) **Flood Insurance Study.** A technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones

and base flood elevations and may provide floodway lines. The flood hazard areas are designated as numbered and unnumbered A Zones. Flood Insurance Rate Maps that accompany the Flood Insurance Study form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program.

- (bb) **Floodplain.** Land which has been or may be covered by floodwater during the regional flood. It includes the floodway and the flood fringe and may include other designated floodplain areas for regulatory purposes.
- (cc) **Floodplain Island.** A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.
- (dd) **Floodplain Management.** Policy and procedures to ensure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.
- (ee) **Flood Profile.** A graph or a longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.
- (ff) **Floodproofing.** Any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities and contents of buildings subject to flooding for the purpose of reducing or eliminating flood damage.
- (gg) **Flood Protection Elevation.** An elevation of two feet of freeboard above the water surface profile elevation designated for the regional flood. (Also see “freeboard.”)
- (hh) **Flood Storage.** Those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.
- (ii) **Floodway.** The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.
- (jj) **Freeboard.** A safety factor expressed in terms of a specified number of feet above a calculated flood level. “Freeboard” compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, loss of flood storage areas due to development and aggregation of the river or stream bed.
- (kk) **Habitable Structure.** Any structure or portion thereof used or designed for human habitation.
- (ll) **Hearing Notice.** Publication or posting meeting the requirements of Ch. 985, Wis. Stats. For appeals, a Class 1 notice, published once at least one week (seven days) before the hearing, is required. For all zoning ordinances and amendments, a Class 2 notice, published twice, once each week consecutively, the last at least a week (seven days) before the hearing, is required. Local ordinances or bylaws may require additional notice, exceeding these minimums.
- (mm) **High Flood Damage Potential.** Damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.

- (nn) **Highest Adjacent Grade.** The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
- (oo) **Historic Structure.** Any structure that is either:
- (1) Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
 - (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior, or by the Secretary of the Interior in states without approved programs.
- (pp) **Increase in Regional Flood Height.** A calculated upward rise in the regional flood elevation, equal to or greater than 0.00 foot, based on a comparison of existing conditions and proposed conditions, which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.
- (qq) **Land Use.** Any nonstructural use made of unimproved or improved real estate. (Also see “development.”)
- (rr) **Lowest Adjacent Grade.** Elevation of the lowest ground surface that touches any of the exterior walls of a building.
- (ss) **Lowest Floor.** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building’s lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR 60.3.
- (tt) **Maintenance.** The act or process of restoring to original soundness, including redecorating, refinishing, non structural repairs, or the replacement of existing fixtures, systems or equipment with equivalent fixtures, systems or structures
- (uu) **Manufactured Home.** A structure, transportable in one or more sections, which is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities. The term “manufactured home” includes a mobile home but does not include a mobile recreational vehicle.
- (vv) **Mobile Recreational Vehicle.** A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to

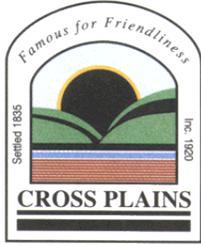
be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of “mobile recreational vehicle.”

- (ww) **Mobile/Manufactured Home Park or Subdivision.** A parcel (or contiguous parcels) of land, divided into two or more manufactured home lots for rent or sale.
- (xx) **Mobile/Manufactured Home Park or Subdivision, Existing.** A parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this ordinance. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.
- (yy) **Mobile/Manufactured Home Park Expansion to Existing.** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading, or the pouring of concrete pads.
- (zz) **Model, Corrected Effective.** A hydraulic engineering model that corrects any errors that occur in the Duplicate Effective Model, adds any additional cross sections to the Duplicate Effective Model, or incorporates more detailed topographic information than that used in the current effective model.
- (aaa) **Model, Duplicate Effective.** A copy of the hydraulic analysis used in the effective FIS and referred to as the effective model.
- (bbb) **Model, Effective.** The hydraulic engineering model that was used to produce the current effective Flood Insurance Study.
- (ccc) **Model, Existing (Pre-Project).** A modification of the Duplicate Effective Model or Corrected Effective Model to reflect any man made modifications that have occurred within the floodplain since the date of the effective model but prior to the construction of the project for which the revision is being requested. If no modification has occurred since the date of the effective model, then this model would be identical to the Corrected Effective Model or Duplicate Effective Model.
- (ddd) **Model, Revised (Post Project).** A modification of the Existing or Pre-Project Conditions Model, Duplicate Effective Model or Corrected Effective Model to reflect revised or post-project conditions.
- (eee) **Municipality or Municipal.** The Village governmental unit enacting, administering and enforcing this chapter
- (fff) **NAVD or North American Vertical Datum.** Elevations referenced to mean sea level datum, 1988 adjustment.

- (ggg) **New Construction.** For floodplain management purposes, “new construction” means structures for which the start of construction commenced on or after the effective date of floodplain zoning regulations adopted by this community and includes any subsequent improvements to such structures. For the purpose of determining flood insurance rates, it includes any structures for which the start of construction commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.
- (hhh) **NGVD or National Geodetic Vertical Datum.** Elevations referenced to mean sea level datum, 1929 adjustment.
- (iii) **Nonconforming Structure.** An existing lawful structure or building which is not in conformity with the dimensional or structural requirements of this chapter for the area of the floodplain which it occupies. (For example, an existing residential structure in the flood-fringe district is a conforming use. However, if the lowest floor is lower than the flood protection elevation, the structure is nonconforming.)
- (jjj) **Nonconforming Use.** An existing lawful use or accessory use of a structure or building which is not in conformity with the provisions of this chapter for the area of the floodplain which it occupies (such as a residence in the floodway).
- (kkk) **Obstruction to Flow.** Any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood height.
- (lll) **Official Floodplain Zoning Map.** That map, adopted and made part of this chapter, as described in Section 85.05(b), which has been approved by the Department and FEMA.
- (mmm) **Open Space Use.** Those uses having a relatively low flood damage potential and not involving structures.
- (nnn) **Ordinary High-Water Mark.** The point on the bank or shore up to which the presence and action of surface water are so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.
- (ooo) **Person.** An individual, or group of individuals, corporation, partnership, association, municipality or state agency.
- (ppp) **Private Sewage System.** A sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same parcel as the structure. It also means an alternative sewage system approved by the Department of Commerce, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different parcel than the structure.
- (qqq) **Public Utilities.** Those utilities using underground or overhead transmission lines, such as electric, telephone and telegraph, and distribution and collection systems, such as water, sanitary sewer and storm sewer.

- (rrr) **Reasonably Safe From Flooding.** Base flood waters will not inundate the land or damage structures to be removed from the special flood hazard area and any subsurface waters related to the base flood will not damage existing or proposed buildings.
- (sss) **Regional Flood.** A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a one-percent chance of being equaled or exceeded in any given year, and, if depicted on the FIRM, the RFE is equivalent to the BFE.
- (ttt) **Start of Construction.** The date the building permit was issued, provided that the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
- (uuu) **Structure.** Any man-made object with form, shape and utility either permanently or temporarily attached to, placed upon or set into the ground, streambed or lake bed, including but not limited to roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts.
- (vvv) **Subdivision.** Has the meaning given in Section 236.02(12), Wis. Stats.
- (www) **Substantial Damage.** Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its predamaged condition would equal or exceed 50% of the equalized assessed value of the structure before the damage occurred.
- (xxx) **Substantial Improvement.** Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the equalized assessed value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the work performed. The term does not, however, include either any project for the improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

- (yyy) **Unnecessary Hardship.** Where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purposes of this chapter.
- (zzz) **Variance.** An authorization by the Zoning Board of Appeals for the construction or maintenance of a building or structure in a manner which is inconsistent with dimensional standards (not uses) contained in this chapter.
- (aaaa) **Violation.** The failure of a structure or other development to be fully compliant with this chapter. A structure or other development without required permits, lowest floor elevation documentation, floodproofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.
- (bbbb) **Watershed.** The entire region contributing runoff or surface water to a watercourse or body of water.
- (ccc) **Water Surface Profile.** A graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.
- (dddd) **Well.** An excavation opening in the ground made by digging, boring, drilling, driving or other methods to obtain groundwater, regardless of its intended use.



Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528
Phone: (608) 798-3241
Fax: (608) 798-3817

Memorandum

To: Village Board
From: Matthew G. Schuenke, Village Administrator/Clerk-Treasurer
Date: April 20, 2016
Re: **Revocation of an Approved Conditional Use Permit for Incredible Cars**

Executive Summary

Incredible Cars is a used car dealership leasing the location at 2563 Main Street. The applicant was granted a Conditional Use Permit for a "Vehicle Sales" land use by the Village Board on June 22, 2015 following the recommendation of the Plan Commission on June 1, 2015. The property is Zoned Community Mixed Use (CMU) and the requested land use is allowed by permit under regulations defined in the code for vehicle sales and conditions levied on the applicant through the permitting process. Contact was made with the applicant in February regarding the excess number of vehicles displayed for sale which resulted in the discovery of several violations of the code and permit that have failed to be addressed. This memorandum is being presented to justify the revocation of the Conditional Use Permit for Incredible Cars located at 2563 Main Street for failure to adhere to the requirements of the permit and Village Ordinance.

Background Information

The property is the former location for the Hair Chamber which was a beauty salon and hair cut business classified in the code as a "Personal Service" land use. The Property Owner entered into a lease with Incredible Cars late last Summer to sell "quality, safety inspected and fully functional cars and trucks in a fun and clean environment". No improvements to the property were made as part of this lease agreement. The sales display area was to consist of 14 spaces mainly along the Main Street side of the business, with 4 spaces dedicated to user parking including 1 handicap space. This is the first location for this business started by Co-Owners Dave Morrill and Jacob Sivertson. Both individuals have a varying degree of experience in car sales and would share responsibility of running the business. Enclosed with this memorandum as Appendix A is their application from June of last year requesting the Conditional Use Permit.

Village Code Requirements

Section 84.35 defines the zoning district requirements for CMU (Appendix B) which does allow "Vehicle Sales" as a Conditional Use under Section 84.35(c)(21) granted only through the permitting process. The property as a non-residential use does meet all of the density, intensity, and bulk regulations for the underlying district (Section 84.35(g)) and has an approved sign permit for the wall sign that was installed (Section 84.35(h)(4)). The definition for "Vehicle Sales" is provided for in Section 84.58(s) further establishing the land use requirements (Appendix C). The Zoning Code requirements for CMU are listed in Appendix B and the land use requirements for "Vehicle Sales" are

listed in Appendix C. The applicant was required to paint the perimeter of the vehicle sales display area and based on the side of that area would have been limited to approximately 14 vehicles. They were also required to park vehicles only on pavement and display vehicles for sale that were “fully functional” or operable. Beyond the vehicle sales display area, the applicant was to maintain 4 customer/employee parking spaces including one handicap space. All of these requirements are required to be met for this intended land use for the duration of the permit in addition to any conditions that may be levied later in the process.

Conditional Use Permit

A public hearing was held by the Plan Commission on June 1, 2015 at the conclusion of which the Commission conducted its review and made a recommendation of approval to the Village Board with conditions. The Village Board considered the application and recommendation of the Plan Commission at its meeting on June 22, 2015 granting approval to the application as presented with the conditions levied by the Plan Commission through Resolution #10-2015 (Appendix D). These conditions provided additional requirements to what the Zoning Code mandates including provisions on permit issuance, parking of vehicles on greenspace, reconditioning of vehicles, storage of inoperable vehicles, required to meet landscaping requirements, and required to meet exterior lighting requirements. The resolution became effective as of the date of approval and the applicant is responsible for maintaining these conditions throughout the life of the permit in order to use the property for its intended land use.

Violations

The applicant was contacted via email on February 16th (Appendix E) of this year to inquire about the amount of vehicles displayed for sale and the exterior lighting requirement that had not been met. A phone call discussion was had between co-owner David Morrill and the Zoning Administrator a short time after the email to discuss these issues in which they requested some time to be able to comply with the requirements. Car counts were taken on March 14-16th and March 28th-30th by the Police Department on the third shift to accurately count the number of cars displayed for sale during this time. On March 31st, a second email (Appendix F) was sent notifying the applicant of these violations as it was found that the number of vehicles displayed for sale had increased and expanded onto the neighboring lot following the completion of the second count. The applicant was given until April 15th to comply with the terms of the Conditional Use Permit but failed to comply with the two directives issued in the email. A notice of revocation of Conditional Use Permit (Appendix G) was sent to the applicant on April 18th noting the following violations:

- **Section 84.58(s)(1)** – Requires two items:
 1. *Sales Display Area Enclosed* – The agreed upon physical separation was for the sales display area to be painted on the pavement to delineate the sales display area. Staff was unable to verify if it was completed due to the excessive vehicles displayed for sale.

2. *Sales Display Area Calculated* – Appendix C refers to the size as 1,142 square feet in size or a total of 14 total parking displays. This was the agreed upon area but has seen as many as 24 vehicles displayed for sale on March 14th, 26 displayed on March 28th, and 29 displayed on April 14th. The actual size of the sales area is unknown during this time and would have fluctuated given the amount of cars being displayed for sale as well as their prohibited use of the neighboring property for vehicle storage.
- **Section 84.58(s)(5)** – Vehicles displayed for sale have to be operable. It was learned by Staff through the enforcement of these requirements that several vehicles were being kept off the parcel in the neighboring parking lot because they were not operable for sale as they were awaiting parts, tires, or other items. Only “fully functional” or operable vehicles are to be displayed for sale.
 - **Section 84.58(s)(6)** – The applicant is required to provide parking for customers, employees, and handicap individuals as follows:
 1. *General Parking Requirement* – One space per 300 square feet of gross floor area is required. The agreed upon parking requirement was 4 spaces. Currently the agreed upon spaces are inaccessible due to vehicles for sale.
 2. *Handicap Parking Requirement* – Of the 4 spaces required for general parking, 1 of those spaces was to dedicated to handicap users. Currently no space is being provided and if it were, would be inaccessible due to a vehicle for sale.
 - **Section 84.35(c)(21)** – The property to the north is being used to display and/or store vehicles for sale associated with the land use approved for Incredible Cars. The neighboring property is also CMU and also requires a Conditional Use Permit for Vehicle Sales land uses. The neighboring property is not approved for this use and the applicant was requested to cease this activity immediately on March 31st. They have failed to follow this directive and continue to violate the Zoning Code by storing and/or displaying vehicles for sale on the neighboring property.
 - **Section 84.106** – It is more typical that new construction adheres to exterior lighting standards either through a whole new development or major renovation/addition. There were no improvements proposed with this project; however, the Plan Commission levied the condition that additional exterior lighting is provided according to Zoning Code requirements. Only one proposal for lighting was submitted on behalf of the applicant through MGE as well as preliminary discussions with an electrician. The proposal from MGE was not compliant with these standards and the electrician did not pursue past the concept. The lighting requirement has not been met and thus remains out of compliance as approved in the permit.

Several pictures (Appendix H) are provided during the time period the land use was being monitored to provide further evidence of these violations.

Recommendation

Village Staff recommends the Conditional Use Permit for Incredible Cars located at 2563 Main Street be revoked due to the violations noted with their approved permit.

Appendices:

Appendix A – Incredible Cars Conditional Use Permit Application (May 15, 2015)

Appendix B – Section 84.35 ((CMU) Community Mixed Use Zoning District)

Appendix C – Section 84.58(s) (Vehicle Sales)

Appendix D – Resolution #10-2015 (Authorizing Conditional Use Permit for Incredible Cars)

Appendix E – February 16th Email from Village to Incredible Cars (First Notice)

Appendix F – March 31st Email from Village to Incredible Cars (Second Notice)

Appendix G – April 18th Notice of Revocation of Conditional Use Permit (Final Notice)

Appendix H – Pictures taken between April 6, 2016 and April 15, 2016

Appendix A

Application for Conditional Use Permit
Incredible Cars, Inc
Date of Submission: May 15, 2015

Property Description

Currently: Lot One (1) of Certified Survey Map No. 02302, recorded in the Dane County Register of deeds office, in the Village of Cross Plains, Dane County, Wisconsin.

Proposed: Unchanged

Parcel Number: 0707-034-8047-1

Address: 2563 Main St, Cross Plains, WI 53528

Current Owner: Caryl M Zander Irrevocable Trust

Authorized Agent for purposes of this Application: Incredible Cars, LLC, owned by Jacob Sivertson and David Morrill.

Zoning Description

Current zoning classification: Community Mixed Use (Section 84.35)

Proposed Conditional Use – Section 84.161(d)

1) Map – please see Attachment I

2) Vehicle Sales. This classification is a principal use permitted as Conditional Use under Section 84.35(c)(21). Incredible Cars provides quality, safety inspected and fully functional cars and trucks in a fun and clean environment to the greater Cross Plains community. Our long-term goal is to thrive as a hometown family vehicle destination. Typical hours are 9am-6pm weekdays, 10am-5pm Saturdays and by appointment. Strengthening the community is a primary goal of keeping automotive business local, including sponsorships of local youth teams and community donations.

Dave Morrill, co-owner, has been in the vehicle business for 22 years. All of this time has been in retail sales. Responsibilities include vehicle display, reconditioning, and purchasing, as well as guest after-sales follow-up. Dave has lived in the Cross Plains community for the past 13 years and many years to follow. He is married with two children that have grown up through the Middleton-Cross Plains School District. His wife also works locally in the community and has for the past 15 years.

Jacob Sivertson, co-owner, has been in the vehicle retail business for over five years, the entirety being in a luxury vehicle sales environment. His primary goal has been to take care of his guests as he would his family. He regularly finishes first in retail sales, and also (more importantly) Customer Satisfaction within his dealership. Jacob resides in neighboring Verona with his wife and two boys. He grew up in a small farm community, the Village of Elk Mound, WI before moving to the Madison area to attend the University of Wisconsin Madison.

No immediate changes are intended to the current building exterior or structure. The current occupant is retiring and her hair salon and property will be vacant. This plan continues the retail experience while complementing neighboring businesses and fully utilizing the potential of the property, being part of the Village of Cross Plains corridor.

An update to the building wall sign is intended and will be submitted and approved under the Village's sign permitting process.

3) Site Plan – see attachment II

4) **Supporting Reasons for Approval of Application**

A. The Proposed use is consistent with Comprehensive Plan:

The proposed conditional use is consistent with the Village of Cross Plains Comprehensive Plan (the "Plan). "Consistent" in these situations has been defined by Wisconsin courts to mean that it "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." Our goal as applicant is to provide local competitive choices of vehicles to the greater community. The Applicant is responsible for the landscaping and cleanliness of our premises in order to provide a top level of local pride to our clients. A primary objective of the Comprehensive Plan is to "*work towards achieving the highest and best use of all vacant and underutilized lands and buildings in the Village of Cross Plains.*" In its current state, the property is under-utilized and almost without presence. As tenant, we will be filling the property and using its size and position to its potential. Another Objective of The Plan is to *improve the visual quality and physical design of the Village of Cross Plains.*" Our fresh new business will give a clean presence of newer, appealing vehicles as residents and visitors enter Cross Plains. This display encourages potential future businesses, showing the Village is prosperous and full of life, while retaining the smaller, hometown feel. Because we will not be building on the current property, the "*visual impacts of developments*" will be a non-factor. Furthermore, this property will allow residents to shop for a newer vehicle without breaking their routine of working out, grocery shopping, or running errands – instead we will be complimenting those neighboring businesses.

B. The Proposed Changes Meet CUP Standards for Approval – Section 84.58(s)

Our sale and display of vehicles will be supported by an ancillary repair shop in the area.

Regulations:

- (1) The outdoor vehicle sales area is to be enclosed by a painted perimeter which completely encloses all vehicles displayed outdoors. This area is 836 sq. ft. located on the south, Main St facing side of the asphalt. This area is the total of twelve vehicle stalls, each 9'x17', which is the same as the standard parking lot stall as verified by the neighboring Walgreens parking lot. On the north end of the asphalt, west of the building, will be a display area 18'x17', or 306 sq. ft., consisting of two display vehicles.
- (2) The outdoor display is to remain on the asphalt, not conflicting with any protected green space areas, required landscaped areas, or required buffer yards.
- (3) The Facility has no abutting residentially zoned property.
- (4) Materials, in this case vehicles, will not have signs or other materials protruding, as to not interfere with any on-site or off-site traffic visibility, including vehicles not being able to see other vehicles or pedestrians when entering or exiting Main Street to Glacier's Edge Square, or vice versa. Materials will not obstruct vehicle or pedestrian view while entering or exiting

the property.

(5) Only operable vehicles shall be displayed. All repair work to be completed off premises.

(6) Minimum required parking: One space per 300 sq. ft. of gross floor area. Four (4) parking spaces will be provided on the west side of the property, including one (1) handicapped stall, which is consistent with the required parking spaces given our 1200 sq. ft. of floor area. Each parking stall is to measure 9' in width and 17' in length.

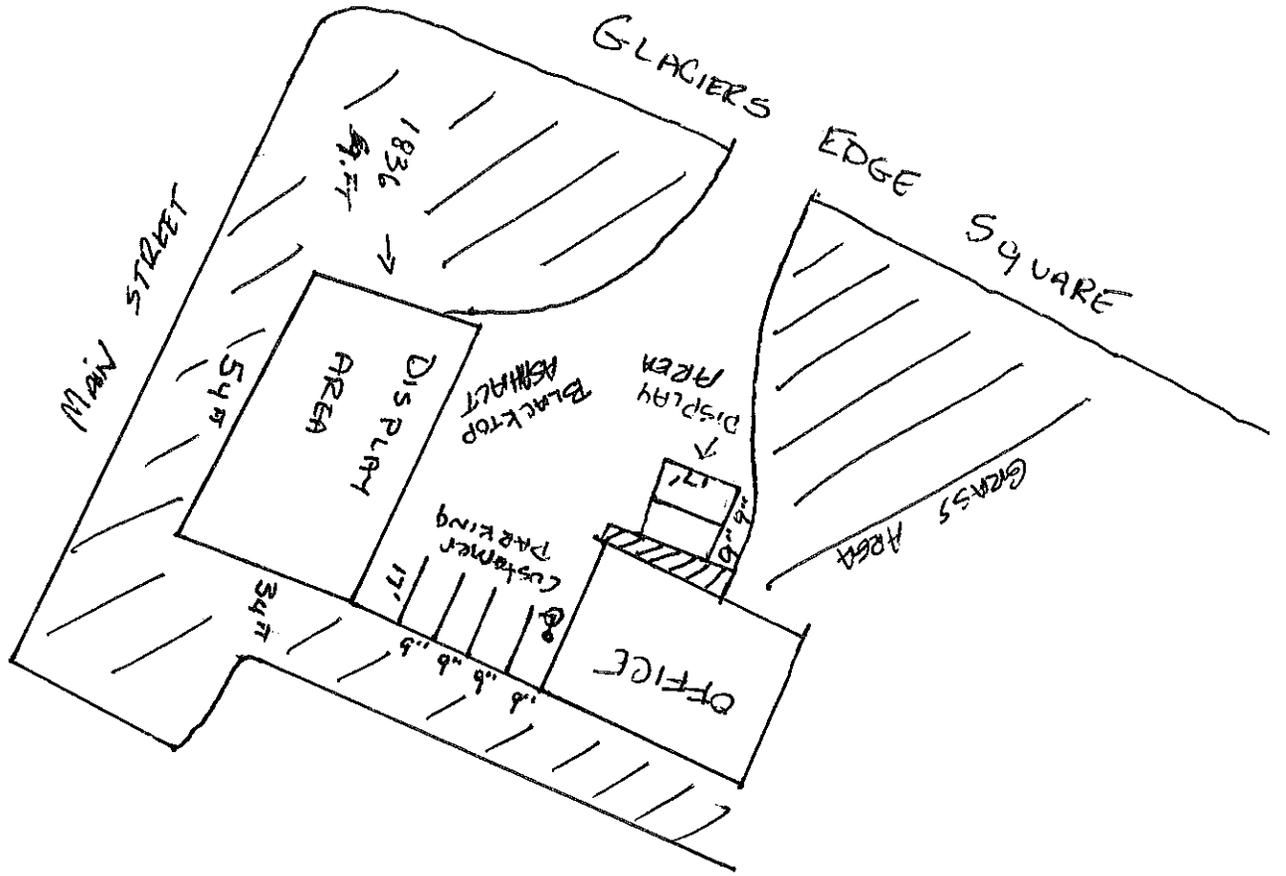
Owners of Properties Located within 100 feet of Subject Property

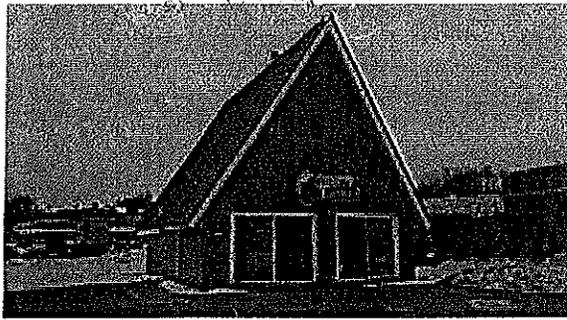
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Parcel No.
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Description:
Owner





1736956	Active	Business/Comm	Price: \$1,500
2563 Main St		# Village Cross Plains	D17
County: Dane		Mailing City: Cross Plains	
		WI 53528	
Trade Name:		Units in Bldg: 1	
<hr/>			
RE For Sale:	No	Ann Rent/SqFt:	\$ 20.00
Bus for Sale:	No	Bldg Gross SqFt:	900 <i>Assessor</i>
Lease Only:	Yes	Net Leasable SF:	900
# of Stories:	1	Onsite Parking:	8
Approx Bldg Dim:	25x35	Parking Fee/Mo:	\$ 0
Estimated Age:	999	Open House:	
Schedule a Showing		Show Date:	

Directions: Hwy 14 W to Cross Plains

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	0	0	No	\$ 0	\$ 0.00	\$ 0	0
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc:	\$ 0	Zoning:	Comm	Ceiling Hgt Min:	8	Max:	8
Gross Sales:	\$	Lot Size:	.24	Street Frontage:	83		
Gr Rental Inc:	\$	Vacancy:	%	# Loading Docks:			
Ann Op Exp:	\$ 0	PerPropTax:	\$	Year:		Land Assess:	\$ 177,500
Net Op Inc:	\$ 0	Inc/ExpYr:	0			Improvements:	\$ 72,600
Parcel #:	0707-034-8047-1	Inventory:	\$			Total Assess:	\$ 250,100 / 2014
Owner:		Legal:	Lot 1 CSM #2302			Net Taxes:	\$ 5,285 / 2013

Type	Retail, Office, Service	Building Parking	6-10 spaces, Onsite, Paved
Location	Shopping center	Seating Capacity	11-20 persons
Present Use	Retail, Service	Licenses	None
Building Framing	Wood frame	Sale Includes	N/A
Exterior	Wood	Documents on File	N/A
Roofing	Metal	Lease Type	Gross
Heating/Cooling	Forced air	Tenant Pays	Heat, Air Conditioning, Electric, Water, Sewer
Fuel	Natural gas	Terms/Option	N/A
Water/Waste	Municipal water, Municipal sewer	Exchange	N/A
Features	Public rest rooms, Display window	Miscellaneous	N/A
		Occupancy	Tenant(s)

900 SF located on Main St (Hwy 14) in Cross Plains. \$750/MO Triple Net or \$1500/MO Gross. Currently set up fro a Hair Salon. Move right in or remodel for office/retail use. Great exposure - 12,000 cars per day - Site adjoins Walgreens & Piggly Wiggly.

For showings call Mike Roessler 608-212-2006 or Lori Zander 608-279-0270

List Agent: <u>Michael Roessler</u>	CoList: <u>Lori Zander</u>	List Date: 2/10/2015	Electronic Consent:
608-212-2006 F:	608-279-0270	Expiration Date: 2/9/2016	Exclusive Agency: No
<u>mroessler@c21affiliated.com</u>	<u>lzander@c21affiliated.com</u>	SubAgent Comm: 3%	Licensee Interest: Yes
<u>Century 21 Affiliated Roessler</u>	<u>Century 21 Affiliated Roessler</u>	BuyerAgent Comm: 3%	Limited Service: No
608-798-4000 Fax #: 608-798-4090	608-798-4000 Fax #: 608-798-4090	Days On Market: 6	Multiple Rep: Yes
2034 Main St Ste 1	2034 Main St Ste 1	CumulativeDaysMkt 6	Named Exceptions: No
Cross Plains WI 53528-8855	Cross Plains WI 53528-8855	AO Date:	Policy Letter:
Sale Agent:	Sold Price:	Closing Date:	Variable Comm: No
	Concessions:	Financing:	Sale Factors:

Accuracy of Information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2015 SCWMLS



Millonzi Law, LLC

PO Box 348 | 1104 Mills St. | Black Earth | Wisconsin | 53515 | 608.767.1505 (ph) | 608.767.1506 (fax)

May 13, 2015

David Morrill
Jacob Sivertson

Dear Mr. Morrill:

The following may be considered a non-binding letter of intent setting forth the basic terms of a lease of the property located at 2563 Main Street, Cross Plains, Wisconsin, (the "Property"). The Property is currently owned by the Caryl M. Zander Irrevocable Trust dated July 22, 2013, of which Rachel M. Ripp and William G. Zander, are Co-Trustees (the "Trust").

The following paragraphs represent an outline for the parties to work from in moving toward entering into a formal lease, but are not legally binding as a lease. The lease will be on the terms and subject to the conditions set forth in a legally binding written agreement to be negotiated and entered into by both parties.

The Co-Trustees propose the following framework for the lease and the process of finalizing it:

1. Term of Lease. The lease shall be a five year lease. So long as you are not in default, you will have the option to renew for another five years after the initial term.
2. Rent. The base monthly rent for the Property shall be \$1,000.00 per month, for the first 3 years. Starting at year 4, the base monthly rent will increase 3% per year. In addition, you will also pay property taxes, insurance, all utilities and will be responsible for all maintenance of the Property and equipment located on the Property.
3. Tenant's Conditions to Entering into Lease. Your obligation to enter into a lease will be conditioned upon the Village of Cross Plains approving a Conditional Use Permit for the operation of a car dealership on the Property. Upon signing this letter of intent, you will proceed with diligence to obtain the necessary Village approvals.
4. Payment of Consideration. Upon the signing of this Letter of Intent by both parties, you shall provide earnest money of \$500.00 to be held in my firm's trust account. The earnest money will be applied to the security deposit if a lease is signed. If you do not enter into a lease because you are unable to obtain your Conditional Use Permit, the earnest money shall be returned to you. If you do not enter into a lease for any other reason, the Earnest Money will be paid to the Trust.

5. Personal Guaranty. It is understood as part of this transaction that you will provide a personal guaranty of the lease.
6. Nonassignability. Neither this Letter of Intent nor any subsequent lease shall be transferred or assigned, in whole or in part, without the prior written consent of the Trust, which approval will not be unreasonably withheld.
7. Binding Confidentiality. As stated above, this letter constitutes a summary for negotiation of a binding lease and related documents. Each of the parties agrees for itself, its affiliates and owners that any and all information contained in this letter of intent, as well as any and all information disclosed by one party to the other in the negotiation of the transactions contemplated hereby is "confidential information." Each party agrees that (i) confidential information shall not be disclosed to anyone other than the party's agents and employees who have a need to know and who shall receive the same with knowledge of this paragraph and instructions to keep the same confidential; and (ii) no party shall use for itself or for its benefit confidential information of the other party.
8. Professional Fees/Costs. Each party shall be responsible to pay his or her own attorneys' fees and other professional fees incurred arising out of this transaction.
9. Good Faith Negotiations. The parties shall negotiate in good faith and make their best efforts to arrive at an agreement for the lease of the Property as soon as possible.
10. Exclusive Dealing. During the term of this Letter of Intent, while negotiating the lease of the Property, the Trust shall not directly or indirectly, offer to lease the Property to anyone other than you.
11. Access to Leased Premises. While negotiating the lease of Property and seeking Village approvals, you, your employees, representatives and agents shall have reasonable access to the Property during normal business hours and upon reasonable verbal notice to the Trust for purposes of inspection and evaluation of the space for meeting your business needs.
12. Termination. Each party has the right to terminate this Letter of Intent if no lease agreement is signed within ninety (90) days of the date this Letter of Intent is last signed by a party.

Please indicate your acceptance and approval of the terms of this letter by signing and dating below and returning the original to Rachel Ripp no later than 5 business days from the date above. As you know, other parties are interested in leasing the Property. The Co-Trustees intend to consider those signed letters of intent received by the deadline and select one to accept and move forward with negotiations.

David Morrill
May 13, 2015
Page 3 of 3

Sincerely,
MILLONZI LAW, LLC


Kay A. Millonzi

LETTER OF INTENT ACCCEPTED AND AGREED:



David Morrill

Dated: 5/17/15



Jacob Sivertson

5/17/15

Rachel Ripp, Co-Trustee, Caryl M. Zander Irrevocable Trust

Dated: _____

William Zander, Co-Trustee, Caryl M. Zander Irrevocable Trust

Dated: _____

Appendix B

June 1, 2015

- (2) Article VII: Performance Standards
- (3) Article VIII: Landscaping Regulations
- (4) Chapter 87: Signage Regulations

SECTION 84.35 (CMU) Community Mixed Use Zoning District.

- (a) **Intent.** This district intends to permit a wide range of large and small scale office, retail, service, and lodging uses that are compatible with the desired community character.
- (b) **Principal Uses Permitted by Right.** Refer to Article III for detailed definitions and requirements for each of the following land uses.
 - (1) Mixed Use Building Residential Use
 - (2) Selective Cutting
 - (3) Community Garden
 - (4) Outdoor Open Space Institutional
 - (5) Passive Outdoor Recreation
 - (6) Essential Services
 - (7) Small Scale Public Services and Utilities
 - (8) Community Living Arrangement (1-8 residents) meeting the requirements of Section 84.57(i)
 - (9) Office
 - (10) Personal or Professional Service
 - (11) Indoor Sales or Service
 - (12) Artisan Production Shop
 - (13) Indoor Maintenance Service
- (c) **Principal Uses Permitted as Conditional Use.** Refer to Article III for detailed definitions and requirements for each of the following land uses.
 - (1) Single Family
 - (2) Two Flat
 - (3) Cultivation
 - (4) Clear Cutting
 - (5) Market Garden
 - (6) Indoor Institutional
 - (7) Community Living Arrangement (9-15 residents) meeting the requirements of Section 84.57(i)
 - (8) Community Living Arrangement (16+ residents) meeting the requirements of Section 84.57(j)
 - (9) Institutional Residential
 - (10) Outdoor Display
 - (1) Physical Activity Studio
 - (12) Indoor Commercial Entertainment
 - (13) Outdoor Commercial Entertainment
 - (14) In-Vehicle Sales and Service

- (15) Group Daycare Center
 - (16) Commercial Animal Boarding/Daycare
 - (17) Bed and Breakfast
 - (18) Vacation Rental Home
 - (19) Commercial Indoor Lodging
 - (20) Boarding House
 - (21) **Vehicle Sales**
 - (22) Vehicle Service
 - (23) Vehicle Repair
 - (24) Intensive Outdoor Activity
 - (25) Transit Center
 - (26) Off-Site Parking
 - (27) Large Wind Energy System
 - (28) Large Solar Energy System
- (d) **Accessory Uses Permitted by Right.** Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Home Occupation
 - (2) In-Home Daycare 4-8 Children
 - (3) In-Family Suite
 - (4) Residential Accessory Structure
 - (5) Nonresidential Accessory Structure
 - (6) Landscape Feature
 - (7) Recreational Facility
 - (8) Residential Kennel
 - (9) On-Site Parking
 - (10) Company Cafeteria
 - (11) Incidental Outdoor Display
 - (12) Incidental Indoor Sales
 - (13) Incidental Light Industrial
 - (14) Satellite Dish
 - (15) Personal Antenna and Towers
 - (16) Communication Antenna
- (e) **Accessory Uses Permitted as Conditional Use.** Refer to Article III for detailed definitions and requirements.
- (1) Accessory Dwelling Unit
 - (2) Small Wind Energy System
 - (3) Small Solar Energy System
- (f) **Temporary Uses.** Refer to Article III for detailed definitions and requirements for each of the following land uses. (Exempt from setbacks unless specified in Article III.)
- (1) Temporary Outdoor Sales
 - (2) Temporary Outdoor Assembly
 - (3) Temporary Shelter Structure

- (4) Temporary Storage Container
- (5) Temporary On-Site Construction Storage
- (6) Temporary Contractor's Project Office
- (7) Temporary On-Site Real Estate Sales Office
- (8) Temporary Relocatable Building
- (9) Garage or Estate Sale
- (10) Farmer's Market (requires conditional use permit)

(g) **Density, Intensity, and Bulk Regulations for the (CMU) Community Mixed Use District.**

	Residential Uses		Nonresidential Uses
Minimum Lot Area	9,600 square feet	✓	9,600 square feet ~10,800 sq ft
Maximum Density	8 dwelling units per acre		N/A
Minimum Lot Frontage	50 feet	✓	50 feet ~90'
Maximum Building Coverage of Lot	50 percent	✓	50 percent ~11.11%
Minimum Landscape Surface Ratio	30 percent	✓	30 percent ~50%
Minimum Lot Width (per building, not unit)	80 feet	✓	80 feet ~90'
Minimum Front Setback	25 feet	✓	25 feet ~50'
Minimum Street Side Setback	25 feet	✓	25 feet ~36' (west)
Minimum Side Setback	10 feet	✓	10 feet ~20' (east)
Minimum Rear Setback	25 feet	✓	25 feet ~30'
Maximum Principal Building Height	35 feet	✓	35 feet 1.5 Story
Minimum Principal Building Separation (multi-structure developments on shared lots)	20 feet	✓	20 feet Single Structure
Minimum Pavement Setback (lot line to pavement; excludes driveway entrances)	5 feet from side or rear, or 0 feet for shared driveway; 10 feet from right of way	✓	5 feet from side, or 0 feet for shared driveway; 10 feet from right of way or rear Existing No New
Minimum Parking Required	See Article III		See Article III See Appendix D
Minimum Garage Door Setback to Alley (if applicable)	8 feet for doors parallel to alley; 3 feet for door perpendicular to alley	✓	8 feet for doors parallel to alley; 3 feet for door perpendicular to alley N/A
Accessory Building Side Setback	3 feet	✓	10 feet N/A
Accessory Building Rear Setback	3 feet	✓	10 feet N/A
Maximum Accessory Building Height	Lesser of 20 feet or principal building height	✓	20 feet N/A

(h) **Regulations Applicable to All Uses.** Most development will also be subject to the following requirements:

- (1) Article VI: Overlay Zoning Districts See Appendix C
- (2) ~~Article VII: Performance Standards~~ Not new construction, does not apply.
- (3) ~~Article VIII: Landscaping Regulations~~
- ✓ Chapter 87: Signage Regulations
 - To be applied for under separate permit once designed.
 - Desire to install a "Wall Sign".

Appendix C

June 1, 2015

enclosed building. This shall not include Vehicle Sales, Vehicle Service, or Vehicle Repair land uses.

Regulations:

(1) Minimum required parking: One space per 300 square feet of gross floor area.

- (r) **Outdoor Maintenance Service.** Facilities where maintenance service is provided, including repair, and where all or any portion of the operation is located outside of an enclosed building. This shall not include Vehicle Sales, Vehicle Service, or Vehicle Repair land uses.

Regulations:

(1) All outdoor activity areas shall be completely enclosed by a minimum 6 feet high fence. Such enclosure shall be located a minimum of 50 feet from any residentially zoned property and shall be screened from such property by a bufferyard with a minimum opacity of 0.60.

(2) Outdoor storage of unlicensed or inoperable vehicles is prohibited outside fenced areas.

(3) Minimum required parking: One space per 300 square feet of gross floor area, or one space per each employee on the largest shift, whichever is less.

- (s) **Vehicle Sales.** The sale and display of vehicles for sale or rent outside of an enclosed building. Such land uses also include an ancillary repair shop associated with the vehicle display lot and sales building.

Regulations:

✓ (1) The outdoor vehicle sales area shall be calculated as the area that would be enclosed by a required physical separation installed and continually maintained in the most efficient manner which completely encloses all vehicles displayed outdoors. Painted perimeter, 1,142 sq ft, 14 total displays

✓ (2) The display of vehicles shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards. Pavement Only as

✓ (3) Facility shall be surrounded by a bufferyard with a minimum opacity of 0.60 along all borders of the display area abutting residentially zoned property. No adjacent residential defined on Site Plan

✓ (4) Signs, screening, enclosures, landscaping, or materials being displayed shall not interfere in any manner with either on site or off-site traffic visibility, including potential vehicle/vehicle and vehicle/pedestrian conflicts. Mainly vehicle display, no protruding obstructions.

✓ (5) Inoperable vehicles or equipment or other items typically stored or displayed in a junkyard or salvage yard shall not be displayed. Operable Vehicles Only

✓ (6) Minimum required parking: One space per 300 square feet of gross floor area.

- (t) **Vehicle Service.** Facilities where vehicle service is provided entirely within an enclosed building, such as an oil change shop. This shall not include Vehicle Sales or Vehicle Repair.

4 spaces to be provided which allows for 1 handicap, 1 employee, and up to 2 customers.

See Subsection B on page 2 of Appendix A for Applicant's response to these requirements.

Appendix D

STATE OF WISCONSIN: DANE COUNTY: VILLAGE OF CROSS PLAINS

A resolution authorizing a conditional use to permit vehicle sales land uses at property located at 2563 Main Street, Village of Cross Plains

RESOLUTION NO. 10-2015

The Board of Trustees of the Village of Cross Plains does hereby resolve as follows:

WHEREAS, 2563 Main Street is currently zoned Community Mixed Use CMU and has been used as such since development;

WHEREAS, 2563 Main Street (0707-034-8047-1) is to be occupied by Incredible Cars LLC;

WHEREAS, business owners Jacob Sivertson and Dave Morrill will be leasing the use of the facility/property from Property Owner Caryl M. Zander Irrev Tr. in order to start their business at this location;

WHEREAS, the intended land use is for Vehicle Sales and a Conditional Use Permit is required to permit this use within CMU zoning district for this property;

WHEREAS, the application is in compliance with the Village Comprehensive Plan and Village Zoning Code (Chapter 84); and

WHEREAS, a public hearing has been held and a Staff Report filed by the Village Zoning Administrator, and the Plan Commission has recommended approval of the Conditional Use to the Village Board upon certain terms and conditions.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Village of Cross Plains approves a conditional use permit to permit a Vehicle Sales Land Use within Community Mixed Use CMU zoning district at 2563 Main Street, subject to the following terms and conditions:

1. The Conditional Use Permit shall be issued to one or both owners of Incredible Cars LLC;
2. Vehicles shall not be displayed nor parked at any time on property currently used as greenspace;
3. Vehicles may be reconditioned on site but they may not be repaired on site;

4. General outdoor storage of inoperable vehicles, equipment, parts or other items is prohibited with exception to those operable vehicles for sale and the use of the customer/employee parking;
5. Applicant shall meet the requirements of Article VIII of the Zoning Code as it relates to landscaping subject to further negotiations with the prospective landlord;
6. Applicant shall meet the requirements of Section 84.106 of the Zoning Code as it relates to exterior lighting subject to further negotiations with the prospective landlord; and
7. The written staff report prepared by the Zoning Administrator is hereby received and accepted.

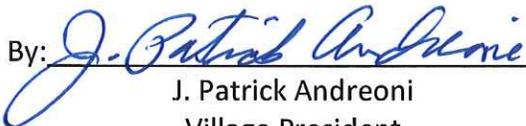
BE IT FURTHER RESOLVED that the Village Administrator/Clerk-Treasurer has the authority as Zoning Administrator to effectuate this resolution.

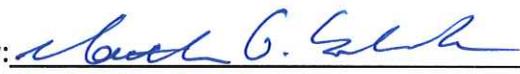
This resolution shall take effect upon its passage and publication or posting as provided by Law.

Dated this 22nd day of June, 2015.

Village of Cross Plains:

Attest:

By: 
J. Patrick Andreoni
Village President

By: 
Matthew G. Schuenke
Village Administrator/Clerk-Treasurer

Appendix E

From: Matt Schuenke
To: [Incredible Cars \(incrediblecarsandtrucks@gmail.com\)](mailto:incrediblecarsandtrucks@gmail.com)
Subject: Vehicle Sales
Date: [Tuesday, February 16, 2016 5:54:00 PM](#)
Attachments: [Pages from Appendix A - Application Submittal.pdf](#)

Jacob,

It appears the amount of vehicles at your business exceeds the allowable use. Please see attached the defined display area approved in your conditional use permit. This allows for the display of 14 vehicles within the delineated area. Please make arrangements to comply with this requirement.

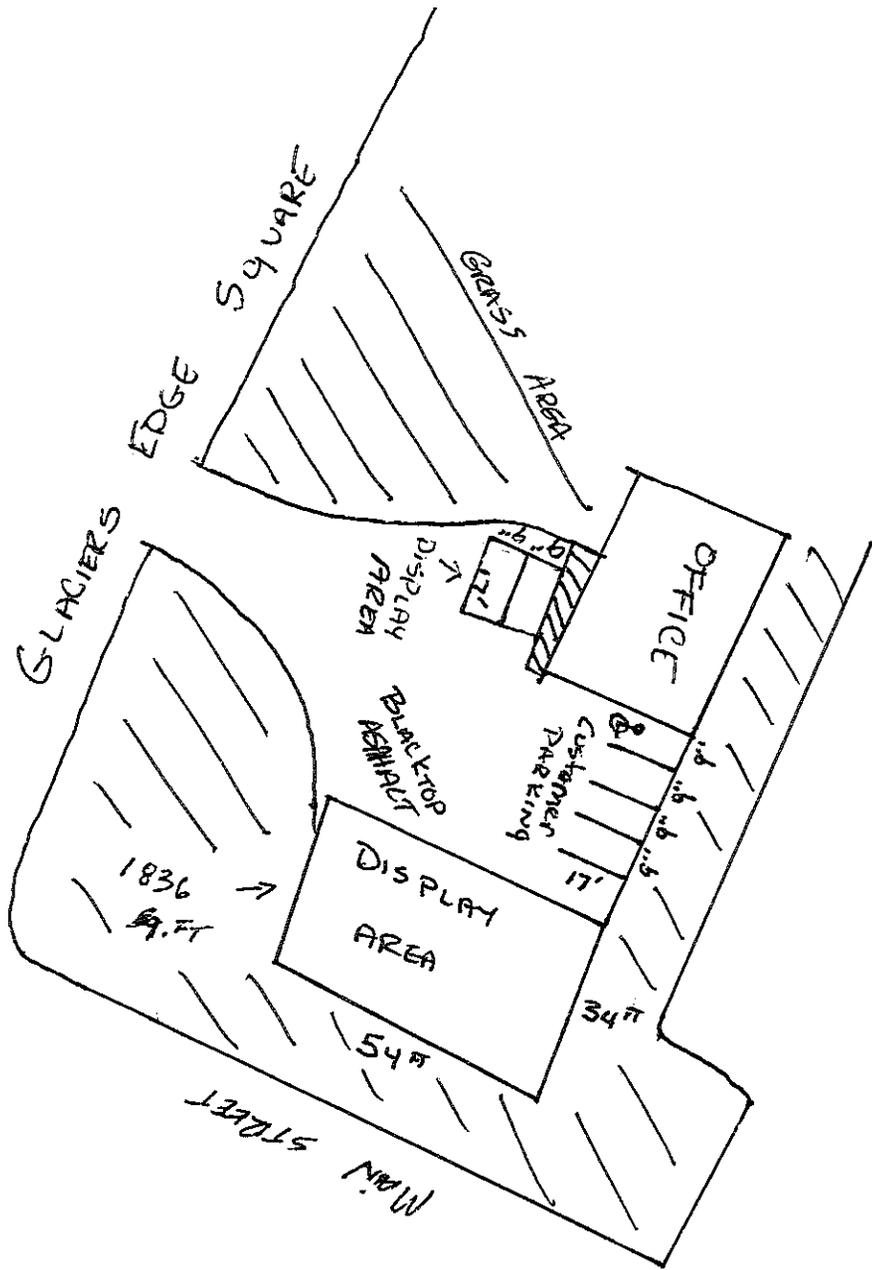
How do we plan to resolve the exterior lighting issue? I note that is still outstanding.

Let me know if you have any questions.

Thanks,
Matt

Matthew G. Schuenke
Village Administrator/Clerk-Treasurer
Village of Cross Plains

2417 Brewery Road (PO Box 97), Cross Plains, WI 53528
Phone (608) 798-3241 – Fax (608) 798-3817



Provided for reference as
an attachment to
February 16th email.

Appendix F

From: Matt Schuenke
To: [Incredible Cars \(incrediblecarsandtrucks@gmail.com\)](mailto:incrediblecarsandtrucks@gmail.com)
Subject: RE: Vehicle Sales
Date: [Thursday, March 31, 2016 11:20:00 AM](#)

Good morning,

I emailed you about a month and a half ago regarding the excess number of vehicles displayed for sale at your business. This represents a violation of your Conditional Use Permit. We discussed it on the phone within a few weeks after that and I allowed you some time to improve the situation in order to comply with this requirement. To ensure that you were working towards compliance, I had the Police Department conduct a vehicle count during third shift (around midnight) to accurately detail exactly how many cars were being kept on the property for sale. I had them do this twice and here are the results:

- First Survey – March 14-16th:
 - Monday – 24 cars (3 off site)
 - Tuesday – 24 cars (2 off site)
 - Wednesday – 22 cars (2 off site)

- Second Survey – March 28-30th:
 - Monday – 26 cars (1 off site)
 - Tuesday – 26 cars (3 off site)
 - Wednesday – 26 cars (3 off site)

I was hopeful after the first survey you were working towards compliance but I am dismayed to learn that you have actually increased the total vehicles for sale even after we talked when you assured me you would comply over time. The use of the neighboring parking lot is also further egregious violation of your permit. That area is neither included within your permit nor zoned for this purpose. You are putting your neighbor in possible violation of the zoning code as they are not permitted for that use.

I am directing you to comply with the requirements of your Conditional Use Permit as follows:

1. You will cease and desist the use of the neighboring parking lot immediately for the sale, storage, use, parking of vehicles associated with your business.

2. You will reduce the number of vehicles for sale to 14 by April 15th as is allowed in your Conditional Use Permit.

Failure to comply with either of these directions will result in citation and/or revocation of your Conditional Use Permit. Let me know if you have any questions.

Thanks,
Matt

Matt Schuenke
(608) 798-3241

From: Matt Schuenke
Sent: Tuesday, February 16, 2016 5:55 PM
To: Incredible Cars (incrediblecarsandtrucks@gmail.com)
Subject: Vehicle Sales

Jacob,

It appears the amount of vehicles at your business exceeds the allowable use. Please see attached the defined display area approved in your conditional use permit. This allows for the display of 14 vehicles within the delineated area. Please make arrangements to comply with this requirement.

How do we plan to resolve the exterior lighting issue? I note that is still outstanding.

Let me know if you have any questions.

Thanks,
Matt

Matthew G. Schuenke
Village Administrator/Clerk-Treasurer
Village of Cross Plains

2417 Brewery Road (PO Box 97), Cross Plains, WI 53528
Phone (608) 798-3241 – Fax (608) 798-3817

Appendix G



VILLAGE OF CROSS PLAINS

2417 Brewery Road, PO Box 97 • Cross Plains, WI 53528 • Phone (608) 798-3241 • Fax (608) 798-3817

April 18, 2016

Incredible Cars
2563 Main Street
Cross Plains, WI 53528

RE: Notice Regarding Possible Revocation of Conditional Use Permit

Dear Dave Morrill and Jacob Sivertson:

Please accept this letter as notice to the possible revocation of a Conditional Use Permit by the Village Board for Incredible Cars located at 2563 Main Street. Several violations of the Conditional Use Permit exist on the property and have not been rectified following correspondence with the business on February 16th and March 31st of this year. The following violations remain without compliance:

- Painted perimeter for outdoor sales area.
- 14 vehicles for display of sale or 1,142 square feet of outdoor sales area.
- Inoperable vehicles displayed for sale.
- 4 parking stalls for customers and employees inaccessible.
- 1 parking stall for handicap user inaccessible.
- Parking vehicles offsite for the display of sale.
- Failure to comply with exterior lighting requirements.

The supporting documentation for these violations is enclosed. The Village Board may, by a majority vote, revoke a Conditional Use Permit when it is found to be in non-compliance according to Section 84.161(j) of the Zoning Code. The Village Board will consider this revocation at its meeting on Monday, April 25, 2016 at 7:00 pm.

Thank you for your prompt attention to this matter. Let me know if you have any further questions.

Sincerely,

Matthew G. Schuenke, Village Administrator/Clerk-Treasurer

Cc: Property Owner
Village Board

Appendix A

**Application for Conditional Use Permit
Incredible Cars, Inc
Date of Submission: May 15, 2015**

Property Description

Currently: Lot One (1) of Certified Survey Map No. 02302, recorded in the Dane County Register of deeds office, in the Village of Cross Plains, Dane County, Wisconsin.

Proposed: Unchanged

Parcel Number: 0707-034-8047-1
Address: 2563 Main St, Cross Plains, WI 53528

Current Owner: Caryl M Zander Irrevocable Trust

Authorized Agent for purposes of this Application: Incredible Cars, LLC, owned by Jacob Sivertson and David Morrill.

Zoning Description

Current zoning classification: Community Mixed Use (Section 84.35)

Proposed Conditional Use – Section 84.161(d)

- 1) Map – please see Attachment I
- 2) Vehicle Sales. This classification is a principal use permitted as Conditional Use under Section 84.35(c)(21). Incredible Cars provides quality, safety inspected and fully functional cars and trucks in a fun and clean environment to the greater Cross Plains community. Our long-term goal is to thrive as a hometown family vehicle destination. Typical hours are 9am-6pm weekdays, 10am-5pm Saturdays and by appointment. Strengthening the community is a primary goal of keeping automotive business local, including sponsorships of local youth teams and community donations.

Dave Morrill, co-owner, has been in the vehicle business for 22 years. All of this time has been in retail sales. Responsibilities include vehicle display, reconditioning, and purchasing, as well as guest after-sales follow-up. Dave has lived in the Cross Plains community for the past 13 years and many years to follow. He is married with two children that have grown up through the Middleton-Cross Plains School District. His wife also works locally in the community and has for the past 15 years.

Jacob Sivertson, co-owner, has been in the vehicle retail business for over five years, the entirety being in a luxury vehicle sales environment. His primary goal has been to take care of his guests as he would his family. He regularly finishes first in retail sales, and also (more importantly) Customer Satisfaction within his dealership. Jacob resides in neighboring Verona with his wife and two boys. He grew up in a small farm community, the Village of Elk Mound, WI before moving to the Madison area to attend the University of Wisconsin Madison.

No immediate changes are intended to the current building exterior or structure. The current occupant is retiring and her hair salon and property will be vacant. This plan continues the retail experience while complementing neighboring businesses and fully utilizing the potential of the property, being part of the Village of Cross Plains corridor.

An update to the building wall sign is intended and will be submitted and approved under the Village's sign permitting process.

3) Site Plan – see attachment II

4) **Supporting Reasons for Approval of Application**

A. The Proposed use is consistent with Comprehensive Plan:

The proposed conditional use is consistent with the Village of Cross Plains Comprehensive Plan (the "Plan). "Consistent" in these situations has been defined by Wisconsin courts to mean that it "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." Our goal as applicant is to provide local competitive choices of vehicles to the greater community. The Applicant is responsible for the landscaping and cleanliness of our premises in order to provide a top level of local pride to our clients. A primary objective of the Comprehensive Plan is to *"work towards achieving the highest and best use of all vacant and underutilized lands and buildings in the Village of Cross Plains."* In its current state, the property is under-utilized and almost without presence. As tenant, we will be filling the property and using its size and position to its potential. Another Objective of The Plan is to *improve the visual quality and physical design of the Village of Cross Plains.* Our fresh new business will give a clean presence of newer, appealing vehicles as residents and visitors enter Cross Plains. This display encourages potential future businesses, showing the Village is prosperous and full of life, while retaining the smaller, hometown feel. Because we will not be building on the current property, the *"visual impacts of developments"* will be a non-factor. Furthermore, this property will allow residents to shop for a newer vehicle without breaking their routine of working out, grocery shopping, or running errands – instead we will be complimenting those neighboring businesses.

B. The Proposed Changes Meet CUP Standards for Approval – Section 84.58(s)

Our sale and display of vehicles will be supported by an ancillary repair shop in the area.

Regulations:

- Violation →
- (1) The outdoor vehicle sales area is to be enclosed by a painted perimeter which completely encloses all vehicles displayed outdoors. This area is 836 sq. ft. located on the south, Main St facing side of the asphalt. This area is the total of twelve vehicle stalls, each 9'x17', which is the same as the standard parking lot stall as verified by the neighboring Walgreens parking lot. On the north end of the asphalt, west of the building, will be a display area 18'x17', or 306 sq. ft., consisting of two display vehicles. Violation →
 - (2) The outdoor display is to remain on the asphalt, not conflicting with any protected green space areas, required landscaped areas, or required buffer yards.
 - (3) The Facility has no abutting residentially zoned property.
 - (4) Materials, in this case vehicles, will not have signs or other materials protruding, as to not interfere with any on-site or off-site traffic visibility, including vehicles not being able to see other vehicles or pedestrians when entering or exiting Main Street to Glacier's Edge Square, or vice versa. Materials will not obstruct vehicle or pedestrian view while entering or exiting

Violation

the property.

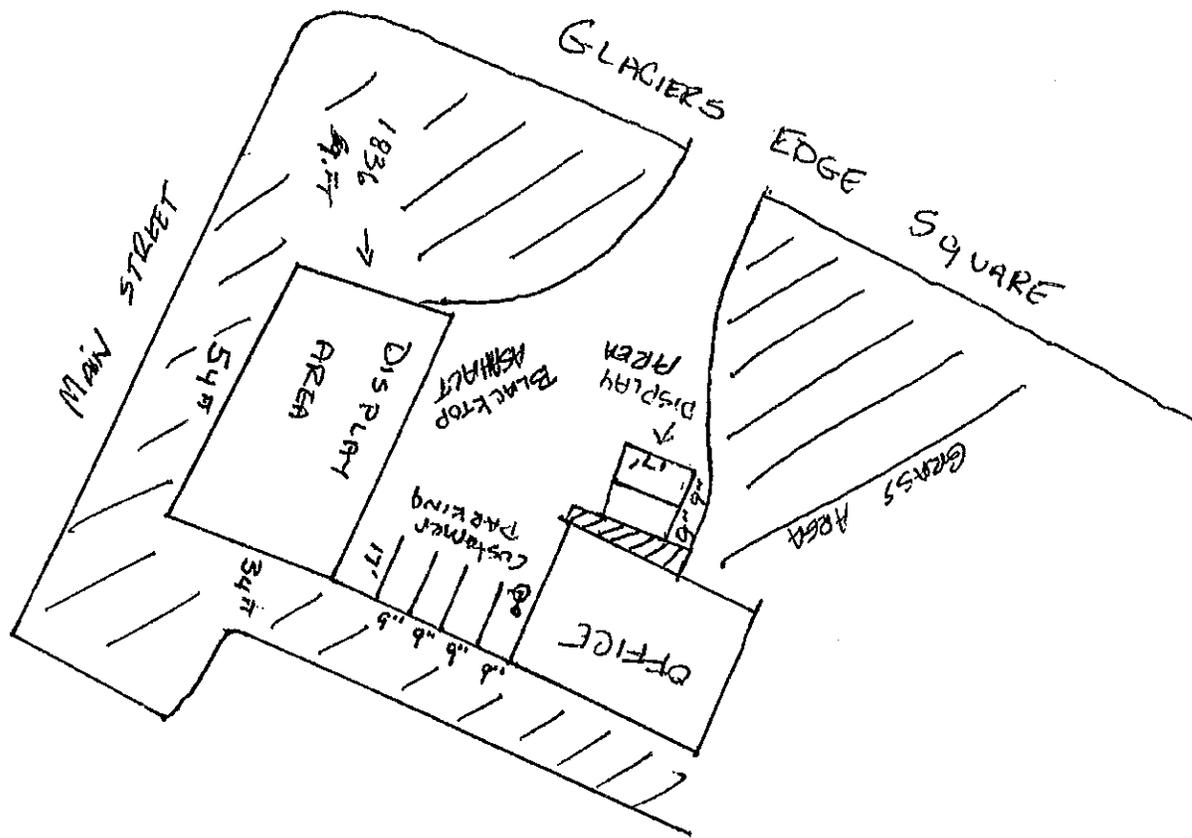
(5) Only operable vehicles shall be displayed. All repair work to be completed off premises.

(6) Minimum required parking: One space per 300 sq. ft. of gross floor area. Four (4) parking spaces will be provided on the west side of the property, including one (1) handicapped stall, which is consistent with the required parking spaces given our 1200 sq. ft. of floor area. Each parking stall is to measure 9' in width and 17' in length.

Violation
Violation

Owners of Properties Located within 100 feet of Subject Property

Parcel No.
Parcel Address:
Description:
Owner:



STATE OF WISCONSIN: DANE COUNTY: VILLAGE OF CROSS PLAINS

A resolution authorizing a conditional use to permit vehicle sales land uses at property located at 2563 Main Street, Village of Cross Plains

RESOLUTION NO. 10-2015

The Board of Trustees of the Village of Cross Plains does hereby resolve as follows:

WHEREAS, 2563 Main Street is currently zoned Community Mixed Use CMU and has been used as such since development;

WHEREAS, 2563 Main Street (0707-034-8047-1) is to be occupied by Incredible Cars LLC;

WHEREAS, business owners Jacob Sivertson and Dave Morrill will be leasing the use of the facility/property from Property Owner Caryl M. Zander Irrev Tr. in order to start their business at this location;

WHEREAS, the intended land use is for Vehicle Sales and a Conditional Use Permit is required to permit this use within CMU zoning district for this property;

WHEREAS, the application is in compliance with the Village Comprehensive Plan and Village Zoning Code (Chapter 84); and

WHEREAS, a public hearing has been held and a Staff Report filed by the Village Zoning Administrator, and the Plan Commission has recommended approval of the Conditional Use to the Village Board upon certain terms and conditions.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Village of Cross Plains approves a conditional use permit to permit a Vehicle Sales Land Use within Community Mixed Use CMU zoning district at 2563 Main Street, subject to the following terms and conditions:

1. The Conditional Use Permit shall be issued to one or both owners of Incredible Cars LLC;
2. Vehicles shall not be displayed nor parked at any time on property currently used as greenspace;
3. Vehicles may be reconditioned on site but they may not be repaired on site;

violation

4. General outdoor storage of inoperable vehicles, equipment, parts or other items is prohibited with exception to those operable vehicles for sale and the use of the customer/employee parking;
5. Applicant shall meet the requirements of Article VIII of the Zoning Code as it relates to landscaping subject to further negotiations with the prospective landlord;
6. Applicant shall meet the requirements of Section 84.106 of the Zoning Code as it relates to exterior lighting subject to further negotiations with the prospective landlord; and
7. The written staff report prepared by the Zoning Administrator is hereby received and accepted.

BE IT FURTHER RESOLVED that the Village Administrator/Clerk-Treasurer has the authority as Zoning Administrator to effectuate this resolution.

This resolution shall take effect upon its passage and publication or posting as provided by Law.

Dated this 22nd day of June, 2015.

Village of Cross Plains:

Attest:

By: J. Patrick Andreoni
J. Patrick Andreoni
Village President

By: Matthew G. Schuenke
Matthew G. Schuenke
Village Administrator/Clerk-Treasurer

necessary, the Village Board shall provide notice per the requirements so Section 84.158.

(h) **Review and Action by Village Board.**

(1) The Village Board shall consider the recommendation of the Plan Commission regarding the proposed conditional use. The Village Board may request further information and/or additional reports from the Plan Commission, Zoning Administrator, applicant, and/or from any other source.

(2) The Village Board may take final action (by resolution) on the application at the time of its initial meeting or may continue the proceedings at applicant's request. The Village Board may approve the conditional use as originally proposed, may approve the proposed conditional use with modifications, or may deny approval of the proposed conditional use.

(3) If the Village Board wishes to make significant changes in the proposed conditional use, as recommended by the Plan Commission, then the procedure set forth in Section 62.23(7)(d) of the Wisconsin Statutes shall be followed prior to Village Board action.

(i) **Effect of Denial.** No application which has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

(j) **Revocation of an Approved Conditional Use.** Upon approval by the Village Board, the applicant must demonstrate that the proposed conditional use meets all general and specific conditional use requirements in the site plan required for initiation of development activity on the subject property per Section 84.164. Once a conditional use is granted, no erosion control permit, site plan, certificate of occupancy, or building permit shall be issued for any development which does not comply with all requirements of this Chapter. Any conditional use found not to be in compliance with the terms of this Chapter shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A conditional use may be revoked for such a violation by majority vote of the Village Board, following the procedures outlined in Subsection (i), above.

(k) **Time Limits on the Development of Conditional Use.** Unless extended as a condition of approval, the start of construction of any and all conditional uses shall be initiated within 365 days of its approval by the Village Board and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use. For the purposes of this Section, "operational" shall be defined as the granting of a certificate of occupancy for the conditional use. Prior to such a revocation, the applicant may request an extension of this period. Said request shall require formal approval by the Village Board and shall be based upon a showing of acceptable justification (as determined by the Village Board). However, as a condition of approval, the 365 and/or 730 day time limits may be extended for any specific

Appendix H



Vehicles displayed for sale and/or storage on neighboring property.

04.06.2016

April 15, 2016



Vehicles displayed for sale and/or storage on neighboring property.

April 15, 2016



2 additional spaces authorized.

Only 2 Rows Approved for the Display of Vehicles for Sale.

Handicap parking space occupied by Vehicle for Sale.

3 General Parking Spaces occupied by vehicle for sale.





Village Cross Plains
Preliminary 2016 Financing Plan
&
Amortization Discussion

April 21, 2016

Prepared By:

James A. Mann, CIPMA
Senior Municipal Advisor/Director
&

Greg Johnson, CIPMA
Senior Municipal Advisor



Village of Cross Plains, WI

2016 Base Financing Plan



Year	Existing Tax Levy	Total Principal Rate Interest			Total New Gross Payments	Less: New Offsets				Tax Levy	Equalized Value		Year
						Sewer	Water	TID	FB/other Applied		Tax Base	Tax Rate	
2016	917,855				917,855				(60,000)	857,855	335,977,600	2.55	2016
2017	873,994				873,994				(10,000)	873,994	337,657,488	2.59	2017
2018	825,817				825,817				(10,000)	825,817	339,345,775	2.43	2018
2019	758,042				758,042				(10,000)	758,042	342,739,233	2.21	2019
2020	740,266				740,266				(10,000)	740,266	346,166,626	2.14	2020
2021	711,081				711,081				(10,000)	711,081	349,628,292	2.03	2021
2022	685,985				685,985				(10,000)	685,985	353,124,575	1.94	2022
2023	438,576				438,576				(10,000)	438,576	356,655,820	1.23	2023
2024	403,734				403,734				(10,000)	403,734	360,222,379	1.12	2024
2025	344,480				344,480				(10,000)	344,480	363,824,602	0.95	2025
2026	0				0					0	367,462,848	0.00	2026
2027	0				0					0	371,137,477	0.00	2027
2028	0				0					0	374,848,852	0.00	2028
2029	0				0					0	378,597,340	0.00	2029
2030	0				0					0	382,383,314	0.00	2030
2031	0				0					0	386,207,147	0.00	2031
2032	0				0					0	390,069,218	0.00	2032
2033	0				0					0	393,969,910	0.00	2033
2034	0				0					0	397,909,610	0.00	2034
2035	0				0					0	401,888,706	0.00	2035
2036	0				0					0	405,907,593	0.00	2036
TOTAL	6,699,831			0	6,699,831	0	0	0		6,639,831			
				0									

Village of Cross Plains

2016 Financing Execution and Plan

	Preliminary Planning		
	GO Notes (Option 1)	GO Bonds (Option 2)	Bank Note (Option 2)
2015 Projects			
Street Projects	835,000	835,000	
Police Vehicle	33,750		33,750
Parks & Recreation Facilities	601,500	601,500	
Park Equipment	32,500		32,500
Public Works Equipment	14,000		14,000
Planning Services	49,000	49,000	
Stormwater Mgmt Plan	15,000	15,000	
Equipment			
Sewer Projects	125,000	125,000	
Water Projects	125,000	125,000	
Issuance Expenses			
Financial Advisor	20,000	20,000	4,810
Advance Refunding Costs	0	0	0
Paying Agent (BTSC)	675	675	0
Discount Allowance Per \$1,000 Bond	\$10.00	22,688	0
Bond Counsel	Est. 10,000	12,000	0
Issuance Contingency	6,000	7,200	
Total Capital Required	1,886,325	1,813,063	85,060
Interest Earned	(1,186)	(1,125)	(60)
Rounding	4,861	3,063	0
Net Bond Size	1,890,000	1,815,000	85,000

Village of Cross Plains, WI

2016 Option 1



Year	Existing Tax Levy							Total New Gross Payments	Less:			TID	Tax Levy	Equalized Value		Year	
		General	Sewer	Water	Total Principal	Rate	Interest		Sewer	New Offsets Water	Tax Base			Tax Rate			
2016	857,855							857,855					857,855	335,977,600	2.55	2016	
2017	873,994	105,000	10,000	20,000	135,000	1.15%	45,333	1,054,326	(13,165)	(22,846)		1,018,315	337,657,488	3.02	2017		
2018	825,817	150,000	10,000	15,000	175,000	1.30%	29,858	1,030,675	(12,095)	(16,763)		1,001,817	339,345,775	2.95	2018		
2019	758,042	150,000	10,000	20,000	180,000	1.40%	27,460	965,502	(11,960)	(21,525)		932,017	342,739,233	2.72	2019		
2020	740,266	175,000	10,000	15,000	200,000	1.50%	24,700	964,966	(11,815)	(16,273)		936,878	346,166,626	2.71	2020		
2021	711,081	175,000	15,000	10,000	200,000	1.60%	21,600	932,681	(16,620)	(11,080)		904,981	349,628,292	2.59	2021		
2022	685,985	175,000	15,000	10,000	200,000	1.70%	18,300	904,285	(16,373)	(10,915)		876,998	353,124,575	2.48	2022		
2023	438,576	175,000	15,000	10,000	200,000	1.95%	14,650	653,226	(16,099)	(10,733)		626,395	356,655,820	1.76	2023		
2024	403,734	175,000	15,000	10,000	200,000	1.95%	10,750	614,484	(15,806)	(10,538)		588,140	360,222,379	1.63	2024		
2025	344,480	175,000	15,000	10,000	200,000	2.20%	6,600	551,080	(15,495)	(10,330)		525,255	363,824,602	1.44	2025		
2026	0	175,000	15,000	10,000	200,000	2.20%	2,200	202,200	(15,165)	(10,110)		176,925	367,462,848	0.48	2026		
2027	0					2.20%		0				0	371,137,477	0.00	2027		
2028	0					2.35%		0				0	374,848,852	0.00	2028		
2029	0					2.35%		0				0	378,597,340	0.00	2029		
2030	0					2.55%		0				0	382,383,314	0.00	2030		
2031	0					2.55%		0				0	386,207,147	0.00	2031		
2032	0					2.80%		0				0	390,069,218	0.00	2032		
2033	0					2.80%		0				0	393,969,910	0.00	2033		
2034	0					3.05%		0				0	397,909,610	0.00	2034		
2035	0					3.05%		0				0	401,888,706	0.00	2035		
2036	0	0	0	0		3.05%						0	405,907,593	0.00	2036		
TOTAL	6,639,831	1,630,000	130,000	130,000	1,890,000		201,450	8,731,281	(144,593)	(141,111)	0	8,445,577					
		Total Borrowing Cost						2,091,450									

Village of Cross Plains, WI

2016 Option 2 - 15 Years



Year	Existing Tax Levy	Local Bank Note									Total New Gross Payments	Less: New Offsets			Equalized Value		Year		
		General	Sewer	Water	Total Principal	Rate	Interest	Principal	Rate	Interest		Sewer	Water	TID	Tax Levy	Tax Base		Tax Rate	
2016	857,855										857,855				857,855	335,977,600	2.55	2016	
2017	873,994	50,000	10,000	20,000	80,000	1.15%	49,492	8,500	2.25%	2,614	1,003,485	(13,165)	(22,846)		967,474	337,657,488	2.87	2017	
2018	825,817	100,000	10,000	15,000	125,000	1.30%	33,528	8,500	2.25%	1,626	984,345	(12,095)	(16,763)		955,487	339,345,775	2.82	2018	
2019	758,042	105,000	10,000	20,000	135,000	1.40%	31,770	8,500	2.25%	1,434	924,812	(11,960)	(21,525)		891,327	342,739,233	2.60	2019	
2020	740,266	100,000	10,000	15,000	125,000	1.50%	29,888	8,500	2.25%	1,243	895,153	(11,815)	(16,273)		867,066	346,166,626	2.50	2020	
2021	711,081	100,000	15,000	10,000	125,000	1.60%	27,950	8,500	2.25%	1,052	864,031	(16,620)	(11,080)		836,331	349,628,292	2.39	2021	
2022	685,985	100,000	15,000	10,000	125,000	1.70%	25,888	8,500	2.25%	861	836,873	(16,373)	(10,915)		809,585	353,124,575	2.29	2022	
2023	438,576	100,000	15,000	10,000	125,000	1.95%	23,606	8,500	2.25%	669	587,183	(16,099)	(10,733)		560,351	356,655,820	1.57	2023	
2024	403,734	100,000	15,000	10,000	125,000	1.95%	21,169	8,500	2.25%	478	549,903	(15,806)	(10,538)		523,559	360,222,379	1.45	2024	
2025	344,480	100,000	15,000	10,000	125,000	2.20%	18,575	8,500	2.25%	287	488,055	(15,485)	(10,330)		462,230	363,824,602	1.27	2025	
2026	0	100,000	15,000	10,000	125,000	2.20%	15,825	8,500	2.25%	96	140,825	(15,165)	(10,110)		115,550	367,462,848	0.31	2026	
2027	0	100,000			100,000	2.20%	13,350				113,350				113,350	371,137,477	0.31	2027	
2028	0	125,000			125,000	2.35%	10,781				135,781				135,781	374,848,852	0.36	2028	
2029	0	125,000			125,000	2.35%	7,844				132,844				132,844	378,597,340	0.35	2029	
2030	0	125,000			125,000	2.55%	4,781				129,781				129,781	382,383,314	0.34	2030	
2031	0	125,000			125,000	2.55%	1,594				126,594				126,594	386,207,147	0.33	2031	
2032	0				0	2.80%	0				0				0	390,069,218	0.00	2032	
2033	0				0	2.80%	0				0				0	393,969,910	0.00	2033	
2034	0				0	3.05%	0				0				0	397,909,610	0.00	2034	
2035	0				0	3.05%	0				0				0	401,888,706	0.00	2035	
2036	0	0	0	0	0	3.05%	0				0				0	405,907,593	0.00	2036	
TOTAL	6,639,831	1,555,000	130,000	130,000	1,815,000		316,039	85,000		10,359	8,770,870	(144,593)	(141,111)	0	8,485,166				
Total Borrowing Cost							2,131,039		95,359										

Village of Cross Plains, WI

2016 Option 3 - 20 Years



Year	Existing Tax Levy	Local Bank Note									Total New Gross Payments	Less: New Offsets			Equalized Value			Year	
		General	Sewer	Water	Total Principal	Rate	Interest	Principal	Rate	Interest		Sewer	Water	TID	Tax Levy	Tax Base	Tax Rate		
2016	857,855										857,855				857,855	335,977,600	2.55	2016	
2017	873,994	45,000	10,000	20,000	75,000	1.15%	55,835	8,500	2.25%	2,614	1,004,829	(13,165)	(22,846)		968,818	337,657,488	2.87	2017	
2018	825,817	50,000	10,000	15,000	75,000	1.30%	38,368	8,500	2.25%	1,626	939,185	(12,095)	(16,763)		910,327	339,345,775	2.68	2018	
2019	758,042	70,000	10,000	20,000	100,000	1.40%	37,180	8,500	2.25%	1,434	895,222	(11,960)	(21,525)		861,737	342,739,233	2.51	2019	
2020	740,266	75,000	10,000	15,000	100,000	1.50%	35,730	8,500	2.25%	1,243	875,996	(11,815)	(16,273)		847,908	346,166,626	2.45	2020	
2021	711,081	75,000	15,000	10,000	100,000	1.80%	34,180	8,500	2.25%	1,052	845,261	(16,620)	(11,080)		817,561	349,628,292	2.34	2021	
2022	685,985	75,000	15,000	10,000	100,000	1.70%	32,530	8,500	2.25%	861	818,515	(16,373)	(10,915)		791,228	353,124,575	2.24	2022	
2023	438,576	75,000	15,000	10,000	100,000	1.95%	30,705	8,500	2.25%	669	569,281	(16,099)	(10,733)		542,450	356,655,820	1.52	2023	
2024	403,734	75,000	15,000	10,000	100,000	1.95%	28,755	8,500	2.25%	478	532,489	(15,806)	(10,538)		506,145	360,222,379	1.41	2024	
2025	344,480	75,000	15,000	10,000	100,000	2.20%	26,680	8,500	2.25%	287	471,160	(15,495)	(10,330)		445,395	363,824,602	1.22	2025	
2026	0	90,000	15,000	10,000	115,000	2.20%	24,315	8,500	2.25%	96	139,315	(15,165)	(10,110)		114,040	367,462,848	0.31	2026	
2027	0	75,000			75,000	2.20%	22,225				97,225				97,225	371,137,477	0.26	2027	
2028	0	75,000			75,000	2.35%	20,519				95,519				95,519	374,848,852	0.25	2028	
2029	0	75,000			75,000	2.35%	18,756				93,756				93,756	378,597,340	0.25	2029	
2030	0	75,000			75,000	2.55%	16,919				91,919				91,919	382,383,314	0.24	2030	
2031	0	75,000			75,000	2.55%	15,006				90,006				90,006	386,207,147	0.23	2031	
2032	0	75,000			75,000	2.80%	13,000				88,000				88,000	390,069,218	0.23	2032	
2033	0	100,000			100,000	2.80%	10,550				110,550				110,550	393,969,910	0.28	2033	
2034	0	100,000			100,000	3.05%	7,625				107,625				107,625	397,909,610	0.27	2034	
2035	0	100,000			100,000	3.05%	4,575				104,575				104,575	401,888,706	0.26	2035	
2036	0	100,000	0	0	100,000	3.05%	1,525				101,525				101,525	405,907,593	0.25	2036	
TOTAL	6,639,831	1,555,000	130,000	130,000	1,815,000		474,978	85,000		10,359	8,929,809	(144,593)	(141,111)	0	8,644,105				
		Total Borrowing Cost				2,289,978				95,359									

http://host.madison.com/ws/news/local/govt-and-politics/madison-s-average-single-family-home-value-reaches-historic-high/article_ab10dc9b-1d25-56be-bc6c-8d906bc5c767.html

EDITOR'S PICK

Madison's average single-family home value reaches historic high

DEAN MOSIMAN dmosiman@madison.com, 608-252-6141 Apr 9, 2016



AMBER ARNOLD -- State Journal

Buy t

Average single-family homes in the Nesbitt Valley neighborhood on the Far West Side rose in value by 3.2 percent to \$254,200, he closely to the city's overall average increase of 3.5 percent to a record \$254,593. Pent-up demand and a tight housing supply have attracted multiple offers to homes for sale, which usually don't last long on the market.

For questions on reassessments

- An assessment notice is mailed only when the

It's taken years, but the average single-family home value in Madison has fully rebounded from the Great Recession to a record \$254,593.

A healthy local economy drove a 5.5 percent increase in real estate values, including the third straight increase in the value of the average single-family home, which peaked at \$247,974 in 2008 and fell to \$230,831 in 2013 as the recession echoed through the Madison's housing market.

The average single-family home value rose 3.5 percent for the second straight year.

"We finally got past the \$250,000 mark," city assessor Mark Hanson said with the release of new property values Friday afternoon. "This is the highest it's ever been."

Residential assessments rose 4.5 percent while commercial properties — apartment buildings with four or more units, as well as hotels, stores and offices — jumped 7.2 percent.

Mayor Paul Soglin was at a conference in Albuquerque, New Mexico, and could not be reached for comment.

For the second straight year, new construction topped \$500 million, with the \$518 million for 2016 just shy of the \$525 million last year, the highest sum since 2006.

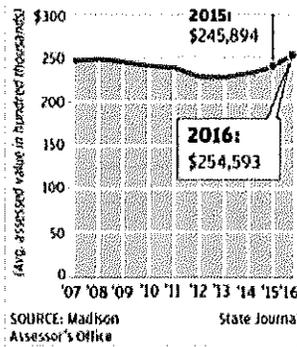
New construction includes \$143 million in single-family homes, the most since 2007, and \$353 million in commercial properties, a dip from the \$368 million last year that was the most in a quarter-century.

Hot market

The market for single-family homes is white hot.

Average assessed home value

The assessed value of the average Madison home increased for the third year in a row.



assessment has changed from last year's value.

- Property owners can view preliminary assessments at the city Assessor's Office on business days from 8 a.m. and 4:30 p.m. from Monday through May 6. Those who want to compare assessments can also check: www.cityofmadison.com/assessor/ta
- Owners who disagree with assessments can speak with the appraiser who set the value. If an error was made or a property owner has evidence an assessment doesn't reflect fair market value, the appraiser will take this information into consideration in setting the final value.
- Owners who still feel the assessed value of property is incorrect may file a formal objection. The Assessor's Office must be notified, either orally or in writing, of intent to object at least 48 hours before the first meeting of the Board of Review, set for 1:30 p.m., May 11. An objection form must be filed with the Assessor's Office prior to or within the first two hours of the first meeting of the Board of Review.

The Board of Assessors will review objections and make any necessary changes. Owners who disagree with decisions may seek a formal hearing before the Board of Review. Board of Review decisions may be appealed to the Circuit Court of Dane County.

"We hear all the time there's just a lot more demand than supply, which is completely opposite from a few years ago," Hanson said. "We hear about six or seven offers on a home. They're fighting over them. That's going to force the issue on new construction."

The demand includes single-family homes and condominiums, assistant assessor for residential properties Jo Ann Terasa said.

"It's not the least bit surprising," said David Stark, president of Madison-based Stark Company Realtors. "Our inventory has been very tight for a couple of years. It reflects a housing market that's healthy again and moving in the right direction."

A healthy market has values growing by about 2 to 4 percent, around the rate of inflation, Stark said.

Meanwhile, "the demand for apartments just doesn't seem to let up," Hanson said. "There are new projects coming on line and more still in the pipeline. It doesn't seem to wane."

Dewey Bredeson, president of the Realtors Association of South Central Wisconsin, said: "To see construction up, to see prices up, we are a healthy real estate market."

Due to state law, new construction is vital to the city because tight revenue limits restrict increases in tax collections to net growth, which is the value of new buildings, additions and remodeling minus the value of demolished properties.

The new construction figures, similar to last year's, will provide a roughly 2 percent allowable increase, or about \$2.8 million, in tax collections for the operating budget, city finance director David Schmiedicke said.

Even with the allowable increase, the city faces a potential budget gap of \$3 million to \$5 million for 2017, Schmiedicke said.

Mayor Paul Soglin signs 'as good as its

Mayor Paul Soglin signs 'as good as its gets' 2016 budget

Madison City Council passes 2016 budget, fast-tracks public market

The new values, based on 2015 sales and other data in effect last year, don't reflect economic changes since the start of the year or the full value of many projects underway.

The city began mailing new assessments on Thursday. The values will serve as the basis of tax collections, but it's too early to know what new values mean for individual tax bills, which will become clear in the late fall.

The road to recovery

Although the recession officially lasted from 2007 through 2009, it affected the city's real estate values for years afterward.

In 2010, the city was staggered by a 3.1 percent drop in real estate values during the previous year, the first decrease in at least 35 years. Values fell 0.3 percent in 2010 and 1.6 percent in 2011. The turnaround began in 2012 with a 0.9 percent increase, followed by 3.5 percent in 2013, 5.5 percent 2014 and 5.5 percent last year.

Revaluations of all types of existing real estate increased by a robust \$671.8 million, a bit more than last year and the highest sum since 2006.

Residential properties — single-family homes, condos and buildings with three or fewer apartments — increased \$471.3 million, which is \$75 million more than last year. The \$356 million growth in single-family homes topped last year by \$32 million. Both are the highest sums since 2006.

"A lot of people want to sell homes, but the market is too hot," Stark said, adding that some would-be sellers are afraid it may take too long to find another place to live.

The value of single-family homes rose in 109 of 116 areas defined by the city Assessor's Office and dropped in five, with no historic information available for two areas recently attached to the city.

Values rose 5 percent or more in 29 areas, including double digits in one area — a high of 13.6 percent in the East Broadway neighborhood on the Southeast Side, where the city's lowest average home value of \$128,300 rose to \$145,800.

The rise in East Broadway is due to a handful of sales in a large geographic area with relatively few homes, Terasa said.

All told, 83 percent of single-family home parcels increased in value, 14.3 percent saw no change, and 2.7 percent decreased.

Although values dipped 0.8 percent, Spring Harbor still had the most expensive homes valued at \$962,000, while the most affordable were in Northgate-Aberg Avenue on the East Side, which increased 1.3 percent to \$131,600.

Apartments were strong, including a 15.8 percent rise in the value of buildings with 50 or more units and a 9.6 percent increase in buildings with 17 to 50 units.

Condos, sluggish for years, rose by 5.1 percent, largely driven by rising prices for existing Downtown units, Hanson said.

The value of personal property — machinery, furniture, fixtures and other items used in business and commerce — rose 3.4 percent to \$650 million. Assessments for manufacturing properties are done by the state and won't be ready until June 1.

Madison average single-family home values, 2015 to 2016

The value of the average single-family home in the city rose 3.5 percent last year. The values serve as the basis for tax collections by the city, school districts, Dane County and Madison Area Technical College. It's too early to know what the new values will mean for individual tax bills. That becomes clear when taxing entities set budgets for 2017.

Lost	No	0.01%	2%	4%	6%
value	change	1.99%	to 3.99%	to 5.99%	or more

1262 Gils Way
Cross Plains, WI, 53528
March 16th, 2016

Cross Plains Village Board
Cross Plains Village Office
2417 W Brewery Rd
Cross Plains, WI 53528

Dear Cross Plains Village Board,

Hello, I'm Ian Bohachek, and I live in the Gils Way neighborhood. How many times did you walk or bike around to friend's houses or to other public places? I know that I've done it a ton of times. Imagine if you didn't have a safe or efficient way to get from your house to other places. You would be like a social outcast, just because you couldn't get to places conveniently. It would kind of stink, right? This is the case with a large neighborhood in Cross Plains. The Gils Way and Tilda Trail neighborhood does not have a safe and reliable way to get to the main area of Cross Plains or to Park Elementary School without having to go $\frac{2}{3}$ of the way down Bourbon Road, which is way too far out of the way for younger children. People shouldn't have to walk that far just to get to school, which may encourage kids to ride the bus rather than doing the healthy thing, which is walking. Sidewalks can help people be more safe, be environmentally friendly, and be healthy. For these reasons, Cross Plains should get a safe and reliable sidewalk or walking route for Market Street.

The first reason that Cross Plains should get a sidewalk for Market Street is that it would be safer for someone's physical health to walk along the road than it was before. 24 percent of all pedestrian injuries are caused by tripping or falling over uneven sidewalks (Pedestrian and Bicycle Information Center). This statistic could be drastically smaller if the sidewalks were more reliable and safe. A second reason that it would be safer to get a new sidewalk for Market Street, is that walking accounts for 14 percent of all traffic fatalities, and walking only accounts for 10.9 percent of all trips taken. This means that walking is overrepresented in the data, and that the number of pedestrian deaths is more than it should be. This could be helped by getting a new sidewalk, that wouldn't have more of a potential to injure people. Finally, one pedestrian is injured once every seven minutes. This means that over eight people are injured in the world every hour, which

equates to 205 people being injured every day. This can be helped by getting a better sidewalk, which will cut down on the injuries happening in Cross Plains. This is only the first reason that Cross Plains should get a better sidewalk for Market Street.

The second reason that Cross Plains should get a sidewalk for Market Street, is that it will be better for people's health. One way that a better sidewalk will help people's health, is that it walking helps people get their daily exercise(Benefits of Sidewalks). This will help people become more fit, and not be so obese and unathletic. The second piece of evidence is also for social health. The evidence is that many children can socialize with other children more often, without a parent driving them to places. This basically means that the kids can make more friends, and have more social skills for the future. A better sidewalk can do that for the children in the Gils Way neighborhood. Kids can also get to school much more efficiently and safely. I sure wouldn't want to worry about my kid just walking to school. I don't think that my life should be at risk on a short walk to school. The third piece of evidence, is that walking helps people's mental health(13 Mental Health Benefits Of Exercise). I would not want to be living in the neighborhood with all of the unintelligent people, just because they didn't have a place to walk and just enjoy some sunlight on. The final piece of evidence is that The Stroke Association says that a lively 30-minute walk each day helps control the hypertension that causes strokes, diminishing the danger by up to 27 percent. This means that you won't be at risk for a stroke as much as you would be if you weren't walking. This new sidewalk would increase the mental health of all of the people living in the Gils Way neighborhood, making people more aware.

The third and final reason that Market Street needs a sidewalk, is because we can help the environment. We can help the environment by reducing greenhouse gas emissions, which are mostly emitted by vehicles. The United States produced 6673 million tons of greenhouse gasses in 2013(How Riding A Bike Reduces Global Warming), a huge number that has greatly contributed to the ever ominous climate change. This can be fixed by getting a better and nicer sidewalk, so that people will walk more instead of driving. Having better sidewalks can reduce the need for bigger and wider roads. This can help get more green space in the world, and we won't have as much cars on the road. Finally, you can reduce your carbon footprint greatly, by getting out and walking more. This will make sure that your kids and their kids will be able to go outside and have fun. Some people might say that the sidewalk would cost too much money, and it would not end up helping people as much as thought. But, getting a sidewalk for a small stretch of road

can go a long way in reducing global warming, injuries, and helping kids' social skills. Would you rather have a little bit more money, or a thriving community with a lot of healthy people? I know that I would definitely choose the thriving community.

Let's go back to the beginning. Now let's imagine the world with better sidewalks. You could meet more people, make more friends, and commute much more efficiently. The world would be a much safer place, and you wouldn't have to worry about any accidents on the road. It would be much easier to travel to school for children, and you wouldn't have to worry about your own child walking to school. Finally, you would be able to breathe easier, knowing that the air is less polluted. This is all because the sidewalk got better. For all of these reasons, there should be a sidewalk on Market Street. The world can be a better place with this new sidewalk. In conclusion, Market Street needs a new sidewalk to elevate Cross Plains to a healthy, thriving community that is safe.

Yours Sincerely,
Ian Bohachek

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VILLAGE OF CROSS PLAINS

2417 Brewery Road, PO Box 97 • Cross Plains, WI 53528 • Phone (608) 798-3241 • Fax (608) 798-3817

April 18, 2016

Ian Bohachek
1262 Gils Way
Cross Plains, WI 53528

RE: Letter Regarding Pedestrian Concerns in the Village of Cross Plains

Dear Mr. Ian Bohachek:

Please accept my apologies for a delayed response to your letter dated March 16, 2016 regarding pedestrian safety on Market Street, specifically the lack of sidewalk. I was out of the office when you wrote and now I am finally getting caught up from the election earlier this month. I appreciate the time and thoughtfulness you put into your letter to bring this troublesome issue to light. This issue has long been problematic since the development of Gils Way and Tilda Trail; which was magnified last year during the Highway 14 Detour and is something we may have a solution.

Enclosed is a concept plan for a new east/west trail through the center of the Village. This project is referred to as the Zander Park Trail Expansion that continues our efforts from when Black Earth Creek was re-meandered in 2013. There are three sections to this project including the one closest to your issue on the west side of the project. It is proposed a new pedestrian only bridge be added that will allow for an off-street paved path or sidewalk to be installed to make this connection from Bourbon Road to where there is existing sidewalk near the MGE substation. The other sections planned also provide even more accessibility to the rest of the Village like the downtown, pool, and library. The project is currently being designed and we hope to break ground on it in 2017.

This project is not without its challenges though as is nearly always the case. The Village has petitioned the Office of the Commissioner of Railroads for a new at-grade railroad crossing specifically for pedestrians behind the fire station. This will not be an easy ask of the Commissioner as they are apprehensive about these types of things for safety reasons. We feel we have a good argument as to why we can make it safer but will need everyone's help to voice their support for the project at a public hearing scheduled later this Spring. Your support and others from the community will be necessary to make the whole thing come together.

Thank you again for the time you took to write the Village Board and myself, I appreciate your interest in the Community. Let me know if you have any further questions.

Sincerely,

Matthew G. Schuenke
Village Administrator/Clerk-Treasurer

Cc: Village Board

Village of Cross Plains

Monthly Budget Summary Report

Fund 110 - General Fund

Revenue		Actual by Month											2016	2016		%	
Acct	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
41000	Taxes	0	132	0										132	1,103,750	(1,103,618)	0.01%
42000	Special Assessments	0	0	0										0	1,000	(1,000)	0.00%
43000	Intergovernmental Revenues	49,827	0	0										49,827	376,500	(326,673)	13.23%
44000	Licenses & Permits	215	14,693	319										15,227	82,250	(67,023)	18.51%
45000	Fines, Forfeits & Penalties	1,333	1,663	1,012										4,007	31,250	(27,243)	12.82%
46000	Public Charges for Services	68	10,050	212										10,330	26,500	(16,170)	38.98%
47000	Intergov't Charges for Service	0	0	0										0	35,000	(35,000)	0.00%
48000	Miscellaneous Revenues	1,035	1,226	1,094										3,355	55,500	(52,145)	6.05%
49000	Other Financing Sources	0	0	0										0	33,500	(33,500)	0.00%
Total Revenue		52,478	27,763	2,637	0	82,878	1,745,250	(1,662,372)	4.75%								

Months Completed 3
 Total Months 12

 Percentage Completed 25.00%

Expense		Actual by Month											2016	2016		%	
Acct	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
51100	Village Board	1,305	1,713	2,295										5,313	20,350	(15,037)	26.11%
51200	Municipal Court	2,140	2,068	2,301										6,508	24,650	(18,142)	26.40%
51410	Village Administration	8,206	16,903	10,452										35,560	144,250	(108,690)	24.65%
51430	Personnel	15,835	3,987	2,609										22,430	61,750	(39,320)	36.32%
51440	Elections	0	542	110										653	4,250	(3,597)	15.35%
51510	Financial Management	2,046	5,592	1,311										8,949	13,750	(4,801)	65.08%
51530	Village Assessor	0	0	762										762	10,000	(9,238)	7.62%
51540	Insurance & Risk Mgmt	0	9,105	4,061										13,166	57,750	(44,584)	22.80%
51600	General Buildings & Plant	389	4,825	2,302										7,516	35,250	(27,734)	21.32%
51900	Contingency	0	0	0										0	47,500	(47,500)	0.00%
52100	Police	49,337	31,591	33,257										114,185	519,250	(405,065)	21.99%
52200	Fire District	0	31,565	0										31,565	83,000	(51,435)	38.03%
52300	EMS	0	48,551	0										48,551	48,500	51	100.10%
52400	Building Inspection	517	877	954										2,348	16,750	(14,402)	14.02%
53300	Public Facilities	21,435	26,873	24,457										72,765	379,250	(306,485)	19.19%
53420	Street Lighting	0	5,755	5,716										11,471	80,000	(68,529)	14.34%
53620	Refuse & Garbage Collect	13,115	13,331	13,115										39,561	164,000	(124,439)	24.12%
56400	Community Development	0	6,399	6,273										12,672	35,000	(22,328)	36.21%
58000	Transfers to Other Funds	0	0	0										0	0	0	#DIV/0!
Total Expense		114,324	209,676	109,975	0	433,974	1,745,250	(1,311,276)	24.87%								

Village of Cross Plains

Monthly Budget Summary Report

Fund 120 - Capital Fund

Revenue		Actual by Month												2016	2016		%
Account	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
41000	Taxes	0	0	0										0	0	0	#DIV/0!
43000	Intergov. Revenues	0	0	0										0	50,000	(50,000)	0.00%
46000	Public Charges for Service	0	21,505	0										21,505	57,000	(35,495)	37.73%
48000	Miscellaneous Revenues	0	0	50										50	70,000	(69,950)	0.07%
49000	Other Financing Sources	0	0	0										0	1,757,750	(1,757,750)	0.00%
Total Revenue		0	21,505	50	0	0	0	0	0	0	0	0	0	21,555	1,934,750	(1,913,195)	1.11%

Months Completed	3
Total Months	12
Percentage Completed	25.00%

Expense		Actual by Month												2016	2016		%
Account	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
57140	General Public Buildings	0	0	3,600										3,600	49,000	(45,400)	7.35%
57210	Police Department	523	1,395	0										1,919	33,750	(31,832)	5.68%
57220	Fire District	0	0	0										0	0	0	#DIV/0!
57230	EMS District	0	0	0										0	0	0	#DIV/0!
57300	Public Facilities	0	5,375	17,960										23,335	1,142,000	(1,118,665)	2.04%
57620	Parks, Rec, & Cons.	0	11,866	3,809										15,675	710,000	(694,325)	2.21%
59200	Transfers to Other Funds	0	0	0										0	0	0	#DIV/0!
Total Expense		523	18,636	25,369	0	0	0	0	0	0	0	0	0	44,529	1,934,750	(1,890,221)	2.30%

Village of Cross Plains

Monthly Budget Summary Report

Fund 130 - Library Fund

Revenue		Actual by Month												2016	2016		%
Account	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
41000	Taxes	0	0	0										0	250,250	(250,250)	0.00%
43000	Intergov. Revenues	0	0	0										0	106,250	(106,250)	0.00%
45000	Fines, Forfeits, & Penalties	0	0	0										0	4,250	(4,250)	0.00%
46000	Public Charges for Service	284	352	5,096										5,732	4,500	1,232	127.38%
48000	Miscellaneous Revenues	0	0	0										0	1,000	(1,000)	0.00%
49000	Other Financing Sources	0	0	0										0	2,000	(2,000)	0.00%
Total Revenue		284	352	5,096	0	5,732	368,250	(362,518)	1.56%								

Months Completed	3
Total Months	12
Percentage Completed	25.00%

Expense		Actual by Month												2016	2016		%
Account	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
51430	Personnel	4,997	5,678	4,685										15,360	61,500	(46,140)	24.98%
51600	General Buildings & Plant	117	2,590	3,600										6,307	37,250	(30,943)	16.93%
55110	Library	41,827	18,215	17,480										77,522	269,500	(191,978)	28.77%
59200	Transfers to Other Funds	0	0	0										0	0	0	#DIV/0!
Total Expense		46,941	26,483	25,765	0	99,189	368,250	(269,061)	26.94%								

Village of Cross Plains

Monthly Budget Summary Report

Fund 140 - Parks & Recreation Fund

Revenue		Actual by Month												2016	2016		%
Acct	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
41000	Taxes	0	0	0										0	191,500	(191,500)	0.00%
43000	Intergov. Revenues	0	0	0										0	0	0	#DIV/0!
46000	Public Charges for Service	3,925	5,019	44,114										53,058	190,000	(136,942)	27.93%
48000	Miscellaneous Revenues	0	0	0										0	1,000	(1,000)	0.00%
49000	Other Financing Sources	0	0	0										0	10,000	(10,000)	0.00%
Total Revenue		3,925	5,019	44,114	0	53,058	392,500	(339,442)	13.52%								

Months Completed 3

Total Months 12

Percentage Completed 25.00%

Expense		Actual by Month												2016	2016		%
Acct	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
51430	Personnel	2,892	3,033	2,888										8,814	44,250	(35,436)	19.92%
54600	Aging	18,480	0	0										18,480	19,250	(770)	96.00%
55200	Parks	1,707	2,376	2,087										6,170	62,000	(55,830)	9.95%
55300	Programs & Events	4,831	8,909	11,678										25,418	122,250	(96,832)	20.79%
55420	Swimming Pool	1,392	3,197	1,713										6,303	116,250	(109,947)	5.42%
59200	Transfers	0	0	0										0	28,500	(28,500)	0
Total Expense		29,303	17,516	18,366	0	65,185	392,500	(298,815)	16.61%								

Village of Cross Plains

Monthly Budget Summary Report

Fund 150 - Debt Service Fund

Revenue		Actual by Month												2016	2016	Variance	%
Account	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
41000	Taxes	0	0	0										0	857,750	(857,750)	0.00%
49000	Other Financing Sources	0	0	0										0	142,250	(142,250)	0.00%
Total Revenue		0	0	0	0	0	0	0	0	0	0	0	0	0	1,000,000	(1,000,000)	0.00%

Months Completed	3
Total Months	12
Percentage Completed	25.00%

Expense		Actual by Month												2016	2016	Variance	%
Account	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
58000	Debt Issuance	0	338,160	348,145										686,305	1,000,000	(313,695)	68.63%
59000	Transfers	0	0	0										0	0	0	#DIV/0!
Total Expense		0	338,160	348,145	0	0	0	0	0	0	0	0	0	686,305	1,000,000	(313,695)	68.63%

Village of Cross Plains

Monthly Budget Summary Report

Fund 310 - Tax Increment District

Revenue	Actual by Month												2016 Y-T-D	2016 Budget	Variance	%	
	Acct	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct					Nov
41000	Taxes	0	0	0										0	390,000	(390,000)	0.00%
43000	Intergov. Revenues	0	0	0										0	3,500	(3,500)	0.00%
46000	Public Charges for Services	0	0	0										0	7,500	(7,500)	0.00%
48000	Miscellaneous Revenues	0	0	0										0	0	0	#DIV/0!
49000	Other Financing Sources	0	0	0										0	0	0	#DIV/0!
Total Revenue		0	0	0	0	0	0	0	0	0	0	0	0	0	401,000	(401,000)	0.00%

Months Completed 3

Total Months 12

Percentage Completed 25.00%

Expense	Actual by Month												2016 Y-T-D	2016 Budget	Variance	%	
	Acct	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct					Nov
51410	Executive	0	15,232	1,972										17,204	103,500	(86,296)	16.62%
51510	Accounting	0	1,500	0										1,500	1,500	0	100.00%
58000	Debt Service	0	252,711	0										252,711	255,500	(2,789)	98.91%
59200	Transfers to Other Funds	0	0	0										0	125,500	(125,500)	0.00%
Total Expense		0	269,443	1,972	0	0	0	0	0	0	0	0	0	271,415	486,000	(214,585)	55.85%

Village of Cross Plains

Monthly Budget Summary Report

Fund 660 - Water Utility

Revenue		Actual by Month												2016	2016		%
Account	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
46450	Public Charges for Services	112,002	452	74										112,528	456,750	(344,222)	24.64%
48000	Miscl. Amortization	0	0	0										0	85,250	(85,250)	0.00%
49200	Other Financing Sources	0	0	0										0	102,500	(102,500)	0.00%
Total Revenue		112,002	452	74	0	112,528	644,500	(531,972)	17.46%								

Months Completed	3
Total Months	12
Percentage Completed	25.00%

Expense		Actual by Month												2016	2016		%
Account	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
51400	Administration	7,678	12,088	9,069										28,834	123,750	(94,916)	23.30%
51500	Financial	0	0	0										0	248,250	(248,250)	0.00%
53700	Water Service	2,751	15,037	15,527										33,315	165,000	(131,685)	20.19%
57000	Capital Outlay	0	0	3,788										3,788	107,500	(103,713)	3.52%
Total Expense		10,428	27,125	28,384	0	65,937	644,500	(578,563)	10.23%								

Village of Cross Plains

Monthly Budget Summary Report

Fund 670 - Sewer Fund

Revenue		Actual by Month												2016	2016	Variance	%
Acct	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
46000	Public Charges for Services	334,022	1,351	(711)										334,662	1,333,750	(999,088)	25.09%
48000	Miscellaneous Revenues	1,369	10	1,952										3,331	5,000	(1,669)	66.62%
49000	Other Financing Sources	0	0	0										0	50,000	(50,000)	0.00%
Total Revenue		335,390	1,361	1,241	0	337,993	1,388,750	(1,050,757)	24.34%								

Months Completed	3
Total Months	12
Percentage Completed	25.00%

Expense		Actual by Month												2016	2016	Variance	%
Acct	Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Y-T-D	Budget	Variance	Variance
51510	Accounting	975	2,275	1,275										4,525	6,000	(1,475)	75.42%
51600	General Buildings and Plant	200	9,874	4,610										14,684	71,500	(56,816)	20.54%
53610	Sewage Service	11,403	19,803	24,029										55,235	290,250	(235,015)	19.03%
53630	Solid Waste Disposal	0	0	37,671										37,671	175,000	(137,329)	21.53%
57410	Capital Outlay	0	(2,290)	30,116										27,825	251,750	(223,925)	11.05%
58000	Debt Service	0	0	0										0	594,250	(594,250)	0.00%
59200	Transfers to Other Funds	0	0	0										0	0	0	#DIV/0!
Total Expense		12,579	29,662	97,701	0	139,941	1,388,750	(1,248,809)	10.08%								

Matt Schuenke

From: Renee Bratton
Sent: Monday, April 11, 2016 7:15 AM
To: Matt Schuenke
Subject: FW: Recycling event totals

FYI.

-----Original Message-----

From: Julie Helmer [<mailto:julie@recyclethatstuff.com>]
Sent: Friday, April 08, 2016 1:45 PM
To: Renee Bratton
Subject: Recycling event totals

Hello!

Even though we had the crazy snow globe day last Saturday, the event was still successful. We collected 12,031/lbs from 70 brave recyclers :)

Thanks for having us out again!

Have a great weekend.

Julie

--

Julie Helmer
Chief Marketing Executive
Resource Solutions Corp.
608-244-5451
julie@recyclethatstuff.com



Department of Transportation
Office of the Secretary
4802 Sheboygan Ave, Room 120B
PO Box 7910
Madison, WI 53707-7910

Scott Walker, Governor
Mark Gottlieb, P.E., Secretary
wisconsindot.gov

Telephone: (608) 266-1113
FAX: (608) 266-9912

MATT SCHUENKE, CLERK
VILLAGE OF CROSS PLAINS
PO BOX 97
CROSS PLAINS, WI 53528-0097

April 12, 2016

Re: Great Lakes Basin Transportation, Inc. - Railroad Proposal in Wisconsin

Dear Stakeholder:

The Wisconsin Department of Transportation (WisDOT) is monitoring the above listed proceeding with interest. Great Lakes Basin Transportation, Inc. (GLBT) proposes to construct and operate a new railroad on a 278-mile long, 200-foot wide railroad corridor, from Indiana, around Chicago, and into southern Wisconsin. This is an extensive and complex construction project, which may affect your municipality, organization or group.

The federal Surface Transportation Board (STB) Office of Environmental Analysis (OEA) is coordinating the initial "scoping" phase of the environmental process, which will identify potential alternative routes. OEA will then analyze potential impacts of the proposed railroad and alternative corridors, up to 30 miles of each side of the corridors.

This is a significant proposal which may have short- and long-term impacts upon Wisconsin transportation systems and the environment, as well as local, state and regional economies. WisDOT strongly encourages you to review the enclosed material, as well as the information available at the STB website, listed below. We also encourage you to consider participating in the upcoming meeting, as well as future meetings, if you believe it may affect your municipality, organization or group.

In addition, your municipality, organization or group should consider whether to submit a comment on the Environmental Scoping phase. Comments are due June 15, 2016 (extended from May 15, 2016).

- GLBT plans to seek authority from the STB to construct and operate an approximately 278-mile rail line, which would extend generally from La Porte, Indiana through Illinois to Milton, Wisconsin and would connect with existing Class I railroads.
- STB OEA is preparing an Environmental Impact Statement to analyze the potential environmental impacts of the proposed rail line.

- See more at: <http://greatlakesbasinraileis.com/index.html>
- STB CONTACT:
Dave Navecky
Surface Transportation Board
Docket No. FD35952
395 E Street SW
Washington, D.C. 20423-0001
202-245-0294
david.navecky@stb.dot.gov

Comments may also be submitted electronically by accessing the following website:

<http://www.stb.dot.gov/Ect1/ecorrespondence.nsf/incoming?OpenForm>

The only STB public information meeting currently scheduled in Wisconsin will be held at 5:30 p.m. – 8:00 p.m., April 18, 2016, at:

Janesville Craig High School Cafeteria
401 S Randall Ave
Janesville, WI 53545

WisDOT will continue to monitor this proceeding closely and work with our partners during the entire process. Please find enclosed a copy of a March 18, 2016 informational letter to WisDOT from the STB OEA. It describes the intent of GLBT's proposal, the role of the STB, and opportunities for public comment. For information about WisDOT's participation, please contact John Alley, Director of WisDOT Bureau of Transit, Local Roads, Railroads and Harbors at 608-266-2963 or john.alley@dot.wi.gov.

Sincerely,



Mark Gottlieb, P.E.
Secretary



SURFACE TRANSPORTATION BOARD
Washington, DC 20423

Office of Environmental Analysis

March 18, 2016

Michael Hoelker
Wisconsin Department of Transportation
4802 Sheboygan Avenue
Madison, WI 53705

RE: Docket No. FD 35952, Great Lakes Basin Transportation, Inc (GLBT)—Authority to Construct and Operate a Rail Line in Indiana, Illinois, and Wisconsin: Notice of Intent to Prepare an Environmental Impact Statement, Draft Scope of Study, Notice of Scoping Meetings, and Request for Comments on Draft Scope

Dear Michael Hoelker:

Great Lakes Basin Transportation, Inc (GLBT) plans to file either a petition for exemption pursuant to 49 U.S.C. § 10502, or an application pursuant to 49 U.S.C. § 10901, seeking authority from the Surface Transportation Board (Board) to construct and operate an approximately 278-mile rail line. According to GLBT, the proposed rail line would extend generally from La Porte, Indiana through Illinois to Milton, Wisconsin and would connect with existing Class I railroads.

The construction and operation of the proposed GLBT rail line has the potential to result in significant environmental impacts; therefore, the Board's Office of Environmental Analysis (OEA) has determined that the preparation of an Environmental Impact Statement (EIS) is appropriate pursuant to the National Environmental Policy Act of 1969 (NEPA), as amended (42 U.S.C. § 4321 et seq.).

Today, OEA issued a Notice of Intent (NOI) to prepare an EIS for the project, Draft Scope of Study, Notice of Scoping Meetings, and Request for Comments on the Draft Scope, which can be viewed on a Board-sponsored project website at www.GreatLakesBasinRailEIS.com by clicking on "Notice of Intent" under "Related Links and Documents." This project website includes a map of the project area including GLBT's proposed alignment.

Following the scoping period, OEA will review the scoping comments and then finalize the Scope of Study including the list of alternatives for the proposed rail line to be carried forward for detailed study in the EIS. ICF International, OEA's third-party contractor, will be assisting OEA throughout its EIS process and may contact you directly regarding scoping, data required for the EIS, etc.

We invite you to participate in this EIS scoping process and would appreciate your written comments on the Draft Scope of Study and potential alternatives to GLBT's proposed alignment by the close of the scoping comment period on **May 16, 2016**.

Great Lakes Basin Railroad

- ▶ Proposed 278 mile freight bypass of Chicago from near LaPorte, IN to near Milton, WI
- ▶ 200' wide right of way greenfield development
- ▶ Connecting to Class 1 and regional railroads including to WSOR Waukesha-Milton line
- ▶ March 18, 2016 - Surface Transportation Board (STB) issued Notice of Intent (NOI) to begin environmental process



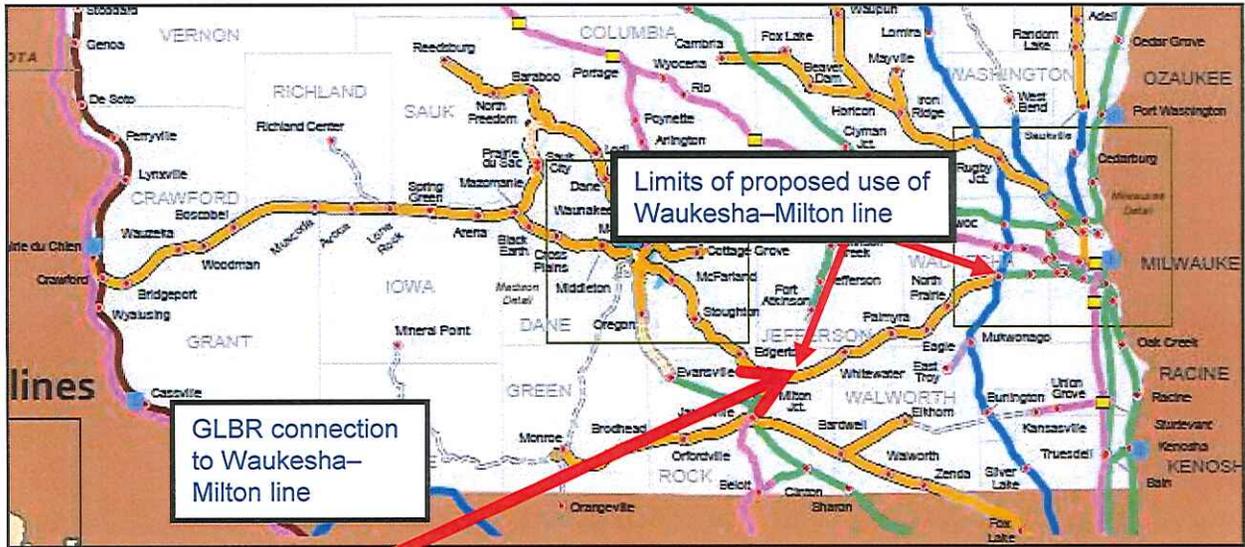


Great Lakes Basin Railroad



- Legend**
- GLBR
 - +—+— Railroads
 - Counties
 - ~ Streams and Rivers





Great Lakes Basin Railroad

- ▶ STB has begun scoping of environmental process
- ▶ WisDOT is monitoring with interest and reaching out to stakeholders about STB process
- ▶ Public meeting scheduled April 18, 5:30-8:00pm at Janesville Craig HS, 401 S Randall St, Janesville
- ▶ Other public meetings in IL, and online April 27, 2016



Great Lakes Basin Railroad

- ▶ STB Contact Information

Dave Navecky

Surface Transportation Board

Docket No. FD35952

395 E Street SW

Washington, DC 20423-0001

- ▶ See more at:

<http://greatlakesbasinraileis.com/index.html>



Great Lakes Basin Railroad

- ▶ WisDOT Contact Information

John Alley, Director

Bureau of Transit, Local Roads, Railroads and Harbors

(608) 266-2963

john.alley@dot.wi.gov





DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540 -- www.countyofdane.com/plandev/

04/06/2016

TO: All Cities, Towns and Villages in Dane County
Adjacent Town, City, Village and County Clerks
Wisconsin Department of Administration
Linda K. Firestone, Capital Area Regional Planning Commission
Madison Public Library

CC: Roger Lane, Zoning Administrator
Todd Violante, Director of Planning and Development
Josh Wescott, Chief of Staff

RE: Public Hearing: Amending the Dane County Comprehensive Plan by Adopting the Dane County
Comprehensive Plan Update

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

Dane County has adopted a Comprehensive Plan Update and has begun the adoption process for the *Dane County Comprehensive Plan*. In order to comply with the requirements of the state comprehensive planning law, Dane County must notify all local government jurisdictions within or adjacent to the county, giving them at least a 30 day review period prior to the county public hearing.

The Dane County Comprehensive Plan Update is proposed for adoption under the *Dane County Comprehensive Plan*. This plan, as well as any other pending amendments, is viewable online here:
<http://www.countyofdane.com/plandev/planning/news.aspx>

Once adopted by the County Board and signed by the County Executive the Dane County Comprehensive Plan is viewable here: <http://www.daneplan.org/plan.shtml>

The public hearing of the County Zoning and Land Regulation Committee on this item is scheduled for **Tuesday, May 24, 2016 at 7:00 p.m. in Room 201 of the City County Building**. Please return any comments concerning the plan amendment to the Dane County Department of Planning and Development; Room 116, City-County Building; 210 Martin Luther King Jr. Blvd; Madison, WI 53703 by that date. Please feel free to contact me at (608) 266-4183, or by e-mail at kodl@countyofdane.com with any questions on the plan amendment content or approval process.

Sincerely,

Curt Kodl, Senior Planner
Dane County Planning and Development